



**2 – 6 PALM ROAD,
NEWPORT
Newport Bowling Club Kiosk**

HERITAGE ASSESSMENT FOR CHANGE OF USE TO A KIOSK



Report prepared for
Alanna Smit
October 2020

1.0 Introduction

- 1.1 This is a heritage report for the change of use of an existing storage shed within the grounds of the Newport Bowling Club including a fit out and pergola.
- 1.2 This statement of environmental effects has been prepared with reference to the following:
- Site visit
 - Architectural drawings prepared by Alanna Smit Structural Interiors
 - BCA Report prepared by GRS Building Reports

2.0 The site and its locality

- 2.1 The site is located on the eastern side of Barrenjoey Road in Newport, in the grounds of the Newport Bowling Club. The carpark is a public carpark and not owned by the Bowling Club.
- 2.2 The site is a triangular shaped lot which forms a portion of the lot associated with the Newport Bowling Club. The site runs parallel to the main road with the carpark as a buffer between the road and subject site. The site is currently occupied by three small single-storey storage sheds and an open grassed area, which backs on to the bowling greens.
- 2.3 The site is surrounded by similar commercial activities, with the main road being host to numerous small cafés as well as open parks and the beach offering spaces for recreational activities.
- 2.4 The site is in close proximity to the Newport Town Centre.

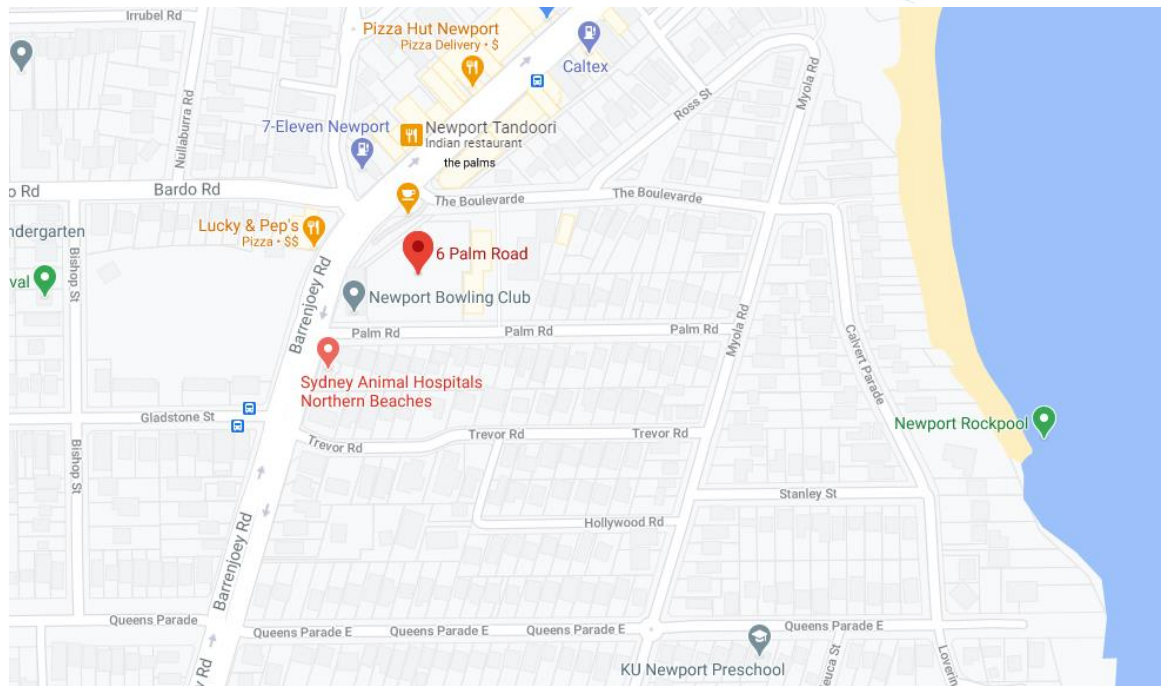


Figure 1. Location of the subject site



Figure 2 Aerial photograph of subject site (SIX maps)

