

## Heritage Referral Response

<b>Application Number:</b>	Mod2020/0416
<b>Date:</b>	21/10/2020
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	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

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
<p>This proposal has been referred to Heritage as it is a listed heritage item, being <b>Item 174 - Harbord Beach Hotel</b>, at 29 Moore Road, Freshwater, 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><b>Item 174 - Harbord Beach Hotel</b></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 &amp; 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 &amp; gabled roof. Terrace on first floor supported by arcaded verandah. A number of modifications include surrounding wall, beergarden, bottle shop extension &amp; window modifications.</p>		
Other relevant heritage listings		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
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 seeks approval to modify the development consent DA2020/0468, approved on 24 June 2020.

The external modifications include the provision of accessible entry from Charles Street; externally accessed fire booster and valve set services and gas and water meters; removal of the existing awnings; new awnings below existing windows to the Moore Road façade; upgrading all window glazing in accordance with acoustic requirements; 50mm façade paint strip around building, minor window change to the eastern restaurant area façade; lowering the existing courtyard level and a new crash barrier wall to the south of the lowered courtyard.

Proposed internal modifications are mainly in the entry foyer accessed from Moore Road; including the removal of two nib walls to the entry and central vestibule and reinstalling the original stair. The amended drawings - received on 13 October 2020 are showing the removal of an internal original column located at the north-west section of the building, which is not acceptable from a heritage point of view.

It is believed that, with further considerations, the impact of the proposed works upon the significance of the heritage item will be acceptable. Therefore, no objections are raised to this application on heritage grounds, subject to imposition of four conditions.

#### **Further Heritage Comments - 21 October 2020**

Following further supporting documents and meeting with the applicant, it is considered that the proposed changes will not impact upon the significance of the heritage item.

Therefore, no objections are raised to this modification on heritage grounds, subject to the retention of one condition.

#### Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) No

Required? 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: 14 October 2020, Further comments 21 October 2020

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**

**Retention of the existing balustrade and handrail**

Retention of the existing balustrade and handrail as part of the reinstallation of the heritage stair.

Reason: To preserve the internal original fabric.