
From: Rudi Valla
Sent: 15/12/2022 8:03:02 AM
To: Council Northernbeaches Mailbox
Cc: Guyren Smith; Glen Borg
Subject: TRIMMED: Application Number: REV2022/0024 - Submission on Behalf of the Newport Surf Life Saving Club
Attachments: DEM-L-NBC-DARReviewSubmission-15Dec2022.pdf;

Attention: Adam Susko – Principal Planner - Assessment Officer

Dear Adam

On behalf of the Newport Surf Life Saving Club we lodge the following submission related to Application Number: REV2022/0024 in support of Council's Review of Determination of Application DA2021/2173.

Regards

Rudi Valla

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15th December 2022



dem

The General Manager
Northern Beaches Council
PO Box 1336
Dee Why NSW 2099

Attention: Mr Adam Susko – Principal Planner

RE: Section 8.2(1A) Review of Determination - Review of Determination of Application DA2021/2173 for alterations and additions and coastal protection works to Newport Surf Life Saving Club – Submission in support of Application DA2021/2173

Dear Adam

DEM via their Managing Partner Rudi Valla has been assisting the Newport Surf Life Saving Club on a pro-bono basis since 2011 with the formulation of their long term Clubhouse Masterplan and with the preparation of the DA for the Club's much needed upgrade and renovations. Mr Valla is uniquely qualified to make comment on this matter as he is a long term local resident of Pittwater, a long term member of NSLSC and has acted in the capacity of the NSLSC's Building Committee Chair and the main liaison point with Northern Beach Council (NBC) since the inception of this project in 2011.

We formally submit this submission for Council's consideration in support of the exhaustive Public Consultation and DA Compliance process undertaken to date by Northern Beaches Council Officers, Council's appointed specialist Consultant and the Newport Surf Club to prepare the originally submitted DA application.

We outline below the following reasons why the Sydney North Planning Panel's (SNPP's) refusal of the NSLSC's Club Renovations DA should be overturned forthwith and why the DA for the Newport Surf Life Saving Club's proposed Club House extensions should be approved as soon as possible:

- NBC as the elected Council has fully supported and sponsored the NSLSC's Club Renovations DA on behalf of the wider Community and the Surf Club. It is our view the Panel's decision to refuse a fully compliant DA as a result of two technically unproven objections is not in keeping with their statutory responsibility to make wholistic decisions based on a balanced assessment of all aspects of the determination and in keeping with technically / scientifically sound and proven facts. The decision to refuse the DA focuses only on beach erosion and coastal engineering concerns and ignores public safety concerns, emergency services / surf lifesaving operational concerns, the health and wellbeing concerns of NSLSC members and the general public, heritage aspects, and community / social benefits aspects.
- It is not in the public interest to prevent the Council from undertaking their elected responsibility to reasonably maintain critical community assets and duty of care to protect the local community and the general public.
- As part of the preparation of the DA, NBC carried out a detailed and exhaustive assessment process over a +3 year period. This process included in-depth and extensive consultation with Council's Heritage and Coastal Engineering departments as well as other departments and included independent Planning, Coastal Engineering and Heritage peer reviews which resulted in refinements to the DA proposal and all of which ultimately recommended approval for the DA. In addition the DA was subject to two formal public consultation processes both of which indicated overwhelming support for the DA proposal. There is little or no reference to any of this above process or why it might be flawed in the SNPP's reasons for refusal of the DA which appears one dimensional.
- The decision to deny the Council the ability to install coastal protection works in front of the existing Heritage listed and iconic NSLSC Clubhouse will result in the ultimate potential destruction of this important Community asset and the traditional home of the Newport Surf Club since the 1930s. This is a completely unacceptable situation which is insulting to the Newport Surf Club and contrary to the

objectives and provisions of clause 5.10 and Schedule 5 of PLEP 2014 and the provisions of the Heritage Act.

