

10 July 2023

Our Ref: H-20008

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655
council@northernbeaches.nsw.gov.au

Dear Sir/Madam,

**RE: BRIEF STATEMENT OF HERITAGE IMPACT FOR THE BOATHOUSE - SECTION 4.55(1A)
APPLICATION (DA2021/0669) 1191-1193 BARRENJOEY ROAD, PALM BEACH NSW 2108**

This brief Heritage Impact Statement (HIS) has been prepared in support of the proposed Section 4.55(1A) modification to the Development Application (DA2021/0669) associated with the Boathouse located at 1191-1193 Barrenjoey Road in Palm Beach NSW 2108 (subject site). The consent for DA2021/0669 was granted by the Northern Beaches Council on 15 December 2021 for demolition works and construction of a new restaurant, car parking and associated uses, including a Voluntary Planning Agreement.

The modifications have primarily arisen from the external re-arrangements of the facades involving minor changes to sill heights of the windows and replacing the three separate awnings with one continuous awning along the southern façade for weather protection. The works further include minor changes to the roof space to satisfaction the mechanical requirements, including ventilation of the kitchen and the cool room. Minor internal rearrangement is also included as part of the proposed modifications to overall improve the functionality of the subject site. The proposed changes and modifications are far more sympathetic from a heritage perspective, as it will improve the functionality of the space as well as the minor external rearrangement will create a more balanced and consistent elevation.

The subject Boathouse, located at 1191-1193 Barrenjoey Road, is not listed as a heritage item but partially encompassed in the Barrenjoey Heritage Conservation Area (C1) (HCA), as listed under Part 2, Schedule 5 of the Pittwater Local Environmental Plan (LEP) 2014.

A comprehensive Heritage Impact Statement was prepared by City Plan Heritage in February 2021 and submitted to the Council as part of the documentation for the subject DA2021/0669. This brief letter of Heritage Impact Statement focuses on the proposed modifications and therefore does not include the full background and description of the building within site. For further detail on the development history and description of the building and the site context, reference should be made to the subject February 2021 HIS.

1. PROPOSED MODIFICATIONS AND BACKGROUND

The DA2021/0669 for demolition works and construction included the development of a new restaurant, carparking and associated uses, including a Voluntary Planning Agreement. The proposal involved a number of works related to the construction of a new commercial building replacing the existing building on

the site, as well as alterations, additions, and landscape work to other elements of the site. The following is a summary of works approved under DA2021/0669:

- Demolition of the existing two-storey building on the site;
- Construction of a new two-storey building in the place of the previous;
- Replace and extend existing lean-toon north elevation of Boathouse maintaining the form of existing;
- Raise the level of the building to an RL of 10,430;
- Raise the level of the seaward decking;
- Install disability access from eastern side;
- Reconfigure front landscaping elements and entrance path from Barrenjoey Road accessway southwest to face Pittwater;
- Addition of further landscaping east of loading bay, north of parking bays;
- Dune stabilisation north of Boathouse Boat Ramp;
- Amendment of parking bays to meet compliance standards;
- Install path running north from eastern side of Boat House to the Barrenjoey Beach;
- Construction of new ancillary building, replacing existing outbuildings southeast of the boathouse for use as additional bathroom amenities, storage and a refuse area; and
- Install a concrete and stone seawall at the southern junction of the deck and foreshore.

Upon approval, City Plan Heritage prepared an addendum in the form of a heritage advice letter in response to discussions with the Northern Beaches Council and made alterations to the plans to meet site's environment challenges, including:

- Off set of the boathouse pitched gable roof ridge (east) by 500m;
- New ground floor RL of 2.9 raised up. 100m for flood;
- Increase in floor to ceiling height for the cafe from 2.4 to 2.7;
- Maintain 2.4m height for the office, bathrooms etc. on the eastern side of first floor;
- Ancillary building - change the floor AHD for toilets to 2.9;
- Reduction in ridge height by 134mm from 10.430 to 10.296; and
- Move door to the kitchen area north for improved operation of the kitchen.

The proposal was designed by Canvas Architecture & Design in consultation with the undersigned of City Plan Heritage (CPH). The assessed heritage significance of the site has informed the proposal which sought to preserve the significant elements, including the scale and size of the building, and mostly related to the reconfiguration and alteration of the non-significant fabric.

The current section 4.55(1A) modification works include minor external and internal re-arrangements of the subject site that are far more sympathetic from a heritage perspective, as it will simplify and create a more balanced and consistent elevations as well as improve the functionality and circulation within the site. The proposed development is substantially the same and only requires minor modifications. The proposed modifications are illustrated in section 4.55(1A) drawings prepared by Canvas Architecture & Design and include in summary the following:

