

## Heritage Referral Response

<b>Application Number:</b>	DA2021/2651
<b>Date:</b>	06/02/2022
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 70 DP 24563 , 92 Riverview Road AVALON BEACH NSW 2107

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is within the vicinity of a heritage item</p> <p><b>Lochhead House</b> - 99 Riverview Road, Avalon Beach</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Pittwater inventory is as follows:</p> <p><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.</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.</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		
RAIA Register of 20th Century Buildings of Significance	Yes	Lochhead House in on this register
Other	N/A	

#### Consideration of Application

The proposal seeks consent for a new part 2 part 3 storey dwelling on the subject site with a carport at the front boundary. The heritage item is located to the west of the site across Riverview Road. However only the garage is readily viewable from the street with the rest of the house being located below the road level. Given that the dwelling is not visible from the street as well as the physical separation of the site from the item via the roadway, the proposal 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: 6 February 2022

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.