

PROPOSED REDEVELOPEMNT

AT

**1168 BARRENJOEY ROAD,
PALM BEACH, NSW**

HERITAGE IMPACT STATEMENT



Prepared by:

John Oultram Heritage & Design
Level 2, 386 New South Head Road,
Double Bay, NSW 2028

Tel: (02) 9327 2748
Fax: (02) 9327 2803

Prepared for:

Lisa & Martin Cork

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for the redevelopment of the existing house at 1168 Barrenjoey Road, Palm Beach NSW. The report has been prepared on behalf of the Lisa & Martin Cork, the owners of the property.

1.2 THE STUDY AREA

The study area is Lot 1 in DP 332220 in the Shire of Warringah, Parish of Narembreen and County of Cumberland. (Figure 1.1)

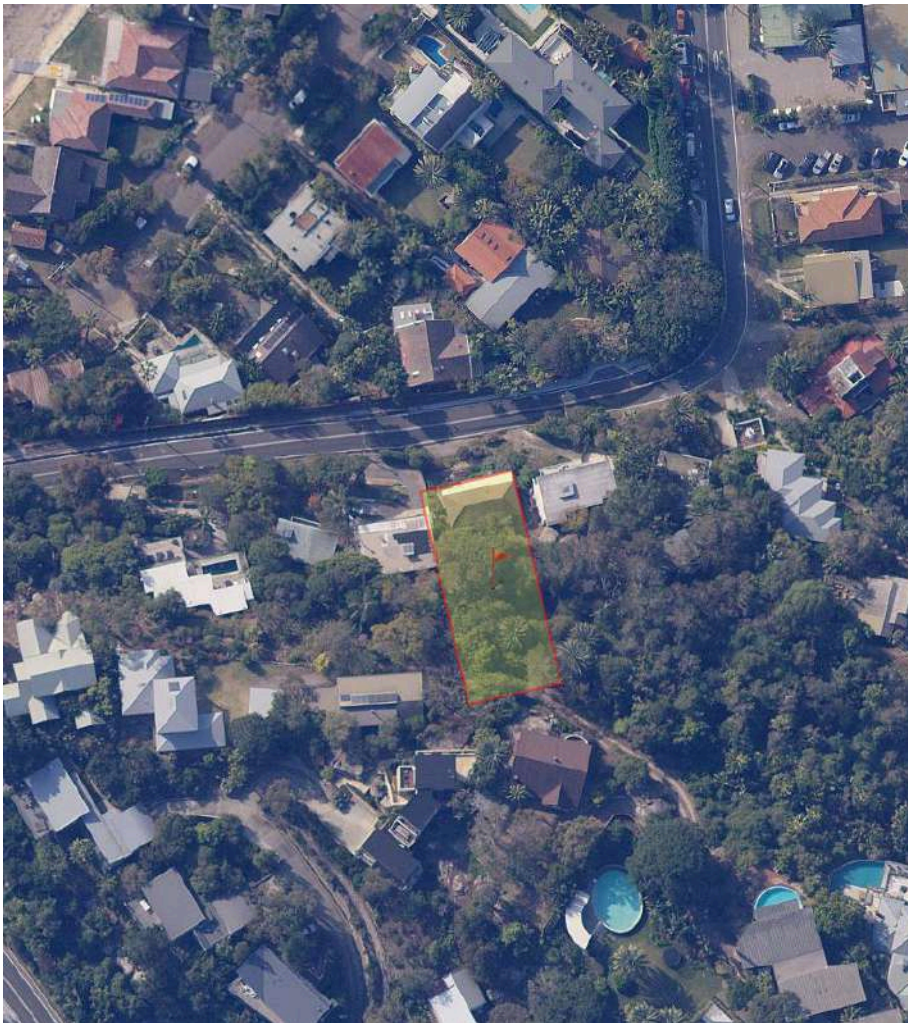


Figure 1.1 The Study Area shaded

Source: SixMaps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.4 METHODOLOGY

This report follows the recommendations set out in the NSW Heritage Manual prepared by the NSW Heritage Office for the preparation of statements of heritage impact and the Pittwater Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical Research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL BACKGROUND

2.1 SUMMARY

The dwelling at No. 1168 Barrenjoey Road was built in about 1936 for Mrs Edith Margaret Ellen Bown (1894-1978) and her husband, chartered accountant William George Bown (1894-1965) as a weekend/holiday home. The allotment was formed in the Barrenjoey Estate land release of 1912. It was one of six houses built on the south side of the northern dog-leg of Barrenjoey Road prior to the Second World War.

2.2 SUBURBAN CONTEXT

Palm Beach is one of the beachside suburbs on the Pittwater peninsula, some 41km north of the Sydney CBD. The discovery of Pittwater was made with the first year of Governor Phillip founding the penal settlement at Port Jackson in 1788. Non-indigenous settlement of Pittwater was probably initially undertaken in the 1810s with the first alienation of land being made in 1816. In this era, the bay was part of the maritime route of the passage to the inland farming settlements beside the Hawkesbury River. Also, it was an important shelter for coastal shipping during inclement weather. Governor Phillip had made initial soundings of the bay in 1788 and he was followed by Governor Hunter in 1804. In the early 1840s a customs officer was stationed here and in 1842 a permanent customs house was built below Barrenjoey headland. In 1855 a coastal navigation light was erected, and in 1881 the existing lighthouse and compound of keeper's houses were built.

