

# STATEMENT OF HERITAGE IMPACT

**Proposed development at  
Newport SLSC - 394 Barrenjoey Road,  
Newport**



Job No. 8133  
September 2020

**Heritage 21**  
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Cover page: Subject site at 394 Barrenjoey Road, from Newport beach looking to eastern façade. (Source: Heritage 21, 23.05.18)

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	090718	MN	PR	MN
2	Draft report (D2) issued for comment.	17072020	SS	NF	SS
3	Draft report (D3) issued for comment.	29072020	SS	-	SS
4	Report issued (RI) for DA	02092020	SS	-	SS

## 1.0 INTRODUCTION

### 1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared for Adriano Pupilli Architects who have been engaged by the owner of the site to submit a development application for a new development at The Newport Surf Life Saving Club located at 394 Barrenjoey Road, Newport.

### 1.2 Site Identification

The site is located at 394 Barrenjoey Road, Newport, which falls within the boundaries of the Pittwater local government area and it comprises Lot 1 DP 1139445, Lot 7094 DP 1059297, Lot 17 DP 1050799. As depicted in Figure 1, the Newport Surf Life Saving Club is located along Barrenjoey Road adjacent to Bert Payne Park forming the lifesaving services for the main Newport beach. The orientation of the site is north-south with the main elevation (west) facing Barrenjoey Road and the east facing Newport Beach. The subject site comprises a main two-storey central building with two attached secondary wings and a single storey lean to along the northern end. Presently a temporary container has been placed along the western elevation to store the Club's surf lifesaving equipment. The entire subject site retains its original 1930's use as a Surf Life Saving Club.



Figure 1. Aerial view of locality with approximate boundaries of the subject site outlined in red.<sup>1</sup>

<sup>1</sup> NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>.

### 1.3 Heritage Status

The subject property is listed as an item of local heritage significance by the Northern Beaches Council under Schedule 5 of the *Pittwater Local Environmental Plan 2014 (PLEP 2014)*. It is not listed in the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia (NSW).

Table 1: Details of heritage listing of the site from Schedule 5 of the *Pittwater LEP 2014*

Suburb	Item name	Address	Property description	Significance	Item No
Newport	Newport Surf Life Saving Club	394 Barrenjoey Road	Lot 1, DP 1139445; Lot 7094, DP 1059297	Local	2270445

The subject site is not located within the boundaries of a Heritage Conservation Areas listed on PLEP. The subject site is listed near the following items of heritage significance, although these items do not lie within the view lines to or from the heritage item to warrant any comments in this CMP.

Table 2: Details of heritage items in the vicinity from Schedule 5 of the *Pittwater LEP 2014*

Suburb	Item name	Address	Property description	Significance	Item No
Newport	St. Michael's Anglican Church	33 Foamcrest Avenue	Lots 20–22, Section 3, DP 6248	Local	2270471
Newport	Newport bowling Club	6 Palm Road	Lots 1 and 2, DP 1066239	Local	2270489

The following diagram illustrates the heritage items listed on the PLEP 2014 in the locality.

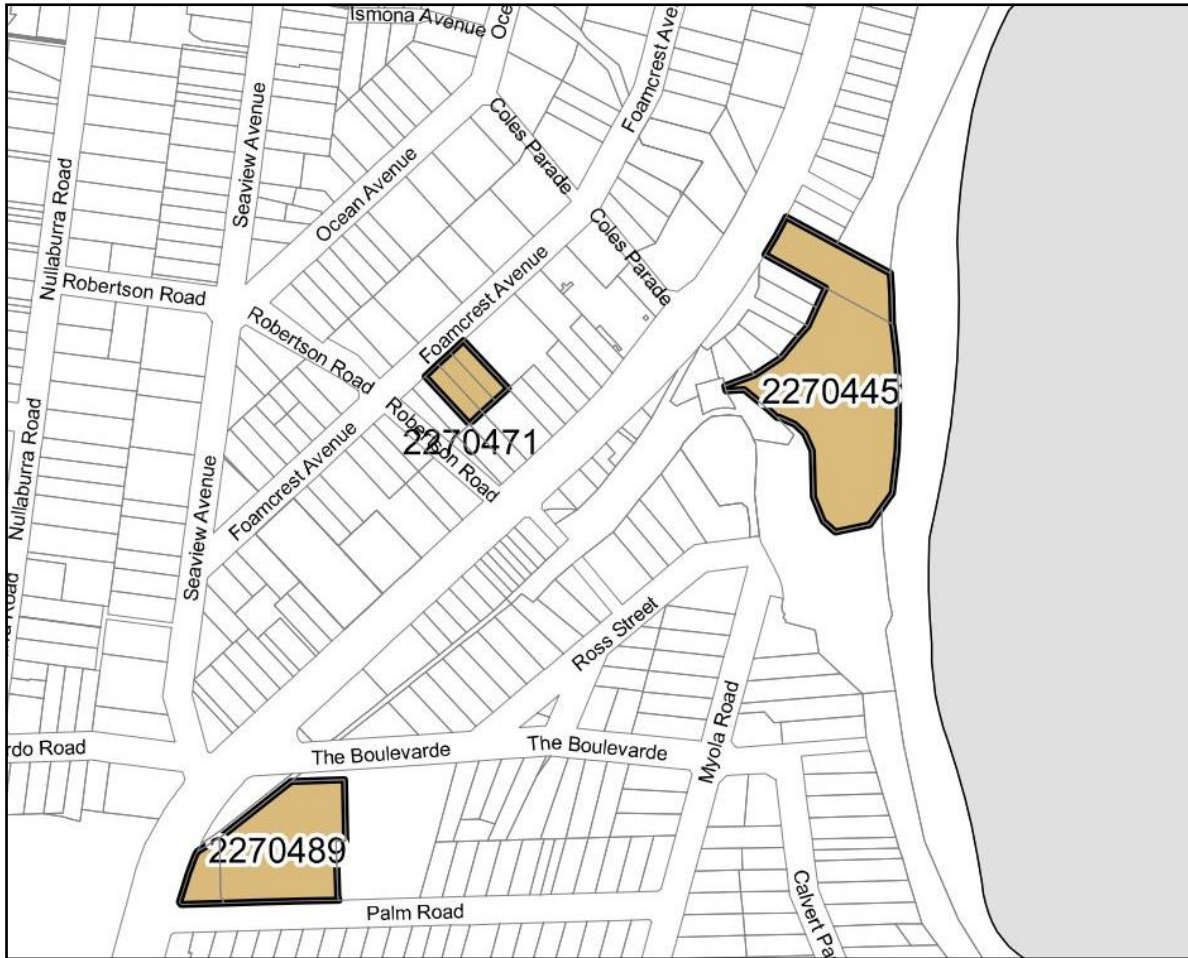


Figure 2. Heritage map HER\_017 showing the location of the Heritage items in the vicinity are shown in tan.<sup>2</sup>

#### 1.4 Purpose

The subject site a heritage item listed under Schedule 5 of the PLEP. Sections 5.10(4) and 5.10(5) of the PLEP require Northern Beaches Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of that heritage item. This assessment is carried out in Section 6.2 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

<sup>2</sup> Pittwater Local Environment Plan 2014, Northern Beaches Council, [https://www.legislation.nsw.gov.au/maps/993cfb3e-f8a6-4127-ad6e-24e040c21f96/6370\\_COM\\_HER\\_017\\_010\\_20150325.pdf](https://www.legislation.nsw.gov.au/maps/993cfb3e-f8a6-4127-ad6e-24e040c21f96/6370_COM_HER_017_010_20150325.pdf)

## 1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact and Assessing Heritage Significance* published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

## 1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Paul Rappoport, Mariyam Nizam and Shikha Swaroop, of Heritage 21, Heritage Consultants.

## 1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

## 1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

## 2.0 HISTORICAL CONTEXT

### 2.1 General Historical Development

Traditional owners of the Northern beaches area were the Garigal clan who were part of the Kuringai tribe, together with the Kayeemai and Kannaigal clan. The Kuringai tribe lived along the coast, from Botany Bay to Lake Macquarie. The earliest land explorations by European settlers in this area followed the pre-existing Aboriginal tracks. Over the years, a rough bush road was established from Manly to Narrabeen, following the tracks of the Kuringai people.<sup>3</sup> It is believed that small pox brought by European Settlers in 1788 resulted in the death of half of the Kuringai population by 1789.<sup>4</sup>

The origin of Newport's name is literal – this was a new port for steamers, which carried both passengers and cargo, and sailed away with quantities of local shell lime and firewood.<sup>5</sup> Governor Arthur Phillip saw the area on one of his exploration trips and considered it to be one of the most beautiful places he had seen. During the early years of the 19<sup>th</sup> century, Newport was a distant place of dark wooded hills and swampy flats. Newport, which sits between the Pacific Ocean to the East and Pittwater to the West, was remote and almost inaccessible from the settlement in Sydney. Land grants given to a handful of settlers were seldom occupied and those who did so, soon moved on.<sup>6</sup>

The tiny bayside town of Newport stirred into life in 1879 when Charles Edward Jeanneret, with the intention of developing the still heavily wooded and pristine Newport, built a pier running into Pittwater at Newport.<sup>7</sup> Jeanneret was one of the managers of the Parramatta River Steam Company in 1869 and, by 1873, he became the manager of the Parramatta and Hunter's Hill Steam Ferry Co. An alderman of the Hunter's Hill region for many years, Jeanneret was appointed mayor of the area in 1870-71, 1877-78 and 1890.<sup>8</sup> In 1879, with the help of Real Estate Developer George Pile, the pier known today as Newport Wharf, was constructed.

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3 "Pittwater History & Heritage", Discover Newport – Pittwater, <http://www.newportpittwater.com/listings/pittwater-history-heritage/>, accessed May 31, 2018.

4 Guy Jennings, Newport Surf Life Saving Club, 1909 – 2009: The First Century (Newport : Newport Surf Life Saving Club, 2009),p. 10

5 Frances Pollon, "Newport" in The Book of Sydney Suburbs (Sydney: Angus & Robertson Publishers, 1988), 185.

6 Alan Sharpe, Pictorial Memories: Manly to Palm Beach (Sydney: Kingsclear Books, 2004), 107.

7 "Newport Wharf", Pittwater Online News Issue 98, <http://www.pittwateronlinenews.com/newport-wharf-history.php>, accessed May 31, 2018.

8 Martha Rutledge, "Jeanneret, Charles Edward", Australian Dictionary of Biography Volume 4 1972, <http://adb.anu.edu.au/biography/jeanneret-charles-edward-3852>, accessed May 31, 2018.



