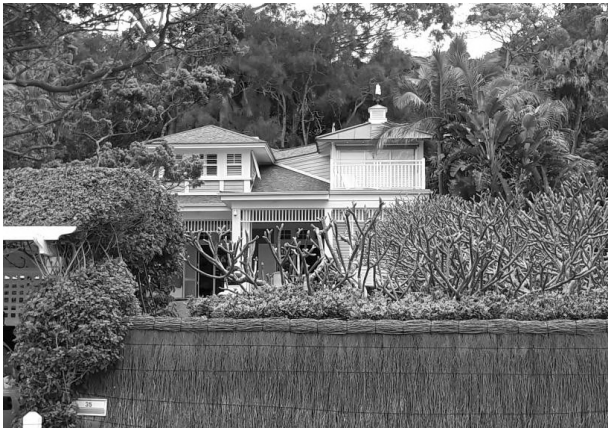


PROPOSED ALTERATIONS AND ADDITIONS

AT

**35 OCEAN ROAD,
PALM BEACH, NSW**

HERITAGE IMPACT STATEMENT



Prepared by:

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October 2020

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for a lift and other alterations to the existing house at 35 Ocean Road, Palm Beach, NSW. The report has been prepared on behalf of Bob and Margaret Rose, the owners of the property.

1.2 THE STUDY AREA

The study area is Lot 85 in DP 6746 in the Shire of Warringah, Parish of Narembreen and County of Cumberland. (Figure 1.1)



Figure 1.1 The Study Area shaded

Source: Six Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.4 METHODOLOGY

This report follows the recommendations set out in the NSW Heritage Manual prepared by the NSW Heritage Office for the preparation of statements of heritage impact and the Northern Beaches Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram and Robin Hedditch of John Oultram Heritage & Design, unless otherwise noted. Historical Research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL DEVELOPMENT

2.1 SUMMARY

The first house at 35 Ocean Road was a holiday house built in about 1920 for manufacturer, Clive Pemberton Curlewis (1876-1940). The Curlewis family, over several generations, were stalwarts of the select Palm Beach social set, and the property has historical associations with other members of the Curlewis family: namely barrister and judge Herbert Raine Curlewis (1869-1942) and his wife, the author Ethel Mary Turner (1870-1958), their son, solicitor and judge (later Sir) Adrian Herbert Frederic Curlewis (1901-1985), and daughter, Ethel Jean Sophia, (1898-1930), also a writer. CP Curlewis' widow and later daughters owned the property until 1973. The current owners bought the site as vacant land, following demolition of the Curlewis's house by the previous owners, and built the current house in 2003.

2.2 PITTWATER CONTEXT

Palm Beach is one of the beachside suburbs on the Pittwater peninsula. The discovery of Pittwater was made with the first year of Governor Phillip founding the penal settlement at Port Jackson in 1788. Non-indigenous settlement of Pittwater was probably initially undertaken in the 1810s with the first official alienation of land being made in the 1820s. In this era, the area was on the route of the maritime passage to the important inland settlements on the Hawkesbury River. It was also an important shelter for coastal shipping during inclement weather. Governor Phillip made initial soundings of the enclosed bay in 1788 and was followed by Governor Hunter in 1804. A further survey of the bay was made in 1829.

Aside from the importance of the bay to early colonial shipping, attempts at farming were made in the area from at least the mid 1810s in a number of land grants. The grants varied in area according to the fertility of the land, some small beside Pittwater, and others large beside the ocean

2.3 NAPPER'S GRANT

Palm Beach is located within the 400 acres granted to the Royal Navy surgeon James Napper in 1816, with the grant being named Larkfield. In 1900 Napper's descendent and heir, Benjamin Wentworth Darley died. The 400 acres at Pittwater was subdivided for 'marine sites', which were offered for sale in 1900 as the Bassett-Darley Estate.¹

2.4 PALM BEACH ESTATE

The Bassett-Darley Estate land release of 1900 was not a success, and in 1911 a company was formed with a capital of £6,000 (\$785,190 adjusted for inflation) to purchase the balance of the land, then measuring 437 acres. The directors of this company, named the Barrenjoey Company Ltd, were solicitor H Wolstenholme, solicitor JT Ralston, ET Jones, J Young, and HR Nolan.² John Thompson Ralston (1863-1923), who was well known in Sydney's business and legal communities, was the chairman of the company.

