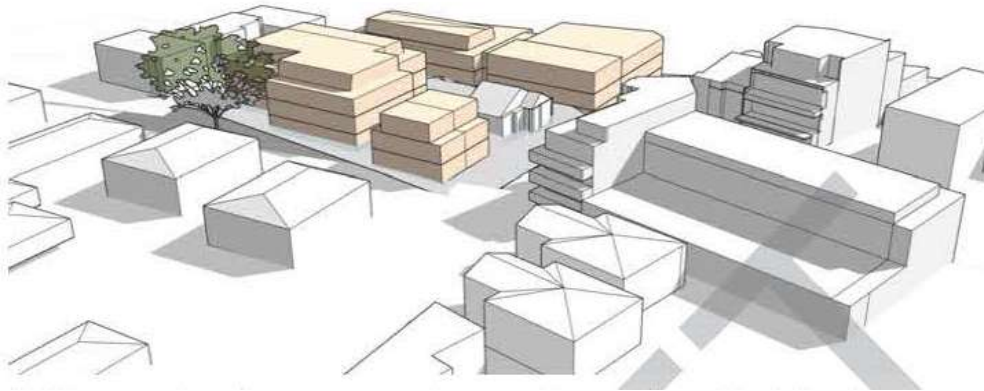


HERITAGE IMPACT ASSESSMENT

PLANNING PROPOSAL TO AMEND THE PLANNING
CONTROLS OF THE WARRINGAH LOCAL
ENVIRONMENT PLAN 2011



1294-1300 Pittwater Road Narrabeen

30 NOVEMBER 2018

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2061 Australia
nbsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbsarchitecture.com

DIRECTORS

Geoffrey Deane NSW reg. 3766, Rodney Drayton NSW reg. 8632,
Andrew Duffin NSW reg. 5602, Garry Hoddinett NSW reg. 5286,
Andrew Leuchars LA reg. 035, James Ward

ASSOCIATE DIRECTORS

Trevor Eveleigh, Samantha Polkinghorne, Brett Sherson, Andrew Tripet,
Jonathan West **SENIOR ASSOCIATES** Barry Flack
ASSOCIATES Derek Mah, Hung-Ying Foong Gill, Sophie Orrock,

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects
Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286

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HERITAGE IMPACT ASSESSMENT OF A PLANNING PROPOSAL TO AMEND PLANNING CONTROLS OF THE *WARRINGAH LOCAL ENVIRONMENT PLAN 2011* - 1294-1300 PITTWATER ROAD NARRABEEN

1.0 INTRODUCTION

1.1 REQUIREMENTS FOR THIS REPORT

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany a planning proposal for amendments to the *Warringah Local Environment Plan (WLEP) 2011* insofar as it applies to No's 1294, 1296, 1298, 1300 Pittwater Road, 2 Albert Street and 4 Albert Street Narrabeen ("the site"). Changing planning rules or development standards that apply to a specific property is a formal planning process under *Part 3* of the *Environmental Planning and Assessment Act 1979*. The planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The request for a planning proposal aims to assist the Northern Beaches Council in preparing a planning proposal to amend the maximum height standard that applies to, and the uses that can be carried out on the site pursuant to the provisions of *WLEP 2011*. Northern Beaches Council is requested to amend WLEP 2011 in the following manner

- Amend *Schedule 1 – Additional permitted Uses* in *WLEP 2011* to include Mixed Uses at Nos. 1294 -1300 Pittwater Road and Nos.2 and 4 Albert Street, Narrabeen as additional permitted uses on the site which are permissible with development consent; and
- Amend the *Height of Buildings* Map from a maximum of 8.5 m to 11.0m in relation to the site.

1.2 METHODOLOGY

This report adopts the standard methodology of the NSW Heritage Office for assessing potential heritage impact on the heritage item and surrounding Heritage Conservation Areas.

It has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 1999, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

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

1.3 SITE LOCATION

The site is located on Pittwater Road approximately 24km to the north of the Sydney CBD. Pittwater Road is an arterial connection to Sydney's Northern Beaches, which links through the Narrabeen Area.

The site is located on a prominent street corner at the southern end of Narrabeen Village, when approached from the southern direction. It is irregular in shape and has a total area of approximately 4718m² and consists of six (6) parcels of land identified as follows

- 1294 Pittwater Road Narrabeen: Lot 2 DP 84490
- 1296 Pittwater Road Narrabeen: Lot 6A DP 200030
- 1298 Pittwater Road Narrabeen: Lot 100 DP 773884
- 1300 Pittwater Road Narrabeen: Lot 1 DP 615179
- 2 Albert Street Narrabeen: Lot 1 DP613 541
- 4 Albert Street Narrabeen: Lot 8C DP 200030

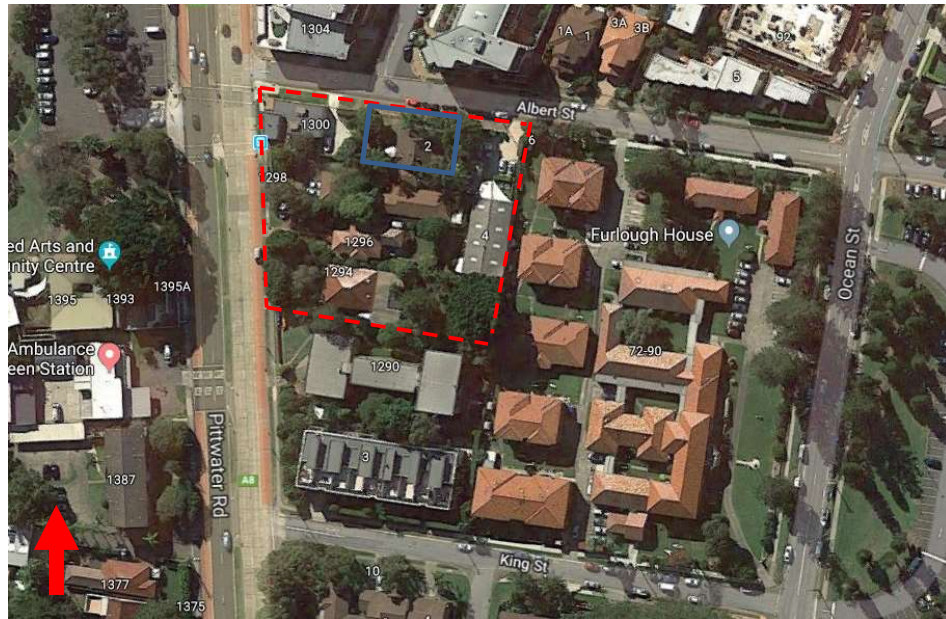


Figure 1 – Site location is indicated with the dashed red outline, the heritage item at 2 Albert Street is marked in blue. (Source: Google Maps)

1.4 HERITAGE LISTINGS

The subject site is not generally listed an item of local heritage significance on Schedule 5 Environmental Heritage of the *WLEP 2011*, however a heritage item lies within the boundaries of the wider site.

- Item 89 - 2 Albert Street, Narrabeen (House) Lot 1 DP 613541

The site is also in the vicinity of Furlough House, immediately to the east, a heritage item of local significance identified on Schedule 5 Environmental Heritage of the *WLEP 2011*.

- Item 96 - 72 – 90 Ocean Street Narrabeen (Buildings known as Furlough House)
Lot 2 DP 701695, Lots 12 -19 and 21, Section 36, DP 111254; Lot 20, DP 77256

1.5 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Director, using research and a history written by Léonie Masson, Historian, all of **NBR**SARCHITECTURE.

2.0 DOCUMENTARY EVIDENCE

2.1 EUROPEAN ERA HISTORY

When Captain Arthur Phillip set out on an expedition to explore the country between Manly and Broken Bay in 1788, he discovered a lagoon which became known as "Narrabong" (Narrabeen Lagoon). Surgeon White records in his Journal: *"we sent back our boats from Manly Cove and proceeded along the coast about 6 miles, where we were forced to halt for upwards of two hours until the tide had run out of the lagoon, or a piece of water, so as to admit of its being forded."* Thus, it was the evening of the 28th June 1788 that Narrabeen Lagoon was first sighted by Europeans and crossed.

The area was first surveyed in 1815 by Surveyor James Meehan. He traversed the Narrabeen lagoon which he called "Narrabang Lagoon" and surveyed the area that is now called Narrabeen. He stated that Narrabang, an aboriginal word meaning swan, was named after the swans found on the lagoon. His survey of the lagoon revealed a wide opening to the sea, and that it was an inlet of the ocean.

