

HERITAGE IMPACT STATEMENT



Development Application

No. 1102 Barrenjoey Road, Palm Beach

June 2024 | J5439_04

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and Planning

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Cover Image: Looking north along Barrenjoey Road towards the site.

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1 INTRODUCTION

1.1 Background

This Heritage Impact Statement (HIS) accompanies a Development Application for the proposed mixed-use building at 1102 Barrenjoey Road, Palm Beach. This HIS was prepared at the request of the owners of the site and accompanies plans prepared by Innovate Architects.

The site is not listed as a local heritage item but is located adjacent to “Barrenjoey House” by Schedule 5 Part 1 of the *Pittwater Local Environment Plan (LEP) 2014*. Item No. 2270076.

Under Part 5.10 of the *LEP 2014*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS). This report has been updated following the resolution of the NSW LEC Case 2023/00242901.

1.2 Site Location

The subject site No. 1102 Barrenjoey Road, Palm Beach New South Wales within the Northern Beaches Local Government Area. The site is irregularly shaped and fronts Barrenjoey Road, the rear of the site abuts an escarpment. The site is identified as Lot 11 D.P. 1207743. See Figure 1 below.

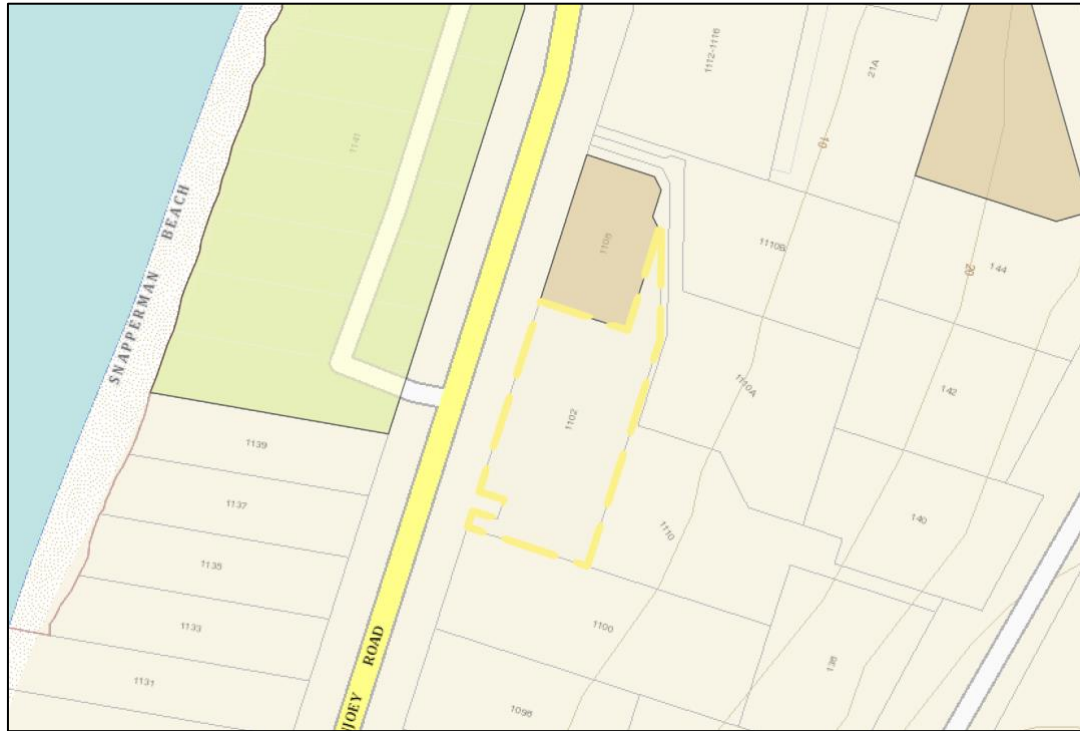


Figure 1: Location of the site within the wider area.

