

5th May 2025

J7206_01

Attention: General Manager

Northern Beaches Council
725 Pittwater Road
Dee Why, NSW 2099

**Re: Development Application- Statement of Heritage Impact
Long Reef Golf Club, Anzac Avenue, Collaroy**

1 Preamble

This Statement of Heritage Impact letter (SoHI) has been prepared to accompany a Development Application for alterations and additions to the site at Long Reef Golf Club, Collaroy, New South Wales.

The site is located within Northern Beaches Council Local Government Area (LGA). The principal planning instrument is the *Warringah Local Environmental Plan 2011 (LEP 2011)*. The site is not listed as a heritage item by Schedule 5 Part 1 of the *Warringah LEP 2011*, nor is it located within a Heritage Conservation Area (HCA) as listed by Schedule 5 Part 2 of the *Warringah LEP 2011*. However, it is located adjacent to and within the vicinity of heritage items that is listed by Schedule 5 Part 1 of the *LEP 2011*.

This SoHI accompanies plans prepared by i2C Architects and has been prepared on behalf of the owners.

2 Site Location

The Long Reef Golf Club is located on the southern side of Anzac Avenue, on the corner of Anzac Avenue and Seaview Parade. The site is legally known as Lot 1 of Deposited Plan 1144187, which comprises the Golf Club and the golf course. Figure 1 identifies the site.



Figure 1: Location of the subject site within the wider precinct. The Long Reef Golf Club is indicated by red outline and the golf course is indicated by the yellow outline.
SIX Maps, 2025. WPH overlay.

3 Statutory Heritage Listings for the Site

The following table identifies the statutory heritage listings for the site and identifies any heritage items/conservation areas that lie in its vicinity. For Further information refer to Section 5 regarding heritage items in the vicinity.

<i>Listing Type</i>	<i>Item Name and Details</i>	<i>Listing Number</i>
Listed by the State Heritage Register under the Heritage Act 1977 (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 Part 1 of the <i>Warringah LEP 2011</i> .	N/A	N/A
Located within a heritage conservation area identified by Schedule 5 Part 2 of the <i>Warringah LEP 2011</i> .	N/A	N/A
Located in the vicinity of items or conservation areas listed by the State Heritage Register under the <i>Heritage Act 1977 (NSW)</i> .	N/A	N/A
Located within the vicinity of local heritage items by Schedule 5 Part 1 of The <i>Warringah LEP 2011</i> .	<i>Fisherman's Hut including winches and remnant vegetation, Fisherman's Beach, Collaroy.</i>	Item No. I11
	<i>House known as "Eight Bells", 8 Seaview Parade, Collaroy.</i>	Item No. I28
Located within the vicinity of a Conservation Area identified by Schedule 5 Part 2 of the <i>Warringah LEP 2011</i> .	<i>Long Reef Aquatic Reserve, Collaroy</i>	C2
	<i>Coastal Cliff, Long Reef Headland, Collaroy</i>	C3

4 The Site and its Setting

4.1 General Setting

For the following, refer to Figures 2 and 3, aerial photographs of the site and its surrounds.



Figure 2: Detail, aerial photography of the subject site and wider area. The subject site is outlined in red and indicated by the red arrow.

SIX Maps, 2025. WPH overlay.



Figure 3: Closer detail, aerial photography of the subject site and wider area. The subject site is outlined in red and indicated by the red arrow.

SIX Maps, 2025. WPH overlay.

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The subject site is located on the southern side of Anzac Avenue. Anzac Avenue runs west to east beginning at Parkes Road and ending in a cul-de-sac. It is intersected by several streets, including Seaview Parade which runs along the south of the site, travelling east to end in a cul-de-sac and the Bicentennial Coastal Walk Long Reef Point.

Anzac Avenue carries two-way traffic with on-street parking on both sides. Dwellings along Anzac Avenue are generally two-storey or larger and consisting of either contemporary infill or highly altered. Further west are commercial businesses, primarily cafes and hospitality venues.

To the north and east of the site is Fisherman's Beach and the Collaroy Basin. To the south of the site is the Long Reef Golf Course which consists of 18-holes. The streets to the north and west of the site are primarily residential. Seaview Parade carries two-way traffic with on-street parking on both sides. There is a mixture of dwellings located along Seaview Parade, however it is primarily late twentieth century and contemporary infill or highly altered dwellings.

To the west of the site is Griffith Park which also features tennis courses, and a dog park. The topography rises to create cliff faces along the parameter of the headland and golf course. To the southwest of the site is the Pro-shop which is part of the golf club.

Refer to Figures 4 to 7 which illustrate the surrounding area.



Figure 4: View of the Long Reef Golf Course looking south from Seaview Parade outside the Long Reef Golf Club, c.2021.
Google Maps, 2025.



Figure 5: View looking east from the cul-de-sac end of Anzac Avenue. Subject site indicated by red arrow, c.2024.
Google Maps, 2025. WPH overlay.



Figure 6: View looking east along Anzac Avenue from the Pittwater Road intersection towards Fisherman's Beach, c. 2024.
Google Maps, 2025.

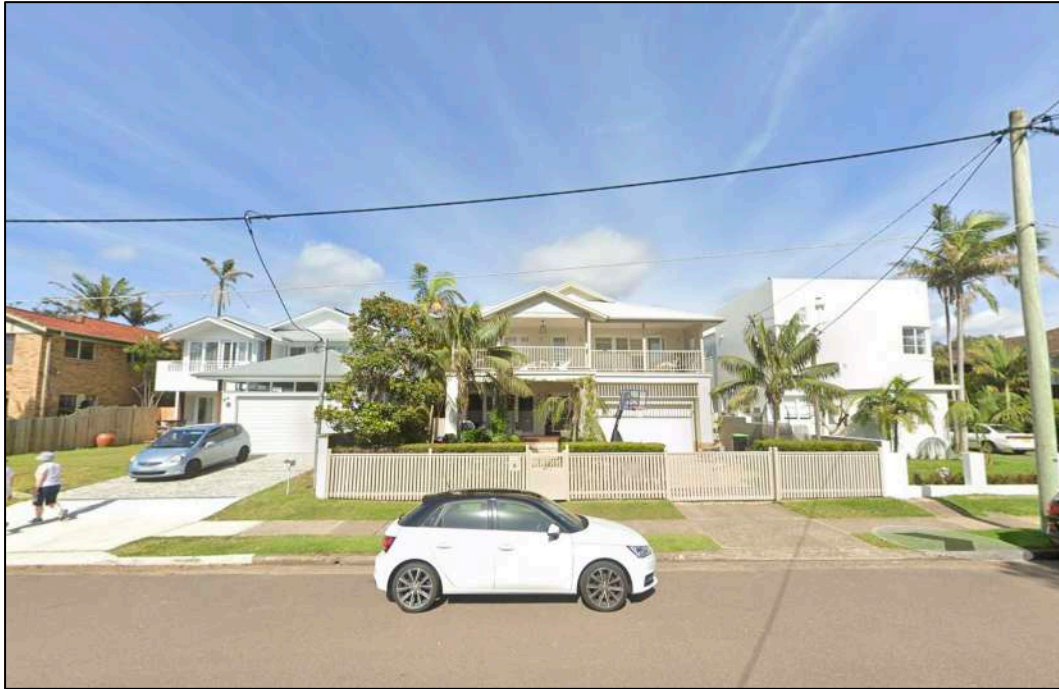


Figure 7: Example of dwellings along the western side of Seaview Parade, c. 2021.
Google Maps, 2025.

