

**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**

### **BACKGROUND & HERITAGE LISTING**

Urbis has been engaged to prepare the following Heritage Impact Statement (HIS), to accompany a development application to be lodged with Northern Beaches Council for the construction of multi-level dwelling at 1110 Barrenjoey Road, Palm Beach, herein referred to as 'the subject site'. The dwelling is proposed to be staggered across the slope of the site to capture expansive ocean views over Barrenjoey Road. The subject site is legally identified as Lot 103 of Deposited Plan 11265016.

The subject site is not a listed heritage item, nor is it located in a heritage conservation area. It is, however, located within the vicinity of locally heritage listed item Barrenjoey House, located at 1108 Barrenjoey Road, Palm Beach under Schedule 5, Environmental Heritage under the Pittwater Local Environmental Plan (LEP) 2014. Details of the heritage listing are outlined below:

- "*Barrenjoey House*" (restaurant and accommodation), Lot 8 of Deposited Plan 6746, item no. 2270076.

Additionally, the subject site is located in proximity to heritage listed dwelling *Winten*, located at 21 Palm Beach Road, under Schedule 5, Environmental Heritage of the Pittwater Local Environmental Plan:

- "*Winten*" (house), located at 21 Palm Beach Road, Lot 7B of Deposited Plan 13374, item no. 2270056.

Figure 1, provided overleaf, demonstrates the above heritage context.

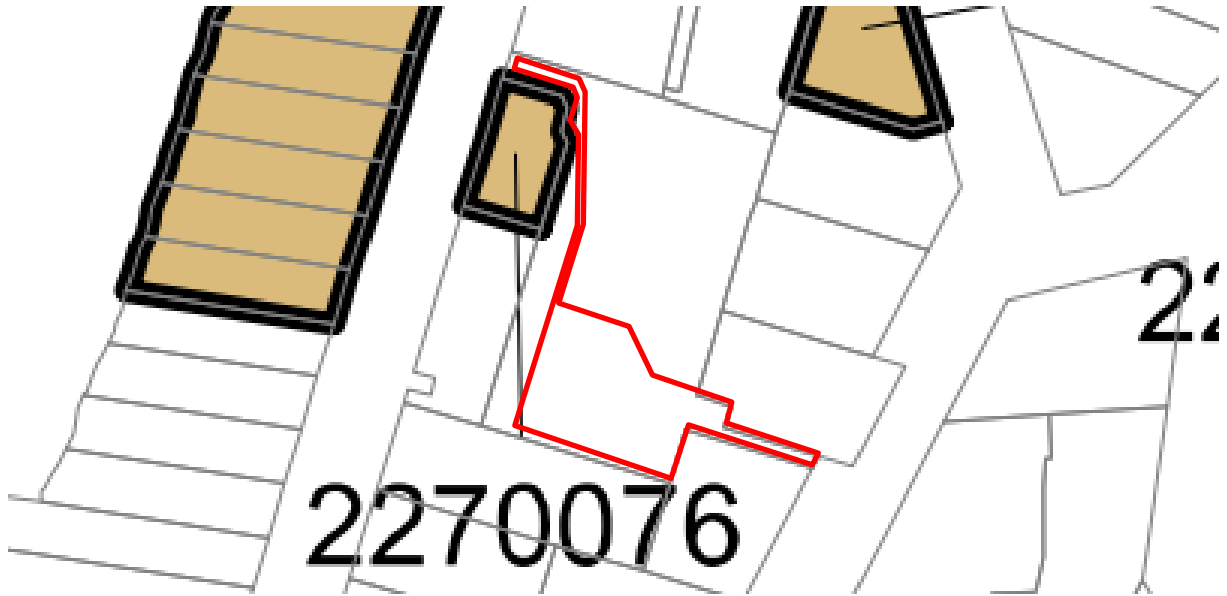


Figure 1 - Extract of heritage map with the approximate subject site outlined in red.

