

## Heritage Referral Response

<b>Application Number:</b>	DA2020/1042
<b>Date:</b>	24/11/2020
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 63 DP 6248 , 349 Barrenjoey Road NEWPORT NSW 2106

### Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>There is no heritage listing on the subject property and the site does not adjoin a heritage item. The proposal was referred to Heritage as a submitter raised the heritage potential significance of the existing buildings on the site.</p>		
Details of heritage items affected		
<p>As the subject property is not a listed heritage item, there is no inventory sheet. However a brief description has been produced below.</p> <p>The site is currently occupied by a single storey commercial building with three distinct components that appears to have been built in stages over time. The two shops facing out to Barrenjoey Road have wide low level walls with ribbed terracotta tiles that have been painted. The shop on the corner has a large single panel of glass although evidence of potential former double glazing exists. This shop has a mostly blank presentation to Robertson Road although there is one window and evidence of a filled in shopfront. It also wooden boards extending out from the corner up to the ceiling although the full extent is hidden by the underside of the awning. The other shop has a more traditional mid century design comprising of multiple glass panels and a smaller glass ribbon strip across the top with a recessed entryway. These shops have a metal gabled roof.</p> <p>The second component is the three masonry shops facing Robertson Road. These shops are more unified in their design with a low level solid wall at the front and glass panels above although they have been modified to suit various uses over time. These shops step up in elevation as the road rises to the west and have gabled tiled roofs. The third component is the arcade which wraps around the western and southern sides of the building. Internally this arcade comprises a variety of materials and designs reflecting the various uses of the shops. This component has a metal roof.</p>		
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 Century Buildings of Significance	No	
Other	N/A	

Consideration of Application
<p>The subject property is not a listed heritage item under the Pittwater Local Environmental Plan 2014, nor does it adjoin a listed item. The proposal was only referred to Heritage as a submitter raised the potential heritage value of the existing building, in particular the shops facing Barrenjoey Road. The submitter believes they represent a unique and interesting example of the mid 20th century holiday architecture of Newport. Heritage met with the submitter on site to understand their concerns where they also mentioned the arcade as being an important component of the site.</p> <p>Heritage has considered the site and determined that while the Barrenjoey Road shopfronts are interesting and have unique elements, they are not of a high enough significance that would warrant their retention and protection. While the arcade provides some evidence of a mid to late 20th century arcade style commercial development, it is also not of a high enough significance that warrants its retention on heritage grounds. Based on the visual inspection of the site and the evidence presented so far, the site is unable to clearly demonstrate that it meets one or more of the identified NSW Heritage Criterion for listing an item.</p> <p>Instead it is considered more appropriate for a full archival recording of the site, the shops and the arcade be undertaken for research purposes before they are demolished. This recording must include all parts of the site including all the shops, their internal components and the arcade. Heritage will condition that this archival recording be undertaken and delivered to Council before the construction certificate is issued.</p> <p>Therefore, Heritage raises no objections and requires one condition.</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? No            Has a Heritage Impact Statement been provided? No</p>
Further Comments
<p>COMPLETED BY: Brendan Gavin, Principal Planner</p> <p>DATE: 24 November 2020</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:**

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

**Photographic Archival Record**

A photographic archival record of the site is to made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by Heritage NSW.

This recording and be submitted to and approved by Council's Heritage Officer prior to the commencement of any demolition or works on-site.

Records of this approval must also be submitted to the Principal Certifying Authority

The photographic record should be made using digital technology, submitted on archival quality CD-R disc or USB, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Reason: To provide an archival photographic record of the site, including any buildings and landscape elements, prior to any works.