

URBIS

HERITAGE IMPACT STATEMENT

1112-1116 Barrenjoey Road
Palm Beach NSW, 2108

Garigal Country

Prepared for
PALMDEV PTY LTD
1 October 2024

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Project Code	P34578
Report Number	01 – Issued 22.09.21 – Draft for client review 02 – Issued 09.12.21 – Updated draft for client review 03 – Issued 20.12.21 – Final 04 – Issued 30.12.21 – Report update 05 – Issued 04.07.23 – Report update with new DA drawings 05– Issued 31.08.23 – Final 06– Issued 08.07.24 – LEC Update 07– Issued 10.07.24 – LEC Update – Final 08 - Issued 01.10.2024 – Responding to amended drawings

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CONTENTS

Executive Summary	5
1. Introduction	7
1.1. Background.....	7
1.2. Site Location	7
1.3. Methodology	7
1.4. Author Identification	8
1.5. The Proposal.....	8
2. Site Description	9
2.1. Site Setting.....	9
2.2. Site Description.....	10
3. Historical Overview	11
3.1. Area History	11
3.2. Site History.....	14
3.3. Property Owners	16
3.4. Date of Construction	17
4. Heritage Significance	18
4.1. What is Heritage Significance?	18
4.2. Heritage Context.....	18
4.3. Significance Assessment.....	18
4.3.1. Statement of Significance.....	22
4.4. Vicinity Heritage Items	22
4.4.1. 'Barrenjoey House (restaurant and accommodation)' (Item No. 2270076).....	22
4.4.2. 'Winten (house)' (Item No. 2270056)	22
4.4.3. 'Norfolk Island Pines' (Item No. 1993).....	23
4.4.4. 'Palm Beach Wharf' (Item No. 2270496).....	23
5. The Proposal	24
5.1. Amended Scheme	24
5.2. Drawing Documentation.....	24
6. Impact Assessment	32
6.1. Pittwater Local Environmental Plan 2014	32
6.2. Pittwater 21 Development Control Plan.....	34
6.3. Heritage NSW Guidelines	38
7. Conclusion	40
8. Bibliography and References	42
8.1. Bibliography	42
8.2. References.....	42
9. Disclaimer	43

FIGURES

Figure 1 - Locality map with the subject site outlined in red.....	7
Figure 2 – Overview of site setting with the subject site outlined in red.....	9
Figure 3 - View south along Barrenjoey Road from the subject site. Barrenjoey House marked with a red arrow.....	10
Figure 4 - View north along Barrenjoey Road from the subject site.....	10
Figure 5 – Aerial view of subject site from Barrenjoey Road with Barrenjoey House indicated.....	10
Figure 6 - Advertisement for the Palm Beach Estate.....	12

Figure 7 - Barrenjoey Lighthouse, Palm Beach c1900-1910.	13
Figure 8 - Beach Culture at Palm Beach 1960s.	13
Figure 9 - Oblique aerial view of Palm Beach, 2008.	14
Figure 10 Land owned by The Barrenjoey Company 1912.	15
Figure 11 - Certificate of title Vol: 10688 Fol: 176	15
Figure 12 - Certificate of title Vol: 10688 Fol: 177	15
Figure 13 - Certificate of title Vol: 10688 Fol: 178.	15
Figure 14 - Certificate of title Vol: 10688 Fol: 179	15
Figure 15 - Certificate of title Vol: 10822 Fol: 1.	16
Figure 16 - Certificate of title Vol: 12527 Fol: 3.	16
Figure 17 - Extract from NSW Planning Portal with subject site outlined in yellow and vicinity items indicated.	18
Figure 18 - Extract from Site Plan.	28
Figure 19 - Extract from Ground Floor Plan. Note: the heritage preservation area refers to an area of Aboriginal cultural significance and is not within the scope of this report.	28
Figure 20 - Extract from West Elevation.	29
Figure 21 - Extract from North Elevation (Side).	29
Figure 22 - Extract from South Elevation (Side).	30
Figure 23 - Extract from East Elevation (Rear).	30
Figure 24 – Amended built form envelope.	31

TABLES

Table 1 - Property Owners.	16
Table 2 Assessment of Heritage Significance	19
Table 3 - Provided Plans	24
Table 4 - Assessment against the Pittwater Local Environmental Plan 2014	32
Table 5 - Assessment against the Pittwater 21 DCP	35
Table 6 - Heritage NSW Guidelines	38

EXECUTIVE SUMMARY

Urbis has been engaged by Palmdev Pty Ltd to prepare the following Heritage Impact Statement (HIS) for 1112-1116 Barrenjoey Road, Palm Beach (subject site).

The subject site does not include any built heritage items and is not located within a heritage conservation area identified in the *Pittwater Local Environmental Plan (LEP) 2014*. It is, however, located in the vicinity of several heritage items listed under Schedule 5, Part 1 of the Pittwater LEP 2014.

The proponent lodged a Development Application (DA) (DA2023/1289) seeking consent to redevelop the existing property with a new multi-level residential development in December 2021, with updates to the original scheme in 2023. Following a without-prejudice meeting with Northern Beaches Council, the scheme has been updated to inform a Section 34A conciliation conference. Further details of the proposed works are included in Section 1.6.

This HIS has been prepared to determine the potential heritage impact of the updated scheme on the heritage significance of the vicinity heritage items.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The assessment has found that the amended scheme for 1112-1116 Barrenjoey Road will have no adverse impacts on the significance of the vicinity heritage items.

Key aspects of the proposal assessment are listed below:

- The amended proposal spans 4 levels above ground which are staggered in a recessive, terraced arrangement. This is a substantially reduced scheme from the previous scheme, which comprised 5 levels above ground. The reduced scheme provides a more modest, recessive profile and increases the visual separation between the site and the vicinity heritage items.
- The amended scheme has been carefully designed to avoid adverse impacts to its heritage context, as follows:
 - Whilst the reduction in scale has improved views to elevated development on the western side of the Palm Beach peninsula, views between the subject site and the 'Winten (house)' (LEP Item No. 2270056) heritage item are blocked by the intervening development at 21A Palm Beach Road. There are no existing views to 'Winten (house)' from Barrenjoey Road. Therefore, as there is no visual relationship between the subject site and the heritage item, the amended scheme can have no impact – adverse or otherwise – on 'Winten (house)'.
 - The stepped form and reduced levels, coupled with a substantial ground-floor setback, ensure the proposed development does not visually intrude on the profile or character of 'Barrenjoey House' (LEP Item No. 2270076). Views to and from the heritage item are preserved in their entirety along the commercial strip and beachfront.
 - While contemporary, the amended scheme has been designed to respond to the natural setting of Palm Beach, including the 'Norfolk Island Pines' (Item No. 1993) located adjacent to the site. The use of raised planters and landscaping in a large vertical break in the façade soften the overall form of the development and allow the structure to integrate more seamlessly into the natural setting.
 - The subject site is considered sufficiently distanced from the 'Palm Beach Wharf' (Item No. 2270496) that the proposal can have no impacts, adverse or otherwise, to the item's significance. The wharf is also viewed within a context of mixed development and the subject development will have no further impact. Views to and from the heritage item towards the vicinity heritage items will not be obscured by the amended scheme, with the reduced levels improving the visual relationships between the 'Palm Beach Wharf' and 'Barrenjoey House'. The proposed development, recessed into the slope, with generous setback to the upper floor, will form part of a mixed backdrop of development along Barrenjoey Road when viewed from the wharf.
 - Barrenjoey House is separated from the subject site by the vehicle access on its northern boundary and the single storey northern addition. The setback of the upper floor mitigates potential impacts of scale and responds to the scale of neighbouring development including Barrenjoey House.
- The form of the proposed development relies on a terraced form, with the bulk of the structure concentrated away from the street frontage and concealed by the heavily vegetated sloping site. The proposed façade has been carefully articulated, with fenestration increasing the visual permeability of the

Barrenjoey Road elevation. The diminishing profile and articulated, stepped façade, with considerable setback to the upper floor ensures the building appears visually recessive from Barrenjoey Road and reduces the overall scale of the development.

- The development employs a contemporary aesthetic comprising a stone-clad ground level, glass, masonry and light-weight batten-style screening complemented by expansive raised planters with softening greenery. The proposed materials and design, while contemporary, are sympathetic to the natural setting of Palm Beach and generally contribute to the recessive, diminishing profile of the proposed development. The proposal demonstrates a high-quality architectural design.

Overall, the proposed development is assessed to have no adverse impact on the vicinity heritage items and is acceptable from a heritage perspective.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by PalmDev Pty Ltd to prepare the following Heritage Impact Statement (HIS) for 1112-1116 Barrenjoey Road, Palm Beach (subject site). The subject site is not a listed heritage item but is located in the vicinity of heritage items listed under Schedule 5, Part 1 of the *Pittwater Local Environmental Plan 2014* (LEP).

The proponent lodged a Development Application (DA) (DA2023/1289) seeking consent to redevelop the existing property with a new multi-level residential development in December 2021, with updates to the original scheme in 2023. Following a without-prejudice meeting with Northern Beaches Council, the scheme has been updated to inform a Section 34A conciliation conference. Further details of the proposed updated scheme are included in Section 1.5 and Section 5.

This HIS has been prepared to determine the potential heritage impact of the proposed updated scheme on the heritage significance of the vicinity items.

1.2. SITE LOCATION

The subject site is located at 1112-1116 Barrenjoey Road, Palm Beach within the local government area (LGA) of Northern Beaches Council. The site is legally described as Lot 21 of Deposited Plan 571298.



Figure 1 - Locality map with the subject site outlined in red.

Source: NearMaps, 2024

1.3. METHODOLOGY

This HIS has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Pittwater LEP 2014 and the *Pittwater 21 Development Control Plan (DCP)*.

