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**URBIS**

# **HERITAGE IMPACT STATEMENT**

91 Florida Road, Palm Beach

Prepared for

**ALEX AND KIKI HILL**

1 February 2021

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# EXECUTIVE SUMMARY

Urbis has been engaged by Robert Jones on behalf of Alex and Kiki Hill to prepare the following Heritage Impact Statement (HIS) for the property at 91 Florida Road, Palm Beach, hereafter referred to as the subject site.

The subject site is located at 91 Florida Road, Palm Beach, within the 'Florida Road' Conservation Area, listed as C3 on the Pittwater Local Environmental Plan (LEP) 2014. The subject site is not listed on the LEP as an individual heritage item, however, is identified within the State Heritage Inventory (SHI) as a Contributory house within the Conservation Area.

The subject site is located on Florida Road at the intersection of Ocean Place and Florida Road, and is an Inter-war 1930s double-storey bungalow. The subject site is part of the broader 1930s residential area within the suburb of Palm Beach and is located adjacent to the neighbouring heritage listed property at 93 Florida Road, listed as I2270144. The significance of the subject site and the 'Florida Road Conservation Area' has been assessed in Section 5 of this report.

The proposed works would involve the construction of an addition to the front of the house, the construction of a carport at the rear of the subject site, accessed from the rear laneway, and internal renovations to the house at 91 Florida Road. Further detail regarding the proposed works is included in Section 1.4. This HIS has been undertaken to determine the potential impact of the proposed works on the subject site and within the broader heritage conservation area. A detailed impact assessment of the proposed works has been undertaken within Section 5 of this report.

Key aspects of the proposal assessment are listed below:

- The principal form of the existing roof of 91 Florida Road will be largely retained by the proposed works, although some minor modifications would occur. The roof plane would be altered at the northern portion of the east façade, above the new proposed staircase. The proposed contemporary addition to the roof would be readily interpreted as a new and non-original addition. The overall principal roof form would be retained.
- The principal form of the house at 91 Florida Road would be modified by the proposed alterations and additions, however the proposal would be sympathetic to the heritage significance of the subject site and the Florida Road Conservation Area and will not result in an adverse impact. The proposed addition would be located at the front of the house on the Florida Road facing façade and would be visible from and throughout the Florida Road Conservation Area. The proposed alterations, while located at the front of the house, would have no impact to the heritage significance of the conservation area however due to the sympathetic nature of the design, the substantial setback of the house and the steep topography of the subject site. The proposed additions would not obstruct views throughout the Florida Road Conservation Area and would not result in an adverse visual impact.
- The proposed addition and carport utilise a cohesive and sympathetic architectural style that draws from the existing house and the significance of the broader beach cottage style. The proposed carport and front additions are consistent with the existing bulk and scale of the current house and would use recessive and sympathetic materials and finishes.
- Proposed interior renovations would largely retain significant fabric and architectural details, notably the timber panelled ceilings within the main living spaces, and the sandstone fireplace within the living room. The removal of, and alterations to, features such as walls and doors would not result in adverse heritage impacts to the house at 91 Florida Road or to the Florida Road Conservation Area. Fabric to be removed, such as internal bedroom walls and doors, is not considered to be significant.
- Proposed landscaping works would retain significant and mature vegetation, particularly at the front of the subject site on Florida Road. The carport at the rear of the subject site has been strategically located to minimise removal of significant vegetation, in line with the recommendations provided by the arborist for the project. The remnant bushland vegetation at the subject site is significant to the Florida Road Conservation Area and the overall Palm Beach area, and the proposed works would not result in adverse impacts to the significant bushland setting and character.

The proposal is recommended for approval and is supported from a heritage perspective.

# **1. INTRODUCTION**

## **1.1. BACKGROUND**

Urbis has been engaged by Robert Jones to prepare the following Heritage Impact Statement (HIS) for the property at 91 Florida Road, Palm Beach, hereafter referred to as the subject site.

The subject site is located at 91 Florida Road, Palm Beach, within the 'Florida Road' Conservation Area, listed as C3 on the Pittwater Local Environmental Plan (LEP) 2014. The subject site is not listed on the LEP as an individual heritage item, however, is identified within the State Heritage Inventory (SHI) as a Contributory house within the Conservation Area.

This HIS has been undertaken to determine the potential impact of the proposed works on the subject site and the broader heritage conservation area.

## **1.2. SITE LOCATION**

The site is located at 91 Florida Road, Palm Beach, within the recently amalgamated Northern Beaches Council Local Government Area. The suburb of Palm Beach however is administered under the Pittwater Local Environmental Plan (LEP) 2014 and the Pittwater Development Control Plan (DCP) 2014. The subject site is a rectangular shaped site which comprises Lot 113 of Deposited Plan (DP) 6937, which slopes downwards to the east, facing Florida Road and Ocean Road. The subject site is located on the western side of Florida Road, directly opposite Ocean Place, and is located 150m to the west of Palm Beach.

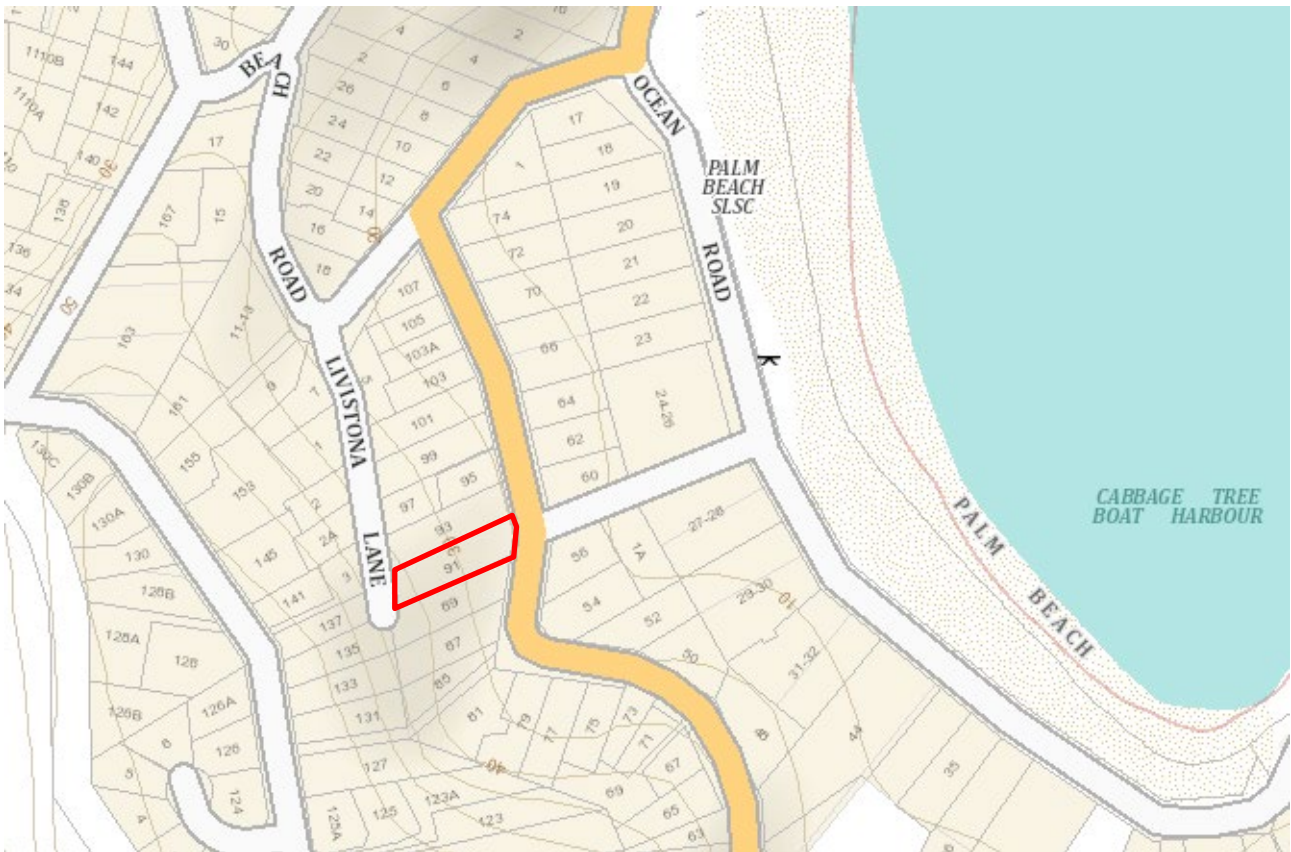


Figure 1 – Locality diagram showing the location of the subject site in red  
 Source: SixMaps



Figure 2 – Area diagram showing the location of the subject property in red  
 Source: SixMaps

### **1.3. METHODOLOGY**

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division (now Heritage NSW) guidelines *Assessing Heritage Significance* (2009) and *Statements of Heritage Impact* (2002). The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Pittwater Local Environmental Plan (LEP) 2014 and the Pittwater Development Control Plan (DCP) 2014.

### **1.4. AUTHOR IDENTIFICATION**

The following report has been prepared by Sarah Hawkins (Heritage Consultant). Renee Riley (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

### **1.5. THE PROPOSAL**

The proposed works would involve the construction of a front addition to the subject dwelling at 91 Florida Road, the construction of a carport at the rear of the subject site, accessed from Livistona Lane, and the construction of an inclinator along the northern boundary of the site. The proposed works would also involve internal reconfigurations to the floorplan, particularly within the northern portion of the house for the expansion of the bedrooms and bathrooms. The addition would involve the construction of a new ground floor room, staircase, and upper floor terrace to the existing contributory item at 91 Florida Road. The proposed additions at the northern side of the house for the new proposed enclosed staircase would also involve the construction of a new portion of roofing which sits lower than the existing roof plane. The new addition would largely be constructed using stone foundations, steels, and timber materials for the façade. The proposed carport would be a double-storey structure constructed of vertical timber, with gabled roof located at the rear of the site, almost entirely obscured by the existing dwelling. The proposal would also involve associated landscaping works.



