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20/12/2024

MRS Ann Sharp  
- 77 Brighton ST  
Curl Curl NSW 2096  
[REDACTED]

**RE: DA2023/0998 - 9999 The Esplanade FRESHWATER NSW 2096**

Objections / concerns include:

**REAR BUILDING**

The new addition at the rear will dwarf the heritage building at the front and be visually dominant from all sides of the building.

The facade on the south and north sides presents as an elongated box, without articulation to soften the imposing angular shape. The bulky, box-like appearance of the building is not sympathetic to its context within the park and beach environs.

**BRICK vs GLASS WALLS**

Along the south facade, the existing brick walls will be demolished and replaced with glass. The external brick walls provide structural support, insulation and security for the building, especially at ground floor level. The proposed glass walls would provide less insulation and are likely to increase reliance on heating and cooling.

The glass walls would also pose a greater security hazard, as they are more prone to breakage.

The surf club building is located in the park where there is little surveillance at night. A further concern is the glass walls lack privacy for people using the internal space.

The existing building is in good condition and there are advantages in retaining the brick walls.

**FLOOR LEVEL**

The proposal to lower the ground floor of the newer building does not appear to be necessary. The existing slope connecting the two surf club buildings, built in different eras (1935 and 1984), is a gentle gradient that is easily accessible.

**AMENITIES**

The existing amenities in the surf club building are reasonably good. They provide showers, wash basins and adequate toilet facilities. The location is convenient to the beach and the intervening walk does not require crossing any driveways or roads. The amenities can also be accessed from the interior of the building.

The provision of adequate amenities to cater for the many beach visitors, particularly during

summer, is a high priority. The existing location caters for the beach users, surf club users, kiosk and park users in one convenient place.

It is essential that beach amenities can be accessed without crossing any driveway or road. This allows children to have safe access, including those who may be unaccompanied by an adult.

The proposed public amenities do not include shower units. This appears to be an oversight, as showers are a useful amenity for swimmers, and are provided in many other surf club buildings.

#### CAFE

The proposal for a 'hole in the wall' cafe in the location of the existing amenities would be north facing. However, it does not have a direct connection to the garden and would potentially obstruct the existing walkway.

#### RESTAURANT

A new restaurant with a verandah/terrace is proposed at the rear toward the north-west. The proposed rear extension for the restaurant encroaches upon the park and reduces the area of level ground available for public recreation. The proposed west verandah extends beyond the existing building footprint and overlaps the pedestrian path.

The location is not suitable for a large restaurant. A kiosk or smaller cafe may be suitable, but not a 163 seat restaurant, as this use will spill over into the park and conflict with the public use of the surrounding open space. A more suitable location for a restaurant could be considered on the eastern side of the building.

#### CARETAKER'S APARTMENT

The caretaker's apartment will be reduced from a two bedroom apartment to a one bedroom apartment. Although this will be partially replaced by a new office and meeting room, it will restrict opportunities to provide adequate accommodation for a future caretaker and family.

#### HERITAGE BUILDING

The 1935 portion of the surf club will remain largely as existing, but one wall and one staircase is proposed to be demolished. It is not clear which wall is to be demolished and for what purpose.

#### NORTH EAST ENTRY

The proposed extension of the atrium to align with the northern building line will obscure the view of the heritage building from the north east entry footpath.

#### SOUTH EAST ENTRY

The enclosed section at the southern end of the atrium provides a scenic view of the beach and vegetation. The proposed south east entry will convert this section of enclosed space to an outdoor area with an overhead roof. As part of the landscape, this section will be more exposed to inclement weather, including southerly winds.

The existing atrium provides a good connection between the east and west buildings, blends reasonably well with heritage building and could be retained without substantial change.

#### FOYER & MUSEUM

The existing building has a foyer which provides an entry point to separate sections of the building. In the concept plan there does not appear to be a separate foyer and instead the museum would be the entry point. Without a degree of separation, this overlap of function could result in distraction and potential noise disturbance within the museum.

#### ADDITIONAL COMMENTS (Objections)

Existing 1935 building,  
Second Floor Level (Ground Level)

"Within the club house, it is proposed to demolish select doors, one window and the internal walls to the existing office to form the freshwater room and member's lounge." The internal walls are a component part of the heritage building.

Existing 2009 Clubhouse Entry and Heritage Room

"The entire central portion of the surf club which comprises the heritage room will be demolished to accommodate a multi-purpose hall."

1986 Clubhouse extension,

"The proposed changes and additions to 1986 clubhouse extension are extensive." The rear portion of the club will be largely demolished including the existing public change rooms and amenities.

Glass facade: Floor to ceiling for external walls and sliding glass doors.

The existing brick facade provides better insulation and protection as an exterior wall of a public building.

The proposal fails to acknowledge the advantages of retaining the existing structurally sound brick fabric of the rear building. The 1986 and 2009 extensions have merit in terms of their design, fabric and function. These extensions are relatively new and have many more years of potential use.

The proposal will be a costly project. The existing building has structural and design elements that are superior to what is being proposed. Yet much of the existing building will be demolished and the previous public investment in these assets will be wasted.

Extensive demolition is not warranted and a modified plan should be proposed that retains or improves the existing brick structure, public amenities, heritage room and foyer.

The 2009 heritage room is a well designed functional space that blends well with the adjoining heritage building and landscape open space.

New Infill Building

Double Height Space

The proposed infill building obscures the heritage building when viewed from the North and South entry points.

The proposed building is highly visible above the heritage building when viewed from the beach and other vantage points to the east.

The double height space of the infill building is overly dominant due to its height and scale and dwarfs the adjoining heritage building.

The angular box-like facade detracts from the heritage building. The tall box-like structure abuts the heritage building and does not allow for a height transition between the heritage building and the rear extension.

The proposal removes the useful separation between the museum space and the foyer. There is no separation to provide functional space for a museum where people can avoid the distraction of passing pedestrian to access the adjoining buildings.

The infill building will function as a large cavernous corridor. The infill building will be used as pedestrian corridor, as the verandahs to the north and south will be the main entries to access the heritage building and the rear extension.

The infill building is a potential wind tunnel with entries at both the North and South end of the corridor space.

#### Restaurant and Cafe

"The proposed restaurant will host a maximum of 163 people and the café a maximum of 62 people." This will result in an increase in vehicles (including trucks) traversing the driveway and additional pressure on parking, particularly during summer.

#### Public change rooms and amenities

Retaining the Freshwater Beach amenities within the surf club building has advantages for beach users and the Park environs.

For the proposed amenities in the Park, a vehicular access intercepts the pedestrian route from the Beach. This introduces a potential hazard for pedestrians, particularly for children. Whereas the existing public amenities (in the Surf Club building) are next to the beach and there is no intersecting driveway en route.

The existing Freshwater Beach amenities in the Surf Club should be retained, as the location is more suitable than the proposed amenities building in the Park.

A previous agreement (during 1970's) between Council and the Surf Club "whereby the Surf Club was required to include the amenities within the expanded Surf Club" should be maintained and Freshwater Beach amenities incorporated into the concept plan for a new surf club building.

A concept plan for the Surf Club building needs to ensure that the community facility "continues to provide the agreed to public facilities".