

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

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

18 April 2021

Attn: Council Heritage Advisor
Northern Beaches Council
Dee Why, NSW 2099

To whom it may concern,

1102 BARREJOEY ROAD, PALM BEACH – SECTION 4.55 MODIFICATION – HERITAGE IMPACT STATEMENT

BACKGROUND

It is proposed to undertake works to 1102 Barrenjoey Road, Palm Beach (herein referred to as 'the site'). A previous scope of works has been approved under an existing Development Application (N0119/14). Urbis has been engaged to assess the impact of the proposed amended design to accompany a Section 4.55 application. Further details of the subject site, modified proposal and subsequent impact assessment are included below.

SITE AND HERITAGE CONTEXT

The subject site's setting is characterised by the proximity to Palm Beach, which lies east of the subject site. Importantly, the subject site has significant views to Snapperman Beach with the primary frontage of the allotment facing Pittwater to the west. Barrenjoey Road is a major thoroughfare, extending from Pittwater Road and providing access to the various subject on the peninsula. The Mackay Reserve lies immediately to the east of the subject site with a steep slope to the east.

The surrounding built environment features a regular subdivision pattern, narrow allotments with detached dwellings of 1-2 storeys, deep setbacks, manicured gardens, and rear beach views/access.

An aerial photograph of the local context is provided is indicated below, the subject site is indicated in red.



Figure 1 – Aerial view of the subject site and context. The subject site indicated in red.

Source: SIX Maps, 2020. Mark-up by Urbis.

The site is located at 1102 Barrenjoey Road, Palm Beach and is legally described as Lot 11 of Deposited Plan 1207743. The site comprises of a contemporary structure which addresses Barrenjoey Road and has rear views and access to McKay Reserve. The allotment is situated within B1 – Neighbourhood Centre zoning for mixed-use purposes, i.e., residential and commercial.

The subject allotment is of an asymmetrical shape which abuts the neighbouring property at 1108 Barrenjoey Road. The principle-built form consists of a rectangular masonry structure with lightweight additions. The site has a large, paved hardstand area and minimal landscaping. A gravelled parking area extends to the rear (east) of the site.

The following photographic survey was undertaken by Urbis on 13 November 2020.



Figure 2 – View to subject site facing south along Barrenjoey Road.



Figure 3 – Outdoor alfresco dining area.



Figure 4 – View into covered dining area.



Figure 5 –Rear dining area with Barrenjoey House visible on the left.



Figure 6 – View from the gravel carparking area



Figure 7 – Rear landscaping area.

The subject site is not identified as a heritage item of local or other significance. However, it adjoins the locally listed heritage item, “Barrenjoey House”, to the north. “Barrenjoey House” is sited at 1108 Barrenjoey Road and is recognised as item 2270076 in the Pittwater Local Environmental Plan 2014. The subject site also lies within the vicinity of the heritage item 2270037, “Norfolk Island Pines (*Arancaria heterophylla*)”. See below heritage map for further details.

The following Statement of Significance for the heritage item in the vicinity, “Barrenjoey House” has been extracted from the NSW Office of Environment and Heritage Inventory Register:¹

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. The listing includes the interiors of the building; however

¹ “Barrenjoey House” (restaurant and accommodation), Index no. 2270076, “Search for Heritage”, <https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>.

detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.

Additionally, the following Statement of Significance for the heritage item in the vicinity, “Norfolk Island Pine” has been extracted from the NSW Office of Environment and Heritage Inventory Register:²

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.

