

Heritage Referral Response

Application Number:	Mod2025/0166
Proposed Development:	Modification of Development Consent DA2023/1289 granted for Demolition works and construction of Shop Top Housing
Date:	07/05/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 Barrenjoey 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 is within the vicinity of a number of heritage items including</p> <p>Barrenjoey House - 1108 Barrenjoey Road Winten - 21 Palm Beach Road Norfolk Island Pines - 1149 Barrenjoey Road</p>		
Details of heritage items affected		
<p>Barrenjoey House <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>Winten <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>Norfolk Island Pines <u>Statement of Significance</u> The Norfolk Island Pines are of local historic and aesthetic significance as a fine representative example of the widespread use of this species for ornamental plantings in coastal areas.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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

The proposal seeks consent for modifications to DA2023/1289. The proposal was referred to an external heritage advisor who made the following comments.

I have reviewed as requested the Schedule of Amendments and amended plans submitted in support of the application MOD2025/0166 made in respect of 1112-1116 Barrenjoey Road Palm Beach. I have also read the Statement of Environmental Effects similarly submitted in support of the application.

In my opinion the application does not promise to alter or affect the heritage outcomes of the proposed development, in respect of the heritage items in its vicinity and context.

Therefore Heritage raises no objections and requires no further 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

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.