The area surrounding Narrabeen remained virtually uninhabited for the next 30 years until Governor Macquarie made the first land grant in the area to Mr John Ramsay on 21 August 1818. The land was described as follows, *"410 acres of land lying and situate in the district of North Harbour, bounded on the south side by Cossars's farm and a continued west line of 32 chains, on the west and north sides by the line to Narrabang Lagoon and by that lagoon, and on the east by the sea, to be called Mt Ramsay."* This land grant is shown on the undated parish plan reproduced at Figure 2 and being Portion 1217 of the Parish of Manly Cove. The study site lies within the boundaries of this land grant.

During the subsequent years there was very little development in the area and in 1848, the whole area from Manly Cove to Narrabeen Lagoon contained only 63 inhabitants and contained 24 houses.¹ On more than one occasion the district was visited by convict bushrangers and an interesting relic found on part of the Ramsay Estate in 1912 is a government notice offering a reward for the apprehension of a band of bushrangers.

John Ramsay showed little initiative in managing his estate and he fell into financial difficulty. He eventually lost his land to the bank in 1823 who conveyed the estate to D'Arcy Wentworth and soon after, to James Jenkins. He farmed the land and built a house thereon. Captain W.A.B. Greaves, writing in 1852 wrote:

I have frequently called at Jenkins hut, he being the only man then living up the coast. His residence, a slab hut with bark roof, is surrounded by a small garden and about 10 acres of cleared grass land in front.²

Jenkins owned the land until December 1853, when it passed to Philip Jenkins who lived in the area with his family and was known as an industrious farmer. In July 1877, John Wetherill purchased the entire Mount Ramsay Estate and the following year subdivided the land. Richardson and Wrench conducted the first auction of the Mount Ramsay Estate on 28 October 1881. The allotments were sold gradually over the following years and this signalled the beginning of the Narrabeen community.

¹ Wells Geographical Dictionary of Australian Colonies 1848

² "Recollections of Old Sydney", Captain W.A.B Greaves, JRAHS, September 26, 1916, p426

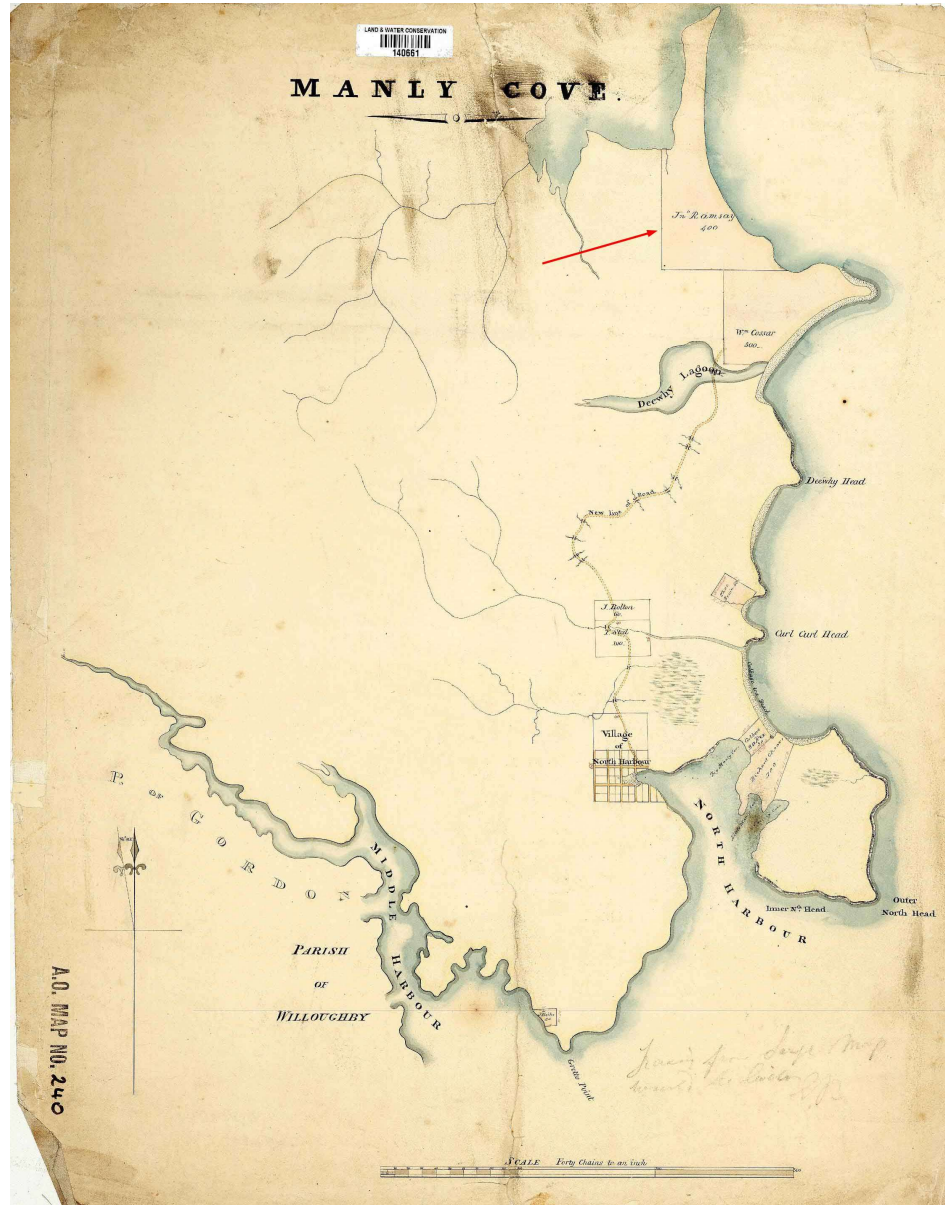


Figure 2 – Parish of Manly Cove, undated. Ramsay's land grant indicated by red arrow. (Source: NSW Land & Property Information, HLRV, 14066101.jp2)

The first bridge over the Narrabeen Lagoon was built in the mid 1880's, and this allowed for added growth and expansion on the northern banks of the lagoon.

By 1889, there were 10 families living in the Narrabeen area which contained a school, hotel and a few shops located where the present Narrabeen shopping centre lies. The original Narrabeen Hotel was built in 1886, the first post office, housed in Mr Yeo's store, opened in 1888, and the first school began enrolling pupils in May 1889.

A note in the Narrabeen Postmaster's report from 1912 stated that there were 91 householder residents living within 3 miles of the post office and that there were 8 grocery shops, 2 butchers, 5 boarding houses and one hotel.³

Early development of the area was slow but began to gain impetus when a tram line was built to Narrabeen in 1913. A special celebration ball was held to mark the occasion of the arrival of the first tram.

Over the next 40 years, Narrabeen expanded rapidly, and the city sprawl finally reached the area. Narrabeen developed from a sleepy township into a busy suburb on the Northern Beaches of Sydney.

2.2 HISTORY OF THE SUBJECT SITE

The study site is located on a re-subdivision of Lots 4 to 9 of Section 36 of the Mount Ramsay Estate, being originally part of 410 acres granted to John Ramsay on 21 August 1848. This land is shaded red on the plan of the Mount Ramsay Estate subdivision auctioned by Richardson and Wrench on 28 October 1881 (Figure 4).

Figure 3 comprises detail from the 1943 aerial survey of Sydney showing the state of development within the study area with the present lot boundaries delineated thereon. Part of the study site was re-subdivided in 1960, forming Lots 6A, 8B and 8C as DP 200030.