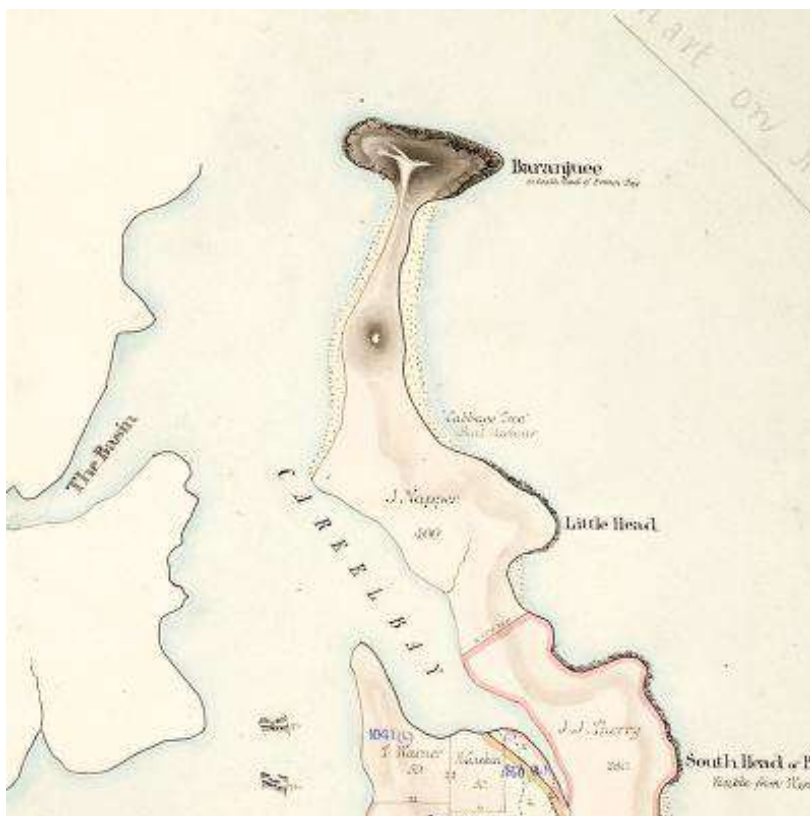


Figure 2.1 Detail of an undated (1830s?) edition of the Narrabeen parish map showing James Napper's Larkfield grant at Pittwater

Source: NSW Land Registry Services

Aside from the importance of the bay to colonial era shipping, attempts at farming were made in the area from at least the mid 1810s with the making of a number of land grants. The resident population however was sparse indeed with fishing being the main source of income and livelihood.

In 1816 400 acres at Palm Beach was granted by Governor Macquarie to the Royal Navy surgeon James Napper, with the grant being named Larkfield. In 1900 Napper's descendent and heir, Benjamin Wentworth Darley died. The 400 acres at Pittwater was subdivided for 'marine sites', which were offered for sale in 1900 as the Bassett-Darley Estate.¹ Subsequently, a re-subdivision was undertaken by the Barrenjoey Company Ltd in 1912.

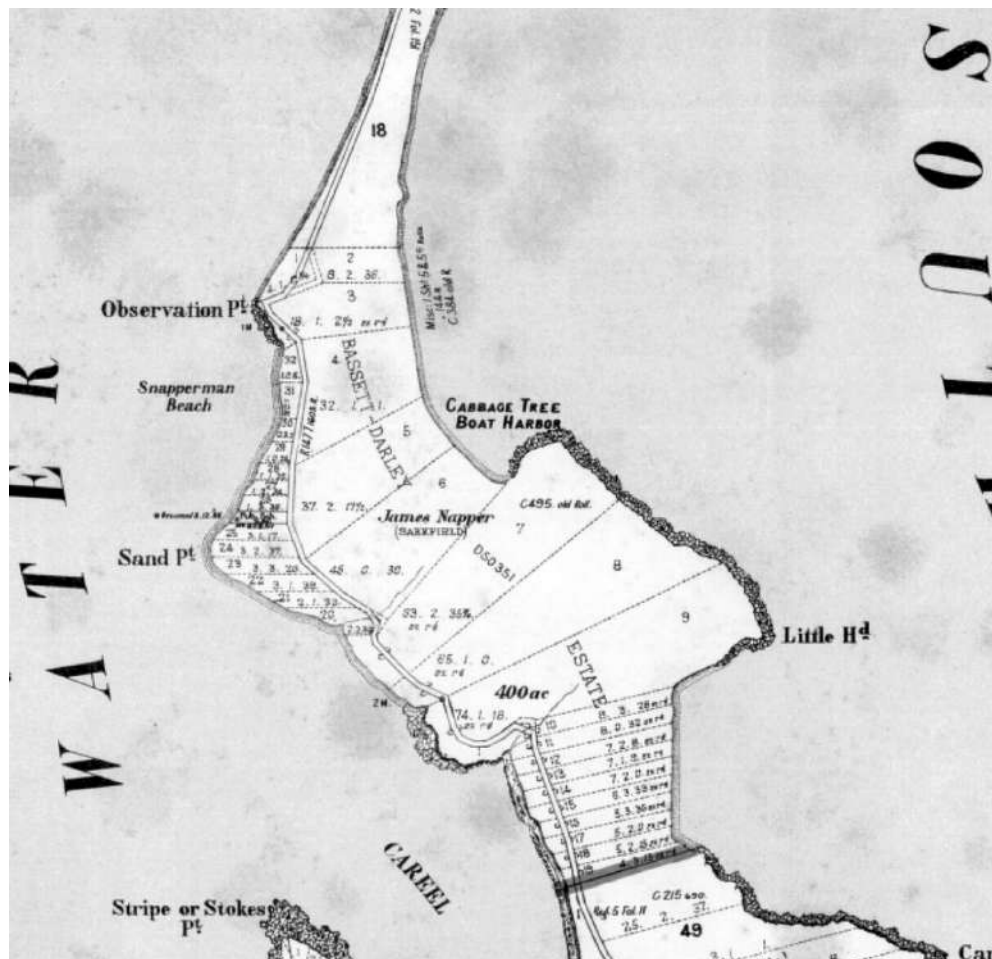


Figure 2.2 Detail of the 1905 edition of the Narrabeen parish map showing the unsuccessful Bassett-Darley Estate land release of 1900

Source: NSW Land Registry Services

The early 1910s land release proved attractive to some Sydneysiders who endured the arduous journey to visit holiday homes and campsites. Some of the earliest of such houses date to the last half of the 1910s. In 1921 the Surf Lifesaving Club was formed, a year after the bituminising of the main road to Palm Beach.