¹ Brawley, S, *Beach Beyond*, UNSW Press, 1996

² Notes and Comments, *Sydney Morning Herald*, 3/6/1911, p.15

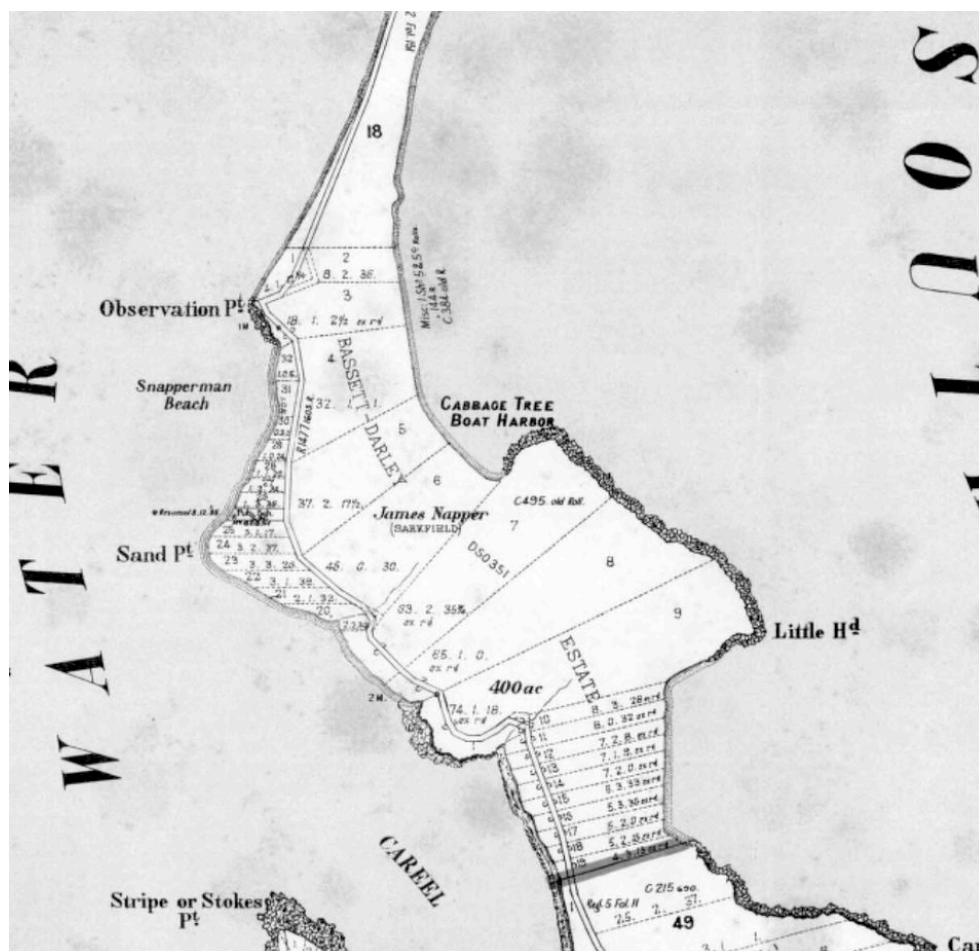


Figure 2.1 Detail from the 1905 edition of the Narrabeen parish map showing the unsuccessful Bassett-Darley Estate land release of 1900

Source: NSW Land Registry Services

The Barrenjoey Company Ltd subdivided the land (in Deposited Plan (DP) 6746) into residential allotments and named the estate Barrenjoey. This subdivision was presented to the local government authority, then Warringah Shire, in December 1911. JT Ralston had been a councillor of that shire in the 1900s, and the president of Warringah Shire in 1911 was Councillor AG Ralston,³ a nephew.

The estate was first offered for sale on Australia Day 1912 by the realtors Raine and Horne. The development company promoted the sale heavily, inclusive of publishing a well-illustrated brochure advertising the attractions of the area as an 'ideal week-end spot' offering 'surfing, boating in the still waters of the harbour, sailing, rowing, fishing, and wild natural scenery'. Potential buyers were encouraged to attend the sale with provision of motorcars and buses from Manly to Bayview and thence by ferry to the estate.⁴

JT Ralston died in December 1923, and the Barrenjoey Company was wound up voluntarily in July 1924.⁵

