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27/10/2023

MRS Ann Sharp
77 Brighton ST
Curl Curl NSW 2096
[REDACTED]

RE: DA2023/0998 9999 The Esplanade FRESHWATER NSW 2096

Concerns / objections include

REAR BUILDING

The new addition at the rear will dwarf the heritage building at the front and be visually dominant from all sides of the building

The facade on the south and north sides presents as an elongated box, without articulation to soften the imposing angular shape. The bulky, box-like appearance of the building is not sympathetic to its context within the park and beach environs

BRICK vs GLASS WALLS

Along the south facade, the existing brick walls will be demolished and replaced with glass. The external brick walls provide structural support, insulation and security for the building, especially at ground floor level. The proposed glass walls would provide less insulation and are likely to increase reliance on heating and cooling

The glass walls would also pose a greater security hazard, as they are more prone to breakage.

The surf club building is located in the park where there is little surveillance at night. A further concern is the glass walls lack privacy for people using the internal space.

The existing building is in good condition and there are advantages in retaining the brick walls

FLOOR LEVEL

The proposal to lower the ground floor of the newer building does not appear to be necessary. The existing slope connecting the two surf club buildings, built in different eras (1935 and 1984), is a gentle gradient that is easily accessible.

AMENITIES

The existing amenities in the surf club building are reasonably good. They provide showers, wash basins and adequate toilet facilities. The location is convenient to the beach and the intervening walk does not require crossing any driveways or roads. The amenities can also be accessed from the interior of the building.

The provision of adequate amenities to cater for the many beach visitors, particularly during

summer, is a high priority. The existing location caters for the beach users, surf club users, kiosk and park users in one convenient place.

It is essential that beach amenities can be accessed without crossing any driveway or road. This allows children to have safe access, including those who may be unaccompanied by an adult.

The proposed public amenities do not include shower units. This appears to be an oversight, as showers are a useful amenity for swimmers, and are provided in many other surf club buildings.

CAFE

The proposal for a 'hole in the wall' cafe in the location of the existing amenities would be north facing. However, it does not have a direct connection to the garden and would potentially obstruct the existing walkway.

RESTAURANT

A new restaurant with a verandah/terrace is proposed at the rear toward the north-west. The proposed rear extension for the restaurant encroaches upon the park and reduces the area of level ground available for public recreation. The proposed west verandah extends beyond the existing building footprint and overlaps the pedestrian path.

The location is not suitable for a large restaurant. A kiosk or smaller cafe may be suitable, but not a 163 seat restaurant, as this use will spill over into the park and conflict with the public use of the surrounding open space. A more suitable location for a restaurant could be considered on the eastern side of the building.

CARETAKER'S APARTMENT

The caretaker's apartment will be reduced from a two bedroom apartment to a one bedroom apartment. Although this will be partially replaced by a new office and meeting room, it will restrict opportunities to provide adequate accommodation for a future caretaker and family.

HERITAGE BUILDING

The 1935 portion of the surf club will remain largely as existing, but one wall and one staircase is proposed to be demolished. It is not clear which wall is to be demolished and for what purpose.

NORTH EAST ENTRY

The proposed extension of the atrium to align with the northern building line will obscure the view of the heritage building from the north east entry footpath.

SOUTH EAST ENTRY

The enclosed section at the southern end of the atrium provides a scenic view of the beach and vegetation. The proposed south east entry will convert this section of enclosed space to an outdoor area with an overhead roof. As part of the landscape, this section will be more exposed to inclement weather, including southerly winds.

The existing atrium provides a good connection between the east and west buildings, blends reasonably well with heritage building and could be retained without substantial change.

FOYER & MUSEUM

The existing building has a foyer which provides an entry point to separate sections of the building. In the concept plan there does not appear to be a separate foyer and instead the museum would be the entry point. Without a degree of separation, this overlap of function could result in distraction and potential noise disturbance within the museum.