

Heritage Referral Response

Application Number:	Mod2023/0597
Proposed Development:	Modification of Development Consent DA2021/0200 granted for Construction of a dwelling house, including a secondary dwelling and swimming pool
Date:	28/11/2023
To:	Adam Croft
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 the vicinity of a heritage item and its access handle adjoins the same item</p> <p>Barrenjoey House - 1108 Barrenjoey Road</p>		
Details of heritage items affected		
<p><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>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	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 modifications to DA2-21/0200. Changes includes a kitchen pop out, windows, materials, landscaping and minor increases in floor space. The heritage item is located to the north west of the subject site, although its access handle does run along the rear and northern edge of the site. The proposed changes are considered to not impact upon the heritage item or its</p>		

significance.

Therefore Heritage raises no objections and requires no conditions.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? No

Has a Heritage Impact Statement been provided? No

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.