

## HERITAGE IMPACT STATEMENT

Newport Surf Life Saving Club



394 Barrenjoey Road, Newport  
LEC 2023/00109048

7 August 2024

Upper Cover Image: View of the surf lifesaving club from the beach (Source: NBRS)

Lower Cover Image: View of the proposal from the beach (Source: Adriano Pupilli Architect – NSC DA East Elevation Montage)

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## HERITAGE IMPACT STATEMENT FOR LEC 2023/00109048 - NEWPORT SURF LIFE SAVING CLUB UPGRADE

### 1.0 INTRODUCTION

#### 1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an amended proposal for alterations and additions to the Newport Surf Life Saving Club, at 394 Barrenjoey Road, Newport. The current proposal has been prepared as a result of additional investigations undertaken in the context of Land and Environment Court (LEC) 2023/00109048 proceedings following the initial refusal of the proposal by Northern Beaches Council.

The subject site is listed as an item of local heritage significance on Schedule 5 of the *Pittwater Local Environmental Plan (LEP) 2014* as *Newport Surf Life Saving Club*, Item 2270445. It is not located within any Conservation Area nor is it in the vicinity of any other listed items.

Accordingly, this Heritage Impact Statement reviews the amended proposal in terms of the DCP relevant heritage provisions of the *Pittwater LEP 2014* and the requirements of the *Pittwater Development Control Plan (DCP)*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

The proposal involves removal of existing, non-significant fabric, an extension to the northern side of the building and coastal protection works to the eastern (seaward) side of the building). These works are required for the upgrading of the facilities so as to enable to ongoing operation of the Surf Life Saving Club for the club and for the safety of the wider community.

Key issues identified in the Statement of Facts and Contentions (SoFC) that have driven changes to the proposal which are to be addressed in this heritage impact statement include:

- coastal flooding and engineering impacts,
- that the proposed building height is excessive and that the proposed additions will result in a built form that will have an adverse impact on the visual amenity and scenic qualities of the coast
- an incompatibility with the heritage significance of the local item and with the character of the locality, and
- that heritage significance and potential retention/alteration of the building has not been fully considered in terms of its location within the ongoing Coastal Management program.

#### 1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined

in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

### 1.3 SITE LOCATION

The site is located fronting Newport Beach, at 394 Barrenjoey Road, Newport, and is identified as Lot 1 DP 1139445 and Lot 7094 DP 1059297 by the NSW Land Registry Services (LRS).



Figure 1: Aerial map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 2: Street map with the subject site circled red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

### 1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject site is listed as an item of local heritage significance on Schedule 5 of the *Pittwater Local Environmental Plan (LEP) 2014* as *Newport Surf Life Saving Club*, Item 2270445. It is not located within any Conservation Area nor is it in the vicinity of any other listed items.

### 1.5 INFORMATION RELIED UPON

Architectural documentation of the proposal have been prepared by Adriano Pupilli Architect.

Investigations into alternative options for the site have been prepared by Rhelm and are set out in the *Options Assessment and Review* report dated August 2024.

Report on the coastal erosion issues set out in *Updated Consideration of Risk from Coastal Erosion/Recession* by Horton Coastal Engineering (HCE, 2020)

Concept design of the wave parapet prepared by Royal Haskoning DHV.

### 1.6 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Director, of NBRS.

The historical research and the description was sourced from the *Conservation Management Plan Newport SLSC 394 Barrenjoey Road Newport* (CMP), prepared by Heritage 21 in June 2022.

## 1.7 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment.

This report only addresses the relevant planning provisions that relate to heritage.

## 1.8 COPYRIGHT

Copyright of this report remains with the author, **NBRS**. Unless otherwise noted, all images are by the author.

## 2.0 DOCUMENTARY EVIDENCE

### 2.1 HISTORY OF THE LOCAL AREA

*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. Their main food source was seafood, which they collected by gathering shellfish or catching fish through the use of a spear or a fishing line.<sup>1</sup> The Kuringai people had lived in the Pittwater and Newport region for thousands of years when Europeans arrived in 1788. From the early 1800s, Aboriginal lands were given to pardoned convicts and free settlers. Some land was cleared for cultivation and to provide timber for building and fuel. 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>2</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>3</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>4</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. A site north of the present Royal Motor Yacht Club, known as Saltpan Cove, was used during early European settlement to produce salt for domestic use in the colony, salt being essential for the preservation of raw meat.<sup>5</sup>*

*During the early years of the 19th 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>*

*One of the earliest grants was given to Robert Campbell Jr., the nephew of a respected Sydney merchant of the same name. The 25-year-old Scotsman had recently married when Governor Macquarie gave him 700 acres in 1814. This land stretched from the present Beaconsfield Street North to the foot of the hill where Bardo Road now runs, extending across from the ocean to Pittwater Shore.<sup>7</sup> Some other early land grants in the area included 60 acres at Long Beach, given to James Farrell on May 18th, 1843. Farrell was later convicted of stealing cattle in 1864. Other early land-holders were a Mr Bolton and Thomas Warner, who received 50 acres in the district in 1833.<sup>8</sup> Smuggling along the shores of Pittwater was rife in the 1830s. Barrels of rum, loaded in Sydney for destinations in the South Seas, were often off-loaded in the Pittwater and Newport area. In August 1841, the Collector of Customs posted a notice offering a reward and anonymity to anyone giving information relating to smugglers. In this notice, the smugglers were described as “persons residing on the shore, who in other respects are considered respectable.” One of those “respectable” residents was Robert Henderson, who once owned 80 acres in Newport. He was involved in the landing of 200 casks of brandy and 59 puncheons of Mauritius rum, supplied by the firm of Dunlop and Ross, which was loaded on to the Fair Barbarian at Circular Quay, bound for the Dutch East Indies.<sup>9</sup>*

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<sup>1</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909 – 2009: The First Century* (Newport: Newport Surf Life Saving Club, 20009), p. 10

<sup>2</sup> “Pittwater History & Heritage”, *Discover Newport – Pittwater*, <http://www.newportpittwater.com/listings/pittwater-history-heritage/>, accessed May 31, 2018.

<sup>3</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909 – 2009: The First Century* (Newport: Newport Surf Life Saving Club, 20009), p. 10

<sup>4</sup> Frances Pollon, “Newport” in *The Book of Sydney Suburbs* (Sydney: Angus & Robertson Publishers, 1988), 185.

<sup>5</sup> *Ibid*

<sup>6</sup> Alan Sharpe, *Pictorial Memories: Manly to Palm Beach* (Sydney: Kingsclear Books, 2004), 107.

<sup>7</sup> *Ibid*

<sup>8</sup> Pollon, “Newport” in *The Book of Sydney Suburbs*, 186.

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

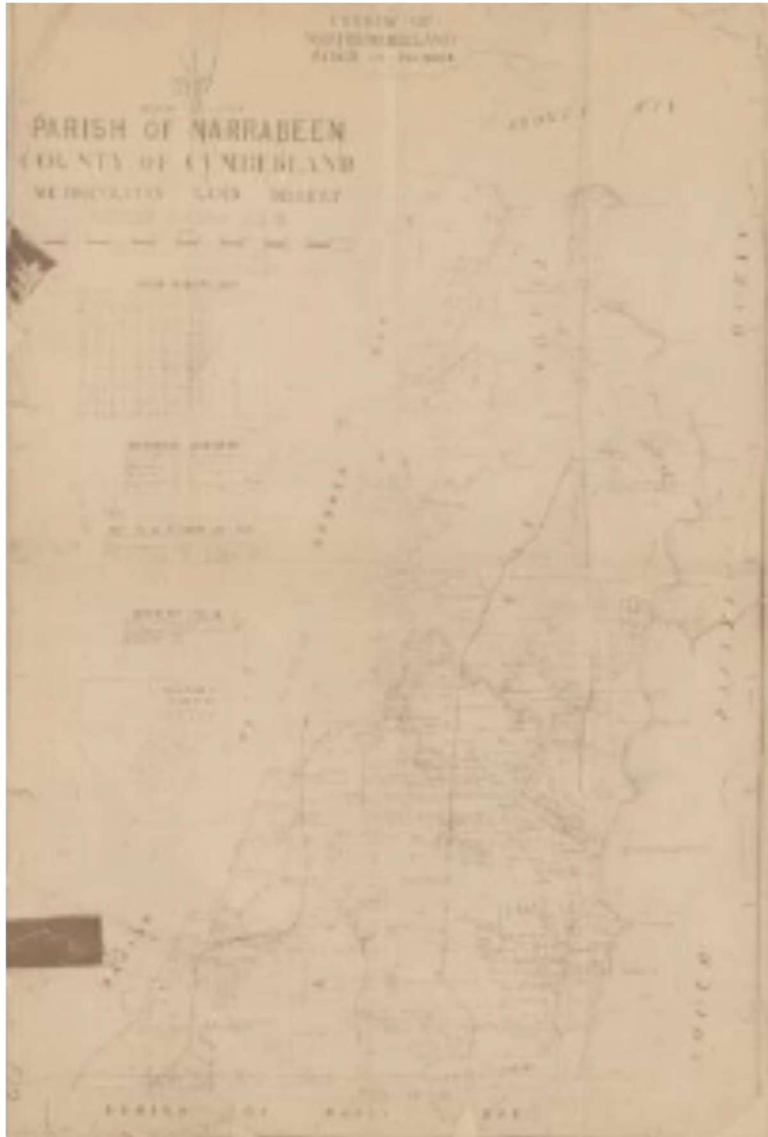


Figure 3 - 'Parish of Narrabeen, County of Cumberland'. Compiled, drawn and printed at Department of Lands, Sydney NSW April 1895.<sup>10</sup>

*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>11</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>12</sup> In 1879, with the help of Real Estate Developer George Pile, the pier known today as Newport Wharf, was constructed.*

*After this successful venture, both gentlemen purchased land in Newport. Together, they purchased the land from the then released Basset-Darley Estate. In 1880, Jeanneret and Pile paid 732 pounds for 118 acres on which they planned to establish the New Marine Township of*

<sup>10</sup> Trove, <https://nla.gov.au/>

<sup>11</sup> "Newport Wharf", Pittwater Online News Issue 98, <http://www.pittwateronlinenews.com/newport-wharf-history.php>, accessed May 31, 2018.

<sup>12</sup> 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.

Newport.<sup>13</sup> They acquired land and built the weatherboard residence which became the Newport Hotel. Wasting no time, Jeanneret and Pile 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>14</sup>

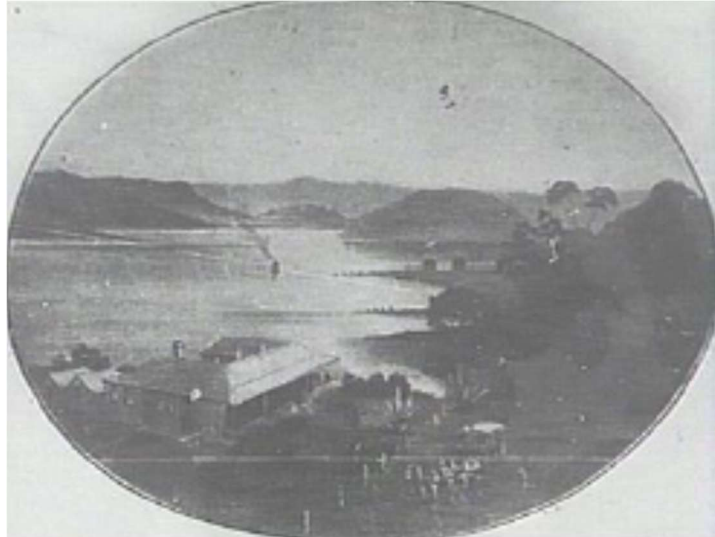


Figure 4 - 'Newport Hotel, ca. 1890'. (Source: Northern Beaches Council)<sup>15</sup>



Figure 5 - 'Newport Hotel, 1927'. (Source: Northern Beaches Council)<sup>16</sup>

<sup>13</sup> Land Titles Office, "Old System Deeds Book 201, No. 916" and "Old System Deeds Book 224, No. 576."

<sup>14</sup> Sharpe, Pictorial Memories: Manly to Palm Beach, 107.

<sup>15</sup> <http://photosau.com.au/Warringah/scripts/ExtSearch.asp?SearchTerm=WAR40348>

<sup>16</sup> <http://photosau.com.au/Warringah/scripts/ExtSearch.asp?SearchTerm=60917>

*The village of Newport grew up around the pier and the hotel. Postal facilities were available from the house across from the hotel but, by 1887, residents on the ocean side of Newport were requesting their own postal service. The postmaster in Sydney sent out an inspector who was unimpressed, reporting that there was no township or "even a sign of one beyond the dilapidated hotel which was erected years ago."<sup>17</sup>*

*For 50 years the Newport Hotel was the hub of the village; the first house and the first shops were built in its vicinity. Located on the edge of Pittwater, it still plays a significant role in Newport's social life. The land upon which the Newport Hotel stands was originally owned by Darcy Wentworth. After his death, his daughter Katherine inherited his estates. Upon Katherine's death, the estates were frozen. They were finally released by a special Act of Parliament in 1877 and were thereby called The Basset-Darley estate. Jeanneret and Pile bought a significant portion of the estate in 1880, where they built the Newport Hotel. The first licensee of the Hotel was William Boulton. Following him, the Craig family ran the hotel from the early 1900s to 1924. During this time, in 1913, the hotel underwent renovations, and was replaced by a two-store building with 2 bars, 2 dining rooms, 4 parlours and 20 bedrooms. The hotel was remodelled again in 1954, but it was badly damaged by a fire on August 30, 1967. It was rebuilt in its present form in 1971.<sup>18</sup>*



Figure 6 - 'Barrenjoey, 1925'.<sup>19</sup>

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<sup>17</sup> Ibid

<sup>18</sup> Ibid, 110

<sup>19</sup> tate Library of New South Wales

[http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps\\_pid=FL1847313&embedded=true&toolbar=false](http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=FL1847313&embedded=true&toolbar=false)



Figure 7 - 'Panorama from Barrenjoey'<sup>20</sup>



Figure 8 - 'Pittwater Barrenjoey Beach'.<sup>21</sup>

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<sup>20</sup> State Library of New South Wales, <http://archival.sl.nsw.gov.au/Details/archive/110107152>.

<sup>21</sup> State Library of New South Wales, <http://archival.sl.nsw.gov.au/Details/archive/11010716>



An old Pittwater resident, James Booth, recalled that the roads were so bad in the district that the community became virtually marooned in Newport after a heavy downpour. On one occasion, following weeks of rain, the hotel ran out of beer, but the publican managed to drive a horse and cart to Manly where he bought 12 dozen bottles. Just as he reached the top of the hill above Newport, the back axle snapped, and most of the bottles were smashed. Bits of broken glass could still be seen on the edge of the road, some 40 years later, in 1938.<sup>22</sup>

In 1888 George Bishop surveyed the township of Newport. As an expression of loyalty to Britain he named King (George III) and Queen (Victoria) Streets and complimented two Prime Ministers with Beaconsfield and Gladstone Streets. He also named Bishop Street after himself.<sup>23</sup>

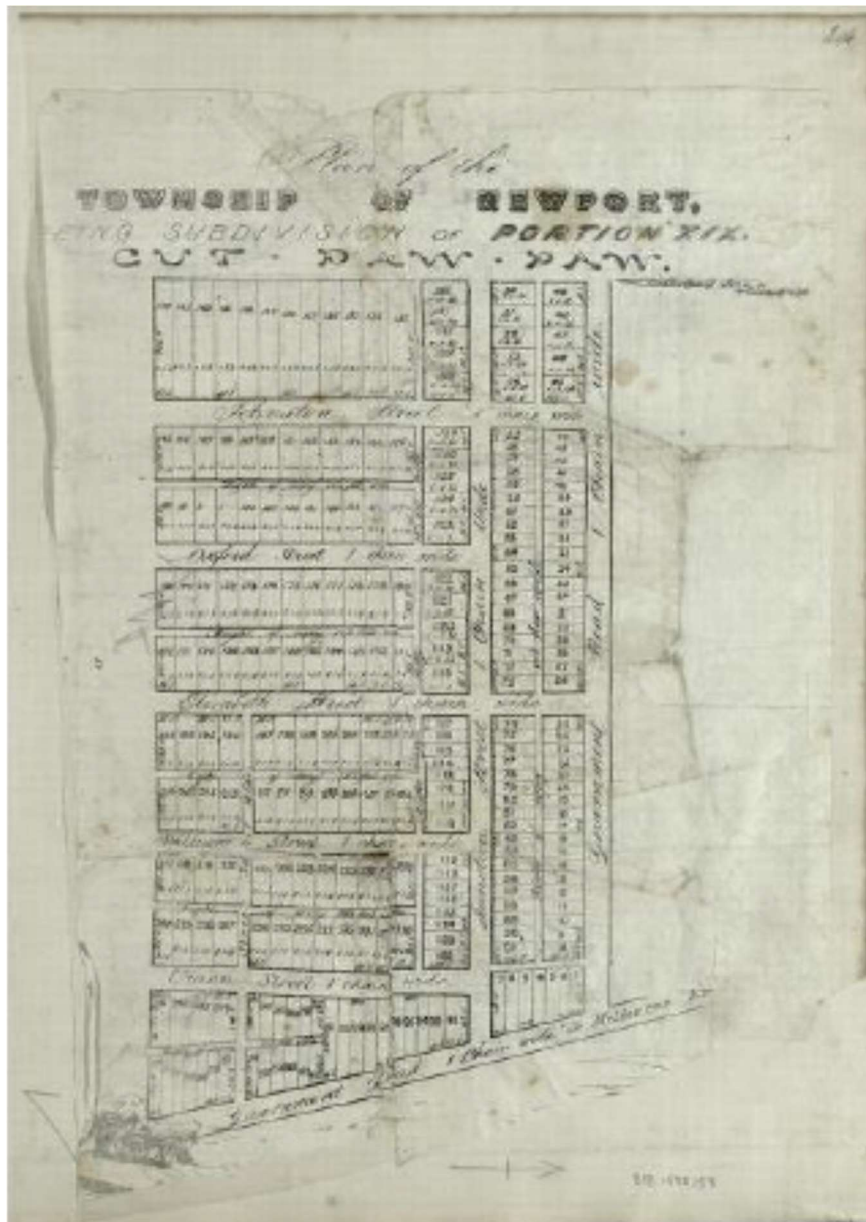


Figure 9 - 'Plan of the Township of Newport, Being Subdivision of Portion XIX. Cut Paw Paw'<sup>24</sup>

<sup>22</sup> Ibid

<sup>23</sup> Ibid., 107-108

<sup>24</sup> State Library of Victoria, Trove, <http://digital.slv.vic.gov.au/view/action/>

A landmark moment in the progress of Newport, was the opening of the first school. With 19 pupils, The Newport School opened on April 30th, 1888, and classes were held in a tent.<sup>25</sup> The first enrolment of students was made up of four local families; the Bakers, Boultons, Bulfins and Scotts. The youngest student was Lillie Bulfin, aged 2 years 6 months, and the eldest was Minnie Scott, who was 13 years and 4 months. A stone school house was built in 1890 when the number of children remained about the same and the population of the village was 100<sup>26</sup>.