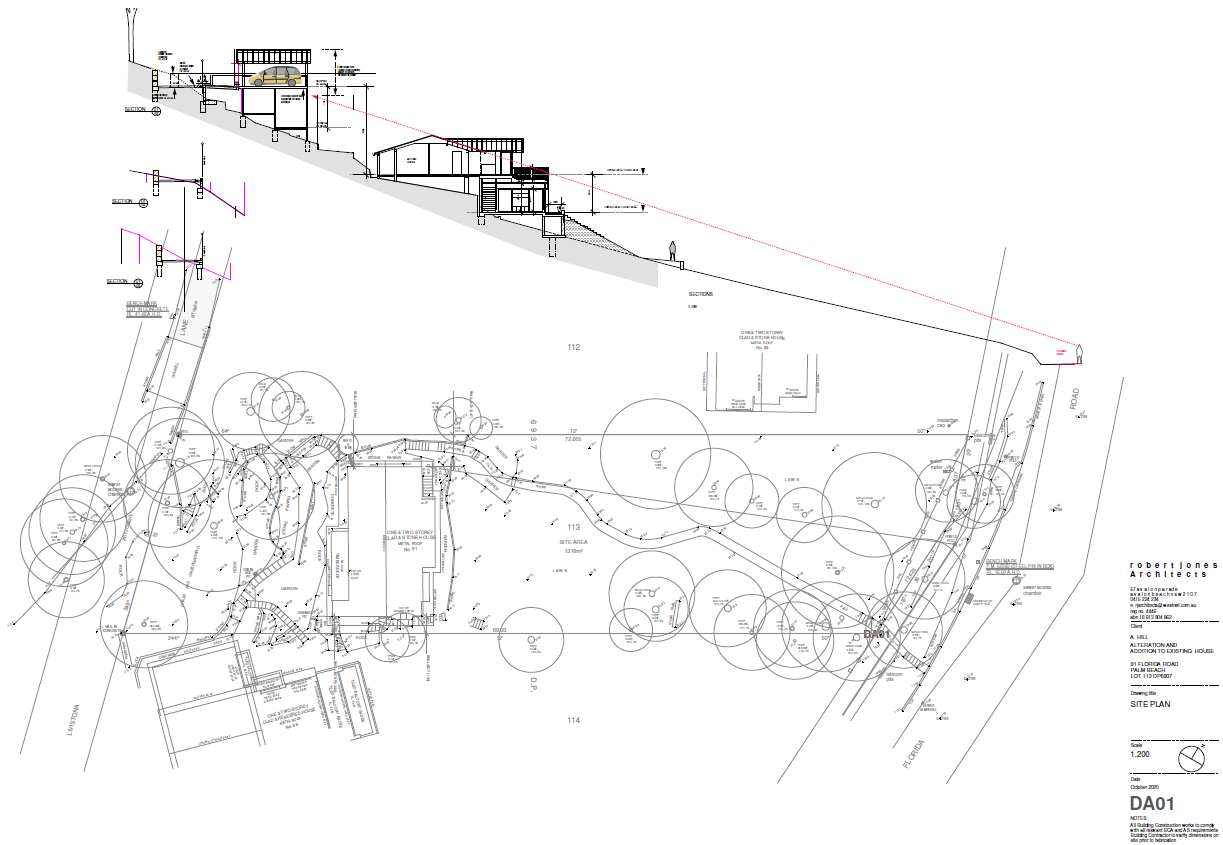


Figure 3 – Site Plan  
 Source: Robert Jones Architects, October 2020

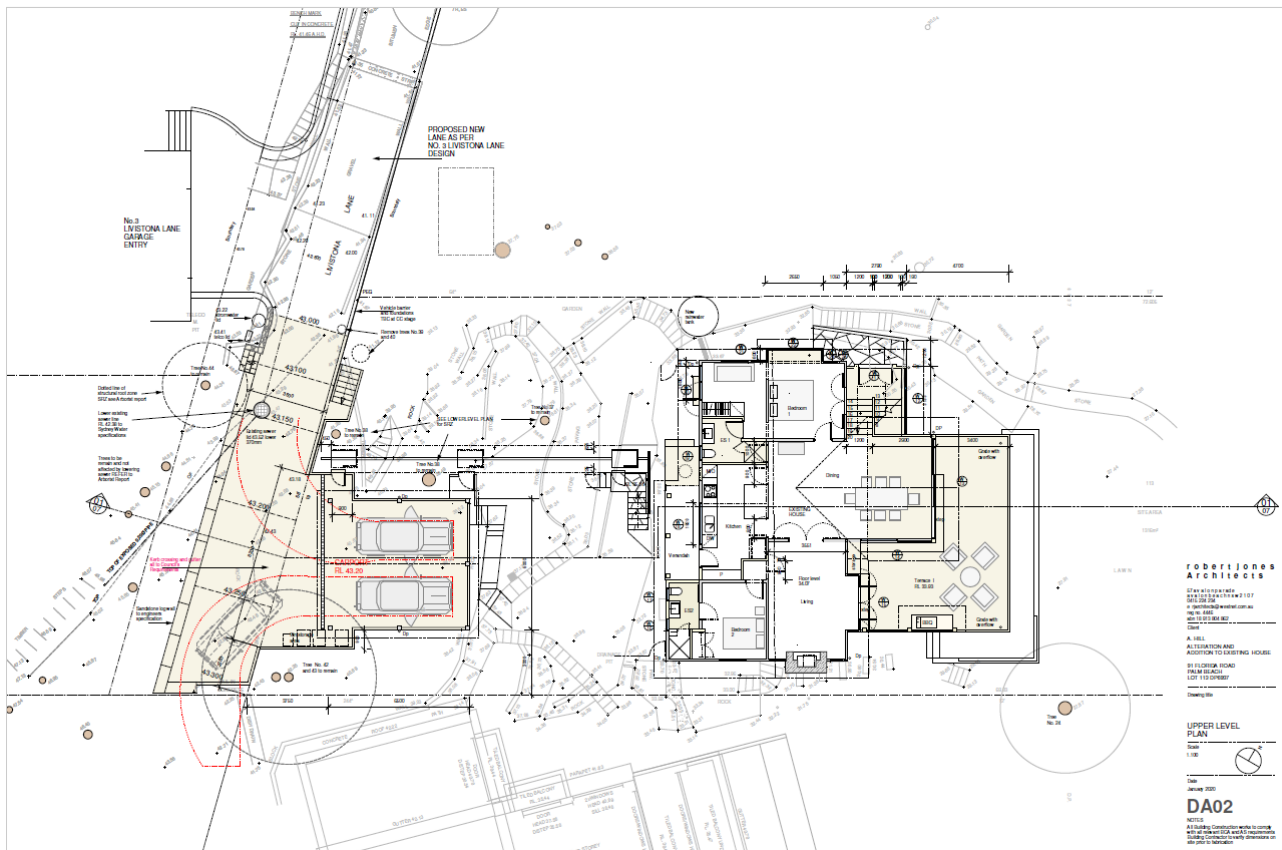


Figure 4 – Upper Level Plan  
 Source: Robert Jones Architects, January 2021

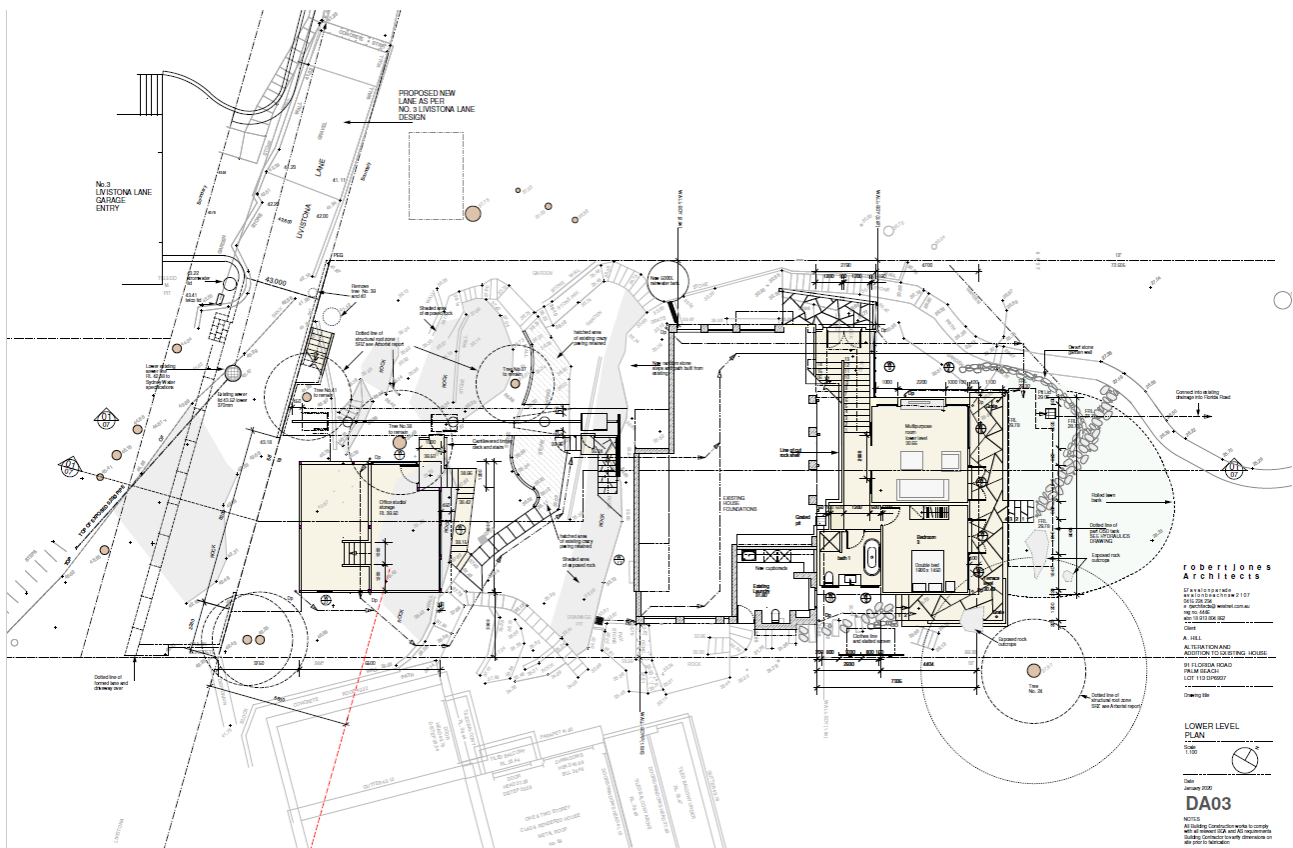


Figure 5 – Lower Level Plan  
 Source: Robert Jones Architects, January 2021



Figure 6 – Elevations East and West  
 Source: Robert Jones Architects, January 2021