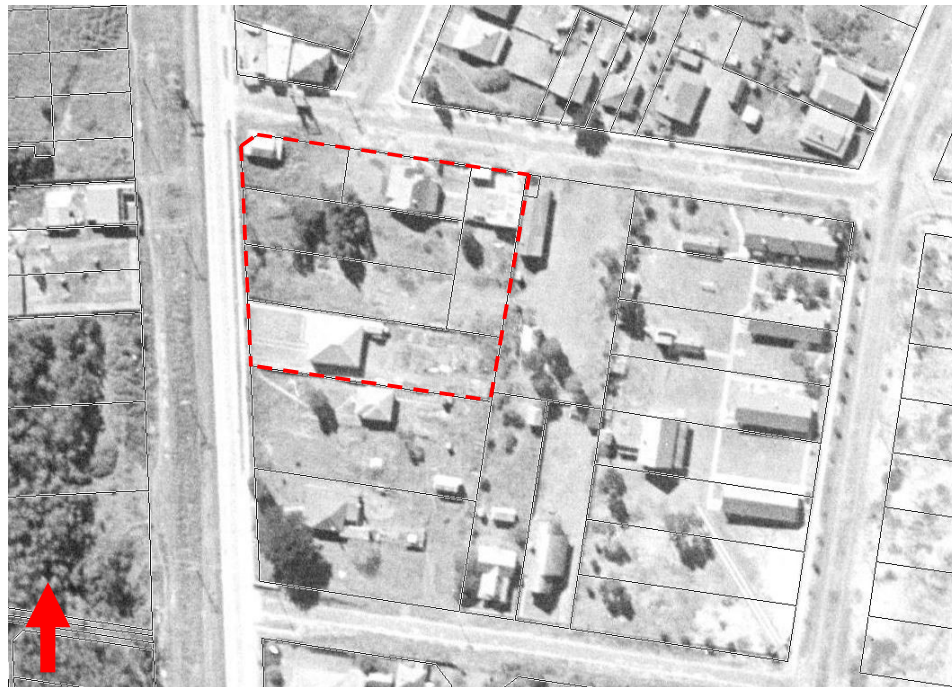


Figure 3 – Detail from 1943 aerial survey showing subject site outlined and shared red. (Source: NSW Land & Property Information, SIXMaps)

³ Bosler, N, *Narrabeen, Memories of Narrabeen and its Public School*, Narrabeen Community Learning Centre, 1989, p36

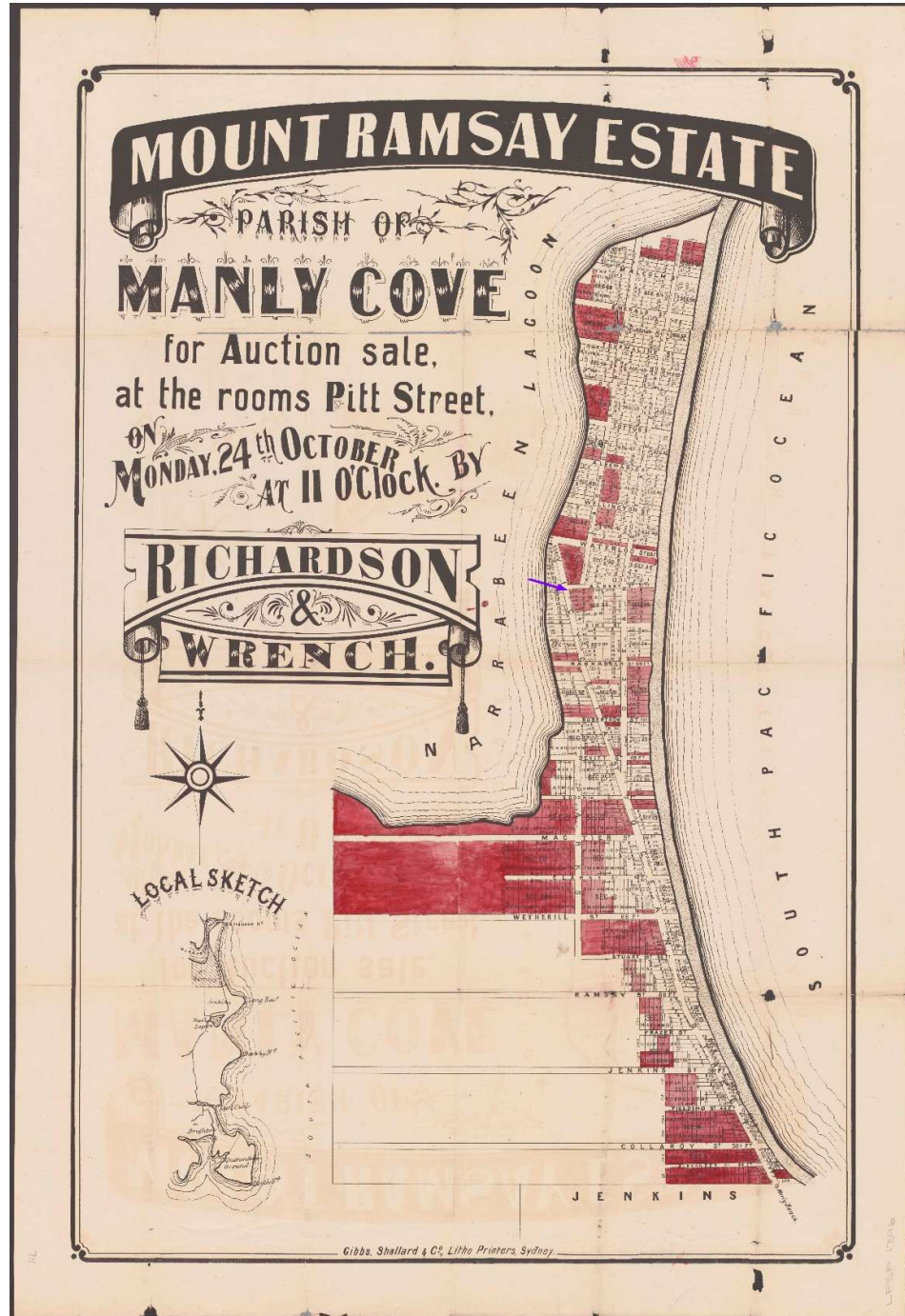


Figure 4 - Mount Ramsay Estate, Parish of Manly Cove: for auction sale at the rooms Pitt Street on Monday 24th October at 11 o'clock / by Richardson & Wrench. Lots 4 to 9 of Section 36 shaded red thereon as indicated by purple arrow. (Source: NLA, <http://nla.gov.au/nla.obj-230276359>)

2.2.1 1294 PITTWATER ROAD

1294 Pittwater Road is located on Lot 2 in DP 84490, being Lot 2 of a re-subdivision of part of Section 36 of the Mount Ramsay Estate subdivision (comprising Lot 5 and parts of Lots 4 & 9 in Section 3

In January 1906, James and George Wheeler conveyed the subject land to Jane Thompson of Narrabeen, widow, daughter of James Wheeler, for the sum of £110.⁴ She passed away in February 1924 aged 89 years at her daughter's (Mrs HJ Jackson) home, corner of Goodwin and Park Streets, Narrabeen. Henry James Jackson conveyed the land in 1940 to Eric Gordon Hill of Narrabeen, plumber and Katherine Hill, his wife. They promptly lodged an application to convert the land to Torrens title. At this date, the land (including all improvements) was valued at £365; they declared the land was in the occupation of themselves.

The Hills are listed in the 1943 electoral roll at 355 Pittwater Road, Narrabeen. The house is also depicted in the aerial survey of Sydney that same year. The residence was most likely erected about 1940. The Hills occupied the property until 1956 when it was sold to John Cecil Purnell of Mona vale, medical practitioner. It changed hands in 1959 to Henryk Biezyński Bernard of Narrabeen, medical practitioner and Evelyn Eleanor Bernard, his wife.⁵ Henryk became sole registered proprietor the following year following his divorce. He and his wife are listed at 1294 Pittwater Road for the first time in 1958, and again in 1963 (apparently, she did not notify her change of address immediately).

Dr Henryk Bernard continued to occupy the property. In the 1980 electoral roll, he is listed at this property with Anthony, Fiona and Nicholas Bernard. Dr Henryk Bernard *"inspired all three of his children to become doctors, a combined accomplishment that gave him immense satisfaction. Dr Henry died peacefully in his sleep of old age"*⁶ in 2016. His son, Dr Nicholas Bernard is a member of the Narrabeen Family Medical practice run at 4 Albert Street.

2.2.2 1296 PITTWATER ROAD

1296 Pittwater Road is located on Lot 3 of a re-subdivision of Lots 4-9 of Section 36 of the Mount Ramsay Estate, and comprising Lot 6 and part of Lot 9 of Section 36 of that subdivision.

In 1908, James Wheeler of Narrabeen and William George Wheeler of Balgowlah conveyed the subject land to Emily Louisa Thompson. The following year, she married Nathaniel James Wall. She retained ownership of the land until 1944, when she sold same to Douglas Joseph Russell of Narrabeen, carrier. Between then and 1954, he erected the subject building and relocated here from 6 Albert Street. He and Mary Margaret Russell are listed at 1296 Pittwater Road until at least 1980.

In 1982, the property was converted to Torrens title by IVA No. 58885. Russell is registered as the proprietor of 1296 Pittwater Road on Certificate of Title Vol 14680 Fol 181.

