

# CONSERVATION MANAGEMENT PLAN

Newport SLSC

394 Barrenjoey Road

Newport



**Heritage21**  
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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**September 2020**

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Photograph of the Newport Surf Life Savings Club, 394 Barrenjoey Road, Newport. (Source: Heritage21, 2018).

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1	Draft report issued to client for comment.	220618	MN	PR	MN
2	Report Issued (RI)	040718	MN	PR	MN
3	Draft issued for comment.	29072020	SS	NF/PR	SS
4	Repot issued (RI)	02092020	SS	-	SS

## EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) for 394 Barrenjoey Road, Newport has been prepared by Heritage 21, Heritage Consultants on behalf of Adriano Pupilli Architects. The Northern Beaches Council has instructed the Newport Surf Life Saving Club, to provide a Conservation Management Plan for the subject site.

The main objectives of this Conservation Management Plan are as follows:

- To understand the heritage item through investigation of its historical and geographical context, its history, fabric, research potential, and importance to the community;
- To document and analyse the documentary and physical evidence to determine the nature, extent and degree of significance of the heritage item;
- To develop conservation policies arising out of the statement of significance, to guide current and future owners of the item on the development potential of the item and its ongoing maintenance. Constraints and opportunities are to be examined;
- To consider the current proposal for development and how it can best be achieved in accordance with the conservation policy;
- To recommend how the heritage item can best be managed bearing in mind its ongoing conservation and long-term maintenance.

It is noted that the subject building is relatively intact. The major policy recommendations of this CMP revision are as follows:

- This Conservation Management Plan and its policies should be formally adopted to act as a guide for future management and development of the subject site;
- This Conservation Management Plan should be reviewed every five (5) years or when significant new information is available for the site;
- The statement of cultural significance set out within this Conservation Management Plan should be accepted as the principal basis for future planning;

- Where a new use for the subject site and building is deemed necessary the proposed use should be compatible with the existing use of the site and existing buildings to avoid any detrimental impact on the heritage significance of the site and building;
- Any approved works should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter;
- Proposed changes and new work must consider the significance of fabric and spaces. As a general guide, fabric identified in this Conservation Management Plan as being of “Exceptional”, “High”, or “Moderate” significance will need to be maintained and conserved. Fabric which is considered to be of “little” significance may be removed or modified. Fabric identified in this Conservation Management Plan which is deemed to be an “intrusive” element should be removed;
- Conservation works should be carried out by suitably qualified heritage practitioners, and tradespeople with a proven track record in heritage maintenance works;
- An ongoing maintenance program for the site aimed at improving elements of the site deemed to be “Good” or “Very Good” and maintaining this condition long term should be implemented, using a program of corrective, planned and emergency maintenance
- Prior to any changes to building or structures taking place, an assessment of heritage impact should be prepared and where relevant, photographic archival recording should take place;
- Records should be kept of all maintenance and repair work conducted on the subject site;
- A comprehensive interpretation strategy should be prepared and implemented for the site in order to enhance an understanding of significance of the place by present and future generations; and
- Any significant fabric removed from its original location should be securely stored on site for future reinstatement.



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September 2020

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## 1.0 INTRODUCTION

### 1.1 Background and Purpose

This Conservation Management Plan ('CMP') has been prepared for Adriano Pupilli Architects who are the project managers for the development of the Newport Surf Life Saving Club at 394 Barrenjoey Road, Newport.

The purpose of this document is to collate information on the heritage item and to formulate a cohesive document to inform and guide future management and conservation works at the subject site. This report investigates the development opportunities offered by the current proposal to undertake extensions and refurbishment at the Newport Surf Life Saving Club building to improve the functionality of the space thus meeting the needs of the club and the community.

It is our understanding that the architects propose to emphasise the centrality of the original entry and its importance to the prominent circulation spine in its current location. The extensions are proposed to the northern end of the building and intend to establish and extend the usable space for storage of large equipment and improve the general circulation within the club. The architects intend to reduce the bulk to the western and eastern elevations.

The design has been amended in response to a letter by Northern Beaches Council dated 6 February 2020. The proposed form, scale, materiality, siting and detailing of the new additions would be congruent with the original built form. The additions would be low-lying and minimal in bulk. Further, the use of retractable fabric awning and vertically proportioned aluminium batten screen would reduce the perceived bulk of the new additions. The proposed extension along the northern wings is intended to be clearly distinguishable as 'new work' and subservient to the original double-storey central section. However, the proposed new roof extension would be a continuous extrusion of the existing terracotta gable roof form, allowing for visual connectivity between the original building and new works.

### 1.2 Definition of Study Area

This Conservation Management Plan focuses on the site of 394 Barrenjoey Road, Newport. The site includes two parcels of land Lot 1 DP 1139445, Lot 7094 DP 1059297, Lot 17 DP 1050799. The lots are referred to in this report as 'Newport Surf Live Saving Club'; 'Newport SLSC' 'the site' or 'the subject site' and the built areas of the site as 'the building' and 'the subject building'.

Newport is a suburb of Northern Sydney, located along Sydney's Northern Beaches and lies 31 km north of Sydney Central Business District. It is situated in the Cumberland Plain and is the administrative seat of the local government area of Pittwater within the Northern Beaches Council.

The Newport Surf Life Saving Club is located along Barrenjoey Road adjacent to Bert Payne Park forming the lifesaving services for the main Newport beach. The orientation of the site is north-south with the main elevation (west) facing Barrenjoey Road and the east facing Newport Beach. The subject site comprises a main two-storey corner building with two attached secondary wings that were initially single storey. Later additions added a first floor above the secondary wings. Further to, a lean to was added at a later stage to accommodate the need for storage and presently two temporary containers have been placed along the western elevation to store the Club's surf lifesaving equipment. The entire subject site retains its original 1930's use as a Surf Life Saving Club.

Although the club is a listed item there are no items of heritage significance in the immediate vicinity nor does it lie within or near a heritage conservation area.

Figure 1 outlines the location of Newport within the wider Sydney region whilst Figure 2 illustrates the location of the subject site within Newport to allow an understanding of the subject context.



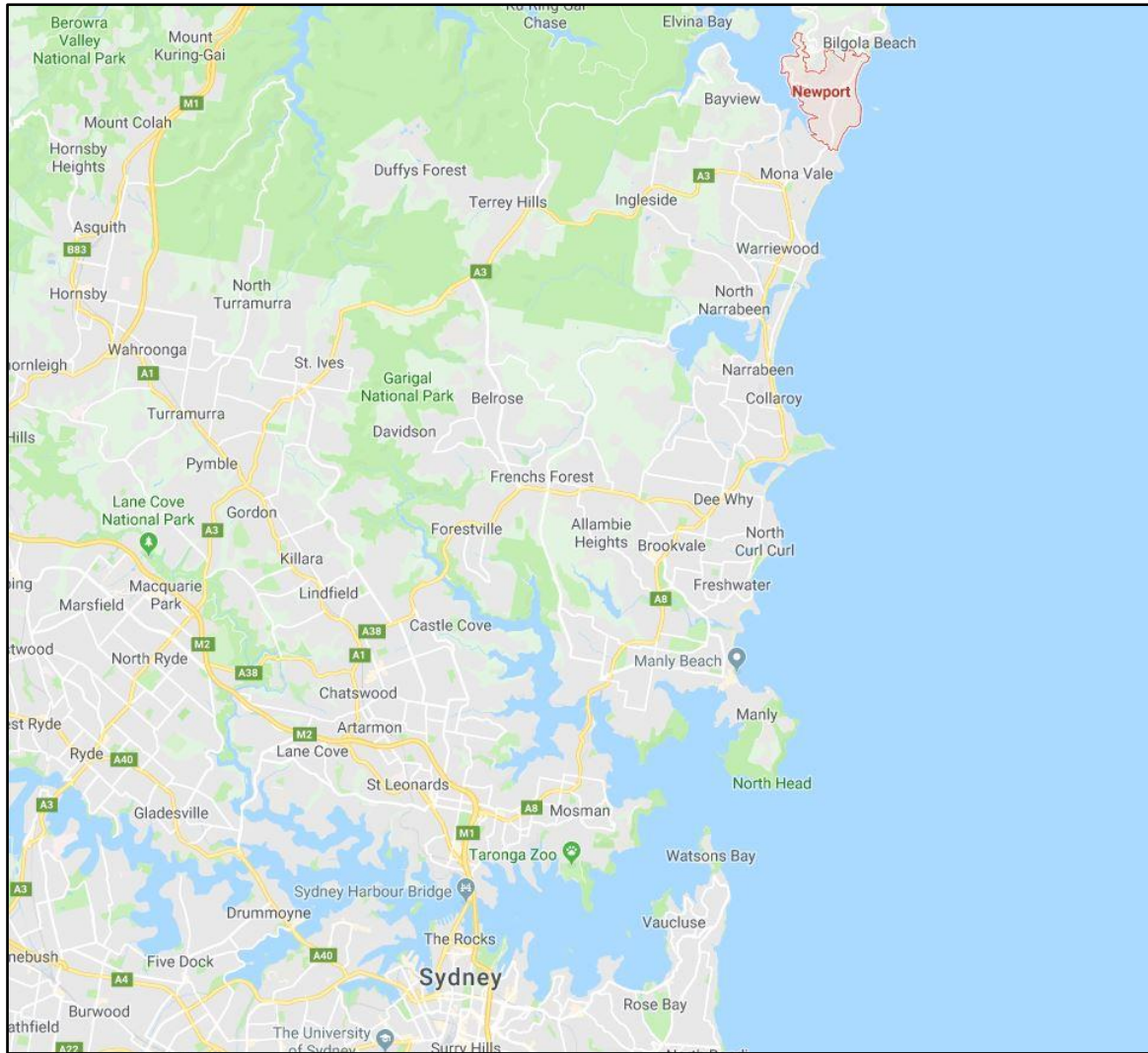


Figure 1: Map illustrating the location of Newport (outlined and shaded in red) relative to the Sydney region.<sup>1</sup>

<sup>1</sup> Google, "Google Maps," 2017, <http://maps.google.com.au/>.



Figure 2. Current aerial photograph of the site with the 'subject site' allotment outlined in red and shaded in yellow<sup>2</sup>

<sup>2</sup> Six Maps, <https://maps.six.nsw.gov.au/>

### 1.3 Heritage Status of the Site

#### 1.3.1 Statutory Heritage Listings

In New South Wales, there are several types of statutory listings for local, state and national heritage items. A property is a heritage item if it is:

- in the heritage schedule of a local council's local environmental plan (LEP) or a State Environmental Planning Policy (SEPP);
- on the State Heritage Register, a register of places and items of importance to the people of NSW, or under Section 170 of the NSW Heritage Act, 1977 which requires state agencies to create and upkeep a heritage and conservation register for places in the management and/or ownership; or
- on the National or the Commonwealth Heritage List established by the Australian Government to list places of outstanding heritage significance to Australia.

Statutory registers provide legal protection for heritage items. In NSW, legal protection generally comes from the *Heritage Act, 1977* (amended 1998) and the *Environmental Planning and Assessment Act, 1979*. Places on the National Heritage List are protected under the *Environment Protection and Biodiversity Conservation Act 1999*.

The subject property is listed as an item of local heritage significance by the Northern Beaches Council under Schedule 5 of the *Pittwater Local Environmental Plan 2014 (PLEP 2014)*. It is not listed in the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia (NSW).

**Table 1:** Details of heritage listing of the site from Schedule 5 of the *Pittwater LEP 2014*

Suburb	Item name	Address	Property description	Significance	Item No
Newport	Newport Surf Life Saving Club	394 Barrenjoey Road	Lot 1, DP 1139445; Lot 7094, DP 1059297	Local	2270445

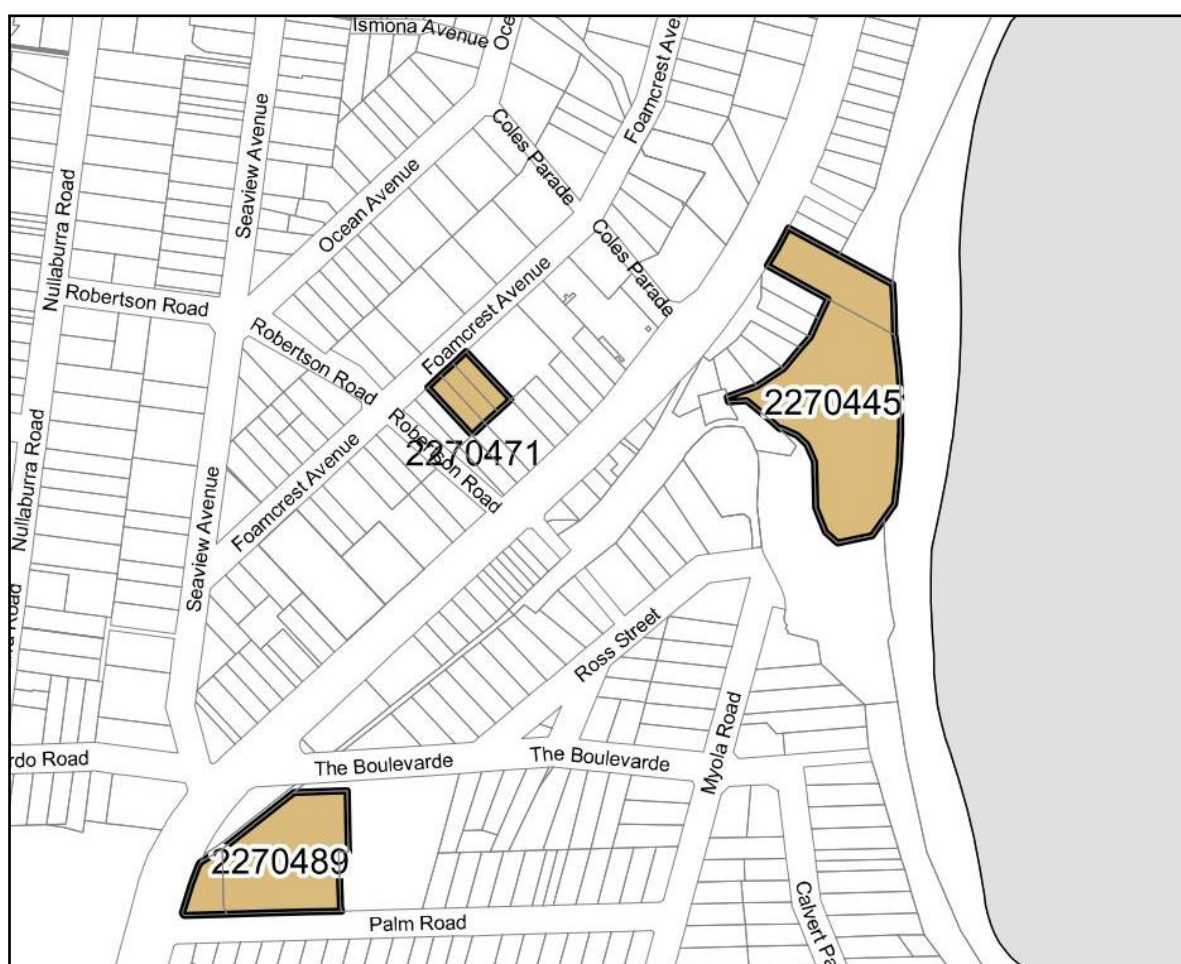


The subject site is not located within the boundaries of a Heritage Conservation Areas listed on PLEP. The subject site is listed near the following items of heritage significance, although these items do not lie within the view lines to or from the heritage item to warrant any comments in this CMP.

**Table 2:** Details of heritage items in the vicinity from Schedule 5 of the *Pittwater LEP 2014*

Suburb	Item name	Address	Property description	Significance	Item No
Newport	St. Michael's Anglican Church	33 Foamcrest Avenue	Lots 20–22, Section 3, DP 6248	Local	2270471
Newport	Newport bowling Club	6 Palm Road	Lots 1 and 2, DP 1066239	Local	2270489

The following diagram illustrates the heritage items listed on the PLEP 2014 in the locality.



**Figure 3.** Heritage map HER\_017 showing the location of the Heritage items in the vicinity are shown in tan.<sup>3</sup>

<sup>3</sup> Pittwater Local Environment Plan 2014, Northern Beaches Council, [https://www.legislation.nsw.gov.au/maps/993cfb3e-f8a6-4127-ad6e-24e040c21f96/6370\\_COM\\_HER\\_017\\_010\\_20150325.pdf](https://www.legislation.nsw.gov.au/maps/993cfb3e-f8a6-4127-ad6e-24e040c21f96/6370_COM_HER_017_010_20150325.pdf)

## 1.4 Methodology

This Conservation Management Plan follows the methodology outlined in the most recent edition of:

- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*;
- *The Conservation Plan*, J. S. Kerr, The National Trust of Australia (N.S.W.), 5<sup>th</sup> edition;
- Various heritage publications by the *NSW Office of Environment & Heritage*.

In addition to desktop and archival research, our historical and physical evidence findings were informed by a site visit conducted in May 2018. Footnotes are used throughout the report to identify the relevant source of information. Plans, maps and photographs are sourced with individual captions. Primary and secondary sources used in the preparation of this CMP are provided in the Documentary Sources in Section 1.10 of this CMP.

## 1.5 Terminology

The following terms used in this report have the meanings assigned to them in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*. The relevant definitions from The Burra Charter are reproduced below in Table 3.

**Table 3:** Definition of terms used by *The Burra Charter*

Term	Burra Charter Definition
Place	Means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
Cultural Significance	Means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use, associations, meanings, records, related places and related objects</i> . Places may have a range of values for different individuals or groups.
Fabric	Means all the physical material of the <i>place</i> including components, fixtures, contents, and objects.
Conservation	Means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	Means the continuous protective care of a <i>place</i> , and its <i>setting</i> . Maintenance is to be distinguished from repair which involves <i>restoration or reconstruction</i> .

Term	Burra Charter Definition
Preservation	Means maintaining a <i>place</i> in its existing state and retarding deterioration.
Restoration	Means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	Means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.
Adaptation	Means changing a place to suit the existing use or a proposed use.
Use	Means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible Use	Means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Setting	Means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related place	Means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	Means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	Mean the connections that exist between people and a <i>place</i> .
Meanings	Denote what a <i>place</i> signifies, indicates, evokes or expresses to people.
Interpretation	Means all the ways of presenting the <i>cultural significance</i> of a <i>place</i> .

The term curtilage used in this report is defined in the publication *Heritage Curtilages* published by the Heritage Office and Department of Urban Affairs & Planning in 1996 as:

*The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:*

- *Land which is integral to the heritage significance of items of the built heritage; or*
- *A precinct which includes buildings, works relics, trees or places and their setting.*



## 1.6 Limitations

The following limitations apply to this Conservation Management Plan:

- Heritage21 assessed items/elements/spaces/rooms at the subject site visually apparent on the days of the arranged inspection. Any items/elements/space/rooms not visually accessible to Heritage21 on the days of the arranged inspection, blocked from view or excluded because of safe and secure access not being granted, are not included in this CMP or are acknowledged as requiring further inspection by a suitably qualified expert, especially where regarding their condition and the planning for maintenance.
- This CMP is based on an assessment of heritage aspects only and does not purport to have considered other aspects of a planning or other nature. It does, however include an assessment from BCA Consultants attached as Appendix A. This CMP does not purport to determine or assess any other services related issue, contamination issue, structural integrity issue, legal matter or any other non-heritage issue with exception to those mentioned above.
- This CMP does not include an assessment of archaeological sub-surface deposits on the subject site and as such does not purport to assess whether the subject site hold any significant sub-surface deposits of items of aboriginal significance. No physical disturbance of any building fabric or outdoor area has taken place in the course of the appraisal of the physical evidence at the site. Accordingly, the presence of any such deposits has not been investigated and is beyond the scope of this CMP.

## 1.7 Authors

This CMP has been prepared by Mariyam Nizam and Shikha Swaroop with historical research undertaken by Nastaran Forouzesh and Meg O'Donnell and overseen by Paul Rappoport of Heritage21 Heritage Consultants.

## 1.8 Copyright

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## 1.9 Acknowledgments

The assistance generously provided by the following individuals and organisations during the preparation of this CMP is gratefully acknowledged:

- Adriano Pupilli Architects
- BCA Logic for their BCA Upgrade Report

## 1.10 Documentary Sources

This Conservation Management Plan has been prepared using available resources, research materials from the following sources:

- Northern Beaches Council Website and e-Library
- Surf Life Saving Club – The First Century 1909 – 2009 by Guy Jennings
- The Trove database available on the National Library of Australia website;
- The state heritage inventory available on the NSW Office of Environment & Heritage website; and
- Individual websites as relevant to our research and individually referenced throughout this CMP.

Footnotes are used throughout the report to identify the relevant source of information. Plans, maps and photographs are sourced with individual captions throughout.

## 2.0 HISTORICAL DEVELOPMENT

### 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>4</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>5</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>6</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>7</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>8</sup>

During the early years of the 19<sup>th</sup> 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>9</sup>

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<sup>4</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909 – 2009: The First Century* (Newport: Newport Surf Life Saving Club, 20009), p. 10

<sup>5</sup> "Pittwater History & Heritage", *Discover Newport – Pittwater*, <http://www.newportpittwater.com/listings/pittwater-history-heritage/>, accessed May 31, 2018.

