

28 November 2024

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**Attention: General Manager**

Northern Beaches Council

PO Box 82

Manly NSW 1655

**Re: DA | Statement of Heritage Impact | No. 1 Narrabeen Park Parade, North Narrabeen, New South Wales**

## 1 Introduction

This Statement of Heritage Impact (SoHI) has been prepared to accompany a Development Application (DA) for alterations and additions to an existing building at No. 1 Narrabeen Park Parade.

The site is located within the Northern Beaches Council area. The principal environmental planning instrument for the site is the *Pittwater Local Environmental Plan 2014 (LEP 2014)*. The site has no statutory heritage listings, nor is it in the vicinity of any heritage items or Conservation Areas as defined by Schedule 5 Parts 1 and 2 of the *LEP 2014*.

A Pre-Lodgement Meeting for the proposal was held with Northern Beaches Council on 29 August 2024. Several heritage issues were raised by Council, which requested the preparation of a SoHI for the Development Application. This document fulfils that request.

## 2 Site Location

No. 1 Narrabeen Park Parade is located on the east side of Narrabeen Park Parade. The site is identified as Lot 1, D.P. 1005148. Refer to Figure 1.



**Figure 1: No. 1 Narrabeen Park Parade. The site is outlined in red.**  
SIX Maps 2024

### 3 The General Setting

For the following, refer to Figure 2, an aerial photograph over the surrounding area.



**Figure 2: Aerial photograph over the surrounding area. The red arrow indicates No. 1 Narrabeen Park Parade.**

SIX Maps 2024; overlay by Weir Phillips Heritage and Planning

The site is in North Narrabeen, a suburb which lies on the northern shores of the Narrabeen Lagoon and is bound by Warriewood to the north, Elanora Heights to the west and extends east to the ocean at Narrabeen Head.

#### **Narrabeen Park Parade**

Narrabeen Park Parade is a minor arterial road that carries two-way traffic in a north-south direction connecting with Coronation Street and Ocean Street. There is provision for street parking on both sides. Narrow concrete footpaths with grass verges line either side of the road. This section of Narrabeen Park Parade is predominantly residential and characterised by one, two and three-storey contemporary dwellings, located on the east side, while the west side is occupied by a campervan park. Dwellings are typically set back and above street level, due to the rise of the land to the east and have limited visibility from the public domain.

To the south of the site is a public carpark used for the Narrabeen Lakes Entrance. This carpark is paved in asphalt and has established trees, including Norfolk Pines which form the immediate setting of the subject site. To the north of the site is No. 3 Narrabeen Park Parade, a three-storey contemporary dwelling set back from the street behind a brick and metal palisade fence with a driveway gate. To the northeast is No. 5 Narrabeen Park Parade, a two-storey contemporary dwelling with little to no visibility from the street, however, it can be seen from the carpark to the south.

Refer to Figures 3 to 7 which illustrate the streetscape.

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**Figure 3: The general character of Narrabeen Park Parade. The red arrow indicates the subject building.**  
Google Maps



**Figure 4: The public carpark to the south of the site, showing the row of Norfolk Pines.**



**Figure 5: No. 3 Narrabeen Park Parade to the north of the site, as viewed from the carpark.**





**Figure 6: No. 5 Narrabeen Park Parade to the northeast of the site, as viewed from the carpark.**



**Figure 7: The west side of Narrabeen Park Parade, currently occupied by a campervan park.**

## **4 Site Description**

For the following, refer to Figure 8, an aerial photograph of the site.



**Figure 8: Aerial photograph of No. 1 Narrabeen Park Parade. The site is outlined in red.**  
SIX Maps 2024

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For the purposes of the following description, Narrabeen Park Parade is designated as the western boundary.

## Site

The site is a generally rectangular allotment with frontage to Narrabeen Park Parade. The site boundaries are approximately as follows: north, 36m; south, 40m; west, 10m; and east, 9m. The total site area is approximately 347m<sup>2</sup>. The building on the site occupies approximately two-thirds of the allotment with provision for a small rear yard with a concrete hard stand. The eastern side of the site has a contemporary garage with a roof terrace.

