





 DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA/2021/0779
Address	78-80 Dalhousie Street HABERFIELD NSW 2045
Proposal	Installation of three new building identification signs associated with Haberfield Centre and Library.
Date of Lodgement	06 October 2021
Applicant	Mr Stephen Iacono
Owner	Inner West Council
Number of Submissions	0
Value of works	\$16,500.00
Reason for determination at Planning Panel	Development for which Council is the landowner
Main Issues	Nil
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Heritage Impact statement



LOCALITY MAP			
Subject Site		Objectors	 ↑ N
Notified Area		Supporters	

1. Executive Summary

This report is an assessment of the application submitted to Council for the installation of three new building identification signs associated with Haberfield Centre and Library. at 78-80 Dalhousie Street HABERFIELD NSW 2045.

The application was notified to surrounding properties and no submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- Impact on heritage fabric
- Council asset

The potential impacts on the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable.

2. Proposal

The application seeks consent for signage associated with the recently completed refurbishment of the Haberfield Centre and Library. Signage includes the following:

- 1 x illuminated Top Hamper Sign above the main building entrance, measuring 2420mm (W) x 470mm (H) with a total sign face area 1.14m² ; and
- 2 x non-illuminated Projecting Wall Signs located on the outer building pilasters of the front building facade, measuring 570mm (W) x 1500mm (H), each with a total sign face area of 0.86m² .

3. Site Description

The subject site is located on the western side of Dalhousie Street, between Ramsay Street and Martin Street. The site consists of two (2) allotments with a total area of 1,393.55sqm. The site is legally described as Lots A and B in Deposited Plan 323166.

The site has a frontage to Dalhousie Street of 30.48 metres and supports the existing two (2) storey Haberfield Centre and Library. A single storey building is located at the rear of the site which is currently occupied by the Ashfield-Leichardt State Emergency Service (SES) Unit.

The site is adjoined by a carpark to the south, St. Joan of Arc Catholic Primary School to the north and single storey residential properties to the west. Mervyn Fletcher Hall (community centre) and St. Oswalds Anglican Church are located opposite the site.

The property is located within the Haberfield Heritage Conservation Area but is not individually listed as a Heritage Item. St. Oswalds Anglican Church, opposite the site, is listed as a Heritage Item.

The site is at the periphery of the Haberfield centre, where properties zoned R2 low density residential abut those with a B2 Centre zoning on Ramsay Street.