The site was sold in 1997 to the Bernard family.

⁴ OST Bk 796 No 747, NSW Land & Property Information

⁵ CT Vol 5262 Fol 1, NSW Land & Property Information

⁶ Narrabeen Family Medical webpage, <http://www.narrabeenfamilymedical.com.au/news.html>, accessed 6 October 2017

2.2.3 1298 PITTWATER ROAD

1298 Pittwater Road is located on Lot 100 in DP 773884, formerly Lot Y in a plan of subdivision (Miscellaneous Plan of Subdivision – Old System) No 12457, and being originally Lot 4 of a re-subdivision of Lots 4-9 of Section 36 of the Mount Ramsay Estate (comprising Lot 7 and part of Lot 9 of Section 36 of the Mount Ramsay Estate).

James Wheeler of Narrabeen and George Wheeler of Balgowlah conveyed Lot 4 to Jane Elizabeth Millington. She died intestate in 1920 at Lithgow. Two decades later, in July 1940, the Public Trustee conveyed the subject land to Sydney Cowell Steel of Mooball, North Coast for the sum of £200.⁷ The following year, he sold same to Herbert Foster Brunet of Narrabeen, retired case manufacturer and Florence May Brunet of Narrabeen his wife, for the sum of £250.⁸

In 1949, the Brunets sold the subject site to Jean Janet Glennon. A small tobacconist kiosk was built and operated on the site fronting Pittwater Road around 1954; this later became a hair dressing salon. The subject residence was built between then and 1954 as Glennon is listed at 359 Pittwater Road in the 1954 electoral roll. She lived here until after 1958. The property changed hands to WFC & KE Atlee, thence to EC and Jean Jane Topen. They owned same to 1987 when it was conveyed to David George Davis of Warriewood. The following year, he lodged an application to convert the property to Torrens title. The current house was built in 1988. David sold the property to Infomedia Pty Ltd in 1998 who then operated the house as office space until 2001.

The property was sold to the Bernard family in 2004.

2.2.4 1300 PITTWATER ROAD

1300 Pittwater Road is located on Lot A of a subdivision of Lot 8 and part of Lot 9 of Section 36 of the Mount Ramsay Estate.

The land was in the ownership of James Seggie Russell by 1925, when he conveyed it to James Bruce Russell, Eunice Vera Hammond, Jessie Jane Wheeler Russell and Douglas Joseph Russell. They transferred the property in 1951 to the Commonwealth Savings Bank of Australia. The subject building replaced an earlier structure on this site which is visible in the 1943 aerial survey. The earlier structure on this site was erected by SJ Russell and may be related to his business as a carrier. Incidentally, James S Russell is listed in Pittwater, between King and Albert Streets, in 1926 when Narrabeen is first listed in the Sands Directory.

The Commonwealth Bank sold the subject site in 1980 to Edward Russell Vickers. The following year, he lodged an application to convert the property to Torrens title at which date Vickers was listed at this address. Accordingly, he is named as the registered proprietor of 1300 Pittwater Road on Certificate of Title Vol 14504 Fol 15. The Narrabeen Branch of the Commonwealth Bank was opened on 14 May 1951 in premises at the corner of Pittwater Road and Albert Street (No.1330 Pittwater Road). A pre-fabricated Bank building located at the Boulevard, Strathfield was taken down and re-assembled on the site. This work was undertaken by R H Donaldson & Co of 45 Marshall Street Surry Hills.

⁷ OST Bk 1901 No 777, NSW Land & Property Information

⁸ OST Bk 1904 No 712, NSW Land & Property Information

In 1959 the pre-fabricated structure was removed and replaced with a new branch building that was completed by about August 1959. The Architects were from the Bank Section of the Commonwealth Department of Works and the building contractor was J W Dunn Pty Ltd. On 11 August 2014 the branch was relocated to 1314 Pittwater Road.

The property was purchased by Infomedia Pty Ltd who operated the site as a commercial office producing car part catalogues until 2004 when it was sold to DIB Pty Ltd, a financial services company. DIB sold the property to the Bernard family in 2012 and it has continued to be operated as commercial office space since then.

2.2.5 2 ALBERT STREET

2 Albert Street is located on Lot 1 of DP 613541, being formerly Lot 8 in DP 200030, which deposited plan was a subdivision of Lot X in Miscellaneous Plan of Subdivision (OS) 12457 and Lot 3 in a re-subdivision of Lots 4-9 Section 36 of the Mount Ramsay Estate (see Figure 5).

In January 1908, James Wheeler conveyed the subject land, Lot 5 of the re-subdivision of Lots 4-9 Section 36 of the Mount Ramsay Estate (originally Lot 8 and part Lot 9), to Ada Mary Russell, wife of James Seggie Russell of Narrabeen, carrier. It is unclear when the subject house was erected but most likely dates to 1927 as "James S Russell, carrier" is first listed in Albert Street in the Sands Directory in 1928. Ada May Russell passed away in 1922 and the property conveyed to her children, including James Bruce Russell.

JS Russell is listed at Albert Street (2) up to at least 1954; his death is recorded in 1959. His son, James Bruce Russell, died in 1974. Two years later the property was conveyed to Ian Harold Carrier (clerk) and Lesley Carol Carrier (school teacher). The Carriers were living at 2 Albert Street when lodged the application to convert the property to Torrens title in 1980.⁹

2.2.6 4 ALBERT STREET

4 Albert Street is located on Lot 8C of DP 200030, which deposited plan was registered in 1960 comprising the subdivision of Lot X on Miscellaneous Plan of Subdivision (Old System) No. 12457 and Lot 3 of a re-subdivision of Lots 4-9 of Section 39 of the Mount Ramsay Estate. According to the 1943 aerial survey, a structure is shown on the Albert Street frontage, which is likely an outbuilding formerly part of 2 Albert Street. James Bruce Russell and Douglas Joseph Russell subdivided 4 Albert Street from 2 Albert Street and built a warehouse on the site from which they operated their carrier business.

In June 1970, James Bruce Russell and Douglas Joseph Russell conveyed Lot 8C in DP 200030 to Ronald David Hedley and Lorna May Hedley of Dee Why for the sum of \$22,000.¹⁰ The Land Titles Office converted the property to Torrens title by IVA No. 5836. Margaret Cameron Fraser of Rose Bay, three undivided one fourth shares, and Stanley Noble Rickard of Longueville, retired architect, as to the remaining undivided one fourth share, are registered as tenants in common on Certificate of Title Vol 11383 Fol 233.¹¹ They conveyed the property in 1973 to Lorna May Hedley. The subject building was probably built about this date.

Hermes Removal Shipping & Travel Pty Limited purchased 4 Albert Street in late 1975. In 1984, it was conveyed to the firm now styled Hermes Investments Pty Limited. Hermes sold

⁹ PA54775, NSW Land & Property Information

¹⁰ OST Bk 2974 No 438, NSW Land & Property Information

¹¹

the site to Infomedia in 2001 who then converted the warehouse to a commercial space in which they operated their car part catalogue business.

The site was sold to the Bernard family in 2007 and has been converted to medical consulting rooms operated by Narrabeen Family Medical.

2.3 HERITAGE ITEM IN THE VICINITY OF THE STUDY SITE

2.3.1 FURLOUGH HOUSE, 72-90 OCEAN STREET

Furlough House Retirement Village was established in 1918 as a rest and respite home (holiday home) for families of ex-servicemen. The first two cottages were built and occupied when Furlough House was officially opened on 21 June 1919 by the Governor General. At this date there was a third cottage in course of erection. Each cottage was designed to accommodate four women and 20 children, with each family enjoying a two weeks' holiday by the beach at Narrabeen. Additional cottages and a recreation hall were erected on the site in the 1920s.

By October 1943, more than 21,000 women and children, all dependants of ex-servicemen and servicemen, had enjoyed holidays at Furlough House since its establishment in 1918. At the AGM that year, the committee discussed plans for a building programme to erect additional accommodation at Furlough House to house 24 families a fortnight, necessitating a public appeal for £20,000.

In 1947, plans for the new Furlough House were prepared by Louis Robertson & Sons (Figure 7) and the foundation stone laid by the Field Marshal Viscount Montgomery on 13 July.

