

28 February 2023

Our ref: RL-1785-01-00

Northern Beaches Council
1 Boondah Road
WARRIEWOOD NSW 2102

To whom it may concern,

RE: Review of Determination Application No. REV2022/0024 for Review of Development Consent No. DA2021/2173 Relating to Newport Surf Life Saving Club at 394 Barrenjoey Road, Newport – Supporting Information / Amendments to Application

We write in response to the letter received on 21 February 2023 regarding the Review of Determination Application No. REV2022/0024, which requested a review of Development Application No. DA2021/2173 for alterations and additions and coastal protection works to Newport Surf Life Saving Club (SLSC) at 394 Barrenjoey Road, Newport. The letter identified a series of issues which the assessing officer required to be addressed, as follows:

- *A Clause 4.6 variation is to be submitted to address the variation to the height control.*
- *Submit a study to demonstrate car parking demand and why it cannot be reduced.*
- *Details are to be provided outlining measures to reduce the visibility of the seawall once it is exposed.*
- *Clarification is to be provided as to whether the shipping containers currently located in the carpark are to be removed.*

We thank Council for the opportunity to address these concerns and we proffer the following responses with respect to each of the issues raised:

Clause 4.6 Variation to Height Control

It is assumed that Council requires a clause 4.6 request to vary the 8.5m height limit prescribed by clause 4.3(2) of PLEP 2014. This would imply that the provisions of clause 4.3(2A) of PLEP 2014 are applicable with respect to the proposed development is not supported by Council.

Whilst we maintain that the provisions of clause 4.3(2A) of PLEP 2014 are appropriately relevant, we can advise that the design of the roof in question has been amended to comply with both height controls. As such, a clause 4.6 request to vary the height control is not required.

Amended plans are attached to this correspondence (**Attachment 1**) and will be updated to the NSW Planning Portal.

Parking Demand Study

Constructing a new SLSC building in an area currently occupied by a public carpark will obviously result in the loss of public carparking. Whilst all efforts have been made in relation to the current proposal to minimise the footprint of the additions, a new building would not be so constrained, and as such it is likely that the footprint of a new building would likely be larger than that currently proposed.

Upon review of recent SLSC developments at Mona Vale and Long Reef, it is reasonable to assume that a new surf club facility would have a development footprint of approximately 1,000m². This impact has been considered by Transport and Traffic Planning Associates (TTPA, 2023), who confirm that the construction of a new SLSC building within the carpark would result in the loss of at least 50-55 parking spaces, but as many as 65 spaces, which would have significant impacts upon:

- *further parking intrusion into residential streets*
- *significant enter, search and depart movements heightening the movements at the Barrenjoey Road access*
- *higher demands on the other Council car parks which are provided to support businesses in the Newport strip*
- *the parking available for commuters using the bus services to/from the City etc (e.g. B line).*

A copy of the correspondence from Transport and Traffic Planning Associates is provided at **Attachment 2**. The Options Assessment and Review report (Rhelm, 2022) attached to the Amended Statement of Environmental Effects (SEE; Rhelm and NBP, 2022) has been updated to reflect the advice provided in TTPA (2023) and is included in **Attachment 3**.

Visibility of the Seawall Once Exposed

Section 7.2 of the Amended SEE (Rhelm and NBP, 2022) provided in Table 7.2 a response in relation to the Planning Panels fourth reason for refusal of the DA, namely that satisfactory arrangements have been to address the requirements of Section 27 of the *Coastal Management Act 2016*. In the response to this issue, Council committed to reinstatement of the beach volume in the event the seawall is exposed due to the coastal processes, whether a storm-related erosion event or a longer-term deficit of sand. A draft condition of consent was proposed to provide a mechanism to facilitate and enforce this commitment.

In accordance with the draft condition, the maximum timeframe the seawall would be exposed would be six months (in the event natural recovery of the beach did not occur during this timeframe); however, nothing prevents Council acting sooner to reinstate the beach volume in the event the seawall becomes exposed.

Photomontages that provide an indication of the range of beach volumes that may be observed at the location are provided in **Attachment 4**. The first shows the seawall buried by sand, the second shows the amount to which the seawall may be exposed due from time to time due to a minor erosion event, and the third presents the amount of exposure that may occur due to a major/rare storm event.

Retention of Shipping Containers

One of the key objectives of the proposed development is to provide more storage for the surf club, to avoid the need to rely upon temporary storage options. We can confirm that the shipping containers will be removed following the redevelopment of the surf club building and have no objection to the imposition of a condition of consent in this regard.

If you would like to discuss any aspect of this response in further detail, or if you have any further concerns or queries relating to the application, please do not hesitate to contact me.

Sincerely,



Tanja Mackenzie (CEnvP No. 0447)

Principal Environmental Scientist

Attachment 1 – Revised Architectural Plans