

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

8 October 2021

Northern Beaches Council
1 Park Street
Mona Vale
NSW 2103

To whom it may concern,

HERITAGE IMPACT STATEMENT: SECTION 4.55 MODIFICATION APPLICATION, 949 BARRENJOEY ROAD, PALM BEACH

INTRODUCTION

This Heritage Impact Statement has been prepared on behalf of Walter Barda Design Pty Ltd (the Applicant) in support of Section 4.55(1A) application to modify DA2018/1655 as it relates to 949 Barrenjoey Road, Palm Beach. The approved development included construction of a new carport with turntable, creation of a new main entranceway into the sitting room of the main floor and alterations to the driveway and landscape elements. The proposed modifications to the approved development, in summary, includes the relocation of the proposed carport turntable, modifications to the existing driveway and landscaping and deletion of the proposed new entry into the sitting room. Details of the modifications proposed under the current application are listed further in this HIS.

This letter addresses the proposed modifications to the approved development and assesses any resultant heritage impact. Refer to the Heritage Impact Statement dated October 2018 by Urbis for a detailed physical analysis, historical overview, and assessment of significance. Overall, this report concludes that the amended proposal will not have any adverse heritage impacts.

HERITAGE LISTING

The subject site is identified as a local heritage item under Schedule 5, Environmental Heritage of the *Pittwater LEP 2014* as “*Kumale*” (house), item number 2270165. The subject site is not located within the boundaries of a heritage conservation area and is not within the vicinity of any local heritage items. The above heritage context is demonstrated in below extract from the *Pittwater LEP 2014*.

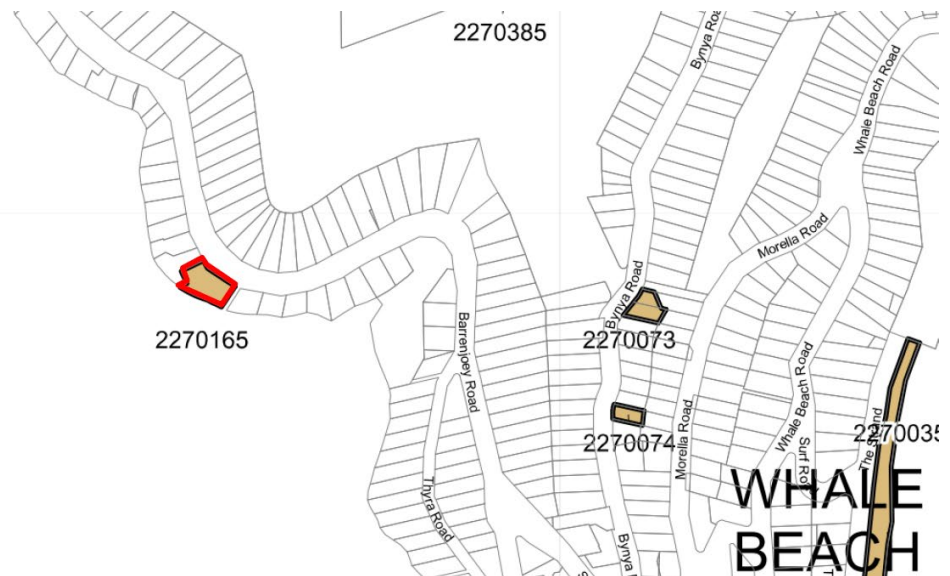


Figure 1 Extract from heritage map, subject site indicated in red.

Source: Pittwater LEP 2014, Sheet HER_015

BACKGROUND/APPROVED WORKS

The architect of Kumale, Peter Muller, was consulted in the preparation of the approved proposed alterations and additions to the subject site. Muller expressed that he could no longer be involved in Kumale due to his age and health, however, Muller expressed that he trusts in the current owners to maintain the integrity of the original concept of Kumale, whilst adapting the dwelling to suit their requirements. The owners of the site and the architects remain the same since the approval of the original DA.

Alterations and additions to a dwelling house were approved under DA2018/1655 on 1 April 2019. Approved works to the ground floor, carport and landscaped areas are outlined below:

Ground Floor

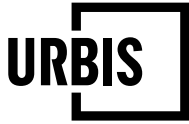
- Partial demolition of the outer curved wall of the sitting area for creation of a new entrance way.
- Installation of new solid curved timber entry door within new glass wall.
- Remove existing entrance door into gallery terrace and block with masonry wall.
- Make good of existing upper curved roof with water feature.

