

Heritage Referral Response

Application Number:	DA2025/1032
Proposed Development:	Alterations and additions to a dwelling house and construction of detached home office
Date:	15/08/2025
To:	Olivia Ramage
Land to be developed (Address):	Lot LIC 190332 , 40 Paradise Avenue AVALON BEACH NSW 2107 Lot 132 DP 1010865 , 40 Paradise Avenue AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site is within the vicinity of a heritage item, being: 2270348 - Tidal Swimming Pool - 40C Paradise Avenue, Avalon Beach		
Details of heritage items affected		
<p><u>Statement of Significance</u></p> <p>The Tidal swimming pool is a complete swimming complex dating back to the 1940s. It is an excellent example of pool architecture no longer practiced and a well known Pittwater landmark. It is representative of the development of a harbourside recreational facility and provides evidence of the popularity of swimming in the Pittwater area.</p> <p><u>Physical Description</u></p> <p>Timber enclosed tidal pool typical of 1940/50s construction. Constructed to allow recreational swimming within a shark proof enclosure. Stone wall is distinguishable above the sand on the southern side.</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	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		

The proposal seeks consent for alterations and additions to an existing dwelling. The proposed demolition works include the garage, part of the driveway, deck areas and studio. The proposed works to the lower ground floor include the construction of a new driveway leading to a new double garage, laundry and existing bedrooms, west facing decks with access stairs to the rear yard, access stairs to the foreshore area and access stairs/pedestrian ramp from the front yard to street level. The proposed works to the ground floor include the construction of a new addition over the garage, main entrance, master bedroom and west facing decks between the northern and southern wings of the dwelling. Further works include the construction of a home office in the same location as the existing studio. The proposal does not include any works to the existing water-front structure on the site.

A heritage listed timber enclosed tidal pool is located directly north of the subject site. Heritage notes that there is considerable physical separation between the heritage item and subject site. As the proposed works are contained within the footprint of the subject site, and there is considerable physical distance between the proposed works and heritage item, the impact of the proposal on the heritage item is considered acceptable.

As such, heritage raises no concerns 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.