<sup>6</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909 – 2009: The First Century* (Newport : Newport Surf Life Saving Club, 20009), p. 10

<sup>7</sup> Frances Pollon, "Newport" in *The Book of Sydney Suburbs* (Sydney: Angus & Robertson Publishers, 1988), 185.

<sup>8</sup> Ibid.

<sup>9</sup> Alan Sharpe, *Pictorial Memories: Manly to Palm Beach* (Sydney: Kingsclear Books, 2004), 107.

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>10</sup> Some other early land grants in the area included 60 acres at Long Beach, given to James Farrell on May 18<sup>th</sup>, 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>11</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>12</sup>

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<sup>10</sup> Ibid.

<sup>11</sup> Pollon, “Newport” in *The Book of Sydney Suburbs*, 186.

<sup>12</sup> Sharpe, *Pictorial Memories: Manly to Palm Beach*, 107.



**Figure 4.** ‘Parish of Narrabeen, County of Cumberland’. Compiled, drawn and printed at Department of Lands, Sydney NSW April 1895<sup>13</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>14</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>15</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 Newport*.<sup>16</sup> They acquired land and built the weatherboard residence which became the Newport Hotel. Wasting no

<sup>13</sup> Trove, <https://nla.gov.au/>

<sup>14</sup> “Newport Wharf”, *Pittwater Online News Issue 98*, <http://www.pittwateronlinenews.com/newport-wharf-history.php>, accessed May 31, 2018.

<sup>15</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.

<sup>16</sup> *Land Titles Office*, “Old System Deeds Book 201, No. 916” and “Old System Deeds Book 224, No. 576.”

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>17</sup>

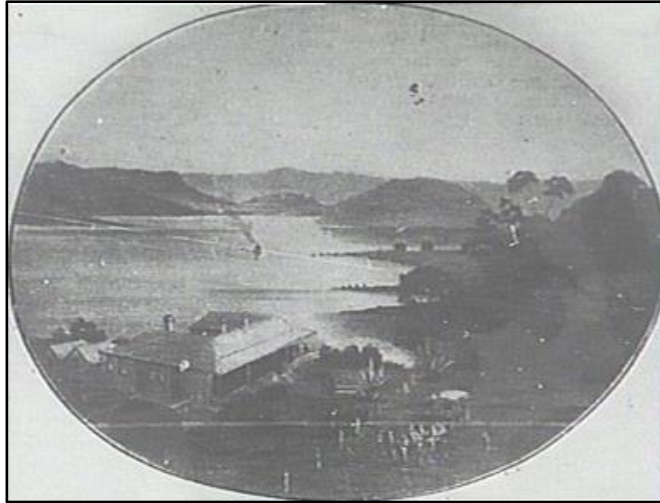


Figure 5. 'Newport Hotel, ca. 1890'. (Source: Northern Beaches Council <sup>18</sup>



Figure 6. 'Newport Hotel, 1927'. (Source: Northern Beaches Council<sup>19</sup>

<sup>17</sup> Sharpe, Pictorial Memories: Manly to Palm Beach, 107.

<sup>18</sup> <http://photosau.com.au/Warringah/scripts/ExtSearch.asp?SearchTerm=WAR40348>

<sup>19</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>20</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>21</sup>

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<sup>20</sup> Ibid.

<sup>21</sup> Ibid., 110.



Figure 7. 'Barrenjoey, 1925'.<sup>22</sup>



Figure 8. 'Panorama from Barrenjoey'<sup>23</sup>.

<sup>22</sup> State 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)

<sup>23</sup> State Library of New South Wales, <http://archival.sl.nsw.gov.au/Details/archive/110107152>.



Figure 9. 'Pittwater Barrenjoey Beach'.<sup>24</sup>

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>25</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>26</sup>

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<sup>24</sup> State Library of New South Wales, <http://archival.sl.nsw.gov.au/Details/archive/11010716>

<sup>25</sup> Ibid.

<sup>26</sup> Ibid., 107-108.

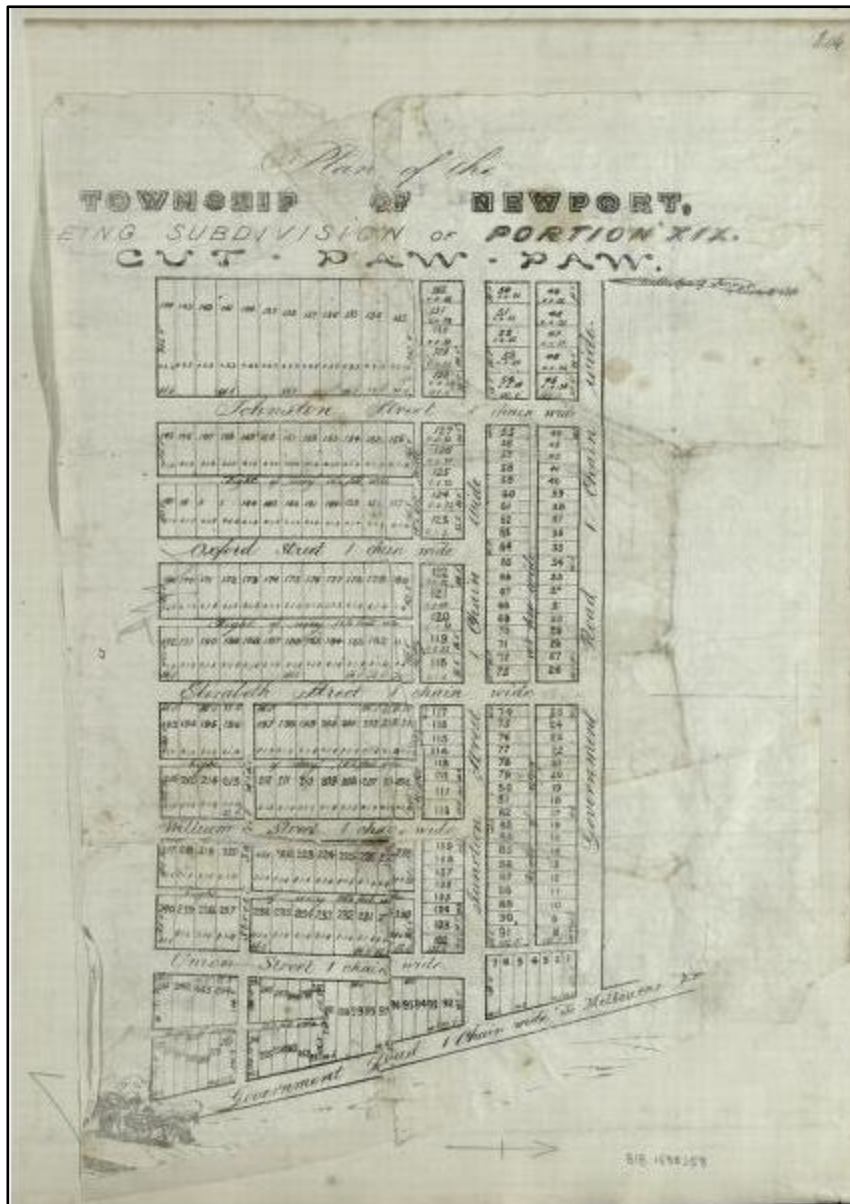


Figure 10. 'Plan of the Township of Newport, Being Subdivision of Portion XIX. Cut Paw Paw'<sup>27</sup>.

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>28</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

<sup>27</sup> State Library of Victoria, Trove, <http://digital.slv.vic.gov.au/view/action/>

<sup>28</sup> Ibid., 114.



was 13 years and 4 months. A stone school house was built in 1990 when the number of children remained about the same and the population of the village was 100.<sup>29</sup>



Figure 11. 'Newport Public School Students, 1931' <sup>30</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>31</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>32</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, Wolloomooloo, Devonshire Street and Darlington. There were some 80 families living in Newport during this time.

<sup>29</sup> Ibid.

<sup>30</sup> Northern Beaches Council, <http://photosau.com.au/Warringah/scripts/ExtSearch.asp?SearchTerm=WAR41236>.

<sup>31</sup> Pollon, "Newport" in *The Book of Sydney Suburbs*, 186.

<sup>32</sup> Sharpe, *Pictorial Memories: Manly to Palm Beach*, 108.

They made pleas to the police at Manly, but they were already over-worked and undermanned at weekends.<sup>33</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 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 21<sup>st</sup>, 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>34</sup>

In 1898, a post office was finally established. Land continued to be subdivided as Newport entered the 20<sup>th</sup> 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>

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<sup>33</sup> Ibid., 111.

<sup>34</sup> Ibid.

<sup>35</sup> Pollon, "Newport" in *The Book of Sydney Suburbs*, 186.

<sup>36</sup> Ibid.

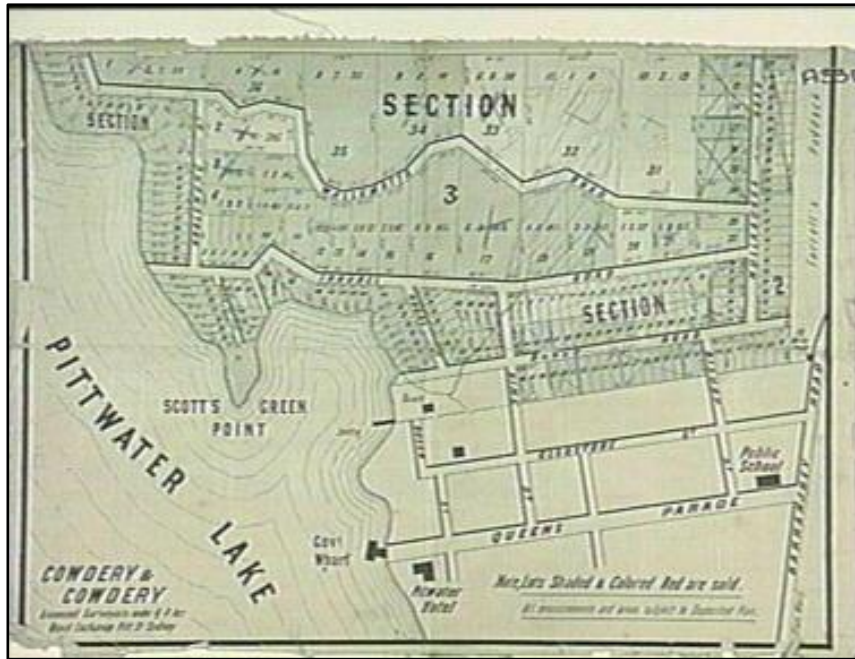


Figure 12. 'Scott's Green Point Estate, Newport: sales plan, ca. 1905; Cowdery & Cowdery'.<sup>37</sup>

## 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 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.

<sup>37</sup> Northern Beaches Council, Warringah Image Library, <http://photosau.com.au/Warringah/scripts/ExtSearch.asp?SearchTerm=WAR47217>



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.

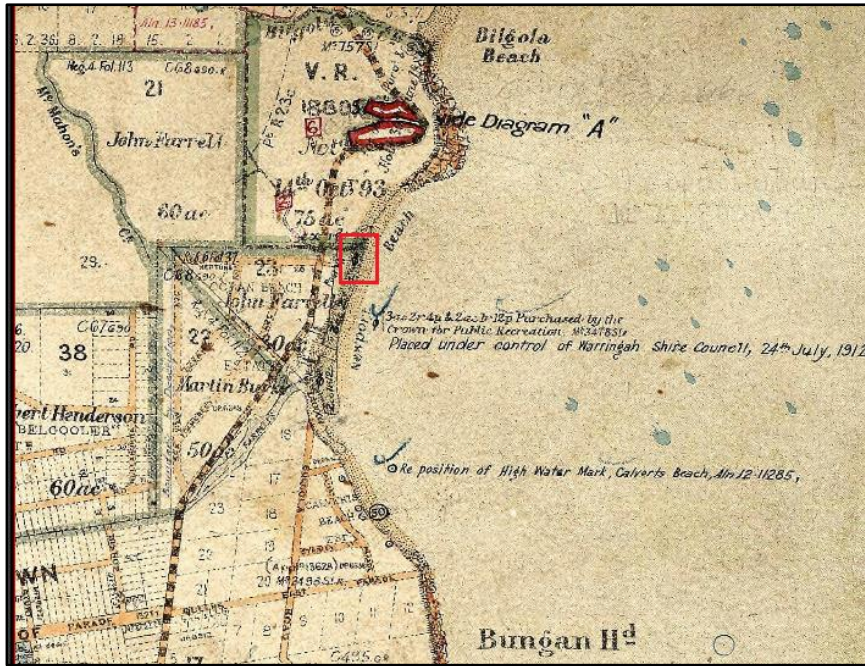
In 2004, the Australian Government declared 2007 the Year of the Surf Lifesaver, allocating \$1 million in funding to celebrate its centenary.

### 2.3 Site Specific History

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>38</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>39</sup>

<sup>38</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909 – 2009: The First Century* (Newport: Newport Surf Life Saving Club, 2009), p. 10

<sup>39</sup> Ibid, 11



**Figure 13.** Parish of Narrabeen Subdivision Plan, c.1905 Approximate location of subject site on John Farrell's land located in red.<sup>40</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>41</sup> By 1908, five Council beaches, including Newport Beach were equipped with a lifeline, belt, and reel, for lifesaving purposes.<sup>42</sup>

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 (Figure 16). 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>43</sup> In that same year, the first Clubhouse (Figure 15) was erected on Neptune Street on a land belonging to off Snell.

<sup>40</sup> Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/>, annotated by Heritage 21.

<sup>41</sup> Ibid, 12

<sup>42</sup> Ibid, 14

<sup>43</sup> Ibid, 16

Due to its isolation, it was called La Solitaire.<sup>44</sup> The building was later used by Snell as a holiday house.<sup>45</sup>



Figure 14. Newport Beach, c. 1912, including Johnny Farrell's farmhouse, indicated in red<sup>46</sup>.



Figure 15. First Newport Surf Clubhouse, "La Solitaire", built in 1909. Photo taken 1925<sup>47</sup>.

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

<sup>44</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>45</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909 – 2009: The First Century* (Newport: Newport Surf Life Saving Club, 20009), p.18

<sup>46</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909-2009: The First Century*, annotated by Heritage 21.

<sup>47</sup> *ibid*



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>48</sup>

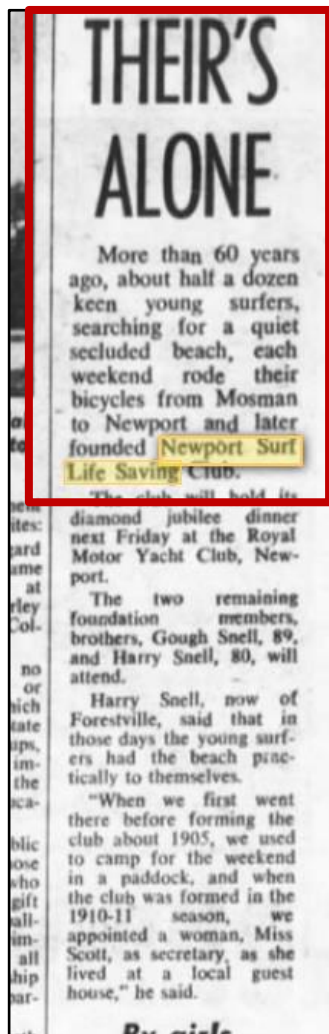


Figure 16. 'Surfing with Geoff Allen. Beach Their's Alone', Sydney Morning Herald, 27 Feb 1972<sup>49</sup>.

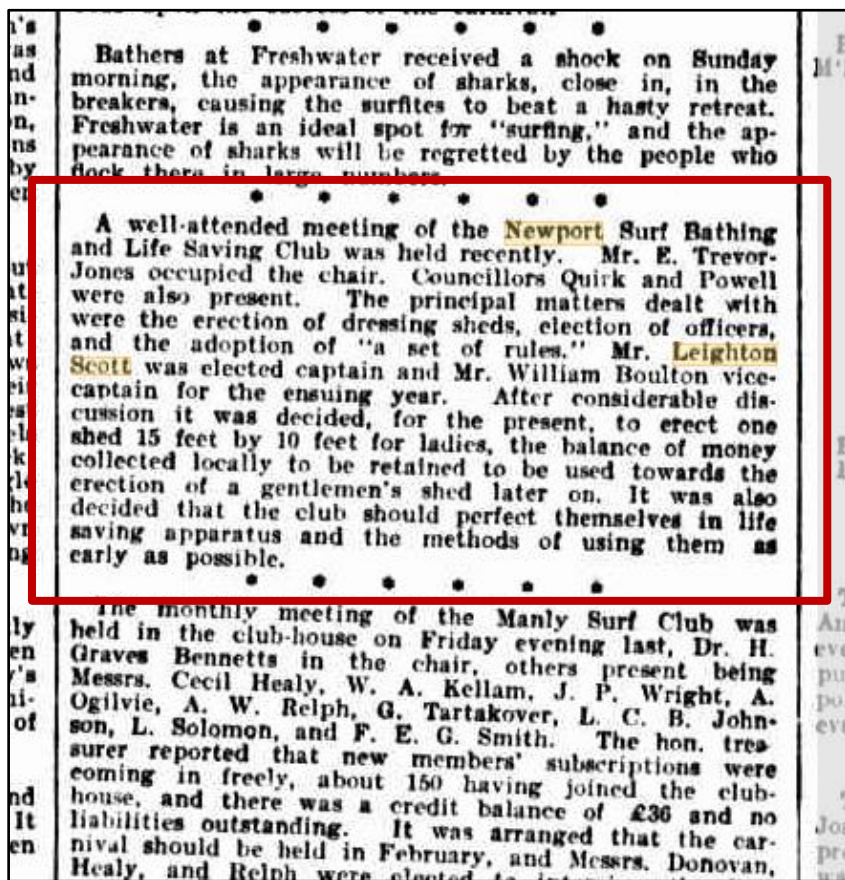
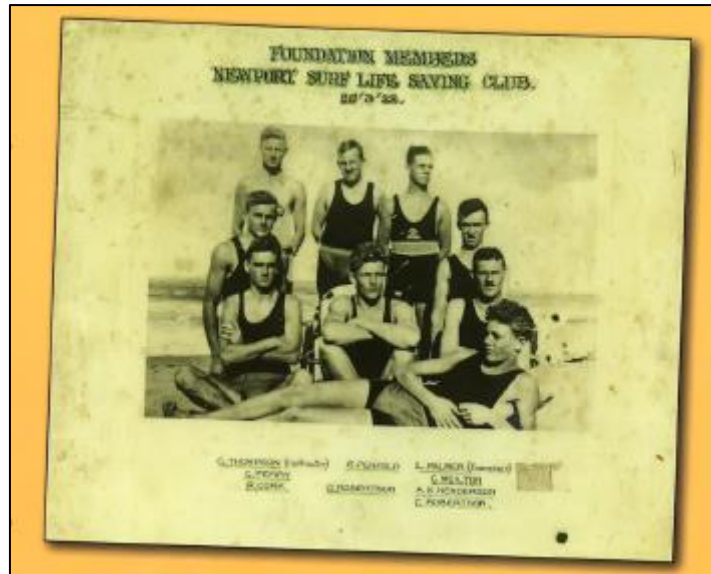


Figure 17. 'Among the Breakers. Jottings from the Surf Beaches. Surf Swimming Test. Trouble in the Association. Sharks At Manly. By C.S.C.', The Star, 9 December 1909.<sup>50</sup>

<sup>48</sup> "Newport Surf Club – Newport SLSC to 1938 Part 1", Pittwater Online News, <http://www.pittwateronlinenews.com/newport-slsc-1909-1938-overview-page-1history.php>, accessed May 31, 2018.

<sup>49</sup> Newspapers.com

<sup>50</sup> Trove, <http://trove.nla.gov.au>



**Figure 18.** Photo of original foundation members, Edwin Penfold, George Meillon, A.S Henderson, C. Perry, the Robertson brothers and R. Clarke. 1922<sup>51</sup>.

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>

<sup>51</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909 – 2009: The First Century* (Newport: Newport Surf Life Saving Club, 20009), p.25

<sup>52</sup> Ibid p.16

<sup>53</sup> Ibid, 13



Figure 19. Newport Beach on opening day. Two dressing sheds constructed in 1910 also visible in photo<sup>54</sup>.



Figure 20. Official opening of Newport Beach on April 8, 1911<sup>55</sup>.

<sup>54</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century.

<sup>55</sup> Ibid



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>56</sup>



Figure 21. The Second Newport Clubhouse opened in 1915<sup>57</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>58</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

<sup>56</sup> Ibid, 20

<sup>57</sup> Ibid 21

<sup>58</sup> Ibid, 19

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.



