



planning consultants

Statement of Environmental Effects

Alterations and additions to Newport Surf Life Saving Club

394 Barrenjoey Road, Newport



Prepared for: Adriano Pupilli Architects on behalf of Northern Beaches Council
September 2021

Printed: 23 September 2021
File Name: 20323A Newport Surf Club/Reports/20323A.SEE.docx
Project Manager: A Cropley
Client: Adriano Pupilli Architects on behalf of Northern Beaches Council
Project Number: 20323A

Document Control

Version	Prepared By	Reviewed By	Issued To	Date
Rev_1, Draft	A Cropley		Client	24 January 2020
Rev_2, Final Draft	A Cropley	R Player	Client	21 October 2020
Rev_3, Final	A Cropley	R Player	Council	23 November 2020
Rev_4, Final	A Cropley	R Player	Council	16 December 2020
Final	A Cropley	R Player	Council	31 August 2021
Final	A Cropley	R Player	Council	23 September 2021

11 Dartford Road, Thornleigh NSW 2120
207/506 Miller Street, Cammeray NSW 2062

PO Box 230
Pennant Hills NSW 1715

t: 02 9980 6933
e: dfp@dfpplanning.com.au

DFP Planning Pty Limited
ACN 002 263 998

www.dfpplanning.com.au

Contents

1	Introduction	1
1.1	Commission	1
1.2	Purpose of this Statement	1
1.3	Material Relied Upon	1
2	Background	3
2.1	Site History	3
2.2	Project Background	4
3	Site Context	5
3.1	Location	5
3.2	Site Description	5
3.3	Surrounding Development	10
4	Proposed Development	11
4.1	Summary of Proposed Development	11
4.2	Demolition and Site Preparation	11
4.3	Tree Protection	12
4.4	Alterations and Additions	12
4.5	Coastal Protection Works	13
4.6	Landscaping	13
4.7	Vehicular Access, Car Parking and Loading	13
4.8	Building Code of Australia and Access	14
4.9	Operation	14
5	Approvals, Permits and Licences	15
5.1	General	15
5.2	Crown Land Management Act 2016	15
5.2.1	Ocean Beaches Plan of Management 2006	16
6	Environmental Planning Assessment	28
6.1	Planning Controls	28
6.1.1	State Environmental Planning Policy No. 55 – Remediation of Land	28
6.1.2	State Environmental Planning Policy (Infrastructure) 2007	28
6.1.3	State Environmental Planning Policy (Coastal Management) 2018	29
6.1.4	Draft State Environmental Planning Policy Remediation	32
6.1.5	Pittwater Local Environmental Plan 2014	33
6.1.6	Pittwater 21 Development Control Plan	34
6.1.7	Development Contributions Plan	38
6.1.8	Australian Standard AS 2601 – Demolition of Structures	38
6.2	Likely Impacts of the Development	38
6.2.1	Built Form, Bulk and Scale	38

Contents

6.2.2	Tree Protection	39
6.2.3	Coastal Hazards	40
6.2.4	Flooding	40
6.2.5	Heritage	40
6.2.6	Aboriginal Cultural Heritage	41
6.2.7	Acoustic Privacy	42
6.2.8	Solar Access	44
6.2.9	Views	45
6.2.10	Traffic and Parking	46
6.2.11	Waste Management	47
6.2.12	Crime and Safety	47
6.2.13	Ecologically Sustainable Design	48
6.3	Suitability of the Site for Development	49
6.3.1	Location	49
6.3.2	Land Stability	49
6.3.3	Acid Sulfate Soils	49
6.3.4	Contamination and Groundwater	50
6.3.5	Essential Services and Infrastructure	50
6.4	Public Interest	50
6.4.1	Towards 2040 – Local Strategic Planning Statement	50
7	Conclusion	52

Figures

Figure 1	New surf clubhouse at Newport (Source: Sydney Morning Herald 4 October 1933)	3
Figure 2	Site Location	5
Figure 3	Site Context	6
Figure 4	View of the western elevation of Newport SLSC from Bert Payne Park (September 2020)	7
Figure 5	First floor open terrace at the northern end of the Newport SLSC building. Views are available towards Newport Beach, South Bilgola Headland and North Bilgola Headland beyond (May 2019)	7
Figure 6	View of Newport SLSC from Newport Beach (September 2020)	8
Figure 7	Norfolk Island Pine tree located to the south of the existing Newport SLSC (September 2020)	9
Figure 8	Shipping Containers located within Newport Beach public carpark (September 2020)	9
Figure 9	Surrounding Medium Density Residential Development on the western side of Barrenjoey Road (September 2020)	10
Figure 10	Proposed site plan prepared by APA	11
Figure 11	Photomontage	13
Figure 12	Newport Beach Management Area	15
Figure 13	Newport Beach Master Plan (south end)	17
Figure 14	Erosion and recession coastal hazard lines, and Immediate Wave Runup Line (Source: Horton Coastal Engineering)	32
Figure 15	View of proposed development from Newport Beach	39
Figure 16	Operational Management measures (GHD)	43

Contents

Figure 17	Proposed door naming convention	44
Figure 18	View from western side of Barrenjoey Road, adjacent to 399 Barrenjoey Road. The location of the proposed addition is identified by a red circle (September 2020)	45
Figure 19	View from western side of Barrenjoey Road, adjacent to 401 Barrenjoey Road. The location of the proposed addition is identified by a red circle (September 2020)	45

Tables

Table 1	Site Description	5
Table 2	Assessment against Oceans Beaches POM Action Table	18
Table 3	Coastal Management SEPP	29
Table 4	Assessment against Relevant Provisions of LEP	33
Table 5	Assessment against Relevant Provisions of Pittwater 21 DCP	34
Table 6	View Sharing Planning Principle	46

Abbreviations

AADT	annual average daily vehicle trips
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AS	Australian Standard
ASS	acid sulfate soils
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
CC	construction certificate
CIV	capital investment value
Council	Northern Beaches Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPIE	NSW Department of Planning, Industry and Environment
EES Group	NSW Environment, Energy and Science Group
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument
ESCP	erosion and sedimentation control plan
ESD	ecologically sustainable development
FPL	flood planning level
FSR	floor space ratio
GFA	gross floor area
LEP	local environmental plan
LGA	local government area
LPP	Local Planning Panel
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	NSW National Parks and Wildlife Service
PA	planning agreement
OEH	Former NSW Office of Environment and Heritage
PAD	potential archaeological deposit
PVT	peak hour vehicle trip

Contents

Abbreviations

REP	regional environmental plan
RFS	NSW Rural Fire Service
RF Act	<i>Rural Fires Act 1997</i>
RL	reduced level
RMS	NSW Roads and Maritime Services
SCI	site contamination investigation
SEE	Statement of Environmental Effects
SEPP	state environmental planning policy
SNPP	Sydney North Planning Panel
SOHI	Statement of Heritage Impact
SULE	safe useful life expectancy
TPZ	tree protection zone
vtph	vehicle trips per hour
WM Act	<i>Water Management Act 2000</i>
WSUD	water sensitive urban design

1 Introduction

1.1 Commission

DFP has been commissioned by Adriano Pupilli Architects (APA) on behalf of Northern Beaches Council (Council) to prepare a Statement of Environmental Effects (SEE) for the proposed alterations and additions to Newport Surf Life Saving Club (Newport SLSC) at 394 Barrenjoey Road, Newport (the site).

This report is to accompany a development application (DA) to Council. The site is located adjacent to Newport Beach and Bert Payne Park, and is zoned RE1 Public Recreation (the RE1 zone) under *Pittwater Local Environmental Plan 2014* (the LEP).

The proposed development comprises:

- Partial demolition of the existing Newport SLSC building and part of the existing carpark;
- Construction of:
 - New two-storey northern wing comprising storage facilities on the ground floor; and committee room, lounge, training rooms and terrace on the first floor;
 - Reconfiguration of internal layout of building to improve building functionality and circulation; and
 - Upgrade of public and member male and female amenities;
- New hard and soft landscaping; and
- Coastal protection works.

1.2 Purpose of this Statement

The purpose of this report is to provide Council and relevant NSW State Government Agencies with all relevant information necessary to assess the subject development proposal and to determine the DA in accordance with section 4.16 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation).

As Council is the applicant for the DA and the development has a Capital Investment Value (CIV) of more than \$5 million, the application will be the subject of an independent assessment and the consent authority will be the Sydney North Planning Panel (SNPP).

1.3 Material Relied Upon

This SEE has been prepared by DFP based on information referred to herein and/or appended to this report and a site inspection undertaken on 23 May 2018 and 10 September 2020.

- Pre-Lodgement Meeting Minutes (PLM 2017/0173 dated 18 January 2018);
- Site Survey prepared by CMS Surveyors;
- Architectural Plans prepared by Adriano Pupilli Architects;
- Conservation Management Plan prepared by Heritage 21;
- Statement of Heritage Impact prepared by Heritage 21;
- Geotechnical Investigation prepared by JK Geotechnics;
- Preliminary Acid Sulfate Soils Screening prepared by JK Environments;
- Coastal Engineering and Flooding Advice prepared by Horton Coastal Engineering;
- Coastal Engineering Report and Statement of Environmental Effects for Buried Coastal Protection Works prepared by Horton Coastal Engineering;

1 Introduction

- Coastal Protection Works drawings prepared by James Taylor and Associates;
- Structural Engineering Statement prepared by Partridge Engineers;
- Stormwater Drainage Concept plans prepared by Rise Consulting Engineers;
- Site Sediment Control Plan prepared by Rise Consulting Engineers;
- Arboricultural Impact Assessment prepared by Tree Management Solutions;
- Traffic and Parking Assessment prepared by Transport and Traffic Planning Associates;
- BCA Assessment Report prepared by BCA Logic;
- Access Assessment Report prepared by BCA Logic;
- NCC BCA 2019 Section J JV3 Assessment prepared by Greenview Consulting;
- ESD Report prepared by Greenview Consulting;
- Acoustic Report prepared by GHD;
- Waste Management Plan prepared in accordance with Council's template; and
- Clause 4.6 written request prepared by DFP Planning.

