

Heritage Referral Response

Application Number:	DA2021/0416
Date:	26/04/2021
To:	Gareth David
Land to be developed (Address):	Lot 20 DP 11186 , 71 Alexandra Crescent BAYVIEW NSW 2104

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item		
Curry House 2 - 5 Pindari Place, Bayview		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<p><u>Statement of significance:</u></p> <p>Curry House 2, at 5 Pindari Place, Bayview, was built c1980 to a design by the architect Bruce Rickard. It has historic and aesthetic significance as an example of Late Twentieth-Century Sydney Regional architecture demonstrating some key modernist features of the style. These include a native landscape setting (which is noted as being substantially modified), use of natural materials, roof exposed rafters and beams, rich/complex interiors, textural and tactile qualities of material expressed, exposed concrete mass, open plan and a flat roof. The house also draws direct comparison with the Late Twentieth-century Organic Style influenced by Frank Lloyd Wright.</p> <p><u>Physical description:</u></p> <p>The site is on the edge of the Bayview Plateau, overlooking a magnificent view of Pittwater to the north and east. The house is located on a steeply sloped site at the edge of a sheer cliff, in amongst enormous spotted and grey gums and in typical rugged Hawkesbury sandstone country. So as to cause as little disturbance to the site as possible, the building is set down gently in the natural bush making a clear distinction between hard, man-made elements and the soft bush. In order to obtain maximum benefit from the benign northerly aspect and the view, the house is sited with the main axis east-west, that is, against the contours, with the carport and pool on a north-south axis, forming a cross. The northern lower part of the house is suspended above the ground on a forest of concrete columns.</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	Yes	Curry House 2 is on the register

Significance		
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for alterations and additions to the existing property including a secondary dwelling, garage and pool towards the front of the property. The heritage item is to the rear and is set higher up the slope on a large landscaped lot. Given the proposed works are in front of the existing dwelling, the change in elevation to the heritage item and the existing vegetation at the rear of the subject site, the proposal is considered to not impact upon the heritage item or its significance.</p> <p>Therefore Heritage raises no objections and requires no conditions.</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? No Has a Heritage Impact Statement been provided? No</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 26 April 2021</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:

Nil.