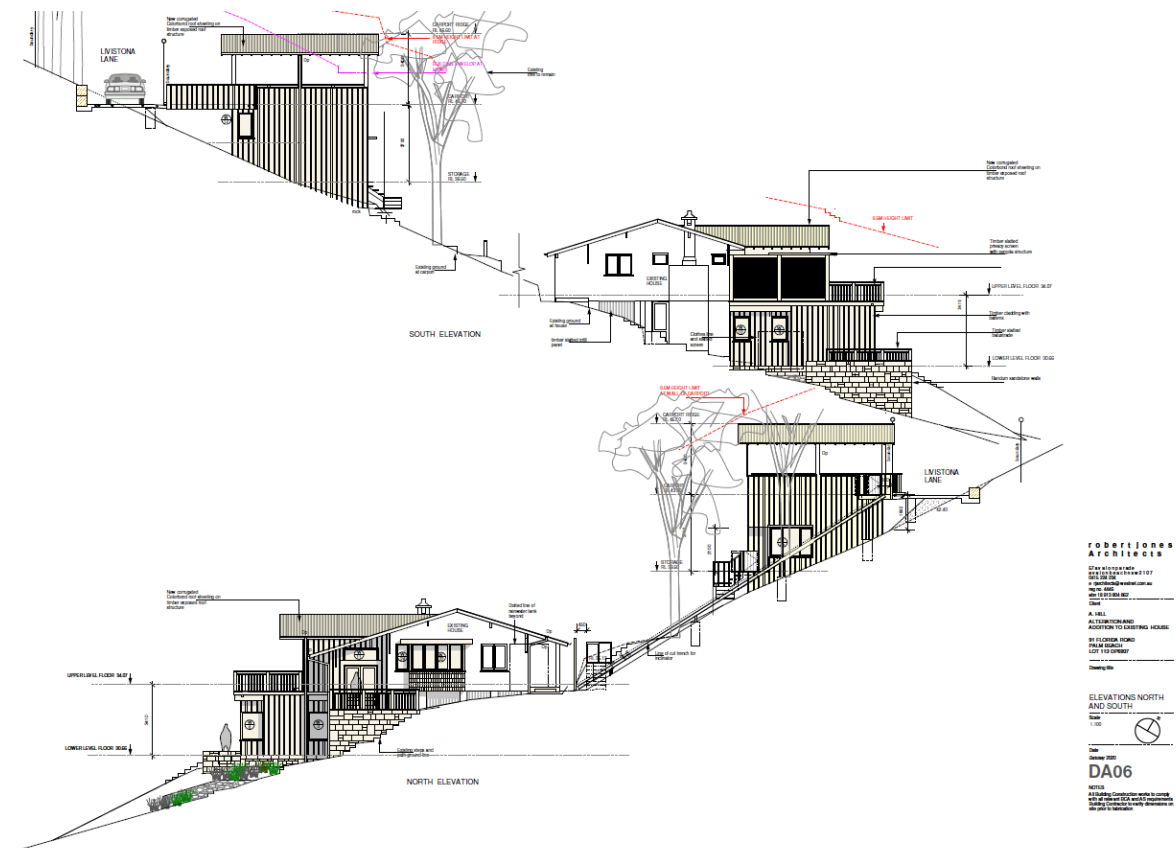


Figure 7 – Elevations North and South  
 Source: Robert Jones Architects, January 2021

## 2. SITE DESCRIPTION

### 2.1. SITE SETTING

The subject site, located at 91 Florida Road, Palm Beach, is situated within the residential area of Palm Beach. The surrounding area is comprised of several 1930s houses, with contemporary infill development. The existing lots and roadway alignments typically reflect the original subdivision of the area, dating to the early 1900s. Much of Florida Road provides views down to the east looking towards Palm Beach, and the topography rises steeply to the west. Many of the surrounding houses are from the 1930s, forming part of the Florida Road Conservation Area, which features several houses designed in Inter-War beach cottage style. The area is densely vegetated with a variety of plants, including native trees and bushland, introduced species, street trees and landscaping associated with residential gardens.

### 2.2. THE SITE

The subject site is located on the western side of Florida Road and is on a steep Lot which ascends to the west. To Florida Road, the Lot is bounded by a stone retaining wall and low timber fence. There are several native trees at the front of the site, including eucalyptus species. The dwelling is located at a considerable setback from the Florida Road street front, with much of the front setback consisting of a manicured lawn with a winding sandstone path that leads up towards the house itself. The house is a late 1930s beach cottage featuring a shingled façade, supported on sandstone columns. The formerly symmetrical house is accessed via a flight of external timber stairs, located at the northern side of the house. A later central enclosed addition is situated in the centre of the front façade, to the south of which is a later bay window. On the south façade the house features an exposed sandstone chimney, situated on a south facing gable. The roof of the house has been replaced with modern materials.

At the rear of the house, there is a small verandah and the rear façade of the dwelling is also shingled. To the rear of the house the subject site ascends to the level of Livistona Lane. There is large natural sandstone outcropping present throughout the rear portion of the site. There are several mature native trees interspersed with introduced landscaping species.

Much of the exterior of the house at 91 Florida Road is original, however some modification and alterations have occurred throughout the late 20<sup>th</sup> century. The current roof sheeting and guttering has been replaced, however has continued to replicate the original roof form and pitch, retaining the original gables at the north and south facades. Most windows throughout the house appear to be original, although some - such as the small louvred casement window to the west of the fireplace and the bay window - have been modified. The central bay which serves as the main entrance to the house is a clear later addition, particularly noticeable through a seam and change in the floorboards internally. The windows within the central bay are also clearly late 20<sup>th</sup> century casement windows. Furthermore, the structural cantilevers supporting the bay also provide visible evidence that the bay is a later addition. The beams and cantilevers have been attached to the sandstone columns at a later date, rather than being built holistically in the original construction phase of the house. The bay window structure could potentially be original as this style is not uncommon in Inter-War architecture, however this is uncertain and it may also be a later addition. This potential addition and the later addition of the central bay have replicated the shingled design of the main house façade.

Beneath the house is an undercroft, supported by a series of sandstone columns. There is a partially opened bathroom and laundry space present beneath the house, featuring sandstone walls. The principal level of the dwelling is accessed through the front door at the top of the external staircase, which leads into the main living area. The ceilings throughout the interior space feature a coffered ceiling, which is typical of 1930s architectural styles. The main living area is more open in plan, with the dining room and living area connected by a wide archway. The living room features a decorative sandstone fireplace, original to the house and built in cabinetry either side. Timber wall panelling is common throughout these areas.

The kitchen is accessed off the dining room through a door and features somewhat contemporary - likely late 20<sup>th</sup> century - cabinets and appliances. The kitchen provides access to the rear verandah. There are two bedrooms located at the northern end of the house, both of which can be accessed through a connecting door. The rooms are quite small, and feature the same timber panelling to the walls that is seen throughout the rest of the house. The house appears to retain its original layout, including the kitchen, bathroom, and bedrooms, however this layout and the timber wall panelling is not of contributory value to the significance of the conservation area. The adjacent bathroom is modern and does not appear to feature any original fabric. Internally, the coffered ceilings and panelled walls are original. The existing doors and architraves are also original, however externally the kitchen and bathroom doors have had modern fly screens attached.





Figure 8 – Timber gates at front of property



Figure 9 – Overview of 91 Florida Road dwelling and lawn



Figure 10 – Shingled detail and fireplace on south facade



Figure 11 – Roof at rear of house



Figure 12 – Underside of house showing later addition



Figure 13 – Sandstone columns beneath house



Figure 14 – Dining area looking into living room



Figure 15 – Ceiling in living room





Figure 16 – Stone fireplace, built in cupboards, and bay window bench



Figure 17 – Kitchen



Figure 18 – Master bedroom



Figure 19 – Main bathroom

## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY

The suburb of Palm Beach is the traditional country of the Guringai Aboriginal peoples and is named after the Cabbage Tree Palm (*Livistona Australis*) which was utilised by the Guringai people for shelter, canoes, storage, and fishing equipment.<sup>1</sup> This tree species gave the name to Cabbage Tree Boat Harbour, located on the eastern side of the Palm Beach isthmus, to the east of the subject site. Barrenjoey Headland, the prominent plateau at the northern end of the isthmus is named Barrenjoey after the Guringai word for wallaby.<sup>2</sup>

The land leading north to Barrenjoey Headland from Little Head formed part of the Parish of Narrabeen and was granted to James Napper in 1816. The land grant was comprised of 400 acres of land including Barrenjoey Headland, Palm Beach, Barrenjoey Beach, and what is now Governor Phillip Park. Napper was a surgeon, and within five years of receiving the grant he had cleared 45 acres for cultivation.<sup>3</sup> His estate was named Larkfield, however Napper never constructed a house on the property.<sup>4</sup> During the early 1800s the land around Broken Bay was thriving, as the area served as a port for ships travelling into the Hawkesbury River district to Windsor. This was a popular route providing access to the agricultural land in the Hawkesbury.<sup>5</sup> A customs station was established at the Barrenjoey Headland in 1843, where all vessels entering the bay were visible.<sup>6</sup> This became the first iteration of the Barrenjoey Lighthouse, accompanied by a stone jetty and a series of additional buildings for the customs and cargo. The first official lighthouse was established in 1868 with the establishment of two buildings called the Stewart Towers. The Towers were constructed of timber, in which lanterns were displayed to ships.<sup>7</sup>

The estate remained largely intact except for Barrenjoey Headland and sand dunes, which were resumed by<sup>8</sup> or sold to the New South Wales colonial government in 1881.<sup>9</sup> The resumed land was utilised by the Government as a Lighthouse Reserve, with the foundation stone for the lighthouse laid in April 1880. Buildings erected were constructed from local quarried sandstone and were designed by James Barnet, who was the Colonial Architect at the time.<sup>10</sup>

The remaining portions of Napper's grant were relatively unused, however were transferred in ownership from Napper to Robert Campbell, a Sydney merchant. The property was then purchased by D'Arcy Wentworth, a significant colonial landholder with his primary estate at Homebush. The land was then left to Wentworth's daughter Katherine following his death.<sup>11</sup>

The remaining land was subdivided in 1900 as the Bassett-Darley Estate.<sup>12</sup> The Bassett-Darley Estates were the lands inherited by Katherine Wentworth in 1827, which could not be subdivided for several decades on account of legal restrictions relating to the sale and ownership of the land. Upon the subdivision, 18 large lots fronting the beach were listed, advertised as "good grazing land".<sup>13</sup> At this time however, Palm Beach was relatively isolated from Sydney, unconnected by major roads or public transport, and as such, the lots did not sell.<sup>14</sup>

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<sup>1</sup> Macleod, V., 2008. 'Palm Beach.' *The Dictionary of Sydney*. Accessed online 9/11/2020 at: [https://dictionaryofsydney.org/entry/palm\\_beach](https://dictionaryofsydney.org/entry/palm_beach)

<sup>2</sup> Heritage NSW,

<sup>3</sup> Friends of the Bible Garden, n.d. 'History.' *Palm Beach Bible Garden*. Accessed online 9/11/2020 at: <https://palmbeachbiblegarden.org/history/>

<sup>4</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.' *Heritage NSW*. Accessed online 9/11/2020 at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2270018>

<sup>5</sup> Heritage NSW, 2015. 'Barrenjoey Head Lightstation.' *Heritage NSW*. Accessed online 9/11/2020 at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5014096>

<sup>6</sup> Heritage NSW, 2015. 'Barrenjoey Head Lightstation.'

<sup>7</sup> Heritage NSW, 2015. 'Barrenjoey Head Lightstation.'

<sup>8</sup> Friends of the Bible Garden, n.d. 'History.' *Palm Beach Bible Garden*.

<sup>9</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.' *Heritage NSW*.

<sup>10</sup> Heritage NSW, 2015. 'Barrenjoey Head Lightstation.'

<sup>11</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.' *Heritage NSW*.

<sup>12</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.'

<sup>13</sup> Macleod, V., 2008. 'Palm Beach.' *The Dictionary of Sydney*.

<sup>14</sup> Macleod, V., 2008. 'Palm Beach.' *The Dictionary of Sydney*.