2 Background

2.1 Site History

A detailed history of Newport and Newport Surf Living Club is provided in the draft Conservation Management Plan prepared by Heritage 21. The following summary is provided below:

- In 1920, ex-convict John Farrell purposed 90 acres of land along Newport Beach. Later an additional 60 acres were granted to Farrell;
- In 1851, John Farrell died and Newport Farm was inherited by his son John Jr;
- John Jr acquired land between Newport Beach and Pittwater;
- In 1870, John Jr obtained a license to run the New Steyne Hotel in Manly and Newport Farm was managed by John Jr's son Johnny;
- Fortunes of the Farrell family were impacted by the depression of the 1890s;
- In 1907, Surf Bathers Association was formed;
- In 1909, Newport Surf Life Saving Club was founded, and six acres of Farrell's land was resumed by the Government at Newport Beach for a public reserve, dressing sheds and surf club. First clubhouse built on Neptune Road known as "La Solitaire";
- On 8 April 1911, Newport Beach was officially opened as a public beach;
- On 30 January 1915, a new weatherboard clubhouse was opened at Newport Beach included capacity for 50 members and had a club room, veranda and casualty room;
- During the 1920s, the weatherboard clubhouse was found to have insufficient space for leisure activities;
- Third clubhouse was opened on 30 September 1933 (**Figure 1**). The new building was two storeys with public dressing sheds, Surf and Ladies Club's quarters and a boatshed on the ground floor and a hall for social events on the first floor; and
- Alterations and additions were made to the building in 1937, 1948, 1957, 1960, 1962, 1974 (following severe storm damage), 1986, 2000s and 2006.

NEW SURF CLUBHOUSE AT NEWPORT.

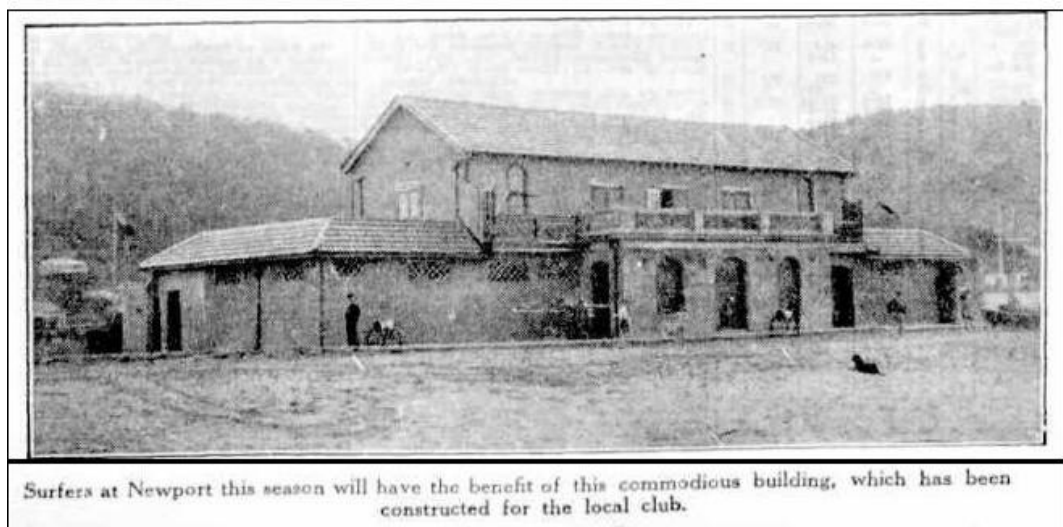


Figure 1 New surf clubhouse at Newport (Source: Sydney Morning Herald 4 October 1933)

2 Background

2.2 Project Background

In April 2017, Newport SLSC met with Council officers to discuss the proposed alterations and additions to the Newport SLSC building. Following on from that meeting, Council undertook Stage 1 community engagement in accordance with Council's 'Community Engagement Policy'. This took place between 10 August and 10 September 2017 and included information on Council's "Have your say" page; letters to residents; an advertisement in the Manly Daily; and a drop-in session at the surf club on 26 August 2017.

Following, the consultation, a Pre Lodgement Meeting (PLM) was held with Council officers on 18 January 2018. It is noted that the scheme discussed at the PLM was an earlier scheme with a different design team. The key issues discussed at the PLM included:

- Development within the coastal zone / coastal management;
- Heritage significance of the building;
- BCA report to be prepared as part of any future Development Application (DA); and
- Existing Newport Beach Plan of Management to be modified (Council's responsibility as Crown Lands Manager).¹

A copy of the PLM minutes are provided as part of the DA package.

In March 2018, Council issued a tender for design consultancy services for the redevelopment of the Newport SLSC. Adriano Pupilli Architects (APA) was engaged by Council to provide these services.

The aims of the proposed alterations and additions to Newport SLSC building are to upgrade the building to meet the needs of the SLSC and the community, improve functionality and accessibility, and provide additional storage for equipment.

Between 26 November 2020 and 21 January 2021, Stage 2 community and stakeholder engagement was undertaken by Council. This comprised a series of activities and events that provided opportunities and platforms for the community and stakeholders to contribute to, including local resident letter notifications, electronic direct mails to engaged stakeholders, Facebook posts and information on Council's "Have your say" page. Feedback collected during the consultation revealed a high level of overall support for the proposed upgrades and additions to the Newport SLSC. Council's Community and Stakeholder Engagement Report (dated 4 May 2021) provides a summary of the engagement outcomes.

Following, the Stage 2 consultation, the design has been amended. Stage 3 of the community and stakeholder engagement will occur when the DA is publicly notified by Council.

¹ Subsequently, we have been advised by Council's Parks and Recreation Manager that a modification to the existing Newport Beach Plan of Management is not required.

3 Site Context

3.1 Location

The site is located adjacent to Newport Beach to the east of Barrenjoey Road in the suburb of Newport (see **Figure 2**).



Figure 2 Site Location

3.2 Site Description

The site comprises two (2) allotments as described in **Table 1**.

Table 1 Site Description		
Property Address	Lot / DP	Area (m ²)
394 Barrenjoey Road, Newport	1 / 1139445	2,850
394 Barrenjoey Road, Newport	7094 / 1059297	10,770
TOTAL		13,620 (approx.)

A detailed site survey has been prepared by CMS Surveyors.

Figure 3 is an aerial photograph of the site.

3 Site Context



Figure 3 Site Context

Topography

The site is relatively flat.

Existing Buildings

The existing Newport SLSC building is a two storey Mediterranean-style building (**Figure 4**). It is a rendered brick structure with a terracotta roof and was originally constructed in 1933. There have been several alterations and additions to the building since 1933 that have increased the overall footprint of the building. Facilities on the ground floor include storage for surf boats, skis and other equipment; male and female public amenities, male and female club member amenities; Council lifeguards' facility; first aid room and gym. Facilities on the first floor include a hall, commercial kitchen; office, committee room with bar; and male and female amenities. There is also a large open-air terrace at the northern end of the building (**Figure 5**).

Plans and elevations of the existing building have been prepared by APA.

3 Site Context



Figure 4 View of the western elevation of Newport SLSC from Bert Payne Park (September 2020)



Figure 5 First floor open terrace at the northern end of the Newport SLSC building. Views are available towards Newport Beach, South Bilgola Headland and North Bilgola Headland beyond (May 2019)

3 Site Context

The SLSC building provides direct access to Newport Beach (**Figure 6**)



Figure 6 View of Newport SLSC from Newport Beach (September 2020)

Newport SLSC is identified as a local heritage item under Schedule 5 of the LEP (Item Number 2270445 “Newport Surf Life Saving Club”). The CMP prepared by Heritage 21 identifies the significant heritage fabric and conservation policies for the redevelopment of Newport SLSC.

Significant Vegetation

The existing row of Norfolk Island Pine Trees along the beachfront are a significant landscape feature of Newport (**Figure 7**).

3 Site Context



Figure 7 Norfolk Island Pine tree located to the south of the existing Newport SLSC (September 2020)

Vehicular Access and Parking

An existing public carpark is located to the west of the Newport SLSC. This carpark is accessed from Barrenjoey Road.

Two existing storage containers used by the Newport SLSC take up three (3) spaces within the public car park (**Figure 8**).



Figure 8 Shipping Containers located within Newport Beach public carpark (September 2020)

3 Site Context

Existing Operations

The existing Newport SLSC facilities are open throughout the year with access to Newport Beach available at all times.

The hall and bar on the first floor are available for hire for private functions. In accordance with the On-premises Liquor Licence held by Newport SLSC, functions must finish by 12 midnight.

3.3 Surrounding Development

Newport Town Centre is located to the south-west of the site. Directly to the south of the Newport SLSC is Bert Payne Park. On the western side of Barrenjoey Road, development mainly consists of three and four-storey residential flat buildings (**Figure 9**).



Figure 9 Surrounding Medium Density Residential Development on the western side of Barrenjoey Road (September 2020)

Newport Beach is located to the east of the site. There are extensive views towards Bungan Head to the south and South and North Bilgola Heads to the north.

4 Proposed Development

4.1 Summary of Proposed Development

The proposed development comprises:

- Partial demolition of the existing Newport SLSC building (removal of building fabric that is identified as not having any heritage significance in the CMP);
- Construction of:
 - New northern wing comprising a gear storage compound on the ground floor with new committee room, multi-purpose training room, practical SLS training and assessment room, bar and terrace on the first floor;
 - Reconfiguration of internal layout of building to improve building functionality and circulation while retaining building fabric identified as having heritage significance;
 - Upgrade to club and public (male and female) amenities;
- Associated landscape upgrades; and
- Coastal protection works.

Architectural drawings of the alterations and additions to Newport SLSC have been prepared by APA.

Figure 10 is an extract of the site plan.

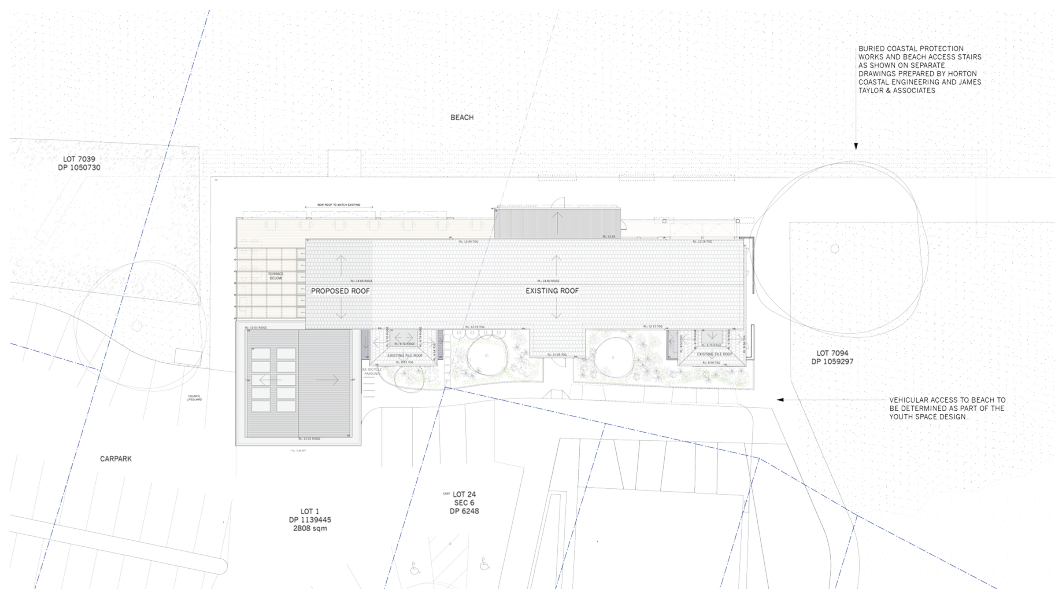


Figure 10 Proposed site plan prepared by APA

The following subsections provide a more detailed description of the proposed development.