## Exterior of the Building

No. 1 Narrabeen Park Parade is a single-storey c. 1940 Art Deco Style shop building and comprises a principal building form and a rear wing. The principal building is constructed of painted brick and has a pitched roof clad in corrugated iron largely concealed by a brick parapet that steps down in form on the north and south ends. The front elevation has a pair of timber-framed glazed doors with a top light set between plate glass windows. The northern elevation is blind. The southern elevation has large plate glass windows and another set of timber-framed glazed doors. The rear wing extends from the principal building. It is constructed of horizontal laid timber-framed weatherboard cladding and has a lower hipped roof clad in corrugated iron with timber-framed fold-out doors.

Refer to Figures 9 to 12 which illustrate the exterior of the building.



**Figure 9: Front elevation showing parapet roof form.**



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**Figure 10: The blind northern elevation.**



**Figure 11: The southern elevation showing the principal building (left) as it intersects with the rear wing (right and distinguished by the green colour roof).**



**Figure 12: The rear wing.**

## 5 Site Summary History

Following the arrival of the First Fleet in 1788, Governor Arthur Phillip established the official boundaries of the Township of Sydney in December 1792. Narrabeen, as well as the present-day Northern Beaches Council area, lay well outside these boundaries to the north. European exploration of the area, nevertheless, occurred quickly in 1788.

Narrabeen was first settled in the early 19<sup>th</sup> century, with land grants given to individuals such as Robert McIntosh, Thomas Collins and Robert Campbell. The site lies on a grant of 80-acres given to Elizabeth Jenkins on 19 October 1831. What, if anything, Jenkins did with this land has not been ascertained. The area was sparsely settled until the early 20<sup>th</sup> century. Subdivision for residential and commercial purposes was limited until the Post-World War II period, largely along the coast. Land to the west, beyond the plateau, was mainly farmland up until this point.

A search of the land title record shows Herbert Glen Beavan and Ernest Richard Butcher, builders, purchased Lots 1 and 2, Deposited Plan 16625, on 29 May 1940.<sup>1</sup> It was on this allotment that they constructed the existing building, now No. 1 Narrabeen Park Parade, in c. 1940. Ownership was then transferred in October of that year to Richard Eslick, railway officer. The earliest available photographs of the building date from c. 1941. The Norfolk Pines to the south of the site had been planted by this time and can be seen in Figures 13 and 14.



**Figure 13: Photograph of 1 Narrabeen Park Parade, North Narrabeen (c. 1941).**  
Northern Beaches Library

<sup>1</sup> NSW LPI, Certificate of Title, Volume 5142-Folios 44 and 45.



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**Figure 14: Photograph of 1 Narrabeen Park Parade, North Narrabeen (c. 1941).**

Northern Beaches Library

Based on these photographs, the building has been altered with the insertion of shop windows to the front and side elevations, the removal of the awning and the application of paint to the brickwork.

The site can also be seen in Figure 15, a c. 1943 aerial photograph, which shows the surrounding area was largely undeveloped. Note also the fencing which indicates the original boundaries of the site. Lot 2, to the north, was later split from the site and is now occupied by No. 3 Narrabeen Park Parade.



**Figure 15: Aerial photograph over North Narrabeen (c. 1943). The site is outlined in red.**

NSW Historical Imagery; overlay by WPH&P



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## 6 Statutory Heritage Listings

No. 1 Narrabeen Park Parade:

- Is not listed as a heritage item by Schedule 5 Part 1 of the *Pittwater LEP 2014*.
- Is not located in a Conservation Area by Schedule 5 Part 2 of the *Pittwater LEP 2014*.
- Is not listed on the State Heritage Register under the *NSW Heritage Act 1977*.

## 7 Heritage Items Within the Vicinity

For the following, refer to Figure 16, a detail of a map showing heritage items and Conservation Areas in relation to the site.



**Figure 16: Detail, map showing heritage items and Conservation Areas in the vicinity. The site is indicated by the red arrow.**

NSW Planning Portal 2024; overlay by Weir Phillips Heritage and Planning

Local Heritage Items – Coloured brown and numbered.

Local Conservation Areas – Hatched red and numbered.

There are no heritage items or Conservation Areas in the vicinity of the site as defined by Schedule 5 Parts 1 and 2 of the *Pittwater LEP 2014*.