Note that this HIS has been prepared to address built heritage only, with any Aboriginal cultural heritage management out of the scope of this report.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Annabelle Cooper (Heritage Consultant) and updated by Darrienne Wyndham (Heritage Consultant). Fiona Binns (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

The amended proposal seeks to demolish the existing buildings on the site and construct a four-level mixed-use development plus one level of basement carparking, ground level retail and 5 apartments across four levels of residential floorspace. This is a substantial reduction in scheme to the original DA which proposed a five-level development with 7 apartments.

Further information and drawing documentation regarding the amended proposal is provided in Section 5.

2. SITE DESCRIPTION

2.1. SITE SETTING

Barrenjoey Road is a two-way street extending through the northern beaches, terminating at Beach Road and the northern end of the Palm Beach peninsula. The peninsula is characterised by the beach front, bushlands, coastal cliffs, and Barrenjoey Head. Residential development is concentrated along the centre of the peninsula at Whale Beach, and further north Palm Beach.

The subject site is located on the eastern side of Barrenjoey Road on the western side of the Palm Beach peninsula. The subject site is located just south of the pedestrian crossing leading to the beach and carpark. Barrenjoey Road is characterised by predominantly residential development with a small commercial strip of commercial development located opposite the beach front. The commercial development along Barrenjoey Road comprised a fish and chip outlet (now demolished) at the southern end of the strip; followed by the 'Barrenjoey House' (LEP Item No. 2270076) heritage item further north.

Barrenjoey House comprises a two-storey plastered brick building with pitched roof, 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 dining. The interior retains traditional character including wallpaper and emu chandeliers.¹

East of the subject site is local heritage item 'Winten (house)' (LEP Item No. 2270056), accessed via Palm Beach Road which runs above Barrenjoey Road to the east. 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, asbestos sheet and battens with shingle gabled roof and casement windows."²



Figure 2 – Overview of site setting with the subject site outlined in red.

Source: Koichi Takada Architects

¹ State Heritage Register inventory form for "Barrenjoey House" (restaurant and accommodation).

² State Heritage Register inventory form for "Winten" (house).



Figure 3 - View south along Barrenjoey Road from the subject site. Barrenjoey House marked with a red arrow.

Source: Google Street View



Figure 4 - View north along Barrenjoey Road from the subject site.

Source: Google Street View

2.2. SITE DESCRIPTION

The subject site comprises several commercial shops which are currently vacant. The site includes the above ground carpark to the south accessed via Barrenjoey Road. The south-eastern portion of the site contains substantial vegetation.

An ancillary dwelling is located in the north-eastern quadrant of the site. The subject site does not contain any heritage items.



Figure 5 – Aerial view of subject site from Barrenjoey Road with Barrenjoey House indicated.

Source: Nearmaps, 2024

3. HISTORICAL OVERVIEW

The following history has been reproduced from Virginia Macleod's contribution to *The Dictionary of Sydney* dated 2008.

3.1. AREA HISTORY

Palm Beach

The northern most coastal suburb of metropolitan Sydney, Palm Beach is in the Pittwater local government area, on the Barrenjoey Peninsula. It is renowned as a holiday spot for the rich and famous. Its stunning natural beauty is the setting for some spectacular houses, many with views to Pittwater or the Pacific Ocean.

Early History

*The suburb was named after the cabbage tree palms, *Livistona australis*, which were common in the area and put to good use by the original residents, the Guringai People. Twisting strips of cabbage tree bark into lines, they were able to catch plenty of fish, from the shore and in the water too, patching leaks in their canoes with palm fronds. Their temporary shelters were roofed with palm leaves too.*

The land now known as Palm Beach, Barrenjoey and most of Whale Beach was granted to James Napper in 1816, and on a map of 182 the southern end of the ocean beach is marked as Cabbage Tree Boat Harbour, a name it still bears today.

Fishing & Smuggling

In the early part of the nineteenth century, the isthmus was home to a few fishermen, who lived at Snapperman Beach, catching and drying fish. The Sydney Morning Herald noted in March 1867:

“On the eastern side of Pitt Water, between Barrenjoey and the farm of Mr Collins, there is a fishing station, of Chinese and Europeans, and even here the neatness of the huts and the care bestowed on the cultivation of flowers are really pleasing to contemplate.”

To discourage smuggling into Broken Bay, the colonial government built a customs house at the base of the headland on the western (Pittwater) shore of the isthmus in 1843. Then, in 1881, it purchased the northernmost part of the isthmus, on which it built a stone lighthouse, designed by colonial architect James Barnet, to alert shipping to the entrance to Broken Bay and the Pittwater. The Barrenjoey lighthouse still stands.

Residential Development

In 1900 all the remaining land was divided into 18 large blocks and listed for sale as 'good grazing land', but none were sold. Then, in 1912, the land was again put up for sale in smaller residential blocks and marketed as offering 'fishing, sailing, golf and rowing'. All blocks were sold. Most houses were built from local sandstone, but other materials had to be shipped in. Some houses were built as guesthouses, but most were second homes for those Sydneysiders who could afford them.

Development of the area was slow, because of its isolation and poor transport connections. Author Nancy Phelan has recounted her memories of visiting the area in the early decades of the twentieth century:

“When I first went to Palm Beach with my Aunt Amy there was no through road. We took trams to The Spit, to Manly, to Narrabeen, then a primitive bus over terrible roads to Newport harbour and a launch across Pittwater to Palm Beach, landing at Gow's Store... The journey took hours, but it was beautiful...”³

As Phelan notes, for many years Palm Beach wharf was virtually the only access point, reached by boat from either Newport or Bayview. As well, there was a ferry from Manly, which took day-trippers to Broken Bay.

Since World War II, the area has become more residential, but still remains a secluded peninsula, despite improved communications, including a seaplane wharf, for those who can afford this commuter transport to the centre of the city of Sydney.

³ Nancy Phelan, *Setting out on the voyage: the world of an incorrigible adventurer*, University of Queensland Press, St Lucia Qld, 1998.

The subject site originally formed part of the Crown grant awarded to James Napper in March 1816. By 1912, the land had been transferred to The Barrenjoey Company Ltd). In 1925, much of the land on the peninsular was subdivided for residential development under the ownership of Palm Beach Lands Limited. Over the course of the twentieth century land along the peninsular continued to be subdivided and developed. The subject site is yet to be developed and remains a vegetated slope extending from the rear of properties along Pacific Road west, down to the rear of a Fish and Chips outlet. Horden lived at Kalua, opposite the beach. Palm Beach Surf Life Saving Club, which was established in 1921, now has four houses on the beachfront.

**BARRENJOEY.
PALM BEACH ESTATE
PITTWATER.**

SECOND SUBDIVISION.

**THE ESTATE occupies an Elevated and Picked Position, Commanding Panoramic Views over
THE PACIFIC OCEAN AND PITTWATER HARBOR.**

The Lots to be offered have Frontages to:—

FLORIDA-ROAD, SUNRISE-ROAD, AND THE RESERVE.

The latter are practically

OCEAN BEACH FRONTAGE LOTS

PALM BEACH ESTATE offers Many Comforts and Luxuries, such as—

**CLEAR, BRACING AIR.
GLORIOUS HARBOR AND OCEAN VIEWS.
SPLENDID HARBOR AND OCEAN FISHING.
HARBOR BATHS, AND
SANDY HARBOR BEACHES FOR THE CHILDREN.**

Also,
**A BEAUTIFUL AND EXTENSIVE OCEAN BEACH FOR
SURF BATHERS.**

PAY A VISIT OF INSPECTION. IT IS WISE TO INVESTIGATE, and then make it your WEEK-END HOME
by securing a Block in this Second Subdivision.

**REMEMBER THAT THE WHOLE OF THE FIRST SUBDIVISION OF 90 LOTS WAS SOLD IN AS MANY
MINUTES.**

**THERE IS NOTHING TO EQUAL PALM BEACH
THE GREAT FAMILY RESORT.**

With its many Pretty, Ideal Spots for the Holiday-maker, away from the Heat in the
STATELY PALM TREE GULLIES.

For which this Estate is Famed, with their Wealth of Palms and Ferns.
**THE ROADS ARE ALL FORMED, AND HAVE BEEN TAKEN OVER BY THE LOCAL SHIRE.
TORRENS TITLE. EASY TERMS.**

**ON THE DAY OF SALE MOTOR CARS AND MOTOR 'BUSES WILL RUN FROM MANLY PIER AT 9 A.M.
AND 11 A.M., AND A FREE LAUNCH, THE S.S. CORA WILL LEAVE HAWKESBURY STATION AT 10.45
A.M. FOR PALM BEACH.**

A Subdivision of this Estate has been prepared, and will be Offered
**FOR SALE BY PUBLIC AUCTION ON THE GROUND
ON**

Boxing Day, December 26, 1912
AT 2 P.M.

**RAINE AND HORNE,
AUCTIONEERS, 96 PITT STREET.**

Secretary to the Estate, E. E. G. de GYULAY, Esq., Somerset House, 5 Moore Street, City. (802)

Figure 6 - Advertisement for the Palm Beach Estate.

Source: *Construction: Weekly Supplement to Building*; Monday 16th December 1912, Page 8



Figure 7 - Barrenjoey Lighthouse, Palm Beach c1900-1910.

Source: State Library of New South Wales.



Figure 8 - Beach Culture at Palm Beach 1960s.

Source: National Library of Australia, Jeff Carter.



Figure 9 - Oblique aerial view of Palm Beach, 2008.

Source: *Airview; 0809-1620-39*

3.2. SITE HISTORY

The subject site originally formed part of the land awarded to James Napper by Crown Grant in March 1816. In September 1912, the Barrenjoey Company Limited purchased a large portion of the peninsular (Figure 18).

The Barrenjoey Company began subdividing the land along the peninsula, including the land comprising the subject site which was subdivided sometime between 1912 and 1918. In 1918, Edith Muriel Maitland Swain, a spinster of Wollstonecraft purchased 2 parcels of land along Barrenjoey Road; lot 16 further north along the beachfront strip and lot 36, which would later form part of the subject site being lots 1, 2, 3 and 4 (Figure 19 to Figure 22). She subsequently purchased the land that would become lot 6 in October 1925.