A second attempt at subdivision occurred in 1912 and marketed the lots from a new perspective: recreational weekenders, suitable for 'fishing, sailing, golf and rowing'.<sup>15</sup> Each lot sold, with houses constructed as family weekend and holiday homes, typically constructed from local sandstone.<sup>16</sup> At this time, the only public transport route to Palm Beach was a boat from Newport or Bayview, or a ferry from Manly, which commenced services in 1912.<sup>17</sup> Landowners in Palm Beach were relatively wealthy, frequently owning a second weekend home and a car to provide transportation.<sup>18</sup> In 1920, a road was constructed from Newport to Palm Beach, further increasing the connectivity of the area to broader Sydney. By this time, several large weekend homes had been constructed along Ocean Road and Florida Road, including several notable houses designed by architects such as Peddle and Thorpe, and Lawrie Gallagher.<sup>19</sup>

For several years afterwards, the area was slow to develop due to the isolation. The area remained secluded largely until the post-war era, where increased popularity of cars opened up the area for residential development. The northern part of Palm Beach, including Governor Phillip Park and Barrenjoey Headland has remained undeveloped and is National Park land, and today is a popular destination for locals and tourists. The Palm Beach area has experienced more widespread residential development, including Inter-War houses such as those along Florida Road and Ocean Road, with contemporary 21<sup>st</sup> century residences also located throughout the suburb.

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<sup>15</sup> Macleod, V., 2008. 'Palm Beach.' *The Dictionary of Sydney*.

<sup>16</sup> Macleod, V., 2008. 'Palm Beach.' *The Dictionary of Sydney*.

<sup>17</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.' *Heritage NSW*.

<sup>18</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.' *Heritage NSW*.

<sup>19</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.' *Heritage NSW*.

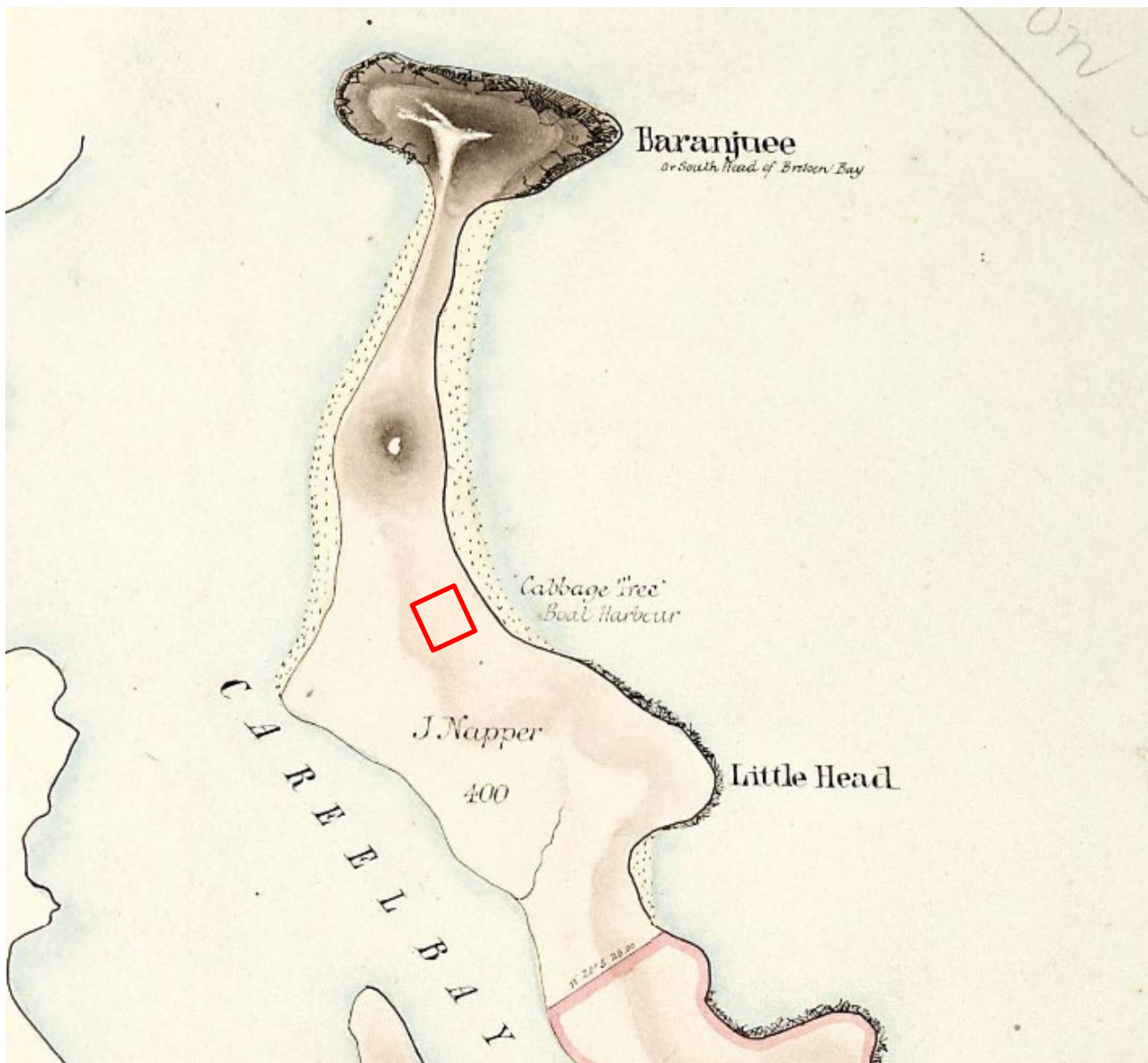


Figure 20 – Map of the Parish of Narrabeen, showing James Napper's land grant, c.1830s. Approximate location of the subject site is indicated in red.

Source: *Historic Land Records Viewer*.

## 3.2. SITE HISTORY

The subject site formed part of the original land grant given to James Napper in 1816, and was roughly located in the centre of the grant. Napper is not recorded to have developed the land, however some areas may have been cleared and cultivated. The grant then passed into the ownership of Robert Campbell, and then to D'Arcy Wentworth, neither of whom developed the land or undertook significant activities. Following Wentworth's death the subject site was inherited by Katherine Wentworth and remained part of the 400 acres before being included in the Bassett-Darley Estate subdivision in 1900. The subject site was located on the boundary of Lots 5 and 6 of the Bassett-Darley Estate, however the land did not sell.

The subject site formed Lot 113 of the 1912 Barrenjoey Estate subdivision, sold by the Barrenjoey Company Limited, who purchased and sold Wentworth's land. The subject site was purchased by Ernest Gregory Blaxland in 1912, however there is no historical evidence to suggest that Blaxland occupied or developed the site. The land was then sold in 1917 to Edith Lewis, who also purchased the neighbouring lot (now Number 89 Florida Road). Later subdivision plans from the 1920s show a house located on Lot 114, indicated as being owned by Lewis. This suggests that Lewis amalgamated the two neighbouring Lots, constructing a



residence on Lot 114. The topography of the two Lots are similar and it is uncertain why Lot 114 may have been preferred for construction over Lot 113.

Subdivision plans of the Palm Beach Estate dating to c.1936 show Lot 113 remained undeveloped at this time. The earliest aerial imagery available of the subject site, dating to 1947, shows the existing dwelling had been constructed at this time, with an approximate date of construction between 1936-1947. The existing house was constructed under the ownership of Frederick Graham Pratten Junior, who purchased the land in June 1927. Frederick Pratten Jr, who also went by Graham Pratten, served as a Member of New South Wales Parliament from December 1937 to April 1976.<sup>20</sup> The Pratten family appeared to have been highly sociable and involved in the local community at Palm Beach, recorded in various local newspapers as attending events frequently throughout the 1930s and 1940s, such as dances,<sup>21</sup> and parties.<sup>22</sup> The family is recorded as living in – or at least frequently visiting – the area as early as the 1930s. One newspaper article from 1948 however states “Moving into their Palm Beach home on Boxing Day are Mr and Mrs Graham Pratten and their daughter, Jill.”<sup>23</sup> It is likely that home is 91 Florida Road, the subject site, however it is uncertain whether the house was recently built or if the family had utilised it as a holiday home previously. Pratten had two brothers, Eric and David, both of whom had houses in Pymble designed and constructed by the famous Australian architect Walter Burley Griffin and his associate Eric Nicholls. Each of these homes are independently heritage listed as items of local heritage significance and were constructed in the early 1930s before Burley Griffin moved to India in 1935.<sup>24</sup> Each of these houses are listed for their associations with Griffin and Nicholls. Griffin and Nicholls were prolific residential architects in Sydney’s North Shore, with large numbers of houses constructed across Castlecrag, Pymble, and the Willoughby district. While some aspects of the dwelling at 91 Florida Road are similar to the two Griffin houses designed for Pratten’s brothers, such as the sandstone foundations and façade at 29 Telegraph Road and 91 Florida Road, there is little evidence to suggest that the 91 Florida Road was inspired by Griffin’s architectural style.

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<sup>20</sup> Author Unknown, n.d. ‘The Hon. Frederick Graham PRATTEN, B.Sc. (1899-1977).’ *Parliament of New South Wales*. Accessed online 15/12/2020 at: <https://www.parliament.nsw.gov.au/members/Pages/member-details.aspx?pk=1615>

<sup>21</sup> 23 Dec. 1948. ‘Gay Palm Beach Festivities.’ *The Daily Telegraph*. Accessed online 15/12/2020 at: <https://trove.nla.gov.au/newspaper/article/248356647?searchTerm=%22graham%20pratten%22%20palm%20beach>

<sup>22</sup> 3 Jan. 1937. ‘Palm Beach Letter.’ *Truth*. Accessed online 15/12/2020 at: <https://trove.nla.gov.au/newspaper/article/169605398?searchTerm=%22graham%20pratten%22%20palm%20beach>; 28 Jan 1940. ‘Palm Beach Letter.’ *Truth*. Accessed online 15/12/2020 at: <https://trove.nla.gov.au/newspaper/article/169102986?searchTerm=%22graham%20pratten%22%20palm%20beach>

<sup>23</sup> Author Unknown, 23 Dec 1948. ‘Gay Palm Beach Festivities.’ *The Daily Telegraph*.