³ Warringah Shire, *Land* 8/12/1911, p.9

⁴ Real Estate, *Sydney Morning Herald*, 6/1/1912, p.12

⁵ NSW Government Gazette, 18/7/1924

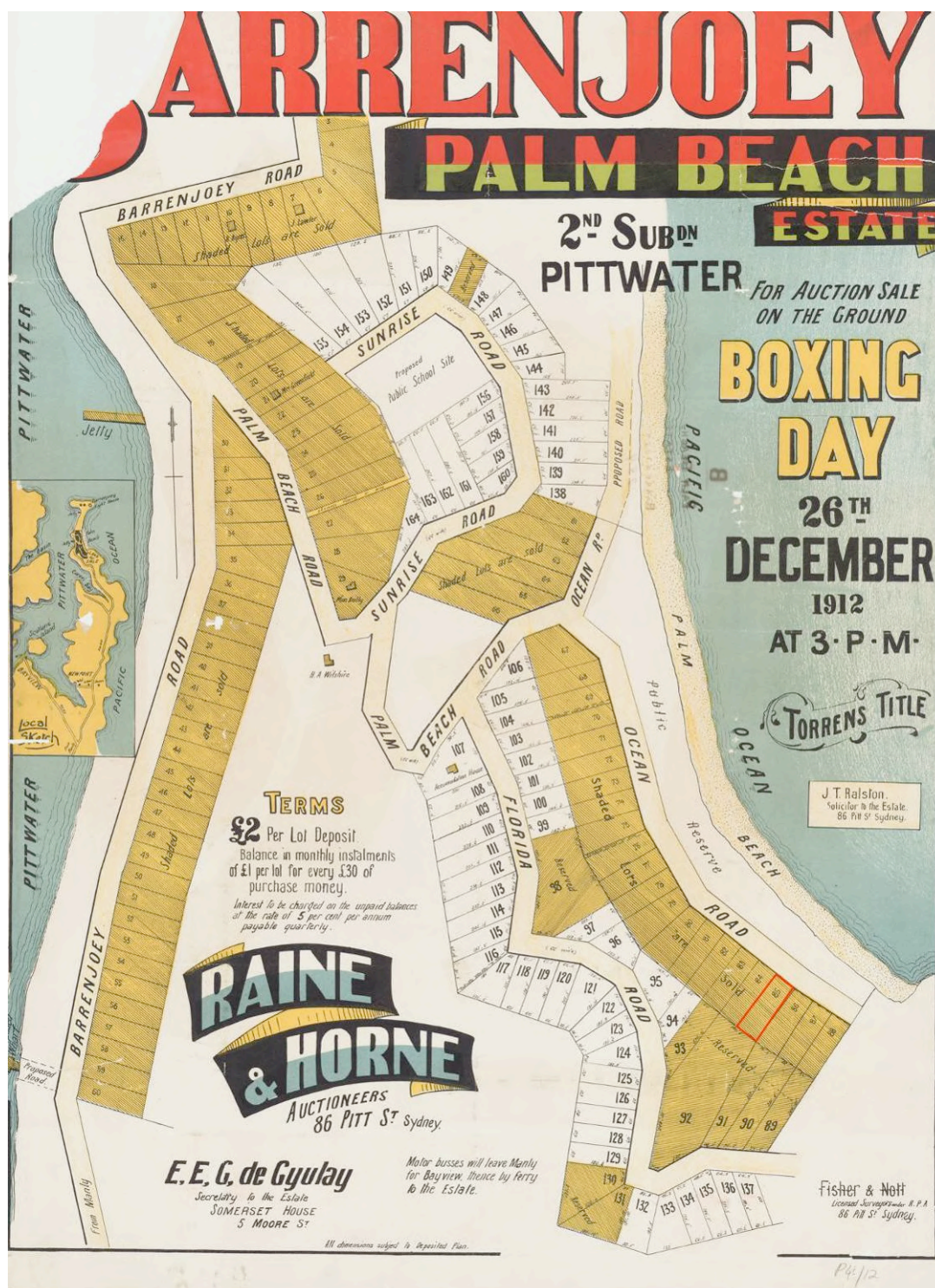


Figure 2.2 Auctioneer's plan of the building blocks of the Palm Beach Estate land release. This sale was undertaken in December 1912 and indicates all the water frontage blocks had been sold, however other sources suggest otherwise. No. 35 Ocean Road is Lot 85 (highlighted in red)

Source: State Library of NSW (Palm Beach Subdivision Plan No. 12)

2.5 PALM BEACH ENCLAVE

When sales of land at Palm Beach commenced in 1912 getting there from Sydney was a difficult task. From Sydney the ferry would take you as far as Manly, then by tram to Narrabeen, and then by coach to Newport. From Newport Agar's ferry serviced Palm Beach. Alternatively, a train to Brooklyn could be taken and then by Izzard's launch down the Hawkesbury to Palm Beach.⁶

In the 1920s improvements were made to the roads. In about 1920 the main road into Palm Beach was bituminised, and in 1924 the first Spit Bridge was opened. For the wealthy in Sydney with private cars Palm Beach, while remote, became accessible. The beachside village developed in the early 1920s as a place for the well-to-do to visit for holidays and weekend excursions. This sense of exclusivity persisted into the 1960s.⁷

2.6 NO. 35 OCEAN ROAD

The allotment of No. 35 Ocean Road was formed in 1911 in the subdivision undertaken by the Barrenjoey Company as Lot 85 (in Deposited Plan 6746). This allotment was conveyed from the Barrenjoey Company to Clive Pemberton Curlewis in March 1918.⁸ The holiday home that Curlewis built probably in 1920 became one of the stalwarts of the select Palm Beach social set.⁹ Neighbouring the Curlewis home to the south-east was Anthony J Hordern's place.



Figure 2.3 Detail from a Milton Kent commercial aerial photograph of Palm Beach. Not dated. 35 Ocean Street is outside the frame of this photo, to the far left. The Palm Beach Surf Club is visible in the centre.

Source: State Library of NSW (c111480008)

⁶ McNicoll, D, 'The Palm Beach Story, *Bulletin*, 8/2/1964 (McNicoll 1964)

⁷ McNicoll 1964

⁸ Torrens Title Dealing A368146

⁹ McNicoll 1964



Figure 2.4 Early, but undated postcard of Palm Beach, with the Palm Beach Surf Club in the centre. 35 Ocean Road is not visible.

Source: public access, available via the internet

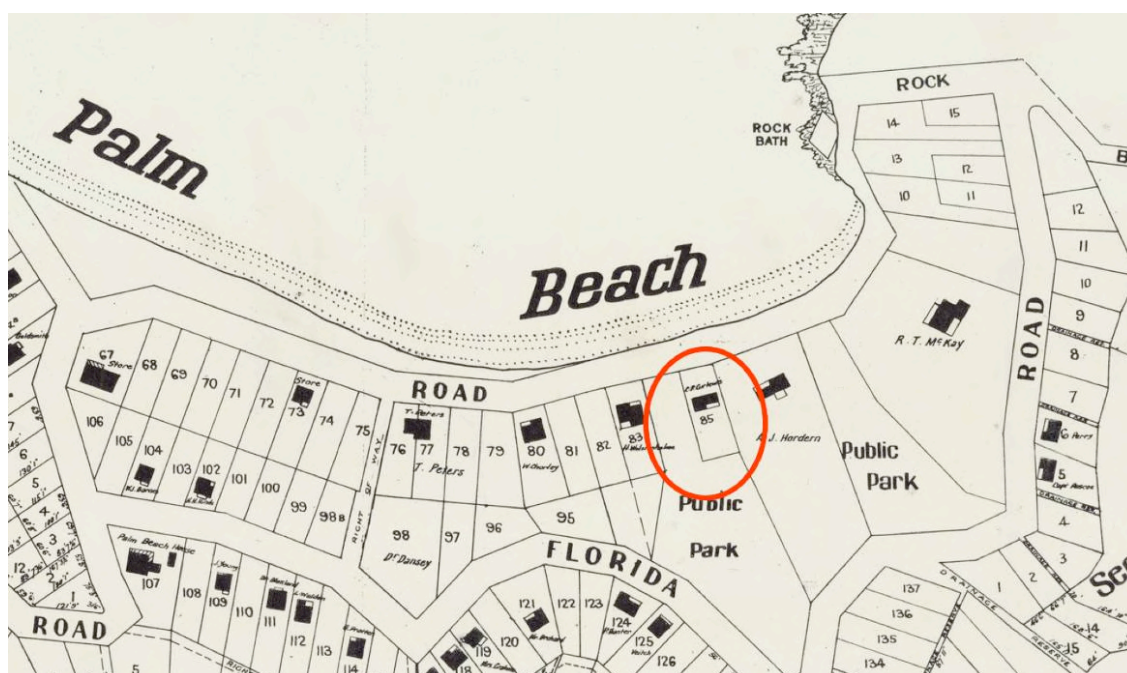


Figure 2.5 Detail from an auctioneer's plan of the building blocks at Palm Beach and their respective owner. Circled is CP Curlewis's holiday home on Lot 85. Not dated, mid-1920s