Figure 22. 'Surf Life Saving. Newport Carnival', *The Sydney Morning Herald*, 18 January 1937<sup>59</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>60</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 ladies section.<sup>61</sup> During the 1930s, maintenance and capacity issues of the clubhouse highlighted the need

<sup>59</sup> Trove, <http://trove.nla.gov.au>

<sup>60</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century., 26

<sup>61</sup> Ibid, 29

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>62</sup> A new clubhouse was built in 1933 at a cost of 2,000 pounds, opening on 30<sup>th</sup> 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>63</sup> The new Clubhouse consisted of two storeys, and comprised dressing sheds, club rooms and a hall.<sup>64</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>65</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>66</sup>

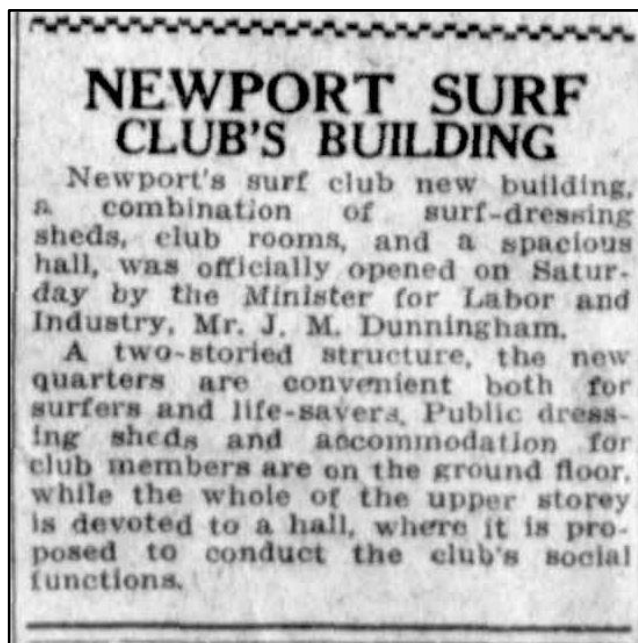


Figure 23. 'Newport Surf Club's Building', *The Labour Daily*, 30 October 1933, p. 3.<sup>67</sup>



Figure 24. 'Their Big Day. Newport Surf Club's Shed Opened', *The Sun*, 1 Oct, p. 17.<sup>68</sup>

<sup>62</sup> Ibid, 34

<sup>63</sup> "Newport Surf Life Saving Club", accessed May 31, 2018.

<sup>64</sup> 'Newport Surf Club's Building', *The Labor Daily*, 30 October 1933, p. 3.

<sup>65</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909 – 2009: The First Century* (Newport: Newport Surf Life Saving Club, 2009), p.37

<sup>66</sup> Ibid, 34

<sup>67</sup> Trove, <http://trove.nla.gov.au>

<sup>68</sup> ibid





Figure 25. 'The opening of the Newport Surf Clubhouse', *Sydney Mail* 4 October 1933, p.3.<sup>69</sup>

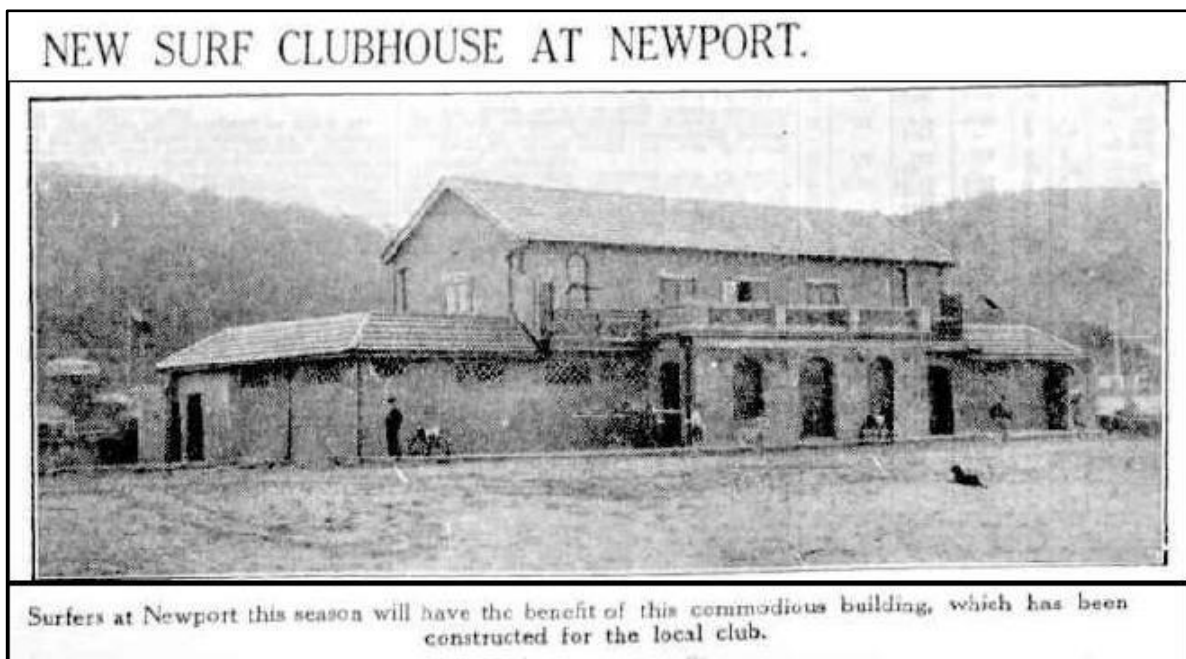


Figure 26. "New Surf Clubhouse at Newport", *The Sydney Morning Herald*, 4 October 1933, p. 16<sup>70</sup>.

<sup>69</sup> Trove, <http://trove.nla.gov.au>

<sup>70</sup> *ibid*



Figure 27. Third and current Newport Clubhouse, built in 1933.<sup>71</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.

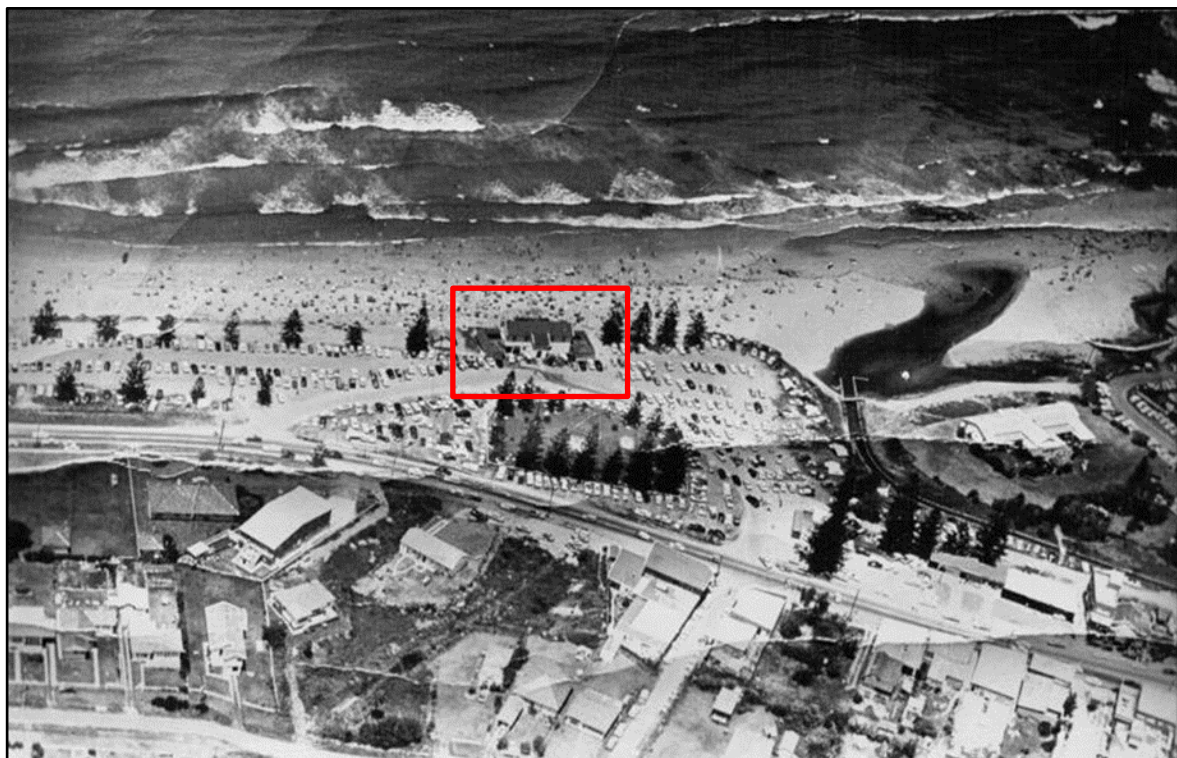


Figure 28. Image of Newport Beach, including the Clubhouse built in 1933. Clubhouse indicated in red. 'Aerial view across Newport Ocean Beach looking east'<sup>72</sup>

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

<sup>72</sup> Source: Northern Beaches Council, Images from the Pittwater Image Library, <http://www.photosau.com.au/MonaVale/scripts/home.asp>.





Figure 29. Photo of the Newport Clubhouse, c. 1935 'Newport Beach, ca. 1935'.<sup>73</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).<sup>74</sup> The HMS Sussex was completed in 1929 and began its war service on September 4<sup>th</sup>, 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 escorts of evacuation.

<sup>75</sup>Unfortunately, during World War II, HMS Sussex was lost at sea with all officers on board.

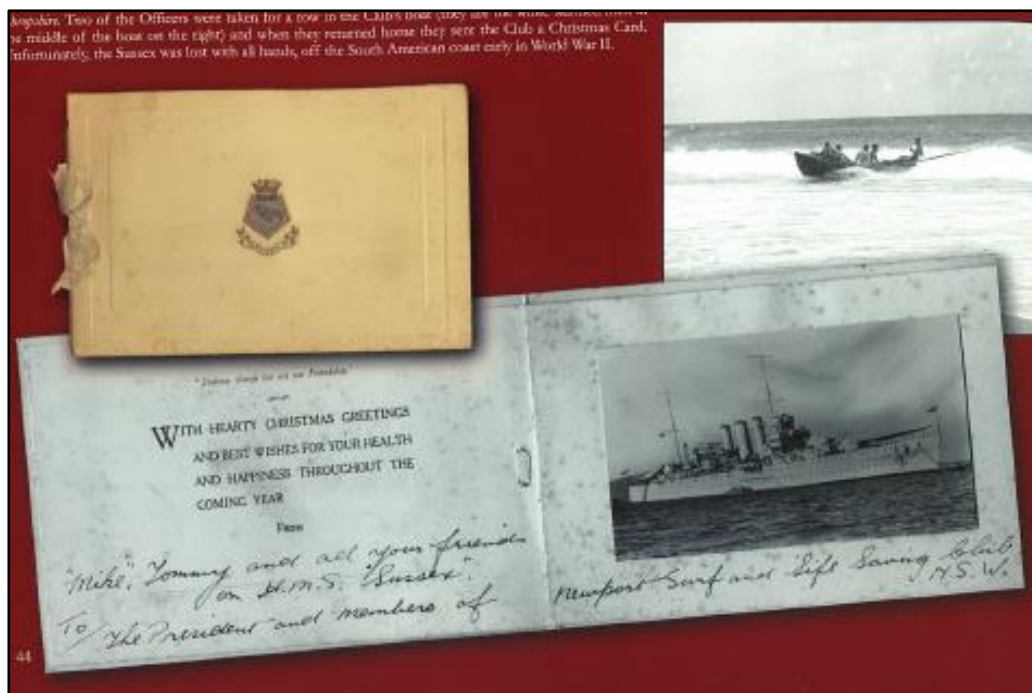


Figure 30. Image of Christmas Card from Officers of the HMS Sussex, sent to the Newport Clubhouse, c. 1936.<sup>76</sup>

<sup>73</sup> Northern Beaches Council, Warringah Image Library. Accessed through Trove, <https://trove.nla.gov.au/>

<sup>74</sup> Ibid, 44

<sup>75</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>76</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century

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>77</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 31. 'Newport Beach Surf Club House', c. 1937.<sup>78</sup>

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

<sup>77</sup> Royal Life Saving Society – Australia, *Bronze Medallion Fact Sheet N*

<sup>78</sup> Northern Beaches Council, Images from the Pittwater Image Library, <http://www.photosau.com.au/MonaVale/scripts/home.asp>.



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>79</sup>

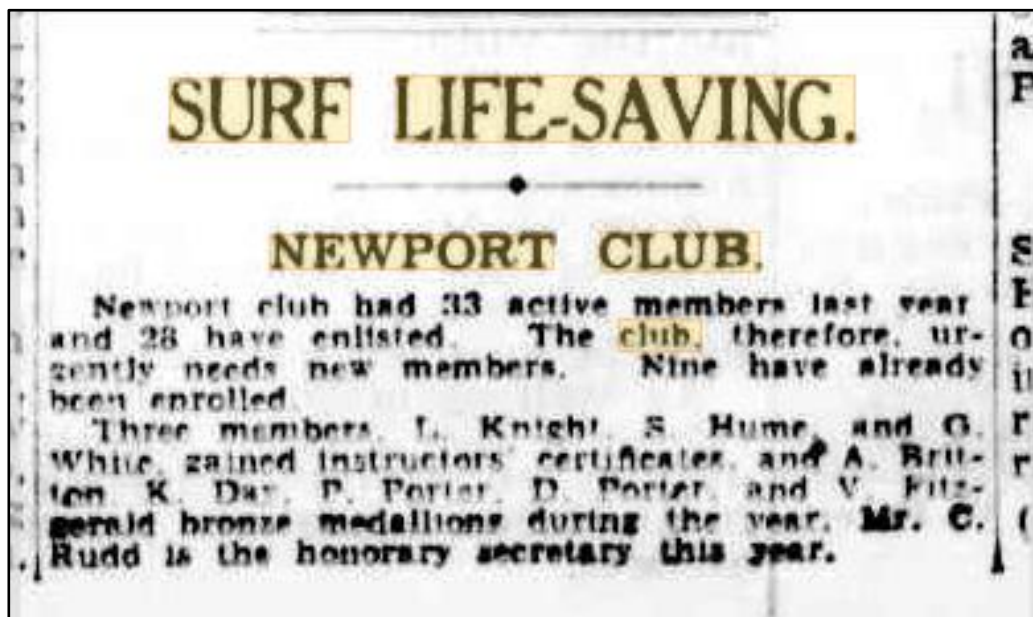


Figure 32. Surf Life-Saving. Newport Club. The Sydney Morning Herald. Sat 19 Oct 1940, p. 16.<sup>80</sup>

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>81</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>82</sup>

<sup>79</sup> Ibid, 53

<sup>80</sup> Trove, <http://trove.nla.gov.au>

<sup>81</sup> Royal Life Saving Society – Australia, *Bronze Medallion Fact Sheet N*, 53

<sup>82</sup> Ibid, 54

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.



**Figure 33.** 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>83</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>84</sup>

<sup>83</sup> Northern Beaches Council, Images from the Pittwater Image Library, <http://www.photosau.com.au/MonaVale/scripts/home.asp>

<sup>84</sup>Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 79

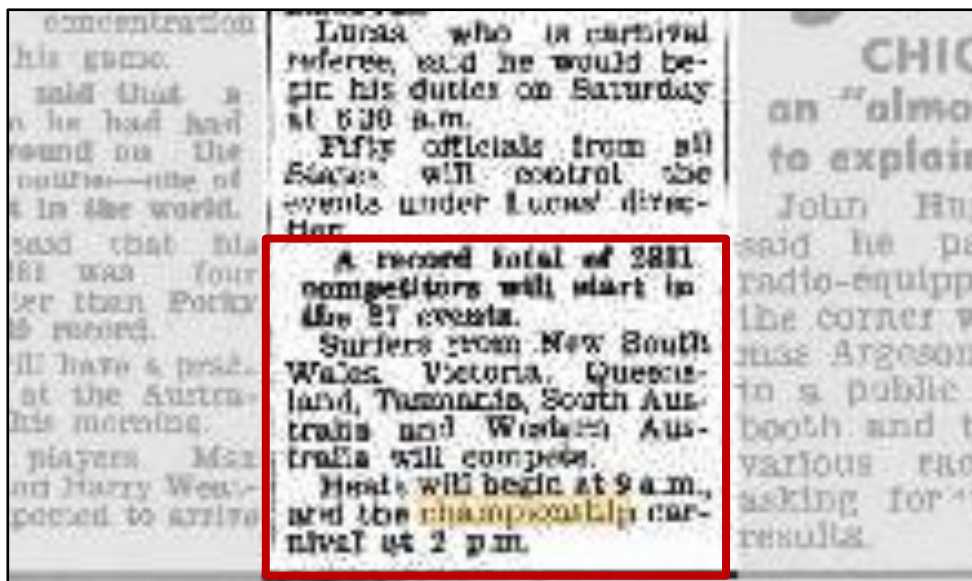


Figure 34. 'Surfers' Big Task to Prepare Beach', *The Daily Telegraph*, 12 March 1953.<sup>85</sup>



Figure 35. Poster for the Australian Surf Championship Carnival at Newport Beach.<sup>86</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

<sup>85</sup> Trove, <https://trove.nla.gov.au/>

<sup>86</sup> Guy Jennings, *Newport Surf Life Saving Club, 1909-2009: The First Century*

pounds. Unfortunately, Council was unable to commence the extensions due to previous commitments.<sup>87</sup> However, in 1957, Council painted the building and constructed two staircases to the eastern façade of the Clubhouse.<sup>88</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>89</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>90</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>91</sup> In 1962, the proposed and long awaited extensions were finally carried out.<sup>92</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>93</sup>



Figure 36. First ‘Bartender’ Boat owned by the Club<sup>94</sup>.

<sup>87</sup> Royal Life Saving Society – Australia, *Bronze Medallion Fact Sheet N*, 81

<sup>88</sup> *Ibid*, 86

<sup>89</sup> *Ibid*, 86-87

<sup>90</sup> *Ibid*, 87

<sup>91</sup> *Ibid*, 105

<sup>92</sup> *Ibid*, 101-102

<sup>93</sup> *Ibid*, 116

<sup>94</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century



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>95</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>96</sup>



Figure 37. Image of Dougall Walker, c. 1970s<sup>97</sup>.

In the 1978-1979 season, five women including Denise Copping, Fiona Walker, Sue Darmopil, Jacque 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

<sup>95</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 139

<sup>96</sup> Ibid, 145

<sup>97</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century, p. 139

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>98</sup>



Figure 38. The first women's Bronze Squad. Photo by Richard McEvoy.<sup>99</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 39. 'Newport Beach and Surf Club, 1986'<sup>100</sup>.

<sup>98</sup>Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 160

<sup>99</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century

<sup>100</sup> Northern Beaches Council, Warringah Image Library, <http://photosau.com.au/Warringah>, accessed through Trove.





Figure 40. 'Newport Beach and Surf Club, 1986'<sup>101</sup>.



Figure 41. 'Newport Beach and Surf Club, 1986'<sup>102</sup>.

<sup>101</sup> Ibid

<sup>102</sup> Ibid



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>103</sup> The Newport Nippers have grown over time and continue to learn new skills and participate in competitions and carnivals to this day.



**Figure 42.** 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>104</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>105</sup>

<sup>103</sup> Royal Life Saving Society – Australia, Bronze Medallion Fact Sheet N, 254

<sup>104</sup> Australian National Maritime Museum

<sup>105</sup> 'Sweet victory for Newport', *The manly daily*, April 4, 2000.



Figure 43. Newport women's crew, winning the world championship at Manly.<sup>106</sup>

Figures 44 and 45 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.

<sup>106</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century





Figure 44. Newport Surf Life Saving Club, c. 2000. Photograph by Max Nippard<sup>107</sup>.



Figure 45. Newport Surf Life Saving Club, c. 2000<sup>108</sup>.

<sup>107</sup> Mapio.net: [mapio.net/pic/p-9710244/](http://mapio.net/pic/p-9710244/)

<sup>108</sup> Guy Jennings, Newport Surf Life Saving Club, 1909-2009: The First Century



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 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 46. 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.



### 3.0 PHYSICAL ANALYSIS

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.

