

23 April 2021

The General Manager  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Dear Sir/Madam



## **STATEMENT OF HERITAGE IMPACT PROPOSED S4.55 MODIFICATION, DA 2008/1216 1184-1186 PITTWATER ROAD, NARRABEEN**

This concise Statement of Heritage Impact has been prepared to accompany a Section 4.55 Modification application to modify Consent DA 2008/1216 for proposed alterations and additions to 1184-1186 Pittwater Road, Narrabeen.

GBA Heritage (formerly known as Graham Brooks and Associates), are very familiar with the heritage issues on this site, having prepared a Conservation Management Plan in 2006, and a number of subsequent Statements of Heritage Impact for the project as it has evolved over time.

The report evaluates the proposed modifications which are detailed in the architectural drawings prepared by Bonus + Associates. A summary of the modifications are also provided within this report.

We consider that, from a heritage perspective, the proposed modifications will have no adverse heritage impact. Accordingly this report has been prepared in a concise letter format.

### **REPORT OBJECTIVES**

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Northern Beaches Council and by the Heritage NSW (in the NSW Department of Premier and Cabinet) guidelines.

### **METHODOLOGY AND STRUCTURE**

This Statement of Heritage Impact has been prepared in accordance with the guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as *The Burra Charter*, and the Heritage NSW (in the NSW Department of Premier and Cabinet) publication, *NSW Heritage Manual*.

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**Figure 1**  
Aerial view showing the subject site outlined in red.  
Source: NSW LPI SIX Maps Website, September 2021



**Figure 2**  
Extract from the LEP Heritage map showing the subject site shaded brown and identified as heritage item I25.  
Source: Warringah LEP 2011, HER\_009

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words place, cultural significance, fabric, and conservation, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

## SITE IDENTIFICATION

The subject site, 1184 - 1186 Pittwater Road, Narrabeen, is located on the south-eastern corner of the Pittwater Road and Clarke Street intersection. It is described by NSW Land Registry Services as Lot 6, DP 659074.

## HERITAGE MANAGEMENT FRAMEWORK

The subject site at 1184-1186 Pittwater Road, Narrabeen, is listed as a heritage item in Schedule 5 of the *Warringah Local Environmental Plan (LEP) 2011*, as an item (I25: House) of local heritage significance.

As such, the property is subject to the heritage provisions of the *Warringah LEP 2011* and the *Warringah Development Control Plan (DCP) 2011* under the *Environmental Planning and Assessment Act 1979*. Northern Beaches Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage item.

A Conservation Management Plan for the site was prepared in 2006 by Graham Brooks and Associates (now GBA Heritage).

## REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric. Archaeological assessment of the subject site is outside the scope of this report. This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

## SITE DESCRIPTION

The description for 1184-1186 Pittwater Road, Narrabeen, has been sourced from the NSW Heritage Inventory, database entry number 2610011, *House*:

*Two storey residential building being used as 8 flats. Rendered masonry walls & roughcast piers to verandah. Hipped tiled roof with skillion corrugated iron roof to 1st floor verandah (infilled). Original joinery details. Timber sash windows on ground level with half-round heads; original 4 panel doors with half-round fanlights; rendered mouldings around windows & doors. Substantially modified.*

## STAGE 1 WORKS: SEA WALL

A construction Certificate for Stage 1 works was issued 10 September 2014. Following the severe storm event which occurred in June 2016, the landowners constructed the seawall and other coastal protection works permissible under a previous modification (previously Section 96) of the consent and subject to the Construction Certificate. The works, now completed, form Stage 1 of the approved works.

Following recent storm events, the Stage 1 seawall works have been affected by coastal erosion and have subsequently failed. This has resulted in settlement of the north east corner of the seawall, rotation of the seawall seawards and subsidence of the garden area east of the existing buildings on site. The seawall requires significant repairs and partial reconstruction.

## ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for 1184-1186 Pittwater Road, Narrabeen, has been sourced from the NSW Heritage Inventory, database entry number 2610011, *House*:

*A rare example of a late Victorian residence, which although altered retains important original fabric. Historically the building provides evidence of 19th century development and the importance of beachside leisure accommodation.*

The Conservation Management Plan that was prepared in 2006 by Graham Brooks and Associates (now GBA Heritage) for the site further adds:

*Notwithstanding the inaccuracies in the earlier inventory, it is agreed that the building is significant for its contribution to the local area and streetscape. Despite the substantial internal and external modifications, the building retains part of its external form and provides accessible interpretation opportunities for the local community and tourists at Narrabeen. It also provides a strong link to the Temperance Movement and the recently closed South Narrabeen Surf Life Saving Club.*