4.2 The Site

The following description is restricted to the portion of the allotment that the Long Reef Golf Club is situated upon and excludes the Long Reef Golf Course. Additionally, for the purposes of the following description Seaview Parade is considered the southern boundary to the subject site. Refer to Figure 8, an aerial photograph of the site, to assist in the description.



Figure 8: Detail, aerial photograph of the subject site, outlined in red.
NearMaps, 2025. WPH overlay.

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The subject site is an irregular shaped allotment containing a free-standing building with extensive verandah and outdoor space, a carpark, and some garden space. The entire western corner/portion of the site is occupied by a carpark that facilitates the Golf Club and is accessed from Seaview Parade.

The public entry to the building is along the western elevation and access is denoted by a path leading from the carpark through the garden to the building. The Golf Club Member's entry is located on the southern elevation.

The front entrance lawn contains mature palm trees, a grass lawn area, and several arranged areas of small, established plantings, two flag poles, and a timber entrance pergola. The rear of the site features a covered outdoor patio/terrace dining area and lawn space.

The portion of the site that the Clubhouse is located has a total site area of approximately 3692m².

Exterior of the Dwelling

The subject site is a single-storey, free-standing building. It is constructed of brick that has been painted and rendered. The site has a complex hipped roof form which is clad in terracotta tiles. The eastern portion of the site has a flat roof form over the members entrance and covered terrace dining space which is clad in corrugated iron. The roof form is covered in extensive solar panelling and features metal exhaust chimneys.

The site features a variety of fenestrations, most horizontally proportioned and aluminium framed. The eastern portion of the site features extensive glazing around the terrace/patio area which is oriented towards Fisherman's Beach.

Refer to Figures 9 to 12 which illustrate the exterior of the site.



Figure 9: View of the subject site's western elevation.
Photograph provided by the client, 2024.



Figure 10: View of the subject site's southeastern corner elevation.
Photograph provided by the client, 2024.



Figure 11: View of the subject site's eastern elevation.
Photograph provided by the client, 2024.



Figure 12: View of the subject site's northern elevation.
Photograph provided by the client, 2024.

5 Heritage Items Within the Vicinity

5.1 Heritage Map

For the following, refer to Figure 13 a detail map of showing the Heritage Items and Conservation Areas in relation to the site. The whole allotment, including the Long Reef Golf Course, is outlined in red. The location of the Long Reef Golf Club building is indicated by the red arrow.

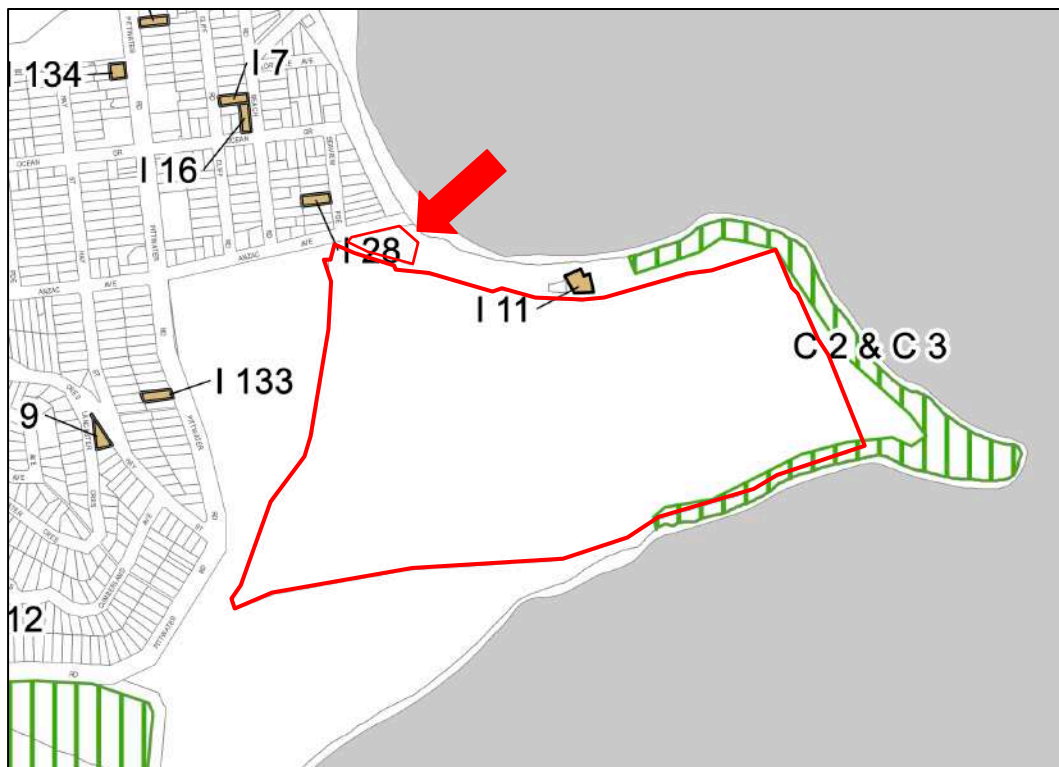


Figure 13: Detail, heritage map showing heritage items and conservation areas in the vicinity.
The site is denoted by red outline and arrow.

NSW Land and Property Information, 2025. Heritage Map HER_009. WPH overlay.

5.2 Statements of Significance

For items and HCAs near to the subject site, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors, and the nature of the proposed works. Other items/areas greater than 100m away are not listed below, further information regarding their individual significance can be found on the NSW State Heritage Inventory Database.

- ***Fisherman's Hut including winches and remnant vegetation, Fisherman's Beach, Collaroy. Item No. I11.***

This heritage item is located to the east of the site. It consists of a small, single-storey cabin of timber weatherboards with a corrugated iron gabled roof, winches, and remnant vegetation. The NSW State Heritage Inventory (SHI) Database provides the following Statement of Significance for the heritage item:

*'Historically significant as the surviving example of the small "village" of fishermens' huts which were erected pre 1900. The hut is associated with the fishing industry which resulted in this part of the beach being named "Fishermens' Beach". Socially significant due to its continued use for over 100 years by the local fishing community.'*¹