¹ Brawley, S, *Beach Beyond*, UNSW Press, 1996

The beachside village was remote from the main centres of population and it was poorly serviced and remained so for many decades. Palm Beach as a place to visit and stay occasionally by professionals and the well-to-do grew in popularity in the inter-war era; it was selective and not welcoming to all it seems. However, it also was a destination for weekend excursionists from the metropolis with boarding house and camp site accommodation available. Things changed gradually after the Second World War with improvements in the network of arterial roads and the uptake in privately owned motorcars in the 1960s. Subsequently, a more permanent population developed, but the suburb never attracted services such as public schools.



Figure 2.3 Detail of the survey of Broken Bay undertaken by Commonwealth military staff published in 1920. The survey succinctly recorded the extent of the small settlement developed at Palm Beach in the last half of the 1910s

Source: National Library of Australia (MAP G8960 s63)

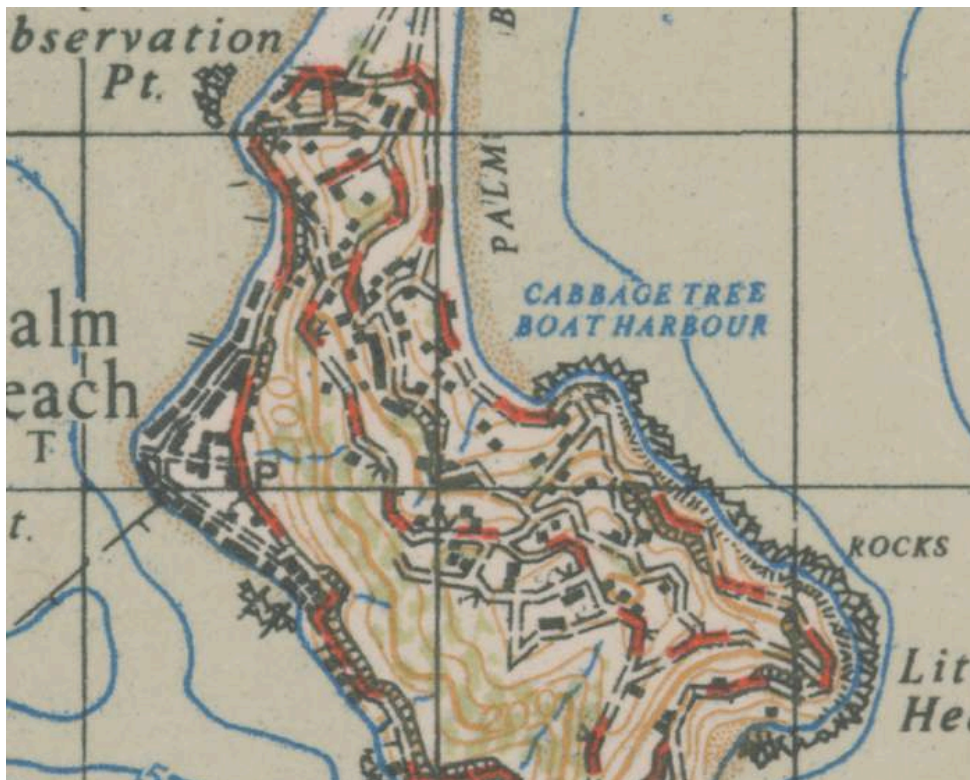


Figure 2.4 Detail of the survey of Broken Bay undertaken by Commonwealth military staff published in 1942. The survey succinctly recorded the marked growth in settlement at Palm Beach undertaken in the interwar era

Source: National Library of Australia (MAP G8960 s63 copy 3)

2.3 SUBDIVISION

In 1816 400 acres at Palm Beach had been granted by Governor Macquarie to Royal Navy surgeon James Napper. In 1900 Napper's descendent and heir, Benjamin Wentworth Darley died. The 400 acres at Pittwater was subdivided for 'marine sites', which were offered for sale in 1900 as the Bassett-Darley Estate.²

The Bassett-Darley Estate land release of 1900 was not a success, and in 1911 a company was formed with a capital of £6,000 (\$859,893 adjusted for inflation) to purchase the balance of the land, then measuring 437 acres. The directors of this company, named the Barrenjoey Company Ltd, were solicitor Harry Wolstenholme (died 1930), solicitor John Thompson Ralston (1863-1923), ET Jones, J Young, and HR Nolan.³ Ralston, who was well known in Sydney's business and legal communities, was the chairman of the company. Ralston died in December 1923, and the Barrenjoey Company was wound up voluntarily in July 1924.⁴

² Brawley, S, *Beach Beyond*, UNSW Press, 1996

³ Notes and Comments, *Sydney Morning Herald*, 3 June 1911, p.15

⁴ NSW Government Gazette, 18 July 1924

The Barrenjoey Company Ltd subdivided the land in Deposited Plan 6746 into residential allotments and named the estate Barrenjoey. This subdivision was presented to the local government authority, then Warringah Shire, in December 1911. JT Ralston had been a councilor of that shire in the 1900s, while the president in 1911 was Councilor AG Ralston,⁵ a nephew.

The estate was first offered for sale on Australia Day 1912 by the realtors Raine and Horne. The development company promoted the sale heavily, inclusive of publishing a well-illustrated brochure advertising the attractions of the area as an 'ideal week-end spot' offering 'surfing, boating in the still waters of the harbour, sailing, rowing, fishing, and wild natural scenery'. Potential buyers were encouraged to attend the sale with provision of motorcars and buses from Manly to Bayview and thence by ferry to the estate.⁶

