



northern
beaches
council

MEMORANDUM

DATE: 1 August 2023

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Adam Richardson, A/Executive Manager Development Assessment

FROM: Danielle Deegan, Consultant Town Planner

SUBJECT: Item No.5.4 – Mod 2023/0171, 1191 Barrenjoey Road, Palm Beach

TRIM REFERENCE: 2023/482995

The purpose of this memo is to advise the Panel that late correspondence has been received from the applicant contesting the recommended heritage condition 38A. The recommended condition states:

38A. Window and Door Leaves

Window and door leaves are to be constructed from wood to match frames and reveals. Details demonstrating compliance with the condition are to be provided to the Principal Certifying Authority.

Reason: Maintenance of the heritage character of the building

The correspondence from the applicant following the business paper being published includes both structural engineering advice and heritage advice. The engineering advice states that the proposed aluminium windows have been specifically designed and detailed with special sub-seals, wet seals and drop-down seals, to provide a high level of protection against the high wind forces and expected wind driven rain in this location. Timber windows and doors are not practical for the proposed building.

The consultant heritage advisor supports the deletion of recommended condition 38A and notes that the changes required by the condition (requiring the substitution of aluminium to timber for a few window and door leaves) will create inconsistency across the facades of the new Boathouse café building.

The correspondence has been referred to Council's heritage advisor who on the basis of the information and justification provided supports the removal of recommended condition 38A.

Recommendation

That the Northern Beaches Local Planning Panel resolve to approve modification application MOD2023/0171 at 1191 Barrenjoey Road Palm Beach in accordance with the assessment report, except for recommended Condition 38A.