Figure 10 - 'Newport Public School Students, 1931'<sup>27</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. Some of the ships to bring visitors to Newport were Maitland, City of Grafton and Namoi.<sup>28</sup> The tiny seaside village on the edge of a tree-lined bay, with the ocean beach a mile or so away, provided an idyllic day's outing for working class families from Sydney's inner suburbs. The trippers managed to pack exploratory rambles and sizeable picnic lunches into the two hours before the steamer began sounding its departure siren.<sup>29</sup>

However, by the 1890s, the various Sydney Pushes came to appreciate the secluded qualities of Newport, where there was no representative of the law for miles. The orange orchards and chicken farms were open for looting. Bootleg alcohol could be obtained from the moonshiners in the bush across from McCarr's Creek. Drunken riots, pillaging and punch-ups between rival Pushes became the new Sunday pastime at Newport, with gangs arriving from The Rocks, Woolloomooloo, Devonshire Street and Darlington. There were some 80 families living in Newport during this time. They made pleas to the police at Manly, but they were already over-worked and undermanned at weekends.<sup>30</sup>

Finally, a group of residents decided to take matters into their own hands. One such resident was the manager of the Newport Hotel, an ex-policeman named Tom Odgers. He was fed up with the

<sup>25</sup> Ibid., 114.

<sup>26</sup> Ibid.

<sup>27</sup> Northern Beaches Council, <http://photosau.com.au/Warringah/scripts/ExtSearch.asp?SearchTerm=WAR41236>.

<sup>28</sup> Pollon, "Newport" in *The Book of Sydney Suburbs*, 186.

<sup>29</sup> Sharpe, *Pictorial Memories: Manly to Palm Beach*, 108.

<sup>30</sup> Ibid., 111.

*brawling and decided to hire a bouncer, a muscular American named Jack Castlemain. Another resident was the orchardist, David Scott, who hired two prize fighters to defend his property; Big Jim Bolton and Black Brooks. On February 21st, 1892, the new defenders of the town curbed any fighting or stealing and shortly after this time, the Pushes stayed away from Newport. Family picnic parties began coming back and the little bayside village returned to its peaceful pursuits.<sup>31</sup>*

*In 1898, a post office was finally established. Land continued to be subdivided as Newport entered the 20th century, with Green Point subdivision, for example, being sold in 1905.<sup>35</sup> 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>36</sup>*

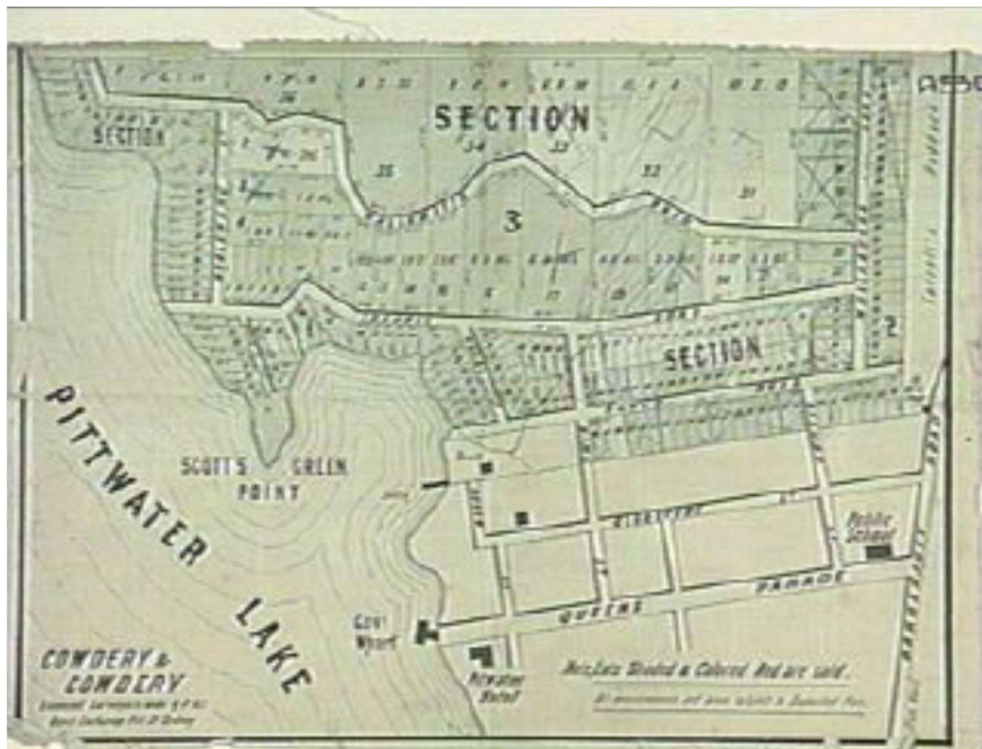


Figure 11 - 'Scott's Green Point Estate, Newport: sales plan, ca. 1905; Cowdery & Cowdery'.

## 2.2 SURF LIFE SAVING AUSTRALIA

*Surf Life Saving Australia is a non-for-profit community organization that promotes water safety and provides surf rescue services. Striving to create a safe environment on Australia's beaches, Surf Life Saving Australia is involved in patrols, education and training, public safety campaigns and the promotion of health and fitness.*

*During the early years of the twentieth-century, surf-bathing had been rapidly increasing in popularity. As a result, the by-laws preventing bathing during daylight hours, which had been in place since the 1830s, were gradually removed between 1902 and 1905, reflecting the changing*

<sup>31</sup> Ibid.,111

public attitudes. These changes had a dramatic impact on local beach culture, as the number of beachgoers entering the surf suddenly increased. As many bathers couldn't swim, the number of drownings and attempted rescues also increased. Consequently, the Royal Surf Life Saving Club, which originated in Britain, placed lifelines on beaches and held classes to educate people about safe beach behaviour. Manly Council was among the first to protect surf bathers, employing two fishermen, the Sly brothers, to patrol offshore. In 1905, the Manly Council employed the first official Australian lifeguard, Edward 'Happy' Eyre.

Over the next few years, local businessmen and councillors across New South Wales, often surf bathers themselves, saw the economic benefits of providing safe beaches. In February of 1907, the first official Surf Life Saving Club was founded on Bondi Beach, and during the following months, several other beaches across Sydney followed suit. On October 18, 1907, representatives from these various Surf Life Saving Clubs, together with members of other interested groups, met to form the Surf Bathing Association of New South Wales, the organization which is now known as Surf Life Saving Australia.

To become a volunteer surf lifesaver, members of the public had to qualify for the Royal Surf Life Saving Society's Proficiency Certificate or Bronze Medallion. For many years, the Surf Life Saving Association banned women from qualifying for the Bronze Medallion, arguing that they were not strong enough to operate the equipment or swim in heavy surf. Despite this, many women worked behind the scenes and were valuable to fundraising efforts. Some decided to form ladies' surf clubs and competed in carnivals, especially outside of Sydney, where clubs were less concerned with the rules and more focused on their immediate community. The Surf Life Saving Association finally admitted women as members in 1980. Since then, the number of surf lifesavers has almost doubled.

During the 1920s and 30s, many clubs began Nipper programs for junior surf lifesavers aged between 7 and 14. These programs operated differently at each club, with some only accepting boys, and others running Nipperette or Mermaid programs for girls. With falling memberships and some clubs facing closure, the Surf Life Saving Association established a national Nipper program in the 1960s. The program expanded rapidly after 1980 when girls were eligible for full membership. The parents of many Nippers also joined up, further increasing membership numbers.

Surf lifesaving flags across Australia were originally blue and white, however the iconic red and yellow flags were introduced in 1935. According to the International Code of Signals for ships at sea, "man overboard" was represented by a red and yellow flag divided diagonally, and this is what inspired the change of colour. Red and yellow caps also became standard in 1939.

In 1919, the Surf Bathing Association of New South Wales introduced meritorious awards – a silver medal, a bronze medal, and a certificate of merit – for acts of bravery in the surf. These medals were only awarded when a surf lifesaver had exceeded his 'ordinary duty' and displayed exceptional bravery and resource. To date, only 37 silver medals have been awarded, and only one since the late 1960s. One such silver medal was awarded to lifesaver Gavan Horsley on November 25, 1950.

Another notable incident in Australia's surf lifesaving history occurred on the 6th of February 1938, when a large rip on Bondi Beach caused panic. Fortunately, a surf club race was just about to start and there were plenty of lifesavers on the beach. They swung into action, swimming out to those in trouble. Frantic swimmers grabbed at the lifesavers and surf lines. Over 200 people were rescued that day and quite remarkably, only five lives were lost.

In 2004, the Australian Government declared 2007 the Year of the Surf Lifesaver, allocating \$1 million in funding to celebrate its centenary.

## 2.3 SURF LIFE SAVING AUSTRALIA

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. While residing on his property on Macquarie Street in Sydney, Farrell engaged convicts to manage a farm on this land, including running cattle and growing wheat.<sup>32</sup> After his death in 1851, his son, John Jr. oversaw Farrell's Newport Farm with his wife Mary Anne. Mary Anne gave birth to their son Johnny in 1851. John Jr. and Mary Anne were prosecuted and found guilty of stealing cattle and imprisoned for four and a half years and two and a half years respectively. John Jr. continued acquiring more land in the years to follow, with his land stretching from the surfing beach (present day Newport Beach) to Pittwater. John Jr continued to improve his fortunes when in 1870 he obtained a licence to run the New Steyne Hotel at Manly, allowing his son Johnny to manage the Newport Farm. When the depression of the 1890s arrived, it greatly impacted the Farrell family and resulted in the progressive loss of their land. At the time of Johnny's death in 1933, only 2 acres of land belonged to the Farrell family.<sup>33</sup>

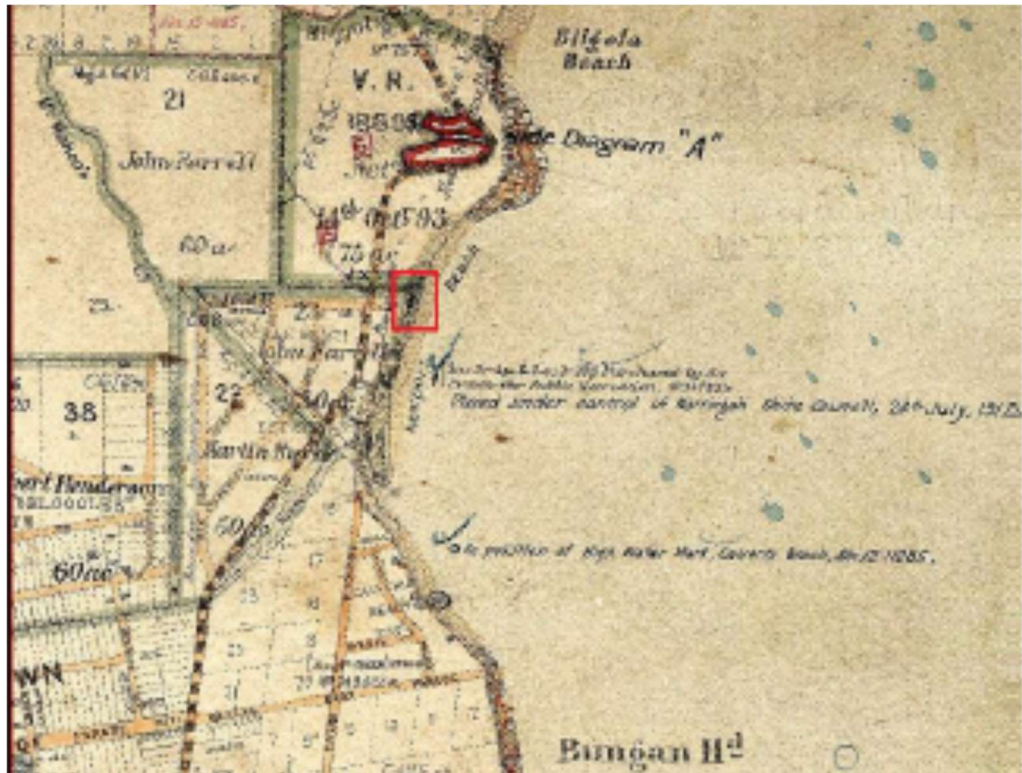


Figure 12 - Parish of Narrabeen Subdivision Plan, c.1905 Approximate location of subject site on John Farrell's land located in red.<sup>34</sup>

The Surf Bathers Association formed in 1907 as a response to dangerous conditions and the increasing numbers of bathers on beaches, to advocate for lifesaving techniques on Australian beaches and to represent Surf Clubs.<sup>35</sup> By 1908, five Council beaches, including Newport Beach were equipped with a lifeline, belt, and reel, for lifesaving purposes.<sup>36</sup>

<sup>32</sup> Guy Jennings, Newport Surf Life Saving Club, 1909 – 2009: The First Century (Newport: Newport Surf Life Saving Club, 20009),p. 10

<sup>33</sup> Ibid., 11

<sup>34</sup> Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/>, annotated by Heritage 21.

<sup>35</sup> Ibid., 12

<sup>36</sup> Ibid., 14

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. 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 acres of Johnny Farrell's land for a public reserve, dressing sheds and the Surf Club.<sup>37</sup> In that same year, the first Clubhouse was erected on Neptune Street on a land belonging to off Snell.

Due to its isolation, it was called *La Solitaire*.<sup>38</sup> The building was later used by Snell as a holiday house.<sup>39</sup>



Figure 13 - Newport Beach, c. 1912, including Johnny Farrell's farmhouse, indicated in red.<sup>40</sup>



Figure 14 - First Newport Surf Clubhouse, "La Solitaire", built in 1909. Photo taken 1925.<sup>41</sup>

<sup>37</sup> Ibid., 16

<sup>38</sup> "Newport Surf Life Saving Club", NSW Government: Office of Environment and Heritage, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2270445>, accessed May 31, 2018.

<sup>39</sup> Guy Jennings, Newport Surf Life Saving Club, 1909 – 2009: The First Century (Newport: Newport Surf Life Saving Club, 2009), p.18

<sup>40</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century, annotated by Heritage 21.

<sup>41</sup> Ibid.

The first Captain of the Club was Leighton Scott, with William Boulton taking the role as Vice-Captain while the founding members are listed as James Booth, William Boulton, Fed Dwyer, Stan Harrington, Dick Harrison, Cecil, Godfrey and Harry Snell, A.S. Henderson, Edwin and Norman Penfold, Carl Perry, Carl and Sidney Porter, Leighton Scott and George Meillon.<sup>42</sup>

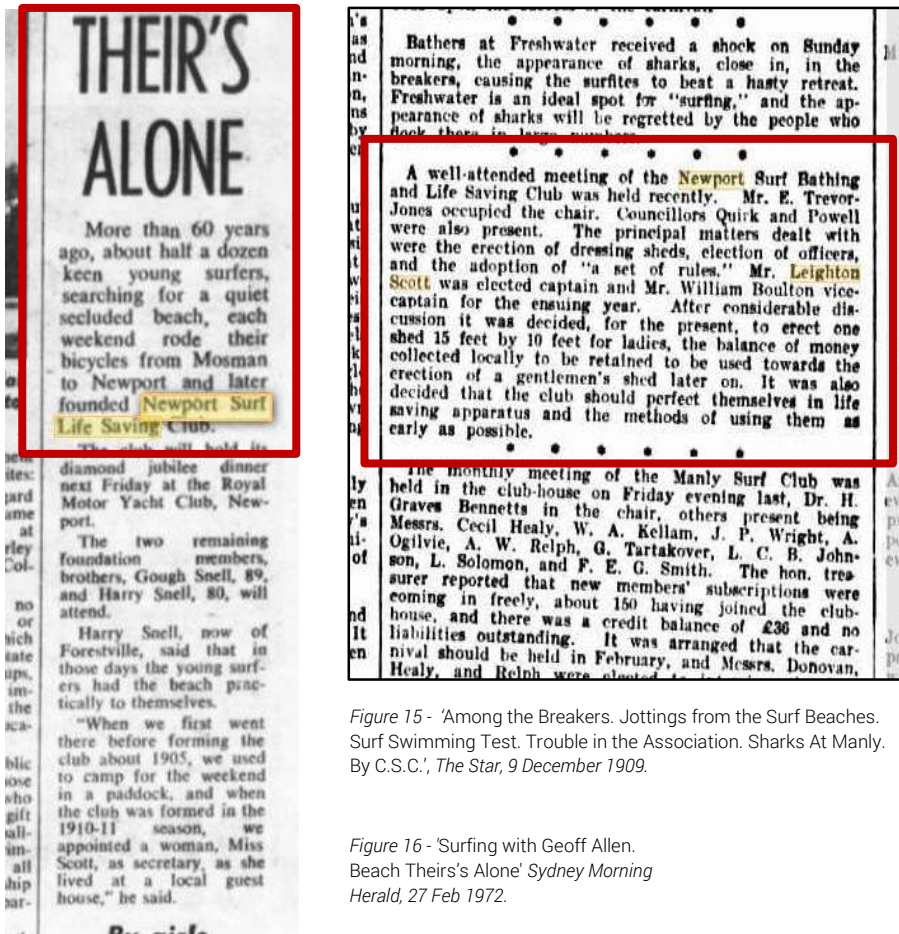


Figure 15 - 'Among the Breakers. Jottings from the Surf Beaches. Surf Swimming Test. Trouble in the Association. Sharks At Manly. By C.S.C.', *The Star*, 9 December 1909.