Mecone Mosaic 2021

1.3 Methodology

A site inspection has been carried out by Weir Phillips Heritage and Planning in December 2021. The photographs contained in this HIS were taken by the authors.

This HIS has been prepared with reference to the NSW Heritage Office's (now Heritage NSW) publications *Assessing Heritage Significance* (2023 update) and *Statements of Heritage Impact* (2023 update) and with reference to the planning documents listed under Section 1.6.

1.4 Limitations

A detailed history of the site and a full assessment of significance to NSW Heritage Division standards were not provided for.

1.5 Author Identification

This HIS has been prepared by Anna McLaurin B.Envs., (Arch.), M.Herit.Cons. MURP; and James Phillips B.Sc. (Arch.), B.Arch., M.Herit.Cons.(Hons) of Weir Phillips Heritage and Planning and Planning.

The historical information and assessments of significance contained in this HIS rely on existing studies (refer to Section 1.6 below). Acknowledgment of the authors of these studies is duly given.

1.6 Documentary Evidence

1.6.1 Principal Reference

- Attenbrow, Val (2002) Sydney Aboriginal Past: investigating the archaeological and historical records; University of New South Wales Press Ltd.; 2002; p. 17.
- Kohen, James cited in 'Pre-Contact' in Diana Plater (ed.); (1993) Other Boundaries: Inner City Aboriginal Stories; NSW; Leichhardt Council; p. 25.
- Pittwater Online News. (2020). Retrieved 1 September 2020, from <http://www.pittwateronlinenews.com/pittwater-roads-ii-street-names-whale-beach.php>
- The Home : an Australian quarterly Sydney: Art in Australia, 1920. Web. 30 September 2021 <<http://nla.gov.au/nla.obj-381545484>>

1.6.2 Planning Documents

- *Pittwater 21 Development Control Plan*
- *Pittwater Local Environmental Plan 2014.*
- *NSW Heritage Act 1977.*

2 PHYSICAL ANALYSIS: GENERAL SITE DESCRIPTION

2.1 The Site

The subject site is currently a vacant lot. The lot is irregular in shape with a small portion extending behind Barrenjoey House. The lot is mostly flat and abuts a heavily vegetated escarpment to the east. The lot is oriented to the west fronting Barrenjoey Road. See Figure 2 and Figure 3.



Figure 2: View of the site looking north.



Figure 3: View of the site looking south.

To the north of the site the lot adjoins heritage item, Barrenjoey House. This is a plastered two-storey plastered brick building with attic dormer 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.

See Figure 4. To the south is a contemporary three storey dwelling. See Figure 5. Opposite the site is the Pittwater Park Carpark which overlooks Pittwater. See Figure 6.



Figure 4: Barrenjoey House to the north of the site.



Figure 5: 1100 Barrenjoey Road to the south of the site.
Source: Google Maps



Figure 6: Pittwater Park Carpark opposite the site.

3 HERITAGE SIGNIFICANCE

3.1 Summary of Existing Citations and Listings for the Site

Statutory Mechanism	The site
State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No
In the vicinity of items on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	No
Listed as an item of local heritage significance by Schedule 5 of the <i>Pittwater LEP 2014</i>	No
Located within the vicinity of local heritage items by Schedule 5 of <i>Pittwater LEP 2014</i> ;	Yes. Barrenjoey House Item No. 2270076
Located within a heritage conservation area.	No.

3.2 Identifying Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity to the site, existing and potential view corridors and the nature of the proposed works.

There are no heritage items/conservation area listed by the *NSW Heritage Act 1977* within the vicinity of the site.

For the following, refer to Figure 10, a detail of the *Pittwater LEP 2014* Heritage Plan 14 and 15, which shows the location of heritage items and conservation areas adjoining and within the vicinity of the site listed by this plan. In this plan, heritage items listed by Schedule 5 Part 2 of the *LEP 2014* are coloured brown and numbered.

