

Heritage Referral Response

Application Number:	DA2022/1776
Date:	26/10/2022
To:	Megan Surtees
Land to be developed (Address):	Lot 1 DP 344054 , 4 Cabarita Road AVALON BEACH NSW 2107 Lot LIC 190391 , 4 Cabarita Road AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject site adjoins a heritage item		
'Finisterre' (house) - 2 Cabarita Road, Avalon Beach		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<u>Statement of Significance</u> Finisterre's design features such as the stucco walls, terracotta Spanish tile roof, terraces and stone gate posts make this this property architecturally significant in the Pittwater locality. The prominent position at the end of Stokes Point contributes to the iconic charm of Finisterre. <u>Physical Description</u> Built at a prominent location on Stokes Point. Large two storey residence with stucco walls, Spanish terracotta tile roof. Extensive terraces and driveway with formal planting of palms. Stucco and stone gateposts.		
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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
The proposal seeks consent to reclad a boatshed, replace a fence, repair a seawall and landscape at the rear of the subject property and within Pittwater. The heritage item is located directly to the north west of the site. There is a change in elevation between the site of the proposed work and the heritage house with a rocky and vegetated embankment in between. Given the physical separation		

and change in elevation, the proposed works are considered to not impact upon the heritage item or its significance.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

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

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.