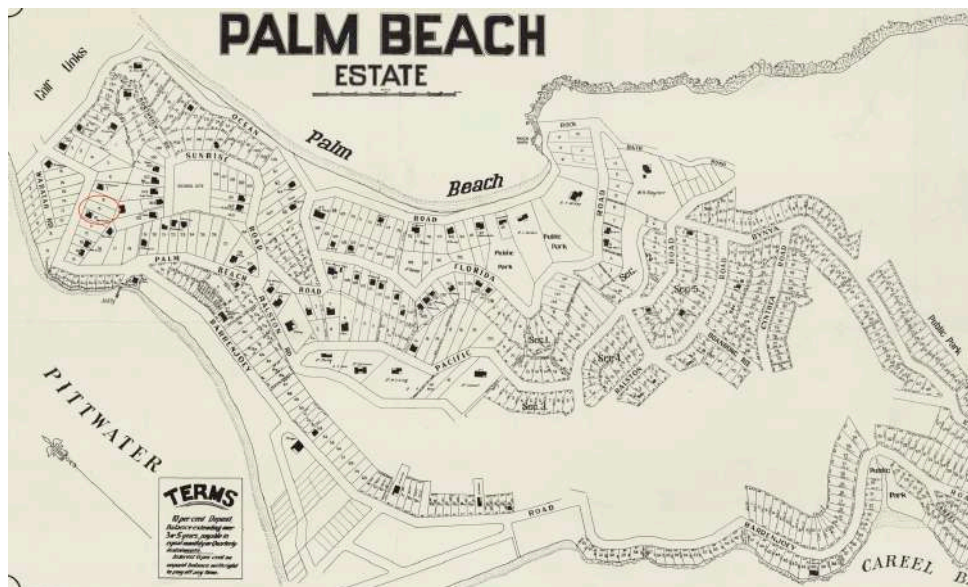


Figure 2.5 This detailed plan of Palm Beach was undertaken by realtors as a guide for prospective purchasers of building blocks.

It is the most accurate record available of the first phase of building development undertaken at Palm Beach up to the late 1920s it seems. Along the northern dog-leg of Barrenjoey Road were four houses: on Lots 7, 10, 13 and 14, with the subject site (Lot 9) being shown vacant

Source: State Library of NSW (Palm Beach Subdivision Plan No.36)

2.4 NO. 1168 BARRENJOEY ROAD

The allotment of No. 1168 Barrenjoey Road was formed in 1912 in the Palm Beach estate subdivision (part of Lot 9 in Deposited Plan 6746). This allotment was purchased from the Barrenjoey Company in 1913 by plumber John Herbert Burrows.⁷ In 1936 the rear portion of the allotment was sold and incorporated into the neighbouring property of No. 50 Sunrise Road. Thus the land area of Lot 9 was reduced to that seen today (Lot 1 in Deposited Plan 332220).

⁵ Warringah Shire, *Land* 8 December 1911, p.9

⁶ Real Estate, *Sydney Morning Herald*, 6 January 1912, p.12

⁷ Torrens Title Dealing A15812

The existing development on Lot 9 seems to date from 1936 when the property was purchased by Mrs Edith Margaret Ellen Bown.⁸ The property was sold again in late 1941, a time when restrictions on private construction were in place owing to the war. The house was recorded in aerial photography undertaken in 1947 and it seems very unlikely it was built in the mid 1940s owing to the shortages in the skilled manpower and building materials. Local council, then Warringah Shire, records administering building works for the inter-war era are no longer available, and so details of the builder or if an architect was involved are not known. There was a surprisingly high number of new builds along Barrenjoey Road in 1936 meaning identification of Bown's house in tender notices is not possible.⁹

Mrs Bown (born Holmes) (1894-1978) was the wife of chartered accountant William George Bown (1894-1965), the couple having married in 1917 at Kogarah where their respective families resided. The Bowns resided in Vacluse in the 1930s¹⁰ and so the Palm Beach property evidently was a home planned for weekend/holiday use. Bown, a veteran of Gallipoli, reputedly was a good golf player¹¹ and so the links below the Barrenjoey Road house was an added attraction presumably.



Figure 2.6 Detail of aerial photography dated 1947 showing the dwelling at No. 1168 Barrenjoey Road

Source: NSW Spatial Services

⁸ Torrens Title Dealing C397961

⁹ Tenders accepted reported in *Construction*

¹⁰ *Sydney Telephone Directory*, 1937

¹¹ *Referee*, 8 April 1937, p.3



Figure 2.7 Detail of aerial photography dated 1951 showing the dwelling at No. 1168 Barrenjoey Road

Source: NSW Spatial Services



Figure 2.8 Detail of aerial photography dated 1961 showing the dwelling at No. 1168 Barrenjoey Road

Source: NSW Spatial Services



Figure 2.9 Detail of aerial photography of about 2020 showing the dwelling at No. 1168 Barrenjoey Road

Source: NSW Spatial Services



Figure 2.10 Detail of a Milton Kent commercial aerial photograph of Palm Beach showing the house at No. 1168 Barrenjoey Road. Not dated, about 1960

Source: State Library of NSW (c111480008)

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in September 2022 to ascertain its layout, condition and intactness from original construction. The current plans are shown in Figure 3.1.

1168 Barrenjoey Road is single storey (with undercroft), Inter War house in a rustic style set on a very large block to the south side of the road. The house is reasonably intact but has been partly modernised internally.

The house is in timber weatherboards with a hipped, corrugated metal roof. The house has a projecting, timber balcony at the upper level set on posts to the undercroft with a skillion, metal roof set on timber posts. The undercroft is a narrower space to also in weatherboard and is used for storage and a laundry.

Internally, the house has a central living/dining area with bedrooms and a kitchen off and a bathroom lean-to at the rear. There is a timber verandah at the rear under the main roof with access from the living room, bedroom and the kitchen

Floors are in painted timber. Walls are in fibro with battens though some have been replaced in plasterboard. The ceilings are also in fibro and battens. There are large format doors and windows to the north and glazed doors to the rear. The undercroft has a pair of glazed, French doors with circular panels and there is also a multi-paned glazed door. Windows are 1+3 pane, double hung, timber sashes.

The house has a sloping garden to the front with a series of sloping concrete paths and steps with timber steps at the house. The steps are partly set in rock cuttings or crude, stone retaining walls. The garden is heavily planted with shrubs and has an interlocking, concrete slab retaining wall to the road.

