

STATEMENT OF HERITAGE IMPACT

Proposed development at
691-693 Pittwater Road,
DEE WHY



Job No. 8244

March 2020

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: View to the primary façade of the subject site at 691-693 Pittwater Road, Dee Why.
(Source: Heritage 21, 17.08.18).

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	28.02.2020	CH	LS	CH
2	Report issued (RI)	17.03.2020	CH	-	KM

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SoHI' or 'report') has been prepared on behalf of Gannet Developments who has been engaged to submit a Development Application to provide the framework for future development on the site.

1.2 Site Identification

The subject site is located at 691-693 Pittwater Road, Dee Why and comprises Lot 1 DP 166322. The site is situated on the northern side of Pittwater Road, as depicted in Figure 1 below, and falls within the boundaries of the Northern Beaches Council local government area ('LGA').



Figure 1. Aerial view of locality with approximate boundaries of the subject site outlined in red. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>.)

1.3 Heritage Context

1.3.1 Heritage Status

The site is listed as an item of environmental heritage in Schedule 5 of the Warringah Local Environmental Plan 2011 ('WLEP'). The details of this listing below:

Item name	Address	Significance	Item no
Commonwealth Bank	691 Pittwater Road	Local	I48

1.3.2 Heritage Conservation Areas

In addition, the site is **not** located within the boundaries of any Heritage Conservation Area's listed in the WLEP 2011.

1.3.3 Heritage Items in the Vicinity

The site is also situated within the general vicinity of other items of environmental heritage identified in the WLEP 2011 (refer to Figure 3 below). These heritage items follow below:

Item Name	Address	Significance	Item No
Commonwealth Bank	691 Pittwater Road	Local	I48
Street Tree	Corner of David Avenue and Pittwater Road	Local	I39
Tree, Davidson High School	Pound Avenue	Local	I37
Dee Why Fire Station	38 Fisher Road	Local	I42
Pacific Lodge (Salvation Army)	15-23 Fisher Road	Local	I43
Dee Why Public Library	Pittwater Road	Local	I50
St Kevin's Catholic Church	46-50 Oaks Avenue	Local	I45
Commonwealth Bank	691 Pittwater Road	Local	I48
Street Tree	Corner of David Avenue and Pittwater Road	Local	I39

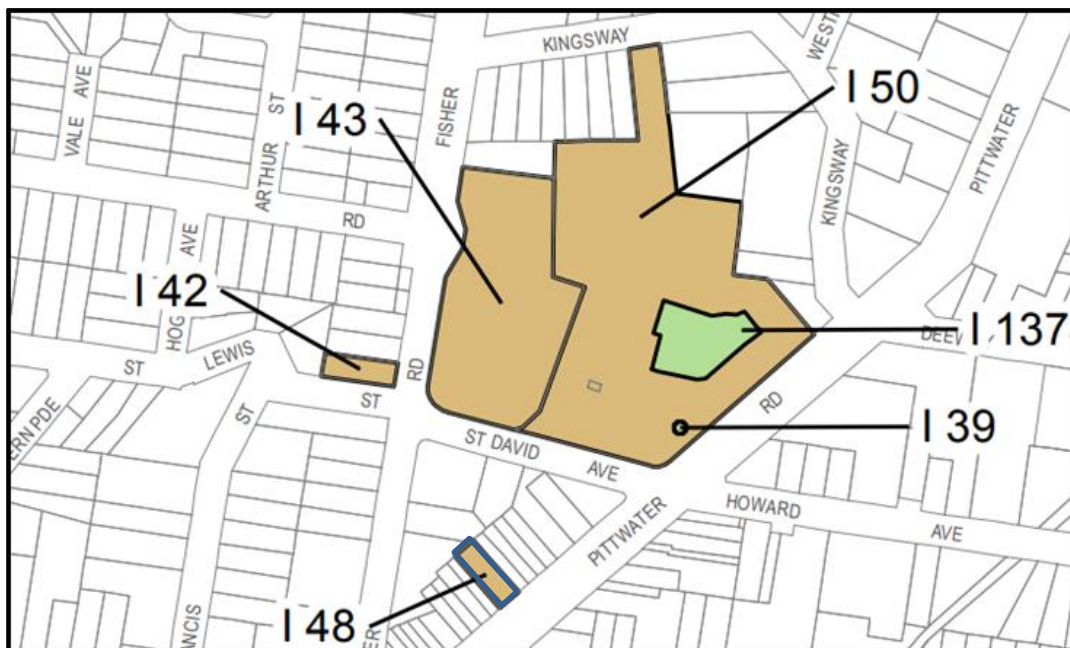


Figure 2. Detail from Heritage Map HER_010A; the subject site is outlined in blue and heritage items, some of which are within the vicinity of the site, are marked brown. (Source: NSW Legislation Online, https://www.legislation.nsw.gov.au/maps/bb30211e-e594-458f-9247-f40f228a868f/1800_COM_HER_010A_010_20140103.pdf).

The proposed works would not be observable from the primary facades of items of environmental heritage I48, I39, I37, I42, I43, I50 and I45 and nor would the proposal impact views lines from the site to those places, neither is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI.

1.4 Purpose

The subject site is an item of environmental heritage and is located in the vicinity of a heritage item, all of which are listed under Schedule 5 of the WLEP 2011. Sections 5.10(4) and 5.10(5) of the WLEP 2011 require Northern Beaches Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5), on the heritage significance of the abovementioned heritage items and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Lauren Schutz and Cecelia Heazlewood of Heritage 21. Its findings have been reviewed and endorsed by Paul Rappoport, Director of Heritage 21.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.

- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection. Heritage 21 did not have internal access on the most recent site inspection on the 27 February 2020. However, internal assessments were made on the 10 October 2018 and 17 September 2018 that form the basis of this report.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL DEVELOPMENT

2.1 Local History

European exploration of the Warringah area began within the first couple of months of the establishment of a settlement at Port Jackson. In April of 1788 Governor Phillip accompanied by a small party of men made the first of four journeys to Broken Bay, which would have taken him through present Dee Why or along the coastal waters adjacent to it. These initial sorties into the area were followed by visits from Captain Hunter, Lieutenant Bradley and Lieutenant Dawes to map the region. Early land grants in the Dee Why area were made to John Ramsay, William Cossar and James Jenkins. In 1818 Ramsay was granted 410 acres stretching from Long Reef to Narrabeen Lagoon. William Cossar received 500 acres Collaroy to Dee Why Lagoon in 1819 and James Jenkins was granted 200 acres, stretching from Dee Why Lagoon to Pacific Parade, in the 1830's. These three grants comprise the area of land stretching south from Narrabeen Lagoon to Pacific Parade, Dee Why, all of which was eventually acquired by ex-convict James Jenkins.

Land alienation in the Warringah area up until 1830's, tended to be large areas of 100 acres or more along the coast. After this period large land grants gave way to grants of smaller blocks of 50 or 60 acres. This trend towards small rural blocks continued to the end of the 19th century. Modern Dee Why is made up of five land grants. The 200 acres granted to James Jenkins, 40 acres granted to John Harper, 90 acres granted to James Wheeler and 98 acres granted to John Redman. During the 19th century the greater part of the Warringah area was sparsely settled. Small coastal communities developed in the valleys between the headlands. The district's economy was predominantly a rural one. By the end of the century the district was producing considerable quantities of fruit and vegetables, maize and wheat, cattle, poultry and dairy products as well as timber and salt.

Warringah in the early decades of the 20th century experienced a large number of subdivisions of rural acreage into small residential blocks. These blocks were generally marketed as investments for weekenders and holiday homes. In the period 1900 to 1930 thanks to the legalisation of swimming in the surf and the establishment of a tramline from Manly to Narrabeen, community interest in the area's beaches for picnics, swimming and surfing had significantly increased. Despite this increased activity in land sales for residential purposes much of the district remained rural with market gardens, orchards and poultry farms predominated in the district in the years before WWII.

Post WWII, the Warringah district experienced a period of rapid non-rural development. Between the years 1947 and 1954 the population in Warringah nearly doubled, rising from 33,176 to 60,239. By 1971 the population of the district had risen to 156,873. After 1971 the residential rate of growth in the area continued but at a decreased rate. The population increase was accompanied by a boom in residential building. In 1947 there were 9,427 dwellings in the Warringah district by 1954 that number had risen to 17,568 and by 1971 the number of dwellings in the district was 52,676. As urbanisation gained in momentum significant amounts of retail and light industrial development also occurred.

As with other parts of the Warringah district, Dee Why experienced a dramatic increase in population (accompanied by a boom in residential development) in the post WW2 years. In 1911, Dee Why had a population of 62 people occupying 5 dwellings, by 1933 that figure had risen to 3,030 people occupying 822 dwellings, by 1947 the population of Dee Why had nearly doubled with 5,940 persons occupying 1,631 dwellings. Today Dee Why is a thriving urban centre of high-density housing, with a large shopping centre and associated multi-storey office blocks and professional premises.

2.2 History of the Site

The subject site, previously privately owned land, was purchased by the Government Savings Bank of New South Wales (GSB) in 1924. The GSB, once a successful banking company and one of the largest in Australia, fell into collapse in 1931.¹ The collapse could be related to the onslaught of Australia's Great Depression in 1930 and, subsequently, the public's general distrust of the Government's economic policy.²

However, in the same year of its collapse, GSB amalgamated with the then relatively new business, Commonwealth Bank.³ Therefore, in 1932 the subject site was rightfully transferred to the Commonwealth Bank. Constructed most likely in the early 1920s by the GSB, the two storey Art Deco building has maintained its original use since construction. However, it should be noted that the site is not currently in use.

One of the first managers of the Dee Why branch was Wilfred Charles "Bill" Satchell who managed the site from 1941 until 1966. Satchell lived on the first floor in the manager's residence, with the branch located on the ground floor. It is evidenced by historical imagery that the original modest structure had an expansive landscaping area to the rear (figure 8). Also visible in these images is a small outbuilding sitting east of the main structure. A pattern of development is shown in aerial photographs ranging from the 1940s to the early 2000s. These images display an increasingly dense building footprint extending to the rear while the primary façade remains intact (Figures 6-9).

¹ Polden, Kenneth. "Australian Economic History Review: The Collapse of the Government Savings Bank of New South Wales, 1931", Vol 1 Issue 1. January 1972. Pg. 52-70.

² National Museum of Australia. "Defining Moments: Great Depression". Can be accessed via: <https://www.nma.gov.au/defining-moments/resources/great-depression>

³ Polden, Kenneth. "Australian Economic History Review: The Collapse of the Government Savings Bank of New South Wales, 1931", Vol 1 Issue 1. January 1972. Pg. 52-70.



Figure 3. View to the façade of the Commonwealth Bank, c.1946. (Source: Warringah Image Library, <http://www.photosau.com.au/warringah/scripts/home.asp>).



Figure 4. Bill Satchell, the first manager of the Dee Why Commonwealth Bank branch and his wife Joan Georgeson, in the backyard of the Commonwealth Bank where their residence was located on the first floor, c.1943. (Source: Warringah Image Library, <http://www.photosau.com.au/warringah/scripts/home.asp>).



Figure 5. View to the garden at the rear of the subject site, c.1946. (Source: Warringah Image Library, <http://www.photosau.com.au/warringah/scripts/home.asp>).

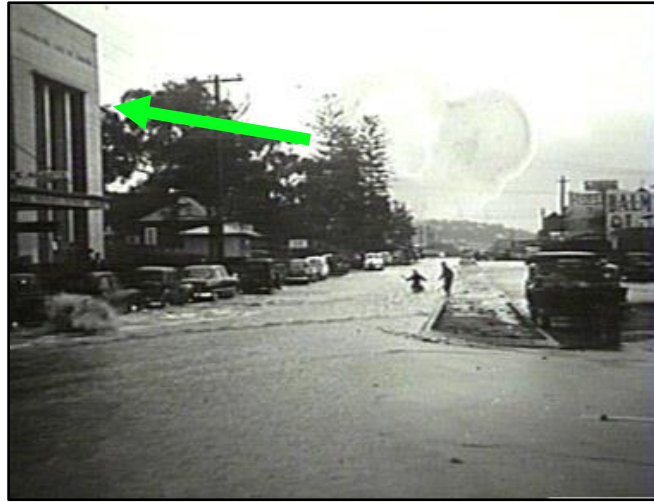


Figure 6. View along Pittwater Road towards the Commonwealth Bank (indicated with the red arrow) during a flood c.1954. (Source: Warringah Image Library, <http://www.photosau.com.au/warringah/scripts/home.asp>).



Figure 6. (above). 1940s aerial photograph of the subject site. Subject site indicated in red. Noted is the garden to the rear. Out building is indicated with a green arrow. (Source: NSW Historical Imagery Viewer. Annotated by Heritage 21).

Figure 7. (below). 1960s aerial photograph of the subject site. Subject site indicated in red. (Source: NSW Historical Imagery Viewer. Annotated by Heritage 21).



Figure 8. (above). 1980s aerial photograph of the subject site. Subject site indicated in red. (Source: NSW Historical Imagery Viewer. Annotated by Heritage 21).

Figure 9. (below). 1990s aerial photograph of the subject site. Subject site indicated in red. (Source: NSW Historical Imagery Viewer. Annotated by Heritage 21).

3.0 PHYSICAL EVIDENCE

Note: The images in the following section were taken by Heritage 21 at a site inspection carried out on 28 February 2020, 10 October 2018 and 17 September 2018 and provide a visual survey of the site and its setting. Annotations on images have been made by Heritage 21.

3.1 Locality & Setting

3.1.1 Locality

The suburb of Dee Why, located approximately 18 kilometres north-east of the Sydney CBD, is considered part of the Northern Beaches region. It is a coastal area with a population as of the last census of around 21,518.

