

Heritage Referral Response

Application Number:	DA2025/1646
Proposed Development:	Alterations and additions to a dwelling house
Date:	26/11/2025
To:	Tess Johansson
Land to be developed (Address):	Lot 1 DP 575884 , 24 Ruskin Rowe AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This application has been referred to Heritage as the subject site is located within a heritage conservation area, being: C5 - Ruskin Rowe Heritage Conservation Area - Ruskin Rowe, Avalon Beach		
Details of heritage items affected		
<u>Statement of Significance</u> 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. <u>Physical Description</u> 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.		
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	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		

The proposal is for alterations and additions to an existing dwelling. The proposed works include a first-floor addition located at the rear of the dwelling containing a walk-in wardrobe, the construction of a new roof over the addition, the replacement of existing windows on the first floor, and the construction of an awning. The subject dwelling is located within the Ruskin Rowe Conservation Area. The significance of the conservation area pertains to its origins and planning intended to facilitate low density single dwellings, widely spaced apart and set upon large blocks of land surrounded by native bushland, vegetation and landscaping. The conservation objectives of Ruskin Rowe pertain to the retention of this original setting and existing character.

As the proposed works are of a minor nature and do not result in an increase to the building footprint or height, Heritage raises no concerns regarding this application. It should be noted that any future works to the site which involve substantial changes or additions to the built form, should be supported by a Heritage Impact Statement prepared by a suitably qualified Heritage Specialist in accordance with guidelines specified by the NSW Department of Planning and Environment.

As such, Heritage raises no concerns regarding this proposal 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? Yes

Has a Heritage Impact Statement been provided? Heritage is addressed in the Statement of Environmental Effects prepared by Vaughan Milligan Development Consulting PTY Ltd dated November 2025. This is sufficient for the proposed works.

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.