



**ANGEL PLACE
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SYDNEY NSW 2000**

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Dear Shikha,

BONDI SURF BATHERS' LIFE SAVING CLUB (CNR-22270) | ADDENDUM TO HERITAGE IMPACT STATEMENT

This addendum has been prepared in response to Heritage NSW's following request regarding the proposed development at Bondi Surf Bathers' Life Saving Club:

Please also request the applicant to provide a detailed assessment of impact in relation to the various elements included in the attached Table 6.9 Section 6.8 Levels of Significance, BSBLSCLSC CMP issue H, Pgs 275 – 286, to clarify the full extent of impacts on significant fabric. The impact assessment can be tabulated and noted against each element in brief.

Responses are provided in the table below. Note that the first 2 columns ("Item name" and "Level") have been reproduced from the CMP; the 3rd column ("Impact") contains Urbis' discussion of the proposed works on the relative level of significance of the item concerned.

Item name	Level	Impact
Bondi Surf Bathers Life Saving Club	Exceptional - Use and location	The use and location of the Bondi SBLSC building will be maintained, conserved, and celebrated by the proposal. The proposal seeks to refurbish and upgrade the building in order to facilitate its conservation and ongoing use as an important, functional building which is closely associated with the iconic Bondi Beach. Positive impact.
Study area		
Deep sub soil	Exceptional	The removal of intrusive additions will open up the public domain, with a new public area beside the pavilion celebrating the two

Item name	Level	Impact
		buildings, in the round distinct, and separate. This new area will include deep sub soil zones, enhancing the heritage precinct.
Sub soil	High - disturbed Aboriginal objects (TBC) may not exist Neutral - rubbish fill (TBC)	The ACHA process is currently underway. Condition of consent.
Paved area at front	Exceptional - brick paved area Neutral - modern bricks and raised levels	Paved area at the front of the club amended to match detailing of Bondi Pavilion. Positive impact.
Paved area between club and pavilion	Exceptional - open area Neutral - modern brick paving	The open area will be respected and enhanced through the removal of the intrusive accretions to the western side of the building. Positive impact. The existing brick pavers will be retained. No impact.
Paved area between addition and pavilion	High - open area Neutral - modern brick paving	The open area will be respected and enhanced through the removal of the intrusive rear addition to the subject building. Positive impact. The existing brick pavers will be retained. No impact.
Grassed area to rear (and to north path)	Moderate / High - open area Neutral - raised levels No c1930 trees survive	The extent of the open area will be slightly decreased by the proposed new addition, however the contemporary nature of the new work will enable ongoing legibility of the original extent of the open space. Neutral impact.
Trees within study area	Little - indigenous plantings Moderate - row of pines	No trees of high significance are proposed to be removed. Neutral impact.

Item name	Level	Impact
Garden beds near bridge	High - open space Neutral - planting and brick edging	No works proposed. No impact.
Works Yard	Intrusive - fence, concrete, containers, portable buildings High - former open space	Existing works yard to be removed. Positive impact.
Trailer storage area	High - grassed area Neutral - levelling for storage	The extent of the open area will be slightly decreased by the proposed new addition, however the contemporary nature of the new work will enable ongoing legibility of the original extent of the open grassed area. Neutral impact.
Driveway to boatshed	Neutral - paving and changed levels	Driveway to boat shed is non-original and will be removed. Returning original parkland. Positive impact.
North side entry	Exceptional - open area Neutral - raised levels, paths and bollards, low brick wall	The extent of the open area will be slightly decreased by the proposed new addition, however the contemporary nature of the new work will enable ongoing legibility of the original extent of the open grassed area. Neutral impact.
Roofs		
Over original side rooms	Exceptional - Pitched form Intrusive - Extended eaves Neutral - tiles Neutral - replacement rafters and alteration following fire	The remnant original pitched sides will be removed. Although this comprises original structure (notwithstanding introduced, intrusive concrete tile cladding), the integrity of the remnant roof has been irreversibly compromised by the existing upper-level addition. The removal of this fabric will enable the introduction of a high-quality contemporary addition to the existing building, which will serve to celebrate and highlight its character and significance within

