

Heritage Referral Response

Application Number:	Mod2023/0526
Proposed Development:	Modification of Development Consent DA2021/0744 granted for Demolition works and construction of shop top housing.
Date:	02/11/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 1294911 , 48 Lawrence Street FRESHWATER NSW 2096

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</p>
Details of heritage items affected
<p>Details of the items as contained within the Northern Beaches Heritage Inventory are as follows:</p> <p>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.</p> <p><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.</p> <p>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.</p> <p><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.</p>
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 modifications to the approved DA2021/0744, including the deletion of the approved internal stair and secondary external door from the western retail tenancy and an increase in the extent of glazing to the retail facades including the replacement of the operable bifold window glazing with fixed glazing elements on the northern facade opposite the heritage listed property with local significance. The schedule of materials and finishes is also updated reflecting the modified glazing treatments.

The subject property is not heritage listed or located within a heritage conservation area however is located within the vicinity of two heritage items. Although the proposed modifications do not involve any changes to the approved building envelope, such as the building height, bulk, scale, footprint or setbacks, the increased glazing and reduced solidity to the ground floor retail facades is considered to impact the significance of the heritage items across the road as this will not be compatible with the proportions of the existing character of the area. The approved facade is considered to be more compatible with the surrounding buildings and the proportions of the solidity and glazing in the approved facade is considered to respond better to the heritage buildings. Given the approved bulk and scale remains unchanged the impact of the proposed modifications is considered manageable.

Therefore, no objections are raised on heritage grounds subject to one condition that requires the retention of the sill height and the proportions of solidity and glazing as per the approved ground floor retail facades.

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 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

Ground floor retail facades

The increased glazing and reduced solidity to the ground floor retail facades is considered to impact the significance of the heritage items across the road. The approved facade is considered to be more compatible with the surrounding buildings. The proportions of the solidity and glazing in the approved facade, including the sill height, must be retained. Details, demonstrating compliance with this condition are to be submitted to the Council's Heritage Advisor for approval, prior to the issue of the Construction Certificate.

Reason: To ensure the proposal is compatible with the surrounding buildings and sympathetic to the heritage items.