Jeanneret and Pile acquired land and built the weatherboard residence which became the Newport Hotel. Wasting no time, they began a coach service between Manly and Newport at a fare of five shillings each way. A flurry of activity came to sleepy Newport with steamers calling four times a week, bringing settlers from Barrenjoey, and as far as Tuggerah, who wished to shorten the overland journey to Sydney.<sup>9</sup>

In the late 1880s, Newport was discovered by Sunday trippers from Sydney. Traffic through to Newport increased dramatically and the coaches from Manly were not enough. Excursion steamers from Sydney began arriving at weekends, enabling city folk to spend two happy hours roaming the bays and hills around the village.

Until the 1950s Newport remained a peaceful beach suburb, beloved by artists and writers seeking an escape from city living, and a holiday resort for visiting country dwellers. More recently, improved bus services and cars have made it a near-Sydney suburb, and shops have changed the small family businesses to supermarkets. The district retains a quiet atmosphere, with a large number of residents being retired folk with bowling and boating interests. The spectacular views and beautiful landscapes remain the same.<sup>10</sup>

## 2.2 Site Specific History

After receiving a Ticket of Leave by 1820, ex-convict John Farrell purchased James McNally and Martin Burke's combined 90 acres of land along Newport Beach. 60 more acres of land were later granted to Farrell in his own name. The Newport Surf Lifesaving Club was later built on a part of this land.

The Newport Surf Life Saving Club was founded in 1909 by young surfers who rode their bikes every weekend from Mosman, in search of an isolated beach (Figure 16 below). In 1909, at the time of the establishment of the Newport Surf Life Saving Club, Warringah Shire Council and local residents of the area were in talks regarding acquiring six acres of land belonging to Johnny Farrell for a public reserve and recreation grounds. This area was called Farrell's Beach at the time. After lengthy negotiations and support from the Minister for Lands, Mr Neilsen, the Government resumed the six

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<sup>9</sup> Sharpe, Pictorial Memories: Manly to Palm Beach, 107.

<sup>10</sup> Ibid.

acres of Johnny Farrell’s land for a public reserve, dressing sheds and the Surf Club. In that same year, the first Clubhouse was erected on Neptune Street on a land belonging to Goff Snell. Due to its isolation, it was called La Solitaire. The building was later used by Snell as a holiday house.

In 1910, with financial support from the State Government and Warringah Shire Council, bathing sheds made from corrugated iron were located on the beach for both men and women.<sup>11</sup> On 8<sup>th</sup> April 1911, Newport Beach was officially opened as a public beach.

In 1912, the Warringah Shire Council approved a proposal by the Surf Bathing Committee for the design of a clubhouse for surf clubs. The basic clubhouse would have capacity for 50 members. By 1915, the weatherboarded clubhouses were built by the Council with the help of grants from the State Government. On 30 January 1915, the Newport Clubhouse was opened by Mr Quirk. Various carnivals were held by the Newport Surf Life Saving Club at Newport Beach, from 1923 to the present day. The Carnivals include activities and competitions involving members of various clubs.

In 1924, there were discussions regarding extensions to the club in order to provide sufficient space for leisure activities such as dancing. However, the Club did not have sufficient funds to allow the proposed plans to go through. By 1925 members were noting that the roof of the boathouse was rusted, and the gutter damaged by rough weather conditions.<sup>12</sup>

A new clubhouse was built in 1933 at a cost of 2,000 pounds, opening on 30<sup>th</sup> September. The money was raised through a combined effort by the Newport Surf Club, the Newport Progress Association, the Beach Committee and the Warringah Shire Council.<sup>13</sup> The new Clubhouse consisted of two storeys, and comprised dressing sheds, club rooms and a hall.<sup>14</sup> The ground floor level housed public dressing sheds, the Surf and Ladies Club’s quarters and a boatshed, while the upper floor comprised of a hall for social events.<sup>15</sup>

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<sup>11</sup> Ibid p.16

<sup>12</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century., 26

<sup>13</sup> “Newport Surf Life Saving Club”, accessed May 31, 2018.

<sup>14</sup> ‘Newport Surf Club’s Building’, The Labor Daily, 30 October 1933, p. 3.

<sup>15</sup> Guy Jennings, Newport Surf Life Saving Club, 1909 – 2009: The First Century (Newport: Newport Surf Life Saving Club, 2009), p.37

By 1937, additions had been made to the original 1933 Clubhouse. These included an external staircase introduced to the northern wing of the Clubhouse, on the eastern façade, providing direct access to the beach.

During 1955, a committee including Hans Trumm, Bert Payne and Jack Penningweth was formed to plan and discuss extensions and additions costing 2000 pounds to the clubhouse. However, these plans were later cancelled as Council itself had planned additions to the clubhouse costing 8000 pounds. Unfortunately, Council was unable to commence the extensions due to previous commitments.<sup>16</sup> However, in 1957, Council painted the building and constructed two staircases to the eastern façade of the Clubhouse.<sup>17</sup> Additionally, the Ladies Club assisted in financing new hot showers in the men and women’s dressing rooms, as well as helping with all social functions and competitions.<sup>18</sup> In 1959, Hans Trumm and Mark Windass designed the plans and drawings of the proposed extensions to the Clubhouse, while the Club deposited its share of the costs for the extensions.<sup>19</sup> During the winter of 1960, a group of the members assisted in the renovation of the change rooms and the first aid room.<sup>20</sup> In 1962, the proposed and long awaited extensions were finally carried out.<sup>21</sup> On May 26, 1974, a severe storm caused substantial damage to the Clubhouse, which required extensive repairs to restore the damaged equipment and facilities. The damages caused from the storm left the club with a large financial deficit.

By 1986, further additions and modifications had been made to the Clubhouse. The pitched roof of the northern wing had been removed and replaced by a flat roof. Additionally, a tower with glazing had been added on top of the flat room, in order to provide views of the beach from the Clubhouse. By the 2000s, various alterations and additions had been made to the Clubhouse. These included the extension of the northern wing, incorporating a skillion roof and the addition of a public bathroom, the removal of the glazed tower located in the northern wing, and first floor additions to the northern wing. The modifications made substantially altered the roof line and form of the northern wing. Additionally, the alterations also included the removal of the external staircase located on the southern wing, and the installation of a new staircase in its place.

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16 Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 81

17 Ibid, 86

18 Ibid, 86-87

19 Ibid, 87

20 Ibid, 105

21 Ibid, 101-102

### 3.0 PHYSICAL EVIDENCE INCLUDING SETTING

The site is located within the Northern Beaches Council – Pittwater Local Government Area within the Newport Locality. In the early 1800s, Newport was home to a small farming settlement that slowly developed into a port for coastal steamers. By the late nineteenth century, as the roads improved, and beach holidays became popular, Newport slowly converted into a holiday destination for visitors from Sydney and other areas in New South Wales.

Overtime, Newport has developed into a low density residential area built along the valley floor and continues to remain a prime location for both local and international tourists with an expanse of natural beauty and popular beaches. The entire area is characterised by steep slopes to the north and south with significant view available along the entire locality. According to the 2016 Census, the entire locality of Newport is estimated to have a population of 9, 301 people.

The site lies along Barrenjoey Road, which runs north-south as the main artery through the locality and follows the topography of the valley floor. The Newport Commercial Centre lies in close proximity, making the Newport beach a popular location for holiday makers, this ensuring that the Club is in constant use by members and non-members alike.

The subject building presents its western façade to Barrenjoey Road as a two-storey structure with an extended single storey northern wing. Partial views to the site are blocked due to the mature vegetation on Newport playground and an unsightly container used as a temporary storage space.

The subject building presents its eastern façade towards the Tasman sea and can be viewed from the main expanse of Newport beach. Along the south-western extent of the site lies the Bert Payne Reserve that also obstructs the view to the site from the city centre and Barrenjoey road.

**Images** - The following photographs, taken by Heritage 21 on 23.05.18, provide a visual survey of the site and its setting.



Figure 3. View to the entrance portico along the Western Elevation (Source: Heritage 21, 23.05.18)



Figure 4. View from the north western corner of the parking lot looking towards the subject building. (Source: Heritage 21, 23.05.18)



Figure 5. View of the eastern elevation as seen from Newport beach. (Source: Heritage 21, 23.05.18)



Figure 6. View of the southern wing and extension. (Source: Heritage 21, 23.05.18)



Figure 7. Main Entrance Portico along western facade. (Source: Heritage 21, 23.05.18)



Figure 8. Gym. (Source: Heritage 21, 23.05.18)



Figure 9. First Aid Room. (Source: Heritage 21, 23.05.18)

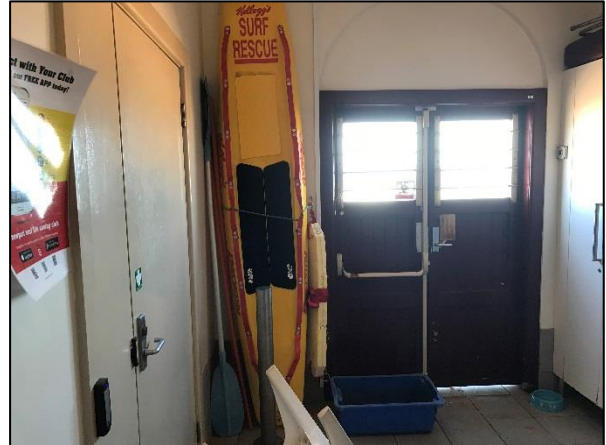


Figure 10. Exit Door to beach. (Source: Heritage 21, 23.05.18)



Figure 11. Storage areas with roll-up shutter doors. (Source: Heritage 21, 23.05.18)



Figure 12. View to the main club room looking south. (Source: Heritage 21, 23.05.18)



Figure 13. The extended bay windows looking towards Newport beach. (Source: Heritage 21, 23.05.18)



Figure 14. View of the Northern wing with doors leading to outdoor terrace seating. (Source: Heritage 21, 23.05.18)



**Figure 15.** View from the Southern wing looking towards the main clubroom. (Source: Heritage 21, 23.05.18)



**Figure 16.** Office constructed above the main entry portico along the western facade. (Source: Heritage 21, 23.05.18)



**Figure 17.** View of the open to sky terrace extended east from the Northern Wing. Note enclosed veranda extension behind the seating area. (Source: Heritage 21, 23.05.18)



**Figure 18.** View of the Northern wing from the outdoor seating terrace. (Source: Heritage 21, 23.05.18)



**Figure 19.** View of the open terrace extended beyond northern wing looking towards the main beach. (Source: Heritage 21, 23.05.18)



**Figure 20.** View of the Southern wing as seen from the office above the entry portico. (Source: Heritage 21, 23.05.18)

## 4.0 HERITAGE SIGNIFICANCE

### 4.1 Established Significance

The following Statement of Significance is available for the site on the State Heritage Inventory:<sup>22</sup>

*The Newport Surf Life Saving Club, formed around 1911 as the early surf lifesaving club, has historic, social and aesthetic significance for the Newport community.*

*It features characteristic elements of the Mediterranean club house including the light-coloured textured walling, the use of round arched openings and loggia, terraces and pitched tiled roof. It is an important local landmark building and it is historically and socially significant in the area representative of its type and period.*

*The current building, built in 1933, has been subject to additions and modifications however, these do not reduce its ability in demonstrating the original design intention or presentation of the club as a Mediterranean club house. The listing includes the interiors of the building; however detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.*

### 4.2 Assessment of Significance

In order to make an assessment of whether or not the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The assessment is based upon criteria specified by the NSW Office of Environment and Heritage.<sup>23</sup>

The following assessment has been extracted from the Conservation Management Plan prepared in conjunction with this development application.

