



## Heritage Referral Response

<b>Application Number:</b>	DA2019/1157
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<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	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

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
The proposal has been referred to Heritage as the property adjoins a heritage item:		
<b>St Michael's Anglican Church - 33 Foamcrest Avenue</b>		
Details of heritage items affected		
Details of the item as contained within the Pittwater heritage inventory is 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	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	



#### Consideration of Application

The proposal seeks consent for the construction a shop top housing development across 351 and 353 Barrenjoey Road, Newport. The heritage item is located directly behind 353 Barrenjoey Road, close to their common boundary line. The proposal includes excavation near the boundary with the heritage item, as well building to the rear boundary line.

The proposal should be set back on the first and second floors to avoid overwhelming the heritage item. Heritage notes the 6m rear setback included in the Newport Masterplan and Pittwater 21 DCP. This setback should be adopted. Heritage notes that this rear setback was included in the prelodgement plans for the site.

Heritage additionally notes the inconsistency in the drawings and the rear setback on the top floor. South elevation drawing A300 indicates a small rear setback, where as floor plan drawing A104 indicates no setback.

Given the scale of the development proposed and the location of the heritage item close to the boundary, Heritage would consider that a Heritage Impact Statement should also be provided.

Therefore Heritage cannot support this proposal due to the impact upon the adjoining heritage item and there being no heritage impact statement.

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? Yes

Has a Heritage Impact Statement been provided? No

#### Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 12 December 2019

#### Recommended Heritage Advisor Conditions:

Nil.