

Heritage Referral Response

Application Number:	DA2025/0110
Proposed Development:	Demolition works and subdivision of one lot into two
Date:	14/03/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 7 DP 236330 , 40 Bungan Head Road NEWPORT NSW 2106

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This proposal has been referred to Heritage as the subject property is within the vicinity of a heritage item:</p> <p>A2270488 - Stone Wall - Bungan Head Road, road reserve, adjacent to Betty Morrison Reserve, Newport.</p>		
Details of heritage items affected		
<p><u>Statement of Significance</u></p> <p>The Stone Wall is an historic sandstone retaining wall erected in the 1920s reusing sandstone blocks that were part of the Goldsborough Mort building in Circular Quay and Customs Station wall in Palm Beach. The convict hewn stones are historically associated with the early inhabitants of Pittwater. It is an attractive addition to the landscape and a characteristic item of street construction and is evidence of previous road alignments. Part of the stone wall is collapsed creating a public safety risk.</p> <p><u>Physical Description</u></p> <p>The Stone Wall extends approximately 800m and is approximately two metres high. The wall is comprised entirely of loosely packed sandstone.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
<p>The application seeks consent for the demolition of the existing dwelling and associated structures, and the proposed subdivision of the existing allotment into two Torrens Title lots. The existing dwelling is a three-storey brick and stone residence with a detached metal carport. The heritage item is located directly south of the property across Bungan Head Road. Heritage raises no overall objection to the proposal but requires the following condition.</p> <p><u>Construction Traffic Management Plan</u></p> <p>The proposal is in close proximity to a heritage item. Given the proposal includes truck movements and works in close proximity to this item, Heritage will condition that detailed protection methods</p>		

and strategies for its protection during the demolition works be prepared and included in a construction traffic management plan.

Therefore, Heritage raises no objections subject to one condition

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? 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:

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION
CERTIFICATE**

Protection of Heritage Item within the Vicinity

The Construction Traffic Management Plan is to include details of the proposed protection methods and strategies for the heritage item located within the vicinity of the subject site, the heritage item being **2270488 - Stone Wall**. Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To preserve and protect a heritage item located within the subject site during demolition works.