Source: State Library of NSW (Palm Beach Subdivision Plan No. 36)

Curlewis (1876-1940) was managing director of CP Curlewis & Co, who initially imported expanded metal for use in building and construction, and later diversified into manufacturing chemicals. The company traded into the 1960s. His associates were brothers Leslie Graham (1878-1939) and Rex Drewery (1887-1929).¹⁰ His father was Frederick Charles Curlewis (1843-1923) owned the Warren Brickworks at Marrickville from 1885 until his death in 1923 (as the Warren Brick Company, then at Alexandria.) FC Curlewis manufactured a type of face brick that was cheaper to produce and more durable than what had been used in the building trade in Sydney, and was in widespread use.¹¹ CP Curlewis married Constance Mabel Anderson in 1904 at Stanmore, and the couple from the 1910s resided at Mosman.

The fame of CP Curlewis's holiday home at Palm Beach rests with its associations with Curlewis's brother, barrister, and later judge (from 1917) of the Industrial Arbitration Court, Herbert Raine Curlewis (1869-1942) and his wife, the author Ethel Mary Turner (1870-1958), the couple having married in 1896. Turner was the author of *Seven Little Australians* (1894). A daughter, Ethel Jean Sophia (1898-1930), also was a writer, and her novels included *Beach Beyond* (1923) drawing on her experiences of Palm Beach and those of her brother (later Sir) Adrian Herbert Frederic Curlewis (1901-1985).¹²

Adrian was a founding member of the Palm Beach Surf Life-Saving Club (formed in 1921 (his father was a founding vice-president), and its club captain (1923-1928) and president (1929-1933).¹³ In the late 1930s Adrian was the chairman of the committee that recommended shark netting the beaches of Sydney, and was president of the Surf Life Saving Association,¹⁴ and in the 1950s waited on Queen Elizabeth II during her visit to Bondi Beach. His life beyond the beach was as a solicitor, and later judge.

That other members of the Curlewis family stayed at CP Curlewis's holiday home at Palm Beach was attested by accounts in the social pages of newspapers published from 1921.¹⁵ In 1925 it was reported 'Judge and Mrs Curlewis and their family have gone to Palm Beach, where the Judge's brother possesses a week-end house.'¹⁶

From 1923 the owner of the Palm Beach property was Mrs Constance Mabel Curlewis.¹⁷ After the death of Mr Curlewis in 1940, the holiday home continued to be owned by Mrs Curlewis until her death in 1966. Between 1967 and 1973 the property was owned by the two Curlewis daughters, Mrs Claire Constance Forsyth (1909-1996) and Mrs Jocelyn Leslie Ambrose (1915-2007).¹⁸

The Curlewis family (not necessarily CP Curlewis) papers (ca. 1881-1966) are held by the Mitchell Library.¹⁹

¹⁰ NSW State Archives and Records Index to Business Names.

Judge's Brother Dies in Office', *Daily Telegraph*, 8/4/1940, p.4

¹¹ Ringer, R, *The Brick Masters*, Dry Press Publishing Pty Ltd, 2008, p.70

¹² Niall, B, 'Turner, Ethel Mary (1870-1958)', *Australian Dictionary of Biography*, Volume 12, Melbourne University Press, 1990, Sydney Society, *Northern Star*, 25/4/1923, p.5

¹³ Booth, D, 'Curlewis, Sir Adrian Herbert (1901-1985)', *Australian Dictionary of Biography*, Volume 17, Melbourne University Press, 2007

¹⁴ 'Start on Meshing Expected Soon,' *Daily Telegraph*, 8/9/1937, p.7

¹⁵ Personal Paragraphs, *The Sun*, 22/1/1921, p.8.

Social Gossip, *The Sun*, 27/11/1921, p.18

¹⁶ Sydney Society, *Northern Star*, 30/12/1925, p.2

¹⁷ Torrens Title Dealing A949305

¹⁸ Torrens Title Dealing K826843

¹⁹ State Library of NSW - ML MSS 2159

The building erected in about 1920 was planned as a holiday home and built at a time when getting materials to Palm Beach was challenging. It is probable the holiday home was altered in the post-WWII era, or possibly rebuilt, to suit the requirements of a later generation. An architect associated with the Curlewis family was Eric Lindsay Thompson (1905-1957), the son of Frederick Lindsay Thompson and Lillian (born Turner (1867-1956)), the elder sister of Ethel Turner. Thompson commenced in architectural practice in 1929, and for Miss R Curlewis (relationship not established) in 1936 he designed a cottage in Florida Road, Palm Beach, and for Adrian Herbert Curlewis in 1938 a villa in Mosman.²⁰ However, the surviving records of Thompson's practice don't record work undertaken for CP Curlewis.

2.7 35 OCEAN ROAD AFTER 1973

After 1973, ownership of the property was transferred from Claire Constance Forsyth and Mrs Jocelyn Leslie Ambrose to other members of the Forsyth family via a company called Willeroon Pty Ltd. The Forsyth family, related by marriage to the Curlewis family, were, and still are, the owners of Dymocks, and during the time the house was owned by the Forsyth family, it acquired the name, "Willeroon". The 1920s house, described as a Californian bungalow and in a dilapidated condition by this time, was demolished in 2001 following a six-year legal battle.²¹

The current owners, Bob and Margaret Rose, acquired the vacant site and built the current house in 2003.

²⁰ State Library of NSW - ML PXD 818 Folder G folios 38-47

²¹ SMH, "The Money Tree", 30 March 2002. In this article, published after demolition, the house is confusingly described as a "Californian bungalow style" house and 'a very basic, basic shack. No photos of the Curlewis's house have been found for this report.

