

Heritage Referral Response

Application Number:	DA2022/1649
Proposed Development:	Alterations and additions to an educational establishment
Date:	27/04/2023
To:	Adam Croft
Land to be developed (Address):	Lot 12 DP 1119562 , 10 Namona Street NORTH NARRABEEN NSW 2101 Lot 3 DP 1018621 , 6 Namona Street NORTH NARRABEEN NSW 2101

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject site contains a heritage item
SHRN02037 - The Binishell Collection - 6 Namona Street
Concrete Geodesic Domes (Local heritage listing) - 6 Namona Street
Details of heritage items affected
<p>The Binishell Collection <u>Statement of Significance</u> The Binishell Collection (Department of Education) is of state heritage significance for its historic values as part of the innovative NSW Public Works Binishell Program which successfully and quickly responded to the sudden growth in public schools in NSW at the end of the 1960s and through the 1970s.</p> <p><u>Physical Description</u> North Narrabeen Public School This binishell structure comprises 3 multi-use Binishell buildings, two of which interconnected domes designed as a library with the third being an administration office for the school. The binishells are 18 metres in diameter and are constructed of steel and concrete with glass windows. An internal steel reinforcing frame was installed after the original construction</p> <p>Concrete Geodesic Domes <u>Statement of Significance</u> The concrete geodesic domes are one of a very limited number of Binishells in Australia and one of the few remaining constructed as part of the NSW Department of Public Works building program for schools in the 1970s. This program sought to construct 10 binishells across the state to provide large open floor spaces for schools, using the new construction method invented by Italian architect, Dr Dante Bini. This method of construction has been used around the world, mainly to build houses. These buildings are aesthetically and technically significant as they represent a new method of public building construction in the 1970s. The North Narrabeen Binishells were the first 18 metre domes built in NSW and were one of the first such buildings in NSW public schools.</p> <p><u>Physical Description</u> The development of the Binishell process of pneumatically inflating concrete made the construction of concrete domes possible with both speed and economy, and introduced a new dimension into the range of architecture in new educational buildings in NSW. The first 18 metre diameter dome to be constructed in NSW was at Narrabeen North Public School, where a three-domed complex was</p>

erected. The project consisted of 2 interconnected domes, which were designed to be used as a library, while a third binishell served as an administration office for the school.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	Yes	Building B, the double shell is on the state register and a curtilage has been established around it.
National Trust of Aust (NSW) Register	Yes	The shells at North Narrabeen are on the Trust's register
RAIA Register of 20th Century Buildings of Significance	No	
Other	Yes	Both Building A and B are on the Department of Education's S170 register

Consideration of Application

The proposal seeks consent for works at both 6 Namona Street (North Narrabeen Public School) and 10 Namona Street (Narrabeen Sports High). The heritage Binishells are only located on 6 Namona Street, and the high school site is separated from the public school site by Namona Street. There is adequate physical separation and thus the works at the high school site are not considered to impact the heritage items and are not considered further in this response.

There is a broader program of works occurring at the North Narrabeen Public School site under a variety of different pathways. This proposal specifically seeks consent for the construction of the new Building D complex including the administration block, school hall, Covered Outdoor Learning Area (COLA), some landscaping and the removal of Trees 55, 57 and 58. The new northern GLS Hub (Building E) refurbishment of buildings K, V and the Double Binishell (Building B) are to be undertaken under separate applications. The removal of buildings H, J and demountables 14-18 which opens up views to the Binishells from Namona Street are also proposed to take place under a separate application.

As the double shell (Building B) is listed on the State Heritage Register, the proposal has been referred to Heritage NSW for comment. Heritage NSW has responded with its General Terms of Approval, including a condition for a schedule of conservation works for Binishell B. Given this requirement from Heritage NSW it is also an opportune time to require one for Binishell A, given they would address the same issues.