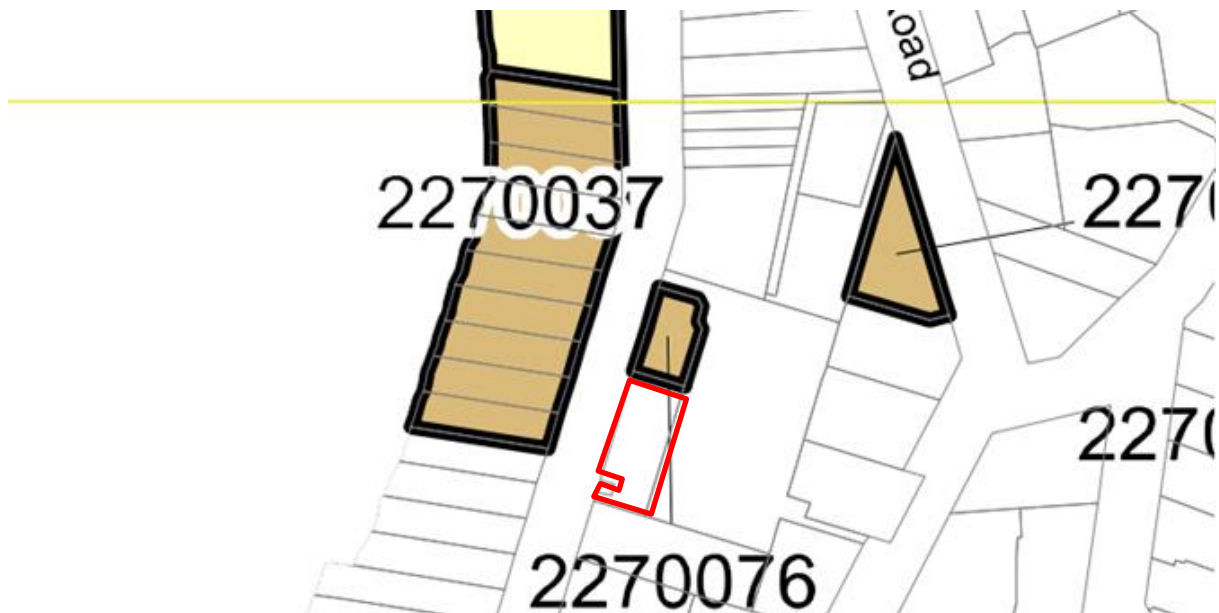


Figure 8 – Combination of heritage maps HER_015 and HER_014. The subject site is indicated in red and surrounding heritage items are shown in tan.

Source: *Pittwater Local Environmental Plan 2014*

HISTORICAL CONTEXT

Owing to the contemporary design of the structure, it appears the subject building was constructed roughly in the last 10-20 years. The following historical images ranging from the first half of the 20th century, display a largely vacant space in the subject allotment. Accordingly, these images support the assumed construction date of the subject building.

² “Norfolk Island Pine”, Index no. 2270037, “Search for Heritage”, <https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>.

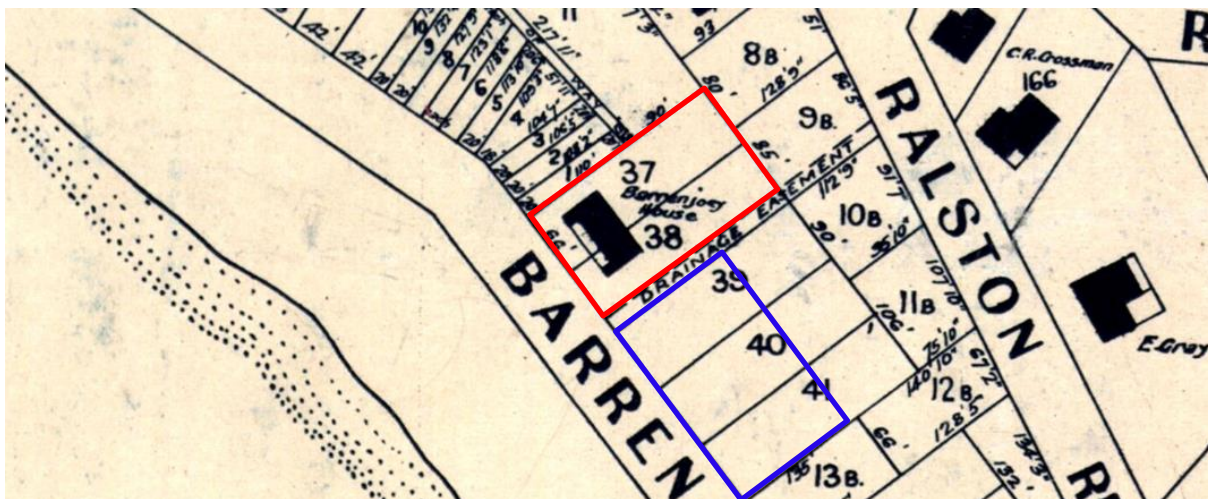


Figure 9 – Extract of c1926 plan of Palm Beach, Barrenjoey House is indicated in red, the approximate location of the subject site is shown in blue as a vacant allotment.

Source: Northern Beaches Council (3rd Feb 2020). Palm Beach Estate, Palm Beach, Whale Beach, c1926: sales plan. Retrieved from <https://northernbeaches.recollect.net.au/nodes/view/9290>



Figure 10 – Extract of a 1920s image of the subject area. The subject site (to the left of Barrenjoey House) is indicated with a red arrow and shows a different construction to the existing building.