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by Robin Hedditch in September 2020 to ascertain its layout and condition. The current plans are shown in Figure 3.1.

35 Ocean Street, Palm Beach is a large, modern two-storey weatherboard house on concrete foundations. The house is set back from the street on a slightly elevated site.

The house is reached via terraced steps set in the lawn leading to the front entrance. A curved driveway provides access to the basement car parking via twin crazy-paved wheel strips.

The basement level includes underground car parking and guest accommodation. The main living areas are on the ground floor with bedrooms and bathrooms on the first floor.

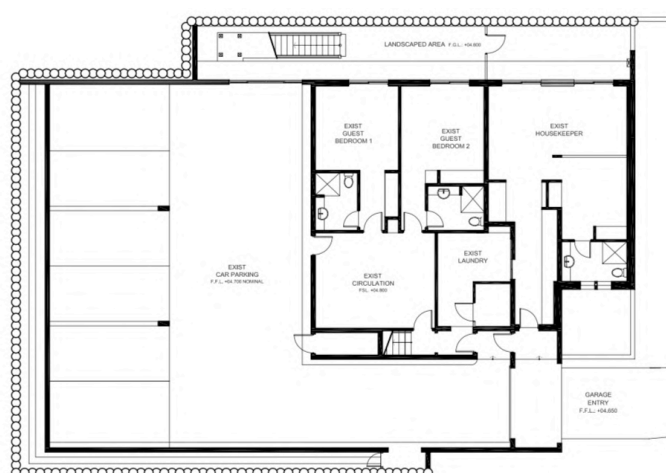
The house was designed and built by the current owners in 2003. The style can be described as “modern plantation” with asymmetrical massing, a complex roof form incorporating a square pitched main roof with projecting gables and large dormers, extensive balconies enclosed with plantation shutters and multi-pane sash windows. The roof is slate (or a modern slate substitute) and the colour scheme is predominately white. The house is currently a holiday home for owners and the floor plan and elevation takes advantage of the ocean views with large eastern-facing windows and doors onto multiple open decks and balconies.

The current landscaping with frangipanis and palm trees and extensive lawn and hedges was installed as part of the 2003 design with the exception of a large established tree at the front boundary which, according to the owners, survives from the original garden. A weatherboard cabin near the front boundary acts as a summerhouse. The expansive green lawn, curved driveway and carefully positioned trees and palms are in strong contrast to the white colour scheme of the house and create a distinctive ‘colonial’ garden setting for the house.

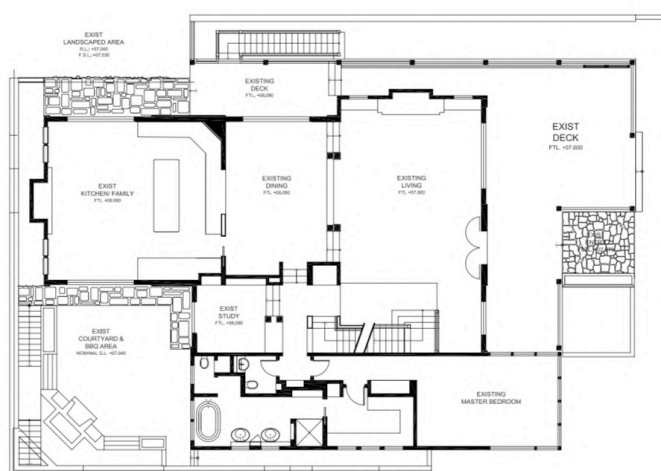
The rear garden is constrained by the siting of the house near the rear boundary and functions as an outdoor courtyard off the first floor living areas.

Ocean Street fronts Palm Beach and sits in a row of houses that line the south-eastern side of the street with the Palm Beach SLSC and beachside pavilion a short distance to the west. The heritage-listed Wiltshire Park is adjacent to the site.

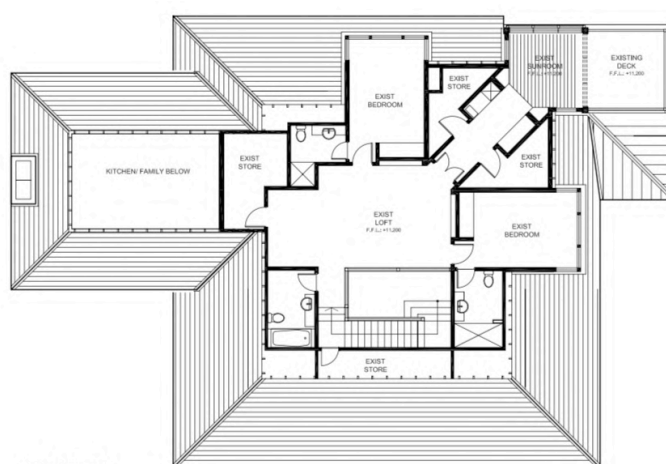
Figures 3.2 – 3.10



EXISTING
LOWER GROUND FLOOR PLAN



EXISTING
UPPER GROUND FLOOR PLAN



EXISTING
FIRST FLOOR PLAN

Figure 3.1 35 Ocean Road floor plan, as existing

Source; Architect



Figure 3.2 35 Ocean Road, Palm Beach
Front elevation



Figure 3.3 35 Ocean Road, Palm Beach
Driveway with cabin and the front gate in the distance



