

28 March 2023

**Our Ref:** H-20008

Dear Council Officer,

**RE: BRIEF STATEMENT OF HERITAGE IMPACT FOR THE BOATHOUSE - SECTION 4.55(2)  
APPLICATION (DA2021/0669) 1191-1193 BARRENJOEY ROAD, PALM BEACH NSW 2108**

This brief Heritage Impact Statement (HIS) has been prepared in support of the proposed Section 4.55(2) modification to the Development Application (DA2021/0669) associated with the Boathouse located at 1191-1193 Barrenjoey Road in Palm Beach. The consent for DA2021/0669 was granted by the Northern Beaches Council on 15 December 2021 for demolition works and construction of a new restaurant, car parking and associated uses, including a Voluntary Planning Agreement.

The modifications have primarily arisen from the external re-arrangements of the southern elevation and the need to separate the offices of different entities, which are far more sympathetic from a heritage perspective, as it will simplify and create a more balanced and consistent elevation.

The subject Boathouse, located at 1191-1193 Barrenjoey Road, is not listed as a heritage item but partially encompassed in the Barrenjoey Heritage Conservation Area (C1) (HCA), as listed under Part 2, Schedule 5 of the Pittwater Local Environmental Plan (LEP) 2014.

A comprehensive Heritage Impact Statement was prepared by City Plan Heritage in February 2021 and submitted to the Council as part of the documentation for the subject DA2021/0669. This brief letter of Heritage Impact Statement focuses on the proposed modifications and therefore does not include the full background and description of the building within site. For further detail on the development history and description of the building and the site context, reference should be made to the subject February 2021 HIS.

## **1. PROPOSED MODIFICATIONS AND BACKGROUND**

The DA2021/0669 for demolition works and construction included the development of a new restaurant, carparking and associated uses, including a Voluntary Planning Agreement. The proposal involved a number of works related to the construction of a new commercial building replacing the existing building on the site, as well as alterations, additions, and landscape work to other elements of the site. The following is a summary of works approved under DA2021/0669:

- Demolition of the existing two-storey building on the site;
- Construction of a new two-storey building in the place of the previous;
- Replace and extend existing lean-toon north elevation of Boathouse maintaining the form of existing;
- Raise the level of the building to an RL of 10,430;
- Raise the level of the seaward decking;
- Install disability access from eastern side;

- Reconfigure front landscaping elements and entrance path from Barrenjoey Road accessway southwest to face Pittwater;
- Addition of further landscaping east of loading bay, north of parking bays;
- Dune stabilisation north of Boathouse Boat Ramp;
- Amendment of parking bays to meet compliance standards;
- Install path running north from eastern side of Boat House to the Barrenjoey Beach;
- Construction of new ancillary building, replacing existing outbuildings southeast of the boathouse for use as additional bathroom amenities, storage and a refuse area; and
- Install a concrete and stone seawall at the southern junction of the deck and foreshore.

Upon approval, City Plan Heritage prepared an addendum in the form of a heritage advice letter in response to discussions with the Northern Beaches Council and made alterations to the plans to meet site's environment challenges, including:

- Off set of the boathouse pitched gable roof ridge (east) by 500m;
- New ground floor RL of 2.9 raised up. 100m for flood;
- Increase in floor to ceiling height for the cafe from 2.4 to 2.7;
- Maintain 2.4m height for the office, bathrooms etc. on the eastern side of first floor;
- Ancillary building - change the floor AHD for toilets to 2.9;
- Reduction in ridge height by 134mm from 10.430 to 10.296; and
- Move door to the kitchen area north for improved operation of the kitchen.

The proposal was designed by Canvas Architecture & Design in consultation with the undersigned of City Plan Heritage (CPH). The assessed heritage significance of the site has informed the proposal which sought to preserve the significant elements, including the scale and size of the building, and mostly related to the reconfiguration and alteration of the non-significant fabric.