4.2 Demolition and Site Preparation

The architectural plans prepared by APA illustrate the extent of demolition required to facilitate the alterations and additions to the Newport SLSC. Demolition includes:

- Demolition of the northern wing;
- Removal of the external stairs in the south-east corner;
- Internal demolition on the ground and first floors.

4 Proposed Development

A Construction Management Plan will be prepared prior to the issue of the Construction Certificate. The Construction Management Plan will address construction issues such as ongoing community consultation; staging of the works; demolition and building construction safety protection measures; traffic and parking management; tree protection measures, dust management; demolition noise and vibration; working hours; hazardous materials; and installation of temporary site amenities.

4.3 Tree Protection

An Arboricultural Impact Assessment has been prepared by Tree Management Strategies in relation to three (3) trees located within the vicinity of the proposed development. These trees are:

- 2 x Norfolk Island Pine (*Aracaria hetrophylla*) located to the north and south of the existing Newport SLSC building; and
- 1 x Coastal Banksia (*Banksia integrifolia*) located directly to the west of the existing building.

All three (3) trees are proposed to be retained and protected during the demolition and construction works.

4.4 Alterations and Additions

The proposed alterations and additions to Newport SLSC comprise:

Ground Floor:

- Construction of a new northern wing containing large gear storage compound for SLSC boats and equipment and new plantroom;
- Reconfiguration of building and beach entries to provide a clear line of sight through the building;
- Relocation of first aid and Council lifeguards' rooms adjacent to beach entry;
- New retail shop in the south-east corner of the building facing the beach;
- New internal stairs and lift to first floor;
- New and upgraded male and female Newport SLSC members' amenities;
- New and upgraded male and female public amenities; and
- Relocation of administration office from first floor to ground floor.

First Floor:

- Construction of new northern wing containing committee room and lounge, club bar, practical SLSC training & assessment room, multi-purpose training room and terrace;
- Relocation of male, female and accessible amenities and kitchen; and
- Relocation of hall to southern end of the building with new a balcony.

The works also include reinstatement of earlier building features including restoration of original timber windows and doors and restoration of original terracotta privacy screens to match the original detail.

The proposed alterations and additions have been designed as a contemporary built form that complements the architectural language of the heritage Newport SLSC building and reflects the building's beach setting (**Figure 11**). The new works are designed to be subservient in scale and form to the original Newport SLSC building and to be clearly distinguishable as new works.

4 Proposed Development



Figure 11 Photomontage

Finishes for the new works include a range of neutral materials and finishes that compliment the existing materials and details of Newport SLSC.

4.5 Coastal Protection Works

The proposed development includes buried coastal protection works located to the east (seaward) of Newport SLSC. The buried coastal protection works comprise a secant pile wall with a reinforced concrete capping beam and high-level steps. The design of the coastal protection works has been designed with regard to coastal, geotechnical and structural issues. The works have a 60-year design life.

Details of the proposed coastal protection works are provided in the Coastal Engineering Report and Statement of Environmental Effects for Buried Coastal Protection Works prepared by Horton Coastal Engineering and the Coastal Protection Works drawings prepared by James Taylor and Associates.

4.6 Landscaping

A landscape plan has been prepared by APA. New and upgraded landscaping is proposed between the Newport SLSC building and the public carpark. The new landscaping comprises a mix of native and exotic coastal plants including a Frangipani, Pandanus Palm and Coastal Banksia.

Existing concrete pavement around the building is to be renewed to create safe and level pedestrian access to Newport Beach.

4.7 Vehicular Access, Car Parking and Loading

No changes are proposed to the existing vehicular access to the site from Barrenjoey Road. In addition, the proposed development will not result in any changes to the total number of parking spaces available within the Council carpark. Two (2) accessible spaces are located adjacent to the recently completed Youth Space.

Bicycle parking rails to accommodate eight (8) bicycles are located adjacent to the new external stairs to the first floor.

The proposed alterations and additions will improve the access for surf boats and other surf equipment with increased space for manoeuvring.

Service and delivery will continue to operate in accordance with the current arrangements whereby small vehicles park in any available parking bays and larger delivery vehicles will park adjacent to the western roller doors.

4 Proposed Development

4.8 Building Code of Australia and Access

A BCA Assessment Report has been prepared by BCA Logic. The BCA Assessment Report provides an assessment of the alterations and additions to the Newport SLSC against the Deemed-to-Satisfy provisions of the BCA. The BCA Assessment Report concludes that the proposed development is capable of compliance subject to a fire hydrant system.

A Section J Report has been prepared by Greenview.

An Access Assessment Report has been prepared by BCA Logic which provides an assessment against the relevant provisions and requirements of the *Disability Discrimination Act 1992* (DDA); Disability Access to Premises Standards 2010; BCA; Pittwater Development Control Plan (DCP), and relevant Australian Standards. The Access Assessment Report concludes that the proposed development is capable of complying with the relevant access requirements subject to the recommendations of the report.

4.9 Operation

The following hours of operation for Newport SLSC are proposed (consistent with the existing operations):

- General club operations 5am to 12am (Monday to Sunday)
- Licenced bar / function centre:
 - Monday to Thursday 12pm to 9pm;
 - Friday and Saturday: 10am to 12am;
 - Sunday: 10am to 12am.

Live music may be played within the licenced bar / function centre on occasions.

Emergency SLSC operations may be in use 24 hours a day.

5 Approvals, Permits and Licences

5.1 General

The proposed development requires or may be deemed to require several approvals, consents, licences, permits or permissions from various government departments, pursuant to legislation other than the EP&A Act.

This section outlines relevant other legislation including the approvals, licences and permits which may need to be sought concurrently with the subject DA. This outline is structured under headings relating to the responsible Government departments and approval authorities.

5.2 Crown Land Management Act 2016

Newport SLSC is located on Crown Land. The Newport Beach Management Precinct extends from South Bilgola Headland to the north and Bungan Head and Little Reef to the south. The western boundary is Barrenjoey Road (**Figure 12**).

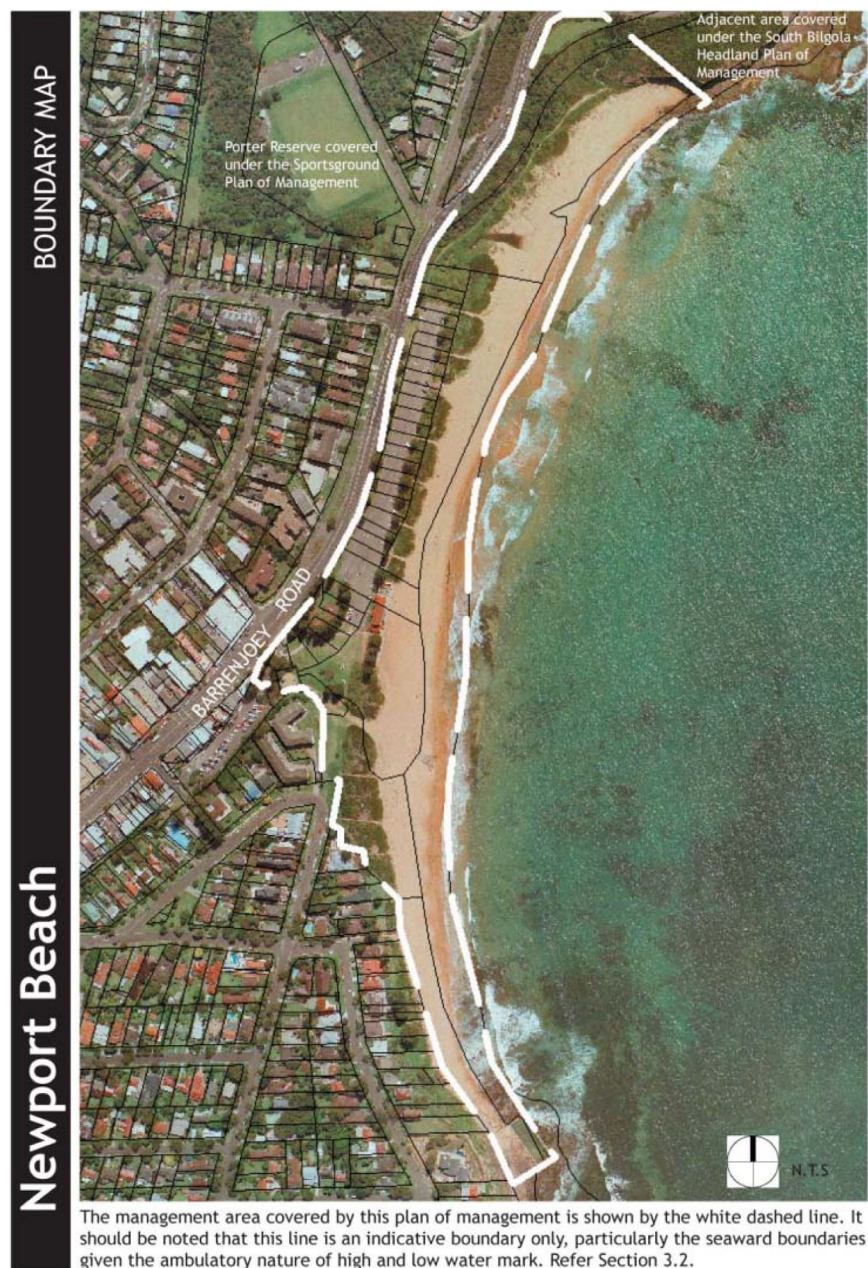


Figure 12 Newport Beach Management Area

5 Approvals, Permits and Licences

Newport Beach was proclaimed as Crown Land in 1909. Northern Beaches Council is appointed Crown Land Manager (CLM) responsible for the care, control and management of the reserve. Councils, in their capacity as CLM are appointed to manage Crown Reserves are “public authorities” for the purpose of the EP&A Act. As a consequence, a CLM may make a Development Application without the need for consent of the Crown, as owner of the land provided that a notice of intention to make the application is served upon the Crown for comment prior to lodgement. Such notice must include plans and any other relevant documents to allow for comment in respect of the proposed development.