Figure 3.4 35 Ocean Road, Palm Beach
Stairs from ground to first floor

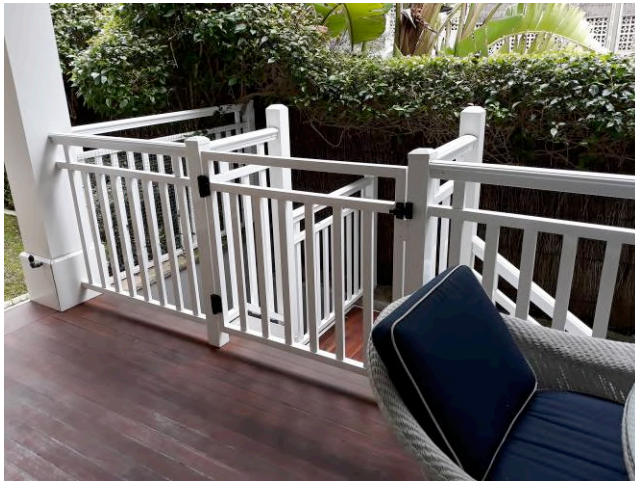


Figure 3.5 35 Ocean Road, Palm Beach
Stairs at the first-floor level



Figure 3.6 35 Ocean Road, Palm Beach
Deck off the living room from rear garden



Figure 3.7 35 Ocean Road, Palm Beach
Outdoor deck



Figure 3.8 35 Ocean Road, Palm Beach
Early surviving tree in front garden



Figure 3.9 35 Ocean Road, Palm Beach
View of front garden from first floor balcony



Figure 3.10 35 Ocean Road, Palm Beach
Front fence

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended) the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The property is not listed in the Inventory.

4.3 LOCAL AUTHORITY

The local authority for the area is the Northern Beaches Council. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Pittwater Local Environmental Plan 2014* (as amended) (LEP)²².

The property is within the Ocean Road Heritage Conservation Area (C4) and is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
2270072	27-28 Ocean Road, Palm Beach	Palm Beach Surf Club	Local
2270355	31-32 Ocean Road, Palm Beach	Memorial to Douglas Marks	Local
2270452	33-34 and 38 Ocean Road, Hordern Park and Wilshire Park	Spotted gums and Cabbage Tree Palms (<i>Corymbia maculata</i> and <i>Livistona Australis</i>)	Local

Development would be the subject heritage provisions of the LEP relating to development in a conservation area and in the vicinity of a heritage item.

Council may also take into consideration the heritage provisions of the *Pittwater 21 Development Control Plan* (as amended) (DCP) that contains objectives and controls for development of heritage items and in conservation areas.

²² Pittwater Council has recently been amalgamated and till new controls are gazetted, the Pittwater planning controls apply.

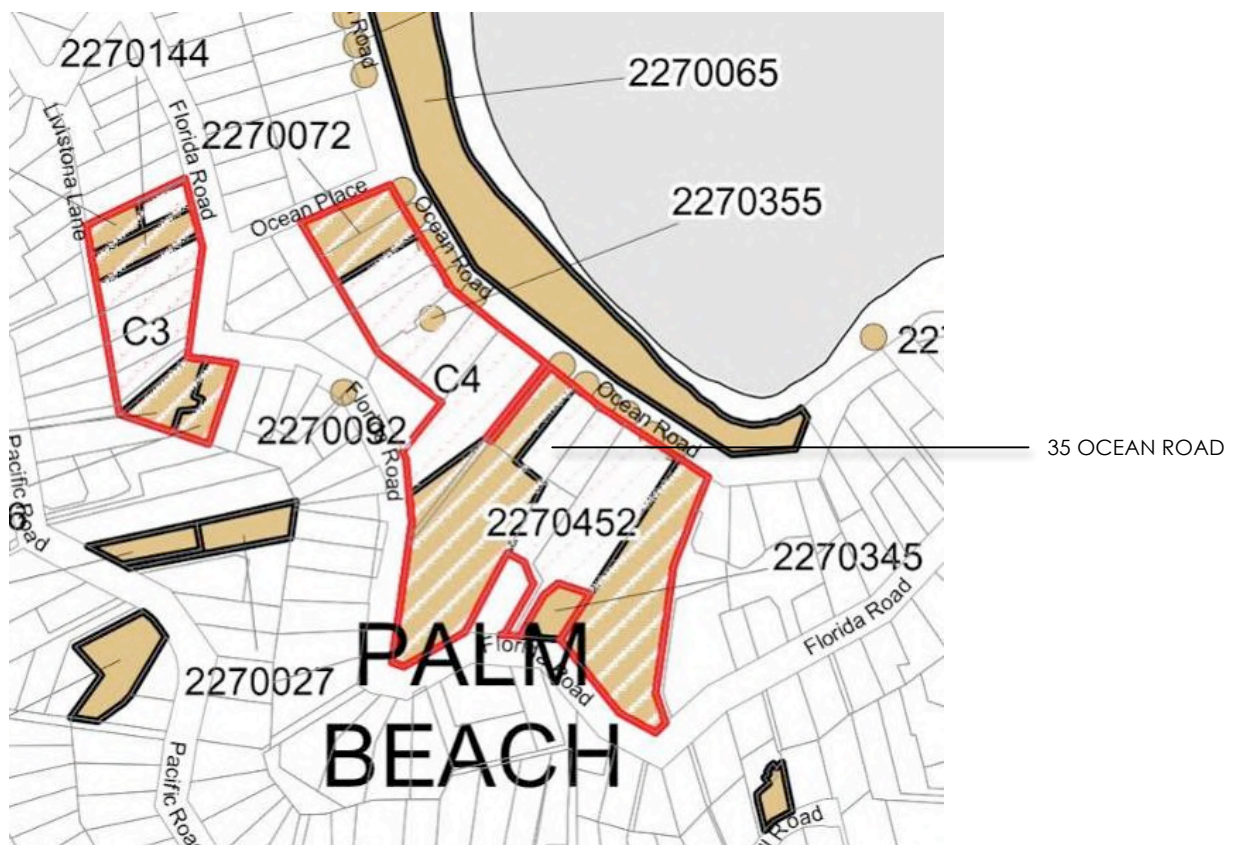


Figure 4.1 Pittwater Local Environmental Plan 2014 Heritage Map HER_015

Heritage items are coloured brown

5.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

5.1 HISTORIC SIGNIFICANCE

The site has historical significance in relation to the development of Palm Beach, Pittwater and Barrenjoey Headland. Following the creation of the Barrenjoey Palm Beach Estate in 1912, the area attracted Sydney's wealthy who valued its seclusion and remoteness from Sydney, and the area, especially along Ocean Road, developed as an exclusive enclave of holiday houses for many of Sydney's prominent families.

