

Heritage Referral Response

Application Number:	DA2020/1756
Date:	03/03/2021
To:	Jordan Davies
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

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as the subject property adjoins a heritage item		
St Michael's Anglican Church - 33 Foamcrest Avenue, Newport		
Details of heritage items affected		
Details of the item contained within the Pittwater inventory are 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		
RAIA Register of 20th Century Buildings of Significance	No	

Other	N/A	
Consideration of Application		
<p>The proposal seeks consent for a three storey shoptop development on the subject site. The heritage item is located to the rear of the site, directly behind 353 Barrenjoey Road. It does not extend along the rear of 351 Barrenjoey Road. The heritage item is located deep into its site, close to the common boundary. Its primary presentation and view corridor is to and from Foamcrest Avenue. The southern elevation of the building can be seen from Robertson Road however this is through adjoining sites, most notably the car park of 31 Foamcrest Avenue. Further, its presentation to this side is relatively simple presenting as a blank wall and gable end. Thus the primary consideration of heritage will be how the building relates to the Foamcrest Avenue presentation.</p> <p>When viewed from Foamcrest Avenue, the proposal is considered to be acceptable to heritage. This is because it has attempted to locate the bulk of the upper levels away from the common boundary with the heritage item. This allows more room for the item to be easily read without higher dominant features behind. If amendments to further improve the proposal are to be considered this should include reducing the northern extent of unit 3 on level 1 and the communal terrace area on level 2. It would also include reducing the extent of the building height breach in the western area of the site. These would further reduce visual impacts of the bulk and scale of the development on the heritage item. Nevertheless the proposal as currently presented is considered to have a tolerable impact on the heritage item.</p> <p>Therefore Heritage raises no objections and requires no conditions.</p> <p>Consider against the provisions of CL5.10 of PLEP.</p> <p>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? A heritage impact statement from Heritage 21 has been provided in support of the development.</p>		
Further Comments		
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 3 March 2021</p>		

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.