Criterion	Assessment
<b>A. Historical Significance</b>  An item is important in the course, or pattern, of NSW's cultural or natural history (state significance); OR it is important	The Newport Surf Life Saving Club, similar to several other lifesaving clubs across NSW demonstrate the strong associations that communities and individuals have with the beach and coast. The Club illustrates the historical narrative of the removal of the 1830s

<sup>22</sup> Redfern Railway Group. NSW Office of Environment and Heritage, 'State Heritage Inventory', *Search for NSW Heritage*, n.d., <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.

<sup>23</sup> NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.



Criterion	Assessment
<p>in the course, or pattern of the local area's cultural or natural history (local significance).</p>	<p>laws preventing daytime bathing at the beach and the growing popularity of surf bathing.</p> <p>It also has significant connections to the development of the town of Newport as a hub for tourism that centred around the beach. In the items connection to the Surf Life Saving Movement that inspired hundreds of people both young and old across the country to participate in water sports.</p>
<p><b>B. Associational Significance</b></p> <p>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (state significance); OR it has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).</p>	<p>The building is associated to the Surf Life Saving Club as well as the local community of surfers and beach goers in Newport and the larger Sydney region. The building has been associated to several prominent local sportsmen and women and continues to play a vital role in the lives of the local community.</p>
<p><b>C. Aesthetic Significance</b></p> <p>An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (state significance); OR it is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in the local area (local significance).</p>	<p>The item is an example of the Mediterranean Club house style typical to Surf Life Saving and Bathing Club Houses across NSW that were constructed in the 1930s. Although the building has undergone significant alterations and modifications over the years, its original central section layout remains intact. Terracotta tiles and timber hipped roof with rounded arched windows and doors, rendered and painted in the Naples Yellow Ochre tones with maroon off sets in windows plays to the aesthetic quality of club houses that occupy prominent positions on beaches across the Sydney region.</p>

Criterion	Assessment
<p><b>D. Social Significance</b></p> <p>An item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (state significance); OR has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (local significance).</p>	<p>It is clear from the number of people that have been associated to the Newport Surf Life Saving Club over the decades that the Club portrays an important social value for the local community. A book written by Guy Jennings indicates that several local families in Newport and surrounding areas consider becoming members as a rite of passage. The Nippers program as well as the various certificates of merit and medallions handed out by the club are sought after with the local community engaging with the Club on a regular basis. The building also contains a hall that is frequently rented out for community functions, parties and gatherings. Additionally, several discussions with local community members, as well as the response received to Council during a recent development application further indicates that the community holds the Clubhouse in high social value.</p>
<p><b>E. Technical/Research Significance</b></p> <p>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (state significance); OR has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).</p>	<p>Although the Newport Surf Life Saving Club was founded in 1911 and the current Club house constructed in 1930s, the item has been significantly modified and comparative analysis indicates that there are several better examples of this category of buildings in the Sydney regions. Therefore, it is evaluated that the item does not fulfil the requirements set out under this criterion.</p>
<p><b>F. Rarity</b></p> <p>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (state significance); OR possesses uncommon, rare or endangered</p>	<p>The building may not be considered as an example of rarity as there are several better examples of Surf Life Saving Clubhouses in the greater Sydney region.</p>

Criterion	Assessment
aspects of the area's cultural or natural history (local significance).	
<p><b>G. Representativeness</b></p> <p>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (state significance); OR is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or cultural and natural environments (local significance).</p>	<p>The Club house is representative of inter-war Mediterranean style club houses built across NSW during the 1930s. However, the item has undergone several modifications and alterations overtime resulting the loss of most of its internal features and layouts.</p> <p>Externally, the building has retained its original fenestration patterns in the central section, its original rendered façade and painted colour scheme, but modifications to its northern and southern wings have reduced its significance.</p>

### 4.3 Statement of Cultural Significance

The following Statement of Significance has been extracted from the Conservation Management Plan prepared by Heritage 21 dated September 2020 in conjunction with this Development proposal.

*The Newport Surf Life Saving Club established in 1911 has historical, associative, social and aesthetic significance for the Newport Community. Although the Clubhouse has been significantly modified and retains limited significant fabric, it holds the essence of its Mediterranean Clubhouse style of architecture from the 1930s. The interior of the building has been significantly altered, while the exterior has undergone several additions to its northern and southern wings reducing its historic bulk and scale. The item however, indicates social and associative value as it plays a vital role in the development of Newport as a hub for tourism and leisure activities. Its association to the Payne family and other significant individuals in the history of water sport and competitive surf activities in NSW illustrate the importance of the community at Newport for the larger Australian narrative of beach goers and competitive sport.*

## 5.0 DESCRIPTION OF PROPOSAL

Newport Surf Life Saving Club highlights the increased needs of its members and proposes to update the facilities. The Club wishes to undertake extensions and refurbish the existing Clubhouse to improve the functionality of the space and meet the needs of the club and the community. The aim of the building extensions and internal refurbishment is to address the current lack of storage, inefficient layout and improve the accessibility of the building.

Community consultations have resulted in highlighting additional aims of the project. These include but are not limited to reducing the visual impact and the bulk of the building, while respecting its heritage significance. It also aims to ensure that the loss of view of the properties that face the building is minimal, yet lifeguard visuals are maintained through all weather conditions.

The proposed development would include:

- Demolition of the northern wing and northern wing extensions;
- Demolition of internal partition walls on ground floor to reinstate original entrance as the primary circulation spine and thus improve internal circulation on ground floor;
- Demolition of internal partition walls in southern wing on first floor to accommodate amenities and extend the main hall;
- Removal of shipping containers on ground floor; and
- Demolish later addition external staircases that detract from the significance of the heritage item;
- Construction of a new low-lying northern wing to include storage on ground floor and training areas on first floor;
- Extension of the terracotta gabled roof to the north; and
- Extension of a shaded veranda colonnade along the eastern elevation to moderate solar exposure and provide an edge to shelter users and the building from the weather.

Specific details of the existing site and the proposed development are shown in drawings by Adriano Pupilli Architects dated 02 September 2020, received by Heritage 21 on 02 September 2020. These are partly reproduced below at small scale for reference purposes; the full-size drawings accompanying the application should be referred to for any details.

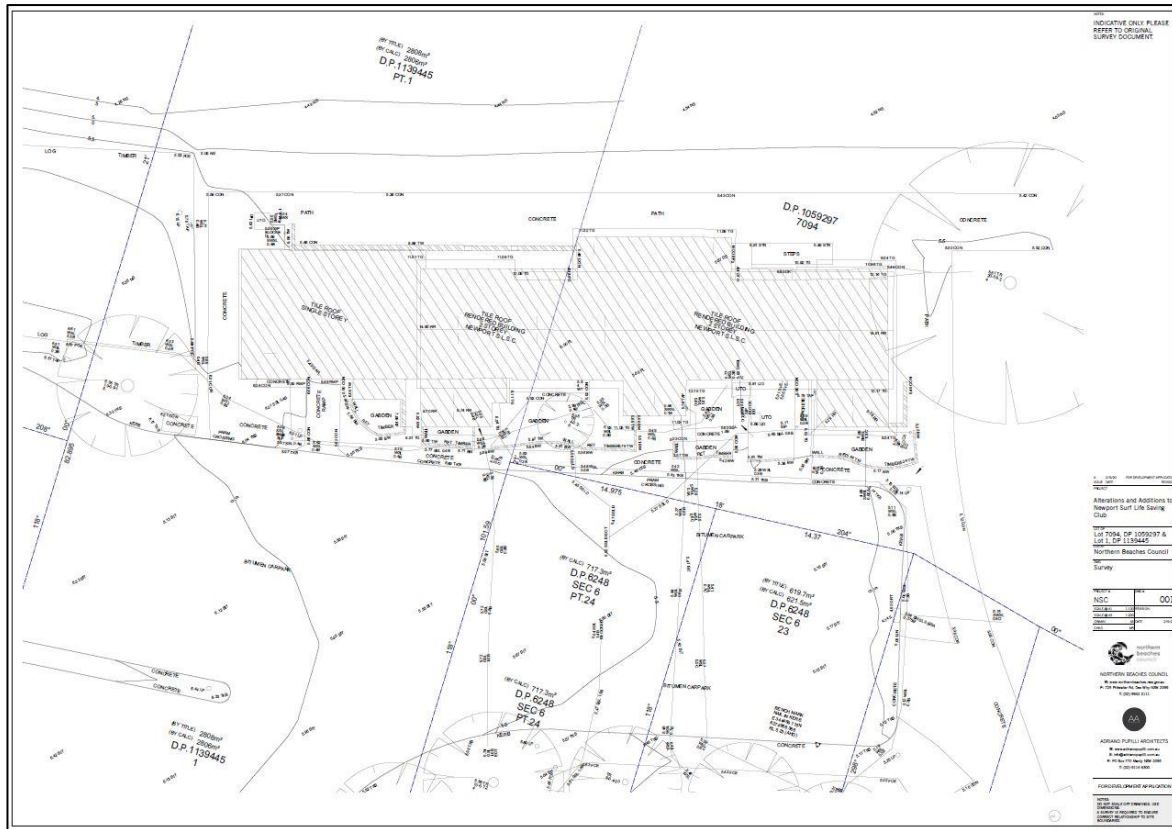


Figure 21. Survey.

