

## Heritage Referral Response

<b>Application Number:</b>	REV2022/0024
<b>Proposed Development:</b>	Review of Determination of Application DA2021/2173 for alterations and additions and coastal protection works to Newport Surf Life Saving Club
<b>Date:</b>	12/01/2023
<b>To:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 7094 DP 1059297 , 394 Barrenjoey Road NEWPORT NSW 2106 Lot 1 DP 1139445 , 394 Barrenjoey Road NEWPORT NSW 2106

### Officer comments

<b>HERITAGE COMMENTS</b>		
Discussion of reason for referral		
<p>This application has been referred as the works affect a local heritage item, being <b>Item 2270445 - Newport Surf Life Saving Club, 394 Barrenjoey Road, Newport</b>, listed in Schedule 5 of Pittwater LEP 2014.</p>		
Details of heritage items affected		
<p>Details of the heritage item, as contained within the Heritage Inventory, are: <b>Item 2270445 - Newport Surf Life Saving Club, 394 Barrenjoey Road, Newport</b></p> <p><u>Statement of Significance</u></p> <p>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.</p> <p><u>Physical Description</u></p> <p>The club is located in an urban landscaped setting on the beach. The club is a two storey rendered brick structure with terracotta tile roof, arched window openings with moulded architraves and multipane sash timber joinery. Later extensions are of similar but simplified style and detail. Typical features of the Mediterranean club house include the light-coloured textured walling, the use of round arched openings and loggia, terraces and pitched tiled roof.</p>		
Other relevant heritage listings		
SEPP (Biodiversity and Conservation) 2021	No	Comment if applicable
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th	No	

Century Buildings of Significance		
Other	No	
<b>Consideration of Application</b>		
<p>This application is a request for review of the determination of DA2021/2173, which was refused by the Sydney North Planning Panel (SNPP) on 5 October, 2022, for a number of reasons relating to:</p> <ul style="list-style-type: none"> <li>• building height non-compliance</li> <li>• suitability of the site</li> <li>• coastal protection works</li> <li>• inconsistency with the Coastal Management Act 2016, and</li> <li>• public interest.</li> </ul> <p>The SNPP reasons for refusal do not include heritage. The only mention of heritage in the SNPP's decision is in their discussion of the suitability of the site for the proposed development. The SNPP stated that :</p> <p><i>"The Panel does not accept that the site is suitable for the proposed development given its exposure to coastal hazards. The Panel notes that the proposal retains part of the heritage building that are identified in the Heritage Conservation Plan as being of "little significance" and consequently the footprint of the building exposed to the hazard could be reduced without adversely impacting the significance of the item. Alternative site options for such a valuable but exposed asset were not properly considered due to the emphasis on heritage and open space protection."</i></p> <p>It is disputed that alternative site options were not considered due to an emphasis on heritage matters. Heritage has only responded to proposals as presented over the years, which in all cases have involved an addition to the existing heritage listed surf club building.</p> <p>While new supporting reports have been submitted with this Review of Determination, it is noted that the architectural plans for the proposal have not changed and are the same as those considered under DA2021/2173 (Adriano Pupilli Architects, dated 14 June 2022). It is noted that the Heritage Impact Statement (HIS) has been updated (Heritage 21, dated November 2022), however with no substantial changes. The Conservation Management Plan (CMP) is the same one submitted with original DA (Heritage 21, dated June 2022).</p> <p>As there has been no change in the plans, heritage comments remain the same as previous with the same conditions required to be placed on any Notice of Determination. Detailed heritage comment can be seen in the Heritage referral response on the original DA, dated 1 September 2022.</p> <p><b>Therefore, taking everything into consideration, the application can be supported on heritage grounds, subject to a number of conditions being imposed.</b></p> <p>These conditions relate to:</p> <ul style="list-style-type: none"> <li>• the extent of the proposed upper floor raked ceiling;</li> <li>• the finish of the off-form concrete used in the extension;</li> <li>• the submission of full details of external materials, finishes and colours, prior to CC;</li> <li>• the submission of a Heritage Interpretation Plan (for the building and moveable heritage), prior to CC;</li> <li>• the submission of a comprehensive Photographic Archival Record, covering the building (internal and external), its setting along with all moveable heritage items, prior to CC;</li> <li>• the appointment prior to CC, of a heritage architect to oversee construction and to ensure that</li> </ul>		

- all policies of the CMP are complied with during works;
- satisfactory implementation of the Heritage Interpretation Plan, prior to the issuing of the OC

#### Further Comments

##### Consider against the provisions of CL5.10 of PLEP 2014:

Is a Conservation Management Plan (CMP) Required? Yes Has a CMP been provided? Yes (dated June 2022)

Is a Heritage Impact Statement (HIS) required? Yes Has a HIS been provided? Yes (dated November 2022)

The proposal is therefore supported.