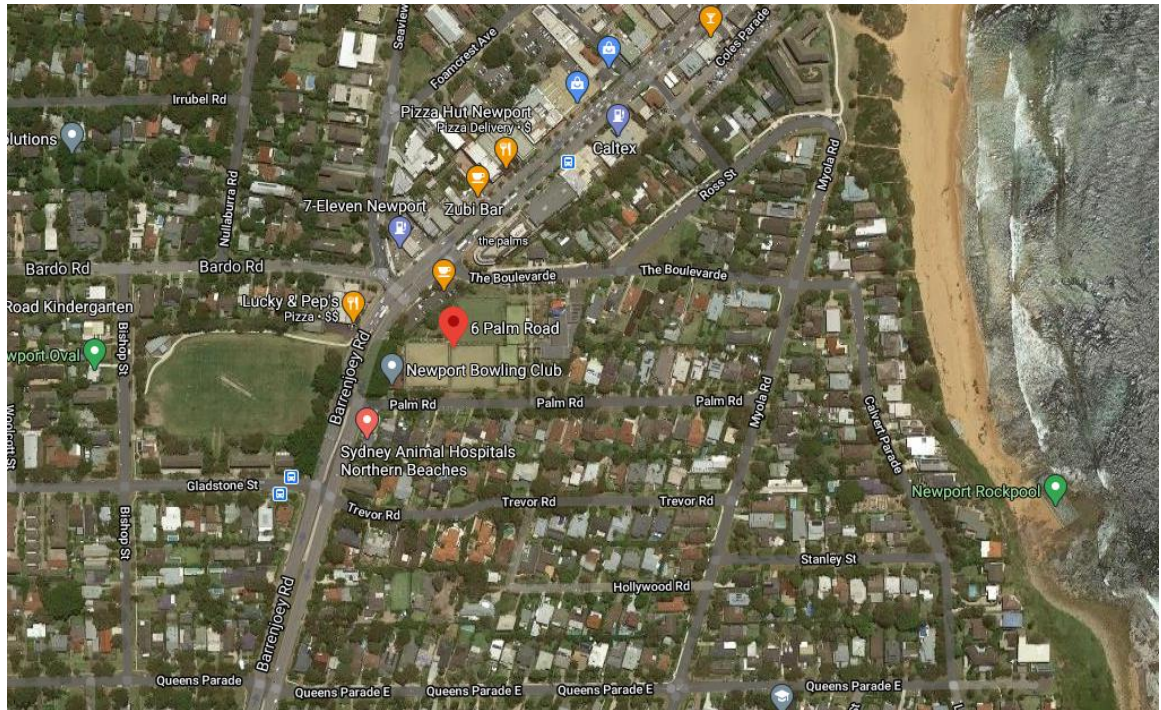


Figure 3 The site within the locality



Figure 4 The site looking South-East



Figure 5 The proposed kiosk



Figure 6 Area of the proposed Pergola



Figure 7 Open space looking south of the kiosk area and shows proximity to bowling greens



Figure 8 Open space looking north showing adjacent bowling greens



Figure 9 Adjacent Bowling greens to the south of proposed kiosk site

3. Proposed Development

- 4.1 The proposed development is change of use for the existing shed into a kiosk with the construction of a new wooden pergola to provide an outdoor seating area.
- 4.2 The works proposed include the internal fitout of the shed to facilitate the making of snacks/light meals and drinks.
The internal fitout will include:

- Food display
- Benches
- Coffee machine
- Toaster
- Dish washer
- Fridge

The works will also include the addition of two new windows, one on either side of the shed and a new door located on the eastern side of the shed. A wooden pergola is proposed to extend over the paved area adjacent to the service

window offering a covered area to patrons, surrounded by associated landscaping.

- 4.4 All works have been designed to maintain the integrity of the heritage site and its contribution to the streetscape.

5. Heritage Assessment

- 5.1 The site is nominated as a heritage item under the provisions of the Pittwater LEP 2014.