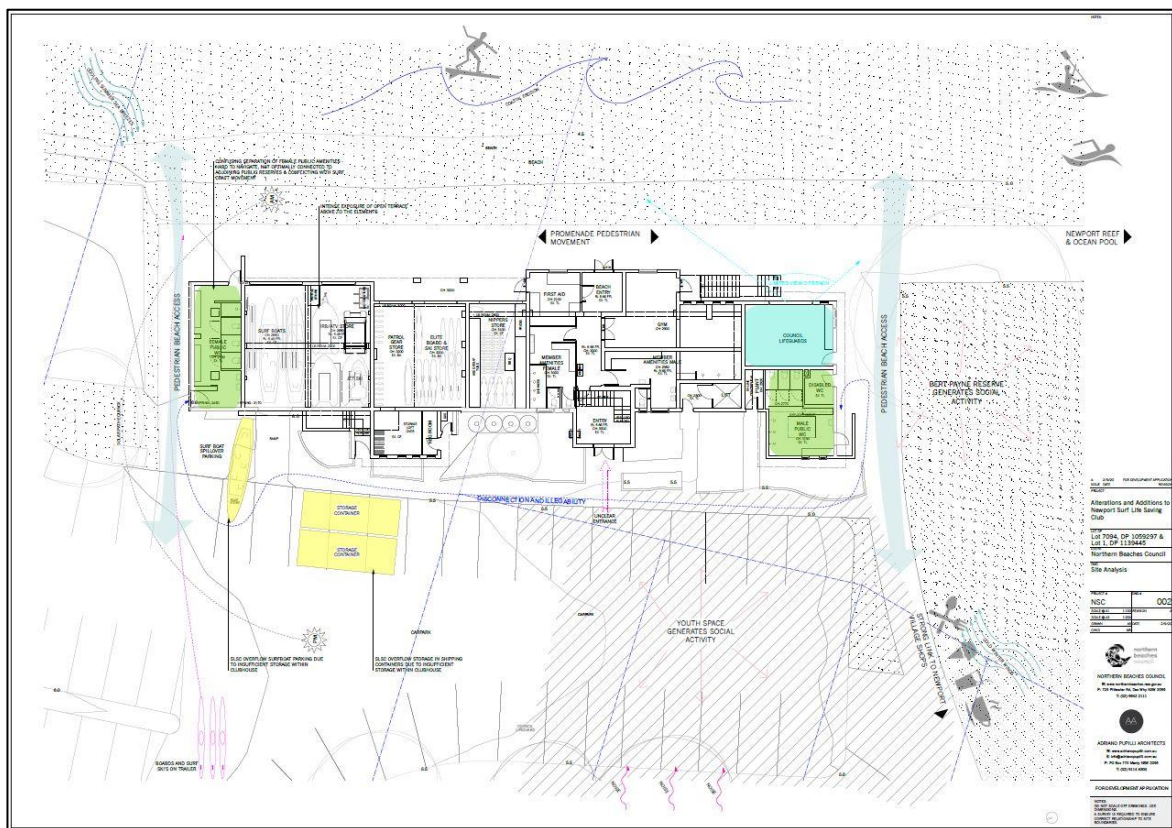


Figure 22. Site Analysis.

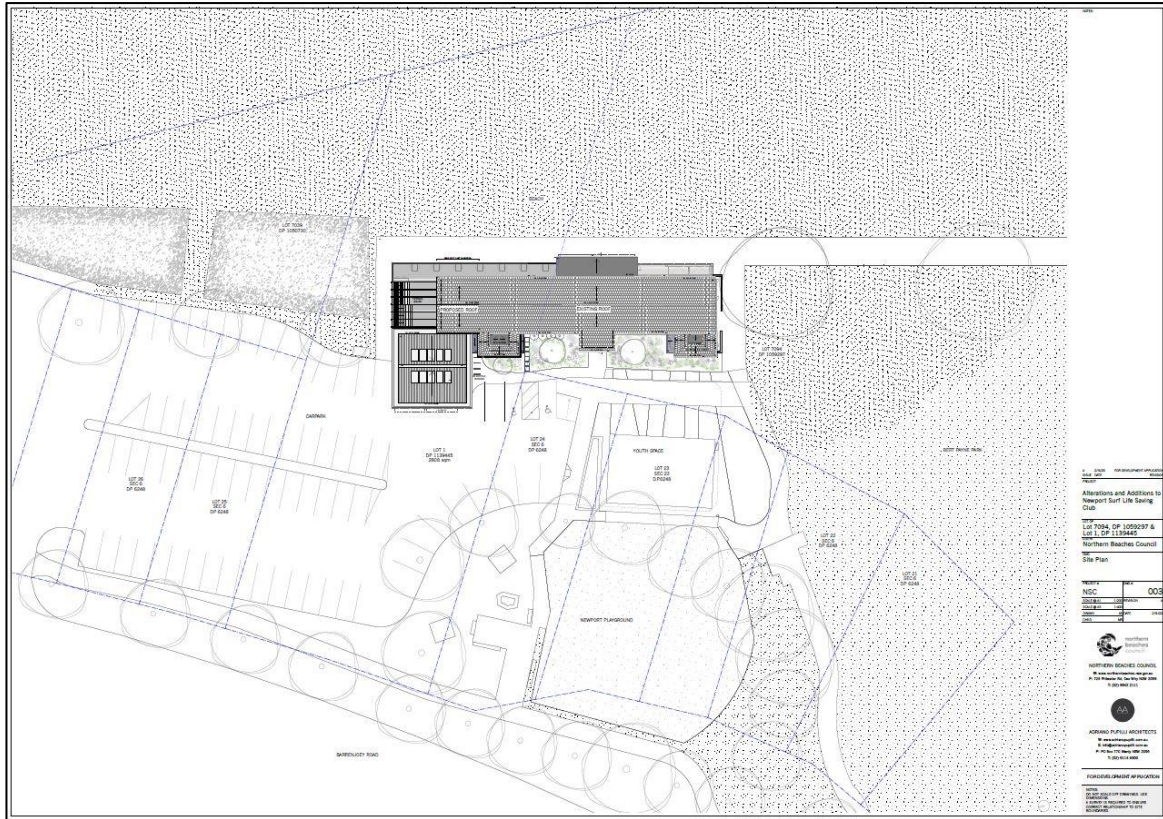


Figure 23. Proposed site plan.

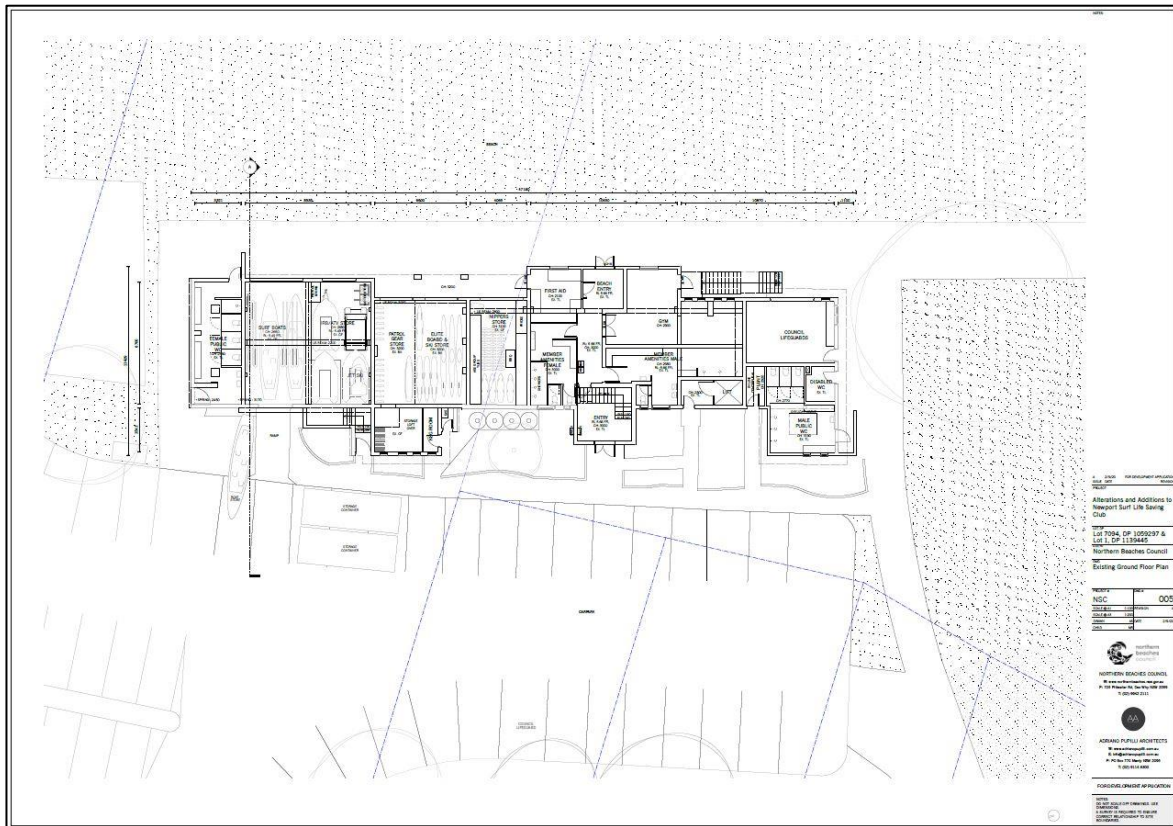


Figure 24. Existing Ground Floor Plan.