Item name	Level	Impact
		<p>the Bondi Beach cultural landscape. Impact is negative, although supportable on the basis of loss of integrity and the opportunity to introduce well-designed new work. It is noted that the original roof pitches will be interpreted at the northern side of the new first-floor space, which is a positive outcome.</p> <p>Intrusive and neutral fabric is to be removed and replaced. New cladding will be terracotta tiles in keeping with original detailing. Positive impact.</p>
Flat roof over rear stair	Intrusive	The existing flat roof will be removed and replaced with a new pitched form in keeping with original detailing. Positive impact.
Over male locker (change) room and caretakers room	Intrusive	Entire addition to be removed. Positive impact.
Over first floor function room / members club room	Intrusive	Entire addition to be removed. Positive impact.
Over gymnasium (at rear)	Intrusive	Entire addition to be removed. Positive impact.
Solar panels	Neutral	To be removed. No impact.
Air conditioning units	Intrusive	To be removed. Positive impact.
Exterior - Front Ground floor - Original part Southeast elevation		
Arcade (verandah)	Exceptional	To be retained and conserved. Positive impact.
Columns	Exceptional, except for modern paint finish	To be retained and conserved. Positive impact.
Brick plinths	Exceptional	To be retained and conserved. Positive impact.

Item name	Level	Impact
Balustrade panels	Exceptional	To be retained and conserved. Positive impact.
Patera and rosettes	Exceptional	To be retained and conserved. Positive impact.
Shield with logo and BSBLS sign in relief	Exceptional Neutral - painted date	To be retained and conserved. Positive impact.
Rendered walls, breakfront and parapet (ground floor)	Exceptional - except for paint type Neutral - Glass balustrade	Rendered walls to be retained and conserved. Positive impact. Glass balustrade to be removed. No impact.
Vents and pierced panels in cast cement	Exceptional except for colour scheme	To be retained and conserved. Positive impact.
Ceiling to arcade	High - Ceiling level and sheet (not boarded) lining Little - Fabric Neutral - Lights	No works proposed. No impact.
Flagpole	Exceptional	To be removed to accommodate new upper-level addition. Although this is original fabric, its removal will not unreasonably alter the presentation and character of the subject building. Impact is negative, however supportable on the basis of the opportunity to introduce well-designed new work.
Flooring - modern	Neutral	No works proposed. No impact.
Double hung windows	Exceptional - Double hung form, semi-circular head of opening Neutral - Sashes, frames and glass	To be retained and conserved. Positive impact.

Item name	Level	Impact
Security grilles to windows	Neutral	No works proposed. No impact.
Front door frame and fanlight	Exceptional Neutral - Painted blue in club colours not deep green	To be retained and conserved. Positive impact.
Double doors each side of front door	Exceptional - location and size of opening Moderate - form of double doors Neutral - fabric of doors	To be retained and conserved. Positive impact.
Doors to side rooms	Exceptional - location of openings Neutral - fabric of doors and brick infill	To be retained and conserved. Positive impact.
Advertising signs	Intrusive	To be removed. Positive impact.
Notification signs, electronic entry pad	Neutral generally Intrusive where damaging render	To be removed. Positive impact.
Exterior - front First floor addition (1990 on)		
Masonry wall - rendered	Exceptional - lower part of wall including highlight openings and wall vents Intrusive - upper part above internal first floor	Lower part, including highlight openings and wall vents, to be retained and conserved. Positive impact. Upper part above first-floor level to be demolished. Positive impact.
Windows to upstairs function room	Intrusive	To be removed. Positive impact.
Highlight windows to hall below	Exceptional - opening location and size	To be retained. No impact.