Source: Pittwater LEP 2014, Heritage Map HER\_015

## HISTORICAL OVERVIEW

The following history was sourced from Virginia Macleod's entry on The Dictionary of Sydney from 2008.

### Palm Beach

The northern most coastal suburb of metropolitan Sydney, Palm Beach is in the Pittwater local government area, on the Barrenjoey Peninsula. It is renowned as a holiday spot for the rich and famous. Its stunning natural beauty is the setting for some spectacular houses, many with views to Pittwater or the Pacific Ocean.

### Early History

The suburb was named after the cabbage tree palms, *Livistona australis*, which were common in the area and put to good use by the original residents, the Guringai People. Twisting strips of cabbage tree bark into lines, they were able to catch plenty of fish, from the shore and in the water too, patching leaks in their canoes with palm fronds. Their temporary shelters were roofed with palm leaves too.

The land now known as Palm Beach, Barrenjoey and most of Whale Beach was granted to James Napper in 1816, and on a map of 182 the southern end of the ocean beach is marked as Cabbage Tree Boat Harbour, a name it still bears today.

### Fishing and Smuggling

In the early part of the nineteenth century, the isthmus was home to a few fishermen, who lived at Snapperman Beach, catching and drying fish. The Sydney Morning Herald noted in March 1867:

On the eastern side of Pitt Water, between Barrenjoey and the farm of Mr Collins, there is a fishing station, of Chinese and Europeans, and even here the neatness of the huts and the care bestowed on the cultivation of flowers are really pleasing to contemplate.

To discourage smuggling into Broken Bay, the colonial government built a customs house at the base of the headland on the western (Pittwater) shore of the isthmus in 1843. Then, in 1881, it purchased the northernmost part of the isthmus, on which it built a stone lighthouse, designed by colonial architect James Barnet, to alert shipping to the entrance to Broken Bay and the Pittwater. The Barrenjoey lighthouse still stands.

### **Residential Development**

In 1900 all the remaining land was divided into 18 large blocks and listed for sale as 'good grazing land', but none were sold. Then, in 1912, the land was again put up for sale in smaller residential blocks and marketed as offering 'fishing, sailing, golf and rowing'. All blocks were sold. Most houses were built from local sandstone, but other materials had to be shipped in. Some houses were built as guesthouses, but most were second homes for those Sydneysiders who could afford them.

Development of the area was slow, because of its isolation and poor transport connections. Author Nancy Phelan has recounted her memories of visiting the area in the early decades of the twentieth century:

*When I first went to Palm Beach with my Aunt Amy there was no through road. We took trams to The Spit, to Manly, to Narrabeen, then a primitive bus over terrible roads to Newport harbour and a launch across Pittwater to Palm Beach, landing at Gow's Store...The journey took hours, but it was beautiful...<sup>1</sup>*

As Phelan notes, for many years Palm Beach wharf was virtually the only access point, reached by boat from either Newport or Bayview. As well, there was a ferry from Manly, which took day-trippers to Broken Bay.

The retailer RJ Hordern donated Hordern and Wiltshire Parks and Mackay Reserve. Horden lived at Kalua, opposite the beach. Palm Beach Surf Life Saving Club, which was established in 1921, now has four houses on the beachfront.

Since World War II, the area has become more residential, but still remains a secluded peninsula, despite improved communications, including a seaplane wharf, for those who can afford this commuter transport to the centre of the city of Sydney.

The subject site originally formed part of the Crown grant awarded to James Napper in March 1816. By 1912, the land had been transferred to The Barrenjoey Company Ltd). In 1925, much of the land on the peninsular was subdivided for residential development under the ownership of Palm Beach Lands Limited. Over the course of the twentieth century land along the peninsular continued to be subdivided and developed. The subject site is yet to be developed and remains a vegetated slope extending from the rear of properties along Pacific Road west, down to the rear of a Fish and Chips outlet.