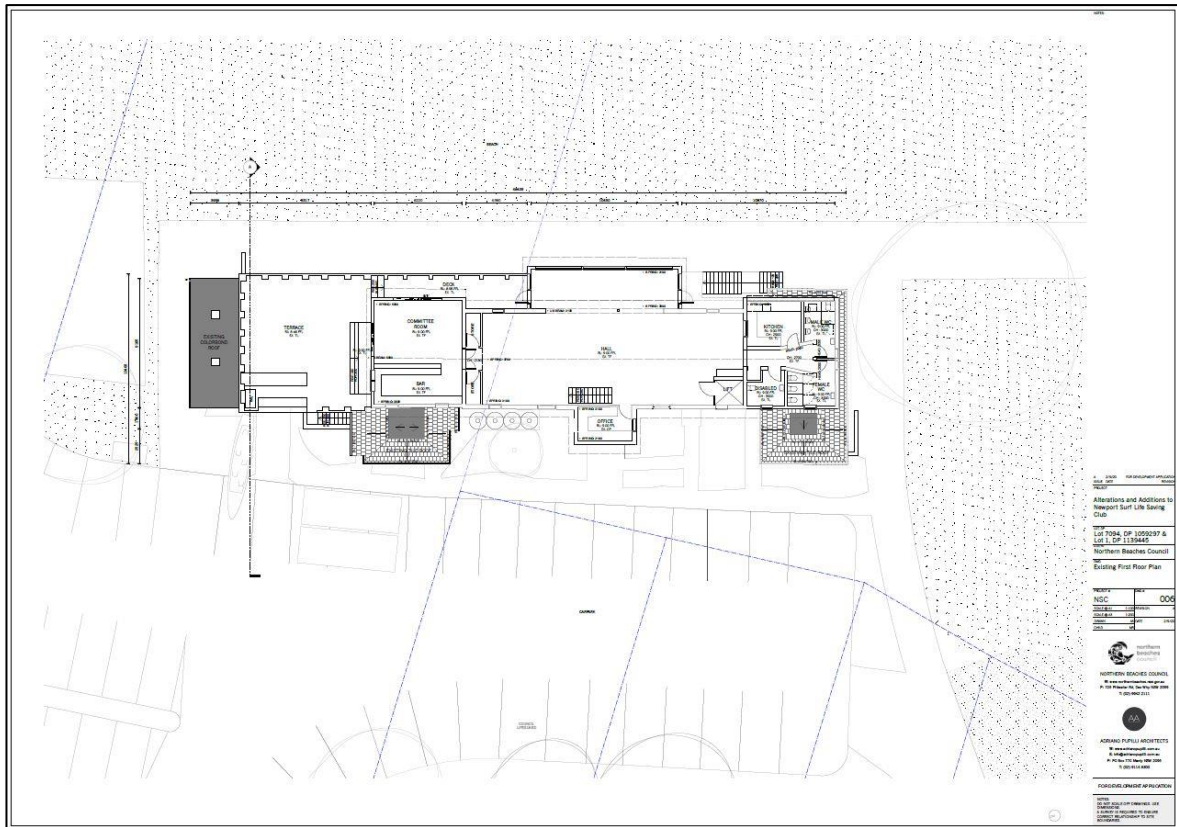


Figure 25. Existing First Floor Plan.

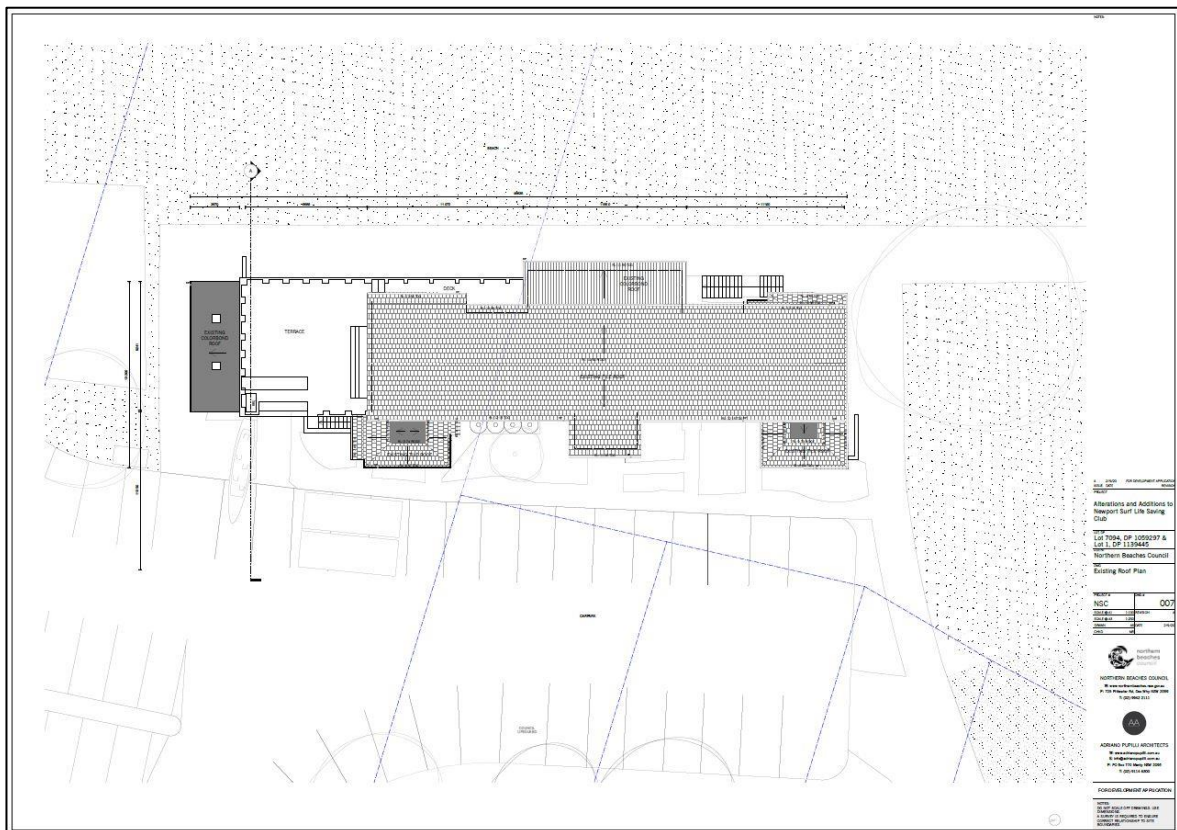


Figure 26. Existing Roof Plan.

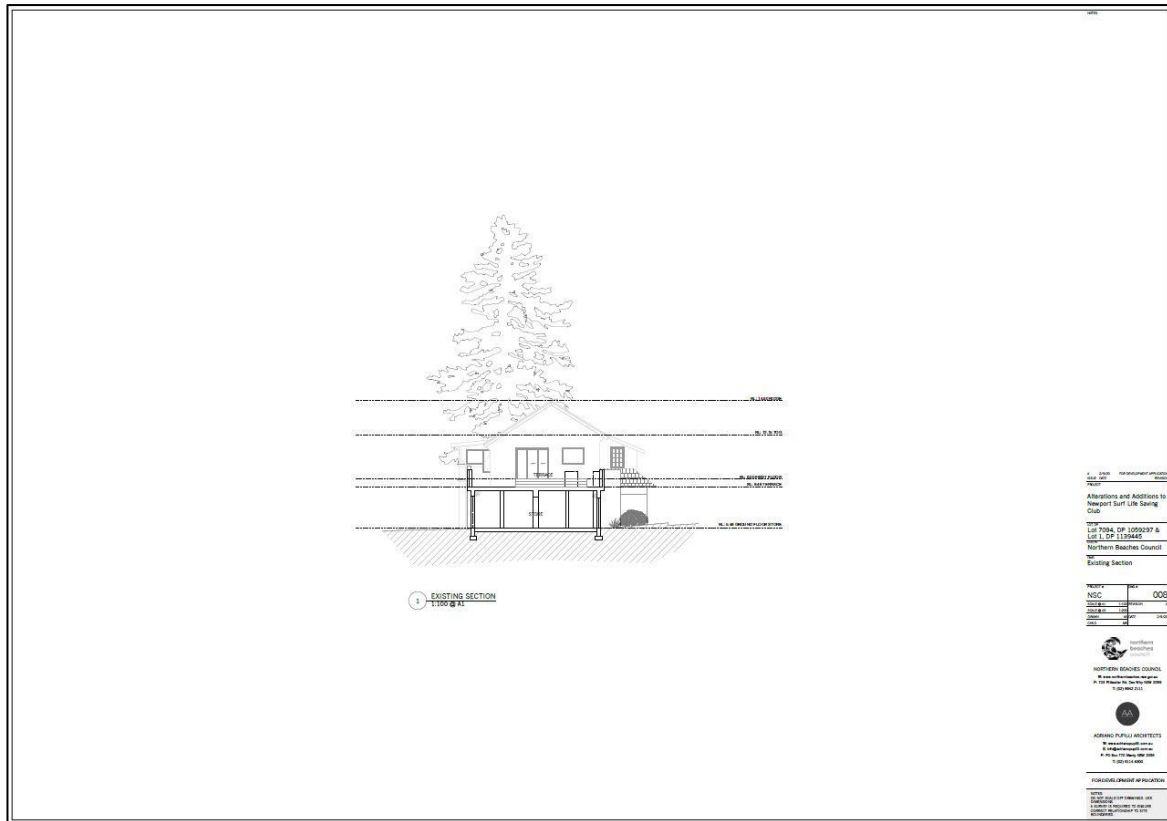


Figure 27. Existing section.

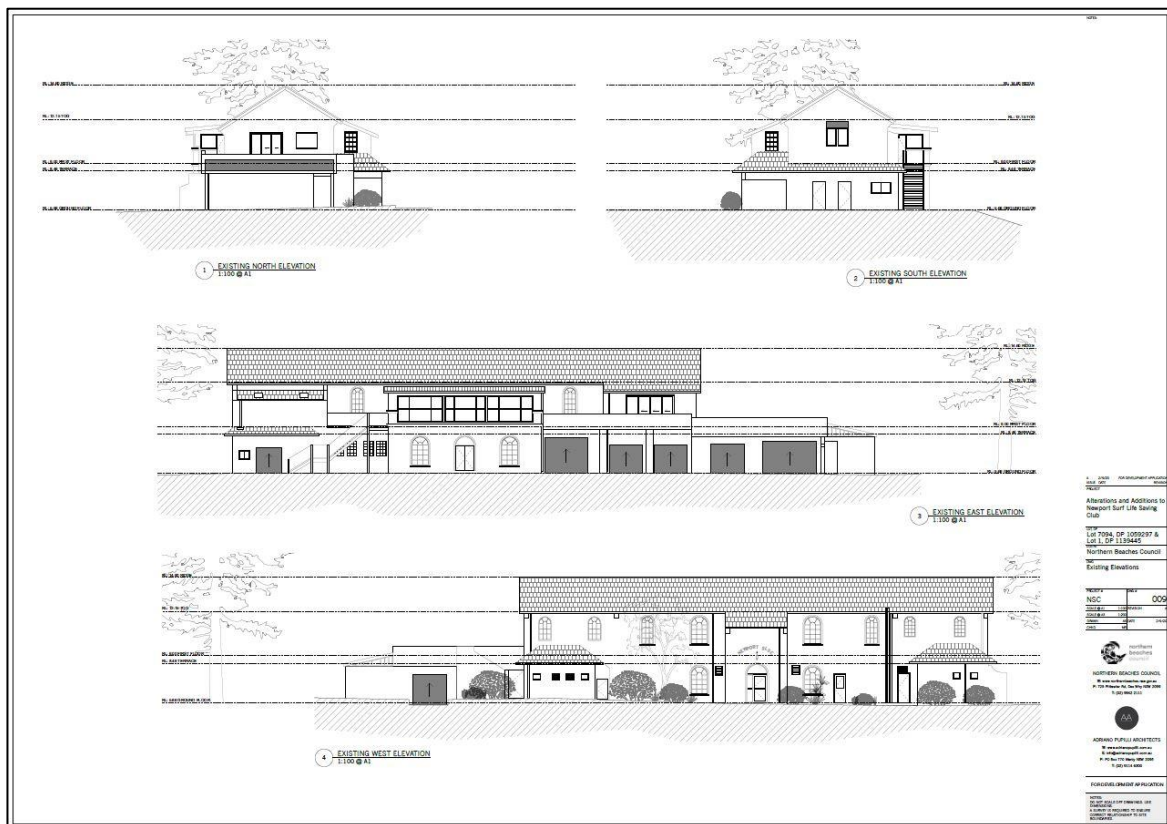


Figure 28. Existing elevations.