## 8 View Corridors

The principal view corridor towards the site is from directly outside on Narrabeen Park Parade, where the front elevation and parapet roof form both have a high degree of visibility, particularly due to its corner position. The southern elevation can be seen when close by, except where obscured by the row of

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Norfolk Pines. Views from the north on Narrabeen Park Parade are limited due to adjoining dwellings, fencing and vegetation.

Refer to Figures 17 and 18 which illustrate view corridors towards the site.



**Figure 17: Looking towards the site on approach from the north on Narrabeen Park Parade.**



**Figure 18: Looking towards the site on approach from the south on Narrabeen Park Parade.**

## **9 Integrity**

The following is noted:

- New large window openings have been made to the principal building.
- The original awning to the principal building has been removed.
- The brickwork to the principal building has been painted.
- The original signage has been removed/replaced over time.
- The garage is a later contemporary addition to the site.

## 10 Scope of Works

The following should be read in conjunction with the plans prepared by Bennett Architects.

It is proposed to:

- Retain the existing principal building form.
- Retain the existing garage at the rear of the site.
- Remove the existing rear wing and construct a new three-storey dwelling.
- The materials and finishes include the following:
  - Off-form concrete.
  - Fibre cement cladding.
  - Aluminium framed windows and doors with black powdercoat finish.
  - Stained timber battens.

## 11 Response to Pre-Lodgement Meeting (PLM2024/0090)

This section responds to the heritage advice received from Council following a Pre-Lodgement Meeting held on 29 August 2024.

### Comments

*The proposal is for a three-storey development with the retention of the café at the ground level at the front of the site, parking at the rear and two residential dwellings above. Although not listed, the existing café building is a 1940 brick Art Deco corner store and is regarded as having heritage significance. The Norfolk Island Pines planted in the reserve outside the site are associated with the corner store having been planted in response to a request from the then owner in 1941. They are also regarded as having heritage significance, although unlisted.*

As set out by this SoHI, the existing building was constructed c. 1940 by Herbert and Ernest Beavan, with the Norfolk Island Pines planted shortly thereafter at their request.

*As currently proposed, Heritage would not be able to support the proposal due to its impact upon the former corner store. The three-level design extends too far forward into the corner store and its large bulk and scale overwhelms the item and its lower scale. Rather Heritage could support a single upper level at the rear of the site with a dwelling contained within it (ie max 2 storeys). This new upper level would have to be set back from the brick parapet where it runs along the southern elevation, and the existing metal gable roof above the store would have to be retained.*

The design has been amended to retain the principal building including the metal gable roof. The upper floors are both set behind the retained corner store, as well as set back from the brick parapet on the southern elevation. The third level is set well into the site and utilises a flat roof to further reduce its visibility. Given these setbacks and surrounding vegetation, including the Norfolk Island Pines, the dwelling will have little to no visibility when looking towards the site on approach from the north and south on Narrabeen Park Parade.

*The future design of this new rear section would also have to retain the current stepped approach where the rear timber clad section steps back into its site so as to provide a visual break and relief to the brick walls and their return. The new design of the rear would also have to be conscious of the retained front section and have a design that complements it, rather than one that*



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*competes with or attempts to recreate its character. This includes both its physical bulk and scale as well material choice.*

The amended design allows for visual relief in the provision of a deep setback from the southern boundary.

The proposal has adopted a clearly contemporary approach with regards to form, detailing and materiality, which is an appropriate response and allows the retained front section to remain visually dominant. The southern elevation of the new dwelling, which will be read in conjunction with the shop, is well-articulated and will help to break up the massing and scale.

*Heritage would support the ongoing retail/café use of the former corner store.*

The proposal is to retain the use of the existing building as a café.

*Noting that the Norfolk Island Pines are also regarded as being of heritage significance and are a distinct character element of the area, Heritage would not be able to support any proposal that would impact upon them, be it physically such as their roots or significance. This would include excavation within the site, adjustments to the driveway that further impact the trees or further encroachment of the outdoor dining into the reserve.*

The following is noted:

- The amended design retains the existing pathways and landscaping.
- No adjustments are proposed to be made to the driveway, which will be retained as is.
- The extent of the outdoor dining will remain unchanged.
- Only minimal excavation is proposed for the footings of the dwelling. This can be carried out under the supervision of an arborist, if required.
- The Norfolk Island Pines will continue to be a distinct character element within the area, with the proposed development presenting as clearly visually subordinate by virtue of its smaller height and scale.

