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## SNPP BRIEFING NOTE

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| <b>APPLICATION NUMBER:</b>      | DA2023/0998   |
| <b>PROPERTY ADDRESS:</b>        | Surf Life Saving Club - Freshwater Beach Reserve -<br>The Esplanade FRESHWATER NSW<br>Lot 21-22 DP975183, Lot 1 DP909023 and Lot 2797<br>DP820312 |
| <b>PROPOSAL:</b>                | Alterations and additions to a Community Facility   |
| <b>APPLICATION ACCEPTED:</b>    | 18 August 2023  |
| <b>APPLICANT:</b>               | Geoffrey Mark Bonus   |
| <b>OWNER:</b>                   | Department Of Lands   |
| <b>COST OF WORKS:</b>           | \$10,224,866.00   |
| <b>EXHIBITION PERIOD:</b>       | 28 September 2023 - 26 October 2023   |
| <b>NO. OF SUBMISSIONS:</b>      | 10 (to date)  |
| <b>DETERMINATING AUTHORITY:</b> | Sydney North Planning Panel   |
| <b>REASON FOR REFERRAL:</b>     | Community Facility > \$5 million  |

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### The Site

The subject site is located within a public recreational space, adjacent to Freshwater Beach. The open space is bounded by Moore Road to the south-west, Gore Street to the north-west, and Kooloora Avenue and the Freshwater Beach carpark to the north-east. The Freshwater Surf Life Saving Club (FSLSC) is constructed across multiple lots which form part of Freshwater Reserve. The site is Crown land, that is managed by Northern Beaches Council (NBC). The club has a leasehold arrangement for the building with NBC.

The surf club section of the site sits on moderately sloping portion of sand dune area which slopes down towards the beach.

The built form is a part two and part three storey brick building with a pitched roof form. The front portion of the building (club house) directly adjacent to Freshwater Beach was constructed in 1935, the centre portion of the building (heritage room) was constructed in 2009 and the rear of the building (club house extension) was constructed in 1986. The site is currently occupied by the FSLSC including Council lifeguards, kiosk and public amenities.

The first (basement) level of the building currently contains storage facilities, a patrol room, first aid room, bathroom facilities for club members including lockers, showers and toilets, a cold room and vehicular access. The second (ground) level of the building comprises a clubhouse, heritage room, bathroom facilities including change rooms and toilets, recreation hall including a badminton court, gym, kiosk with outdoor seating, storage and terrace. The third (mezzanine) level comprises a viewing area, deck and caretaker's apartment.



Figure 1: Site Map (Site outlined in blue)

## **Proposed Development**

On 18 August 2023, Development Application DA2023/0998 (“DA”) was lodged with Northern Beaches Council (“Council”). In summary the DA works are summarised as:

- Alterations and additions to the existing SLSC building on site, the majority of works will be located within the existing building footprint with selected parts of the concrete rear superstructure retained.

### The “1935 building” at the beachfront:

- Demolition of existing bricked up internal staircase on Level 1,
- Demolition of internal walls on Level 2
- Refurbishment of and improvements to the existing internal and external building fabric,
- New terracotta Marseille roof tiles to replace later concrete roof tiles, and
- Extension of the existing Level 2 decking

### The “1986 Clubhouse” extension,

#### Level 1 (basement)

- expansion of the existing basement storage area, including services and new lifts
- maintain basement tunnel connection to beach for SLS equipment passage.

#### Level 2

- removal of existing public changerooms and amenities,
- increase in size recreation hall,
- provision of a restaurant (163 seat – day/night) and café (62 seat – day only) with associated kitchen facilities, and
- new toilet facilities for use in conjunction with the clubhouse public spaces

#### Level 3

- new training rooms,
- new gymnasium, and
- refurbished Caretaker’s Apartment

Throughout rear clubhouse building extension

- installation of a new roof,
- installation of new façade and cladding;
- a passenger lift serving all three levels, and
- alterations to provide equitable access.
- ancillary landscaping and site works.