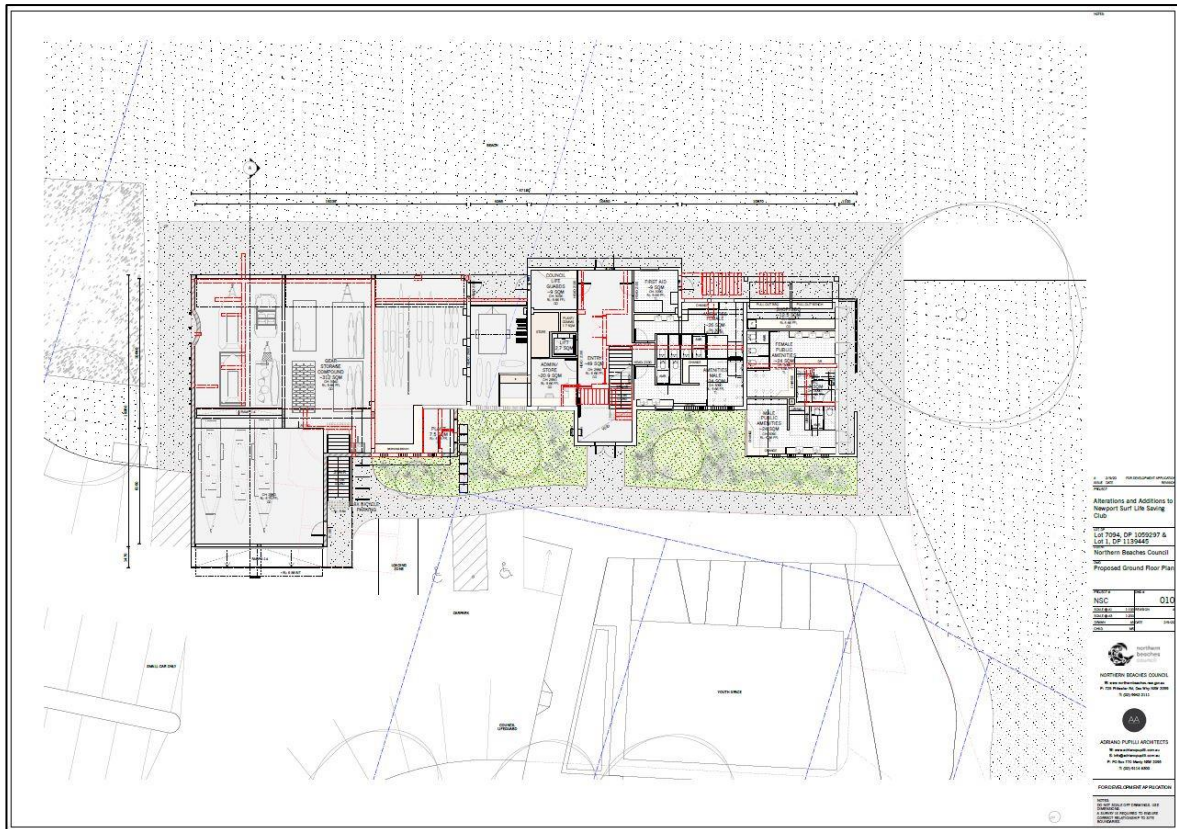


Figure 29. Proposed Ground Floor Plan.



Figure 30. Proposed First Floor Plan.

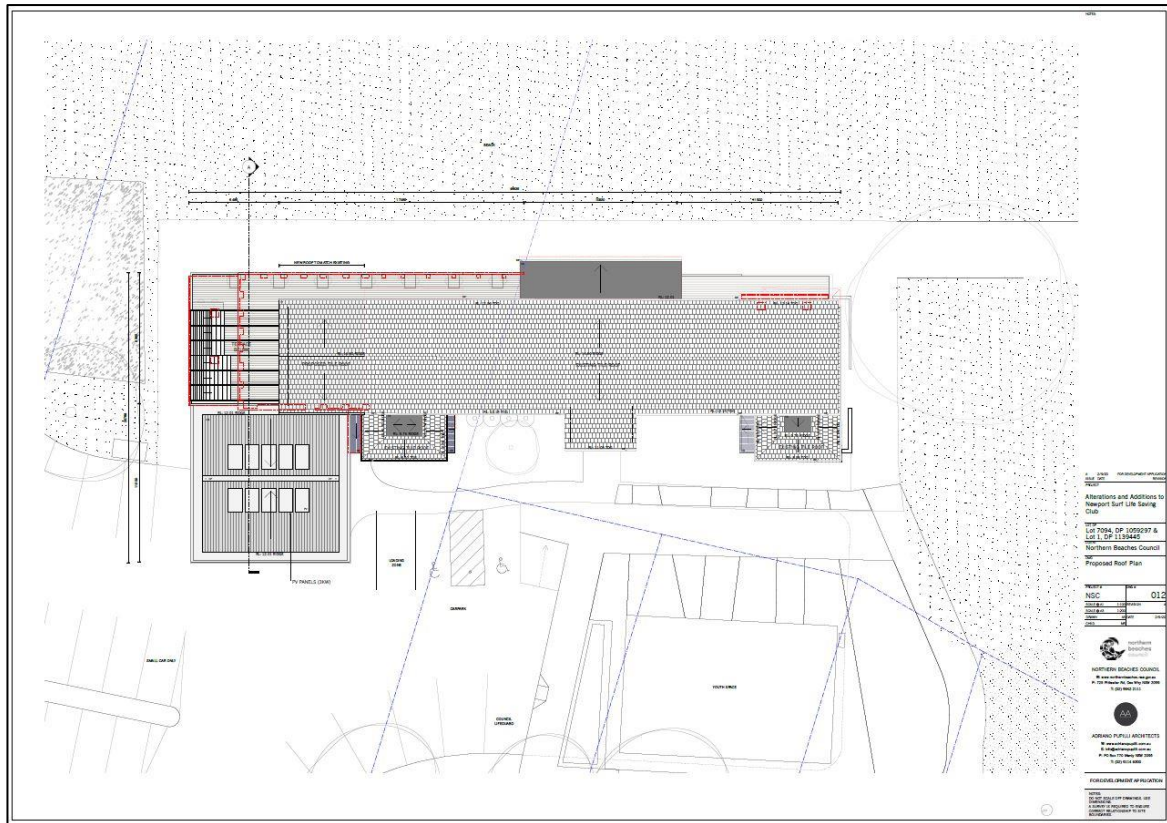


Figure 31. Proposed Roof Plan.

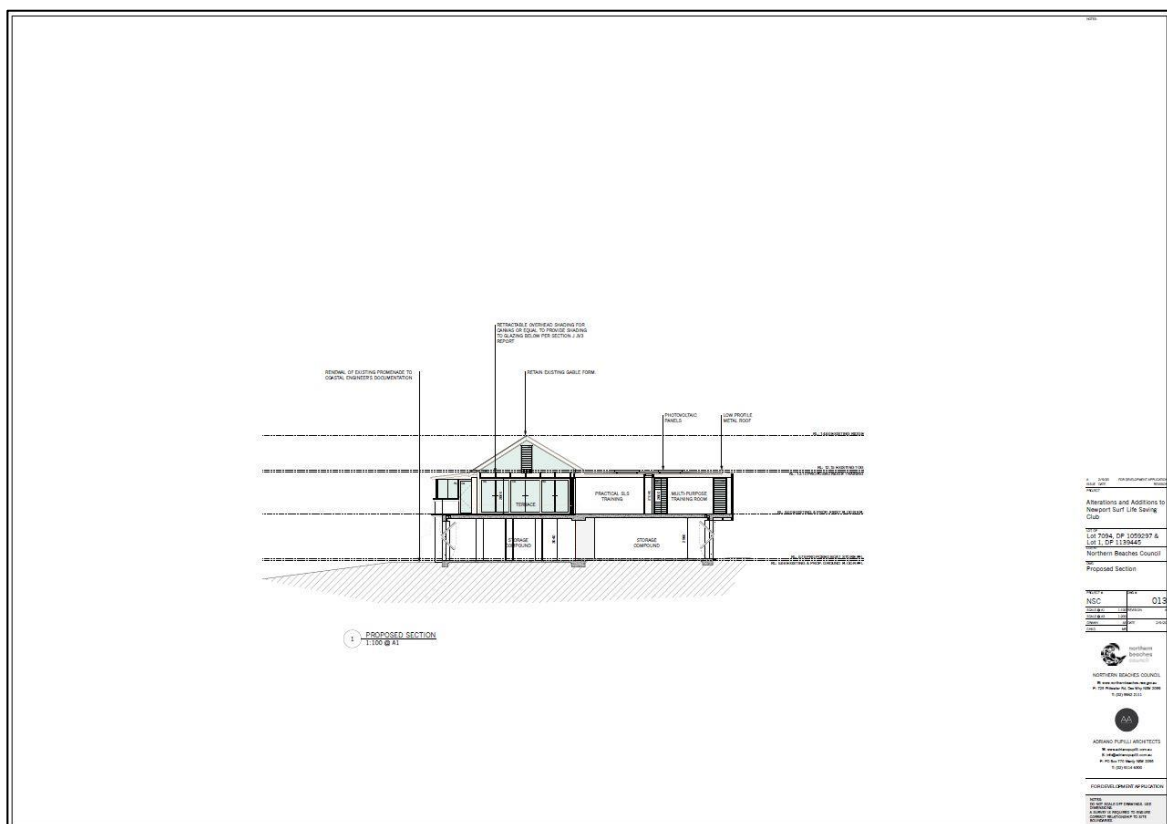


Figure 32. Proposed Section.

