

Heritage Referral Response

Application Number:	DA2021/0200
Date:	26/03/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 103 DP 1256016 , 1110 Barrenjoey Road PALM BEACH NSW 2108

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>The proposal has been referred to Heritage as the subject property is within proximity to two heritage items</p> <p>Barrenjoey House - 1108 Barrenjoey Road</p> <p>Winten (house) - 21 Palm Beach Road</p>		
Details of heritage items affected		
<p>Details of the items as contained within the Pittwater inventory as follows:</p> <p>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.</p> <p><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.</p> <p>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.</p> <p><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.</p>		
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		
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for a new multi-level dwelling on the subject site. Barrenjoey House is located to the North-West of the site, while Winten is located to the North East. Winten is located at a sufficient distance from the subject site and will not be impacted by the proposal.</p> <p>Heritage considers the proposed dwelling to be well designed in relation to Barrenjoey House. It has minimised the impacts of bulk and scale on the item through generous upper level setbacks and landscaping. Heritage can broadly agree with the conclusions of the heritage impact statement that the proposal will not impact upon Barrenjoey House or its significance. The proposed secondary dwelling at the south west corner of the property will be screened via the existing hedging and Heritage raises no objections to it either.</p> <p>Therefore 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? Yes Has a Heritage Impact Statement been provided? Yes</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 26 March 2021</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.