Conservation Areas listed by Schedule 5 Part 2 of the *LEP 2014* are hatched in red and numbered. Archaeological sites are hatched yellow. The subject site is indicated by the blue arrow.

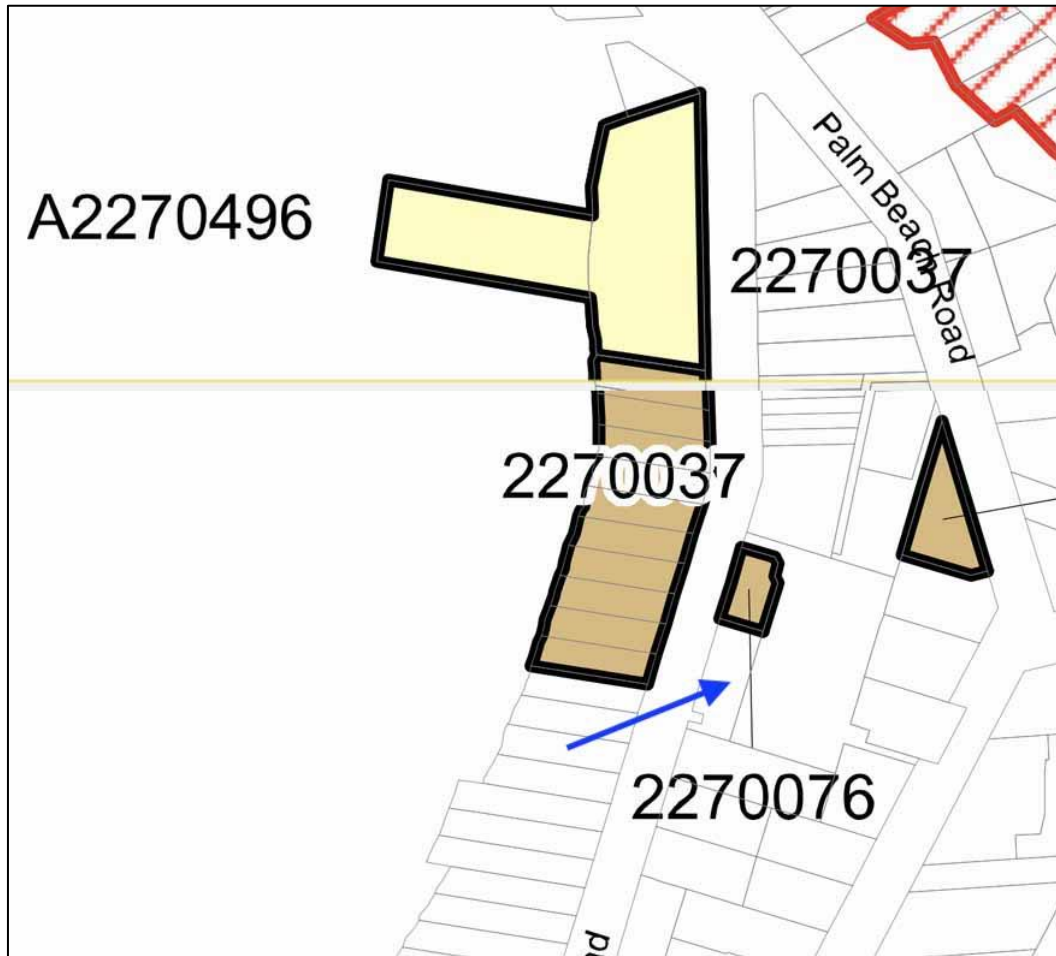


Figure 7: A composite of Heritage Map 0014 and 0015 showing heritage items in the vicinity. The site is indicated by the blue arrow.