*"New units were built in 1959 and 1960, and adjacent properties in nearby King and Albert streets were purchased, creating a 1.2ha estate. By 1967, Furlough House ceased providing holidays and switched full-time to the provision of aged care. In the late 1960s, more units were built and extensive renovations were undertaken in the early 1990s."*¹²



Figure 6 – Furlough House, Narrabeen, ca1920. (Source: SLNSW, Scenes of Narrabeen, N.S.W. Album - by Sydney & Ashfield: Broadhurst Post Card Publishers, Date of Work ca. 1900-1927, Image No: a106067h.jpg)

¹² John Morcombe, "Furlough House seaside retreat for wives and children of soldiers now focuses on aged care", *Manly Daily*, 17 February 2017

THE NEW FURLOUGH HOUSE, NARRABEEN, N.S.W.

Furlough House was founded following World War I. as a holiday and recuperative home for war weary and tired mothers, widows, wives and children, dependents of ex-Servicemen. The name "Furlough" which meant so much to their husbands and fathers in both world wars—a rest from battle and a glimpse of peace and pleasure—was adopted on its foundation after World War I. These once weary people leave Furlough House with strength renewed both physically and mentally. They come as a family unit and are treated as individuals—not as cyphers. Since its foundation twenty-eight years ago it has given hospitality to 28,000 guests—a thousand a year—a fine record. Like so many institutions of similar type it has outgrown its accommodation. At the present time the organisers are endeavouring to raise the necessary funds for the construction of the new Furlough House, a perspective drawing of which is shown above. The home is ideally situated facing the ocean beach at Narrabeen, Sydney, adjacent to the Lakes. The architects for the proposal is Louis Robertson & Sons.



THE NEW FURLOUGH HOUSE.

Figure 7 – The New Furlough House, Narrabeen, NSW. (Source: Construction, 1 October 1947, p5)

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT AND VIEWS OF THE SITE

The site is located on Pittwater Road approximately 24km to the north of the Sydney CBD. Pittwater Road is an arterial connection to Sydney's Northern Beaches, which links through the Narrabeen area. The journey north from the Sydney CBD to Mona Vale along Pittwater Road is relevant in understanding the character of the centres and villages on Sydney's Northern Beaches, and the relationship between them. The transformation these areas have undergone in recent years is the result of demographic changes reflected in planned development controls responding to the increased demand for a range of dwelling types and associated infrastructure and services.

The site is located on a prominent street corner at the "entry" to the Narrabeen Village, when approached from the southern direction. It is irregular in shape and consists of six (6) parcels of land. The site has two frontages, one to Pittwater Road the other to Albert Street.

The site is generally level along the eastern boundary and then slopes steeply to the west towards Pittwater Road and Narrabeen Lagoon beyond. The site currently contains a number of residential dwellings, a commercial building and a medical/dental centre. Those residences facing Pittwater Road are set well back from the street edge towards the more level portion of the site.

A number of 3-5 storey buildings exist within the immediate vicinity of the subject site. There are also a number of mature trees on the south eastern portion of the site.

The heritage item, which is a residential property, addresses the road at 2 Albert Street. It is set close to the 'T' intersection with southern end of Lagoon Street.

The heritage item "Furlough House" is located adjacent the eastern boundary of the site. Due to the sloping topography of the site, and with "Furlough House" being set on higher ground, it will retain its primary orientation towards Ocean Street to the east. Views of the Furlough House site are from the upper reaches of Albert and King Streets and along Ocean Street.



Figure 8 - Pittwater Road frontage looking north. The subject site is indicated in a red dashed line with the Narrabeen shops beyond. The entry to Albert Street is marked with the red arrow. (Source: Google Streetview)



Figure 9 - Looking west along Albert Street. The site is indicated by a dashed red line, the red arrow indicates the medical/dental centre immediately to the east of the heritage item (not visible); the blue arrow indicates the north westernmost building in the Furlough House complex. The multi storey residences to the right of the image is the residential development behind the Narrabeen Village shops. (Source: Google Streetview)



Figure 10 - 4 Albert Street, Narrabeen (Medical/ Dental Centre)



Figure 11 - 2 Albert Street – Residence viewed from lagoon Street. (Heritage Item)



Figure 12 – 1300 Pittwater Road, a commercial building on the corner of Albert Street and Pittwater Road.



Figure 13 - 1298 Pittwater Road, entry to the house showing the double garage on the lower portion of the site.



Figure 14 - 1296 Pittwater Road, a residence.



Figure 15 - 1294 Pittwater Road, the white residence to the left of the image; the timber fence marks the southern boundary of the subject site with multi storey residential immediately adjacent.



Figure 16 - Property frontage of the three storey block of flats at 1290-1292 Pittwater Road adjacent to the subject site indicating the steep topography of the site.



Figure 17 - Existing development on the northern intersection with Albert Street and Pittwater Road, opposite the subject site.

3.2 VIEWS OF THE HERITAGE ITEMS

2 Albert Street is set on the high portion of the site, with the slope of the land being a prominent component of views of the front of the heritage item, particularly when approached from the west and when viewed from Lagoon Street (see Figure 11). When approached from the east the heritage item is read in the context of the two storey buildings at Furlough House and the residential development across Albert Street to the north (see Figure 9).

Vantage points along Albert Street, which runs east to west, provide primary views of the street frontage of the heritage item. Views of 2 Albert Street from the properties to the east, south and west are currently limited by the proximity of buildings along the common boundaries and by the steeply sloping topography towards Pittwater Road.

Primary views of Furlough House are from the eastern end of the block, with views available from Ocean Street and the eastern ends of Albert and King Streets. The Furlough House site will retain all their existing views to the east towards the Pacific Ocean as no development is proposed on the parkland on the eastern side of Ocean Street. The falls across the subject site between Furlough House and Pittwater Road are such that there are no views of the Furlough House site currently available from the south.

The Furlough House buildings along the common boundary with the subject site are generally two storeys with pitched roofs.

3.3 EXTERIOR DESCRIPTION

3.3.1 ITEM 89 - 2 ALBERT STREET

The Heritage item at 2 Albert Street Narrabeen is a single storey dwelling of roughcast render and rusticated weatherboard. The tiled roof is half-hipped & gabled roof with timber battened fibro to gable ends. The bungalow has a wide verandah on 2 sides with piers & balustrade of roughcast render and squat timber posts. The house has timber casement windows, and some modification have been made to the structure.

There is a generous setback, and notable difference in levels, from the adjacent site to the west due to the sloping topography of the site. The rear, or southern boundary, is close, in the order of less than a meter. To the east the setback acts as the rear yard as it contains sufficient space for a car port, a shed and a small Balinese style outdoor structure.



Figure 18 – 2 Albert Street Narrabeen viewed from the north.



Figure 19 - 2 Albert Street Narrabeen viewed from the north west.



Figure 20 - 2 Albert Street Narrabeen viewed from the north east.



Figure 21 - View of the southern elevation of the house from the adjacent property.



Figure 22 - View of the eastern elevation of the house from the side yard.



Figure 23 - View of the front elevation from within the fenced side yard.



Figure 24 - View of the cabana structure located in the side yard, the vehicular gates off Albert Street are visible on the far right hand side of the image, and a pedestrian gate leads to the front garden on the left.

The interiors of the house have been substantially modified and are described in the following images.



Figure 25 - Rear living space.



Figure 26 - Early fireplace, modified to take the later wood stove.



Figure 27 - Front Bedroom facing Albert Street.



Figure 28 - Attic bedroom looking north.



Figure 29 - Kitchen window facing onto the southern boundary fence.



Figure 30 - Circular timber stair to Attic located in the Kitchen.

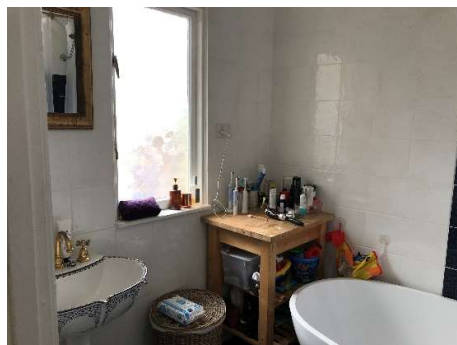


Figure 31 - Bathroom space.



Figure 32 - Attic bedroom looking south.

3.4 HERITAGE SIGNIFICANCE

3.4.1 2 ALBERT STREET NARRABEEN

The heritage item at 2 Albert Street, described above, sits within the subject site and therefore any future development on the site will need to take the significance of the heritage into consideration.

The following Statement of Significance and Description of the house at 2 Albert Street is sourced from the NSW Heritage Inventory reference 2610026

Statement of Significance

A good representative example of a large Inter-war Californian Bungalow. Displays high integrity with much original fabric & detailing. Historically provides evidence of the character & location of residential development in the inter-war period.

