

## Heritage Referral Response

<b>Application Number:</b>	Mod2022/0544
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2364 granted for Demolition works and construction of a dwelling house including a swimming pool and cabana
<b>Date:</b>	28/03/2023
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 17 DP 8595 , 121 Pacific Road PALM BEACH NSW 2108

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins two heritage item and it seeks to remove a heritage condition imposed on the original consent.</p> <p><b>Sydney Red Gums (<i>Angophora costata</i>) - 117 Pacific Road</b></p> <p><b>“Craboon” (house) - 119 Pacific Road</b></p>		
Details of heritage items affected		
<p><b>"Craboon" (house)</b></p> <p><u>Statement of significance:</u></p> <p>The Craboon is architecturally significant due to the stone construction, battened gables and porch with stone piers which represents design from the 1930s.</p> <p><u>Physical description:</u></p> <p>The stone cottage with tiled pitched roof</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>Following further consideration the applicants have provided plans showing a green roof garden to the cabana with a small increase in height and a willingness to change to the driveway colour to a darker recessive colour. The cabana however will remain its current position. Heritage can accept these changes as they will reduce the impact on Craboon. Heritage will condition that the roof garden planting be maintained to a maximum height above the roof level and that an updated schedule of</p>		

the proposed driveway colour be provided.

Therefore Heritage no longer raises any objections but requires two 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? Yes

Has a Heritage Impact Statement been provided? A letter from GBA Heritage has been included

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**

**Driveway Colour**

An update schedule of external material and colour for the driveway are to be provided to Council's Heritage Officer for approval prior to the issuing of the revised Construction Certificate.

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

Reason: Protection of the heritage item and its significance

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**Cabana Roof Garden**

The roof garden plantings on the cabana are to be maintained over the life of the development to a maximum height of 300mm above the cabana roof height of RL76550.

Reason: To protect the heritage item and its significance