3.3 Barrenjoey House Item No. 2270076

3.3.1 History

Barrenjoey House was built in 1923 by Albert Verrills, to the design of Mr W. H.H. Thomson as a guesthouse and restaurant for Mr Resch. The first guesthouse was a simple structure designed so Verrills could keep an eye on supplies being offloaded at Palm Beach Jetty Wharf. See Figure 8 below illustrating the first iteration of Barrenjoey House.



Figure 8: The original Barrenjoey House, circa 1920-1922.
Source: Pittwater Online News

The building was renovated in the 1940s to form the building that is seen today. At the time the building was parapeted and had a flat roof. By the 1950's the service of liquor is advertised, if served with meals, and Barrenjoey House becomes a "Cabaret Restaurant". See Figure 9 and Figure 10 below illustrating Barrenjoey House in the 1940s.



Figure 9: View of Barrenjoey House from the north. The undeveloped subject site is visible beyond Barrenjoey House.

Source: National Library of Australia

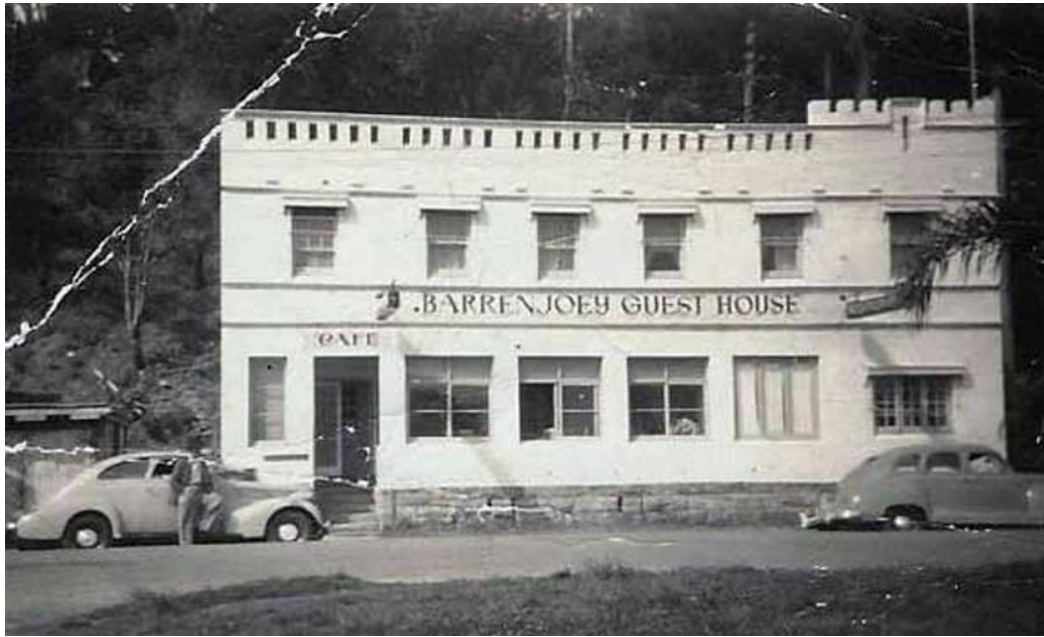


Figure 10: Barrenjoey House in the 1940s.

Source: Pittwater Online News

In the early 1980's, Barrenjoey House was purchased and restored by the previous owners Robert and Ian Gray, which included the addition of the hipped roof with dormer windows. The Gray's sold the property in 2001 to Brendon and Jenny Barry. During this period the Guesthouse was substantially renovated, including the addition the north. Barrenjoey House was taken over by The Boathouse Group in June 2018, and after being refurbished, opened in December 2018.



Figure 11: Barrenjoey House in 2015 prior to the most recent renovations.

Source: Pittwater Online News



Figure 12: Barrenjoey House today following its acquisition by the Boathouse Group in 2018.

3.3.2 Statement of Significance

The State Heritage Inventory provides the following Statement of Significance for the Barrenjoey House:¹

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 Verrils. 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.