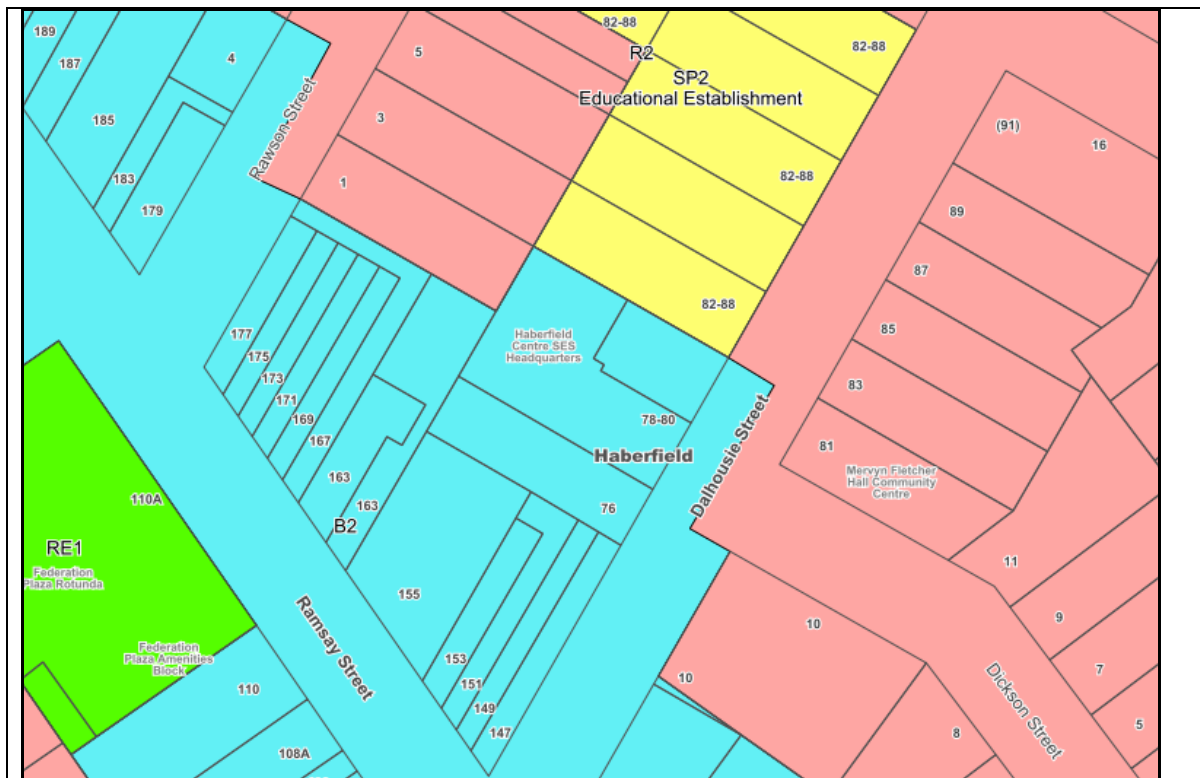


Image 1: Zoning Map

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
MOD/2020/0395	Modification of approved works to Haberfield Library	Approved 11 December 2020
10.2019.124.1	Deferred Commencement condition satisfied	30 March 2020
10.2019.124.1	Part demolition, alterations and additions, new solar panels, easements, consolidation of lots and associated landscaping of the existing Haberfield Centre and Library	Approved (Deferred Commencement) 11 February 2020 by the Inner West Local Planning Panel
10.2001.457.1	New (Building Work) Air Conditioning - Mechanical ventilation - New air-conditioning unit to Haberfield Library.	Approved 14 March 2002
6.1988.152.1	Alterations to SES building	Approved 12 May 1988
6.1987.103.1	Hoarding	Approved 20 March 1987
6.1986.103.1	Alterations and additions to Library	Approved 27 June 1986
6.1982.32.1	Partitions for Local SES	Approved 11 February 1982
6.1981.457.1	Alterations to storeroom	Approved 9 November 1981

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
6 October 2021	Lodged
14 October to 28 October	Notified

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy No. 64 – Advertising and Signage*

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64)

The following is an assessment of the proposed development under the relevant controls contained in *SEPP 64*.

SEPP 64 specifies aims, objectives, and assessment criteria for signage as addressed below. Schedule 1 of *SEPP 64* specifies assessment criteria for signage relating to character of the area, special areas, views and vistas, streetscape, setting or landscaping, site and building, illumination and safety. The proposed signage is considered satisfactory having regard to the assessment criteria contained in Schedule 1 of *SEPP 64*.

Signs and Advertising Structures

The application seeks consent for the erection of the following signage:

- 1 x illuminated Top Hamper Sign above the main building entrance, measuring 2420mm (W) x 470mm (H) with a total sign face area 1.14m² ; and
- 2 x non-illuminated Projecting Wall Signs located on the outer building pilasters of the front building facade, measuring 570mm (W) x 1500mm (H), each with a total sign face area of 0.86m² .

The proposed signage is considered satisfactory having regard to the assessment criteria contained in Schedule 1 of *SEPP 64* given they are:

- Scaled appropriately for the building and the broader locality.
- Suitably located above the existing building entrance and on the outer building pilasters fronting Dalhousie Street that will effectively communicate the location of the renovated Haberfield Centre and Library and result in adequate wayfinding.

- Is commensurate with the amenity and visual character of the building and does not create visual clutter at the street level.
- Does not block any significant views and will not have an adverse impact on the amenity of the surrounding heritage conservation area.
- Is of a high-quality design and finish which complements the finish of the building.

