



Heritage Referral Response

Application Number:	Mod2020/0085
Date:	30/03/2020
To:	David Auster
Land to be developed (Address):	Lot 6 DP 3632 , 3 Riverview Road AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is a heritage item:		
Little House (Yoorami) - 3 Riverview Road, Avalon Beach		
Details of heritage items affected		
Details of the item as contained within the Pittwater heritage 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. A little stream of water runs below the house that is gently adapted on the sandstone rocks facing the water. The property has four double bedrooms, five bathrooms, a billiard room, cellar, commercial kitchen, in-ground pool and guest/staff accommodation. It also includes boating facilities with a two-storey boat house, landing ramp, slipway and deepwater jetty with two mooring pens.		
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		
<p>The application seeks to make a number of changes to the approved plans. The key change for Heritage is the conversion of the guest suite into a garage and its linkage to the house. Additionally the application seeks to modify heritage conditions on the pool, entrance foyer, external soffits and external brickwork. The application was referred to an external heritage advisor for comment given their involvement in the previous applications.</p> <p>The advisor noted that the statement provided with the application was helpful and detailed the productive discussions between the applicants and Heritage. They went on to note that the proposed garage and link to the dwelling was considered to be tolerable and of minor impact. It would also not challenge the core significance of the house.</p> <p>However the advisor raised concerns with the proposed treatment to the external brickwork. They noted that a proposed treatment option including rendering had been discussed at length with the applicants but they would recommend against any change. They were of the opinion that it would significantly change the presentation of the house and would not be within general conservation principles. They additionally noted the aesthetic change would also impact upon the understanding of the design and choices of the original architect and client. Thus Heritage will recommend the retention of the condition that the external face brickwork be retained as is.</p> <p>With regards to the other conditions, council staff, the external heritage advisor and the applicants met prior to the lodgement of this application to discuss them. Heritage was satisfied by the explanations provided by the applicants and thus is happy to remove the heritage conditions regarding the pool and its apron, the entrance foyer changes and the soffit painting.</p> <p>Therefore Heritage recommends approval with the retention of one condition.</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 - provided with initial application Has a Heritage Impact Statement been provided? No - provided with initial application</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 30 March 2020</p>		

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.