The house is set close to a high, rock outcrop to the rear and there is a large, sloping garden to the rear that is heavily planted (and barely accessible).

Barrenjoey Road is a busy through road to Palm Beach and lined with single and multi-storey houses from various period set irregularly on their sloping sites. To the west is a modern, three storey, weatherboard house set at the same level with a high base. To the east is a Inter War, three storey, weatherboard house (altered) with a sloping drive to Barrenjoey Road.

Figures 3.2 – 3.10



Figure 3.1 1168 Barrenjoey Road, Palm Beach

Plans as existing

Source: realestate.com



Figure 3.2 1168 Barrenjoey Road, Palm Beach
Front elevation



Figure 3.3 1168 Barrenjoey Road, Palm Beach
Front balcony



Figure 3.4 1168 Barrenjoey Road, Palm Beach
Eastern bedroom



Figure 3.5 1168 Barrenjoey Road, Palm Beach
Living room



Figure 3.6 1168 Barrenjoey Road, Palm Beach
Rear verandah and deck



Figure 3.7 1168 Barrenjoey Road, Palm Beach
Rear outcrop



Figure 3.8 1168 Barrenjoey Road, Palm Beach
Laundry



Figure 3.9 1168 Barrenjoey Road, Palm Beach
Doors to undercroft

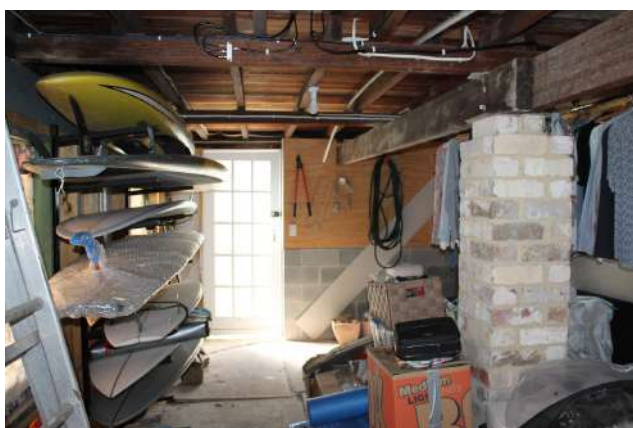


Figure 3.10 1168 Barrenjoey Road, Palm Beach
Undercroft

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended) the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

4.3 LOCAL AUTHORITY

The local authority for the area is the Northern Beaches Council. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Pittwater Local Environmental Plan 2014* (as amended) (LEP)¹² and is not within a conservation area.

The property is in the vicinity of heritage items at:

| REF | ADDRESS | ITEM | RANKING |
|---------|-------------------------|-------------------|---------|
| 2270091 | 1170 Barrenjoey Road | Collins House | Local |
| 2270152 | 50 and 50B Sunrise Road | Windybridge house | Local |

Development would be the subject heritage provisions of the LEP relating to development in the vicinity of a heritage item.

Council may also take into consideration the heritage provisions of the *Pittwater 21 Development Control Plan* (as amended) (DCP) that contains objectives and controls for development.

¹² Pittwater Council has as part of the Northern Beaches Council been amalgamated and till new controls are gazetted, the Pittwater planning controls apply

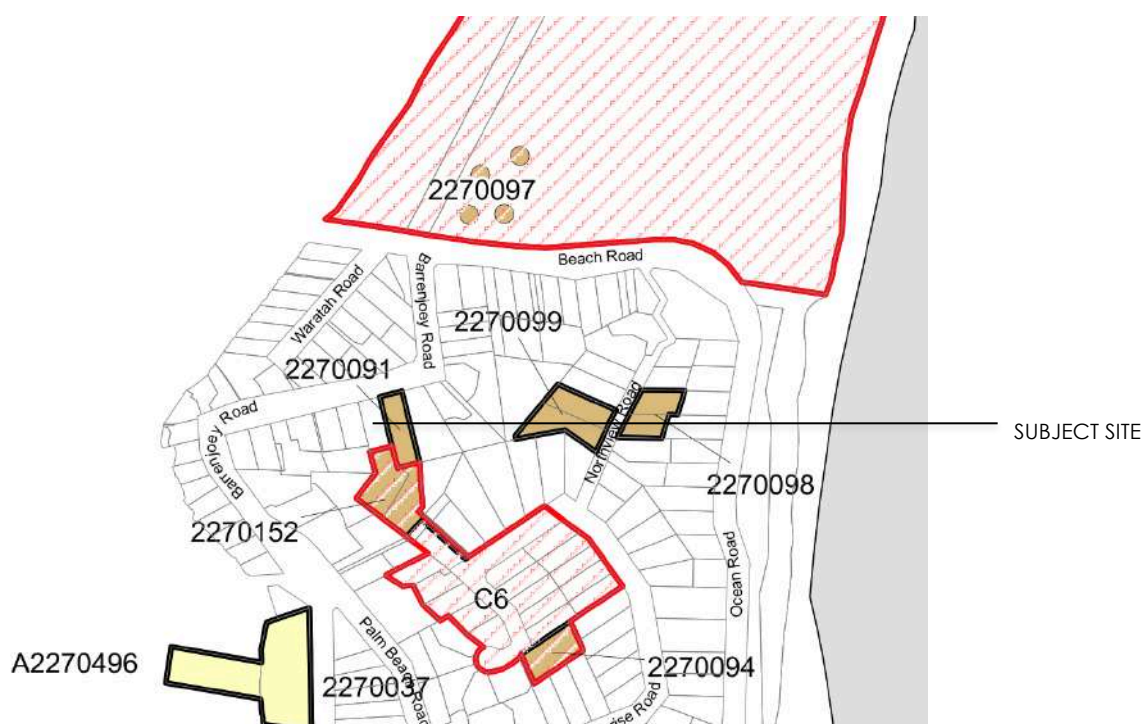


Figure 4.1 Pittwater Local Environmental Plan 2014 Heritage Map HER_014

Heritage items are coloured brown

Source: NSW Planning Portal

5.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

5.1 HISTORIC SIGNIFICANCE

5.1.1 Historical Development

| | |
|---------------|--|
| Criterion (a) | <i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i> |
|---------------|--|

1168 Barrenjoey is an example of a single storey (with undercroft) Inter War, holiday cottage built c. 1936 (but possibly later) for Mrs Edith Margaret Bown and her husband William George Bown. Mrs Bown had purchased part of Lot 9 of the 1911 Palm Beach Estate subdivision in the same year. The site was originally larger but the southern section was subdivided and incorporated into the property now at 50 Sunrise Road.

