

Heritage Referral Response

Application Number:	Mod2020/0416
Date:	14/10/2020
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 proposal has been referred to Heritage as it is a listed heritage item, being Item 174 - Harbord Beach Hotel, 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>Item 174 - Harbord Beach Hotel</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	
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.

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

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

DDA Platform lift

Details of the DDA platform lift should be submitted to the Council's Heritage Advisor's satisfaction prior to the issue of the Construction Certificate.

Reason: To make sure that the impact of the proposal is minimised.

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.

Retention of existing masonry column

The amended drawings S4.55-D00-011, received on 13 October 2020, indicates the removal of an internal masonry column located to the north-west section of the building as it is shown in red dotted lines and noted as "retain existing steel columns". This original masonry column should be retained as it is part of the original fabric. Details demonstrating compliance with this condition should be submitted to Council's Heritage Advisor's satisfaction.

Reason: To preserve the original fabric and the significance of the heritage item.

External colours schedule and deletion of the proposed 50mm strip paint

The proposed 50mm strip paint to be deleted as this is not related with the original facade. A schedule of external colours is to be submitted to Council's satisfaction prior to the issue of Construction Certificate.

Reason: To maintain the original facade and preserve the significance of the heritage item.