

Heritage Referral Response

Application Number:	DA2021/0669
Date:	05/08/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>This application has been referred as the site is partly located within the C1 - Barrenjoey Heritage Conservation Area, which is listed within Schedule 5 of Pittwater Local Environmental Plan 2014. The conservation area covers Governor Philip Park, Palm Beach Golf Course and Barrenjoey Headland. The Boathouse building itself is not listed as a heritage item however is located adjacent to the Golf Course and partly within Governor Philip Park.</p> <p>It is also located within the vicinity of a number of local heritage items (Picnic Shelter Sheds, Memorial cairns) and State heritage items (Barrenjoey Headland lightstation and 2 cottages) and a number of local archaeological heritage sites (Grave, Stone Path (former access road, site of former customs house). Most of these are located some distance from the Boathouse building.</p>
Details of heritage items affected
<p>Details of the Barrenjoey Heritage Conservation Area, as contained within the Pittwater Heritage Inventory are:</p> <p>Statement of Significance</p> <p>The Barrenjoey Heritage Conservation Area includes sites associated with the earliest phase of European settlement in Pittwater. It retains rare evidence of natural and both Aboriginal and European cultural heritage in a scenic location. It is included within Ku-ring-gai Chase National Park, which contains an outstanding representation of the species that contribute to the high endemism value of the Sydney region.</p> <p>The area is associated with early inhabitants of Pittwater including Aboriginal and European people, both convicts and free men. The light station is also associated with James Barnet, New South Wales colonial architect in the period 1862-90 and one of the most prominent of all Australian architects in the second half of the nineteenth century. As the site of the first Customs House in the Colony of NSW the area has strong links to the early settlement of Sydney, transportation and the river trade.</p> <p>The headland also has an evocative aesthetic value for its scenic panoramas to and from Broken Bay and the Pittwater inlet. The area offers high research potential for its flora and fauna, historic and Indigenous archaeology that can provide evidence of the historic development of the northern Sydney area.</p>

It is a prominent landmark with integrated natural and cultural values, with the lighthouse being a fine example in sandstone of a James Barnet design.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	Yes	Individual items in the Conservation Area are State heritage listed
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

Consideration of Application

This application proposes to demolish the existing Boathouse building and rebuild in a similar style and scale. It proposes to accommodate the existing uses (which are currently a cafe, boat hire business and sea plane business) into the new building. The cafe, boat hire business and seaplane booking office will be accommodated on the ground floor, with office and staff facilities on the first floor. An ancillary structure is also proposed south-east of the Boathouse building, to house toilets and storerooms, replacing existing outbuildings. The proposal also includes landscaping works in the front of the Boathouse building and the formalisation of existing parking spaces. 10 parking spaces within the adjacent Governor Philip Park are proposed to be sealed with bitumen with another 7 spaces to the north of the building also sealed. It is noted that the 10 proposed sealed parking spaces within Governor Philip Park are the subject of a VPA.

The application is supported by a Heritage Impact Statement prepared by City Plan, dated February 2021, which has been reviewed. In addition the proposal has been reviewed in relation to the draft Governor Philip Park Conservation Management Plan by Thompson Berrill Landscape Design Pty Ltd, dated November 2009.

The Boathouse building has been part of the recreational community use of Governor Philip Park since the building was first constructed in 1947. Boat hire and seaplane uses have been a feature of this building since 1975. The existing building has been altered and changed over time and is in need of maintenance. It is considered that the building is a contributory item within the Barrenjoey Heritage Conservation Area (which includes Governor Philip Park), but the structure is not of enough significance to warrant retention as a heritage item. It's significance is embodied in its provision of recreational uses, and their continued provision for the users of Governor Philip Park and Pittwater since 1947.

Having reviewed all available documentation, from a heritage point of view, there is no objection to this building being demolished and replaced with a building of similar design, character and purpose. The proposed building, while of similar design, is 1.7 metres higher than the existing building, which will increase its scale within its setting. However, the new higher building will still remain lower than surrounding vegetation and will not interrupt any significant views to and from the water. The three mature Norfolk Island Pine trees largely screen the existing building from the park area to the east and the proposed increase in building height will not change this situation. The change in height will be more readily visible from the north and when viewed from the water, however the amount of

increase is not considered to be out of character with its setting and can be supported at its current level.