5(a)(ii) **Ashfield Local Environment Plan 2013 (ALEP 2013)**

The application was assessed against the following relevant clauses of the *Ashfield Local Environmental Plan 2013*:

- Clause 1.2 - Aims of Plan
- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 5.10 - Heritage Conservation
- Clause 6.5 - Development on land in Haberfield Heritage Conservation Area

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B2 – Local Centre under *ALEP 2013*. *ALEP 2013* defines the approved use as:

“information and education facility”

The approved land use is unchanged and remains permitted with consent within the zone. The proposed modification is consistent with the objectives of the B2 zone.

(i) Clause 5.10 – Heritage Conservation

The application was referred to Council’s Heritage Advisor who requested details of how the signs would be fixed to significant fabric. It is recommended as a condition of consent that details of the proposed fixing of the new signs to historical fabric are to be submitted to Council prior to the issue of a construction certificate.

5(c) **Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)**

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979*.

The amended provisions contained in the Draft IWLEP 2020 are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(d) **Development Control Plans**

The application has been assessed and the following provides a summary of the relevant provisions of Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

IWCDCP2016	Compliance
Section 1 – Preliminary	
B – Notification and Advertising	Yes
Section 2 – General Guidelines	
A – Miscellaneous	
10 - Signs and Advertising Structures	Yes, subject to condition
E2 – Haberfield Heritage Conservation Area	
1 – Preliminary	Refer to Section 5(a)(i) for discussion.
3 – Planning Measures for Commercial properties	Refer to Section 5(a)(i) for discussion.

5(e) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(f) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties. No submissions were received in response to the initial notification.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Heritage

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions/7.12 levies are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2021/0779 for Installation of three new building identification signs associated with Haberfield Centre and Library. at 78-80 Dalhousie Street HABERFIELD NSW 2045 subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
IWC07_E2_001 F	E1 Building ID Flags	21 July 2021	Citizen
IWC07_E2_002 F	E1 Building ID Flags	21 July 2021	Citizen
IWC07_E1_001 C	E1 Building ID Light Box	22 January 2020	Citizen
IWC07_E1_002 C	E1 Building ID Light Box	22 July 2021	Citizen
IWC07_E1_003 C	E1 Building ID Light Box	22 January 2020	Citizen
IWC07_E1_004 C	E1 Building ID Light Box	22 January 2020	Citizen

As amended by the conditions of consent.

DESIGN CHANGE

2. Fixing Details

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided details of the proposed fixing of the signage to the existing façade which are to be to the written satisfaction of Council's Heritage Advisor.

PRIOR TO CONSTRUCTION CERTIFICATE

3. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

DURING DEMOLITION AND CONSTRUCTION

4. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6:00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and

- c. at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

- a. 8:00am to 12:00pm, Monday to Saturday; and
- b. 2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

“Continuous” means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

ADVISORY NOTES

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;

- f. Development Application for demolition if demolition is not approved by this consent;
or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406 www.foodnotify.nsw.gov.au
NSW Government	www.nsw.gov.au/fibro www.diysafe.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 www.environment.nsw.gov.au
Sydney Water	13 20 92 www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

E2 Building ID Flags
Elevation & Detail



01 Elevation: Side of sign
Scale: 1:10
Contractor to check all measurements on site.

02 Elevation: Front Face
Scale: 1:10
Contractor to check all measurements on site.

03 Elevation: Back Face
Scale: 1:10
Contractor to check all measurements on site.

04 Elevation: Indicative Internal Structure / Fixing
Scale: 1:10
All engineering shall be part of the signage contractor's scope.

CITIZEN

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All work to comply with the BCA, Australian Standards and relevant codes of practice. All work shall be done in accordance with the Australian Building Code Board (ABB) and relevant codes of practice. All work shall be done in accordance with the Australian Building Code Board (ABB) and relevant codes of practice. All work shall be done in accordance with the Australian Building Code Board (ABB) and relevant codes of practice.

The information, plans and concepts contained in this document are for the use of the client only. The information, plans and concepts contained in this document are for the use of the client only. The information, plans and concepts contained in this document are for the use of the client only.