Figure 16 - 'Surfing with Geoff Allen. Beach Their's Alone' *Sydney Morning Herald*, 27 Feb 1972.

<sup>42</sup> "Newport Surf Club – Newport SLSC to 1938 Part 1", Pittwater Online News, <http://www.pittwateronlinenews.com/newport-slsc-1909-1938-overview-page-1-history.php>, accessed May 31, 2018.



Figure 17 - Photo of original foundation members, Edwin Penfold, George Meillon, A.S Henderson, C. Perry, the Robertson Brothers and R. Clarke. 1922.

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>52</sup> On 8<sup>th</sup> April 1911, Newport Beach was officially opened as a public beach. The President of Warringah Shire, Councillor Ralston, Councillor Quirk, Dr Arthur, M.L.A from Manly and Manly Alderman C.D. Paterson were among those present at the ceremony. The spouse of the Minister of Lands, Mrs Neilsen was responsible for cutting the ribbon during the ceremony.<sup>53</sup>



Figure 18 – Newport Beach on opening day. Two dressing sheds constructed in 1910 also visible in photo.<sup>43</sup>

<sup>43</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First century.





Figure 19 – Official opening of Newport Beach on April 8, 1911.<sup>44</sup>

*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 and include a club room, veranda, casualty room and a tower. By 1915, the weatherboarded clubhouses were built by the Council with the help of grants from the State Government. However, due to monetary restrictions by Council, only the North Narrabeen club included the tower in their clubhouse utilising their own funds. On 30 January 1915, the Newport Clubhouse was opened by Mr Quirk.<sup>45</sup>*

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<sup>44</sup> Ibid.

<sup>45</sup> Ibid., 20.



Figure 20 - The Second Newport Clubhouse opened in 1915.<sup>46</sup>

*During World War I, 18 members of the Surf Club enlisted in the army. Six of the enlisted members lost their lives in battle. These included Sydney Arnold, James Edward Booth, Francis Edward Dwyer, Albert Edward Porter, William James Porter and Sidney George Porter.<sup>47</sup> 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. Some of the competitions included in the Carnivals were surfing races, rescue and resuscitation competitions, boat races, beach sprints, beach relay races, wheelbarrow races and chariot races.*

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<sup>46</sup> Ibid., 21

<sup>47</sup> Ibid., 19.

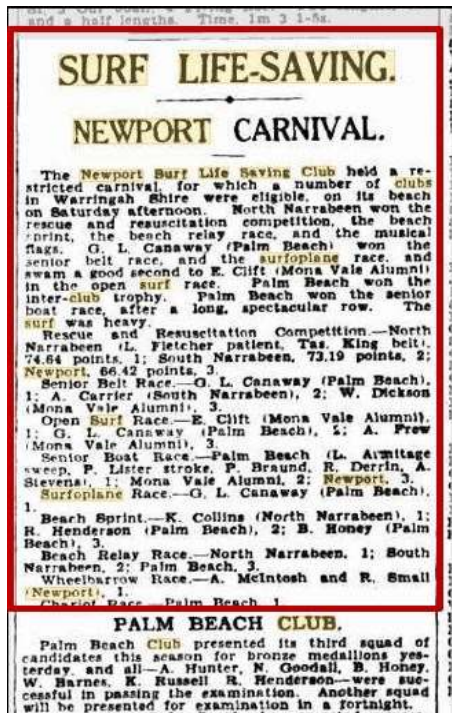


Figure 21 - 'Surf Life Saving. Newport Carnival', The Sydney Morning Herald, 18 January 1937.<sup>48</sup>

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>49</sup> As such, a meeting was held in 1932 between a newly established Beach Improvement Committee and councillors from the WSC. This meeting addressed the need for a new clubhouse that would include a parking area and a lady's section.<sup>50</sup>

During the 1930s, maintenance and capacity issues of the clubhouse highlighted the need for a new, bigger clubhouse. Additionally, the newly reformed Ladies Surf Club did not have clubrooms, as their rooms had been demolished in order to use the material to repair the men's dressing sheds and clubroom in 1930.<sup>51</sup> A new clubhouse was built in 1933 at a cost of 2,000 pounds, opening on 30th 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>52</sup>

The new Clubhouse consisted of two storeys, and comprised dressing sheds, club rooms and a hall.<sup>53</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>54</sup> The opening ceremony involved Club members, while the official opening was conducted by the Minister for Labour and Industry, J.M. Dunningham. The following Saturday after the opening ceremony, a dance event was held in the new hall.<sup>55</sup>

<sup>48</sup> Trove, <http://trove.nla.gov.au>

<sup>49</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century., p.26

<sup>50</sup> Ibid., 29

<sup>51</sup> Ibid., 39

<sup>52</sup> Newport Surf Life Saving Club", accessed May 31, 2018.

<sup>53</sup> Guy Jennings, Newport Surf Life Saving Club, 1909 – 2009: The First Century (Newport: Newport Surf Life Saving Club, 20009), p.37

<sup>54</sup> Ibid., 34

<sup>55</sup> Ibid., 64.

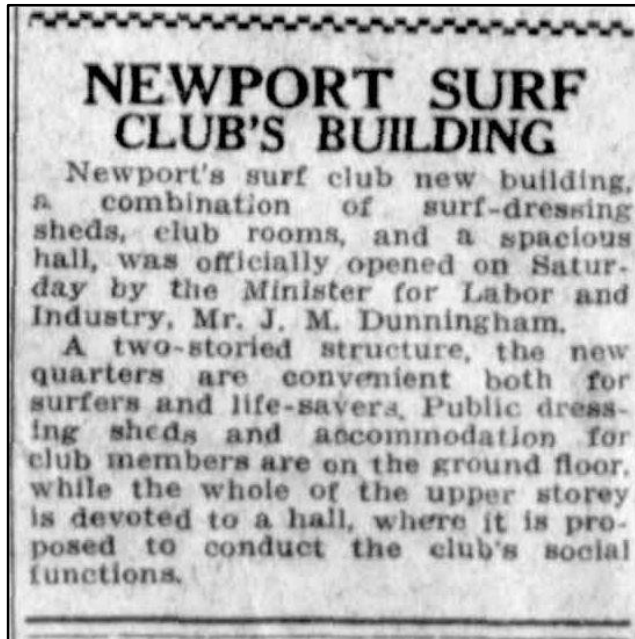


Figure 22: 'Newport Surf Club's Building', The Labour Daily, 30 October 1933, p. 37



Figure 23: 'Their Big Day. Newport Surf Club's Shed Opened', The Sun, 1 Oct, p. 17<sup>56</sup>

<sup>56</sup> Ibid., 17

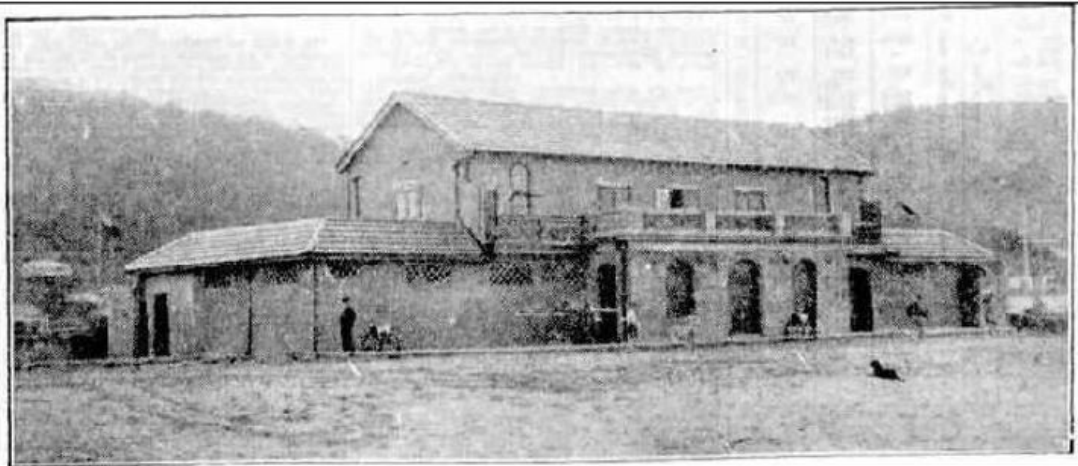


## THE OPENING OF THE NEWPORT SURF CLUBHOUSE.

Mr. Dunningham (Minister for Labour) praised the work of the surf clubs. Mr. A. Parkhill, M.P., was also present.

Figure 24: 'The opening of the Newport Surf Clubhouse', Sydney Mail 4 October 1933, p.3<sup>57</sup>

## NEW SURF CLUBHOUSE AT NEWPORT.



Surfers at Newport this season will have the benefit of this commodious building, which has been constructed for the local club.

Figure 25: "New Surf Clubhouse at Newport", The Sydney Morning Herald, 4 October 1933, p. 16

<sup>57</sup> Trove, <http://trove.nla.gov.au>



Figure 26: Third and current Newport Clubhouse, built in 1933.<sup>58</sup>

*Photographic evidence demonstrates that during the 1930s, both wings of the Clubhouse were open to the sky, incorporating pitched roofs. It is evident from these photographs that the existing Clubhouse, with the added public toilet, first floor additions to the northern and southern wings, the staircases as well as the flat roof of the northern wing were not part of the original plans.*

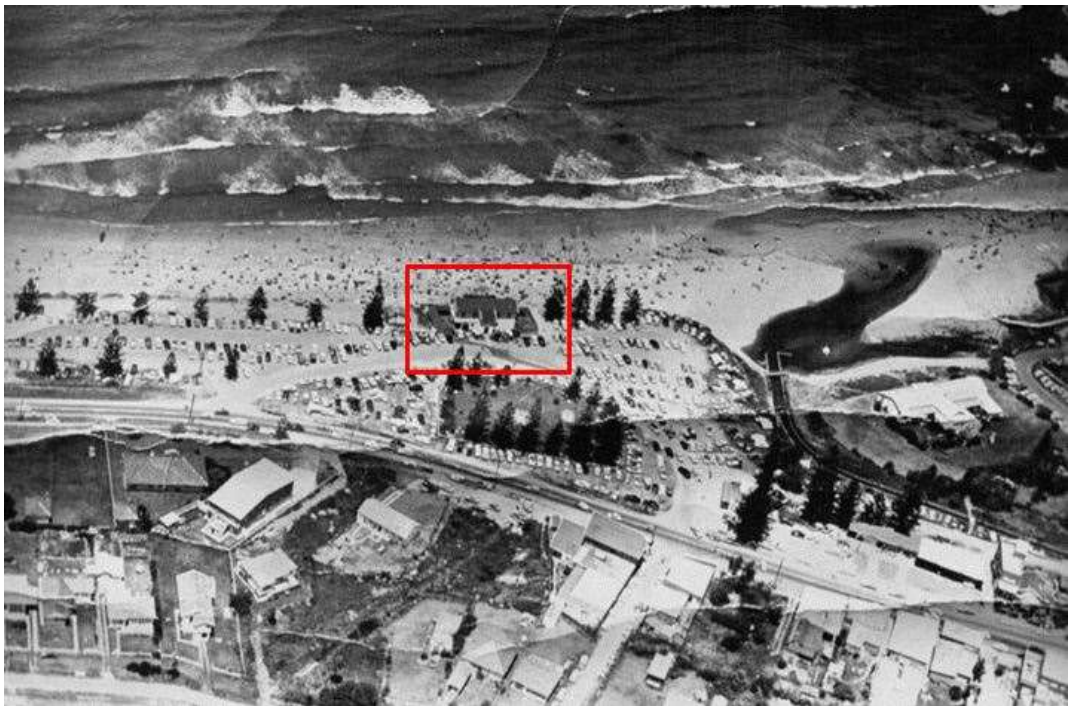


Figure 27: Image of Newport Beach, including the Clubhouse built in 1933. Clubhouse indicated in red. 'Aerial view across Newport Ocean Beach looking east'<sup>59</sup>

*A number of Officers from HMS Sussex of the British Navy visited the Club and rowed in the Club boat in 1936, while visiting Sydney. A card sent by the officers to the Club can be seen below (Figure 30). 74 The HMS Sussex was completed in 1929 and began its war service on September 4th, 1939, in the Mediterranean. The ship took part in protection duty, the search for German battleship Admiral Graf Spee in the South Atlantic, interception of German ship Watussi and*

<sup>58</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century

<sup>59</sup> Source: Northern Beaches Council, Images from the Pittwater Image Library, <http://www.photosau.com.au/MonaVale/scripts/home.asp>

escorts of evacuation.<sup>60</sup> Unfortunately, during World War II, HMS Sussex was lost at sea with all officers on board.

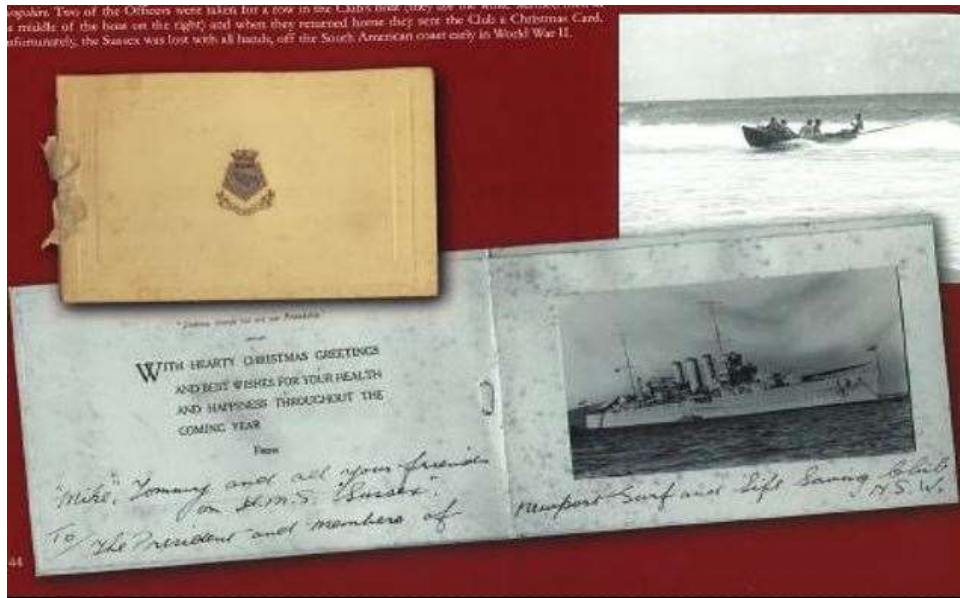


Figure 28: Image of Christmas Card from Officers of the HMS Sussex, sent to the Newport Clubhouse, c. 1936.<sup>61</sup>

The Club has been participating in the Bronze medallion squad every year since the new club was built in 1933. The Bronze Medallion has been operating for over 100 years and is part of the Royal Life Saving awards. It assesses the lifesaving techniques and capabilities of those who undertake it.<sup>62</sup> 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.



Figure 29: 'Newport Beach Surf Club House', c. 1937.<sup>63</sup>

<sup>60</sup> Lt Cdr Geoffrey B Mason, 'HMS Sussex – County-type Heavy Cruiser', Service Histories of Royal Navy Warships in World War 2, Naval History Homepage, 2005, <http://www.naval-history.net/xGM-Chrono-06CA-Sussex.htm>

<sup>61</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century

<sup>62</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet.

<sup>63</sup> Northern Beaches Council, Images from the Pittwater Image Library, <http://www.photosau.com.au/MonaVale/scripts/home.asp>.