Summary of Proposed Changes

- Exterior
 - i. Installation of two (2) small satellite dishes on main roof for internet.
 - ii. Create new air intake opening for kitchen on northern skillion roof for ventilation.
 - iii. Installation of a Whirly Bird for air extraction for void around cool room.
 - iv. Replacement of three (3) fixed awnings (previously approved as per DA2021/0669) with one continuous awning 1250mm wide from the south to step in deck outside kitchen where it changes to 1650mm wide for weather protection.
 - v. Changes to the height of two (2) kitchen windowsills from 900mm to 1100mm.
 - vi. Replacement of one (1) kitchen door along the east elevation with a window with a sill height of 1100mm.
 - vii. Outside Servery to take away on eastern side 300mm wide and on western side for water station and kitchen servery.
- Interior
 - i. New entry to the kitchen to the right of main entry doors.
 - ii. New air intake in between Kitchen and Preparation & Washing Area.
 - iii. Changes to front passes from kitchen to amend the new openings.
 - iv. Widening of opening to Cold Drinks area and deletion of freezer.
 - v. Removal of full height wall in takeaway food bar area and minor rearrangements.
 - vi. RL changes to Ground floor finished level which no changes to the already approved first floor and or overall ridge height.
 - vii. Level changes with extremely slight slope of a Grade 1:800 or 1.25mm per meter, including:
 - Raised at entry by 10mm from RL 2930mm to RL 2940mm and
 - Raised at balcony door by 25mm from RL 2930mm to RL 2955mm to allow for drainage for kitchen and takeaway only.

Table 1: Revised plans for the Boathouse redevelopment for S4.55(1A) modification (Source: Canvas Architecture & Design, 2023)

| Drawing No. | Title | Date |
|-------------|---------------------------------|------------|
| CC | Cover | 11/05/2023 |
| CC02-B | Site Plan | 11/05/2023 |
| CC04-B | Site & Ground Plan | 11/05/2023 |
| CC05-B | Site & Ground Plan 1:200 | 11/05/2023 |
| CC06-B | Proposed Ground Floor Plan - A3 | 11/05/2023 |

| | | |
|--------|---|------------|
| CC07-B | Proposed Ancillary Building Ground Floor Plan - A3 | 11/05/2023 |
| CC08-B | Proposed First Floor Plan | 11/05/2023 |
| CC09-B | North/East Elevations | 11/05/2023 |
| CC10-B | South/West Elevations | 11/05/2023 |
| CC11-B | The Boathouse Long & Cross Section | 11/05/2023 |
| CC15-A | Ancillary Building Long & Cross Section | 11/05/2023 |
| CC18 | Ground Floor Plan - Minor Internal Changes Section 4.55 | 11/05/2023 |

2. HERITAGE IMPACT ASSESSMENT

As noted above, the Boathouse, located at 1191-1193 Barrenjoey Road, is not listed as a heritage item but partially encompassed within the Barrenjoey Heritage Conservation Area (C1) (HCA), as listed under Part 2, Schedule 5 of the Pittwater LEP 2014. These heritage attributes of the site have been confirmed in the Heritage Impact Statement (HIS) prepared by CPH (submitted to the Council as part of development application).

The following table considers the current proposed section 4.55 modifications in relation to the established and identified contributory values of the Boathouse and its surrounding heritage context as a whole and provides assessment whether the proposed modifications likely to have any adverse impact on these heritage values.

| Proposed Modifications | Comments |
|--|---|
| <p>Exterior</p> <ul style="list-style-type: none"> ▪ Installation of two (2) small satellite dishes on main roof for internet. ▪ Create new air intake opening for kitchen on northern skillion roof for ventilation. ▪ Installation of a Whirly Bird for air extraction for void around cool room. ▪ Replacement of three (3) fixed awnings (previously approved as per DA2021/0669) with one continuous awning 1250mm | <p>The previous proposal included two windows and one door in-between with windows at the sill height of 900mm along the eastern elevation adjacent to the main entry glazed door to the Boathouse Café. The proposed works include the replacement of the in-between door with a similar louvred window with a fixed flyscreen to match the windows on either side. The three windows (one proposed and two previously approved as per DA2021/0669) will have a slightly increased sill height from 900mm to 1100mm. The proposed rearrangement with the placement of a similarly designed window in between the already approved window layout will make the eastern elevation more balanced and the fenestrations more consistent across the façade. The changes to the sill height are negligible</p> |

