

Heritage Referral Response

Application Number:	DA2020/0543
Date:	07/10/2020
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject property is within proximity to two heritage items:
I71 - Building known as 'Harbord Literary Institute' - Corner Lawrence and Oliver Street
I72 - Building known as 'Early Childhood Health Centre' - 29 Lawrence Street
Details of heritage items affected
Details of the items as contained within the Warringah inventory are as follows:
Building known as 'Harbord Literary Institute'
<u>Statement of significance:</u> "Harbord Literary Institute" has great social & historical significance for the community, having been part of community life since early 1900's. Historically the buildings indicate the growing need for facilities for the increasing permanent community.
<u>Physical description:</u> Essentially two buildings with original building at rear which is a single storey brick building with 2 stringcourses of darker brick in line with top & bottom of windows. Gabled corrugated iron roof. Brick flat roofed addition on eastern side. Building on corner-single storey brick with hipped tiled roof. Brick gable located over entrance with arched opening & semi-circular plain leadlight. Timber weatherboards under eaves. Flag poles.
Building known as 'Early Childhood Health Centre'
<u>Statement of significance:</u> A representative example of inter-war fire station architecture displaying high integrity of fabric. Strong social significance as the 1st permanent fire station building in Freshwater & in its continual use for the provision of community services.
<u>Physical description:</u> Single storey brick building with multi-gabled roof and detailed parapet on front facade. Roof of slate with terracotta capping & finials. Timber louvres to small gable ends. Facade partly rendered. Changes to entrance when changed to baby health centre. Canopy over entrance door. Brick course around door. Public toilets have been added to rear of building. Tree still exists to east of building adjacent to public pathway. Timber flag pole on top.

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 the demolition of all existing site improvements and the construction of a new shoptop housing development. The heritage items are located to the north of the subject site across Lawrence Street. The subject site is mapped under DCP Map 3 Freshwater as being within the vicinity of the heritage items. This means that clause 18 in G5 Freshwater Village under the Warringah DCP 2011 applies to the site.</p> <p>Clause 18 of the DCP requires the submission of a Heritage Impact Statement (HIS) with any development application on this site. Requirements R1-R3 detail what the HIS must address including any impacts upon the heritage item from the development, any mitigation measures and how the provisions of any conservation management plan or plan of management for the heritage items has been taken into account. A brief HIS has been included with the proposal, however it has not specifically addressed clause 18 or provided sufficient information about how the proposal responds to the heritage items. A more detailed discussion would assist with assessing the impact of the proposal on the heritage items.</p> <p>The subject site also forms a key gateway entrance to Freshwater Village. The low scale heritage items opposite from the other part of this entryway. As proposed, the bulk and scale of this development leans towards having an overwhelming and dominant effect where it should instead better respond to its context. This is especially pronounced along Oliver Street. This elongated flat elevation has the effect of increasing the apparent bulk and scale of the development and some break in the building mass would provide a better outcome, especially when considering views along the street to the Harbord Literary Institute building. The proposal would also benefit from further setbacks to the upper levels. This would result in the building responding better to its context, including the heritage items.</p> <p>In summary, Heritage considers that a more detailed heritage response would assist in the assessment of the proposal, and that the proposal should be revised to minimise its apparent bulk and scale.</p> <p>Therefore Heritage recommends refusal.</p> <p>Consider against the provisions of CL5.10 of WLEP.</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? Yes</p>		

Further Comments

COMPLETED BY: Brendan Gavin, Principal Planner

DATE: 7 October 2020

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.