

Urban Design Referral Response

Application Number:	DA2021/0047
Date:	26/02/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 22 DP 975183 , 22 / 9999 Kooloora Avenue FRESHWATER NSW 2096 Lot 1 DP 909023 , 9999 The Esplanade FRESHWATER NSW 2096 Lot 2797 DP 820312 , Kooloora Avenue FRESHWATER NSW 2096 Lot 21 DP 975183 , 21 / 9999 Kooloora Avenue FRESHWATER NSW 2096

Officer comments

The proposal demonstrates a minimal impact addition that will have no significant impacts to the heritage context/adjacent surf club building.

Additionally, the roof structure and material integration with the contemporary addition abutting the heritage building has no major or additional impacts on scale and bulk; the addition sitting relatively within the existing building footprint and roofline, and comprising an infill to the outdoor verandah space, wall, fenestrated enclosure and roof over.

The drawings and perspective renders demonstrate the addition is to be painted to match the existing heritage building. Refer annotation on drawing no. 22002.15/E Elevations and Sections Detail 4. Section CC which describes the intended wall finish to be '*. . . lined with selected cladding . . . [with] applied textured paint finish externally to match existing*'.

Concern is raised with this strategy, given the heritage element should sit distinctly apart from the contemporary addition.

As such is it recommended the proposed addition would be better integrated if it were to closer match the contemporary building; materiality, colour, proportion and scale, leaving the heritage element distinctly separate from the addition to the contemporary building.

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

Material and Colour finishes

<The proposed addition to the existing contemporary building should be finished so as to integrate with the contemporary building, reflecting the colour and material finish. The proposed addition which

nominates finishes 'to match existing' should not reflect an attempt to match the existing heritage building. Colours and finishes that assist to recede the additions/development and match the existing contemporary building is required.>

Reason: <In order for the heritage building to retain it's prominence and distinct separation from the contemporary additions.>