

Heritage Referral Response

Application Number:	DA2021/0268
----------------------------	-------------

Date:	15/04/2021
To:	Adam Mitchell
Land to be developed (Address):	Lot 328 DP 16362 , 348 Whale Beach Road PALM BEACH NSW 2108 Lot 330 DP 16362 , 352 Whale Beach Road PALM BEACH NSW 2108 Lot 329 DP 16362 , 350 Whale Beach Road PALM BEACH NSW 2108 Lot 327 DP 16362 , 346 Whale Beach Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the site is within the proximity of a heritage item, listed in Pittwater LEP 2014:</p> <p>Item 2270014 - Cox House - 356 Whale Beach Road</p>		
Details of heritage items affected		
<p>Details of the item as contained within the Northern Beaches heritage inventory is as follows:</p> <p><u>Statement of significance:</u> It has aesthetic significance as a good example of Australian contemporary residential architecture, exploiting the spectacular views from the site and nestling closely into the cliff face below the Annie Wyatt Reserve. The house won the Sydney Morning Herald Popular House Award in 1990.</p> <p><u>Physical description:</u> "...The house consists of three narrow stacked floors, the uppermost being a roof terrace with a small entry mezzanine and study to the west. The terrace facilitates retained ocean views from the reserve such that the arrival experience is one of minimal change to the setting. The mezzanine study space provides volume to the main living level above to which adjustable louvres allow penetration of light. The planning aligns services spaces of bathroom, stairs and kitchen and a library along the cliff edge to enable living, dining and bedroom spaces, which are located at the middle level, to occupy the ocean frontage. Propping of the timber-framed structure off a narrow ledge at the base of the house allowed retention of mature trees close to the house, enhancing its priority upon minimal environmental impact"</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	No	
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 building and the construction of a new residence, associated lot consolidation and landscaping. The heritage item is located to the north of the subject property across number 354 Whale Beach Road.</p> <p>Given the physical separation afforded by the property in between, the proposal is considered to not impact upon the heritage item or its significance.</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 PLEP 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: 15 April 2021</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.