#### 3.1 General Description & Drawings

##### 3.1.1 Site Location

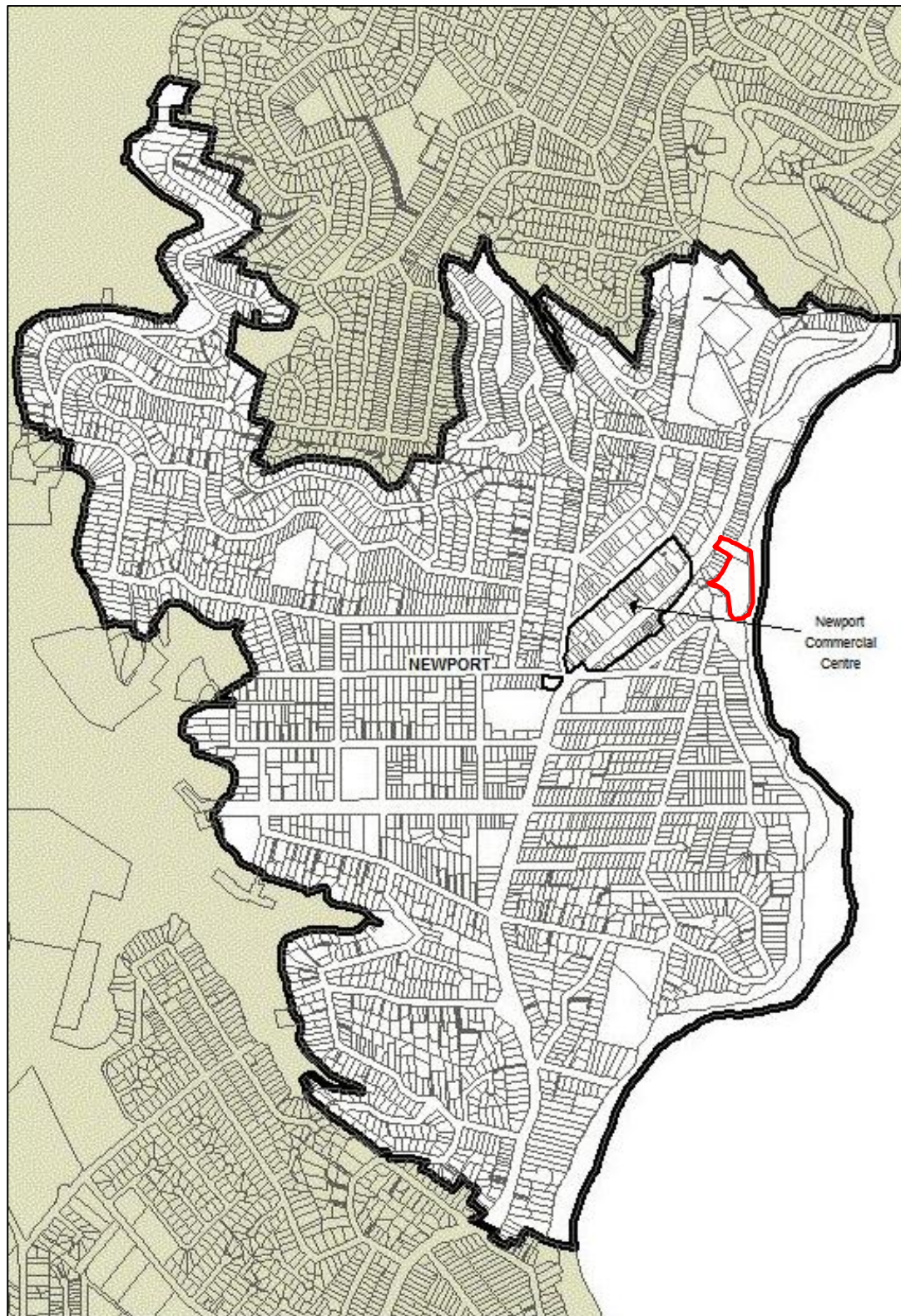
The site is located within the Northern Beaches Council – Pittwater Local Government Area within the Newport Locality. In the early 1800s, Newport was home to a small farming settlement that slowly developed into a port for coastal steamers. By the late nineteenth century, as the roads improved, and 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 47.** The Newport Locality Map. Red outline indicates the location of the site boundaries (Source Northern Beaches DCP, 2014)

### 3.1.2 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.

### 3.1.3 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.



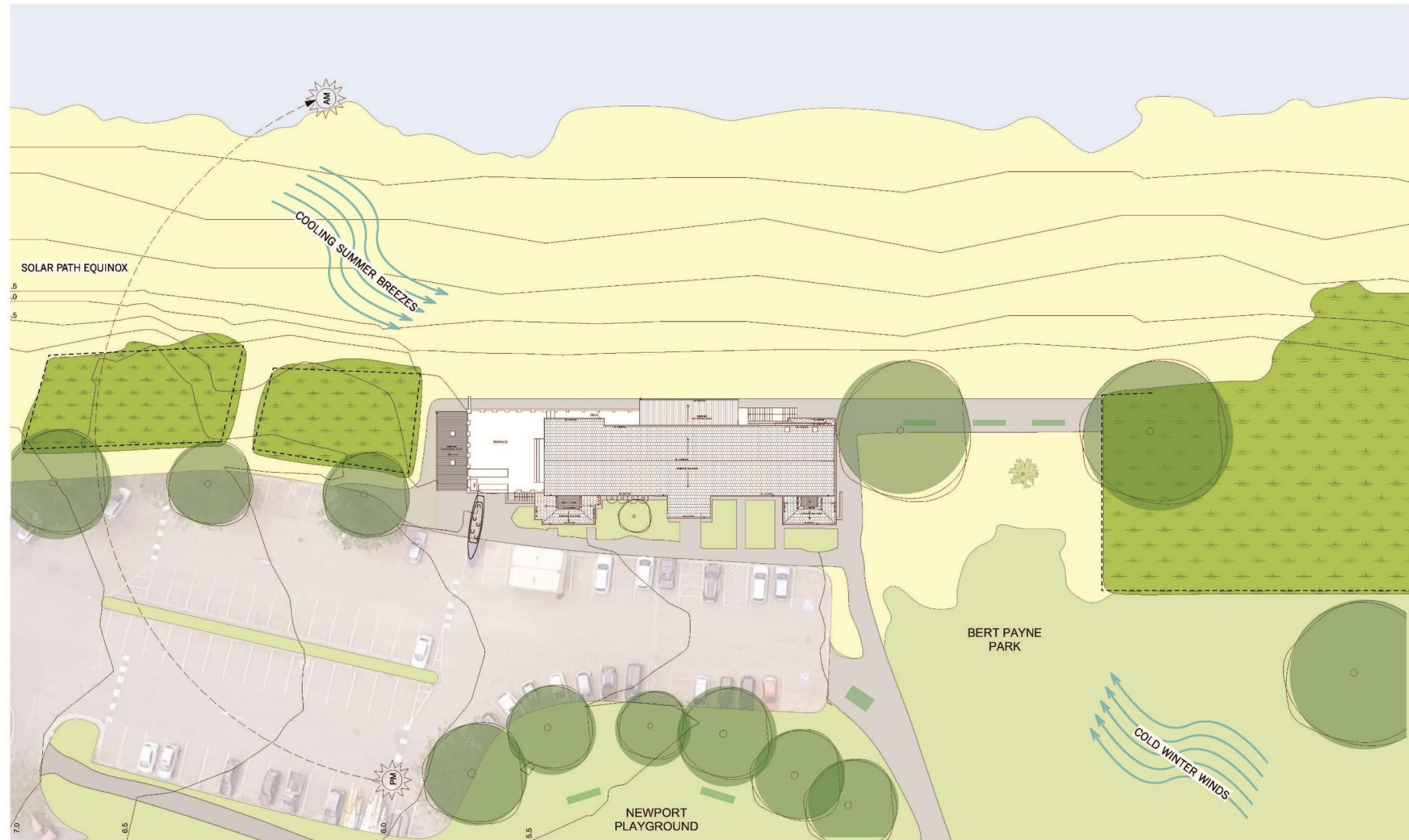
The main entrance lobby on ground floor along the western façade is fitted with a possibly later addition staircase that leads to the first floor. A secondary entrance door along the western facade has been positioned to contain the lift and provide a disability access. An external staircase connects 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.

### 3.1.4 Existing Drawings



## Site Analysis: Climate and Landscape Elements

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Figure 48. Site plan (Adriano Pupilli Architects 06.08.2018)

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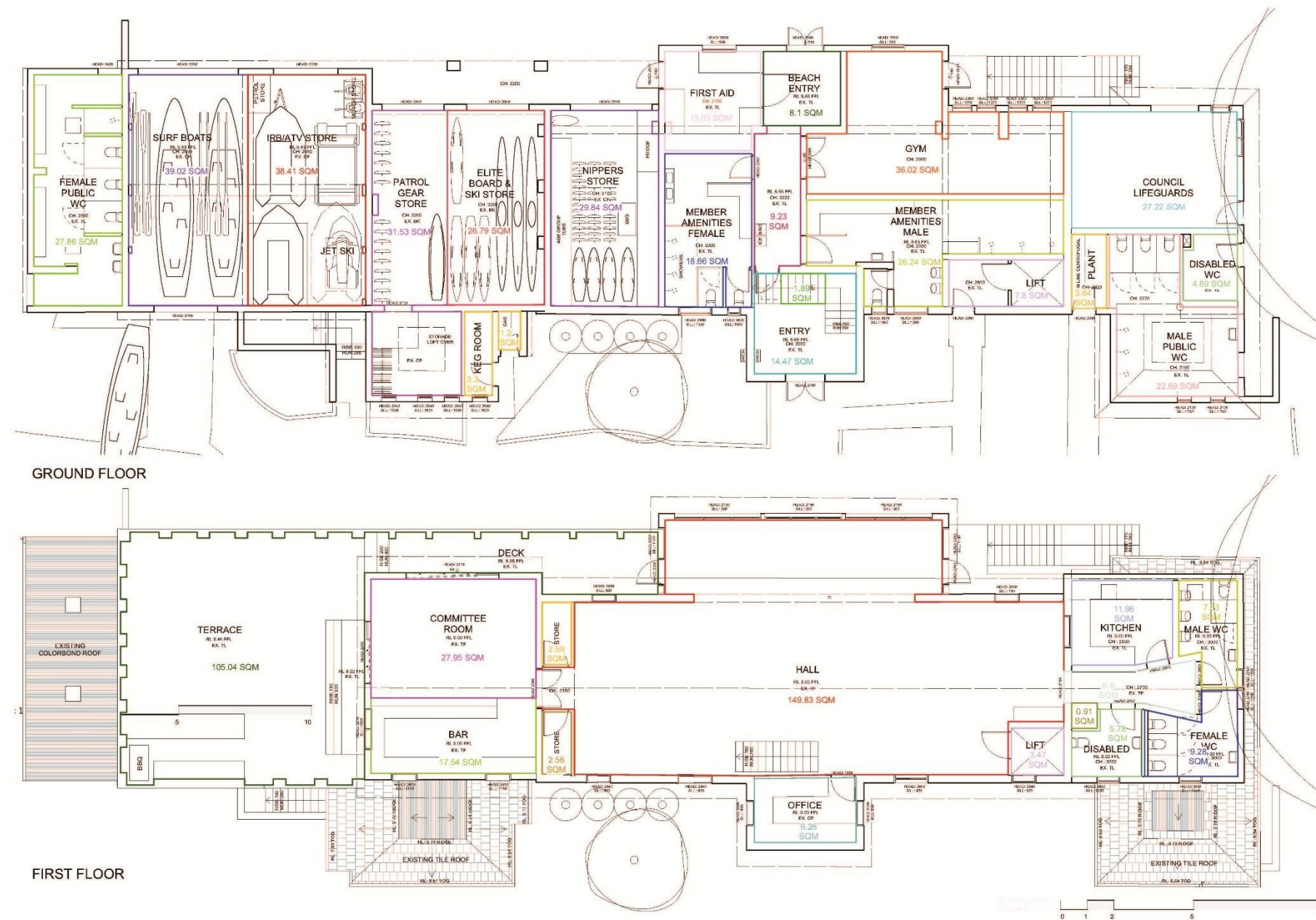
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## Determining Spatial Needs | Existing Areas

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Figure 49. Existing Ground and First Floor Plans (Adriano Pupilli Architects)

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## 3.2 Photographic Evidence

### 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 the main entrance portico. (Source: Heritage 21, 23.05.18)



**Figure 55.** View of the eastern elevation as seen from Newport beach. (Source: Heritage 21, 23.05.18)





**Figure 56.** View of the subject building looking from the Northeast edge. (Source: Heritage 21, 23.05.18)



**Figure 57.** View of the door leading into the first aid room on ground floor and verandah extension in front of storage yards. (Source: Heritage 21, 23.05.18)



**Figure 58.** View to the entrance of the female public toilets along the northern skillion lean to. (Source: Heritage 21, 23.05.18)



**Figure 59.** View of the hotel from the north-west corner of the subject building. (Source: Heritage 21, 23.05.18)



**Figure 60.** View of the southern wing and extension. (Source: Heritage 21, 23.05.18)



**Figure 61.** View of the Southern wing extension. Note the three-tiered roof extension. (Source: Heritage 21, 23.05.18)





**Figure 62.** View of Newport Playground (Source: Heritage 21, 23.05.18)



**Figure 63.** View of Newport Playground and Barrenjoey Road beyond. (Source: Heritage 21, 23.05.18)



**Figure 64.** View of the carpark. (Source: Heritage 21, 23.05.18)



**Figure 65.** View of Bert Payne Reserve. (Source: Heritage 21, 23.05.18)



**Figure 66.** View looking South along Newport Beach. (Source: Heritage 21, 23.05.18)



**Figure 67.** View looking North towards Newport Beach. (Source: Heritage 21, 23.05.18)



### 3.2.2 Interior photographs – Ground Floor



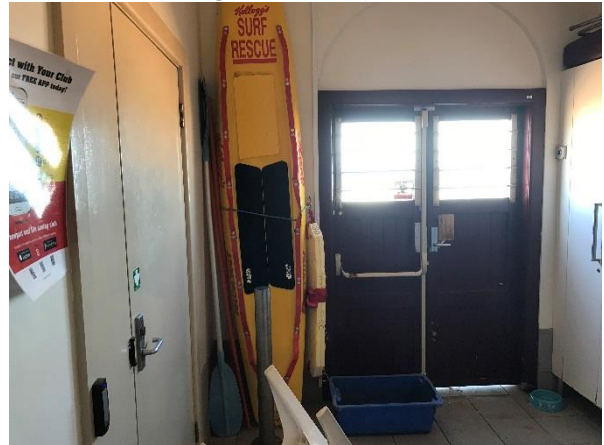
**Figure 68.** Main Entrance Portico along western facade. (Source: Heritage 21, 23.05.18)



**Figure 69.** Restricted Access Door to main building on ground floor. (Source: Heritage 21, 23.05.18)



**Figure 70.** Corridor leading to change rooms, first aid room, gym and exit door to beach. (Source: Heritage 21, 23.05.18)



**Figure 71.** Exit Door to beach. (Source: Heritage 21, 23.05.18)



**Figure 72.** Male Change Rooms. (Source: Heritage 21, 23.05.18)



**Figure 73.** Male Change Rooms. (Source: Heritage 21, 23.05.18)





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



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



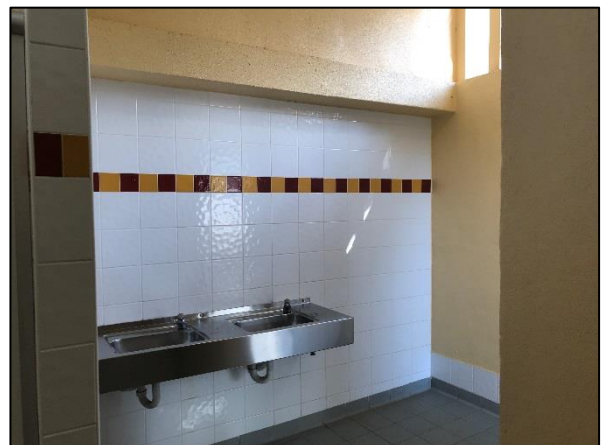
**Figure 76.** Gym. (Source: Heritage 21, 23.05.18)



**Figure 77.** Gym. (Source: Heritage 21, 23.05.18)



**Figure 78.** First Aid Room. (Source: Heritage 21, 23.05.18)



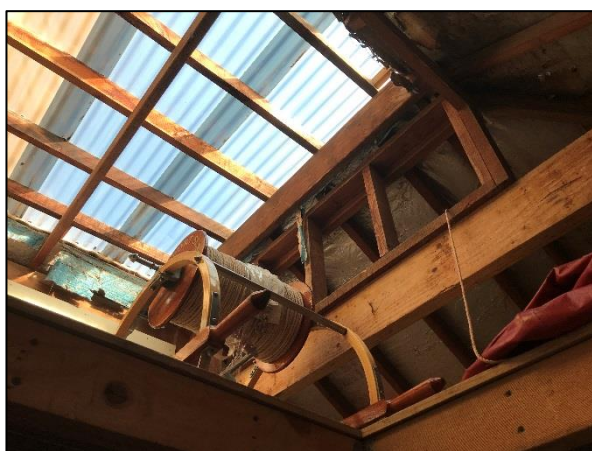
**Figure 79.** Female public Toilets (Source: Heritage 21, 23.05.18)



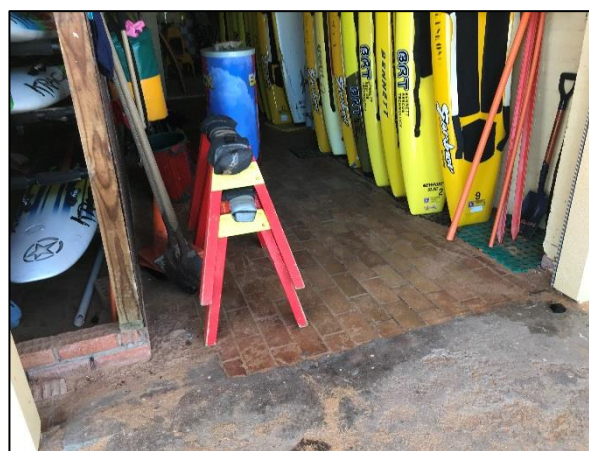
**Figure 80.** Storage areas with roll-up shutter doors. (Source: Heritage 21, 23.05.18)



**Figure 81.** Storage area behind roll-up shutter doors (Source: Heritage 21, 23.05.18)



**Figure 82.** View to roof and timber batons and rafters. (Source: Heritage 21, 23.05.18)



**Figure 83.** Detail of floor in storage area behind roll-up shutter doors. (Source: Heritage 21, 23.05.18)



### 3.2.3 Interior photographs – First Floor



**Figure 84.** Main Club Room. Note staircase leading up from ground floor. (Source: Heritage 21, 23.05.18)



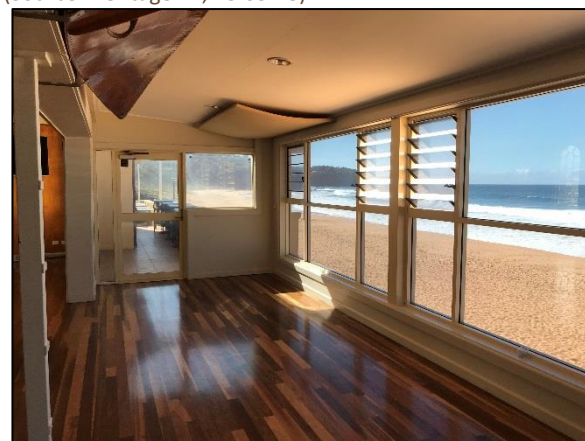
**Figure 85.** View to the main club room looking towards the north east. (Source: Heritage 21, 23.05.18)



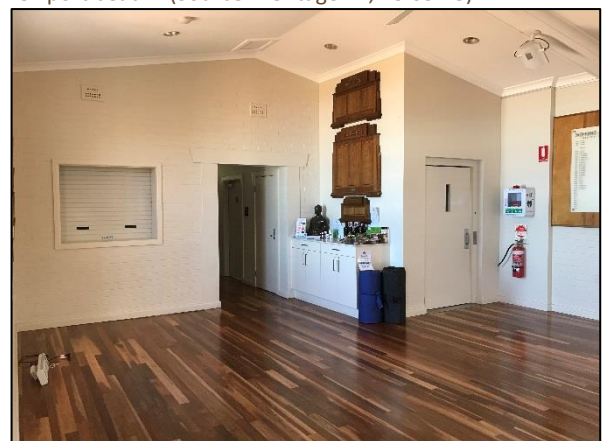
**Figure 86.** View to the main club room looking south. (Source: Heritage 21, 23.05.18)



**Figure 87.** The extended bay windows looking towards Newport beach. (Source: Heritage 21, 23.05.18)



**Figure 88.** View to the extended covered veranda bay. (Source: Heritage 21, 23.05.18)



**Figure 89.** 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 90.** Committee room in the Northern Wing. (Source: Heritage 21, 23.05.18)



**Figure 91.** View of the Northern Wing showing door to main Clubroom. (Source: Heritage 21, 23.05.18)



**Figure 92.** View of the Northern wing with doors leading to outdoor terrace seating. (Source: Heritage 21, 23.05.18)



**Figure 93.** View of the Northern wing from the outdoor seating terrace. (Source: Heritage 21, 23.05.18)



**Figure 94.** View from the Southern wing looking towards the main clubroom. (Source: Heritage 21, 23.05.18)



**Figure 95.** Kitchen in Southern wing. (Source: Heritage 21, 23.05.18)





**Figure 96.** 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 97.** 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 98.** Office constructed above the main entry portico along the western facade. (Source: Heritage 21, 23.05.18)



**Figure 99.** 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 100.** View of the Southern wing as seen from the office above the entry portico. (Source: Heritage 21, 23.05.18)



**Figure 101.** View of the open terrace extended beyond northern wing looking towards the main beach. (Source: Heritage 21, 23.05.18)





**Figure 102.** 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 103.** Note timber batons along roof line of original building in the centre. (Source: Heritage 21, 23.05.18)

### 3.3 General condition assessment

#### 3.3.1 Curtilage

The following Curtilage Map illustrates the subject site and its surrounding areas. The sandy Newport beach runs 1.3 km facing the east extending from Newport Head to the lee of the sandstone Newport Reef. Barrenjoey Road runs along the northern half of the beach with a substantial reserve containing the club, parking and picnic facilities. The Bert Payne Reserve named after a Life Member of Newport SLCS runs between Barrenjoey Road and the Newport SLSC. The following drawing indicates the curtilage around the subject site.



Figure 104. The existing site plan showing the curtilage of the subject site.<sup>109</sup>

#### 3.3.2 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

<sup>109</sup> Adriano Pupilli Architects, June 2018

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.

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.



**Figure 105.** Photograph indicating original single storey wing alignment with two-storey section walls



Figure 106. Current alignment of wing and central section walls.

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.

