

STATEMENT OF HERITAGE IMPACT

Proposed Development at 351-353 Barrenjoey Road Newport



Job No. 8727
March 2020

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: Subject site at 351-353 Barrenjoey Road, from Barrenjoey Road looking to front façade. (Source: Heritage 21, 27.02.2020)

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	06.03.20	CH/SS/EZ	NF	CH
2	Report Issued (RI).	06.03.20	CH	-	CH

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared on behalf of Crawford Architects who have been engaged by the owner of the site to submit a development application for a new development at the site.

1.2 Site Identification

The subject site is located at 351-353 Barrenjoey Road which falls within the boundaries of the Northern Beaches Council Local Government Area (LGA). As depicted in Figure 1 below, the site is located to the northern side of the intersection of Barrenjoey and Robertson Roads. The subject site comprises a two-storey shop-top mixed-use building. The setting and topography of the site will be more fully described in Section 3.0 below. The subject site is comprised of the following allotments:

- Lot 64, Deposited Plan 'DP' 1090224;
- Lot 65, Section 5, DP 6248;
- Lot 66, Section 5, DP 6248.



Figure 1. Aerial view of the site, which is highlighted in yellow (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>, annotated by Heritage 21).



Figure 2. Aerial view of locality with approximate boundaries of the subject site outlined in blue and the allotments of 351-353 Barrenjoey Road indicated by red arrows. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>).

1.2.1 Heritage Listings

The subject site is **not** listed as an item of environmental heritage under Schedule 5 of the Pittwater Local Environmental Plan 2014 ('PLEP'). Further, it is also **not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the National Trust Register (NSW).

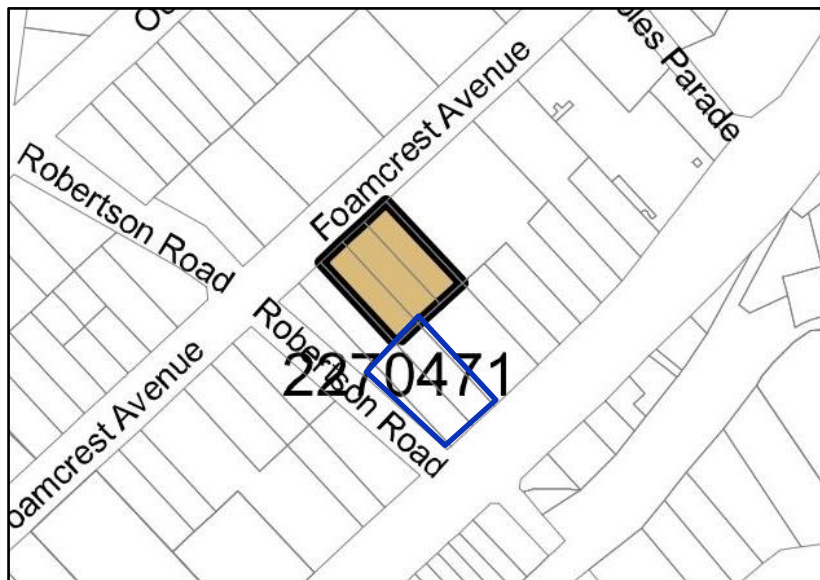


Figure 3. Detail form Heritage map HER_017. The site is outlined in blue, heritage items shaded brown and heritage conservation areas are hatched red (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

The subject site is **not** located within the boundaries of a Heritage Conservation Area listed under Schedule 5 of the PLEP.

1.2.2 Heritage Items in the Vicinity

As depicted in Figure 3 above, the subject site is situated within the general vicinity of the following heritage item listed under Schedule 5 of the PLEP. The details of the listing is as follows follows:

Item/HCA Name	Address	Significance	Item Number
St Michael's Anglican Church	33 Foamcrest Avenue	Local	2270471

The subject site is adjacent to and within the visual catchment of Item 2270471 (33 Foamcrest Avenue).

1.3 Purpose

The subject site is located in the vicinity of a heritage item which is listed under Schedule 5 of the PLEP. Sections 5.10(4) and 5.10(5) of the PLEP require the Northern Beaches Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage item and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of that heritage item. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.4 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

1.5 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Cecelia Heazlewood and overseen Paul Rappoport, of Heritage 21, Heritage Consultants.

1.6 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning

instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.

- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection. On the day the site investigation was carried out, Heritage 21 did not have internal access to the subject buildings.

1.7 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

The Guringai people were the first inhabitants of the area before the lands were allotted and distributed to pardoned convicts and free settlers from the 1810s.¹ John Farrell was one of the earliest settlers in the area. 280 acres owned by Johnny Farrell, grandson of John Farrell, came to be known as Newport from around the 1880s.² Over the years a rough bush road was established from Manly, along the coast to Narrabeen.³ Travellers by coach paused at the Rock Lily Hotel in Mona Vale (which opened in 1886), and then continued northwest to Bayview and Church Point, or northeast for Newport and Barrenjoey.⁴ Charles Jeannerett and George Pile built the wharf, and later the Newport Hotel before subdividing the land and putting it up for sale. Jeannerett encouraged day trips to Newport by coach from Manly or by steamer from Sydney, with refreshments provided at the hotel. Newport expanded, particularly on the ocean side as road transport improved and beach holidays became popular.⁵ In the 1920s and 30s it was still largely a holiday location and many houses were empty for much of the year (Figure 4). After The Spit (1925), Roseville (1925) and Sydney Harbour (1932) Bridges were opened, the Pittwater peninsula became more easily accessible.³ Since the 1950s, Pittwater has become predominantly residential in character and serves as a suburban region of Sydney (Figure 5).³



Figure 4. Newport Beach from road to Barrenjoey road, 1925, showing very little development around Barrenjoey road (Source: State Library, FI1858787).



Figure 5. View of Avalon, Bilgola and Newport Beaches, 1970, showing a lot of development around Barrenjoey road (Source: Warringah Library).

¹ Pittwater History and Heritage (Accessed Online: <https://www.newportpittwater.com/listings/pittwater-history-heritage/>)

² Newport History (Accessed Online: <https://newport.org.au/about-newport/>)

³ Ibid.

⁴ Ibid.

⁵ Ibid.

2.2 Site Specific History

Limited written documentation could be source regarding the historical development of the subject site. Nonetheless, evidence of the occupation and use of the site has been gathered through maps sourced from the NSW Land and Property information website, newspaper articles sourced from the National Library of Australia and the Pittwater online News.

Robert Campbell, previous owner of the land within the vicinity of the subject site⁶, stated in a letter from the Land Board Office to the Colonial Secretary, dated 12th March 1827, that “after expending some Capital in improving the Land then granted him, he found the soil of so bad a quality, that he was induced to sell”.⁷ Consequently, this sale resulted in John Joseph Therry’s 1900s land grant of 1200 acres, which was exclusive of the road 1 chain wide from Manly to Barrenjoey (Figure 6).⁸

No. 16,118. APPLICANT:—John Farrell, Newport.
 LAND:—County Cumberland, parish Narrabeen, shire Warringah, 132 acres 2 roods, on McMahon’s Creek and South Pacific Ocean,—being lands granted as 60 acres (portion 21 of parish) and 30 acres (portion 23 of parish) to John Farrell, and 50 acres (portion 22 of parish) to Martin Burke, and part 60 acres (portion 38 of parish) granted to Robert Henderson, and also part 1,200 acres (portion 20 of parish) granted to the Reverend John Joseph Therry, exclusive of the road 1 chain wide from Manly to Barranjoey, the area of which has been deducted from the total area; adjoining properties of M. Dowling and A. M. Bowman, P. J. Shoppee, J. Stevenson, W. C. Woolcott, G. Skinner, J. H. Slater, S. Oliver, M. Eason, J. McGlynn, A. Middows, New South Wales Realty Co., W. S. de Wilde, and H. M. Malcolm and Crown Land.