Figure 10 Extract from PLEP2014 zoning map

Heritage Conservation

The site is located within a site nominated as containing a heritage item in Schedule 5 of the LEP. No. 6 palm Road, Newport being the Newport Bowling Club and its grounds are a nominated heritage item. The Newport Bowling Club is socially significant to the Newport community with more than 80 years as a recreational facility. It will hold some significance as a gathering place and its provision of recreational facilities for the community.

The change of use of the shed in the grounds to a kiosk will not be to the detriment of retaining the heritage significance of the site. The kiosk use is complementary to the Bowling club use and allows for its continuation. The only works proposed are very minimal with the pergola an easily removable structure which has been designed to have minimal impact on the view to the heritage item.

In accordance with Cl. 5.10(4) of LEP 2011 the consent authority must consider:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

Comment

The proposed development is for the use and refurbishment of the existing shed and construction of a small pergola. The property's status as a heritage item will be retained through the continued community use.

The majority of the proposed works are internal and will have very limited and appropriate impact on the streetscape.

It is considered that these works will result in a positive impact on the site, as the shed was in poor condition. The proposed refurbishment will improve the grounds and reinvigorate the grass area's use fronting Palm Road.

Proposed Change to Heritage Item	Some Questions to be Answered in a Statement of Heritage Impact	Minimum Supporting Information Required	Comment
Demolition of a building or structure	<ul style="list-style-type: none"> • 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? 	<p>Local: SOS State: CMP</p>	<p>Not relevant as demolition of the subject site is not proposed.</p>
Minor partial demolition (including internal elements)	<ul style="list-style-type: none"> • Is the demolition essential for the heritage item to function? 	<p>Local: SOS State: CP</p>	<p>Minor internal demolition works are proposed to refurbish and create a more functional plan.</p>

	<ul style="list-style-type: none"> • Are important features of the item affected by the demolition (e.g. fireplaces in buildings)? • Is the resolution to partially demolish sympathetic to the heritage significance of the item? • If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired? 		
Major partial demolition (including internal elements)	<ul style="list-style-type: none"> • Is the demolition essential for the heritage item to function? • Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)? • Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)? • If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired? 	Local: SOS State: CMP	Not relevant as no major demolition is proposed.
Change of use		Local: SOS	Not relevant as the use continues to be a social

	<ul style="list-style-type: none"> • Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not? • Does the existing use contribute to the significance of the heritage item? • Why does the use need to be changed? • What changes to the fabric are required as a result of the change of use? • What changes to the site are required as a result of the change of use? 	<p>State: CMP</p>	<p>use associated with the club.</p>
<p>Minor additions (see also minor partial demolition)</p>	<ul style="list-style-type: none"> • How is the impact of the addition on the heritage significance of the item to be minimised? • Can the additional area be located within an existing structure? If no, why not? • Will the additions visually dominate the heritage item? • Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? • Are the additions sympathetic to the 	<p>Local: SOS State: CP</p>	<p>Not relevant as no minor additions are proposed.</p> <p>The pergola is a structure which is complementary and can easily be removed.</p>

	heritage item? In what way (e.g. form, proportions, design)?		
Major additions (see also major partial demolition)	<ul style="list-style-type: none"> • How is the impact of the addition on the heritage significance of the item to be minimised? • Can the additional area be located within an existing structure? If not, why not? • Will the additions tend to visually dominate the heritage item? • Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered? • Are the additions sympathetic to the heritage item? • In what way (e.g. form, proportions, design)? 	Local: SOS State: CMP	Not relevant as no major additions are proposed
New development adjacent to a heritage item (including additional buildings and dual occupancies) Note: Most planning instruments (such as local and regional environmental	<ul style="list-style-type: none"> • How is the impact of the new development on the heritage significance of the item or area to be minimised? • Why is the new development required to 	Local: CP State: CMP	Not relevant. The subject site is not adjacent to a heritage item.

