

Heritage Referral Response

Application Number:	DA2021/1865
Date:	30/11/2021
To:	Nick Keeler
Land to be developed (Address):	Lot 4 DP 1115251 , 62 Palm 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 subject site adjoins a heritage item and a conservation area</p> <p>"Windyridge" (house) - 50 and 50B Sunrise Road</p> <p>C6 Sunrise Hill Heritage Conservation Area</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Pittwater inventory is as follows:</p> <p>Windyridge <u>Statement of Significance</u> "Windyridge", built in 1919 to the design of Wilshire and Day and built by Charles Verrills as a holiday house and modified by his son Frederick Verrills, has historic and aesthetic significance as a good example of vernacular weekender typical of the early Pittwater subdivisions.</p> <p><u>Physical Description</u> Windyridge is located on a prominent site at the top of Sunrise Hill with scenic views to 270° and is not visible from Sunrise Road. It was built as a vernacular weekender with terracotta pan tile roof, ochre stucco rough cast masonry walls, gables and external joinery in general are of dark stained timber.</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		
<p>The proposal seeks consent for alterations and additions to a property including a new gym, retaining wall, decking and landscaping. The heritage items are located directly to the east of the subject property. The proposed gym will extend the built form of the house closer towards the heritage items, in particularly Windyridge. However there is still adequate space between the gym and Windyridge to allow for a landscape curtilage to the item and the gym is only a small increase in built form. The proposal is also considered to not impact upon the conservation area.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>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: Brendan Gavin, Principal Planner</p> <p>DATE: 30 November 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.