Item name	Level	Impact
	Neutral - fixed glazing	
Flooring, terrace	High - timber structure and boarding Neutral - tiles Intrusive - tiles where concealing membrane leaks.	Structure and boarding to be retained and conserved. Positive impact. Tiles removed. Neutral impact. Membrane leaks amended. Positive impact.
Downpipes, first floor	Intrusive	To be removed. Positive impact.
Outlet drains from terrace	High - openings Intrusive - plastic pipes obstructing	No work to outlet drains. No impact. Plastic pipes to be removed. Positive impact.
Light and clock	Neutral	To be removed. No impact.
Exterior - side Ground floor - original part Northeast elevation		
Rendered walls	Exceptional	To be retained and conserved. Positive impact.
Return of parapet	Exceptional	To be retained and conserved. Positive impact.
Double Hung windows	Exceptional - Double hung form, semi-circular head of opening and part of panels under rear windows Neutral - Sashes, frames and glass	To be retained and conserved. Positive impact.
Windows converted to doors and added door	Exceptional - semi-circular head of former window Neutral - conversion to door, new doorway	Blocked up door openings will be reinstated in full. Positive impact.

Item name	Level	Impact
Air conditioner on ground	Intrusive	To be removed. Positive impact.
Downpipes, rainwater head	Neutral Intrusive – reduction in size	To be removed. Positive impact.
Lights	Neutral	To be removed. Neutral impact.
Exterior - side Porch and stair (2005) - 2 levels Northeast elevation		
Entry porch	Neutral	To be removed. No impact.
Side windows to porch	Neutral	To be removed. No impact.
Porch roof	Not accessed	To be removed. No impact.
Roof and walls to stair from new side entry to function room / members club room	Intrusive	To be removed. Positive impact.
Exterior - side First floor addition (1990 on) Northeast elevation		
Masonry wall - rendered	Exceptional - lower part of wall Intrusive - upper part	Lower (original) part of wall to be retained and conserved. Positive impact. Upper (introduced) part of wall to be removed. Positive impact.
Windows to upstairs function room / members club room	Intrusive as part of 2005 addition	To be removed. Positive impact.
Windows to upstairs function room	Intrusive as part of 2005 addition	To be removed. Positive impact.
Door to front terrace external stair	Neutral	To be removed. No impact.
External stair from function room to front terrace	Intrusive	To be removed. Positive impact.

Item name	Level	Impact
Downpipes, first floor	Neutral	To be removed. No impact.
Post mix lines	Intrusive	To be removed. Positive impact.
Lights	Neutral	To be removed. No impact.
Exterior - side Rear additions (c1950 on) Northeast elevation		
Boatshed first bay	Neutral	To be removed. No impact.
Boatshed second bay	Neutral	To be removed. No impact.
Two roller doors	Neutral	To be removed. No impact.
Advertising signs	Neutral	To be removed. No impact.
Terrace over boatsheds	Neutral	To be removed. No impact.
Shed on terrace	Intrusive	To be removed. Positive impact.
Permanent umbrellas on terrace	Neutral	To be removed. No impact.
Temporary marquee on terrace	Intrusive	To be removed. Positive impact.
Exterior - side Ground floor - original part Southwest elevation		
Rendered walls	Exceptional	To be retained and conserved. Positive impact.
Return of parapet	Exceptional	To be retained and conserved. Positive impact.
Double Hung windows	Exceptional - Double hung form, semi-circular head of opening Little - raised sills Neutral - Sashes, frames and glass	To be retained and conserved. Positive / no impact.

Item name	Level	Impact
Door converted to window	Moderate - opening, not confirmed if arched head is original. Neutral - window	To be retained and conserved. No impact.
New opening to passage to hall	Neutral	To be removed. No impact.
Rear ground floor wall and windows	Intrusive	To be removed. Positive impact.
Fire hydrant	Neutral	To be removed. No impact.
Water etc pipes	Intrusive	To be removed. Positive impact.
Ice chest	Intrusive	To be removed. Positive impact.
Exterior - side Rear additions Southwest elevation		
Wet entry	Intrusive - fabric	To be removed. Positive impact.
Went entry roof	Intrusive	To be removed. Positive impact.
Instantaneous gas water heaters	Intrusive visually - but fixed to addition so better than locating on original fabric	To be removed. Positive impact.
IRB store	Intrusive - overall form Neutral - fabric and details	To be removed. Positive impact.
Side entry	Intrusive - overall form Neutral - fabric and details	To be removed. Positive impact.
Locker room	Intrusive - overall form Neutral - fabric and details	To be removed. Positive impact.

