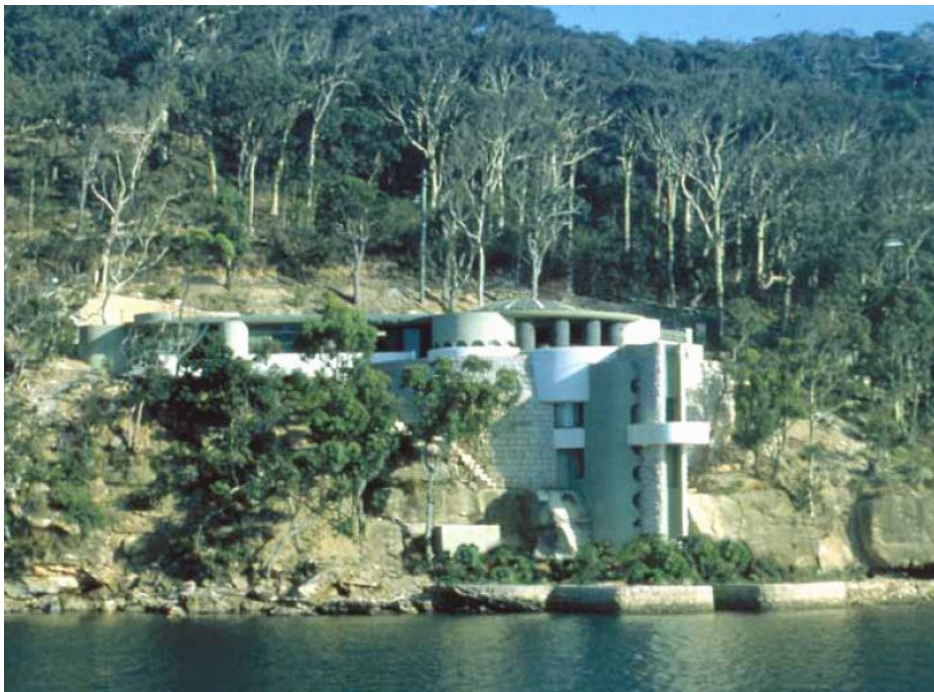


**STATEMENT OF
ENVIRONMENTAL EFFECTS
AND HERITAGE IMPACT
STATEMENT**

Garage, store, entry lift, turntable
and front fence

“Kumale”

**949 BARRENJOEY ROAD
PALM BEACH**



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Statement of Environmental Effects and Heritage Impact Statement

Garage, store, entry lift, turntable and front fence

“Kumale”

949 Barrenjoey Road, Palm Beach

Prepared under instructions from

Pamela Marshal and Paul Highland

And

Wood/ Marsh Pty Limited Architecture

By

Greg Boston

B Urb & Reg Plan (UNE) MPIA CPP

Boston Blyth Fleming Pty Ltd

Town Planners

(ACN 121 577 768)

Suite 1/9 Narabang Way

Belrose NSW 2085

Tel: (02) 99862535

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1.0 INTRODUCTION

This document forms a component of a development application that proposes the construction of a new garage, storage area and integrated lift access located in the north western corner of the property with the garage accommodation accessed via a compliant gradient driveway from Barrenjoey Road. The application also proposes the construction of a new wrought iron front boundary fence with sliding gate providing access to separate informal car parking spaces located on the eastern side of the property and the provision of a turntable to enable vehicles to enter and exit the site in a forward direction.

We note that the property known as “Kumale” has recently been listed as an item of Local heritage significance within Schedule 5 of Pittwater Local Environmental Plan 2015 (PLEP 2015). The Statement of Significance for the item is as follows:

Kumale, at 949 Barrenjoey Road in Palm Beach, was built in 1956 to a design by the well known Sydney architect Peter Muller, has historic and aesthetic significance as an excellent example of Late Twentieth-Century Organic architecture.

Kumale, also known as Richardson House, is one of Peter Muller's earliest and most distinctive commissions. It is a highly individualistic work, deriving its primary inspiration from nature. The house has a high level of aesthetic value, maintained despite some changes to the fabric and its deteriorating condition. It retains sufficient integrity and substantial intactness to illustrate its original design.

The listing includes the interiors of the house; however 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.

We note that a number of development consents have been issued for alterations, additions and restoration works since 2005 with the detail of such works supported by Heritage Impact Statements and endorsed by the original Architect - Peter Muller. In this regard, we note that the proposed garage, storage and lift structures have been designed to accord with the October 2012 plans prepared by Peter Muller a copy of which accompanies this submission.

The proposed front fence and access gates have been designed such as to not impede public views of the heritage item from Barrenjoey Road whilst enhancing public safety and security along the Barrenjoey Road public/ private domain interface. The maintenance of the existing hard stand area adjacent to the eastern boundary of the property is extremely desirable given the general paucity of available on street parking.

We note that this parking platform was previously approved pursuant to Development Consent N0175/12. In the preparation of this document consideration has also been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended (“The Act”).
- The Environmental Planning and Assessment Regulation.
- Pittwater Local Environmental Plan 2014 (“PLEP”).
- Pittwater 21 Development Control Plan (“P21DCP”).

A complete set of architectural drawings including floor plans, elevations and sections have been prepared in support of the development proposed. The proposal is also accompanied by a survey, arborist report and geotechnical report noting that the Class 10a and 10b BCA classification and ancillary nature of the structures proposed do not trigger bushfire reporting or BASIX requirements.

The proposed works are permissible, being ordinarily ancillary to the existing dwelling house, and consistent with the desired outcomes contained within PLEP 2014 and P21DCP and the historical built form characteristics established on this particular site and by existing development generally along this section of Barrenjoey Road. The proposed garage, storage and lift structures are consistent with the 2012 Peter Muller design with the proposed front fencing not impeding views to or from the item. Accordingly, we have formed the considered opinion that the proposal will have a neutral impact on the item and its setting.

The proposal succeeds when assessed against the heads of consideration pursuant to s79C of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

2.0 SITE DESCRIPTION AND LOCATION

2.1 The Site

The subject property known as Lot 6, DP 541797, No. 949 Barrenjoey Road, Palm Beach. The property is irregular in shape having regular front boundary totalling 42.975 metres and variable depth to the Mean High Water Mark of Pittwater Waterway of approximately 25 metres. The site has a significant fall across its surface from Barrenjoey Road to the level of Pittwater Waterway below. There are a number of trees on the site which are generally located around its perimeter.

The subject property is occupied by a heritage listed dwelling house “Kumale”, also known as Richardson House, which has been constructed over a number of levels and which sits down below the level of Barrenjoey Road such that it is not readily discernible from the street. A reinforced concrete driveway currently provides vehicular access from Barrenjoey Road down to the level of the house below.

The house is located on a long steep site and all that is visible from the street is the central dome that dominates the main structure. The house consists of a series of intersecting segmented circle wings and the main wing is located on the edge of a cliff that makes the house only visible from the water.



Source: Google Maps

Figure 1 – Aerial location/ context photograph



Figure 2 – Subject site as viewed from Barrenjoey Road

2.2 The Locality

The subject site is located in the Palm Beach Locality. The locality is characterised by low density residential development with dwellings built along the ridges, slopes and lowlands.

The locality is characterised mainly by two storey detached dwellings on 750 – 1400 square metre allotments, with allotments of 550-650 square metres adjoining the waterfront to the west. The residential areas are of a diverse style and architecture, a common thread being landscaped, treed frontages and subdued external finishes. Medium density housing concentrates around Palm Beach neighbourhood retail centre on Barrenjoey Road.

The properties located along Barrenjoey Road do not exhibit a consistency in scale, materials or detailing, and each varies in terms of height and design. Some older holiday cottages exist, however the trend has been for these to be demolished and replaced with larger permanent or seasonally occupied dwellings.

Adjoining development is characterised by 2 and 3 storey dwelling houses in informal landscape settings with either integrated parking or garage/ carport accommodation immediately adjacent the front boundary of the properties. A 6.095 metre wide unformed road reserve is located to the east of the subject site.

3.0 PROPOSED DEVELOPMENT

The application proposes the construction of a new garage, storage area and integrated lift access located in the north western corner of the property with the garage accommodation accessed via a compliant gradient driveway from Barrenjoey Road. The application also proposes the construction of a new wrought iron front boundary fence with sliding gate providing access to separate informal car parking spaces located on the eastern side of the property and the provision of a turntable to enable vehicles to enter and exit the site in a forward direction.

The scope of works is depicted on plans prepared by Wood/ Marsh Pty Limited Architecture a reduced copy of which are attached at ANNEXURE 1.

The proposed garage, storage and lift structures have been designed to accord with the October 2012 plan prepared by Peter Muller a copy of which is at ANNEXURE 2. Materials and finishes will match those of the existing dwelling with a curved floating roof form reflecting the architectural vernacular established by the existing dwelling house. The proposed garage has been located as low as possible on the site such that it has a maximum height above adjacent street level of 1.695 metres.

The proposed front fence is located predominantly within the road reserve due to the established topography and the desire to enhance public safety by preventing access to the vegetated escarpment at the front of the site whilst maintaining pedestrian access between the proposed fencing and the existing crash barrier. In this regard the development will require an Integrated development referral to the RMS to obtain their concurrence for such works.

The proposed works require the removal of 3 trees and partial removal of a 4th as detailed within the accompanying arborist report, dated December 2015, prepared by Tree Wise Men Australia with such tree loss not resulting in unacceptable streetscape or biodiversity impacts. All stormwater will be connected into the existing drainage system which gravity drains to Pittwater.