The site was part of the Basset Darley Estate that was part of the original land grant to James Napper in 1816. The subdivision was not a success and The Barrenjoey Company was formed in 1911 to subdivide the undeveloped portions of the Estate. The Bassett-Darley estates were based on the large parcels of land in Pittwater and Manly that had been acquired by Darcy Wentworth and later bequeathed to his daughter Katherine Bassett (nee Wentworth), wife of William Bassett.

The house signals the ongoing popularity of the area in the Inter War years for holiday homes for the well to do attracted to the area by its beaches, scenery, fishing and the local golf course.

5.1.2 Historical Associations

| | |
|---------------|--|
| Criterion (b) | <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i> |
|---------------|--|

The property is most closely associated with Mrs Edith Margaret Ellen Bown (1894-1978) and her husband, chartered accountant William George Bown (1894-1978). The couple lived at Vacluse and the house appears to have been a holiday home. Mr Bown was a keen golfer and was no doubt attracted by the local links to the north. The couple could not be considered persons of note.

The associations with earlier owners would cover a large portion of the local area and the connection is incidental.

5.2 AESTHETIC SIGNIFICANCE

| | |
|---------------|---|
| Criterion (c) | <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i> |
|---------------|---|

The house is a modest and undistinguished example of a single storey (with undercroft) holiday house that has no features of note. By their nature, holiday houses of this type in Palm beach were quite rustic and crudely built and the house has simple plan reflecting its use. It has little of the sophistication of the architect designed houses that are seen in the area such as the Moorings in Florida Road.

The house is quite prominent on its sloping site looking north but could not be considered to have landmark qualities.

No architect has been identified and the house does not display any particular design skill and has been modernized. The earlier detail can be seen in the doors to the undercroft.

5.3 SOCIAL SIGNIFICANCE

| | |
|---------------|--|
| Criterion (d) | <i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i> |
|---------------|--|

The place has no particular associations with any particular group.

5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

| | |
|---------------|--|
| Criterion (e) | <i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i> |
|---------------|--|

The house was the first building on the site and the place has no European archaeological potential. The house is of no technical interest.

5.5 RARITY

| | |
|---------------|---|
| Criterion (f) | <i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i> |
|---------------|---|

The house type is common in the area that was initially developed for houses of this type.

5.6 REPRESENTATIVENESS

| | |
|---------------|--|
| Criterion (g) | <i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i> |
| | <i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i> |

The house is an example of an outer suburban holiday house but does not represent well the characteristics that make up the type.

5.7 SUMMARY OF SIGNIFICANCE

Based on the above, we consider that the property would not meet any of the NSW Heritage Manual criteria for identification as a place of local significance.

6.0 PROPOSED DEVELOPMENT

6.1 PROPOSED WORKS

The owners would like to redevelop the site for a new house. The proposals are shown on Drawing Nos. 2041 DA00 to DA20 dated November 2022 and prepared by Luigi Rosselli Pty Limited. The proposals include:

6.1.1 House

- Demolition of the current house
- Excavation for the lower floors
- New four level house

The house is set slightly back for the alignment of the existing but has a reduced setback to the rear where part of the below ground rockface will be removed to allow for a wider plan. The rockface above ground will be retained as is. The setbacks to the sides are similar to the existing.

The lowest floor is below ground accessed via an internal stair and the lift but the floor above has a terrace to the north with a pool off with retaining walls to the lower garden.

The ground floor slightly over-sails the floor below and has a covered terrace to the front with circular skylights. There is curved stair at the rear set over the projecting rockface. The first floor has a setback to the front with a front planter. There is a 'bush terrace' at the rear at the higher level of the rockface accessed by the rear stair.

The house is masonry and timber cladding with a skillion, corrugated metal roof with highlights to the south. There is large format glazing to the front with arched openings and shaped blades to the pool terrace. There is a chimney to the east and the rear stair has brise soleil tiles to the sides.

6.1.2 External Works

- Excavation to Barrenjoey Road for a garage and driveway
- New lift
- Reconfiguration of the access stairs
- Reconfiguration of the front gardens
- New pool
- New terraces to the east and rear

The excavation is off the hardstand at the front of the site and has retaining wing walls each side of the drive. The concrete slab retaining wall to the hardstand will be rebuilt in stone with a low, arched opening to the garage with an inset timber door.

The new garden steps and paths are in concrete with stone retaining walls and approximately follows the line of the existing.

7.0 IMPACT OF THE PROPOSED WORKS

7.1 GENERALLY

1168 Barrenjoey Road is a modest, Inter War holiday house of little architectural merit or heritage significance. The house was designed as a simple holiday home in lightweight materials and was part for the common trend for such development as Palm beach increased in popularity and transport links improved. From the road, the house does not read as an early Inter War house and does not signal an important development period for the area.

The house has a superb setting looking north to the Barrenjoey Headland and is an ideal site for development of a high-quality house. The site has few features of note apart from the high rockface to the rear and the front garden has been largely re-landscaped to its current layout.

The development reflects the more recent trend for the redevelopment of earlier houses for high quality homes as property values have increased and in an area where undeveloped sites are rare.

7.2 DEMOLITIONS

We consider that the current building is not at a level of significance that would preclude its demolition.

7.3 EXCAVATION

Part of the front of the site will be excavated for the lower levels and garage. The front garden is largely to a modern layout and has no features of note. The concrete retaining wall at the base of the garden appears to be a later structure built to provide an off-road car parking area for the house and is a rather ugly structure.