<sup>24</sup> Heritage NSW, 2008. ‘Eric Pratten House.’ *State Heritage Inventory*. Accessed online 15/12/2020 at: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5051309>; Heritage NSW, n.d. ‘Junider Green.’ *State Heritage Inventory*. Accessed online 15/12/2020 at: <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1880400>



Figure 21 – The subject site in 1947 aerial imagery  
 Source: NSW Government, Department of Customer Service Historical Imagery viewer



Figure 22 – The subject site in 1951 aerial imagery  
 Source: NSW Government, Department of Customer Service Historical Imagery viewer



Figure 23 – The subject site in 1961 aerial imagery

*Source: NSW Government, Department of Customer Service Historical Imagery viewer*







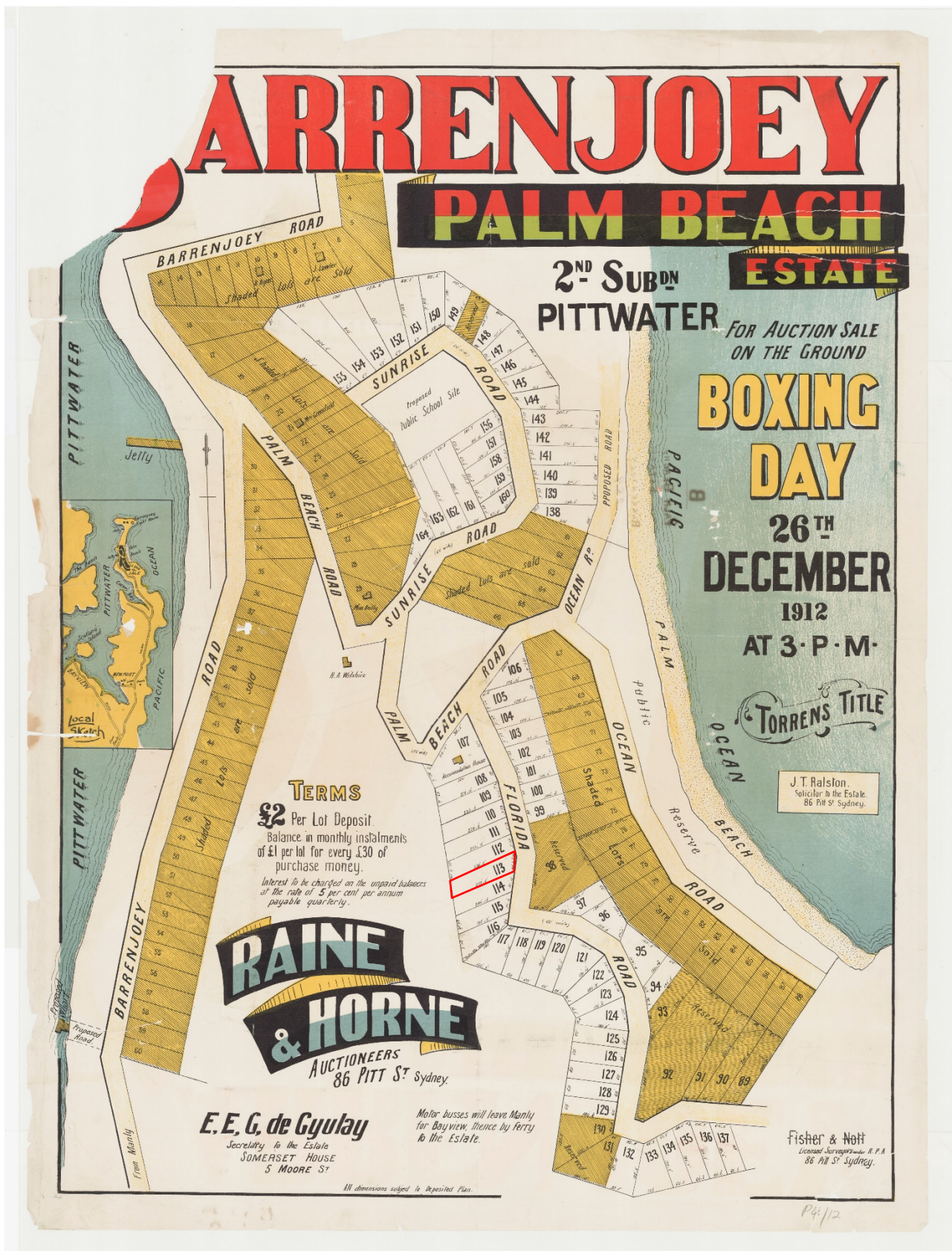


Figure 25 – Barrenjoey – Palm Beach Estate – 2<sup>nd</sup> Subdivision, 1912.  
 Source: State Library of New South Wales. Call No. Z/SP/P4, IE9050117, FL9050123.



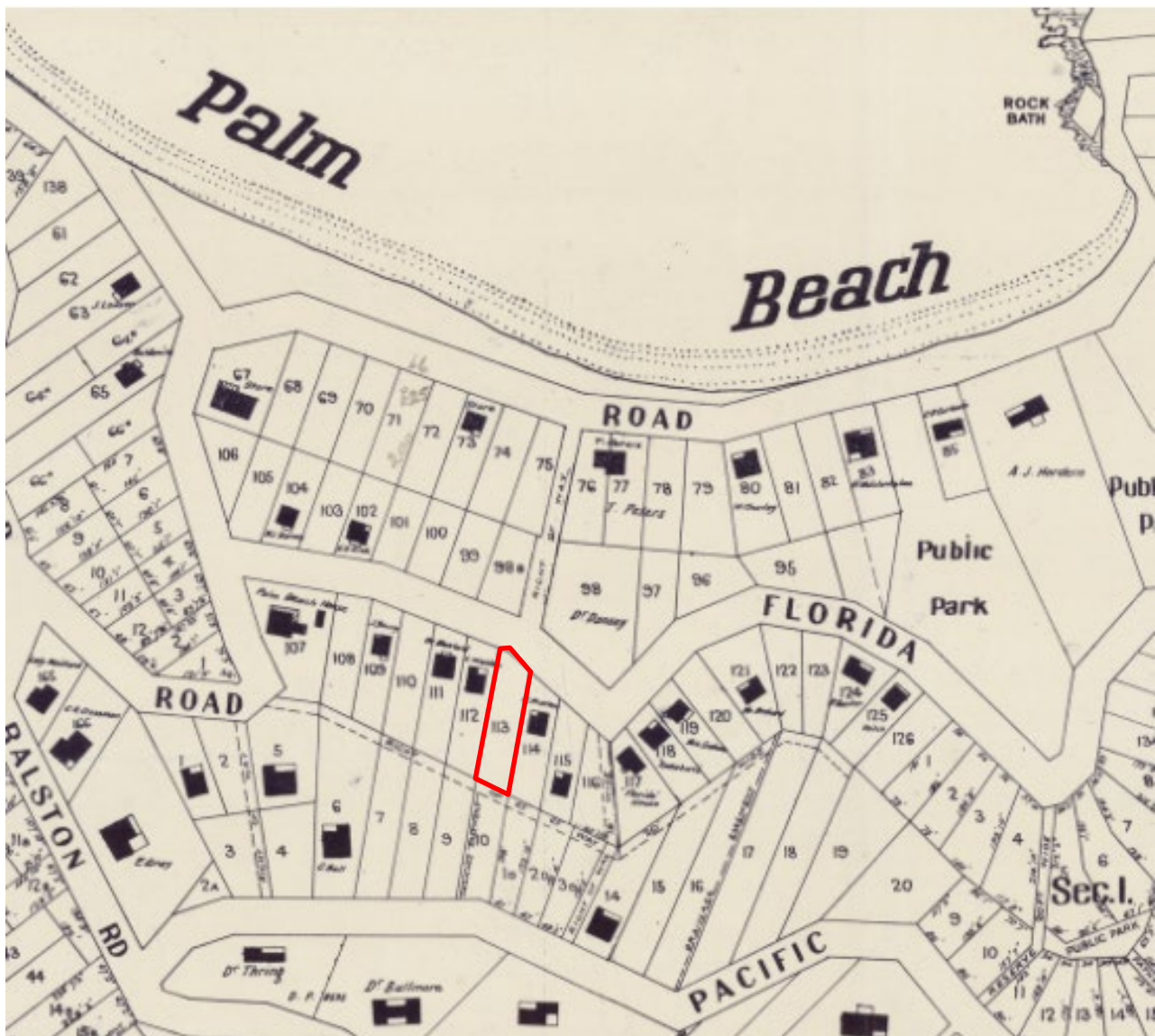


Figure 26 – Palm Beach Estate subdivision plan, showing development on Florida Road with exception of Lot 113, c. 1936.

Source: State Library of New South Wales, Call No. Z/SP/P4 IE9050690 FL9050696

### 3.3. PROPERTY OWNERS

Owners of the subject site and dates of sales are recorded in Table 2 below.

Table 1 – Property owners of 91 Florida Road, Palm Beach

Date	Owner	Developments	Vol-Fol/Primary App. No.
1816	James Napper	None recorded	Primary Application 17737
	Robert Campbell	None recorded	Primary Application 17737
	D'Arcy Wentworth	None recorded	Primary Application 17737
1827	Katherine Wentworth	None recorded	Primary Application 17737
12/12/1902	James Channon	None recorded	Primary Application 17737

<b>Date</b>	<b>Owner</b>	<b>Developments</b>	<b>Vol-Fol/Primary App. No.</b>
7/10/1910	Edith Lucy Wolstenholme	None recorded	Primary Application 17737
1/1/1911	Ernest Trevor Jones	None recorded	Primary Application 17737
1/1/1911	Margaret May Trevor Jones	None recorded	Primary Application 17737
5/9/1912	The Barrenjoey Company Limited	Subdivision in to 30 Lots	Vol-Fol. 2289-43
30/1/1917	Ernest Gregory Blaxland	Purchase of Lot 113 – No development recorded	Vol-Fol. 2732-130
7/6/1917	Edith Ernestine Lewis	Purchase of Lot 113 and Lot 114 - House built on Lot 114 owned by Lewis	Vol-Fol. 2732-130
3/6/1927	Frederick Graham Pratten Jr	Purchase of both Lot 113 and Lot 114	Vol-Fol. 2732-130
3/12/1964	Philip Michael O'Grady and Judith Anne O'Grady	Purchase of both Lot 113 and Lot 114	Vol-Fol. 2732-130
15/9/1967	Philip Michael O'Grady	Ownership of both Lot 113 and Lot 114	Vol-Fol. 2732-130

## **4. HERITAGE SIGNIFICANCE**

### **4.1. WHAT IS HERITAGE SIGNIFICANCE?**

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to a decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### **4.2. HERITAGE LISTING**

The subject site is listed within the 'Florida Road Conservation Area', listed under the Pittwater LEP 2014 as C3 and as indicated on the heritage map below. This Conservation Area is already listed on the Register of the National Trust of Australia, classified as the 'Florida Road Group.' As demonstrated on the heritage map, there are several individually listed heritage items within the vicinity of the subject site, including:

- "Kookaburra" (house), listed as Item 2270066
- "Florida House", listed as Item 2270089
- "Back O'Moon" (house), listed as Item 2270119
- "The Moorings" (house), listed as Item 2270144

