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14/01/2023

MR John Ringrose
33 Cumbora Circuit ST
Berowra NSW 2081
[REDACTED]

RE: REV2022/0024 - 394 Barrenjoey Road NEWPORT NSW 2106

RE: D.A.2021/2173 394 Barrenjoey Road NEWPORT 2106

Having had a long association with Newport Beach dating back to the early 1950's and as a currently serving patrolling member of the Newport Surf Club, I disagree with the determination made by the Sydney North Planning Panel made on 5 October 2022 and I support the Newport Surf Lifesaving Club's proposed DA and renovations for the following reasons

1. The Northern Beaches Council has fully supported the Newport SLSC renovations on behalf of the community and the Surf Club. The decision of the SNPP seeks to override the Council's responsibility to preserve and maintain critical assets in Newport. The proposed DA not only has the full support of Council but also the full support of Sydney Northern Beaches SLSA and the NSW SLSA as well as the Local Member, the Honourable Robert Stokes.
2. The stated reasons for refusal of the application include and assertion that the site was not suitable for the proposed development given its exposure to coastal hazards and that the proposal to retain parts of the heritage building was of little significance. No detailed reasons were provided to support these assertions which appear to be the crux of the refusal of the DA.
3. The SNPP claimed that alternative site options were not properly considered due to an emphasis on heritage and open space protection, although no further reasons or explanations were provided. Development consent was refused on the basis that satisfactory arrangements had not been made to address the requirements of Section 27 of the Coastal Management Act 2016, although no detailed reasons provided for this assertion. It is submitted that much of the concern related to Section 27 have now been addressed in a report of Rhelm Pty Ltd completed on 25 November 2022.
4. The existing club was built in 1933 and the Newport SLSC building is identified as an item of heritage significance on the Heritage Map PLEP 2014, and is listed in Schedule 5 of PLEP 2014. The report of Rhelm Pty Ltd notes that the club is currently vulnerable to beach erosion but the proposed sea wall would protect the heritage listed clubhouse thereby extending its life and providing ongoing sustainable use of the building.
5. The Club is one of the State's most successful Surf Life Saving Clubs and sustained growth over the last 5-10 years has resulted in the club outgrowing its existing facilities. Coastal protection works and extension of facilities needs to be undertaken as soon as possible.
6. It is appropriate that the following relevant matters which have been repeated in other communications but which detail significant reasons for supporting and approving the DA as requested by the Northern Beaches Council and the Newport SLSC are set out below.

7. The decision to deny the Council the ability to install coastal protection works in front of the existing heritage-listed Newport SLSC Clubhouse will result in the ultimate potential destruction of this vital community asset and the traditional home of the Newport Surf Club since the 1930s.
8. The DA proposal incorporates necessary 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 possible significant storm events. These coast protection works are essential to maintain public safety and are required regardless of whether the Clubhouse is renovated. They should be undertaken as soon as practically possible.
9. The SNPP's 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 the Council's expert consultants as part of the DA review package clearly demonstrate that any such relocation of the Club's facilities cannot be accommodated due to a range of environmental and physical constraints, not to mention the potential loss of public parkland or parking resulting from a relocated building footprint.
10. The SNPP's proposition that the Clubhouse can be relocated to another location is devoid of common sense and creates a dangerous precedent for the beachgoing public.
11. Any relocation of the existing Clubhouse (even if feasible) would severely hinder the Newport Surf Club's ability to undertake its emergency services operations. Beach safety surveillance and the Club's ability to rapidly deploy emergency rescue craft during a rescue event would be dangerously compromised.
12. Any relocation of the public amenities and change rooms that form part of the Clubhouse complex away from their logical beachside location would create further safety and inconvenience issues for the beach going public. Imagine young kids or elderly/disabled citizens having to traverse a busy carpark to gain access to remotely located amenities.
13. Due to its age and haphazardly planned history, several pedestrian and user conflicts have evolved, creating a range of work health & safety risks to the Club's members and the public. The proposed renovation and rationalisation of the Club's facilities create the opportunity to adequately address WHS issues associated with the ageing building and bring it into line with current-day compliance and safety standards.
14. The existing clubhouse building is not Disability Discrimination Act (DDA) compliant. Many areas within the existing building are not accessible due to floor-level changes that prohibit equitable access. Additionally, the existing lift access to the building is very inappropriately located. The Club and the Council have had ongoing issues with the existing lift's operation and maintenance. The proposed renovation and rationalisation of the Club's facilities create 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.
15. The Newport Surf Life Saving Club undertakes an extremely valuable service to the local community. It deserves contemporary, safe, and compliant facilities commensurate with its contribution to and its standing within the local community.
16. 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 and this restricts and often hampers the Club's operations.
17. The existing clubhouse is used for a variety of community and broader SLS Branch uses in addition to servicing the Club's Life Saving needs. The inability of the existing building to cater for several different activities at any one time severely restricts the operations of the Club and other community/SLS Branch groups wishing to utilise the Clubhouse.
18. In the light of these matters it is difficult to understand how the SNPP could claim that alternative site options were not properly considered by any or all of the authorities supporting the application. They were clearly considered and rejected.

19. The proposed Clubhouse renovations will provide the following benefits:
- a. Extra storage is desperately needed to facilitate Surf Life Saving Patrol uses, SLS training purposes and SLS Competition purposes.
 - b. Upgraded Clubhouse facilities to bring them into line with current WH&S standards.
 - c. Address current beachgoer/club operation pedestrian conflict points.
 - d. Improved and upgraded 1st Aid Room and Council Lifeguard facilities.
 - e. Improved facilities for the Club's Nipper programme, which caters for between 350 and 400 Nippers and their families each year:
 - f. 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.
 - g. Improved disabled access and lift provisions to cater for disabled and non-ambulant patrons and visitors (including removing internal floor level changes that currently restrict the terrace's use for non-ambulant patrons).
 - h. Improved and upgraded public amenities facilities with increased female facilities for both public and club patrons.
 - i. Improved club entry arrangement, which reinstates the original Clubhouse's main entry and circulation spine at the existing main Clubhouse entry.
 - j. Improved hall and club room spaces which enable areas to be utilised concurrently and open more Clubhouse areas for potential broader community uses.
 - k. The creation of a landscaped forecourt area to the main clubhouse entry provides the opportunity for a much-needed Newport Youth Space initiative within Bert Payne Park, currently being reviewed by Council.

John Ringrose
Barrister at law
Honorary Legal officer
Newport SLSC