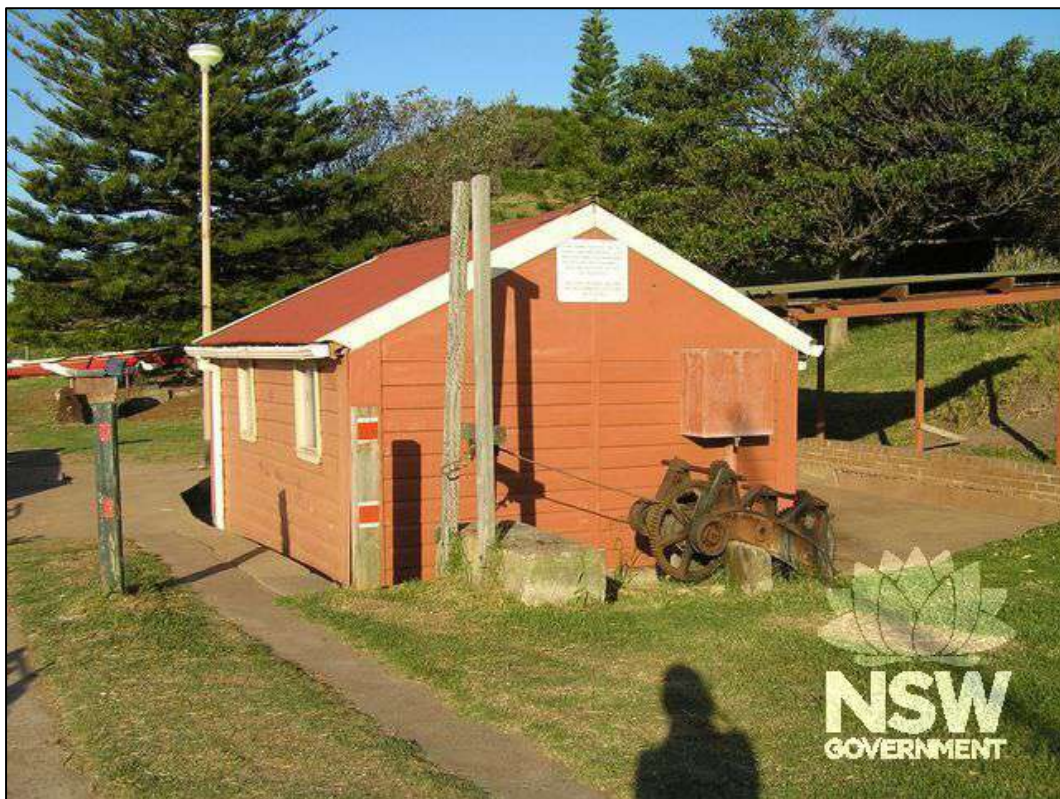


Figure 14: View of the Heritage Item Fisherman's Hut including winches and remnant vegetation (I11) c. 2006.

NSW State Heritage Inventory Database, 2025.

¹ *Fisherman's Hut, including winches and remnant vegetation*, NSW State Heritage Inventory Database No.:2610109. Accessed 20 January 2025 from <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2610109>

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- **House known as “Eight Bells”, 8 Seaview Parade, Collaroy. Item No. I28.**

This heritage item is located to the northwest of the site. The dwelling is a two-storey, rendered masonry curved structure with square corners and bands of steel framed windows. It has a high parapet, simple in form with little to no decorative features. The NSW SHI Database provides the following Statement of Significance for the Heritage Item:

‘A good representative example of an inter-war functionalist dwelling. High degree of design integrity and much original fabric. Historically provides evidence of the development of larger scale, architect designed residences in locations close to the sea.’²



Figure 15: View of the Heritage Item House known as “Eight Bells” (No. I28) c. 2021.
Google Maps, 2025.

- **Long Reef Aquatic Reserve Conservation Area, C2.**

This Conservation Area is located to the east of the subject site. The area extends from the Collaroy Rock Baths southward to Long Reef Surf Life Saving Club and includes two main rocky shores and a major rock platform with inter-bedded claystones, sandstones, and shales. The NSW SHI Database provides the following Statement of Significance for the Conservation Area:

‘The Aquatic Reserve has a high existence value as an important geological rock platform and habitat to a wide range of aquatic creatures. It is highly esteemed by the community and valued as an important site for scientific research and

² House known as “Eight Bells”, NSW State Heritage Inventory Database No.: 2610136. Accessed 20 January 2025 from <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2610136>

education. The extent and diversity of the marine creatures and plants supported by the reef is comparatively rare.³



Figure 16: Long Reef Aquatic Reserve.

Photograph by Peter Mitchell accessed via the NSW Department of Primary Industries and Regional Development, 2025.

- **Coastal Cliff Conservation Area (Collaroy), C3.**

This Conservation Area is located to the east of the subject site. Long Reef is the most easterly point of the peninsula and is a headland of largely Triassic bedrock. The area contains several varieties of rock types and the cliff face is characterised by these rocks, windblown marine sand, and dense vegetation. The NSW SHI Database provides the following Statement of Significance for the Conservation Area:

‘The Long Reef Cliffs and headland and its extensive rock platform have existence value as a major coastline promontory, protecting adjacent beaches and the Dee Why estuarine lagoon and providing dramatic landforms and viewing points. It also provides important geological information about the sedimentary formations and its extensive rock platforms and the talus deposits at the cliff feet provide a habitat for a wide variety of marine creatures. The Long Reef Cliffs and Headland have high aesthetic significance for providing the most dramatic coastal landform along the northern beaches and a well-elevated viewing platform. It also has social value, being heavily used for recreation. Although it is fairly typical of many headlands in the region, it has additional characteristics which make it relatively rare. The Long Reef Aquatic Reserve,

³ Long Reef Aquatic Reserve Conservation Area, NSW State Heritage Inventory Database No.: 2610140. Accessed 20 January 2025 from <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2610140>

around the base of the cliffs and surrounding rock platform, also has high significance, and is being listed separately in the Warringah LEP.⁴



Figure 17: Long Reef Headland Cliffline Conservation Area, c.2004.

Photograph by Mayne-Wilson & Associates accessed via the NSW State Heritage Inventory Database, 2025.

The above Statements are adopted for the purposes of this assessment.

6 View Corridors

The site is situated on a corner allotment and the principal view corridors towards the site are obtained from directly outside on Anzac Avenue and Seaview Parade. The site, the Clubhouse, is also visible from the golf course which is situated to the south of the site and from Fisherman's Beach which is to the north.

The Clubhouse is located on the eastern portion of the allotment, with a carpark positioned in front when coming from Anzac Avenue.

Although there are some mature trees, primarily Palm trees, and hedges, the form, elevations, and detailing of the site is clearly visible from most view corridors.

Refer to Figures 18 to 21 which illustrate the view corridors towards the site.

⁴ Coastal Cliff Conservation Area (Collaroy), NSW State Heritage Inventory Database No.: 2610278. Accessed 20 January 2025 from <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2610278>



Figure 18: View looking east towards the subject site from the corner of Anzac Avenue and Seaview Parade, c. 2021. Subject site indicated by red arrow.
Google Maps, 2025. WPH overlay.



Figure 19: View looking southeast towards the subject site from Seaview Parade, c. 2021. Subject site indicated by red arrow.
Google Maps, 2025. WPH overlay.



Figure 20: View looking west towards the subject site from Seaview Parade c. 2021. Subject site indicated by red arrow.
Google Maps, 2025. WPH overlay.



Figure 21: View looking east towards the subject site from Griffith Park, c. 2021. Subject site indicated by red arrow.
Google Maps, 2025. WPH overlay.

7 Integrity

No site inspection was conducted as part of this assessment. The following Section has been informed by desktop research and is largely based upon the history of the site outlined in 'Long Reef Golf Club The First Hundred Years' by Ross Lanes and Sandra Mellows.

The subject site and surrounding area have developed over the course of the twentieth and twenty-first centuries. The housing within the streets to the north and west of the Golf Club has become denser. Contemporary dwellings were constructed, usually two or more storeys which take up a large portion of their allotments, replacing single-storey dwellings of modest size.

The immediate setting of the item is little altered as the adjacent golf course has been largely retained in size and scale since its initial opening as a golf course in the early 1920s. Prior to the construction and opening of the golf course and club, the land was a portion of Griffith Park. Only some minor changes such as the construction and subsequent renovations of the Pro-Shop, changes to hole positioning, drainage works, and general up-keep, have occurred to the golf course setting itself.

