

Heritage Referral Response

Application Number:	DA2021/2262
Date:	29/12/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 412086 , 14 Ocean Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site is within the vicinity of a heritage item:</p> <p>Item I270064 - House - 2 Palm Beach Road</p>		
Details of heritage items affected		
<p>Details of the item, as contained within the Pittwater Heritage Inventory is as follows:</p> <p>Item I270064 - House <u>Statement of Significance:</u> The House at 2 Palm Beach Road in Palm Beach, built c1920s as a holiday house, has historic and aesthetic significance as a holiday house typical of the early Pittwater subdivisions.</p> <p>The architectural heritage of the area is characterised by this house form which, in Pittwater, evolved as a structure subordinate to the landscape and which utilised natural materials to harmonise with the surroundings and lessen their visual impact.</p> <p>The dwelling is representative of the popularity of cottage retreats in Pittwater built of local natural materials to simple designs with traditional construction techniques.</p> <p>The house is associated with the development of the northern beaches as a holiday destination. 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> This house is located on an elevated site block. It is a symmetrical two-storey stone house with central faceted bay, stone basement and weatherboard upper level.</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)	No	

Register		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for the demolition of the existing dwelling and the construction of and new landscaping. The heritage item is located to the south of the subject site. Given the separation afforded by the two dwellings between the heritage item and the subject property, the impact of the proposal upon the significance of the heritage item is considered manageable.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of Pittwater LEP 2014.</u> 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</p>		
Further Comments		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 29 December 2021</p>		

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.