The land that would become lot 5 of the subject site was purchased by The Mona Vale Land Company in 1905, before it was transferred to Alfred Birkett in April 1906.

Lot 5 was purchased by Edith Annie McDonald in February 1927. Estella McKechnie purchased lot 6 in November 1927 and lot 5 in September 1928. In November 1948, Joseph Tedeschi Wilson purchased lots 5 and 6 (Figure 23). By September 1950, lots 5 and 6 has been purchased by Craven and Ada Benn as joint tenants.

Between 1950 and 1981 the allotments were amalgamated into one site. In 1981 the site was purchased jointly by Harry, Maria & Tony Anastasopoulos. The site today comprises 1 single allotment (Figure 24).



Figure 10 Land owned by The Barrenjoey Company 1912.

Source: NSW HLRV Vol: 2289 Fol: 43

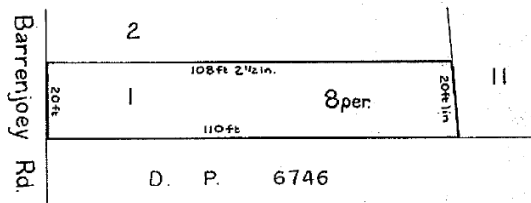


Figure 11 - Certificate of title Vol: 10688 Fol: 176

Source: Dye & Durham

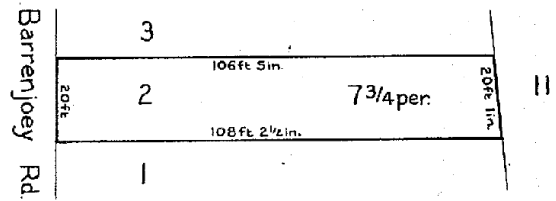


Figure 12 - Certificate of title Vol: 10688 Fol: 177

Source: Dye & Durham

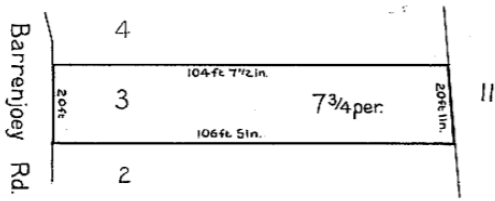


Figure 13 - Certificate of title Vol: 10688 Fol: 178.

Source: Dye & Durham

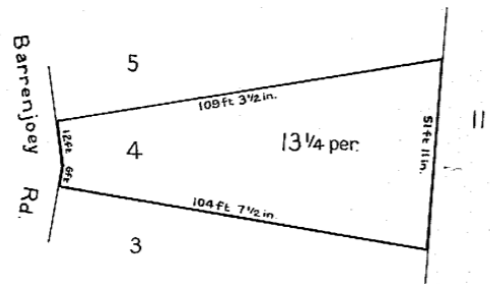


Figure 14 - Certificate of title Vol: 10688 Fol: 179

Source: Dye & Durham

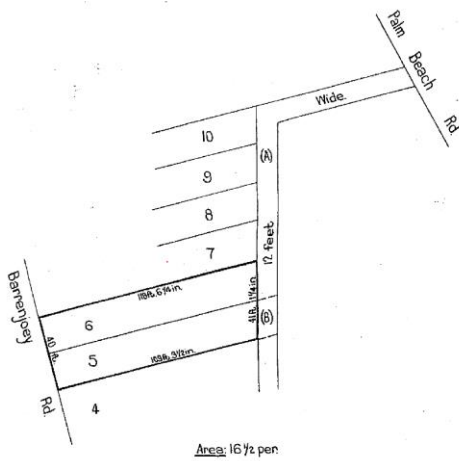


Figure 15 - Certificate of title Vol: 10822 Fol: 1.

Source: Dye & Durham

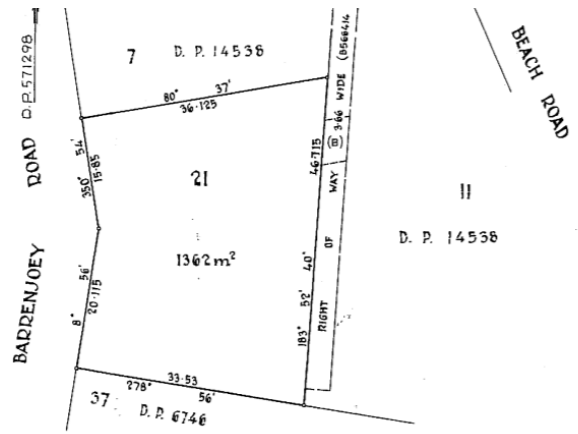


Figure 16 - Certificate of title Vol: 12527 Fol: 3.

Source: Dye & Durham

3.3. PROPERTY OWNERS

Table 1 - Property Owners

Reference	Owner	Date
<i>Lots 1,2,3 & 4 (formerly lots 34, 35 & 36)</i>		
Crown Grant	James Napper	March 1816
Vol: 2289 Fol: 43	The Barrenjoey Company Limited	September 1912
Vol: 2823 Fol: 150	Edith Muriel Matiland Swain	Feb 1918 – Oct 1925
Vol: 2823 Fol: 150 (lot 36)	Charles Edward Blanks	March 1929
<i>Lot 5</i>		
Vol: 1621 Fol: 203	The Mona Vale Land Company	July 1905
Vol: 1621 Fol: 203	Alfred Birkett	April 1906
Vol: 3972 Fol: 148	Edith Annie McDonald	Feb 1927
Vol: 4195-165	Estella McKechnie	Sept 1928
Vol: 5900 Fol: 126 (lot 5)	Joseph Tedeschi Wilson	Nov 1948
<i>Lot 6</i>		
Vol: 3792 Fol: 148	Edith Muriel Maitland Swain	Oct 1925
Vol: 4079 Fol: 99	Estella McKechnie	Nov 1927
Vol: 5900 Fol: 128 (lot 6)	Joseph Tedeschi Wilson	Nov 1948

<i>Lot 5 & 6</i>		
Vol: 5900 Fol 126-129 inclusive	Craven Benn & Ada Benn as joint tenants	Sept 1950
<i>Amalgamated Lots as the subject site</i>		
Vol: 12572 Fol: 3	Harry, Maria & Tony Anastasopoulos	July 1981

3.4. DATE OF CONSTRUCTION

The buildings located on the subject site were likely constructed during the mid-to-late 20th century, after the amalgamation of the allotments (post 1950).

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE CONTEXT

The subject site is not a listed heritage item and is not located in or near a heritage conservation area under the Pittwater LEP 2014. The site is, however, located in the vicinity of the following heritage items listed under Schedule 5, Part 1 of the Pittwater LEP 2014:

- ‘Barrenjoey House (restaurant and accommodation)’, located at 1108 Barrenjoey Road (Item No. 2270076)
- ‘Winten (house)’, located at 21 Palm Beach Road, Palm Beach (Item No. 2270056)
- ‘Norfolk Island Pines (*Araucaria heterophylla*)’, located at Barrenjoey Road, Pittwater Park (Item No. 2270037)
- ‘Palm Beach Wharf’, located at 1149 and 1149A Barrenjoey Road, Palm Beach (Item No. 2270496).

The relationships between the subject site and the heritage items are shown below.

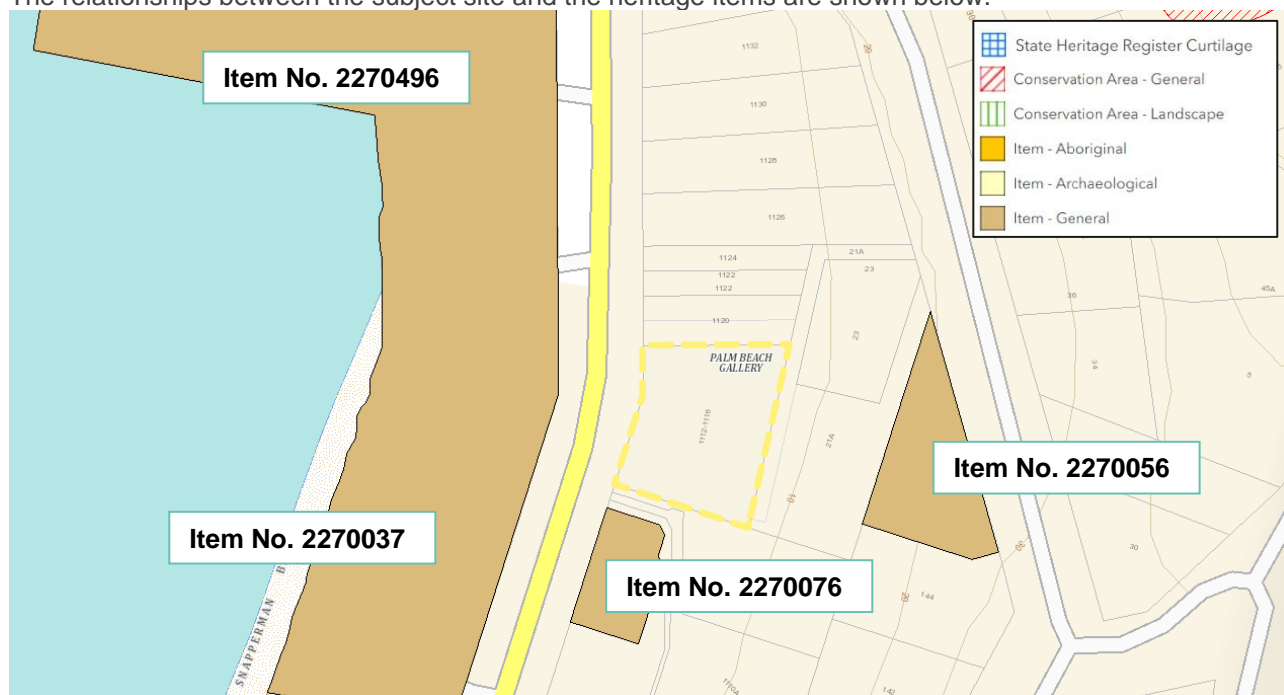


Figure 17 - Extract from NSW Planning Portal with subject site outlined in yellow and vicinity items indicated.