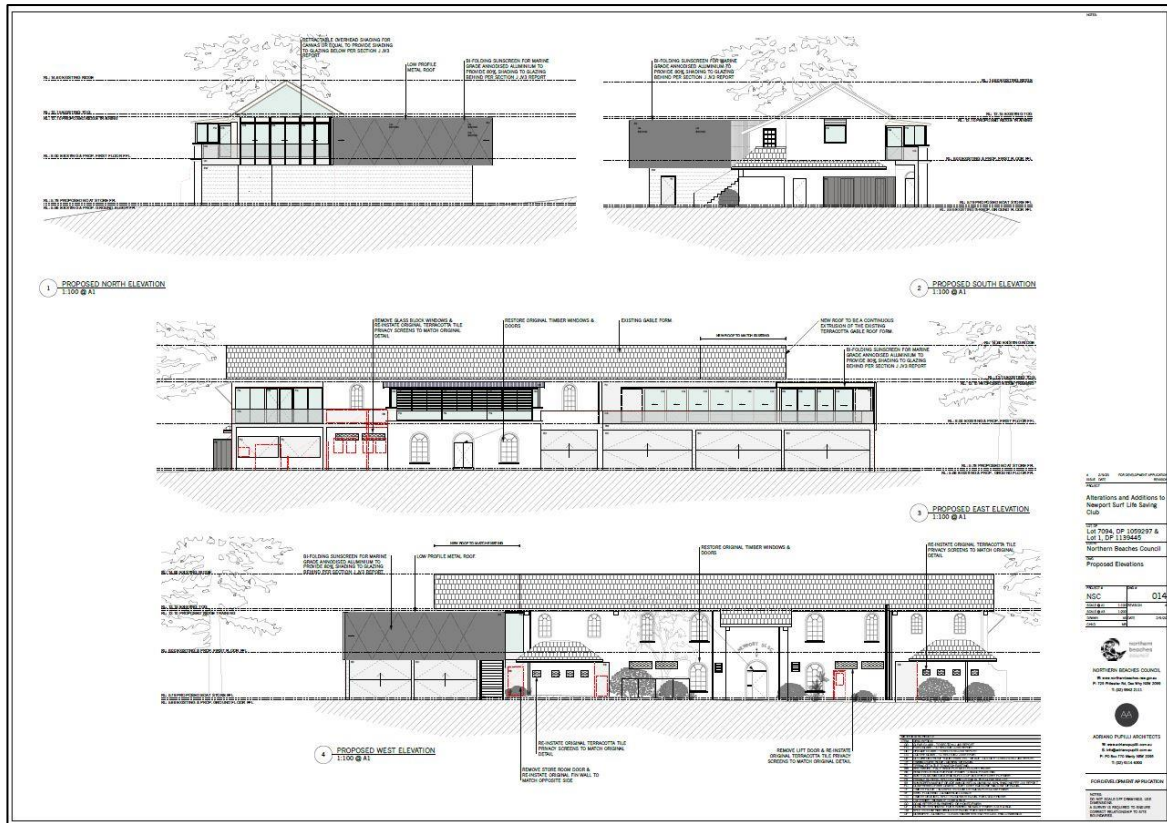


Figure 33. Proposed Elevations.

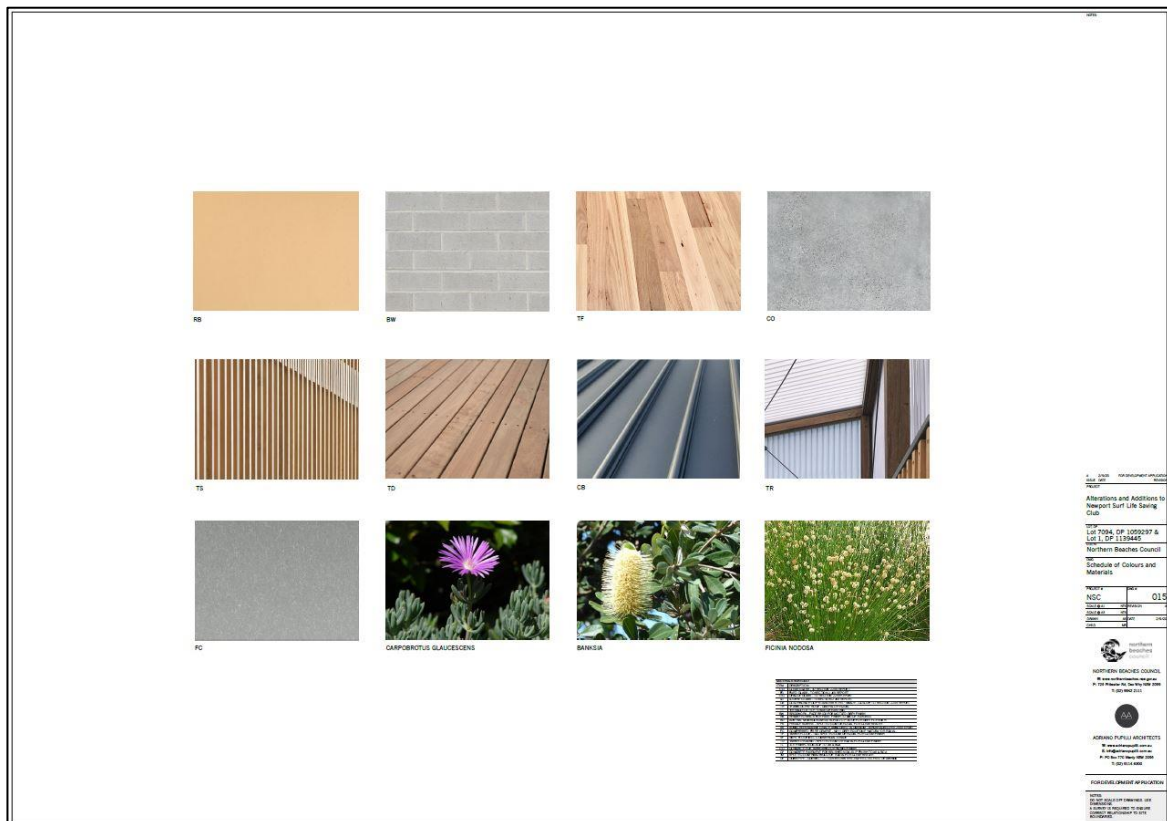


Figure 34. Proposed Schedule of Colours and Finishes.

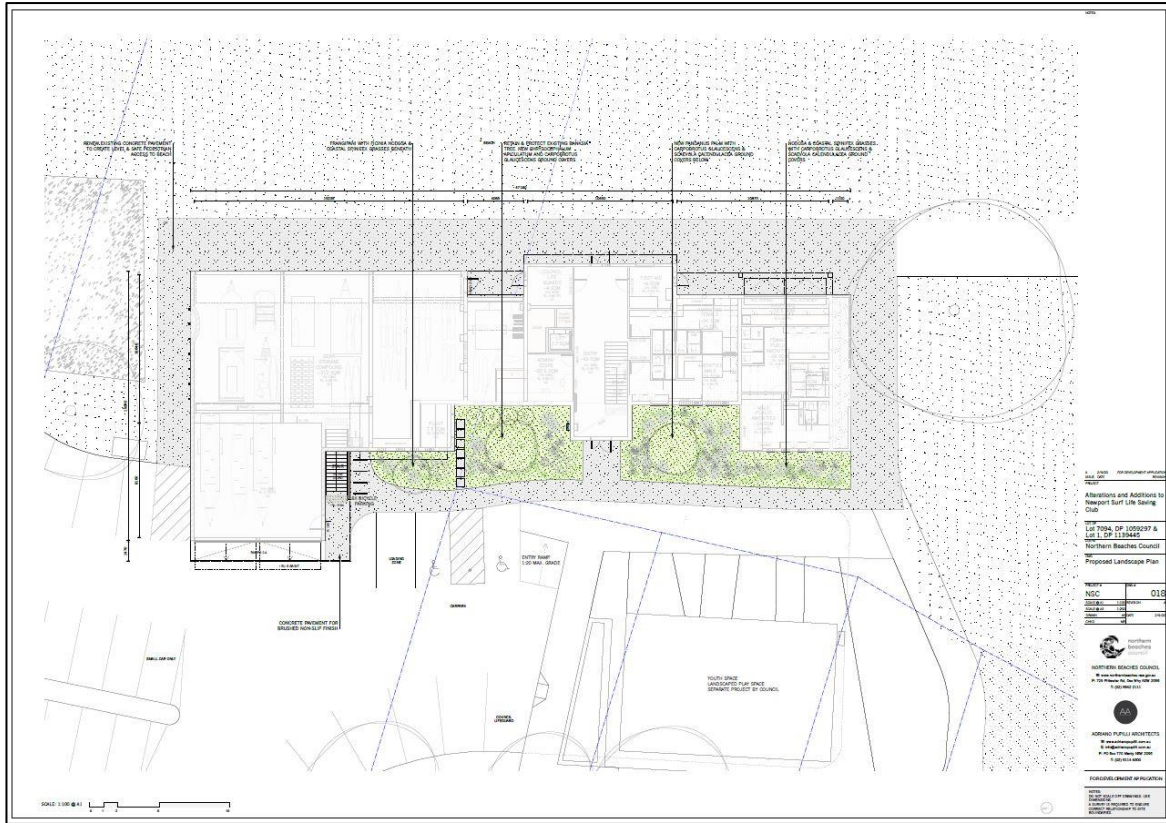


Figure 35. Proposed Landscape Plan.

## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described above. These constraints and requirements form the basis of this Heritage Impact Assessment.

#### 6.1.1 Pittwater Local Environmental Plan 2014

The statutory heritage conservation requirements contained in Section 5.10 of the Pittwater Local Government Area LEP 2014 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) **Objectives**
- (2) **Requirements for consent**
- (4) **Effect of proposed development on heritage significance**
- (5) **Heritage Assessment**
- (6) **Heritage Conservation Management Plans**

#### 6.1.2 Pittwater Development Control Plan 2004

Our assessment of heritage impact also considers the heritage-related sections of the Pittwater 21 Development Control Plan (PDCP) 2004 that are pertinent to the subject site and proposed development. These include:

#### **Section A – Shaping Development in Pittwater**

#### **A3 What shapes development in Pittwater**

A3.1 *Desired character of Pittwater*

A3.4 *Key objectives of Pittwater 21 Development Control Plan*

#### **A4 Localities**

A4.10 *Newport Locality*

## Section B – General Controls

### **B1 Heritage Controls**

*B1.1 Heritage Conservation – Heritage Items, heritage conservation areas and archaeological sites listed on Pittwater Local Environment Plan 2014*

*B1.3 Heritage Conservation – General Controls*

## Section D – Locality Specific Development Controls

### **D10 Newport Locality**

*D10.1 Character as viewed from a public place*

*D10.3 Scenic protection – General*

*D10.4 Building colours and materials*

*D10.18 Scenic Protection Category One Areas*

### **6.1.3 Conservation Policies/Recommended Management**

A Conservation Management Plan dated September 2020 has also been prepared as part of the Development Application that sets out various policies for the conservation, maintenance and on-going use of the heritage item. These policies have been prepared by Heritage 21 and as such will form part of the assessment of impact undertaken in the section below.