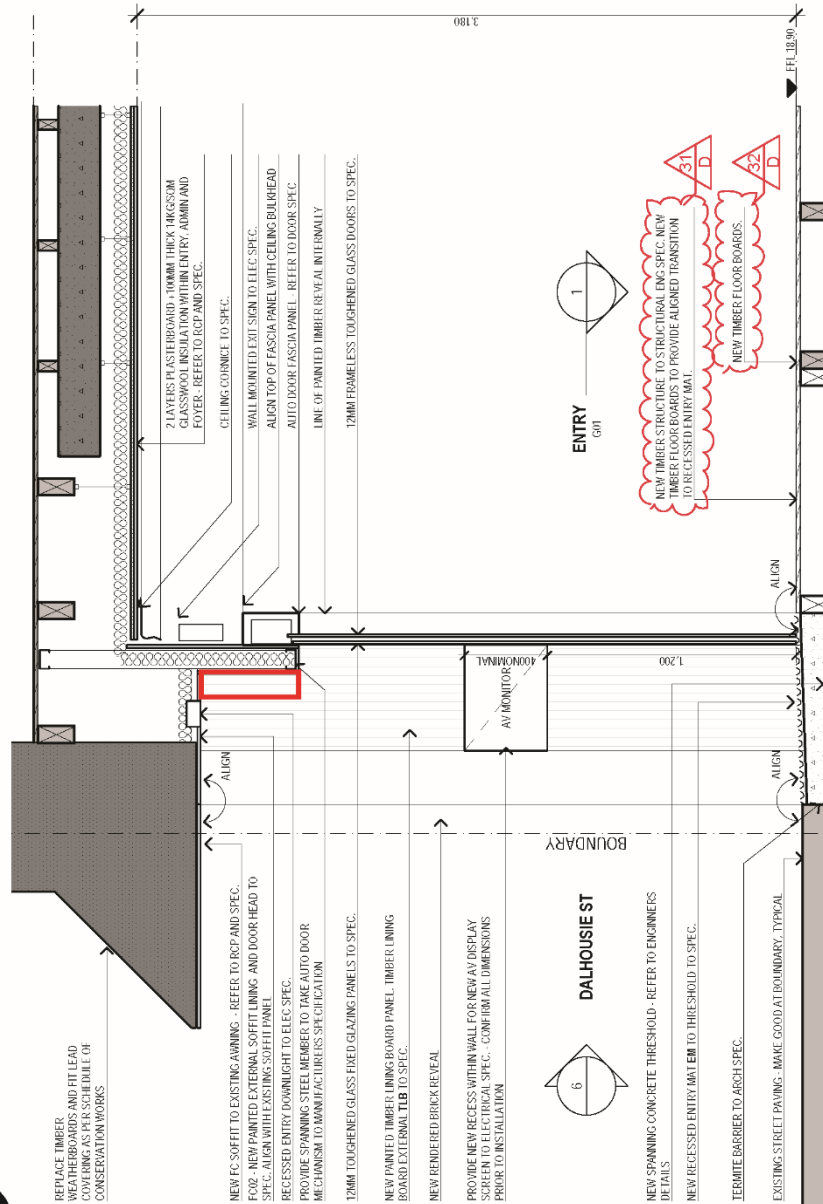
Issue	CONSTRUCTION
A	Issue for REVIEW
B	Issue for REVIEW
C	Issue for REVIEW
E	Issue for CONSTRUCTION
F	Issue for CONSTRUCTION

Client	West Ponds Council (S. Lehmann Architects)
Project	Haberfield Centre and Library
Date	17/12/20
Drawn	FC
Checked	JM
Scale	As shown at A3

Drawing No.	IWC07_E2_002	Revision	F
Drawing Title	E1 Building ID Flags		

E1 Building ID Lightbox Elevation & Detail

Spec	
Materials	Ceiling and light box internally LED illuminated. Ensure even and consistent spread of light.
Graphics	Characterless, text, diagrams, arrows etc) to be supplied as computer cut black self adhesive vinyl.
Data & Electrical	Electrical connection for internal LED lighting.
Fixing	Mechanically fixed to building facade. Contractor to assess on site. All fixings / engineering shall be part of the signage contractors scope.
Coordination	Coordination with architect required. Potential to relocate downlight.