### 3.3.3 Ground Floor

The ground floor has been altered at multiple times and as such no central access space is definable. The two main access lobbies that may have existed along the western and eastern façade are now limited to a central corridor that is fitted with a restricted access security door along the entry portico entered from the western elevation and a fire exit door accessed from the eastern elevation. Doors that access single rooms (ambulant washroom; public male toilets and lifeguard room) along the southern elevation have been added to the extension. The eastern elevation is fitted with roll-up shutter doors giving access to individual storage rooms. The northern elevation is also fitted with an additional door leading to the female public toilets located inside the skillion roof lean to.



The building retains only limited historic fabric including the structural masonry walls, a small number of the original doors and windows with timber architraves, while all fittings, fixtures as well as floor finishes have been replaced. The original layout of the building has also been significantly altered and is further exasperated by the multiple entrances and disjointed flow through the building.

### 3.3.4 First Floor

The first floor retains more of its original layout specifically due to the large club room. Although the outdoor veranda bay has been enclosed and now forms part of this large space, it is easily readable as an original open area. The historic fabric within the main club room have been extensively modified with only the original masonry walls, timber windows along the western elevation and roof beams remaining intact. Spaces along either side of the main club room can be easily identified as being the later addition extensions built above the ground floor wings.

### 3.3.5 Fabric

#### EXTERNAL FABRIC

##### *Roof*

- The existing roof is clad in terracotta tiles with timber ridge and hip capping.
- The tiles of the original central section vary from the later first floor wing extensions.
- The roof tiles of the ground floor wings also differ in colour from the central section indicating that they may also be a later addition.
- The roof cladding is in fair condition.

##### *Brickwork*

- The external brickwork has been treated with a painted smooth render.
- Exposed brickwork in the main clubroom has been painted.
- Later addition partition walls are made of plasterboard.

### ***Joinery***

A high degree of original external joinery has been retained to the upper levels of the building, with alterations to openings, and subsequently joinery, at the ground floor level. Original external joinery elements are painted and of mixed condition.

- French (stock barrel) doors with highlight windows.
- Round arched windows generally throughout, with timber bullnose sills
- Later addition sections installed with aluminium frames and glass block windows.
- Original entry doors replaced with fire safety doors.
- Roll-up Shutter doors in aluminium installed in later addition ground floor extension at northern end.

### **INTERIOR FABRIC**

The interior finishes to the upper levels of the building are generally consistent throughout, notable differences are described separately. The existing internal finishes are painted throughout, including the timber joinery. The timber joinery is likely to have originally been polished, evidence of this which may be uncovered during any future investigation works.

### ***Floors***

- Later addition timber polished in the main club room.
- Carpeted later addition stairs.
- Linoleum or ceramic in most internal areas.

### ***Cornices and Ceilings***

- No 1930s cornices have been retained.
- Cornices on the first floor are either later covered, square set or battened elements.
- The ground floor ceiling appears to be later fabric, plasterboard with new cornices.
- Original rafters in main club room and veranda on first floor of the central section are extant. All extensions on first floor have new ceilings.

### ***Stairs***

All stairs appear to be later addition.

### ***Services***

Services fixtures and fittings, i.e. bathrooms, laundry, kitchen, hot water heater, water, drainage, sewer, light fittings etc, are not original. These components of the place would have been installed sometime in the last twenty years and appear to be in fair condition. No services were checked for their operational status for the preparation of this report.

## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 Significance Assessment Guiding Principles

#### Overview

The following discussion and Assessment of Significance of the subject site, 394 Barrenjoey Road, Newport is drawn in part from the guidelines set out in the *NSW Heritage Manual* (prepared by the Heritage Division, NSW Office of Environment and Heritage) which identifies the criteria below for assessing heritage significance. These guidelines incorporate the cultural heritage values identified in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*. *The Burra Charter* defines cultural significance as: “...aesthetic, historic, scientific, social or spiritual value for past, present or future generations.” Under the *NSW Heritage Manual* guidelines, an item is assessed in accordance with the following specific criteria:

- (a) An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area);
- (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area);
- (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- (e) An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area);
- (f) An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area); and
- (g) An item is important in demonstrating the principal characteristics of a class of NSW’s
  - cultural or natural places; or
  - cultural or natural environments(or a class of the local areas’
  - cultural or natural places; or
  - cultural or natural environments).



Items assessed as being of State significance may be considered for inclusion on the State Heritage Register (SHR) by the Heritage Council of NSW.

The Statement of Cultural Significance within this CMP comprises a general statement of cultural significance for the place as a whole, based on the research conducted for the Commercial Hotel, Liverpool.

#### 4.1.1 Heritage Listings

The subject site is an item of environmental heritage as listed under Schedule 5 of the *Pittwater Local Environmental Plan 2014* (item # 2270445; local significance). The subject site is not listed on the State Heritage Register, the National Heritage List, the Commonwealth Heritage List or any other statutory heritage registers nor does it lie in the vicinity of any heritage items or heritage conservation areas.

#### 4.1.2 State Historical Themes

Historical Themes relevant to NSW set out by the Australian Heritage Commission and the Heritage Division, NSW Office of Environment and Heritage in the *NSW Heritage Manual* can provide a context within which the cultural significance of an item can be understood, assessed and compared. This approach provides a useful framework within which cultural significance can be assessed by emphasising the underlying historical influences which have shaped the subject site. These historical themes are general, so that usually a heritage item will relate to more than one theme. Historical themes relevant to the subject site are set out below.

**Table 4.** Historical themes.

Australian Theme	NSW Theme	Notes	Relationship to Newport SLSC
1 Tracing the natural evolution of Australia	Environment – naturally evolved	There are two aspects to this theme: (1) Features occurring naturally in the physical environment which	The views from the subject site to the Newport Beach and the Tasman Sea may be considered as exceptional in their significance. The Surf life Saving Club's presence along the naturally occurring sandy beach with pristine

Australian Theme	NSW Theme	Notes	Relationship to Newport SLSC
		<p>have significance independent of human intervention</p> <p>(2) Features occurring naturally in the physical environment which have shaped or influenced human life and cultures</p>	<p>waters are testament to the natural beauty of the Australian coast line.</p>
2 Peopling Australia	Convict	<p>Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) – does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial ‘convict system’: use the theme of Law &amp; Order for such activities</p>	<p>John Farrell and his descendants have had a link to Newport for over 100 years. Farrell arrived at the Colony in 1813 on the <i>Fortune</i>, for having forged a banknote. Having received his ticket of leave by 1820, Farrell purchased 90 acres of land along Newport Beach, and was later granted 60 acres more land. Farrell later employed convicts to manage a farm on this land. The family continued to own land in the area until 1909, when the Government resumed six acres of Johnny Farrell’s (John Farrell’s grandson) land for the Surf Club, a public reserve and dressing sheds.</p>
3 Developing local regional and national economies	Environment – cultural landscape	<p>Activities associated with the interaction between humans, human societies and</p>	<p>The Surf Life Saving Club may be considered as an intrinsic part of the interaction of humans and the activities that occur at the coast.</p>

Australian Theme	NSW Theme	Notes	Relationship to Newport SLSC
		the shaping of their physical surroundings	Newport was initially established as a port for steamers that carried passengers and cargo, but it really came into prominence when Sydney sidlers discovered the beach at Newport as a weekend getaway. The beach played a primordial role in developing the village as a tourist destination.
6 Educating	Education	Activities associated with teaching and learning by children and adults, formally and informally.	One of the Club's aims has always been to teach and promote lifesaving skills. As part of the Royal Life Saving Awards, the Club has been participating in the Bronze Medallion every year since 1933, training and educating a squad of members in lifesaving techniques and procedures. The Bronze Medallion is seen as the minimum standard for a qualified lifesaver and has been an integral part of the Club, through the education of new generations of members.
7 Governing	Defence	Activities associated with defending places from hostile takeover and occupation	During World War II, fear of Japanese invasion rang across the country. This resulted in the fortification of the peninsula through the placement of anti-submarine cables across the Pittwater coastline, placing gun emplacements at Newport and digging tank traps on the beach.

Australian Theme	NSW Theme	Notes	Relationship to Newport SLSC
8 Developing Australia's cultural life	Leisure	Activities associated with recreation and relaxation	<p>During the turn of the century, surf bathing gained popularity in Australia, and by-laws preventing bathing during daylight hours were gradually removed, leading to changing local beach culture, that lies at the forefront of Australian culture today.</p> <p>As families and individuals made their way to the sandy beaches across Australia, beachgoers entering the surf also increased, leading to increased drownings as these early surf bathers did not know how to swim. With increased incidents at sea, the Life Saving Club held classes to educate people on beach safety and placed lifelines on the beach.</p> <p>With increased tourism at Newport and increasing numbers of Sydneyiders visiting the beach. The Surf Life Saving Club played an important and vital role for the leisurely activities at the seaside and for the beachgoers. The Newport Surf Life Saving Club also had several programs that engaged young children in lifesaving activities. It also engaged in large Carnivals and fundraisers that brought the local community at Newport together. Several articles also indicate that the</p>



Australian Theme	NSW Theme	Notes	Relationship to Newport SLSC
			Club members were actively engaged in community participation with the Club and beach beyond serving as the central meeting point.
8 Developing Australia's cultural life	Social institutions	Activities and organisational arrangements for the provision of social activities	Annual fairs, competitions and carnivals were regularly held at Newport Surf life Saving Club and the Newport beach. The activities arranged by the club are often related in newspaper articles and clearly promoted social engagement of the local community and other areas involved in surf bathing, surf boat, skiing and other water sport competitions since its establishment.
8 Developing Australia's cultural life	Sport	Activities associated with organised recreational and health promotional activities	<p>The Newport Surf Life Saving Club members have won several world national and local championships. The life members of the club have played an important role in developing and elevating water sports in Australia as have several other Surf Life Saving Clubs in NSW.</p> <p>In 1974, Dougall Walker won the first gold medal in 26 years for the Club at the Australian Championships. At the Australian Championships of the 1976-1977 season in Victoria, Walker won another Gold Medal, while Nick Carrol (Club member) won the Junior Board</p>

Australian Theme	NSW Theme	Notes	Relationship to Newport SLSC
			<p>Riding competition. In 2000, the female team won the World Championships at Manly. The team included Marnie and Eliza Bryant, Elle Pannowitz, Haidee Steven and sweep Michael King. The women's team also won the state championships at Narrabeen, as well as carnivals at Manly and Coffs Harbour.</p> <p>Women's team</p>

## 4.2 Assessment of Heritage Significance

### 4.2.1 Criterion (A) – Historic Development

*Criterion (a) - an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)*

The Newport Surf Life Saving Club, similar to several other lifesaving clubs across NSW demonstrate the strong associations that communities and individuals have with the beach and coast. The Club illustrates the historical narrative of the removal of the 1830s laws preventing daytime bathing at the beach and the growing popularity of surf bathing.

It also has significant connections to the development of the town of Newport as a hub for tourism that centred around the beach. In the items connection to the Surf Life Saving Movement that inspired hundreds of people both young and old across the country to participate in water sports.

### 4.2.2 Criterion (B) – Historic Association

*Criterion (b) - an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

The building is associated to the Surf Life Saving Club as well as the local community of surfers and beach goers in Newport and the larger Sydney region. The building has been associated to several prominent local sportsmen and women and continues to play a vital role in the lives of the local community.

### 4.2.3 Criterion (C) – Aesthetic Significance

*Criterion (c) – an item is important in demonstrating aesthetic characteristic and/or a high degree of creative or technical achievement in NSW (or in the local area).*

The item is an example of the Mediterranean Club house style typical to Surf Life Saving and Bathing Club Houses across NSW that were constructed in the 1930s. Although the building has undergone significant alterations and modifications over the years, its original central section layout remains intact. Terracotta tiles and timber pitched roof with rounded arched windows and doors, rendered and painted in the Naples Yellow Ochre tones with maroon off sets in windows plays to the aesthetic quality of club houses that occupy prominent positions on beaches across the Sydney region.

#### 4.2.4 Criterion (D) – Social Value

*Criterion (d) – an item has strong or special association with a particular community of cultural group in the area for social, cultural or spiritual reasons.*

It is clear from the number of people that have been associated to the Newport Surf Life Saving Club over the decades that the Club portrays an important social value for the local community. A book written by Guy Jennings indicates that several local families in Newport and surrounding areas consider becoming members as a rite of passage. The Nippers program as well as the various certificates of merit and medallions handed out by the club are sought after with the local community engaging with the Club on a regular basis. The building also contains a hall that is frequently rented out for community functions, parties and gatherings. Additionally, several discussions with local community members, as well as the response received to Council during a recent development application further indicates that the community holds the Clubhouse in high social value.

#### 4.2.5 Criterion (E) – Research Potential

*Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*

Although the Newport Surf Life Saving Club was founded in 1911 and the current Club house constructed in 1930s, the item has been significantly modified and comparative analysis indicates that there are several better examples of this category of buildings in the Sydney regions. Therefore, it is evaluated that the item does not fulfil the requirements set out under this criterion.

#### 4.2.6 Criterion (F) – Rarity

*Criterion (f) – an item [possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*

The building may not be considered as an example of rarity as there are several better examples of Surf Life Saving Clubhouses in the greater Sydney region.



#### 4.2.7 Criterion (G) – Representativeness

*Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places or environments (or a class of the local area’s cultural or natural places or environment).*

The Club house is representative of inter-war Mediterranean style club houses built across NSW during the 1930s. However, the item has undergone several modifications and alterations overtime resulting the loss of most of its internal features and layouts. Externally, the building has retained its original fenestration patterns in the central section, its original rendered façade and painted colour scheme, but modifications to its northern and southern wings have reduced its significance.

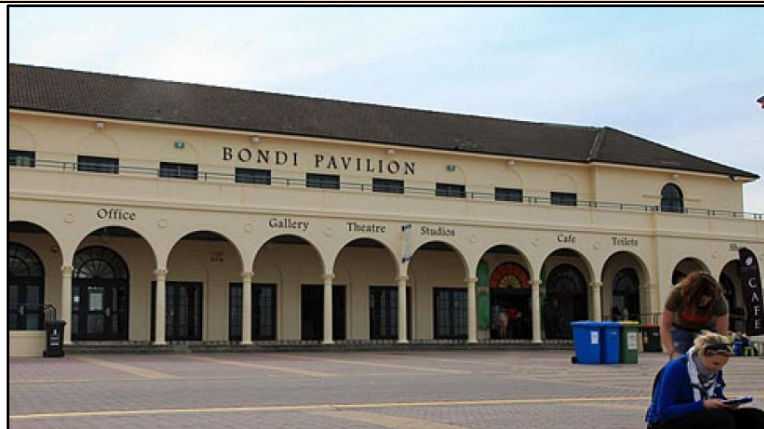
### 4.3 Comparative Analysis

This portion of the CMP seeks to contextualize Newport Surf Life Saving Club in effort to highlight its rarity and/or representativeness of Surf Life Saving Clubs in the Greater Sydney region.

The following two buildings have been chosen with information sourced from the website of the NSW Office of Environment and Heritage and additional information supplied by Heritage 21.

- *Bondi Surf Club*
- *Manly Cove Pavilion*
- *Freshwater Surf Life Saving Club*

**Table 5.** Comparative Analysis of Bondi Surf Pavilion with Newport Surf Life Saving Club

Item Name	Address	Listing	Construction Date	Images
Bondi Surf Pavilion	Queen Elizabeth Drive, Bondi Beach, NSW	Local	1915-1945	
Statement of Significance				
Outstanding early twentieth century building. Its construction marked the establishment of the Australian beach and leisure culture. Prize winning example of the work of Robertson and Marks, architects. A fine example of the Inter-War Mediterranean style. Introduced to Australia by Leslie Wilkinson. Famous landmark. Attractively sited in the landscape, serving to understate its large scale. State significance.				
Description				
A very large, masonry constructed 1920's seaside pavilion. Core building is two storeys with single storey wings encircling a large central courtyard. Characterised by its colonnaded facades, featured on all four elevations. Inter-War Mediterranean style, reminiscent of the Italianate (of former Coogee Palace Aquarium and Coogee Bay Hotel). Tuscan columns to central loggia. Parapet above provides balustrade to large balcony area. Good use of mouldings on this central structure. Ornamentation otherwise restrained. Short span, pitched roof now in concrete tiles. Most openings either arched or topped by arched, rendered bands. Interior extensively remodeled with large courtyard areas retained. Well sited in the beach park landscape. Strong				<p><b>Figure 107.</b> Bondi Pavilion (Source: ABC News. <i>Bondi's iconic pavilion building.</i> 30 April 2016. ABC News. Retrieved from: <a href="http://www.abc.net.au">http://www.abc.net.au</a>)</p>

horizontal emphasis and partly sunken siting reduce the potential impact on the former dune landscape. Park area around is boomerang shaped, and siting creates special visual interest when viewed from high vantage points. Pivotal contribution in the surrounding townscape.

#### Historical Notes

Foundation stone laid by Waverley Mayor in 1928. Part of a major beach and park improvement scheme. Replaced an earlier structure. Prize winning design by Robertson and Marks, architects. Clearly influenced by the work of Leslie Wilkinson. Lengthy delays in construction. Originally provided extensive changing facilities, shops, Turkish baths, gymnasium, ballroom, dining rooms and auditorium. Still used for dressing rooms and shops, in part, together with theatres, club rooms, community centre and art gallery. Built at a time when surf bathing became a mass leisure pursuit. Although trams arrived many years earlier, it was not until the 1920's that visitors flocked to Bondi. Earlier seaside palaces, like the Coogee Aquarium, were attractions in themselves, and modelled on those in Victorian England. Here the primary emphasis is on meeting the needs of bathers. The departure from the English tradition is marked by both the styling and the use.

#### Similarities

- Inter-war Mediterranean style
- Serves to understate its large scale
- Parapet above provides balustrade to large balcony area
- Arched openings



**Figure 108.** Bondi Pavilion and Bondi Beach looking north c1939 (Source: State Library of New South Wales. RC. 388319)

#### Differences


- Opening that are not arched have been topped by arched, rendered bands.
- Short hipped roof
- Colonnaded facades featured on all four elevations.



Conservation Management Plan – 394 Barrenjoey Rd, Newport

<ul style="list-style-type: none"><li>• Light- coloured painted facade</li><li>• Strong horizontal emphasis</li><li>• Built at a time when surf bathing became a mass leisure pursuit</li><li>• Interiors remodeled</li><li>• Restrained ornamentation</li><li>• Experienced heavy modifications and additions</li><li>• Two storey structure</li></ul>	<ul style="list-style-type: none"><li>• Larger in scale</li><li>• Well sited in the beach park landscape, yet set back from the beach by pedestrian walkways</li><li>• Use of ground floor loggia</li></ul>
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Table 6. Comparative Analysis of Manly Cove Pavilion with Newport Surf Life Saving Club

Item Name	Address	Listing	Construction Date	Images
Manly Cove Pavilion	West Esplanade, Manly, NSW 2095	Local & State	1932-1933	
Statement of Significance				
<p>The Manly Cove Pavilion is a rare surviving relic of the private pleasure-grounds and recreation resorts that were once common in the Sydney region in the late nineteenth and early twentieth centuries and which were, in their day, the focus of public recreation activity.</p> <p>It demonstrates the typical features and characteristics of architecture of the type and is important locally as a substantial remnant of the once extensive recreation facilities established by the Port Jackson and Manly Steamship Company that were a feature of Manly Cove and key elements in the history of the development of the suburb.</p>				
Description				
<p>Largely intact exterior retaining the ambience of the interwar Mediterranean style; white painted rendered brick, decorative ceramic tile insets and arched colonnade. (Anglin 1990:1047) Ferro-concrete two storey tiled roof pavilion built on pier. Colonnade to ground floor. Capitals to columns have fish, shell and acanthus leaf decoration; original wrought iron balustrading between columns beside water. Pavilion walls have decorative tile inlays using burnt orange and ultramarine ceramic tiles. A Greek key motif pattern is surmounted by semi- circular tiles which is in turn surmounted by ceramic decoration in scrolls and by urns. There is a strong Spanish</p>				

**Figure 109.** Manly Cove Pavilion (Source: Manly Cove Pavilion. Lawson, K. Seachange for the Majestic Manly Pavilion. Daily Addict. Retrieved from: <http://www.dailyaddict.com.au/articles/manly-pavilion/>)

**Figure 109.** Manly Cove Pavilion (Source: Manly Cove Pavilion. Lawson, K. Seachange for the Majestic Manly Pavilion. Daily Addict. Retrieved from: <http://www.dailyaddict.com.au/articles/manly-pavilion/>)

influence throughout. The toilet block is of the same period. Special elements include the tile inlay bearing the letter "M", the floral motif in cornice decoration, original tiling to walls and the timber pagoda-style entry. (Blackmore, Ashton, Higginbotham, Rich, Burton, Maitland, Pike 1986)

#### Historical Notes

The Manly Cove Pavilion on the West Esplanade was built in 1932-33 by the Port Jackson and Manly Steamship Company and opened in October 1933. The new pavilion was built to serve as refreshment and change rooms for up to 3000 bathers using the harbour pool enclosure in Manly Cove, also built by the company which had opened in December 1931.

Manly had been marketed from the 1860s as a Sydney version of Brighton in England, with pleasure grounds and entertainment for daytime excursionists or holiday makers, as well as being developed as a commuter suburb. The Port Jackson and Manly Steamship Company played on this concept with its development of the pavilion and pool (with walkway) and a promenade along the harbour joining its wharf (Manly Wharf) to the pavilion and ran regular newspaper advertisements featuring the various leisure activities on offer.

