

Heritage Referral Response

Application Number:	DA2021/2416
Date:	06/02/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot 1 DP 1144798 , 155 Pacific Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property is opposite a heritage item		
House - 130A Pacific Road		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory is as follows:		
<p><u>Statement of Significance</u></p> <p>The House at 130a Pacific Road in Palm Beach, built c1920s as a holiday house, has historic and aesthetic and rare significance as a good example of a Californian Bungalow influenced by vernacular design.</p> <p><u>Physical Description</u></p> <p>The site is located on the western side of Pacific Road and is raised above the street level. The rear of the site faces an unmade road (Ralston Road). The property is located on a ridgeline with views to both Pittwater and the Pacific Ocean. The dwelling is single storey at the front and two-storey at the rear. The weekender's typical features are the use of natural materials to harmonise with the natural environment, simple detailing, simple roof structure using timber shingles and stonewall construction with shingle gabled end.</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		
Other	N/A	
Consideration of Application		
The proposal seeks consent for alterations and additions to the existing dwelling. The majority of the existing dwelling is located below the road level and this approach is continued through into this proposal except for the upper level studio. That will appear above the road level. The heritage item is		

located to the west of the site across Pacific Road and is elevated slightly above the road. Given that the bulk of the works are below the road level with the studio being a smaller element above and the physical separation of the site from the item, the proposal is considered to not 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: 6 February 2022

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.