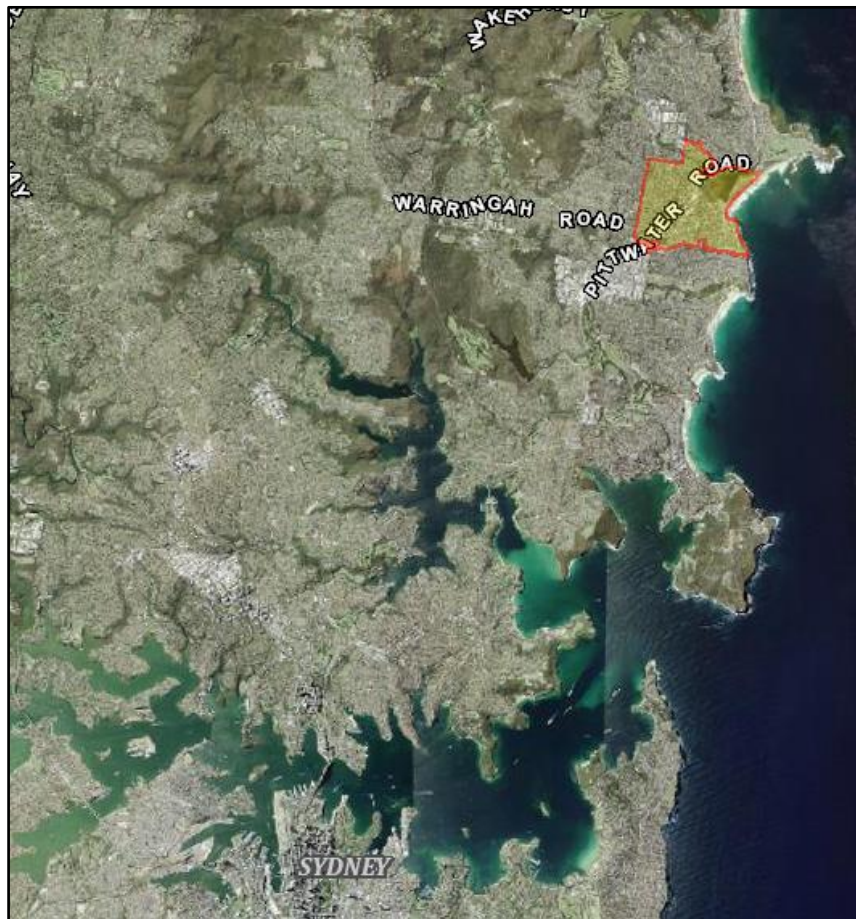


Figure 10. Location of Dee Why (highlighted yellow). (Source: NSW Land & Property Information, SIX Maps, <http://maps.six.nsw.gov.au/>.)

3.1.2 Streetscape & Setting

Located on Pittwater Road, an urban main road that runs from Manly to Church Point. It crosses the suburbs of Manly, North Manly, Brookvale, Dee Why, Collaroy, Narrabeen, North Narrabeen, Warriewood, Mona Vale, Bayview and Church Point.

The precinct of Pittwater Road in which the subject site is located, is characterised by commercial services, high rise residential developments and the Dee Why Library.

3.1.3 Views

The principal views – from the public domain – towards the site are at street level from Pittwater Road.

3.2 Site Description

The two-storey Art Deco building was the site of both the Government Savings Bank and the Commonwealth Bank from early 1920s until 2018. The subject site is currently not in use.

The subject building would have, at its time of construction, been a modest representation of commercial Art Deco architecture. However, the subject building has undergone significant alterations since construction including the lean-to additions located at the rear of the site and a ramp entry at the front of the site. Subsequently, the primary façade is the only remaining element of the structure that expresses the original Art Deco building. The distinctive clean vertical lines, even fenestration, recessed entry supported by vertical columns, symmetrical form and polished granite (now painted black) are indicative of the building's era of construction. Other modern alterations include aluminium framed windows and doors on the ground floor, a false wall to the west of the façade, security grilles and a modern dense awning. Internally, the subject site features a modern fit-out that is currently vacant.

3.3 Photographic Evidence



Figure 11. View to the front façade of the Commonwealth Bank from Pittwater Road, facing north-west.

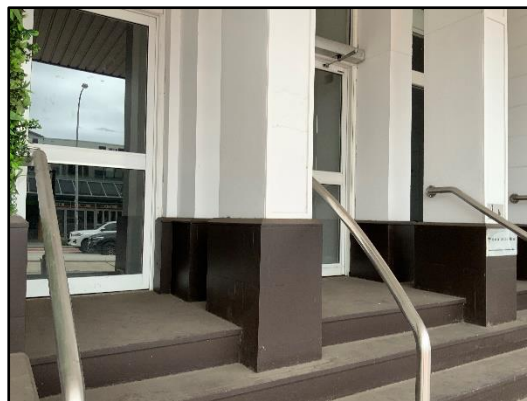


Figure 12. View to the existing external staircase, facing north-west.



Figure 13. View to existing air vents, facing north-west.



Figure 14. View to the exterior of Commonwealth Bank, facing north.

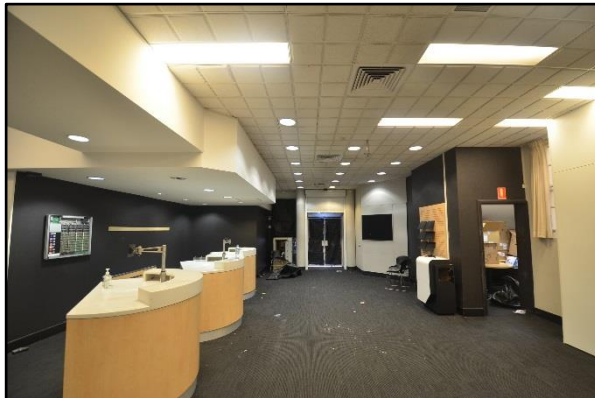


Figure 15. View to the interior of the ground floor, facing south-east, towards Pittwater Road.



Figure 16. View to the interior of the ground floor, facing west.

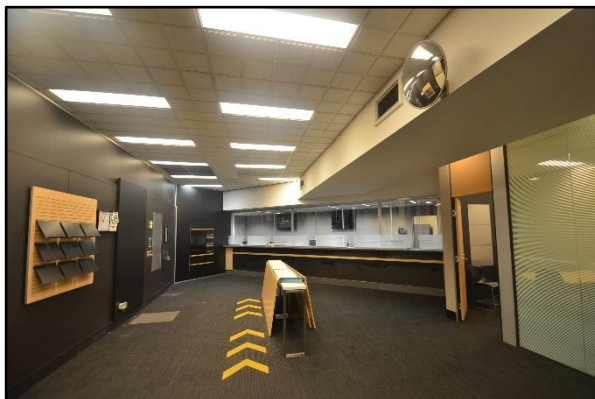


Figure 17. View to the interior of the ground floor, facing north-west.



Figure 18. View to side room, facing south.



Figure 19. View to windows of side room, facing north-west.

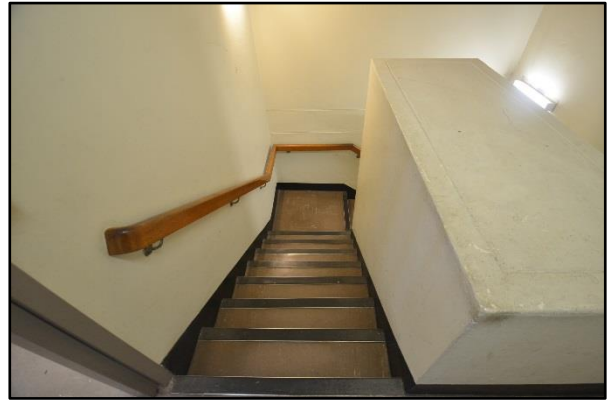


Figure 20. View to internal staircase, facing south-east.



Figure 21. View to open plan space of first floor, facing north.



Figure 22. View to board room of first floor, facing south.

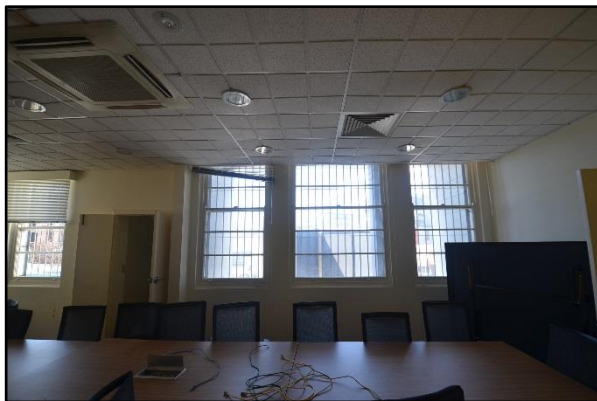


Figure 23. View to interior of board room of first floor towards Pittwater Road, facing south-east.

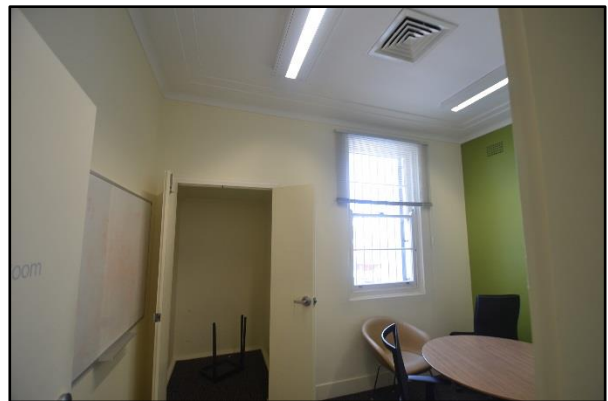


Figure 24. View to additional room, facing south towards Pittwater Road.

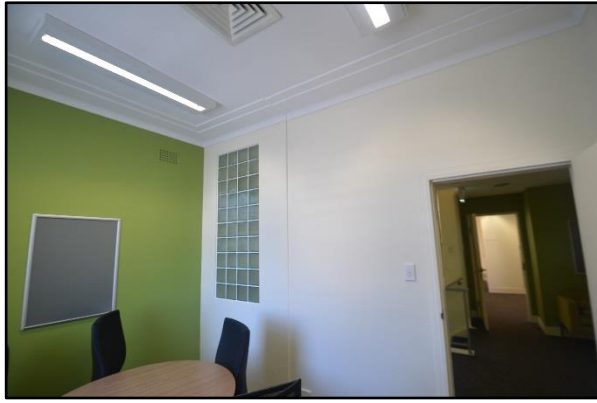


Figure 25. View of interior of first floor, facing west.



Figure 26. View to the interior of the first floor, towards the open plan space, facing west.



Figure 27. View to the interior of the open space of the first floor, facing north-west.



Figure 28. View to additional space, facing north-east.



Figure 29. View to storage space, facing north.



Figure 30. View to interior of corridor, located on the first floor.

4.0 HERITAGE SIGNIFICANCE

4.1 Established Significance

The following Statement of Significance is available for the site on the State Heritage Inventory:⁴

A representative example of a suburban bank in the inter-war art deco style. Historically provides evidence of the development of business infrastructure during this period to serve growth of the area. Displays good integrity, retaining much original fabric.

4.2 Assessment of Significance

In order to make an assessment of whether or not the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. While the heritage significance of 691-693 Pittwater Road has been established, an assessment of the other properties on subject site has been carried out and is based upon criteria specified by the NSW Office of Environment and Heritage.⁵

Criterion	Assessment
A. Historical Significance An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history (state/local significance).	<p>The Commonwealth Bank was constructed in 1920's and has been in continuous use until 2018 when operations ceased. The construction of the Commonwealth Bank during this period reflects the development of Dee Why and the growing need for business infrastructure in the local area.</p> <p>Therefore, the subject site does attain the requisite standard of historical significance at a local level.</p>
B. Associative Significance An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or the local area's cultural or natural history (state/local significance).	<p>As a former, modest branch of both the Government Savings Bank of NSW and the Commonwealth Bank the site would have served the local community. Heritage 21 has noted one of the first managers of the Bank, Wilfred Charles "Bill" Satchell who managed the bank until 1966 following serving in the First World War.</p> <p>Notwithstanding the above, it is the assessment of Heritage 21 that the subject site does not have a particular association with a particular person or group of people of importance in NSW or in the Dee Why local area.</p> <p>Therefore, the subject site does not attain the requisite standard of associative significance at a local level.</p>

⁴

⁵ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

Criterion	Assessment
C. Aesthetic Significance An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW or the local area (state/local significance).	Designed in the Art Deco architectural style, the modifications that have occurred since construction have included the removal of original and significant fabric. In its current state the building does not attain the requisite standard of aesthetic significance at a local or state level.
D. Social Significance An item has a strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or spiritual reasons (state/local significance).	Historical research does not indicate that the subject building has a strong or special association with a particular community or cultural group. Therefore, the subject building does not attain the requisite standard for social significance at a local level.
E. Technical/Research Significance An item has potential to yield information that will contribute to an understanding of NSW's or the local area's cultural or natural history (state/local significance).	Constructed during the 1920s, the subject building does not offer the potential to further our understanding of building materials and techniques other than those commonly used today. As such, the subject building does not attain the requisite standards for technical/research significance at a local level.
F. Rarity An item possesses uncommon, rare or endangered aspects of NSW's or the local area's cultural or natural history (state/local significance).	Due to the significant modifications that have occurred to the subject building and the number of intact examples of Art Deco Banks represented within the State Heritage Inventory, the subject building does not attain the requisite standards of rarity.
G. Representativeness An item is important in demonstrating the principal characteristics of a class of NSW's or the local area's cultural or natural places or cultural or natural environments (state/local significance).	The subject building is representative of the commercial buildings that were developed during Dee Why at that particular time in response to the growth of the immediate area. Specifically, the building is representative of the early banks in Australia. As such, the subject building does attain the requisite standard of representativeness at a local level.

4.3 Statement of Cultural Significance

The Former Commonwealth Bank attains the requisite standards of historical and representative qualities at a local level. Although the primary façade is representative of the Art Deco architectural style in which the building was designed and constructed, the significant alterations and additions to the building have reduced the significance of the existing building.

5.0 PROPOSED WORKS

5.1 Description of Proposal

Heritage 21 understands from the drawings provided that the following works are proposed:

- Demolition of rear section of existing structure, including roofing, with only heritage façade to be retained and restored;
- Demolition of existing awning at primary façade to be demolished;
- A series of conservation works to the primary façade including the following;
 - Demolition of false wall at façade, original windows behind to be restored;
 - Removal of black paint to reveal original granite finish;
 - Removal of signage;
 - Removal of ATM Service walls and partitions;
 - Removal of security bars at openings;
 - Restoration of paintwork at façade;
- Construction of commercial/retail area, landscaping and services to ground floor;
- Construction of an accessibility ramp at primary entrance (to be constructed in existing gap between building and boundary);
- Construction of lightweight glass awning; and
- Construction of multistorey residential structure to rear including 64 boarding rooms over 7 storeys.

5.2 Drawings

Specific details of the proposed development are shown in drawings by BKA, dated 16 March 2020, received by Heritage 21 on 16 March 2020. These are partly reproduced below at small scale for reference purposes; the full-size drawings accompanying the application should be referred to for any details.

