



Heritage Referral Response

Application Number:	DA2020/0046
To:	Nick Keeler
Land to be developed (Address):	Lot 71 DP 6746 , 22 Ocean Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS

Discussion of reason for referral

The proposal has been referred to Heritage as it is within the vicinity of heritage items, listed in the Schedule 5 of Pittwater LEP 2014.

Item 2270065 Change rooms and toilets - 1 Ocean Road (Ocean Beach Reserve)

Item 2270038 Norfolk Island Pines (*Araucaria heterophylla*) - Ocean Road, within road reserve

Details of heritage items affected

Details of the items as contained within the Pittwater Heritage Inventory are as follows:

Item 2270065 Change rooms and toilets

Statement of significance:

The Change Room and Toilets building was built in 1936 and is a one-storey brick structure built in the Inter-War Functionalism style and has historic, social and aesthetic significance for the Palm Beach community.

It is a rare intact building representative of its type and period.

Physical description:

The Change Room and Toilets complex is a single storey building of polychromatic brickwork located on the beach, with a pitched tiled roof on the side wings and a flat concrete roof and parapets to the central section. The building has concrete canopies at its entries and a short flight of concrete steps (approx. Half a dozen depending on the level of the sand) across the eastern façade descending to the beach.

It features characteristic elements of the Inter-War Functionalism style, including the polychromatic brickwork, the use of simple geometric shapes, the long horizontal emphasis of the side curved wings contrasted by the central squared vertical entrance with flat roof and rounded corners ending with polychromatic terracotta clad double pitched roof.

Item 2270038 Norfolk Island Pines (*Araucaria heterophylla*)

Statement of significance:

Norfolk Island Pines have an exceptional level of landscape significance. They are a defining and iconic landscape element for Palm Beach, but also for many ocean beaches in Pittwater and along the coast of NSW and southern QLD. These pines are significant for their historic association with early settlement and as local cultural paintings, in some instances dating from the 1930s period. The Norfolk Island pine plantings also have a high level of visual, environmental and aesthetic value.

Physical description:

Many trees have achieved dramatic proportions and scale although many are threatened by



recreational and erosional pressures.

The pines screen views into properties from the public areas of the beach and the road, but still allow the individual properties view corridors between the trees through to the beach.

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 landscape works to the existing dwelling. The heritage change rooms and toilets building and the heritage trees are located within close proximity to the subject property. Given the separation between the heritage item - change rooms and toilets, and the nature of the proposed works the impact upon the heritage items is negligible. It is requested that the heritage listed Norfolk Island Pines which are located in the road reserve in front of the property, to be protected at all times during construction works.

Therefore, no objections are raised on heritage grounds, subject to a condition required.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) No
Required? 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: Oya Guner, Heritage Advisor

DATE: 19 February 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:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of heritage listed Norfolk Island Pines

Norfolk Island Pines (*Araucaria Heterophylla*), located in the beach reserve outside 22 Ocean Road, Palm Beach, are to be protected at all times during construction works on the site.

Reason: To ensure that the heritage listed Norfolk Island Pines are not damaged as a result of the proposed works.