



Heritage Referral Response

Application Number:	DA2020/0468
Date:	15/06/2020
To:	Thomas Prosser
Land to be developed (Address):	Lot 13 DP 7022 , 31 Moore Road FRESHWATER NSW 2096 Lot 1 DP 7022 , 29 Moore Road FRESHWATER NSW 2096 Lot 2 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 5 DP 7022 , 29 Moore Road FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
<p>This application has been referred as it is a listed heritage item, being Item <i>174 - Harbord Beach Hotel, 29 Moore Street, Freshwater</i>, which is listed in Schedule 5 of Warringah Local Environmental Plan 2011.</p>		
Details of heritage items affected		
<p>Details of this heritage item, as contained within the Warringah Heritage Inventory, are:</p> <p><i>174 - Harbord Beach Hotel, 29 Moore Street, Freshwater</i></p> <p><u>Statement of Significance</u> 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><u>Physical Description</u> 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		
<p>This application proposes refurbishment works to the Harbord Hotel, within are largely internal. Exterior changes are limited to the addition of a new entry door on the Charles Street facade</p>		

(replacing a window); festoon lights over the open courtyard areas fronting Moore Street and replacement of glazing on the western and northern facades with double glazing for noise reduction. Internal works are removing most existing fittings and construction of new bars, kitchens, restaurant area etc. It is noted that all internal fabric is not original, with the exception of the stairs to the first floor, which are proposed to be reinstated and restored. It is proposed to repaint the exterior white (as existing) with a 50mm strip around the building facade in Dulux Sunbound. No signage is proposed with this application and it is understood this will be subject to a further application.

The application was accompanied by a Heritage Impact Statement by Weir Phillips Heritage and Planning, dated April 2020, which has been reviewed and the conclusions of this report are agreed with.

The proposed works are largely internal and based on the fabric assessment included within the HIS, are not affecting any original fabric. It is noted that the work will reveal and restore the detailing of the existing staircase to the 1st floor, which is supported. External changes on Charles Street to introduce an entrance door are considered acceptable, given that it is replacing a modern window, and the fact that originally there was an entrance on Charles Street which was removed in previous renovations. The introduction of festoon lighting is also considered acceptable from a heritage point of view, as it is a removable addition to the facade treatment and will not affect original fabric. Replacement of glazing with double glazing will not have an impact on the streetscape presence of this heritage building. Proposed external repainting is in keeping with the building and is acceptable. Full details have not been provided on kitchen exhaust and other mechanical equipment, however conditions are proposed to ensure that these structures will not be visibly dominant.

The Harbord Hotel has operated continuously as a hotel for nearly 100 years (since 1928) and these alterations will assist in the building continuing to operate as a local hotel and local landmark. In doing so, the social and historical significance of this building will be retained and enhanced. Its aesthetic heritage qualities, as an inter-war hotel, will not be affected by these proposed works.

Even though the interior is largely not original, it is recommended that a photographic record be required prior to any works commencing.

Therefore, no objections are raised on heritage grounds, subject to a number of conditions requiring:

- a full photographic record of the building (including interiors) prior to construction commencing;
- roof mounted mechanical plant to be screened;
- kitchen exhaust to located in same location and be painted white where it extends beyond the building.

Consider against the provisions of CL5.10 of WLEP 2011

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, Heritage Planner
DATE: 15 June 2020

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

Photographic Archival Record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors and their setting), generally in accordance with the guidelines issued by Heritage NSW, Department of Premier & Cabinet.

This record must be submitted and approved by Council's Heritage Advisor prior to commencement of any demolition or works on-site and prior to the issuing of a Construction Certificate.

The photographic record should be made using digital technology, submitted on archival quality CD-R disc, and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which document the site, cross-referenced in accordance with recognised archival recording practice to catalogue sheets.
- As most changes are to the interior, this photographic record must include full details of all internal areas subject to change as a result of the proposed works.

Reason: To provide an historical record of the heritage building, in particular the interiors, prior to its alteration.

Screening of roof mounted mechanical plant

Any roof mounted mechanical plant is to be located within the existing screened mechanical plant area.

Reason: To ensure that the visual impact of roof mounted mechanical plant on the heritage building, is minimised.

Kitchen exhaust location and colour

The kitchen exhaust is to be located in the same position as existing and to be painted white.

Reason: To minimise the impact of the kitchen exhaust on the heritage building.