

**From:** [Ian Storey \(Gmail\)](#)  
**To:** [Planning Panels Mailbox](#)  
**Subject:** Newport Surf Club Renovations - Submission from Ian Storey  
**Date:** Monday, 2 December 2024 4:14:20 PM

---

1a Nullaburra Road  
NEWPORT. 2106

2 December 2024

‘Northern Beaches Council v Northern Beaches Council & Sydney North Planning Panel – Written Submission’

Dear Sir/Madam,

I wish to again state a position regarding the proposed Renovation of the Newport Surf Club building at Newport Beach.

I am an Economist, Chartered Accountant and a member of Newport Surf Life Saving Club (NSLSC). I was Treasurer of NSLSC for 11 years from 1999/2000 to 2013/2014. I have filled other positions such as Bar Manager, House Captain, patroller, and competition Official. I have served on Building Committees, Pool to Peak Swim Committees, and various other positions in my 24 years with NSLSC. In addition I have written several papers on Climate.

I think the amended plan for the NSLSC Building is disastrous. The proposed sea wall is absolutely shocking, and the club would look like a prison. To have all the club lifesaving equipment stored behind the club, and to have the beach access threatened by the sea’s action on the sea wall by the sea and wind is ridiculous.

The sea wall itself has the potential distort the beach itself. The cost at \$4 million is totally unjustified. At the meeting last year the Professor from the University of NSW was confident that the sea level will not rise dangerously this century. The sea wall under the sand erected in 1974, after the major sea, wind and tide created a storm that swept water through the lower floor of the clubhouse, has protected the club from any serious damage for 50 years, and will continue to do so for the next 50 years. My climate studies, prepared with several local geologists and geo-physicists, have made us certain that the climate change being experienced is totally normal, and does not constitute a climate emergency. The existing sea wall will continue to protect the club from destruction in the foreseeable future.

The incredibly ugly reinforced concrete wall that extends across half of the club’s seafront is totally unacceptable.

I would like to support the words of Angus Gordon who really knows, better than any current Council staff, the effects of the ocean on seafront surf clubs, and the beaches.

I therefore support his words, as repeated below:

“The underlying question that must be asked is why not follow the lead of Freshwater and Bungan and leave the existing Newport clubhouse in place and accept that at some time in the future it is likely to be damaged albeit somewhat protected by the undesigned and poorly constructed rock work put in place after the 1974 storms. The existing clubhouse could be modestly upgraded as required to maintain its relevance while recognizing its eventual fate. Given the currently proposed seawall involves a

very significant expenditure, of several millions of dollars, the savings achieved by adopting the proposed approach could be applied to construct a substantial new extension/clubhouse as a piled structure on the landward side of the existing building.”

The principal need for the clubhouse is more storage space for our lifesaving equipment. The club had only about 50 members when constructed in 1932, so in 92 years, the club has been able, with several modest extensions and renovations, to house up to 1350 members, before Covid19, and now about 1000 members.

The awful Containers in the parking area, have been a blight on the beach area, and the need for extra storage space is the most critical problem for the club. This can be provided by extending the club away from the sea front into the parking area where the containers currently sit, while at the same time giving extra deck space on top of that space.

Of course, the club also needs to be upgraded, with new electrical wiring and systems, renovation of all internal spaces, including dressing rooms and club spaces.

I therefore suggest that the council abandon the hideous sea wall, and the reinforced concrete wall at the front of the club, and work on another less expensive plan for storage and renovation of the existing building.

Yours sincerely

Ian Storey B.Ec ACA