The garden will be partly reformed at its current levels and will retain a garden setting and winding access route for the new house.

The site will also be excavated for the lower, rear sections of the new dwelling but the excavation is to the front of the exposed rockface at the rear and this will be retained in its entirety maintaining this feature to the rear of the site. The site has been previously excavated in this area for the undercroft to the current house.

7.4 PROPOSED DEVELOPMENT

The proposed house is a high-quality development architecturally and is generally in line with its context of relatively modern houses set high on the sloping sites to the south of Barrenjoey Road. The subject site does not sit in a row of period houses and there are no design cues for adjoining development.

7.4.1 Style

The style of the building is unashamedly modern with articulated elevations in a variety of materials and forms. The house has a strong base at the pool deck level with shaped supports and arched openings with a lighter treatment above with balconies to the front with a strong horizontal emphasis from the expressed floor plates and terrace roof,

7.4.2 Siting

The building is sited in a similar location to the existing house to maintain its relationship with the front garden and adjoining houses. The rear elevation is shaped to avoid removal of the exposed rockface,

7.4.3 Form

The house is in a simple, tiered form with a skillion roof and steps back as it rises up the site to reflect the sloping landform.

The pitched roof form provides some linkage to the current house and adjoining houses and the lower forms are very well articulated with setbacks to each level, a visually strong base and lighter elements above with a horizontal emphasis.

7.4.4 Height

The building is higher than the current dwelling though only part of the upper level is above the current ridge and the house largely sits below the rockface to the rear. The house to the west is considerably higher and the new house is set to the middle of the height of the houses each side providing a descending scale along the slope.



Figure 7.1 Front view showing the height of the adjoining house

7.4.5 Bulk and Scale

The design is stepped in form to reduce its bulk and scale and has heavily articulated front façade. As can be seen above, the proposed house is very much in character with the local context of larger houses set on the upper slopes.

7.4.6 Setbacks

The house is largely set in the location of the existing house with similar setbacks to the side and rear.

The house is offset from the exposed section of the rear rockface and the stair is detailed to carry over the lower rockface with the bush terrace bridging across the gap.

7.4.7 Materials and Detail

The house is in a variety of materials to provide contrast and articulation with stone cladding, rendered masonry, timber cladding and tiled brise soleil. The materials have been selected to provide a robustness to the solid sections of the house to reflect its setting against the rockface while the open balconies provide lighter detailing to the front.

The materials reflect the contemporary nature of the design and there are few heritage considerations in regard to their selection.

7.5 LANDSCAPING AND EXTERNAL WORKS

The front garden will be reformed over the lower levels with a terrace and pool to the front on a stone retaining wall. The site is constrained at the rear and the pool is sensibly located and the plantings to the garden will soften the appearance of the new walls.

The garden path will be slightly relocated to a similar form and location but the change is minor.

The concrete retaining wall to the road will be rebuilt in stone improving the presentation to the street and the new opening reflects its construction in stone with a low arch to the garage. The site does not allow for a steep drive (as can be seen in the house to the east) and excavation for the garage avoids disturbance of the garden setting to the front. The wing walls to the new drive are set back on the alignment of the current hardstand and the garage door is deeply inset to provide some drama to the front and reflect its underground location.

The rear rockface will be retained with terraces to the lower level and to the east replacing concrete pathways.

The upper garden at the rear is barely accessible from the house and a new stair and a small 'bush terrace' is proposed to allow access and enjoyment of the well planted garden. The stair is designed to sit over the rockface and the terrace bridges over. Neither element will be seen from the street.

7.6 PITWATER LOCAL ENVIRONMENT PLAN 2014 (LEP)

7.6.1 Impact on Heritage Items in the Vicinity

There are a two heritage items in the vicinity of the subject site but there is no visual relationship between the subject house and the house to the south at 50 and 50B Sunrise Road and the proposals will have no impact on its setting.

7.6.1.1 1170 Barrenjoey Road – the Collins House

Immediately to the east of the house is 1170 Barrenjoey Road, a three storey (originally two) house that was built in 1938 for photographer James Andriese to the design of noted architect Arthur Baldwinson.



Figure 7.2 1170 Barrenjoey Road from the street the subject site is to the right)



Figure 7.3 The Collins House in 1939. The house was originally two storey with a strong horizontal emphasis. Note the stone retaining wall to the front

Source: SHI Listing Sheet (*Australian Timber Journal*, November 1939)

The listing sheet for the property contains a statement of significance:

Collins House, 1170 Barrenjoey Road, Palm Beach, built in 1938 for the photographer James Andriesse, has historic and aesthetic significance as a good example of Late Twentieth Century Sydney Regional Architecture. Key modernist features are

- free asymmetrical massing*
- flat roof*
- exposed structure*
- open plan*
- horizontal structural emphasis*
- retention and adaptation to the natural setting and use of natural materials*

The residence portrays the early stages of a significant movement by Sydney architects to adapt the International Style and design theory to a local, regional language.

The residence is a good example of Arthur Baldwinson's work and is associated with the development of the Northern Beaches as a holiday destination. 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 later alterations are largely unsympathetic.

The subject proposal replaces the current house in the same location and to a similar scale as the item though slightly higher. In many ways the design reflects the elements for which the item is considered significant:

- *free asymmetrical massing*
- *exposed structure*
- *horizontal structural emphasis*
- *retention and adaptation to the natural setting and use of natural materials*

The proposal also use stone retaining walls to the front to form a terrace in the manner of the item.

The proposed house is a high-quality piece of architecture reflecting the contemporary design approach and the style and detail for which the architect is highly regarded.

The item is sited high on the slope above the road and the proposals will not block views and the retention of a sloping garden to the front of the subject site will maintain its wider setting.

We consider that the proposals will have a limited and acceptable impact on the setting and significance of the item.

7.7 PITTWATER 21 DEVELOPMENT CONTROL PLAN (DCP)

Guidelines for development in the area and for heritage items are contained in various sections of the DCP. The proposals are assessed against the relevant guidelines below.