01 Section: Location in Red
Scale: 1:20

CITIZEN

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Sydney NSW 2000
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When other disciplines review each others' documents, the reviewer shall be responsible for the coordination of work. Any discrepancies which may affect the design shall be noted in the design prior to construction work.

Drawings are design intent only. Citizen Group Pty Ltd take no responsibility for the structural, electrical and mechanical work shown on this drawing. The reviewer shall be responsible for the coordination of work and any third party structure engineering documentation including revisions of documents as they are issued during the works.

All users comply with the BCA, Australian Standards and other Codes of Practice for the design and construction of buildings and structures. The information, ideas and concepts contained in this document are confidential. The recipient of this document shall not use any part of this document for any purpose other than the specific project for which it was prepared without the prior written consent of Citizen Group Pty Ltd.

Issue	REVIEW
A	Issue for REVIEW
B	Issue for REVIEW
C	Issue for REVIEW

Client	Inner West Council (& Lehmman Architects)
Project	Innerfields Centre and Library
Date	17.12.20
Job no.	IWD07
Drawn by	Checked JM

Drawing No.	Revision
IWC07_E1_003	C
Drawing Title	
E1 Building ID Lightbox	
Scale	As shown or A3

E1 Building ID Lightbox
Elevation & Detail

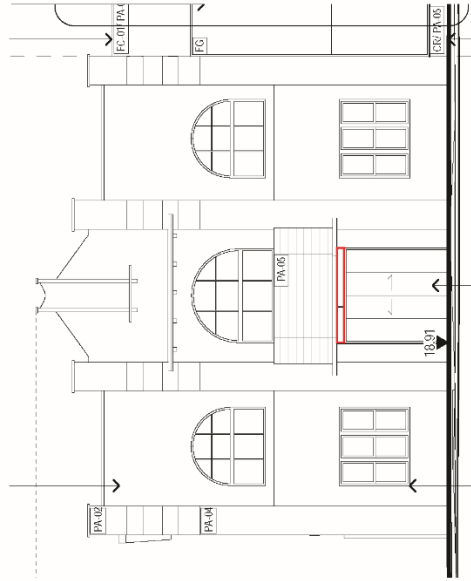


01 Side Elevation / Section
Scale: 1:10

Contractor to check all measurements on site.

02 Front Elevation
Scale: 1:10

Contractor to check all measurements on site.



03 Elevation: Location in Red
Scale: 1:100

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Issue

A: Issue for REVIEW
B: Issue for REVIEW
C: Issue for REVIEW

Client
Inner West Council (SA, Laburnum Architects)

Project
Haberfield Centre and Library

Date
17.12.20

Drawn TC

Checked JM

Scale As shown on A3

REVIEW

17.12.20
22.12.20

Issue

A: Issue for REVIEW
B: Issue for REVIEW
C: Issue for REVIEW

Client
Inner West Council (SA, Laburnum Architects)

Project
Haberfield Centre and Library

Date
17.12.20

Drawn TC

Checked JM

Scale As shown on A3

Issue

A: Issue for REVIEW
B: Issue for REVIEW
C: Issue for REVIEW

Client
Inner West Council (SA, Laburnum Architects)

Project
Haberfield Centre and Library

Date
17.12.20

Drawn TC

Checked JM

Scale As shown on A3

Attachment C- Statement of Heritage Significance



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Statement of Heritage Impact (Version 1.0) for:

78-80 Dalhousie Street, Haberfield

Inner West Council

4 August 2021



Reference to current listings:

This item is listed as Item No. C42 located within the Haberfield Conservation Area in the Ashfield Local Environmental Plan 2013.

Level 2, 1 Barrack Street
Sydney NSW 2000

Hector Abrahams Architects Pty. Ltd.
ABN: 95 160 116 030
Nominated Architect:
Hector Abrahams, Reg No. 5245

Summary of Assessment

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- *New signage. Two signs to be located on the outer pilasters and a third underneath the former projecting balcony and above the doorway.*
The proposed signage provides wayfinding and will not be obtrusive. The position of the proposed signage does not notably impact the significant fabric.

