

Heritage Referral Response

Application Number:	DA2023/0998
Proposed Development:	Alterations and additions to a Community Facility. Crown land - Part Lot 2797 DP820312, Lot 1 DP909023 & Lots 21 to 23 Section 2 DP975183 - Part Reserves D500403 and R64997 for Public Recreation - Freshwater Surf Life Saving Club
Date:	15/11/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 909023 , 9999 The Esplanade FRESHWATER NSW 2096

Officer comments

HERITAGE COMMENTS		
Discussion of reason for referral		
The proposal has been referred to Heritage as it involves works to a heritage item		
I66 - Freshwater Surf Life Saving Club		
Details of heritage items affected		
<u>Statement of Significance</u>		
A building of strong social significance which continued on from earlier clubhouses in this location. Historically evidence of the development of popular beach culture in the inter-war years. Good example of inter-war mediterranean style of architecture.		
<u>Physical Description</u>		
Two storey cement rendered building on rear dunes of beach. Hipped tiled roof, with gable at top. Observation tower with hipped tiled roof. Arched & square headed openings.		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register		
RAIA Register of 20th Century Buildings of Significance		
Other	N/A	
Consideration of Application		
The proposal seeks consent for works to the surf club. This includes the substantial reworking and extension to the rear 1986 portion as well as the removal of the 2006 Heritage Room and its replacement with the new entry and 'Museum of Surf'. Proposed works to the 1935 section include a balcony extension towards the ocean with a new awning and a new members deck to the south,		

removal of a staircase at ground level, removal of internal walls at the first level, and the reinstatement of the western elevation including windows and doors based on photographic evidence. Other works include the removal of the concrete roof tiles and their replacement with terracotta Marseille pattern tiles and external painting based on paint scraping works.

Heritage is unable to support the proposal due to the components that negatively affect the building and its significance which will be detailed below. The proposed eastern balcony extension including the metal railings and awning at the eastern elevation is a poor approach that will interrupt the original form and design of the building. The conclusions in the HIS that these works are supportable is not agreed with. These works must be removed from the plans. Additionally the metal railings to the members terrace will need to be amended to timber.

The proposed 'Museum of Surf' join between the retained section and rebuilt rear section will also need to be amended to reduce the the bulk and scale of this component and its negative impact upon the retained heritage section. It will need to have its height lowered as well as its southern and northern extents where it sits out over the roof line of the retained section pulled back. The proposed glazing line to the northern and southern verandahs at the second floor will also need to be amended to step back in away from the corners of the retained section showing a clearer break between the old and new. The columns will also need be amended to be internal.

The timber cladding around the new rear section appears to sit out beyond the building's wall. It should be amended to be flush to the wall to reduce the impact of the width of the building and its negative impact upon the retained heritage section.

The proposal is also silent on the treatment to the new Freshwater Room and members lounge ceiling noting that the wall currently separating the room and the office to be removed upon which its braces sit. The current acoustic tiles are an incongruous element and no consideration or information has been provided about the reinstatement of a more traditional ceiling, or if the original ceiling is in place behind the tiles. Given the substantial works proposed this is an opportune time to resolve this element with a more sensitive and respectful approach.

Additionally the documents are silent on how impacts to the heritage components are to be managed during construction, including the removal of the roof and pile driving.

Heritage will note that it does support some elements of the proposal, including the reinstatement of the western wall of the 1935 component and the replacement of the roof tiles.

Given the above, Heritage is unable to support the proposal as it is not considered to appropriately address the heritage item or its significance.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? A conservation management strategy will be required for this building

Has a CMP been provided? A CMS has not been provided

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? A HIS has been provided but its conclusions are not supported.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the

Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.