5.2.1 Ocean Beaches Plan of Management 2006

The former Pittwater Council prepared an Ocean Beaches Plan of Management (POM) that was adopted in 2006. The aim of the Oceans Beaches POM is to provide a framework for managing the Ocean Beaches of the former Pittwater LGA. Chapter 12 of the Ocean Beaches POM addresses Newport Beach. As part of the POM, a Master Plan for Newport Beach has been developed (**Figure 13**).

5 Approvals, Permits and Licences

notes

- 1 **Rock pool**
Maintain and upgrade the rock pool as required, having regard to the existing character of the pool, public safety issues and heritage listing.
- 2 **Amenities Building**
Maintain and upgrade amenities building as required, having regard to public safety issues. Investigate opportunities to improve access to rock pool, particularly when beach is erosion depleted.
- 3 **Southern Dune Area**
Fence membership - maintained by private property owners in consultation with Council.
- 4 **Southern Beach Access**
Maintain the pedestrian accessway from Calvert Parade to the beachfront, having regard to public safety issues.
- 5 **Southern Dune Area**
On-site maintenance and regeneration works to include, upkeep of the protective fencing, removal of weed species and supplement planting e.g. Coastal Geranium (*Pelargonium australe*), Spinifex (*Sporobolus virginicus*) and Pigface (*Carpobrotus glaucescens*) and other salt tolerant local coastal species.
- 6 **Southern Reserve Area**
Maintain the existing open grassed area and upgrade the existing area to include additional seating, picnic tables and BBQ facilities. Plant shade trees where possible, considering view lines of adjacent residents and develop a concept plan for further community consultation.
- 7 **Storm Water Drainage**
Investigate long-term drainage control and upgrading works to ensure adequate drainage capacity and prevent flooding and erosion effects. Maintain appropriate berms at the foot of dunes and ensure surcharge pathway is maintained from back-beach area.
- 8 **Bert Payne Reserve**
Maintain the existing open grassed area, upgrade existing and install additional seating, picnic tables and BBQ facilities for informal recreational opportunities. Install lighting and provide tree planting for shade along the pedestrian access pathway to surf club.
- 9 **Reserve Boundary**
Install garden area or raised deck to prevent wind-blown sand from inundating the park. Install further seating to beach frontage.
- 10 **Playground Area**
Upgrade the existing playground area with new play equipment, new safety surfacing, additional seating and incorporate a mass planted garden bed area.
- 11 **Newport Beach Surf Club Building**
Council together with the Newport Beach S.L.S.C. to maintain and upgrade surf club building and surrounds as required, having regard to public safety.
- * **Signage**
Signage to address directional, safety and interpretive information.



Figure 13 Newport Beach Master Plan (south end)

5 Approvals, Permits and Licences

The Master Plan identified Newport SLSC as item 11, stating:

Newport Beach Surf Club Building

Council together with Newport SLSC to maintain and upgrade surf club building and surrounds as required, having regard to public safety.

Chapter 6 of the POM outlines strategies for the management of Pittwater’s ocean beaches and reserves. These are presented in an actions table. **Table 2** provides a review against the objectives and performance measures outlined in the actions table of the Oceans Beaches POM.

Table 2 Assessment against Oceans Beaches POM Action Table			
Objectives	Action	Performance Measures	Consistent
Landscape Character			
To maintain the existing open landscape character of the beach and surrounds	Prepare master plans for each beach in accordance with the objectives of this plan	Landscape improvements implemented in accordance with the respective master plans	The proposed development is consistent with the masterplan developed for Newport Beach providing for the maintenance and upgrade of the Newport SLSC building. New landscaping is proposed on the western side of the building between the Newport SLSC building and the carpark.
	Ensure appropriate development of the beach reserves in accordance with the community land categories (Refer Section 3.3.3) and Crown reserve public purpose	The natural landscape character is preserved, with new developments to be confined to only essential works that are designed and sited to cause minimal disturbance of natural areas and blend successfully with the setting. Landscape works are to incorporate local native species to promote a natural landscape character.	The proposed alterations and additions to Newport SLSC are consistent with community and recreation use of the site. The proposed alterations and additions are predominately located within the footprint of the existing building. The proposed works are designed and sited away from any remnant dunes or native vegetation. The new works maintain the existing character of Newport Beach and the heritage significance of the Newport SLSC building.
Dune Stabilisation			
To protect and enhance the dune environment	Restoration of Pittwater’s Ocean Beach dune systems, monitoring and evaluation of dune stabilisation through use of reference points and mapping with periodic walk through assessments	Mapping and photographic history of the dune systems at each beach updated on a regular basis and continual monitoring with periodic walk through assessments	The proposed redevelopment of Newport SLSC will not have an adverse impact on the dune environment.
To address and minimise erosion problems associated with fore dune instability	Re-grading of remnant dunes and berm using available beach sand to form new dune profile	Stabilisation of active ‘blow-outs’ with reduced maintenance costs	N/A The site does not include any remnant dunes.
	Installing timber post and wire protective	Dune profile protected	N/A The site does not include any remnant dunes.

5 Approvals, Permits and Licences

Table 2 Assessment against Oceans Beaches POM Action Table

Objectives	Action	Performance Measures	Consistent
	fencing around dune areas		
	Re-align existing board and chain track/fencing over dune to avoid 'blow-outs'	Drift-sand problems and erosion impacts from pedestrian traffic are reduced	N/A The site does not include any remnant dunes.
	Stabilising of new fore dune profile with indigenous pioneer vegetation	Stabilised and vegetated fore dune provides enhanced protection from wave action and erosion during periodic storm activity	N/A The site does not include any remnant dunes.
To minimise erosion and pollution problems associated with stormwater outlets	Identify points of discharge into the beach and surrounds and undertake the necessary actions needed to reduce the impact of urban run-off and stormwater	Enhanced stormwater management with reduced beach erosion and pollutants; Improved stormwater management with reduced beach erosion and pollutants	Sediment and erosion control measures will be established during demolition and construction to minimise the impacts of the proposed development on the adjoining beach environment.
To control or eradicate weed species and rehabilitate /regenerate and manage disturbed remnant coastal vegetation	Undertake appropriate control measures for weeds declared as Noxious within Pittwater, in accordance with the Noxious Weeds Act, 1993	Eradication of weed problems on dune	Appropriate control measures will be implemented during the demolition and construction process to control the spread of weeds and protect any remnant coastal vegetation.
To seek to involve local volunteers in 'bush care/ dune care' programmes	Encourage and support local volunteer groups through education days and recruitment	Local volunteer involvement in dune rehabilitation and management	N/A
To educate the public about coastal vegetation issues and seeking assistance in rehabilitation works	Promote an education program aimed at local residents to encourage the planting of locally indigenous species in gardens and private bushland	Monitor community understanding and attitudes through feedback and periodic surveys	N/A
To repair damage to beach reserve infrastructure following storm events and integrate measures to reduce further damage	Ongoing management of the open space areas surrounding the club	Improved protection to property and structures within the active dune area during periodic storm activity	A buried piled seawall will reduce the risk of damage to the existing and proposed SLSC from erosion and recession as a result of storm events and wave inundation.
Recreation Facilities and Amenity			
To provide and maintain a high standard of recreational facilities and amenities for beach and pool users, including people with disabilities	Progressively upgrade recreational facilities such as seating/tables, outdoor shower/tap, shelter, litter bins and improve frequency of rubbish collection to cater for seasonal facilities	Number of facilities upgraded	The proposed alterations and additions to Newport SLSC includes upgrades to the existing recreational facilities.

5 Approvals, Permits and Licences

Table 2 Assessment against Oceans Beaches POM Action Table

Objectives	Action	Performance Measures	Consistent
	Upgrade change-rooms and toilet amenities blocks in beach reserves to provide easy access and use by people with disabilities	Change rooms and toilet facilities upgraded for access by people with disabilities. At least one accessible toilet at each beach	The proposed alterations and additions to Newport SLSC including upgrades to the existing public and surf club member change rooms and toilet facilities. This includes the provision of an unisex accessible toilet.
	Provide an improved level of cleanliness, repair and maintenance of amenities and pool area	Beach reserve users express satisfaction with appearance, cleanliness and maintenance of amenities blocks	The proposed development will upgrade the overall appearance of the building including repairs and refurbishment of heritage significant fabric including timber windows and doors and reinstating terracotta tile privacy screens
Improve opportunities for social recreation at ocean beach reserves	Investigate opportunities for improved picnic/seating areas with appropriate shade planting and litter bins	Number of improved picnic/seating areas	N/A
	Investigate opportunities to upgrade kiosk facilities to incorporate outdoor seating	Number of kiosk facilities upgraded to incorporate outdoor seating areas	The proposed alterations and additions include a small shop/BBQ area.
Improve the opportunities for informal recreation and also play opportunities for children at ocean beach reserves, in terms of the variety of play activities available at district and regional playgrounds	Create different play opportunities and activities, to allow the experience at each beach to be unique. Avoid duplicating specific play equipment and activities	Enhanced recreational opportunities for local residents and visitors with children	N/A
	Integrate playground facilities with other park facilities	Positive comments from beach reserve users	N/A
Improve the landscape amenity of the beaches and surrounds	Continue to monitor the health of mature trees, particularly the mature Norfolk Island Pines and ensure vehicular compaction and erosion are minimised	Successful protection of mature trees	Three (3) existing trees, including two (2) mature Norfolk Island Pine and one (1) Coastal Banksia are located within the vicinity of the proposed development. These trees are to be retained and protected during the demolition and construction works.
	Rehabilitate /regenerate and manage disturbed remnant coastal vegetation whilst not creating loss of amenity or visual disturbance to residents	Successful management of coastal vegetation	N/A