Source: NSW Planning Portal

4.3. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the ‘Assessing Heritage Significance’ guides.

Table 2 Assessment of Heritage Significance

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).</i></p> <p><input type="checkbox"/> Association with an event, or series of events, of historical, cultural or natural significance.</p> <p><input type="checkbox"/> Demonstration of important periods or phases in history.</p> <p><input type="checkbox"/> Association with important cultural phases or movements.</p> <p><input type="checkbox"/> Demonstration of important historical, natural or cultural processes or activities.</p> <p><input type="checkbox"/> Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement.</p>	<p>The subject site originally formed part of the James Napper’s Crown Grant of 1816. While the land is inherently associated with the broader development of the Palm Beach peninsula, the buildings located on the site today maintain no meaningful association with the area’s local history.</p> <p>The subject site contains a single weatherboard dwelling that is a pedestrian example of mid-to-late 20th century development. There is no evidence of the subject site being connected to any particularly important historical phase or event.</p> <p>The subject site does not meet the requisite threshold for heritage listing under criterion A.</p>
<p>B – Historical Association</p> <p><i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).</i></p> <p><u><i>A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation.</i></u></p> <p><u><i>An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation.</i></u></p> <p><u><i>One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.</i></u></p>	<p>The subject site does not maintain any meaningful association with the life or works of a person, or group of persons of importance to the suburb of Palm Beach.</p> <p>The subject site does not meet the requisite threshold for heritage listing under criterion B.</p>
<p>C – Aesthetic/Creative/Technical Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).</i></p>	<p>The subject site building is of simple construction and does not effectively demonstrate any particular aesthetic characteristics or high degree of technical merit.</p>

Criteria	Significance Assessment
<p><input type="checkbox"/> Recognition as a landmark or distinctive aesthetic natural environment.</p> <p><input type="checkbox"/> Recognition of artistic or design excellence.</p> <p><input type="checkbox"/> Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions.</p> <p><input type="checkbox"/> Distinctiveness as a design solution, treatment or use of technology.</p> <p><input type="checkbox"/> Adapts technology in a creative manner or extends the limits of available technology.</p>	<p>The subject site does not meet the requisite threshold for heritage listing under criterion C.</p>
<p>D – Social, Cultural and Spiritual Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.</i></p> <p><input type="checkbox"/> Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment.</p> <p><input type="checkbox"/> Important to the community as a landmark within social and political history.</p> <p><input type="checkbox"/> Important as a place of symbolic meaning and community identity.</p> <p><input type="checkbox"/> Important as a place of public socialisation.</p> <p><input type="checkbox"/> Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums).</p> <p><input type="checkbox"/> Important in linking the past affectionately to the present.</p>	<p>The subject site has likely been the location of a small group of commercial outlets since the amalgamation of the allotments sometime between 1950 and 1981. The subject site does not demonstrate any identifiable, meaningful associations with the community of Palm Beach, or any other particular cultural group of the local area for social, cultural or spiritual reasons.</p> <p>The subject site does not meet the requisite threshold for heritage listing under criterion D.</p>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</i></p> <p><input type="checkbox"/> Comparative analysis.</p>	<p>The subject site building has been constructed using conventional materials and techniques. The site is therefore limited in its potential to yield meaningful information about the cultural and/or natural history of Palm Beach.</p> <p>The subject site does not meet the requisite threshold for heritage listing under criterion E.</p>

Criteria	Significance Assessment
<p><input type="checkbox"/> Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past.</p> <p><input type="checkbox"/> Potential to inform/confirm unproven historical concepts or research questions relevant to our past.</p> <p><input type="checkbox"/> Potential to provide information about single or multiple periods of occupation or use.</p> <p><input type="checkbox"/> Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.</p>	
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</i></p> <p><input type="checkbox"/> Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised.</p> <p><input type="checkbox"/> Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.</p> <p><input type="checkbox"/> Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.</p> <p><input type="checkbox"/> Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.</p>	<p>The building that comprises the subject site is a pedestrian example of mid-to-late 20th century development that have been highly altered to accommodate contemporary construction. The subject site cannot be considered rare in this context.</p> <p>The subject site does not meet the requisite threshold for heritage listing under criterion F.</p>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</i></p> <p><input type="checkbox"/> A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.</p>	<p>The subject site comprises a mid-to-late-20th century building which has been highly altered to accommodate contemporary development. The building located on the subject site do not reflect well the characteristics of any particular typology.</p> <p>The subject site does not meet the requisite threshold for heritage listing under criterion G.</p>

Criteria	Significance Assessment
<p><input type="checkbox"/> Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.</p> <p><input type="checkbox"/> Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance.</p> <p><input type="checkbox"/> Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.</p>	

4.3.1. Statement of Significance

The subject site does not meet any of the requisite thresholds for heritage listing under the Heritage NSW criteria.

The subject site comprises a single building of late-20th century development which has been highly altered to facilitate contemporary development. The building on the subject site is limited in its technical or creative merit. The building on the subject site makes no positive historical or aesthetic contribution to the Palm Beach peninsula. The building at 1112-1116 Barrenjoey Road is considered to have neutral impact on the immediate streetscape.

4.4. VICINITY HERITAGE ITEMS

The statements of significance for the vicinity heritage items are included below.

4.4.1. 'Barrenjoey House (restaurant and accommodation)' (Item No. 2270076)

The statement of significance for 'Barrenjoey House' (Item No. 2270076), as extracted from the State Heritage Inventory, is as follows:

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.⁴

4.4.2. 'Winten (house)' (Item No. 2270056)

The statement of significance for 'Winten (house)' (Item No. 2270056), as extracted from the State Heritage Inventory, is as follows:

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.

⁴ State Heritage Inventory, 2014. Barrenjoey (restaurant and accommodation). Accessible via: <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2270076>

The listing includes the interiors of the house; 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.⁵

4.4.3. 'Norfolk Island Pines' (Item No. 1993)

The statement of significance for 'Norfolk Island Pines' (Item No. 1993), as extracted from the State Heritage Inventory, is as follows:

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.⁶

4.4.4. 'Palm Beach Wharf' (Item No. 2270496)

The statement of significance for 'Palm Beach Wharf' (Item No. 2270496), as extracted from the State Heritage Inventory, is as follows:

The Palm Beach Wharf has historic, aesthetic and social significance as a very early access point to the Pittwater area. It is associated with the early development and industry of the Northern Beaches and early transport systems to the region.

The wharf is a valuable and distinctive contribution to the Pittwater maritime landscape associated with increasing boat traffic in the Pittwater area that came with improved transport connections and development from the 1930s onward. It represents an example of many timber wharfs built in the Pittwater area.⁷

⁵ State Heritage Inventory, 2013. Winten (house). Accessible via:
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2270056>

⁶ State Heritage Inventory, 2015. Norfolk Island Pines. Accessible via:
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2270037>

⁷ State Heritage Inventory, 2016. Palm Beach Wharf. Accessible via:
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2270496>

5. THE PROPOSAL

5.1. AMENDED SCHEME

The amended proposal seeks to demolish the existing buildings on the site and construct a four-level mixed-use development with one level of basement carparking, ground level retail and 5 apartments across four levels of residential floorspace.

This is a reduction in scheme to the original DA which proposed a six-level development with 7 apartments.

5.2. DRAWING DOCUMENTATION

Urbis has been provided with updated drawing documentation prepared by Koichi Takada Architects on 5 July 2024. This HIS has relied on these plans for the impact assessment included in Section 5. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 3 - Provided Plans

Author	Drawing No.	Drawing Name	Revision	Date
Koichi Takada Architects	A0000	Cover Page	C	31 July 2024
Koichi Takada Architects	A0001	Project Summary	F	31 July 2024
Koichi Takada Architects	A0010	Context Plan	F	31 July 2024
Koichi Takada Architects	A0011	Site Analysis Plan	H	23 September 2024
Koichi Takada Architects	A0012	Site Plan	H	23 September 2024
Koichi Takada Architects	A0013	Demolition Plan	F	31 July 2024
Koichi Takada Architects	A0019	Survey Plan	F	31 July 2024
Koichi Takada Architects	A0022	Heritage Preservation Zone Plan	C	31 July 2024
Koichi Takada Architects	A0050	3DComparison 01	F	23 September 2024
Koichi Takada Architects	A0051	3DComparison 02	F	23 September 2024
Koichi Takada Architects	A0099	Basement 1 – Floor Plan	H	11 September 2024
Koichi Takada Architects	A0100	Ground Floor – Floor Plan	J	11 September 2024

Koichi Takada Architects	A0101	Level 01 – Floor Plan	E	31 July 2024
Koichi Takada Architects	A0102	Level 02 – Floor Plan	G	31 July 2024
Koichi Takada Architects	A0103	Level 03 – Floor Plan	I	31 July 2024
Koichi Takada Architects	A0105	Roof Plan – Floor Plan	J	23 September 2024
Koichi Takada Architects	A0200	West Elevation (Barrenjoey Road)	H	23 September 2024
Koichi Takada Architects	A0201	North Elevation (Side)	H	23 September 2024
Koichi Takada Architects	A0202	East Elevation (Rear)	H	23 September 2024
Koichi Takada Architects	A0203	South Elevation (Side)	H	23 September 2024
Koichi Takada Architects	A0300	Section 01 (Existing Ground)	I	23 September 2024
Koichi Takada Architects	A0301	Section 02 (Existing Ground)	G	31 July 2024
Koichi Takada Architects	A0302	Section 03 (Existing Ground)	H	15 August 2024
Koichi Takada Architects	A0303	Section 01 (Natural Ground)	D	23 September 2024
Koichi Takada Architects	A0304	Section 02 (Natural Ground)	B	31 July 2024
Koichi Takada Architects	A0305	Section 03 (Natural Ground)	C	15 August 2024
Koichi Takada Architects	A0320	Detail – Driveway Section	D	31 July 2024
Koichi Takada Architects	A0350	Detail – Awning Detail	A	31 July 2024
Koichi Takada Architects	A0400	Gross Floor Area Diagrams	F	31 July 2024

