

## Heritage Referral Response

<b>Application Number:</b>	DA2019/1224
<b>To:</b>	Ashley Warnest
<b>Land to be developed (Address):</b>	Lot 108 DP 9151 , 4 Elouera Road AVALON BEACH NSW 2107

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as it adjoins a heritage item		
<b>Adnam House</b> - 2 Elouera Road, Avalon Beach		
Details of heritage items affected		
Details of the item as contained in the Pittwater Heritage Inventory is as follows:		
<p><u>Statement of significance:</u></p> <p>Adnam House, built in 1950 at 2 Elouera Road, Avalon Beach to a design by the architect Arthur Baldwinson, has historic and aesthetic significance as an early example of Late Twentieth-Century Sydney Regional architectural style. It features the typical elements of the style, including cubiform overall shape, structural frames expressed, large sheets of glass, plain smooth wall surfaces, external sun control devices (brise-soleil), retention and adaptation to the natural setting and use of natural materials for the fireplace and deck. The residence demonstrates the early stage of a significant movement by Sydney architects to adopt the International architectural style and design to a local, regional language.</p> <p><u>Physical description:</u></p> <p>The house is located on a steep slope stepping down to the west. It is set on a difficult and partially excavated bush site with large rocks, trees and ferns. View from the street is screened by luxuriant vegetation creating a natural bush setting.</p>		
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	Yes	
Other	N/A	
Consideration of Application		
The proposal seeks consent for the construction of swimming pool at 4 Elouera Road. The heritage item is located to the east at 2 Elouera Road. Given the proposal is in the rear yard and is relatively		

minor, Heritage considers that the proposal is of neutral impact upon the heritage item and 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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 3 December 2019

**Recommended Heritage Advisor Conditions:**

Nil.