Figure 6. Detail of Notice under real property act. 1910. (Source: 1910 'NOTICE UNDER REAL PROPERTY ACT.', *Government Gazette of the State of New South Wales (Sydney, NSW: 1901 - 2001)*, 23 February, p. 1112., viewed 05 Mar 2020)

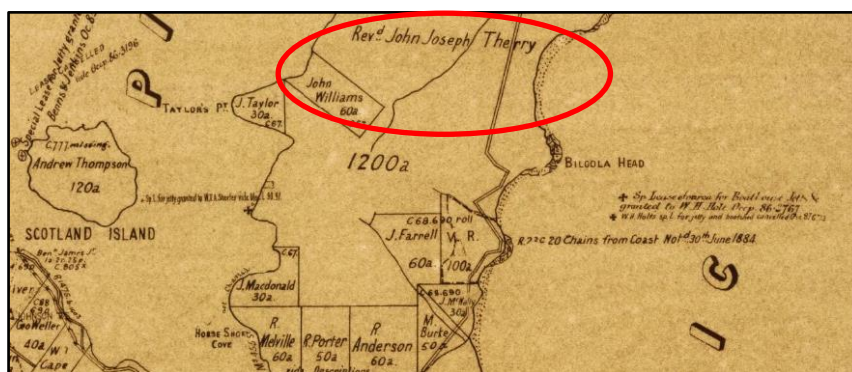


Figure 7. Detail of John Joseph Therry 1907 land grant of 1200 acres highlighted in red.⁹

⁶ Detail from The Sydney Morning Herald, 1880 April 19. Trove, <http://nla.gov.au/nla.news-article13458288>, annotated by Heritage 21.

⁷ Newport History (Accessed Online: <https://newport.org.au/about-newport/>)

⁸ 1910 'NOTICE UNDER REAL PROPERTY ACT.', *Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001)*, 23 February, p. 1112. , viewed 05 Mar 2020.

⁹ NSW Land Registry Services, obtained from: <https://hlrv.nswlrs.com.au/>.

In 1911, at a public meeting in Newport, resolutions were carried out, urging the Government to have the Newport beach resumed by the Warringah Shire Council as a public reserve.⁴ Speakers representing residents, tourists to the district, and the Newport Surf Club pointed out that resumption would be an easier matter at present than later on, when the beach would probably come under private ownership. The proposal was to resume the whole of the beach from low watermark to Barrenjoey Road, and it was decided to ask the council to arrange a deputation to the Minister for Lands on the subject.⁴

As a consequence, a surveyor plan by Sidney Bush Madsen was produced in January 1911 showing the subdivision of Ocean Beach Estate (Figure 8, below), followed by the allotment sale by Hardie & Gorman and King & Humphery Auctioneers in Conjunction in April 1911 (Figure 9, below).⁴ The subject site was marked and sold as Lot 64.

A comparative analysis of historic roof forms using the 1960s and 1990s aerial photographs of the subject site, (Figure 10 and 11 below) suggests that the existing shop-top commercial buildings on the subject site were likely built post-1960s. Notwithstanding, the physical description of the subject site will be discussed further in section 3.2.1.

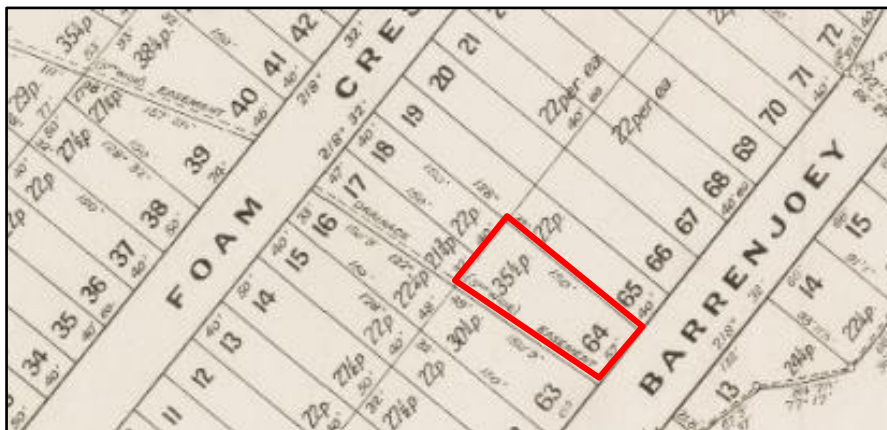


Figure 8. Plan showing subdivision of Ocean Beach Estate - Warringah Shire council - date of Survey January, 1911 - done by Sidney Bush Madsen, Surveyor, with the subject site highlighted in red.



Figure 9. Advertisement for the auction sale of the Ocean Beach Estate, 1911, with the subject site highlighted in red. (Source: State Library of NSW, digital archives, Item No.: c050400043 Subdivision Materials, <https://www.sl.nsw.gov.au/>, Annotated by Heritage 21).



Figure 10. 1960s aerial photograph of the subject site, highlighted in red.¹⁰



Figure 11. 1990s aerial photograph of the subject site, highlighted in red.¹¹

2.3 St. Michael's Anglican Church

The following historical summary for the heritage item in the vicinity, St Michael's Anglican Church is available on the State Heritage Inventory:¹²

On 9 July 1924, land was bought on the southern side of Queens Parade West, Newport, halfway between Barrenjoey Road and Boulton's dairy and, by 28 September of the same year, a church had been built and the first services held. St Michael's and All Angels stayed in Queens Parade until the early 1950s when it was moved by truck to its present location in Foamcrest Avenue. The land in Foamcrest Avenue had been bought by the then Rector of Narrabeen and Pittwater, William St. Andrew Osborne-Browne, who then successfully justified his decision.

¹⁰ NSW Government Historical Imagery, obtained from:
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6>

¹¹ NSW Government Historical Imagery, obtained from:
<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=483caac110ed49e4877ce5a4a62971c6>

¹² NSW Office of Environment and Heritage, St Michael's Anglican Church. Database item 2270471.

The original Church was placed at the back of the block to leave room for the present church building; the foundation stone of which was laid in December 1959. The original Church was completed at a cost between 5,000 and 6,000 pounds. Frank Spurway contributed a substantial amount to the building and the church was licensed on 19 June 1960.



Figure 12. Original St Michael's Church, Newport, ca. 1925. (Source: Northern Beaches Council, obtained from: <http://photosau.com.au/Warringah/scripts/ExtSearch.asp?SearchTerm=WAR40272>)



Figure 13. Original St Michael's Church, Newport, ca. 1940s. (Source: Northern Beaches Council, obtained from: <http://photosau.com.au/Warringah/scripts/ExtSearch.asp?SearchTerm=WAR40273>)

3.0 PHYSICAL EVIDENCE

3.1 Locality and Setting

3.1.1 Locality

The locality of Newport, located approximately 31 kilometres north-east of the Sydney CBD, is considered part of the Northern Beaches region. It is a coastal area with the Pacific Ocean to the east and Pittwater to the west.



Figure 14. Location of Newport (highlighted yellow). (Source: NSW Land & Property Information, SIX Maps, [http://maps.six.nsw.gov.au/.](http://maps.six.nsw.gov.au/))

3.1.2 Streetscape & Setting

The subject site has a primary frontage to Barrenjoey Road, a major arterial road that runs from Mona Vale to Palm Beach. The Road provides access to Pacific Ocean and Pittwater coastlines. The precinct of Barrenjoey Road in which the subject site is located, is characterised by commercial/retail services and high-rise residential developments.

3.2 Physical Description

3.2.1 The Subject Site

The subject site features various development. The built environment features modern semi-detached retail spaces with frontages to Barrenjoey Road (to the south east) and Robertson Road (to the south west) and a single detached retail block to the rear of the site with a frontage to Robertson Road.