The 2009 Clubhouse Entry and Heritage Room elements:

- Demolition of existing structure
- Construction of a new infill building to provide a new club entry along with a multi-purpose hall, a double height space to be used for functions and exhibitions, including as a “Museum of Surf”.

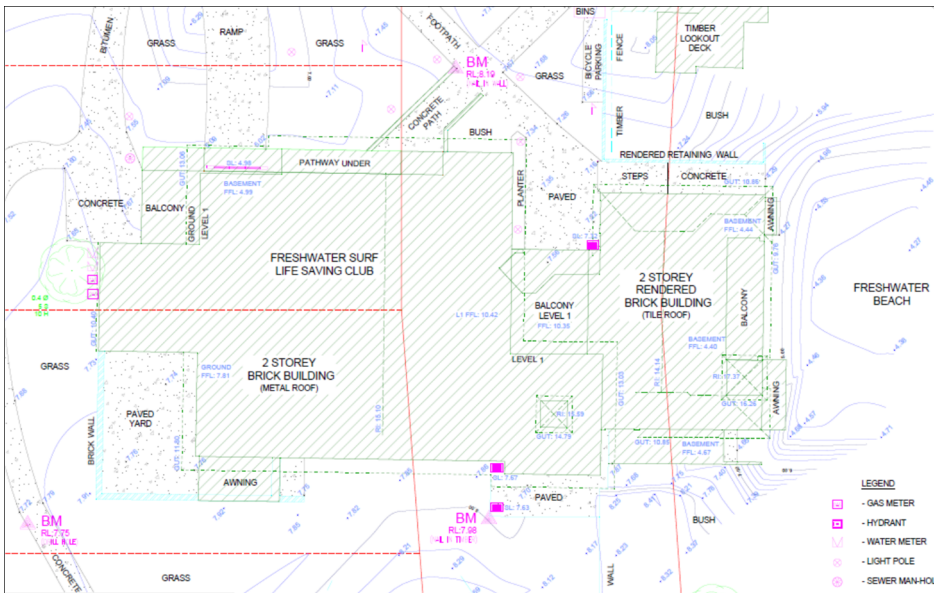


Figure 2 – Site Plan

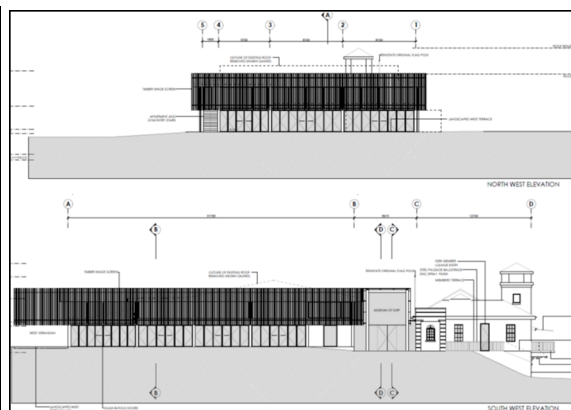
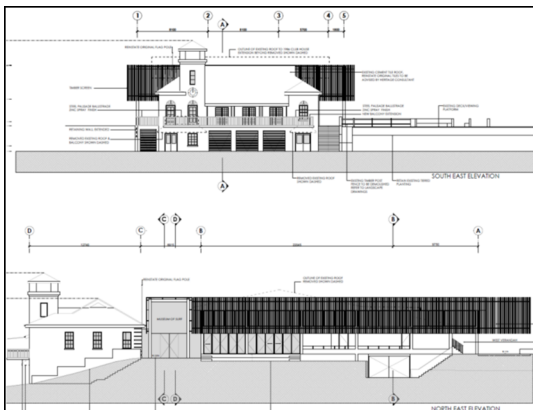


Figure 3 Elevations: Southeast, Northeast. Figure 4 Elevations: Northwest, Southwest.

