

## Heritage Referral Response

<b>Application Number:</b>	DA2019/1020
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 1 DP 105986 , 1178 Barrenjoey Road PALM BEACH NSW 2108 Lot 1 DP 1084184 , 1178 Barrenjoey Road PALM BEACH NSW 2108

### Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal is in E4 'Environmental Living' zone and has been referred to Heritage as it is within the vicinity of a local heritage item <b>“Villa d’Este” (house)</b> -in 3 Northview Road, Palm Beach.</p>
Details of heritage items affected
<p>Details of the heritage item in the vicinity, as contained in the Pittwater heritage inventory:</p> <p><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>It features characteristic elements of the Spanish Mission style, including: 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>The weekender was designed by Fred Verrills and is representative of the popularity within Pittwater of holiday houses. The house is associated with the development of the Northern Beaches as a holiday destination.</p> <p>Villa d 'Este has aesthetic value due to the stucco Spanish Mission style of the house which was built in 1933. The listing includes the interiors of the house; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.</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.</p> <p>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>

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		
<p>The proposal seeks consent for change of use of an existing studio to a dwelling house and a boundary adjustment. The proposal is in the vicinity of heritage items but Heritage raises no concerns with the proposal and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of WLEP.</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: Oya Guner, Heritage Advisor</p> <p>DATE: 26 September 2019</p>		

**Recommended Heritage Advisor Conditions:**

Nil.