

## Heritage Referral Response

<b>Application Number:</b>	Mod2023/0415
<b>Proposed Development:</b>	Modification of Development Consent DA2021/0669 granted for Demolition works and construction of a new restaurant, car parking, and associated uses, including a Voluntary Planning Agreement.
<b>Date:</b>	18/10/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

### Officer comments

<b>HERITAGE COMMENTS</b>
<b>Discussion of reason for referral</b>
<p>This application has been referred as the site is partly located within the <b><i>C1 - Barrenjoey Heritage Conservation Area</i></b>, which is listed within Schedule 5 of Pittwater Local Environmental Plan 2014. The conservation area covers Governor Philip Park, Palm Beach Golf Course and Barrenjoey Headland. The Boathouse building itself is not listed as a heritage item however is located adjacent to the Golf Course and partly within Governor Philip Park.</p> <p>It is also located within the vicinity of a number of local heritage items (<b><i>Picnic Shelter Sheds, Memorial cairns</i></b>) and State heritage items (<b><i>Barrenjoey Headland lightstation and 2 cottages</i></b>) and a number of local archaeological heritage sites (<b><i>Grave, Stone Path (former access road), site of former customs house</i></b>). Most of these are located some distance from the Boathouse building.</p>
<b>Details of heritage items affected</b>
<p>Details of the <b><i>Barrenjoey Heritage Conservation Area</i></b>, as contained within the Heritage Inventory are:</p> <p><u>Statement of Significance</u></p> <p>The Barrenjoey Heritage Conservation Area includes sites associated with the earliest phase of European settlement in Pittwater. It retains rare evidence of natural and both Aboriginal and European cultural heritage in a scenic location. It is included within Ku-ring-gai Chase National Park, which contains an outstanding representation of the species that contribute to the high endemism value of the Sydney region.</p> <p>The area is associated with early inhabitants of Pittwater including Aboriginal and European people, both convicts and free men. The light station is also associated with James Barnet, New South Wales colonial architect in the period 1862-90 and one of the most prominent of all Australian architects in the second half of the nineteenth century. As the site of the first Customs House in the Colony of NSW the area has strong links to the early settlement of Sydney, transportation and the river trade.</p> <p>The headland also has an evocative aesthetic value for its scenic panoramas to and from Broken Bay and the Pittwater inlet. The area offers high research potential for its flora and fauna, historic</p>

and Indigenous archaeology that can provide evidence of the historic development of the northern Sydney area.

It is a prominent landmark with integrated natural and cultural values, with the lighthouse being a fine example in sandstone of a James Barnet design.

#### Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	Individual items in the Conservation Area are State heritage listed
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

#### Consideration of Application

This application proposes modifications to Consent DA2019/0669, which approved the demolition and rebuilding of the Boathouse restaurant, along with associated uses, carparking and landscaping. These modifications include a number of external and internal changes to the Boathouse building. They do not affect the overall height of the building nor propose any changes to ancillary buildings, landscaping or car parking provision.

The application is accompanied by a Brief Statement of Heritage Impact by City Plan Heritage, dated 10 July 2023. This document has been reviewed and its conclusions agreed with.

Heritage considerations with this application relate to how the building sits within the Barrenjoey Heritage Conservation Area and the visual impact of the building in this setting. As a result, there are no heritage concerns in relation to any of the proposed internal changes.

External changes include the addition of structures on the roof, changes to external window/door openings and changes to awning details on the eastern facade. The additional roof structures (2 small satellite dishes, new airtake and a Whirly Bird) are considered to be minor additions to the roofscape and will not be a dominant intrusion. Changes to the windows and doors relate to minor changes, including increasing the sill height of a number of windows, replacing a door with a window and increasing the size of the outside server windows. These changes are considered minor and will not impact upon the overall appearance on the Boathouse building when viewed from the Heritage Conservation Area. The only other external change is replacement of the individual fixed awnings on the eastern facade with a continuous and extended awning, providing a consistent look and better weather protection. It is considered that this awning change will have no visual impact upon the significance of the Heritage Conservation Area.

**Therefore, no objections are raised on heritage grounds and no conditions required.**

Consider against the provisions of CL5.10 of PLEP 2014:

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? N/A

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Brief HIS provided

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.