



Heritage Referral Response

Application Number:	DA2019/1157
Date:	08/07/2020
To:	Claire Ryan
Land to be developed (Address):	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

Officer comments

Original Comments:

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the property adjoins a heritage item:		
St Michael's Anglican Church - 33 Foamcrest Avenue		
Details of heritage items affected		
Details of the item as contained within the Pittwater heritage inventory is as follows:		
<u>Statement of significance:</u>		
St Michael's Anglican Church is historically and socially significant for the settlement and development of Newport. It is associated with the Anglican community in Pittwater and demonstrates growth of the congregation in the area.		
It was built in 1924 on a site in Queens Parade and relocated to the present site in the early 1950s. It represents an example of the early timber church constructions in the locality, designed with elements resembling the features of the Victorian Carpenter Gothic ecclesiastical style buildings.		
<u>Physical description:</u>		
Early weatherboard church resembling the architectural elements of the Victorian Carpenter Gothic style. Setback towards the rear of the site, the building's typical features include a pitched roof, timber frame with weatherboard cladding, gothic openings, decorated bargeboard and front porch. A skillion roof wing flanks the original church building.		
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	No	



Century Buildings of Significance		
Other	N/A	

Consideration of Application

The proposal seeks consent for the construction a shop top housing development across 351 and 353 Barrenjoey Road, Newport. The heritage item is located directly behind 353 Barrenjoey Road, close to their common boundary line. The proposal includes excavation near the boundary with the heritage item, as well building to the rear boundary line.

The proposal should be set back on the first and second floors to avoid overwhelming the heritage item. Heritage notes the 6m rear setback included in the Newport Masterplan and Pittwater 21 DCP. This setback should be adopted. Heritage notes that this rear setback was included in the prelodgement plans for the site.

Heritage additionally notes the inconsistency in the drawings and the rear setback on the top floor. South elevation drawing A300 indicates a small rear setback, where as floor plan drawing A104 indicates no setback.

Given the scale of the development proposed and the location of the heritage item close to the boundary, Heritage would consider that a Heritage Impact Statement should also be provided.

Therefore Heritage cannot support this proposal due to the impact upon the adjoining heritage item and there being no heritage impact statement.

Amended Plans May 2020

Amended plans were submitted in both March and May 2020 by the applicant. These amended plans have resolved a number of concerns Heritage had with the proposal but there a few minor matters that need to be addressed.

The proposed garden area for Unit 9 on the second floor should adopt the same setback from the rear boundary as its balcony has. Setting the garden area back will reduce building bulk in close proximity to the item and avoid overwhelming the item when viewed from Foamcrest Avenue. Consideration should also be given to the balcony railing of this unit being constructed of lightweight and transparent materials to break up any building bulk.

On the first floor, the western full height boundary wall adjoining Unit 1 should have its northern extent reduced by 1m. This would avoid the wall running behind the heritage item and instead stopping short. This would avoid impacts from building bulk on the heritage item when viewed from Foamcrest Avenue.

Heritage notes the proposed 'Dintel' for the western elevation and its striped character. Heritage would prefer if this elevation adopted a less detailed presentation for where it extends along the boundary of the heritage item so as to not compete with its character. This can however be dealt with via condition and does not form a reason for refusal.

A Heritage Impact Statement was provided by the applicant in March and this concern is resolved.

Heritage also notes a few remaining inconsistencies in the plans such as the ground floor plan and the ground floor flood diagram as well as the landscaping plans. The full set of plans should be updated for consistency.

Heritage cannot support the proposal as currently presented, but requires only minor amendments to do so.

Amended Plans July 2020

The amended plans has resolved the vast majority of heritage's outstanding concerns with the proposal. The wall for Unit 1 has been stepped back away from the heritage item and the balustrade for Unit 9's balcony has been amended to glass. The proposed external presentation of the boundary wall has also been adjusted where it runs along side the heritage item. Heritage would prefer if the proposed garden area for Unit 9 was removed entirely from the plans but it is only a minor matter and it's impact can be tolerated.

Based on the amended July 2020 plans, Heritage raises no further concerns and requires no conditions

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

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 12 December 2019, Amended 19 May 2020, Amended 8 July 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:

Nil.