

## Heritage Referral Response

Application Number:	DA2020/0016
Date:	04/03/2020
To:	Kent Bull
Land to be developed (Address):	Lot 10 DP 1207743 , 1110 Barrenjoey Road PALM BEACH NSW 2108

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as it adjoins a heritage item and within the proximity of a heritage item.</p> <p><b>Item 2270076 - “Barrenjoey House” (restaurant and accommodation) - 1108 Barrenjoey Road, Palm Beach</b></p> <p><b>Item 2270056 - “Winten” (house) - 21 Palm Beach Road, Palm Beach</b></p>		
Details of heritage items affected		
<p>Details of the items as contained within the Pittwater Heritage Inventory are as follows:</p> <p><b>Item 2270076 - “Barrenjoey House” (restaurant and accommodation)</b></p> <p><u>Statement of significance:</u> Barrenjoey House is historically significant as it has been in nearly continuous use as a restaurant and guest house since it was built in 1923 by Albert Verrills. It was also the first place in Palm Beach to have a telephone and as such it holds social significance for the Palm Beach community.</p> <p><u>Physical description:</u> This two-storey plastered brick building, with pitched roof, was built as a guest house in 1923. It features a sunny dining room with windows the length of one wall overlooking the water and a large terrace with canvas canopy for outdoor dining. The interior retains traditional character including wallpaper and emu chandeliers.</p> <p><b>Item 2270056 - “Winten” (house)</b></p> <p><u>Statement of significance:</u> Winten was built in the 1920s as a holiday house. As such it has historical significance as one of the earliest developments in Palm Beach.</p> <p><u>Physical description:</u> Winten is located on a steep site, with the view from the street screened by luxuriant vegetation creating a natural bush setting. It is a single storey cottage weatherboard to sill and asbestos sheet and battens with shingle gabled roof and casement windows.</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	No	
<b>Consideration of Application</b>		
<p>The proposal seeks consent for construction of a single storey, contemporary dwelling with a skillion roof. The heritage item "Winten" is located at the North-eastern direction, within the proximity of the subject property. The heritage item "Barrenjoey House" is located in front of the proposal on the Barrenjoey Road frontage. The proposal is well set back from Barrenjoey Road and the heritage item "Barrenjoey House". It is low in height and surrounded by existing trees and vegetation. Given the separation (both vertical and horizontal) between the subject site and the heritage items the proposed works will have no adverse impact upon the significance of the heritage items.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>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</p>		
<b>Further Comments</b>		
<p>COMPLETED BY: Oya Guner, Heritage Advisor</p> <p>DATE: 04 March 2020</p>		

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.