

Heritage Referral Response

Application Number:	DA2025/0764
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Date:	02/10/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1144187 , 2 Anzac Avenue COLLAROY NSW 2097 Lot 1 DP 1144187 , Anzac Avenue COLLAROY NSW 2097

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject site contains two heritage items and two conservation areas: Item I11 - Fisherman's Hut including winches and remnant vegetation - Fisherman's Beach, Collaroy Item I28 – House known as “Eight Bells” - 8 Seaview Parade C2 - Long Reef Aquatic Reserve Conservation Area- Long Reef Aquatic Reserve, Collaroy C3 - Coastal cliff Conservation Area- Long Reef Headland, Collaroy
Details of heritage items affected

Item I11 - Fisherman's Hut including winches and remnant vegetation

Statement of significance

Historically significant as the surviving example of the small "village" of fishermen's huts which were erected pre 1900. The hut is associated with the fishing industry which resulted in this part of the beach being named "Fishermen's Beach". Socially significant due to its continued use for over 100 years by the local fishing community.

Physical Description

Small single storey cabin of timber weatherboards with corrugated iron gabled roof.

C2 - Long Reef Aquatic Reserve Conservation Area

Statement of significance

The Aquatic Reserve has a high existence value as an important geological rock platform and habitat to a wide range of aquatic creatures. It is highly esteemed by the community and valued as an important site for scientific research and education. The extent and diversity of the marine creatures and plants supported by the reef is comparatively rare.

C3 - Coastal Cliff Conservation Area

Statement of significance

The Long Reef Cliffs and headland and its extensive rock platform have existence value as a major coastline promontory, protecting adjacent beaches and the Dee Why estuarine lagoon and providing dramatic landforms and viewing points. It also provides important geological information about the sedimentary formations and its extensive rock platforms and the talus deposits at the cliff feet provide a habitat for a wide variety of marine creatures. The Long Reef Cliffs and Headland have high aesthetic significance for providing the most dramatic coastal landform along the northern beaches and a well-elevated viewing platform. It also has social value, being heavily used for recreation. Although it is fairly typical of many headlands in the region, it has additional characteristics which make it relatively rare. The Long Reef Aquatic Reserve, around the base of the cliffs and surrounding rock platform, also has high significance, and is being listed separately in the Warringah LEP – see separate inventory sheet. It has also been put forward as an indicative place on the Register of the National Estate.

Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	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

The proposal seeks consent for alterations and additions to the existing Club House at the subject site, including a new driveway, upper level, and ground level extensions. As a result the bulk, scale, and presentation of the existing building will undergo significant changes. The ground floor works will involve the construction of new walls and an extension of the existing footprint to accommodate a larger lobby and other internal areas. These changes will contribute to the overall increase in the building's mass and its visual impact on the site and surrounding area.

The proposed alterations and additions to the Club House raise concerns about the overall design's cohesion and clarity. While the existing club building has low degree heritage value due to the extensive alterations and additions to the original building, the new design, appears to create a "confusing" appearance rather than a cohesive refurbishment. It's difficult to distinguish the existing structure from the proposed extension. It is considered that the aim of the proposal is not about preserving history, but about creating a new identity that is a mixture of old and new. However, a sleek, open design - connected to its natural environment with a low profile building that doesn't dominate the horizon, would allow the natural landscape of the Coastal Cliff Conservation Area and the heritage listed Fisherman's Hut to be the focal point and the resulting Club House would be more appropriate for its beachside location.

Materials should be raw and natural – perhaps in sandy tones, and natural timber, to allow the building to blend into its surroundings. It is noted that black window frames and shutters are proposed. Black is considered a dominant colour for the shutters therefore it is recommended that the black shutters be replaced with a natural tone.

During the pre-lodgement meeting Heritage raised concerns regarding the proposed earthworks and hard landscaping around the base of the tree. Current drawings show the same layout for these elements as the PLM drawings, meaning the Heritage concerns have not been addressed in the design. However, Landscape Referral did not raise any concerns regarding this tree. Therefore, a condition requiring the protection measures of this tree will be imposed.

While a sleek, low-profile design would be preferable for better integration with the beachside context and nearby heritage items, the impact of the proposed building on the significance of these heritage items is deemed tolerable. This suggests that despite the deviation from an ideal design, the alterations are not expected to cause unacceptable harm to the heritage values of the surrounding area.

Revised Comments - 02 October 2025

The amended drawings do not involve any changes to the proposed building's bulk and scale, materials and colour scheme from the previously reviewed and commented-upon drawings. Given the proposal's impact on the heritage values of the surrounding area remains unchanged, Heritage raises no concerns regarding the currently submitted documents.

Therefore, no objections are raised on heritage grounds, subject to three conditions.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No

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

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

Hard landscaping around Norfolk Island Pine

The Norfolk Island Pine adjacent to the club building on the steward side is regarded as an iconic

aesthetic feature of the site that must be retained and protected. The proposed earthworks and hard landscaping including the seating around the tree must be pulled away from the tree and replaced with soft landscaping. Details demonstrating compliance with this condition must be submitted to Council for approval prior to the issue of the Construction Certificate.

Reason: To ensure the proposed works are pulled back to maintain the structural integrity of the significant tree.

Black shutters

Black window frames and shutters are proposed and black is considered a dominant colour for the shutters. It is recommended that the black shutters be replaced with a natural tone. Details demonstrating compliance with this condition must be submitted to Council for approval prior to the issue of the Construction Certificate.

Reason: To ensure the proposed building blends into its surroundings and respects the heritage context.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Norfolk Island Pine

The Norfolk Island Pine tree adjacent to the club building on the steward side is regarded as an iconic aesthetic feature of the site that must be retained and protected at all times during demolition and construction works.

Reason: To ensure that the significant Norfolk Island Pine tree is retained and protected.