

Urban Design Referral Response

Application Number:	DA2023/0998
Proposed Development:	Alterations and additions to a Community Facility
Date:	25/08/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 909023 , 9999 The Esplanade FRESHWATER NSW 2096

Officer comments

This advice is provided as an internal referral from the Urban Design Unit to the Development Assessment Officer for consideration and coordination with the overall assessment.

The Development Application 2023/0998 - 9999 seeks consent for alterations and additions at The Esplanade FRESHWATER NSW 2096, known as Freshwater Surf Life Saving Club (FSLSC).

The proposed changes include:

- Partial demolition
- Tree removal
- New museum of surfing
- Internal layout changes
- Additional storage: boat & sea-craft
- A new restaurant and café to replace the existing kiosk,
- A larger gym and recreation hall,
- New public toilets,
- New lounge & viewing area,
- New training and meeting rooms,
- Renovated caretaker's apartment.

Urban Design require the following additional information to be able to assess the application:

1. An updated survey – Some trees that appear on the survey aren't apparent on site, and some trees on site don't appear on the survey. Some of the tree canopy sizes shown don't appear to relate to the size of the canopy on site.
2. An updated demolition plan (from the updated survey) showing all trees, vegetation, and items proposed for removal. It is also unclear if an existing fence to the south of the building is being partially removed, and it is not noted on the survey.
3. Show how the landscape ground levels in the proposed 'Landscape Masterplan' integrate & relate to the works in this proposal. This should include contours and spot levels of the existing and proposed and the integration of the proposed works into the Landscape Masterplan.

Please note: Regarding any view impacts and any impacts on solar amenity and overshadowing these matters will be dealt with under the evaluation of Councils Planning Officer. Any impacts of non-compliances regarding heritage will be dealt with under the evaluation of Councils Heritage Officers, and any Landscape non-compliances will be dealt with under the evaluation of Councils Landscape Officers.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.