There is also a small weatherboard outbuilding to the rear (north) section of the allotment. Between the buildings is an expansive hardstand area with some vegetation to the rear. There appears to be two storeys of residential spaces above the main retail floor. The various contemporary materiality of the subject site shows substantial alterations to the original structures resulting in an irreversible loss of original fabric.

3.2.2 St Michaels Anglican Church

The subject site shares a boundary with the heritage item, St Michaels Anglican Church, accordingly the following physical description is available for St Michaels Anglican Church on the State Heritage Inventory:¹³

Construction years: 1924-1960

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.

3.3 Views

Primary views to and from the subject site are made along Barrenjoey Road and Robertson Road. Primary views to and from the adjoining heritage item (St Michaels Anglican Church) are made from Foamcrest Avenue, where the site can be viewed in its context. Currently, due to the existing topography and built environment the church cannot be seen in its entirety from either Barrenjoey Road or Robertson Road. However, the south west elevation of the church can be partially witnessed from Robertson Road. Within the subject site, the south east elevation of the church can be partially viewed from the rear hardstand area. However, this area is currently intended for private use.

¹³ NSW Office of Environment and Heritage, St Michael's Anglican Church. Database item 2270471.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 27 February 2020, unless stated otherwise.



Figure 15. Primary façade of subject site as viewed from Barrenjoey Road.



Figure 16. South west elevation of subject site as viewed from the intersection of Robertson Road and Barrenjoey Road.



Figure 17. Rear elevation of subject site as viewed from external hardstand area.



Figure 18. Rear elevation of subject site showing landscaped area as viewed from the subject site.



Figure 19. North east elevation of the subject site as viewed from Barrenjoey Road.



Figure 20. Detail of primary façade of subject site, at street level.



Figure 21. Primary view of the heritage item in the vicinity of the subject site, St Michaels Anglican Church, as viewed from Foamcrest Avenue. Church is indicated with a red arrow.



Figure 22. Façade of St Michaels Anglican Church. The subject site, behind, is approximately located to the right of the dashed line.



Figure 23. Detail of the façade of St Michaels Anglican Church.



Figure 24. South west elevation of the heritage item as viewed from Robertson Road. The elevation of St Michaels Anglican Church is indicated with a blue arrow and the subject site is approximately located to the right of the dashed line.



Figure 25. Detail of the south west elevation of St Michaels Anglican Church, indicated with a blue arrow, in relation to the subject site (to the right of the image).



Figure 26. Detail of St Michaels Anglican Church as viewed from the rear of the subject site.

4.0 HERITAGE SIGNIFICANCE

4.1 Established Significance

In order to assess the impact of the proposed works on the heritage significance of the heritage item in the vicinity of the site, it is necessary to first ascertain the heritage significance of the place. Accordingly, the Statement of Significance for the item 2270471 is provided in Section 4.1.1 below. The significance of the place will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1.1 St Michael's Anglican Church (Item 2270471)

The following Statement of Significance is available for St Michael's Anglican Church (in the vicinity of the subject site) on the State Heritage Inventory:¹⁴

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.

4.2 Assessment of Significance

Notwithstanding the historical development of the subject site, there is no evidence to suggest that the existing structures located at 351-535 Barrenjoey Road, constructed c.1960s, demonstrate any of the criteria against which heritage significance is assessed.

¹⁴ NSW Office of Environment and Heritage, St Michael's Anglican Church. Database item 2270471.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposed development would include:

- Demolition of existing structures of subject site; and
- Construction of a five-storey mixed-use building with two levels of basement.

5.2 Drawings

Our assessment of the proposal is based on the following drawings by Crawford Architects dated 20 February 2020 and received by Heritage 21 on 6 March 2020. These are reproduced below for reference only; the full set of drawings accompanying the development application should be referred to for any details.

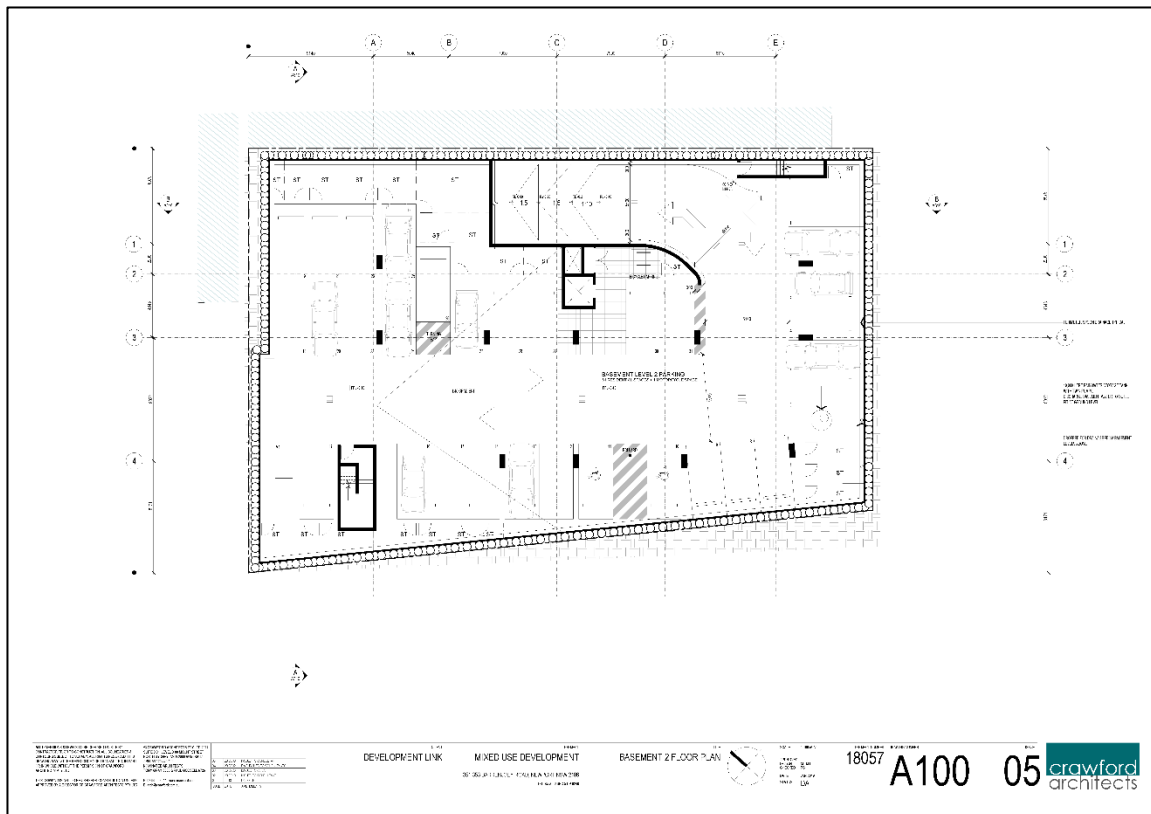


Figure 27. Proposed basement 2 floor plan.