4.0 STATUTORY PLANNING FRAMEWORK

4.1 Pittwater Local Environmental Plan 2014

4.1.1 Zone and zone objectives

The subject property is zoned E4 Environmental Living pursuant to the provisions of Pittwater Local Environmental Plan 2014 (“PLEP 2014”). The stated objectives of the zone are as follows:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To provide for residential development of a low density and scale integrated with the landform and landscape.*
- *To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.*

Dwelling houses are permissible in the zone with the consent of the consent authority. We have formed the considered opinion that the proposed development is consistent with the zone objectives as it retains a low impact residential use on the site which integrates with the topography and landscape of the site and does not give rise to unacceptable ecological, scientific or aesthetic impacts.

Accordingly, there is no statutory impediment to the granting of consent.

4.1.2 Height of buildings

Pursuant to clause 4.3 PLEP 2014 the height of a building on any land is not to exceed 8.5 metres. The stated objectives of such control are as follows:

- (a) *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- (b) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (c) *to minimise any overshadowing of neighbouring properties,*
- (d) *to allow for the reasonable sharing of views,*

- (e) to encourage buildings that are designed to respond sensitively to the natural topography,
- (f) to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like

ground level (existing) means the existing level of a site at any point.

The leading case authority which considers the definition of “ground level (existing)” is *Bettar v Council of the City of Sydney* [2014] NSWLEC 1070 which was followed in the recent decision of *Stamford Property Services Pty Ltd v City of Sydney & Anor* [2015] NSWLEC 1189.

In *Stamford Property Services*, the Court followed the reasoning adopted in *Bettar* and confirmed that “ground level (existing)” must relate to the levels of the site, and not to the building presently located on the site. In this regard the Court preferred the Council’s method to determining the “ground floor (existing)” from which building height should be measured. Council’s approach required that the proposed height be measured from the ground level of the site where known and from the footpath level at the site boundaries extrapolated across the site, as this would reflect the sloping topography of the land, consistent with the approach adopted in *Bettar*.

In these proceedings the Court was satisfied that even though there was limited survey information available for the site, there was enough information to determine the “ground level (existing)” for the site based on actual and surveyed levels in the public domain (footpaths) which could be extrapolated across the site. In summary, the Court has confirmed that the definition of “ground level (existing)” from which building height should be measured:

- is not to be based on the floor levels of an existing building located on a site. This includes the entrance steps of an existing building.

- is not to include the basement floor or the soil beneath the basement following construction of the building.
- is to be based on the existing surveyed surface of the ground. For sites where access to the ground surface is restricted by an existing building, natural ground levels should be determined with regard to known boundary levels based on actual and surveyed levels in the public domain (footpaths).

In this regard the south eastern corner of the garage and storage structure is located within the existing excavated area of the site surrounded by a retaining wall structure. Accordingly, ground level existing is appropriately measured from the surveyed ground levels within the unexcavated area of the site adjacent to the north western boundary and immediately adjacent to the proposed garage.

These existing ground levels are accurately depicted on the north-western garage elevation which confirms a maximum building height of 6.255 metres. In this regard, we have formed the considered opinion that any reasonable interpretation of building height in relation to the proposed garage structure will confirm that the structure sits below the 8.5 metre height of buildings development standard and accordingly is deemed to satisfy the objectives of such standard.

4.1.3 Heritage Conservation – Heritage Impact Statement

The subject property is listed within Schedule 5 of PLEP 2014 is an item of local heritage significance. Pursuant to clause 5.10(4) the consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This heritage impact statement has been prepared pursuant to clause 5.10(5) of PLEP 2014.

The following assessment is based on the guidelines set out by the New South Wales Heritage Office Publication “Statements of Heritage Impact”, 2002. In this regard a copy of the State Heritage Inventory Form is attached and marked ANNEXURE 3 with the Statement of Significance for the item as follows:

Kumale, at 949 Barrenjoey Road in Palm Beach, was built in 1956 to a design by the well known Sydney architect Peter Muller, has historic and aesthetic significance as an excellent example of Late Twentieth-Century Organic architecture.

Kumale, also known as Richardson House, is one of Peter Muller's earliest and most distinctive commissions. It is a highly individualistic work, deriving its primary inspiration from nature. The house has a high level of aesthetic value, maintained despite some changes to the fabric and its deteriorating condition. It retains sufficient integrity and substantial intactness to illustrate its original design.

The listing includes the interiors of the house; however 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.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposed garage, storage and lift structures have been designed to accord with the October 2012 plan prepared by Peter Muller a copy of which is at ANNEXURE 2. Materials and finishes will match those of the existing dwelling with a curved floating roof form reflecting the architectural vernacular established by the existing dwelling house.
- The proposed garage, storage and lift structures and completely detached from the existing dwelling house such that no physical works are required to the item to implement the consent.
- The proposed front fence is open in style and design such that views to and from the item from both the public and private domains are not obscured by this structure.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed detached car parking and fencing structures, if not sympathetically designed, could detract from the architectural significance of the item and in this regard the proposed works accord with the 2012 Peter Muller design.

- The architectural expression of the item consisting of a series of intersecting segmented circle wings would be compromised were an attempt made to integrate garaging into the current building form.
- The loss of views of the central dome from Barrenjoey Road would impact on the visual significance of the item and in this regard the open style and design of the proposed fencing maintains such view from the north bound carriageway and adjacent road reserve.

The following sympathetic solutions have been considered and discounted for the following reasons:

- Not providing any formalised garage accommodation however this was discounted and it is highly desirable to provide secure and safe off-street car parking along this section of Barrenjoey Road and the fact that Peter Muller had prepared a garage/ storage/ lift design upon which the current proposal is based.
- An open carport was considered however such form would not reflect the architectural style and/ or vernacular of the item.

New Development adjacent to a heritage item (including additional buildings):

How is the impact of the new development on the heritage significance of the item or area to be minimised?

This has been addressed in detail above.

Why is the new development required to be adjacent to a heritage item?

The proposal provides for a detached garage and storage structure for ancillary use by occupants of the item. The proposed fencing is adjacent to the front boundary of the property.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

This has been addressed in detail above.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

This has been detailed previously.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

No

Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

Yes, as previously detailed.

Will the additions visually dominate the heritage item?

No. The proposed garage will not visually dominate the item as viewed from either the water or Barrenjoey Road.

How has this been minimised?

As previously detailed in terms of height and transparent style and nature of fencing.

Will the public, and users of the item, still be able to view and appreciate its significance?

Yes. As previously detailed.

Having regard to the nature of the proposed works and the heritage significance of the item I consider the proposed works to be acceptable in heritage terms for the following reasons.

- No physical works are proposed to the building fabric of the item.
- The works maintain an appropriate spatial relationship and curtilage to the item.
- The works will not adversely impact on views to and from the item.

- The proposed garage, storage and lift structures have been designed to accord with the October 2012 plan prepared by Peter Muller a copy of which is at ANNEXURE 2. Materials and finishes will match those of the existing dwelling with a curved floating roof form reflecting the architectural vernacular established by the existing dwelling house.
- The proposed works will have a neutral impact on the significance of the item and its setting.

4.1.4 Flood Planning

Pursuant to clause 7.3 of PLEP 2014 the property is identified as being effected by tidal inundation however all proposed works are located well above the Flood Planning Level and adjacent to the Barrenjoey Road frontage. Accordingly, no further flood planning analysis is required.

4.1.5 Biodiversity

Pursuant to clause 7.6 of PLEP 2014 the subject property is mapped as potentially containing Pittwater Spotted Gum Forest and Saltmarsh and Foreshore Vegetation other than Mangroves. As previously indicated the proposal requires the removal of 3 trees and partial removal of a 4th as detailed within the accompanying arborist report, dated December 2015, prepared by Tree Wise Men Australia with such tree loss not resulting in unacceptable biodiversity impacts.

4.1.6 Geotechnical hazards

Pursuant to clause 7.7 of PLEP 2014 the site is identified as being affected by potential land instability. Having regard to the applicable considerations the application is accompanied by a geotechnical report prepared in accordance with the Pittwater Council Risk Management Policy and concludes that subject to adoption of the recommendations therein the site and existing and proposed development can achieve the “Acceptable Risk Management” criteria contained within the applicable Council Policy and these provisions of PLEP 2014.

4.2 Pittwater 21 Development Control Plan

This policy document came into effect on 1st February 2004. Pittwater 21 DCP contains development controls for the design and construction of buildings and the development of land in Pittwater. The proposed development has been assessed against the relevant provisions of Pittwater 21 DCP as outlined in the following sections of this report.

4.2.1 Palm Beach Locality

The property is located in the Palm Beach Locality. The desired future character of the locality is identified as being:

“The Palm Beach Locality will remain primarily a low-density residential area characterised by two storey residences in a natural landscaped setting, interspersed by compatible land uses where appropriate. The locality will continue to be serviced by existing retail, community and recreational facilities. Future development will be consistent with public infrastructure capacity and environmental constraints.

Future development will maintain a distinct height limit below the tree canopy, and reflect the predominant scale and setbacks of existing development. Buildings will be designed to address the street and/or waterway, integrate with the public domain, and be at a “human scale”. Contemporary buildings will utilise façade modulation and/or incorporate shade elements, such as pergolas, verandas and the like. Building colours and materials will harmonise with the natural environment and not dominate it. Development on hillsides and in the vicinity of ridge tops will integrate with the natural landscape and topography. Heritage items and conservation areas indicative of early settlement in the locality will be conserved.

The indigenous tree canopy will be retained and enhanced to assist development blending into the natural environment, to provide Koala feed trees and undergrowth for smaller animals, and to enhance wildlife corridors.

The natural landscape, including rock outcrops, remnant bushland and natural watercourses, will be preserved. Existing and new development will be made safe from natural hazards.

