

Heritage Referral Response

Application Number:	DA2020/1563
Date:	16/12/2020
To:	Jordan Davies
Land to be developed (Address):	Lot 85 DP 6746 , 35 Ocean Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>This application has been referred to Heritage as the subject site is located within the C4- Ocean Road Heritage Conservation Area and adjoins to a listed heritage item, being Item 2270452 - Spotted Gums and Cabbage Tree Palms (Corymbia maculata and Livistona australis) - 33–34 and 38 Ocean Road, Hordern Park and Wiltshire Park and within proximity of a heritage item, being Item 2270038 - Norfolk Island Pines (Araucaria heterophylla) - Ocean Road, within road reserve, as listed in Schedule 5 of Pittwater LEP 2014.</p>
Details of heritage items affected
<p>Details of the heritage item as contained within the Northern Beaches Heritage inventory are as follows:</p> <p>C4- Ocean Road Heritage Conservation Area <u>Statement of significance:</u> The Ocean Road Heritage Conservation Area is historically significant as it comprises a group of early residences of Palm Beach and two natural reserves. Some houses and grounds comprise more than one lot. It was originally owned by first group of purchasers seeking leisure and recreation by the beach.</p> <p><u>Physical description:</u> Area of bungalow style houses of exceptional heritage significance (Tanner p.51) includes Palm Beach Surf Life Saving Club buildings, Cabbage Tree Club, Willeroon & Kalua</p> <p>Item 2270452 - Spotted Gums and Cabbage Tree Palms (Corymbia maculata and Livistona australis) <u>Statement of significance:</u> Hordern and Wiltshire Parks Spotted Gums and Cabbage Tree Palms have an exceptional level of landscape significance. They are significant as they exhibit evidence of remnant native vegetation and retain species of flora and fauna endemic to the area prior to urban development. The spotted gum forest and the stands of cabbage tree palms within the parks are significant as evidence of the evolving pattern of development and historical layering of the landscape. The landscaped character provided by the parks is an important backdrop to the beach and significantly contributes to the visual amenity of Palm Beach. The parks are also a significant part of the Ocean Beach Heritage Conservation Area as they provide the built form with a bushland setting.</p> <p><u>Physical description:</u> Two areas of remnant bushland containing samples of the original Pittwater Spotted Gum Forest with mature stands of <i>Corymbia maculata</i> (spotted gum) and of Littoral Rainforest dominated by <i>Livistona australis</i> (cabbage palm) and <i>Acmena smithii</i> (broad-leaved lillypilly. Wiltshire Park (0.7 hectare) slopes steeply down from Florida Road to the rear of properties fronting Ocean Road. Hordern Park</p>

is a narrow linear park running between Florida Road and Ocean Road. At the northern end of Hordern Park is a grassy picnic area with Norfolk Island pines and a stone cairn on the site of the eastern of the two Stewart towers. Consists of five squares tapering in size built from sandstone blocks. Metal plaque on side.

The Pittwater Spotted Gum Forest was listed as an Endangered Ecological Community in the Sydney Basin Bioregion under the Threatened Species Conservation Act (1995) in late 1998. This means that all the native plants occurring as part of this vegetation community are protected including all the trees, shrubs, ferns, groundcovers, grasses and native vines. In view of the small size of existing remnants, unless the circumstances and factors threatening its survival cease to operate, the NSW Scientific Committee is of the opinion that the Pittwater Spotted Gum Forest is likely to become extinct in nature. All remaining remnants of Pittwater Spotted Gum Forest have conservation significance at a state level.

Item 2270038 - Norfolk Island Pines (Araucaria heterophylla)

Statement of significance:

Norfolk Island Pines have an exceptional level of landscape significance. They are a defining and iconic landscape element for Palm Beach, but also for many ocean beaches in Pittwater and along the coast of NSW and southern QLD. These pines are significant for their historic association with early settlement and as local cultural paintings, in some instances dating from the 1930s period. The Norfolk Island pine plantings also have a high level of visual, environmental and aesthetic value.

Physical description:

Many trees have achieved dramatic proportions and scale although many are threatened by recreational and erosional pressures.

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

This application seeks approval for alterations and additions to the existing 3 storey building, built in 2003, including installation of a lift and the lift overrun related changes to the roof, extension of the existing sunroom into the existing deck area.

Given the minor nature of the proposed works, blending in the exiting building, impact of the proposal upon the significance of the conservation area and the heritage listed Wiltshire Parks Spotted Gums and Cabbage Tree Palms, is considered acceptable. During the construction, care must be taken to protect the heritage listed Norfolk Island Pine tree, in front of the property within the road reserve.

Therefore, no objections are raised to the proposal on heritage grounds and no conditions require.

Consider against the provisions of CL5.10 of Pittwater LEP 2014.

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: Oya Guner, Heritage Advisor

DATE: 16 December 2020

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.