In 1941, due to increasing number of members joining the army, active member numbers decreased, resulting in less patrols on the beach. To assist, the Ladies Club suggested acquiring the required lifesaving technique so that they could assist with the patrols. However, an increase in youth admission numbers increased the numbers of active members. During this year, Newport hosted its own carnival for the first time, attracting visitors and competitors from surrounding beaches.<sup>64</sup>

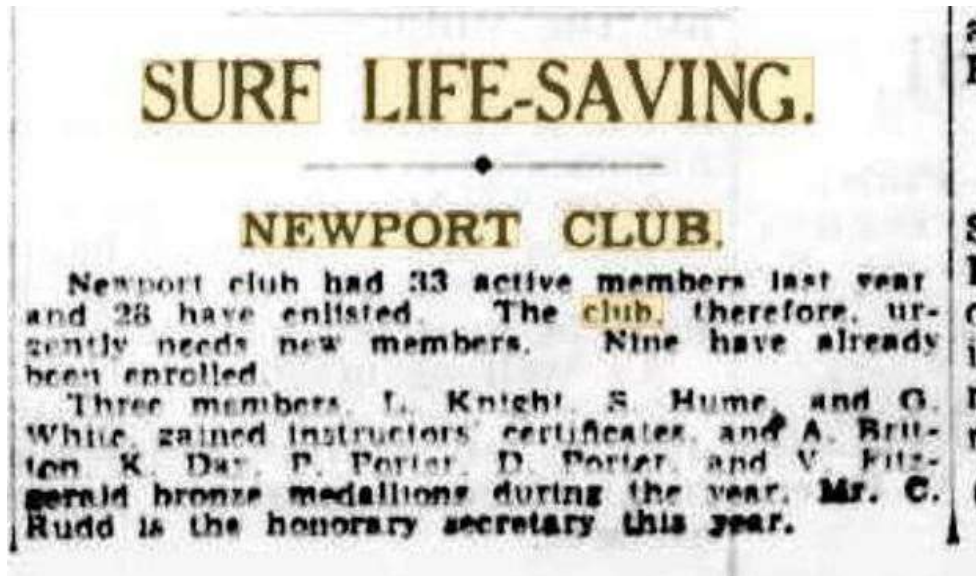


Figure 30: Surf Life-Saving. Newport Club. The Sydney Morning Herald. Sat 19 Oct 1940, p. 16<sup>65</sup>

In 1943, the Club's members numbers decreased and the Club itself was quite neglected by its active members, due to the impact of the war on the lives of the local community. C. Rudd, the Club's Secretary wrote a letter to George R. Sutton, the Club's patron regarding the situation:

*"I regret I have not answered your letter before, but I am taken up with military duties three nights a week and nearly every weekend. A number of the club members in the A.I.F have been wounded, but, up to the present none seriously, two are prisoners of war. We hope when it is all over we will be able to all have a reunion and start the Club all over again".<sup>66</sup>*

Nonetheless, a committee of members continued to manage the Club's activities during this time. Additionally, fear of invasion by Japanese forces resulted in the fortification of the peninsula during the war years. Although various forms of fortification were used along most surrounding beaches, Newport was the first beach to remove its fortification and barbed wire. This attracted more visitors to the area, increasing member numbers. By 1944, the annual new year dance was renewed again.<sup>67</sup>

By 1948, further modifications had been made to the Clubhouse building. Photographic evidence demonstrates that part of the balustrade to the eastern façade had been removed in order to construct emergency stairs adjacent to the southern wing, providing access to the beach.

<sup>64</sup> Ibid., 53.

<sup>65</sup> Trove, <http://trove.nla.gov.au>

<sup>66</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 53

<sup>67</sup> Ibid.,





Figure 31: Image of eastern façade of the Newport Clubhouse, c. 1948. The photo shows the removal of a portion of the balustrade for the addition of emergency stairs. 'Ann Kristensen on sand at Newport Beach'.<sup>68</sup>

*In 1953, Newport was designated to hold the Australian Championship Carnival. This was considered quite significant as Newport was the smallest club (77 members) to ever be selected. The event was run on Saturday March 14, 1953. A committee of experienced members, volunteers and other members transformed the beach for the Carnival. 2,831 competitors from 56 clubs participated in a total of 27 events during the championship.*<sup>69</sup>



Figure 32: 'Surfers' Big Task to Prepare Beach', The Daily Telegraph, 12 March 1953.<sup>70</sup>

<sup>68</sup> Northern Beaches Council, Images from the Pittwater Image Library, <http://www.photosau.com.au/MonaVale/scripts/home.asp>

<sup>69</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 79

<sup>70</sup> Trove, <https://trove.nla.gov.au/>



Figure 33: Poster for the Australian Surf Championship Carnival at Newport Beach.<sup>71</sup>

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>72</sup> However, in 1957, Council painted the building and constructed two staircases to the eastern façade of the Clubhouse.<sup>73</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>74</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>75</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>76</sup> In 1962, the proposed and long awaited extensions were finally carried out.<sup>77</sup>

During the 1964-65 season, through the support of Ampol Petroleum and the Bartender Safety Boat Company, Newport became the first surf club to own a motorised surf board.<sup>78</sup>

<sup>71</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century.

<sup>72</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 81

<sup>73</sup> Ibid., 86

<sup>74</sup> Ibid., 86-87

<sup>75</sup> Ibid., 87

<sup>76</sup> Ibid., 105

<sup>77</sup> Ibid., 101-102

<sup>78</sup> Ibid., 116



Figure 34: First 'Bartender' Boat owned by the Club.<sup>79</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. However, 1974 also had some highs, which included Dougall Walker winning the first gold medal in 26 years for the Club. Dougall also won first place in the Malibu Display Event and second place in the Malibu Board Event.<sup>80</sup> In the 1976-77 season, Dougall won another Gold Medal at the Australian Championships in Victoria while Nick Carroll won the Junior Board Riding competition at the Championships.<sup>81</sup>*

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<sup>79</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century.

<sup>80</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 139

<sup>81</sup> *Ibid.*, 145



Figure 35: Image of Dougall Walker, c. 1970s.<sup>82</sup>

*In the 1978-1979 season, five women including Denise Copping, Fiona Walker, Sue Darmopil, Jacquie Fraser and Katrina Cometti obtained Resuscitation Certificates, Radio Operators Certificates and were participating in patrols on the beach. This marked the end of male dominance at the Clubhouse. By the 1980's the SLSA had relaxed its rules regarding the prohibition of woman as active members. This resulted in women becoming active members of surf clubs and participating in all the relevant competitions and patrols. In the 1980-1981 season, the first female Bronze Squad was taught under the guidance of John Giddey and included Janneke Cudleigh, Glenn Ashton, Megan Molloy, Janine Laird, Bev Newman and Trudi Copland. Later on, that season, women earned 13 bronze medallions and 9 Qualifying Certificates. Newport Surf Club had the most female members in the northern beaches area, resulting in a season with 155 members.<sup>83</sup>*

<sup>82</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century, p. 139

<sup>83</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 139



Figure 36: The women's bronze squad.<sup>84</sup>

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.



Figure 37: Newport Beach and Surf Club, 1986.<sup>85</sup>

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<sup>84</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 160

<sup>85</sup> Northern Beaches Council, Warringah Image Library, <http://photosau.com.au/Warringah>, accessed through Trove.



Figure 38: 'Newport Beach and Surf Club, 1986'<sup>86</sup>



Figure 39: 'Newport Beach and Surf Club, 1986'<sup>87</sup>

*In 1993, the Club began officially recruiting members for the Newport Nippers. This included 143 members under thirteen years old. Nippers is a program targeting young children with the aim of teaching lifesaving techniques and improving the health and safety of younger generations. The Newport Nippers participated in inter-club and state competitions and carnivals.<sup>88</sup> The Newport*

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<sup>86</sup> Ibid

<sup>87</sup> Ibid

<sup>88</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 254

*Nippers have grown over time and continue to learn new skills and participate in competitions and carnivals to this day.*



Figure 40: The Newport Surf Life Saving Club Nippers swimsuit, worn by Kristie Edwards in training and competition. 'Newport Surf Life Saving Club Nippers swimsuit', 2008, ANMM Collection Gift from the Edwards Family.<sup>89</sup>

*In 2000, the Newport women's crew who had won the last three NSW titles, won the world championships at Manly. The team consisted of Marnie and Eliza Bryant, Elle Pannowitz, Haidee Steven and sweep Michael King.<sup>90</sup>*



Figure 41: Newport women's crew, winning the world championship at Manly.<sup>91</sup>

<sup>89</sup> Australian National Maritime Museum

<sup>90</sup> 'Sweet victory for Newport', The manly daily, April 4, 2000.

<sup>91</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century, p. 139

Figure 42 and Figure 43 below demonstrate that 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.



Figure 42: Newport Surf Life Saving Club, c. 2000. Photograph by Max Nippard.<sup>92</sup>



Figure 43: Newport Surf Life Saving Club, c. 2000.<sup>93</sup>

In 2006, approval was granted for further modifications and additions to the Clubhouse including a first-floor addition to the southern wing of the building (Figure 46). This space would incorporate a commercial kitchen and toilet facilities. Additionally, modifications including new male showers

<sup>92</sup> Mapio.net: [mapio.net/pic/p-9710244/](http://mapio.net/pic/p-9710244/)

<sup>93</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century.



and changing rooms, a gymnasium, nippers room and a lift providing access to the first floor were made to the interiors of the building. These alterations and modifications, combined with those made by 2001, resulted in a major change in the original shape, form and footprint of the Clubhouse.



Figure 44: Eastern elevation of the Clubhouse. (Source: Photo taken by Heritage 21, 23.05.18)

## 2.4 THE PAYNE FAMILY AND BERT PAYNE RESERVE

*The Bert Payne Reserve forms part of the subject site. It is named after Bert Payne of the Payne Family who have extensive ties with the Surf Life Saving Club community.*

*Ernest Payne, born near Birmingham England came to Sydney in 1910 and moved to Newport in 1934. Ernest married Winifred Careless and had five children -Ray, Laurie, Marion, Albert (Bert) and Arthur. All four boys joined the Newport Surf Club – Ray in 1944-45; Laurie in 1936-37; Bert in 1937- 38 as a junior member and Arthur in 1936-37. They all received the Bronze medallions.*

*For many years the Paynes occupied a strong position in the club's activities. Ray Payne was a high dive competitor with the Northbridge swimming club, an amateur wrestler, a weight lifter and a surf board and surf ski competitor. Although, Ray was older than most active members, he was able to participate in several competitions for the club over many years. He was an active committee member for 1945 and a beach 'policeman' until 1979. He was also a Publicity Officer, Board and Ski Captain for five years; Captain; Vice-Captain; Chief Beach Inspector; Delegate SLSA; etc.*

*Laurie was Vice Captain and then Captain for two years in 1937-39. He was also a delegate to the SLSA several times, a Chief Instructor; Vice President and a member of the Board of Examiners. In 1949, he was made a Life Member of the Club and devoted much of his time to the activities of the club. He was also the Founding Member of the Bungan Club, Chairman of the Newport Nippers and Northern District Supervisor of the Sydney Branch.*

*Arthur joined the police force as a Probationary Constable after returning from the war. He moved to Newport with his wife, Marie and lived near his father and family. Bert was awarded a Certificate of Merit by the SLSA and a Bronze Medal by the Royal Shipwreck Relief and Humane Society of New South Wales after he rescued two girls who were swept away by a current. Shortly after he moved due to police postings in northern NSW and did not re-join the club. However, his son Ron remained an active member.*

*Bert Payne lived in Newport his entire life. He was a butcher and married Reika and lived in a house in Ingleside. Bert obtained his Bronze Medallion in 1945. He worked tirelessly for the Club until 1979. He held several titles at the Club including Club Captain, Vice-Captain, Secretary, Treasurer; Social Secretary; Carnival Organizer for the Branch and Inter-Branch Championships; Secretary of the State Carnival Organizing Committee, etc. He was also a keen beach sprinter, rower and surf boat competitor and contested in several competition. He was also a member of the Australian Olympic rowing eight team. He was also a member of the bush fire brigade. The park in front of the Club is named the Bert Payne Reserve to commemorate not only his club activities but also his strong community efforts as a member of the Rotary and the Flora and Fauna Society.*

## PHYSICAL EVIDENCE

This section assesses the physical fabric of the subject building. The interior and exterior elements of the building were inspected by Heritage21 in May 2018 and NBRS in July 2024.

The text below

### 2.5 GENERAL DESCRIPTION & DRAWINGS

#### 2.5.1 SITE LOCATION

*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 also partially blocks the view to the club from further down the main road.*

*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 blocks view to the site from the city centre and Barrenjoey road.*

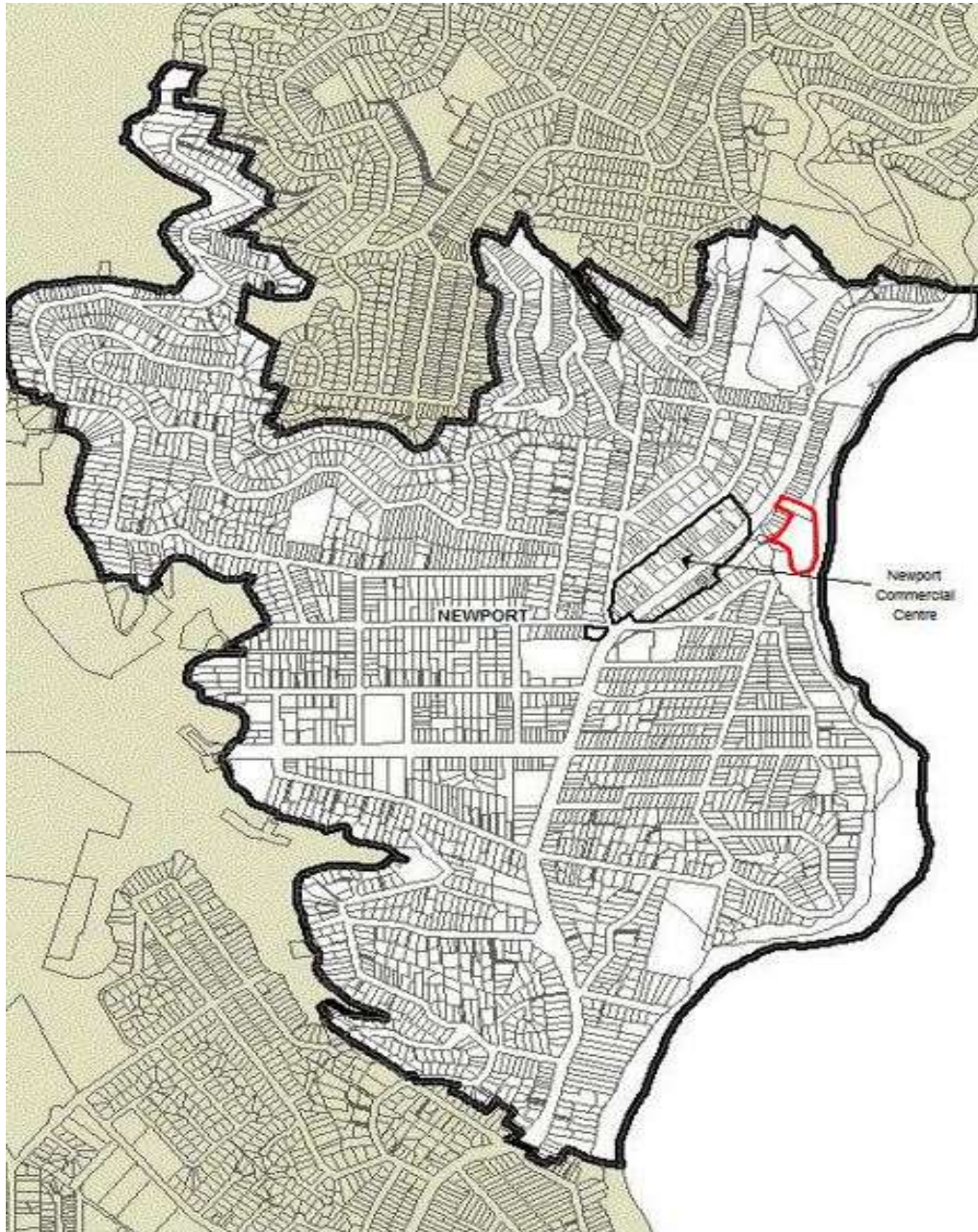


Figure 45: The Newport Locality Map. Red outline indicates the location of the site boundaries (Source Northern Beaches DCP, 2014)

## 2.5.2 EXTERNAL ELEVATIONS AND OUTDOOR AREAS

*The west elevation facing Newport playground and Barrenjoey road presents itself as a classic Mediterranean Clubhouse style of the 1930s with simple massing punctured by arched fenestrations and a pitched terracotta roof. The site is approached from an extended parking area. The main entrance archway extends beyond the main building envelope as do two side wings along the northern and southern extents of the building. The wings have been extended with a first-floor extension at a later stage by extending the main roof line of the central section of the building. A secondary extension has been added to the northern wings to facilitate large equipment storage.*

*View to the main building from the north-western entrance to the site are partially blocked*

*due to a temporary storage container placed outside the main building. The eastern façade facing the Tasman Sea and Newport beach presents itself as a two-storey single building with an extended entrance podium and a single storey extension at the northern end.*

*Fenestrations along the extended podium on ground floor have been retained while the veranda on first floor has been enclosed with aluminium windows. Two doors on either side of the podium have been left in original condition. An access staircase in timber leads to the beach along the southern end of the building. The extension along the southern end presents itself as a three-tiered structure, with the ground floor tier punctured by a large roll-up door and a small aluminium framed window; the second tier comprises the kitchen with skylights inserted in a narrow skillion roof that has been added at a later stage; the third tier matches the roofline of the original building. The single storey extension at the northern end comprises of a high parapet wall indicating that the entire first-floor of the extension is used as an outdoor seating area while the ground floor is penetrated with five inconsistently sized garage roll-up doors that house the club's larger sized equipment. A small lean-to with a skillion roof is further added on as a secondary extension along the northern end containing the public female washrooms.*

### **2.5.3 INTERNAL ELEMENTS**

*Internally, the building has undergone considerable changes over the years with rooms being divided and subdivided and extensions added at various times to supplement additional needs for the club and its users.*

*The main entrance lobby on ground floor along the western façade is fitted with a possibly later addition staircase that leads to the first floor. A secondary entrance door along the western facade has been positioned to contain the lift and provide a disability access. An external staircase connects to the first floor along the northern wing. Access to the building interior on ground floor through the main entrance portico is blocked using a controlled access door. Passing through this access door is restricted for members only, leads to a narrow corridor that opens into the changing areas for men and women, a gym and a first aid facility. The corridor also leads to the extended entrance podium along the eastern façade allowing members to access the beach from the ground floor.*

*Along the southern façade is the entrance to the male public toilets that lie inside the extended wing. A secondary entrance leads to a public ambulant toilet. A third door leads to the lifeguards' room. The lifeguards room is tiny and does not contain any storage space. All lifesaving equipment and storage areas are located along the northern end of the building and must be accessed from the western elevation through large roll-up shutter doors. The female public toilets are located along the northern end in the attached skillion roof lean-to and can be accessed from both the western and northern elevations.*

*A tertiary staircase made of timber leads to the first floor from the sea-facing elevation and leads up to an extension of the veranda that connects to the now covered bay above the extended entrance podium. The bay is contained within the main club room that is periodically used to host parties and club events.*

*The main club room leads to the service area including kitchen, storage, lift and toilets towards the south and to the committee room with bar and terrace seating area at the north. The terrace connects to the northern staircase that is adjacent to the northern wing. Above the entrance foyer along the western façade is a small office.*

## 2.6 PHOTOGRAPHIC EVIDENCE

The following photographic evidence has been sourced from CMP prepared by Heritage 21. Captions are creator's own. NBRS visited the site in July 2024 and confirmed that there has been no significant change nor deterioration of the building and its spaces, with additional images added as necessary.