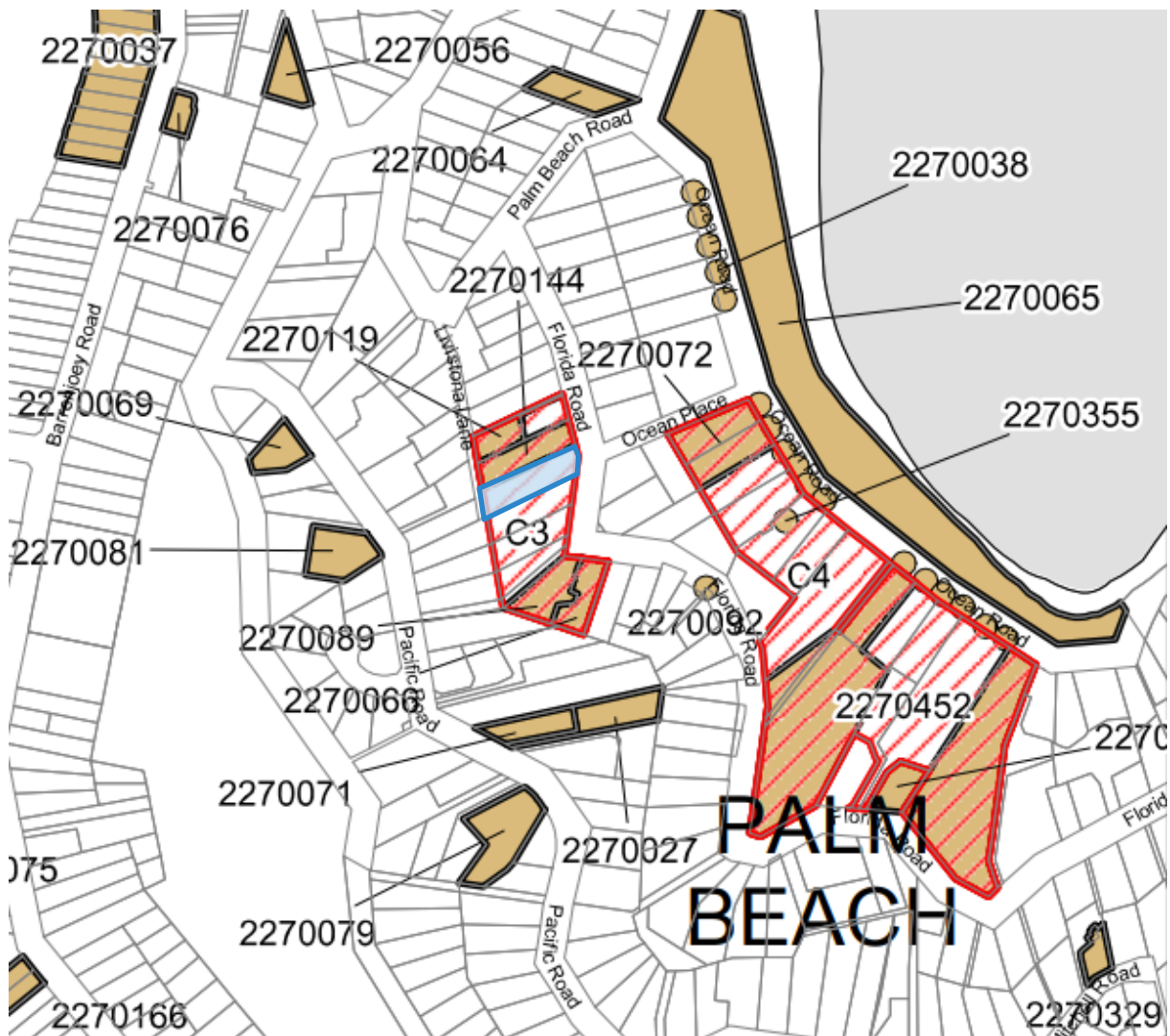


Figure 27 – Extract of heritage map showing the subject site shaded  
Source: Pittwater Local Environmental Plan 2014, Heritage Map HER\_015

### 4.3. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

### 4.3.1. Florida Road Conservation Area

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guidelines and has been compiled from the Pittwater LEP.

Table 2 - Assessment of Heritage Significance<sup>25</sup>

Criteria	Significance Assessment
<b>A – Historical Significance</b>  <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<i>Florida Road Conservation Area in Palm Beach is representative of the earliest phase of major residential development of Pittwater.</i>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>shows evidence of a significant human activity <input checked="" type="checkbox"/></li> <li>is associated with a significant activity or historical phase <input checked="" type="checkbox"/></li> <li>maintains or shows the continuity of a historical process or activity <input checked="" type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<b>B – Associative Significance</b>  <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<i>The area is associated with local prominent figures including Lawrie Gallagher, who built Kookaburra and Florida House. The Moorings and Back O'Moon are also associated with the early work of the well-known architecture office Peddle &amp; Thorpe.</i>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>shows evidence of a significant human occupation <input checked="" type="checkbox"/></li> <li>is associated with a significant event, person, or group of persons <input checked="" type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/></li> <li>provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<b>C – Aesthetic Significance</b>	<i>Florida Road has a high aesthetic value derived from its streetscape, with attractive views and luxuriant vegetation.</i>

<sup>25</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.' Accessed online 9/11/2020 at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2270018>

<p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or technical innovation or achievement <input checked="" type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input checked="" type="checkbox"/></li> <li>▪ has landmark qualities <input type="checkbox"/></li> <li>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>▪ has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p><i>Social significance of the place requires a more detailed study to ascertain its value for the local community, however, due to the association with the early phase of residential development, the area is considered likely to be highly regarded by the local community.</i></p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ is important for its associations with an identifiable group <input type="checkbox"/></li> <li>▪ is important to a community's sense of place <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ is only important to the community for amenity reasons <input type="checkbox"/></li> <li>▪ is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The Florida Road Conservation Area is unlikely to be able to yield scientific or archaeological evidence or information.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ has the potential to yield new or further substantial scientific and/or archaeological information <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> </ul>



<ul style="list-style-type: none"> <li>is an important benchmark or reference site or type <input type="checkbox"/></li> <li>provides evidence of past human cultures that is unavailable elsewhere <input checked="" type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>has little archaeological or research potential <input type="checkbox"/></li> <li>only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The Florida Road Conservation Area does not feature rare architectural styles or rare evidence of significant cultural activity.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>is the only example of its type <input type="checkbox"/></li> <li>demonstrates designs or techniques of exceptional interest <input checked="" type="checkbox"/></li> <li>shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is not rare <input type="checkbox"/></li> <li>is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li><i>cultural or natural places; or</i></li> <li><i>cultural or natural environments.</i></li> </ul>	<p><i>Representative of Palm Beach's early residential development.</i></p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>is a fine example of its type <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is a poor example of its type <input type="checkbox"/></li> </ul>

<ul style="list-style-type: none"> <li>has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/></li> <li>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input checked="" type="checkbox"/></li> <li>is a significant variation to a class of items <input type="checkbox"/></li> <li>is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>does not include or has lost the range of characteristics of a type <input type="checkbox"/></li> <li>does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>
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### 4.3.2. 91 Florida Road

The following assessment of heritage significance has been prepared by Urbis in accordance with the 'Assessing Heritage Significance' guidelines.

Table 3 - Assessment of Heritage Significance<sup>26</sup>

Criteria	Significance Assessment
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The subject dwelling at 91 Florida Road is associated with the subdivision of the Palm Beach district in the early and mid-20<sup>th</sup> century, however the house was constructed after 1936 and largely postdates the initial residential subdivision and development boom in Palm Beach. The house design is typical of the early Palm Beach and Pittwater district subdivisions, and may have originally been constructed as a weekend or holiday home, reflecting the trend in the district of 20<sup>th</sup> century housing constructed as secondary, holiday homes for wealthier Sydney-siders. These homes were associated with the broader historical trend of recreation activities and holidaying in the areas surrounding the Sydney city in the Inter-War period.</p> <p>The house at 91 Florida Road has contributory significance within the Florida Road conservation area</p>

<sup>26</sup> Heritage NSW, 2015. 'Florida Road Heritage Conservation Area.' Accessed online 9/11/2020 at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2270018>

	under this criterion, however, does not reach the threshold of local significance independently under this criterion.
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>shows evidence of a significant human activity <input checked="" type="checkbox"/></li> <li>is associated with a significant activity or historical phase <input checked="" type="checkbox"/></li> <li>maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The subject dwelling at 91 Florida Road is associated with the State Member of Parliament, Frederick Graham Pratten Jr, who served as a member of the Legislative Council in NSW Parliament. The Pratten family were also involved in the social life and activities of the Palm Beach area throughout the 1930s and 1940s. The subject dwelling however is not likely to be significant at a local level on account of its association with Graham Pratten. The subject dwelling is not known to be associated with any significant architects, although it may have been influenced and/or inspired by the works of other notable architects such as Peddle &amp; Thorpe and Lawrie Gallagher.</p> <p>The subject site has contributory significance within the Florida Road Conservation Area, however does not reach the threshold of local significance in its own right.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>shows evidence of a significant human occupation <input type="checkbox"/></li> <li>is associated with a significant event, person, or group of persons <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/></li> <li>provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p>	<p>The subject site and dwelling at 91 Florida Road demonstrates several characteristics of a typical 1930s beach-cottage and holiday/weekender home architecture. The style, form, and materials of the subject</p>

<p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>dwelling are consistent with the surrounding area and the Florida Road Conservation Area, including notable listed houses such as Kookaburra and Back O' the Moon. However, the subject dwelling is not aesthetically distinctive within the area, does not show creative or technical innovation as it postdates many of the more significant and creative buildings in the area, and was designed by a significant architect or designer.</p> <p>The subject dwelling at 91 Florida Road is a contributory item within the Florida Road Conservation Area however does not independently reach the threshold of local significance.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input type="checkbox"/></li> <li>▪ has landmark qualities <input type="checkbox"/></li> <li>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input checked="" type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>▪ has only a loose association with a creative or technical achievement <input checked="" type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The subject dwelling at 91 Florida Road contributes to the overall sense of place felt by the Palm Beach community within the broader Florida Road conservation area. The subject dwelling does not likely hold social significance independent of the overall conservation area however.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ is important for its associations with an identifiable group <input type="checkbox"/></li> <li>▪ is important to a community's sense of place <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ is only important to the community for amenity reasons <input type="checkbox"/></li> <li>▪ is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p>	<p>The subject site does not likely contain any archaeological potential as historical research does not</p>

<p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>provide evidence of any former structures or historical phases within the subject site. Additional architectural analysis of the house form, structure, and fabric is unlikely to provide further significant information regarding the subject dwelling.</p> <p>The subject site at 91 Florida Road is of contributory significance to the Florida Road Conservation Area however does not reach the threshold of local significance independently.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>▪ is an important benchmark or reference site or type <input type="checkbox"/></li> <li>▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/></li> <li>▪ has little archaeological or research potential <input checked="" type="checkbox"/></li> <li>▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The subject dwelling at 91 Florida Road is of an architectural style typical of the early and mid-20<sup>th</sup> century development within the Palm Beach area. The architectural style is reminiscent of the Peddle and Thorp architectural firm and features elements of 1930s Inter-War and beach cottage style architecture. Within the Florida Road Conservation Area and the broader suburb of Palm Beach, the subject dwelling at 91 Florida Road cannot be considered rare.</p> <p>91 Florida Road is a contributory item within the Florida Road Conservation Area under this criterion however does not independently reach the threshold of local significance.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>▪ is not rare <input checked="" type="checkbox"/></li> <li>▪ is numerous but under threat <input type="checkbox"/></li> </ul>