The current section 4.55(2) modification works include external re-arrangements of the southern elevation that are far more sympathetic from a heritage perspective, as it will simplify and create a more balanced and consistent elevation. The proposed development is substantially the same and only requires minor modifications. The proposed modifications are illustrated in section 4.55(2) drawings prepared by Canvas Architecture & Design and include in summary the following:

#### **Ground Floor**

- Adjustment to the window sets to be louvred with sill heights to allow for the future balustrading, required, for the ramps adjacent
  - Widening the window at the SW corner
  - The window more centrally located (SE) has a sill height and will become slightly narrower in width
- Replacement of the previously proposed 'Acoustic Screen' with a louvre set to the restaurant's ground level deck
- Removal of 300mm sill from the electrical meter box opening at the east elevation to make it full height, bi-fold (French) doors openable outwards in accordance with the AUSGRID requirements

- Erection of a new timber post to support the stringer beam of the staircase and cantilevered awning at the east elevation (as per structural engineer detailing)
- Increasing the sill height of the louvred window at the western elevation of the ancillary outbuilding structure by 100mm (from 1800mm to 1900mm)

**First Floor**

- Adjustment to the alignment of the existing proposed windows and doors to allow for a proposed new door to enter the restaurant office directly
- **Overall** Installation of solar panels at the sloped roof above the ground floor and first floor levels.
- Casting all the door and window leaves in aluminium while using timber frames, cover moulds, and reveals to maintain the overall presentation of the Boathouse.

Table 1: Revised plans for the Boathouse redevelopment for S4.55 modification (Source: Canvas Architecture & Design, August 2022)

Drawing No.	Title	Date
CC08-A	Proposed First Floor Plan	26/08/2022
CC09-A	North / East Elevations	26/08/2022
CC10-A	South / West Elevations	26/08/2022

**2. HERITAGE IMPACT ASSESSMENT**

As noted above, the Boathouse, located at 1191-1193 Barrenjoey Road, is not listed as a heritage item but partially encompassed within the Barrenjoey Heritage Conservation Area (C1) (HCA), as listed under Part 2, Schedule 5 of the Pittwater LEP 2014. These heritage attributes of the site have been confirmed in the Heritage Impact Statement (HIS) prepared by CPH (submitted to the Council as part of development application).

The following table considers the current proposed section 4.55 modifications in relation to the established and identified contributory values of the Boathouse and its surrounding heritage context as a whole and provides assessment whether the proposed modifications likely to have any adverse impact on these heritage values.

Proposed Modifications	Comments
<p><b>Ground Floor</b></p> <ul style="list-style-type: none"> <li>▪ Adjustment to the window sets to be louvred with sill heights to allow for the future balustrading, required, for the ramps adjacent</li> </ul>	<p>The previous proposal included a ‘Sound Screen’ along the southern elevation facing the deck at the ground floor level with vertical timber posts. The proposed changes will replace the previously proposed ‘Acoustic Screen’ and will continue with the same weatherboard cladding of the boathouse throughout. The extended weatherboard wall will have a four-paneled louvre window, similar to the previously approved windows, to</p>