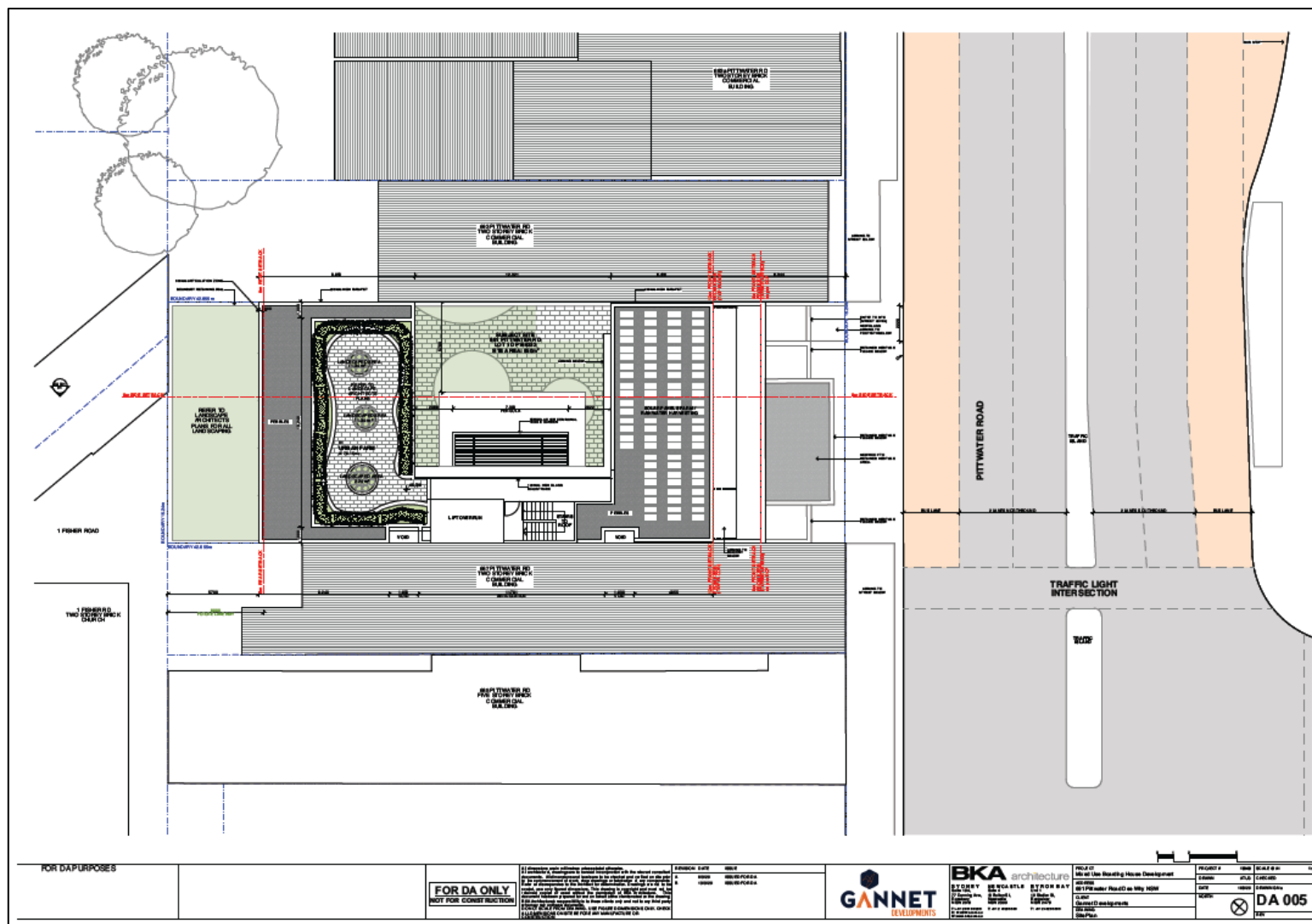


Figure 31. Proposed Site Plan.

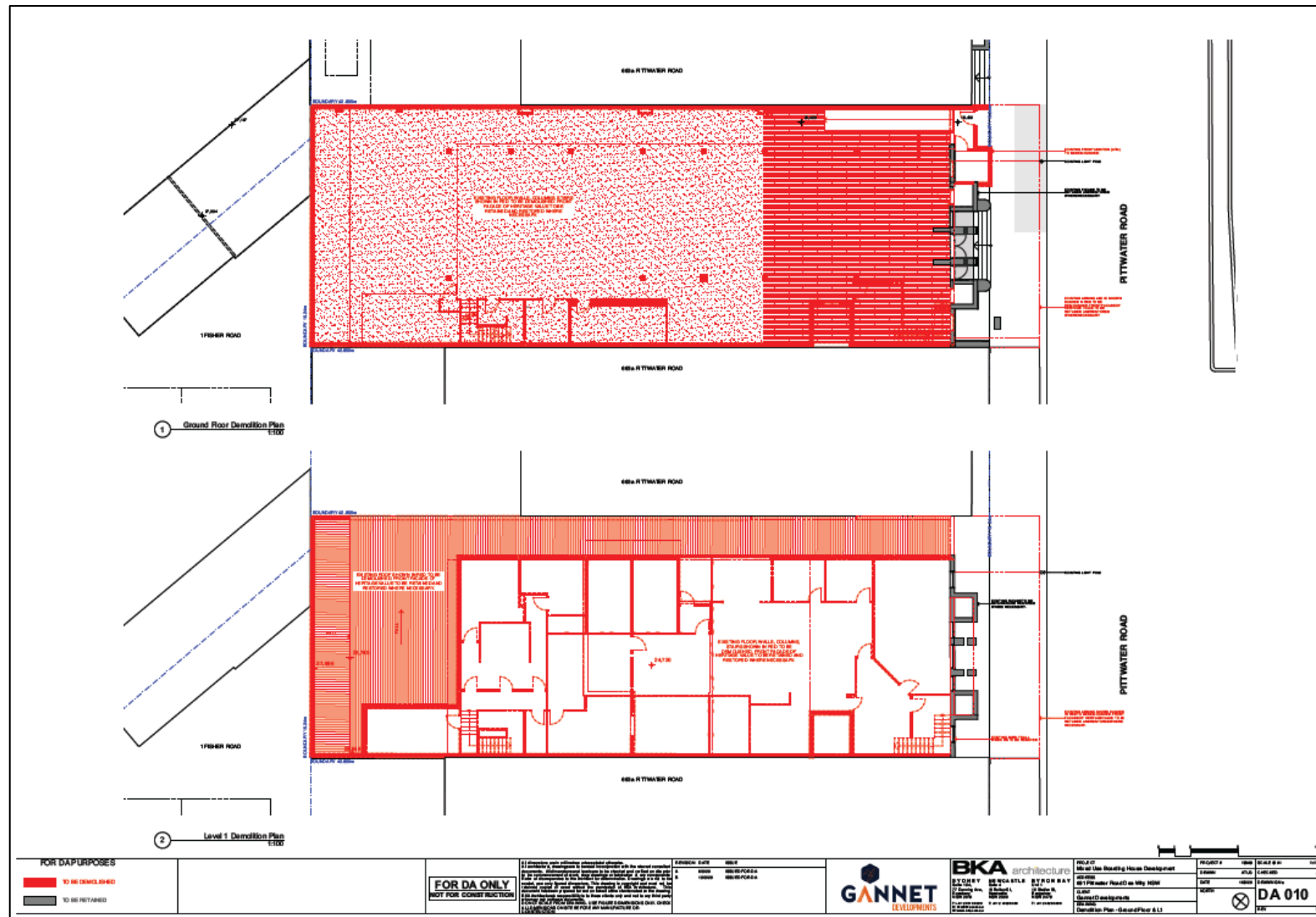


Figure 32. Proposed Demolition Plan – Ground Floor & L1.

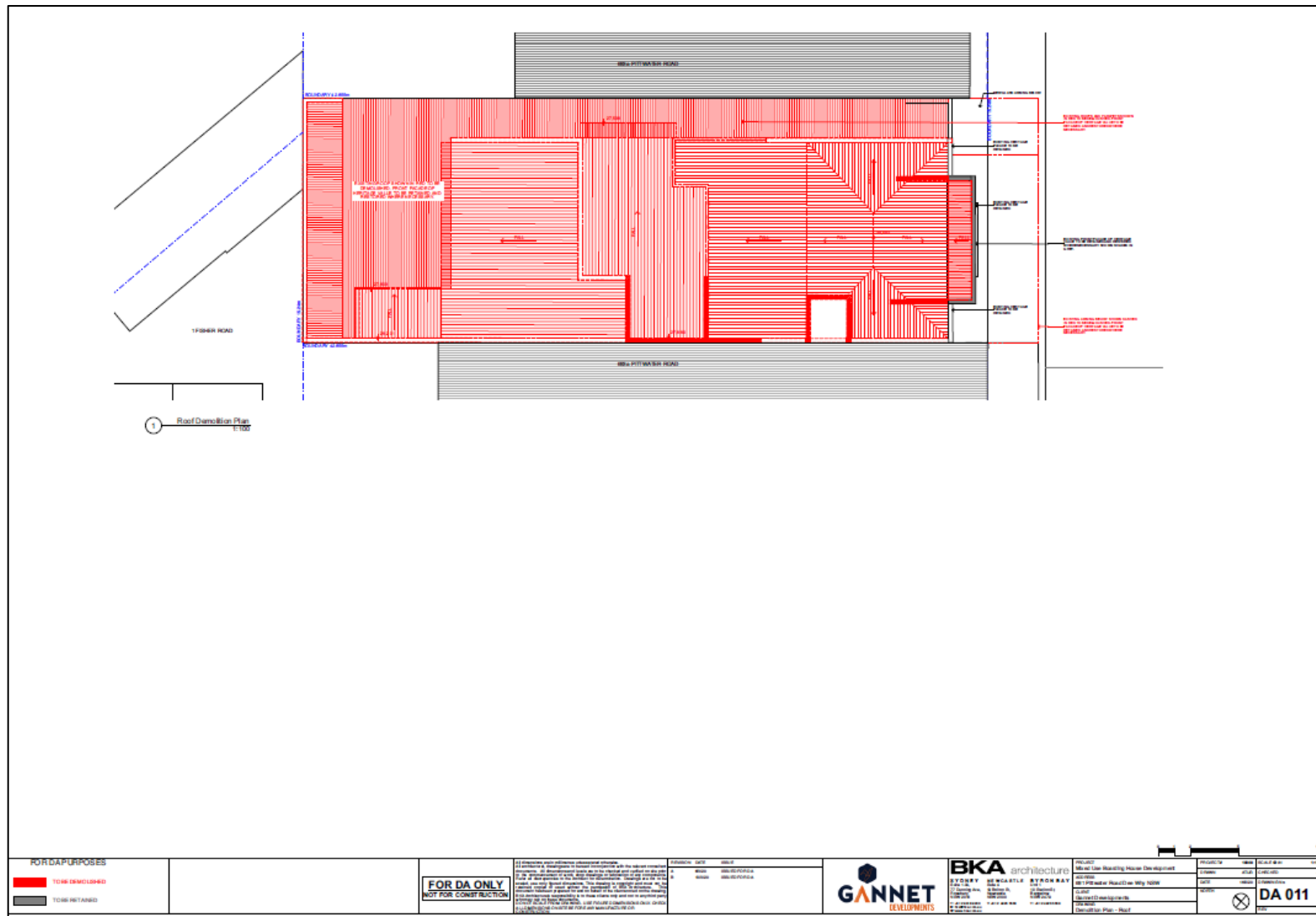
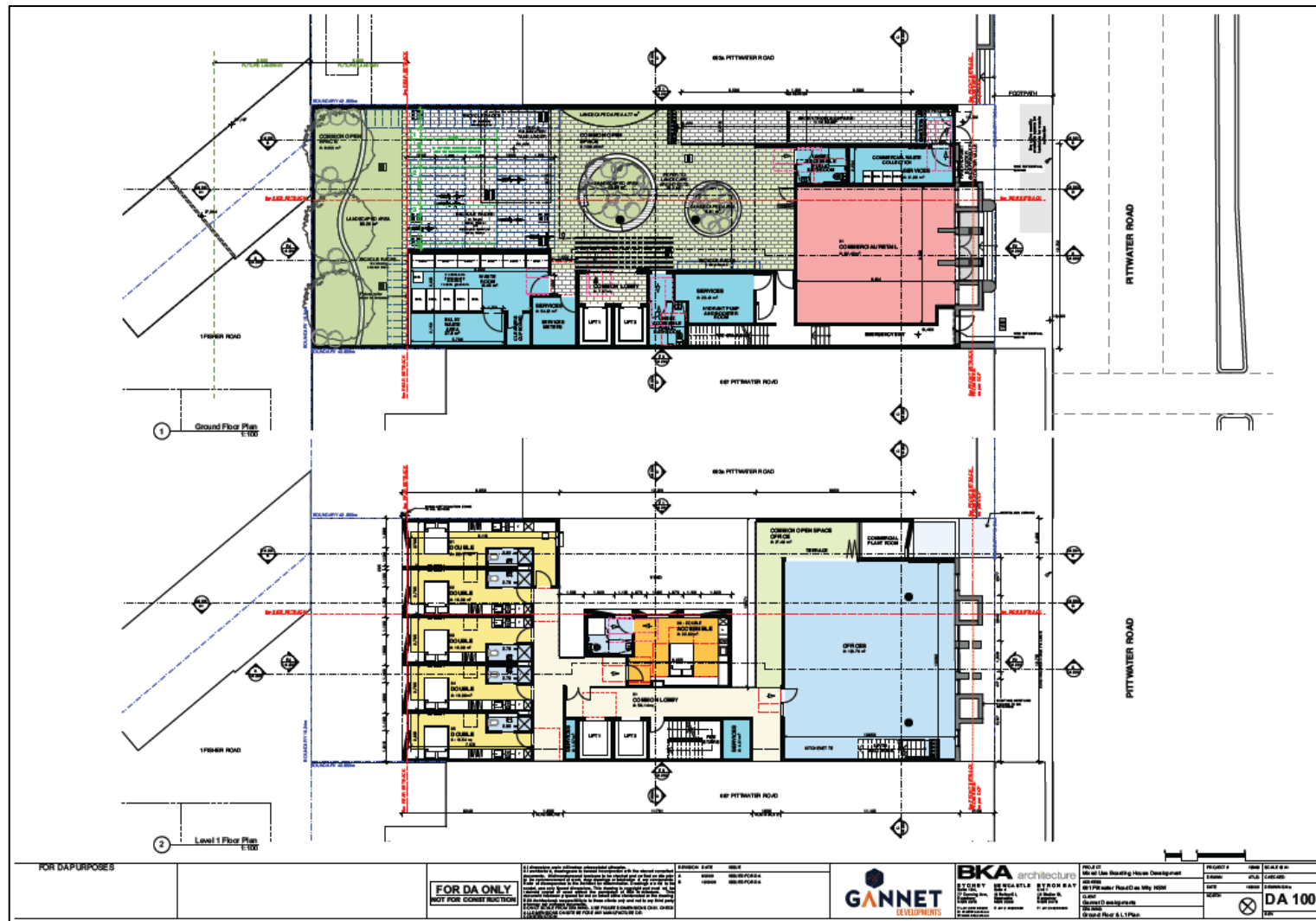


figure 33. Proposed Demolition – Roof.