3.4.2 FURLOUGH HOUSE

The heritage item known as *Furlough House* at 72-90 Ocean Street Narrabeen is located along the eastern boundary of the subject site and comprises a group of buildings related by their historical and ongoing use. The Furlough House site has historical significance for its role in the provision of recreational and community services for families of the armed services since 1918. While the original buildings are gone it maintains a strong continuity of association.

The following information is sourced from the NSW Heritage Inventory reference 2610038.

Statement of Significance

"Furlough House" has historic and social significance due to its role since 1918 in the provision of recreational & community services for families of the armed services. While original buildings are gone, it maintains a continuity of association.

Historical Notes

"the AIF Wives and Children Holiday Association" was formed in 1917 and in 1918 holiday accommodation was erected on this site in weatherboard bungalows. Foundation stone laid in 1947 by Field Marshall Montgomery for the present complex

Physical Description

Constructed between 1951 – 1975.

Complex of single & 2 storey residential buildings of face brick with tiled hipped roofs. Oldest remaining buildings in this group were constructed in 1952-54 and in 1959. Further buildings were added in 1966. Mature Norfolk Island Pines fronting site adjoining Ocean Street.



Figure 33 – The Furlough House site is shown outlined in unbroken orange line, the subject site is shown in the red dashed line. (Source: Sixmaps)



Figure 34– Looking west to Furlough House viewed from Ocean Street.



Figure 35 – Furlough House viewed from Ocean Street.



Figure 36 – Entry to Furlough House from Ocean Street.



Figure 37 – Furlough House Ocean Street frontage.



Figure 38 - Two storey brick buildings on the site at Furlough House viewed from King Street to the south.



Figure 39 – Two storey brick buildings on the site at Furlough House viewed from King Street to the south.

4.0 THE PROPOSAL

The planning proposal aims to assist the Northern Beaches Council to consider two amendments to the provisions of *WLEP 2011*.

Northern Beaches Council is requested to amend *WLEP 2011* in the following manner:

- Amend *Schedule 1 – Additional permitted Uses* in *WLEP 2011* to include Mixed Uses at No's 1294 -1300 Pittwater Road and No's 2 and 4 Albert Street, Narrabeen, as additional permitted uses on the site which are permissible with development consent; and
- Amend the *Height of Buildings Map* from a maximum of 8.5 m to 11.0m in relation to the site.

The indicative masterplan and built form proposal which informs the planning proposal has been developed by GMU Urban Design, with heritage input by NBRSArchitecture. Height and massing studies have been prepared by GMU to understand the potential impacts of the proposal as well as test the development of an appropriate curtilage around the heritage item.

Figure 40 below identifies the proposed heights and setbacks of the new built forms from the existing heritage building at 2 Albert Street, as well as the proposed relationships of the future built forms with the western boundary adjacent the Furlough House site to the east. The heritage impacts will be discussed in more detail in Section 5.0 of this report.



Figure 40 – Diagram of the indicative Masterplan (Source: Preliminary Built Form Studies 1294-1300 Pittwater Road, Narrabeen produced by GMU)

Description of the Proposal

The following diagram and description are taken from the Report *Preliminary Built Form Studies 1294-1300 Pittwater Road, Narrabeen* produced by GMU Urban Design & Architecture.

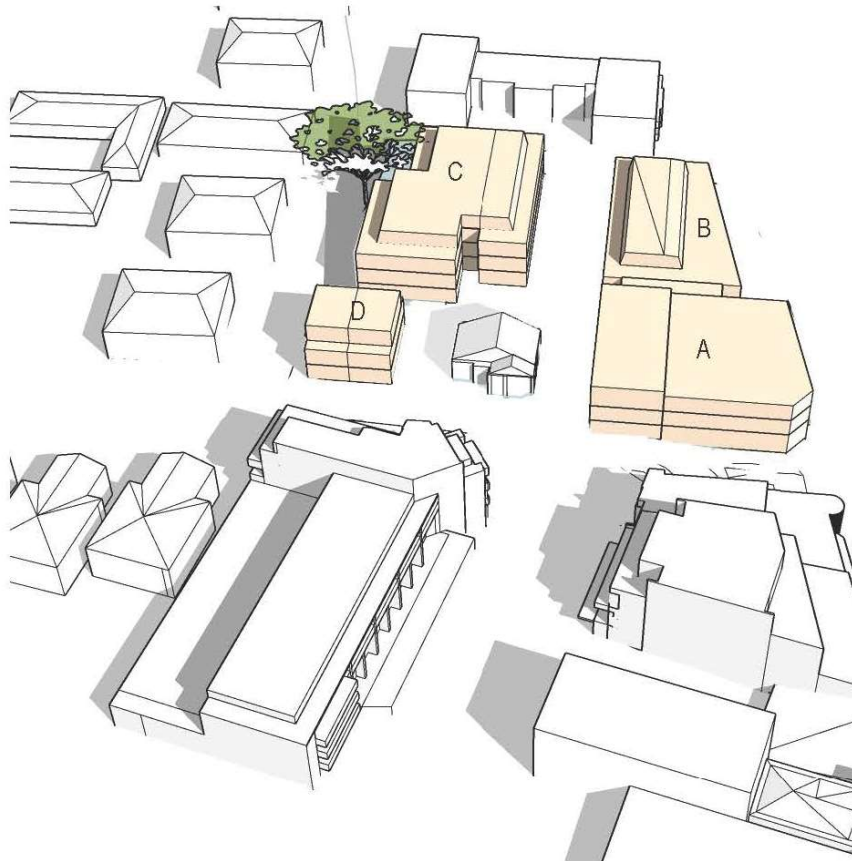


Figure 41 - 3D model view of the preliminary Built Forms indicating the potential massing around the heritage item. (Source: Built Form Studies 1294-1300 Pittwater Road, Narrabeen produced by GMU)

INDICATIVE MASTERPLAN

The indicative masterplan for the site proposes a mixed use development containing 3 built forms and a smaller multi-unit building (terrace house typology) aligning with Albert Street, between the existing heritage cottage and the seniors housing estate (Furlough House). Vehicular entry is likely to be provided from Albert Street, located to minimise impacts to adjoining properties and contained within the indicative built form to minimise visual exposure. Basement car parking should be provided.

BUILT FORM MASSING

The proposed building footprints and maximum massing as follows:

Potential Built form A

- Is located to the north-western corner of the site aligning with the northern and western boundary. This massing would celebrate the prominent corner location, announcing the

entry to Narrabeen Town Centre. This built form could align with the existing buildings to the northern side of Albert Street.

- Potential massing could provide a 3 storey form consistent with existing streetwall heights to the north.
- Commercial and/or retail uses could be provided for the lower levels with residential apartments for the upper floor.

Potential Built form B

- Located immediately to the south of potential massing A, massing B could be joined by a recessed element. Massing B would align with Pittwater Road, providing a 6.5m front setback to the western boundary facing Pittwater Road. It could include residential uses with private gardens to Pittwater Road at ground floor and apartments above.
- Potential massing B could provide a 3 storey streetwall height in response to the adjoining residential development to the south with a recessed 4th upper level within a roof form.

Potential Built form C

- Located to the south-eastern corner of the site, this massing could include a 3 storey form fronting internal open space with a 4th storey contained within a roof form.
- A potential setback of 12 meters could be provided to the south eastern corner to allow for retention of the existing mature fig tree.
- A 6.5m setback to the eastern boundary (for the northern part) would ensure separation and landscape opportunities.
- A 14m setback could be provided to the northern interface and the heritage cottage.

Potential Built form D

(Terrace house typology)

- Respond to the existing 2 storey streetwall height to Albert Street and recess upper levels.
- Provide a sensitive response to the heritage cottage setback by aligning with the existing cottage.
- Provide transition to the lower scale to the east.
- Provide fine grain articulation along Albert Street.
- Allow for buffer plantings through landscaped setbacks. Built form proportions should correspond to those of smaller scale residential developments to the east.
- Share basement car parking between future building forms.

The Cottage

- Retain the existing cottage via adaptive reuse.

Vision Statement

The following vision statement is sourced from the Report *Preliminary Built Form Studies 1294-1300 Pittwater Road, Narrabeen* produced by GMU Urban Design & Architecture.

The new development at the corner of Albert Street and Pittwater road contributes a retail edge to Narrabeen Village. The active uses to the intersection provide facilities and retail options for residents and visitors accessing the commuter carpark and public transport.