### 2.6.1 EXTERIOR PHOTOGRAPHS

#### 3.2.1 Exterior photographs



Figure 50. View to the entrance portico along the Western Elevation (Source: Heritage 21, 23.05.18)



Figure 51. View from the ~~north-western~~ corner of the parking lot looking towards the subject building. (Source: Heritage 21, 23.05.18)



Figure 52. View of the Northern wing. Note the recessed wall between the original and the later addition northern extension. (Source: Heritage 21, 23.05.18)



Figure 53. View of the northern wing and side wall that may leads may have led to an earlier entrance to change rooms. (Source: Heritage 21, 23.05.18)



Figure 54. Detail of main entrance, featuring entry threshold with metal letters. (Source: Heritage 21, 23.05.18)



Figure 55. Main entrance door. (Source: Heritage 21, 23.05.18)



Figure 56. Detail of the main entrance portico. (Source: Heritage 21, 23.05.18)



Figure 57. View of the eastern elevation as seen from Newport beach. (Source: Heritage 21, 23.05.18)



Figure 58. View of the subject building looking from the Northeast edge. (Source: Heritage 21, 23.05.18)



Figure 59. View of the door leading into the first aid room on ground floor and verandah of storage yards. (Source: Heritage 21, 23.05.18)



Figure 60. View to the entrance of the public toilets along the northern skillion lean to. (Source: Heritage 21, 23.05.18)



Figure 61. View of the hotel from the north-west corner of the subject building. (Source: Heritage 21, 23.05.18)



Figure 62. View of the southern wing and extension. (Source: Heritage 21, 23.05.18)



Figure 63. View of the Southern wing extension. Note the three-tiered roof extension. (Source: Heritage 21, 23.05.18)



Figure 64. View of Newport Playground (Source: Heritage 21, 23.05.18)



Figure 65. View of Newport Playground and Barrenjoey Road beyond. (Source: Heritage 21, 23.05.18)



Figure 66. View of the carpark. (Source: Heritage 21, 23.05.18)



Figure 67. View of Bert Payne Reserve. (Source: Heritage 21, 23.05.18)





Figure 46 - View of the original first-floor ledge with the later timber stair leading to the walkway in front of the clubhouse. (Source: NBRS)

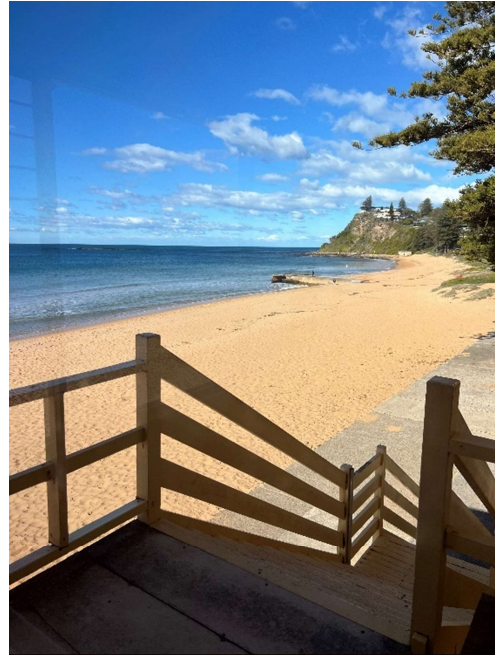


Figure 47: Later timber stair detail. (Source: NBRS)



Figure 48: First Floor extension, with terrace area. Note the aluminium access doors and window in the gable wall. (Source: NBRS)



Figure 49: View across the deck, with the barbeque area in the northwestern corner. (Source: NBRS)



*Figure 50: Looking south showing the relationship between the beach and the primary elevation of the Surf Life Saving Club. Note the proximity of the Norfolk Island Pines to the south of the building. These for part of a series of plantings along the beach which date from the establishment of the surf lifesaving club. (Source: NBRS)*

## 2.6.2 INTERIOR PHOTOGRAPHS – GROUND FLOOR.

### 3.2.2 Interior photographs – Ground Floor



Figure 70. Main Entrance Portico along western facade. (Source: Heritage 21, 23.05.18)



Figure 71. Restricted Access Door to main building on ground floor. (Source: Heritage 21, 23.05.18)



Figure 72. Corridor leading to change rooms, first aid room, gym and exit door to beach. (Source: Heritage 21, 23.05.18)



Figure 73. Exit Door to beach. (Source: Heritage 21, 23.05.18)



Figure 74. Male Change Rooms. (Source: Heritage 21, 23.05.18)



Figure 75. Male Change Rooms. (Source: Heritage 21, 23.05.18)



Figure 76. Female Change Rooms (Source: Heritage 21, 23.05.18)



Figure 77. Female Change Rooms. (Source: Heritage 21, 23.05.18)



Figure 78. Gym. (Source: Heritage 21, 23.05.18)



Figure 79. Gym. (Source: Heritage 21, 23.05.18)



Figure 80. First Aid Room. (Source: Heritage 21, 23.05.18)



Figure 81. Female public Toilets (Source: Heritage 21, 23.05.18)



Figure 82. Storage areas with roll-up shutter doors. (Source: Heritage 21, 23.05.18)



Figure 83. Storage area behind roll-up shutter doors (Source: Heritage 21, 23.05.18)



Figure 84. View to roof and timber batons and rafters. (Source: Heritage 21, 23.05.18)



Figure 85. Detail of floor in storage area behind roll-up shutter doors. (Source: Heritage 21, 23.05.18)

## 2.6.3 INTERIOR PHOTOGRAPHS – FIRST FLOOR



Figure 86. Main Club Room. Note staircase leading up from ground floor. (Source: Heritage 21, 23.05.18)



Figure 87. View to the main club room looking towards the north-east. (Source: Heritage 21, 23.05.18)



Figure 88. View to the main club room looking south. (Source: Heritage 21, 23.05.18)



Figure 89. The extended bay windows looking towards Newport beach. (Source: Heritage 21, 23.05.18)



Figure 90. View to the extended covered veranda bay. (Source: Heritage 21, 23.05.18)



Figure 91. View of the main Clubroom with entrance to the Southern wing extension (centre) and access to lift on right. (Source: Heritage 21, 23.05.18)



Figure 92. Committee room in the Northern Wing. (Source: Heritage 21, 23.05.18)



Figure 93. View of the Northern Wing showing door to main Clubroom. (Source: Heritage 21, 23.05.18)



Figure 94. View of the Northern wing with doors leading to outdoor terrace seating. (Source: Heritage 21, 23.05.18)



Figure 95. View of the Northern wing from the outdoor seating terrace. (Source: Heritage 21, 23.05.18)



Figure 96. View from the Southern wing looking towards the main clubroom. (Source: Heritage 21, 23.05.18)



Figure 97. Kitchen in Southern wing. (Source: Heritage 21, 23.05.18)



Figure 98. View of the later addition extension covering open to sky areas to facilitate the kitchen. Note modern skylights. (Source: Heritage 21, 23.05.18)



Figure 99. Service window from kitchen that opens into the main club room. The door can be viewed on the club room end in Figure 48. (Source: Heritage 21, 23.05.18)



Figure 100. Office constructed above the main entry portico along the western facade. (Source: Heritage 21, 23.05.18)



Figure 101. View to the Western elevation from a window in the office above the entry portico. Note water storage tanks and northern wing beyond. (Source: Heritage 21, 23.05.18)



Figure 102. View of the Southern wing as seen from the office above the entry portico. (Source: Heritage 21, 23.05.18)



Figure 103. View of the open terrace extended beyond northern wing looking towards the main beach. (Source: Heritage 21, 23.05.18)





Figure 104. 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 105. Note timber batons along roof line of original building in the centre. (Source: Heritage 21, 23.05.18)

## 2.7 GENERAL CONDITION ASSESSMENT

### 2.7.1 EXTERIOR

The exterior of the building, built in the Mediterranean Clubhouse style, is in a fair condition. However, considerable alterations have been undertaken over the years. The original building footprint included a two-storey central section with an entrance portico along the western façade and an extended podium entrance along the east. Two single storey wings flanked the main building on the north and the south with open to sky central courtyards. From an analysis of the building form in archival photographs, it appears that the wings may have housed the changing areas. More recent photographs and site inspections reveal that the central building has undergone alterations – the enclosing of the veranda above the extended podium entrance along the eastern elevation and the addition of a staircase along the south.



Figure 51 - Photograph indicating original single storey wing alignment with two-storey section walls

The wings, on the contrary indicate several alterations. Along the western elevation the extended building envelope and the roofline of southern wing has been retained. However, additions along the northern end are visible as one approaches the building from the car park. An outdoor terrace and a skillion roof lean to have been constructed and a large temporary storage container further block views to the western elevation on approach.

*In the case of the southern wing, the open to sky courtyard has been enclosed and a first-floor extension added. Comparison with archival photographs also indicate that the roof line of the single storey wing aligned with the walls of the central section along the eastern elevation. The pitched roof form as inspected extends further beyond the building envelope wall, thus it may be pertinent to conclude that the original single storey wing has been demolished and reconstructed at a later stage.*

*Similar to the southern wing, the central open to sky courtyard has been filled in and a first-floor extension has been added to the northern wing. Although archival images available do not illustrate a view to discern whether the roofline has been altered on the northern wing, several other alterations are apparent. The first-floor extension along the northern wing is extended on ground floor to facilitate the storage of larger equipment for the club, while the first floor is utilized as an outdoor seating area. This extension towards the eastern elevation hides all indication of the original single storey roofline. A staircase that wraps around the extended wing around the western elevation has been added to give patrons access to the car park directly from this outdoor seating area.*

## 2.8 CURTILAGE

The heritage curtilage of a place is the extent of the surrounding area which contributes to its heritage significance. The following curtilage types may apply to heritage items, and where these are identified they should be preserved as space which assists with the retention and interpretation of the item's significance.

### 2.8.1 CURTILAGE TYPES

#### Lot Boundary Heritage Curtilage

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

#### Reduced Heritage Curtilage

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

#### Expanded Heritage Curtilage

There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

#### Composite Heritage Curtilage

This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

### 2.8.2 NEWPORT SURF LIFE SAVING CLUB CURTILAGE

The heritage curtilage which applies to the NSLSC is considered an Expanded Curtilage, as described above. The key reason for this is the views to and from the eastern façade of the building. These views capture the physical and visual relationship between the activities on the beach and in the clubhouse, demonstrating the historic and ongoing role of surf life savers in monitoring the beach.

Set between Barrenjoey Road and the western elevation of the building are a number of public uses, including a children's playground and ball courts. To the north is car parking and to the south is an open park and walkway. Combined with the beach access, the building is at the centre of a series of community uses, together embodying the social significance of the place. All of these uses contribute to the curtilage of the subject building.

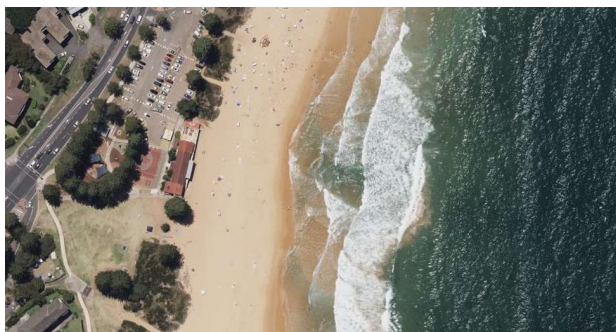


Figure 52: Image showing the relationship of the club house and the surrounding natural and community uses. (Source; Google Street View)

## 3.0 HERITAGE MANAGEMENT FRAMEWORK

### 3.1 HERITAGE STATUS

The subject site is listed as an item of local heritage significance on Schedule 5 of the *Pittwater Local Environmental Plan (LEP) 2014* as *Newport Surf Life Saving Club*, Item 2270445. It is not located within any Conservation Area nor is it in the vicinity of any other listed items.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, local topography and roadways.



Figure 53: Excerpt from the Pittwater LEP 2014 heritage map. Heritage items are shown brown. The subject site is labelled 2270445. (Source: Pittwater LEP 2014, Heritage Map HER\_17)

### 3.2 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for the Newport Surf Life Saving Club, at 394 Barrenjoey Road, Newport, is sourced from the NSW State Heritage Inventory, Heritage Item ID 2270445:

*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.*

The following updated Statement of Significance for the Newport Surf Life Saving Club is sourced from the CMP prepared for the site in 2022, and updates the earlier statement of significance included above:

*The Newport Surf Lifesaving 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 1930's. 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 with the Pyne 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 beachgoers and competitive sport.*

### **3.3 RECOMMENDED MANAGEMENT**

The following Recommended Management for the Newport Surf Life Saving Club, at 394 Barrenjoey Road, Newport, is sourced from the NSW State Heritage Inventory, Heritage Item ID 2270445:

*The building should be retained and conserved. A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. Photographic Archival Recording should be undertaken before major changes in accordance with the NSW Heritage Office guidelines for Photographic Recording of Heritage Items using Film or Digital Capture (2006).*

## 3.4 GRADING OF SIGNIFICANCE

The following section provides a graded assessment of significance for components of the building so that the relative significance of spaces and elements can be understood for their contribution to the overall cultural significance of the site. Different components of a site make a different relative contribution to the site's overall significance. The significance of individual components can only be understood in relation to the role they play in creating and explaining the quality, character, meaning, history and use of the place.

The gradings provided below indicate the significance of spaces and elements relative to each other and to the overall significance of the place as documented in the 2022 CMP. They are not intended for comparison with any other site or as an indication of significance independent of their context. For example, where an element is of Exceptional significance, it has been identified as such because it makes an exceptional contribution to the overall established significance of the place and is vital for the creation and retention of this significance.

### 3.4.1 DEFINITIONS

These gradings are based on the gradings included in the Heritage Office's (now NSW Heritage Division) guideline *Assessing Heritage Significance* (2001). An explanation of the gradings used in this assessment is provided below.

#### EXCEPTIONAL

These spaces/elements are of exceptional cultural significance for historic, aesthetic, scientific or social values. They include rare or outstanding building fabric and retain an exceptional degree of integrity and intactness from their original construction or later significant period. They play a crucial role in the overall significance of the place.

#### HIGH

These spaces/elements are of high cultural significance. This may include fabric from the original construction of the building which has now been altered, or significant fabric from later alterations. The integrity of these elements may have been compromised by alteration/modification, but their contribution to the overall significance of the site remains strong.

#### MODERATE

These spaces/elements are of medium cultural significance but are of lesser cultural significance in the overall significance of the place. They may have been compromised by later, less significant modifications. They play a role in supporting the overall significance of the place.

#### LITTLE

These spaces/elements are of low cultural significance. This may include fabric associated with recent or less significant alterations and additions. They play a minor role in the overall significance of the place.

#### INTRUSIVE

These spaces/elements are intrusive to the cultural significance of the subject site. They include unsympathetic alterations and additions where new elements have adversely affected significant fabric or the overall legibility of the site's cultural significance. These spaces/elements are damaging to the site's cultural significance.

### 3.4.2 SIGNIFICANCE GRADING TABLE

Provided below is an excerpt from the CMP identifying key elements and their individual levels of significance.

