



Heritage Referral Response

Application Number:	Mod2019/0485
To:	Rebecca Englund
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 application 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.		
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 modification of an approved application. As the original application was referred to an external heritage advisor for comment, this modification was also referred to the advisor for comment. The advisor noted that the majority of the proposed changes were of no effect on the heritage significance of the item. There was however a few matters that due to a lack of detail could not be properly assessed for their impact on the heritage item and they are discussed below.		

The increased height of the lift overrun does not make clear the proposed external finish to the overrun.

Heritage will condition details of this finish to be provided to Heritage's satisfaction.

Changes to the pool's western edge and cladding are not shown in the plans but mentioned in the application documents. The lack of information means Heritage is not able to assess the impact of this and will condition that these changes are not approved.

Proposed widening to the northern and southern edges of the entry foyer are not shown on the plans. The foyer is of significance and as such Heritage cannot assess these changes. Therefore it will condition that these changes are not approved.

The modification also proposes the painting of external brickwork. The original consent includes a condition that the external brickwork is to remain unpainted. Heritage recommends that the condition be kept as painting the brick will impact upon the item and its significance. Additionally it will condition that the external soffits remain in their existing colour.

Finally the modification proposes changes to the treatment of the garage doors on the western elevation of the boatshed. Heritage would recommend that rather than changing only one set of doors, all of these doors should adopt the same treatment to provide consistency. However Heritage understands that these works are below mean high water mark and as there is no consent from Crown Lands, these changes will not be approved.

Overall Heritage raises no objection to the majority of changes, but cannot assess the impact of two changes due to a lack of information. Therefore Heritage will recommend approval of the modification, subject to 3 conditions.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Provided with the original application.

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 25 November 2019

Recommended Heritage Advisor Conditions:

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

External Finishes to Lift Overrun

Proposed external finishes to the lift overrun are to be provided for Heritage's approval prior to the issuing of the construction certificate.

Details demonstrating compliance with this condition is to be provided to the principal certifying authority

Reason: To preserve the heritage significance of the item. (DACHEC01)

Repainting of External Soffits and Painting of External Brickwork

The external soffits of the building are to only be repainted in their existing colour. The external brickwork is not be painted or rendered or have another finish applied.

Details demonstrating compliance with this condition are to be provided to the principal certifying authority.

Reason: To preserve the heritage significance of the item (DACHECPCC1)

Widening of Entrance Foyer and pool apron

The proposed widening of the entrance foyer is not approved by this consent and is to be removed from the plans. Additionally the proposed widening of the western edge of the pool apron is also to be removed from the plans.

Details demonstrating compliance with this condition is to be provided to the principal certifying authority.

Reason: To preserve the heritage significance of the item (DACHECPCC2)