<ul style="list-style-type: none"> <li>is the only example of its type <input type="checkbox"/></li> <li>demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>cultural or natural places; or</li> <li>cultural or natural environments.</li> </ul>	<p>The subject dwelling at 91 Florida Road reflects many of the architectural characteristics typical of 1930s/1940s beach cottages within the Palm Beach area. The house however would not be considered a fine example of its type, particularly in comparison to other significance houses and independently listed 1930s cottages within the Florida Road Conservation Area: 'Kookaburra', 'Florida House', 'The Moorings', and "Back O'Moon'.</p> <p>The house however reflects some of the architectural qualities of this style, including the materials such as stone, shingles, and timber; gables; window styles and forms; and interior features such as panelled walls and coffered ceilings. The house is overall associated with the recreational and beach weekender style of homes that developed in Palm Beach following the subdivision of the area.</p> <p>The subject dwelling at 91 Florida Road is a contributory item within the Florida Road Conservation Area for its representative significance, however does not reach the threshold of local significance under this criteria.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>is a fine example of its type <input type="checkbox"/></li> <li>has the principal characteristics of an important class or group of items <input checked="" type="checkbox"/></li> <li>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input checked="" type="checkbox"/></li> <li>is a significant variation to a class of items <input type="checkbox"/></li> <li>is part of a group which collectively illustrates a representative type <input checked="" type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is a poor example of its type <input type="checkbox"/></li> <li>does not include or has lost the range of characteristics of a type <input type="checkbox"/></li> <li>does not represent well the characteristics that make up a significant variation of a type <input checked="" type="checkbox"/></li> </ul>

- is outstanding because of its setting, condition or size

☐

- is outstanding because of its integrity or the esteem in which it is held

☐

## 4.4. STATEMENT OF SIGNIFICANCE

### 4.4.1. Florida Road Conservation Area

The State Heritage Inventory provides the following statement of significance for the Florida Road Conservation Area:

*“The Florida Road 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.*

*The area is associated with local prominent figures including Lawrie Gallagher, who built Kookaburra and Florida House. “The Moorings” and “Back O’Moon” are also associated with the early work of the well-known architecture office Peddle & Thorpe.*

*Contributory ranking:*

*Number 97 – Heritage item*

*Number 95 – Neutral*

*Number 93 – Heritage item*

*Number 91 – Contributory*

*Number 89 – Non-contributory*

*Number 87 – Non-contributory*

*Number 85 – Contributory*

*Number 83 – Empty lot / easement*

*Number 81 – Heritage item*

*Number 79 – Heritage item”<sup>27</sup>*

### 4.4.2. The Moorings

The State Heritage Inventory provides the following statement of significance for ‘The Moorings’ (Pittwater LEP 2014 I2270144):

*The Moorings at 94 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.*

*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 existing thicket of palms and paperbarks in the front garden provide landscape value.*

<sup>27</sup> Heritage NSW, 2015. ‘Florida Road Heritage Conservation Area.’ *Heritage NSW*. Accessed online 9/11/2020 at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2270018>

*The dwelling is representative of the popularity of cottage retreats in Pittwater built of local natural materials (stone and timber) to simple designs with traditional construction techniques.*

*Some alterations and additions have been undertaken. These however, do not reduced its ability in demonstrating the original design intention or presentation of the house. 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.*

*The house is associated with the development of the Northern Beaches as a holiday destination.<sup>28</sup>*

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<sup>28</sup> Heritage NSW, 2015. 'The Moorings.' State Heritage Inventory. Accessed online 28/1/2021 at: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2270144>



## 5. IMPACT ASSESSMENT

### 5.1. STATUTORY CONTROLS

#### 5.1.1. Pittwater Local Environmental Plan 2014

Table 4 - Assessment of the proposal against the Pittwater Local Environmental Plan 2014

Clause	Discussion
<p><b>(1) Objectives</b></p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Pittwater</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views</p>	<p>The proposed works would continue to conserve the environmental and cultural heritage of the Pittwater locality and the suburb of Palm Beach. The proposed works would involve sympathetic additions to the subject site at 91 Florida Road and would conserve the architectural style and character of the Florida Road Conservation Area. The proposal would not involve adverse heritage impacts to neighbouring or nearby heritage items, notably 'The Moorings' at 93 Florida Road.</p> <p>The proposal would not impact the significance of the area, which is attributed to the 1930s beach-cottage architectural character. The proposed addition to the front elevation of the house and the proposed carport would be sympathetic in style, form, and materials and would retain the existing configuration of the subject site, views, and landscaping at the front of the lot. The proposed works would therefore conserve the heritage significance of the Pittwater and Palm Beach areas, the Florida Road Conservation Area and would retain significant fabric, settings, views, and the character of the area.</p>
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(iii) a building, work, relic or tree within a heritage conservation area</p>	<p>The Northern Beaches Council requires the preparation of a Heritage Impact Statement under the Pittwater LEP 2014, as the proposed works would involve external alterations and additions to the subject dwelling at 91 Florida Road, Palm Beach, located within the Florida Road Heritage Conservation Area.</p> <p>This report has been prepared to address this requirement.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p>The consent authority must, before granting consent under this clause in respect of a heritage</p>	<p>The proposed works have been assessed within this Heritage Impact Statement report, which will be submitted to the Northern Beaches Council as part</p>

Clause	Discussion
<p>item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>of the Development Application for the proposed alterations and additions.</p> <p>The proposed works have been assessed within this HIS to not adversely impact the heritage significance of the Florida Road Conservation Area. The proposal would not involve adverse heritage impacts to neighbouring or nearby heritage items, notably 'The Moorings' at 93 Florida Road.</p>
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This HIS will be lodged with the Development Application in support of the proposed works.</p>

### 5.1.2. Pittwater Development Control Plan 2014

Table 5 – Assessment of the proposal against the Pittwater Development Control Plan 2014

Clause	Discussion
<p><b>B1 Heritage Controls</b></p> <p><b>B1.1 Heritage Conservation – Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan, 2014.</b></p> <p><b>Controls for Heritage Conservation Areas</b></p> <p>Development applications in heritage conservation areas, involving work likely to impact the heritage significance of the conservation area, must be accompanied by a Statement of Heritage Impact, establishing and assessing how the significance of</p>	<p>The proposed works, which will be submitted to the Northern Beaches Council as part of a Development Application, will include this Heritage Impact Statement. This Heritage Impact Statement has been prepared in accordance with the relevant Heritage NSW guidelines (<i>Statements of Heritage Impact</i>, 2002). This HIS is in support of the proposed works and has determined that the works would not adversely impact the significance of the Florida Road Conservation Area.</p> <p>The proposed works would involve sympathetic alterations and additions to the subject dwelling which would be consistent with the existing form, style, character and materials of the subject</p>

Clause	Discussion
the heritage conservation area will be affected by the development.	dwelling and of the overall conservation area. Significant views and settings within the conservation area would not be impacted by the proposed works.
The existing street pattern that reflects the original subdivision pattern of the estates is to be retained. Development is to respond to the established development patterns of the area as displayed by the subdivision layout, and front and side setbacks.	The proposed works would not involve modifications to the subject site lot, including the size, shape, or configuration of the site. Furthermore, the proposed works would not impact the existing street layout or subdivision layout of the area, which continues to reflect the original subdivision of the Palm Beach Estate in the 1920s, in which the subject site was sold as Lot 113. The existing front setback would be minimally altered by the front addition, however the significant setback and positioning of the house at the rear of the lot at the peak of the subject site would be retained. The existing landscaping at the front of the subject site would be retained and would not be impacted by the proposed works.
Distinctive characteristics of the streetscapes including fitting into the unique topography, leafy quality and garden settings is to be retained.	<p>The proposed works would not involve modifications to the existing landscaping and bush-garden character of the subject site, particularly in the front garden facing Florida Road. The existing nature of the landscaping would be retained, including fabric such as the existing sandstone path, retaining walls, and gates. The overall bush character of the extant garden would be retained at both the front and rear yards, with the proposed works requiring the removal of one tree in the location of the proposed carport. Removed vegetation would be reinstated where possible under the proposed landscaping plan. The overall garden character and setting would be retained.</p> <p>The topography of the subject site contributes to the character of the site and the Florida Road conservation area. The proposed works would involve limited excavation at the front of the house, with minor excavation and filling required for the construction of the proposed addition and low retaining wall. The proposed carport has been designed in its proposed form to avoid excavation, and to work with the unique topography of the site. The proposed works would therefore have a minor impact on the existing natural topography of the</p>

Clause	Discussion
	subject site and would retain the steep slope of the site.
No new intrusive changes or elements will be permitted in the heritage conservation areas, including high, visually impenetrable front fences, painting of face brick facades, removal or original detailing, or unsympathetic alterations and additions.	<p>The proposed works would involve sympathetic alterations and additions to the subject dwelling, including an addition situated at the front of the house.</p> <p>The proposed works, by way of their scale, architectural character and material finishes would not be intrusive and would be consistent with the extant façade and the character of the Florida Road Conservation Area. The proposed additions, overall, are cohesive with, and sympathetic to, the Inter-War beach cottage architectural style.</p>
Development must minimise the visual impact on the surroundings, in particular the landscaped setting.	<p>The proposed works would involve minimal alterations to the existing setting of the subject site, with few alterations proposed to the landscaping. The overall bushland-garden character of the landscaping, which is typical of the Palm Beach area, would be retained under the proposed works. Significant vegetation, notably mature trees, would not be removed by the proposed works.</p> <p>Furthermore, the proposed works would not involve impacts to significant views to, from, or throughout the subject site and Florida Road conservation area. The proposal would not involve adverse heritage impacts to neighbouring or nearby heritage items, notably 'The Moorings' at 93 Florida Road. The proposal would not result in adverse visual impacts on subject site or the broader Florida Road conservation area.</p>
Development in heritage conservation areas is to be carefully designed to respond to the heritage significance of the heritage conservation area, and to complement the existing character of buildings within the heritage conservation area, particularly the nearby heritage item(s) in terms of height, massing, form, bulk setbacks, scale and detailing. Solid to void ratios of elevations are to be similar to those of nearby buildings with heritage significance.	The proposed works have been designed with careful consideration of the heritage significance and architectural style of the subject site and the Florida Road Conservation Area. The materiality of the proposed works, notably the use of sandstone and timber, is responsive and sympathetic to the existing materials and finishes evident on the dwelling. The proposed design continues the use of sandstone, timber, and shingles which directly responds to the existing dwelling and broader conservation area. The proposed roof form is consistent with the existing, and where the form and pitch deviates, it would not be visible from Florida Road due to the neighbouring properties