As indicated previously the built form, heritage conservation and streetscape characteristics of the proposal are sympathetic with that of the heritage item existing on site and that of development generally within the sites visual catchment and to that extent will not be perceived as being inappropriate in a streetscape or suburban context. The proposal maintains a height below the 8.5 metre height control, will sit within a landscape setting and incorporates a palette of materials and finishes complimentary and compatible with that of the existing heritage listed dwelling.

Council can be satisfied that the proposal will reinforce the desired future character of the Palm Beach Locality.

4.2.2 General Controls

Heritage Conservation

The clause B1.1 Heritage provisions have been addressed in the heritage considerations contained at section 4.1.3 of this report.

Hazards

The subject property is identified as being potentially affected by landslip, bushfire and flooding hazard both lands flooding previously dealt with in this report. We note that the Class 10a and 10b BCA classification and ancillary nature of the structures proposed do not trigger bushfire reporting requirements.

Stormwater Management

All collected stormwater will be directed into the existing stormwater drainage system which drains directly into Pittwater Waterway.

Off-street Vehicular Parking Requirements

Pursuant to Clause B6.3 a minimum number of two (2) parking spaces are to be provided for a dwelling house.

There is currently 2 informal off street parking space within the existing driveway alignment. The proposal will maintain this existing informal off street parking circumstance on the eastern side of the property whilst providing 2 additional secure and conveniently accessed car parking spaces within a double garage structure adjacent to the north western boundary. The application also proposes the provision of a vehicular turntable within the driveway alignment to enable vehicles to enter and exit the site in a forward direction.

The proposal therefore provides safe, convenient and numerically compliant off street vehicle parking requirement with the access driveway compliant with Council's gradient provisions.

Site Works Management

In accordance with Part B8 appropriate measures are to be undertaken to address the issues of construction and demolition impacts, erosion and sedimentation management, waste minimisation, site fencing and security, works in the public domain and traffic management where required.

Normal site management practices will be adopted to prevent public access during demolition and construction and to prevent erosion and sedimentation. It is anticipated that all construction materials will be stored on site throughout the construction processes.

4.2.3 Development Type Controls

Landscaping

Pursuant to clause C1.1 all canopy trees and a majority of other vegetation shall be locally native species. A range of low lying shrubs and canopy trees shall be provided to soften the built form.

Development shall provide for the reasonable retention and protection of existing significant trees, especially near property boundaries, and natural features such as rock outcrops.

The proposed tree removal has previously been addressed in this report and as site disturbance is limited to less than 40sqm no landscape plan is required. All disturbed areas of the site will be appropriately landscaped and no objection is raised to a condition of consent in this regard.

View Sharing

Pursuant to clause C1.3 building lines and height are to be sympathetic to the topography of the site and to maintain a reasonable sharing of views available from surrounding and nearby properties and those available to the public from nearby public domain areas.

Given the juxtaposition of adjoining development and available view lines we have formed the considered opinion that there will be no public or private view affectation as a consequence of the works proposed.

Solar Access

In accordance with Clause C1.4 the main private open space of each dwelling and the main private open space of any adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st.

Windows to the principal living areas of the proposal and windows to the principal living area of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21st to at least 50% of the glazed area.

The accompanying shadow diagrams clearly demonstrate that the proposed garage structure will not give rise to any adverse shadowing impact on any adjoining property between 9am and 3pm on 21st of June in strict accordance with the control.

Visual Privacy/ Acoustic Privacy

Pursuant to clause C1.5 private open space, recreation areas and living rooms of proposed and any existing adjoining dwellings are to be protected from direct overlooking within 9m by building layout, landscaping, screening devices or greater spatial separation.

The proposed garage will not compromise the level of visual or acoustic privacy currently achieved between properties.

Private Open Space

Pursuant to Clause C1.7, a minimum area of 80 square metres is to be provided at ground level with no dimension less than 3 metres. No more than 75% of this private open space is to be provided in the front yard. Within the private open space area, a minimum principle area of 16sq metres with a minimum dimension of 4m and a grade no steeper than 1 in 20. Private open space areas should have good solar orientation and where orientation is difficult the area should have access to some direct sunlight throughout the year.

The existing compliant areas of private open space are not compromised as a consequence of the works proposed. It is considered that there are more than adequate private open space areas provided on site to cater for a range of amenity needs including full and partial privacy. The areas are of adequate size and dimension and receive good levels of solar access at various times throughout the day.

Waste and Recycling Facilities

Clause C1.12 states that all waste and recycling receptacles are to be stored within the property boundaries. These are to be provided at or behind the front, side and rear setback requirements.

Waste receptacles will be stored within the proposed garage and accordingly will not be readily discernible when viewed from the street. The location will not give rise to any adverse streetscape or residential amenity impacts.

4.2.4 Locality Specific Development Controls

Character as Viewed from Public Place

We confirm that garage and storage structure will not be readily discernible when viewed from Pittwater Waterway or any public open space area. The height of the structure as it presents to Barrenjoey Road has been reduced as far as possible such that it has a maximum height above adjacent street level of 1.695 metres.

Such design initiative will ensure that the building sits down into the site and is not a prominent element within the streetscape. Further, the proposed front fencing is open in design such that it will not impede views currently available from Barrenjoey Road over the subject site towards Pittwater Waterway.

The proposed development complies with these provisions.

Building Colours, Materials and Construction

The proposed garage, storage and lift structures have been designed to accord with the October 2012 plan prepared by Peter Muller a copy of which is at ANNEXURE 2. Materials and finishes will match those of the existing dwelling with a curved floating roof form reflecting the architectural vernacular established by the existing dwelling house.

Front Building Line

In accordance with clause D12.5 the minimum front building line along Barrenjoey Rod is 10 metres. We note that where car parking is to be provided on steeply sloping sites, reduced or Nil setbacks for car parking structures and spaces may be considered, however all other structures on the site must satisfy exceed minimum building line applicable.

As depicted on the accompanying survey plan the subject property is steeply sloping with no reasonable ability to locate car parking accessed via compliant driveway gradients behind the 10 metre building line.

Further, the heritage listing of the existing dwelling dictates that any car parking structure must maintain reasonable curtilage to the existing dwelling and in this regard the only viable location for car parking is immediately adjacent to the front boundary as proposed in the 2012 Peter Muller garage plans.

Having regard to the stated outcomes it is considered that strict compliance is both unreasonable and unnecessary for the following reasons:

- Such setbacks are considered appropriate given the relatively height of the structure to the level of Barrenjoey Road and the constraints imposed by topography and heritage conservation considerations.
- The development will not give rise to any adverse streetscape or residential amenity impacts in terms of view loss, overshadowing, privacy or visual bulk..
- Consistent with the conclusions reached by Senior Commissioner Roseth in the matter of Project Venture Developments v Pittwater Council (2005) NSW LEC 191 I have formed the considered opinion that most observers would not find the proposed works offensive, jarring or unsympathetic in a streetscape context nor the built form characteristics of development within the sites visual catchment. Accordingly, it can be reasonably concluded that the proposal is compatible with its surroundings.
- Having regard to the matter of Veloshin v Randwick City Council [2007] NSWLEC 428 this is not a case where the difference between compliance and non-compliance is the difference between good and bad design.

Side Building Line

Pursuant to clause D12.6, the minimum side building line shall be 2.5m to at least one side and 1.0 metres for the other side.

The proposed garage structure maintains a nil side boundary setback to the north western boundary to ensure that the structure maintains appropriate curtilage to the existing heritage item and to minimise view impacts from Barrenjoey Road towards the heritage item in particularly its domed roof feature. We note that a Nil side boundary setback was proposed in the 2012 Peter Muller garage plans.

The desired outcomes of these controls are to reduce the bulk and scale of the built form, maintain equitable view sharing, maintain a reasonable level of privacy, amenity and solar access, the retention and planting of additional landscaping and importantly to provide flexibility in the sighting of buildings and access.

Given the juxtaposition of adjoining development we have formed the considered opinion that the proposal will not give rise to any adverse residential amenity impacts to the immediately adjoining property in relation to views, privacy and solar access with appropriate landscaping able to be accommodated on the adjoining sites to soften and screen this elevation of the development.

Weight must be given to the heritage considerations applicable to development on the subject property and the section 79C(3A)(b) provisions of the Act which require Council to apply DCP provisions with a degree of flexibility. In this regard considered that the proposed side boundary setback satisfies the outcomes of the setback control and the applicable heritage considerations and accordingly strict compliance is both unreasonable and unnecessary under the circumstances.

Building Envelope

Pursuant to clause D12.8, buildings are to be sited within a building envelope projected at 45 degrees from a height of 3.5 metres above natural ground level at the side boundaries to a maximum height of 8.5 metres. The stated outcomes of the control are to minimise the bulk and scale of the built form, maintain an equitable sharing of views, to afford reasonable levels of privacy, amenity and solar access and to retain and enhance vegetation to reduce the visual impact of the built form.

It has been determined that the garage breaches the prescribed building envelope along its north western facade by between 150mm and 2.755 metres with such variation able to be supported on merit for the same reasons outlined in support of the side boundary setback variation.

Strict compliance has been found to be unreasonable and unnecessary under the circumstances.

Landscaped Area

Section D12.10 states that development shall have a total landscaped area of 60% of the site area. The use of porous materials and finishes is encouraged where appropriate. The stated outcomes of this control are to minimise the bulk and scale of the development, maintain reasonable levels of amenity to adjoining properties, to retain and enhance vegetation to reduce the visual impact of the built form, conserve natural biodiversity and landform and reduce stormwater runoff.

The proposal provides for a landscaped area of 63% of the site area before applying the applicable 6% variation provision being well in excess of the 60% control. We have formed the considered opinion that the development complies with the numerical controls and associated outcomes.