Koichi Takada Architects	A0410	Cross Ventilation Diagram	F	31 July 2024
Koichi Takada Architects	A0411	Solar Access Diagram	F	31 July 2024
Koichi Takada Architects	A0412	Sun Eye View Diagram – 21 June (1/2)	H	23 September 2024
Koichi Takada Architects	A0413	Sun Eye View Diagram – 21 June (2/2)	H	23 September 2024
Koichi Takada Architects	A0414	Sun Eye View Diagram – 21 Dec (1/2)	H	23 September 2024
Koichi Takada Architects	A0415	Sun Eye View Diagram – 21 Dec (2/2)	H	23 September 2024
Koichi Takada Architects	A0430	8.5M Height Plane Diagram (Existing Ground)	I	23 September 2024
Koichi Takada Architects	A0431	8.5M Height Plane Diagram (Natural Ground)	E	23 September 2024
Koichi Takada Architects	A0432	10M Height Plane Diagram (Existing Ground)	J	23 September 2024
Koichi Takada Architects	A0433	10m Height Plan Diagram (Natural Ground)	F	23 September 2024
Koichi Takada Architects	A0440	Excavation Diagram	D	31 July 2024
Koichi Takada Architects	A0450	Landscape Area Diagram	F	31 July 2024
Koichi Takada Architects	A0465	Viewline Study Diagram 01	D	31 July 2024
Koichi Takada Architects	A0466	Viewline Study Diagram 02	D	31 July 2024
Koichi Takada Architects	A0467	Viewline Study Diagram 03	D	31 July 2024
Koichi Takada Architects	A0470	Shadow Diagrams – 1	G	15 August 2024
Koichi Takada Architects	A0471	Shadow Diagrams – 2	C	15 August 2024

Koichi Takada Architects	A0472	Shadow Diagrams – 3	G	15 August 2024
Koichi Takada Architects	A0480	View Analysis – Location Plan	H	23 September 2024
Koichi Takada Architects	A0481	View Analysis – View 01	F	31 July 2024
Koichi Takada Architects	A0482	View Analysis – View 02	F	31 July 2024
Koichi Takada Architects	A0483	View Analysis – View 03	F	31 July 2024
Koichi Takada Architects	A0484	View Analysis – View 04	F	31 July 2024
Koichi Takada Architects	A0485	View Analysis – View 05	F	31 July 2024
Koichi Takada Architects	A0486	View Analysis – View 06	F	31 July 2024
Koichi Takada Architects	A0487	View Analysis – View 07	F	31 July 2024
Koichi Takada Architects	A0488	View Analysis – View 08	F	31 July 2024
Koichi Takada Architects	A0489	View Analysis – View 09	F	31 July 2024
Koichi Takada Architects	A0490	View Analysis – View 10	F	31 July 2024
Koichi Takada Architects	A0500	Materials Samples Board	G	31 July 2024

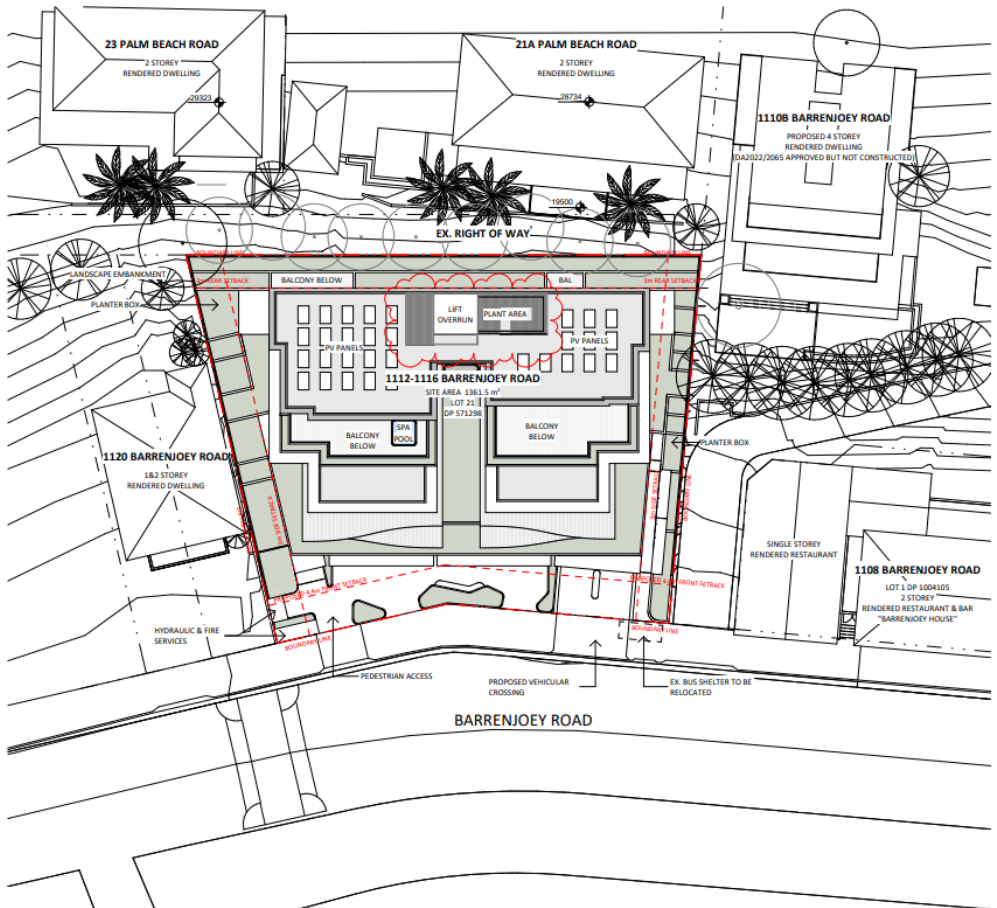


Figure 18 - Extract from Site Plan.

Source: Koichi Takada Architects

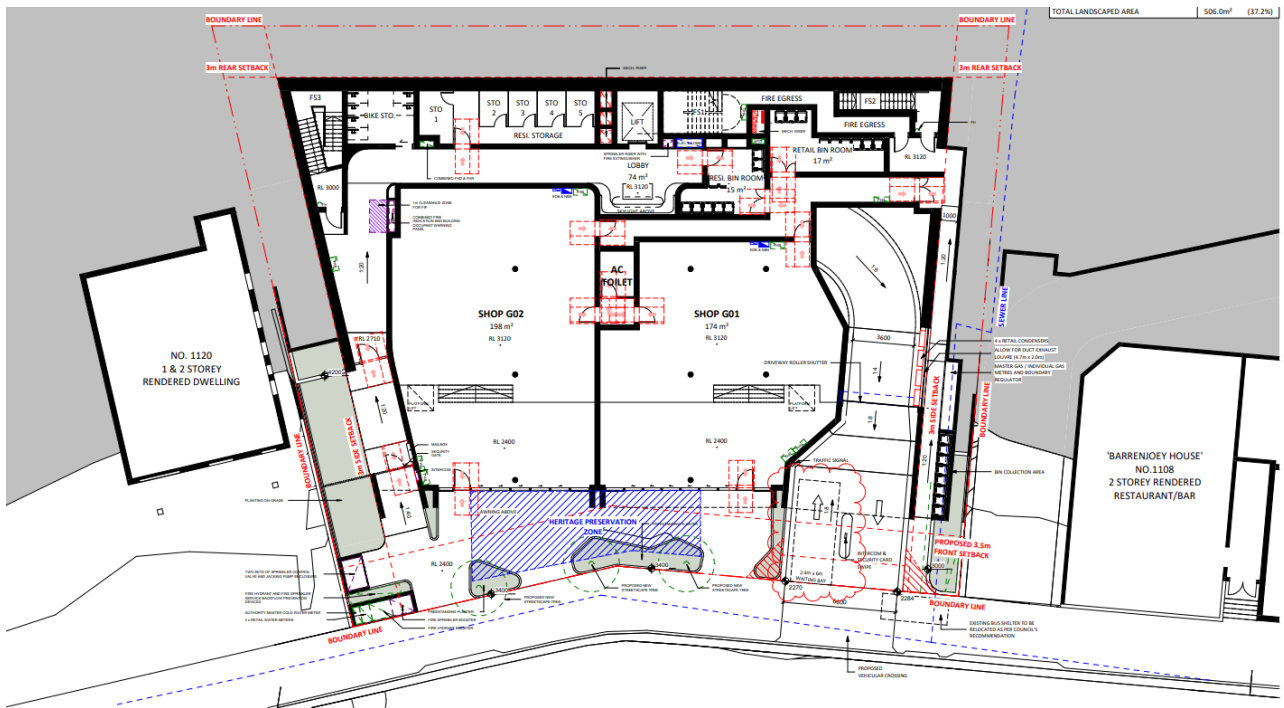


Figure 19 - Extract from Ground Floor Plan. Note: the heritage preservation area refers to an area of Aboriginal cultural significance and is not within the scope of this report.