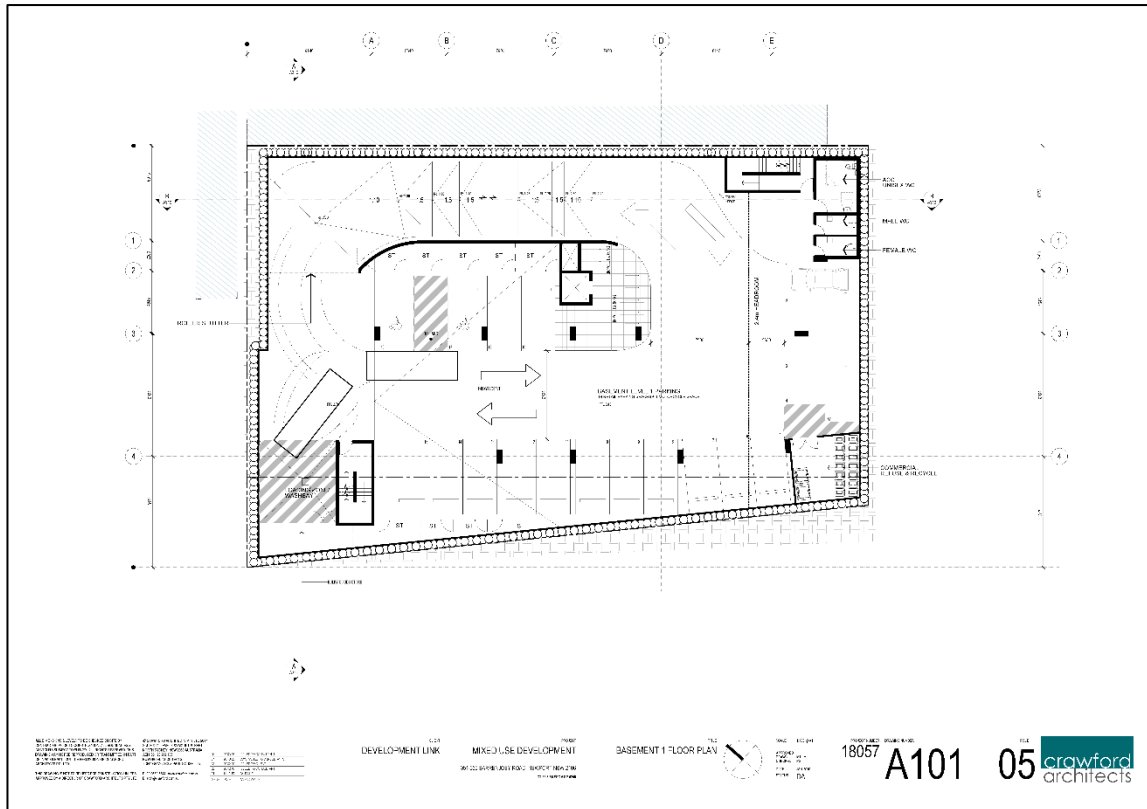


Figure 28. Proposed basement 1 floor plan.

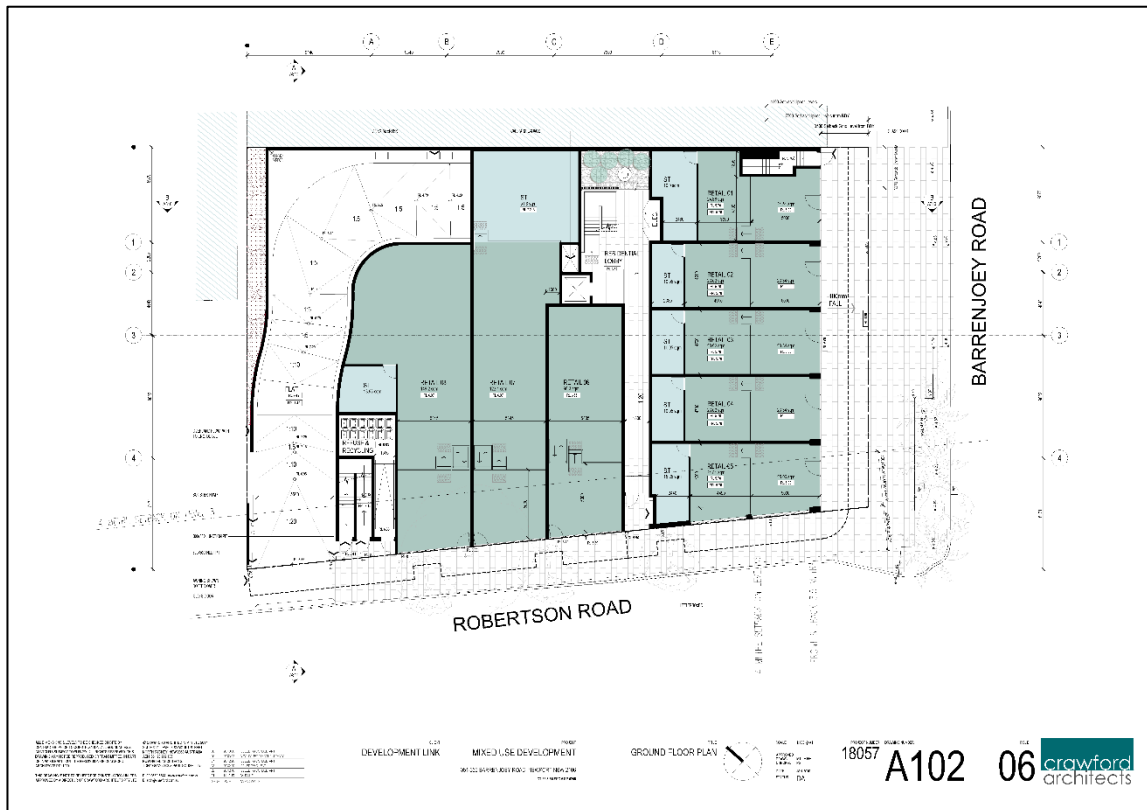


Figure 29. Proposed ground floor plan.

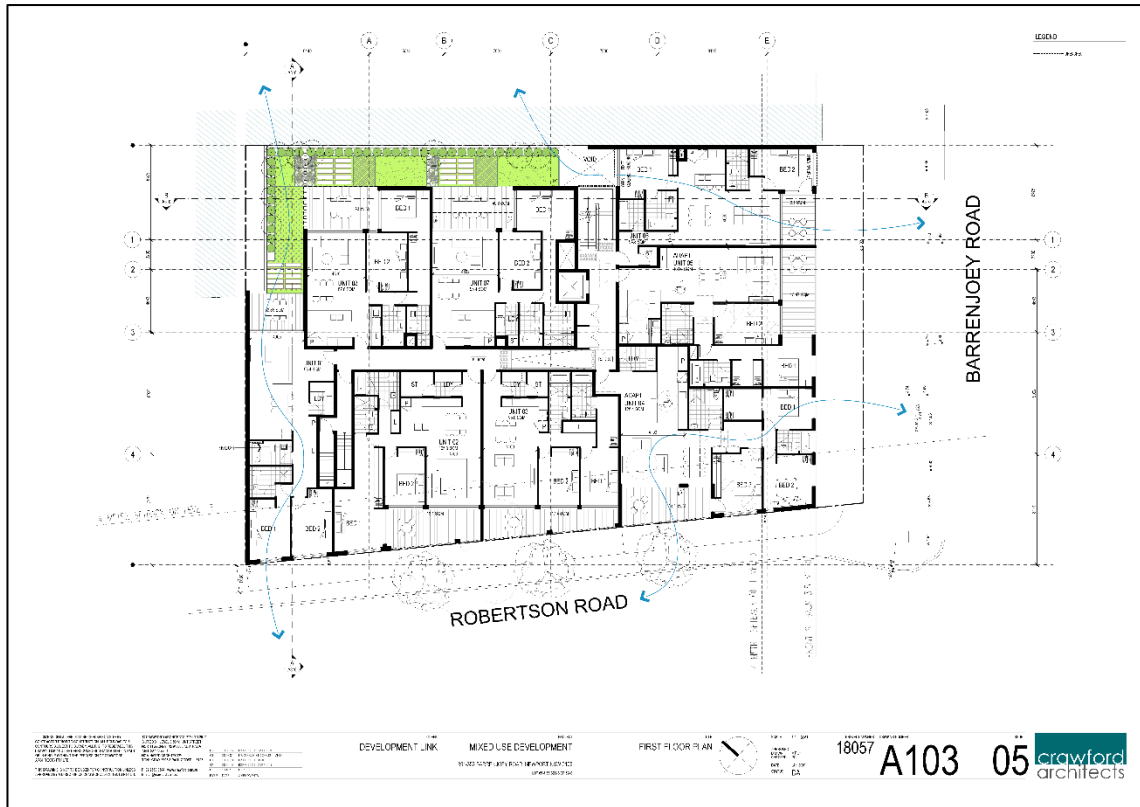


Figure 30. Proposed first floor plan.