For the purposes of the CMP the building is described as four main components:

1. Central Section
2. Northern Wing
3. Southern Wing, and
4. Northern Wing extension.

Level of significance	Element
Exceptional	Views to Newport beach, Tasman Beach and Bert Payne Reserve
High	Central section footprint and its external building envelope
	View lines to and from site
	Original terracotta roof tiles
	Original timber rounded arch windows and doors
	Colour Scheme
	Terrazzo entrance threshold and metal letters
Moderate	Enclosed first floor veranda bay
Little	Northern and Southern wings footprint
Intrusive	Northern extension and storage areas
	External access stairs (south and north)
	Temporary storage container
	Water tanks

Figure 54: Table 10 from the CMP 'Significance assessment of Exterior and Curtilage' (Source: CMP, Table 10)

Level of significance	Element
Exceptional	Views to Newport beach, Tasman Beach and Bert Payne Reserve
High	Brick Masonry walls
	Rounded arch timber doors and windows with glass panes
	Timber beams and rafters
Moderate	Painted colour scheme
Little significance	Internal layouts and room sub-divisions
	Internal stairs (western)
Intrusive	Floor finishes
	Aluminium and glass block windows
	Balustrades
	Storage extensions for large equipment

Figure 55: Table 11 from the CMP 'Significance assessment of Ground Floor - Interiors' (Source: CMP, Table 11)

Level of significance	Element
Exceptional	Views to Newport beach, Tasman Beach and Bert Payne Reserve
High	Timber rafters and beams in central section first floor
	Brick Masonry walls
	Rounded arch timber doors and windows with glass panes
	Central Section main club room
Moderate	Enclosed veranda bay on first floor
	Painted colour scheme
Little	Internal layouts and room sub-divisions
	Internal stairs (northern and western)
	Outdoor seating terrace and veranda extension
	Northern and Southern wings
Intrusive	Northern wing extensions
	Floor finishes
	Aluminium and glass block windows
	Balustrades

Figure 56: Table 12 from the CMP 'Significance assessment of First Floor - Interiors' (Source: CMP, Table 12)



### 3.4.1 GRADING DIAGRAMS

The following diagrams indicate the relative significance of individual elements and spaces of the site have been sourced from the 2022 CMP.

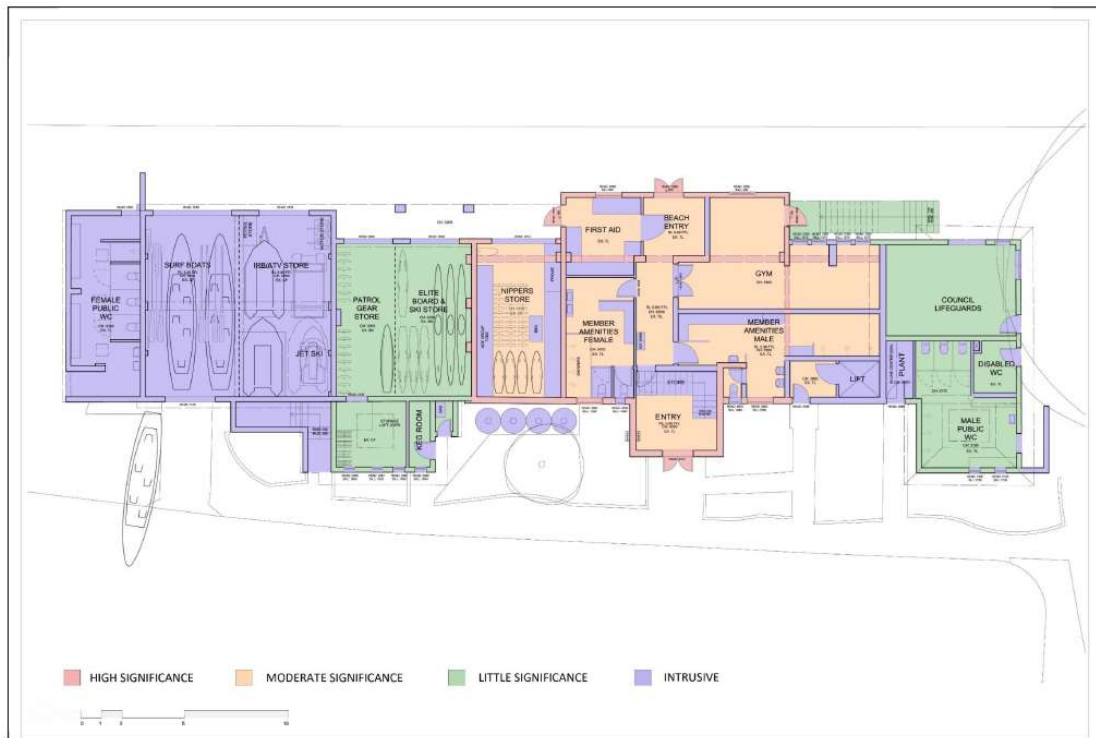


Figure 57: Ground Floor – Levels of Fabric of Significance diagram. (Source: CMP, figure 115)

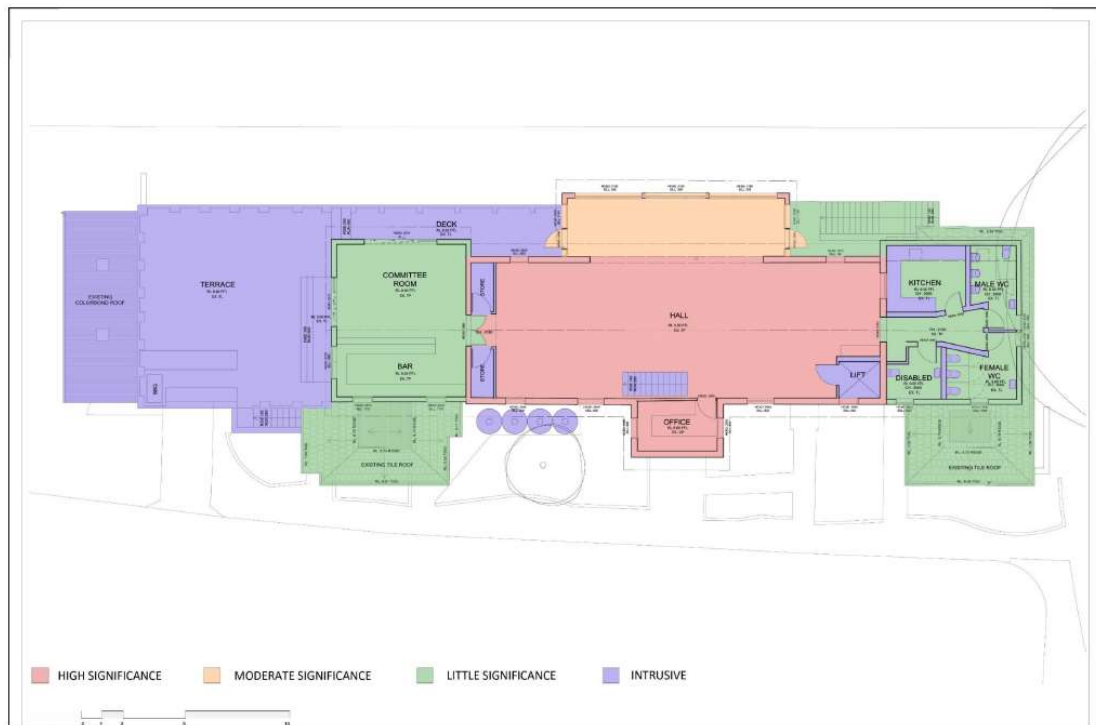


Figure 58: First Floor – Levels of Fabric of Significance diagram. (Source: CMP, figure 116)

## 4.0 THE PROPOSAL

### 4.1 DESCRIPTION OF THE PROPOSAL

The proposed development, designed by Adriano Pupilli Architect, includes the following:

- Demolition of later additions and internal walls, primarily involving later and altered fabric.
- Replace the later northern addition with new storage and beachside facilities at ground level and upgraded training, club and meeting rooms at first floor.
- Internal alterations involving reconfiguration of the ground and first floors generally, enabling upgrading of change and bathroom facilities. The use of main hall space is retained, with the location being moved to the southern end of the first floor.
- Construction of new coastal protection works on the seaward side of the building.
- Integration of upgraded structural strengthening to walls at ground level.
- New landscaping in line with alterations around the building, including retention and relocation of existing Pandanus.

The aim of the proposal is to provide an upgraded Surf Lifesaving Club facility that will serve the operations of the club for the foreseeable future.

There are no changes to the Norfolk Island Pines to the north and south of the building. New paving and ground works associated with the promenade and seawall structures around the northern Pine have been designed with advice from a landscape specialist so as to protect the root zone of this tree.

The detailed design of the wave parapet has taken into account its proximity to the original portion of the building and its visual relationship in views from the public domain. Final design detailing will include promenade side detailing and a colour and finish which is sympathetic to the beach side location and does not detract from the historic elements of the Surf Lifesaving club building.

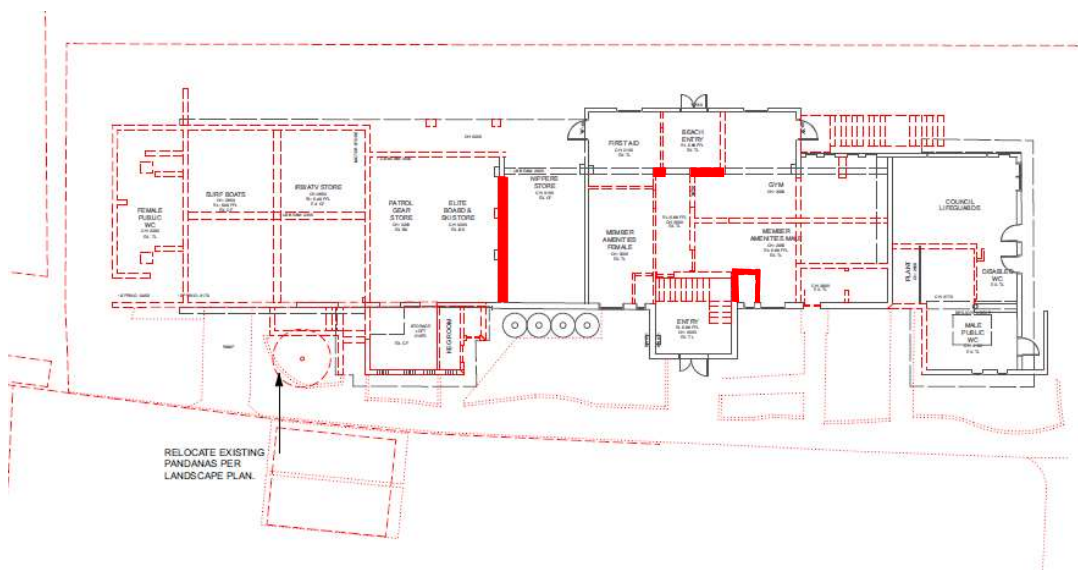


Figure 59: Ground Floor demolition plan. Fabric proposed to be demolished graded as being of High significance shaded red. Note that none of these elements impact the external appreciation of the Mediterranean aesthetics of the retained portion of the building. (based on Fig. 115 of the CMP) (Source: Adriano Pupilli Architect, significant fabric overlay NBRS)

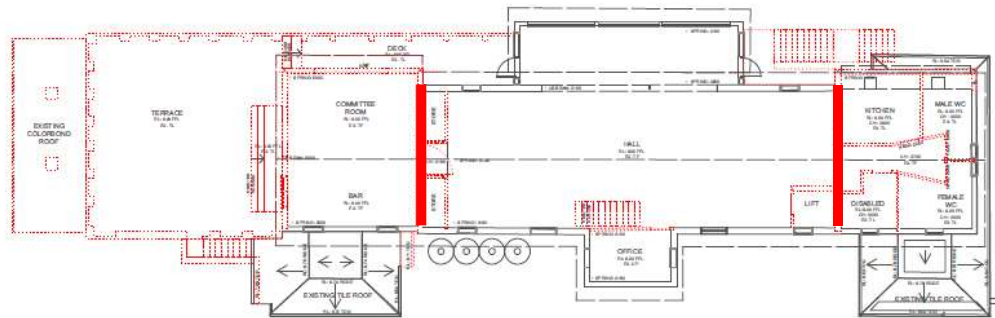


Figure 60: First Floor demolition plan. Fabric proposed to be demolished graded as being of High significance shaded red. (based on Fig. 116 of the CMP) Note that none of these elements impact the external appreciation of the Mediterranean aesthetics of the retained portion of the building. (Source: Andriano Pupilli Architect, significant fabric overlay NBRS)

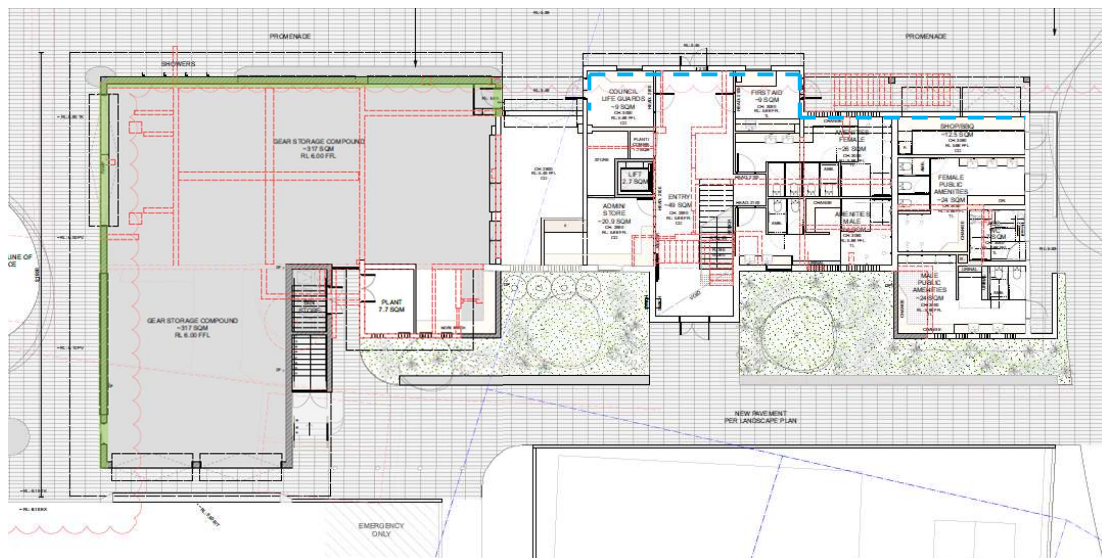


Figure 61: Proposed ground Floor layout. Location of structurally strengthened (new) walls shaded green. Structural augmentation to inside of significant fabric overlay NBRS existing walls dashed blue. In providing strengthening to the interior of the historic structure retains the original fabric and presentation of the building whilst putting in place strengthening measures to meet coastal protection requirements. (Source: Andriano Pupilli Architect, structural identification overlay NBRS)

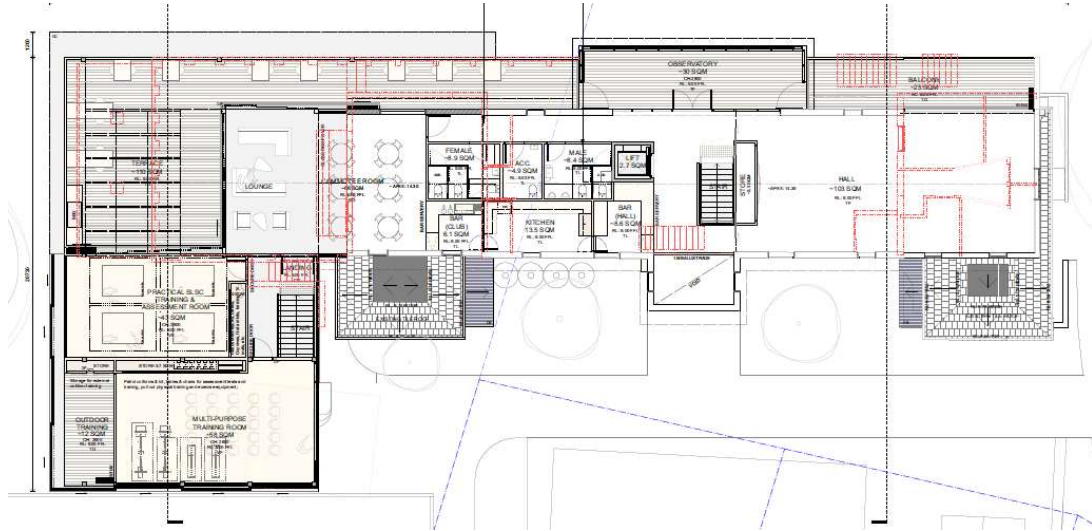


Figure 62: Proposed First Floor layout. No structural augmentation required for upper levels of the building. (Source: Adriano Pupilli Architect)

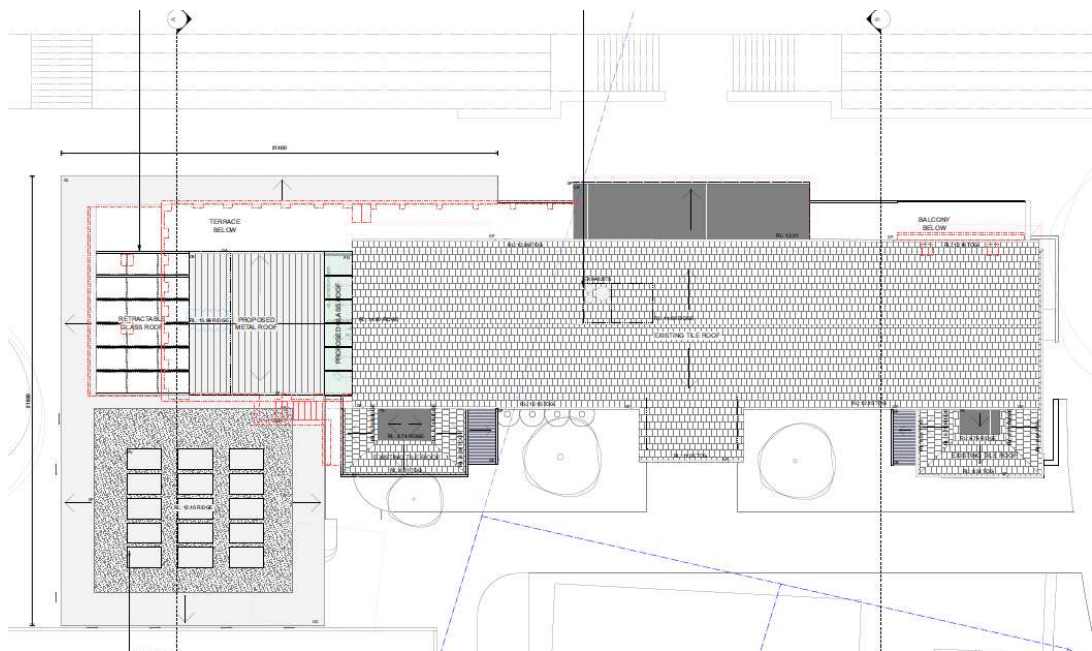


Figure 63: Roof plan - demonstrating glass roof defining a separation between the new roof from the existing. Contemporary roof, terrace shading, and solar panels all located in new work, leaving existing roof form undisturbed. (Source: Adriano Pupilli Architect)

