

## Heritage Referral Response

<b>Application Number:</b>	DA2024/1671
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including swimming pool and cabana
<b>Date:</b>	15/01/2025
<b>To:</b>	Anaiis Sarkissian
<b>Land to be developed (Address):</b>	Lot 1 DP 207313 , 99 Riverview Road AVALON BEACH NSW 2107

### Officer comments

<b>HERITAGE COMMENTS</b>	
Discussion of reason for referral	
<p>Include zoning of land and what heritage items are affected by the proposal  <b>Item 2270430 - Lochhead House - 99 Riverview Road</b></p>	
Details of heritage items affected	
<p><b>Item 2270430 - Lochhead House</b>  <u>Statement of Significance</u>          Lochhead House, built in 1965 at 99 Riverview Road, Avalon Beach to the design of Allen, Jack &amp; Cottier, demonstrates a high level of historic, technical and aesthetic significance as an early example of the Late Twentieth-Century Sydney Regional style and as part of the body of the residential works of the Sydney office Allen, Jack &amp; Cottier.          The residence portrays the early stages of a significant movement by Sydney architects to adapt the International Style and design theory to a local and regional language concerned with improving the quality of housing for average Australians. The Sydney Regional architectural style is evident in the use of materials, open plan, geometric relationship between wall and roof planes and its response to the native bush site. The residence is an early example of Cottier's work and retains a substantial proportion of original integrity.          The listing includes the interiors of the house, however, detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.</p> <p><u>Physical Description</u>          The house is located on a steep slope stepping down to the west. It is set on a difficult partially excavated bush site with large rocks, trees and ferns. View from the street is screened by luxuriant vegetation creating a natural bush setting.          It is set up above the ground on a framework of posts and beams. Within this framework three floor 'platforms' are formed stepping up the hill. All external walls are set a minimum of 0.93m back from the outer face of the frame along all sides to allow legibility of the framework, eaves protection and decks along the northern, western and southern sides. There is a full width living/dining room opening onto an encircling timber deck.          The house is constructed almost entirely in timber. The external walls are constructed of unpainted asbestos cement sheeting with off-saw redwood covered battens over timber studwork.          Not inspected internally and has limited visibility from the public domain.</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 the construction of a swimming pool and integrated spa, deck and cabana and associated works. The subject property is a heritage item, named "Lochhead House" is aesthetically significant as a good example of Late Twentieth-Century Sydney Regional style. Typical features of the style include split level planning, a native landscape setting, roof following the slope of the site, open plan, exposed rafters and beams, use of timber post and beam construction. The proposed pool and cabana sits in the middle of the lot and the house sits at the lower section of the site, which is a steep sloping site and incorporates dense landscaping, timber decks and a mixture of timber and stone steps stepping up to the existing garage and road. The proposed pool is an aboveground pool and the cabana is in an elevated location to minimise any excavation in order to not disturb the tree roots. It is stated in the SEE that the existing landscaping is proposed to be retained throughout the site. However, it is noted that the existing stone steps and the timber decks are being partly demolished. Heritage recommends to retain any hard and soft landscaping where possible as it is considered that they are part of the curtilage and the heritage context.

The location of the cabana and the pool is considered appropriate for the site, however the height of the cabana can be reduced to prevent this new structure to not dominate the site and minimise the impact upon the original building. It is understood that the proposed materials and the colour scheme is generally neutral and similar to the existing setting.

Therefore, no objections are raised on heritage grounds, subject to two conditions.

#### Consider against the provisions of CL5.10 of PLEP 2014.

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:**

### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### **Height reduction to cabana**

The height of the cabana should be reduced by at least 300mm to prevent this new structure to not

dominate the site and minimise the impact upon the original building. Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the impact upon the significance of the heritage item is minimised.

**Existing landscaping structures to be retained**

It is noted that the existing stone steps and the timber decks are being partly demolished. The existing hard and soft landscaping that is part of the original fabric should be retained and/or restored where possible. Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor prior to the issue of the Construction Certificate.

Reason: To ensure the significance of the heritage item is preserved.