The development raised the profile of Manly as a seaside resort destination for holiday makers. The pavilion and its refreshment rooms continued to be used in conjunction with the pool through the 1960s and 1970s. During the 1980s the pavilion was refitted as a restaurant and underwent a major renovation in 2008-2009.



**Figure 110.** Manly Cove Pavilion. (Source: Welling, K. *Famous Manly harbour front site available after years of sitting idle*. The Daily Telegraph. May 21, 2015. Retrieved from: <https://www.dailytelegraph.com.au/newslocal/northern-beaches/>)

Similarities	Differences
<ul style="list-style-type: none"><li>• Light-coloured textured walling</li><li>• Strong horizontal emphasis</li><li>• Pitched roof</li><li>• Two storey structure</li><li>• Arched openings to ground floor</li><li>• Reflects the expansion of beach use and culture of the Surf Life Saving Movement</li><li>• Partly enclosed first floor with balcony</li><li>• Evidence of interior modifications and alterations</li></ul>	<ul style="list-style-type: none"><li>• Built on the pier, not the beach landscape</li><li>• Use of ground floor loggia</li><li>• Largely retains original exterior facades</li><li>• Decorative ceramic tile insets and arched colonnade</li><li>• Capitals to columns have fish, shell and leaf decorations</li><li>• Decorative pavilion walls</li><li>• Floral motifs to interior cornices</li><li>• Square headed openings to second floor</li></ul>



**Table 7.** Comparative Analysis of Freshwater Surf Life Saving Club with Newport Surf Life Saving Club

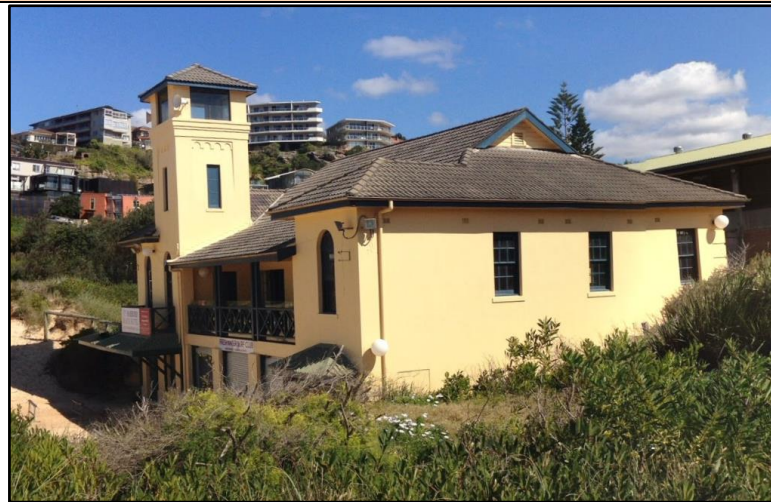

Item Name	Address	Listing	Construction Date	Images
Freshwater Surf Life Saving Club	Freshwater Beach, Freshwater, NSW	Local	1926-1950	
Statement of Significance				
A building of strong social significance which continued on from earlier clubhouses in this location. Historically evidence of the development of popular beach culture in the inter-war years. Good example of inter-war Mediterranean style of architecture.				
Description				
Two storey cement rendered building on rear dunes of beach. Pitched tiled roof, with gable at top. Observation tower with hipped tiled roof. Arched & square headed openings.				
Historical Notes				
Present building was designed by Club member Lindsay Scott and opened on 8th September 1935 by the then Minister for Local Government, Eric Spooner. First clubhouse opened on 26 December 1910 was washed away by storms and a second was erected in 1917 and used until 1935.				

Figure 111. Freshwater Surf Life Saving Club (Source: Google Maps)

	 <p><b>Figure 112.</b> Surf Life Saving Club at Freshwater Beach (Source: Merton, M. Sydney Images. Retrieved from: <a href="https://www.sydneyimages.com.au">https://www.sydneyimages.com.au</a>)</p>
Similarities	Differences
<ul style="list-style-type: none"> <li>• Inter-war Mediterranean style</li> <li>• Reflects the expansion of beach use and culture of the Surf Life Saving Movement</li> <li>• Light-coloured textured walling</li> <li>• the use of round arched openings</li> <li>• Well sited in the beach park landscape</li> <li>• Two storey building</li> <li>• Arched &amp; square headed openings</li> </ul>	<ul style="list-style-type: none"> <li>• Observation tower</li> <li>• Dutch Gable roof to main structure</li> <li>• Retains original building envelope with later additions to the rear of the building envelope</li> <li>• Little alterations to original facades</li> <li>• Smaller in scale, with the original structure expanding vertically rather than horizontally</li> <li>• Designed by Club member Lindsay Scott, who was vice president and honorary architect to the Surf Life Saving Association during the 1930s</li> </ul>

#### 4.4 Significance of Components

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or poor condition may diminish significance. Specifying the relative contribution of an item or its components to overall significance provides a useful framework for decision making about the conservation of and/or changes to the place.

Within Table 8 below we provide details for the standard grading of significance for different components of the place set out by the NSW Office of Environment & Heritage in its publication *Assessing heritage significance* (2001).

**Table 8:** Explanation of significance grading (Source: NSW Office of Environment & Heritage)

Fabric significance	Explanation of fabric significance grading
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
Little	Alterations detract from significance. Difficult to interpret.
Intrusive	Damaging to the item's heritage significance.

The following Table 9 assesses the significance and condition of the elements which constitute 394 Barrenjoey Road, Newport and its site.

**Table 9:** Explanation of condition grading

Grading	Newport SLSC
Exceptional	Rare or outstanding elements with a high degree of intactness. It is our assessment that the subject site does not qualify as having elements of exceptional significance.
High	Major spaces, elements and fabric of significance from each period of the building's development, including the original layers of the Late Victorian building and components (i.e. layout, areas and fabric) which provide evidence of key attributes of the item's significance. These include interior spaces and external alterations that do not obscure significance.
Moderate	Spaces and components of significance which have been compromised by more extensive alterations than those graded as high. Additions/alterations to the original building and component/features e.g. which have historical and aesthetic values that contribute to the overall significance.
Little	Added or altered spaces; elements and fabric which detract from significance and/or may obscure more significant attributes.
Intrusive	Added or altered spaces, elements and fabric which detract from the building's significance.



#### 4.4.1 Building Form

For the purpose of this Conservation Management Plan the building will be divided into four main components:

1. Central Section
2. Northern Wing
3. Southern wing
4. Northern Wing extension

#### 4.4.2 Significance Assessment of the Exterior and Curtilage

**Table 10:** Significance Assessment of Exterior and Curtilage

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
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

#### 4.4.3 Significance Assessment of the Ground Floor – Interiors

**Table 11:** Significance Assessment of Ground Floor

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

#### 4.4.4 Significance Assessment of the First Floor - Interiors

**Table 12:** Significance Assessment of First Floor.

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

#### 4.5 Heritage Components

The following Drawings provide a graphic summary of the relative significance of areas and elements within the Newport Surf Life Saving Club at 394 Barrenjoey Road, Newport (at ground floor and first floor). Within those items individual components of fabric may vary in significance (from high to intrusive) according to age, degree of integrity, etc.



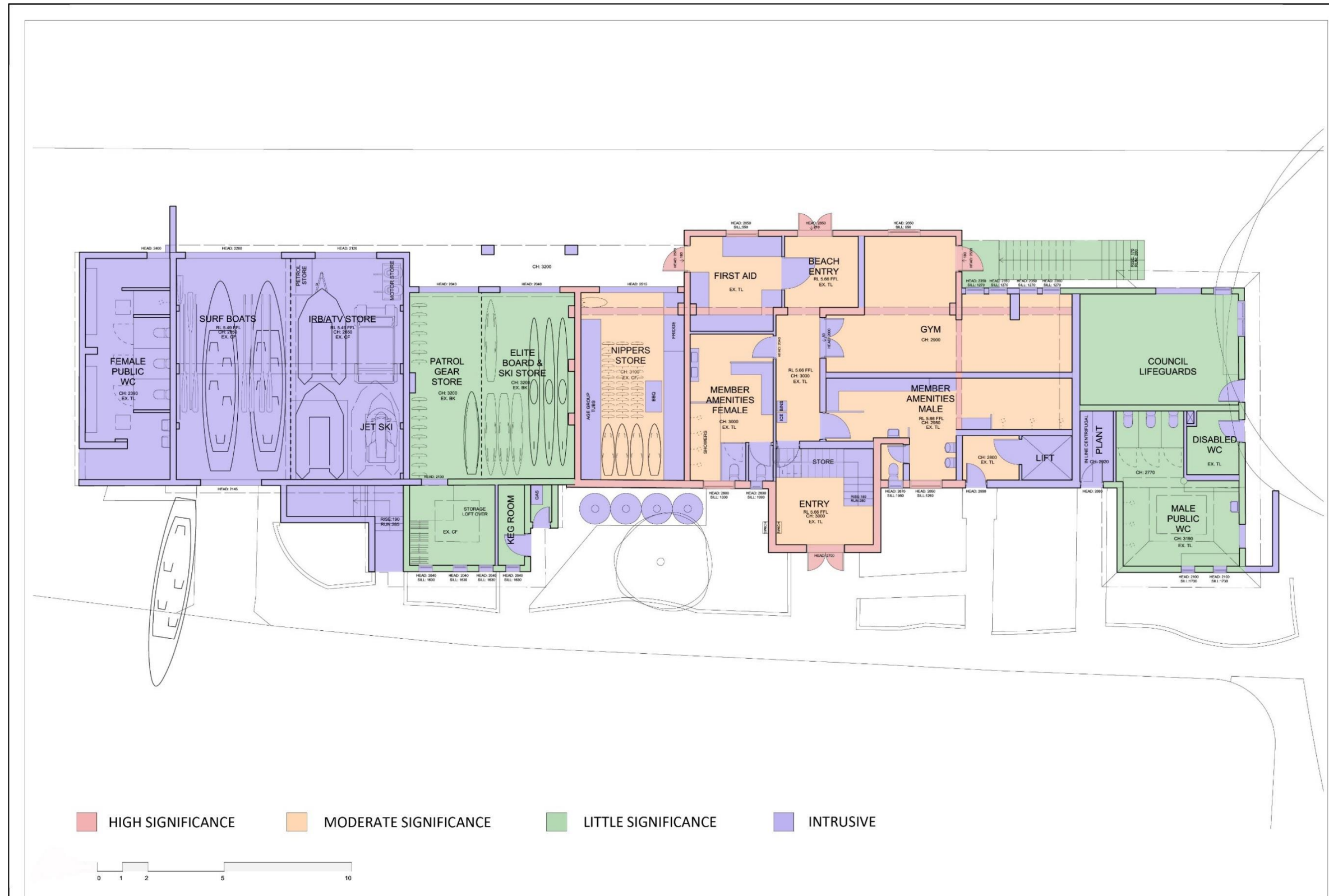


Figure 113. Levels of fabric significance on the ground floor of Newport SLSC.<sup>110</sup>

<sup>110</sup> Drawn by Adriano Pupilli Architects, Annotated by Heritage 21, June 2018

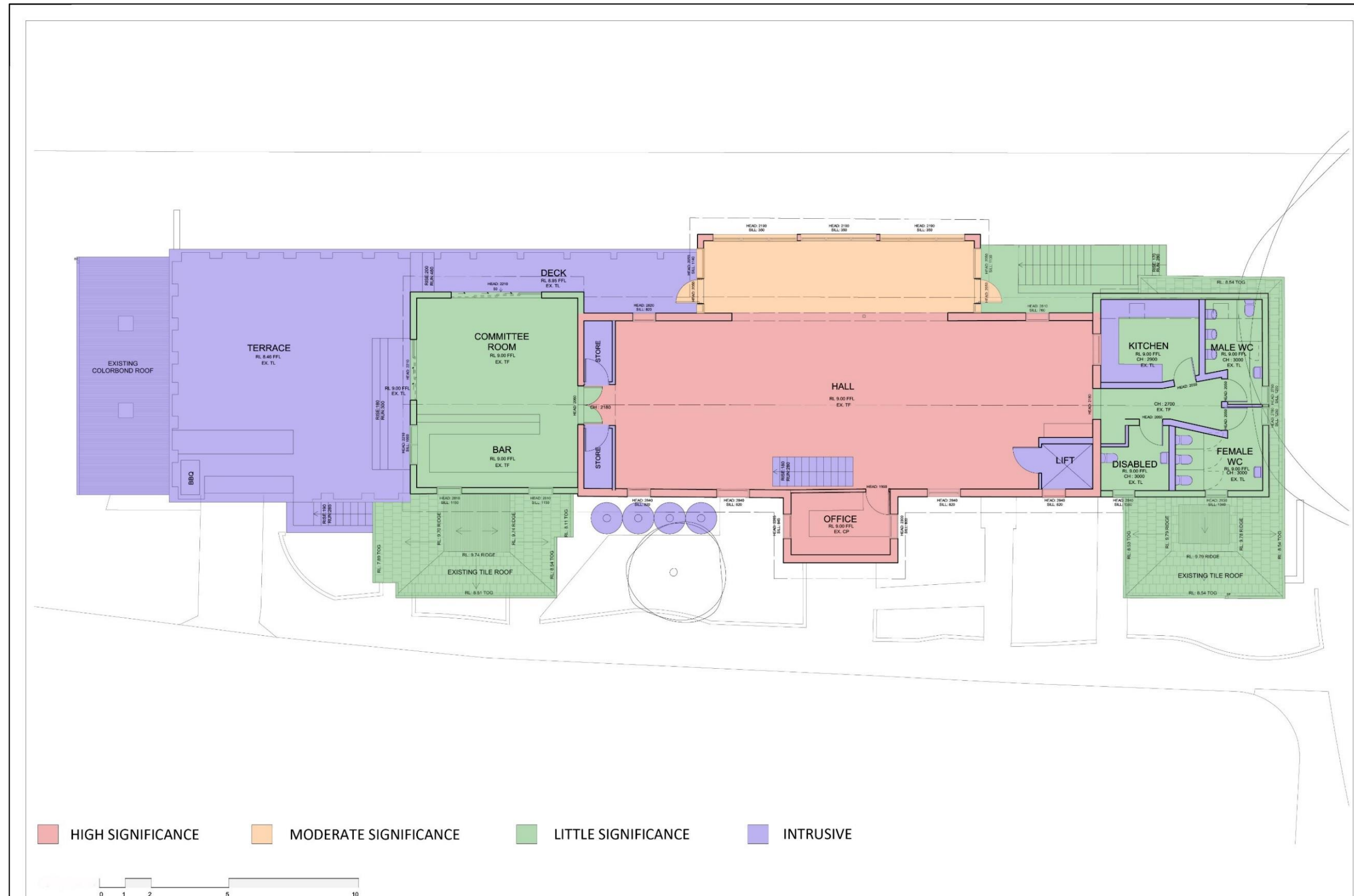


Figure 114. Levels of fabric significance on the first floor of Newport SLSC.<sup>111</sup>

<sup>111</sup>Drawn by Adriano Pupilli Architects, Annotated by Heritage 21, June 2018

#### 4.6 Statement of Heritage Significance

The Newport Surf Life Saving 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 1930s. 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 to the Payne 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 beach goers and competitive sport.

## 5.0 CONSTRAINTS AND OPPORTUNITIES

The discussion in the following categories are not conclusions or recommendations, but rather observations based on the circumstances of the site and matters that require consideration as part of conservation policy formation.

The role of the conservation policies in this report is to provide specific guidelines for the conservation, ongoing care, development and use of Newport Surf Life Saving Club at 394 Barrenjoey Road, so that its cultural significance is appropriately maintained, enhanced and interrupted.

Development of a useful set of conservation policies requires consideration of a range of issues which are generally divided into the following categories:

- The constraints on, and opportunities for use and development of the site arising from the Statement of Significance;
- The requirements of the site users and owners, available resources and appropriate uses;
- The physical condition and degree of integrity of the fabric of the place; and
- Requirement imposed by external factors and agencies including statutory authorities.

### 5.1 Significance of the Place

The future conservation, development and ongoing management of the place should take account of constraints arising from the identified heritage values of the site and its setting. An Assessment of Heritage Significance, Statement of Significance and Significance of Components are provided in Section 4 of this CMP and should be referred to when planning development and proposing alterations to the site. Opportunities to retain, reveal and interpret these heritage values should also be investigated, implemented and integrated into the daily use and ongoing care of the place. The future conservation and development of the place should be carried out in accordance with the principles of *The Burra Charter: The Australia ICOMOS Charter for the Places of Cultural Significance* (2013). *The Burra Charter* outlines conservation processes relevant to items of identified cultural significance. It is essential that *The Burra Charter* be applied to every aspect of the conservation processes relating to the site. The conservation processes applicable to various levels of significance of fabric and spaces are listed in Articles 14-23.



Aspects of significance identified in the Statement of significance relevant to the constraints and opportunities:

- The importance of the Newport Surf Life Saving Club as a purpose-built structure in the Mediterranean Clubhouse style along with a series of club houses constructed in NSW during the early twentieth century;
- The aesthetic importance of the building and the landmark value of the subject site;
- The relationship of the club house to Bert Payne Reserve, Newport Beach and views to the Tasman Sea;
- The proximity of the subject site from Newport Village;
- The social and associative significance of the Clubhouse to the local community and beachgoers from the surrounding areas; and
- The significance of the Clubhouse as a landmark for the historical development of the Surf Life Saving movement and its role in generating interest in competitive sports and other leisure and recreational activities along the coast of Australia.

## 5.2 Condition of the Place

This document provides a general analysis of the condition as well as the significance of Newport Surf Life Saving Club at 394 Barrenjoey Road, Newport. The condition and significance of the fabric of the site's individual components as at June 2018 has been identified in Section 4.4. It has been determined that although the layout of the central section has remained intact, most of the internal fitout has been lost. This central section has retained its original fenestration patterns while extensions along the northern and southern wings have significantly reduced its historical significance. The owners of the site have maintained the building to a fair degree, although, with increased requirement for storage and usable space has caused several extensions that have interrupted the internal circulation. Given the significance of the subject site, there is a clear obligation to retain and conserve the original physical fabric and layout. Conservation works should be carried out according to the Conservation Policies provided in Section 6 of this CMP and has regard to the grading of components provided in Section 4 of this CMP.

### 5.3 Statutory Requirements

#### **Environmental Planning and Assessment Act, 1979**

The NSW Environmental Planning and Assessment Act 1979 (EP&A Act) allows for the preparation of planning instruments to direct development and activities in NSW and provides the framework to local councils for determining planning approvals. This includes Local Environment Plans (LEPs) which are administered by local governments and principally determine land-use and the process for development applications. The EP&A Act considers heritage impact to items of cultural significance as an environmental impact and requires LEPs to include a schedule of identified heritage items and clauses requiring that heritage be considered during the development process in view to conserve cultural significance. The New Commercial Hotel falls within the boundary of the Liverpool LEP 2008, which is discussed below.

#### **Pittwater Local Environmental Plan, 2014**

Newport SLSC is listed as an item of environmental heritage under Schedule 5 of the Pittwater Local Environmental Plan 2014. The heritage conservation controls contained in the LEP 2014, Section 5.10, or the relevant LEP as those are updated from time to time, will be pertinent to any heritage impact assessment for future development of the subject site. Pursuant to clause 5.10(3) of the current Pittwater LEP, some exemptions from standard development consent are available to facilitate regular maintenance and minor works to a building of heritage significance.

Notwithstanding, it is first essential to confirm in writing the applicability of exemption with Council. Additionally, all works, including urgent conservation work, need to be confirmed by Council in writing prior to commencement.

#### **Pittwater 21 Development Control Plan, 2004**

Development to the subject heritage item is also subject to the Pittwater Development Control Plan 2004 (DCP). DCPs provide non-statutory controls to guide development and generally include heritage-related objectives for heritage items and properties located within the boundaries of a heritage conservation area. Even though non-statutory, these controls are used as the base for determining approvals by Councils in their assessment of Development Applications and should be considered in any proposal for works to be carried out to a heritage item. Specifically, in the Pittwater DCP 2004, Section A: Shaping Development in Pittwater, Section B General Controls (B1 – Heritage Controls) and Section C: Locality Specific Development Controls (D10 Newport Locality)

outline the relevant objectives and controls applicable to the subject site. DCPs are regularly updated and any more recent or relevant document endorsed by Council applicable to the subject site should be referred to when preparing an application for works.

### Other statutory requirements

Depending upon the nature of any proposed changes or development on the site, a number of additional statutory constraints may be applicable, including but not limited to State Environmental Planning Policies (SEPPs), National Construction Code (NCC) formerly known as the Building Code of Australia (BCA), Australian Standards (AS) and the Disability Discrimination Act (DDA).

### 5.4 Statutory Approval Process

Any proposed works for Newport SLSC at 394 Barrenjoey Road, Newport would require taking into consideration the above planning instruments and approval would be granted by the Northern Beaches Council if the proposed works comply with the formal regulations.

