

Heritage Referral Response

Application Number:	DA2021/2392
Date:	09/05/2022
To:	Clare Costanzo
Land to be developed (Address):	Lot 2 DP 521720 , 97 Florida Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>This proposal is for alterations and additions to a heritage being Item No. 2270119 - "Back O'Moon" (house), 97 Florida Road, Palm Beach, listed in Schedule 5 of Pittwater LEP 2014. This house is one of the important and influential houses of Palm Beach designed by the eminent early 20th Century architect James Peddle.</p> <p>As well as being individually listed the house is also sited within the Florida Road Heritage Conservation Area, and adjacent to the heritage item "The Moorings", 91 Florida Road (Item no. 2270144).</p> <p>The proposal seeks consent for modifications to the exterior and interior of the house, as itemised in the HIS which accompanies the submission (and the architect's plans). Under its LEP Council must consider the impacts upon the heritage significance of the property, and on the Conservation Area, and whether or not the proposed changes can be sustained in heritage terms.</p>
Details of heritage items affected
<p>The works will materially affect the subject Item, and will be seen from and with the adjoining heritage item, within the context of the HCA. Succinctly, the exterior of the later first floor addition to the house is to be re-clad in matching materials to the original and an addition is to be made to the rear, single storey ground floor wing in a similar external treatment to the proposed external recladding. Interior aspects of the work will affect the way in which its spaces are appreciated and some of the original fabric of the building, while removing and reworking later changes.</p> <p>Details of the item, as contained within the Heritage Inventory, are: Item No. 2270119 - "Back O'Moon" (house), 97 Florida Road, Palm Beach <u>Statement of Significance</u> Back O'Moon at 97 Florida Road in Palm Beach, completed before 1920 to the design of the well-known Sydney architecture office Peddle & Thorpe, 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. Features of this design include a stone base with weatherboard at upper levels. This property has landscape and scenic value with the garden consisting of tree ferns and paper barks.</p> <p>The dwelling is representative of the popularity of cottage retreats in Pittwater built of local natural materials (stone and timber) to simple designs with traditional construction techniques. Some substantial alterations and additions have been undertaken. These however, do not reduce its ability in demonstrating the original design intention or presentation of the house.</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</p>

undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
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	No	

Consideration of Application

Original Heritage Comment

The proposed modifications as shown in the submitted plans are assessed within a Heritage Impact Statement prepared for the Architect in support of the application. It concludes that the works can be considered appropriate and consistent with the significance of the property. This conclusion is concurred with through this referral, and the program of works proposed is considered to have an acceptable level of impact upon the significance of the house, and to be compatible with Council's LEP and DCP controls for the protection of heritage in the municipality. The changes to the exterior of the later upper floor addition will reduce its conflict with the original dwelling and its presentation. The proposed rear extension, integrated by its finishes, will be interpretable as later change, just as the upper floor addition will continue to be.

It is somewhat ambiguous in the plans as to what finish the new roof of the new extension will have. A dark blue roof as noted on one drawing would not be supported, but a matching corrugated steel roof of the same light steel coloured appearance as indicated on other drawings would be acceptable. The larger skylight SK03 should be amended to the same smaller size as two others on the same roof plane (SK02 and SK04), and consideration might also be given to the way in which windows WS01,02 and 03 could better contribute to the consistency and integration of the new rear wing with the heritage item holistically. Internally, only one exception is taken - loss of what appears to be original walling for the new open kitchen is regrettable and amendment should be considered, adopting the usual conservation technique of forming an opening but leaving fabric to indicate its presence and line. These matters should be conditioned, to make the proposal acceptable on heritage terms. Additionally, the works should also be subject to simple archival recording so that the changes in the dwelling are documented to assist future conservation works.

Revised Comment - Amended Plans (Dated 6/5/2022)

These heritage comments and proposed amendments were put to the applicant and in response, 3 of the 4 recommended changes have been implemented. The only requirement outstanding is the one relating to the change in size of windows WS01 and WS02, so that they are the same size as WS04. The applicant was not keen to make this change arguing that they are located in new fabric and by being a different size, will distinguish the new fabric from the original 1920's cottage.

On reflection, this is considered acceptable (although not optimal) on heritage grounds. They are located at the rear and within new fabric and any adverse impact on the heritage significance of the heritage item is considered tolerable. Therefore all outstanding heritage issues have been addressed

by the revised plans dated 6/5/2022 and any consent should reference this latest plan set.

Therefore no objections are raised on heritage grounds, subject to the imposition of one condition requiring an archival photographic record of the cottage prior to any works commencing.

Consider against the provisions of CL5.10 of PLEP 2014:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes Has a Heritage Impact Statement been provided? Yes

Further Comments

Subject to the amendments recommended above, the proposal is supported in heritage terms, as having an acceptable impact upon the Item. Conditions should be imposed to ensure the amendments.

COMPLETED BY: Robert Moore, Heritage Advisor

DATE: 28 April 2022

REVISED BY: Robert Moore, Heritage Advisor/Janine Formica, Heritage Planner

DATE: 9 May 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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Photographic Heritage Record

A simple photographic heritage record of the site is to be made of all buildings and structures, as a record of the site prior to works.

This record must be submitted to Council's Heritage Officer for approval prior to the issue of a Construction Certificate and prior to commencement of any demolition or works on-site.

This photographic record should be made using digital technology and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Existing plans of any buildings (floor plans and elevations);
- Photographs of all elevations, interiors and key features (including gardens, fences, architectural details such as windows, joinery etc.) as well as a number of contextual shots depicting the sites surrounding environment.

Note: All images should be cross-referenced to a catalogue sheet.

Reason: To provide an historical photographic record of the site, including any buildings and landscape elements, prior to any works.