The official opening of the Long Reef Golf Club and Course was held on 17th of February 1923 and was initially laid over nine holes. The 18-hole Long Reef Golf Course was officially opened in 1931.⁵

The subject site, initially constructed c.1922-23, has been substantially altered. The following changes have been noted:

- Originally constructed of timber and had water connected, however had no electricity, sewerage, or basic drainage.
- Electricity was connected in 1924.
- A lounge room and Secretary's office were added, and the verandah was extended in 1927.
- The verandah was glassed in, and a laundry, bathroom, and kitchen were added in 1928.
- The current palm trees were planted in 1932.
- In the 1930s the locker rooms were extended, toilets and Associate's Quarters added, and upgrades to furniture and furnishings.
- Damage was caused to the golf course during World War II as the site was used for Army manoeuvres including live mortar bombs.
- The 1950s saw substantial reconstruction of the site including:
 - Refurnishing the dining room.
 - New bar, storeroom and Secretary's office.
 - Enlargement of locker room, shower facilities.
 - Provision of change/toilet facilities for non-members.
 - Enlargement of Associate's locker room.
 - Pro-shop and new main entrance to the club house.
 - Planned rebuilding of the Associate's toilet, provision of lockers, new lounge rooms, staff quarters and kitchen.
 - Inflation and the major demolition of the core of the Clubhouse.
 - Tiled roof to replace the iron roof.

⁵ Ross Lanes and Sandra Mellows, 'Long Reef Golf Club The First Hundred Years' (Long Reef Golf Club: Collaroy, 2021), p. 17.

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- The result of the above works (apart from two subsequent modifications) was the core of the Clubhouse that is present.
- The 1960s involved changes including removing a wall to make the current Member's Lounge area with a verandah overlooking the putting green, and demolishing the Associate's section of the Clubhouse.
- The following changes occurred in the 1990s:
 - New men's bathroom and new café kitchen.
 - New front doors were installed with cut-glass featuring the Club's initials.
 - Furniture upgraded and carpet replaced.
- An extension to the Clubhouse was added in the early 2000s constructed out of pavers, glass, and stainless steel. Other changes involved:
 - The bar was moved to a more central position.
 - A small terrace area was created with an outdoor BBQ area.
 - New ceiling to lounge area.
 - In 2003 the exterior walls were rendered and painted to match the extension.
 - In c. 2005 an application was lodged to extend and cover the patio/terrace area and was completed c. 2006.

The subject site is a substantially altered building and no longer resembles the original building from c. 1923. The original timber structure and detailing from the early 1920s has been replaced, even the brick and tile 1960s alterations and additions have been rendered and updated in the early 2000s to reflect a more contemporary style and form. As such, the subject site itself has a low level of integrity and intactness.

Refer to Figures 22 to 35 below which illustrate the changes in the subject site and setting since initial construction c. 1923.

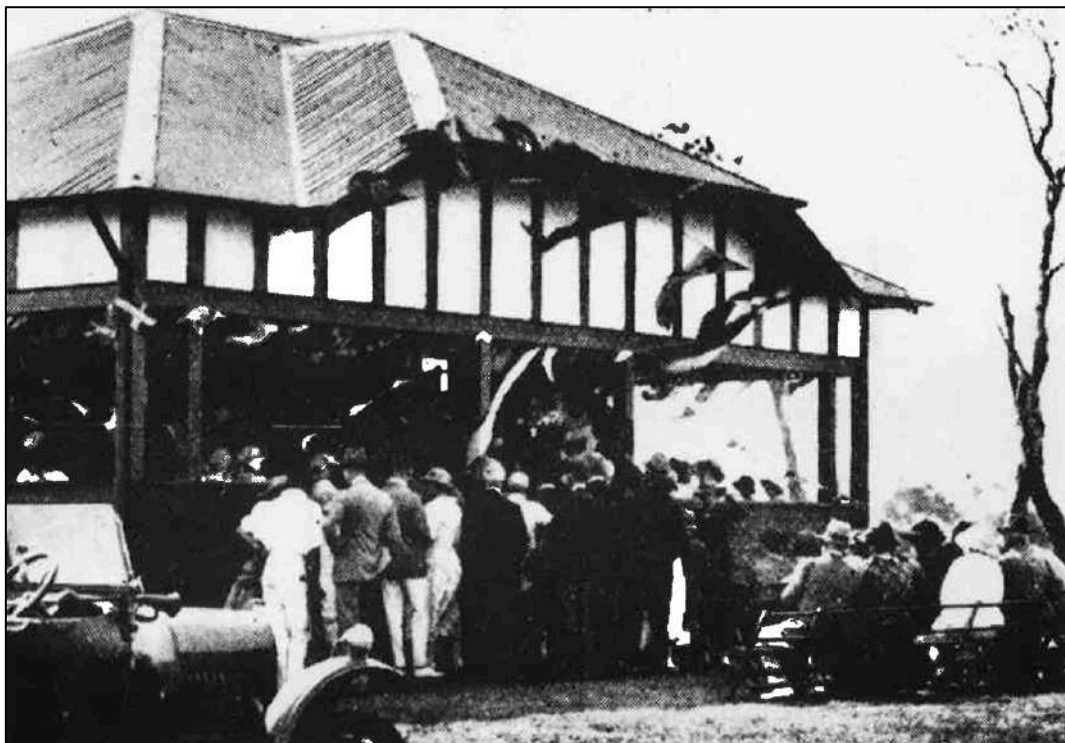


Figure 22: Long Reef Golf Club and Course opening c.1923.
Long Reef Golf Club, 2025.

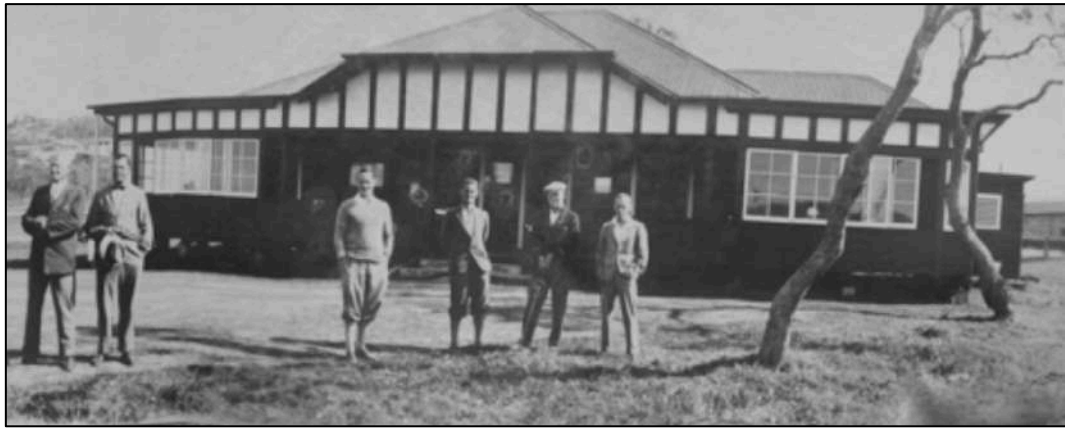


Figure 23: View of the Long Reef Golf Club House c. 1927.
Long Reef Golf Club, 2025.



Figure 24: View of the Long Reef Golf Clubhouse in the early 1920s.
Long Reef Golf Club, 2025.