Source: Koichi Takada Architects

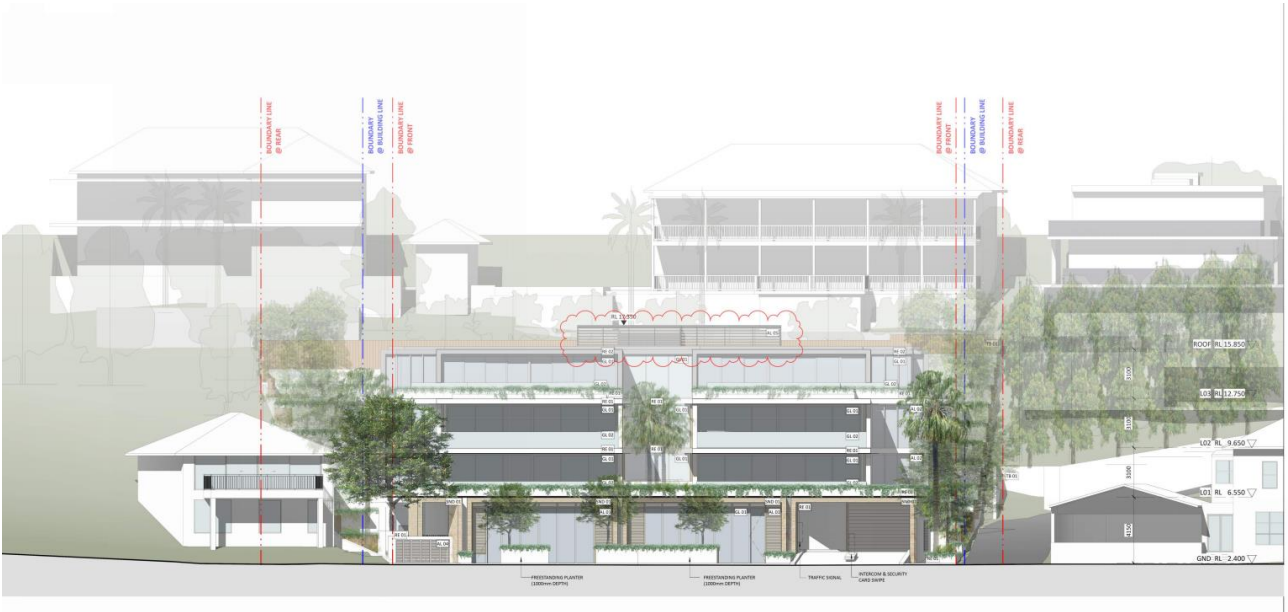


Figure 20 - Extract from West Elevation.

Source: Koichi Takada Architects

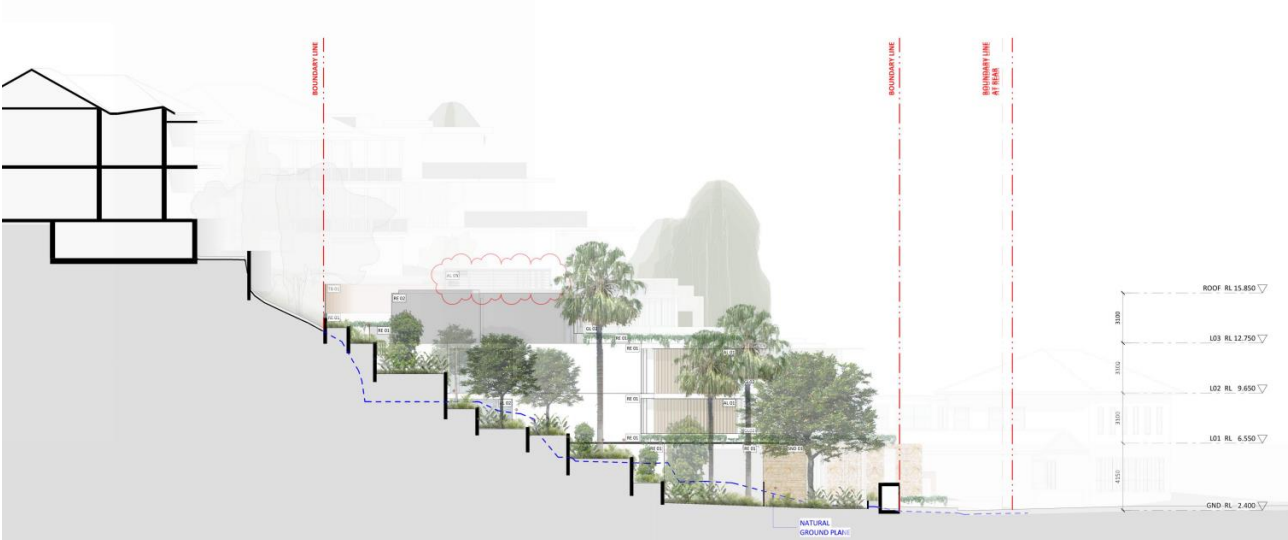


Figure 21 - Extract from North Elevation (Side).

Source: Koichi Takada Architects

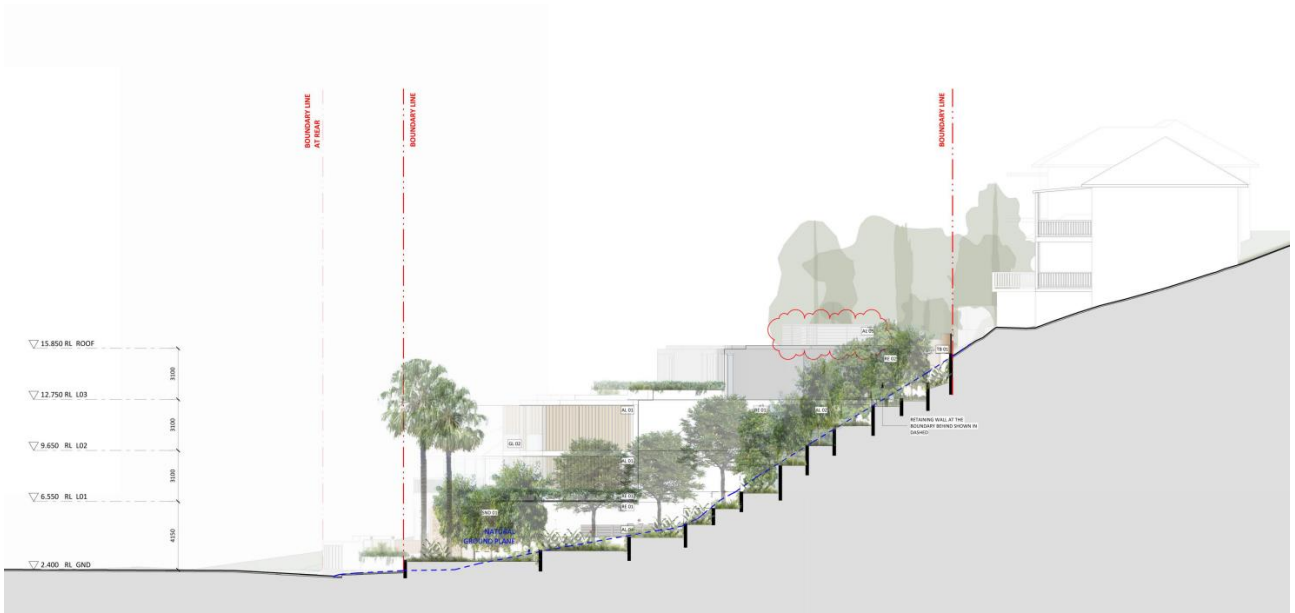


Figure 22 - Extract from South Elevation (Side).

Source: Koichi Takada Architects

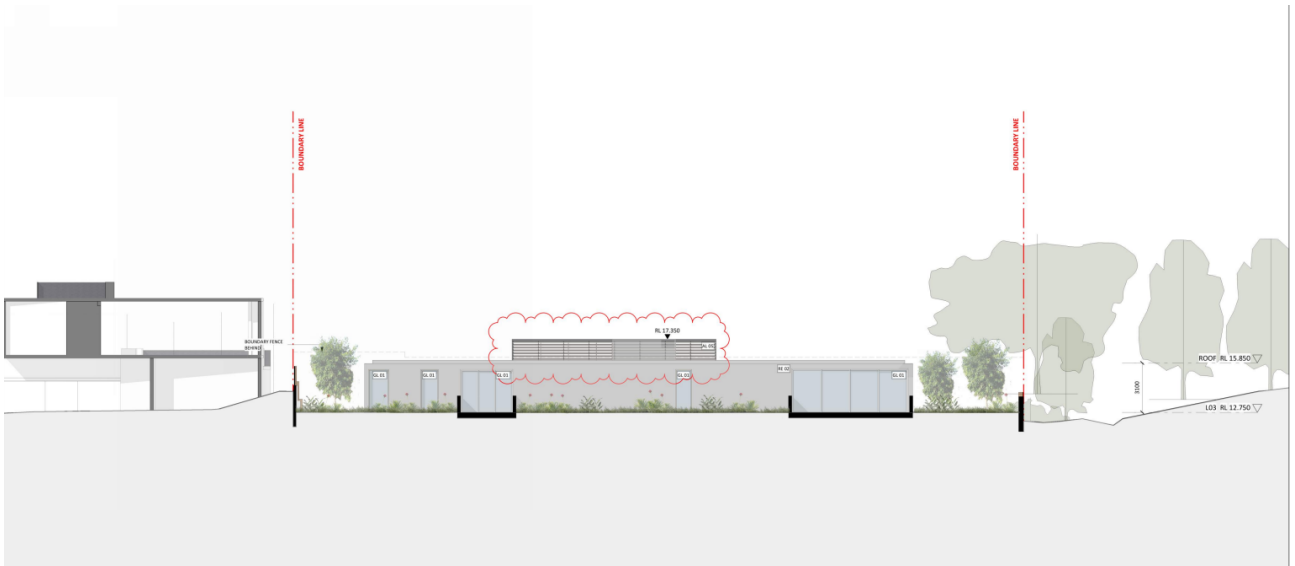
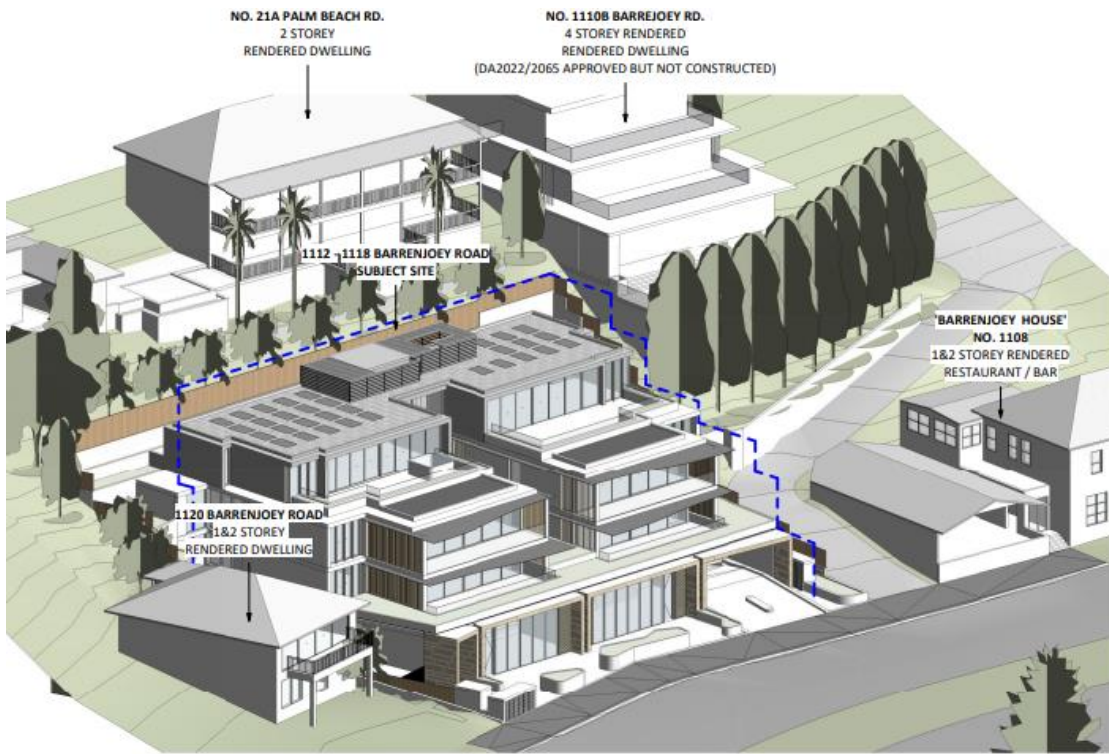


