

## Heritage Referral Response

<b>Application Number:</b>	DA2020/0272
<b>Date:</b>	04/05/2020
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage the subject site is a heritage item		
<b>I48 - Commonwealth Bank - 691 Pittwater Road, Dee Why</b>		
Details of heritage items affected		
Details of the item as contained within the Warringah heritage inventory is as follows:		
<p><u>Statement of significance:</u> A representative example of a suburban bank in the inter-war art deco style. Historically provides evidence of the development of business infrastructure during this period to serve growth of the area. Displays good integrity, retaining much original fabric</p> <p><u>Physical description:</u> Two storey commercial building with straight-edged parapet. Symmetrical front elevation. Central recess. Timber sash windows. Alterations at ground level to entry etc.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	
Consideration of Application		
The proposal seeks consent for the construction of an eight storey boarding house and the retention of the Art Deco bank facade to Pittwater Road. The proposal also includes a rooftop terrace and some commercial and retail floorspace. The subject site is a heritage item and a heritage impact statement (HIS) has been provided with the application.		
The HIS has considered the subject site and determined that only the facade is of heritage value and thus the remainder of the building should not be retained. Heritage agrees with this assessment but will condition that a full photographic archival recording of the building be undertaken and provided to Council before works begin. This must include recording the internals of the building, annotated		

floorplans of the building as is, and the external elevations of the building where possible.

The proposal includes the retention of the majority of the bank's facade, however there a number of changes proposed. This includes the removal of the existing awning, removal of the green walls, reinstatement of the lower section of the northern bay (infilled for an ATM), a fire escape through the southern bay and the restoration of the granite tile base. Heritage strongly supports the removal of the awning and green walls, as well as the reinstatement of the northern bay and red granite tile base. These changes will remove later unsympathetic additions. Heritage would prefer if the proposed fire escape through the southern bay could be relocated so as to avoid further penetrations to the facade, but on balance the impact can be tolerated. The upper levels of the boarding house have also been set back sufficiently so as to allow the heritage facade to be easily read from the street without an overwhelming dominant element above.

There is however no report or plan on how the facade is to be retained and protected during demolition and construction works. A condition shall be imposed that a structural engineering report, including retention strategies, be prepared and submitted for council approval. A condition will also be imposed that during works the recommendations of this document be adhered to.

Lastly, Heritage will condition that a heritage interpretation plan with detailed strategies be developed and submitted for Council approval. This should identify the key historical themes and messages of the place, as well as the best channels and medium to communicate them to the public. Heritage will subsequently condition that the plan be implemented to Council's approval prior to the issuing of the occupation certificate.

Consider against the provisions of CL5.10 of WLEP.

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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 4 May 2020

The proposal is therefore supported.

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

#### Recommended Heritage Advisor Conditions:

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

#### Photographic Archival Record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), in accordance with the NSW Heritage Council's guideline '*Photographic Recording of Heritage Items Using Film Or Digital Capture*' (2006).

This record must be submitted and approved by Council, prior to commencement of any demolition or

works on-site and 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 document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

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

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

### **Heritage Interpretation Plan**

A Heritage Interpretation Plan is to be prepared for the site. The Interpretation Plan should be prepared by a suitably qualified consultant in accordance with the Heritage NSW guidelines "Interpreting Heritage Places and Items" and must be submitted to Council for approval prior to the issue of the Construction Certificate. The Plan must include strategies which are to be implemented as part of the approved development.

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

Reason: To ensure that the historical and cultural significance of the site is recognised and interpreted as part of the new development of the site.

### **Structural Engineering Report on the Heritage Facade**

A report, prepared by a suitably qualified and practicing structural engineer, is to be submitted to Council.

The report must undertake an assessment of the heritage listed façade of 691 Pittwater Road, Dee Why and outline their structural adequacy and methodology for retention and how they will be conserved, including any works that will be required to achieve this.

The report must be submitted to and approved by Council 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 understand the methods needed to protect and retain heritage significant fabric during demolition and construction.

**Engineering and Heritage**

The existing façade of 691 Pittwater Road, Dee Why is to be retained in accordance with the recommendations of the Structural Engineer referenced in the structural engineering report condition. A suitably qualified and practising structural engineer is to be appointed to oversee these works during demolition and construction works.

A suitably qualified and practising heritage architect is to be appointed to oversee the conservation and retention of the façade at 691 Pittwater Road, Dee Why during demolition and construction works.

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

Reason: To protect heritage significant fabric during demolition and construction.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE****Approved Heritage Interpretation Plan**

The approved Heritage Interpretation Plan must be implemented to the satisfaction of Council 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 that the historical and cultural significance of the site is recognised and interpreted as part of the new development of the site.