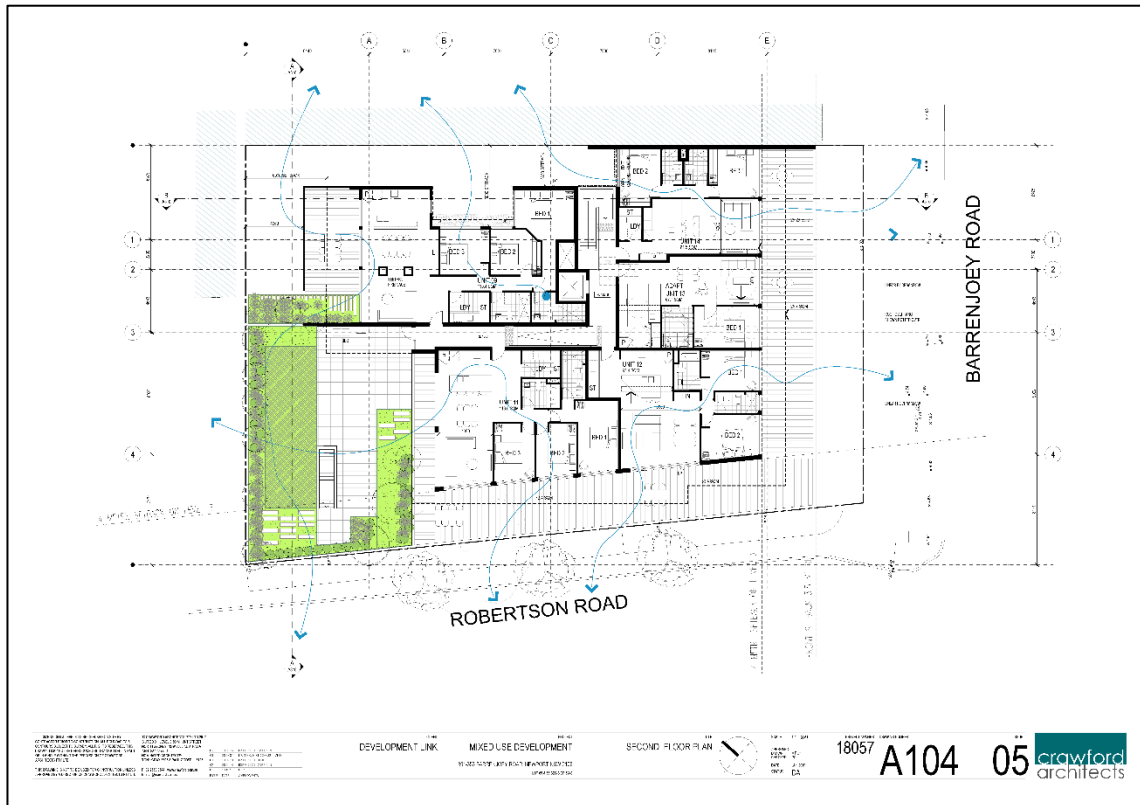


Figure 31. Proposed second floor plan.

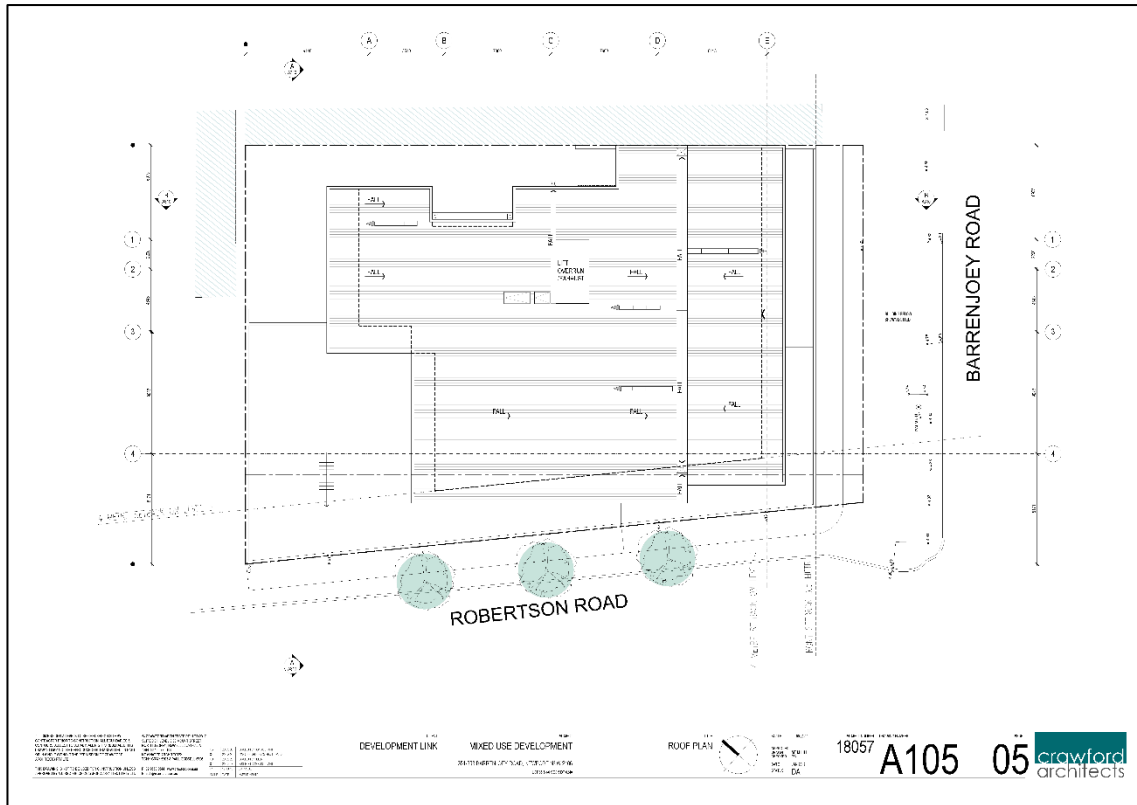


Figure 32. Proposed roof plan.



Figure 33. Proposed south elevation.