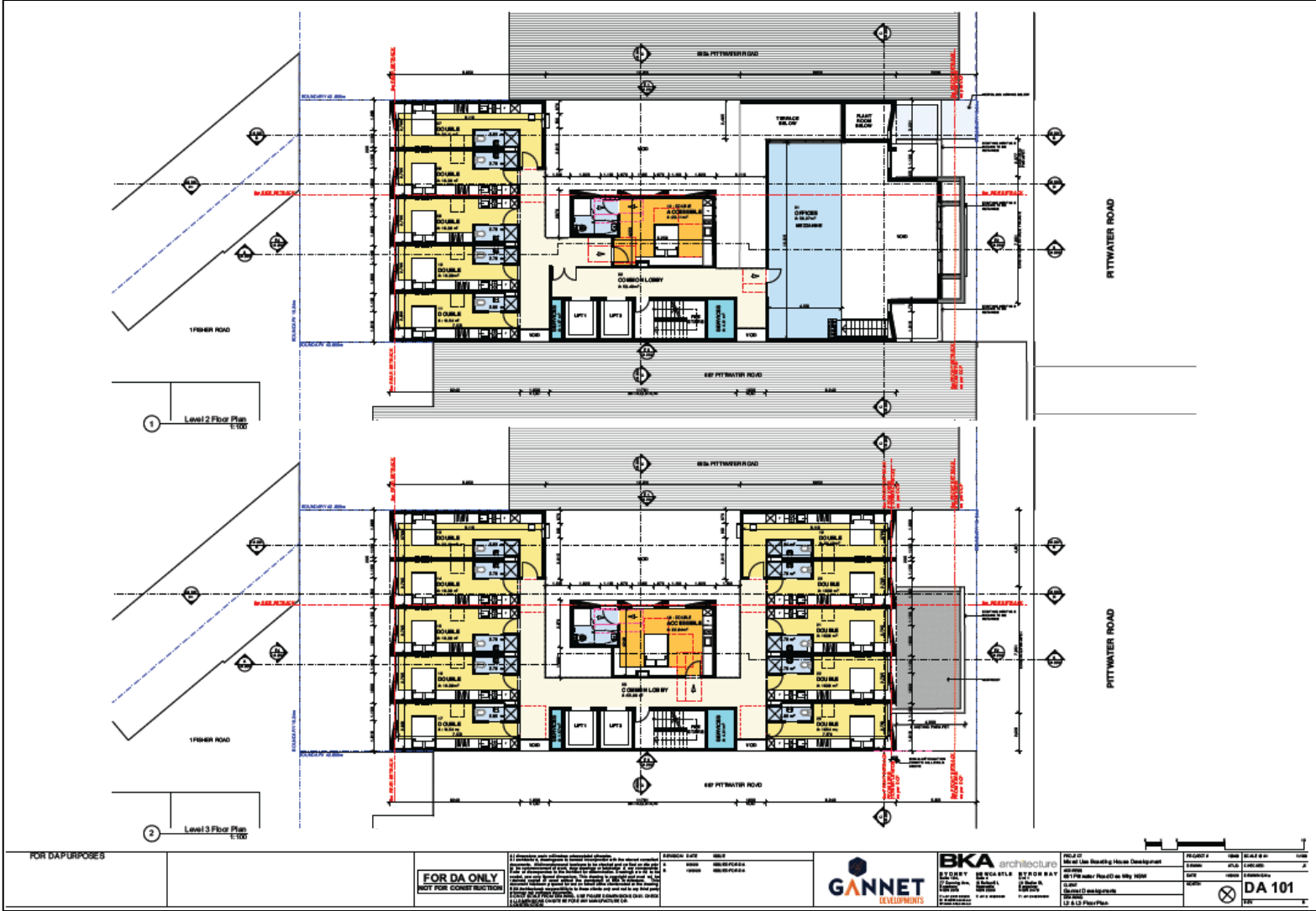


Figure 35. Proposed L2 & L3 Floor Plan

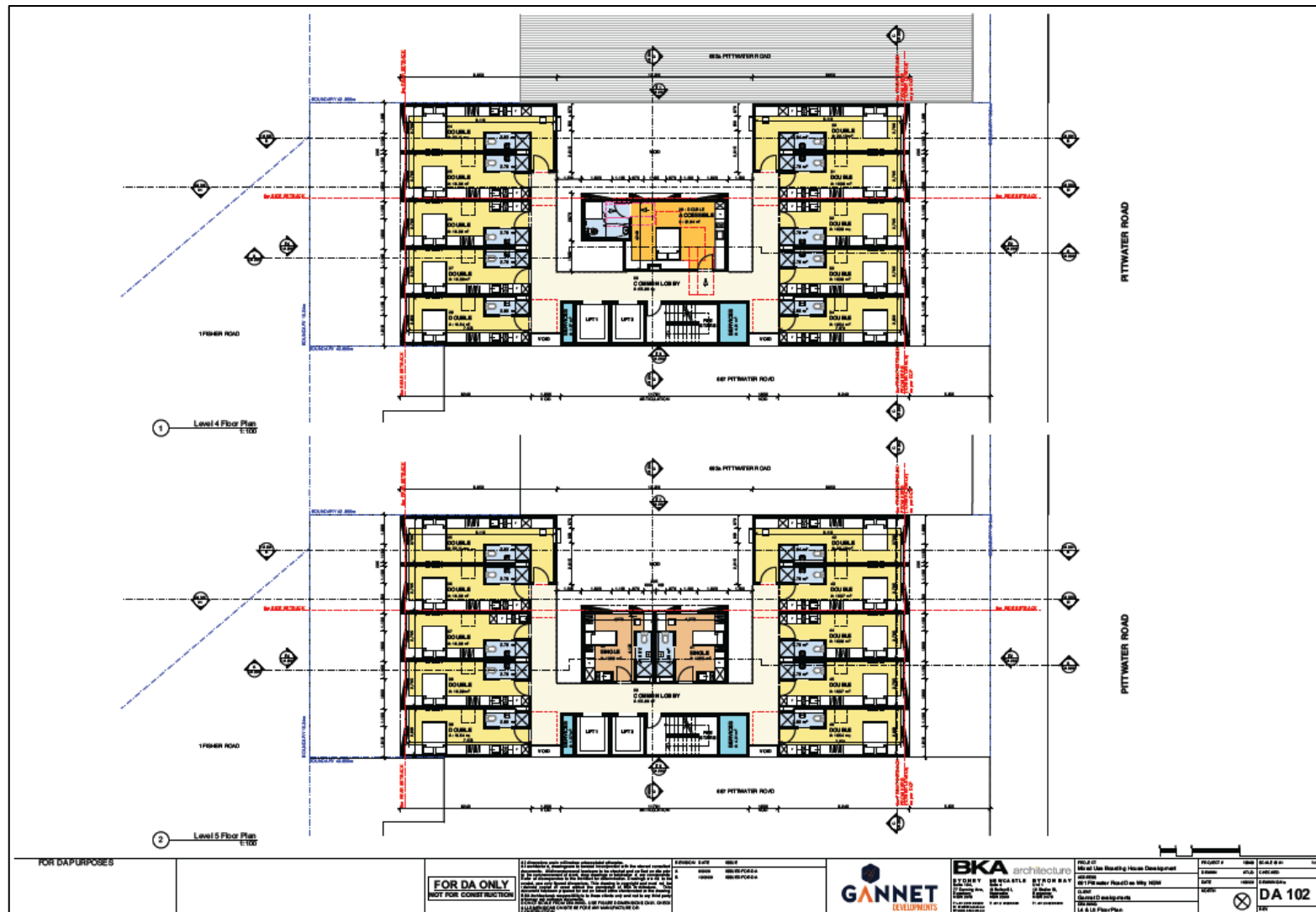


Figure 36. Proposed L4 & L5 Floor Plan.

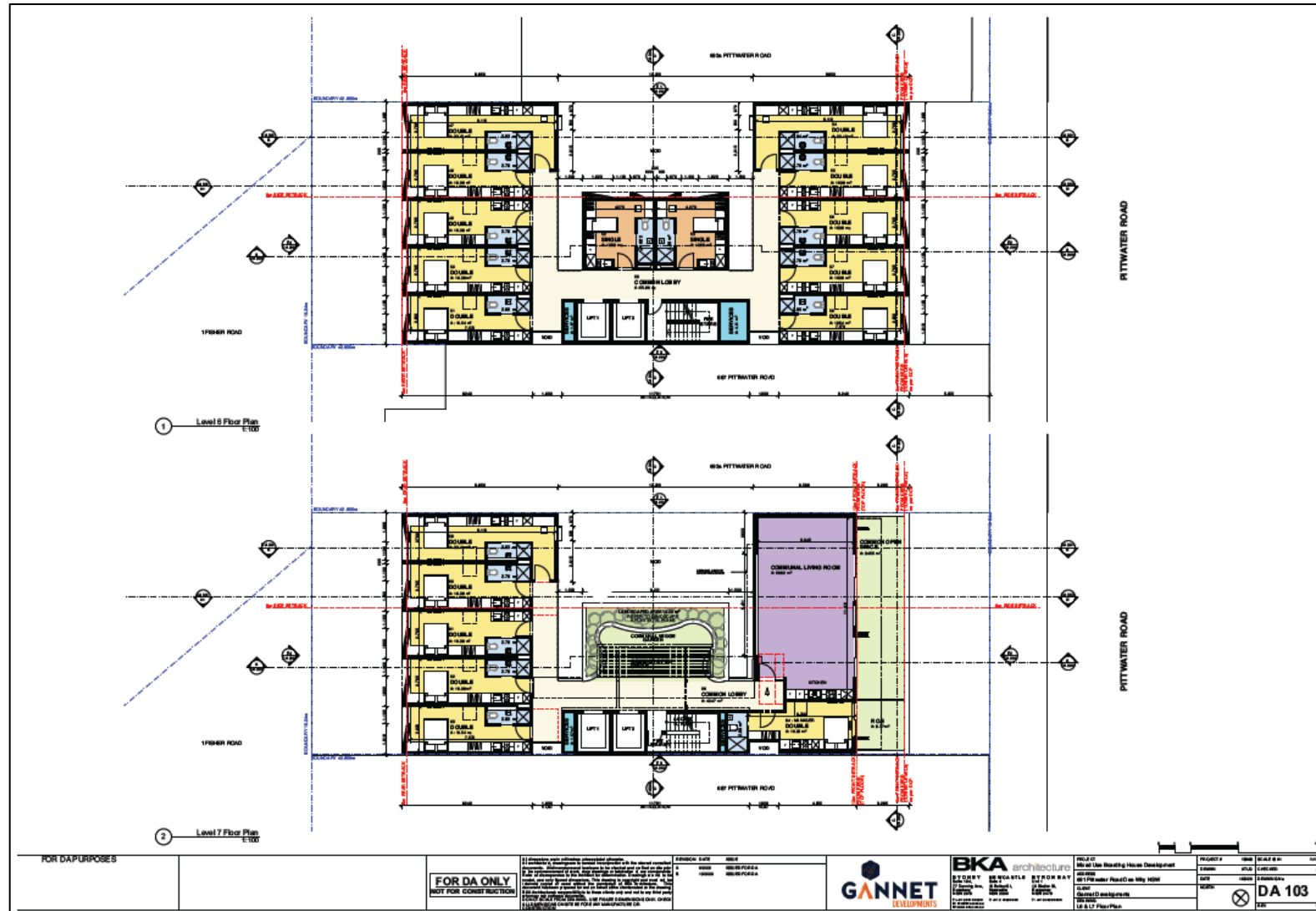


Figure 37. Proposed L6 & L7 Floor Plan.

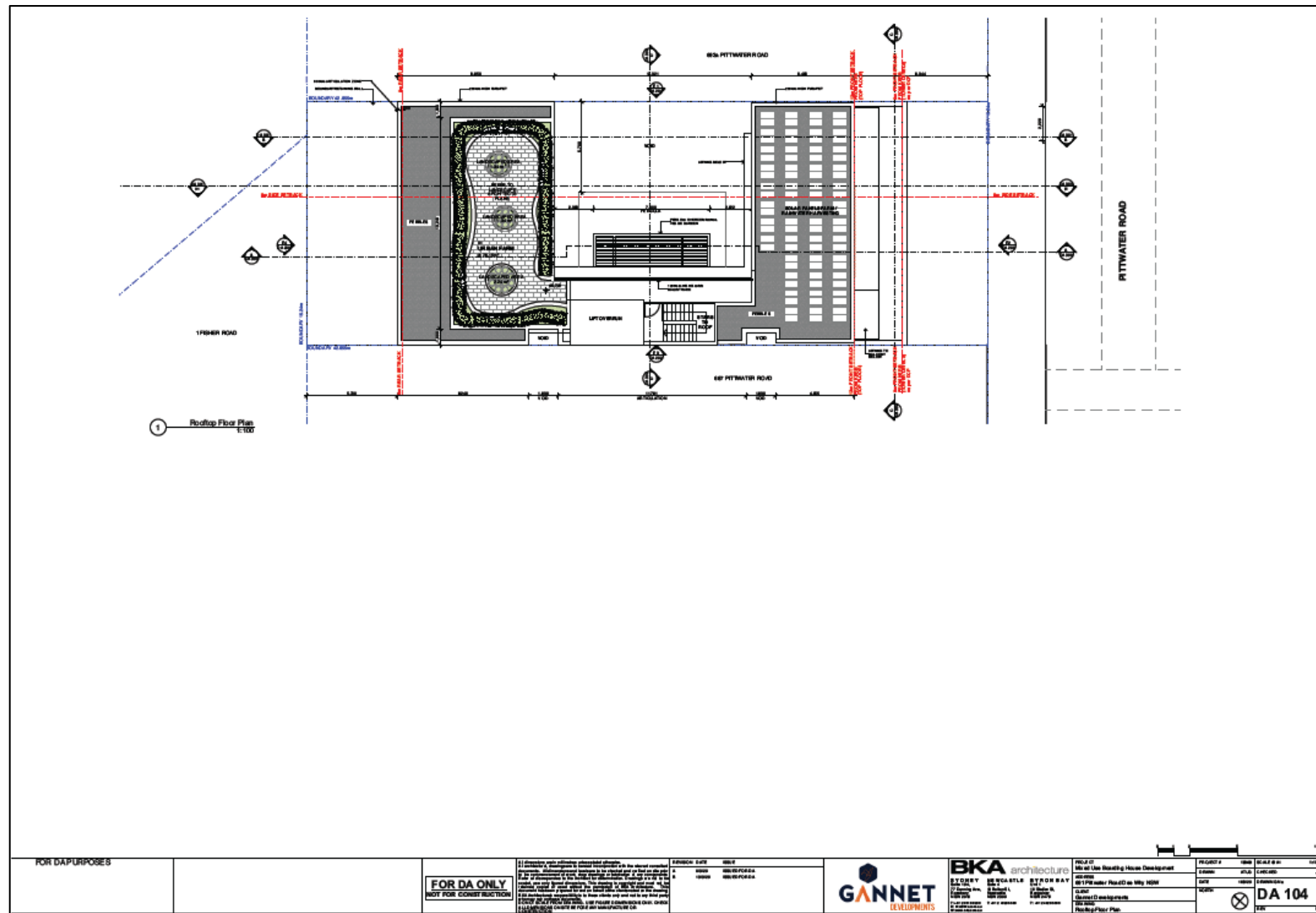


Figure 38. Proposed Rooftop Floor Plan.