5 Approvals, Permits and Licences

Table 2 Assessment against Oceans Beaches POM Action Table

Objectives	Action	Performance Measures	Consistent
	Plant shade trees e.g. Cabbage Palms, Tuckeroos, or <i>Banksia integrifolia</i> and ensure all plants have appropriate pest certification to prevent the spread of Pandanus Leafhopper	Shade trees effectively established	New feature planting has been proposed to the west of the Newport SLSC building including retention of the existing Coastal Banksia and new Frangipani and Pandanus Palm tree.
To achieve efficient dispersal of catchment stormwater, whilst maintaining the natural character of the beach, and attaining an acceptable level of water quality	Council's Management Strategy to investigate the condition of the outlets and recommend appropriate measures for any necessary improvements, which may include re-locating the existing outlet to an offshore facility	The function of the stormwater outlet is improved, with an acceptable water quality level	All rainfall runoff from roofs will be collected and fed into Council's existing stormwater drainage system.
Rock Pools			
Ensure rock pools are accessible to all users	Investigate other rock pools in Pittwater where a ramp for people with disabilities could be installed (such as at South Palm Beach)	Increased number of rock pools in Pittwater that are accessible to people with disabilities	N/A
Upgrade and maintain ocean rock pools to a safe standard, to be used as a recreation resource for social swimming, training and competition	Continue to upgrade and maintain ocean rock pools to a safe standard	Surveyed users express satisfaction with the overall function and appearance of the rock pools	N/A
Maintain the rock pools to an acceptable standard of cleanliness and repair to provide safe year-round usage	Continue existing rock pool cleaning program	No complaints received by Council about cleanliness of rock pools	N/A
Surf Club and Swimming Club Buildings			
To support the activities of the Surf Life Saving Club and Swimming Clubs and investigate opportunities for mutually beneficial progressive lease arrangements	Liaise with Surf Lifesaving Clubs to encourage increased and continuing broad community access to buildings	Ratio of general public access in proportion to club/group use. Increased revenue to Council from increased hire of surf clubs by the community	The proposed upgrade to Newport SLSC will improve access to the SLSC for both members and the community.

5 Approvals, Permits and Licences

Table 2 Assessment against Oceans Beaches POM Action Table

Objectives	Action	Performance Measures	Consistent
To provide for the maintenance of appropriate surf club and swimming club facilities	Council to continue to act as facilitator to assist the Surf Life Saving Clubs in seeking grant funding for maintenance of surf club and facilities	Funding for maintenance of surf club and facilities secured	The proposed development includes upgrades and maintenance of the existing SLSC building. The works also includes the restoration of some of the heritage features of the original 1930s building.
To maintain the conditions of the lease	Council to provide clear definition of responsibilities for surf clubs	Clear understanding of responsibilities for surf clubs	N/A
To maintain landscaping and vegetation associated with the Surf Club and Swimming Club building facilities	Ongoing management of the open space areas surrounding the clubs	Overall improved appearance of surf clubs and surrounding landscaped area in line with landscape character	The proposed upgrades to Newport SLSC will improve the overall appearance of the building, consistent with the landscape character of Newport Beach.
To provide a suitably higher standard of architectural character and merit of Surf Club and Swimming Club buildings	Identify an appropriate colour theme for all Surf Club buildings and associated amenities, and re-paint to this theme, when applicable	Reserve users and local residents express satisfaction with improvements to the Surf Clubs and surrounding area	The proposed upgrades to the Newport SLSC provide a high standard of architectural design.
	Refurbish amenities blocks as necessary, including rendering walls, redesign of the roof, and associated perimeter landscaping		N/A

Pedestrian Access and Linkages

To continue programme of installation, upgrading and enhancement of pedestrian linkages, improve safety and reduce points of conflict with vehicular traffic	Provide and maintain easy, clearly marked, visually interesting pedestrian access to all beaches and beach reserves, wherever practicable, functional and safe	Upgraded pedestrian access and linkages	The proposed development maintains the existing pedestrian links to the beach. The existing concrete pavement surrounding the building will be renewed to provide safe and level access to Newport Beach and the Newport SLSC.
	Continue to identify and upgrade to a high standard those paths, steps, ramps and dune access tracks on beach reserves, which are in disrepair	Upgraded pedestrian access and linkages	N/A
	Investigate options for improving pedestrian safety at the roundabout bus stop (Bilgola Beach), such as the provision of a pedestrian crossing to link with public accessway	Improvement in the pedestrian linkage between bus stops and public accessway to the beaches	N/A

5 Approvals, Permits and Licences

Table 2 Assessment against Oceans Beaches POM Action Table

Objectives	Action	Performance Measures	Consistent
	Provide appropriately designed and integrated directional and interpretive signage for pedestrian and vehicular traffic, improving linkages	Signage is clear and simple in communicating the required information	N/A
	Provide regular clearance of accumulated sand over access path to pool	Access paths to pool are clear	N/A
	Investigate lighting along pedestrian pathways	Lighting installed where required	N/A
Provide access to ocean beach reserves for people with disabilities, as well as for young children, elderly and people with prams/strollers, that is in accordance with all relevant Australian Standards	Conduct an access and facilities audit for people with disabilities at each of the beach reserves. Subject to this audit, paved pathways should be appropriately upgraded and maintained to major beach facilities, such as rock pools and other amenities	Access audit completed	N/A
To maintain, enhance and improve low impact recreational linkages and facilities	Investigate opportunities for improved linkages to the Bicentennial Coastal Walk and the beach	Upgraded pedestrian access and linkages	N/A
Vehicle Parking and Traffic Safety			
Ensure the 'Pay and Display' car parking system is equitable, while collecting funds to be spent on the improvement of the beach reserves	Investigate opportunities to increase the areas covered by 'Pay and Display' ticketed parking to assist in maintenance and upkeep of the beach reserves e.g. maximise ticketed parking spaces with line marking	Investigation completed and better funding of reserve maintenance	N/A
Ensure car parking on Crown reserves for public recreation complies with public purpose	Review 'Pay and Display' rates on a regular basis, having regard to the rates of other Sydney beach areas	Pay and Display rates reviewed	N/A
	Introduce a 'Pay and Display' fee to cater for short stays in the beaches car parks	Fee for shorter stays introduced	N/A

5 Approvals, Permits and Licences

Table 2 Assessment against Oceans Beaches POM Action Table

Objectives	Action	Performance Measures	Consistent
To address the adequacy of parking layouts, circulation and delineation of car spaces within the ticketed parking areas, enhancing visual and environmental amenity	Council continues to monitor and address traffic and parking issues in the vicinity of the beach reserves in consultation with the Pittwater Traffic Committee	Potentially increased revenue during peak periods from 'Pay and Display' as a result of better line marking / delineation and signposting of parking spaces; Fee for shorter stays introduced	N/A
Ensure adequate car parking is available and provide contingencies for overflow car parking for events	Assess car parking at each beach reserve and potential sites located for overflow car parking	Adequate car parking provided at each beach reserve	The proposed development will not result in any changes to the number of parking spaces located within the adjoining Council carpark.
	Provide integrated system of identification, directional and interpretive signage for access and parking, including permanent interchangeable "Car Parking Full" signs for summer period traffic management	Strategy implemented for availability of overflow car parking	N/A
	On-going liaison with Council's Traffic Committee in relation to management of car parking	Decrease in reports to Council of traffic conflicts	N/A
To provide appropriately sized car parking spaces for people with disabilities at each beach	Designate disabled parking bays, and construct gutter ramps, where appropriate	Required number of car parking spaces for people with disabilities provided at each beach	Two (2) accessible spaces are located adjacent to the recently constructed Youth Space.
Screening car park without affecting views of local residents	Provide appropriate landscaping to car park area along the verges. Create bays within the car park to screen amenities blocks, addressing issues such as visual quality, glare, shade, pedestrian safety and circulation	Improved environmental and visual amenity of parking areas	The proposed development removes the two large shipping containers located within the existing carpark which will improve views of local residents.
Signage			
Establish an effective signage and interpretive system	Rationalise signage and develop a consistent signage and interpretive/map system at each beach. Signs to be of high graphic quality	New signage system developed and implemented	The existing signage on the western façade of the building is to be retained. No new signage is proposed.

5 Approvals, Permits and Licences

Table 2 Assessment against Oceans Beaches POM Action Table

Objectives	Action	Performance Measures	Consistent
	Develop multilingual advisory signage to cater for the most common non English languages spoken by beach users/visitors	Research conducted and information incorporated into the signage system	N/A
	Conduct a signage audit on beaches and coastal reserves, and identify opportunities to integrate directional, safety and interpretive signage	Audit completed and signage established	N/A
Lifeguard Service			
To support and maintain the activities of the Lifeguard Service	Ensure continued provision of Beach Life Guard Patrol and Surf Rescue Service during the seven month swimming season	Percentage of days of the active swimming season on which the service operates	N/A
	Review the length of the patrol season, investigate the options & feasibility of extending the season & improving service flexibility	Review conducted and recommendations implemented	N/A
Risk Management			
To adequately address risk management issues	Formulate and implement a regular inspection checklist to identify potential safety issues	Improved public safety and risk management	The Coastal Engineering and Flood Advice prepared by Horton Coastal Engineering provides recommendations to address and appropriate manage risks from oceanic inundation. This is consistent with Council's <i>Coastline Risk Management Policy for Development in Pittwater</i> .
To ensure the highest beach safety standards	Refine current maintenance practices to meet risk management requirements and relevant standards	Area considered safe and accessible at all times	The proposed alterations will upgrade the existing Newport SLSC and public facilities in accordance with current maintenance practices and all relevant standards. Newport SLSC will remain safe and accessible at all times.
Upgrade and maintain ocean rock pools to a safe standard, to be used as a recreation resource for social swimming, training and competition	Continue to upgrade and maintain ocean rock pools to a safe standard	Surveyed users express satisfaction with the overall function and appearance of the rock pools	N/A
Provide playgrounds at larger ocean beach reserves that comply with	Carry out a regular maintenance audit of play equipment at ocean beach reserves	Maintenance audit conducted on a regular basis.	N/A

5 Approvals, Permits and Licences

Table 2 Assessment against Oceans Beaches POM Action Table

Objectives	Action	Performance Measures	Consistent
Australian safety standards	Provide soft-fall and upgraded equipment in children's playgrounds in ocean beach reserves.	Softfall edging and upgraded equipment meets Australian Standards at all playgrounds	N/A
	Provision of perimeter security fencing to playgrounds at ocean beach reserves, especially those near busy roads	Perimeter fencing installed at all playgrounds at ocean beach reserves	N/A
	Provide shade structures over regional/ district playgrounds, wherever mature shade trees are absent	All playgrounds at ocean beach reserves are shaded at midday in summer	N/A
Maintenance			
Ensure that best practise methods are used for all maintenance procedures and where necessary make suggestions for the improvements in the ongoing maintenance of areas	Review current work practices and procedures for maintenance operations through bench marking and adoption of industry best standards	The beach area is considered safe and well maintained at all times	The proposed development provides upgrades and maintenance of the existing building, ensuring that the Newport SLSC and beach are safe and well maintained.
Promote efficient maintenance operations	Investigate the maintenance regime for the beach reserves and make recommendations for improvements where necessary	Reduction of long-term maintenance costs	N/A
Provide an improved level of cleanliness, repair and general maintenance of facilities	Prepare an annual maintenance schedule outlining routine maintenance procedures for all elements of the beach reserves	Beach reserve users express satisfaction at the level of maintenance of facilities	N/A
Bookings			
Recognise the high seasonal demand for booking of ocean beach reserves	Improve and maintain ocean beach reserves to cater for increased bookings during the summer season	Positive comments to Council from organisations of booked activities during summer	N/A
Promote opportunities for appropriate activities for which beach reserves may be booked	Continue to promote Pittwater's diverse range of ocean beach settings and opportunities for film and television crews, organisation of sporting, corporate and social functions, as well as tour operators	Increased bookings ocean beach reserves	N/A

5 Approvals, Permits and Licences

The proposed alterations and additions to Newport SLSC are generally consistent with the aims and objectives of the Pittwater Oceans Beaches Plan of Management 2006.