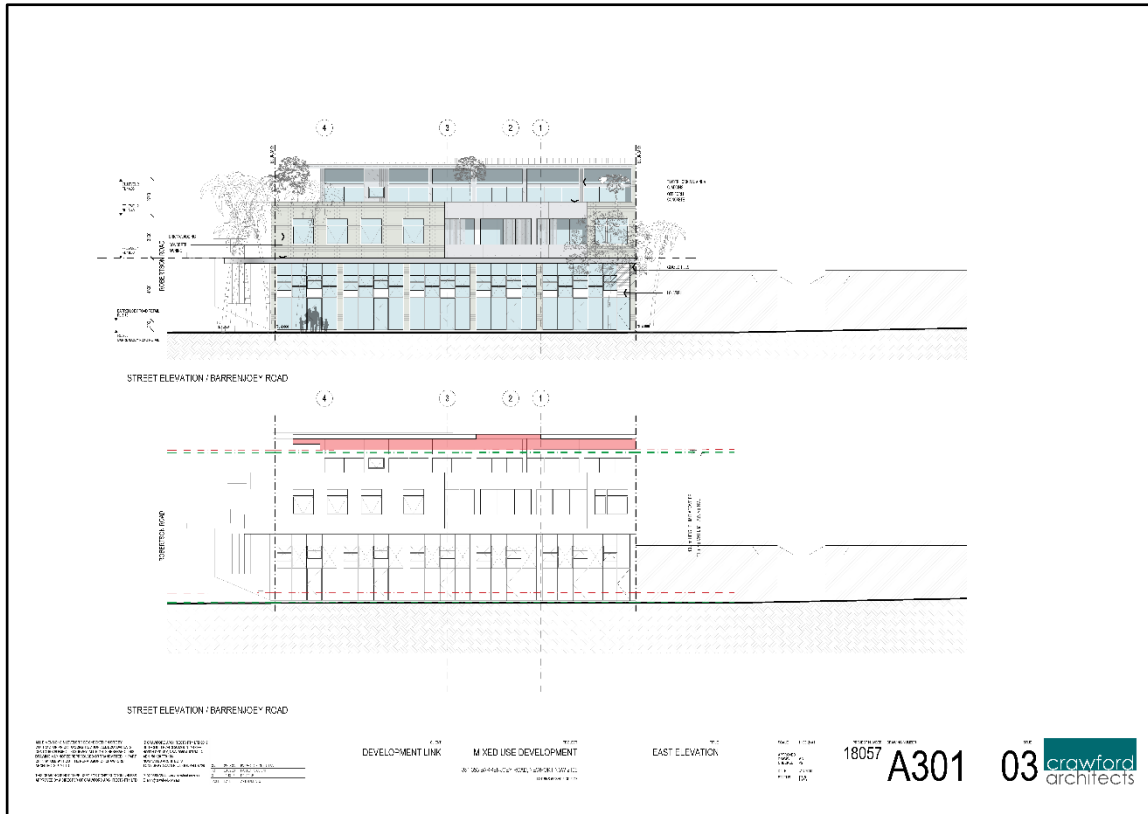


Figure 34. Proposed east elevation.

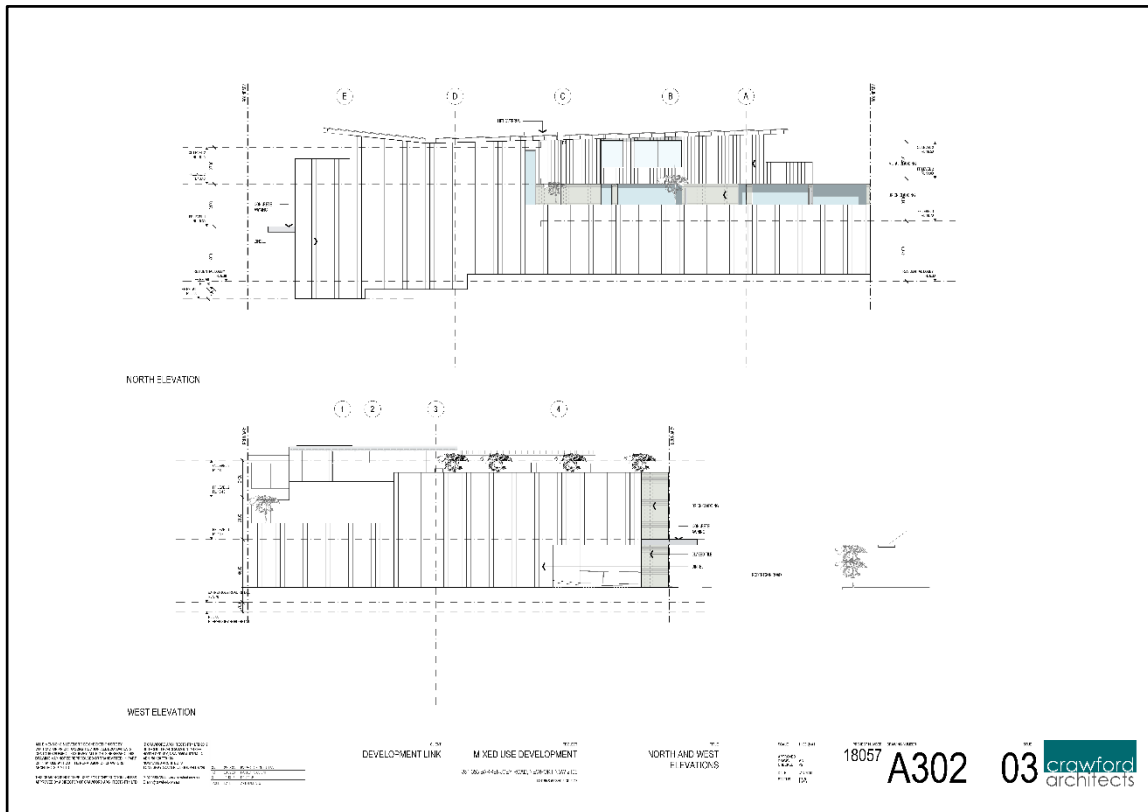


Figure 35. Proposed north and west elevations.

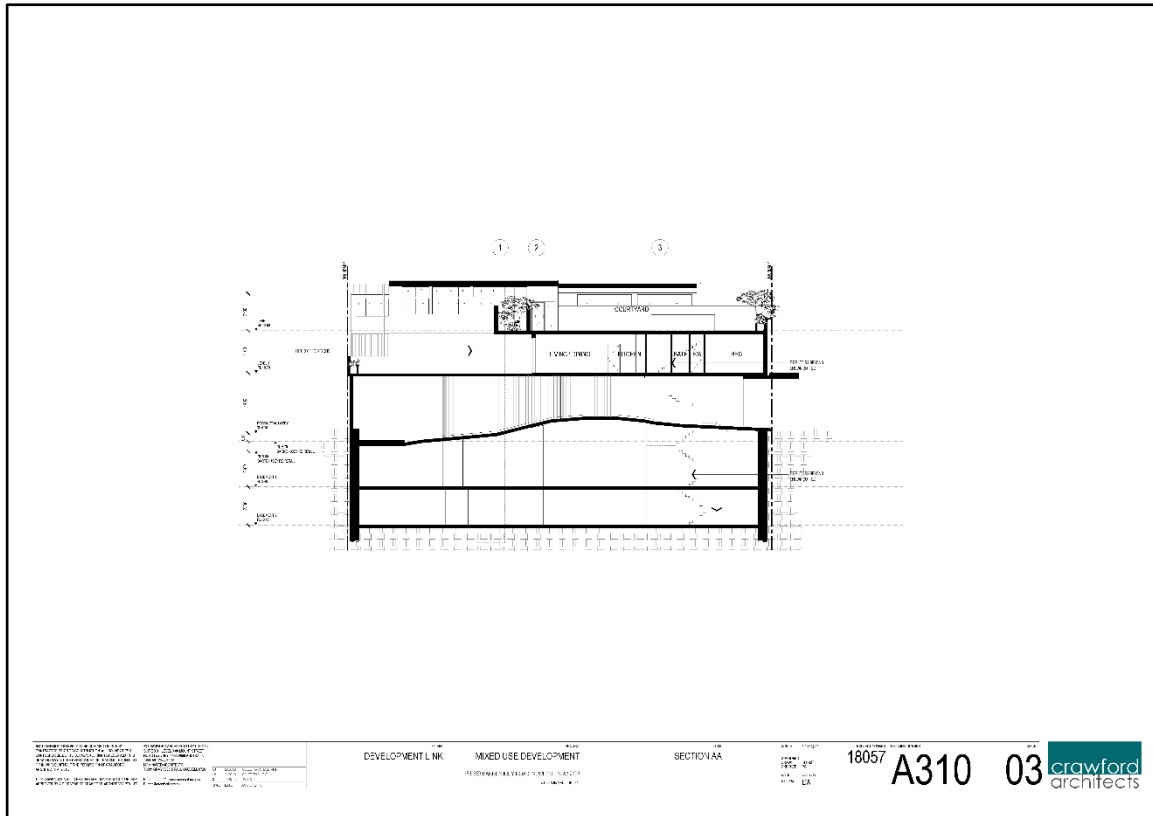


Figure 36. Proposed section AA.