Carport

- Construction of new curvilinear carport with central funnel-shaped column, turntable and rooftop landscaping.

Landscape

- Partial demolition of the sandstone clad retaining wall on northern side of driveway.



- Alterations to vehicle balustrade on southern side of driveway.
- Regrading of driveway and laying of new stone flagging.
- New curved rendered masonry walls and sandstone clad walls with deep soil planters lining new entrance.
- Two new entry stairs, from the driveway to new entry foyer and one to dining room from new carport.

PROPOSED MODIFICATIONS

This letter has been prepared with reference to the following plans provided by Walter Barda Design dated 16 August 2021 (Table 1).

Table 1 Drawing Documentation

Title	Drawing No.	Date	Revision
Site Plan	1001	16.08.2021	C
Floor Plan L6 & Carport	1002	16.08.2021	E
Elevations	1301	13.10.2020	C
Sections	A1035	16.08.2021	E

This Section 4.55(1A) application proposes to modify the design of the carport and northern landscaping, as approved under DA2018/1655. Specifically, it is proposed to relocate the curvilinear, turnable carport from the approved location at the landscaped area to the west of the main entrance to the dwelling to the driveway entrance at the eastern end of the northern boundary of the property, accessed via Barrenjoey Road.

It is proposed to construct new steps and sandstone paving leading to the main entrance of the dwelling along the existing driveway, and install an inclinor extending from the new location of the carport to the western end of the dining pavilion. Photos of the subject area are included below at Figures 2-5.



Figure 2 Detail of rear façade of sitting room.

Source: Walter Barda Design



Figure 3 View of dining pavilion.

Source: Walter Barda Design



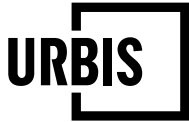
Figure 4 View of existing curved garden wall.

Source: Walter Barda Design



Figure 5 View south-west towards dwelling from top of driveway.

Source: Walter Barda Design



The proposed modifications are summarised below:

Carport

- Relocation of carport from approved location to driveway entrance off Barrenjoey Road.
- Installation of 6kW solar panels to be fixed off angle supports, to be laid flat within carport roof and allow for pebbled garden under panels.
- Construction of new concrete vehicle barrier.
- Construction of new bin enclosure.
- New sandstone flagging to driveway slab.
- New solid brass flat bar curved handrail to carport wall.
- Installation of 1.8m high sliding circular gate (rear of carport).
- Installation of new 1.5m high pedestrian entry gate (west of carport entrance).

Landscaping

- New sandstone flagging to concrete formed steppers to be fixed off existing driveway slab with new landscape garden surrounding.
- Partial demolition and make good to existing garden wall.
- Construction of new garden walls, rendered in sponge finish in Porters Paints "Drumbeat", finished to match main house with rounded top to match existing rear walls.
- New garden storage with sliding metal clad doors and roof, height to fit in under existing bedroom windows (east of entrance to dwelling).
- Installation of new inclinator extending from driveway entrance, parallel to the northern boundary of the site, culminating at western end of dining pavilion.
- New stone entry stairs cut into existing rock outcrop; treads sculpted into site with sandstone (at western end of inclinator).

Entrance to dwelling

- New stone entry stairs.
- New stone flagging at entrance (to match main house pool terrace at rear).
- New solid brass curved handrail to top of garden walls.
- Replacement of an existing entry door to dwelling.