### 5.5 Location, Setting and Allotment Size

The building has been altered over the years, to include more covered area. While the central section of the building retains its original scale, form and bulk, the northern and southern wings have been altered and modified to a considerable extent. Internal modifications on both ground and first floor have resulted in a loss of original fabric. The conservation policies for the building aim to remove later additions and to conserve the remaining historic fabric that may have been modified or damaged over the years. The strategy for the continued use of the building would be to manage the conservation of the building fabric and to retain the original use of the building as a Surf Clubhouse. This strategy aims to enhance the building's significance in its contemporary setting as an integral part of the urban fabric and as a landmark building in Newport's tourist town.

Improving curtilage through the reinstatement of the hierarchy of the central section with clear demarcation for the later addition southern wing and proposing an improved solution to the northern wing and northern wing extension is advised. With several internal alterations undertaken over time, the current circulation pattern on ground floor is fragmented, creating pockets of activities that remain unconnected. This strategy suggests a revision of internal flow of spaces on ground floor to revitalize the internal circulation and legibility of the building program.

## 5.6 Owner Requirements and Use

Newport Surf Life Saving Club highlights the increased needs of its members and proposes to update the facilities. The Club wishes to undertake extensions and refurbish the existing Clubhouse to improve the functionality of the space and meet the needs of the club and the community. The aim of the building extensions and internal refurbishment is to address the current lack of storage, inefficient layout and improve the accessibility of the building to suit the needs of the club and the community.

Community consultations have resulted in highlighting additional aims of the project. These include but are not limited to reducing the visual impact and the bulk of the building, while respecting its heritage significance. It also aims to ensure that the loss of view of the properties that face the building is minimal, yet lifeguard visuals are maintained through all weather conditions.

## 5.7 Coastal Protection

Based on the Coastal Engineering Advice on Newport SLSC Redevelopment prepared by Horton Coastal Engineering dated 14 August 2018, the subject site is at high risk of severe coastal storms, as evidenced by the 1974 storms.

Heritage 21 recommends measures should be taken up to protect the building in accordance with the report by Horton Coastal Engineering. If the building were to be reconstruction in cases of severe storm damage, the SLSC should be rebuilt on deep foundation piles, working closely with Horton Engineering.



## 5.8 Potential Future Uses

This Conservation Management Plan sets out potential future uses to the subject site. Changes in the use of the heritage building should be guided by this CMP.

*Article 2&7 The policies set out in this document should be applied irrespective of the use to which the heritage buildings are put.*

*Article 1&7 Proposed adaptation or changes which would require the introduction of particular services and/or structural alterations which would have a strong adverse effect on the character and/or heritage significance of the heritage buildings are unacceptable.*

*Article 23 Proposed changes of use to any part of a heritage building should only be considered in the context of a coordinated plan for the whole building and/or site.*

*Article 22 Future additions to the site should be located to have minimum impact on the heritage significance of the Commercial Hotel site.*

- **Retain Original Use**

Retention of the historic use of the item as a clubhouse for the Newport Surf Life Savings Club would be considered a priority use. Since its construction in the 1930s as a purpose-built clubhouse for the Surf Life Saving Club, the item has continuously been utilized by consecutive generations and has played an important role in the leisure and sport activities along Newport Beach. Although the current internal layout has been significantly altered, it may be restored to its original circulation pattern with ease.

- **Educational Use**

As a public building, the internal layout of the club house is divided into sizeable rooms on ground floor, while the first floor is fitted with a large hall flanked with smaller spaces on either side. The building is also fitted with plumbing for communal washrooms and industrial sized kitchen. This allows the item to be used an educational facility with classrooms and a larger hall on first floor. With limited changes to the internal layout and external envelope, the fabric of the item can be retained to a large extent. However, various services and

amenities would be required to fulfil building standards, and these would need to be placed judiciously so as not to reduce the heritage significance of the place.

- ***Community Use***

The Surf Life Saving Clubhouse may be used by the community for meeting, gathering and recreational purposes. Internal layout on first floor already allow for a main function room with amenities located on the southern end and a reception area or gathering lounge along the north. The floor plan on ground floor may require further alterations to provide rooms large enough for community gatherings or meetings, but these can easily be achieved due to the lack of significant fabric on ground floor. At all times, fabric identified as highly significant should not be altered or removed during the change of use.

## 6.0 CONSERVATION POLICIES

### 6.1 Development of Conservation Policies

#### 6.1.1 Purpose and Considerations

The purpose of the conservation policies set out in this section is to provide guidance for the use, maintenance and long-term conservation of the site so that its cultural significance as established in Section 4 is conserved. The policies take into account the relevant constraints, opportunities and requirements detailed in Section 5.

#### 6.1.2 Objectives of Conservation Policies

The main objectives of the conservation policies are:

- To maintain the assessed significance of the subject site and building as presented in Section 4 of this Conservation Management Plan;
- To conserve fabric identified in Sections 4; and
- To facilitate ongoing appropriate use of the subject site and building.

As a general guide:

- As much historic fabric as is possible should be conserved;
- No activity of intervention should be instigated without an assessment being conducted to ascertain the potential impact upon the significance of the subject site and subject building;
- A process of regular maintenance and inspection should be incorporated for significant building fabric and landscape elements;
- Any new internal finishes and introduction of new services to the building fabric should be carefully designed and integrated to minimise potential negative impacts and must duly be assessed in accordance with the principles enunciated in this document; and
- Reference should be made where possible to original architectural drawings for reconstruction of missing elements.

### 6.1.3 Definition of Terms

*The Burra Charter* terminology and principles have been used in formulating the policies. The terms place, cultural significance, fabric, conservation, maintenance, preservation, restoration, adaptation and compatible use used in this text are defined in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013 (The Burra Charter)* as replicated in Section 1.5 of this CMP.

### 6.1.4 Definition of Place

The subject site is located at 394 Barrenjoey Road, Newport on Lot 7094, DP 1059297 and Lots 21 – 24 DP 6248. It is located near the Newport town centre, along Newport Beach. It is adjacent to Bert Payne Reserve and located on an area reserve for public recreation. The site and building are described in detail in Section 3 of this CMP.

### 6.1.5 Definition of Significant Fabric

The relative significance of the component fabric of the site is contained in Section 4 of this CMP. The grading of the significance of the components of this place helps to assess the relative contribution of each element to its heritage value.

## 6.2 General Policies

**Policy 1. *The Burra Charter* shall constitute the guiding principles for conservation of the place.**

*The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013* (The Burra Charter) outlines conservation processes relevant to items of identified cultural significance. It is essential that *The Burra Charter* be applied to every aspect of the conservation processes relating to the place. The conservation processes applicable to various levels of significance of fabric and spaces are listed in Articles 14-25 which are reproduced below. The listed *Burra Charter* conservation processes should be applied to the different grading of significance of the fabric and spaces at the site as identified in Section 4.2.1



Table 13: Articles 14-25 of The Burra Charter.

Article number	Description
<b>Article 14</b>	<b>Conservation processes</b>
	<i>Conservation</i> may, according to circumstance, include the processes of: retention or reintroduction of a <i>use</i> ; retention of <i>associations</i> and <i>meanings</i> ; <i>maintenance</i> , <i>preservation</i> , <i>restoration</i> , <i>reconstruction</i> , <i>adaptation</i> and <i>interpretation</i> ; and will commonly include a combination of more than one of these.
<b>Article 15</b>	<b>Change</b>
<b>15.1</b>	Change may be necessary to retain <i>cultural significance</i> but is undesirable where it reduces cultural significance. The amount of change to a <i>place</i> should be guided by the <i>cultural significance</i> of the place and its appropriate <i>interpretation</i> .
<b>15.2</b>	Changes, which reduce cultural significance, should be reversible, and be reversed when circumstances permit.
<b>15.3</b>	Demolition of significant <i>fabric</i> of a <i>place</i> is generally not acceptable. However, in some cases minor demolition may be appropriate as part of <i>conservation</i> . Removed significant fabric should be reinstated when circumstances permit.
<b>15.4</b>	The contributions of all aspects of <i>cultural significance</i> of a <i>place</i> should be respected. If a place includes <i>fabric</i> , <i>uses</i> , <i>associations</i> or <i>meanings</i> of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.
<b>Article 16</b>	<b>Maintenance</b>
	<i>Maintenance</i> is fundamental to <i>conservation</i> and should be undertaken where <i>fabric</i> is of <i>cultural significance</i> and its <i>maintenance</i> is necessary to retain that <i>cultural significance</i> .
<b>Article 17</b>	<b>Preservation</b>
	<i>Preservation</i> is appropriate where the existing <i>fabric</i> or its condition constitutes evidence of <i>cultural significance</i> , or where insufficient evidence is available to allow other <i>conservation</i> processes to be carried out.
<b>Article 18</b>	<b>Restoration and reconstruction</b>
	<i>Restoration</i> and <i>reconstruction</i> should reveal culturally significant aspects of the <i>place</i> .
<b>Article 19</b>	<b>Restoration</b>
	<i>Restoration</i> is appropriate only if there is sufficient evidence of an earlier state of the <i>fabric</i> .

Article number	Description
<b>Article 20</b>	<b>Reconstruction</b>
<b>20.1</b>	<i>Reconstruction</i> is appropriate only where a <i>place</i> is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the <i>fabric</i> . In rare cases, reconstruction may also be appropriate as part of a <i>use</i> or practice that retains the <i>cultural significance</i> of the place.
<b>20.2</b>	<i>Reconstruction</i> should be identifiable on close inspection or through additional <i>interpretation</i> .
<b>Article 21</b>	<b>Adaptation</b>
	<i>Adaptation</i> must be limited to that which is essential to a use for the place determined in accordance with Articles 6 and 7.
<b>21.1</b>	<i>Adaptation</i> is acceptable only where the adaptation has minimal impact on the <i>cultural significance</i> of the <i>place</i> .
<b>21.2</b>	<i>Adaptation</i> should involve minimal change to significant fabric, achieved only after considering alternatives.
<b>Article 22</b>	<b>New work</b>
<b>22.1</b>	New work such as additions to the <i>place</i> may be acceptable where it does not distort or obscure the <i>cultural significance</i> of the place, or detract from its <i>interpretation</i> and appreciation.
<b>22.2</b>	New work should be readily identifiable as such.
<b>Article 23</b>	<b>Conserving use</b>
	Continuing, modifying or reinstating a significant <i>use</i> may be appropriate and preferred forms of <i>conservation</i> .
<b>Article 24</b>	<b>Retaining associations and meanings</b>
<b>24.1</b>	Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.
<b>24.2</b>	Significant meanings, including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.
<b>Article 25</b>	<b>Interpretation</b>
	The cultural significance of many places is not readily apparent and should be explained by interpretation. Interpretation should enhance understanding and engagement and be culturally appropriate.

**Policy 2. The Conservation Management Plan and its policies shall be formally adopted.**

This Conservation Management Plan and its policies should be formally adopted to act as a guide to the future conservation, management and development of the place. This CMP should be submitted

to the Northern Beaches Council for review to be carried out by qualified heritage advisors before it be endorsed. The recommended policies and actions specified in the endorsed CMP should serve as the guide for all future work at the place.

**Policy 3. The Statement of Cultural Significance shall be the basis for future development.**

The Statement of Cultural Significance as set out in Section 4.6 of this CMP should be accepted as the principal basis for future planning and any future work on the site, as per Article 2.2 of the *Burra Charter*, “the aim of conservation is to retain the cultural significance of a place.”

**Policy 4. The Conservation Management Plan shall be publicly available.**

This Conservation Management Plan shall be made available to all relevant consent authorities and stakeholders. A copy of the Conservation Management Plan shall be lodged with the local studies section of the Pittwater Library. Additional copies of this CMP should also be held at site, with the owner as well as at the office of Heritage 21. As per Article 32.2 of *The Burra Charter*, “records about the history of a place should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate”.

**Policy 5. The Conservation Management Plan shall be reviewed every five (5) years.**

As the place will change over time, the conservation guidelines shall be reviewed periodically to ensure they continue to address the significance of the place and the constraints and opportunities of the place.

This Conservation Management Plan shall be reviewed at least every 5 years, or whenever significant new information is available for the site, or whenever substantial new work is proposed to ensure that it remains relevant and comprehensive in its conservation approach.

**Policy 6. A Heritage Impact Assessment shall be required for all proposed works.**

Any proposed alterations to the place shall be the subject of a formal Heritage Impact Assessment (also known as Statement of Heritage Impact) prepared by a suitably qualified heritage expert in accordance with the guidelines of the NSW Office of Environment & Heritage. Any future modifications shall be assessed in accordance with the conservation policies contained in this CMP.

**Policy 7. Any proposed subterranean work shall first be informed by a suitably qualified archaeologist.**

Any proposed subterranean work shall first be informed by a suitably qualified archaeologist who will determine archaeological potential. Appropriate management measures shall be taken to ensure that archaeological resource is appropriately investigated and recorded prior to any action being taken that may involve any type of excavation during the carrying out of conservation works or future development to the place.

No ground disturbance works shall proceed in areas identified by the archaeologist as having archaeological potential without first obtaining an excavation permit from the relevant authority or an appropriate exemption. The archaeological assessment and research methodology shall be prepared by a suitably qualified historic archaeologist.

It is not part of the scope of this CMP to address the archaeological potential of the site.

**Policy 8. All works being carried out at the place shall be appropriately recorded.**

In accordance with the general conservation policies of this CMP, a detailed record of inspections and all works conducted onto any area, element, fabric or other aspect of significance shall be maintained. As per *The Burra Charter*:

*[Article 31] New evidence may come to light while implementing policy or a plan for a place. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.*

*[Article 32.1] The records associated with the conservation of a place should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.*

Records may consist of reports, checklists, quotations and receipts, other written records and photographs. They should include what was involved in the work, who conducted the work, when the work was conducted and the cost. Photographs taken before, during and after works will form a useful part of these records. On completion, all recording is to be placed in a retrievable archive for government and public access. A compilation of accurate records will overtime report on:



- The success of previous work and prevent unsuccessful or unnecessary repairs from being repeated;
- The range of repairs already made to the place;
- Any time line or pattern that may indicate the nature or reasons of the problems;
- Patterns of problems which may help anticipate future identical or similar problems; and
- Repair and maintenance expenditure.

**Policy 9. The use of the place shall be respectful of its cultural significance.**

The significance of the place is embodied in its historical and aesthetic significance. This should be acknowledged, conserved and interpreted as best as feasible and viable for the present owners and users of the site.

Other uses, if ever required, shall be considered and assessed based on their ability to respect the significance of the place. Such uses shall be thoroughly investigated and carefully considered. Inappropriate uses that may confuse or obscure the historic associations of the place shall be avoided.

Any proposed use shall be subject to a thorough assessment in a Statement of Heritage Impact to be prepared by a suitably qualified and experienced heritage consultant in accordance with the NSW Office of Environment & Heritage guidelines and the policies of this CMP. As per the Burra Charter:

*[Article 1.11] Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.*

*[Article 7.1] Where the use of a place is of cultural significance it should be retained.*

*[Article 7.2] A place should have a compatible use.*

*[Article 23] Retaining, modifying or reintroducing a significant use may be appropriate and preferred forms of conservation.*

**Policy 10. All professionals and tradespeople involved in works at the place shall receive an induction on its heritage significance and the conservation policies of this Conservation Management Plan.**

All persons involved in works at the place shall receive a heritage induction from a suitably qualified practitioner prior to commencing work in order to understand the significance of the place and significant fabric in the vicinity of work as identified in the Assessment of Significance particularly the Significance of Components provided in Section 4.2.1 of this Conservation Management Plan. Such induction shall also inform the professionals of the conservation policies of this Conservation Management Plan and provide an introduction on best-conservation practices and methodologies to be applied during the conservation works.

**Policy 11. A stop-work protocol shall be implemented prior to and during works at the place.**

A stop-work protocol shall be implemented which shall enforce the need for any works in progress to be halted upon discovery of any unknown element. Such element shall require professional assessment by a suitably qualified heritage consultant who shall advise on its significance. Any newly discovered element of significance shall be notified to the relevant council authorities who shall advise whether consent including a heritage impact statement is required for the halted works to proceed again. All professional tradesmen involved at the place should be made aware of this protocol as part of their heritage induction as per the policy above.

**Policy 12. A Temporary Protection Plan shall be prepared and implemented prior to any work taking place that may impact on nearby elements or aspects of significance.**

Prior to the commencement of any work, consideration shall be given to the development of a Temporary Protection Plan that identifies potential risks and outlines measures to negate any physical impact on significant fabric located in the vicinity of the area of works. It will also serve to identify methods to be used during the course of the works. This is to be prepared by a suitably qualified contractor and implemented prior to the works to be monitored by the overseeing heritage architect and followed by all tradespeople involved.

**Policy 13. Adaptation and reinstatements**

All work in the building relating to adaptation or reinstatement shall be undertaken on the basis and knowledge of known evidence. Conjecture guesswork or prejudiced decision making are not acceptable.

**Policy 14. Possible Changes to Place**

The policies set out by the CMP should be applied irrespective of the use to which the building is put. Should circumstances lead to a change of use for all or some part of the building, new uses should be selected which are most compatible with the retention and recovery of the original character and identified cultural significance of the place. Any change of use should only be considered in the context of a coordinated plan for the whole building.

Any changes that would require the introduction of particular services or structural alterations which may have any adverse effects on the character of heritage significance of the building are considered unacceptable.

**Policy 15. Maintenance and repair.**

The ongoing conservation and viable use of the building is dependent on its effective maintenance and repair.

Corrective maintenance refers to work needed to return an element to a stable condition requiring only routine inspection and maintenance.

Planned maintenance refers to ongoing inspections and predictable work required to maintain “Good” condition. The current program of maintenance of buildings and grounds should continue with reference to the ongoing maintenance strategy Section 7.

Emergency maintenance refers to unpredictable damage repairs such as those caused by vandalism or storm damage. Emergency procedures should be implemented for the site to ensure prompt response times. Security monitoring of the site should continue to minimise the potential for vandalism.

A long-term maintenance program has been prepared based on the maintenance schedule in this report. This will require the retention of existing significant fabric and patching rather than replacing fabric. The program should be reviewed at the same time as the Conservation Management Plan. There should be an ongoing commitment to make financial resources available for the development and implementation of the planned maintenance program involving regular inspections, testing and servicing or repair of significant fabric.

**Policy 16. A Photographic Archival Recording shall be conducted prior to changes to the place.**

Approved alterations to the site and its buildings affecting fabric of Exceptional, High or Moderate significance should be preceded by archival recording and preparation of detailed plans and elevations of the affected areas. As per Article 27.2 of the *Burra Charter*, “Existing fabric, use, associations and meanings should be adequately recorded before and after any changes are made to the place.”

Photographic Archival Recording (PAR) should be prepared by a suitably qualified heritage consultant prior to development being carried out. The report must consist of an archival standard photographic record of the site and buildings externally including its overall setting within the streetscape and views. The recording shall be undertaken in accordance with the guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture* prepared by the NSW Office of Environment & Heritage and copies should be retained in Council’s Archives and Local Studies.

**Policy 17. Conservation works shall be presided over and carried out by suitably qualified heritage professionals and tradespeople.**

All future work undertaken at the place shall be carried out by suitably qualified and experienced heritage conservation professionals and tradespeople with a proven track record in heritage works. Reference shall be made to the Directory of Conservation Suppliers and Services provided on the NSW Office of Environment and Heritage’s website. As per *The Burra Charter*:

*[Article 4.1] Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place.*

*[Article 4.2] Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.*

Evidence shall first be provided that all appointed tradespersons have proof of the necessary qualifications and skills required. If the appointment of individual tradespersons or companies changes during the conservation works, any subsequent appointments shall provide new evidence of the relevant skills and qualifications.

**Policy 18. The maintenance guidelines and schedule provided in this Conservation Management Plan shall be implemented.**

As the place is of heritage significance, procedures for managing change and activities shall be managed by recognised conservation methodologies such as *The Burra Charter* which recognises that changes shall be accompanied by a maintenance plan and shall be carried out with the involvement of a heritage consultant. According to Article 16 of *The Burra Charter*, “maintenance is fundamental to conservation. Maintenance should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.”

A Maintenance Schedule consisting of corrective and planned maintenance guidelines is provided in this CMP and shall be implemented for the immediate and ongoing and long-term maintenance of the site. The preparation of the Maintenance Schedule has been carried out in accordance with the Maintenance Series guidelines available online through the NSW Office of Environment & Heritage website and according to the present condition of the elements as of June 2018.

**Policy 19. An interpretation strategy shall be prepared and implemented for the site.**

An Interpretation Strategy should be prepared and implemented for the site detailing its history and rarity in order to enhance an understanding of the significance of the place by present and future generations. As per Article 25 of *The Burra Charter*, “the cultural significance of many places is not readily apparent and should be explained by interpretation. Interpretation should enhance understanding and engagement and be culturally appropriate.”

A scheme shall be developed to incorporate interpretive measures such as signage and plaques at the place to communicate historical significance. The interpretation strategy should emphasise on elements and aspects of the place which are of high significance and include information on the past and present conservation works which have allowed this significance to be retained. Such interpretation strategy shall be prepared by a heritage consultant, historian, archivist or member of the congregation with in-depth knowledge of the place and shall be approved by the relevant Council.



Interpretation should also include the use of plaques, photographs and historical accounts in accessible areas such as internally in the building entrance, and/or an interpretation panel in the clearly visible area along Bigge or Scott Streets.