Fences

Pursuant to clause D12.11 front fences within the front building setback shall not exceed a maximum height of 1 metre above existing ground level, shall be compatible with the streetscape character and shall not obstruct views available from the road. Fences to a height of 1.8 metres will be considered on main roads such as Barrenjoey Road where acoustic attenuation is desirable provided they are set back from the front boundary and appropriately landscaped.

The application proposes a 1.8 metre high wrought iron style fence with sandstone columns on either side of the proposed vehicular sliding entrance gates with such height exceeding the control by 800mm. As previously indicated the height and open style design provides the necessary level of security to the frontage of the property whilst maintaining views over the subject site from Barrenjoey Road towards Pittwater Waterway.

Having driven the length of Barrenjoey Road between Careel Bay and Palm Beach we have formed the considered opinion that the proposed fencing is entirely compatible with the streetscape character established by front fencing on other properties located on the low side Barrenjoey Road and to that extent will not be perceived as inappropriate or jarring in its context. Under such circumstances strict compliance is both unreasonable and unnecessary.

We note that a reduction in fencing height will compromise the security of the property and facilitate unauthorised access to the heritage item which in our opinion is a poor planning outcome on this site.

4.3 Matters for Consideration Pursuant to Section 79C(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 79C of the Environmental Planning and Assessment Act 1979(as amended):

4.3.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations.

The proposed works are permissible, being ordinarily ancillary to the existing dwelling house, and generally consistent with the desired outcomes contained within PLEP 2014 and P21DCP having regard to the heritage significance and listing of the existing dwelling house on the site.

4.3.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality.

Context and Setting

- i) *What is the relationship to the region and local context on terms of:*
- *the scenic qualities and features of the landscape?*
 - *the character and amenity of the locality and streetscape?*
 - *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
 - *the previous and existing land uses and activities in the locality?*

The proposed development will achieve the objectives and intent of the Council's planning regime set out in the LEP and the applicable DCP. The proposal will maintain the visual amenity of the area through the design principles adopted and will not result in any unreasonable amenity impacts on the adjoining properties or adverse streetscape or heritage consequences. The development has been found to be consistent with the desired future character statement for the Palm Beach Locality.

- ii) *What are the potential impacts on adjacent properties in terms of:*
- *relationship and compatibility of adjacent land uses?*
 - *sunlight access (overshadowing)?*
 - *visual and acoustic privacy?*
 - *views and vistas?*
 - *edge conditions such as boundary treatments and fencing?*

The proposed development will have no significant impacts on the adjacent properties. The development maintains good levels of aural and visual privacy, will not impact on views and maintains compliant levels of solar access.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposed development provides appropriately for off-street car parking.

Public domain

The proposed development will relate positively to the public domain.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

The proposal will have minimal impact on existing flora and fauna.

Waste

Normal domestic waste collection applies to this development.

Natural hazards

The site is not affected by any known hazards other than those identified and addressed in this report.

Economic impact in the locality

The proposed development will not have any significant impact on economic factors in the area.

Site design and internal design

i) *Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The impact of the proposal with respect to design and site planing is positive. The scheme is in accordance with the thrust of the planning regime and results in a high standard of design. These matters have been discussed in detail in the body of this report.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*

- *likely compliance with the Building Code of Australia?*

The proposed development will be able comply with the provisions of the Building Code of Australia without difficulty.

Construction

- i) *What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

4.3.3 The suitability of the site for the development.

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any insurmountable development constraints. The site is well located with regards to utility services and public transport. There will be no excessive levels of transport demand created.

Are the site attributes conducive to development?

The site has no prohibitive physical or engineering constraints and is suitable for the proposed development.

4.3.4 Any submissions received in accordance with this Act or the regulations.

It is envisaged that any submissions made in relation to the proposed development will be appropriately considered by Council.

4.3.5 The public interest.

The proposed works are permissible, being ordinarily ancillary to the existing dwelling house, and generally consistent with the desired outcomes contained within Pittwater 21 Development Control Plan and the built form characteristics established by existing development located within the sites visual catchment. Approval would be in the public interest.

5.0 CONCLUSION

The proposed works are permissible, being ordinarily ancillary to the existing dwelling house, and consistent with the desired outcomes contained within PLEP 2014 and P21DCP and the historical built form characteristics established on this particular site and by existing development generally along this section of Barrenjoey Road.

We note that the property known as “Kumale” has recently been listed as an item of Local heritage significance within Schedule 5 of Pittwater Local Environmental Plan 2015 (PLEP 2015). In this regard the proposed garage, storage and lift structures are consistent with the 2012 Peter Muller design with the proposed front fencing not impeding views to or from the heritage item. Accordingly, we have formed the considered opinion that the proposal will have a neutral impact on the item and its setting.

The identified non-compliances with the front and side boundary setback and building envelope P21DCP controls have been acknowledged and appropriately justified having regard to the associated objectives and identified heritage and topographical considerations. Such variations succeed pursuant to section 79C(3A)(b) of the Act which requires Council to be flexible in applying such provisions and allow reasonable alternative solutions that achieve the objects of DCP standards for dealing with that aspect of the development.

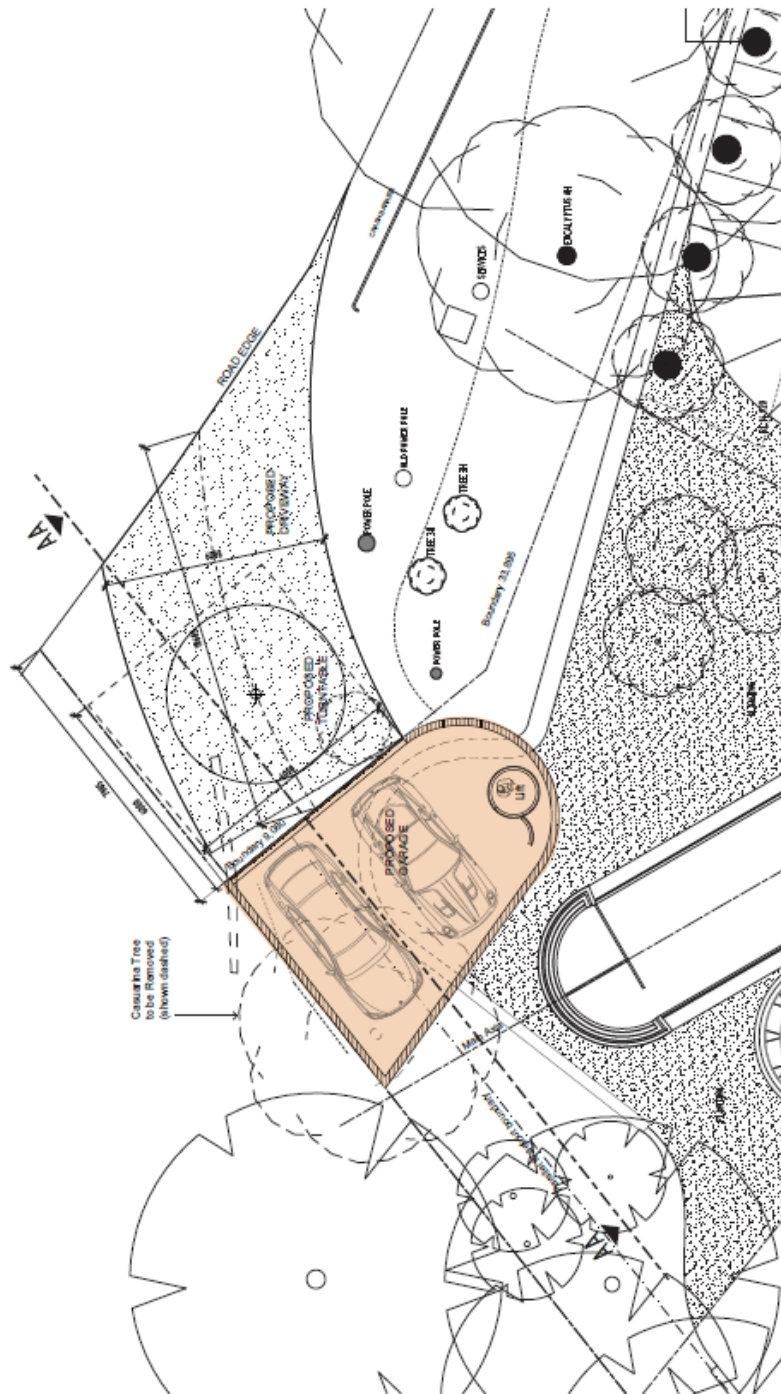
Having given due consideration to the relevant considerations pursuant to S.79C of the Environmental Planning & Assessment Act 1979 (as amended) it has been demonstrated that the proposed development is appropriate for approval.