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

#### Recommended Heritage Advisor Conditions:

### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Photographic Archival Record

A photographic archival record of the site is to be made of all existing buildings and structures (including interiors and exteriors), as well as the setting (including any major landscape elements). This archival record is to also record, in-situ, all identified items of moveable heritage, prior to their removal for storage or relocation. This record is to be prepared generally in accordance with the guidelines issued by NSW Heritage and must be submitted to Council's Heritage Officer for approval, prior to the issue of a Construction Certificate.

The photographic record should be made using digital technology and should include:

- Location of property, date of survey and author of survey;
- A site plan at a scale of 1:200 showing all structures and major landscape elements;
- Floor plans of any buildings at a scale of 1:100;
- Photographs which fully document the site (including items of moveable heritage), cross-referenced in accordance with recognised archival recording practice to catalogue sheets. The extent of documentation will depend on the nature of the item.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To provide an archival photographic record of this heritage item and any moveable heritage onsite, prior to the commencement of any works.

#### External materials, finishes and colours

Full details of external materials, finishes and colours are to be submitted to Council's Heritage Officer for approval, prior to the issue of a Construction Certificate.

In this regard, the "off the form concrete" finish, including spandrel beams, soffits and a column, are to be smooth (Class One Finish) and remain unpainted. Other materials and colours used in the new extension should be compatible with, and not compete with the architectural characteristics of the heritage listed surf club.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure compatibility with the architectural significance of the heritage listed surf club building and its setting.

### **Upper floor ceiling details**

The extent of the proposed raked ceiling line on the upper floor, is to be adjusted so that it only follows the extent of the original hall. The original gable ends to this room are to be retained and expressed internally, along with 4 nib walls so that the volumetric form of the hall is partly retained.

Details are to be submitted to Council's Heritage Officer for approval, prior to the issue of a Construction Certificate. An architectural long section is to be submitted demonstrating compliance with this condition.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: So that the volumetric form of the original hall is partly retained and recognisable.

### **Heritage Interpretation Plan**

A Heritage Interpretation Plan is to be prepared for the site. As well as interpretation of the heritage listed surf club building, it must also include specific reference to the aesthetic and social significance of the original hall and specifically include items of moveable heritage, which are located within this heritage building.

The Interpretation Plan must be prepared by a suitably qualified consultant in accordance with the Heritage NSW guidelines "Interpreting Heritage Places and Items" and must be submitted to Council's Heritage Officer for approval prior to issue of a Construction Certificate. The Plan must include strategies which are to be implemented as part of the approved development.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure that the historical and cultural significance of the site is recognised and interpreted as part of the development of the site.

### **Supervision of works by Heritage Architect**

All works are to be supervised by an experienced heritage architect who is to be involved in the resolution of all matters where significant fabric and spaces are subject to demolition and adaptive reuse. The heritage architect is to be available throughout the construction process to respond directly to Council when issues relating to heritage require clarification or resolution. They are also to ensure that the policies outlined in the Conservation Management Plan (Heritage 21, dated June 2022) are adhered to.

Details of the appointment of this heritage architect are to be submitted to Council's Heritage Officer, prior to the issue of a Construction Certificate. Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure that all matters relating to significant fabric and spaces are guided by heritage conservation best practice and the Conservation Management Plan.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Implementation of Heritage Interpretation Plan**

The approved Heritage Interpretation Plan must be implemented to the satisfaction of Council's Heritage Officer prior to the issuing of the Occupation Certificate.

Details demonstrating compliance with this condition are to be provided to the Principal Certifying Authority.

Reason: To ensure that the historical and cultural significance of the site is recognised and interpreted as part of the development of the site