| Proposed Modifications | Comments |
|---|---|
| <p>wide from the south to step in deck outside kitchen where it changes to 1650mm wide for weather protection.</p> <ul style="list-style-type: none"> ▪ Changes to the height of two (2) kitchen windowsills from 900mm to 1100mm. ▪ Replacement of one (1) kitchen door along the east elevation with a window with a sill height of 1100mm. ▪ Outside Servery to take away on eastern side 300mm wide and on western side for water station and kitchen servery. | <p>and will not have an adverse impact or change the overall presentation of the eastern façade.</p> <p>The other changes proposed to the northern Skillion roof include the creation of a new air intake opening above the kitchen to fulfil the mechanical requirements and provide sufficient ventilation of the proposed kitchen space. The proposed works at the roof level further include the installation of a Whirly Bird for sufficient air extraction around the cool room adjacent to the kitchen. The proposed changes with respect to the ventilation of the service area will be in accordance with the Mechanical Engineer's detail. The creation of a new opening and installation of a Whirly Bird will be a minor addition to the roof space and will not be a dominant addition compromising the overall presentation of the Boathouse within the Barrenjoey HCA.</p> <p>Other additions to the roof include the installation of two (2) small satellite dishes on the main roof for internet as a direct connection is not available to the Boathouse.</p> <p>The proposed servery to the outside of the Boathouse along the eastern and western side of the building for kitchen and water with a ledge 300mm wide is a minor change with no impact on the overall presentation of these façades. This minor change will have no impact on the already approved external presentation of the Boathouse and raises no concerns in relation to heritage matters.</p> <p>One of the proposed changes is with respect to the already approved awning along the eastern elevation. The previously approved Development Application (DA2021/0669) proposed three individual fixed awning structures at the southeast corner of the site above the timber deck facing the takeaway food counter. The proposed works include the replacement of three (3) fixed awnings with one continuous awning 1250mm wide from the south to the step-in deck outside the kitchen, where it changes to 1650mm wide. The proposed continuous awning in place of the three individual awnings will result in a positive impact on the overall presentation of the eastern façade, and the continuity of the awning structure will provide better weather protection. The overall width of the awning structure above the takeaway food corner is slightly less than the previously approved width. The extended awning to the north will continue to remain in a similar width as that of the previously proposed awning. The new continuous fixed awning will be in accordance with the Engineer's details and</p> |

| Proposed Modifications | Comments |
|--|--|
| | <p>specifications and will have no visual impact on the surroundings. The proposed changes will be a major addition but will continue to sit homogenously within the overall design of the Boathouse and provide sufficient weather protection.</p> <p>The overall proposed changes to the exterior of the Boathouse are minor in nature and will have no direct or indirect heritage impacts on the character and landscape of the HCA as the proposed works involve modifications to the openings of the approved entirely new boathouse structure, avoiding intervention into any significant fabric of the area. In addition, the modifications aim to simplify the elevation and create a more balanced fenestration that will have no impact on the contributory values of the site, its surroundings, and their subsequent appreciation.</p> |
| <p>Interior</p> <ul style="list-style-type: none"> ▪ New entry to the kitchen to the right of main entry doors. ▪ New air intake in between Kitchen and Preparation & Washing Area. ▪ Changes to front passes from kitchen to amend the new openings. ▪ Widening of opening to Cold Drinks area and deletion of freezer. ▪ Removal of full height wall in takeaway food bar area and minor rearrangements. ▪ RL changes to Ground floor finished level which no changes to the already approved first floor and or overall ridge height. ▪ Level changes with extremely slight slope of a Grade 1:800 or 1.25mm per meter, including: <ul style="list-style-type: none"> ▫ Raised at entry by 10mm from RL 2930mm to RL 2940mm and | <p>The proposed modifications to the interior of the Boathouse are primarily related to the kitchen area and takeaway food area, with no changes to the significant fabric of the subject contributory item. Most of the modifications are with respect to the internal rearrangement to improve the circulation and functionality of the proposed commercial kitchen space.</p> <p>The only major change is concerned with the RL of the ground floor finished level sloped between 10 to 25mm limited to the interior. The proposed Roof Level will continue to maintain the already approved ridge height as per DA2021/0669. The changes to the roof level at the ground floor level will continue to maintain the already approved façade characteristics of the Boathouse and raise no concerns in relation to heritage matters.</p> <p>The overall internal changes will retain the original external configuration, form and presentation of the Boathouse within the Barrenjoey HCA, with no adverse impact on the heritage items in the vicinity and the surrounding historical context.</p> |

| Proposed Modifications | Comments |
|---|----------|
| <ul style="list-style-type: none"> ▫ Raised at balcony door by 25mm from RL 2930mm to RL 2955mm to allow for drainage for kitchen and takeaway only. | |

3. CONCLUSION AND RECOMMENDATIONS

In conclusion, it is considered that the proposed section 4.55(1A) modifications, as described above and documented in the submitted drawings, will have a positive impact on the heritage attributes of the Boathouse, located at 1191-1193 Barrenjoey Road, Palm Beach. All the proposed modifications are external re-arrangements of the facades involving minor changes to the sill heights of the windows and replacing the three separate awnings with one continuous awning along the southern façade for weather protection. The works further include minor changes to the roof space to satisfy the mechanical requirements, including ventilation of the kitchen and the cool room. Minor internal re-arrangement is also included as part of the proposed modifications to overall improve the functionality of the subject site. The proposed changes and modifications are far more sympathetic from a heritage perspective, as they will improve the functionality of the space as well as the minor external re-arrangement will create a more balanced and consistent elevation.

These proposed changes are considered minor as part of the wider approved changes to the site. They will continue to maintain the simplicity of the facade and will be welcomed to the existing configuration from a heritage perspective. Therefore, it is considered by CPH that the proposed modifications will have no impact on the contributory values of the site or the views and character of its surrounding landscape and the Barrenjoey HCA. The development remains essentially the same as the approved development.

We trust the above brief Heritage Impact Statement satisfy the Northern Beaches Council's requirements in the assessment of the proposed section 4.55(1A) modifications. Should you wish to discuss the matter further, please do not hesitate to contact the undersigned at 8270 3500 or at kerimed@cityplan.com.au.

Yours Sincerely,



Kerime Danis
 Director - Heritage