

17 October 2018

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655



Dear Sir/Madam

STATEMENT OF HERITAGE IMPACT PROPOSED DEVELOPMENT 1 SURFVIEW ROAD, MONA VALE

This Statement of Heritage Impact has been prepared to accompany a development application for new Surf Club development at 1 Surfview Road, Mona Vale.

The report evaluates the proposed development, designed by Warren and Mahoney Architects Pty Ltd.

REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Northern Beaches Council (formerly Pittwater Council) and by the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines.

METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with the guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, 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.

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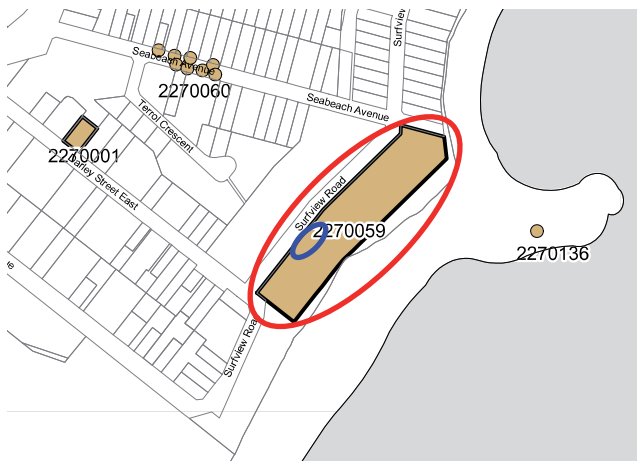


Figure 1
Pittwater LEP 2014 Heritage map. The subject site is encircled in red. The identified local heritage item within the site is the group of Norfolk Island Pines. The approximate location of the existing surf club is circled in blue.
Source: Pittwater LEP 2014 HER_018_010



Figure 2
The subject site is highlighted in yellow and bounded in red.
Source: NSW Spatial Information Exchange Maps

SITE IDENTIFICATION

The subject site is located on the eastern side of Surfview Road between Seabeach Avenue and Darley Street East. It is described by NSW Land Registry Services as Lot 104, DP 1066371.

HERITAGE MANAGEMENT FRAMEWORK

The subject site at 1 Surfview Road, Mona Vale, is listed as a heritage item in Schedule 5 of the *Pittwater Local Environmental Plan (LEP) 2014*, as an item of local heritage significance. Schedule 5 of the *Pittwater LEP 2014* refers only to the Norfolk Island Pines. The surf club is not identified and therefore is not formally of heritage interest to Council.

As such, the property is subject to the heritage provisions of the *Pittwater LEP 2014* and the *Pittwater Development Control Plan (DCP) 2014* under the *Environmental Planning and Assessment Act 1979*. Northern Beaches Council must take into consideration the potential impact of any proposed development on the heritage significance of the heritage items.

REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

SITE DESCRIPTION AND CONTEXT

The site is located on the northern end of Mona Vale Beach, to the east of the suburb of Mona Vale. As part of the public domain, the site encompasses public parking, surf club and public facilities, cafe and picnic area. Directly opposite the site on the western side of Surfview Road is Apex Park. The local heritage item 2270059 the Norfolk Island Pines (*Araucaria heterophylla*) are located throughout the northern portion of the site, predominantly around the carpark, and provide shade to beach users.

ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for the Norfolk Island Pines (*Araucaria heterophylla*) at 1 Surfview Road has been sourced from the NSW Heritage Inventory, database entry number 2270059, *Norfolk Island Pines (Araucaria heterophylla)*:

The Norfolk Island Pines are a defining feature of our cultural landscape as it is associated with beach holidays and recreation and has provided a distinctive sense of place. The Norfolk Island Pines are a defining and iconic landscape element for Mona Vale Beach, but also for many ocean beaches in Pittwater and along the coast of NSW and southern QLD. The pines are significant for their historic association with early settlement and as local cultural plantings, in some instances dating from the 1930s. The Pines have a high level of visual and aesthetic value.

ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

The local heritage item 2270059, *Norfolk Island Pines (Araucaria heterophylla)* is the only listed heritage item in the immediate vicinity of the subject site.

THE DEVELOPMENT PROPOSAL

The development application has been prepared by Warren and Mahoney Architects Pty Ltd. The proposal is detailed in the plans and Statement of Environmental Effects that accompany this application. It includes the demolition of the existing surf club building and construction of a new surf club. One Norfolk Island Pine tree is to be removed and replaced as part of the proposal. The remaining Norfolk Island Pines are to be retained and protective measures taken throughout the demolition and construction process.



Figure 3

Artist's impression of the proposed new Surf Club. The local heritage item group of Norfolk Island Pines will remain visible due to the similar scale, mass and location of the new building.
Source: Warren and Mahoney Architects

ASSESSMENT OF HERITAGE IMPACT

OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS

The proposal is for the demolition of the existing surf club and construction of the new Mona Vale Surf Club on the site of the local heritage item 2270059, *Norfolk Island Pines (Araucaria heterophylla)*. As part of the proposal one existing Norfolk Island Pine is to be removed. All other plantings are to be retained and protective measures are to be taken throughout the demolition and construction process.

CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

- *The following aspects of the proposal respect or enhance the heritage significance of the adjacent item for the following reasons:*

The proposed new surf club is of similar scale and massing as the existing which is to be demolished. The new proposed surf club references the original arrangement of connected pavilions in a contemporary manner. The location of the surf club will effectively not change and will ensure continuity of views to and from the local heritage item. The proposed scheme retains the public elements of the previous building and ensures continued community access. The open public areas to the north and south of the surf club will be maintained, preserving the existing elevations and scale in relation to the Norfolk Island Pines.

Tree protection zones will be utilised to minimise all potential impact of the demolition and construction upon the remaining trees identified as the local heritage item. Ground disturbance within the tree protection zones will be carefully controlled within this area to ensure the protection of the trees and ensure their retention.

- *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:*

As part of the proposal one Norfolk Island Pine is to be removed. The tree to be removed is located within the current alfresco dining area of the surf club cafe and will be negatively impacted during the demolition and construction process. Due to the location it is not possible to use a tree protection zone. However, given the scale and location of this specific tree in relation to the remainder of the Norfolk Island Pines it can be inferred that this is not one of the original plantings, but rather has probably self propagated at a later date. The proposal includes the replacement of this tree so as to ensure the continued habitation by the species along Mona Vale Beach. The proposed location of the new tree is to be in keeping with the existing planting arrangement of the Norfolk Island Pines.

Demolition of a Building or Structure

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

The proposal includes the demolition of the existing surf club for the construction of a new surf club on the same location. The existing building is not a local heritage item. The demolition of the existing building and replacement with a new building will not negatively impact the local heritage item 2270059, *Norfolk Island Pines (Araucaria heterophylla)* due to the new building being of similar footprint, as well as not being within the immediate vicinity. Whilst the proposal requires the removal of one of the Norfolk Island Pines, the height suggests that it is not part of the original planting. The tree shall be replaced with another Norfolk Island Pine of the same species to continue the existing row of plantings to the north of the building. As such, the impact of the proposal is acceptable.

Tree Removal or Replacement

- *Does the tree contribute to the heritage significance of the item or landscape?*
- *Why is the tree being removed?*
- *Has the advice of a tree surgeon or horticultural specialist been obtained?*
- *Is the tree being replaced? Why? With the same or a different species?*

The heritage listing on site pertains to the group of Norfolk Island Pines. One of the trees to be removed as part of the proposal will be a young pine that does not appear to be original, but rather has most likely self propagated at a later time. The tree will be removed as part of the proposed demolition and construction due to the likely impact that works will have on the pine. As part of the proposal specialist advice has been sought from Naturally Trees Aboricultural Consulting as to the best course of action for protecting the local heritage item. The specialist advice included the recommendation to replace the one Norfolk Island Pine with another of the same species as part of the proposed development. Therefore there will be no nett loss of Norfolk Island Pine trees on site, nor loss of any of the original trees.

An archaeological assessment has not been made as part of this report.

HERITAGE OBJECTIVES OF THE PITTWATER LEP 2014

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Retains views to and from the local heritage item; that is the group of Norfolk Island Pines.
- There will be no nett loss of Norfolk Island Pines on site.
- The one Norfolk Island Pine to be removed is not original and will be replaced with another of the same species.
- The proposed new surf club development is similar to existing surf club scale, mass and location.
- The significance of the Norfolk Island Pines, and their ability to contribute to the Surfview Road streetscape and Mona Vale coastline, will be retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Pittwater LEP 2014*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

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

HERITAGE GUIDELINES OF THE PITTWATER DCP 2014

The proposed development is generally consistent with the guidelines of the *Pittwater DCP 2014* that relate to the development adjacent of heritage items:

- B1.1 Heritage Conservation - Heritage items, heritage conservation areas and archaeological sites listed in Pittwater Local Environmental Plan 2014
- B1.2 Heritage Conservation - Development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites
- B1.3 Heritage Conservation - General

The analysis in Section 6.3 of this report demonstrates that the proposal is consistent with these objectives.

CONCLUSIONS

- 1 Surfview Road, Mona Vale is listed as an item of local heritage significance in Schedule 5 of the *Pittwater LEP 2014* and refers only to the group of Norfolk Island Pine trees.
- The proposed demolition and new construction to 1 Surfview Road are limited to Mona Vale Surf Club which is not a local heritage item. None of the primary heritage trees will be affected.
- The removal of a Norfolk Island Pine as part of the proposal is considered acceptable, given that it is not one of the original plantings.
- Overall there will be no nett loss of Norfolk Island Pines on site due to the replacement of the removed pine with another of the same species in an appropriate location.
- The proposed development retains views to and from the local heritage item
- The significance of the Norfolk Island Pines, and their ability to contribute to the Surfview Road streetscape and Mona Vale coastline, will be retained.
- The proposed development is consistent with the heritage requirements and guidelines of the *Pittwater LEP 2014* and the *Pittwater DCP 2014*.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.
- The proposed replacement surf club building is a very fine design that reflects the general massing of the existing with a very strong ground floor and a series of “pavilions” at first floor level.

RECOMMENDATION

Council should have no hesitation, from a heritage perspective, in approving this development application.

Yours faithfully,
GBA Heritage Pty Ltd

A handwritten signature in black ink, appearing to read 'E. Sheridan', with a stylized, cursive script.

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