Greg Boston
Boston Blyth Fleming Pty Ltd
Director

ANNEXURE 1

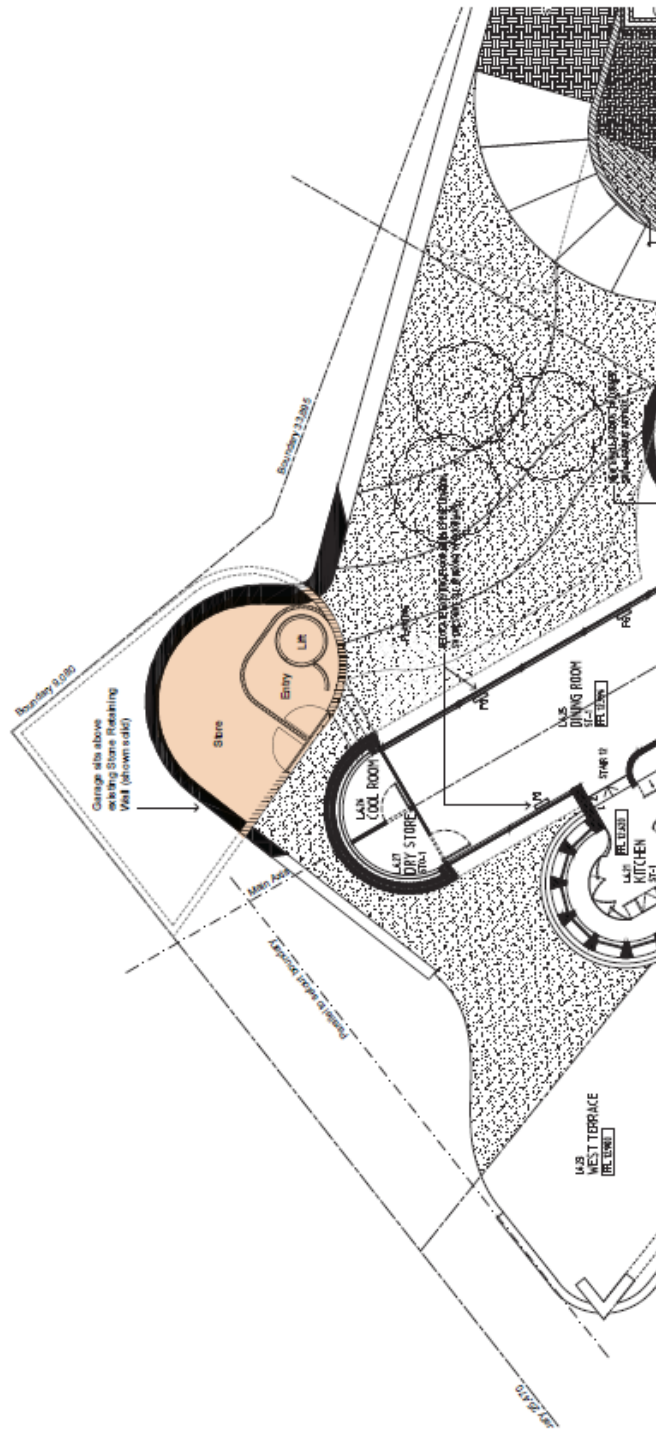
Architectural Plan



PROJECT NO.	DA 100	DATE	2010.02.26
PROJECT NAME	306	PROJECT TYPE	PAVING
CLIENT	306	PROJECT LOCATION	
DATE		PROJECT STATUS	PH
PROJECT NO.		PROJECT NO.	

DESIGNER	PAUL RYLAND AND JANELA MARSHALL
PROJECT	KIMBLE PAV BARBERRY RD PALM BEACH
DATE	LVL 7 - REVISED GARAGE PLAN

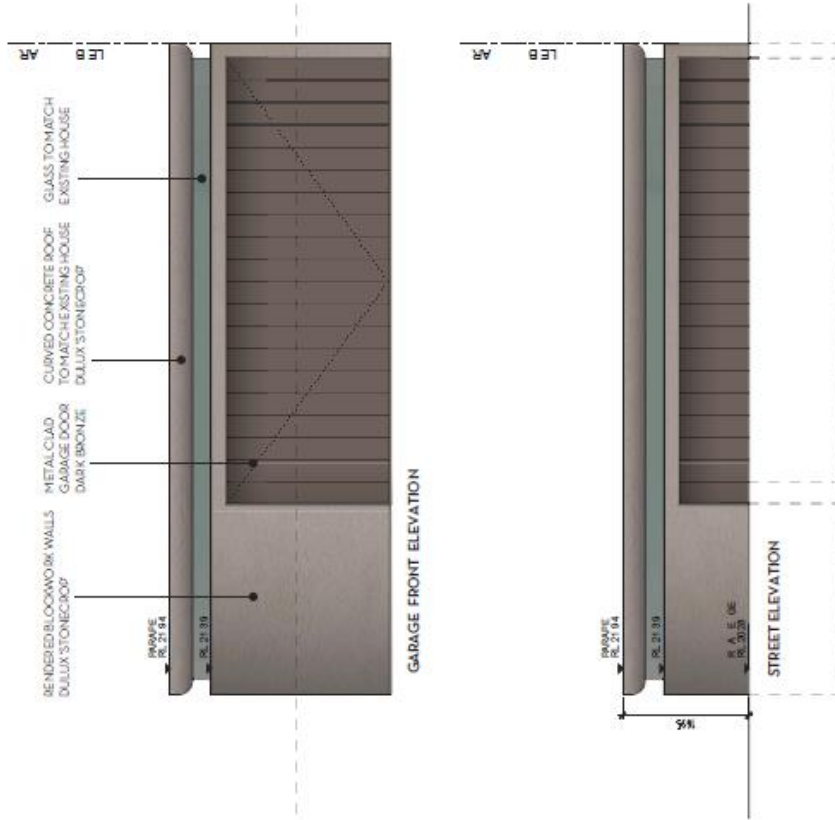




PROJECT NO.	DA-101	DATE	2015.10.20
PROJECT NAME	304	PROJECT TYPE	REPAIR
SCALE	1:500	DATE PLOTTED	-
DRAWN BY	WPM	CHECKED BY	WPM

DESIGNER	PAUL HURLAND AND PAMELA HURSHALL
CLIENT	OPHALE 949 BARRENJOY RD PALM BEACH
TITLE	LVL 4 - REVISED GARAGE PLAN





DATE	2/15/20
PROJECT	DA 200
CLIENT	DA 200
SCALE	1/8\"/>
DATE	2/15/20
PROJECT	DA 200
CLIENT	DA 200
SCALE	1/8\"/>
DATE	2/15/20
PROJECT	DA 200
CLIENT	DA 200
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PROJECT	DA 200
CLIENT	DA 200
SCALE	1/8\"/>





RENDERED BLOCKWORK WALLS
DULUX 'STONECROP'



METAL CLAD GARAGE DOOR
DARK BRONZE



CURVED CONCRETE ROOF
TO MATCH EXISTING HOUSE
DULUX 'STONECROP'