The following sympathetic solutions have been considered and discounted for the following reasons:

- *Location of vertical signs adjacent to former projecting balcony*
The vertical signs were initially proposed to hang adjacent to the former balcony. Upon review Hector Abrahams Architects advised this location would obscure the former balcony and proposed the signs be located on the outer pilasters.

Introduction

This Statement of Heritage Impact forms part of the Statement of Environmental Effects which accompanies a development application for signage to 78-80 Dalhousie Street, Haberfield.

The report provides an analysis of the impact of the proposed works on the significance of the place and its setting.

This report was prepared by Sioned Lavery and Yuan Lu Nee, who inspected the place on multiple occasion in 2020/2021. The report has been prepared in the form prescribed by the NSW Heritage Office publication Statements of Heritage Impact (2002).

Description

This report concerns the property defined as Lot 1 DP1261927, with the address 78-80 Dalhousie Street, Haberfield.

The property is a Federation Free Classical Style constructed in 1912. It is rendered brick and has a former balcony projecting from the second storey middle window and middle and outer pilasters.

Throughout its history the façade and interiors has been altered.

The property is part of the Haberfield Conservation Area.

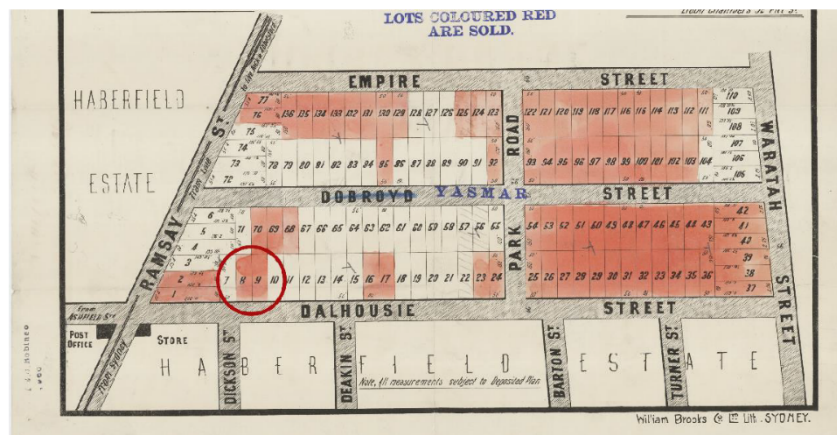


Figure 1 Dobroyd Park Estate Subdivision 1905 with HAA overlay Source: State Library of NSW

History

The Following history has been reproduced and summarised from the Statement of Heritage Impact 2018, prepared by Jackson-Stepowski:

HECTOR ABRAHAMS ARCHITECTS

78-80 Dalhousie Street, Haberfield
Statement of Heritage Impact

4

"In 1909 the Haberfield community raised the funds to buy the land from the Haymarket Co. and built a School of Arts meeting rooms and hall at 78 Dalhousie St. The building, in the Federation Free Classical style, was designed by J Spencer Stansfield, who was also architect for the Haberfield Estates."

The foundation stone was laid by NSW Premier James McGowan on 12 September 1912 and was opened 7 December 1912 by the School of Arts Trustee and later mayor of Ashfield, Richard Stanton.

The School of Arts first appears in the Sands Directory in 1913. The 1928 entry for the School of Arts also records an occupant as the Protestant Federation Grand U.O.O.F. Lodge at this address. The first floor was used by as Masonic Lodge rooms from 1912 until an unknown date.

The use as a School of Arts continued until 1964-65 when Ashfield Municipal Council sought to establish a branch library and initiated buying the School of Arts from the Trustees. Upon acquisition various repairs were undertaken by Ashfield Council. In 1964 it was described in a council report as being in poor condition and the facade as being 'ugly'. This resulted in the facade being rendered. The Council took over fire up grades and the roof was re-clad.

Under the County of Cumberland Planning Scheme, Ashfield Council identified land either side of the School of Arts for future car parking. This included houses at 76 to 86 Dalhousie Street which were progressively resumed for this purpose by the Council. For example, negotiations commenced in 1968 for 82 Dalhousie St [lot 9 DP 4502] progressing to resumption procedures in 1969.

