

## Heritage Referral Response

<b>Application Number:</b>	DA2023/0577
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including swimming pool
<b>Date:</b>	21/07/2023
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 1 DP 332220 , 1168 Barrenjoey Road PALM BEACH NSW 2108

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it is within the vicinity of two heritage items, being:</p> <p><b>Item 2270091 - "Collins House" 1170 Barrenjoey Road, Palm Beach</b></p> <p><b>Item 2270152 - "Windyridge" (house), 50 and 50B Sunrise Road, Palm Beach</b></p>		
Details of heritage items affected		
<p>Details of the heritage items in the vicinity, as contained within the Heritage Inventory, are:</p> <p><b>Item 2270091 - "Collins House" 1170 Barrenjoey Road, Palm Beach</b></p> <p><u>Statement of Significance</u></p> <p>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 and retention and adaptation to the natural setting and use of natural materials</p> <p>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.</p> <p><b>Item 2270152 - "Windyridge" (house), 50 and 50B Sunrise Road, Palm Beach</b></p> <p><u>Statement of Significance</u></p> <p>"Windyridge", built in 1919 to the design of Wilshire and Day and built by Charles Verrills as a holiday house and modified by his son Frederick Verrills, has historic and aesthetic significance as a good example of vernacular weekender typical of the early Pittwater subdivisions.</p> <p>The architectural heritage of the area is characterised by this house form which, in Pittwater, evolved as a structure subordinate to the landscape and which utilised natural materials to harmonise with the surroundings and lessen their visual impact. The weekender is representative of the popularity of cottage retreats within Pittwater built of local natural materials to simple designs with traditional construction techniques.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th	Yes	" Collins House" on Register

Century Buildings of Significance		
Other	No	
<b>Consideration of Application</b>		
<p>This application proposes the demolition of the existing c.1936 dwelling on site and construction of a new multi-level dwelling, with pool and landscaping. Given the steep sloping nature of the site, the new dwelling is over 5 levels, however will present from Barrenjoey Road as a 3 storey house, set high above the street as does the current and adjoining dwellings. The new house will sit in a similar position on site as the existing house, with excavation to accommodate more floor space and the additional level. Generally the new house will sit at a similar setback and similar height as the adjoining houses, including the heritage listed house next door at 1170 Barrenjoey Road.</p> <p>The application is supported by a Heritage Impact Statement by John Oultram Heritage &amp; Design, dated November 2022. This document has been reviewed and its findings supported. It concludes that even though the existing house was built as a weekender in approximately 1936, it does not meet the threshold for local heritage listing. It also concludes that the proposal will have very limited impact upon the heritage items in the vicinity, maintaining a garden setting to the front and also at the rear. An archival recording of the existing house is recommended. All these comments are agreed with.</p> <p>Given the separation (approx. 50 metres) between the new house and the heritage item at 50 Sunrise Road, as well as the change in level (approx. 30 metres higher), it is not considered that this proposal will impact upon the heritage significance of "Windyridge" at 50 Sunrise Road and it will not impede any of the iconic views which are part of the heritage significance of this heritage house.</p> <p>The "Collins House", which adjoins this site at 1170 Barrenjoey Road has been altered with the addition of a third level. The proposed house will be of a similar scale when viewed from Barrenjoey Road and its design is not out of character with the horizontal characteristics of the Collins House. There is also a generous side setback of 3.225 metres to the side boundary of 1170, which is greater than the existing setback. This will ensure that there will be adequate separation between the heritage house and the new house. Landscaping in the front will also soften the appearance of the new dwelling, ensuring that it will not dominate the adjoining "Collins House".</p> <p>The materials proposed are considered appropriate for the setting and are not considered to have an adverse impact on the visual setting of the heritage listed "Collins House". The use of a sandstone base reflects the sandstone base of the "Collins House" and the use of rammed earth and timber will assist in blending the new house into the landscape. Generally, it is considered that this proposal is appropriate within the context of the adjoining heritage house at 1170 Barrenjoey Road.</p> <p><b>Therefore, no objections are raised on heritage grounds subject to the imposition of a condition requiring a simple photographic record of the original weekender house, which is proposed to be demolished.</b></p> <p><u>Consider against the provisions of CL5.10 of PLEP 2014:</u>  Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A  Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? Yes</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:****CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE****Photographic Heritage Record**

A simple photographic heritage record of the site is to be made of all buildings and structures, as a record of the site prior to works. This record must be submitted to Council's Heritage Advisor for approval prior to commencement of any demolition or works on-site.

This photographic record should be made using digital technology and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Existing plans of any buildings (floor plans and elevations);
- Photographs of all elevations, interiors and key features (including gardens, fences, architectural details such as windows, joinery etc.) as well as a number of contextual shots depicting the sites surrounding environment.

All images should be cross-referenced to a catalogue sheet.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To provide an historical photographic record of the site, including any buildings and landscape elements, prior to any works.