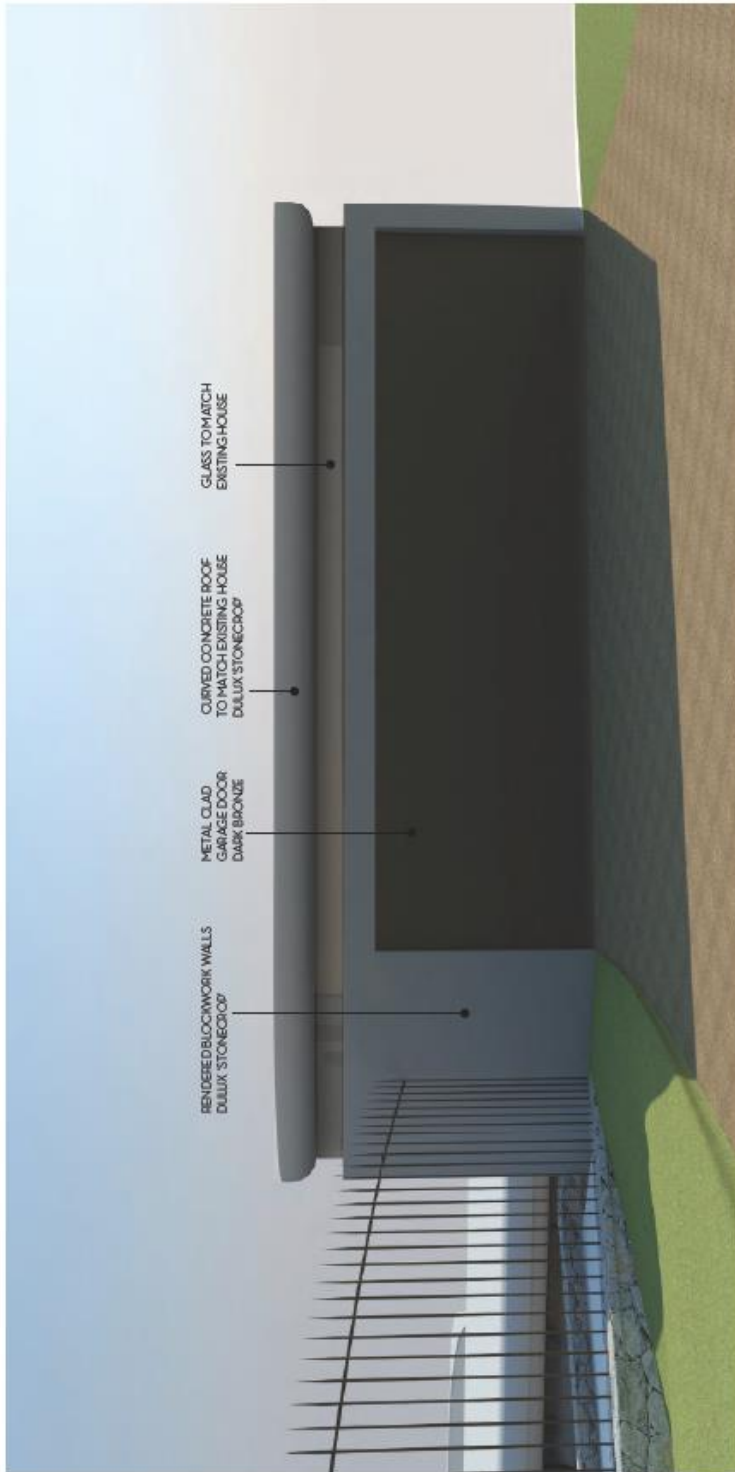
GLASS TO MATCH
EXISTING HOUSE

KUMALE
949 BARRENJOEY RD. - PALM BEACH

**PROPOSED GARAGE
MATERIAL PALETTE**

2/10/2015

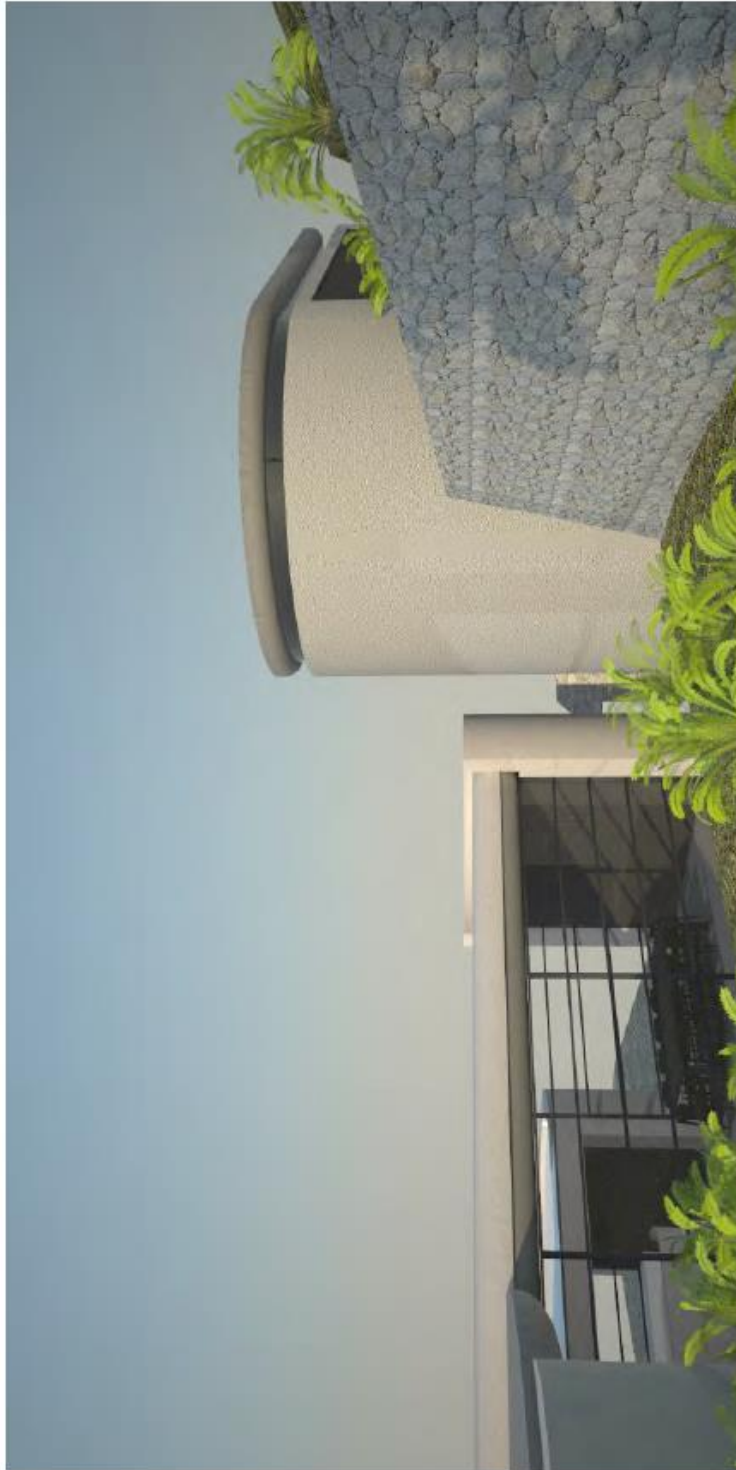




21.09.2015

PROPOSED GARAGE

KUMALE
949 BARRENJOEY RD. - PALM BEACH



GARAGE VIEWED FROM DRIVEWAY



21.09.2015

PROPOSED GARAGE

KUMALE
949 BARRENJOEY RD. - PALM BEACH



GARAGE VIEWED FROM PITTWATER SIDE OF KUMALE



21.09.2015

PROPOSED GARAGE

KUMALE
949 BARRENJOEY RD. - PALM BEACH



EXISTING STREET VIEW

EXISTING CASUARINA TREE (10 FT TALL APPROX) TO BE REMOVED

12 SMALL TREES (6-8 FT TALL APPROX) TO BE REMOVED



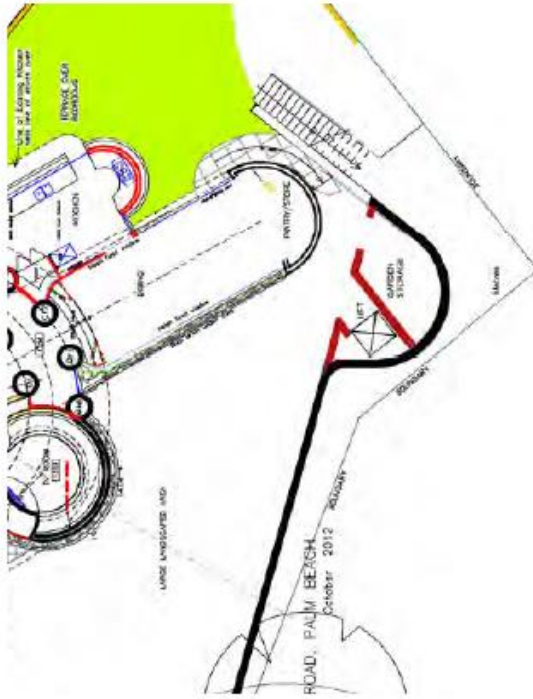
KUMHALE
949 BARRENJOEY RD. - PALM BEACH

PROPOSED GARAGE

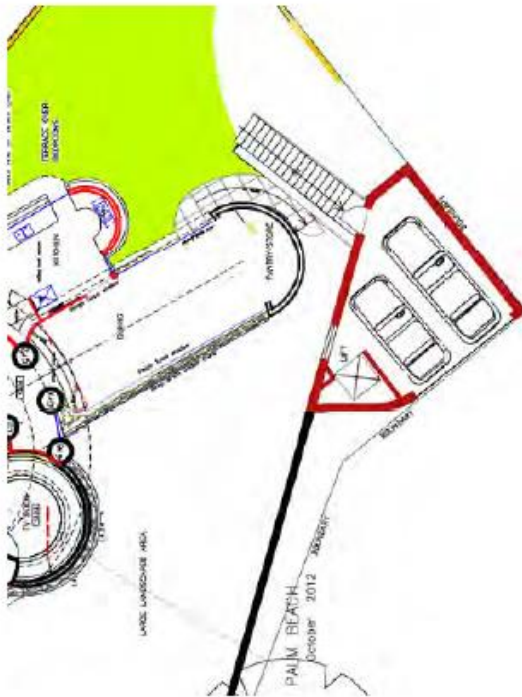
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ANNEXURE 2

2012 Peter Muller plans of a proposed garage



GARAGE PLAN (LOWER LEVEL)



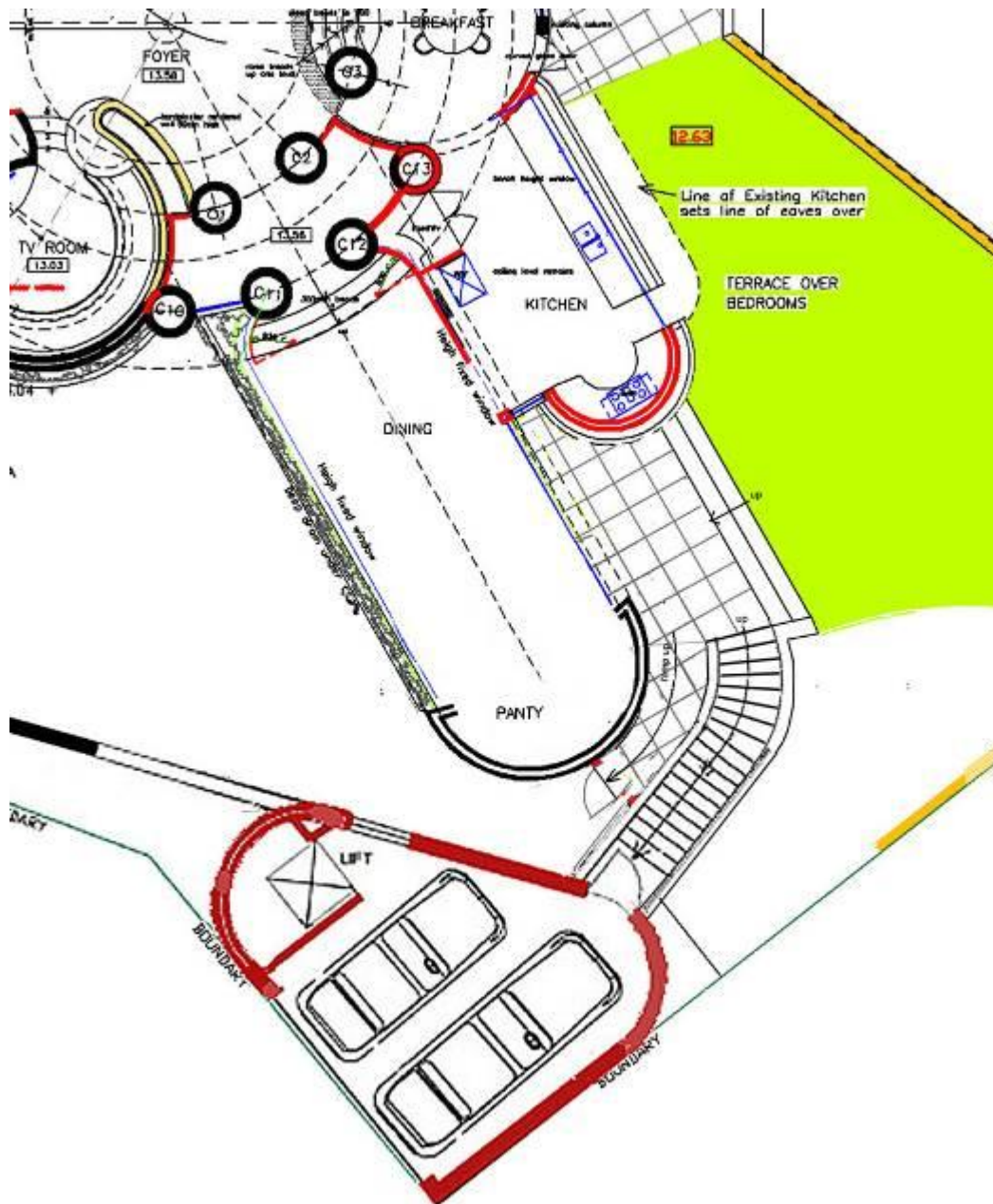
GARAGE PLAN (UPPER LEVEL)