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<sup>1</sup> Nancy Phelan, *Setting out on the voyage: the world of an incorrigible adventurer*, University of Queensland Press, St Lucia Qld, 1998.

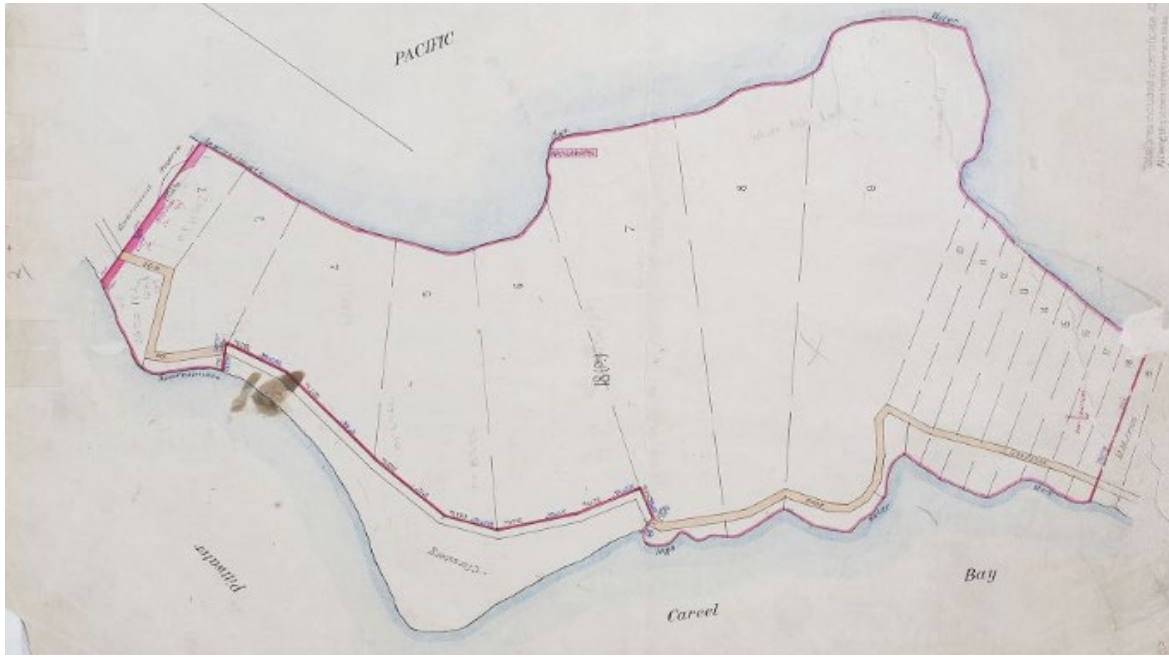


Figure 2 – Land purchased by The Barrenjoey Company Limited, 1912.

Source: NSWHLRV, Vol: 2289 Fol: 43

**CONSTRUCTION.** **THE LOCAL GOVERNMENT**

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**BARRENJOEY.  
PALM BEACH ESTATE  
PITTWATER.**

**SECOND SUBDIVISION.**

THE ESTATE occupies an Elevated and Picked Position, Commanding Panoramic Views over  
**THE PACIFIC OCEAN AND PITTWATER HARBOR.**  
The Lots to be offered have Frontages to:—  
**FLORIDA-ROAD, SUNRISE-ROAD, AND THE RESERVE.**  
The latter are practically

**OCEAN BEACH FRONTAGE LOTS**

**PALM BEACH ESTATE** offers Many Comforts and Luxuries, such as—  
**CLEAR, BRACING AIR.  
GLORIOUS HARBOR AND OCEAN VIEWS.  
SPLENDID HARBOR AND OCEAN FISHING.  
HARBOR BATHS, AND  
SANDY HARBOR BEACHES FOR THE CHILDREN.**