### **6.1.4 NSW Office of Environment & Heritage guidelines**

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.<sup>24</sup> These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development.

#### ***Major partial demolition (including internal elements)***

- *Is the demolition essential for the heritage item to function?*

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<sup>24</sup> Ibid.

- *Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

**Major additions (see also major partial demolition)**

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

## 6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site. This assessment is based upon the Site Investigation (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 6.2), a review of the Heritage Management Framework (refer to Section 6.1) and the assessment of the impact of the proposal on the relevant heritage item (refer to Section 1.3).

### 6.2.1 Pittwater Local Environment Plan, 2014

**Response** - The Proposal intends to uphold all objectives and requirements listed under Pittwater LEP 2014. A conservation management plan has been prepared for the site that documents the historical narrative, significant elements and aspects of the building, outlines future maintenance and sets out policies and recommendations for the continued use of the item.

Additionally, this statement of heritage impact has been prepared to identify all aspects of the item and its surroundings that may be impacted by the proposed development.

### 6.2.2 Pittwater 21 Development Control Plan, 2004

#### Section A – Shaping Development in Pittwater

##### **A3** *What shapes development in Pittwater*

###### *A3.1 Desired character of Pittwater*

###### *A3.4 Key objectives of Pittwater 21 Development Control Plan*

**Response** – The proposed intends to improve the current usage of the heritage item with extended storage areas and improved public facilities for the club members and the general community. This improved use of the subject building ensures that the desired character of Pittwater as a water-oriented region with recreational use of its waterways is maintained. The improvement of the Surf Life Saving Club ensures that Newport beach is secured, and the local community and visitors alike have use of its recreational facilities and improved amenities.

The key objectives of the Pittwater 21 DCP includes Environmental, Social and Economic indicators. These indicators have been satisfied by the proposal in its inherent nature. It not only improves the subject building in its use by the local community and beachgoers, it also improves the local economy by providing better facilities and amenities. While the proposal intends to demolish sections of the original building and construct new sections along the northern and eastern extents



of the item, all new construction is subservient to the original item and intends to be sympathetic in its solution.

The proposed form, scale, materiality, siting and detailing of the new additions would be congruent with the original built form. The additions would be low-lying and minimal in bulk. Further, the use of retractable fabric awning and vertically proportioned aluminium batten screens would reduce the perceived bulk of the new additions. The proposed new roof extension would be a continuous extrusion of the existing terracotta gable roof form, allowing for visual connectivity between the original building and new works.

The conservation, maintenance and ongoing use of the Newport Surf Life Saving Club ensures that the building that hold much historical, social and associative significance for the local community continues to cater to its needs.

## **Section A – Shaping Development in Pittwater**

### **A4 Localities**

#### A4.10 Newport Locality

**Response** - The proposal intends to retain the original 1930s building and is mindful of its location along the eastern side of the Pittwater Locality that is dominated by the beach, adjoining headlands and its recreational facilities. The proposal ensures that the extensions remain low lying and do not obstruct views for the neighbouring properties or encroach upon the public access areas.

The proposal does not intend to remove or disturb any of the landscaped features or mature trees in and around the site. Alternatively, it intends to improve the relationship of the item with Bert Payne reserve and improve its readability from the main beach.

It intends to modulate the building extensions along the horizontal plane and enable fenestrations, glazing and a subservient roof form to add to the desired characteristics outlined in the Pittwater DCP. By utilizing shading and screening devices, lightness and transparency of materials and elements that promote natural ventilation and solar access, the proposal ensures that the extensions support the natural environment and improves the heritage significance of the existing building.

## **Section B – General Controls**

### **B1 Heritage Controls**

B1.1 Heritage Conservation – Heritage Items, heritage conservation areas and archaeological sites listed on Pittwater Local Environment Plan 2014

B1.3 Heritage Conservation – General Controls

**Response** – In its current form the Newport Surf Life Saving Club presents itself as an amalgam of additions and alterations making the original building envelope difficult to identify. Sections have been added that replicate the original construction making it impossible to read the development diary of the building. The proposal intends to make this diary significantly easier to identify. By shedding the later addition northern wing and restoring the original centrality of the circulation and adding shading devices along the eastern façade, the proposed improves the usability of the subject building. All alterations and additions to the subject item respect and compliment the heritage significance of the item by reinstating the original 1930s central section, rationalizing the original fenestration patterns and remove detracting later additions including external staircases and internal walls that obstruct the internal circulation pattern of the building. The scale and form of the proposed development intend to remain low-lying and subservient to the original central section. All proposed extensions on first floor have been kept fairly transparent using retractable fabric awning to ensure that the proposed does not significantly impact any views to and from the site. The proposal does not intend to change the colour scheme of the original buildings. While it plays on the natural material palette available at site, it also introduces additional colours to the building to ensure that all new work is clearly identifiable.

While previously all additions, extensions and alterations at the site replicated the style and architectural language of the original building, the proposed intends to maintain a clear distinction between old and new in a subtle manner. All modern materials introduced in the proposal are utilized in proportion to the existing building and are harmonious with the surrounding context.

## **Section D – Locality Specific Development Controls**

### ***D10 Newport Locality***

D10.1 Character as viewed from a public place

D10.3 Scenic protection – General

D10.4 Building colours and materials

D10.18 Scenic Protection Category One Areas

***Response*** – The existing building represents the ‘human scale’ that is desired as a future development outcome for the locality. This scale and bulk would be clearly articulated in the proposed development with its usage of a low-lying roof and a natural material palette. The proposed enhances the views to the item, which are currently overpowered by later additions and extensions that replicate the original building and thus detract from its significance. All new works as proposed will be clearly identifiable, while enhancing the predominate natural views and landscape features of the Pittwater locality. The use of transparency and retractable fabric awning further respect the visual aesthetics and visibility from the subject building.

The Newport Surf Life Saving Club currently uses the historically accurate Mediterranean Clubhouse characteristic pale yellow rendered walls with maroon window and door highlights. While previous additions and extensions replicated the original colour scheme, thus making identification problematic, the proposed intends to use a distinctive and modern colour scheme. However, the distinctive colour scheme compliments the visual character of the location and the natural landscape by selection a palette that is harmonious to its locality.

All mature vegetation and existing significant landscaping features are retained and the proposed development frames these features to incorporate them into the large scheme and ensuring that the community can continue to enjoy the location for its exception scenic values.

### **6.2.3 Conservation Management Plan**

The Conservation Management Plan produced by Heritage 21 in September 2020 forms part of this Development Application. It informs the design solution and upholds the policies set in place for the conservation, retention and continued use of the Newport Surf Life Saving Club.

### **6.2.4 NSW Office of Environment & Heritage guidelines**

#### ***Major partial demolition (including internal elements)***

The demolition of the northern wing and northern wing extensions ensure that the increased facilities and requirements essential for the continued use and upgrade of the Newport Surf Life Saving Club are facilitated in the extension. The extension along both the northern and southern wings are fairly recent and do not add substantial value to the significance of the heritage item.

All internal partition wall set for demolition are modern interventions and as such reduce the significance of the subject building due by subdividing the internal spaces and reducing the quality of the internal circulation.

The proposal would not entail the removal of any significant element in its entirety. We recommend that wherever original walls are proposed to be removed, nibs of 450mm and spandrels at a height of 2100mm be retained. Ceilings to those rooms should always be conserved if they are original or deemed to be of high significance.

***Major additions (see also major partial demolition)***

All additions have been kept low-lying and are clearly identifiable as 'new' to ensure clear readability. The proposed form, scale, materiality, siting and detailing of the new additions would be congruent the original built form. The additions would be low-lying and minimal in bulk. Further, the use of retractable fabric awning and vertically proportioned aluminium batten screen would reduce the perceived bulk of the new additions. The proposed extension along the northern wings is intended to be clearly distinguishable as 'new work' and subservient to the original double-storey central section. However, the proposed new roof extension would be a continuous extrusion of the existing terracotta gable roof form, allowing for visual connectivity between the original building and new works. By the use of transparency and modern materials that are sympathetic to the original building, the proposed ensures that the additions remain subservient and visually recessive to the original building.

The increased need for storage and amenities within the club have forced the owners of the subject building to place temporary storage containers on the periphery of the building. These containers obstruct views to the building and detract from its heritage significance. It is essential for the continued use of the Clubhouse to incorporate an extension to facilitate the increased requirements of the club and its members.

By the demolition and reorganization of the internal layout of the building on both ground and first floor, the proposal improves the internal circulation of the clubhouse. Currently, the building has been compartmentalized, with each area functioning as separate sections. The proposed development would create seamless movement of users from one area to the other and ensures that storage is ample and easily accessed.

## 7.0 CONCLUSION & RECOMMENDATIONS

### 7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.<sup>25</sup>

#### 7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site:

- Demolition of the detracting later additions and extensions i.e. the northern wing and northern wing extension; external staircases; internal partition walls that subdivide original spaces and circulation patterns;
- The construction of a new northern wing will ensure that the clubs increased requirements for storage and facilities would be accommodated within the building, thus removing the temporary storage containers that obstruct views to the site at present; and
- The design of the new addition would ensure the proposed extension would be subservient to the original form of the building.

#### 7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site. The neutral/positive impacts of the proposal have been addressed above in Section 7.1.1.

### 7.2 General Conclusion

The impact of the proposed development on the heritage item remains negligible. In fact, the proposed sets out better outcomes that improve the value of place. The proposal fulfils and complies to the various guidelines sent out in both the PLEP and Pittwater 21 DCP as well as other guidelines set out by the NWS Office of Heritage and Environment. The proposal is a better fit in its contextual surroundings as it understands the local character of the Newport locality and its landscape surroundings. Its represents an understanding of sustainable and durable design that is

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<sup>25</sup> NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

inclusive, connected and diverse. By the use of natural material palette, transparency and elements to improve natural ventilation and solar access the proposed is liveable and comfortable for its users. It also improves the facilities and amenities of the heritage item thus ensuring that the building stays functional and continues to play an important role in the recreational activities of the Surf Life Saving Club. The extension ensures that all the storage needs of the club are met and reorganisation of the internal layouts improves the functionality of the building as a whole, making the movement within more efficient.

While removal of detracting elements from the building envelope not only highlight the original 1930s building, the extensions utilise modern, clearly identifiable materials and colour palette that adds value to the place and ensures that the community continues to engage with item for years to come.

This Statement of Heritage Impact recommends the compilation of a Photographic Archival Recording for the subject building prior to any demolition that is undertaken at site.

Heritage 21 is confident that the proposed development complies with pertinent heritage controls and would have minimal impact on the heritage significance of the subject site.

## 8.0 SOURCES

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