The listing includes the interiors of the building; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance..

This statement has been adopted for the purposes of this assessment.

3.3.3 Significant Views and Vistas

The site in association with Barrenjoey House is highly visible on approach from both directions (north/south) along Barrenjoey Road.

¹ Heritage NSW. (2021) *Barrenjoey House PALM BEACH NSW 2108 Beach*. Retrieved 23 September 2021, from <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2270076>



Figure 13: View from the site looking north to Barrenjoey House.



Figure 14: view from the north looking south towards the site (indicated by the red arrow) in association with Barrenjoey House. This image was taken when the building on site was still extant.

Source: Google Maps annotations by WPH



Figure 15: View from opposite Barrenjoey Road looking towards Barrenjoey House.

3.3.4 Curtilage

This item has a lot boundary curtilage, being Lot 2, D.P. 1004105

3.3.5 Relationship to the Site

There is a strong visual relationship with Barrenjoey House and the subject site owing to the openness of Barrenjoey Road, limited vegetation between the buildings and proximity of the site.

3.4 Norfolk Island Pines Item No. 2270076

3.4.1 Description

The State Heritage Inventory provides the following description for the Norfolk Island Pines:

A fine planting of mature specimens of Araucaria heterophylla (Norfolk Island Pine) in Pittwater Park, adjacent to the public wharf at Palm Beach and across Barrenjoey Road from Barrenjoey House. The trees are along the western and southern edges of this park which includes a children's playground and car park. The trees provide welcome shade for picnickers using the Pittwater beach.

3.4.2 Statement of significance

The State Heritage Inventory provides the following Statement of Significance for the Norfolk Island Pines:

The Norfolk Island Pines are of local historic and aesthetic significance as a fine representative example of the widespread use of this species for ornamental plantings in coastal areas.

This statement is adopted for the purposes of this assessment.



Figure 16: View of the Norfolk Island Pines.

3.4.3 Curtilage

The trees have a lot boundary curtilage across a number of lots which comprise Pittwater Park. There is an expanded visual curtilage of these trees owing to their monumental size and visibility from the surrounding area.

3.4.4 Views

The site is also visible from some distance within Pittwater Park and beyond into Pittwater owing to openness of the park.



Figure 17: Looking south from the Pittwater Park Carpark toward the site and Barrenjoey House. This image was taken when the building on site was still extant.

Source: Google Maps annotations by WPH

3.4.5 Relationship to the site

The site has a visual relationship with the site due to openness to the park and views outward from the site.

4 SCOPE OF WORKS

The following should be read in conjunction with the plans prepared by Innovate Architects:

- Construction of three-storey and two basement level new mixed-use building. With Ground Floor Commercial and upper levels residential.
- The building form is to be setback from the boundary.
- The building will have a hipped roof form clad with tiles with gabled windows set in a mansard roof with modern dormer windows. The front elevation is to be characterised by deep verandahs and balconies supported by concrete posts.
- Colours and materials:
 - Whitewashed finished masonry wall.
 - French Blue trim for windows and skylights.
 - Steel balustrade.
 - Dark coloured roof tiles.

5 METHOD OF ASSESSMENT

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompany this application.

The following assessment is made with an understanding of the objectives and controls provided by the *Pittwater LEP 2014* and the *Pittwater 21 Development Control Plan*.

6 EFFECT OF WORKS

6.1 Effect of Works on Barrenjoey House

There is an inherent impact when a building of greater massing and scale is proposed to be erected in close proximity to a smaller-scale heritage item. This has presumably been taken into consideration when Council zoned the area immediately surrounding this item as a B1 Neighbourhood Centre.

The proposed works are located outside of the curtilage of this item and will have no physical impact on its fabric. The curtilage around the item is sufficient because it maintains the principal view corridors to/from it, which are obtained from Barrenjoey Road and from within Pittwater Park, and the understanding of the site as a 1920s Guest House.

