

Heritage Referral Response

Application Number:	Mod2023/0109
Proposed Development:	Modification of Development Consent DA2021/0900 granted for Construction of a dwelling house including a swimming pool and spa
Date:	21/03/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 151 DP 6937 , 40 Sunrise 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 adjoins two heritage items</p> <p>'Villa D'este' (house) - 3 Northview Road Palm Beach C6 Sunrise Hill Heritage Conservation Area - Sunrise Road</p>		
Details of heritage items affected		
<p>Villa D'Este <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.</p> <p><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 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.</p> <p>Sunrise Hill Heritage Conservation Area <u>Statement of Significance</u> The Sunrise Hill Heritage Conservation Area includes the curtilage of a number of historic properties representing the earliest phase of residential development at Palm Beach.</p> <p><u>Physical Description</u> Conservation area includes houses at 50, 52, 54, 56, 58-60,35 and public reserve at summit of Sunrise Hill.</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	No	
Other	N/A	

Consideration of Application

The proposal seeks consent for modifications to DA2021/0900. Proposed changes include a new plant room, external materials, changing the roof profile, addition of a pergola and internal layout. The conservation area is located directly to the south of the subject property and includes the road reservation outside the property. However the significant component of the conservation area in this location is the bushland reserve located opposite which is unlikely to be impacted by the proposed modifications and no concerns are raised in relation to this conservation area.

Villa D'este is located to the north east of the subject property in Northview Road. It is built close to the road reserve. However, given the subdivision pattern, one of its lot extends to the west and eventually shares a common boundary with the subject site. However the proposed dwelling is to be located close to the road reserve with no works proposed in the rear vegetated portion of the site. The proposed modifications wont change the adequate physical and visual separation between the site and this item.

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

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.