The new development provides a contemporary architecture that enhances the visual character of the centre and its streetscape.

The large scale of both the existing centre and the site accommodates well-mannered buildings, compatible with adjoining developments. The development reinforces and defines the corner location, providing an improved built form, announcing the entry to Narrabeen town centre. The proposal responds to existing streetwall heights and setbacks and responds to the topography and the sensitive interface to adjoining developments. Along Albert Street, the proposal responds to existing fine grain lot pattern consistent with the streetscape pattern.

The proposal retains and adaptively re-uses the existing heritage cottage.

The site is generously landscaped and reinforces the landscape character along Albert Street, providing a strong landscape concept complimenting the existing street and improving the pedestrian environment along Pittwater Road and Albert Street.

Given the proximity to local shops, schools, community facilities, high-frequency public transport and unique recreational facilities, combined with the likely future development of the area, the proposal delivers the potential for a well-considered built form, a positive contribution to the neighbourhood character.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Sydney Local Environmental Plan (LEP) 2012*, the *Sydney Development Control Plan (DCP) 2012* and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

The site is not an individual heritage item; it is however located within the *Bourke Street North Conservation Area* which is listed on Schedule 5 Environmental heritage in the *Sydney Local Environmental Plan (LEP) 2012*.

5.2 DISCUSSION OF THE POTENTIAL HERITAGE IMPACTS

As a Planning Proposal, with reference to an indicative Masterplan, the impacts to heritage items that need to be addressed include the following:

1. Impacts of proposed uses on the site on the significance of the heritage items;
2. Impacts of potential built form on views of the heritage items; and
3. Impacts of the potential built form on the curtilage of the heritage items.

A detailed assessment of heritage impacts that addresses the form, detailed design and materiality of a proposal would accompany a future development application for the site.



Figure 42 - Excerpt from the Design Principles diagram prepared by GMU. (Source: GMU Urban Design Report in Support of a Planning Proposal p.27)

Impact of the Proposed Change of Use

The site is currently located in an R3 Zone – Medium Density Residential; it is proposed that the schedule 1 listing of non-residential uses apply to the site. The intention is that 2 Albert Street retains its residential use, however from a heritage perspective the potential to develop an appropriate adaptive re-use for the place is a positive heritage outcome.

The proposed mixed-use zoning will enable the heritage item at 2 Albert Street to be considered for non-residential occupations. This is an acceptable heritage impact as the surrounding context for the house has altered, as evidenced by the proximity of the Narrabeen shops, nearby community spaces and carparking adjacent the Narrabeen Lakes and the change in the density and character of the later residential development. The house is no longer part of a suburban scaled grouping and as such is read alone; as such it is appropriate that the opportunity for alternative uses is proposed to secure the ongoing financial support of the heritage fabric. It should be noted, that later, a development application for a possible adaptive re-use of the building will be prepared and that as part of the process the heritage impacts of any proposed changes will be assessed against the heritage significance of the building.

This proposed change to the use of the site has no heritage impact on the Furlough House heritage item.

Impact on Views of the Heritage Items

The proposed Masterplan has developed site specific responses to the relationships between the proposed building forms and street addresses, as well as the existing heritage items. These design responses all play a role in protecting or enhancing the views to and from the heritage items.

The current siting of 2 Albert Street, atop the rise, combined with 1.8m timber paling fencing to the majority of the rear and sides of the site together limit views of the majority of the building. Existing public domain views of 2 Albert Street are primarily of the north western corner of the building and the side garden; due to the topography closer views of the western elevation are reduced. The masterplan proposes a significantly increased curtilage around the whole building, combined with increased landscaped open spaces through the site which provide additional views of the cottage from the south currently not available.

The proposed setbacks contemplated in the proposal have a positive heritage impact on the heritage item, as the cottage will be able to be more fully appreciated through an improved setting. In particular the appreciation of the residential scale and form that is identified in the statement of significance will be able to be appreciated from the public domain.

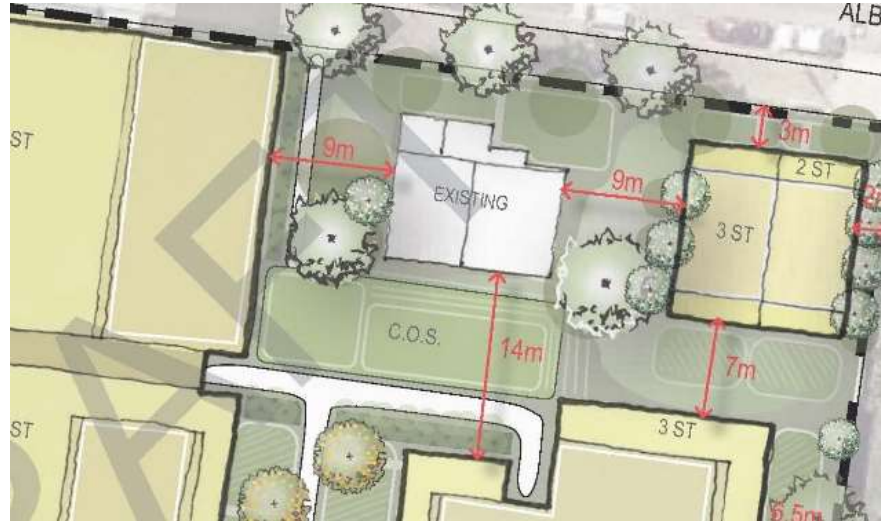


Figure 43 - Excerpt from the Masterplan diagram highlighting the proposed setbacks. (Source: GMU Urban Design Report in Support of a Planning Proposal p.33)

The primary views to and from Furlough House are towards the park surrounding the Narrabeen Surf Life Saving Club building to the east and the beach further along, with immediate views of the site available from Ocean Street, and the easternmost portions of King and Albert Streets. It should be noted that the subject only shares a portion of the western boundary of the adjacent heritage item. There are no adverse impacts on views or the appreciation of the Furlough House site.



Figure 44 - Excerpt from the Masterplan diagram highlighting the boundary shared with Furlough House. (Source: GMU Urban Design Report in Support of a Planning Proposal p.33)

Impact of the Proposed Built Forms

The proposed Masterplan does increase the extent and height of the built form in the immediate vicinity of the cottage; this new built form however is in line with the adjacent Narrabeen Village precinct which is already the context for the heritage item to the north.

The creation of an increased curtilage around the whole of the building, combined with the increased landscape setting, articulation and stepping of the building forms provides a physical and visual buffer between what will be higher buildings and the cottage; these measures mitigate any adverse heritage impact from the changed context.

It should be noted that the surrounding area, particularly to the north and south has already changed, and as such the creation of an enhanced curtilage area will have a positive heritage impact on the ongoing appreciation of the heritage item within a changed context.

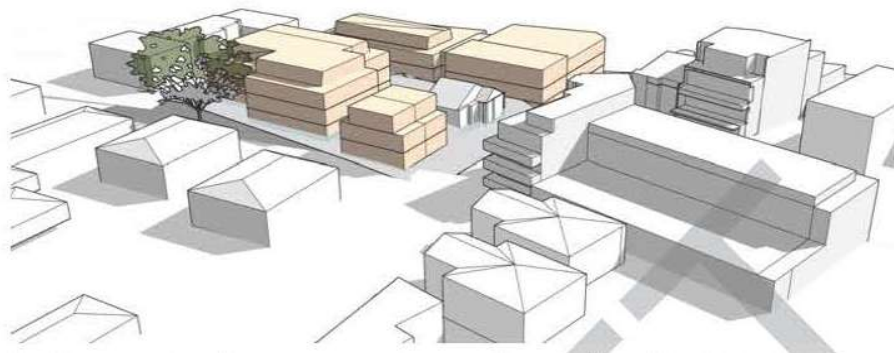


Figure 45 – Birds-eye view of maximum envelopes looking west from Albert Street, also demonstrating the existing changed context for the cottage. (Source: GMU Urban Design Report in Support of a Planning Proposal p.33)

The planning proposal also contemplates the amalgamation of the six (6) sites. This action does alter an understanding of the original subdivision pattern, however as this pattern has already been altered, and the cottage is the last of the suburban style house in the immediate vicinity, the opportunity to provide a wider more appropriate setting for the cottage outweighs any loss of subdivision boundaries. It should also be noted that information identifying the historical development patterns of the area are easily available for future research.