Figure 23 - Extract from East Elevation (Rear).

Source: Koichi Takada Architects



2 AMENDED BUILT FORM ENVELOPE 02

Figure 24 – Amended built form envelope
 Source: Koichi Takada Architects

6. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

6.1. PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the Pittwater LEP 2014.

Table 4 - Assessment against the Pittwater Local Environmental Plan 2014

Clause	Response
<p>(1) Objectives</p> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to conserve the environmental heritage of Palm Beach</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p><i>(c) to conserve archaeological sites,</i></p> <p><i>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>The proposed works are in accordance with the objectives of the Pittwater LEP 2014, as discussed below.</p> <p>The site does not include heritage items and the proposed redevelopment has sought to respond to the setting and proximate heritage items.</p> <p>It is outside the scope of this report to assess archaeological potential and/ or impacts.</p>
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item.</i></p>	<p>The amended scheme for 1112-1116 Barrenjoey Road involves the demolition of the existing buildings on site to facilitate the construction of a four-level mixed use development plus one level of basement carparking, ground level retail and 5 apartments. This is a substantially reduced scheme from the previous five-level, 7 apartment scheme proposed in DA2023/1289.</p> <p>The site is not a listed heritage item and is not located within a heritage conservation area. The site is, however, located in the vicinity of the locally significant heritage items 'Barrenjoey House' (LEP Item No. 2270076), 'Winten (house)' (LEP Item No. 2270056), 'Norfolk Island Pines' (LEP Item No.1993) and 'Palm Beach Wharf' (LEP Item No. 2270496).</p> <p>Therefore, development consent is required. This HIS has been prepared for the amended scheme to assist the consent authority in their determination.</p>
<p>(4) Effect of proposed development on heritage significance</p>	<p>This HIS has found that the proposed development and amended scheme for 1112-1116 Barrenjoey Road, Palm</p>

Clause	Response
<p><i>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).</i></p>	<p>Beach will have no adverse impacts on the significance of the vicinity heritage items, as follows:</p> <p>The amended proposal spans 4 levels above ground which are staggered in a recessive, terraced arrangement. This is a substantially reduced scheme from the previous scheme, which comprised 5 levels above ground. The reduced scheme provides a more modest, recessive profile and increases the visual separation between the site and the vicinity heritage items, in particular Winten House above.</p> <p>The amended scheme has been carefully designed to avoid adverse impacts to its heritage context, as follows:</p> <ul style="list-style-type: none"> - Whilst the reduction in scale has improved views to elevated development on the western side of the Palm Beach peninsula, views between the subject site and the 'Winten (house)' (LEP Item No. 2270056) heritage item are blocked by the intervening development at 21A Palm Beach Road. There are no existing views to 'Winten (house)' from Barrenjoey Road. Therefore, as there is no visual relationship between the subject site and the heritage item, the amended scheme can have no impact – adverse or otherwise – on 'Winten (house)'. - The stepped form and reduced levels, coupled with a substantial ground-floor setback, ensure the proposed development does not visually intrude on the profile or character of 'Barrenjoey House' (LEP Item No. 2270076). Views to and from the heritage item are preserved in their entirety along the commercial strip and beachfront. - While contemporary, the amended scheme has been designed to respond to the natural setting of Palm Beach, including the 'Norfolk Island Pines' (Item No. 1993) located adjacent to the site. The use of raised planters and landscaping in a large vertical break in the façade soften the overall form of the development and allow the structure to integrate more seamlessly into the natural setting. - The subject site is considered sufficiently distanced from the 'Palm Beach Wharf' (Item No. 2270496) that the proposal can have no impacts, adverse or otherwise, to the item's significance. The wharf is also viewed within a context of mixed development and the subject development will have no further

Clause	Response
	<p>impact. Views to and from the heritage item towards the vicinity heritage items will not be obscured by the amended scheme, with the reduced levels improving the visual relationships between the 'Palm Beach Wharf', 'Winten' and 'Barrenjoey House'. The proposed development, recessed into the slope, with generous setback to the upper floor, will form part of a mixed backdrop of development along Barrenjoey Road when viewed from the wharf.</p> <ul style="list-style-type: none"> - Barrenjoey House is separated from the subject site by the vehicle access on its northern boundary and the single storey northern addition. The setback of the upper floor mitigates potential impacts of scale and responds to the scale of neighbouring development including Barrenjoey House. - The form of the proposed development relies on a terraced form, with the bulk of the structure concentrated away from the street frontage and concealed by the heavily vegetated sloping site. The proposed façade has been carefully articulated, with fenestration increasing the visual permeability of the Barrenjoey Road elevation. The diminishing profile and articulated, stepped façade, with considerable setback to the upper floor ensures the building appears visually recessive from Barrenjoey Road and reduces the overall scale of the development. - The development employs a contemporary aesthetic comprising a stone-clad ground level, glass, masonry and light-weight batten-style screening complemented by expansive raised planters with softening greenery. The proposed materials and design, while contemporary, are sympathetic to the natural setting of Palm Beach and generally contribute to the recessive, diminishing profile of the proposed development. The proposal demonstrates a high quality architectural design.

6.2. PITTWATER 21 DEVELOPMENT CONTROL PLAN

The table below assesses the proposal against the relevant objective and provisions for heritage conservation as found in the Pittwater 21 DCP.

Table 5 - Assessment against the Pittwater 21 DCP

Provision	Response
B1 Heritage Controls	
<i>B1.2 Heritage Conservation – Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites</i>	
<p><i>C1. 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></p>	<p>This Heritage Impact Statement has been prepared to allow the consent authority, Northern Beaches Council, to ascertain the degree to which the proposed development may impact the heritage significance of the following vicinity heritage items:</p> <ul style="list-style-type: none"> ▪ 'Barrenjoey House' (LEP Item No. 2270076) ▪ 'Winten (house)' (LEP Item No. 2270056) ▪ 'Norfolk Island Pines' (LEP Item No.1993) ▪ 'Palm Beach Wharf' (LEP Item No. 2270496). <p>This Heritage Impact Statement finds the proposed development at 1112-1116 Barrenjoey Road to have no adverse impacts on the significance of these vicinity heritage items and is therefore supported from a heritage perspective. Please refer to Section 6.1 for discussion.</p>
<p><i>C2. Developments in the vicinity of a heritage item, heritage conservation area, archaeological site or potential 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>The proposed development and amended scheme for 1112-1116 Barrenjoey Road is a considered response to existing surrounding development, including the vicinity heritage items. The building envelope, proportions, alignment, and setbacks as well as the proposed materials and finishes, respect and consider the heritage significance of the vicinity heritage items and the streetscape and area context.</p> <p>The amended proposal spans 4 levels above ground which are staggered in a recessive, terraced arrangement. This is a substantially reduced scheme from the previous scheme, which comprised 5 levels above ground. The reduced scheme provides a more modest, recessive profile and increases the visual separation between the site and the vicinity heritage items.</p> <p>The form of the proposed development relies on a terraced form, with the bulk of the structure concentrated away from the street frontage and concealed by the heavily vegetated sloping site. The proposed façade has been carefully articulated, with fenestration increasing the visual permeability of the Barrenjoey Road elevation.</p>