Clause	Discussion
	<p>and the steep slope from Florida Road. The gable structure on the east façade would be a new addition that is sympathetic with the architectural style of the dwelling, and the works of Peddle and Thorpe, which the original design may have been influenced by.</p> <p>Architectural details, including windows, doors and general solid to void ratios would be consistent with the extant house and houses of similar architectural styles located within the Florida Road Conservation Area. The proportions, styles and locations of windows has carefully considered the balance of solid and void on each façade in accordance with the characteristics of the existing dwelling. Furthermore, these proportions have considered the style of neighbouring dwellings within the conservation area, including those designed by Peddle and Thorp and the general 1930s beach-cottage style which defines the conservation area.</p> <p>The proposed new additions would respect the bulk, massing, form and scale of the existing house and would be consistent with the prevailing character of houses within the conservation area. The height of the additions has been designed to be proportionate with the principal roof form, and east and north façades, and the proposed box window would not exceed the width of the north-south alignment on the east façade. The additions would be no wider than the existing façade and bulk of the house and would overall be sympathetic to the extant house form.</p> <p>The proposal, in overall terms, responds to the architectural character of the existing dwelling and the heritage significance of the Florida Road Conservation Area. The proposal would be consistent with the existing form of the house, would be consistent with the architectural style of the 1930s beach cottage, and would be sympathetic to the character and significance of the Florida Road Conservation Area. However, in accordance with the principles of the Burra Charter, would be easily identifiable as contemporary additions and would not mimic the existing architectural style or details.</p>
Contemporary design for new house and for alterations and additions is acceptable and	The proposed addition at the front of the house on the eastern elevation would be in a contemporary

Clause	Discussion
<p>encouraged as long as it respects its context and achieves a cohesive relationship with historically and architecturally significant existing fabric.</p>	<p>design that would be clearly distinguishable as a new addition to the house, however, would be sympathetic to the extant structure. The proposed design and form would be consistent with the massing and building envelope of the extant house form and would be consistent with the architectural principles of 1930s beach cottages. The materiality of the proposed addition would be sympathetic and continue many of the existing materials, colours and finishes on the extant house without replicating the style.</p>
<p><b>Architectural detail</b></p> <p>Verandahs are a specifically Australian characteristics, both in their form and detailing. As many of the houses in Pittwater were built as holiday houses, many incorporate verandahs. Where existing they should not be enclosed, as this alters their form and function.</p>	<p>The proposed works would involve the construction of a new verandah structure on the eastern façade of the lower floor.</p> <p>The construction of the verandah would be consistent with the significance of the Florida Road Conservation Area and would reflect the history of the district (and likely the existing subject dwelling) as a holiday home.</p>
<p><b>Modifying Facades</b></p> <p>In general, modification of the facades of heritage buildings should be minimised...Changes should also be minimised to materials and the roof form, and decorative elements should not be added if they were never originally part of the building.</p>	<p>The proposal seeks to construct a new addition to the front (east) façade of the dwelling. The addition would result in changes to the existing façade of the building, however, would not impact significant original fabric. The extant central portion of the façade is a later addition to the house and therefore, its removal would not result in adverse heritage impacts to the property. The existing roof material is not original and would be replaced with new steel roof sheeting, which would not adversely impact the significance of the subject site.</p> <p>The proposed alterations to the roof would largely retain the existing roof form. Areas where the roof form would slightly diverge from the extant form would be visible only on the north façade and would be recessive from the street. The roof profile be minimally altered at the north side of the east façade and the proposal would not substantially change the overall form or pitch of the roof form. These changes would not adversely impact the significance of the subject dwelling.</p> <p>The proposed addition would be cohesive with the existing design, style and symmetry of the extant façade. The addition would impact non-original</p>

Clause	Discussion
	fabric of no significance, and would be consistent in style, form, and materials with the original dwelling.
<p><b>New work</b></p> <p>Generally, new work should be located so that it is not highly visible from the street. This can be done by ensuring that extensions are carried out at the rear of properties. This also ensures maximum retention of original fabric.</p> <p>If possible any new work should be designed as distinctly separate from the main building. If this is not possible, then the new work should be clearly recognisable as new and should not replicate the original building.</p> <p>It is preferable that new features not be introduced on the front facades of important buildings.</p>	<p>The proposed addition to the existing dwelling would be located at the front (east) of the house however, would be considerably setback from the street due to the location of the house of the rear of the steep and vegetated lot.</p> <p>The proposed works do not involve the removal of original fabric, and would alter and extend the existing, modern extension. The internal works would involve some reconfiguration of the floorplan, however fabric associated with walls and doors to be relocated is not considered to be of heritage significance.</p> <p>The new addition would be clearly identified as modern and of contemporary design, however, would be sympathetic to the significance of the subject dwelling and the overall Florida Road Conservation Area. The proposed addition would not replicate the original building, but would adopt a contemporary interpretation of the overall style and materials, utilising stylistic elements typical of the architectural period and type.</p> <p>While the new addition would be located at the front of the subject dwelling, a contributory item within the conservation area, the proposed works would not result in adverse heritage impacts due to its retention of original fabric and sympathetic style.</p>
<p><b>Accommodating the car</b></p> <p>It is preferable that any new garage or carport be located as far back on the site as possible.</p>	<p>The proposed carport structure would be located at the very rear of the subject site, accessed via Livistona Lane. The carport would be located at the rear of the house and would not be connected to the main dwelling at any point, ensuring that there are no impacts to significant or original fabric. Furthermore, the existing dwelling would largely obstruct views to the proposed carport. Due to the steep inclination of the subject site, the existing topography, and the height and location of the dwelling, much of the carport would be obscured from Florida Road, except for the upper portion of the roof. The roof would be in a sympathetic gable style in recessive sympathetic materials and colours, reducing potential visual impact.</p>

## 5.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 6 – Assessment of the proposal against the Heritage Office Guidelines

Question	Discussion
<p>The following aspects of the proposal respect of enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The proposed works would have minimal impact on significant fabric and would respect the overall significance and style of the extant subject dwelling and the Florida Road Conservation Area.</p> <p>The proposed landscaping works within the subject site respect and enhance the landscape character of the area. The works retain existing mature trees and characteristic vegetation within the area, particularly at the Florida Road frontage of the subject site. The proposed carport at the rear of the subject site has been strategically located to minimise vegetation clearance, particularly of mature trees. Palm Beach is well known and recognised for the natural bush landscape within the area, which has largely been retained despite suburban development and contributes to the character of the area. The proposed works would result in no impact to this landscape character, which is significant to the subject site, the Florida Road Conservation Area, and the overall Palm Beach region.</p> <p>The proposed additions to the house at 91 Florida Road would, overall, be to the character and style of the existing dwelling, despite the contemporary nature of the addition. The additions would also be sympathetic in terms of bulk, scale, and proportions and would not overwhelm or detract from the existing dwelling. The proposed materials, finishes, and respect the palette of the existing dwelling and would not be intrusive.</p> <p>The proposed addition to the front façade of the dwelling would impact a later addition only, and would result in no impact on significant or original fabric. The addition would adjoin the existing façade in a non-intrusive way and would not involve demolition of original external walls or large portions of the house.</p> <p>Interior works would not involve impacts to significant internal fabric, such as the panelled ceilings or the sandstone fireplace. Walls that</p>



Question	Discussion
	would be removed and rebuilt, or otherwise altered, are not of contributory value to the place.
The following aspects of the proposal could detrimentally impact on heritage significance.	There are no aspects of the proposal that would have a detrimental impact on the heritage significance of the subject site at 91 Florida Road, or the Florida Road Conservation Area.
The following sympathetic solutions have been considered and discounted for the following reasons:	The current plans proposed for the Development Application and assessed within this HIS have been designed following detailed design advice phases and consultation between the property owners, Robert Jones, and Urbis. The current proposal is considered sympathetic and would not result in adverse heritage impacts.
<p><b>Minor additions</b></p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Will the additions visually dominate the heritage item?</p> <p>Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?</p>	<p>The proposed additions have been designed to involve minimal direct impacts to the existing building at 91 Florida Road. Significant fabric would largely be retained and alterations to original fabric have been minimised. The carport has been strategically located to avoid impacts to significant fabric and to mature significant vegetation.</p> <p>The additions will not visually dominate the house at 91 Florida Road. The carport would be situated at the rear of the subject site and views to the carport would largely be obstructed by the existing house, particularly when viewed from Florida Road. The addition to the front of the house is sympathetic to the existing dwelling, and is of a recessive character that will not dominate the original architectural form. The proposal has employed a sympathetic architectural character that will not visually detract from the existing dwelling, including the use of materials, colours, finishes, architectural style, bulk and scale that is respectful of the dwelling and broader Florida Road.</p> <p>No previous structures have been identified within the subject site through the historical research within this HIS. Therefore, there is nil archaeological potential within the subject site.</p> <p>The proposed additions are sympathetic to the existing dwelling, and broader conservation area. The proposed materials, colours and finishes are respectful of the existing dwelling, and are</p>

Question	Discussion
	<p>interpretive of the architectural style, without being derivative or replicating the existing house. The bulk, scale, and proportions of the proposed addition are consistent with the existing house and will not visually dominate the place.</p> <p>Overall, the design has minimised impacts to significant internal and external fabric and results in no adverse impact on the significance of the place.</p>

## 6. CONCLUSIONS AND RECOMMENDATIONS

The proposed works involve alterations and additions to the existing beach cottage at 91 Florida Road, Palm Beach. The proposed works comprise a the demolition of a current front addition and replacement with sympathetic addition to the front façade of the dwelling, internal renovations, and the construction of a carport at the rear of the subject site. A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have an acceptable impact on the Florida Road Conservation Area. Key aspects of the proposal assessment are listed below:

- The principal form of the existing roof of 91 Florida Road will be largely retained by the proposed works, although some minor modifications would occur. The roof plane would be altered at the northern portion of the east façade, above the new proposed staircase. The proposed contemporary addition to the roof would be readily interpreted as a new and non-original addition. The overall principal roof form would be retained.
- The principal form of the house at 91 Florida Road would be modified by the proposed alterations and additions, however the proposal would be sympathetic to the heritage significance of the subject site and the Florida Road Conservation Area and will not result in an adverse impact. The proposed addition would be located at the front of the house on the Florida Road facing façade and would be visible from and throughout the Florida Road Conservation Area. The proposed alterations, while located at the front of the house, would have no impact to the heritage significance of the conservation area however due to the sympathetic nature of the design, the substantial setback of the house and the steep topography of the subject site. The proposed additions would not obstruct views throughout the Florida Road Conservation Area and would not result in an adverse visual impact.
- The proposed addition and carport utilise a cohesive and sympathetic architectural design and style that draws from the existing house and the significance of the beach cottage style. The proposed carport and front additions are consistent with the existing bulk and scale of the current house and would use recessive and sympathetic materials and finishes.
- Proposed interior renovations would largely retain significant fabric or architectural details, notably the timber panelled ceilings within the main living spaces, and the sandstone fireplace within the living room. The removal of, and alterations to, features such as walls and doors would not result in adverse heritage impacts to the house at 91 Florida Road or to the Florida Road Conservation Area. Fabric to be removed, such as internal bedroom walls and doors, is not considered to be significant.
- Proposed landscaping works would retain significant and mature vegetation, particularly at the front of the subject site on Florida Road. The carport at the rear of the subject site has been strategically located to minimise removal of significant vegetation, in line with the recommendations provided by the arborist for the project. The remnant bushland vegetation at the subject site is significant to the Florida Road Conservation Area and the overall Palm Beach area, and the proposed works would not result in adverse impacts to the significant bushland setting and character.

The proposal is recommended for approval and is supported from a heritage perspective.

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