

Heritage Referral Response

Application Number:	DA2023/1289
Proposed Development:	Demolition works and construction of Shop Top Housing
Date:	15/01/2024
To:	Gareth David
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 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 site is within the vicinity of a number of heritage items including</p> <p>Barrenjoey House - 1108 Barrenjoey Road Winten - 21 Palm Beach Road Norfolk Island Pines - 1149 Barrenjoey Road</p>
Details of heritage items affected
<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> <p>Norfolk Island Pines <u>Statement of Significance</u> 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.</p> <p><u>Physical Description</u> 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.</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	No	
Consideration of Application		
<p>The proposal seeks consent for a large multi storey shoptop housing development on the subject site. Barrenjoey House is located to the south of the site, Winten to the east, and the Norfolk Island Pines to the west. The proposal was referred to an external heritage advisor who provided the following comments:</p> <p>I have revisited the application whose modification this proposal is supposed to represent. The test for whether this development is "the same" will be applied by others but in architectural terms and broader impact on context - relevant because of the heritage concern - the new proposal is significantly different to the approved scheme, in my opinion. In 2010, the approved scheme offered six (6) commercial tenancies and a building set behind a substantial (both broad and deep) forecourt ; the current proposal offers a reduced forecourt and two tenancies of a larger footprint and different internal arrangements.</p> <p>The HIS submitted with the proposal is in my opinion, like so many of these statements, a compilation of assertions whose evidential and factual bases are not just demonstrated. Amongst these assertions are :</p> <p>"that the bulk of the development is concentrated away from the street frontage, concealed by the heavily vegetated site" ; however, the development actually extends closer to the street frontage than its approved predecessor, and its bulk and height are brought much closer to the frontage ; the site is also more extensively built upon, with strip planter boxes, not "heavily vegetated" ;</p> <p>"The curved detailing remains sympathetic to the natural landscape of Palm Beach while the recessive diminishing profile ensures neighbouring heritage items are adequately interpreted" ; the curved detailing of elements in the principal facade individualise and separate the building from its surrounding neighbours, but in this locality, no other houses or buildings present such elements ; how the treatment relates to the Palm Beach landscape, or how neighbouring heritage items are "interpreted" by this design approach is not explained ;</p> <p>The contemporary aesthetic and proposed materials of the building are concluded not to detract the proposed development or to detract from the neighbouring heritage items, but how they do this is not explained ;</p> <p>"The stepped profile of the proposed development ensures the bulk of the site does not visually intrude on the profile or character of Barrenjoey House" ; views to Barrenjoey House are "preserved" and hence there is "no adverse impact" ; nothing is said about the comparative scale of the new building and Barrenjoey House, which latter has always been the larger, more formal key urban built element of this place ;</p>		

With regard to Winten, the heritage item located to the east in close proximity to this site, it appears that the upper floor of the new building may adversely impact the heritage-listed residence through compromising important assets in its “iconic” view of Pittwater Sound, and the sense of both privacy and separating distance of the dwelling from the new building.

If ever there has been a demonstration of community concern and the perception of “Social Heritage” value in a place within Pittwater, it is in the demonstration of concern raised by residents and community groups about this proposal, which is crucial to one of Palm Beach’s two community “nodes”. Across the submissions lodged with Council there are consistent concerns about the the impact of the scale, bulk, and character of this development upon the western foreshore of Palm Beach - its failure to meet with the community’s consensus about the “desired future character” of the locality.

A core issue for any development proposal for this site to navigate is that of the community’s expectations regarding what and how the building or buildings to be built will contribute to the “community place” in which it will have such an important role. The State Government, through the work of the Government Architect, has sought to encourage a leap in the quality of our urban design and “place-making”, and these initiatives neatly dovetail in what can and must be achieved in this site.

Conclusions :

1. In terms of its response to the heritage items in close proximity with its site, the proposal needs to be set back, reduced in height, and manipulated in its scale and articulation to better relate to the scale and grain of development in its context, around its site, and that of the Palm Beach village it will join. A more relevant contemporary design expression, relevant to the place, should emerge from this.
2. The development should simultaneously consider how it will achieve and demonstrate the “desired future character” of Palm Beach, which is all about perpetuating the character which its residents and visitors value.

Therefore Heritage cannot support the proposal due to the impacts upon the heritage items and their significance as well as the proposal's failure to demonstrate compliance with Clause 5.10 Heritage Conservation of the Pittwater LEP 2014 and Clause B1.2 Heritage of the Pittwater 21 DCP

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? Yes

Has a Heritage Impact Statement been provided? Yes

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.