Provision	Response
	<p>The diminishing profile and articulated, stepped façade, with considerable setback to the upper floor ensures the building appears visually recessive from Barrenjoey Road and reduces the overall scale of the development.</p> <p>The proposed development has reduced its proportions to improve consistency with surrounding development. When considered in conjunction with the terraced form and reduced levels, the profile, setback and alignment of the development ensures no views or vistas between the vicinity heritage items are obscured.</p> <p>Whilst the reduction in scale has improved views to elevated development on the western side of the Palm Beach peninsula, views between the subject site and the 'Winten (house)' (LEP Item No. 2270056) heritage item are blocked by the intervening development at 21A Palm Beach Road. There are no existing views to 'Winten (house)' from Barrenjoey Road. Therefore, as there is no visual relationship between the subject site and the heritage item, the amended scheme can have no impact – adverse or otherwise – on 'Winten (house)'.</p> <p>The stepped form and reduced levels, coupled with a substantial ground-floor setback, ensure the proposed development does not visually intrude on the profile or character of 'Barrenjoey House' (LEP Item No. 2270076). Views to and from the heritage item are preserved in their entirety along the commercial strip and beachfront.</p> <p>While contemporary, the amended scheme has been designed to respond to the natural setting of Palm Beach, including the 'Norfolk Island Pines' (Item No. 1993) located adjacent to the site. The use of raised planters and landscaping in a large vertical break in the façade soften the overall form of the development and allow the structure to integrate more seamlessly into the natural setting.</p> <p>The subject site is considered sufficiently distanced from the 'Palm Beach Wharf' (Item No. 2270496) that the proposal can have no impacts, adverse or otherwise, to the item's significance. Views to and from the heritage item towards the vicinity heritage items will not be obscured by the amended scheme, with the reduced levels improving the visual relationships between the 'Palm Beach Wharf', 'Winten' and 'Barrenjoey House'. The proposed development, recessed into the slope, will</p>

Provision	Response
	<p>form part of a mixed backdrop of development along Barrenjoey Road when viewed from the wharf.</p> <p>While contemporary, the development is generally compatible with the existing character of the natural and built environment of Barrenjoey Road. The development employs a contemporary aesthetic comprising a stone-clad ground level, glass, masonry and light-weight batten-style screening complemented by expansive raised planters with softening greenery.</p>
<p><i>C3. 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:</i></p> <ul style="list-style-type: none"> – <i>an adequate buffer zone,</i> – <i>maintaining and respecting significant views to and from the heritage item, heritage conservation area, archaeological site or potential archaeological site.</i> 	<p>The proposed development is sited close to the street frontage along Barrenjoey Road, with the design providing an adequate buffer zone for the vicinity heritage items. The physical curtilage around the heritage items is preserved and their contribution to the character of the Palm Beach Peninsula maintained.</p> <p>The site is located below (west) of 'Winten' with intervening development at 21A Palm Beach Road. Whilst the reduction in scale has improved views to elevated development on the western side of the Palm Beach peninsula, views between the subject site and the 'Winten (house)' (LEP Item No. 2270056) heritage item are blocked by the intervening development. There are no existing views to 'Winten (house)' from Barrenjoey Road. Therefore, as there is no visual relationship between the subject site and the heritage item, the amended scheme can have no impact – adverse or otherwise – on 'Winten (house)'. The stepped and landscaped form responds to the topography and maintains the character of development nestled into the slope of the peninsula.</p> <p>The site is located immediately north of 'Barrenjoey House'. The stepped form and reduced levels, coupled with a substantial ground-floor setback, ensure the proposed development does not visually intrude on the profile or character of 'Barrenjoey House'. The heritage item is also separated from the subject development with its single storey northern addition and the vehicle access/driveway creating a visual buffer and curtilage for the heritage item. Views to and from the heritage item are preserved in their entirety along the commercial strip and beachfront. The heritage item is robust and maintains its visual prominence in the street.</p> <p>The site is located adjacent to the 'Norfolk Island Pines', which are located at Pittwater Park across Barrenjoey Road. While contemporary, the amended scheme has</p>

Provision	Response
	<p>been designed to respond to the natural setting of Palm Beach, including the 'Norfolk Island Pines', with raised planters and landscaping softening the overall form of the development and allowing the structure to integrate more seamlessly into the natural setting. The pines are also more clearly read in the context of the park and waterfront, with the eastern side of the street characterised by development.</p> <p>The subject site is located approximately 100 metres south-east of 'Palm Beach Wharf', with Barrenjoey Road intervening. The subject site is considered sufficiently distanced from the 'Palm Beach Wharf' item that the proposal can have no impacts, adverse or otherwise, to the item's significance. The wharf is more clearly read in the context of the park and the waterfront, with the proposed development forming part of commercial and residential development on the eastern side of the street. As outlined above, the proposed development will form part of a backdrop of development in water views to the wharf.</p> <p>Views to and from the heritage item towards the vicinity heritage items will not be obscured by the amended scheme, with the reduced levels improving the visual relationships between the 'Palm Beach Wharf' and 'Barrenjoey House'. The proposed development, recessed into the slope, will form part of a mixed backdrop of development along Barrenjoey Road when viewed from the wharf.</p>

6.3. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 6 - Heritage NSW Guidelines

Clause	Discussion
<p><i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i></p>	<p>The subject site 1112-1116 Barrenjoey Road is not a listed heritage item and is not located within a heritage conservation area. It is, however, located in the vicinity of the following heritage items:</p> <ul style="list-style-type: none"> ▪ Barrenjoey House' (LEP Item No. 2270076) ▪ 'Winten (house)' (LEP Item No. 2270056) ▪ 'Norfolk Island Pines' (LEP Item No.1993)

Clause	Discussion
	<ul style="list-style-type: none"> ▪ 'Palm Beach Wharf' (LEP Item No. 2270496). <p>The amended scheme has been carefully designed to respond to its heritage context. The design employs a highly recessive form set well into the sloping site, which reduces the physical and visual bulk to both Barrenjoey Road and Palm Beach Road. The visually recessive form is improved by the reduction in above ground levels from five to four.</p> <p>Overall, the proposed development and amended scheme is found to have no adverse impact on the heritage significance of the vicinity heritage items.</p> <p>Please see Section 6.1 for a full discussion.</p>
<p><i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i></p>	<p>The amended scheme presents a considered response to the vicinity heritage items and demonstrates a high-quality architectural design. The contemporary design of the proposed development mitigates potential heritage impacts by employing appropriate form, scale, profiles and materiality.</p> <p>Please see Section 6.1 for a full discussion.</p>
<p><i>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</i></p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p> <p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>The proposed design employs a carefully articulated terraced form, with the massing is concentrated towards the rear of the site, away from Barrenjoey Road. The building generally appears recessive, benefiting from the heavily vegetated sloping site. The visual recession of the proposed development is substantially improved by the reduction of the scheme by one level.</p> <p>Views to and from the heritage item are preserved in their entirety along the commercial strip and beachfront, with the proposed development forming a mixed backdrop of development along Barrenjoey Road.</p> <p>Please see Section 6.1 for a full discussion.</p>

7. CONCLUSION

This HIS has been prepared to assess the potential impacts of the amended scheme for 1112-116 Barrenjoey Road, Palm Beach on the heritage significance of the vicinity heritage items.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have no adverse impacts on the heritage significance of the vicinity items.

Key aspects of the proposal assessment are listed below:

- The amended proposal spans 4 levels above ground which are staggered in a recessive, terraced arrangement. This is a substantially reduced scheme from the previous scheme, which comprised 5 levels above ground. The reduced scheme provides a more modest, recessive profile and increases the visual separation between the site and the vicinity heritage items.
- The amended scheme has been carefully designed to avoid adverse impacts to its heritage context, as follows:
 - Whilst the reduction in scale has improved views to elevated development on the western side of the Palm Beach peninsula, views between the subject site and the 'Winten (house)' (LEP Item No. 2270056) heritage item are blocked by the intervening development at 21A Palm Beach Road. There are no existing views to 'Winten (house)' from Barrenjoey Road. Therefore, as there is no visual relationship between the subject site and the heritage item, the amended scheme can have no impact – adverse or otherwise – on 'Winten (house)'.
 - The stepped form and reduced levels, coupled with a substantial ground-floor setback, ensure the proposed development does not visually intrude on the profile or character of 'Barrenjoey House' (LEP Item No. 2270076). Views to and from the heritage item are preserved in their entirety along the commercial strip and beachfront.
 - While contemporary, the amended scheme has been designed to respond to the natural setting of Palm Beach, including the 'Norfolk Island Pines' (Item No. 1993) located adjacent to the site. The use of raised planters and landscaping in a large vertical break in the façade soften the overall form of the development and allow the structure to integrate more seamlessly into the natural setting.
 - The subject site is considered sufficiently distanced from the 'Palm Beach Wharf' (Item No. 2270496) that the proposal can have no impacts, adverse or otherwise, to the item's significance. The wharf is also viewed within a context of mixed development and the subject development will have no further impact. Views to and from the heritage item towards the vicinity heritage items will not be obscured by the amended scheme, with the reduced levels improving the visual relationships between the 'Palm Beach Wharf' and 'Barrenjoey House'. The proposed development, recessed into the slope, with generous setback to the upper floor, will form part of a mixed backdrop of development along Barrenjoey Road when viewed from the wharf.
 - Barrenjoey House is separated from the subject site by the vehicle access on its northern boundary and the single storey northern addition. The setback of the upper floor mitigates potential impacts of scale and responds to the scale of neighbouring development including Barrenjoey House.
- The form of the proposed development relies on a terraced form, with the bulk of the structure concentrated away from the street frontage and concealed by the heavily vegetated sloping site. The proposed façade has been carefully articulated, with fenestration increasing the visual permeability of the Barrenjoey Road elevation. The diminishing profile and articulated, stepped façade, with considerable setback to the upper floor ensures the building appears visually recessive from Barrenjoey Road and reduces the overall scale of the development.
- The development employs a contemporary aesthetic comprising a stone-clad ground level, glass, masonry and light-weight batten-style screening complemented by expansive raised planters with softening greenery. The proposed materials and design, while contemporary, are sympathetic to the natural setting of Palm Beach and generally contribute to the recessive, diminishing profile of the proposed development. The proposal demonstrates a high-quality architectural design.

The proposed development is assessed to have no adverse impact on the vicinity heritage items and is acceptable from a heritage perspective.

8. BIBLIOGRAPHY AND REFERENCES

8.1. BIBLIOGRAPHY

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