A large part of the significance of the Boathouse building is its provision of a range of water-based recreational uses, which are directly related to the context and historical use of Governor Philip Park. These uses, including the long established cafe use, attract visitors to the Park, reinforcing and enhancing visitor experience of the heritage of the Park and its surrounds. Based on this, it is essential from a heritage point of view that the building and its uses are maintained. This proposal will therefore ensure the continuation of these uses, and a new building will ensure that this is secured for the future users of Governor Philip Park. Therefore, on balance, an increase in height is acceptable from a heritage point of view and no objections are raised to the new building, subject to additional details of exterior materials and colours being submitted for approval.

No heritage objections are raised to the new amenities building as it removes existing ad hoc structures and consolidates services into a more aesthetically pleasing structure in the context of the Conservation Area.

Also, no heritage objections are raised to the proposed landscape works, however measures must be implemented to ensure that the three mature Norfolk Island Pine trees, immediately to the east of the building, are protected at all times during construction. Norfolk Island Pines are an important part of the landscape of Governor Philip Park and Palm Beach more generally, and their health must not be affected by the proposed works. It is understood that Landscape conditions to this effect have been recommended and heritage supports the inclusion of these conditions in any consent.

However, concerns are raised in relation to the proposal to formalise 10 parking spaces located within Governor Philip Park, to be sealed with bitumen. The draft Governor Philip Park Conservation Management Plan (2009) contains specific policies in relation to the road system and parking within the Park. These are contained within Inventory Sheet 06, and include that an asphalt surface should only be applied to the road and that the current informal character of the associated parking be retained. Further it recommends that roadside parking areas should remain as gravel in high use areas, and reinforced grass in overflow/low use areas, to retain the important informal park character.

On this basis it is considered that the hard paving of 10 car parking spaces would be out of character with the existing and historical, informal parking character of Governor Philip Park and is not supported from a heritage point of view. Formalisation of these parking spaces would be acceptable if crushed gravel or some form of reinforced grass surface or similar treatment was used.

Therefore, no objections are raised on heritage grounds to the new building, ancillary building and associated works/landscaping, subject to a number of conditions. However, heritage does not support the hard bitumen paving of the 10 parking spaces within Governor Philip Park. Alternative options should be considered to formalise these spaces, and a condition has been proposed to this effect.

Proposed conditions:

- a photographic archival record of the existing building and context, be prepared and submitted to Council;
- details of all external materials and colours be submitted to Council's heritage advisor for approval;
- Norfolk Island Pine trees adjacent to Boathouse are to be protected at all times during construction;
- formalisation of car parking areas with bitumen is not approved. Formalisation with crushed

granite, reinforced grass surface or similar would be acceptable. Details to be submitted to Council for approval.

Consider against the provisions of CL5.10 of PLEP 2014:

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Janine Formica, Heritage Planner

DATE: 5 August 2021

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Photographic Archival Record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by the NSW Heritage Division of the NSW Office of Environment & Heritage (OEH).

This record must be submitted and approved by the Certifying Authority prior to commencement of any demolition or works on-site.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

External materials and colours

Details of external materials and colours are to be submitted to Council's heritage advisor for approval,

prior to the issue of a Construction Certificate.

Reason: To ensure that the exterior of the building will not have an adverse visual impact on the Heritage Conservation Area.

Formalisation of parking spaces - Governor Philip Park

The formalisation of 10 parking spaces within Governor Philip Park must not be hard paved with bitumen. Alternative methods (e.g. crushed gravel, reinforced grass or similar) would be acceptable. Details to be submitted to Council for approval.

Reason: To ensure that the historical informal nature of parking areas within Governor Philip Park is maintained.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Norfolk Island Pine trees

The three mature Norfolk Island pine trees immediately to the east of the proposed building, are to be protected at all times during demolition and construction.

Reason: To ensure that works do not have any impact upon the health of these Norfolk Island Pine trees.