

Heritage Referral Response

Application Number:	DA2025/1599
Proposed Development:	Alterations and additions to existing business premises including sauna, ice bath, privacy screens and extension of operating hours
Date:	13/11/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot U DP 29617 , 29 Avalon Parade AVALON BEACH NSW 2107

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject property is a heritage item and within the vicinity of a heritage item: Item 2270078 - Corner shop (excluding interior and rear additions) at 25, 29 and 33 Avalon Parade, Avalon Beach Item 2270084 - Cafe and exterior of corner shops - 47 Old Barrenjoey Road, Avalon Beach
Details of heritage items affected
Item 2270078 - Corner shop (excluding interior and rear additions) <u>Statement of Significance</u> These corner shops are associated with the early development of Avalon. The commercial structure is also associated with real estate, leisure and permanent settlement. As a result this item is culturally significant. This group is one of most intact remaining commercial buildings from the early development of Pittwater. <u>Physical Description</u> Two storey gabled roof structure with painted and rendered masonry walls. Highly contributive to the streetscape. Item 2270084 - Cafe and exterior of corner shops <u>Statement of Significance</u> The Café and Corner Shops are architecturally significant as it was designed by Alexander Stewart Jolly and represents the architectural style of the 1930s. It consists of a single storey restaurant, pebble dash walls - green glazed and terracotta tiled mottle roof and a stone fireplace. The cultural value of this building is significant as it has been used as a restaurant for over 70 years. The corner shop is significant as a rare example of a commercial building in the area designed by A S Jolly. As it occupies a prominent corner, it brings a distinctive and older contribution to the streetscape. The listing includes the interiors of the buildings; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance. <u>Physical Description</u> One-storey vernacular commercial building typical of the early Avalon subdivision built using local natural materials, simple design and traditional techniques. The café has pier and post wall construction for footings and foundations, to raise the building above frequent flooding at high tide, when Careel Creek backed up. The fireplace is in simple Jolly style but dominates the room with the mantelpiece made of a single slab of stone almost 3 metres in length. The corner shop is a single storey shop with corner entrance. Walls are pebble dash with cow manure in render on a chicken wire and timber structure. Externally expressed timbers support a tiled apron which forms the awning (Searl). The interior has had numerous refits.
Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	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	No	
Consideration of Application		
The proposal seeks consent for the installation of a sauna, ice bath and removable privacy screens within the existing first-floor terrace at the rear of the building. Although the existing building is a heritage item, the listing specifically excludes the interior and rear additions, and all proposed works are entirely internal and at the rear portion of the property. Given all proposed works are entirely internal and located at the rear portion of the property, there will be no adverse impact on the heritage item itself, or on the heritage item located at 47 Old Barrenjoey Road. Therefore, no objections are raised on heritage grounds, and no conditions required. <u>Consider against the provisions of CL5.10 of PLEP 2014.</u> Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No		

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:

Nil.