

Weir Phillips Heritage and Planning

4th August 2020

Attention: General Manager

Northern Beaches Council
PO Box 82 Manly
NSW 1655 Australia

Re: Heritage Impact Statement | s4.55 DA2020/0468 Application | Alterations and Additions to a Hotel, No. 29-31 Moore Road, Freshwater

This Heritage Impact Statement (HIS) has been prepared to accompany an application to modify development consent under s4.55(1A) of the *Environmental Planning and Assessment Act 1979* for modifications to an approved DA for alterations and additions at No. 29-31 Moore Road, Freshwater, New South Wales. The site is more commonly known as the Harbord Beach Hotel and is hereafter referred to as No. 29 Moore Road, Freshwater. The site is legally described as Lots 1-5 and 13 in Deposited Plan 7022. The overall site area comprises approximately 4500 sq. metres with frontages of 39m to Moore Road in the north, 63 m to Charles Street in the west and 9m to Undercliff Street in the south.

The site is located within the Northern Beaches Council LGA. The site is presently occupied by a two-storey Inter-War era hotel. The principal planning instrument for the site is the *Warringah Local Environmental Plan 2011 (LEP 2011)*. The subject site is listed as an item of local heritage significance known as *Harbord Beach Hotel* by Schedule 5, Part 1 of the *Warringah LEP 2011*. The site is also located within the vicinity of the *Freshwater Restaurant*, 80 Undercliff Road, Freshwater which is also included in Schedule 5, Part 1 of the *Warringah LEP 2011*.

Weir Phillips Heritage and Planning prepared the HIS that accompanied DA 2020/0468. This statement, dated April 2020, should be referred to for a site history and heritage assessment.

This HIS should be read in conjunction with the plans prepared by Alexander & Co. This s4.55(1A) Application seeks approval for the following modifications.

Proposed modifications	Heritage Impact Assessment
<ul style="list-style-type: none">Proposed fire equipment (boosters and value set) to be recessed in an existing external wall. Accessed from Moore Street.	The proposed essential fire equipment will be located within a fire retardant enclosure accessed from Moore Street. The fire equipment is to be located beneath the courtyard floor. The works will be carried out in accordance with AS 2419.1-5005.
<ul style="list-style-type: none">Proposed new gas and water meter to Moore Road.	The proposed gas and water meter will be located to the east of the aforementioned fire retardant enclosure. As noted above, the perimeter wall and courtyards of the beer garden are not original. The proposed location of the gas and water meter is in keeping with the approved design and will not impact the heritage significance of the building.

Weir Phillips Heritage and Planning

Proposed modifications	Heritage Impact Assessment
	<p>The proposed works will not be visible from the neighbouring heritage item.</p> <p>Accordingly, it is considered that the proposed location of these services is appropriate and in keeping with the approved design.</p>
<ul style="list-style-type: none"> Proposed DDA platform lift providing access to front courtyard. Demolition of existing gate, stairs, portion of courtyard floor and columns required. Modification of the footpath required to create AS1428.1 compliant transition between cross falls and levels. 	<p>The proposed location of the DDA lift to the Charles Street boundary of the site will not impact upon the heritage significance of the building.</p> <p>The proposed lift is located within an area which has been modified in the last 30 years and formerly included steps providing access to the building from the beer garden.</p> <p>The proposed works will not be visible from the neighbouring heritage item .</p> <p>The proposed work is in keeping with the approved design and will not impact the heritage significance of the building.</p>
<ul style="list-style-type: none"> Removal of a low wall within the courtyard to improve access. 	<p>As noted above, the beer garden courtyards are not original. Accordingly, the proposed removal of a small section of this non-original structure is considered to be acceptable and will not impact the heritage significance of the place.</p> <p>The proposed work is in keeping with the approved design and will not be visible from the neighbouring heritage item.</p>
<ul style="list-style-type: none"> Proposed straight awnings below existing Moore Road windows. 	<p>The proposed awnings below the existing Moore Road windows have been detailed to be in keeping with the character of the building and are reversible elements which could be removed in the future. The proposed awnings are considered be acceptable, from a heritage perspective and in keeping with the approved design.</p> <p>The awnings will not impact the heritage significance of the building and will not be visible from the neighbouring heritage item.</p>
<ul style="list-style-type: none"> Proposed paint detail (in addition to approved DA) to Moore Road façade. 	<p>This is the continuation of an approved 50mm paint strip. The proposed work is considered to be acceptable from a heritage perspective and in keeping with the approved design.</p>