2010.2015

PROPOSED GARAGE - PETER MULLER (ORIGINAL ARCHITECT)

KUMALE
949 BARRENJOEY RD - PALM BEACH



ANNEXURE 3

State Heritage Inventory Form

Pittwater Heritage Inventory		SHI Number 2270165
State Heritage Inventory		Study Number
Item Name: Kumale		
Location: 949 Barrenjoey Road, Palm Beach [Pittwater]		
Address: 949 Barrenjoey Road	Planning: Sydney North	
Suburb / Nearest Town: Palm Beach 2108	Historic Region: Sydney	
Local Govt Area: Pittwater	Parish: Narrabeen	
State: NSW	County: Cumberland	
Other/Former Names: Richardson House		
Area/Group/Complex:	Group ID:	
Aboriginal Area: Guringai		
Curtilage/Boundary: Boundaries of Lot 6 DP541797		
Item Type: Built	Group: Residential buildings (Category: House
Owner: Private - Individual		
Admin Codes:	Code 2:	Code 3:
Current Use: Residential		
Former Uses: Residential		
Assessed Significance: Local		Endorsed Significance:
Statement of Significance: Kumale, at 949 Barrenjoey Road in Palm Beach, was built in 1956 to a design by the well known Sydney architect Peter Muller, has historic and aesthetic significance as an excellent example of Late Twentieth-Century Organic architecture.		
Kumale, also known as Richardson House, is one of Peter Muller's earliest and most distinctive commissions. It is a highly individualistic work, deriving its primary inspiration from nature. The house has a high level of aesthetic value, maintained despite some changes to the fabric and its deteriorating condition. It retains sufficient integrity and substantial intactness to illustrate its original design.		
The listing includes the interiors of the house; however 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.		
Historical Notes or Provenance: The subject land remained undeveloped until 1955, when Peter Muller was commissioned by the owner, Arnold Victor Richardson, to design a house. Arnold Richardson was the inventor of the Victa lawnmower.		
The site was dominated by a cliff face and rocky outcrops dropping steeply down to the foreshore from Barrenjoey Road, and enjoyed extensive views across Pittwater. The rockpools at the base of the site apparently contributed to Peter Muller's inspiration for the design of the house, as did his appreciation of the ancient temples of Greece.		
The Richardsons, who had a young son, required a weekend retreat with two bedrooms,		
State Heritage Inventory		
Date: 14/07/2014	Full Report with Images	
<small>This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.</small>		Page 1

Pittwater Heritage Inventory		SHI Number 2270165
State Heritage Inventory		Study Number
Item Name:	Kumale	
Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	
<p>extensive living and dining areas, a swimming pool, a rumpus room, male and female change rooms with bathing facilities, a boat house and a sea plane hangar. The design was complex, organised around three radial axes and employing a rectilinear-circular geometry. The dominant feature of the house was the nine metre wide translucent dome of polyester fibreglass supported by 12 rivetted segments. Its surface pattern of circles was inspired by the sea urchins in the rockpools below.</p> <p>Not all of Muller's original design was approved by Council, and several features were omitted. There was to have been an external lift connecting the main living level and the waterfront structures, however this was never approved. This resulted in the deletion of Muller's original design for a boat house from the plans, although the associated pump house was built.</p> <p>The house is still recognised architecturally as one of the most significant contemporary homes in Australia.</p> <p>Peter Muller (1927 -)(Biography by Australian Institute of Architects) Born in Adelaide he graduated with the degree of Bachelor of Engineering from Adelaide University in 1948. He won a South Australian Travel Scholarship in 1948 and in the following year was awarded a Fulbright Travelling Scholarship to the USA, the first Australian architect to win that honour.</p> <p>Muller also won a Kahn Scholarship to the University of Pennsylvania and, during 1949 and 1950, studied a Master of Architecture degree there. He returned to Australia with a strong direction towards the Organic approach of Frank Lloyd Wright, in marked contrast to the contemporary elevated flat-roofed houses of Harry Seidler. His principles of interaction with the site, strong landscaping, accentuated massing and open planning were already present in his first commission, the Audette House (1953) at Castlecrag. His own house (1955) at 42 Bymya Road, Palm Beach is built in what was then one of the most remote locations in Sydney. It was designed on site and incorporates part of the bush rocks. Muller flooded the flat mirroring the landscape and so rendering the building invisible.</p> <p>By contrast 'Kumale' (1955-56) at Palm Beach, built for 'Vicia' lawnmower magnate A V Richardson, is a futuristic weekender which borrows from the circular geometries of Wright's late works. The Richardson house was a complex design organised around three radial axes and employing a mixed rectilinear-circular geometry.</p> <p>By nature, Muller was an independent individual who preferred to work alone while seeking new and innovative solutions to problems which arose from his particular response to a site or a client. The importance of Muller in Australian architecture arises from his uncompromising commitment to an alternative conception of architecture to that of the modern movement.</p> <p>The following is an extract from Philip Drew's Profile of Peter Muller: 'Peter Muller's determination to use natural materials, to avoid synthetic finishes & his feeling for the Australian landscape infected many of his Sydney contemporaries. But it was his creative attitude which set him apart, for much Australian architecture was derivative - and still is - borrowing whenever necessary stylistic from Europe and America. Muller avoided</p>		
State Heritage Inventory		
Date: 14/07/2014	Full Report with Images	Page 2
<small>This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.</small>		

Pittwater Heritage Inventory		SHI Number 2270165
State Heritage Inventory		Study Number
<p>Item Name: Kumale</p> <p>Location: 949 Barrenjoey Road, Palm Beach [Pittwater]</p>		

subservience to overseas styles by allowing himself to be influenced by cultures in the main Asian - rather than by styles.

He identified with the spiritual principles within a culture and so attained a deeper understanding of the culture's architecture. Muller's romanticism was peculiarly Australian for he conforms to a romantic, rural, essentially conservative architectural tradition issuing from the 19th century English art and crafts movement and supported by the example of Walter Burley Griffin's buildings.

Something which requires explanation is the relationship of Muller's architecture to Wright's: certainly there were direct influences of Wright on Muller, but at the same time, there can be no doubt that Muller developed in an independent way, that his vision of architecture was sufficiently strong and sufficiently his own, or that his distance from Wright enabled him to work in a freer manner than Wright's own students.

This distance of Muller from Wright is crucial because it enabled Muller to develop according to his own lights, and while there are similarities in their work, Muller has to be seen as an independent architect pursuing an organic ideal within Australian context rather than as a slavish neo-Wrightian. Muller's architecture is characterised by a strong sense of geometry and axial composition. The repetition of simple geometrical elements imparts a pervasive unity to the forms while the axial disposition of the parts responds to the romantic ideal of a building which is whole and simultaneously in a mystical union with nature.

Throughout his career, Muller employed some four different kinds of geometry:

1. He used rectangular shapes organised about several opposed axes usually three of which one is dominant (Audette House, 1952, and Muller House, Whale Beach 1954);
2. A related kind consisting of overlapping or connected squares along a diagonal growth axis (Nicholson House, Forestville, 1957, and Walcott House, Whale Beach, 1955);
3. A third kind is a hexagonal geometry similar to Wright's; and
4. Another type employed circles (Richardson House, Palm Beach, 1956).

Peter Muller occupies an important place in Post-War Australian architecture as the leading romantic architect of his time, as he developed in his buildings an alternative organic conception of architecture to the modern movement.'

(Drew, 2012)

The extant of Peter Muller's work in Pittwater is exceptionally significant as it is rare to have so many examples by internationally recognised Australian architects in one municipality.

Themes:	National Theme	State Theme	Local Theme
	8. Culture	Creative endeavour (Cultur	(none)

Designer: Peter Muller

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This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.		