**Policy 20. Proposed changes to the existing site shall consider the graded significance of fabric and spaces.**

Conservation guidelines shall identify areas where significant fabric can or cannot be disturbed as different components of a place may make a different contribution to its heritage value. The treatment of all components of the place shall be directly related to the nature and degree of their significance, with priority given to the conservation of components of exceptional or high significance. The degree of professional involvement appropriate to any disturbance shall also be identified and appropriate levels of investigation of the fabric for conservation of the place and for scientific research addressed. Fabric or spaces comprising built and landscape elements of the place have been given a grading of Exceptional, High, Moderate, Little, or Intrusive in Section 4.2.1 of this Conservation Management Plan and this grading shall be referred to in the context of any works being proposed or permitted at the place. Proposed changes to the place shall take into account the significance of fabric and spaces in accordance with the following guidelines:

- **Elements or Aspects of Exceptional or High Significance.**

Proposed changes to the fabric and elements identified in this CMP as being of exceptional or high significance shall be conserved and shall be restored or reconstructed as required by their condition. Judicious adjustments can be allowed to fabric of high significance so long as the element remains legible and its significance is not diminished. Such spaces and elements shall never be entirely demolished or removed and appropriate planned maintenance of them shall be undertaken.

Any new work proposed to these exceptional or highly significant spaces and elements shall be sympathetic to the original fabric and any modifications to such fabric shall be subject to a formal Statement of Heritage Impact in accordance with the guidelines published by the NSW Office of Environment & Heritage, and where applicable be the subject of a Photographic Archival Recording in accordance with the guidelines of the authority above.

- **Elements or Aspects of Moderate Significance**

Proposed changes to fabric and elements identified in this CMP as being of moderate significance may take place so long as it does not result in a reduction of the significance constituted in the spaces and elements identified in this report as possessing exceptional or high significance. Demolition of such spaces or elements for logistical reasons would be generally permissible in order to allow the site to continue in its historic use so long as it does not result in a reduction of the significance constituted in the elements and spaces identified in this report as possessing exceptional or high significance.

Any fabric proposed for modification or demolition shall be subject to a formal Statement of Heritage Impact in accordance with the guidelines published by the NSW Office of Environment & Heritage, and where applicable be the subject of A Photographic Archival Recording in accordance with the guidelines of the authority above.

- **Elements or Aspects of Little Significance**

Proposed changes to fabric identified in this CMP as being of little significance may take place so long as it does not result in a reduction of the significance constituted in the elements and spaces identified in this report as possessing exceptional or high significance and minimises impact on elements and spaces identified as possessing moderate significance.

Removal or demolition of such spaces or elements is generally permissible where appropriate. Any new work proposed to such spaces and elements identified as possessing little significance shall be sympathetic to the original fabric and any modifications to such fabric shall be subject to a formal Statement of Heritage Impact in accordance with the guidelines published by the NSW Office of Environment & Heritage, and where applicable be the subject of A Photographic Archival Recording in accordance with the guidelines of the authority above.

- **Intrusive Elements or Aspects.**

Proposed changes to fabric identified in this CMP as being intrusive may take place so long as it does not result in a reduction of the significance constituted in the elements and spaces

identified in this report as possessing exceptional or high significance. Such intrusive spaces and elements should be removed or modified so as to eliminate or minimise their detrimental impact on the significance of the site.

Removal of intrusive fabric shall be subject to a formal Statement of Heritage Impact in accordance with the guidelines published by the NSW Office of Environment & Heritage, and where applicable be the subject of A Photographic Archival Recording in accordance with the guidelines of the authority above.

**Policy 21. Additions and new work at the subject site shall be restricted as per the policies of this Conservation Management Plan.**

New buildings and features might be detrimental to the place and its setting and shall also be defined in terms of their location, form, height, bulk and their effect on views to and from the place.

As per *The Burra Charter*:

*[Article 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.*

*[Article 22.2] New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.*

The following guidelines shall be followed when planning additions to the place:

- Additions to the subject building should have regard to the significance of the building, its curtilage and its setting
- Internal additions to the place should only be minor and located in areas of less significance as indicated within this Conservation Management Plan;

Any such works shall be subject to a Heritage Impact Assessment as per the guidelines of the NSW Office of Environment & Heritage.

**Policy 22. Works of adverse impact to elements or aspects of significance shall be strictly limited.**

Works which would adversely impact on areas, elements or fabric identified as significant in this CMP shall be strictly limited. As per Article 27.1 of the *Burra Charter*, “*the impact of proposed changes, including incremental changes, on the cultural significance of a place should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance*”; and as per article 27.2, “*existing fabric, use, associations and meanings should be adequately recorded before and after any changes are made to the place.*”

Circumstances where adverse impact to significant elements or aspects of the place shall only be permitted where it can be demonstrated that they would:

- Recover elements or aspects of the place which are of greater significance than the impacted element or aspect;
- Ensure security and viability for the place; or
- Enable compliance with safety or legal requirements.

Such permission shall only be given following the requirements below:

- All alternative options of greater sympathy have been considered and had to be excluded due to their lack of feasibility; and
- The significant element or aspect of significance to be impacted will be adequately recorded and, where appropriate, acknowledged by means of interpretation.

**Policy 23. Proposals for works shall be prepared in consultation with a suitably qualified and experienced heritage consultant.**

Any proposal for work on the site which may include plans, schedules, details, colour, finishes etc. must be prepared in consultation with a suitably qualified and experienced heritage consultant.

**Policy 24. A specification of conservation works must be prepared for proposed works to elements or aspects of exceptional or high significance.**

Any proposed physical changes shall require a Specification of Works to be prepared by a suitably qualified and experienced heritage consultant and submitted for approval in accordance with legislative requirements. The specification of works is to incorporate a methodology statement outlining the physical procedures involved in the upcoming works and how those will limit impact on significant fabric.



### 6.3 Specific Policies

#### **Policy 25. Boundaries.**

The original set back of the building from Barrenjoey Road, Newport Beach should be retained. Extensions along the northern wings may be extended along the eastern elevation. The current building envelop should not be exceeded along the western elevation, facing the sea, as it would encroach onto the beach sand. Relationship to Bert Payne Reserve and Newport Playground should be maintained and no mature vegetation may be removed. Any future development in proximity to the site should be clearly identifiable as new work, i.e. set out in a contemporary fashion and not obscure the current understanding of the subject site. All extensions should be subservient to the central section of the building.

#### **Policy 26. Retention of views to and from the subject building.**

The views from the subject building that look onto Newport beach and the Tasman Sea are considered of exceptional value. This CMP advises that these views should be maximized from within the building. It is also important to note that view lines of the surrounding buildings should also be considered, and any extension should not obscure their views to the beach and sea. The Bert Payne Reserve plays an important role in providing a buffer between Barrenjoey Road and the Clubhouse. Currently views to the item are obscured due to temporary storage shipping containers that have been placed along the north-eastern approach to the building. It is imperative that additional storage areas be provided in the proposed development to ensure that the shipping containers can be removed from site.

The Newport Surf Life Saving Club is visible from a long stretch of the beach, and the public open recreational space in its vicinity adds to the significance of its views from the beach. It should be ensured that this view is retained and improved. The northern wing and its extension are currently detracting and therefore, it is imperative for the proposed to facilitate not only the internal layout and finishes of the building but also its aesthetic presentation towards the sea.

#### **Policy 27. Alterations to the main building envelope.**

The external form of the central section of the Clubhouse should be retained. New work that is visible externally should not detract from the significance of the original Mediterranean Clubhouse and should retain the prominence of its simple ornamentation, rounded arched windows and doors

textured render, pastel colour scheme with darker offsets original roof with terracotta tiles. Any alterations to the central section of the building should not be considered before assessing the potential loss of heritage value that may result from said change.

It has been assessed that the wings have been altered significantly through the years, with little to no historic fabric remaining. Although this CMP does not specifically recommend demolition, it should be noted that the wings may be altered or modified to better express the originality of the central section.

**Policy 28. Form and scale of the building.**

Later extensions on first floor have been added by extending the roofline of the main building. Additionally, periodic changes to the southern wing has resulted in a three-tiered expression of roof along its sea facing façade. This extension may be viewed as detracting and a better articulation of the roof line and its relationship to the central section should be determined at a later date.

Extensions along the northern end of the building have completely obscured the wings along the western façade and its traces along the eastern elevation have also lost original fenestrations. The extensions that wrap around the northern wing are a clear deviation from the original design intent. However, this departure from the original, still imitates the historic fabric of the building making is difficult to identify. Any proposed development along both northern and/or southern ends should be respectful of the central two storey structure and its pitched terracotta roof. It is recommended that all extensions be clearly decipherable as new work, should not dominate the existing historic central section and should respect its form and scale.

Minor alterations to existing window and door openings are permissible providing the proportions and rhythm of the openings are rationalised to the existing Mediterranean Clubhouse facade.

**Policy 29. Roofs.**

The original roof of the central section of the item is still extant and in fairly good condition. The pitched terracotta tiled roof on timber beams, ridges and hip caps must of the central section should be retained and conserved. The roofline has been extended to the northern wing and more recently towards the southern wing. Both extensions emulate the original design and form, reducing the

significance of the original 1930s construction. It is recommended that proposed works highlight the original 1903's central section and any new extensions/additions should be subservient to the extant two storey structure.

Weatherproofing, repair and/or restoration to any of the roof elements should be undertaken with special attention to matching and making good of the existing elements while retaining original profiles and qualities. Any new materials applied to the original should undergo a compatibility check to ensure no adverse effects would be encountered once fitted. Any flashings, soakers, ridge cappings, gutters, downpipes, valleys that may have deteriorated and would require replacement. These should be formed in traditional shapes and details to match the originals and placed in original locations.

Further, regular maintenance and inspections should be carried out as outlined in Section 7 Maintenance Plan.

### **Policy 30. Masonry.**

The original masonry of the Newport SLSC displays no signs of damage with exception to minor cracks and general wear and tear. The masonry is further protected by the textured and painted render that covers the entire exterior of the building. The colour scheme should be retained or if required may be altered to an age and style appropriate scheme after completing all statutory requirements. Fenestrations along the western façade have been retained to a large extent within the central section. The wings however, have lost all original fenestrations typical of changing bays and public washrooms. The eastern elevation has also been significantly altered due to the enclosing of the first-floor veranda, the northern wing alterations and extensions to provide large roll-down shutter doors. While the reinstatement of original fenestration patterns may not be feasible, it is recommended that no further changes to fenestrations should be made to the central section and any proposed additions and extensions pay homage to the Mediterranean Clubhouse style from the 1930s.

### **Policy 31. Internal Layout.**

The internal layout of the Clubhouse has been noticeably altered from its original to suit modern operational services including addition of partition walls to create smaller spaces such as rooms,

bathrooms, kitchens, storage areas; covering external open to sky areas to increase usable space; extending first floor footprint; installation of fittings and fixtures to update facilities. Most internal historic fit outs have been stripped off. The roof and ceiling in the central section, however have been retained to a sizable extent and should be retained as such and care should be taken to restore to original condition. This CMP suggests that original 1930s layout of the club house should be retained and reinstated as much as possible and any change of use or alterations intended to the internal layout should be considerably investigated before implementation.

**Policy 32. Interior Finishes.**

Most interior finishes have been lost due to constant upgradation of the interiors over time without consideration to the historic fabric. The original character of the building should be kept in mind before any future works are proposed, and as much as possible original finishes should be encouraged, but any conjecture should not be acceptable. All extant historic finishes should be maintained and undergo scheduled inspection and maintenance. It is understandable that new work undertaken to correspond to the future use of the site may be contemporary in nature, therefore this CMP advises that all future works to the interior undergo separate Heritage Impact Assessment and comply to all legislation.

**Policy 33. Painting.**

Most internal and external components have been painted. It is acceptable to reinstate original polished finish on the interior of elements including doors and windows, but it should be undertaken after seeking advice from an expert in the field to ensure no damage is experienced during the removal of the paint. The painting of external elements should be undertaken with a whole of building approach, which considers the late Mediterranean Clubhouse character of the subject site. As per general practise all unpainted surfaces, intended to be exposed should remain unpainted, such as exposed brick work at the rear facades.

**Policy 34. Signage and Interpretation.**

A signage and interpretation strategy sympathetic to the historic character of the hotel and in accordance to Pittwater DPC, 2004 should be undertaken. The Interpretation Plan should provide specific historic information about the Clubhouse and its significance to the history of Newport and the Surf Life Saving Movement.

This CMP also emphasises that all areas and/or elements of high or moderate significance that are altered should be illustrated through interpretation tools used on site to keep users and the general public informed of the development diary of the heritage item.

**Policy 35. Reticulation of Services.**

Any proposed new services to be installed should not impact on elements and fabric within the subject building that are assessed to be of high significance. Services including plumbing, electrical wiring, phone/data cabling and fire protection may be upgraded and in general should be concealed from view except when this requires concealing significant fabric and structural elements that are to remain visible. Conduit wires should not be chased into original face brick walls that have been assessed to be of “high” significance. Plumbing should not be visible and penetration in walls and floors should be minimised. New lighting should be designed to allow for a better view of the full height of the spaces and the ceiling structural system. All equipment and services should not be visible on the façade of the building and equipment such as air conditioning condensers should be below the level of the parapet.

**Policy 36. Emergency Exits and Staircases.**

Upgrading of the emergency exits of all levels of the building will be required.

**Policy 37. BCA, Fire Safety and Access Upgrades.**

With a building of this age, there is much consideration that is required with the upgrade of BCA, disability access and fire safety. Appendix A includes specific guidelines from BCA Logic.



## 7.0 MAINTENANCE

### 7.1 Introduction to maintenance

Maintenance is defined by *The Burra Charter* as the continuous protective care of the fabric, contents and setting of a place. Regular expenditure on simple maintenance works is cost effective in the long term as problems are identified and treated early, negating the need for expensive major works.

The information in this section has been primarily sourced from the Maintenance Series of publications available online through the NSW Office of Environment & Heritage website. The Maintenance Series provides maintenance advice on materials and elements found in heritage buildings as well as information on common problems. They are available at the link below:

<http://www.environment.nsw.gov.au/Heritage/publications/#M-O>

Maintenance can be placed into three categories as follows:

#### 1. Corrective maintenance: improve the condition

- This is work necessary to return an element to a stable condition or bring a building to an acceptable standard.
- Where funding is not presently available for corrective maintenance, planned maintenance should recurrently be carried out to stabilise the condition and prevent further deterioration.

#### 2. Planned maintenance: maintain the condition

- This is recurring work carried out in order to prevent predictable deterioration and failure of building components, such as cleaning of gutters.
- Planned maintenance should aim to maintain a stable condition of fabric in the long term.
- General guidelines for planned maintenance of buildings and grounds are explained in Sections 7.2 below.

#### 3. Emergency corrective maintenance: respond to unexpected damage

- This is work that is not predictable and is required to be carried out immediately for reasons of health, safety or to prevent rapid deterioration of the structure if not performed.

- A response system detailing who is responsible for urgent repairs should be prepared and implemented by those responsible for site management and maintenance.

Inspections and maintenance work will usually be organised by the property managers and may be carried out by volunteers, tenants, general contractors and specialist tradespeople. Some services require routine servicing to keep them in working order.

As per the conservation policies of this CMP, a record of all inspections should be kept. The results of the inspection should be used to plan required maintenance work. This may involve prioritising works, collecting quotations, sourcing funding and obtaining approval for works.

A maintenance survey and plan should be checked and updated regularly to maintain its relevance and ensure thorough coverage of the buildings and site.

## 7.2 Guidelines to Maintenance Schedule

### Corrective maintenance of buildings

Corrective maintenance should be carried out for elements which are at a certain stage of deterioration in addition to the regular planned maintenance for this element as a measure of rectifying its poor condition and conserving its significance. Re-instatement of these elements is to be followed by planned maintenance.

Priority for corrective maintenance of deteriorated elements where required in addition to regular planned maintenance is outlined below. Further condition assessment by an expert tradesman will be recommended where the condition of the element or area is not certain as it was not fully visible or simply requires the expertise of a qualified professional.

### Planned maintenance of buildings and grounds

The planned maintenance actions for buildings and structures are included in the Maintenance Schedule as general actions under each category. Of particular importance are items identified as requiring higher frequency inspection or action. This includes, but is not limited to, clearing of debris from gutters, roof and pipes, removal of vegetation growing on or leaning on buildings and structures, removal of grime, droppings and graffiti, removal of any rubbish and regular pest and termite inspections/treatments.

### Inspections of buildings and grounds

Regular systematic inspections of site and buildings should be conducted. A typical inspection covers each room/building/structure internally and externally and the site itself and is conducted at regular intervals and after extreme weather; recommended time frames are included in the schedule.

The first priority of the survey should be to look for common problems like leaking roofs, rising damp, drainage problems or evidence of termites, which can lead to serious damage if left untreated. The second priority is the inspection of secondary elements, finishes and fixed items.

The NSW Office of Environment and Heritage's publication *Preparing a Maintenance Plan* recommends that for effective management of a place, building and site managers should have access to the following information:

- Plans, showing location of all elements, easements and construction details
- Age and condition of the building
- Services details
- Maintenance requirements
- Names and contacts of those responsible for maintenance
- Dimensions and areas of accommodation
- Local council requirements
- Heritage listings
- Reports on the building, including a conservation management plan
- Details of previous conservation works

### 7.3 Maintenance Schedule

The Maintenance Plan forms part of the corrective and planned maintenance strategy for the Newport Surf Life Saving Club and is based on the publication *The Maintenance of Heritage Assets* published by the NSW Office of Environment and Heritage (1998). Professional inspections by appropriate trade experts are necessary.

The Maintenance Schedule provides the following information for each element of the place:

- Inspection guidelines and methodology on how to detect common problems;

- Priority for corrective maintenance of deteriorated elements where required in addition to regular planned maintenance, or notification for further condition assessment by an expert tradesman being required. The corrective maintenance priorities used in the Maintenance Schedule below are allocated as follows:
  - Urgent - within 18 months
  - Medium term - within 5 years
  - Long term - within 20 years
  - Condition assessment required - within 6-10 months
- Frequency of the planned maintenance inspections to be carried out; and
- General life expectancy for this type of element when new.

The structural integrity has not been inspected at this stage. In particular, the condition of the footings and foundations is not known. As such, the schedule below also recommends that an inspection be carried out by a suitably qualified structural engineer assessing the present condition of the building on that level as a matter of priority (within 3-4 months).

The schedule has been adapted to suit the site and is divided into the following sections relating to the urgency of the conservation works:

1. Long term;
2. Medium; and
3. Urgent.

The following table provides a summary of the guidelines.

1 Long term conservation works	
ELEMENT	INSPECTION GUIDELINES
External Walls	Do not remove render. Retain original colour scheme or similar age and style appropriate scheme. Ensure that advice is sought from a heritage architect.

<b>1 Long term conservation works</b>	
<b>ELEMENT</b>	<b>INSPECTION GUIDELINES</b>
Internal Masonry Walls	Do not sandblast to remove the paint or render from the walls. Remove paint from walls only using the PEEL-AWAY system. Do not paint unpainted brick. Seek advice from heritage architect and paint only with lime-based paints. Do not paint exposed brick walls (unplastered or unrendered).
Floor Structure and Flooring Finish	Rationalize internal and external flooring to match use and age appropriateness
Ceiling Structure	Retain and restore the ceiling in Main Club Room on first floor and veranda batons and beams.
Doors	Remove paint from internal timber doors and architraves, do not use acid paint stripper. Remove paint only using the PEEL-AWAY system.
Lighting	Seek advice of heritage architect for a more appropriate set of lighting fixtures that respect the historic character of the subject building.
Gutters and downpipes	Replace those existing with long-lasting rainwater goods such as copper and cast-iron items.

<b>2 Medium Term Conservation Works – To be undertaken in the next 1-5 years.</b>	
<b>ELEMENT</b>	<b>INSPECTION GUIDELINES</b>
External masonry walls	Paint finish - cyclical maintenance. Do not remove paint layers without paint scrape.
Internal masonry walls	Monitor minor cracks for any movement and seek advice of conservation engineer if required.
Roof and drainage	Check drainage lines are clear- cyclical maintenance. Check roof cladding for leaks and repair if required.



<b>2</b>	<b>Medium Term Conservation Works – To be undertaken in the next 1-5 years.</b>
<b>ELEMENT</b>	<b>INSPECTION GUIDELINES</b>
Floor structure and door finish	Check structure and seek advice of conservation engineer if replacement required. Check floor boards and seek advice of conservation architect if replacement required.
Doors	Remove paint from timber elements. Seek advice of conservation architect and do not use acid paint stripper. Remove paint from walls only using the PEEL-AWAY system.
Windows	Paint finish- cyclical maintenance.

<b>3</b>	<b>Urgent conservation works to be attended to immediately to prevent deterioration of significant fabric.</b>
<b>ELEMENT</b>	<b>INSPECTION GUIDELINES</b>
Internal masonry walls	Check for damp in building and seek professional advice from conservation architect. Check for damp particularly in areas where masonry shows signs of deterioration. In areas with visible damage to mortar joints repoint with lime mortar to match existing. Where visible signs of water ingress are present consult with specialist to treat rising damp or efflorescence.
Roof and drainage	Check drainage lines are clear- cyclical maintenance. Check roof cladding for leaks and repair if required.
Structural timber and all other timber	Inspect for termites and borer and treat and monitor if required- cyclical maintenance. Seek advice of Conservation architect.

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