

Heritage Referral Response

Application Number:	DA2023/0422
Proposed Development:	Alterations and additions to a dwelling house
Date:	23/10/2023
To:	Gareth David
Land to be developed (Address):	Lot 113 DP 6937 , 91 Florida 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 property is within a heritage conservation area and adjoins a heritage item</p> <p>Florida Road Heritage Conservation Area</p> <p>The Moorings - 93 Florida Road</p>		
Details of heritage items affected		
<p>Florida Road Heritage Conservation Area</p> <p><u>Statement of Significance</u></p> <p>The Florida Road Heritage Conservation Area includes a group of houses representing an early phase of residential development in Palm Beach. The street is an anthology of local architectural styles.</p> <p><u>Physical Description</u></p> <p>The houses in the street are a mix of sizes and date from a variety of periods and appear to be a mixture of holiday and permanent homes. These are generally early to mid twentieth century buildings. Number 91 is a contributory item</p> <p>The Moorings</p> <p><u>Statement of Significance</u></p> <p>The Moorings at 93 Florida Road in Palm Beach, completed in 1919 to the design of the well-known Sydney architect James Peddle, has historic and aesthetic significance as a holiday house typical of the early Pittwater subdivisions.</p> <p><u>Physical Description</u></p> <p>This house is located on an elevated site block. It is a one-storey stone house on a stone base with garage underneath featuring low pitched metal deck roof, creosoted slab and batten walls. Of notable interest is the thicket of palms and paperbarks in the front garden.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register		

RAIA Register of 20th Century Buildings of Significance		
Other	No	
Consideration of Application		
<p>Amended plans have been submitted which remove the rear carport and studio as well as works to Livistona Lane. In addition the amended plans have incorporated the majority of Heritage's previous comments on works to the existing cottage and lower pavilion which has reduced the impact to Ti'dapa. However there are a few matters to be rectified which can be done via conditions. This includes updating the schedule of external materials and colours to have the roof as Woodland Grey or Jasper in Custom Orb profile and toning down the colour on the lower pavilion. In addition Heritage will require the lower pavilion to be reduced in height by 300mm to ensure a sufficient visual break and for Windows W5 and W8 to be amended to adopt the style of W6 and W7 (either fixed or openable) . Lastly Heritage will condition for a full photographic archival recording of the cottage be undertaken before works begin and for a heritage consultant to be appointed to oversee works. Heritage considers that the amended plans and conditions will reduce the impact on the cottage to an acceptable level and therefore Heritage can now support the proposal.</p> <p>Therefore Heritage no longer objects to the proposal and requires 5 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? Yes Has a Heritage Impact Statement been provided? Yes</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:

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

Heritage Consultant

A suitably qualified and experienced heritage consultant must be appointed for this project. Details of the appointment of this heritage consultant are to be submitted to Council's Heritage Officer for approval, prior to the issue of a Construction Certificate.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority

Reason: To ensure that all matters relating to significant fabric and spaces are guided by heritage conservation best practice.

Photographic Archival Record

A full photographic archival recording is to be made of the site (including interiors and exteriors),

surrounding structures and buildings as well as their setting (including any major landscape elements). This record is to be prepared generally in accordance with the guidelines issued by NSW Heritage and must be submitted to Council's Heritage Officer for approval, prior to the issue of a Construction Certificate.

The 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;
- ; Floor plans of any buildings at a scale of 1:100;
- ; Photographs which fully document the site cross referenced in accordance with recognised archival recording practice to catalogue sheets.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority

Reason: To provide an archival photographic record of this site prior to the commencement of any works.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Heritage Consultant During Works

The nominated heritage consultant must be available at all times and provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: To ensure that all matters relating to significant fabric and spaces are guided by heritage conservation best practice.