Pittwater Heritage Inventory		SHI Number 2270165
State Heritage Inventory		Study Number
Item Name:	Kumale	
Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	
Maker / Builder:	F A Verrills	
Year Started:	1956	Year Completed: 1956 Circa: No
Physical Description:	<p>The house is located on a long steep site and all that is visible from the street is the central dome that dominates the main structure. The house consists of a series of intersecting segmented circle wings and the main wing is located on the edge of a cliff that makes the house only visible from the water.</p> <p>Throughout the interior, the circle is the primary motif, probably due to Peter Muller's influx of Buddhism and religious symbolism. The building incorporates new materials such as marine plywood, mastics and polyester fibreglass, and specially 29 grey-green cast concrete cylindrical piers that form the principal internal structure (Jahn, Sydney Architecture, 1997).</p>	
Physical Condition:	At the time of the survey, Kumale was under construction for alterations and additions.	
Modification Dates:	Restoration in 2005. Alterations and additions in 2012.	
Recommended Management:	The house should be retained and conserved. A Heritage Assessment or Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. Photographic archival recording in accordance with the NSW Heritage Office guidelines for photographic recording of heritage items using film or digital capture (2006) should be undertaken prior to any major works. Changes should be made in consultation with Peter Muller.	
Management:	Statutory Instrument	List on a Local Environmental Plan (LEP)
Further Comments:	<p>Criteria a) Kumale, also known as the Richardson House, is one of a number of important 20th Century architectural works within the Pittwater LGA, and is therefore of interest in the historical development of the local area.</p> <p>Criteria b) The house has significance deriving from its association with architect Peter Muller and the family of Arnold Victor Richardson, who was the inventor of the Victa lawnmower.</p> <p>Criteria c) Kumale has a high level of aesthetic value, maintained despite some recent changes to the fabric. It is one of Peter Muller's earliest and most distinctive commissions as a highly individualistic work, deriving its primary inspiration from nature. It retains sufficient integrity to illustrate its original design.</p> <p>Criteria d) Appears to be valued by people interested in the development of 20th Century Australian architecture, as demonstrated in its listing on the Australian Institute of Architects (AIA) Register of Significant Architecture in NSW (item # 4702954).</p> <p>Criteria e)</p> <p>Criteria f) Has rarity value as a highly individualistic work by a noted architect, with details not represented elsewhere in his body of work.</p>	
State Heritage Inventory		Page 4
Date: 14/07/2014		Full Report with Images
<small>This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.</small>		

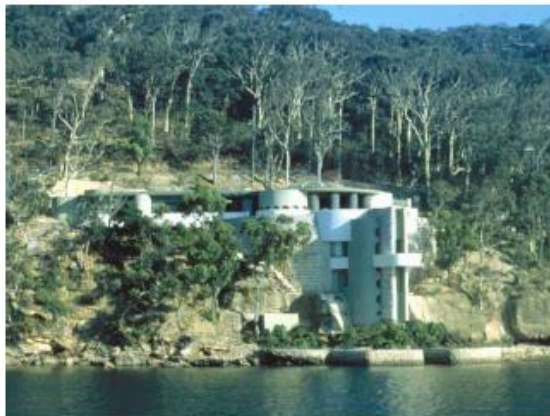
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State Heritage Inventory		Study Number																																																
<p>Item Name: Kumale</p> <p>Location: 949 Barrenjoey Road, Palm Beach [Pittwater]</p>																																																		
<p>Criteria g) Representative of one of Pittwater's earliest architect designed houses and Peter Muller's body of works.</p>																																																		
<p>Integrity / Intactness: Substantially intact</p>																																																		
<table border="0" style="width: 100%;"> <tr> <td style="width: 10%;">References:</td> <td style="width: 40%;">Author</td> <td style="width: 40%;">Title</td> <td style="width: 10%;">Year</td> </tr> <tr> <td></td> <td>Andrew George Burgess</td> <td>Weekend Aust. 20-21/1/96. weekend Aust. mag.1989</td> <td></td> </tr> <tr> <td></td> <td>Australian Institute of Architects</td> <td>A Regional Outlook: A Study of the Concepts of Regionalism and their application to the Residential Architecture of the Palm Beach Locality</td> <td></td> </tr> <tr> <td></td> <td>City Plan Heritage</td> <td>Peter Muller, Biographical Information</td> <td></td> </tr> <tr> <td></td> <td>Graham Jahn</td> <td>Heritage Impact Statement - 949 Barrenjoey Road, Palm Beach</td> <td>2004</td> </tr> <tr> <td></td> <td>Jacqueline. Unford</td> <td>Sydney Architecture</td> <td>1997</td> </tr> <tr> <td></td> <td>Peter Hook</td> <td>The arch of Peter Muller, Sydney University, 1993, M.A.thesis.</td> <td></td> </tr> <tr> <td></td> <td>Philip Drew</td> <td>"Getting Frank Lloyd Right", Northern Beaches Journal, No 2, 1999, p.59-64</td> <td>1999</td> </tr> <tr> <td></td> <td>Robert Irving et al.</td> <td>Profile of Peter Muller</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Fine Houses of Sydney</td> <td>1982</td> </tr> <tr> <td>Studies:</td> <td>Author</td> <td>Title</td> <td>Number Year</td> </tr> <tr> <td></td> <td>City Plan Heritage</td> <td>Pittwater Community Based Heritage Study Review</td> <td>2014</td> </tr> </table>			References:	Author	Title	Year		Andrew George Burgess	Weekend Aust. 20-21/1/96. weekend Aust. mag.1989			Australian Institute of Architects	A Regional Outlook: A Study of the Concepts of Regionalism and their application to the Residential Architecture of the Palm Beach Locality			City Plan Heritage	Peter Muller, Biographical Information			Graham Jahn	Heritage Impact Statement - 949 Barrenjoey Road, Palm Beach	2004		Jacqueline. Unford	Sydney Architecture	1997		Peter Hook	The arch of Peter Muller, Sydney University, 1993, M.A.thesis.			Philip Drew	"Getting Frank Lloyd Right", Northern Beaches Journal, No 2, 1999, p.59-64	1999		Robert Irving et al.	Profile of Peter Muller				Fine Houses of Sydney	1982	Studies:	Author	Title	Number Year		City Plan Heritage	Pittwater Community Based Heritage Study Review	2014
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<p>Latitude: _____ Longitude: _____</p> <p>Location validity: _____ Spatial Accuracy: _____</p> <p>Map Name: _____ Map Scale: _____</p> <p>AMG Zone: _____ Easting: _____ Northing: _____</p> <p>Listings: Name: _____ Title: _____ Number: _____ Date: _____</p> <p>Royal Australian Institute of Architects register Referred to local council to consider listing on LEP</p>																																																		
<p>Custom Field One:</p> <p>Custom Field Two:</p> <p>Custom Field Three:</p> <p>Custom Field Four:</p> <p>Custom Field Five:</p>																																																		
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Pittwater Heritage Inventory		SHI Number 2270165
State Heritage Inventory		Study Number
Item Name:	Kumale	
Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	

Custom Field Six:

Data Entry: Date First Entered: 24/05/2000 Date Updated: 12/07/2014 Status: Partial

Image:



Caption: Kumale - View from Pittwater
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_1.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
State Heritage Inventory		2270165
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Location: 949 Barrenjoey Road, Palm Beach [Pittwater]		

Image:



Caption: Kumale
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_2.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number 2270165
State Heritage Inventory		Study Number
Item Name:	Kumale	
Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Kumale - Internal view
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_3.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
State Heritage Inventory		2270165
Item Name: Kumale		Study Number
Location: 949 Barrenjoey Road, Palm Beach [Pittwater]		

Image:



Caption: Kumale - External view
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_4.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
State Heritage Inventory		2270165
Item Name: Kumale		Study Number
Location: 949 Barrenjoey Road, Palm Beach [Pittwater]		

Image:



Caption: Kumale
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_5.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
State Heritage Inventory		2270165
Item Name: Kumale		Study Number
Location: 949 Barrenjoey Road, Palm Beach [Pittwater]		

Image:



Caption: Kumale - External view
Copyright: Pittwater Council
Image by: City Plan Heritage
Image Date: 1/01/2004
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_9.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
State Heritage Inventory		2270165
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Item Name:	Kumale	
Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Kumale - Sketch
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_7.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
State Heritage Inventory		2270165
Item Name: Kumale		Study Number
Location: 949 Barrenjoey Road, Palm Beach [Pittwater]		

Image:



Caption: Kumale - External view at night
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_11.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number 2270165
State Heritage Inventory		Study Number
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Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Kumale - Internal view
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_12.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
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Item Name: Kumale		Study Number
Location: 949 Barrenjoey Road, Palm Beach [Pittwater]		

Image:



Caption: Kumale - The Library
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_13.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory State Heritage Inventory	SHI Number 2270165 Study Number
Item Name: Kumale	
Location: 949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Kumale - Internal view
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_14.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
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		Study Number
Item Name:	Kumale	
Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Kumale - the kitchen
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_15.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory State Heritage Inventory	SHI Number 2270165 Study Number
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Location: 949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Kumale - External view of the pool at night
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_16.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number 2270165
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Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Kumale - External view
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_17.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number 2270165
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Location: 949 Barrenjoey Road, Palm Beach [Pittwater]		

Image:

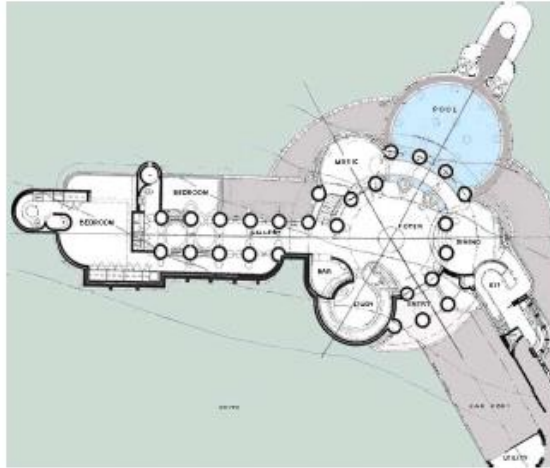


Caption: Kumale - Internal view in 1958
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_18.jpg
Thumb Nail Path:
Thumb Nail File:

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Pittwater Heritage Inventory State Heritage Inventory	SHI Number 2270165 Study Number
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Location: 949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Kumale - Plan
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_6.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number 2270165
State Heritage Inventory		Study Number
<hr/>		
Item Name:	Kumale	
Location:	949 Barrenjoey Road, Palm Beach [Pittwater]	

Image:



Caption: Peter Muller - Sketch
Copyright: Peter Muller
Image by: Peter Muller
Image Date:
Image Number:
Image Path:
Image File: Kumale_949_Barrenjoey_Road_Palm_Beach_8.jpg
Thumb Nail Path:
Thumb Nail File:

Pittwater Heritage Inventory		SHI Number
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		Study Number
Item Name: Kumale		
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