Source: Northern Beaches Council (3rd Feb 2020). Snapperman Beach and Barrenjoey House. 1925. Retrieved from <https://northernbeaches.recollect.net.au/nodes/view/29456>



Figure 11 – Extract of a 1940s image of the subject area. The subject site is indicated with a red arrow showing a different structure to the existing.

Source: Northern Beaches Council (3rd Feb 2020). Snapperman's Beach, Barrenjoey House. Plane on beach, jetty in distance. c1940. Retrieved from <https://northernbeaches.recollect.net.au/nodes/view/29416>

DEVELOPMENT DESCRIPTION

A Development Application (N0119/14) has been approved for the demolition of the existing building and construction of shop-top housing including a basement car park, four (4) apartments and (3) floor level refreshment rooms. The proposed modifications to be submitted under the Section 4.55 application are as follows:

- Increase building height by 817mm;
- Set the building back further into the piled retaining wall to create a new setback of 3m;
- Setback terrace balconies from front boundary line;
- Consolidate available area in Level 1 and Level 2 and an increase in apartment numbers to 6 (six);
- Consolidate available area on Ground Floor and create new wellness centre and café; and
- New landscaping.

Detailed architectural plans of the subject site, to be submitted with this letter, created by Rob Mills Architecture.



Figure 12 – Approved elevation looking north on Barrenjoey Road.

Source: Rob Mills Architecture, 2020



Figure 13 – Proposed modified elevation looking north on Barrenjoey Road.

Source: Rob Mills Architecture, 2021



Figure 14 – Proposed modified elevation looking south on Barrenjoey Road.

Source: Rob Mills Architecture, 2021

HERITAGE IMPACT DISCUSSION

The proposed works are not considered to have any adverse heritage impacts. A heritage impact assessment has been undertaken below.

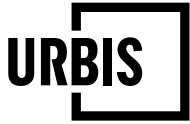
Table 1 – Discussion of proposed works against relevant controls in Sydney Development Control Plan 2012

Provision	Discussion
<p>B1.3 Heritage Conservation – General</p> <p>Outcomes</p> <p>Conservation of the environmental Heritage across Pittwater LGA in accordance with the principles contained in the Burra Charter.</p> <p>Enhancement of the existing heritage values and encouragement of contemporary design that responds appropriately to their context.</p> <p>Development respectful of environmental Heritage undertaken in a manner that is sympathetic to, and does not detract from any Heritage significance.</p>	<p>The proposal would not affect an item of local or other heritage significance. However, the subject site is adjacent to a local heritage item to the north. It is assessed that the proposed terraced form of the structure would be stepped back as to not visually impact the adjacent heritage item. Furthermore, the selected colour scheme including neutral and white tones and soft landscaping would complement the white façade of Barrenjoey House.</p> <p>The proposed height and terraced built form of the new development is respectful of the adjacent heritage items and would not detract from any heritage significance. While the height of the building would increase slightly, the bulk and massing of the development would be concentrated to the rear. Additionally, the building façade has been adequately set back from the front boundary, reducing the appearance of the new development from the streetscape.</p>
<p>A4.12 Palm Beach Locality</p> <p>Desired Character</p> <p>Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.</p> <p>Future development will maintain a building height limit below the tree canopy and minimise bulk and scale whilst ensuring that future development respects the horizontal massing of the existing built form. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment.</p>	<p>The proposed development would ensure that the character defining elements of the Palm Beach locality remains intact. The proposed new structure would be kept to a modest three-storey height in accordance with the surrounding B1 land zoning. The proposed mixed-use structure would incorporate both residential and commercial aspects, with retail spaces available to the public on the ground floor. The proposed usage of the new development would adequately complement the neighbouring heritage mixed-use property, Barrenjoey House.</p> <p>The new development has been designed to respect the existing surrounding built environment. The bulk and massing of the new structure have been reduced with generous setbacks from the front boundary. Additionally, the proposed terraced façade would further reduce the visual impact of the new development from the street. The use of balconies</p>

