

Heritage Referral Response

Application Number:	DA2023/1532
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	27/03/2024
To:	Adam Croft
Land to be developed (Address):	Lot 2 DP 412086 , 15 Ocean 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 site is within the vicinity of a heritage item:</p> <p>Item I270064 - House - 2 Palm Beach Road, Palm Beach</p>		
Details of heritage items affected		
<p>Details of the item, as contained within the Pittwater Heritage Inventory is as follows:</p> <p>Item I270064 - House <u>Statement of Significance:</u> The House at 2 Palm Beach Road in Palm Beach, built c1920s as a holiday house, has historic and aesthetic significance as a holiday house typical of the early Pittwater subdivisions. The architectural heritage of the area is characterised by this house form which, in Pittwater, evolved as a structure subordinate to the landscape and which utilised natural materials to harmonise with the surroundings and lessen their visual impact. The dwelling is representative of the popularity of cottage retreats in Pittwater built of local natural materials to simple designs with traditional construction techniques. The house is associated with the development of the northern beaches as a holiday destination. 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> This house is located on an elevated site block. It is a symmetrical two-storey stone house with central faceted bay, stone basement and weatherboard upper level.</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	No	

RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for the demolition of the existing dwelling and the construction of a four storey residence. The heritage item is located to the south of the subject site. The adjacent property at 16 Ocean Road is not a heritage item, however it is considered to have heritage values as it dates back to 1920s and retains its original bulk and scale, which is considered to represent part of the history and character of Palm Beach. Therefore, the design approach of the new works should also consider to be sympathetic to this building in scale, form, character and proportions. The proposed four storey building is well above the permissible height limits and the side setbacks for the area. Heritage require to be complied with the side setback controls of Pittwater DCP 2014 as this will allow a complimentary design to the adjacent building and the heritage item in the vicinity. The proposed top level, which contains the master bedroom must be further set back from the front boundary, similar to the approved DA for the neighbouring site at 14 Ocean Road, to allow for a low level development presentation to the streetscape. The front facade should also involve some articulations, as the proposed facade as presented is considered to be out of proportions, bulk and scale and therefore out of character within the local area. Front fence should be compatible with the style and characteristics of the fencing exists in the locality. The height should not be above the existing fence on site and the materiality should be provided. New buildings within the vicinity of a heritage item should respect the architectural character of the heritage item and should be designed in a similar scale and proportion, so as to be sympathetic to the heritage item or character of the area and to ensure that new buildings do not dominate or overwhelm the item/s of importance. The proposal should address the requirements of <i>Clause B1.2 Heritage Conservation - Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites of Pittwater DCP 2014</i>.</p> <p>Revised comments - 27 March 2024</p> <p>Amended drawings have resolved some heritage concerns by providing an increased setback from both the southern boundary and the street frontage on the top level, and a reduction to the overall height of the proposed building. The proposed change of colour scheme from white to a darker and recessive colour scheme at the top level is supported.</p> <p>Given the improved bulk and scale of the amended development, and the physical separation between the proposed works and the heritage item, the impact of the proposal upon the significance of the heritage item is considered tolerable.</p> <p>Therefore, no objections are raised on heritage grounds and no conditions required.</p> <p><u>Consider against the provisions of CL5.10 of Pittwater LEP 2014.</u> 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 - Must be addressed in SEE</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:

Nil.