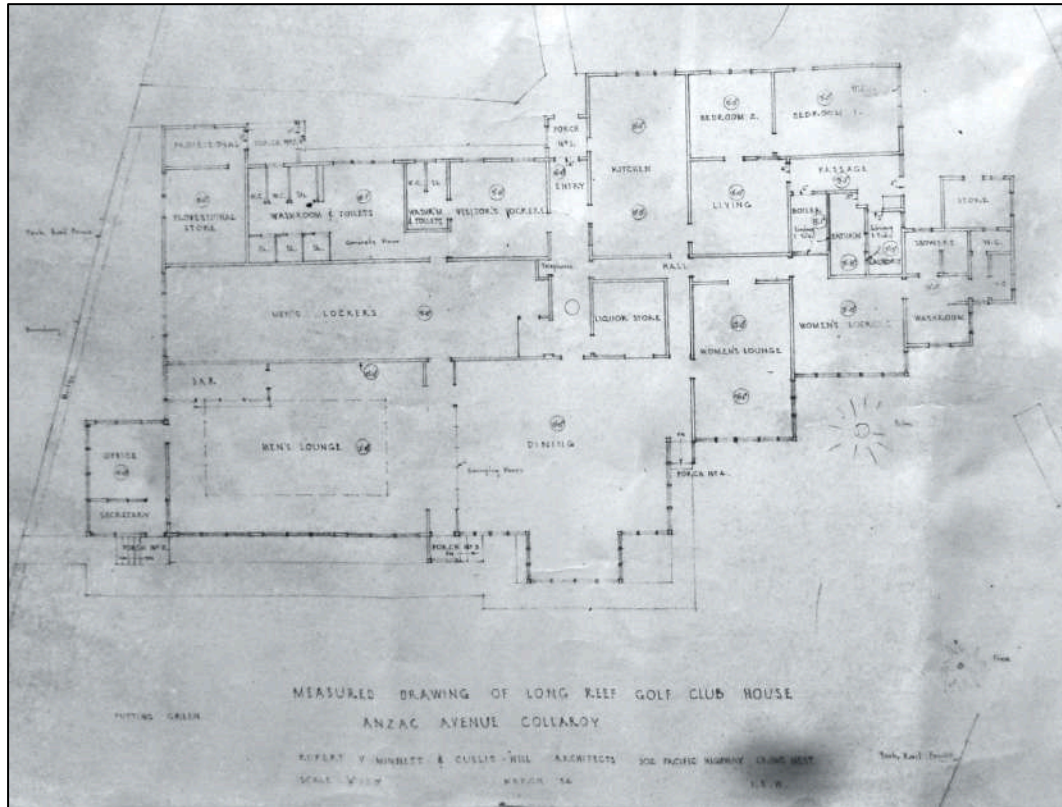


Figure 25: A c. 1954 floorplan for the subject site.
Long Reef Golf Club, 2025.

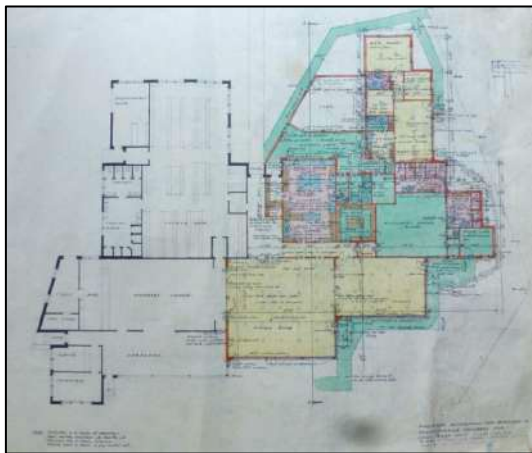


Figure 26: Proposed floorplan for the subject site c. 1954.
Long Reef Golf Club, 2025.

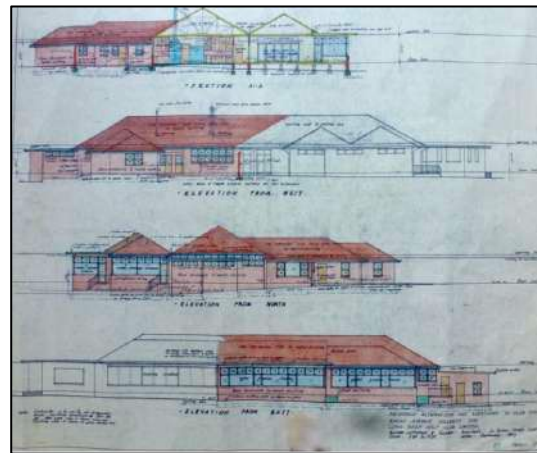


Figure 27: Proposed elevations for the subject site c. 1954.
Long Reef Golf Club, 2025.

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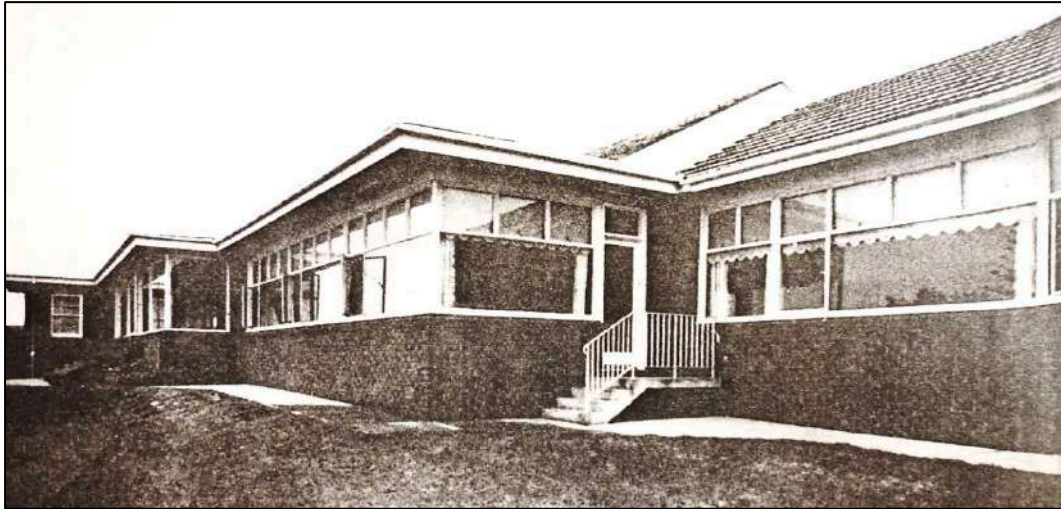


Figure 28: View of the subject site in the late 1960s after renovation works throughout the 1950s & 1960s.

Long Reef Golf Club, 2025.



Figure 29: View of the Club offices of the subject site c. 1994.

Long Reef Golf Club, 2025.



Figure 30: Aerial view of the subject site c. 2002.

Long Reef Golf Club, 2025.



Figure 31: Aerial photography of Collaroy c. 1937, subject site indicated by red arrow.
Long Reef Golf Club, 2025. WPH overlay.



Figure 32: Aerial photography of Collaroy c. 1943, subject site indicated by red arrow.
SIX Maps, 2025. WPH overlay.



Figure 33: Detail, aerial photograph of the subject site c. 1943, site outlined in red.
NSW Land and Property Information, 2025.
WPH overlay.



Figure 34: Detail, aerial photograph of the subject site c. 1965, site outlined in red.
NSW Land and Property Information, 2025.
WPH overlay.



Figure 35: Aerial photograph of Collaroy c. 1986. Subject site indicated by red arrow.
NSW Land and Property Information, 2025. WPH overlay.

8 Scope of Works

The following should be read in conjunction with the plans, prepared by i2C Architects that accompany this application.