Also,  
**A BEAUTIFUL AND EXTENSIVE OCEAN BEACH FOR  
SURF BATHERS.**

**PAY A VISIT OF INSPECTION. IT IS WISE TO INVESTIGATE,** and then make it your **WEEK-END HOME**  
by securing a Block in this Second Subdivision.  
**REMEMBER THAT THE WHOLE OF THE FIRST SUBDIVISION OF 90 LOTS WAS SOLD IN AS MANY  
MINUTES.**

**THERE IS NOTHING TO EQUAL PALM BEACH  
THE GREAT FAMILY RESORT.**

With its many Pretty, Ideal Spots for the Holiday-maker, away from the Heat in the  
**STATELY PALM TREE GULLIES.**

For which this Estate is Famed, with their Wealth of Palms and Ferns.  
**THE ROADS ARE ALL FORMED, AND HAVE BEEN TAKEN OVER BY THE LOCAL SHIRE.  
TORRENS TITLE. EASY TERMS.**

**ON THE DAY OF SALE MOTOR CARS AND MOTOR BUSES WILL RUN FROM MANLY PIER AT 9 A.M.  
AND 11 A.M., AND A FREE LAUNCH, THE S.S. CORA WILL LEAVE HAWKESBURY STATION AT 10.45  
A.M. FOR PALM BEACH.**

A Subdivision of this Estate has been prepared, and will be Offered  
**FOR SALE BY PUBLIC AUCTION ON THE GROUND**  
ON

**Boxing Day, December 26, 1912**  
**AT 3 P.M.**

**RAINE AND HORNE,  
AUCTIONEERS, 86 PITT STREET.**

Secretary to the Estate, E. E. G. de GYULAY, Esq., Somerset House, 5 Moore Street, City. (802)

Figure 3 - Advertisement for the Palm Beach Estate.

Source: *Construction: Weekly Supplement to Building*; Monday 16th December 1912, Page 8



Figure 4 – Barrenjoey Lighthouse, Palm Beach c1900-1910.

Source: State Library of New South Wales.



Figure 5 – Beach Culture at Palm Beach 1960s.

Source: National Library of Australia, Jeff Carter.





Figure 6 - Aerial view of Palm Beach, 2008. The location of the subject site is approximately indicated.

Source: Airview; 0809-1620-39

## **SITE DESCRIPTION & PROPOSED WORKS**

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 peninsular is characterised by the beach front, bushlands, coastal cliffs, and Barrenjoey Head. Residential development is concentrated along the centre of the peninsular at Whale Beach, and further north Palm Beach.

The subject site is positioned on the western side of the peninsular, 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.

The proposal seeks the construction of a three-storey dwelling on the vacant site. The dwelling is to adopt a step-like form staggered across the fall of the slope. The profile of the house is to be constructed around a central chimney structure. The remaining land between the dwelling and the rear of commercial outlets along Barrenjoey Road is proposed to remain vegetated.



Figure 7 – View south-east showing Barrenjoey House, subject site to be located on the elevated slope to the south-east of Barrenjoey House.

Source: Urbis, 2020

This heritage impact statement has been prepared with reference to the following architectural drawings prepared by Jorge Hrdina Architects Pty Ltd.

Table 1 – Drawing Documentation

Title	Drawing No.	Date
Heritage Item Elevation	08	December 2020



Title	Drawing No.	Date
Heritage Item Section	09	December 2020
Heritage Item Plan	09	December 2020

