

Heritage Referral Response

Application Number:	Mod2015/0215
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To:	Nick England
Land to be developed (Address):	Lot 1 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 3 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 4 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 2 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 5 DP 7022 , 29 Moore Road FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This modification has been referred as it relates to a listed heritage item. The building on the subject site is listed as Item 174 - Harbord Beach Hotel, 29 Moore Street, Freshwater, in Schedule 5 of Warringah Local Environmental Plan (WLEP) 2011.</p> <p>The subject site is zoned R2 Low Density Residential under the provisions of WLEP 2011.</p>		
Details of heritage items affected		
<p>Details of the heritage item, as contained within the Warringah Heritage Inventory are:</p> <p>Item 174 - Harbord Beach Hotel, 29 Moore Street, Freshwater</p> <p>Statement of Significance A rare example of an inter-war hotel building which shows influences of the californian bungalow style. Historically provides evidence of the early development of social & recreational facilities to serve the growing population. Local landmark.</p> <p>Physical Description Two storey building with rendered masonry walls. Tiled hipped, jerkin headed & gabled roof. Terrace on first floor supported by arcaded verandah. A number of modifications include surrounding wall, beergarden, bottle shop extension & window modifications.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	Comment if applicable
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

This application proposes modification of the previous consent 2015/0061, which approved replacement of the existing timber lattice screens around the outdoor areas of the hotel, with glass set into an aluminium frame. This previous consent included a condition that the new glass panels had to be fitted with opaque or frosted treatment and designed and installed as fixed panels, not capable of being opened.

This modification requests that this condition be changed to permit the panels to be (in part) clear glass and to permit at least 50% of the panels to open.

Issues of noise and visual privacy are not heritage matters. The previous proposal was considered acceptable on heritage grounds and the proposed changes do not impact upon this opinion. Having some clear glass panels may in fact provide a better view of the main heritage building from the public domain.

The proposed changes will not impact upon the social and historical significance of this heritage building.

Therefore, no objections are raised to this modification on heritage grounds and no conditions are required.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? NO Has a CMP been provided? N/A
Is a Heritage Impact Statement required? YES Has a Heritage Impact Statement been provided?
YES

Further Comments

COMPLETED BY: Janine Formica, Senior Strategic Planner

DATE: 4 December 2015

Recommended Heritage Advisor Conditions:

Nil.