The Furlough House buildings adjacent the shared boundary are two storeys in height with pitched roofs. The indicative Masterplan proposes a combination of stepped building heights, staggered setbacks combined with the larger forms being articulated in such a way as to create a series of external spaces along the boundary in preference to a continuous hard edge built form. It should also be noted that this boundary is not a primary, nor publicly viewed, aspect of the site.

This approach combined with the retention of mature trees and the addition of landscaping along the boundary enables the existing Furlough House group of buildings to continue to be understood and appreciated and as such has no adverse heritage impacts.

A detailed assessment of heritage impacts that addresses the form, detailed design and materiality of any future proposal would accompany a later development application for the site.

5.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposed increased setbacks from the boundaries of the heritage item at 2 Albert Street to the proposed development are increased to 9 metres along the eastern and western boundaries and 7 to 14 meters along the southern boundary.
- The proposed building to the east of 2 Albert Street steps from two to three stories in height which corresponds to the surrounding residential development to the east as well as creating a visual transition away from the cottage.
- The proposed building form to the west of the cottage reflects the nearby commercial character of Narrabeen Village, and is built out to the boundary in line with the adjacent Narrabeen Village streetwall along Pittwater Road.
- Significant trees and vegetation on the subject site will be retained and will provide a buffer to the existing adjoining heritage item.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The increase in proposed height of the built form will be visible from Albert Street, however the increased setbacks and building articulation will allow for adequate physical and visual separation, and as such any adverse impacts will be mitigated. It should be noted that at the present time the heritage item is hard up against the common boundary at the rear of the site.
- The proposed three and four storey development to the west of Furlough House is higher than the existing structures on the site, however the development is adjacent to an existing three storey residential development to the south and the proposed new setbacks and private open space will allow for primary views of Furlough House to be retained unobstructed from the public domain of Albert, King and Ocean Streets.

5.4 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

How is the impact of the new development of the heritage significance of the item or area to be minimised?

- The location and articulation of the proposed building forms is set well back from the common boundaries with the heritage item at 2 Albert Street, resulting in an improved curtilage and views of the cottage.
- The topography of the site is such that it steps steeply down towards the west away from the heritage items. The proposed increase in building height on the site will have an acceptable impact on the heritage significance of the items as the Albert Street frontage and the Furlough House site will retain their primary views.

- Furlough House, located on the top of the hill is listed for its historic and social significance, rather than for any aesthetic values. The buildings along the common boundary are two storey with pitched roofs. Three storey buildings already exist along this boundary south of the subject land and this has limited visual impact when viewed from vantage points along Ocean Street to the east of the site.

Why is the new development required to be adjacent to heritage item?

- The proposed development site is comprised of six (6) separate lots and contains the heritage item at 2 Albert Street. The amalgamation of these sites supports the increased visual and physical curtilage of the heritage item contained on the site.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The existing physical curtilage around 2 Albert Street is considered as the lot Boundary. There is substantial separation of the common boundary in Albert street which allows for an adequate curtilage and visual setting for the cottage.
- The curtilage associated with Furlough House is the lot boundary. The planning proposal will not encroach nor alter the existing lot boundary curtilage and as such has no heritage impact.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The existing views of the heritage items will not be affected by development on the subject site as the primary outlook for views to and from the heritage item are along Albert Street to the north of the site and Ocean Street to the east of the site.
- The proposed increased curtilage and opportunities for views of the cottage from inside the site has a positive heritage impact.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- There are no known archaeological deposits and no requirement for excavation on the site of the heritage items and as such no archaeological report has been commissioned.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- This proposal is to establish an additional use and increased permissible building height for the site. The detailed from of any development on the site will be the subject of a future development application.

Will the additions visually dominate the heritage item? How has this been minimised?

- The proposed new development, although taller in height, is sympathetic to the heritage item in terms of the respectful setbacks and reduced impact of the height of the development due to the location of the development at the bottom of a relatively steeply sloping site.
- A number of 3 – 5 storey buildings currently exist within proximity of the subject site, located along Pittwater Road to the north and south of the subject site, and as such the higher buildings will not be new elements in the surrounding context.

Will the public, and users of the item, still be able to view and appreciate its significance?

- The primary vantage points for the visual appreciation of the heritage items at 2 Albert Street and Furlough House on Ocean Street are from their street frontages. The street views will not be adversely affected by the proposed development and the public will still be able to view and appreciate the significance of the items.

5.5 HERITAGE OBJECTIVES OF THE WARRINGAH LEP 2011

The Northern Beaches Council makes local environmental planning provisions for land in the Warringah Local Government Area in accordance with the relevant standard planning instrument under Section 33A of the *Environmental Planning and Assessment Act 1979*. Clause 5.10 of the *Warringah LEP 2011* describe the provisions which relate to Heritage Conservation, the Objectives of which are as follows:

Statutory Control	This Proposal Relates to these Controls as follows:
Warringah LEP 2011	
Objectives	
(1) <i>Objectives</i> <i>The objectives of this clause are as follows:</i>	
a) <i>To conserve the environmental heritage of Warringah</i>	The planning proposal seeks to amend the development controls of the subject site for the zoning of a mixed-use development site with heights up to 11metres.
b) <i>To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views</i>	The adjacent heritage items will be retained on their respective sites The proposal does obscure views of the heritage items available from the public domain.
c) <i>To conserve archaeological sites</i>	
d) <i>To conserve Aboriginal objects and Aboriginal places of heritage significance.</i>	
4.3 Height of buildings	
(1) <i>The objectives of this clause are as follows:</i>	
(a) <i>to ensure that buildings are compatible with the height and scale of surrounding and nearby development,</i>	The additional height proposed for the subject site is in line with the height of existing buildings located on Pittwater Road to the north of the subject site.
(b) <i>to minimise visual impact, disruption of views, loss of privacy and loss of solar access,</i>	
(c) <i>to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,</i>	The topography of the land will allow for the heritage items (located at a higher elevation) to retain their significance in terms of curtilage and views.
(d) <i>to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.</i>	The views of the heritage items from the public domain of Albert Street (to the north), Pittwater Road (to the west) and Ocean Street to the east will be retained

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Warringah LEP 2011*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Warringah,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

5.6 HERITAGE GUIDELINES OF THE WARRINGAH DCP 2011

Warringah DCP 2011 supports the *Warringah LEP 2011* by providing additional objectives and development standards for properties that are heritage items.

The proposed development is generally consistent with the guidelines of the Warringah DCP 2011 set out in the following Sections;

Statutory Control	This Proposal Relates to these Controls as follows:
<i>Warringah DCP 2011</i>	
<i>B2 Number of Storeys</i>	
<i>Applies to Land</i>	
<i>Objectives</i>	
<i>To ensure development does not visually dominate its surrounds.</i>	The planning proposal seeks to amend the development controls of the subject site for the zoning of a mixed-use development site with heights up to 11metres.
<i>• To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.</i>	The visual impact on the adjacent heritage items will be minimised due to their location at the top of the steeply sloping hill as well as the proposed significant setbacks from the common boundaries between the subject site and the heritage items.
<i>• To provide equitable sharing of views to and from public and private properties.</i>	
<i>• To ensure a reasonable level of amenity is provided and maintained to adjoining and nearby properties.</i>	
<i>• To provide sufficient scope for innovative roof pitch and variation in roof design.</i>	
<i>• To complement the height of buildings control in the LEP with a number of storeys control.</i>	
 <i>Note</i>	
<i>Maximum height of buildings is determined by reference to the WLEP.</i>	
 <i>To measure the height in storeys :</i>	
<i>The number of storeys of the building are those storeys which may be intersected by the same vertical line, not being a line which passes through any wall of the building; and</i>	
<i>Storeys that are used for the purposes of garages, workshops, store rooms,</i>	

foundation spaces or the like, that do not project, at any point, more than 1 metre above ground level (existing) are not counted.

B3 Side Boundary Envelope**Applies to Land**

This control applies to land shown coloured on the DCP Map Side Boundary Envelopes.

Objectives

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site.

The issues of detailed building design, form and articulation, height and materiality will be the subject of a future detailed development application

6.0 CONCLUSION

The Planning Proposal has been assessed in relation to the potential heritage impacts it may have on the heritage item on the site, known as 2 Albert Street, and on the heritage property immediately to the east, known as Furlough House.

The details of the Planning Proposal described in the GMU study do not adversely affect the identified heritage significance of 2 Albert Street, Narrabeen, and the heritage item adjacent the site, known as Furlough House.

Accordingly, I recommend that the heritage aspects of this application be approved.



Samantha Polkinghorne
Director
NBRSARCHITECTURE