

Heritage Referral Response

Application Number:	DA2019/0334
To:	Kent Bull
Land to be developed (Address):	Lot 1 DP 1084184 , 1178 Barrenjoey Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the property adjoins a heritage item		
Item - Villa D'este - 3 Northview Road, Palm Beach		
Details of heritage items affected		
Details of the item as contained within the Pittwater inventory are:		
<p><u>Statement of significance:</u></p> <p>Villa D'este at 3 Northview Road in Palm Beach, was built in 1933 to the design of Fred Verrills as a holiday house, has historic and aesthetic significance as a rare and intact example of Spanish Mission House typical of the early Pittwater subdivisions.</p> <p><u>Physical Description</u></p> <p>The house comprises of a rendered brick two-storey building characterised by typical Spanish Mission style features. These include: the asymmetrical facade, shaped gable facade, barley-twist columns, semi-circular arches, rendered brick walls, decorative sunrise motif, wrought-iron door hardware, gabled chimney stack, arched veranda, timber shutters, front steps, timber pergola, stucco finish and decorative parapet.</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	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
The proposal seeks consent for the conversion of an existing studio into a secondary dwelling. The studio is located in the eastern portion of the site, while Villa D'este is located to the west of the property. The land rises steeply from the subject property up to the heritage item. Given the distance between the studio and the heritage item as well as the change in elevation, the proposal is considered to not impact upon the heritage item.		

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, Strategic Planner

DATE: 1 May 2019

Recommended Heritage Advisor Conditions:

Nil.