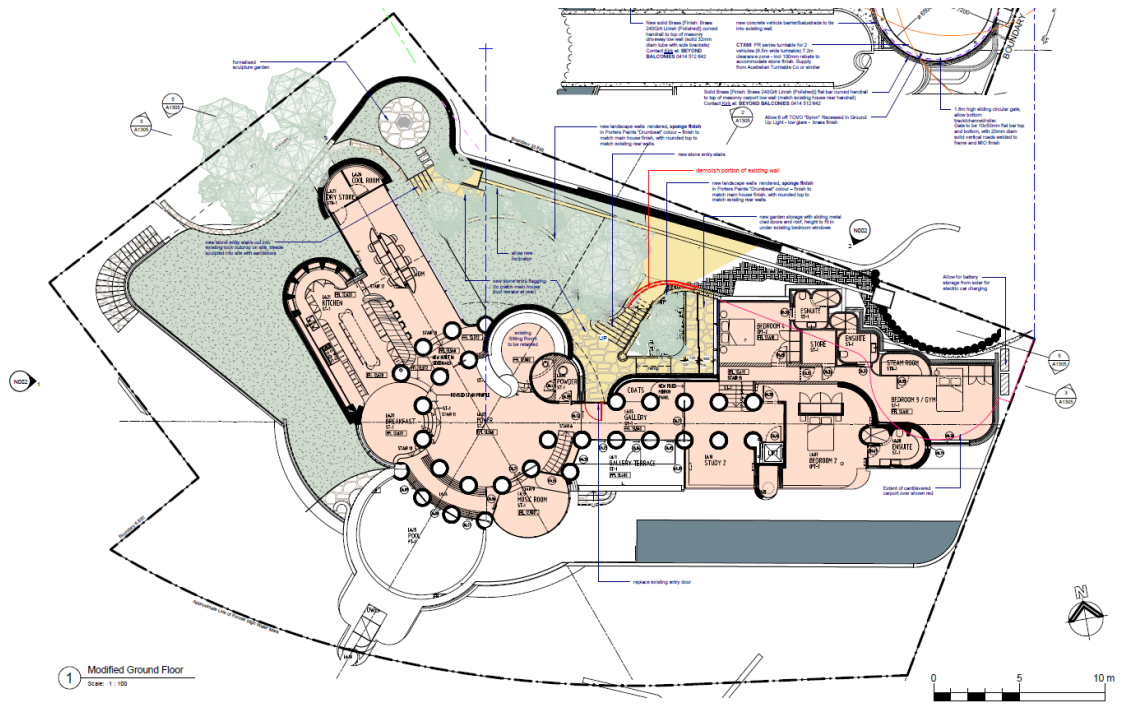


Figure 8 Extract from Floor Plan L6 and Carport.

Source: Walter Borda Design

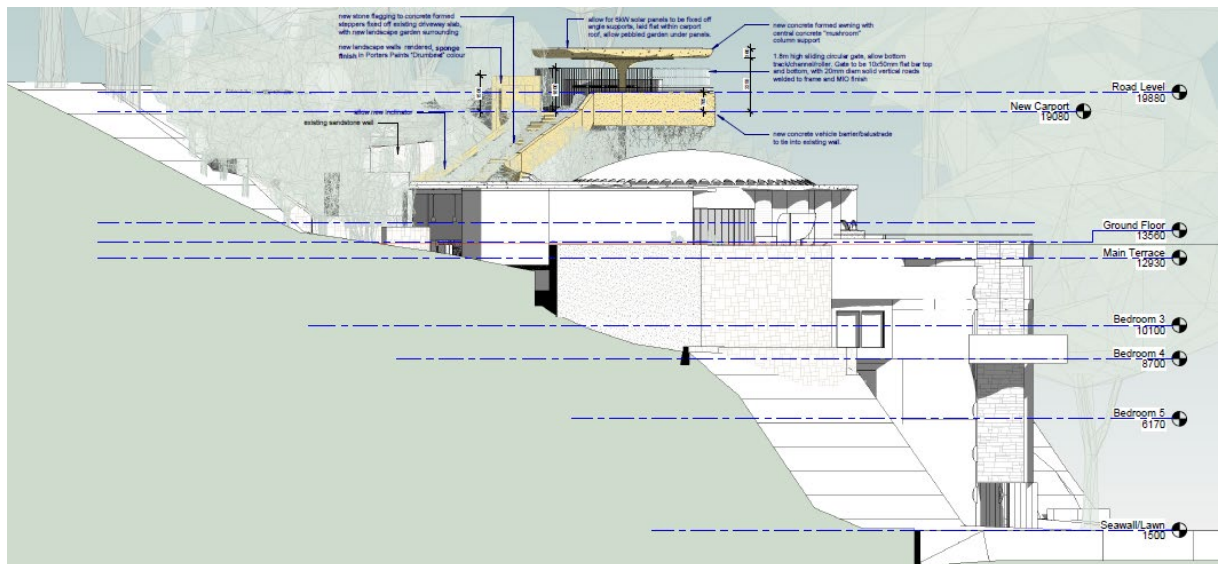


Figure 9 Extract from West Elevation.

Source: Walter Borda Design

The following views have been produced by Walter Barda Design.



Figure 10 View from Barrenjoey Road.