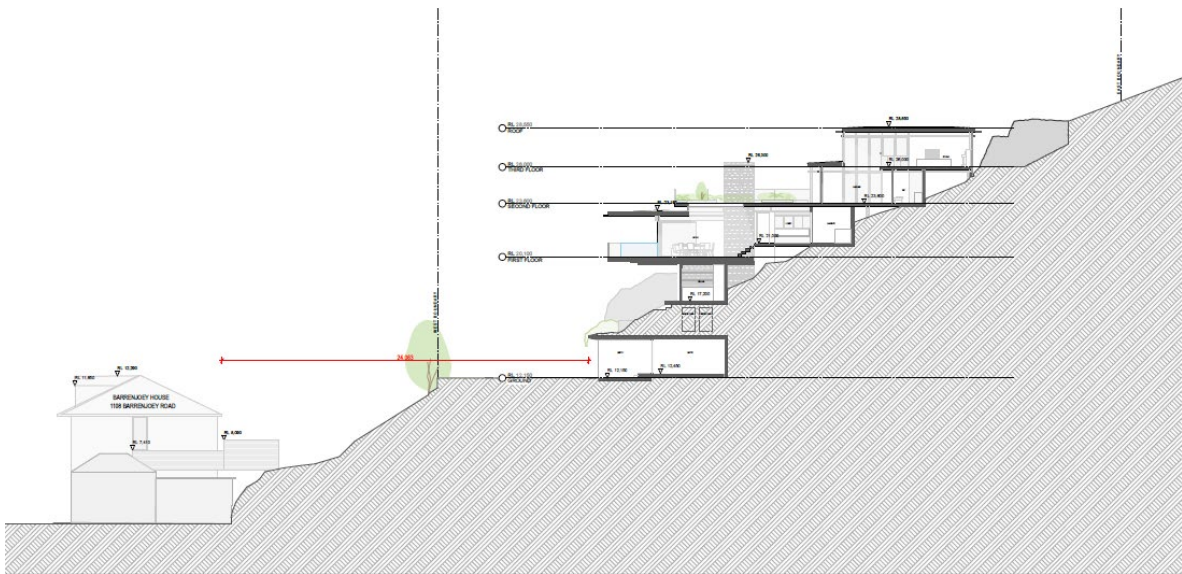


Figure 8 – Extract of drawing documentation, Heritage Item Section.

Source: Jorge Hrdina Architects Pty Ltd, 2020

## STATEMENT OF SIGNIFICANCE

The following statement of significance has been reproduced from the state inventory sheet pertaining to Barrenjoey House, restaurant and accommodation.

*Barrenjoey House is historically significant as it has been in nearly continuous use as a restaurant and guest house since it was built in 1923 by Albert Verrills. It was also the first place in Palm Beach to have a telephone and as such it holds social significance for the Palm Beach community.*

*The listing includes the interiors of the building; however 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.*

## ASSESSMENT OF IMPACT

The proposed works are addressed in the table below against the relevant provisions in the Pittwater 21 Development Control Plan.

Table 2 – Pittwater 21 Development Control Plan

<b>Pittwater 21 Development Control Plan</b>	
<p>C1. Any development application involving work likely to impact the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site is to be accompanied by a Statement of Heritage Impact prepared by an appropriately qualified heritage professional.</p>	<p>This heritage impact statement has been prepared to allow the consent authority, Northern Beaches Council, to ascertain the degree to which the proposed development may impact the heritage significance of listed item, <i>Barrenjoey House (restaurant and accommodation)</i>, and to a lesser extent <i>Winten</i> located at 21 Palm Beach Road, under the Pittwater LEP 2014.</p> <p>This letter finds the proposed development at 1110 Barrenjoey Road to have no adverse impact on the subject vicinity items and is therefore supported from a heritage perspective.</p>
<p>C2. Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential archaeological site are to be designed to respect and complement the heritage significance in terms of:</p> <ul style="list-style-type: none"> <li>– the building envelope, proportions, materials, colours, and finishes, building alignment</li> </ul>	<p>The proposed development at 110 Barrenjoey Road is found to be a considered response to surrounding development, including heritage item Barrenjoey House.</p> <p>The proposed dwelling is to span three stories, staggered across the fall of the slope in step-like fashion. The proposed envelope of the dwelling is therefore highly recessive, with a sleek, contemporary appearance. The profile is modest in its presentation to the public domain, set into the side of the sloping site. The proposed dwelling is generally of a diminishing form and scale, reducing overall visual bulk, particularly at the western frontage, presenting to the heritage item. The terraced form steps away from the heritage item, ensuring the proposed development does not overwhelm or detract from the setting of Barrenjoey House.</p>

