

Heritage Referral Response

Application Number:	DA2025/0077
Proposed Development:	Demolition works and construction of shop top housing including strata subdivision
Date:	26/02/2025
To:	Maxwell Duncan
Land to be developed (Address):	<p>Lot 1 DP 900061 , 28 Lawrence Street FRESHWATER NSW 2096</p> <p>Lot 1 DP 100563 , 22 Lawrence Street FRESHWATER NSW 2096</p> <p>Lot 1 DP 578401 , 20 Lawrence Street FRESHWATER NSW 2096</p> <p>Lot 45 DP 974653 , 16 Lawrence Street FRESHWATER NSW 2096</p> <p>Lot 1 DP 595422 , 10 Lawrence Street FRESHWATER NSW 2096</p>

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the subject site is within proximity to two heritage items, listed in Schedule 5 of Warringah LEP 2011:</p> <p>Item I71 - Building known as 'Harbord Literary Institute' - Corner Lawrence and Oliver Street</p> <p>Item I72 - Building known as 'Early Childhood Health Centre' - 29 Lawrence Street, Freshwater</p>
Details of heritage items affected
<p>Building known as 'Harbord Literary Institute'</p> <p><u>Statement of significance</u></p> <p>"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.</p> <p><u>Physical description</u></p> <p>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.</p> <p>Building known as 'Early Childhood Health Centre'</p> <p><u>Statement of significance</u></p> <p>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.</p> <p><u>Physical description</u></p> <p>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.</p>

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

SEPP (Biodiversity and Conservation) 2021	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	No	

Consideration of Application

The proposal seeks consent for the demolition of existing structures on the subject site and the construction of a four-storey shop-top housing development comprising 30 residential apartments and ground floor retail tenancies. The Pre-Lodgement meeting, held on 8 August 2024, concluded *"Generally, Council will be seeking the DA proposal be adjusted to demonstrate much closer consistency with the Warringah DCP controls and ADG, subject to the relevant overriding SEPP provisions, that must also be mindful of the local public interest (particularly adjoining residential land)."* Heritage comments were mainly related to the new development having an integrated facade treatment within the existing streetscape by having a visually compatible design approach and respecting the significance of the heritage listed buildings the Harbord Literary Institute and the Early Childhood Health Centre on the opposite side of Lawrence Street and the character of the Freshwater Village.

The current proposal is considered to have an improvement on the streetscape presentation by providing further articulation to both Lawrence Street and Dowling Street elevations. Vertical articulation on the street level and first floor level along with the setbacks on the upper levels to the Lawrence Street elevation and the usage of compatible materials is considered to relate better to the existing streetscape and the character of the area. The stepping back on the upper levels and using compatible materials at the Dowling Street frontage help to break up the otherwise extensive building mass when viewed from the heritage items and from the corner of Lawrence Street and Oliver Street. However, it is considered that an increased setback (eg from 1860mm to 2860mm at the north-west corner of the third level) from Dowling Street boundary would further reduce the bulk and scale of the development and improve the streetscape presentation. Similarly, the proposed Rooftop Plant is also required to be set further back from Dowling Street to minimise its visibility.

Therefore, Heritage require minor amendments to the proposal.

Consider against the provisions of CL5.10 of WLEP 2011.

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? Addressed in SEE.

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.