6 Environmental Planning Assessment

This section provides an environmental assessment of the proposed development in respect of the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The key environmental planning issues associated with the proposed development are:

- Compliance with relevant planning policies and controls;
- Flooding, Stormwater and Drainage;
- Coastal Management;
- Vegetation and Tree Protection;
- Built Form and Streetscape;
- Heritage Conservation;
- Transport, Traffic and Parking;
- Noise / Overlooking;
- Visual Impact;
- Crime Prevention; and
- Accessibility.

An assessment of these issues is provided in the following subsections.

6.1 Planning Controls

The following subsections assess the proposal against the relevant provisions of applicable Environmental Planning Instruments (EPIs), Draft EPIs, Development Control Plans (DCPs), Planning Agreements and matters prescribed by the Regulation in accordance with section 4.15(1)(a) of the EP&A Act.

6.1.1 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) relates to remediation of contaminated land and requires, amongst other things, investigations to be undertaken as part of any rezoning proposals for land or as part of any DA, to determine whether land is likely to be contaminated and if so, what remediation work is required.

The Site has been used for public recreation purposes since the early 20th century and has not been used for a purpose referred to in Table 1 of the contaminated land planning guidelines. Therefore, it is unlikely that the Site is contaminated.

6.1.2 State Environmental Planning Policy (Infrastructure) 2007

Clause 101 – Classified Road

Clause 101 of *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) applies to development with frontage to a Classified Road – Barrenjoey Road.

“(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

- (a) where practicable, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
 - (i) the design of the vehicular access to the land, or*
 - (ii) the emission of smoke or dust from the development, or*
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*

6 Environmental Planning Assessment

- (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*"

No changes to the existing vehicular access to the Newport Beach carpark from Barrenjoey Road are proposed. The proposed development will not result in any changes to the number of spaces available within the adjoining public carpark. A Traffic Impact Assessment report has been undertaken by Transport and Traffic Planning Associates and concludes that:

The traffic, transport and parking assessment provided in this report confirms that:

- *the currently available public parking in the vicinity of the Club building will not be reduced by the proposed works*
- *the proposed vehicle access, internal circulation and servicing arrangements will be satisfactory*
- *there will not be any adverse implications in relation to traffic, pedestrians or cyclists.*

The existing Newport SLSC building is well set back from Barrenjoey Road and this will assist in mitigating any impacts from vehicular noise or emissions. The proposed development is not of a type that is sensitive to vehicular noise or emissions.

Clause 104 – Traffic Generating Development

Clause 104 and Schedule 3 of the Infrastructure SEPP relate to traffic generating development and certain proposals trigger a requirement for referral to the RMS. Clause 104 applies to development specified in Column 1 of the Table to Schedule that involves:

- (a) *new premises of the relevant size or capacity, or*
 (b) *an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*

Newport SLSC is a type of community facility as defined under the LEP and is therefore identified as development for 'any other purpose' in Column 1 of Schedule 2 of the Infrastructure SEPP. Car parking associated with Newport SLSC does not have a capacity of more than 200 vehicles per hour, therefore the proposed development is unlikely to require referral to RMS. However, this is a matter for Council to determine if referral of the proposed development to the RMS is necessary.

6.1.3 State Environmental Planning Policy (Coastal Management) 2018

The *Coastal Management Act 2016* (CM Act) was gazetted by the NSW Government on 3 April 2018, replacing the Coastal Protection Act 1979. It establishes a new strategic framework and objectives for managing NSW's coasts.

State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP) gives effect to the objectives of the CM Act and establishes DA assessment criteria. This replaces *State Environmental Planning Policy No 71 – Coastal Protection*. **Table 3** provides an assessment against the provisions of the Coastal Management SEPP.

Table 3 Coastal Management SEPP	
Provision	Comment
<p>Clause 13 – Coastal Environment Area Consideration must be given to:</p> <ul style="list-style-type: none"> a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment; b) coastal environment values and natural coastal processes; c) the water quality of the marine estate, in particular cumulative impacts of the proposed 	<p>The Site is mapped as being located within the Coastal Environment Area under the Coastal Management SEPP. A review against Clause 13 is provided in the Coastal Engineering and Flooding Advice prepared by Horton Coastal Engineering.</p> <p>The proposed alterations and additions to Newport SLSC will not adversely affect the biophysical, hydrological, and ecological environment. It will not affect any coastal environment values or natural</p>

6 Environmental Planning Assessment

Table 3 Coastal Management SEPP

Provision	Comment
<p>development on any of the sensitive coastal lakes identified in Schedule 1;</p> <p>d) marine and native vegetation and fauna and their habitats, undeveloped headlands and rock platforms;</p> <p>e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability;</p> <p>f) Aboriginal cultural heritage, practices and places,</p> <p>g) the use of the surf zone.</p>	<p>coastal process. Suitable erosion and sediment controls measures have been identified to mitigate impacts on the water quality of the marine estate. The proposed development will not impact on any marine or native vegetation and fauna and their habitats, being located on a similar footprint to the existing development. The proposed development will improve access to the beach and does not impact on any Aboriginal cultural heritage or places or the existing use of the surf zone.</p> <p>Therefore, it is considered that the proposed location and design is appropriate and will minimise any potential impacts on the coastal environment area.</p>
<p>Clause 14 – Coastal Use Area Development consent must not be granted unless the consent authority:</p> <p>a) has considered whether the proposed development is likely to cause an adverse impact on the following:</p> <p>(i) Existing safe access to and along the foreshore, beach, headland or rock platform for members of the public; including persons with a disability.</p> <p>(ii) Overshadowing, wind funnelling and loss of views from public places to foreshores;</p> <p>(iii) Visual amenity and scenic qualities of the coast;</p> <p>(iv) Aboriginal cultural heritage, practices and places;</p> <p>(v) Cultural and built heritage; and</p> <p>Is satisfied that:</p> <ul style="list-style-type: none"> • Development is designed, sited and will be managed to avoid an adverse impact referred to from the list above; and • Has taken into account the surrounding coastal built environment, and the bulk, scale and size of the proposed development. 	<p>The Site is mapped as being located within the Coastal Use Area under the Coastal Management SEPP. A review against Clause 14 is provided in the Coastal Engineering Advice prepared by Horton Coastal Engineering.</p> <p>The proposed alterations and additions to Newport SLSC will not impact on existing safe access to and along Newport Beach for members of the public. The alterations and additions will ensure equitable access to Newport SLSC building for persons with a disability.</p> <p>The proposed alterations and additions increase the overall size of the Newport SLSC. However, the increase in the size of the building envelope will result in minimal additional overshadowing of public places.</p> <p>The proposed alterations and additions remove non-significant and intrusive fabric and will enable the original form of the heritage item 1933 clubhouse to be understood. The proposed development will preserve the visual amenities and scenic qualities of the coast.</p> <p>The site has been previously disturbed and therefore the likelihood of uncovering any items of Aboriginal significance is low.</p> <p>A Conservation Management Plan (CMP) and Statement of Heritage Impact (SOHI) have been prepared by Heritage 21. The SoHI concludes that the proposed development will have a minimal impact on the heritage significance of Newport SLSC.</p> <p>The proposed alterations and additions to Newport SLSC occupy a similar footprint to the existing building.</p> <p>The proposed alterations and additions to Newport SLSC are consistent with character of the surrounding coastal built environment. The proposed bulk, scale and size of the proposed extension incompatible with the heritage significance of the 1930s clubhouse and existing landscape character of Newport Beach.</p>

6 Environmental Planning Assessment

Table 3 Coastal Management SEPP

Provision	Comment
<p>Clause 15 – Development not to increase the risk of coastal hazards Consent authority must be satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.</p>	Refer to discussion below.
<p>Clause 16 – Development in coastal zone generally – coastal management programs to be considered</p>	There is no certified coastal management program that applies to the land.

Coastal Hazards

Coastal Engineering and Flooding Advice has been prepared by Horton Coastal Engineering, along with a Coastal Engineering Report and Statement of Environmental Effects for Buried Coastal Protection Works. These reports provide a detailed assessment of the potential coastal hazards that may impact the site and provide a description of the mitigation measures that are to be implemented to address these coastal hazards. The proposed engineering solution is the result of detailed analysis and consultation between the engineering consultants, Council and Newport SLSC.

Newport SLSC is located seaward of the Immediate Wave Runup Line (shown in dark below) in **Figure 14**. It is also located seaward of the Zone of Slope Adjustment (ZSA) and Zone of Reduced Foundation Capacity (ZRFC). In the event of a severe coastal storm, the ground floor of Newport SLSC is exposed to damage from wave inundation, projectile debris and sand infill. Therefore, a range of construction and operational measures have been identified to reduce the risk of inundation damage to the building to acceptable levels. The construction of the buried coastal protection works will provide protection from coastal erosion and recession.

The Coastal Engineering and Flooding Advice report concludes that:

It is proposed to undertake alterations and additions at Newport SLSC. To provide protection such that the redeveloped SLSC would be at an acceptably low risk from undermining due to coastal erosion/recession, a buried seawall has been proposed, as considered in a separate report by Horton Coastal Engineering. For the purpose of the clubhouse assessment herein, it has been assumed that a seawall is in place, with a minimum design life of 60 years.