5.1.1 Historical Associations

The site has historical associations with several generations of the related Curlewis and Forsyth families, who built the original house on the site in 1920 and owned the property until 2003. This long-standing association with the two families was weakened when the Curlewis-built 1920 house was demolished in 2001, but the wider historical association of the Curlewis family with the early development of Palm Beach community continues with the Palm Beach Surf Club.

5.2 AESTHETIC SIGNIFICANCE

The current house was built in 2003 following the demolition of the original 1920s house. The careful design of the new house in a modern plantation style and its ongoing use by the extended family as a holiday house continues the established beachside aesthetic of Palm Beach and its history of serving as a coastal retreat for Sydneysiders. The house is a highly sympathetic, and often admired, example of a modern infill building within a conservation area and makes a positive contribution to the streetscape of Ocean Road.

5.3 SOCIAL SIGNIFICANCE

The current building has no strong associations with any particular group. The long-running court case over demolition of the previous house on the site reflects the local Palm Beach community's knowledge of, and pride taken in, the history of the area.

5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

The house was built in 2003 using modern materials and techniques.

Construction involved extensive excavation for the basement car parking and landscaping. The extent of ground disturbance for construction of the current house means no archaeological evidence of the former building on the site would survive.

5.5 SUMMARY OF SIGNIFICANCE

As a recently built house, it has no heritage significance. Its contemporary beach house design makes it a good example of a sympathetic infill building within an established beachside row and makes a contribution to the Ocean Road streetscape and the conservation area.

6.0 PROPOSED WORKS

6.1 PROPOSED WORKS

The owners would like to carry out minor alterations to the house to install a lift and extend a first floor balcony. The proposals are shown on Drawing Nos. DA.01, DA.02, DA.03 to DA.09 (all revision A) dated October 2020 and prepared by Rose Architectural Design. The proposals include:

- Installation of a lift serving the basement car parking area and the ground floor living areas.
- Alterations to the roof to accommodate the new lift and over-run.
- Extension of the front balcony on the first floor with associated alterations to the roof.

No other works are proposed to the house.

7.0 IMPACT OF THE PROPOSED WORKS

7.1 GENERALLY

The house at 35 Ocean Street is a large two-storey weatherboard house, built in 2003, in a contemporary plantation style.

The owners wish to install a lift to improve access from the basement car parking area to the ground floor living spaces. They also wish to enlarge the balcony on the first floor overlooking the front garden.

The proposals are relatively minor and have been carefully designed to preserve the architectural integrity of the original design. The works will result in a minor change to the house's exterior form. The changes will generally not be visible or have any significant impact on the appearance of the house from the street.

Given the recent construction date, there are no heritage issues in relation to the house itself. The works will have no impact on the significance of the conservation area and no impact on the adjacent heritage items – Wiltshire Park and its significant trees.

7.2 PROPOSED LIFT

The proposed lift is required to provide access from the basement car parking area to the ground-floor living spaces.

The installation requires an alteration to an existing set of stairs and the roof to accommodate the lift shaft and to provide a level passage linking the lift to the living rooms areas. The lift has been located on the northwestern side of the house towards the rear and detailed to match the existing building via matching forms and materials (weatherboards, shutters/louvres and a similarly pitched and tiled roof).

The new structure will be a tall new element in the overall composition of the house and will likely be visible from the street. However, the house is set well back from the street and the lift is set behind an open verandah, close to the rear of the site and concealed by established vegetation. If and where visible from the street, any impact will be minor and acceptable.

7.3 FIRST-FLOOR BALCONY EXTENSION

The proposed works include enlarging a first-floor verandah and extending the front facing, projecting gabled roof end. These works will alter the front elevation of the house but, again, the works have been designed to be sympathetic to the original architectural character of the house with the use of matching forms and materials.

There will be no heritage impacts from this work and no impacts on the adjacent heritage items.

7.4 PITTWATER LOCAL ENVIRONMENT PLAN 1993 (LEP)

7.4.1 Impact on Heritage Items in the Vicinity

There are a number of heritage items in the vicinity of the site but only the adjacent Wiltshire Park, and identified significant trees within the park are at a distance to be potentially affected by the proposed works.



Figure 7.1 View of Wiltshire Park next door to 35 Ocean Road (left) and another view from Ocean Road looking across Wiltshire Park to 35 Ocean Road in the background (right)

The proposed works will result in minor alteration to the current exterior form of the house.

Given the set back of the house from the street, the minor scale of the changes in relation to the overall size of the existing house, the careful integration of the new work with the original design in terms of form and materials, there will be little or no visual impact on the adjacent park or significant trees.

7.4.2 Impact on the Conservation Area

The property is within the Ocean Road Heritage Conservation Area (C4). The following is the statement of significance from the listing sheet for the conservation area (SHI 2270411):

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.

The listing sheet contains the following management guidelines for the area:

	Guideline	Comment
	<i>The conservation area should be retained and conserved</i>	The proposals are minor and involve works to a recently constructed building within the streetscape. No impact on the conservation area or nearby heritage items.
	<i>A Heritage Impact Statement should be prepared prior to any major works to any structure located in the study area that may have an impact on views or alter the character of the area</i>	This report.

We consider that the works will have little or no impact on the conservation area.

7.5 PITTWATER 21 DEVELOPMENT CONTROL PLAN (DCP)

Guidelines for development in heritage conservation areas are contained in various sections of the DCP. The proposals are assessed against the relevant guidelines below.