The proposed works involve upgrades to the existing Long Reef Golf Club House, including:

- Alterations and additions to create a refurbished two (2) storey Club House
- The ground floor is proposed to provide the following areas:
 - new lobby entry space
 - three (3) members & community multi-use rooms
 - two (2) bar areas
 - members lounge with external terrace area
 - commercial kitchen
 - dining area

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- amenities
- office spaces
- storage rooms
- keg room
- kiosk
- covered outdoor terrace dining area; and
- garden seating area.
- The new first floor level will provide the following areas:
 - lobby and entry area
 - back of house space
 - members & community multi-use rooms
 - bar lounge
 - amenities
 - members lounge and terrace area; and
 - two (2) outdoor terrace areas
- Revised vehicular access from Anzac Avenue
- Shared pedestrian zone along existing access road for increased safety consisting of raised pavements and improved footpaths
- Tree removal and associated replanting
- Removal and reinstatement of solar panels on roof

Refer to Figures 36 to 39.



Figure 36: Proposed ground floor demolition plan for the Long Reef Golf Club.
i2C Architects, 2025.



Figure 37: Proposed roof demolition plan for the subject site.
iC2 Architects, 2025.

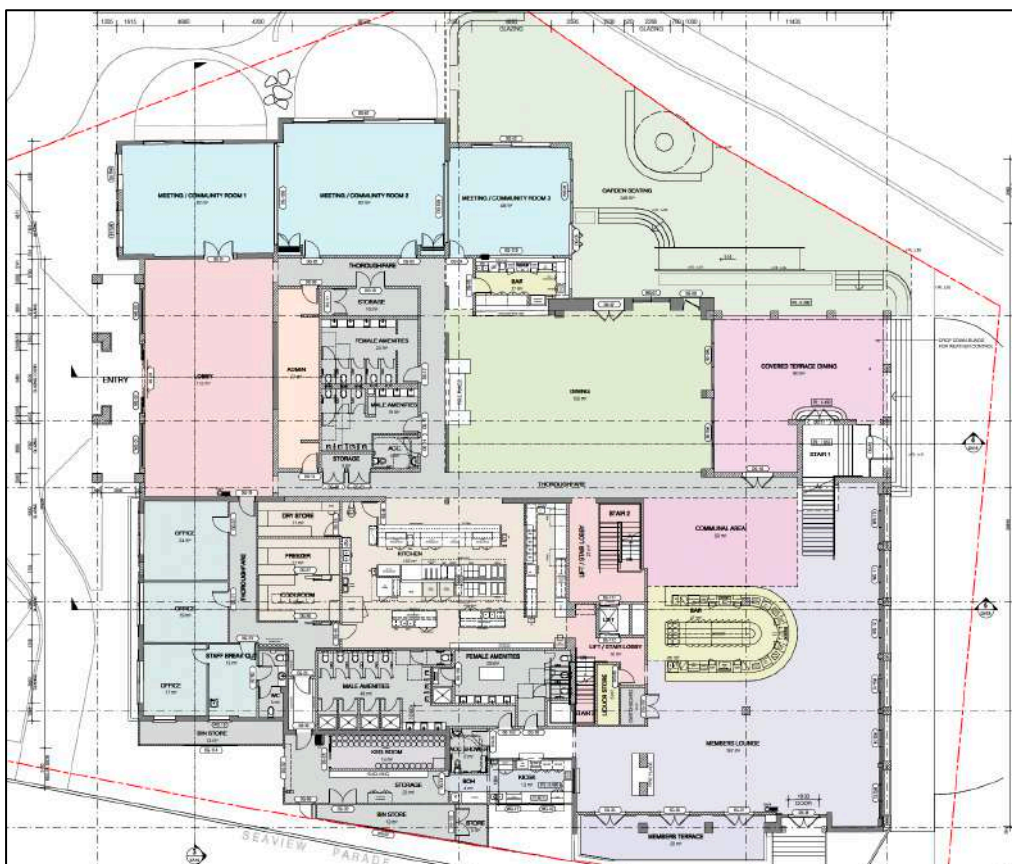


Figure 38: Proposed ground floor plan for the subject site.
iC2 Architects, 2025.

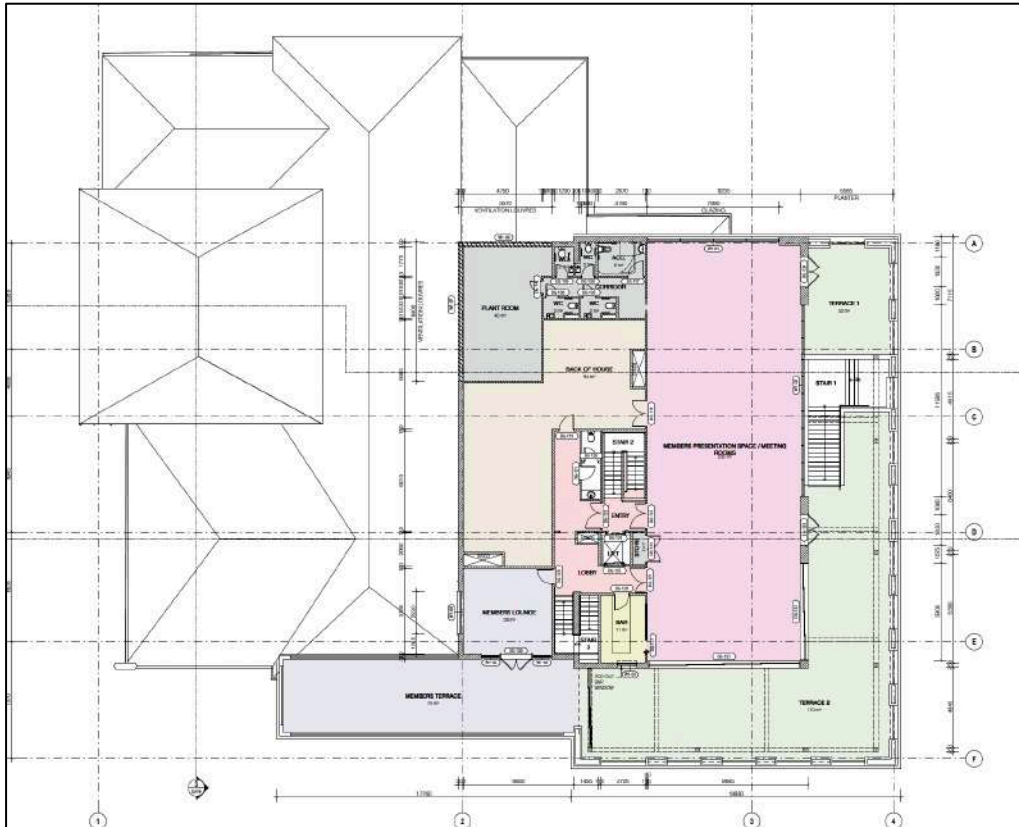


Figure 39: Proposed first floor plan for the subject site.
iC2 Architects, 2025.

9 Heritage Impact Assessment

9.1 Effect of Works on Heritage Items Within the Vicinity

Fisherman's Hut including winches and remnant vegetation, Fisherman's Beach, Collaroy. Item No. 111.

The proposed works will have a minimal and acceptable impact on the above heritage item for the following reasons:

- The proposed works are well separated from the heritage item and will have no physical impact on the fabric of the item.
- The primary view corridors towards the heritage item are obtained from Seaview Parade, the public carpark located to the north of Seaview Parade, and looking south from Fisherman's Beach. The proposed works occur well outside these significant view corridors. Due to the distance, intervening trees, as well as the public toilets which have been constructed to the west of the heritage item, the proposed works will not obscure any view corridors towards the site.
- The proposed works will not detract from the ability of the public to understand the historical significance of the item as a fine example of a fisherman's hut erected in the nineteenth century. The social significance linking the site to its use by

the local fishing community will not be impacted by the proposed works.

House known as “Eight Bells”, 8 Seaview Parade, Collaroy. Item No. I28.