- The DA proposal incorporates important Coast Engineering protection measures for the existing Clubhouse which must be undertaken as a priority to avoid the potential for significant damage or the possible destruction of our Clubhouse due to a significant storm event. These coastal protection works are required to maintain Public Safety regardless of whether the Clubhouse is extended and should be undertaken as soon as practically possible.
- The proposition that the Clubhouse can be relocated to another location is ill founded and not based on sound technical or engineering facts. The Reports prepared by Council's expert consultants as part of the DA review package clearly demonstrates that any such relocation of the Club's facilities simply cannot be accommodated due to a range of environmental and physical constraints. Any relocation of the Club's facilities from its current location would also significantly impact the adjacent Bert Payne Park and Newport Beach public parking areas which would result in the loss of valuable public parkland / recreation areas or parking.
- The proposition that the Clubhouse can be relocated to another location is devoid of common sense and logic and creates a dangerous precedent for the beachgoing public.
- Any relocation of the Existing Clubhouse (even if it were feasible) would severely hinder the Newport Surf Club's ability to undertake its emergency services / surf lifesaving operations. Without direct visual and physical access to Newport Beach safety surveillance of the beach and the Club's ability to rapidly deploy emergency rescue craft during an emergency rescue event would be dangerously compromised;
- Any relocation of the Public Amenities and Change Rooms which form part of the current Clubhouse complex away from their logical beachside location would create further safety and inconvenience issues for the beach going public. Relocation of the public amenities facilities would most likely require the general public (including young children and aged or disabled citizens) to traverse a busy carpark and / or extended pedestrian to gain access to amenities which are remotely located from the beach.
- Due to its age and haphazardly planned nature, there are several pedestrian and user conflicts inherent with the existing Clubhouse complex which have evolved over time and which create a range of Work Health & Safety issues which are a health and safety risk to the Club's members and the public. The proposed expansion and rationalisation of the Club's facilities creates the opportunity to adequately address WHS issues associated with the ageing building and brings it into line with current day compliance and safety standards.
- The existing clubhouse building is not DDA compliant. Many areas within the existing building are not accessible due to floor level changes which prohibit equitable access. Additionally the existing lift access to the building is very poorly located, and the Club / Council have had ongoing issues with the existing Lift's operation and maintenance. The proposed expansion and rationalisation of the Club's facilities creates the opportunity to adequately address non-compliant disabled and equitable access aspects of the existing Clubhouse and bring the building up to modern-day accessibility compliance standards.
- The Existing Clubhouse has evolved organically over the last 90 odd years without a rational master plan. This has resulted in the current building being dysfunctional and inefficient in several areas & this restricts & often hampers the Club's operations.
- The Existing Clubhouse is used for a variety of community, and broader SLS Branch uses in addition to servicing the Club's Emergency Services / Lifesaving needs. The inability of the existing building to cater for a number of different activities at any one time severely restricts the operations of the Club and other community / SLS Branch groups wishing to utilise the Clubhouse;
- The proposed Clubhouse extensions will provide the following benefits:
 - Extra desperately needed storage facilitated for Surf Life Saving Patrol uses, SLS Training purposes and SLS Competition purposes;
 - Upgrade storage and general Clubhouse facilities to bring them into line with current WH&S standards and to address current Beachgoer and Club operation pedestrian conflict points;
 - Improved and upgraded 1st Aid Room and Council Lifeguard facilities;

- Improved facilities for the Club's Nippers programme which caters for between 350 and 400 Nippers and their families each year;
- Improved training facilities for the Club's Bronze Medallion and Surf Rescue Certificate (SRC) training programme which caters for the training of between 50 - 100 Bronze Medallion and SRC trainees each year;
- Improved disabled access and lift provisions to cater for disabled and non-ambulant patrons and visitors (including the removal of internal floor level changes which currently restrict the use of the terrace for non-ambulant patrons);
- Improved public amenities facilities with increased female facilities for both Public and Club patrons
- Improved Club Entry arrangement which reinstates the original Clubhouse's main entry and circulation spine at the existing main Clubhouse entry;
- Improved Hall and Club room spaces which enables areas to be utilised concurrently and which opens up more areas of the Clubhouse for potential wider community uses;
- The creation of a landscaped forecourt area to the main clubhouse entry which provides the opportunity for a much needed Newport Youth Space initiative within Bert Payne Park currently being reviewed by Council.

The Newport Surf Life Saving Club undertakes an extremely valuable service to the local community and the Club deserves contemporary, safe and compliant facilities commensurate with its contribution to and its standing within the local community.

As the elected Council for the Pittwater locality, the Northern Beaches Council has rightly recognised and acted on its duty of care to NSLSC Club members, the Local Community and the Beach Going Public of the urgent need to implement code compliance and safety upgrade works to the existing Clubhouse facilities and coastal protection works to protect the existing Heritage listed Clubhouse building.

On behalf of the NSLSC we strongly support the Council in its efforts to overturn the SNPP's refusal of DA2021/2173.

Yours faithfully



Rudi Valla

B.Arch. (Hons)

Registered Architect NSW No. 6582 / Vic No. 15718 / Qld No. 3393 / ACT No. 2331

(On behalf of NSLSC Building Committee)

cc: Mr Guyren Smith – President Newport Surf Life Saving Club
 Mr Glen Borg – Vice President Newport Surf Life Saving Club
 Newport Surf Life Saving Club Building Committee