



## Heritage Referral Response

<b>Application Number:</b>	DA2019/0855
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 233 DP 16362 , 307 Whale Beach Road PALM BEACH NSW 2108

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
The proposal has been referred to heritage as it adjoins a heritage item  <b>'Orcades'</b> at 309-311 Whale Beach Road, Palm Beach		
Details of heritage items affected		
Details of the item as contained within the Pittwater heritage inventory is as follows:  <u>Statement of significance:</u> Orcades, at 309-311 Whale Beach Road in Palm Beach was built in 1936 as a holiday house for Mr Max Murrell. It has historic and aesthetic significance as a good example of a P&O style house.  <u>Physical description:</u> Orcades is located on a prominent rockwall on the ocean with scenic 270 degree views to Barrenjoey Headland and Whale Beach. It is located on a large steep block of land surrounded by sprawling lawns with majestic palms, Frangipani trees and natural bushland .  It comprises of 3 levels facing the ocean views and terminates with a flat sundeck. It is constructed of rendered brick on reinforced concrete slab, featuring galvanised pipe railings, curved walls and verandas with some porthole windows.		
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		
The proposal seeks consent for the construction of a micro dwelling 'pod house' on an empty lot of land adjoining the heritage item.  The pod dwelling is unlikely to be seen from the street as it sits below the level of Whale Beach		

Road, with vegetation filtering any other potential views from the south and west. Being located behind the rear main facade line of the adjoining heritage item also restricts potential view lines from the north. Additionally, the small size of the proposal will make it easily read on its site as a smaller secondary building that defers to its much larger adjoining neighbour.

Heritage considers that the proposal will have a neutral impact upon the heritage item and its significance due to its small size and minimal impact upon views. 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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 19 August 2019

**Recommended Heritage Advisor Conditions:**

Nil.