Item name	Level	Impact
Caretaker (former bunk room)	Intrusive - overall form Neutral - fabric and details	To be removed. Positive impact.
Air conditioner	Intrusive	To be removed. Positive impact.
Exterior - side First floor addition Southwest elevation		
Masonry wall - rendered	Exceptional - lower part of wall	Lower (original) part of wall to be retained. Positive impact.
	Intrusive - upper part	Upper (introduced) part of wall to be removed. Positive impact.
Windows to kitchen	Intrusive - part of 2005 addition	To be removed. Positive impact.
Windows to upstairs function room / members club room	Intrusive - part of 2005 addition	To be removed. Positive impact.
Downpipes, first floor	Neutral	To be removed. No impact.
Masonry wall - rendered, and large windows	Intrusive	To be removed. Positive impact.
Exterior - rear Original section – 2 levels Northwest elevation		
Stairwell	Exceptional	To be retained and conserved. Positive impact.
Rear wall of original - now internal on ground floor	Exceptional	3 openings proposed to accommodate new doors. This is reversible, will allow for enhanced amenity / circulation within the building, and will not adversely affect the legibility of the original rear wall. Minimal impact.
Remnant wall male toilet	Exceptional	To be retained and conserved. Positive impact.

Item name	Level	Impact
Pierced panel in cast cement. First floor.	Exceptional	To be retained and conserved. Positive impact.
High level windows	Moderate - location of windows	Original windows to be retained and reinstated. Positive impact.
	Neutral - fabric of windows / wall	Original fabric to be retained and reinstated. Positive impact.
Rear wall of original building to hall and first floor terrace	Exceptional	To be retained and conserved. Positive impact.
Windows to upstairs function room / members club room	Intrusive - part of 2005 addition	To be removed. Positive impact.
Exterior - rear Rear additions - Part 2 levels Northwest elevation		
Masonry walls - Boatshed	Neutral	To be removed. No impact.
Five windows	Neutral	To be removed. No impact.
Masonry walls - gym and board store (former squash court)	Intrusive	To be removed. Positive impact.
Three high level windows	Intrusive	To be removed. Positive impact.
Window to squash court gallery	Intrusive	To be removed. Positive impact.
Fire exit door	Intrusive	To be removed. Positive impact.
Water tank	Neutral - tank	To be removed. Positive impact.
	Intrusive - piping and overflow	
Caretaker (former bunk room)	Intrusive - overall form	To be removed. Positive impact.

Item name	Level	Impact
	Neutral - fabric and details	
Downpipe discharge near caretakers door	Intrusive	To be removed. Positive impact.
Gas meter	Neutral Intrusive - cage	To be removed. Positive impact.
Instantaneous gas water heaters	Intrusive but fixed to addition so better than to original fabric	To be removed. Positive impact.
Interior - Original section of the building Main hall		
Main Hall	Exceptional	To be retained and conserved. Positive impact.
Ceiling	Exceptional Intrusive - light fittings	Ceiling to be retained and conserved, with former lantern to be interpreted through new lighting. Positive impact. Light fittings to be removed and replaced. No impact.
Former roof lantern	Exceptional - evidence of former lantern Neutral - fabric of ceiling	Former lantern to be interpreted through new lighting. Positive impact. Existing ceiling to be retained (with modifications to accommodate new lantern interpretation). No impact.
Masonry walls	Exceptional - brick, render and detailing Intrusive - Painting of face brick details, including surrounds to doorways	Rendered brick walls to be retained and conserved. Positive impact. Paintwork to building to be rectified. Positive impact.
Masonry walls - vent shafts	Exceptional -- vents and the use of natural ventilation	To be retained and conserved. Positive impact.