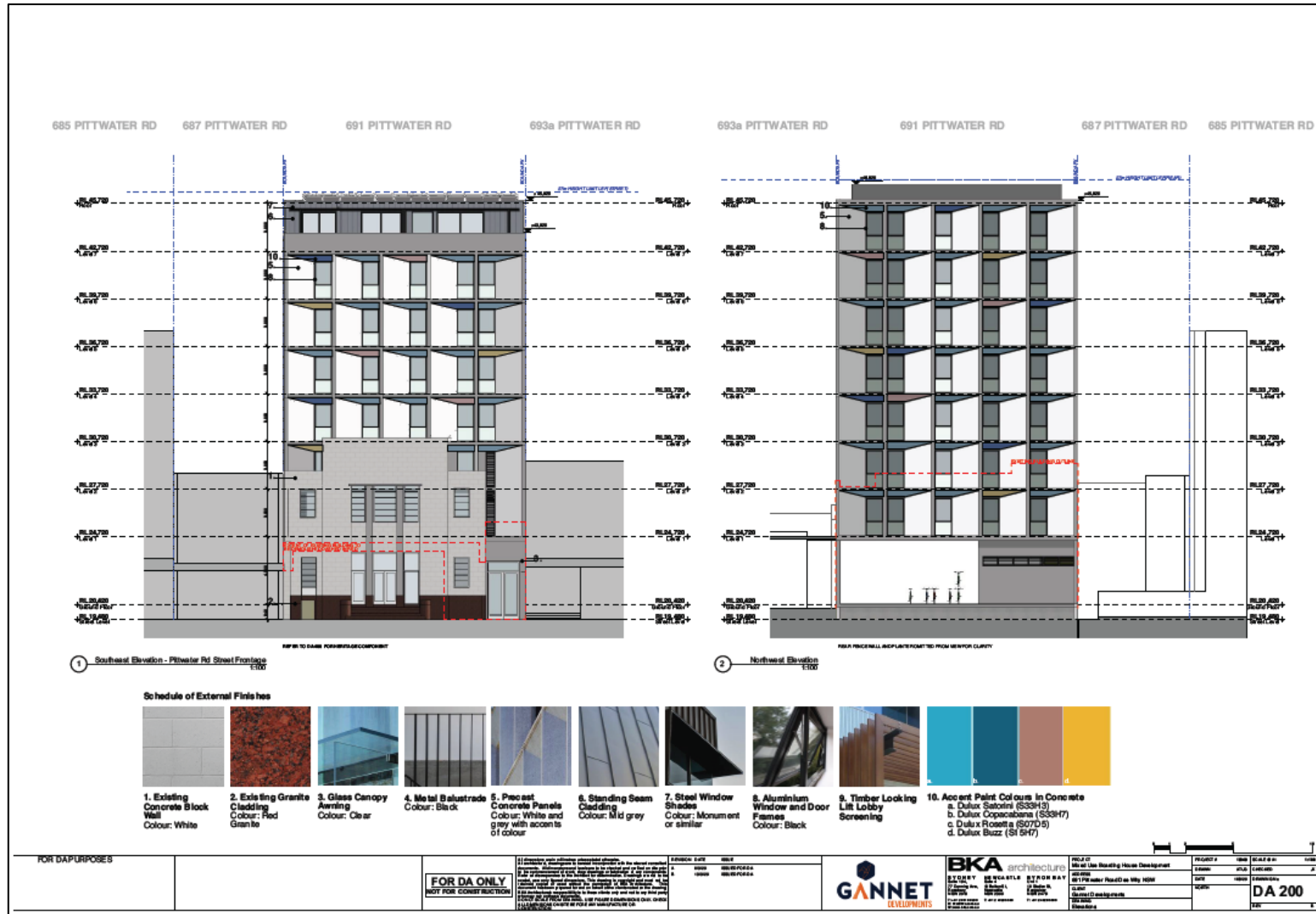


Figure 39. Proposed Elevations.

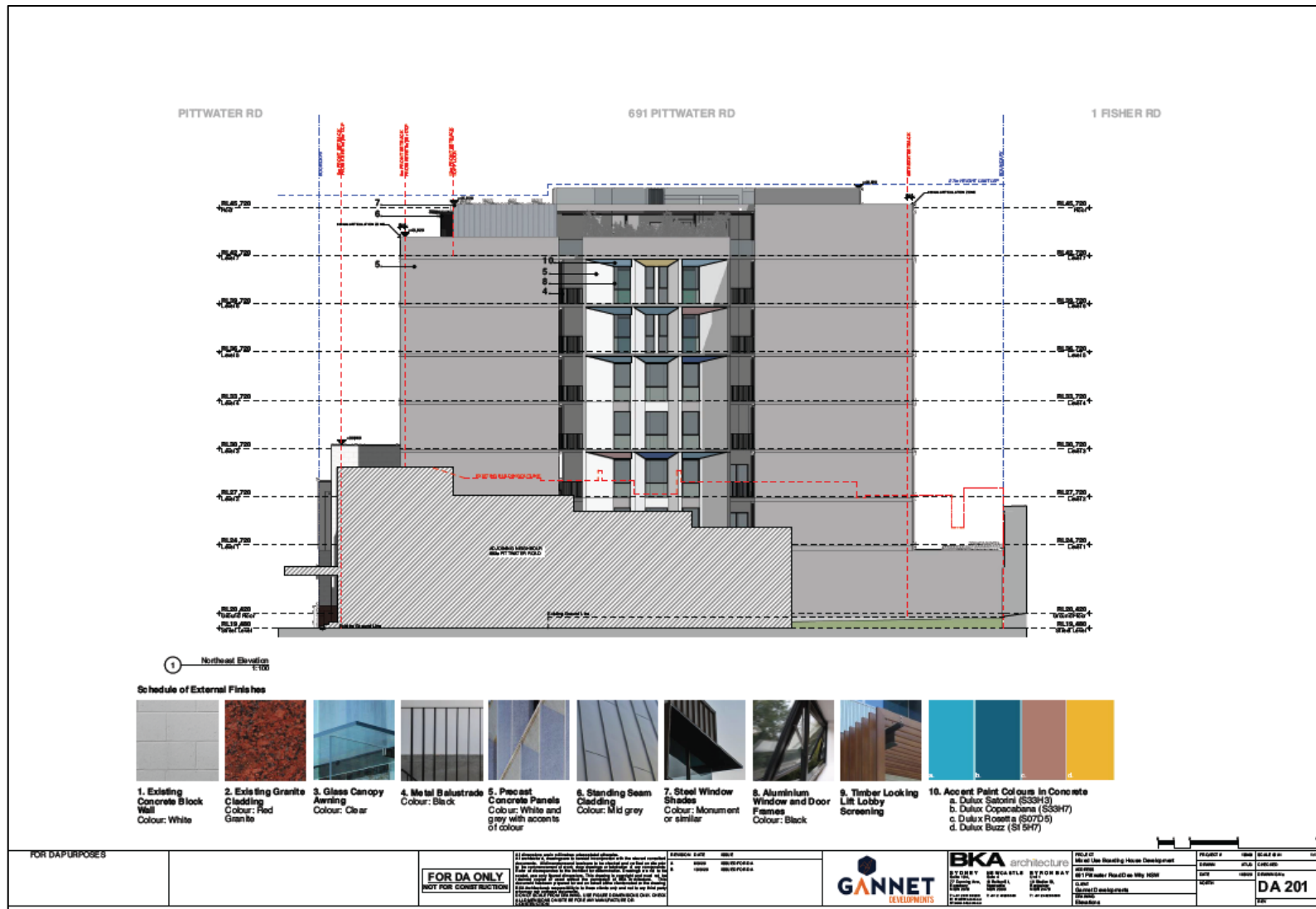


Figure 40. Proposed Elevations.

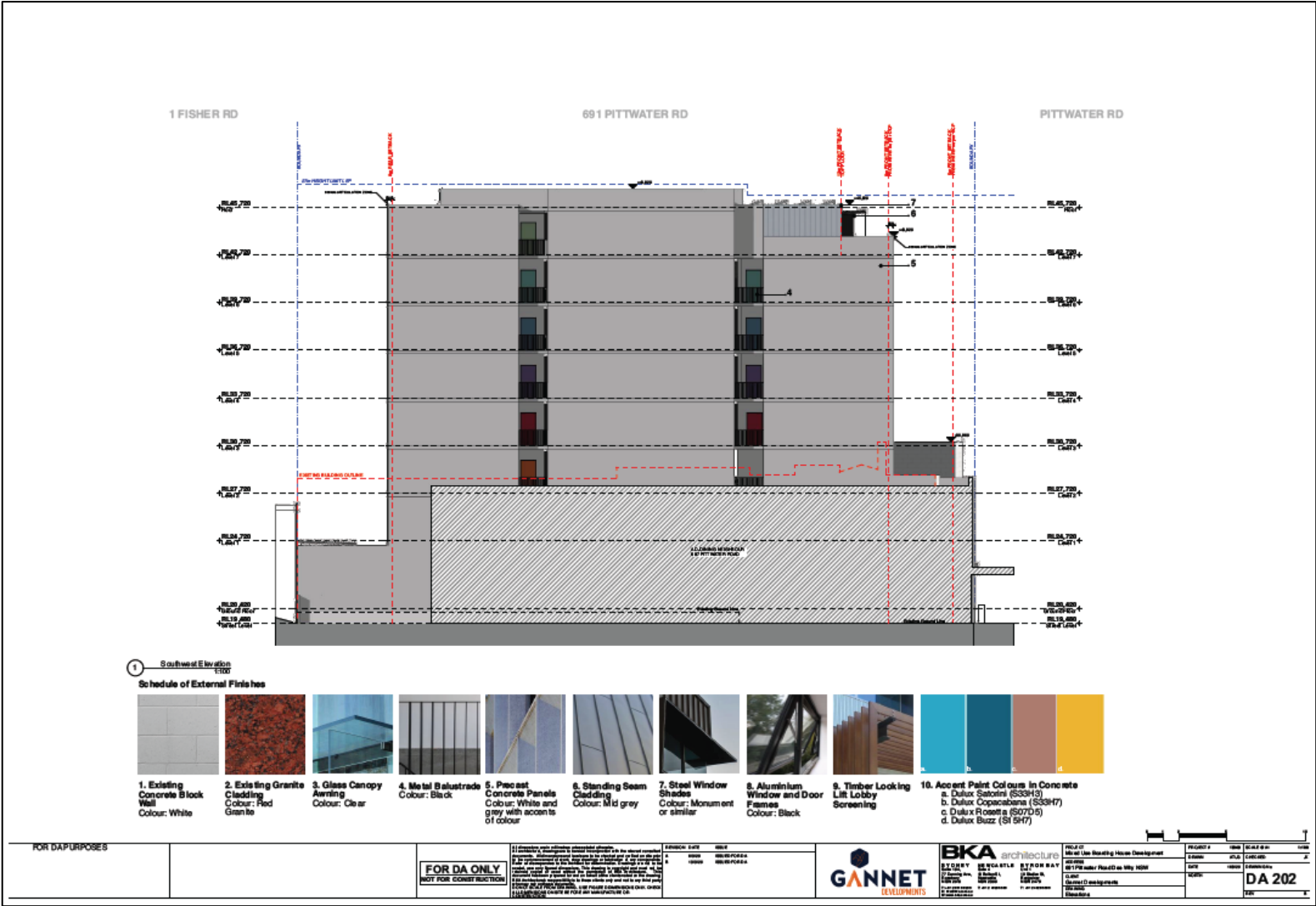


Figure 41. Proposed Elevations.

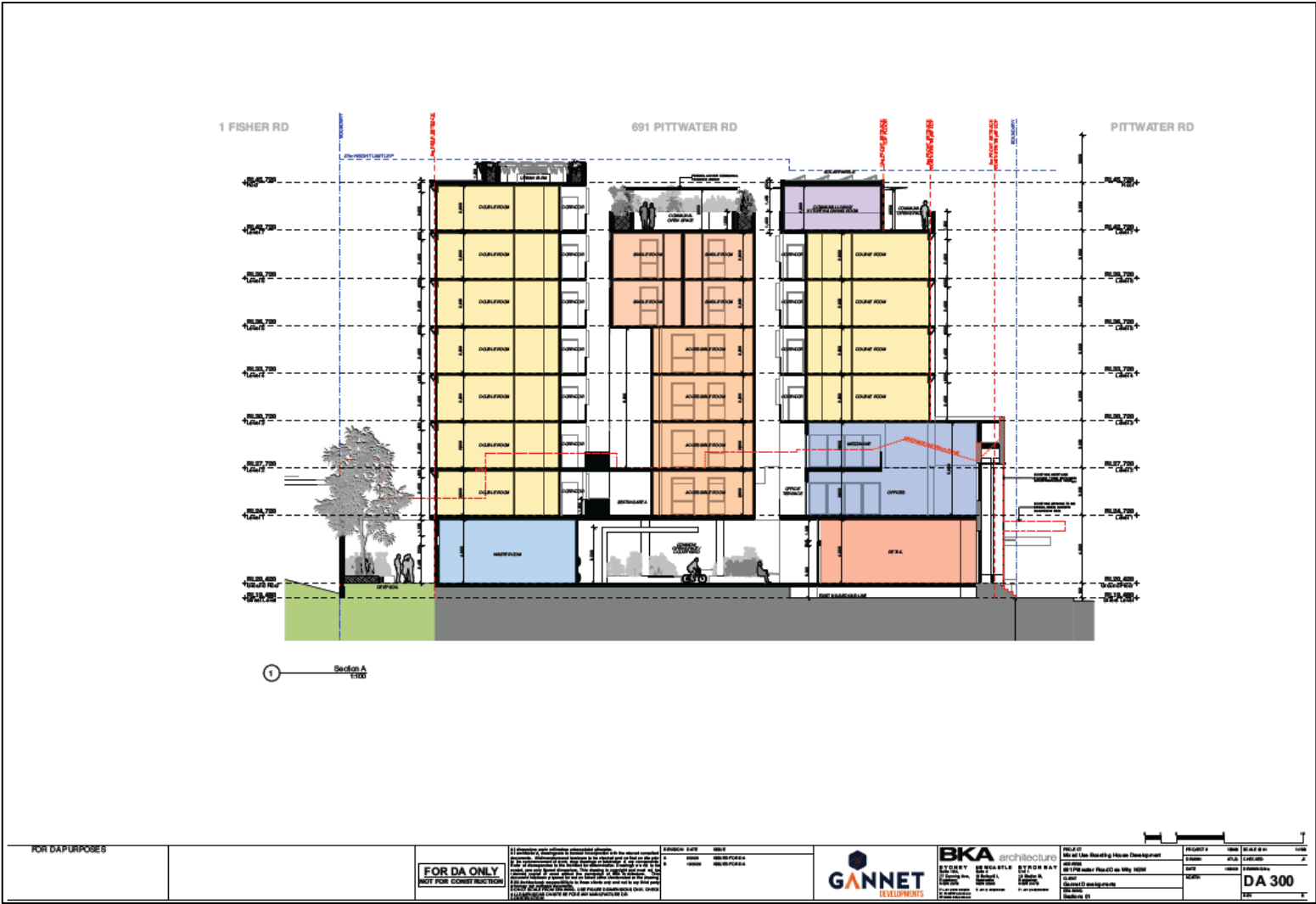


Figure 42. Proposed Sections 1.

