

Heritage Referral Response

Application Number:	DA2021/0256
Date:	24/05/2021
To:	Kent Bull
Land to be developed (Address):	Lot 1 DP 1186229 , 26 A Hudson Parade CLAREVILLE NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is within proximity to a heritage item		
Little House ("Yoorami") - 3 Riverview Road, Avalon		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<u>Statement of significance:</u> Little House (Yoorami) at 3 Riverview Road, Clareville, built c1965 to a design by the architect Douglas Snelling, has historic and aesthetic significance as an early example of Late Twentieth-Century Sydney Regional architecture showing direct influences by Frank Lloyd Wright. Typical modernist features include: horizontal emphasis in the structure, free asymmetrical massing, flat roof, clerestory windows, timber deck, exposed structure, retention and adaptation to the natural setting and use of natural materials. <u>Physical description:</u> The house is located on a terraced sloped site covered with large rocks, trees and ferns with scenic views over Pittwater. The view from the street is screened by luxuriant vegetation creating a natural bush setting. It is not possible to see it from the public domain. The house is a one-storey, skillion roof building organised around a central patio with a pool.		
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	3 Riverview Road is on the register
Other	N/A	
Consideration of Application		
The proposal seeks consent for an inclinor at the subject property. It will run along the northern		

boundary of the site where it adjoins 1 Riverview Road. The heritage item is located to the north on the other side of 1 Riverview Road. Given the separation afforded by 1 Riverview Road and the small scale nature of the proposal, it is considered to not impact upon the heritage item or 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: 24 May 2021

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.