Weir Phillips Heritage and Planning

Proposed modifications	Heritage Impact Assessment
	<p>The minor reversible alteration will not impact the heritage significance of the building and will not be visible from the neighbouring heritage item.</p>
<ul style="list-style-type: none"> Proposed operable window to replace fixed window to Eastern restaurant façade. 	<p>The proposed work is not located within an area containing original or significant fabric. The proposed works will not be visible from the neighbouring heritage item.</p> <p>The proposed minor work is in keeping with the approved design and will not impact the heritage significance of the building.</p>
<ul style="list-style-type: none"> Proposed DDA accessible entry to Charles St. Modification of the footpath required to create AS1428.1 compliant transition between cross falls and levels. 	<p>The proposed location of the DDA accessible entry to the Charles Street elevation is considered to be acceptable from a heritage perspective as historic photographs demonstrate that the building previously had an entry door from Charles Street which has been removed and replaced with a window within the last 30 years</p> <p>The addition of a DDA accessible entry in this location is considered to be in keeping with the approved design. The proposed work will not impact the heritage significance of the building or significant remnant fabric and will not be visible from the neighbouring heritage item.</p>
<ul style="list-style-type: none"> Proposed lowering of rear smoking courtyard to meet new internal FFL. Proposed crash barrier brick wall at low level, proposed besser block wall at high level.. 	<p>These amendments will have no impact on the heritage significance of the building, intact space or significant fabric. The proposed works will not be visible from the neighbouring heritage item.</p> <p>The proposed work is in keeping with the approved design and will not impact the heritage significance of the building.</p>
<ul style="list-style-type: none"> General internal works 	<p>The proposed works will include the alteration of the floor level to the rear of the building, the inclusion of the aforementioned DDA compliant entry from Charles Street and the removal of a set of internal steps from the rear (car park) entry.</p> <p>The proposed work is not located within an area containing original or significant fabric. The proposed works will not be visible from the neighbouring heritage item.</p>

Weir Phillips Heritage and Planning

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	<p>The proposed minor work is in keeping with the approved design and will not impact the heritage significance of the building.</p>
<ul style="list-style-type: none"> General internal works to main entry (north elevation) 	<p>The proposed amendments to the approved design include the removal of two nib walls to the entry and central vestibule. The proposed works are considered to be acceptable and will not impact upon the heritage significance of the building. As noted within the April 2020 HIS, this section of the building was significantly and progressively altered by the previous owners with much of this area of the building having been altered during their tenure.</p> <p>Accordingly, the proposed works will not impact the heritage significance of the building and is considered to be in keeping with the approved design.</p> <p>The proposed internal works will not be visible from the neighbouring heritage item.</p>
<ul style="list-style-type: none"> Proposed toughened glass door and window on Level 1 to achieve fire separation between levels. 	<p>This is to be located to the interior of the first floor. The proposed toughened glass door and window is a legal fire safety requirement.</p> <p>The proposed door will be easily read as a modern addition and will have no impact on the heritage significance of the building, intact space or significant fabric. The proposed works will not be visible from the neighbouring heritage item.</p> <p>The proposed work is in keeping with the approved design and will not impact the heritage significance of the building.</p>

The proposed modifications are substantially in accordance with the DA 2020/0468. The changes represent design developments that will not impact on the overall massing, scale and character of the approved works, nor will they have an adverse impact on significant or original fabric.

Please do not hesitate to contact me on (02) 8073 5317 if you require further information.

Yours faithfully,



James Phillips | Director