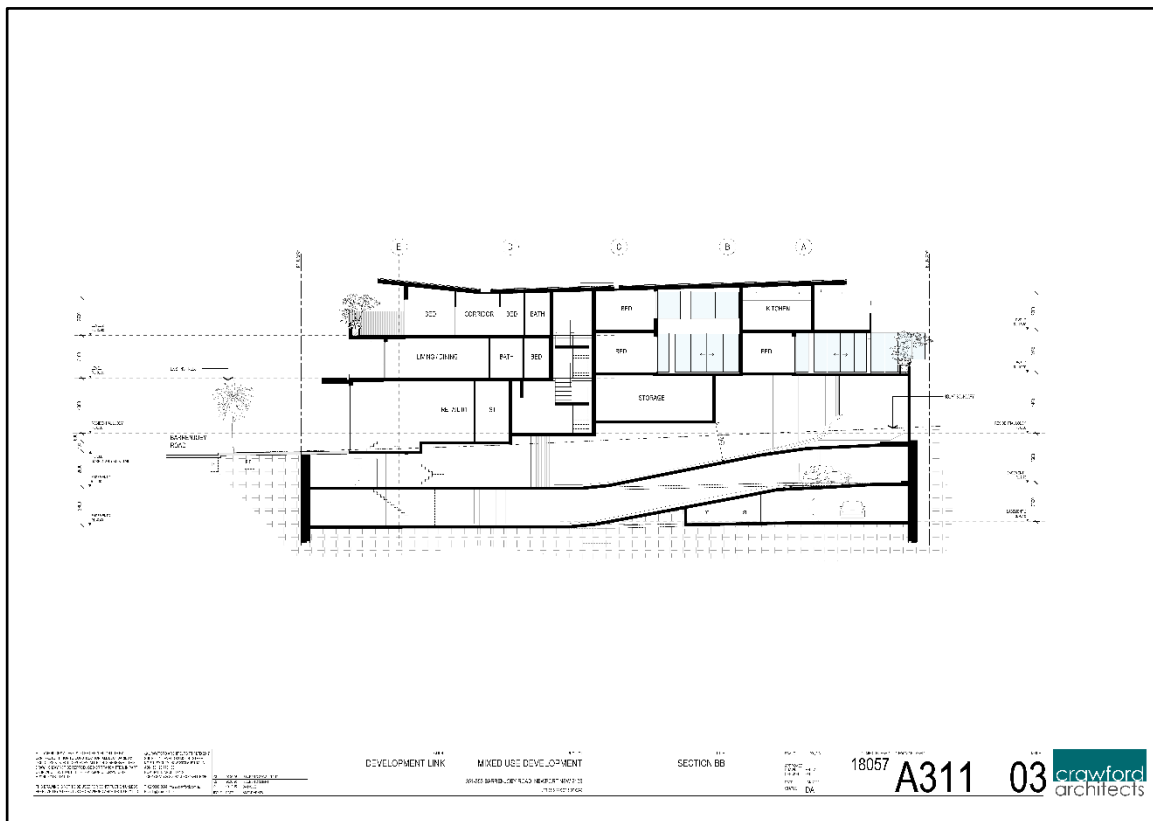


Figure 37. Proposed section BB.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Pittwater Local Environmental Plan 2014 ('PLEP')

The statutory heritage conservation requirements contained in Section 5.10 of the PLEP 2011 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 Pittwater Development Control Plan 2014 ('PDCP')

Our assessment of heritage impact also considers the heritage-related sections of the WDCP 2011 that are pertinent to the subject site and proposed development. These include:

Part B1 – Heritage Controls

B1.2 – Heritage Conservation-Development within the vicinity of Heritage items, Heritage conservation areas, archaeological sites or potential archaeological sites.

6.1.3 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.¹⁵ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*

¹⁵ Ibid.

- *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?*

New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *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 be adjacent to a heritage item?*
- *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?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the heritage item in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the relevant heritage item situated in the vicinity of the site (refer to Sections 3.3 and 4.1.1).

6.2.1 Summary

It is the assessment of Heritage 21 that the present structure located within the subject site does not present sufficient heritage significance as a result of significant modern alterations and a subsequent loss of original fabric. Therefore, it is the opinion of Heritage 21 that the demolition of this structure would engender minimal impact.

It is the opinion of Heritage 21 that the proposal would not generate potential negative impacts on the heritage significance of the adjoining heritage item in the vicinity (St Michael's Anglican Church). The proposed massing, scale and general design would, in the opinion of Heritage 21, be an appropriate response to the significance of the adjoining heritage item. Specifically, the selection of proposed pale toned masonry and lightweight timber cladding would sympathetically complement the materiality of the timber church.

While the new development would occupy the entirety of the site, the disbursement of density would allow for adequate space between the adjoining heritage item and the bulk of the new structure. Furthermore, the new development is located to the rear of the heritage item in the vicinity and would not impact on any significant view lines. Finally, the inclusion of soft landscaping would further soften the visual transition between the new development and the heritage item.

6.2.2 Impact Assessment against the PLEP 2014

The statutory heritage conservation requirements contained in Section 5.10 of the Pittwater LEP 2014 are pertinent to any heritage impact assessment for future development on the subject site.¹⁶ We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the Pittwater LEP 2014. It is our general assessment that the proposed height, scale, massing and materials proposed (as detailed in Section 5.0 above) would not engender a negative impact on the heritage significance of the heritage items located in the vicinity of the site, including their contributory fabric and general setting.
(2) Requirement for consent	This Development Application is lodged to Council to gain consent for the works proposed in the vicinity of heritage items listed under Schedule 5 of the Pittwater LEP 2014.
(4) Effect of proposed development on heritage significance	This Statement of Heritage Impact accompanies the Development Application in order to enable the Northern Beaches Council, as the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the heritage items located in the vicinity of the site and the proposed works.
(5) Heritage assessment	

6.2.3 Impact Assessment Against the PDCP 2014

CHAPTER B1 Heritage Controls
B1.2 Heritage Conservation – Development in the vicinity of Heritage items, Heritage conservation areas, archaeological sites.
Outcomes
<i>-Conservation of the environmental Heritage of Pittwater LGA in accordance with the principles contained in the Burra Charter.</i>

¹⁶ Woollahra Municipal Council, 'Woollahra Local Environment Plan', 2014, <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+20+2015+cd+0+N>.

<p><i>-Enhancement of the identified Heritage values and significant character of the Heritage conservation areas and encourage contemporary design that responds appropriately to their character.</i></p> <p><i>-Development respectful of environmental Heritage, undertaken in a manner that is sympathetic to, and does not detract from, any Heritage significance.</i></p>	
Controls	Assessment
<p><i>Any development application involving work likely to impact the Heritage significance of a Heritage item, Heritage conservation area, archaeological site or potential archaeological site is to be accompanied by a Statement of Heritage Impact prepared by an appropriately qualified Heritage professional. Guidance on preparing a Heritage Impact Statement (Statement of Heritage Impact) is available at NSW Office of Environment & Heritage in the NSW Heritage Manual or superseding publication.</i></p>	<p>This Statement of Heritage Impact has been prepared by Heritage 21 who has been engaged by the proponent to assess the potential impact of the proposed development on the adjoining heritage item.</p>
<p><i>Developments in the vicinity of a Heritage item, Heritage conservation area, archaeological site or potential archaeological site are to be designed to respect and complement the Heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment.</i></p>	<p>It is the general assessment of Heritage 21 that the proposed development has been design with due consideration towards the heritage item. Especially by way of including appropriate materials, disbursement of density and soft landscaping elements. Furthermore, as the new development is to the rear of the heritage item in the vicinity, significant view lines would not be altered. Accordingly, we are of the opinion that the new development would bear minimal heritage impact upon the adjoining heritage church. .</p>
<p><i>Developments in the vicinity of a Heritage item, Heritage conservation area, archaeological site or potential archaeological site are to minimise the impact on the Heritage significance by providing an adequate buffer zone, and maintaining and respecting significant views to and from the Heritage item, Heritage conservation area, archaeological site or potential archaeological site.</i></p>	<p>As stated above, the design team have allowed for sufficient space between the bulk of the proposed development and the rear façade of the adjoining heritage church. The density of the proposed development would be generally concentrated to the southern side of the allotment, near Barrenjoey Road, away from the heritage church. Additionally, As the development is proposed to the rear of the church, principle view lines to the church from Foamcrest Avenue would not be substantially impacted. Therefore, it is the opinion of Heritage 21 that through the proposed design, significant views to and from the heritage item would generally remain intact.</p>