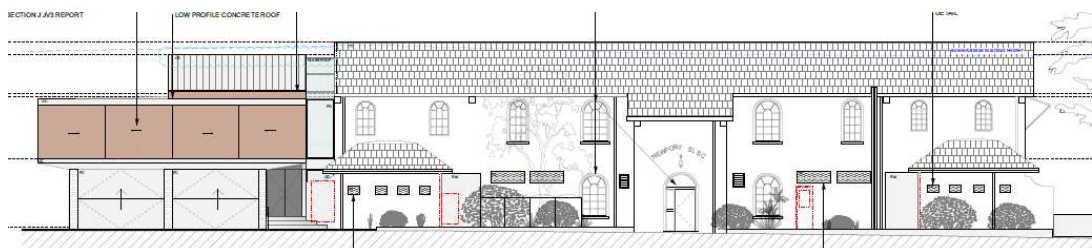


Figure 64: New northern addition utilizing a clearly contemporary architectural character, allowing the original Mediterranean aesthetic to remain clearly discernible. Minor additions to the single-story wings retain the existing roof lines without disruption. (Source: Adriano Pupilli Architect)

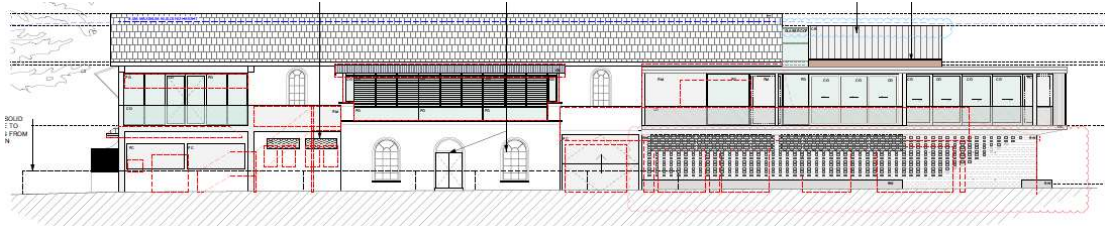


Figure 65: Eastern elevation. The distinctive arched headed, multipaned windows, projecting central bay and simply pitched roof line remain clearly discernible from the public domain, identifying the original. The northern addition is clearly contemporary and sits below the primary ridgeline. The architectural character of the new structurally strengthened wall at ground level has adopted the existing brick screen patterning found on original openings. The upper level of the addition is open and glazed, contrasting with the solidity of the original construction of the building. (Source: Andriano Pupilli Architect)

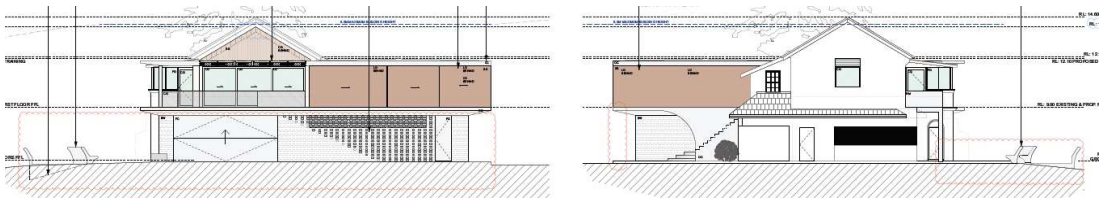


Figure 66: Northern and southern elevations respectively. (Source: Andriano Pupilli Architect)

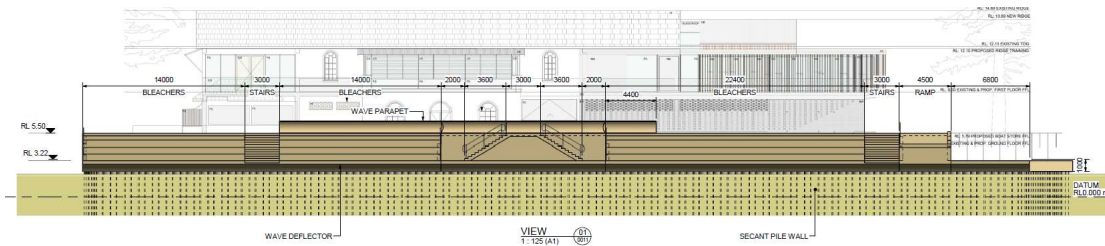


Figure 67 – Eastern elevation of the Surf Lifesaving Club building with a view of the proposed coastal protection work as seen from the beach fully exposed. The structure forms a plinth supporting a promenade with the building on top. Selected lengths of the promenade contain the curved wave parapets designed to protect the original building. (Source: Royal Haskoning DHV, dwg PA2407-RHD-00-105-DR-MA-0021 - Rev P01)

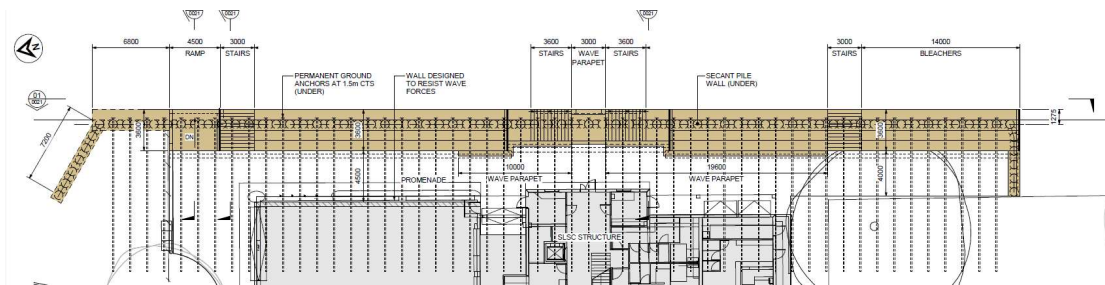


Figure 68: Plan of the coastal protection works. The piling wall has taken the proximity of the northern Norfolk Pine into account. (Source: Royal Haskoning DHV, dwg PA2407-RHD-00-105-DR-MA-0021 - Rev P01)

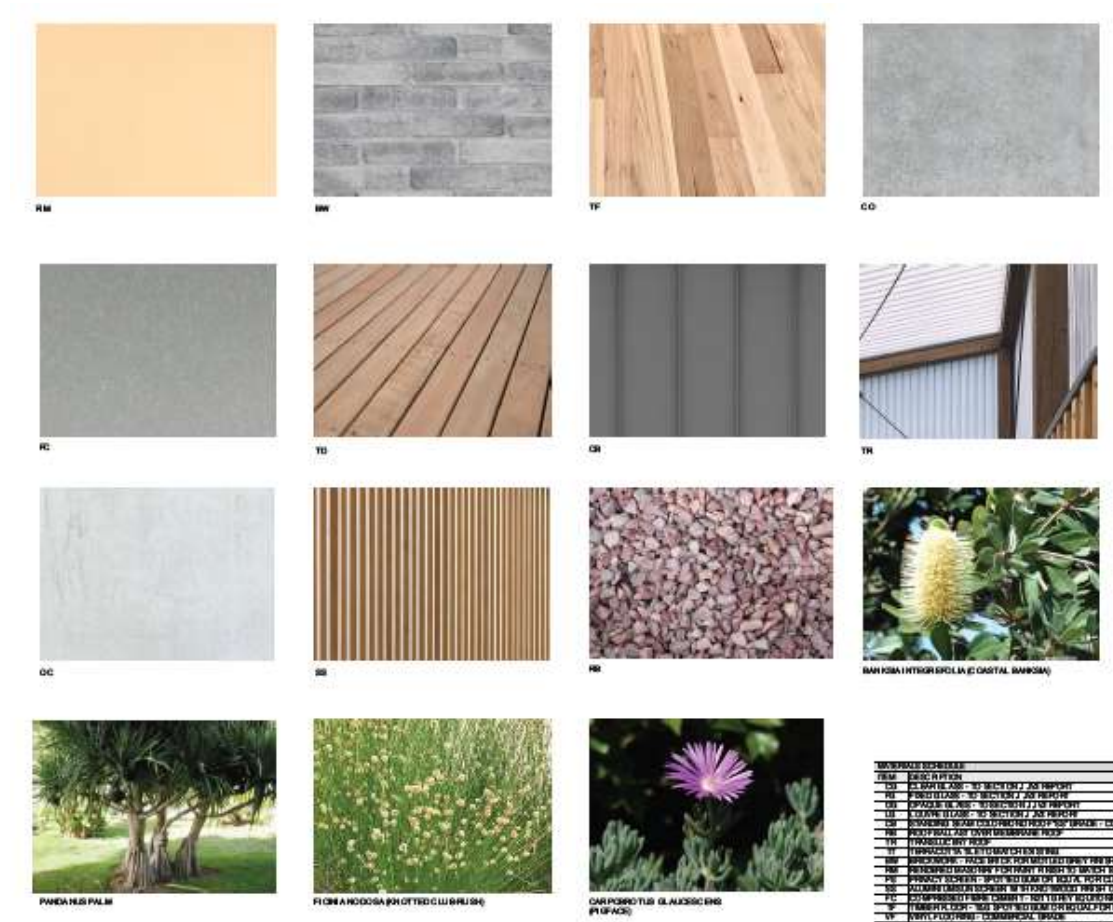


Figure 69: Proposed materials and colour palette for the addition and selected plantings for the western gardens. Note the retention of the existing recognisable Surf Lifesaving Club yellow, with the remaining palette based on natural and neutral materials and colours. (Source: Adriano Pupilli Architect)

## 4.2 MONTAGE DESCRIPTION – ARCHITECTURAL CHARACTER



Figure 70: Montage view of the eastern elevation from the beach. The original building remains prominent alongside the wrapping around of the northern addition and the wave parapet along a portion of the promenade. (Source: Adriano Pupilli Architect).



Figure 71: Montage view of the southern elevation of the building. The distinctive form, materiality and colour palette retain the original character and architectural aesthetic of the original building. This image illustrates seating designed as an integral part of the wave parapet alongside an indicative opportunity for heritage interpretation, also designed into the wave parapet. (Source: Adriano Pupilli Architect).



Figure 72: Montage view of the main building entry with the addition to the north. The original form, scale and distinctive architectural character are conserved and retained in the upgraded Surf Life Saving facility. The original building remains prominent with the contemporary addition stepping out along the northern portion of the building to provide additional storage and club facilities. (Source: Adriano Pupilli Architect).



Figure 73: Northern addition designed with a streamlined, contemporary form to distinguish it from the Mediterranean style existing building. The main focus of this new portion of the building is to provide upgraded beachside access and storage for the Surf Lifesaving vehicles and equipment with an upper terrace to support the club operations and general membership. The solidity of the lower-level structure is a function of the coastal protection requirements thoughtfully integrated into the scheme. (Source: Adriano Pupilli Architect)



## 4.3 COASTAL PROTECTION WORKS

Extensive investigations have been carried out to understand what measures are available to protect the building in the event of coastal erosion, recession due to sea level rise and coastal inundation in the form of wave runup and overtopping. Studies were undertaken by The Water Research Laboratory (TWRL) of the School of Civil and Environmental Engineering at UNSW Sydney in collaboration with Mr Greg Britton of Haskoning Australia and Ms Louise Collier of Rhelm Australia. Review and feedback on the potential heritage impacts to the historically significant fabric of the original club building were provided by this author during the investigations.

The key changes to the design resulting from the investigations which have the potential for heritage impact include:

1. Replacement of an existing rock boulder seawall constructed in 1974 with an upgraded structure comprising promenade, wave parapet, bleachers and bleacher stairs (see Figure 74 below)

The detailed design of this element will include an integral seat for pedestrians and an area where heritage interpretation can be implemented for the general public. The colour and finishes will be selected to read as part of the beach 'edge' so as not to distract from an appreciation of the Surf Lifesaving Club building.

2. Provision of strengthened walls to the seaward side of the building at ground floor level – strengthened new walls and structural augmentation to existing walls. This includes provision of a shutter system for the openings in the wall.

Strengthening of the original 1933 structure on the eastern elevation can be achieved without diminishing the aesthetic or historic significance of the fabric by installing a secondary structural 'frame' behind the existing masonry. In this way avoiding any unacceptable heritage impacts.

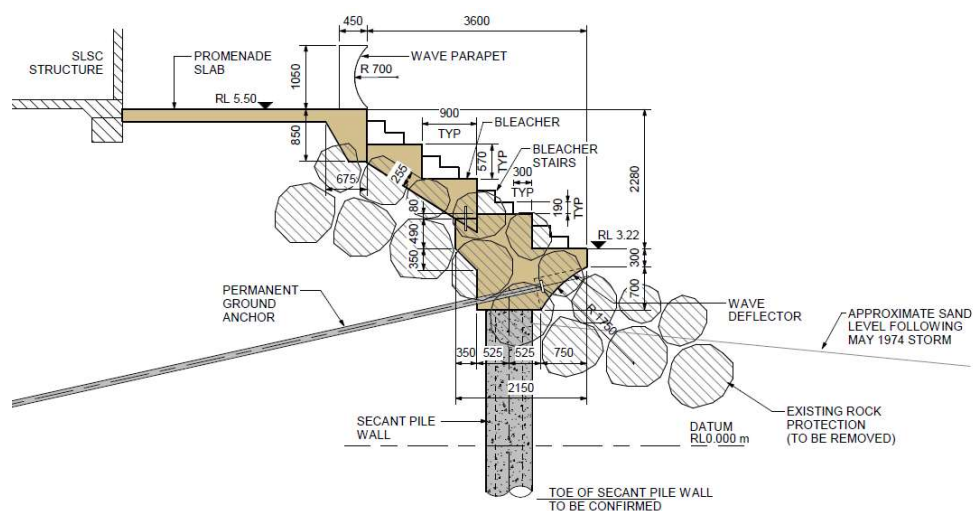


Figure 74: - Detailed section of the proposed coastal protection work, specifically through the bleachers, also showing the relationship of the wave parapet at the promenade edge. Note, wave parapet profile indicative – final profile to include promenade seating. (Source: Royal Haskoning DHV, dwg PA2407-RHD-00-105-DR-MA-0021 - Rev P01)



Figure 75: Beach with sand generally covering the bleachers and steps. (Source: Adriano Pupilli Architect)



Figure 76: Beach with bleachers and steps revealed. (Source: Adriano Pupilli Architect)

#### 4.4 HERITAGE COMMENTARY REGARDING ALTERNATIVE OPTIONS

As part of the process of analysing options for providing the Newport Surf Lifesaving Club with improved facilities, Rhelm Australia prepared a detailed *Options Assessment and Review*, summarised at February 2023. This analysis took into account the operational needs of the Club, the overlay of flood hazard management affecting the site, the *Ocean Beaches Plan of Management: Newport Beach*, coastal hazard management, parking issues, underground infrastructure, vegetation and Heritage.

Section 3.4 of that report notes the following in regards to Heritage.

*Throughout the design process, the need to retain and preserve the existing heritage building has been emphasised by Council and the local community, as communicated to the Newport SLSC club in February 2020:*

*'This is not a new surf club building, but an addition to a Council owned and listed heritage item and retaining heritage significance of the building should be Council's aim ... As an owner of a heritage asset, Council has a responsibility to look after and manage the heritage significance of the building and set an example to owners of heritage and the community generally.'*

*As you know we have responded to Peter Horton on the coastal management issues. It would appear from his response that he may be recommending complete removal of the building, which we have indicated would be the only unacceptable option from a heritage point of view.'*

*The historical feedback from Council categorically ruled out any possibility of demolishing/relocating the surf club building, with other options involving stand alone facilities also discouraged due to impacts on the heritage curtilage.*

*It is also noted that the most significant aspect of the existing building is its direct visual connection and views to the beach. This is unable to be achieved or replicated on any other location on the site.*

This information has been reproduced here to demonstrate that, in the authors opinion, sound and consistent heritage advice has been provided by Council.

The building has been altered over time in response to the needs of the club, however the original building retains its original physical and visual presence on the beach reading clearly as a surf life saving club building. Proposed engineering works, in the form of the coastal protection works included in this proposal, demonstrate that those aspects of the site which embody the aesthetic and social significance of the place can be retained in this location.

Given the demonstrated ability of the building to support alterations and additions in this location, alongside the analysis identifying significant non heritage related constraints identified in the Rhelm report (section 3.9), any consideration of relocating the surf club activities will result in an unacceptable heritage impact.

## 5.0 ASSESSMENT OF HERITAGE IMPACT

### 5.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Pittwater Local Environmental Plan (LEP) 2014*, the *Pittwater 21 Development Control Plan (DCP)* and the guidelines prepared by Environment and Heritage – Department of Planning and Environment NSW in their document, ‘Guidelines for preparing a statement of heritage impact’ published in June 2023.

### 5.2 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out by Environment and Heritage – Department of Planning and Environment NSW in their ‘Guidelines for preparing a statement of heritage impact’ published in June 2023. The standard format has been adapted to suit the circumstances of this application.

#### 5.2.1 MATTERS FOR CONSIDERATION

The following questions, extracted from the above guidelines and reproduced in italics, are considered in relation to the proposed development in the below table.