*Any future development of the site would require a Heritage Impact Statement that considers the development and its impacts upon both the corner store and the pine trees in the reserve. This statement must incorporate the guidelines as prepared by Heritage NSW (dated June 2023).*

This Development Application is accompanied by a Statement of Heritage Impact prepared by Weir Phillips Heritage and Planning in accordance with current guidelines prepared by Heritage NSW (June 2023). This statement has carefully assessed the proposal and considers that the development will result in an acceptable impact on both the corner store and the Norfolk Island Pines.

*Further, any development must investigate the restoration of the general store and elements to improve its heritage character, such as the reinstatement of the missing wrap around awning. Note, as the corner store and trees are regarded as being of significance, Heritage Controls B1.1 and B1.2 of the Pittwater 21 DCP would also apply.*

The proposal is solely for the construction of a new dwelling at the rear; however, these works can always be carried out at a later stage as the development will allow for the raising of the necessary funds to support its restoration.

## 12 Impact of the Proposed Works on No. 1 Narrabeen Park Parade

The proposed works will have an acceptable impact on No. 1 Narrabeen Park Parade for the following reasons:

- The c. 1940 principal building is retained, including its gabled metal roof and parapet form. These are the elements which define the significance of No. 1 Narrabeen Park Parade as a simple Art Deco Style shop building. The rear wing is not integral towards understanding the significance of the shop.
- The proposed dwelling is well-designed with a recessive, simple and clearly contemporary aesthetic that will allow the Art Deco Style shop building to remain visually dominant within significant view corridors, which are obtained from directly outside on Narrabeen Park Parade.
- The dwelling will have a highly articulated façade utilising recesses and a combination of vertical and horizontal elements to break up the massing.
- The dwelling steps back from the brick parapet and is set well into the site, with the third floor recessed to reduce its visibility.
- The dwelling will have little to no visibility on approach from the north and south on Narrabeen Park Parade as it will be screened from view by vegetation, including the Norfolk Island Pines.
- The dwelling will also be set back from the southern boundary behind the principal building to provide further visual relief.
- The dwelling will be constructed of high-quality materials including off-form concrete, lightweight cladding and timber battens, presented in a neutral colour scheme of light brown and off-white.
- The Norfolk Island Pines will be retained so that they can continue to remain visually dominant in views towards the site and help to screen the new development from view.
- No site works are proposed which would impact on the pines. The excavation for the dwelling is minimal and confined to within the curtilage of the site. Standard tree protection measures can be implemented to safeguard the health of the trees.
- The proposed works will, overall, have an acceptable impact as No. 1 Narrabeen Park Parade will continue to read as a simple Art Deco Style shop building, constructed c. 1940.

## 13 Conclusion

This Statement of Heritage Impact has been prepared to accompany a Development Application for alterations and additions to an existing building at No. 1 Narrabeen Park Parade. The site is located within the Northern Beaches Council area. The principal environmental planning instrument for the site is the *Pittwater Local Environmental Plan 2014*. The site has no statutory heritage listings, nor is it in the vicinity of any heritage items or Conservation Areas as defined by Schedule 5 Parts 1 and 2 of the *LEP 2014*.

The proposed works will have an acceptable impact as the elements which define the significance of No. 1 Narrabeen Park Parade, including its brick parapet and gabled roof, will be retained with the

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works confined to rear of the site. The proposed dwelling is set well into the site behind the retained principal building and will present with a simple, contemporary aesthetic with visual relief provided through the articulated façade and the varying heights. No site works are proposed which would impact on the pines. The excavation for the dwelling is minimal and confined to within the curtilage of the site. Standard tree protection measures can be implemented to safeguard the health of the trees. No. 1 Narrabeen Park Parade will continue to read as a simple Art Deco Style shop building, constructed c. 1940.

The proposed works fulfil the aims and objectives of the *Pittwater LEP 2014* and the *Pittwater DCP 2014*.

Please do not hesitate to contact me on 02 8076 5317 if you have any questions.

Yours faithfully,



**James Phillips** | Principal