As part of the development application to change the use of a theatre into a supermarket at 155 Ramsay St in 1969, a consent condition requiring on-site car parking. At the applicant's request, negotiation with the Council resulted in demolition of the rear single storey structure of 155 Ramsay St to enable a boundary adjustment. By 1973 the new lot 2 DP 584615, increased the size of the 76 Dalhousie Street car park, and gave vehicle access to the rear of the former School of Arts building.

Between 1974-1976 the Council resumed properties at 82-86 Dalhousie Street for car parking. These were subject to a land swap with the Catholic Church to increase the playground of the adjoining primary school, and implement a long held intention to consolidate Church land holdings along the ridge near the new St Joan of Arc Church and Presbytery at 93 & 97 Dalhousie Street.

In exchange, Ashfield Council took over the former original St Joan of Arc Church and Presbytery at 112 & 114 Ramsay Street. Ashfield Council proposed a 2 storey community building on this land. This was abandoned due to escalating costs and lack of State Government financial support. In 1984 the Council resolved to demolish these historic buildings and use the land for a car park and open space (Federation Square).

In 1982 the Commission of Enquiry found in support of gazettal of the Ashfield LEP inclusive of heritage provisions and the Haberfield Conservation Area.

The most dramatic change to the School of Arts building happened in 1986-87 with the design by Tanner & Associates. The adaptive reuse of the building, and a northern addition, involved removal of its symmetrical presentation to the street, the entrance and internal stair moved into a new addition, hall converted to a library including brick up south side doors and enlarging

HECTOR ABRAHAMS ARCHITECTS

openings on the north side into the addition, the stage converted to a children's reading area, the two front ground floor spaces and hallway combined to become the "Michael Maher" room, toilet changed to a kitchen, the upstairs recessed balcony infilled, and residue 80 Dalhousie St land became as a community garden. The site was re-banded as the Haberfield Community Centre.

Throughout the 1990s and into 2000 there were on going issues with the north addition and its roof, such as water leaks over the entry and the upper landing, and wall cracks where this abutted the original building.

From c1981 the lower basement level has been tenanted, and extended, by the regional branch of the State Emergency Service.

In hind sight, the loss of the original St Joan of Arc Church and Presbytery occurred at a time that became a tipping point for conservation in Haberfield. A combination of factors that caused these demolitions - changing community appreciation of Haberfield's heritage, the Enquiry support for gazettal of the Ashfield LEP, the lack of finance for a grandiose scheme - resulted in the survival of the School of Arts building. For if the Council proposal had proceeded on 112-114 Dalhousie Street, the School of Arts would have been demolished. And hence by 1985, fate was for the adaptive reuse of the School of Arts as being the only contender for a Community Centre in Haberfield."



Figure 2 Haberfield School of Arts c.1912.

Significance

The following is a summary of the heritage assessment criteria found in the 2018 HIS prepared by Jackson-Stepowski:

Haberfield Library is of historic significance as an original community facility, first operating as a School of Arts, and contributing to the Haberfield Garden Suburb philosophy. The building continues to function as a community facility and its current use as a library is consistent with the buildings history as the building has included a library since its opening.

*78-80 Dalhousie Street, Haberfield
Statement of Heritage Impact*

6

Haberfield Library is associated with a number of significant persons including architect J Spencer Stansfield, former Ashfield mayor Richard Stanton and former NSW Premier James McGowen.

The buildings exterior has been altered but its Federation Free Classical Style remains interpretable and the building is a visual landmark on Dalhousie Street.

Proposed Works

The works proposed are as follows

Exterior

- Three new building identification signs to be fixed to the façade.

