

## Heritage Referral Response

<b>Application Number:</b>	DA2020/0133
<b>Date:</b>	11/03/2020
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 17 DP 8595 , 121 Pacific Road PALM BEACH NSW 2108

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>The proposal has been referred to Heritage as the subject site adjoins two items</p> <p><b>Item 2270027 - Sydney Red Gums (<i>Angophora costata</i>) - 117 Pacific Road</b></p> <p><b>Item 2270071 - "Craboon" (house) - 119 Pacific Road</b></p>
<b>Details of heritage items affected</b>
<p>Details of the items as contained within the Pittwater inventory is as follows:</p> <p><b>Item 2270027 - Sydney Red Gums (<i>Angophora costata</i>)</b>  <u>Statement of significance:</u>  It is noted that the property no longer contains any Cabbage Tree Palms (<i>Livistona australis</i>) and both of the Sydney Red Gums (<i>Angophora costata</i>) had to be removed after a storm damage in 2013. It is, however, noted that the property contains a presumably Spotted Gum Tree (<i>Corymbia maculata</i>), which could be considered to be of a significant landscape heritage item of local significance with natural, aesthetic, social and historic significance for the Pittwater local government area. Absence of the Cabbage Tree Palms and the Sydney Red Gums has been confirmed through review of Nearmap aerial photographs (dating from October 2009 to December 2014). Therefore, assessment of this heritage item has been deferred until such time that a suitably qualified Council officer inspect the site to confirm the existing tree species within the property and to see whether the remaining specimen of <i>Corymbia maculata</i> warrants retention of the property on Schedule 5 of the Pittwater LEP 2014. Depending on the outcome of the site inspection if the property is to be retained on heritage schedule then it is recommended that this inventory form be amended to reflect the identified heritage values of the remaining trees.</p> <p><u>Physical description:</u>  The following information has been provided to assist in future description of the remaining specimen within the property:  <i>Corymbia maculata</i> (Spotted Gum) is a tall erect indigenous member of the palm family (Arecaceae) very widely distributed throughout lowland forest and swamps of eastern Australia, occurring in QLD, NSW and VIC. The stems are mostly about 10 metres tall but can grow up to 30 metres. The leaves, borne at the top of the stems, are palmately divided, fan shaped and plicate (folded longitudinally). The species is mostly found in moist forests, around swamps and the margins of rainforest in coastal areas. It is an attractive tree very hardy, tolerant of frost, wind and salt and is very popular for landscaping, being grown from the tropics through to temperate regions. It likes plenty of water and sun.</p> <p><b>Item 2270071 - "Craboon" (house)</b></p>

Statement of significance:

The Craboon is architecturally significant due to the stone construction, battened gables and porch with stone piers which represents design from the 1930s.

Physical description:

The stone cottage with tiled pitched roof is hardly visible from the public domain and contains a modern pavilion on the street level.

**Other relevant heritage listings**

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	

**Consideration of Application**

The proposal seeks consent for a new dwelling on the subject property. It proposes a part 1 and part 2 storey dwelling with a pool and associated landscaping works to the rear. The heritage items are located to the immediate south of the property at 117 and 119 Pacific Road.

119 Pacific Road comprises two pavilions being a newer two storey component to the front of the property and the heritage listed 'Craboon' cottage at the rear. The proposed dwelling on 121 occupies the front portion of its site with landscaping works proposed in the immediate vicinity of Craboon. Given the proposed building is located at the front of its site away from the heritage item, it is considered that it will not impact upon the heritage item or its significance.

Given 117 Pacific Road only adjoins the rear portion of 121 Pacific Road where there is no significant work proposed, there is considered to be no impact upon the heritage item or its significance.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

**Further Comments**

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 11 March 2020

The proposal is therefore supported.

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

**Recommended Heritage Advisor Conditions:**

Nil.