

Heritage Referral Response

Application Number:	DA2025/0599
Proposed Development:	Demolition works and construction of a dual occupancy (attached) including strata subdivision
Date:	30/05/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 15 DP 7022 , 35 Moore Road FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
This proposal has been referred to Heritage as the subject site is within the vicinity of a heritage item, being: I46099 - Harbord Beach Hotel - 29 Moore Road (corner of Charles Street) Freshwater.		
Details of heritage items affected		
<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.		
<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, beer garden, bottle shop extension & window modifications.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	N	
Australian Heritage Register	N	
NSW State Heritage Register	N	
National Trust of Aust (NSW) Register	N	
RAIA Register of 20th Century Buildings of Significance	N	
Other	N	
Consideration of Application		
The proposal seeks consent for demolition works and the erection of a new dwelling. The proposed works involve the demolition of the existing dwelling, which is a two unit residential flat building, and the erection of a dual occupancy dwelling. The proposed dual occupancy dwelling will consist of a three levels, including a basement level. The proposal also includes associated landscaping works and a strata subdivision. The subject site is located within the vicinity of a heritage item, being Harbord Beach Hotel, which is located further west along Moore Road. As the proposed new dwelling sits within the footprint of the existing dwelling, and there is considerable physical separation from the heritage item, the proposal is considered acceptable from a heritage perspective.		
As such, Heritage raises no concerns and requires no conditions.		

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? Has a CMP been provided?

Is a Heritage Impact Statement required? Has a Heritage Impact Statement been provided?

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:

Nil.