

Heritage Referral Response

Application Number:	Mod2022/0544
Proposed Development:	Modification of Development Consent DA2021/2364 granted for Demolition works and construction of a dwelling house including a swimming pool and cabana
Date:	27/02/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 17 DP 8595 , 121 Pacific Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject site adjoins two heritage item and it seeks to remove a heritage condition imposed on the original consent.</p> <p>Sydney Red Gums (<i>Angophora costata</i>) - 117 Pacific Road</p> <p>“Craboon” (house) - 119 Pacific Road</p>		
Details of heritage items affected		
<p>"Craboon" (house)</p> <p><u>Statement of significance:</u></p> <p>The Craboon is architecturally significant due to the stone construction, battened gables and porch with stone piers which represents design from the 1930s.</p> <p><u>Physical description:</u></p> <p>The stone cottage with tiled pitched roof</p>		
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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
<p>Following further consideration Heritage's concerns remain with the impact of the cabana roof and driveway surfaces of the development in the immediate foreground of the adjoining heritage item. On the basis the applicant is willing to consider changes to ameliorate the impacts, the following are suggested:</p>		

- The cabana could be given a green roof with low level planting reducing the amount of metal roof below Craboon's verandah; and
- Potential for the cabana to be moved back (towards the street side of the property) allowing for a greater area of planting on its seaward side which might corroborate with the planted roof; and
- The surface area of the driveway might be treated as a less formal more 'natural' appearing finish, employing a darker colour than concrete grey, and adopting an exposed aggregate appearance again with the objective of appearing less formal. There are some driveways near to the subject site which show this approach.

These changes would help to reduce the impact of the cabana on Craboon. Heritage is happy to continue working with the applicant on these approaches.

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? Yes

Has a Heritage Impact Statement been provided? A letter from GBA Heritage has been included

The proposal is therefore unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.