With a buried seawall constructed as described in separate reports, the proposed development would be at an acceptably low risk of damage from coastal erosion/recession over its design life. Furthermore, if a suitable mix of construction and operational measures as listed in Section 6 are adopted, in consultation with a coastal engineer, the proposed development would be at an acceptably low risk of damage from oceanic inundation over its design life.

Although additional tasks may be undertaken as part of detailed design, this does not call the feasibility of the proposed development into question. It is considered that the work of WRL, James Taylor & Associates and Partridge Structural described herein shows that a suitable mix of practical measures would be able to be formulated to reduce the wave forces on the SLSC building to acceptable levels, and to provide remedial measures to support the seaward face of the existing building against wave forces (if required). The project as proposed is feasible.

The proposed development satisfies the coastal engineering matters in Chapter B3.3 of Pittwater 21 Development Control Plan, the Coastline Risk Management Policy for Development in Pittwater, State Environmental Planning Policy (Coastal Management) 2018, Clause 7.5 of Pittwater Local Environmental Plan 2014, and the "Coastal Management Strategy, Warringah Shire" prepared in 1985, as has been outlined.

As advised by Council, Newport SLSC is not subject to catchment and overland flow flooding controls. Oceanic inundation is a more significant risk and extends higher than catchment and overland flow flooding for a given probability, and this oceanic inundation has been addressed herein.

6 Environmental Planning Assessment

It is therefore concluded that the proposed alterations and additions to Newport SLSC is unlikely have a significant impact on coastal hazards or increase the risk of coastal hazards in relation to any other land, as it occupies a similar footprint to the existing development, and with the implementation of the recommendations of the coastal engineer is at an acceptably low risk of being damaged by coastal erosion or recession. The proposed development satisfies the requirements of the Coastal Management SEPP.

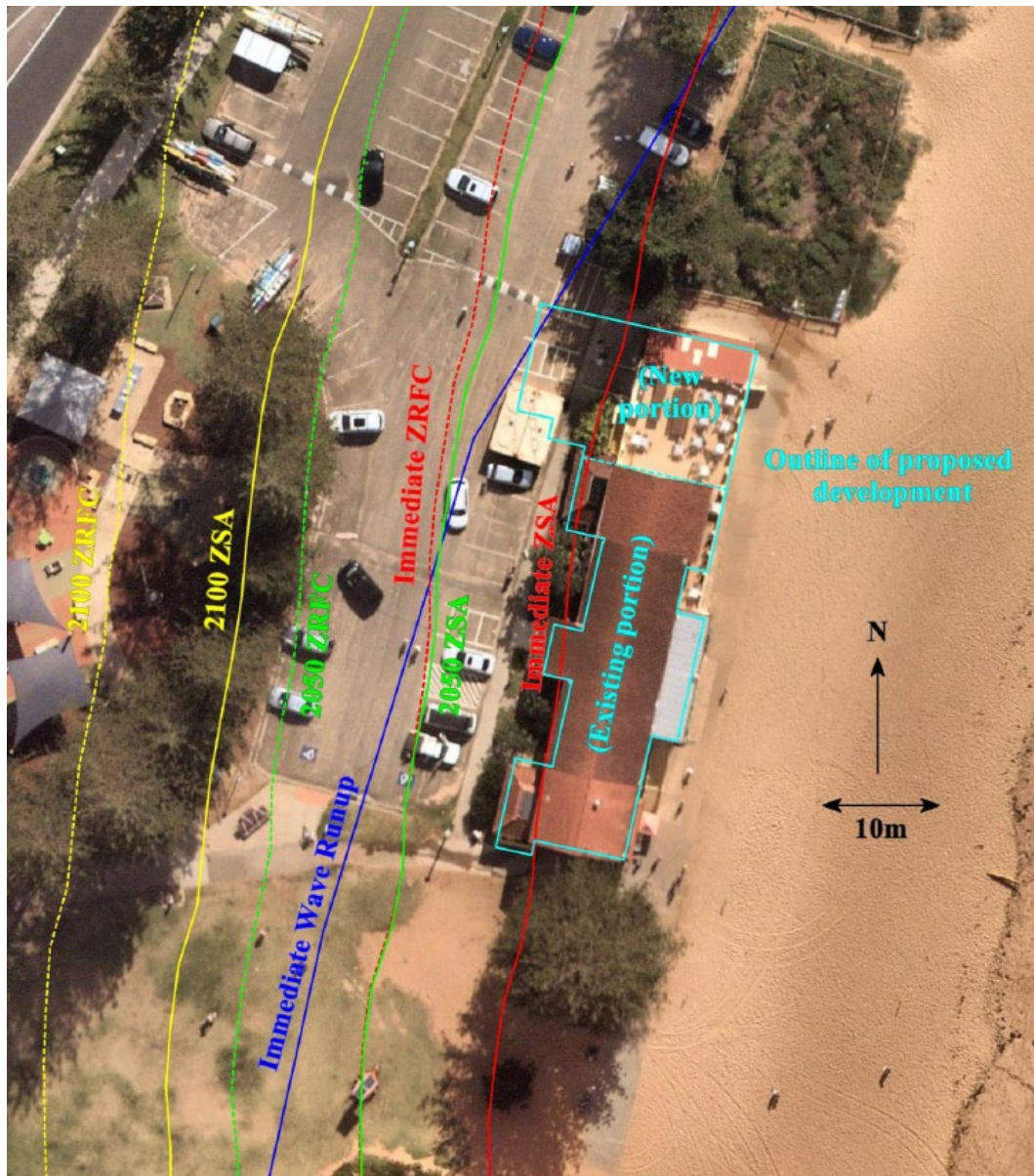


Figure 14 Erosion and recession coastal hazard lines, and Immediate Wave Runup Line (Source: Horton Coastal Engineering)

6.1.4 Draft State Environmental Planning Policy Remediation

Draft State Environmental Planning Policy (Remediation of Land) forms part of the SEPP review program by the NSW Government and is intended to replace SEPP 55. Public consultation on the draft policy closed on 13 April 2018. It is considered that the assessment outlined in **Section 6.1.1** of this report satisfactorily considers the relevant matters and that the proposal is acceptable in these regards.

6 Environmental Planning Assessment

6.1.5 Pittwater Local Environmental Plan 2014

Table 4 provides a summary assessment of the proposed development against the relevant provisions of the LEP.

Table 4 Assessment against Relevant Provisions of LEP		
Provision	Assessment	Consistent
Clause 2.2 – Zoning - RE1 Public Recreation	The site is zoned RE1 Public Recreation (the RE1 zone). Newport SLSC is a type of 'community facility'. Community facilities are permitted with consent in the RE1 zone.	Yes
Clause 4.3 – Height of Buildings	A maximum height of buildings development standard of 8.5 metres applies to the Site. The existing terracotta roof has a maximum RL of 14.6, which is approximately 8.94m above the existing ground level of RL 5.66. Therefore, the proposed development exceeds the maximum height of buildings development standard by 0.44m, which is equivalent to a variation of 5%. A Clause 4.6 written request to vary the development standard has been prepared by DFP Planning	No. Refer to discussion below
Clause 5.10 – Heritage Conservation	The site is identified as a local heritage item (Item 2270445 'Newport Surf Life Saving Club') under Schedule 5 of the LEP. A Conservation Management Plan (CMP) and Statement of Heritage Impact (SOHI) have been prepared by Heritage 21. The SOHI concludes that the proposed development will have a minimal impact on the heritage significance of the Newport SLSC (refer to Section 6.2.5).	Yes
Clause 7.1 – Acid Sulfate Soils	The site is identified as having Class 3, 4 and 5 acid sulfate soils (ASS). A Preliminary Acid Sulfate Soils Screening advice letter was prepared by JK Environments to establish the likelihood of disturbing ASS or potential acid sulfate soils (PASS) and to assess whether an acid sulfate soils management plan (ASSMP) is required. The Preliminary Acid Sulfate Soils Screening advice letter concluded that ASS and PASS conditions are not considered to be present in the investigation area (to a depth of 12m) and therefore are not likely to be disturbed during the proposed development works. Therefore, an ASSMP is not required as part of the proposed development.	Yes
Clause 7.2 - Earthworks	The proposed development includes minor excavation for new footings for the extension to the Newport SLSC. A new buried piled seawall is to be constructed seaward of the SLSC building that will protect the building.	Yes
Clause 7.3 – Flood planning	Coastal Engineering and Flooding Advice for Newport SLSC Clubhouse redevelopment has been prepared by Horton Coastal Engineering. The flood advice concludes that the impacts from flooding or overland flow is less severe than the potential impacts associated within oceanic and wave inundation. It is therefore considered that the proposed development is consistent with the flood hazard of the land and will not significantly adversely affect flood behaviour impacting other development or properties.	Yes
Clause 7.5 Coastal Risk Planning	An assessment against the provisions of clause 7.5 of the LEP is provided in the Coastal Engineering and Flooding Advice prepared by	Yes

6 Environmental Planning Assessment

Table 4 Assessment against Relevant Provisions of LEP

Provision	Assessment	Consistent
	Horton Coastal Engineering, which concludes the proposed alterations and additions to Newport SLSC satisfies these requirements.	

Height of Buildings

Under clause 4.3 of the LEP, the site has a maximum height of buildings development standard of 8.5m. The terracotta gable roof has a maximum RL of 14.6m, which is 8.94m above the existing ground level. Therefore, the proposed development exceeds the maximum height of buildings development standard by 0.44m, which is equivalent to a variation of 5%.

A clause 4.6 written request to vary the development standard has been prepared by DFP Planning, that concludes that compliance with the height of buildings development standard is unreasonable or unnecessary and that there are sufficient environmental planning grounds to justify contravening the development standard. The clause 4.6 written request concludes that:

“We have assessed the proposed exceedance of the height of buildings development standard against the relevant statutory provisions of clause 4.6 of LEP and prepared this written request which provides justification that compliance with the height of buildings development standard is unreasonable or unnecessary in the circumstances of the case, as follows:

- *The proposed development is consistent with the objectives of the height of buildings development standard and the objectives of the RE1 zone;*
- *The exceedance of the height of buildings development standard is consistent with the existing height of the Newport SLSC building with the proposed terracotta gable roof extending the form and architectural detailing of the existing terracotta gable roof to match;*
- *The proposed development will not have an adverse impact on the significance of the heritage item (Item 2270445 “Newport Surf Life Saving Club”);*
- *The exceedance of the height of buildings development standard will not result in additional visual impact and the proposed alterations and additions are consistent with the desired future character of Newport and the distinctive landscape character of Newport Beach; and*
- *The proposed alterations and additions will not result in any view loss and the view-sharing is considered to be reasonable with the development representing a skilful and high-quality architectural design.*

Accordingly, the justification within this written request is considered to be well founded.”

