



## **NORTHERN BEACHES BRANCH**

**Friday 6th December 2024**

NEWPORT SLSC

Land and Environment Court Proceedings

No. 2023/109048 DA2021/2173 Supplementary technical reports

Surfrider Foundation Australia Northern Beaches Branch has reviewed the additional documents and plans and regard them as superfluous to the core issue the proposal presents...the damage this development will cause to the beach.

The desire to extend the building and prolong the life of this ill-sited structure by the proponents will result in an ongoing intergenerational problem that should be remedied by retreating the addition landward.

The inevitable storm activity that has and will continue to cause damage to the building is real.

The ridiculously named "Coastal Protection Works" proposed will do the exact opposite...they will ensure DAMAGE to the coast while offering some protection to a building designed originally to serve the beach and beach community. Damaging the beach serves neither.

The reasons proffered for its retention, particularly the heritage concerns, simply do not stack up as identified in the original Heritage21 report that clearly states the "building may not be considered as an example of rarity AS THERE ARE SEVERAL BETTER EXAMPLES OF SURF LIFE SAVING CLUBHOUSES IN THE SYDNEY REGION...and that the item has been "significantly modified".

The other reason for keeping this near hundred year old structure is that it provides the best sight lines for surf life saving purposes yet it would seem no thorough alternative site investigation has been considered.

Surfrider has never suggested this building needs to be demolished immediately (although obvious advantages can derive from the savings required to retrofit this relic to make it suitable for purpose) it simply should NOT BE PROTECTED at the expense of the beach's ability to withstand natural coastal processes...it will serve until it is undermined so current sight lines would remain.

Should the protective wall proceed it is Surfrider's expectation that in time the wall and clubhouse will essentially form an artificial headland midway along the beach resulting in far better sight lines than anyone could imagine and a beach so damaged by the protected club many many less people will wish to visit.

A quick scan of the Objects of The Coastal Management Act 2016 should prove beyond doubt that the previous Pittwater Council (prior to amalgamation) got it right in resolving that any major upgrade to this facility would require the SLSC to retreat landward from its current position.

That Northern Beaches Council overturned this decision is appalling, that its staff had seemingly led the discussion to this brutalist anti-nature "solution" speaks to the lack of expertise in coastal management.

This "solution" was unanimously found wanting by the expert Sydney North Planning Panel and for very sound reasons...it will cause great damage to natural beach processes and ultimately cost the community in every way well into the future. Unless sand nourishment programs are instigated or the building retreats we can expect this beach to suffer from the short sighted desires of keeping a quaint wrongly sited building well past its use by date.

The briefest consideration of identified likely hazard lines ( many believe now to be conservative estimates considering what has taken place in other parts of the world over recent years) and the obvious restriction the current location of the club places the beach from receding during storm events should, in our mind, immediately lead to this proposition being thrown out and any addition having to move landward.

The amended and supplementary reports provided for comment do nothing at all to address the obvious far greater reasoning as to why this proposal is not in the community's best interests, staggering when one considers the whole proposition will take place on **public land** using **public money** and will ultimately **greatly damage a treasured public asset**.

Please find in favour of the beach, **respect the beach** and reject this proposal.

Brendan Donohoe BTP (UNSW)

President

Surfrider Foundation Australia

Northern Beaches Branch

