

## Heritage Referral Response

<b>Application Number:</b>	DA2021/0744
<b>Date:</b>	30/09/2021
<b>To:</b>	Rebecca Englund
<b>Land to be developed (Address):</b>	Lot 1 DP 571975 , 50 Lawrence Street FRESHWATER NSW 2096

### Officer comments

<b>HERITAGE COMMENTS</b>	
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><b>Item I71 - Building known as 'Harbord Literary Institute'</b> - Corner Lawrence and Oliver Street</p> <p><b>Item I72 - Building known as 'Early Childhood Health Centre'</b> - 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><b>Building known as 'Harbord Literary Institute'</b>  <u>Statement of significance:</u>  "Harbord Literary Institute" has great social &amp; 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 &amp; 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 &amp; semi-circular plain leadlight. Timber weatherboards under eaves. Flag poles.</p> <p><b>Building known as 'Early Childhood Health Centre'</b>  <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 &amp; 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 &amp; 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	
Sydney Regional	No

Environmental Plan (Sydney Harbour Catchment) 2005		
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	N/A	

#### Consideration of Application

The proposal seeks consent for the demolition of the existing site structures and the construction of a shop top housing development, which represents a four-storey development in parts of the proposal.

A previous application (DA2020/0543) for this proposal had been withdrawn for a number of concerns raised by Council, including the fine grain detailing of the façades, building height, street activation, setbacks, building bulk/ massing and facade articulation.

Heritage raised concerns regarding the heritage items, located to the north of the site across Lawrence Street as the subject site is mapped under DCP Maps 2 and 3 Freshwater, meaning that means that clause 18 in G5 Freshwater Village under the Warringah DCP 2011 applies to the site. The objectives of this clause is as follows:

*"To ensure that any proposed development within the vicinity of a heritage listed item does not have an adverse impact on and complements the heritage significance of the item(s)"*

Requirements R1-R3 detail what the HIS must address and it is noted that the brief HIS provided with this application has not addressed the requirements of clause 18, that would assist with assessing the impact of the proposal on the heritage items.

Although, the current proposal demonstrates improvements to the proposed development previously assessed, the overall bulk and scale is still overwhelming, and it is dominating the low scale heritage items opposite Lawrence Street, when viewed from a number of view points, as the subject site is in a high prominent location, forming a key gateway entrance to Freshwater Village. Providing more articulation to the facades - not only the materiality but adding some recessed sections to the western and eastern facades - or dividing the mass into sections should be explored to minimise the visual impact on the heritage items and to respond better to its context and the low scale, coastal character of the Freshwater Village. Designing in context does not mean imitation or following inflexible design rules. A wide range of design solutions may emerge after careful analysis of surrounding buildings.

Therefore, Heritage considers that the proposal should be further revised to minimise the bulk and scale and requires a more detailed heritage response.

#### Revised comments

The bulk and scale of the proposal including the unarticulated façade treatment is still a concern from a heritage perspective. It is believed that the requirement of *Warringah DCP 2011 – G5 Freshwater Village – Clause 4. Street facades and shopfront design* has not been achieved:

*R1. The design and proportions of the façade elements are to continue and respect the narrow lot frontages*

*R2. The maximum length of a shopfront is to be between 5 – 10m. Frontages greater than 10m must be broken into smaller vertical sections*

*R3. Facades are to have a predominantly vertical emphasis*

However, if the proposal to be approved by the Development Assessment Team, no objections are raised to the proposal on heritage grounds, subject to one condition.

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? Yes

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 28 July 2021, Revised 30 September 2021

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**

### **Articulation to western facade**

The glazed stairwells should be 500mm recessed from the western boundary to provide vertical articulation to the western façade.

Reason: To minimise the impact on the heritage items and the streetscape.