Heritage Impact Assessment Methodology

The impact assessment methodology used in this case is to

- a) Address "Some Questions to be Answered in a Statement of Heritage Impact" in the Heritage Office Publication Table 1.
- b) Assess against the Provisions contained in the Comprehensive Inner West DCP

Heritage Impact Assessment

a) Assessment against NSW Heritage Office Table 1 Questions

Proposed Change to Heritage Item	Some Questions to be Answered in a Statement of Heritage Impact	Answers to Questions
New signage	<ul style="list-style-type: none"> How has the impact of the new signage on the heritage significance of the item been minimised? 	Signage has been located away from the former projecting balcony, to prevent obstruction of the significant features.
	<ul style="list-style-type: none"> Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected? 	Alternative signage forms have not been considered but fixed signs are required. Alternative locations were considered and these were rejected because they obscured the significant fabric.
	<ul style="list-style-type: none"> Is the signage in accordance with section 6, 'Areas of Heritage Significance', in <i>Outdoor Advertising: An Urban Design-Based Approach?</i>¹ How? <p>¹A joint publication by the Department of Planning (NSW) & Department of Planning and Housing (Victoria). Published by Department of Planning (NSW), Sydney, 1991</p>	This publication was not available to the authors as it cannot be accessed online, and Covid-19 restrictions prevent access to a physical copy. In the view of the authors, the signage placement accords with good urban design and heritage principles
	<ul style="list-style-type: none"> Will the signage visually dominate the heritage item/ heritage conservation area or heritage streetscape? 	No.
	<ul style="list-style-type: none"> Can the sign be remotely illuminated rather than internally illuminated? 	<p>The horizontal sign located underneath the former projecting balcony will be internally LED illuminated. Its location underneath the former balcony is discreet and will not distract from significant features.</p> <p>The two vertical signs located on the outer pilasters</p>

		will not be internally or externally illuminated.
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b) Assessment against provisions of Comprehensive Inner West DCP

Comprehensive Inner West DCP Section 2: Part 10 Signs and Advertising Structures

The proposed signage is designed and located in a manner that conserves the architectural features of Haberfield Library. Three signs are proposed as is permitted with buildings with one balcony.

The horizontal sign located underneath the former balcony and above the doorway will have internal LED illumination. Due to its location underneath the former balcony the sign will not distract from the façade.

The location of the two vertical signs is on the outer pilasters to enable significant architectural features to remain prominent. The location of these signs was originally proposed adjacent to the former projecting balcony but this location was rejected because it would have obscured architectural features of the former balcony.

The proposed signs are sympathetic to the building and area. They are small in scale and visually simple and will not dominate the façade and significant architectural features.

Comprehensive Inner West DCP Chapter E1 2016

Provisions (section 1.5 Heritage Impact Statements)	Assessment	Complies
C1 A Statement of Heritage Impact is to be submitted with development applications affecting:		
B) properties within a Heritage Conservation Area identified in the Ashfield LEP Schedule 5 Part 2: Heritage Conservation Areas where required by Council.	Noted.	Complies
C2 A Heritage Impact Statement is to be prepared by a suitably qualified heritage consultant and is to follow the methodology set out	Hector Abrahams Architects is a heritage consultancy and architecture firm skilled in heritage conservation.	Complies

78-80 Dalhousie Street, Haberfield
Statement of Heritage Impact

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Provisions (section 1.5 Heritage Impact Statements)	Assessment	Complies
by the NSW Heritage Division guidelines.		

Comprehensive Inner West DCP Chater E2 2016

Provisions (Section 3.3: Commercial Buildings)	Assessment	Complies
B Removal of or alteration to original facades is not permitted.	The original façade will not be removed or altered for the installation of signage. Signage locations will not alter not detract from the façade and will not obscure the former projecting balcony.	Complies
D Below awning level, new work is to be in sympathy with, and not detract from, the style and character of the building and streetscape. Designs, including materials, colours, signage, etc should reflect the original facades of the commercial buildings of Haberfield.	The new signage will be sympathetic and will not detract from the style and character of the building. The internally LED illuminated sign will be appropriately located under the former projecting balcony and above the doorway. The vertical signs are located on the end pilasters and will not obscure the former projecting balcony.	Complies

Conclusion

The proposal has been assessed against the criteria of Heritage NSW and the Comprehensive Inner West DCP 2016. The proposed location of the signs does not obscure significant architectural features and their design is sympathetic to the building and area. There is no loss of heritage significance as a result of this proposal.

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Hector Abrahams Architects
4 August 2021

HECTOR ABRAHAMS ARCHITECTS