

Heritage Referral Response

Application Number:	Mod2023/0356
Proposed Development:	Modification of Development Consent DA2021/0009 granted for Alterations and additions to a dwelling house
Date:	10/07/2023
To:	Olivia Ramage
Land to be developed (Address):	Lot 2 DP 584675 , 5 Northview Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as it is within the vicinity of two heritage items:</p> <p>Item 2270098 - 'Skye' (house) - 9 Northview Road, Palm Beach</p> <p>Item 2270099 - "Villa d'Este" (house) - 3 Northview Road, Palm Beach</p>
Details of heritage items affected
<p>Item 2270098 - 'Skye' (house) <u>Statement of significance</u> The Skye was constructed c.1930 and is significant to the local area as a representative example of a Spanish Mission style dwelling with aesthetic details typical to the period and form of the dwelling. Architectural features of significance include the existing creosoted slab and batten cladding, green slate roof and stone features. The structurally expressed timber framed tower additions were an early work by Rob Brown, who has since undertaken other architecturally noted residential works in the municipality. The stone curved terraces, black stained vertical timber boarded walls and bungalow design is a good example of its type. <u>Physical description</u> The item is a 1930s sandstone cottage with a roof of small flat shingles. The grounds are densely planted. Not much of the cottage is visible from the street. The single storey dwelling features creosoted slab and batten cladding, green slate roof, stone chimney and base and stone terrace walls.</p> <p>Item 2270099 - "Villa d'Este" (house) <u>Statement of significance</u> Villa D'este at 3 Northview Road in Palm Beach, was built in 1933 to the design of Fred Verrills as a holiday house, has historic and aesthetic significance as a rare and intact example of Spanish Mission House typical of the early Pittwater subdivisions. Villa d'Este has aesthetic value due to the stucco Spanish Mission style of the house which was built in 1933. 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. <u>Physical description</u> The house is located on a slightly raised site screened by a short stone fence and vegetation with scenic views over Ocean Beach. The house comprises of a rendered brick two-storey building characterised by typical Spanish</p>

Mission style features. These include: the asymmetrical facade, shaped gable facade, barley-twist columns, semi-circular arches, rendered brick walls, decorative sunrise motif, wrought-iron door hardware, gabled chimney stack, arched veranda, timber shutters, front steps, timber pergola, stucco finish and decorative parapet.

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	N/A	

Consideration of Application

The proposal seeks consent for modifications to an approved development application for alterations and additions to the existing dwelling. The modifications consist of minor changes to the basement undercroft level spaces, new retaining walls to replace the existing retaining walls and an in-ground swimming pool.

Given the physical separation between the heritage items and the proposed modifications, the impact of the proposal upon the significance of the heritage items is considered acceptable.

Therefore Heritage raises no objections and requires no 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:

Nil.