Proposed Modifications	Comments
<ul style="list-style-type: none"> <li>▫ Widening the window at the SW corner</li> <li>▫ The window more centrally located (SE) has a sill height and will become slightly narrower in width</li> <li>▪ Replacement of the previously proposed 'Acoustic Screen' with a louvre set to the restaurant's ground level deck</li> <li>▪ Removal of 300mm sill from the electrical meter box opening at the east elevation to make it full height, bi-fold (French) doors openable outwards in accordance with the AUSGRID requirements</li> <li>▪ Erection of a new timber post to support the stringer beam of the staircase and cantilevered awning at the east elevation (as per structural engineer detailing)</li> <li>▪ Increasing the sill height of the louvred window at the western elevation of the ancillary outbuilding structure by 200mm (from 1800mm to 1900mm)</li> </ul>	<p>make the elevation more balanced and the fenestrations more consistent across the southern façade.</p> <p>Similarly, the middle glazed window will be replaced with an identical three-paneled louvre window to continue maintaining the horizontality along the southern façade.</p> <p>The removal of the 300mm sill from the electrical meter box opening is a functional requirement as per AUSGRID standards and hence requires full height, bi-fold (French) doors openable outwards. This minor change will have no impact on the already approved external presentation of the Boathouse and raises no concerns in relation to heritage matters.</p> <p>Another minor change along the eastern elevation includes the addition of a new timber post to support the stringer beam of the staircase and cantilevered awning, which is detailed as a structural requirement. The timber post will match the existing posts supporting the southern staircase and will sit homogeneously within the overall design of the Boathouse.</p> <p>These proposed changes will have no direct or indirect heritage impacts on the character and landscape of the HCA as the proposed works involve modifications to the openings of the approved entirely new boathouse structure, avoiding intervention into any significant fabric of the area. In addition, the modifications aim to simplify the elevation and create a more balanced fenestration that will have no impact on the contributory values of the site, its surroundings, and their subsequent appreciation.</p>
<p><b>First Floor</b></p> <ul style="list-style-type: none"> <li>▪ Adjustment to the alignment of the existing proposed windows and doors to allow for a proposed new door to enter the restaurant office directly</li> </ul>	<p>The modifications include the addition of a new glazed hinged door adjacent to the previously proposed glazed hinged door to provide a direct entrance from the outside to the restaurant office space. This will separate the Seaplane Office entrance from the restaurant office. The additional door will continue to maintain the verticality of the façade by aligning the adjusted windows with the ones at the ground floor level. Again, the façade will have a more balanced and consistent form, and the proposed fenestrations will maintain the approved design characteristics of the facade. This will simplify the southern elevation of the proposed building and raises no concerns in relation to heritage matters.</p>
<p><b>Overall</b></p>	<p>The purpose of the installation of solar panels as part of the proposed works aims to reduce emissions and contribute to the Northern Beaches Council's ambitious target of 50% of suitable</p>

Proposed Modifications	Comments
<ul style="list-style-type: none"> <li>▪ Installation of solar panels at the sloped roof above the ground floor and first floor levels.</li> <li>▪ Casting all the door and window leaves in aluminium while using timber frames, cover moulds, and reveals to maintain the overall presentation of the Boathouse.</li> </ul>	<p>premises with solar panels installed by 2030. Solar power will be a sustainable approach and will result in reducing electricity consumption and carbon emissions within the LGA. The panels will retain the original configuration, form and presentation of the Boathouse within the Barrenjoey HCA, with no adverse impact on the heritage items in the vicinity and the surrounding historical context.</p> <p>In addition, the proposed works using the aluminium door and window leaves do not include changes to the approved fenestrations and will continue to maintain the proportions of a balanced façade. The windows and door openings will have timber frames, cover moulds and reveal to allow the altered Boathouse to sit homogeneously within the Barrenjoey HCA. The aluminium leaves will be a minor alteration with no adverse impact on the overall presentation of the subject site within its surrounding historical context.</p>

### 3. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered that the proposed section 4.55(2) modifications, as described above and documented in the submitted drawings, will have a positive impact on the heritage attributes of the Boathouse, located at 1191-1193 Barrenjoey Road, Palm Beach. Since all the proposed modifications are external re-arrangements of the southern elevation to create a balanced fenestration in line with the approved design intent, they are far more sympathetic from a heritage perspective. As such, there will be no impact on the subject site, the heritage items in the vicinity and the surrounding historical context.

These proposed changes are considered minor as part of the wider approved changes to the site. They will continue to maintain the simplicity of the facade and will be welcomed to the existing configuration from a heritage perspective. The modification will revamp the southern elevation in a more balanced and consistent form. Therefore, it is considered by CPH that the proposed modifications will have no impact on the contributory values of the site, or the views and character of its surrounding landscape and the Barrenjoey HCA. The development remain essentially the same as the approved development.

We trust the above brief Heritage Impact Statement satisfy the Northern Beaches Council's requirements in the assessment of the proposed section 4.55(2) modifications. Should you wish to discuss the matter further please do not hesitate to contact the undersigned on 8270 3500 or at [kerimed@cityplan.com.au](mailto:kerimed@cityplan.com.au).

Yours Sincerely,



**Kerime Danis**  
Director - Heritage