Pittwater 21 Development Control Plan	
	<p>The proposed development is distinctly contemporary in appearance. The proposed design employs proportions consistent with surrounding development. In conjunction with the terraced form, any perceived bulk is thoroughly mitigated.</p> <p>Given the dwelling is to be sited well above the roof height of the heritage item, set-back into the slope of the escarpment, proportions, colours, materials and finishes of the new development are assessed to have no impact on the setting of Barrenjoey House.</p> <p>In addition to the above, the remaining undeveloped land between the subject site and the rear of Barrenjoey House is to remain vegetated, such that the proposed development is further diminished in appearance when viewed from Barrenjoey Road.</p> <p>The proposed development is found to have no impact on additional vicinity item, <i>Winten</i>, located at 21 Palm Beach Road, Palm Beach.</p>
<p>C3. Developments in the vicinity of a heritage item, heritage conservation area, archaeological site, or potential archaeological site are to minimise the impact on the heritage significance by providing:</p> <ul style="list-style-type: none"> <li>- adequate buffer zone</li> </ul>	<p>The proposed development is to occupy a sloping site directly east of heritage item, <i>Barrenjoey House</i>. The proposed development is sited substantially higher than the ridgeline of the heritage item, and is well-setback into the slope of the escarpment. As such, sufficient physical curtilage around the heritage item is preserved. The interpretation of <i>Barrenjoey House</i> is to remain unchanged as a result of this proposal.</p>
<ul style="list-style-type: none"> <li>- maintaining and respecting significant views to and from the heritage item, heritage conservation area, archaeological site or potential archaeological site.</li> </ul>	<p>Significant views to <i>Barrenjoey House</i> from Barrenjoey Road are assessed to remain unaffected as a result of the proposed development. Principal engagement with the heritage item occurs at street level along Barrenjoey Road and the beachfront. The</p>

Pittwater 21 Development Control Plan	
	proposed development is sited well above and behind the heritage item such that it falls outside any primary view catchment areas. The proposed dwelling will likely be concealed by the heavily vegetated slope, further reducing any visual impact to <i>Barrenjoey House</i> .

## CONCLUSION

This heritage impact statement has been prepared to assess the impact of the proposed development at 1110 Barrenjoey Road on vicinity item, *Barrenjoey House*, (immediately west of the subject site) and to a lesser extent, vicinity item located at 21 Palm Beach Road, Palm Beach.

The proposed development at 1110 Barrenjoey Road is found to have no adverse impact on the above heritage items, and specifically no impact to the setting of *Barrenjoey House (restaurant and accommodation)*, located at 1108 Barrenjoey Road. The proposal is viewed favourably from a heritage perspective for the following reasons:

- The proposed development employs a terraced, recessive profile, sited well above the ridgeline of the heritage item, into the slope of the escarpment, ensuring reduced visual bulk across the site.
- The proposed development seeks to retain dense vegetation between the subject site and heritage item, contributing to a diminished appearance when viewed from Barrenjoey Road.
- The proposed dwelling has been sited so as to not impede on any significant view catchments pertaining to the *Barrenjoey House*.
- The proposal ensures sufficient physical and visual curtilage around *Barrenjoey House*, such that its ability to be interpreted remains unchanged as a result of the proposed development.
- Generally, the significance of *Barrenjoey House*, is not vested in a vegetated setting, or surrounding development. The interpretation of *Barrenjoey House*, does not rely on neighbouring residential development.

In light of the above, the proposed dwelling is found to be an appropriate development of the vacant site at 1110 Barrenjoey Road, and is assessed to be an appropriate response to the existing context of Barrenjoey Road.

Yours sincerely,



Stephen Davies  
Director



