

Heritage Referral Response

Application Number:	Mod2023/0171
Proposed Development:	Modification of Development Consent DA2021/0669 granted for Demolition works and construction of a new restaurant, carparking and associated uses, including a Voluntary Planning Agreement
Date:	02/05/2023
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		
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.		
Details of heritage items affected		
<u>Statement of Significance</u>		
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.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	
Consideration of Application		
The proposal seeks consent for modifications to an approved application for the rebuilding of the building at 1191 Barrenjoey Road. A small Heritage Impact Statement has been provided with the application which considers the changes proposed. Modifications include but are not limited to adjustments to fenestration (treatment, sill heights, location etc), doors, internal configuration and the addition of solar panels. The majority of the changes proposed are acceptable to Heritage without comment.		

Heritage notes that solar panels are proposed, however only the rear western elevation of the main roof and secondary single level roof. None are proposed for the primary eastern elevation. On the basis this primary elevation remains free from solar panels, Heritage can tolerate them on the other elevations. Lastly Heritage notes that it is proposed to have the window and door leaves in aluminium but the frames and reveals are to be wooden. The aluminium is considered to be a poor outcome for the overall presentation of the building and Heritage will condition them to be retained in wood.

Therefore Heritage raises no objections and requires one condition.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

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**

Window and Door Leaves

Window and door leaves are to be constructed from wood to match frames and reveals.

Details demonstrating compliance with the condition are to be provided to the Principal Certifying Authority.

Reason: Maintenance of the heritage character of the building.