The proposed works will have a minimal and acceptable impact on the above heritage item for the following reasons:

- The proposed works are well separated from the heritage item and will have no physical impact on the fabric of the item.
- The primary view corridors towards the heritage item are obtained directly opposite on Seaview Parade. The proposed works are located to the east of the heritage item and are outside these significant view corridors.
- The immediate setting of the heritage item has been significantly altered throughout the course of the twentieth and twenty-first centuries. With many surrounding dwellings having been replaced with contemporary infill or have undergone alterations and additions. The proposed works to the subject site, which itself is significantly modified, will not look out of place within the setting.
- The proposed works will not degrade the heritage item’s ability to be understood as a good example of an Inter-War functionalist dwelling with a high degree of integrity and intactness.
- The architectural style and materiality of the proposed works are appropriate for a golf club located within the northern suburbs. Other examples of Golfclubs across the northern suburbs including Mona Vale, Avalon, and Manly take a variety of forms and architectural cues. The proposed works take inspiration from the Inter-War Mediterranean style which reflects the historical links to the original Clubhouse’s construction period, influenced by its positioning close to the foreshore, and significant heritage items within the vicinity such as the above heritage item. In a Heritage Assessment for the Long Reef Golf Club prepared by John Oultram Heritage & Design in February 2025 it is noted that:

“The site is close to the foreshore and the Inter War Mediterranean style is an obvious candidate for the style of a replacement building as the style was a strong response to Australia climatic conditions that mirrored those in southern Europe. The style became very popular in the Inter War period spurred by the Georgian Revival style that had its origins in England. The Mediterranean style was promoted by architects such as Leslie Wilkinson and Hardy Wilson as a response to Australian conditions. The style became very popular for residential development and the more exuberant influences can be seen in the waterfront pavilions along the Sydney coast.”⁶

⁶ ‘Proposed Redevelopment of the Long Reef Golf Club: Heritage Assessment’, *John Oultram Heritage & Design* (February 2025), p. 9.

9.2 Effect of Works on Conservation Areas in the Vicinity

Long Reef Aquatic Reserve Conservation Area, Collaroy. Conservation Area C2.

The proposed works will have a minimal and acceptable impact on the above Conservation Area for the following reasons:

- The proposed works are located to the west of the Long Reef Aquatic Reserve, on land which it has been occupying since the early 1920s and will have no physical impact on the fabric of the Conservation Area.
- The proposed works will not diminish the importance of the geological rock platform nor its ability to act as a habitat for a wide range of aquatic creatures. The highly diverse and extensive marine life and that occupy the Conservation Area will not be impacted by these works and the Conservation Area will continue to be a valuable site for scientific research and education.

Coastal Cliff Conservation Area, Collaroy. Conservation Area C3.

The proposed works will have a minimal and acceptable impact on the above Conservation Area for the following reasons:

- The proposed works are located to the west of the Conservation Area away from the cliff edges and faces. There will be no physical impact on the fabric of the Conservation Area as a result of the works.
- The Long Reef Cliffs will remain a site of important geological information, a place of recreation for the local community, habitat for marine life, and retain its rare formation and characteristics. The proposed works will not detract from these elements and the Conservation Area will retain its significance.

10 Conclusion

This Statement of Heritage Impact has been prepared to accompany a Development Application for alterations and additions to the site at Long Reef Golf Club, Collaroy, New South Wales. The site is located within the Northern Beaches Council LGA and the principal environmental planning instrument for the site is the *Warringah LEP 2011*. The site is not listed as a heritage item, however it is located within the vicinity of heritage items and heritage conservation areas as identified by Schedule 5 Pats 1 and 2 of the *Warringah LEP 2011*.

The proposed works will have a minimal and acceptable impact on the heritage items and heritage conservation areas within the vicinity. The proposed works are well separated from the items and conservation areas and will not obscure any significant view corridors towards the items and HCAs. These items and HCAs will maintain their significant built and natural features and their cultural, natural, and historical significance will not be reduced by the proposed works.

The subject site is a highly modified building which has changed significantly over the course of the twentieth and twenty-first centuries and the proposed works will be another phase in the site's development.

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The proposed works fulfil the aims and objectives of the *Warringah LEP 2011* and the *Warringah DCP 2011* by improving the quality and amenity of buildings in the local Collaroy area whilst respecting the heritage significance of the area in which it lies.

Please do not hesitate to contact me on 02 8076 5317 if you have any questions.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'James Phillips', with a stylized flourish at the end.

James Phillips | Principal

PROPOSED REDEVELOPMENT

OF THE

LONG REEF GOLF CLUB ANZAC AVENUE, COLLAROY, NSW

HERITAGE ASSESSMENT



Prepared by:

John Oultram Heritage & Design
Level 2, 386 New South Head Road,
Double Bay, NSW 2028

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Prepared for:

Architects 12C & Luchetti Krelle

March 2025

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for the redevelopment of the clubhouse at the Long Reef Golf Club at 2 Anzac Parade, Collaroy, NSW. The report has been prepared on behalf of the Architects 12C and Luchetti Krelle, the architects for the proposals.

The development has been the subject of comments from the Northern Beaches Planning Panel in relation to the style chosen for the redevelopment that draws on the Inter War Mediterranean Style,

1.2 THE STUDY AREA

The study area is Lot 1 in DP 1144187 in the Shire of Warringah, Parish of Manly Cove and the County of Cumberland (Figure 1.1).



Figure 1.1 The Study Area shaded

Source: Google Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.4 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted.

2.0 HISTORICAL BACKGROUND

2.1 SUMMARY

The Club's history dates from the period immediately after World War One. At that time, those wishing to play golf in the northern beaches area could do so only at Manly – there was no other course. In the 19th Century, the Long Reef headland was used for light farming. It was owned by the Salvation Army until 1912 when it became Crown Land administered by Warringah Shire Council. For some years it was a popular camping ground.

The golf club was started in 1921 as a 9 hole layout. Because the lower part of the headland was swamp the golf holes were confined to the upper ground. The swamp was drained and filled in the late '20's and the course was extended to a full 18 holes in 1931.

The course took a backward step during WW11. Damage was caused to the course when the Army used a greater part of it as an artillery range. Golf continued on non-firing days over an adapted nine holes. The greatest damage, was the repercussions that followed the flattening of the large beach side sand dunes in 1943. Sand invaded much of the southern part of the course, blocking water sources and fairways.

The course was repaired and redesigned following plans made by Eric Apperly in 1946, with further changes to course design made to ease the sand problem in 1965 when an extra piece of land was acquired to create what is now the first and second holes, designed by Al Howard.

The first Clubhouse in 1923 was originally little more than a shed. There have of course been many subsequent improvements to the building and these have continued every few years to the present day. With the north-easterly ocean aspect, members and public have always enjoyed one of the most scenic clubhouse locations in the state¹.



Figure 2.1 Long Reef Clubhouse c. 1940

Source: Northern Beaches Library Service ID 41553

¹ Long Reef Golf Club Website

3.0 HERITAGE LISTINGS & CONTROLS

3.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

3.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PLANNING AND ENVIRONMENT

3.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended) the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Planning and Environment, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

3.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory, a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

3.3 LOCAL AUTHORITY

The local authority for the area is the Northern Beaches Council. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Warringah Local Environmental Plan 2014* (as amended) (WLEP).