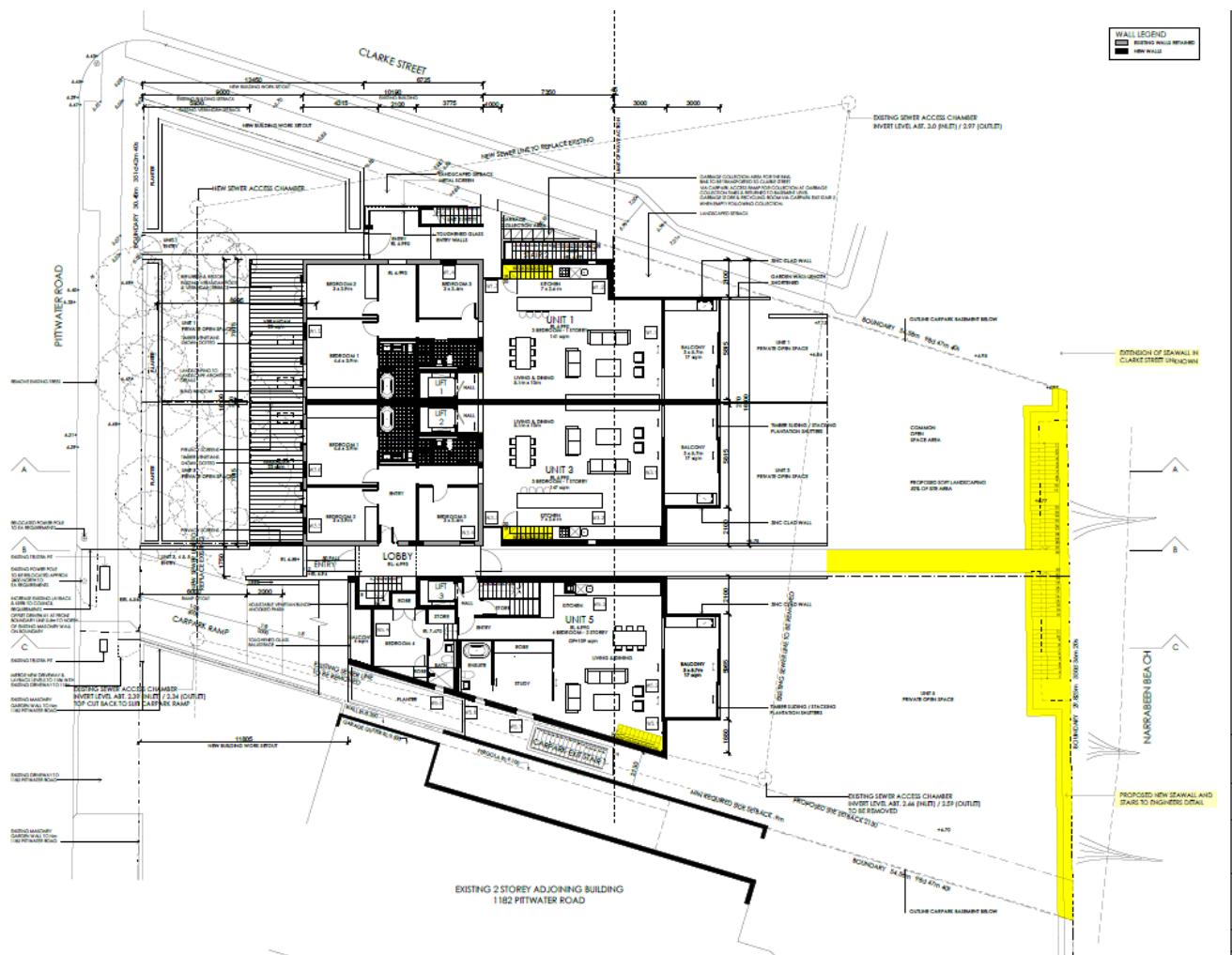
*It is unique on the North Shore in its ability to demonstrate the design of coffee palaces and its continued lifespan based on its adaptive re-use.*

## PROPOSED S4.55 MODIFICATION

The current S4.55 Modification Application, as detailed in the architectural drawings prepared by Bonus + Associates, proposes dismantling the existing, failed seawall which was completed as part of stage 1 of the previously approved works and replacement with an improved, reinforced concrete contiguous pile seawall.

In recent storm events, the existing seawall failed and now requires replacement to protect from further coastal erosion and severe weather events. The owner has chosen to proceed with an option that will replace the existing seawall with a reinforced concrete contiguous pile wall of identical height, profile, and construction methodology. This requires relocation of the approved eastern wall of the basement level car park, with the additional floor area to be used as storage.

No changes are proposed to the historic building.



**Figure 3**  
Ground floor plan showing the proposed seawall in yellow at the rear of the site.  
Source: Bonus + Associates

## ASSESSMENT OF HERITAGE IMPACT

- No changes are proposed to the historic building.
- The relocation and reconstruction of the seawall is vital to protect the site, and the heritage building, from future storm events and inevitable coastal erosion.
- The seawall has been designed to engineers details to ensure it improves upon the previously constructed seawall that subsequently failed. It will be constructed of reinforced concrete contiguous piles and of identical height, profile, and construction methodology.
- The proposed seawall and associated basement extension are located at the rear of the site. They are not visible from the Pittwater Road streetscape and thus have no visual impact on the heritage item.
- The provision of additional floor space in the basement car park for storage has no impact on the significance of the heritage item or its structural integrity. It is a minor extension of the previously approved basement and extends away from the historic building.
- The proposed seawall will only be visible from the beach, though this is necessary to protect the site and is consistent with seawalls along this stretch of coastline.

## CONCLUSIONS

- The subject site at 1184-1186 Pittwater Road, Narrabeen, is listed as a heritage item in Schedule 5 of the *Warringah Local Environmental Plan (LEP) 2011*, as an item of local heritage significance.
- The proposed relocation and reconstruction of the existing seawall will have no adverse impact on heritage significance of the site as no changes are proposed to the historic building. The additional basement floor space extends away from the building and the new seawall will not be visible from the Pittwater Road streetscape or any significant views.
- The proposal is in accordance with the relevant heritage requirements of the *Warringah LEP 2011* and the guidelines of the *Warringah DCP 2011*. The proposal is also in accordance with the relevant policies identified in the 2006 CMP for the subject site.

## RECOMMENDATION

On the basis of this evaluation, we recommend that the Northern Beaches Council should have no hesitation, on heritage grounds, in granting approval for the proposed modifications to Consent DA 2008/1216.

Yours faithfully,  
GBA Heritage Pty Ltd



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