The proposed works will, however, be visible within view corridors towards the item and will form part of its immediate setting. The impact is acceptable for the following reasons:

- **With regard to the proposed setbacks:**

The location of the building has been carefully sited to ensure that views to and from Barrenjoey House are protected. The bulk of the building is set back from the boundary which allows the side elevation of Barrenjoey Houses to be visible on approach from the south. The portion of the building immediately adjoining Barrenjoey House is setback further to give prominence of the central section of the building. In terms of massing, scale and proportion, this section reflects the architectural characteristics of Barrenjoey House. From the north Barrenjoey House will maintain its prominence along Barrenjoey Road. Where visible behind the item from the north it will form a 'backdrop' to the item in view corridors obtained on approach from the north. This is demonstrated by 3D perspectives by Innovate Architects.

- **With regard to form, massing and scale, details and finishes:**

The proposed new building is contemporary in character but demonstrates respect for the key forms, architectural proportions and materials of Barrenjoey House. This is an appropriate response to new works adjoining a heritage item. This is supported by Article 22 of the Burra Charter 2013. The explanatory notes for which state:

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

While the bulk of the proposed built form is larger than Barrenjoey House the overall scale will not dominate or detract from the significance of the items for the following reasons:

- The setback of the built form is set back far enough for the higher portion of the proposed building to be behind the principal ridge of Barrenjoey House. This ensures that the view lines towards the item are preserved and its prominence along Barrenjoey Road are retained.

- The roof form has been broken down into two distinct bays to reduce the perception of the bulk of the third level.
- There will be not view loss towards the items from surrounding areas as a result of the natural topography of the area and the setback of the overall built form.
- The height of the proposal is not out of character with other apartment buildings in the vicinity. Part of the bulk of the building is visually incorporated in the Mansard Roof form. The visual impact of the slighter higher form is broken by the modulated roof form and location abutting an escarpment.
- The roof edge and gutter line have been pulled back to align with the recessed balcony from the northern most edge of northern recess between balconies to the southernmost edge of the south recess between the balconies. The pulling back the roof edge and gutter line to align with the recesses between the balconies creates a more consistent and simple eave line which is consistent with the original parapet line of Barrenjoey House.
- The balcony has been designed to minimise the number of vertical posts. This design solution the visual clutter is minimised, resulting in a cleaner and more refined aesthetic. The streamlined appearance creates a sense of visual unity and allows for a smoother integration with the neighbouring Barrenjoey House. The reduction in vertical posts in the proposal reflects a similar sense of simplicity and proportionality, establishing a cohesive visual language between the two structures.

The materials and finishes are contemporary but make reference to traditional materials. Masonry and timber finishes are consistent with the materiality of Barrenjoey House. The lightweight timber aesthetic of the proposal is consistent with the historic use of timber throughout the Barrenjoey Peninsula. The proposed paint scheme with contrasting white/cream tones are sympathetic to the colouring of Barrenjoey House.

The proportions of Barrenjoey House are divided by the strong horizontality of the level change/cornice and the regularly spaced vertical proportions of the First-Floor window placement. The upper-level gabled windows set into the mansard roof form add a level of visual interest to break the otherwise orthogonal form of the building. The proportions seek to emulate the proportions of Barrenjoey House to enable it to be more contextually appropriate for a building adjoining a heritage item. The horizontality of the First-Floor level divide, which is emphasised by a timber soffit, aligns with the level divide of Barrenjoey House. The verticality of the verandah post spacing emulates the spacing between the windows. The hipped mansard roofline interspersed with gable bays relates sympathetically with that of Barrenjoey House. Together, the proportions of the new building are sympathetic to the predominant form of its neighbour. This assists in better responding to the context and reinforces the quality of the streetscape and the setting of the heritage item.

