

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

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To whom it may concern,

HERITAGE IMPACT STATEMENT | 1110 BARRENJOEY ROAD, PALM BEACH | SECTION 4.55

1. BACKGROUND & PURPOSE

Urbis has been engaged to prepare the following Heritage Impact Statement (HIS) to accompany a Section 4.55 application in association with Development Application DA2021/0200 at 1110 Barenjoey Road, Palm Beach (herein referred to as the subject site).

On 25 March 2021 a development application was lodged with the Northern Beaches Council for construction of a new dwelling house, including a secondary dwelling and swimming pool (DA2021/0200). The development application was approved on 21 July 2021. Subsequently a Construction Certificate was issued on 4 July 2023 and a Notification of Commencement submitted on the 7 July 2023.

The subject site is not listed as a heritage item, nor is it located in a heritage conservation area. It is, however, located within the vicinity of a Local heritage item, being 'Barrenjoey House, (restaurant and accommodation)' (Item No 2270076) under Schedule 5, Environmental Heritage within the *Pittwater Local Environmental Plan (LEP) 2014* (Refer to Figure 1 below).

This HIS has been prepared to assess the impact of the proposed modification to the approved development application (DA2021/0200) on the vicinity heritage item.

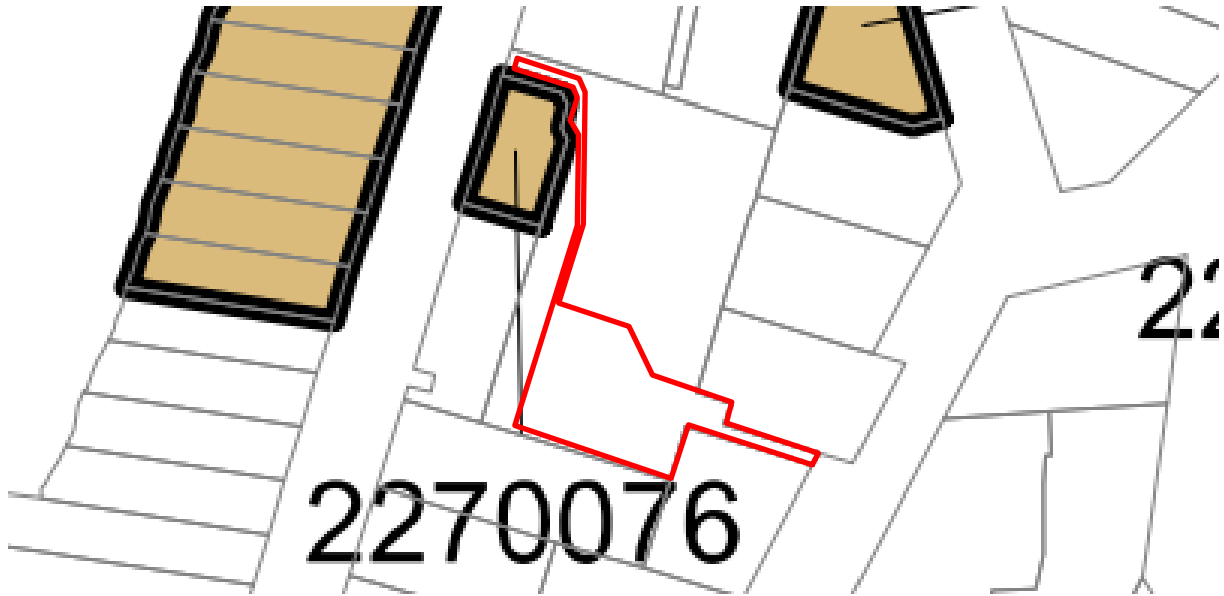


Figure 1 - Extract of heritage map with the approximate subject site outlined in red.

Source: Pittwater LEP 2014, Heritage Map HER_015

2. SITE DESCRIPTION

Barrenjoey Road is a two-way street extending through the northern beaches, terminating at Beach Road and the northern end of the Palm Beach peninsula. The peninsula is characterised by the beach front, bushlands, coastal cliffs, and Barrenjoey Head. Residential development is concentrated along the centre of the peninsula at Whale Beach, and further north Palm Beach.

The subject site is positioned on the western side of the peninsula, on a steep slope, overlooking Barrenjoey Road, and further west, the beach front and ocean. The lot is located between the rear of properties along Pacific Road and immediately east of a small group of commercial outlets fronting Barrenjoey Road. The subject site forms part of a highly vegetated slope between Pacific Road and Barrenjoey Road, which feeds into McKay Reserve. Residential development lines the western axis of the reserve. The site is located near the northern-most point of the reserve.

Immediately west of the subject site, on the eastern side of Barrenjoey Road, is a fish and chips outlet containing indoor and outdoor dining areas. The restaurant is single storey, overlooking the southern end of the Palm Beach car park. Directly north of 'Palm Beach Fish & Chips' is Barrenjoey House. Barrenjoey House is oriented towards the west, overlooking the carpark and beach front. It comprises the two-storey original building, and a single-storey contemporary extension to the north. Outdoor seating extends along the western axis of the restaurant along the public footpath.

To the immediate north of the contemporary extension is a bus stop, and several additional single-storey shopfronts including a cruising outlet, general store and holiday letting service. To the north and south of the beachfront along the eastern side of Barrenjoey Road is exclusively residential development, staggered up and down the escarpment, overlooking the coastline.

Barrenjoey House is located directly north west of the site, however, is considerably elevated. The subject site is accessed via a driveway off Barrenjoey Road, behind Barrenjoey House and Palm Beach Fish & Chips.

3. PROPOSED WORKS

The proposed works under this application comprise of minor adjustments to the approved scheme, including amendments to cut and fill and external walls for structural purposes, new privacy timber screen, minor modification of approved fenestration location and styles, minor extension of laundry, kitchen, scullery and bathroom, new skylight (secondary dwelling) and minor relocation of approved skylights on primary dwelling, as well as minor internal modifications.

The proposed works are shown in the architectural drawings prepared by Jorge Hrdina Architects (dated 6/10/2023) that accompany this S4.55 application and should be referred to for further detail.

4. ASSESSMENT OF HERITAGE IMPACT

Having regard for the objectives and provisions outlined in Clause 5.10 of the *Pittwater Local Environmental Plan (LEP) 2014* and the *Pittwater Development Control Plan (DCP)*, the proposed works are considered acceptable from a heritage perspective for the following reasons:

- The proposed modifications are considered minor and would not entail any substantial changes to the overall built form of the approved development.
- The proposed modifications will maintain the original DA scheme utilisation of the terraced, recessive profile that is sited above the ridgeline of the heritage item, into the slope of the escarpment, ensuring that the overall bulk is visually reduced across the site.
- The proposed modifications will retain the dense vegetation buffer between the subject site and heritage item, ensuring that the subject site is obscured from views from Barenjoey Road.
- The proposed modifications are limited to the subject site and will have no physical or visual impact on Barenjoey House, nor any impact on its curtilage, such that the ability to interpret Barenjoey House remains unchanged as a result of the proposed modifications.

5. CONCLUSION

In conclusion, the proposed amendments to development application DA2021/0200 are assessed to generate no adverse impact on the vicinity heritage item. The proposed modifications are considered to be minor amendments to the approved scheme and would not entail any substantial changes to the approved built form of the new primary and secondary dwellings.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

Yours sincerely,



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