

Heritage Referral Response

Application Number:	DA2019/0128
To:	David Auster
Land to be developed (Address):	Lot 3 DP 1170985 , 24 Chisholm Avenue AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to heritage as it is within proximity of two heritage items		
Ashlar (house and garage) at 32 Hilltop Road		
House at 30 Hilltop Road		
Details of heritage items affected		
Details of the items as contained within the Pittwater heritage inventory is as follows:		
Ashlar		
<u>Statement of Significance</u>		
The house "Ashlar" has historical significance as there is evidence of it being the earliest development in the locality. The stone house and stone garage as well as the existing unglazed terracotta tiles is a common style from the late 19th to early 20th century and therefore has architectural significance. The dwelling has a high level of aesthetic and scenic value.		
<u>Physical Description</u>		
Stone house and stone garage.		
The original roof of the house has been replaced with concrete tiles.		
Garage still has original unglazed terracotta tiles.		
Dry stone wall on front boundary.		
Bushland setting.		
House - 30 Hilltop Road		
<u>Statement of Significance</u>		
The house at 30 Hilltop Road, Avalon Beach, built c1935-47 for the Rigby family, has historic and aesthetic significance as a good example of a vernacular weekender, typical of the early Newport Avalon Clareville Beach Estate subdivisions, evolving as a structure subordinate to the landscape. This house is an increasingly rare, little-modified example of its type.		
<u>Physical Description</u>		
The house comprises a stone ground level and a timber framed second level with a timber trussed roof structure originally clad with terracotta tiles. The original tiles were replaced c1970s with cedar shingles, which were more recently replaced with corrugated iron.		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	NO	

Australian Heritage Register	NO	
NSW State Heritage Register	NO	
National Trust of Aust (NSW) Register	NO	
RAIA Register of 20th Century Buildings of Significance	NO	
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for the construction of a new dwelling house on the subject property. While the property has a Chisholm Road address, it has an access handle that descends down to where it adjoins Hilltop Road roughly opposite the heritage house at number 30. Given this access handle is heavily vegetated, there are no work proposed in this area and the separation afforded by the road reserve, it is considered that the proposal will have no impact upon the items, or their significance.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Strategic Planner</p> <p>DATE: 20 February 2019</p>		

Recommended Heritage Advisor Conditions:

Nil.