Relevant Background

On 22 April 2016 a formal pre-development application (Pre-DA) meeting was held with Council officers to discuss the proposal. Council officers concluded the following:

- *That any changes to the building be carried out in a manner which is sensitive to the heritage listed clubhouse, and that any changes to the clubhouse be justified in a Heritage Impact Statement;*
- *That the change of use from a kiosk to a restaurant/café is accepted subject to the provision of a Traffic and Parking Report;*
- *The restaurant/café should continue to provide a kiosk type service to beach goers; and*
- *That leasing arrangements for the restaurant/café use should be discussed and arranged with Council prior to lodging a DA to ensure it can be supported.*

On 4 February 2021, a Development Application (DA2021/0047) was submitted with Northern Beaches Council for alterations and additions to a community facility (FSLSC), including the replacement of the existing main entry door, construction of additions to the mezzanine floor level and new illuminated FSLSC signage. The works for DA2021/0047 consent have not been undertaken.

### **Exhibition**

The proposal is currently on public notification (and is advertised) until 26 October 2023.

Submission issues raised to date include:

- External appearance including colours (the existing building blends well with its parkland reserve surroundings and new work / new colour scheme should do same)
- Rubbish and litter management.
- Operational management (including anti-social behaviour, vandalism, noise disturbance, service of alcohol, overcrowding of reserve, disturbance to nearby residential uses).
- Heritage appearance not retained.
- Information access / inadequate community consultation by SLSC about the works.
- Community facility should have longer public notification.
- Featureless “box like” appearance of new work inappropriate.
- Private (excessive facility for SLSC benefit) excessive cost for community facility.
- Use of extra parkland areas (spilling out) around the SLSC building over time.
- “Other” commercial operations within building (café / restaurant)
- Public safety with use of adjacent parkland area.
- Hours of operation of restaurant use, including live music.
- Access to public toilet facilities / change facilities.
- Regular police responses required to Freshwater reserve area.
- Truck and delivery access, including parking access (particularly summertime and weekends).
- Building will appear much larger and more visually impacting in its surroundings.

### **External Referral Issues**

- NSW Police (CPTED and Liquor Licencing) - No objection raised with detailed referral advice provided.
- Ausgrid – No objection raised, subject to conditions (STC).
- Aboriginal Heritage Office – Referral assessment still in progress.

### **Internal Referral Issues**

- Environmental health (food premises) – Not supported – insufficient information to address ancillary uses within the building.
- Urban design – Not supported – insufficient information to address ancillary works.
- Building assessment (fire & disabled access) – No objections raised, STC.
- Bushland & biodiversity – No objections raised, STC.
- Coast and catchments - No objections raised, STC.
- Property management – No objections raised (lease details provided).
- Development Engineering – No objections raised, STC.
- Waste services - No objections raised, STC.
- Traffic Engineering – Referral assessment still in progress.
- Heritage – Referral assessment still in progress.
- Landscape assessment – Referral assessment still in progress.
- Parks Reserves Foreshore – Referral assessment still in progress.

### **Assessment Issues**

Council is the land manager of the site therefore the proposal is being assessed by an independent planning consultant (*DM Planning*) pursuant to Council's 'conflict of interest' management procedures. The SNPP Report will be prepared and presented by *DM Planning*.

Works associates with heritage elements of the building are addressed by a *Heritage Impact Statement*.

Other supporting information includes Basix certificate (caretaker dwelling), Coastal hazard and Geotechnical reports, BCA & Accessibility reports, Arborist report, Traffic report, Construction and waste management reports, Stormwater report, Landscape and survey plans.



Figure 5: Photomontage of proposed new works viewed from beach.

At this stage the principal assessment issues are: public submission concerns, heritage appearance (including future colour / materials scheme), visual impact, operational management, restaurant hours and use (capacity / noise), construction impacts, rear building bulk / height, landscaping works / adequacy of natural screening, traffic and parking, scale of proposed use on community land.

A request for further information will be made (once notification is ends) to the applicant to address referral issues / relevant submission issues including any additional matters raised by SNPP or the planning (consultant) assessment.