Item name	Level	Impact
Dais	Exceptional - evidence of former dais Neutral - fabric of enclosure	To be retained and conserved. Positive impact.
Club logo in decorative shield	Exceptional	To be retained and conserved. Positive impact.
Front door See exterior for fanlight	Exceptional - location and size of opening Moderate - form of double door Neutral - modern doors Intrusive - Painting of face brick details	Location and size to be retained and conserved. Positive impact. Existing introduced door to be removed and replaced. No impact. Paintwork to building to be rectified. Positive impact.
Two doors in original openings	Exceptional - location and size of opening Moderate - form of double door Neutral - modern doors Intrusive - Painting of face brick details	Locations and sizes to be retained and conserved. Positive impact. Existing introduced doors to be removed and replaced. No impact. Paintwork to building to be rectified. Positive impact.
Original doorways	Exceptional - face brick detailing each side of doorways. Neutral - modern doors Intrusive - Painting of face brick details	Face brick detailing to be retained and conserved. Positive impact. Existing introduced doors to be removed and replaced. No impact. Paintwork to building to be rectified. Positive impact.
Bricked in doorways	Exceptional - face brick detailing at location of former doorways.	Former openings to be re-instated. Positive impact. Former openings to be re-instated. Positive impact.

Item name	Level	Impact
	Neutral - modern brickwork in former openings Intrusive - Painting of face brick details	Paintwork to building to be rectified. Positive impact.
New openings	Neutral	To be removed and enclosed. Positive impact.
Timber floor	Exceptional	To be retained and conserved. Positive impact.
Florescent lighting	Intrusive (hall was intended to be lit with daylighting from skylight and windows)	To be removed and replaced. Positive impact.
Interior - original section of the building NE side rooms		
Administration and First Aid. (Former Committee and Secretary's Rooms) North eastern corner	Exceptional - original masonry walls, door opening High - space Neutral - concrete floor, not visible Neutral - modern brickwork in former opening Intrusive - Ceiling, first aid room partition	Original masonry walls to be retained and conserved. Positive impact. Concrete floor to be retained. No impact. Brickwork to former doorways to be retained. No impact. Intrusive ceilings to be removed. Positive impact. Partitions to be removed. Positive impact.
Side or Main stairs (former attendant)	Exceptional - original masonry walls Moderate - space Neutral - floor, new openings, new stair	Original masonry walls & space to be retained and conserved. Positive impact. Floor to be retained. No impact. Introduced stair to be replaced. No impact.

Item name	Level	Impact
Multipurpose / Nippers room and cool room (former locker room)	<p>Exceptional - original sections of masonry walls</p> <p>High - space</p> <p>Neutral - modern brickwork in former opening</p> <p>Neutral - new opening to hall</p> <p>Neutral - floor (TBC if original)</p> <p>Intrusive - Ceiling, cool room</p>	<p>Original masonry walls & space to be retained and conserved. Positive impact.</p> <p>Original door opening at northern side to be reinstated. Positive impact.</p> <p>New opening to hall to be enclosed. Positive impact.</p> <p>Floor to be retained. No impact.</p> <p>Cool room & ceiling to be removed. Positive impact.</p>
Interior - original section of the building SW side rooms		
Female locker (change) room (former first aid room)	<p>Exceptional - original masonry walls, original door opening</p> <p>High - space</p> <p>Neutral - new openings,</p> <p>Neutral - floor (TBC), lockers and benches, toilet partitions</p> <p>Neutral - brickwork in former opening</p> <p>Intrusive - ceiling</p>	<p>Original masonry walls & space to be retained and conserved. Positive impact.</p> <p>New openings to be enclosed. Positive impact.</p> <p>All fabric associated with locker / change room use to be removed (joinery, floor & ceiling linings, services). Positive impact.</p> <p>Original door opening at southern side to be reinstated. Positive impact.</p>
Female showers (former massage room)	<p>Exceptional - original masonry walls, door opening</p> <p>High - space</p> <p>Neutral - floor (TBC), toilet partitions</p>	<p>Original masonry walls & space to be retained and conserved. Positive impact.</p> <p>New openings to be enclosed. Positive impact.</p>