7.5.1 Section A4.12 -Palm Beach Locality

The subject property is within the Palm Beach Locality and general guidelines for development in the area are contained in Section A4.12 of the DCP.

The relevant guidelines are addressed below.

	<i>Desired Character</i>	Comment
	<i>Low density residential with two storey houses in a landscaped setting integrated with the landform and landscape</i>	Complies
	<i>Maintain the height limit below the tree canopy and minimise bulk and scale</i>	Complies
	<i>Respect the horizontal massing of the existing built form</i>	Complies. Little change to the existing massing and the new weatherboards and shutters/louvers provide horizontality
	<i>Existing and new native vegetation, including canopy trees, will be integrated with the development.</i>	Existing trees and the front lawn space will be retained
	<i>Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like</i>	Complies

7.5.2 Section B1: Heritage Controls

The guidelines for heritage are contained in *Section B1 Heritage Controls*. There are further guidelines shown in *Appendix 2 Heritage Conservation* of the DCP.

The relevant controls are addressed below.

7.5.3 Section B1.1 Heritage Conservation Areas

	<i>Outcome/Controls</i>	Comment
	<i>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 the heritage conservation area will be affected by the development</i>	This report.
	<i>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</i>	Complies. No change to the existing lot boundary.
	<i>Distinctive characteristics of the streetscapes including fitting into the unique topography, leafy quality and garden settings is to be retained</i>	Complies. The proposed works will have no impact on the streetscape and existing garden landscaping.

	Outcome/Controls	Comment
	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 of original detailing, or unsympathetic alterations and additions	Complies. The works are relatively minor, carefully detailed and sympathetic to the character of the conservation area.
	Development must minimise the visual impact on the surroundings, in particular the landscaped setting	Complies. The new works are set back from the front boundary with no impact on the garden setting of the house.
	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	Complies. The existing house is a notable example of modern sympathetic infill development and the proposed works have been carefully detailed to match the existing architectural character of the house.
	Development is not to obscure existing significant views to and from heritage items	Complies
	Contemporary design for new houses and for alterations and additions is acceptable and encouraged as long as it respects its context and achieves a cohesive relationship with historically and architecturally significant existing fabric	Complies
	The materials and finishes of new houses are to be compatible with the materials and finishes of adjoining buildings of heritage significance. They must be similar to, but should not copy, the characteristic materials, finishes, textures and colours of the buildings of heritage significance within the streetscape. Contemporary materials may be used where their proportions, detailing and quantities are consistent with the existing and desired future character of the heritage conservation area	Complies.

7.5.4 Section B1.2 Development in the Vicinity of Heritage Items, HCAs, Archaeological Sites or Potential Archaeological Sites

	Outcome/Controls	Comment
	Any development application involving work likely to impact the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site is to be accompanied by a Statement of Heritage Impact prepared by an appropriately qualified heritage professional.	This report.
	Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential archaeological site are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment.	Complies. The heritage items in the vicinity are landscape items and there will be no impact from the minor works proposed to the adjacent house.

	<i>Outcome/Controls</i>	<i>Comment</i>
	<i>Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential archaeological site are to minimise the impact on the heritage significance by providing an adequate buffer zone, and maintaining and respecting significant views to and from the heritage item, heritage conservation area, archaeological site or potential archaeological site.</i>	Complies.

7.5.5 Appendix 2 – Heritage Conservation, Section 4: Specific Guidelines –D Heritage Conservation Areas

Sunrise Hill, Florida Road and Ocean Road Conservation Areas

	<i>Principal objectives</i>	<i>Comment</i>
	<i>The guidelines for individual built heritage items, as contained within Section 4 of this Appendix are also applicable in these heritage conservation areas.</i>	See above.
	<i>As with individual items, successful "infill" development in these conservation areas is not based on imitation, but rather a sympathetic interpretation of the characteristics of the area (streetscape) and the design elements of the important buildings.</i>	Complies.
	<i>The aim of development within heritage conservation areas is to ensure preservation of the special qualities that give a place its character.</i>	Complies.
	<i>The main design elements which should be taken into account are: * character * scale * massing * materials and detailing * setback and orientation.</i>	Complies.

We consider that the proposals are in accordance with the objectives and controls of the DCP.

8.0 SUMMARY

8.1 SUMMARY

Overall, we consider that the proposals are relatively minor and respect the existing architectural character of the 2003 building.

The works will generally not be highly visible from the street. Where visible, they will have little or no impact on the significance of the heritage items in the vicinity and the surrounding conservation area and are in line with the heritage provisions of the DCP.

In heritage terms, we would recommend that the proposals be approved.

A handwritten signature in black ink, appearing to read 'J. Oultram'.

JOHN OULTRAM

9.0 APPENDIX -OWNERS 1918-1980S WITH PREAMBLE

Auto Folio 85/6746(Source: NSW Land Registry Services)

Year	Owner
1816	16 th March CROWN GRANT Parish of Narrabeen 400 acres James Napper
	Prior titles not searched
	PRIMARY APPLICATION 17737
1912	5 th September CERTIFICATE OF TITLE Vol. 2289 Fol. 43 427 acres 2 roods The Barrenjoey Company Ltd
1918	8 th March Dealing A368146 Transfer of Lot 85 Clive Pemberton Curlewis
1918	19 th March CERTIFICATE OF TITLE Vol. 2831 Fol. 199 Lot 85 in Deposited Plan 6746 1 rood 11&3/4 perches Clive Pemberton Curlewis, Mosman, manufacturer
1923	21 st May Dealing A949305 Transfer Constance Mabel Curlewis, wife of Clive Pemberton
1967	12 th October Dealing K826843 Transmission Claire Constance Forsyth, Mosman, married woman Jocelyn Leslie Ambrose, Robertson, married woman
1973	15 th November Dealing N737876 Transfer Willeroon Pty Ltd
1980	Dealing R825706 Mortgage Last dealing entered on title deed
	Auto Folio 85/6746 not searched