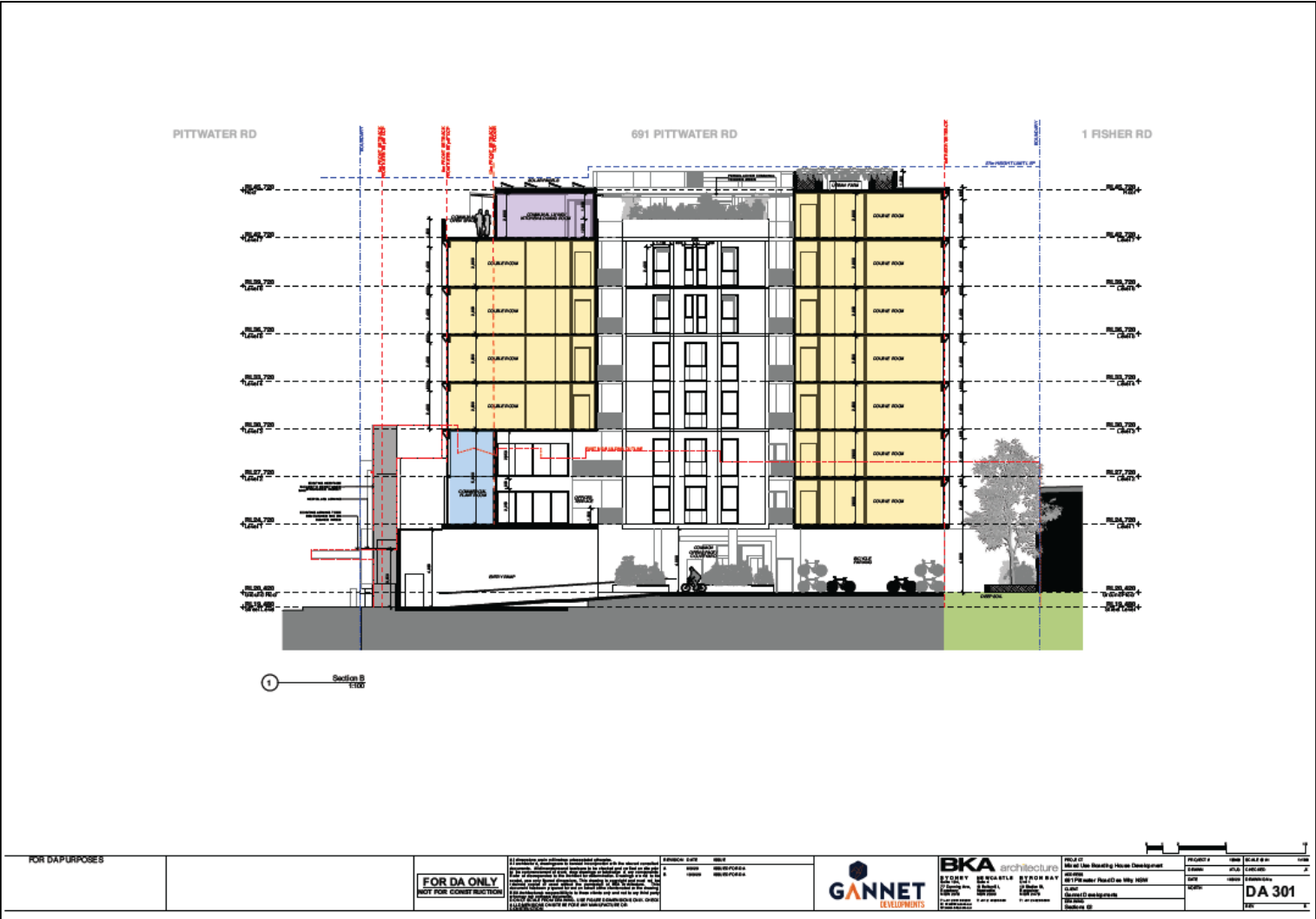


Figure 43. Proposed Section 2

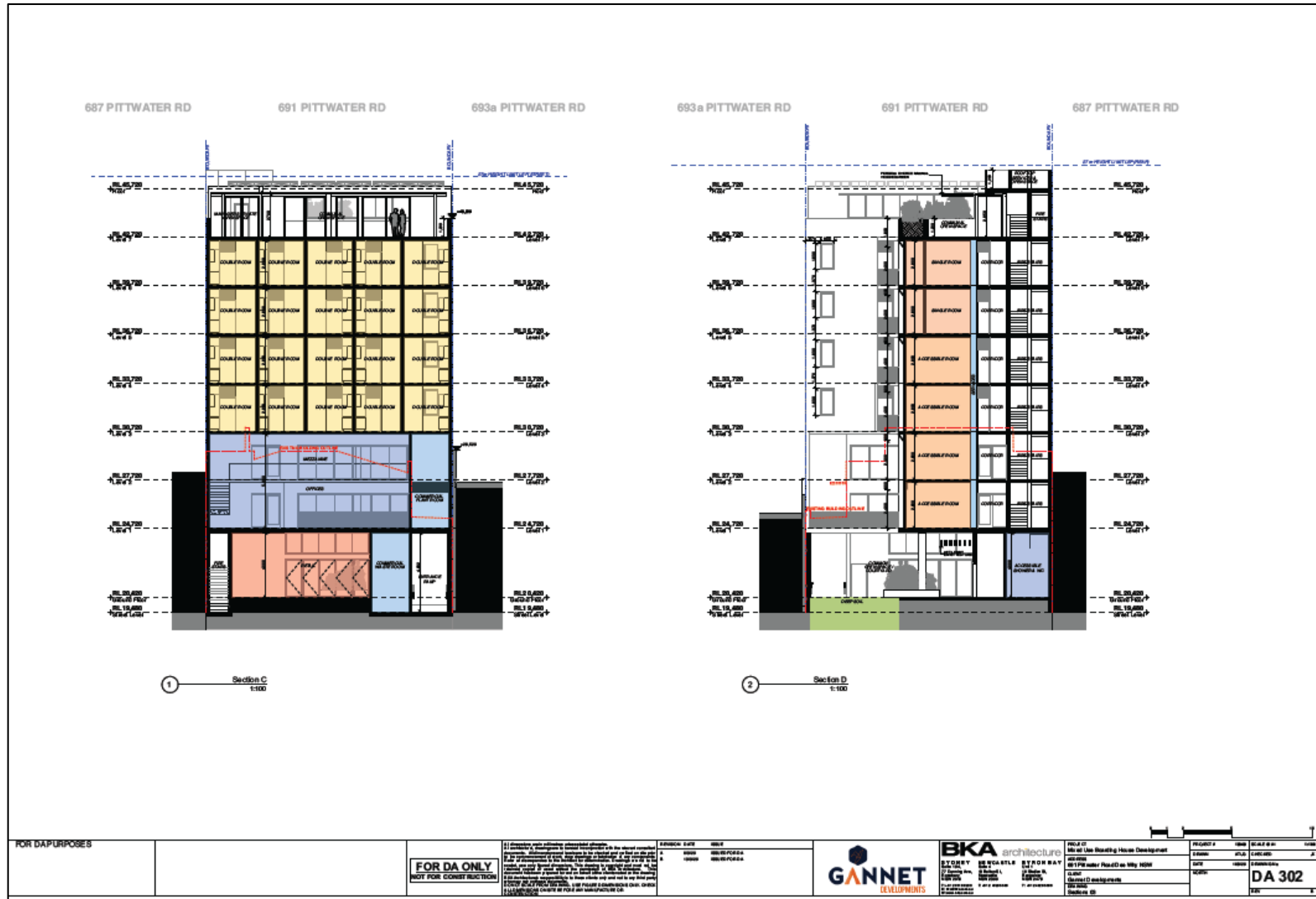


Figure 44. Proposed Section 3.

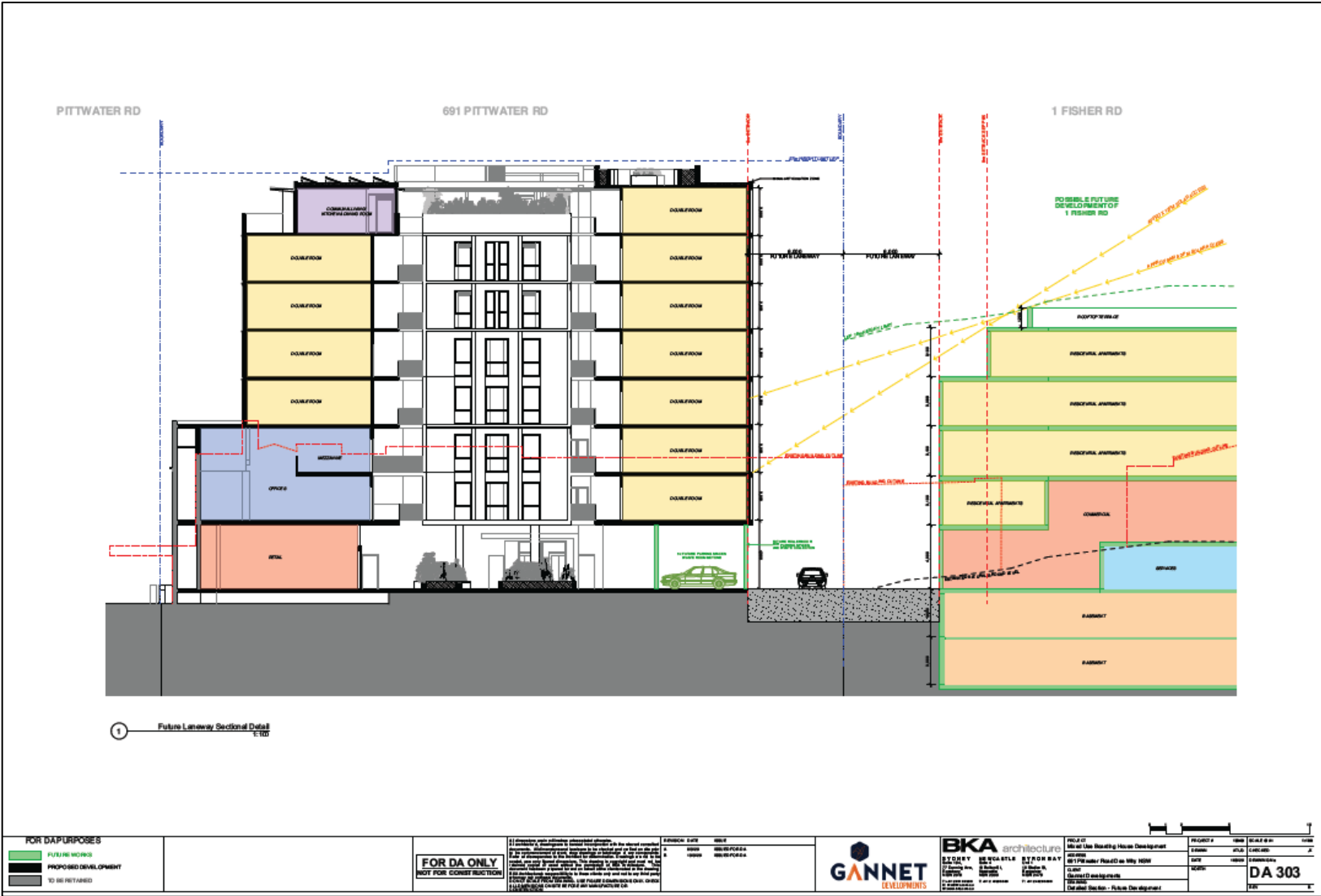


Figure 45. Proposed Detailed Section.

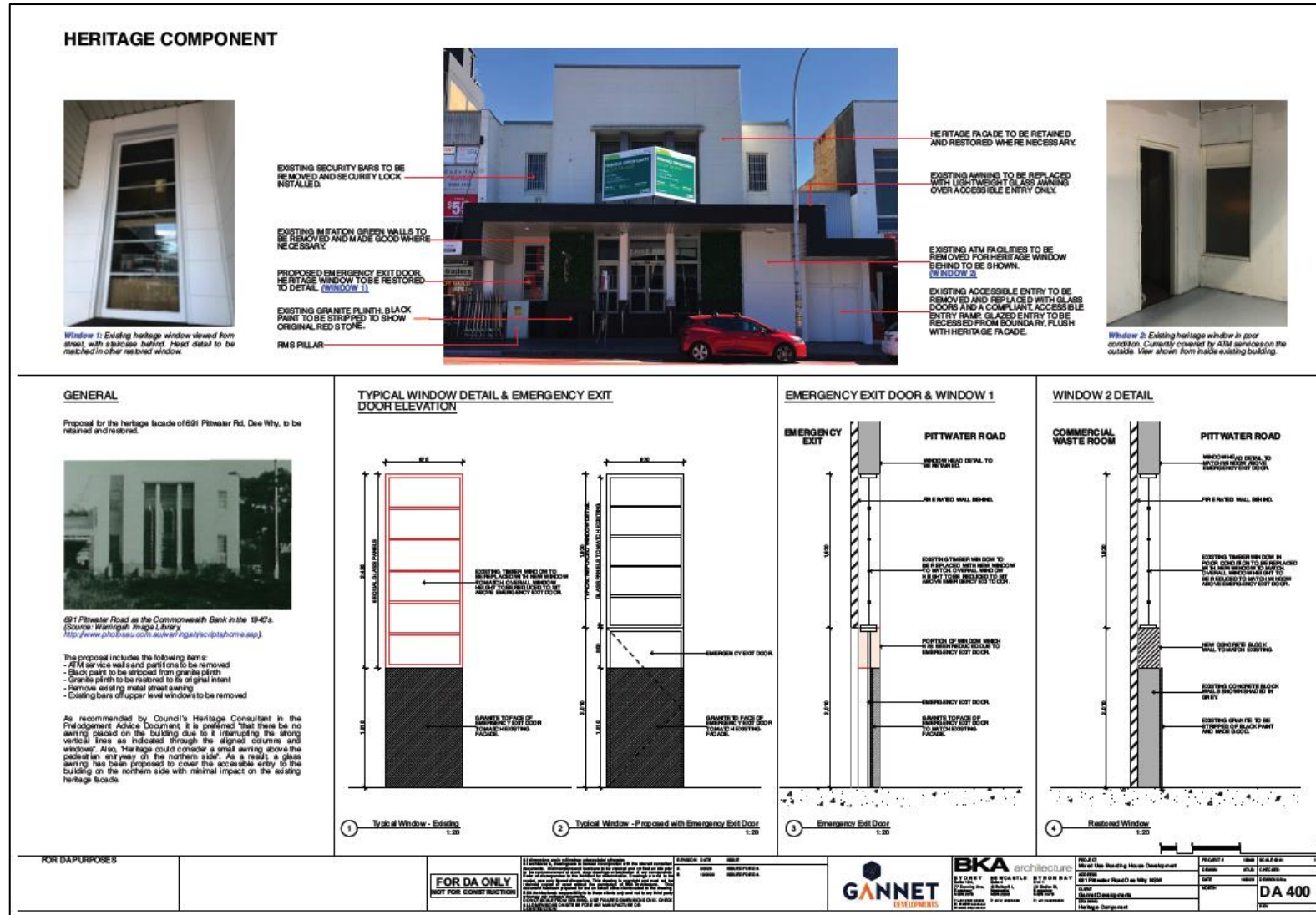


Figure 46. Proposed Conservation Details.