The property is not within a conservation area but is in the vicinity of the following heritage items :

REF	ADDRESS	ITEM	RANKING
I11	Fisherman's Beach	Fisherman's Hut including winches and remnant vegetation	Local
I28	8 Seaview Parade	House known as "Eight Bells"	Local
I133	971 Pittwater Road	House	Local

The property is in the vicinity of the following conservation areas :

REF	ADDRESS	ITEM	RANKING
C2	Long Reef Aquatic Reserve	Long Reef Aquatic Reserve	
C3	Long Reef Headland	Coastal Cliff	

Development would be the subject heritage provisions of the WLEP relating to development in the vicinity of a conservation area and in the vicinity of a heritage item.

Council may also take into consideration the heritage provisions of the *Warringah Development Control Plan 2012* (as amended) (WDCP) that contains objectives and controls for development of heritage items and in conservation areas.

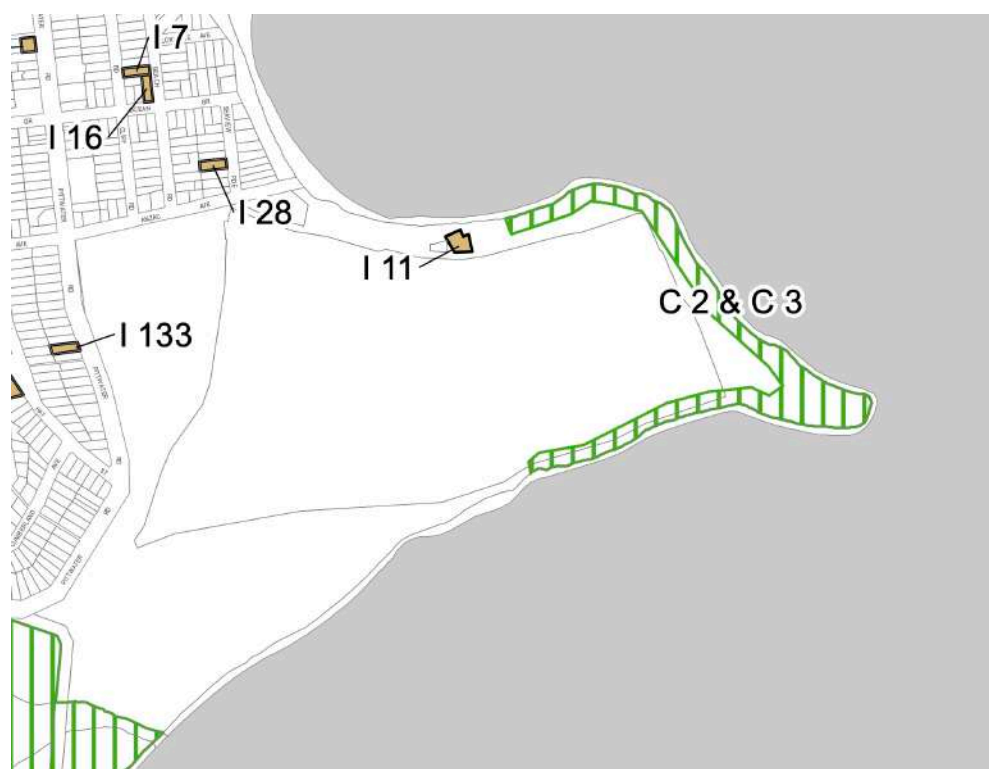


Figure 4.1 Pittwater Local Environmental Plan 2014 Heritage Map HER_015

Source: NSW Planning Portal

4.0 PROPOSED DEVELOPMENT

4.1 CURRENT PROPOSAL

The Club would like to redevelop Clubhouse to improve the workability of the building and the amenity for members and visitors.

The proposals are shown on the Long Reef Golf Club Major Refurbishment Masterplan dated ...and prepared by Luchetti Krelle, architects.

Small sections of the existing building will be retained but the clubhouse will be remodelled externally.



Figure 4.1 Proposed Clubhouse

Source: Architect

5.0 CLUBHOUSE DESIGN

5.1 GENERALLY

The design of golf clubs has no set pattern historically and the replacement of the Clubhouse could take many forms as can be seen in Golf Clubs across the northern suburbs and beyond.



Figure 5.1 The recently completed refurbishment of the Mona Vale Golf Club



Figure 5.2 Wakehurst Vale Golf Club



Figure 5.3 Avalon Golf Club



Figure 5.4 Balgowlah Golf Club



Figure 5.5 Warringah Golf Club



Figure 5.6 Moore Park Golf Club

The Golf Club at Manly is a larger and more period style building.



Figure 5.7 Manly Golf Club

5.2 DESIGN CUES AND STYLE

The Burra Charter (2013) is the touchstone document for guiding development or conservation works at places of cultural significance, though the current clubhouse would not fall into this category being a modest, heavily altered, Inter War building.

Article 22 of the Charter recommends:

22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.

The Charter does not recommend any particular style and the proposal aims to respect the cultural significance of the site by providing a building that symbolises the pattern of Inter War pavilions on coastal sites.

By their nature, Golf Clubs are reasonably conservative institutions having rules for the behaviour of members and the for the playing of golf. The choice of the design style is largely a matter for members and if a more period style is selected over a contemporary design this is largely a matter for them. The proposed design presumably meets the Club's brief requirements for accommodation and amenities and the clubhouse is sited in the same location as the existing for ease of access.

The site is close to the foreshore and the Inter War Mediterranean style is an obvious candidate for the style of a replacement building as the style was a strong response to Australia climatic conditions that mirrored those in southern Europe.

The style became very popular in the Inter War period spurred by the Georgian Revival style that had its origins in England. The Mediterranean style was promoted by architects such as Leslie Wilkinson and Hardy Wilson as a response to Australian conditions. The style became very popular for residential development and the more exuberant influences can be seen in waterfront pavilions along the Sydney coast.

The chosen style new club house may seem an odd choice for a Twenty First Century building but the choice is partly from the wishes of the Club to have a building that reflects its historic origins and the period style commonly seen for coastal pavilions.

The current clubhouse dates from 1921 and the choice of an Inter War style is redolent of a style from that period that was popular for coastal pavilions. Notable examples are the Bondi Beach Pavilion and the Bathers' Pavilion at Balmoral Beach.

The Bondi Pavilion Surf Club was opened in 1929 and was designed by architects, Robertson and Marks. It was a distinctive building with an arched loggia facing the beach and was very much in the Inter War Mediterranean style.



Figure 5.8 Bondi Pavilion

The Bathers' Pavilion was designed by the Mosman Council architect and building surveyor, Alfred H. Hale.

The design of the Pavilion had to meet the public requirements and "at the same time be an ornament to the Beach." The Pavilion was officially opened on the 20th of February 1929.



Figure 5.9 Bathers Pavilion, Balmoral, 1947

Source: Mosman Council Library Image Collection Trace

There are also smaller structures from that era in beachside settings that were the Inter War Mediterranean style.



Figure 5.10 Coogee Pavilion



Figure 5.11 Manly Pavilion

The style is a rather obvious choice for the new club house but no less worthy because of this.

6.0 SUMMARY & RECOMMENDATIONS

6.1 SUMMARY

Overall we consider that the proposals are very well considered and adopt a style that is completely appropriate for the location and use.

Some extant, original fabric will be retained and the works are well planned and will considerably improve the amenity and workability of the Club.

The intent of the proposals is to enhance the Club's use of its property by maintaining its historic association with, and service to, the golfing community at Collaroy and provide a higher quality facility for its members.

In heritage terms, we would strongly support the proposals.

A handwritten signature in black ink, appearing to read 'J. Oultram'.

JOHN OULTRAM