



Heritage Referral Response

Application Number:	Mod2020/0164
Date:	06/05/2020
To:	Kent Bull
Land to be developed (Address):	Lot 10 DP 1207743 , 1110 Barrenjoey Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as it is within proximity to two heritage items “ Barrenjoey House ” (restaurant and accommodation) - 1108 Barrenjoey Road “ Winten ” (house) - 21 Palm Beach Road		
Details of heritage items affected		
Details of the items as contained within the Pittwater heritage inventory are as follows Barrenjoey House <u>Statement of significance:</u> 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. <u>Physical description:</u> This plastered two-storey plastered brick building with pitched roof was built as a guest house in 1923. It features a sunny dining room with windows the length of one wall overlooking the water and a large terrace with canvas canopy for outdoor dining. The interior retains traditional character including wallpaper and emu chandeliers. Winten <u>Statement of significance:</u> Winten was built in the 1920s as a holiday house. As such it has historical significance as one of the earliest developments in Palm Beach. <u>Physical description:</u> Winten is located on a steep site, with the view from the street screened by luxuriant vegetation creating a natural bush setting. Winten is a single storey cottage weatherboard to sill and asbestos sheet and battens with shingle gabled roof and casement windows.		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	



National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent to modify an approved subdivision. Proposed modifications include access handles for Lots 101, 102, 103 and subsequent changes to easements and the right of carriageway. The proposal will allow for the construction of domestic wastewater services rather than a sewer main requiring significant excavation at the rear of Barrenjoey House. The proposed modification is considered to have no impact upon Barrenjoey House or Winten.</p> <p>Thus Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 6 May 2020</p>		

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.