

Report and Recommendations of the Design Review Forum Panel

Sutherland Shire Council 28 February 2019

Panel Members: John Dimopoulos (Chair), Harry Levine & Peter Brooker.

Council Staff: Lauren Franks, Carolyn Howell, Stevie Medcalf

Applicant Team: Julie Horder – Planning Ingenuity – Town Planner
Tom Bergstorm – Bergstorm Architects – Architect
Cacille Cura - Bergstorm Architects – Architect
Geoff Budd – North Cronulla SLSC – President
Craig McKinnier – North Cronulla SLSC – Deputy President

DA No: DA17/1001

Project Address: 62 Prince Street, Cronulla

Proposal: Partial demolition of existing surf club and alterations and additions to North Cronulla Surf Life Saving Club

PREAMBLE

A proposal for the site was previously reviewed by Council on the 21 September 2017 & 21 December 2017, and the comments made have been taken into account in framing this report.

The site was visited by the Panel members prior to the meeting.

The proposal has been considered in relation to the Design Quality Principles of SEPP 65. Detailed matters relating to Principle 5 (Landscape) are not covered by the Panel and will be separately reported by Council Officers.

Issues considered relevant to the proposal are noted below.

COMMENTS

1. It is regrettable that the interface between the perimeter of the building and the park land setting has not been explored in a meaningful way. The serviceability aspect creates a hard edged, defensive and undesirable division of the building to the open public area that also raises concerns of public safety
2. Heritage concepts. A stronger analysis and design argument in support of the design decisions as they specifically relate to the proposal's Heritage issues is required to support the outcomes of the CMP and, more broadly, to the Burra Charter guidelines.
3. A limited and careful selection of the material palette based on a 'Fit for purpose' material criteria that is appropriate to its environment needs to be considered. In this regard, by way of an example, you are referred to the palette of Angelo Candalepas's residential flat building at 29-35 Mitchell Rd as a precedent.
4. A simplification of form was suggested, in line with point 2 above, that results in a more simplified, rationalised and refined integration of the new building complex with the heritage facades and its presentation to Dunningham Park. In particular, the joining of the new wing to the heritage building along esplanade should be clearer and more decisive, with the NW additions to the heritage façade responding in a more thoughtful manner providing historical legibility, as prescribed in the Burra Charter.
5. The skillion roof looks out of place with the general building composition and would prove to be impractical and costly from a maintenance point of view in the long term.
6. Safety and the practical use of all access driveways should be prepared by the relevant experts to the satisfaction of council.
7. A more cohesive and articulate drawing package that addresses and simplifies all responses to the key issues should be presented in future iterations, facilitating a thorough comprehension to any third-party assessment.

RECOMMENDATIONS

The issues noted above should be taken into account in a revised proposal to realise an outcome that could be supported by the Panel.

The panel still feels many of the previous DRF review comments remain relevant requiring further or clearer refinements but chief of the concerns noted above in this DRF are that the built form and material quality of the proposal could be significantly improved.

John Dimopoulos
(DRF Chair)