Item name	Level	Impact
	Intrusive - ceiling	All fabric associated with shower room use to be removed (partitions, floor & ceiling linings, services). Positive impact.
Female toilet and accessible toilet (former dais)	Exceptional - sections of original masonry wall Neutral - floor, toilet partitions Intrusive - Ceiling	Original masonry walls & space to be retained and conserved. Positive impact. New openings to be enclosed. Positive impact. All fabric associated with WC use to be removed (partitions, floor & ceiling linings, services). Positive impact.
Male toilets and showers (former showers and locker room)	Exceptional - sections of original masonry wall Neutral - floor (TBC) Neutral - modern partitions Intrusive - 1974 extension	Original sections of masonry wall to be retained and conserved. Positive impact. Floors, partitions, and 1974 extension to be removed. Positive impact.
Corridor (passage) behind hall	Exceptional - original masonry walls High - space of corridor Neutral - floor Neutral - modern walls / partition and stair blocking corridor	Original masonry walls & space to be retained and conserved. Positive impact. Floor to be retained. No impact. Modern walls / partition and stair blocking corridor to be removed. Positive impact.
Rear stair	Exceptional - original masonry walls High - space of stair Neutral - modern concrete stair	Original masonry walls & space to be retained and conserved. Positive impact. Modern concrete stair to be removed. Positive impact.
Interior Boatsheds		

Item name	Level	Impact
Part boatshed (former Male Toilets)	Exceptional - original side wall	Original side wall to be retained and conserved. Positive impact.
	Moderate - outline of former structure in floor	Outline of former structure in floor to be retained. No impact.
	Neutral - bricked in window	Bricked in window to be reopened. Positive impact.
Wall between corridor (passage) and boatshed	Exceptional - Rendered arched recessed panel	Rendered arched recessed panel to be reinstated. Positive impact.
Boatshed - built in two stages	Neutral	Boatshed to be demolished. Positive impact.
Interior 1974 additions		
IRB Store	Intrusive	To be removed. Positive impact.
Male Locker (Change) Room	Intrusive	To be removed. Positive impact.
Sauna	Intrusive	To be removed. Positive impact.
Board and Ski Store (former Squash Court)	Intrusive	To be removed. Positive impact.
Caretakers Room (built as Bunk Room)	Intrusive	To be removed. Positive impact.
Interior First floor		
Function room / members club room		
Volume part enclosed up to 1.8m high with original walls	Exceptional - sections of original walls	Original sections of masonry wall to be retained and conserved. Positive impact.
	Neutral - space and other fabric	All other fabric to be removed. Positive impact.
Bar/Kitchen area	Neutral	To be removed. Positive impact.

Item name	Level	Impact
Window joinery and door to front terrace	Intrusive	To be removed. Positive impact.
Current interior finishes and fitout	Neutral	To be removed. Positive impact.
Replica or part of mural, not in its original location	Neutral (would be preferable to be displayed as Souter intended)	To be removed. Positive impact.
Substrate (former concrete floor slab to sunbaking terrace)	Exceptional	To be retained and conserved. Positive impact.
Opening to former Lantern, now infilled	Exceptional	No changes proposed. No impact.
Other fabric & elements		
Side (main) stairs	Neutral - provision of egress and fabric of new stair Intrusive - exterior form	To be removed. Positive impact.
Toilets	Neutral	To be removed. Positive impact.
Gym	Intrusive	To be removed. Positive impact.
Former mezzanine to Squash Court	Intrusive	To be removed. Positive impact.
Upper passage	Neutral	To be removed. Positive impact.
Rear Stair	Exceptional - original masonry walls and vent High - space of stair well Neutral - modern concrete stair	Original masonry walls, space & vent to be retained and conserved. Positive impact. Modern concrete stair to be removed. Positive impact.
Air Conditioning	Intrusive	To be removed. Positive impact.

Item name	Level	Impact
Ventilation		
Cast cement vents	Exceptional	To be retained and conserved. Positive impact.
Closing up of vents	Intrusive	Vents retained and conserved, not closed. Positive impact.

As is evident in the above analysis, the proposed works to the subject building will, on the whole, have a highly positive heritage impact. With few exceptions, fabric and elements which are identified in the CMP as being of exceptional or high contributory value will be retained, conserved and, in some instances, reinstated. Where changes are proposed to significant fabric, these are considered to be acceptable and supportable in the overall context of the proposed development, which seeks to restore the highly significant community use and associations of the Bondi SBLSC building while providing contemporary club spaces for the world's oldest surf lifesaving club.

Yours faithfully,



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