Provision	Discussion
<p>Development on slopes will be stepped down or along the slope to integrate with the landform and landscape and minimise site disturbance. Development will be designed to be safe from hazards.</p> <p>The design, scale and treatment of future development within the commercial centres will reflect a 'seaside-village' character through building design, signage and landscaping, and will reflect principles of good urban design. Landscaping will be incorporated into building design. Outdoor cafe seating will be encouraged.</p> <p>A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, to provide feed trees and undergrowth for koalas and other animals, and to enhance wildlife corridors.</p> <p>Palm Beach will remain an important link to the offshore communities.</p>	<p>with clear glazing and verandas at the primary façade would reduce the appearance of the increased bulk and massing of the new building.</p> <p>Additionally, the proposed stepped-back form would parallel the adjoining sloping landform at the rear of the allotment. Furthermore, the selected colour scheme, including neutral tones, sandstone, clear and obscure glazing, zinc roofing and soft landscaping would respond well to both the surrounding development and existing natural vegetation.</p> <p>The proposal would not alter views to and from the surrounding natural landscape or landforms. Rather the proposal is considered an appropriate response to the natural vegetation. The neutral colour palette and soft landscaping at the façade would soften the visual transition between the new development and existing features of the natural environment.</p> <p>Overall, the proposal in form and design would ensure the retention of the existing 'seaside-village' character and that Palm Beach remains an important link to the offshore communities.</p>
<p>B1.2 Heritage Conservation – Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites.</p> <p>Outcomes</p> <p>Conservation of the environmental Heritage of Pittwater LGA in accordance with the principles contained in the Burra Charter.</p> <p>Enhancement of the identified Heritage values and significant character of the Heritage conservation areas and encourage contemporary design that responds appropriately to their character.</p> <p>Development respectful of environmental Heritage, undertaken in a manner that is sympathetic to, and does not detract from, any Heritage significance.</p> <p>Controls</p> <p>Any development application involving work likely to impact the Heritage significance of a Heritage item,</p>	<p>It has been assessed that the heritage significance of the surrounding area would be retained and respected. The proposed new structure has been designed with consideration of the pertinent heritage values of the site. Especially that of the nearby heritage items being 'Barrenjoey House' and the 'Norfolk Island Pines'.</p> <p>The new structure's terraced façade would be set back from the front boundary, consequently reducing its appearance from the streetscape. This design element would also reduce the appearance of the new works against the aforementioned adjacent heritage items.</p> <p>With consideration of the existing character of Barrenjoey Road, it is assessed that the proposed structure would respect the existing pattern of development in both contemporary architectural style and terraced form.</p>

Provision	Discussion
<p>Heritage conservation area, archaeological site or potential archaeological site is to be accompanied by a Statement of Heritage Impact prepared by an appropriately qualified Heritage professional. Guidance on preparing a Heritage Impact Statement (Statement of Heritage Impact) is available at NSW Office of Environment & Heritage in the NSW Heritage Manual or superseding publication.</p> <p>Developments in the vicinity of a Heritage item, Heritage conservation area, archaeological site or potential archaeological site are to be designed to respect and complement the Heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment.</p> <p>Developments in the vicinity of a Heritage item, Heritage conservation area, archaeological site or potential archaeological site are to minimise the impact on the Heritage significance by providing an adequate buffer zone, and maintaining and respecting significant views to and from the Heritage item, Heritage conservation area, archaeological site or potential archaeological site.</p>	<p>Urbis has been engaged to prepare a Statement of Heritage Impact for the subject site as it lies within the vicinity of two locally listed heritage items.</p> <p>As established above, the proposed development would be considered a sympathetic response to the aforementioned heritage items. The proposed scale of three storeys would not overwhelm the adjacent two-storey heritage item. The massing of the new structure is proposed to the rear of the allotment allowing for a generous front setback from Barrenjoey Road. Furthermore, the built form is proposed to be terraced and stepped back from the front boundary as to not visually overwhelm the adjoining heritage property.</p> <p>The proposed colour scheme including neutral tones and natural elements of sandstone would similarly reference the white exterior of the adjoining heritage property.</p> <p>Accordingly, the views between the new development and the adjoining heritage items would not be negatively impacted and would therefore be respected.</p> <p>It is beyond the scope of this report to assess the archaeological potential of the subject site.</p>

Source: Urbis



CONCLUSION

The proposed new structure has been designed with consideration of the surrounding heritage items. The bulk of the new building has been reduced from the primary streetscape with the massing concentrated to the rear. Additionally, the new structure's terraced façade would be set back from the front boundary, consequently reducing its appearance from the streetscape. This design element would also reduce the appearance of the new works against the aforementioned adjacent heritage items. Furthermore, the selected colour scheme, including neutral tones, natural wood, natural zinc and soft landscaping would respond well to both the surrounding development and existing natural vegetation.

the above considered, it is assessed that the proposed development would not engender a negative heritage impact. Accordingly, the proposal is considered a positive heritage outcome and recommended for approval on heritage grounds.

Kind regards,

A handwritten signature in black ink, consisting of a stylized, cursive initial followed by a long horizontal line extending to the right.

Cecelia Heazlewood
Consultant
+61 2 8424 5117
cheazlewood@urbis.com.au