Council's Heritage team is broadly supportive of the proposal through creating the central heritage courtyard around the Binishells, the opening up of view to the items from Namona Street and locating the new Building D to the west of the site. Heritage notes that there are two separate proposed breaches of the 8.5m height limit, namely the roof ridge over the upper level staff lounge, and the COLA roof as it rises to the east. Heritage raises no objections to the breach of height over the staff lounge or the COLA roof height breach as it does allow for views to the shells, however it notes that the proposed battens to the underside of the COLA hang down into the view corridor of the Binishell and these will need to be raised. Heritage will condition that the battens be raised out of the view line.

A Heritage Impact Statement has been provided with the proposal which has assessed the proposal against the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan and Heritage NSW publication, Statements of Heritage Impact (2002). This assessment has concluded

that the proposal is consistent with all three documents with only minor impacts upon the heritage items. Heritage can mostly agree with these conclusions. Heritage also broadly agrees with the suggested conditions in the Heritage Impact Statement and recommends they be included.

Therefore Heritage raises no objections to the proposal and but requires a number of conditions

- Photographic Archival Recording
- Heritage consultant to oversee works
- Binishells Temporary Protection Plan
- Raising of battens
- Schedule of Conservation Works for Binishell A

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

Heritage Consultant

A suitably qualified and experienced heritage consultant must be appointed for this project. The nominated heritage consultant must be available at all times and provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Details of the appointment of this heritage consultant are to be submitted to Council's Heritage Officer, prior to the issue of a Construction Certificate.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure that all matters relating to significant fabric and spaces are guided by heritage conservation best practice

Binishells Temporary Protection Plan

A temporary protection plan for both Binishells (Building A and B) must be prepared by a suitably qualified and experienced consultant to guide demolition, relocation and construction works within the vicinity of the shells. The plan must detail the protection measures and strategy to protect the shells and be prepared prior to the issuing of the Construction Certificate.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority

Reason: To ensure a plan is prepared to guide the protection of the heritage items

Photographic Archival Record

A full photographic archival recording is to be made of the Binishells (including interiors and exteriors), surrounding structures and buildings as well as their setting (including any major landscape elements). This archival record is to also record, in-situ, all identified items of moveable heritage within the Binishells, prior to their removal for storage or relocation. This record is to be prepared generally in accordance with the guidelines issued by NSW Heritage and must be submitted to Council's Heritage Officer for approval, prior to the issue of a Construction Certificate.

The photographic record should be made using digital technology and should 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 fully document the site (including items of moveable heritage), crossreferenced in accordance with recognised archival recording practice to catalogue sheets.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To provide an archival photographic record of this heritage item and any moveable heritage onsite, prior to the commencement of any works.

Covered Outdoor Learning Area Battens

The battens proposed to be affixed to the roof of the Covered Outdoor Learning Area are to be reduced in length by 500mm.

Reason: To ensure that views of the heritage item are not impacted

Schedule of Conservation Works - Binishell A

A detailed schedule of conservation works (SCW) must be prepared for the Binishell A building. The SCW must include roof repairs, works to concrete structure to address damp issues and conservation of internal finishes and be prepared by suitably qualified consultants including a heritage structural engineer. The schedule is to be provided to Council's Heritage Officer for approval prior to the issuing of the Construction Certificate.

Reason: To ensure the local listed building is conserved appropriately

Discovery of relics

While site work is being carried out, if a person reasonably suspects archaeological deposits or a relic is discovered, the work in the area of the discovery must cease immediately and the Heritage Council must be notified. Site work may recommence at time confirmed in writing by the Heritage Council.

Reason: To ensure the protection of objects of potential significance during works

Implementation of the Binishell Temporary Protection Plan

The Binishell Temporary Protection Plan referred to elsewhere in the conditions must be implemented during works on site.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority

Reason: Protection of the heritage items during works

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Implementation of the Schedule of Conservation Works for Binishell A**

The works identified in the Schedule of Conservation Works for Binishell A are to be satisfactorily undertaken and evidence provided to Council's Heritage Officer for approval, prior to the issuing of the Occupation Certificate.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure the local listed building is conserved appropriately