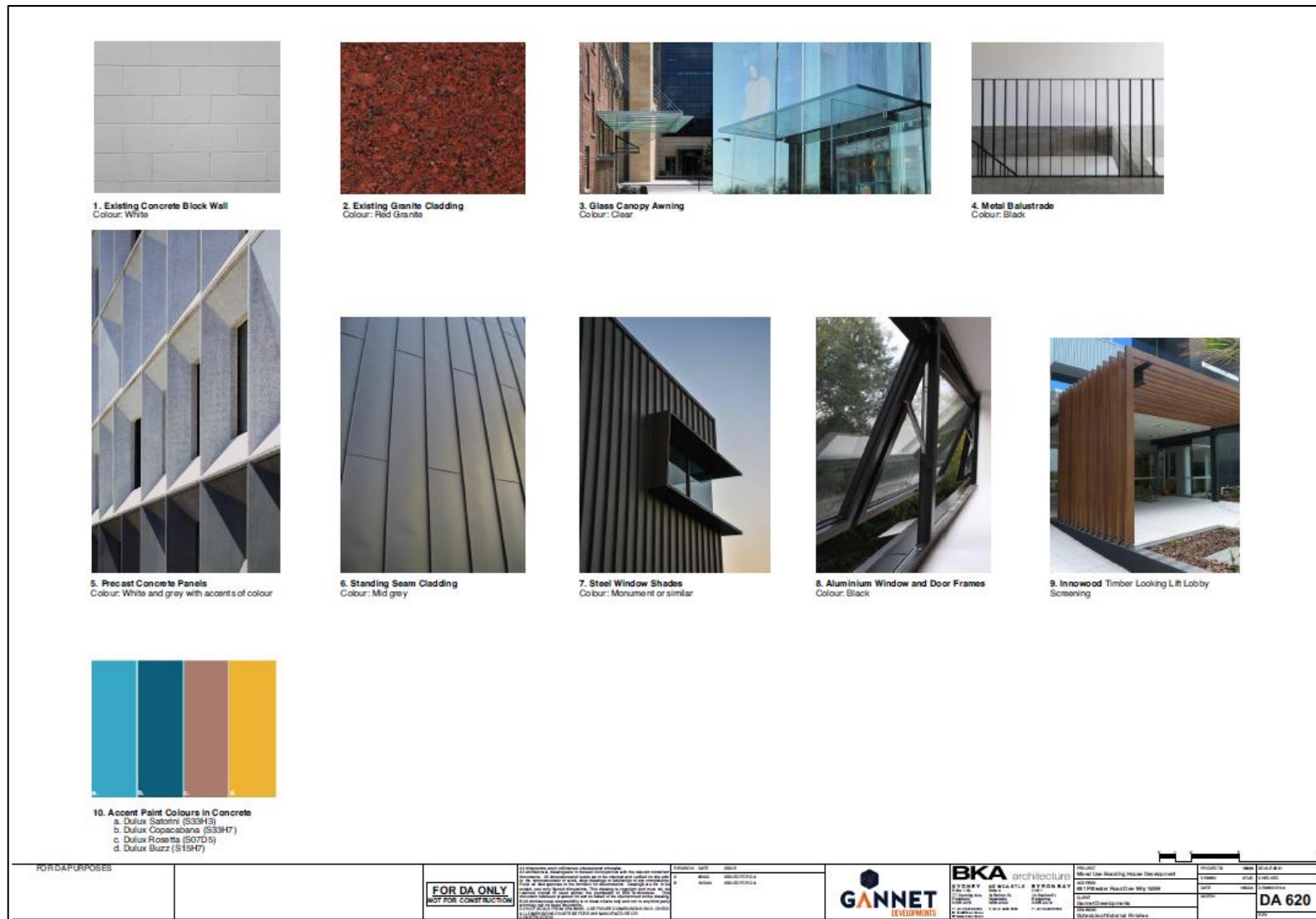


Figure 47. Proposed Materials and Finishes.

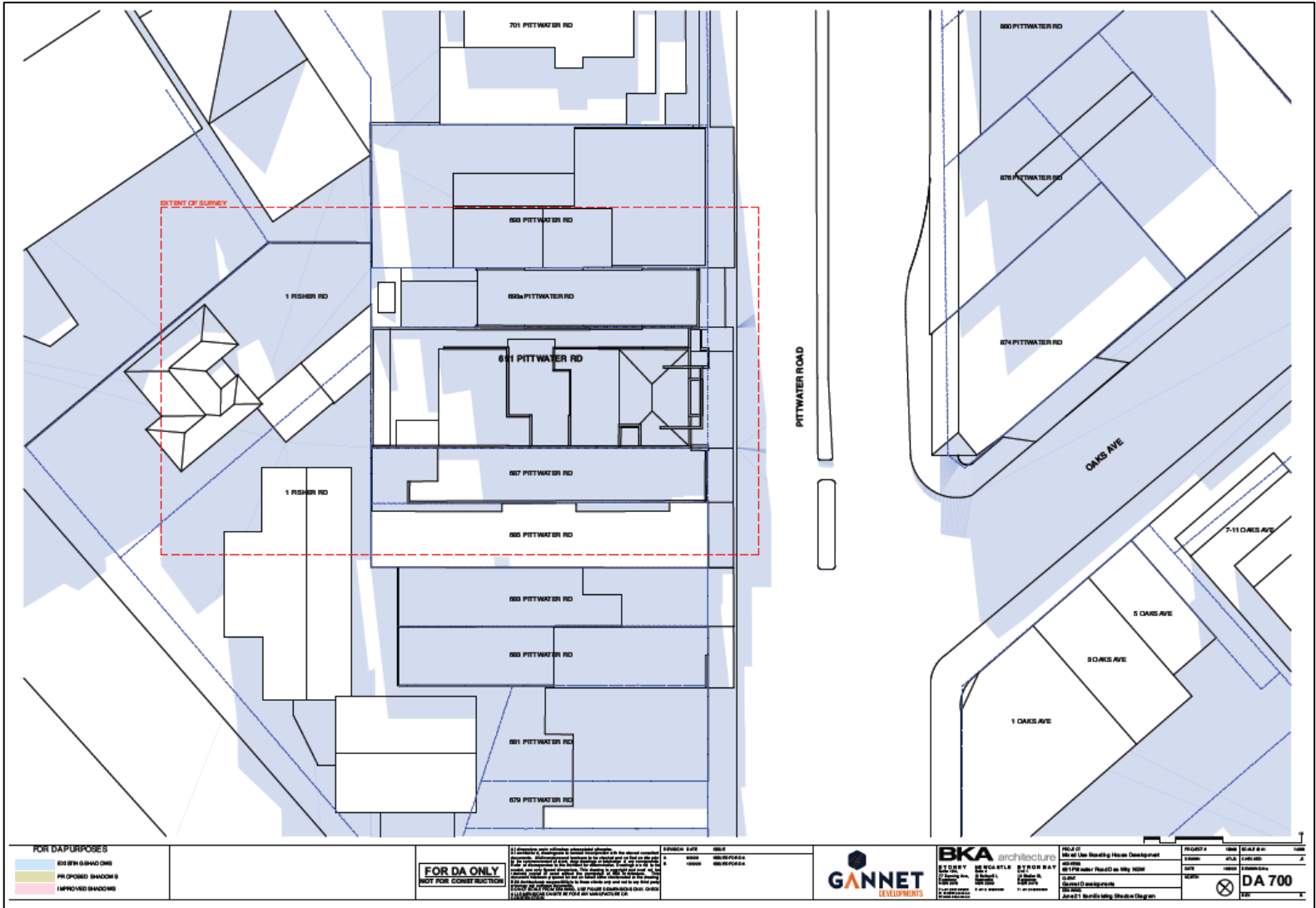


Figure 58. Proposed AM Shadows.

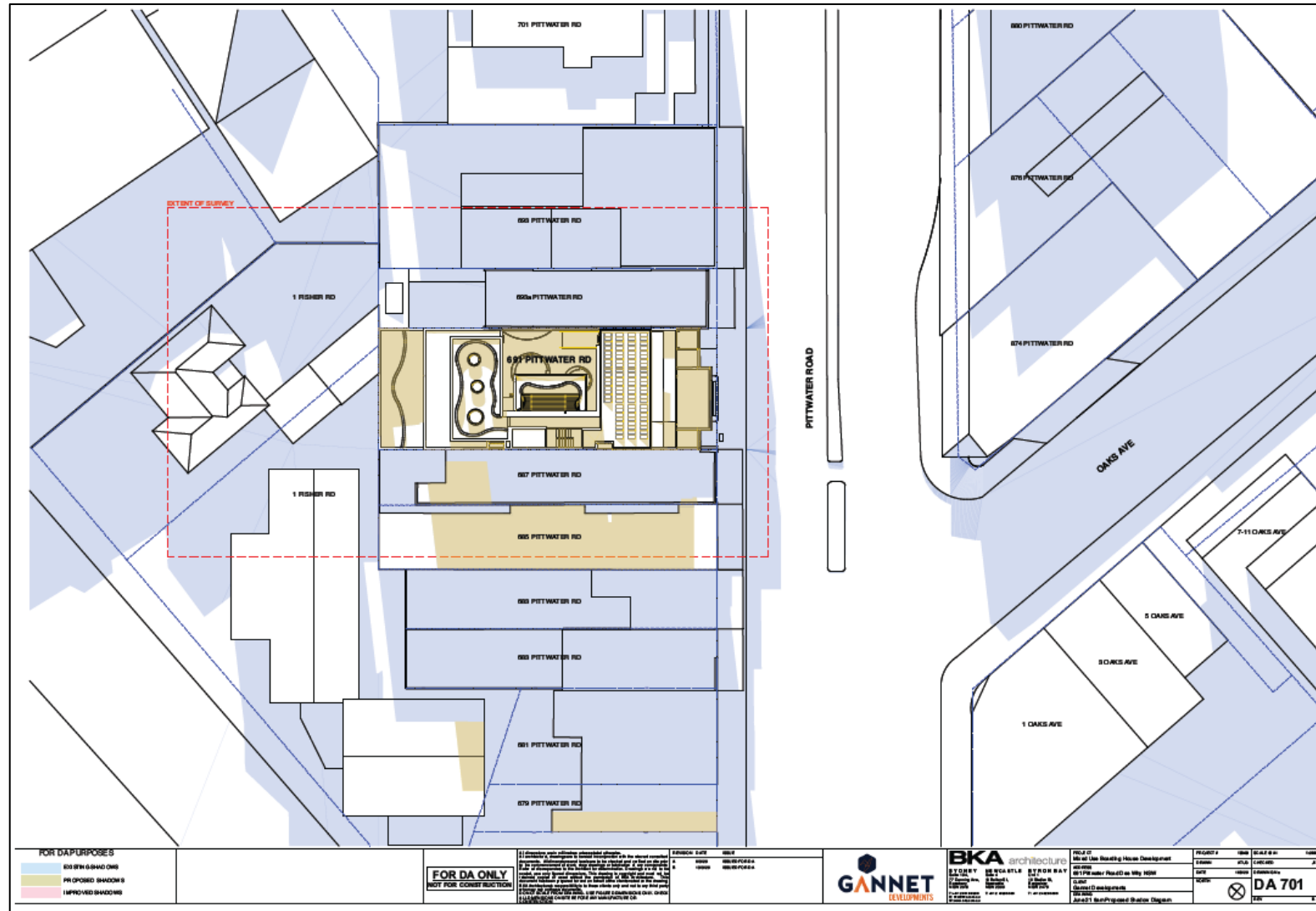


Figure 49. Proposed Midday Shadows.

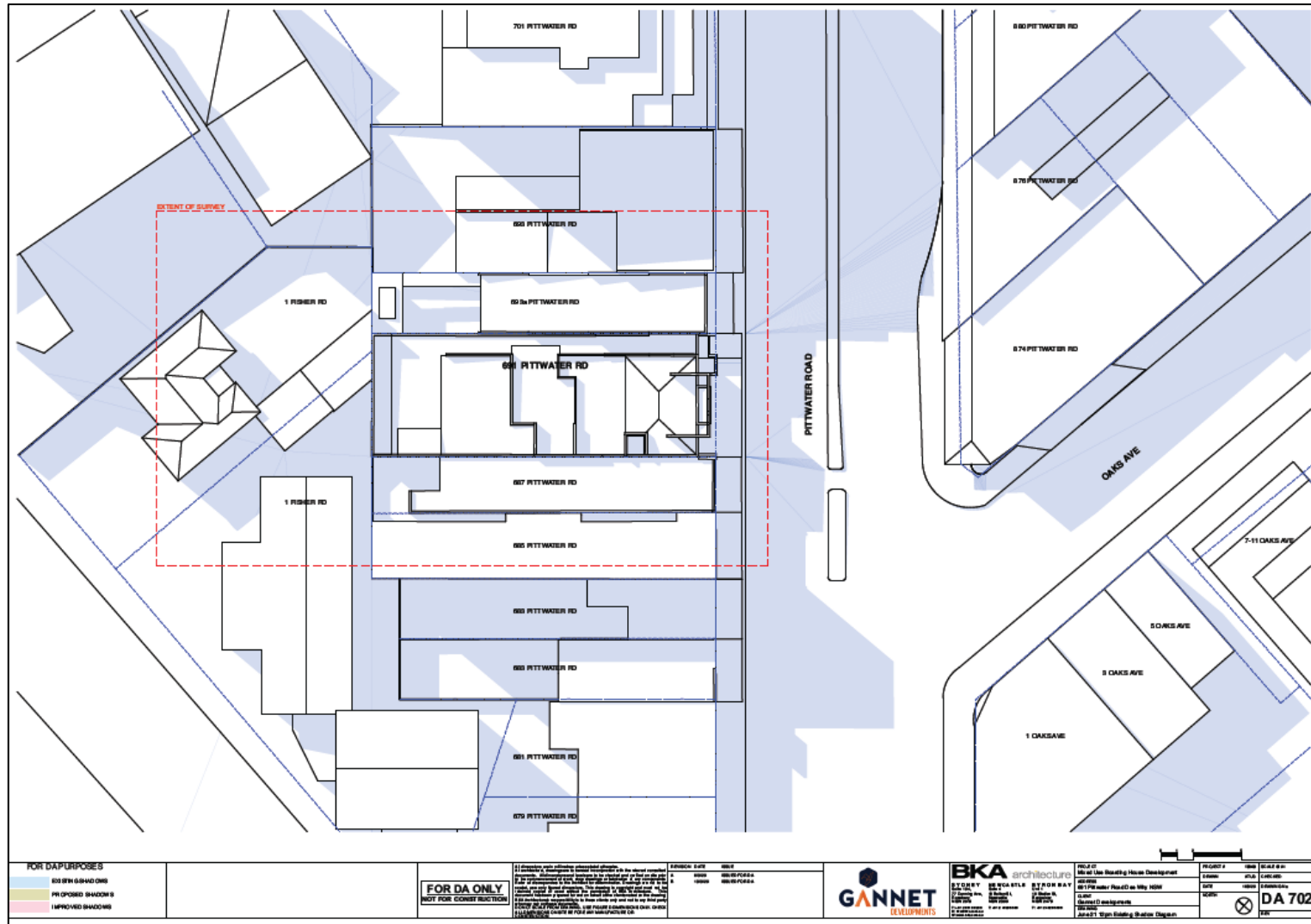


Figure 50. Proposed PM Shadows.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Warringah Local Environmental Plan 2011 ('WLEP')

The statutory heritage conservation requirements contained in Section 5.10 of the WLEP 2011 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.⁶ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5 of this report.