7.7.1 Palm Beach Locality

The subject property is within the Palm Beach Locality and general guidelines for development in the area are contained in Section A4.12 of the DCP.

| | <i>Desired Character</i> | <i>Comment</i> |
|--|--|--|
| | <i>Low density residential with two storey houses in a landscaped setting integrated with the landform and landscape</i> | The proposal has three, visible levels but is in context with the houses adjoining and steps to follow the slope of the site |
| | | The proposals retain the landscaped setting to front and the exposed rockface to the rear |
| | <i>Contemporary buildings to utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like</i> | The front façade is heavily articulated and has recessed and projecting balconies and a setback to the upper level |
| | <i>Building colours and materials to harmonise with the natural environment.</i> | The house is a range of natural materials and colours that will harmonise with the natural environment |
| | <i>Development on slopes to be stepped down or along the slope to integrate with the landform and landscape, and minimise site disturbance</i> | Complies. The lower levels are excavated into the site but a garden will be reformed above |
| | <i>A balance is to be achieved between maintaining the landforms, landscapes and other features of the natural environment,</i> | Complies. The proposals retain the landscaped setting to front and the exposed rockface to the rear |

7.7.2 Pittwater 21 Development Control Plan (DCP)

The guidelines for heritage are contained in *Section B1 Heritage Controls*. The site is not a heritage item or in a conservation area but is in the vicinity of a two heritage items.

7.7.3 Section B1.1 Heritage Conservation

| | <i>Outcome/Controls</i> | <i>Comment</i> |
|-------------|---|-------------------------|
| <i>B1.2</i> | <i>Heritage Conservation</i> | |
| | <i>Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites</i> | |
| | <i>Controls</i> | |
| | <i>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</i> | See Section 7.6.1 above |

| | <i>Outcome/Controls</i> | <i>Comment</i> |
|--|--|--|
| | <i>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 the building envelope, proportions, materials, colours and finishes, and building alignment.</i> | Complies |
| | <i>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 an adequate buffer zone, and maintaining and respecting significant views to and from the heritage item, heritage conservation area, archaeological site or potential archaeological site.</i> | The proposed dwelling occupies a similar location to the existing house and is set to a height between the buildings each side (the heritage item is to the east) with similar setbacks as the existing house. The proposal will not block views to the item and the garden to the front of the subject site will maintain its wider setting |

7.7.4 Appendix 2 – Heritage Conservation

The objectives are paraphrased from the Appendix.

| | <i>Principal objectives</i> | <i>Comment</i> |
|--|--|---|
| | <i>Obtain expert advice</i> | The applicant and architect have consulted this office |
| | <i>Undertake research</i> | This report contains a detailed history of the house |
| | <i>Built Items</i> | |
| | <i>New work should not be highly visible from the street</i> | The new house has a similar visual impact as the existing |

We consider that the proposals are in accordance with the objectives and controls of the DCP.

8.0 SUMMARY & RECOMMENDATIONS

8.1 SUMMARY

Overall, we consider that the proposed development is a very well-considered response to the site and provides for a very high-quality piece of contemporary architecture.

The current building on the site is of very limited heritage significance and its demolition will have little impact on the character of the local area.

The proposed dwelling is well articulated and scaled and uses appropriate materials and details. It will have a very limited impact on the heritage items in the vicinity and maintains a garden setting to the front and rear and the exposed rock outcrop at the rear.

In heritage terms, we consider that the proposals should be approved.

8.2 RECOMMENDATIONS

8.2.1 Archival Recording

We would recommend that the current house be archivally photographically recorded in accordance with the Heritage Division guidelines for digital capture prior to the works commencing and the record lodged with a suitable archive (e.g. Pittwater Library).



JOHN OULTRAM

9.0 APPENDIX A - OWNERS 1936-1980S WITH PREAMBLE

Auto Folio 1/332220 (Source: NSW Land Registry Services)

| Year | Owner |
|------|---|
| 1816 | 16th March CROWN GRANT Parish of Narrabeen 400 acres James Napper |
| | Prior titles not searched |
| | PRIMARY APPLICATION 17737 |
| 1912 | 5th September CERTIFICATE OF TITLE Vol. 2289 Fol. 43 437 acres 2 roods The Barrenjoey Company Ltd |
| | As to No. 1168 Barrenjoey Road and part of 50 Sunrise Road |
| 1913 | 17th March Dealing A15812 Transfer of Lot 9 John Herbert Burrows |
| 1913 | 10th April CERTIFICATE OF TITLE Vol. 2356 Fol. 3 Lot 9 in Deposited Plan 6746 1 rood 12 perches John Herbert Burrows, Petersham, plumber |
| 1919 | 8th January Dealing A438865 Transfer Eva Florence Webb, wife of Arthur Herbert Webb, Sydney, electrical engineer |
| | As to No. 1168 Barrenjoey Road |
| 1935 | 14th December Dealing C397961 Transfer of part Edith Margaret Ellen Bown |
| 1936 | 24th January CERTIFICATE OF TITLE Vol. 4738 Fol. 177 Part Lot 9 in Deposited Plan 6746 36&1/4 perches Edith Margaret Ellen Bown, wife of William George Bown, chartered accountant |
| 1941 | 10th December Dealing D89274 Transfer Roderic Dallas Hodgins and David Lobban Hodgins |
| 1942 | 21st January CERTIFICATE OF TITLE Vol. 5298 Fols. 88 & 89 Part Lot 9 in Deposited Plan 6746 36&1/4 perches Roderic Dallas Hodgins, Sydney, commercial traveller David Lobban Hodgins, Sydney, bank officer |
| 1959 | 17th July Dealing H265774 Transfer Norman Herbert Taylor |
| 1959 | 15th September CERTIFICATE OF TITLE Vol. 7763 Fol. 232 Part Lot 9 in Deposited Plan 6746 36&1/4 perches Norman Herbert Taylor, Cremorne, company manager |
| | Auto Folio 1/332220 not searched |