Matters for consideration	Summary comments on the proposal
<p><i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i></p>	<p>Yes, the proposal does include the removal of later non-significant and unsympathetic additions to the building. Specifically, later additions to the north.</p> <p>This action enables the construction of additions that are sympathetic to the Mediterranean styling of the existing building through employing a clearly contemporary, streamlined addition. The selection of natural materials and a neutral colour palette allow the distinctive aesthetic established by the 1933 building to be conserved and celebrated.</p>
<p><i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i></p>	<p>In choosing to locate the addition on the northern end of the building, in line with the existing body of the building, the presentation of the existing building in views from the public domain are retained unobstructed. There is no change to the appreciation of the Norfolk Island Pines between which the building is viewed.</p> <p>The construction of the coastal protection works has been designed to read as a platform along the beach edge, with the wave parapet integrated as seating and beach access in views of the SLSC. This is supported through sympathetic finish and colour selection.</p>

	Key views from the north and south along the beach are retained, as is views of the primary entry on the western side of the building.
<i>Are the proposed works part of a broader scope of works?</i>	No broader scope of works associated with this project is known to NBRS.
<i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i>	The proposal does relate to previous works, however the cumulative impact of the previous or future works do not have a cumulative adverse impact.
<i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted.</i>	Assessment of impacts on Aboriginal cultural heritage values are outside the scope of this report and services provided by NBRS.
<i>Has the applicant checked if any other approvals of a separate process to evaluate the potential for impacts is required?</i>	<p>This report has been prepared in response to the Land and Environment Court matter 2023/00109048, to provide a heritage impact assessment of the proposed changes to the design arising from further investigations and design resolution.</p> <p>NBRS is not aware of any additional approval processes which may be relevant to the project, and which would be pursued by the applicant if applicable.</p>
<i>Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?</i>	No, the proposed works do not trigger a change of use under the National Construction Code.
<i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i>	The proposed works do involve a locally listed heritage item, item 2270445 on schedule 5 of the <i>Pitwater LEP 2014</i> . Yes, the heritage requirements of the relevant planning documents have been considered in this assessment.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	<p>The proposed works described in the current scheme are not considered to have an unacceptable heritage impact on the significance of the item.</p> <p>The scheme has taken into account required coastal protection measures, which whilst they have some visual impact</p>

	<p>on views of the place from the beach and a physical impact, through structural augmentation of the original eastern walls, do not adversely impact or diminish the cultural significance of the Place.</p> <p>The proposed addition and internal alterations support the ongoing operations of the Newport Surf Life Saving Club as an integral part of the community.</p>
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## 5.2.2 PARTIAL DEMOLITION OF A HERITAGE ITEM (INCLUDING INTERNAL ELEMENTS)

- *Is the partial demolition essential for the heritage item to function?*
- *If partial demolition is proposed because of the condition of the fabric, can the fabric be repaired?*
- *Are important features and elements of the heritage item affected by the proposed partial demolition (e.g. fireplaces in buildings)?*
- *Will the proposed partial demolition have a detrimental effect or pose a risk to the heritage item and its significance? If yes, what measures are proposed to avoid/mitigate the impact?*
- *Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.*

### Comment:

The proposed demolition primary impacts later, non-significant fabric to the north of the building. Figure 59 and Figure 60 of this report identify the minor demolition of original internal walls. This work is required to facilitate an improved layout for the building, and in this way provide an improved operation environment for the club.

The re-arrangement of the first floor includes shifting the Main Hall to the south, in this way supporting a more efficient bathroom services upgrade and layout, whilst retaining views to the beach.

All the moveable heritage elements, which are considerable and are a tangible history of the clubs activities, currently contained in the First floor will be retained and reinstated.

## 5.2.3 ALTERATIONS AND ADDITIONS

- *Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 – new work (Australia ICOMOS 2013b)?*
- *Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?*
- *Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?*
- *How have the impact of the alterations/additions on the heritage item been minimised?*
- *Are the additions sited on any known or potentially significant archaeological relics? If yes, has specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?*

**Comment:**

*"The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (the Burra Charter)*

**Article 22. New work**

*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.*

Yes, the new works do comply with the intent of Article 22, reproduced above, in the following ways. The contemporary form of the addition is clearly differentiated from the Mediterranean aesthetic of the existing building, without detracting or diminishing the appreciation of the existing building. The simplified lines of the proposed addition, in combination with the natural materials and neutral colour palette is sympathetic to the existing building as it is complimentary and does not overwhelm the existing building.

The proposal does not unacceptably impact on original fabric, on the surrounding landscape nor the setting of the building. Most importantly key views of the clubhouse from the beach are retained, with views from the clubhouse enhanced with the new terrace located in the northern addition. It should be noted that the proposed addition replaces later changes to the building and accompanies a general upgrading of wet areas, facilities and access around the building.

As the location of the physical interventions are in areas which have previously been disturbed, the likelihood of unexpected finds is believed to be low. No known or potential archaeological finds are believed to be affected by the proposal.

#### **5.2.4 PHYSICAL CHANGES TO FABRIC IDENTIFIED AS SIGNIFICANT**

- *Has the fabric that will be impacted by the proposed works been assessed and graded according to its significance?*
- *Has specialist advice from a heritage professional, architect, archaeologist or engineer been sought?*

**Comment:**

Yes, the building was the subject of a Conservation Management Plan, prepared in 2022, which includes detailed grading of significance diagrams. This document, and the assessment contained therein, has been relied upon to understand the cultural significance of the site.

Yes, specialist advice has been sought from a range of specialists, including heritage consultants, engineers and planners. The resulting analysis has been reviewed and cross consultant feedback provided as relevant.

#### **5.2.5 NEW SERVICES AND SERVICE UPGRADES**

- *Are any of the existing services of significance? In what way are they affected by the proposed works?*

- *How have the impacts of the installation of new services on heritage significance been minimised?*
- *Are any known or potential archaeological deposits affected by the proposed new services?*
- *Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?*

**Comment:**

No, none of the existing services are significant.

The upgraded services, including the bathroom/changeroom/kitchen/lift facilities have been located towards the northern addition. This has required a reconfiguration of the First Floor Hall. This is an acceptable heritage outcome as the Hall remains as the primary gathering area for club members and community events in the existing building.

As the location of the physical interventions are in areas which have previously been disturbed, the likelihood of unexpected finds is believed to be low. No known or potential archaeological finds are believed to be affected by the proposal.

Yes, specialist advice has been sought and taken into account in developing the current proposal.

## 5.2.6 NEW LANDSCAPE WORKS AND FEATURES

- *How has the impact on the heritage significance of the existing landscape been minimised?*
- *Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?*
- *Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?*
- *Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?*
- *Do the proposed works impact views to, from and within adjacent heritage items?*

**Comment:**

The landscape works comprise maintenance and replanting of existing garden beds on the western side of the building, either side of the main pedestrian entry to the building. This will include the moving and replanting of an existing pandanus tree and retention on Banksia trees.

I understand the works are not in response to access requirements of the Disability Discrimination Act 1992.

As the location of the landscape works are in areas which have previously been disturbed, the likelihood of unexpected finds is believed to be low. No known or potential archaeological finds are believed to be affected by the proposal.

No, the proposed landscape works will not impact views to, from or within the subject heritage item. There are no heritage items in the vicinity of the subject site.



## 5.2.7 RESPONSE TO CLIMATE CHANGE

- *Are the proposed works in response to a threat posed to the heritage item from a changing climate? Will the proposed works impact on the significance of the heritage item?*
- *Are the proposed works intended to improve the energy efficiency of the heritage item? If yes, will the proposed works impact the way in which the heritage item was designed to function climatically?*
- *Will the proposed energy efficiency upgrade work impact on the significance of the heritage item? If yes, how have the impacts of the proposed works been minimised?*

## 5.2.8 DISASTER RISK MITIGATION

- *Are the proposed works designed to minimise or mitigate the risks of natural disasters to the heritage item?*
- *Will the proposed works impact on the significance of the heritage item? If yes, how have the impacts of the proposed works been minimised?*

### **Comment:**

The proposed coastal protection works, including the seawall and bleachers structure, have been specifically designed in response to a combination of natural disaster and impacts arising from climate change.

In upgrading the building, energy efficiency has been addressed through installation of solar panels, a combination of passive solar management features, such as sliding screens and general upgrading of services. The orientation of the building towards the beach is a key function of its significance (for the requirement for beach surveillance and proximity) and so can't be altered, however the locating of the addition to the north allows access to winter sun.

## 5.3 HERITAGE OBJECTIVES OF THE PITTWATER LEP 2014

The proposed development is acceptable from a heritage perspective, for the following reasons:

- Retains a clear understanding of the scale and architectural character of the 1933 Mediterranean style building in key views from the public domain, namely the eastern and western elevations.
- The historic significance of the place is retained, and importantly will continue on the site for the foreseeable future.
- The alterations and additions to the building will allow the facilities and operations of the Newport Surf Lifesaving Club to operate more efficiently and enhance the offering to the club members and the wider community.
- The design of the coastal protection measures provides a sympathetic means of dealing with the identified risks associated with Climate Change and natural disasters, and in a way which does not adversely impact the aesthetic, social and historic significance of the Place.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Pittwater LEP 2014*, which are:

## 5.10 Heritage conservation

### (1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Pittwater,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views

## 5.4 HERITAGE GUIDELINES OF THE PITTWATER 21 DCP 2004

The Pittwater 21 DCP supports the *Pittwater LEP 2014* by providing additional objectives and development standards for properties within specific localities, in this instance Section B1.1 Heritage Controls and Section D – Locality Specific Development Controls – D10 Newport Locality.

We note that the majority of the controls in Section D10 address the nearby Newport Commercial Centre. Whilst as noted, this area is nearby, the location of the SLSC is set away and in a notably different environmental setting. The following clauses sourced from section D10 are those that relate to Heritage. Clauses relating to the Newport Commercial Centre have not been included.

Clause: B1.1 Heritage Conservation Heritage Items	Heritage Response:
<p><i>Any development application involving work likely to impact the heritage significance of a heritage item or archaeological site is to be accompanied by a Heritage Impact Statement, prepared by an appropriately qualified heritage professional. Guidance on preparing a Heritage Impact Statement (Statement of Heritage Impact) is available at NSW Office of Environment &amp; Heritage in the NSW Heritage Manual or superseding publication.</i></p>	<p>This report satisfies this requirement for a Heritage Impact Statement.</p>
<p><i>Alterations and additions to buildings and structures, and new development of sites containing a heritage item or archaeological site are to be designed to respect and complement the heritage significance in terms of the building envelope, proportions, materials, colours and finishes, and building alignment.</i></p>	<p>The proposed northern addition replaces later unsympathetic additions and is clearly understood as a contemporary addition.</p> <p>The streamlined design and selection of natural and neutral finishes allows the Mediterranean character of the existing building to be retained.</p> <p>The height of the addition sits below the existing ridge height, with the seaward building alignment being respected. The northern addition wraps around and sits forward of the western elevation, however does not obscure or detract from the symmetrical presentation of the original façade.</p>

<p><i>Development on land containing a heritage item or archaeological site is to minimise the impact on the setting of the item or site by providing an adequate buffer zone where appropriate and maintaining and respecting significant views to and from the heritage item or archaeological site.</i></p>	<p>There are no adverse impacts to key views to or from the heritage item. The primary eastern elevations do include the proposed addition, however the original building and its Mediterranean architectural character and appreciation of its form is retained and conserved.</p>
<p><i>Fencing and gates that are complementary to a heritage item should be retained, particularly those constructed from sandstone and are significant or represent important character elements for a locality.</i></p>	<p>Not applicable.</p>
<p><i>New fencing and gates to a heritage item are to be compatible with the style and scale of the heritage item.</i></p>	<p>Not applicable.</p>
<p><i>Original face brick or stone surfaces are not to be painted nor rendered.</i></p>	<p>Not applicable.</p>
<p><i>Garages and carports are to be located as far behind the front building alignment of a heritage item as possible, if the site conditions allow. Garages and carports ideally should not be attached or integrated with heritage items, but set carefully next to them. Where possible they should not entail alteration of the heritage item to accommodate them, so that the heritage item is not distorted.</i></p>	<p>Not applicable.</p> <p>We note that the addition includes storage for surf vehicles and equipment, which by their nature are required to be adjacent the beach to facilitate fast and easy access. The operation of a surf club requires close access between the staff on duty in the building and the required equipment. It would not be suitable, in this specific instance, to have this equipment housed in a separate or remote structure.</p>
<p><i>The scale and form of any alterations and additions are not to dominate the existing building, especially when viewed from the most significant elevations. New alterations and additions should be consistent with the existing building form with respect to roof shape and pitch, façade articulation, fenestrations, proportions and position of windows and door openings.</i></p>	<p>The proposed addition is clearly contemporary and has been designed to read in a streamlined, uncluttered manner, in a way which does not detract from an appreciation of the Mediterranean aesthetic of the existing building.</p> <p>The selection of materials does not mimic the existing building, nor do the materials or opening proportions. The character of the original building was very much that of a solid building with discrete openings. The addition has a solid base with an open terrace above.</p>
<p><i>Alterations and additions to heritage items should not necessarily attempt to replicate the architectural or decorative detail of the original but be sympathetic and compatible so as to maintain a distinction between old and new in a subtle manner. Alterations and additions should complement a heritage item's existing period style and character.</i></p>	<p>There new works do not mimic or replicate original details.</p>

<i>Reconstruction or reinstatement of the original details and finishes is encouraged.</i>	
<i>Original roofing materials should be retained wherever possible. New roofing material should match the original as closely as possible in terms of colour, texture and profile.</i>	Roofing to the existing building will remain as a match to the original, the roofing to the addition is clearly contemporary, and as such does not diminish an appreciation of the scale of the existing building. For this reason an alternate roofing material is acceptable.
<i>The materials, finishes and colours used in alterations and additions should complement the heritage item. Modern materials can be used if their proportions and details are harmonious within the surrounding heritage context or with the heritage item.</i>	The colour scheme, and material palette generally, is sympathetic to the historic significance of the place and the surrounding natural context.
<i>Colour schemes for heritage buildings should generally be compatible with the particular architectural style and period of the building.</i>	
<i>If work associated with a development approval is likely to adversely impact the heritage item, Council requires an archival recording of a heritage item to be prepared by an appropriately qualified heritage professional.</i>	It is a recommendation of this report that an archival photographic recording is undertaken prior to any works commencing.

<b>Clause:</b>	<b>Heritage Response:</b>
<b>D10.1</b> Character as viewed from a Public Place	The building does not front the street, is well set back and lies within a very place specific setting.  The surrounding community facilities, including beach, park, playground and parking areas, are integral to an appreciation of the heritage significance of the place as an historic and ongoing community facility. This is clearly understood in views of the building from the public domain.
<b>D10.3</b> Scenic protection - General	The proposal does not alter the existing landscaped character of the beach edge, which is strongly characterised by the series of Norfolk Island Pines. Whilst this could not be described as 'bushland' it is a distinctive feature of the area around the Newport SLSC.

<p>D10.4 Building colours and materials</p>	<p>The choice of colours, including the distinctive 'buttery yellow' typical of surf life saving building are not in keeping with the preferred colours specified in the control. This is acceptable however for the following reasons, firstly the 'buttery yellow' is strongly tied to the historic and ongoing use of the building and is clearly understood by the community. The natural and neutral colour palette of the additions are also appropriate to the immediate beach side context, which is set sufficiently away from the Commercial Centre.</p>
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## 6.0 RECOMMENDATIONS AND CONCLUSION

### 6.1 RECOMMENDATIONS

In assessing the proposal, we make the following recommendations to assist in mitigating any adverse heritage impacts and enhancing the heritage appreciation of the site:

- R1 A Photographic Archival Recording of the building should be carried out prior to any works commencing.
- R2 That a detailed conservation schedule of works addressing original fabric to be retained to be prepared as part of any future Construction Certificate.
- R3 That the final colour and finish of the seawall is prepared in collaboration with a heritage consultant, to ensure that it is visually sympathetic to the heritage elements of the site and is in keeping with the 'buttery yellow' of a traditional surf lifesaving club.
- R4 That all existing items of moveable heritage associated with the club be carefully recorded, salvaged and securely stored during the works for reinstatement as part of the completed project. A list of relevant items is included at table 14 of the CMP.
- R5 That a heritage interpretation plan is prepared for the site to ensure that the history of the place, the significant individuals associated with the club and the role of the Newport club in the wider surf lifesaving organisation are properly communicated to the community.

### 6.2 CONCLUSION

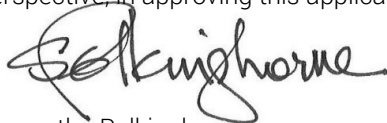
The Newport Surf Lifesaving Club, at 394 Barrenjoey Road Newport, is listed as an item of local heritage significance on Schedule 5 of the *Pittwater Local Environmental Plan (LEP) 2014*, Item 2270445. It is not located within any Conservation Area nor is it in the vicinity of any other heritage items.

The proposed alterations and additions, including the coastal protection measures, will have an acceptable impact on the heritage significance of the heritage item.

The design of the proposed addition and internal alterations have been carefully considered, enabling the aesthetic, historic and social significance of the place to be conserved, whilst enabling the historic, current and future surf lifesaving use to continue, in this location.

All existing views to and from the heritage item, specifically the key views from and of the beach, will be retained and conserved.

The proposed alterations and additions, including the coastal protection measures, are consistent with the heritage objectives of the *Pittwater LEP 2014* and the *Pittwater 21 DCP 2004*. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application as currently proposed.



Samantha Polkinghorne  
Director  
NBRS