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

⁶ Ibid.

Change of use

- *Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*
- *Does the existing use contribute to the significance of the heritage item?*
- *Why does the use need to be changed?*
- *What changes to the fabric are required as a result of the change of use?*
- *What changes to the site are required as a result of the change of use?*

Major additions (see also major partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

New landscape works and features (including carparks and fences)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site. This assessment is based upon the Site Investigation (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5), a review of the Heritage Management Framework (refer to Section 6.1) and the assessment of the impact of the proposal on the relevant heritage significance on site (refer to Section 1.3).

6.2.1 Summary

It is the opinion of Heritage 21 that the proposal would not generate potential negative impacts on any remaining heritage fabric at the subject site. To support this notion, it is the assessment of Heritage 21 that the subject building has been substantially altered since its date of construction. Notably, the building has witnessed extensive modern alterations to the rear, while the façade has maintained generally intact. Notwithstanding, it is the opinion of Heritage 21 that the façade of the building has representative qualities relative to the early establishment of Dee Why as an example of commercial Art Deco architecture.

In light of the above, it is our opinion that the proposed demolition of the rear addition and retention of the façade would encourage the continued interpretation of the site as a commercial Art Deco structure. Further to this point, the proposal would also implement a series of conservation works including removing intrusive fabric and non-original, obstructive modern additions from the façade. The addition of a ramp to the façade is proposed within an existing void and would therefore not require alterations to significant fabric. It is the opinion of Heritage 21 that the aforementioned conservation works would ultimately improve the legibility and articulation of the significant façade especially from primary views along Pittwater Road.

The proposal would consist of a change of use, including the addition of residential units, at the subject site. However, the ground floor would continue to operate as a commercial/retail area, therefore Heritage 21 finds this aspect of the proposal is deemed to be positive. Additionally, the bulk, design, setbacks and scale of the rear addition has, in our opinion, been designed with due consideration towards the existing heritage character of the area. We also note that the accent colours proposed for the side reveal and chamfered top eave of the proposed new precast concrete façade would be recessive in nature and would assist in softening the brutalist concrete look of the façade. This would ensure that the visual dominance of the original façade is retained, allowing the it to stand out. In addition, the colours would reflect the existing red of the granite plinth, as well as the seaside location of the site. Further, the reintroduction of soft landscaping would improve the overall setting.

6.2.2 Response to the relevant OEH questions

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*

Response: Yes, however it is our opinion that the retention and conservation of the significant façade of the dwelling would remain, while the area proposed to be demolished focuses on the rear non-original area. Furthermore, the proposal would adopt the façade into the design. The usage of clean vertical lines would respond to the Art Deco style, of which the façade is designed, without creating a replica. While the proposal would entail the site's usage to change, the design team have ensured that the ground floor would remain a commercial space. Therefore, Heritage 21 is of the opinion that the proposed design would generally not impose negative heritage impacts.

- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site*

Response: Heritage 21 has assessed the remaining significant fabric within the dwelling; accordingly, it is our assessment that the existing façade provides representative heritage significance. The proposal would ensure that the significant façade would remain in its current position. Additionally, the proposal would also entail a series of conservation works to the façade that would include the removal of intrusive black paint, restorative paintwork, awning, security bars and signage. Heritage 21 is of the opinion that these conservation works would improve existing condition. Additionally, the proposal would demolish non-original, obtrusive additions including the ATM service walls and existing artificial wall at the façade. The proposed wheelchair access would not impose on significant fabric at the primary entrance. The proposal would also make good and restore where possible.

Notwithstanding the above, Heritage 21 has included recommendations within Section 7.3 of this report regarding the proposed rear demolition.

- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

Response: The proposal would involve the demolition of the rear of the subject building. Nonetheless, Heritage 21 is of the opinion that the rear addition is has been substantially altered since its day of construction, however, the primary façade remains intact. Furthermore, it is our opinion that the proposed rear addition, requiring the demolition, would be an appropriate response to the existing development patterns across the Pittwater Road streetscape. Accordingly, it is our opinion that the proposed demolition at the rear would not engender a substantial negative impact upon the significance of the overall site.

- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

Response: Heritage 21 has provided the design team with consistent advice to ensure the heritage significance on site is assessed and appropriately conserved. Specifically, the removal of intrusive and obstructive elements at the principal façade is endorsed by Heritage 21 and would, in our opinion, enhance the overall setting.

Change of use

- *Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*

Response: As stated, Heritage 21 has provided advice towards ensuring the retention and appropriate usage of significant heritage fabric. Accordingly, it is our assessment that while the subject site's historic usage as a bank would be altered, the proposed usage of the ground floor as a commercial space is deemed an appropriate alternative. Furthermore, Heritage 21 has included a recommendation for future heritage interpretation strategies in Section 7.3 of this report.

- *Does the existing use contribute to the significance of the heritage item?*

Response: It is the opinion of Heritage 21 that the proposed change of use at the subject site from a former bank to a commercial and residential structure is generally acceptable. While the rear of the bulk of the new addition would include a multistorey residential structure, the ground floor would be a commercial area. Heritage 21 has assessed that this change of use is sympathetic with the existing development pattern in the area and is in keeping with the Pittwater Road streetscape.

- *Why does the use need to be changed?*

Response: Beyond ensuring the preservation of the significant heritage fabric, Heritage 21 has not been extensively involved in the planning and development of the proposal. Notwithstanding, the subject site currently contains a vacant building and therefore presents an opportunity for adaptive reuse of the remaining structure.

- *What changes to the fabric are required as a result of the change of use?*

Response: Substantial sections of the subject building are proposed to be demolished as to allow for the construction of a multistorey residential block. However, it is the assessment of Heritage 21 that the proposed demolition would concern non-original, intrusive additions to both the façade and the rear. Furthermore, the removal of this fabric would allow for a clearer articulation and interpretation of the subject site, especially from principal viewpoints on Pittwater Road.

- *What changes to the site are required as a result of the change of use?*

Response: The proposal would alter the subject site's envelope, footprint and massing. However, it is our opinion that these proposed changes respond appropriately to the significant façade. While the massing of the proposed multistorey block would be dense, the natural materials, neutral colour scheme and generous setback from the primary façade would, in our opinion, successfully mitigate this potentially negative aspect. The ramp proposed to the façade, would not, in the opinion of Heritage 21 engender any significant heritage impacts. Furthermore, the spacious landscaping at the ground floor combined with a reduced building footprint would generally improve the overall setting, in the opinion of Heritage 21.

Major additions (see also major partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*

Response: The impact of the addition on the heritage significance of the site has been minimised through the carefully considered design and landscaping. The proposed neutral-toned building materials including timber, concrete and steel are all deemed to be a generally appropriate response to the significant fabric on site and the existing built environment. The ramp proposed to the façade would not engender a negative heritage impact, in the opinion of Heritage 21. Furthermore, the clean vertical lines of the new addition would sympathetically complement the existing symmetrical Art Deco façade. Notably, the massing of the additions to the rear would be consistent with the development pattern along Pittwater Road and would also be generously set back from the heritage façade. With the above considered, it is our assessment that potential impacts generated from the proposal would be adequately minimised.

- *Can the additional area be located within an existing structure? If not, why not?*

Response: The proposal would reduce the, currently dense, footprint of the building on site. Furthermore, the landscaping at the ground floor of the dwelling would assist in the articulation of the built forms. Additionally, the proposed massing, concentrated to the rear of the site, would be appropriately setback from the significant façade and would therefore not visually dominate the façade or the surrounding built environment. Therefore, it is Heritage 21's opinion, that no primary or significant visual relationships to heritage items in the vicinity would be negatively impacted upon by the proposed works.

- *Will the additions tend to visually dominate the heritage item?*

Response: It is the opinion of Heritage 21 that the additions would generally not visually dominate the heritage façade. The design team have carefully considered the significance on site and have adapted the proposed addition accordingly. The massing of the additions would be appropriately setback from the heritage façade. This aspect of the proposal would allow the significant façade to remain distinctive and legible from the Pittwater Road Streetscape. Furthermore, the proposed

neutral colours and inclusion of soft materials in the new addition would soften the visual transition between old and new development.

- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

Response: Unknown, it is beyond the scope of this report as heritage 21 has only been engaged to assess the built cultural heritage on site.

- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

Response: The proposed works have been designed with a neutral external colour palette as to not visually dominate the significant heritage façade. Furthermore, the clean, vertical lines of the new addition would echo the symmetrical Art Deco façade, while remaining noticeably new. Additionally, the proposal would reduce the footing of the, currently dense, built form on site. The proposal would also feature a large landscaped area at the ground floor which would clearly define the new built forms. Lastly, the distance proposed between the heritage façade and the new development, would in the opinion of Heritage 21, soften any contrast between the two built forms, in addition to the proposed setback and articulation.

New landscape works and features (including carparks and fences)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*

Response: The proposal would entail the removal of the dense rear addition of the existing built structure and new landscaping works are proposed to the ground floor. It is our assessment that the introduction of additional soft landscaping would not visually dominate the current landscaping setting nor detract from the significance of the heritage item. The proposed landscaping features including the: new plantings and usage of paving and neutral coloured finishes would be considered a sympathetic response to the heritage item. Therefore, Heritage 21 is of the opinion that proposed reduced building footprint and introduction of new landscaping works would be sympathetic to the heritage significance on site and the broader Pittwater Road streetscape.

- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*

Response: Heritage 21 has not been involved with the development of the landscaping elements. At this stage, it is unknown to Heritage 21 if previous landscape work has been investigated. However, the proposed landscaping features are assessed to be an appropriate response to the existing heritage façade.

- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*

Response: The proposed impact of the new work on the current landscape and vegetation has been assessed with an arborists report. As such, due consideration towards significant vegetation has been addressed and incorporated into the existing plans.

- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*

Response: Unknown, it is beyond the scope of this report as heritage 21 has only been engaged to assess the built cultural heritage on site.

- *How does the work impact on views to, and from, adjacent heritage items?*

Response: The site is not within the vicinity of other heritage items. However, the proposed soft landscaping with the inclusion of new plantings is, in the opinion of Heritage 21, an appropriate response to the heritage item on site and would not specifically alter views to and from other built forms on the streetscape. Rather, Heritage 21 has assessed that this landscaping would have a positive impact on the aforementioned views.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

Below we summarise our assessment of heritage impact as carried out in Section 6.0 of this report.

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site:

- The proposed colour schemes/materials have been selected with due consideration given to the existing materials of the heritage façade and the existing setting;
- The proposed reduced building footprint and new landscaping works are deemed to be an improvement on the current, dense footprint;
- The proposal would involve a series of restorative conservation works to the primary heritage façade which, in our opinion, would improve the articulation and interpretation of the site from Pittwater Road;
- Reuse of the site would prolong the occupation of the historic site and promote ongoing maintenance;
- The reuse of the site could facilitate the historical understanding of the subject site and its contribution to the early development of the broader Dee Why district. Therefore, the site presents potential for heritage interpretation; and
- The proposal would not involve the demolition of any fabric deemed of heritage significance.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

- The bulk and form of the development could be deemed to be visually distinctive in relation to the heritage façade. However, it is our opinion that this element has been mitigated though the sufficient distance between the heritage façade and the new development allowing for a soft visual transition, including the appropriate setback of the higher forms. Additionally, the reduced building footprint along with the use of clean, vertical lines and sympathetic materials would soften this potential impact.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 has exclusively guided the treatment of the heritage character of the site to ensure the desired conservation and retention of the heritage significance on site.

7.2 General Conclusion

Considering the assessment presented in this report, Heritage 21 has found that the proposed works at the subject site of: 691-693 Pittwater Road, Dee Why would generally satisfy pertinent heritage controls and would have a minimal and not unreasonable heritage impact on the significance of the subject site.

7.3 Mitigation Measures

To ensure maximum conservation of significance of the subject site, heritage conservation area and heritage items in the vicinity, Heritage 21 also recommends the following:

7.3.1 Photographic Archival Recording

A Photographic Archival Recording (PAR) should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site.

The report must consist of an archival standard photographic record of the site and buildings externally including the existing character of the streetscape and the views to and from the subject site.

The recording shall be undertaken in accordance with the guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture (2006) prepared by the NSW Office of Environment & Heritage and copies should be retained in Council's Archives and Local Studies collection.

7.3.2 Temporary Protection Measures

Prior to the commencement of any work, consideration shall be given to the development of temporary protection measures that would identify potential risks and outline methodologies to negate any physical impact on significant fabric located in the vicinity of the area of works on the subject site. This is to be prepared by a suitably qualified contractor and implemented prior to the works to be monitored by the architect and followed by all tradespeople involved.

7.3.3 Interpretation Strategy

An Interpretation Strategy should be prepared by a heritage professional. This would identify key users of the site, develop themes and key messages for the identified audience, and propose options for communication of heritage values to visitors and users of the site. This may be in the form of graphic display, art installations, design features or other interpretive media.

7.3.4 Interpretation Plan

An Interpretation Plan should be prepared to develop content, installation strategy and/or a maintenance plan for the proposed interpretive media. The focus of this exercise is not for passive historical instruction but for interactive engagement between a site and the community.

8.0 SOURCES

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