Figure 11 View from driveway, via Barrenjoey Road.



Figure 12 View across driveway from pedestrian gate.



Figure 13 View towards carport from proposed steps on driveway.



Figure 14 View of stairs and new entry area.



Figure 15 View to garden from inside dining pavilion.



Figure 16 Replacement entry door to dwelling.



Figure 17 Oblique aerial showing inclinator, steps and carport at street level.

ASSESSMENT OF HERITAGE IMPACT

Having regard to the relevant objectives and controls relating to heritage conservation as outlined in the *Pittwater LEP 2014* and the *Pittwater Development Control Plan 2014*, as well as for the established significance of the subject site, the proposed modifications to the approved development are assessed to have no adverse impact on the heritage significance of the subject site. Additionally, the modifications would not inhibit the implementation of works approved under DA2018/1655. Impacts of the proposed modifications are discussed below:

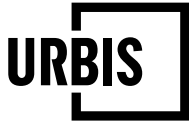
Carport

The proposed works seek to relocate the carport from the landscaped area west of the main entrance to the driveway entrance to the site (via Barrenjoey Road) at the eastern end of the northern boundary. It is proposed to construct a new low-rise curved, concrete vehicle barrier to enclose the southern side of the carport.

The design of the carport is complementary to the style and design detailing of Kumale which is achieved through multiple aspects of its design. The roof of the carport features a curved lip, in keeping with the curved lines of Kumale. The open structure of the carport ensures that views across the top of the site from Barrenjoey Road ensuring the continued appreciation of the shape and form of the roofscape, and the siting of the dwelling overlooking Pittwater.

The carport is found to be a sympathetic, contemporary addition to the site, and is approved under DA2018/1655. The new location and additional concrete barrier, pedestrian gate and bin enclosure are considered appropriately modest additions to the scheme, and facilitate necessary amenity to this part of the site. The relocation of the carport to street level does not adversely impact the site's presentation to the public domain, which is limited due to the location of the dwelling in the hillside and ensures the principal dwelling retains its original setting below the road.

The relocation of the carport from the landscaped area west of the main entrance to the driveway entrance to the site (via Barrenjoey Road) at the eastern end of the northern boundary, is assessed to have no adverse impact on the heritage significance of Kumale. It is considered that the new location of the carport is appropriate given the highly quality design and sympathetic detailing which draws from the character of Kumale. While the carport will now be visible from the public domain, this is considered appropriate given its design characteristics, and open structure that ensures existing views from the public are retained.



Landscaping & Access

Relocation of the carport requires the re-configuration of the landscaped area across the northern elevation of the dwelling. The landscaping works are generally minor, and have been selected for their compatibility with the existing character of the site. Introduced elements include solid brass handrails, sandstone flagging and curved garden walls, rendered and painted to remain sympathetic to the main house.

The proposed concrete steps extending from the driveway slab are an appropriate addition in facilitating access from the driveway to the main entrance of the dwelling, and remains in keeping with the style of Kumale. It is proposed to install an inclinor as an additional form of access from the driveway at the top of the site, to ground level of the dwelling.

The inclinor extends from the new location of the carport and culminates at the western end of the dining pavilion. The proposed inclinor is a modest contemporary addition that facilitates both the new location of the carport and improved access across the site. The additional areas for plantings around the entrance and north of the dining pavilion ensure Kumale remains nestled within the landscape of the site. The introduction of steps and an inclinor is assessed to have no adverse impact on the significance of Kumale.

It is proposed to replace an existing door to the dwelling within the newly constructed entry area. The proposed door is to be a timber feature construction with inlay panels, designed to echo the overall character of Kumale (Figure 20). The proposed door is assessed to be an appropriate contemporary addition to the dwelling and remains sympathetic to significant features and elements of Kumale.

Overall, there would be no impact on the external character of Kumale as a result of the above modifications. The works do not visually dominate or obscure significant elements of the dwelling and are generally sympathetic to the overall style and design of Kumale. The subject modifications are assessed to have no impact on the interpretation or character of Kumale and are therefore supported from a heritage perspective.

CONCLUSION

In conclusion, the proposed modifications to DA2018/1655 are assessed to have no detrimental impact on the heritage significance of the subject site. The works are supported from a heritage perspective and are recommended for approval.

Please do not hesitate to contact the undersigned should you required anything further.

Yours sincerely,

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