<p>plans) require the approval authority to take into account the impact of new development on adjacent heritage items or conservation areas.</p>	<p>be adjacent to a heritage item?</p> <ul style="list-style-type: none"> • How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? • How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? • Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? • Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? • Will the additions visually dominate the heritage item? How has this been minimised? • Will the public, and users of the item, still be able to view and appreciate its significance? 		
<p>Subdivision Note: Impacts on heritage values related to new</p>	<ul style="list-style-type: none"> • How is the proposed curtilage allowed around the heritage item appropriate? 	<p>Local: SOS State: CMP</p>	<p>Not relevant as no subdivision is proposed</p>

<p>subdivision can often be minimised through development control plans (DCPs). Refer to the Best Practice Guideline on preparing DCPs published by the Department of Planning.</p>	<ul style="list-style-type: none"> • Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised? • Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised? 		
<p>Repainting using new colour schemes</p>	<ul style="list-style-type: none"> • Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? • Will the repainting effect the conservation of the fabric of the heritage item? 	<p>Local: SOS State: CP</p>	<p>The development proposes to retain existing colours and materials.</p>
<p>Re-roofing/re-cladding</p>	<ul style="list-style-type: none"> • Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)? • Is a previous material being reinstated? • Will the re-cladding effect the conservation of the fabric of the heritage item? • Are all details in keeping with the heritage significance of the item 	<p>Local: SOS State: CP</p>	<p>Not relevant as no re-roofing is proposed.</p>

	<p>(e.g. guttering, cladding profiles)?</p> <ul style="list-style-type: none"> • Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought? 		
<p>New services (e.g. air conditioning, plumbing)</p>	<ul style="list-style-type: none"> • How has the impact of the new services on the heritage significance of the item been minimised? • Are any of the existing services of heritage significance? In what way? Are they affected by the new work? • Has the advice of a conservation consultant (e.g. architect) been sought? • Has the consultant's advice been implemented? • Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services? 	<p>Local: SOS State: CP (CMP for a major services upgrade)</p>	<p>The existing shed was already serviced.</p>
<p>Fire upgrading Note: Where agreement cannot be reached between the local council and your consultants on</p>	<ul style="list-style-type: none"> • How has the impact of the upgrading on the heritage significance of the item been minimised? • Are any of the existing services of heritage significance? In what way? Are they affected by the new work? 	<p>Local: SOS State: CP</p>	<p>Not relevant as no fire upgrading is proposed.</p>

<p>suitable fire-upgrading you may seek the advice of the Fire, Access & Services Panel, a subcommittee of the Heritage Council of NSW. Contact the Heritage Office for further information on (02) 9391 2115.</p>	<ul style="list-style-type: none"> • Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented? • Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services? • Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How? 		
<p>New landscape works and features (including carparks and fences)</p>	<ul style="list-style-type: none"> • How has the impact of the new work on the heritage significance of the existing landscape been minimised? • Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated? • Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? • Are any known or potential archaeological 	<p>Local: SOS State: CMP (CP will suffice for minor works)</p>	<p>New paving is proposed as illustrated in the attached plan.</p>

	<p>deposits affected by the landscape works? If so, what alternatives have been considered?</p> <ul style="list-style-type: none"> • How does the work impact on views to, and from, adjacent heritage items? 		
<p>Tree removal or replacement Note: Always check the tree preservation provisions of your local council when proposing removal of trees</p>	<ul style="list-style-type: none"> • 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? 	<p>Local: SOS State: CP</p>	<p>Not relevant as no tree removal or replacement is proposed.</p>
<p>New signage Note: Check whether the local council has a signage policy or design guidelines</p>	<ul style="list-style-type: none"> • How has the impact of the new signage on the heritage significance of the item been minimised? • Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected? • Is the signage in accordance with section 6 , ‘Areas of Heritage Significance’, in Outdoor Advertising: An Urban Design-Based Approach?(1) How? 	<p>Local: SOS State: CP</p>	<p>Not relevant as no new signage is proposed.</p>

	<ul style="list-style-type: none"> • Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape? • Can the sign be remotely illuminated rather than internally illuminated? 		
--	--	--	--

6. Conclusions

- 6.1 The proposed development, for change of use of an existing storage shed within the grounds of the Newport Bowling Club including a fit out and pergola is appropriate considering its location within the heritage conservation area.
- 6.2 Considering all the issues, the proposed development is considered worthy of Council’s consent.