6.2.4 Impact Assessment Against the NSW Office of Environment & Heritage guidelines

As acknowledged in Section 6.1.2, the NSW Office of Environment & Heritage has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*

Response: Heritage 21 understands that the heritage item on the adjoining allotment (St Michaels Anglican Church) would remain as a church.

Heritage 21 is not aware of a process to adaptively re-use the built materials of the structure on site that is proposed to be demolished. However, the current structure on the subject site does not present sufficient heritage significance. Therefore, Heritage 21 finds the proposed demolition would not have a negative impact on significant fabric.

- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*

Response: Heritage 21 has not been involved with the final layout of the proposed development. The proposal allows for the heritage item on the adjoining allotment to remain as a church. Furthermore, Heritage 21 has assessed that the existing structure on the subject site has little remaining heritage significance due to substantial modifications. Notwithstanding, mitigation measures and recommendations for construction are discussed in Section 7.3 of this report.

- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

Response: The proposal seeks to demolish a non-original structure that is not an acknowledged heritage item with any known significant features. Therefore, is the opinion of Heritage 21 that the proposed demolition of this structure would not involve the removal or demolition of any significant heritage fabric. Additionally, the proposal would have no physical impact on the heritage item in the vicinity.

- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

Response: Heritage 21 has not been involved with the final development. However, it is our assessment that the development would pose minimal heritage impact on the nearby heritage item. Additionally, future recommendations have been included in Section 7.3 of this report.

New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

Response: The impact of the addition on the heritage significance of the site has been minimised through the carefully considered design and landscaping. The proposed light-toned building materials including timber, concrete and masonry are all deemed to be a generally appropriate response to the significant fabric on the adjoining site. These materials would also be an appropriate response to the built environment of Barrenjoey Road.

Notably, the massing of the proposed development has been carefully designed and would allow for an adequate amount of space between the adjoining heritage façade and the new structure. With the above considered, it is our assessment that potential impacts generated from the proposal would be adequately minimised.

- *Why is the new development required to be adjacent to a heritage item?*

Response: The development is proposed within an existing allotment that shares a boundary line with the adjacent heritage item. The full extent of the development has been altered in time and undergone different stages of development, currently the site is no longer in use.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Response: The significant setting of the heritage church would be generally retained and significant views to and from the church from Foamcrest Avenue would not be altered. Furthermore, the design team have allocated satisfactory space between the rear façade of the heritage item and the bulk of the new development. The inclusion of soft landscaping would further soften the visual transition between the heritage item and the new development. Given the above, it is the opinion that the heritage item would remain legible within its significant setting.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Response: Heritage 21 understands that the dense bulk and form of the proposal is consistent with the existing medium to high density development pattern in the area. While it is acknowledged that the proposed massing of the development would be noticeably different to the heritage item in the vicinity, this element has been mitigated by the adequate space allowed between the heritage item and the new development. The massing of the heritage item would be concentrated towards the front of the subject allotment, away from the heritage item in the vicinity. Furthermore, the development would occur towards the rear of the heritage item, as such, significant view lines to the heritage item from Foamcrest Avenue would not be significantly altered. Additionally, the proposed light-toned timber, masonry and concrete facades have been included into the proposal to minimise potential 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?*

Response: Unknown, it is beyond the scope of this report as heritage 21 has only been engaged to assess the built cultural heritage on site.

- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

Response: The proposed works have been designed with a pale-toned external colour palette and would include the use of natural elements such as wood panelling that are sympathetic to the timber cladded exterior of the heritage item. Furthermore, the sympathetic colour scheme and materials would also allow the heritage item to stand out. Soft landscaping would contribute to the softened visual transition from the heritage item to the new development. Finally, the density of the new development has been designed with consideration of the nearby heritage item as the bulk of new structure would be concentrated away from the church.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

Response: The proposed development would be constructed adjacent to the heritage item and would not require the construction of any additions to the item.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Response: Yes, the proposal would allow for the ongoing usage of the heritage item as a place of worship and community practice. It is the opinion of Heritage 21 that significant views to the heritage item from Foamcrest Avenue would not be substantially altered and the site would remain legible in its significant heritage context. Furthermore, the proposed bulk and massing of the new development would be concentrated to the south of the allotment, away from the heritage item.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

Below we summarise our assessment of heritage impact as carried out in Section 6.0 of this report.

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site:

- The proposal would not involve the physical alteration or demolition of an item of heritage significance listed under Schedule 5 of the PLEP;
- The proposal would not involve the demolition of any fabric deemed of heritage significance;
- The proposed colour schemes/materials have been selected with due consideration given to the existing materials of the heritage façade and the existing setting;
- The density of the development has been designed as to not visually dominate the heritage item. The bulk and massing of the proposed development would be concentrated towards the front of the allotment, away from the heritage item;
- Significant view lines from the heritage item in the vicinity would remain intact;
- The proposed space allowed between the heritage item and the new development would, in our opinion, be an adequate distance as to allow for the heritage item to remain legible; and
- The inclusion of soft landscaping would soften the visual transition between the heritage item and the new development.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

The bulk and form of the development could be deemed to be visually distinctive in relation to the heritage façade. However, it is our opinion that this element has been mitigated through the sufficient distance between the heritage façade and the new development, allowing for a soft visual transition, including the appropriate setback of the higher forms.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 was not involved in the design process of the proposed development. Notwithstanding, we have not been made aware of any other solutions of greater sympathy with the significance of the heritage item in the vicinity.

7.2 Mitigation Measures/Recommendations

7.2.1 Temporary Protection Measures

Prior to the commencement of any work, consideration shall be given to the development of temporary protection measures that would identify potential risks and outline methodologies to negate any physical impact on significant fabric located in the vicinity of the area of works on the subject site. This is to be prepared by a suitably qualified heritage consultant in consultation with a contractor and implemented prior to the works to be monitored by the architect and followed by all tradespeople involved.

7.2.2 Interpretation Strategy

An Interpretation Strategy should be prepared by a heritage professional. This would identify key users of the site, develop themes and key messages for the identified audience, and propose options for communication of heritage values to visitors and users of the site. This may be in the form of graphic display, art installations, design features or other interpretive media.

7.2.3 Interpretation Plan

An Interpretation Plan should be prepared to develop content, installation strategy and/or a maintenance plan for the proposed interpretive media. The focus of this exercise is not for passive historical instruction but for interactive engagement between a site and the community.

7.3 General Conclusion

Considering the assessment presented in this report, Heritage 21 has found that the proposed works at the subject site would generally satisfy pertinent heritage controls and would have a minimal and not unreasonable heritage impact on the significance of the heritage item in the vicinity (St Michael's Anglican Church).

8.0 SOURCES

- Apperley, Richard, Robert Irving, and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present*. Sydney: Angus & Robertson, 1994.
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- 'Sydney Subdivision Plans'. State Library of NSW, n.d. Mitchell Map Collection. <http://www.sl.nsw.gov.au/>.