

## Heritage Referral Response

<b>Application Number:</b>	DA2025/0181
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house attached to an existing restaurant/cafe
<b>Date:</b>	25/03/2025
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Lot 1 DP 1005148 , 1 Narrabeen Park Parade NORTH NARRABEEN NSW 2101

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property comprising a 1940s brick Art Deco corner store, is regarded as having heritage significance.		
Details of heritage items affected		
The subject site is a single-storey shop building, constructed in 1940 in the Art Deco style. The building is a simple shed form with a coupled roof and a masonry front typical of the Art Deco style, which has now been painted all white. The rear is a weatherboard structure. The building is typical of the modest earlier commercial development found within the Peninsula.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
<p>The proposal seeks consent for the demolition of the existing rear wing attached to an existing restaurant/café site, and the construction of a new three storey single dwelling in its place. The existing building on the subject site is not identified as a heritage item under the Pittwater Local Environmental Plan 2014, however it is an intact example of an early 1940s brick Art Deco corner store and is regarded as having heritage significance. The Norfolk Island Pines planted in the reserve outside the site near its southern boundary, are associated with the corner store and are regarded as having heritage significance, although they are not listed as heritage items.</p> <p>The proposal retains the existing principal building form of the 1940s corner store, including its metal gable roof. The proposal also retains the existing garage structure located at the rear of the</p>		

site, which is not considered to be of significance. Heritage acknowledges the proposed design is an improvement which is more complimentary to the retained building form. In particular, the setback of the new building from the primary western elevation, the recessed third floor and the use of a flat roof assist in minimising the bulk, scale and visual impact of the new design. While it is the preference of Heritage that the new design be kept to two-storeys, the recessed third floor and relatively compact ceiling height are considered to be on balance an acceptable alternative. Heritage notes that the Norfolk Island Pines planted in the reserve near the southern elevation of the site are closely associated with the corner store. Although the Norfolk Island Pines are not heritage listed, they are regarded as having heritage significance. As such Heritage would not be supportive of any changes to the driveway or vehicle crossing which may have a residual impact on the heritage significance of the Pines.

Therefore, no objections are raised on heritage grounds, subject to three conditions.

Consider against the provisions of CL5.10 of PLEP.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

The proposal is therefore supported.

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

#### **Recommended Heritage Advisor Conditions:**

### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### **Photographic Archival Recording**

A photographic archival record of the site is to be made of all existing buildings and structures associated with the 1940s Art Deco Corner Shop site (including interiors and exteriors and their immediate setting), generally in accordance with the guidelines issued by Heritage NSW (Photographic Recording of Heritage Items Using Film or Digital Capture, 2006). This recording including a digital copy and 1 physical copy must be submitted to Council's Heritage Officer for approval prior to the issuing of the Construction Certificate. 1 physical copy of the archival recording once approved must also be provided to Council's Local Studies at Dee Why Library.

The photographic record should be made using digital technology, and must include:

- Location of property, date of survey and author of survey;
  - A site plan at a scale of 1:200 showing all structures and major landscape elements;
  - Floor plans of any buildings at a scale of 1:100;
  - Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets.
  - Photos of each elevation, interior room, significant features and moveable heritage.
  - Physical copies must be submitted on archival quality paper
- Details demonstrating compliance with this condition must be provided to the Principal Certifying

Authority.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.

#### **Schedule of External Materials and Colours**

An updated full schedule of external materials and colours are to be provided to Council's Heritage Officer for approval prior to the issuing of a Construction Certificate. This must include details of all materials and colours to the 1940s Art Deco Corner Store which is currently used as a restaurant/cafe.

Details demonstrating Compliance with this condition are to be submitted to the Principal Certifying Authority.

Reason: To ensure external materials and colours are appropriate for the item which is deemed to have heritage significance.

### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Protection of Heritage Significant Norfolk Island Pines**

The heritage significant Norfolk Island Pines located in the reserve to the south of the site are to be protected at all times during any demolition and/or construction works.

Reason: Protection of trees with heritage significance.