

## Heritage Referral Response

<b>Application Number:</b>	DA2019/0383
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 7B DP 13374 , 21 Palm Beach Road PALM BEACH NSW 2108

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject property is a heritage item:		
<b>'Winten' - (House)</b>		
Details of heritage items affected		
Details of the item as contained within the Pittwater heritage inventory are as follows:		
<u>Statement of significance:</u> Winten was built in the 1920s as a holiday house. As such it has historical significance as one of the earliest developments in Palm Beach.		
<u>Physical description</u> Winten is located on a steep site, with the view from the street screened by luxuriant vegetation creating a natural bush setting. Winten is a single storey cottage weatherboard to sill and asbestos sheet and battens with shingle gabled roof and casement 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 demolition of the existing detached garage and the construction of a new larger garage and concrete turning area. The existing garage is constructed in a similar style to the dwelling with a sandstone base and timber batten detailing to the walls. The new garage proposes to incorporate this style into its design while making it larger to accommodate two vehicles. Overall the proposal is considered to be acceptable subject to a condition of consent for an archival recording of the existing garage to be undertaken prior to demolition works.		
Therefore Heritage raises no objections and requires one condition of consent.		

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? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 21 May 2019

**Recommended Heritage Advisor Conditions:**

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

**Photographic Archival Recording**

Photographic archival recording is to be undertaken before works begin in accordance with the NSW Heritage Office's *Photographic Recording of Heritage Items Using Film or Digital Capture (2006)*. These documents are to be provided to Council's historical archives.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide a historical record of heritage significant works on the site for archival purposes (DACHECPCC1)