

Heritage Referral Response

Application Number:	Mod2023/0180
Proposed Development:	Modification of Development Consent DA2020/1393 granted for Demolition works and construction of a new dwelling, pool house/studio and garage
Date:	15/06/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 41 DP 22361 , 7 Ruskin Rowe AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is within a heritage conservation area</p> <p>Ruskin Rowe Heritage Conservation Area</p>		
Details of heritage items affected		
<p><u>Statement of significance:</u></p> <p>The Ruskin Rowe Heritage Conservation Area is significant in the evolution and pattern of the history of New South Wales for its design principles and patterns that are still clearly legible. The street is named after Harry Ruskin Rowe, a prominent Sydney architect who subdivided the area in 1950. Rowe's vision was to create a special subdivision with large lots in which vegetation would dominate over houses. This area represents the most "pure" example of the character of residential developments which were occurring in the Avalon area after WWII. Ruskin Rowe has research potential for its innovative subdivision design and is also scientifically significant due to the low density nature of the area and the retention of a wide range of fauna, including koalas, bandicoots and native birds.</p> <p><u>Physical description:</u></p> <p>The first section of Ruskin Rowe runs southwest from Avalon Parade to Elouera Road, then continues for a short distance west before curving again to the southwest and continuing in that direction, terminating in a loop at its southern end. The original subdivision lots are arranged on either side of this central thoroughfare and are long rectangular parcels with houses set well back from the street with a mix of sweeping lawns, remnant native trees and in many cases dense landscaping. The relatively few lots subdivided since 1950 are battleaxe subdivisions of some of the earlier lots.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register		
RAIA Register of 20th Century Buildings of	No	

Significance		
Other	No	
Consideration of Application		
<p>The proposal seeks consent to change the roof from colourbond to aluminium and the colour to Prefa Dark Grey as well as change the external wall cladding colour to black Dulux Domino. This seeks to amend two conditions Heritage placed on the previous Modification Mod2022/0610 to make sure that the dwelling's external presentation reflected the Ruskin Rowe Heritage Conservation Area. Heritage may vary the colour controls of the Pittwater 21 DCP to ensure appropriate colours and materials are applied to heritage. In this regards a black and dark grey colour scheme is not appropriate for the conservation area and the colours should more appropriately reflect its desired heritage character . Therefore Heritage is not satisfied with the proposed black and dark grey colours. However Heritage is happy to remove its two previous conditions and instead condition that the external materials and colours be provided to Heritage for approval prior to the issuing of a modified construction certificate. Colours that should be presented to Heritage in a revised schedule should be warm greys that pick up green and brown elements to reflect the landscape intention of the Ruskin Rowe estate.</p> <p>Therefore Heritage recommends approval subject to one condition.</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? Yes Has a Heritage Impact Statement been provided? A short statement has been provided</p>		

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Updated Schedule of External Materials and Colours

Prefa Dark Grey for the roof and Dulux Domino for the walls are not supported. An updated Schedule of External Materials and Colours are to be provided to Council's Heritage Officer for approval prior to the issuing of a Construction Certificate.

Plans are to be updated to reflect the amended and approved Schedule of External Materials and Colours.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: Maintenance of the significance of the Ruskin Rowe Heritage Conservation Area