- With regard to visibility within view corridors and existing visual relationships:

The setting of this item will increasingly become one of buildings of the character of that proposed as the non-listed sites within its immediate vicinity are re-developed. The elevation to the south of the heritage item is simply articulated, with a limited material palette which, together with appropriate setbacks, will help to integrate the buildings into the setting of this item.

Several view corridors analysis

The garage entry is also located to the southern end of the building to have a lessened visual impact

6.2 Development in the Vicinity of other heritage items

The proposed works will have no impact on the ability to understand the historic significance of the locally listed heritage items or heritage conservation areas in the vicinity of the subject site because there will be no impact upon their fabric and because the items will continue to be able to be viewed and appreciated from the public domain.

- Roadways and other properties separate the subject site from the other listed heritage items and HCA identified in Section 3 above. The distance between the proposed works and these listed items is sufficient for the proposed works to remain located outside of their immediate setting.
- The proposed works will not block significant view corridors, to or from, the heritage items. The proposed new building will not be readily visible within significant view corridors towards these items. This is because the proposed building is screened by mature street trees and other existing development.
- The proposed new building may be partially visible behind the Norfolk Island Pines, however, due to the prominence of the trees and location along the foreshore, the proposed building will only read as a background element. It will not detract from the significance of this item.
- The bulk and scale of the proposed new building is such that it will have no undue prominence in the wider setting of these items for the reasons given above.

The proposed works will thus have acceptable impact on the locally listed heritage items in the vicinity of the subject site.

6.3 Pittwater DCP Section B1.2 – Development in the vicinity of heritage items

DCP Control	Response
<i>Any development application involving work likely to impact the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site is to be accompanied by a Statement of Heritage Impact prepared by an appropriately qualified heritage professional. Guidance on preparing a Heritage Impact Statement (Statement of Heritage Impact) is available at NSW Office of Environment & Heritage in the NSW Heritage Manual or superseding publication</i>	This statement satisfies this requirement.
<i>Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential</i>	In terms of massing, scale, proportion, and materiality the building reflects the architectural characteristics of Barrenjoey

<p><i>archaeological site are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment.</i></p>	<p>House in a respectful and complimentary manner. It is an appropriate style development for this location and has a limited heritage impact on the significance of the item.</p>
<p><i>Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential archaeological site are to minimise the impact on the heritage significance by providing an adequate buffer zone, and maintaining and respecting significant views to and from the heritage item, heritage conservation area, archaeological site or potential archaeological site.</i></p>	<p>As outlined above, the setbacks and location of the bulk of the massing are positioned to provide Barrenjoey House with sufficient visual curtilage to ensure its prominence in the area is retained. The proposal is also located to the south of the item there will be no additional overshadowing.</p>

7 CONCLUSIONS

This Heritage Impact Statement has been prepared in conjunction with a Development Application for the construction of a new mixed-use building at No. 1102 Barrenjoey Road, Palm Beach. The site is located within the vicinity of local heritage item Barrenjoey House and other locally listed items.

The proposed works will have the opportunity to construct of the sympathetically designed modern infill building that supports the ongoing significance of the area as a neighbourhood precinct, will have an acceptable impact on the Barrenjoey House. The proposed new building is contemporary in character but demonstrates respect for the key forms, architectural proportions and materiality of the item.

The building demonstrates appropriate setbacks; it is similar in height and scale to Barrenjoey House. Openings are vertically proportioned which represents the vertical articulation of Barrenjoey House. The elevations articulated through to the use of verandah posts and modulated gabled roof form. The proposed finishes and colours of timber, masonry and tiles will sit comfortably within the vicinity of Barrenjoey House and other items in the vicinity.

The proposed works will have no impact on the ability to understand the significance of the other nearby heritage listed items. No significant view corridors will be blocked. The building will read in the setting of nearby items as one of several buildings of a similar massing and scale.

The proposed works are in accordance with the prescribed conditions of the *Pittwater LEP 2014* and the *Pittwater 21 Development Control Plan*.