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05/09/2024

MR Stephen Pearse
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RE: DA2021/2173 - 394 Barrenjoey Road NEWPORT NSW 2106

I would like to commend the council and the surf club for persisting with the renovation plans given the difficult site.

It is not an easy puzzle to solve given the original buildings heritage status and the proximity to the beach being both a blessing and a curse.

The designs though seem to have been forced into an expensive compromise where the solution is a complicated mix of mismatched architectural elements and expensive and ineffective operational outcomes.

1. The public seating on the promenade is a very odd outcome facing into the club and not the ocean. It may form a practical barrier for engineering but it is counter intuitive and the opposite to what you want as a beach swimmer or visitor for the early morning swim, coffee sit or just time out by the beach. This current seating area is extensively used and under supplied at various times of the year and the proposed design will exacerbate this situation and have a negative impact. The proposed seats scale and design presents as a wall from the beach and offers only a view to the club and roller shutters /doorways. I suggest that this seat be redesigned so you can face the sea and have open backs to allow views through and not present as a barrier. The lower section of the seat can provide solid sea block in concrete and the area in front of the seat can be redesigned in the stepped wall to meet various codes for height and safety. Ideally additional seats would also be provided along the front wall as currently shown and to the south under the pines.

2. The new north side doors to the club equipment gear storage compound area is a good outcome for the day to day users of the beach together with the new seating however with the opening now only to the north this is both a compromise to operations and will have flow on negative impact to the public walkway . This is an inevitable outcome due to inadequate area for maneuverability of the large boats and the general daily movement of equipment in and out the store room.

This will also lead to pressure on the surrounding root zone for the Norfolk pine and lead to its potential damage.

I'd suggest this facility be uncoupled from the heritage build and moved west to provide paved area in front for boats and equipment to have free and easy access to the beach without compromising public walkway. Terrace over could be available for club dining and bar.

3. The upgrade of the heritage building footprint is effectively almost 50% new toilets showers kitchens etc. This is an extremely expensive approach as well as effectively putting these amenities out of use for 2 years of construction . Meaning temporary toilets somewhere on

site at additional cost. Could this expensive plumbing infrastructure be located in a new wing be located behind the existing heritage building for new amenities and possibly club terrace over.

Area freed up in old club building could be public rooms for hire or training rooms.

4. The new wing/ block attached to the old masonry clubhouse is an uncomfortable architectural outcome. While heritage design theory (Burra Charter) expects that when adding to heritage the new ideally reflects current technologies and systems and offers a contrast to the heritage item, the outcome here is severely compromised due to the earlier additions to the club and their retention and the proximity of the new build to the old. It just doesn't sing....and it should for such a prominent site and a public building.

Should the current design not be permissible under the codes and again be rejected by the Planning Panel , Is there a sound cost effective compromise that retains the old club restored and adds new cost effective modern high cost infrastructure behind ie toilets kitchens etc Retaining the club for social and training with some public access and a new build linked to this but setback on existing carpark from the ocean impact zone.