6.1.6 Pittwater 21 Development Control Plan

Table 5 provides a summary assessment of the proposed development against the relevant provisions of the DCP.

Table 5 Assessment against Relevant Provisions of Pittwater 21 DCP

Provision	Assessment	Consistent
Section A: Shaping Development In Pittwater		
A4.10 Newport Locality	The Site is located within the Newport Locality. The proposed alterations and additions to Newport SLSC are consistent with the desired future character of Newport. The proposed development protects and maintains the heritage significance of the Newport SLSC building. The bulk and scale of the new works have been minimised to maintain the landscape character of the beach setting.	Yes

6 Environmental Planning Assessment

Table 5 Assessment against Relevant Provisions of Pittwater 21 DCP

Provision	Assessment	Consistent
Section B: General Controls		
B1.1 Heritage Conservation – Heritage items, heritage conservation areas and archaeological sites.	<p>A Conservation Management Plan and Statement of Heritage Impact has been prepared by Heritage 21 in accordance with the guidelines published by Heritage NSW.</p> <p>A review has been undertaken against the controls of Section B1 of the DCP as part of the SOHI. The SOHI concludes that the proposed development will have a minimal impact on the significance of the heritage item (refer to Section 6.2.5).</p>	Yes
B1.4 Aboriginal Heritage Significance	The site has been previously disturbed as part of the construction of the SLSC building and carpark and is therefore unlikely that any items of Aboriginal Cultural Heritage significance will be uncovered as part of the development (refer to Section 6.2.6)	Yes
B3.3 Coastline (Beach) Hazard	As discussed in Section 6.1.3 of this SEE, Newport SLSC is impacted by coastal hazards including wave inundation and erosion/recession. A range of construction and operational measures have been adopted to reduce the risk of inundation damage to the Newport SLSC to acceptable levels.	Yes
B3.6 Contaminated Land and Potentially Contaminated Land	<p>The site has been used for recreation purposes since the early twentieth century and therefore it is unlikely that the site is contaminated.</p> <p>A Preliminary Acid Sulfate Soils Screening advice letter has been prepared by JK Environments that concluded that ASS and PASS conditions are not considered to be present in the investigation (to a depth of 12m). Therefore, it is unlikely that the proposed development will disturb any ASS or PASS and an ASSMP is not required.</p>	Yes
B3.11 Flood Prone Land	The Site is identified as being flood prone land. Coastal Engineering and Flooding Advice for Newport SLSC Clubhouse redevelopment has been prepared by Horton Coastal Engineering. The flood advice concludes that the impacts from flooding or overland flow is less severe than the potential impacts associated within oceanic and wave inundation. It is therefore considered that the proposed development is consistent with the flood hazard of the land and will not significantly adversely affect flood behaviour impacting other development or properties.	Yes
B3.12 Climate Change (Sea Level Rise)	The impacts of climate change and sea level rise is considered in the coastal engineering reports prepared by Horton Coastal Engineering.	Yes
B3.13 Flood Hazard – Flood Emergency Response	Risk to life from coastal or flood hazards is considered to be acceptably low. It is recommended that an emergency action plan is adopted by Newport SLSC.	Yes

6 Environmental Planning Assessment

Table 5 Assessment against Relevant Provisions of Pittwater 21 DCP

Provision	Assessment	Consistent
B4.22 Preservation of Trees and Bushland Vegetation	An Aboricultural Impact Assessment report has been prepared by Tree Management Strategies to assess the three (3) trees located adjacent to Newport SLSC building. Whilst the proposed development encroaches into the Tree Protection Zone (TPZ) of two (2) of the trees, it is considered that subject to the implementation of appropriate tree protection measures impacts to these trees can be minimised (refer to Section 6.2.2).	Yes
B5 Water Management	Stormwater Plans have been prepared by Rise Consulting Engineers. It is proposed to connect the new downpipes to the existing stormwater system.	Yes
B6 Access and Parking	A Traffic and Parking Assessment report has been prepared by Traffic and Parking Planning Associates. The proposed alterations and additions to Newport SLSC will not result in any changes to the number of spaces available in the adjoining Council carpark. Two (2) accessible parking spaces are located adjacent to the recently completed Youth Space.	Yes
B8.1 Construction and Demolition – Excavation and Landfill	Geotechnical Investigation Report has been prepared by JK Geotechnics, which provides recommendations on site preparation, retention, footing design, earthworks, floor slabs and external pavements. The proposed development will not an adverse impact on land stability.	Yes
B8.2 Construction and Demolition – Erosion and Sediment Control	A Site Sediment Control Plan has been prepared by Rise Consulting Engineers. Erosion and sediment control measures will be established prior to any demolition and construction on site to protect the surrounding beach environment.	Yes
B8.3 Construction and Demolition – Waste Management Plan	A Demolition and Construction Waste Management Plan has been prepared in accordance with Council's templates.	Yes
B8.4 Construction and Demolition – Site Fencing and Security	During demolition and construction, appropriate site fencing will be established around the construction site.	Yes
B8.6 Construction and Demolition – Traffic Management Plan	Construction Traffic Management Plan will be prepared prior to commencement of works that identifies the number of construction vehicles and truck movements and routes to and from the site. Construction traffic will be appropriately managed to not result in any adverse impacts to adjoining residences, business or road network.	Yes
Section C Development Type Controls		
Section C5 Design criteria for other development		
C5.1 Landscaping	The existing landscape between the Newport SLSC building and the carpark will be upgraded (refer to APA documentation). The new landscaping will complement the existing landscape character of Newport Beach.	Yes
C5.2 Safety and Security	The principles of Crime Prevention Through Environmental Design (CPTED) have been incorporated into the proposed development (refer to Section 6.2.12).	Yes

6 Environmental Planning Assessment

Table 5 Assessment against Relevant Provisions of Pittwater 21 DCP

Provision	Assessment	Consistent
C5.4 View Sharing	A review against the view sharing principles established by Tenacity Consulting v Warringah Council [2004] NSWLEC 140 is provided in Section 0 .	Yes
C5.5 Accessibility	An Access Assessment Report has been prepared by BCA Logic that concludes that the proposed development complies with the relevant accessibility provisions of the BCA, Access to Premises Standards and relevant Australian Standards, subject to the recommendations outlined in the report.	Yes
C5.7 Energy and Water Conservation	An Ecologically Sustainable Design (ESD) report has been prepared by Greenview Consulting, that identifies the passive and active energy saving measures that have been incorporated into the alterations and additions to Newport SLSC. This includes the use of natural ventilation through façade openings; installation of shading devices; installation of PV panels; use of solar-powered gas boosted hot water systems; and installation of water and energy efficient fittings and fixtures (refer to Section 6.2.13).	Yes
C5.8 Waste and Recycling Facilities	A Waste Management Plan has been prepared in accordance with Council's template.	Yes
C5.9 Signage	No new signage is proposed.	Yes
C5.14 Car/Vehicle/Boat Wash Bays	Facilities for washing surf boats and equipment is integrated into the design of the proposed alterations and additions to the Newport SLSC.	Yes
C5.16 Building Facades	No building services pipes or conduit will be visible from any public spaces. The new plant area will be screened.	Yes
C5.17 Pollution Control	The proposed development has been designed to prevent air, water, noise, and land pollution. No licences for the proposed development are required under the Protection of the Environment Operations Act 1997 (POEO Act).	Yes
C5.19 Food Premises Design Standards	The proposed shop/BBQ facility will comply with the relevant requirements of the Food Premises Design Standards.	Yes
C5.20 Liquor Licence Applications	Newport Surf Life Saving Club Inc has a current on-premises liquor license (No LIQ0660031470).	Yes
C5.21 Plant, Equipment Boxes and Lift Over-Run	The plantroom will be screened from view. The lift over-run of the proposed new lift is able to be accommodated within the exiting roof profile.	Yes
C5.22 Environmental Sustainability	The proposed development does not have a gross floor area of 2,000m ² or more. Nevertheless, a ESD Report and Section J Report has been prepared for the proposed development (refer to Section 6.2.13).	Yes

6 Environmental Planning Assessment

Table 5 Assessment against Relevant Provisions of Pittwater 21 DCP

Provision	Assessment	Consistent
Section D Locality Specific Development Controls Section D10 Locality Specific Development Controls Newport Locality		
D10.1 Character as viewed from a public place	The proposed development is consistent with the desired future character of the Newport Locality. The proposed development retains the heritage listed Newport SLSC building and provides a new northern extension. The new addition is subservient to the scale and form of the original 1930s building. The proposed development is of high architectural quality and complements its beachside setting.	Yes
D10.3 Scenic Protection - General	The visual impact of the proposed addition has been minimised by selecting recessive, neutral toned and lightweight materials and finishes; ensuring that the scale of the new addition is subservient to the scale of the original Newport SLSC building; adopting a contemporary architectural language; and use of a low profile metal roof over the new northern extension. The proposed alterations and additions complement the beachside setting of Newport.	Yes
D10.4 Building colours and materials	The building colours and materials of the proposed addition have been selected to complement the colour and materials of the heritage item. A natural palette of materials and finishes have been selected that reflect the Newport beachside location.	Yes

6.1.7 Development Contributions Plan

The *Northern Beaches Council Section 7.12 Contributions Plan 2019* (the Contributions Plan) applies to land located within the Northern Beaches LGA excluding the Dee Why Town Centre and Warriewood Valley Release Area. However, under Section 2.5 of the Contributions Plan, development applications for local infrastructure to be carried out on behalf of Council are exempt from the plan.

6.1.8 Australian Standard AS 2601 – Demolition of Structures

Clause 92 of the Environmental Planning and Assessment Regulation (EP&A Regulation) designates *AS 2601-1991: The Demolition of Structures* as a prescribed matter for consideration in the determination of a DA.

All demolition work will be carried out in accordance with AS 2601. Further details on demolition practices, identification and management of hazardous substances and recycling of material will be provided in the form of a Work Plan and a Hazardous Substances Audit and Management Plan prepared in accordance with AS 2601 with an application of a Construction Certificate.

6.2 Likely Impacts of the Development

The following subsections assess the likely impacts of the development in accordance with section 4.15(1)(b) of the EP&A Act.

6.2.1 Built Form, Bulk and Scale

The proposed alterations and addition to Newport SLSC building is contemporary in design and responds to the heritage significance of the 1930s Newport SLSC building, as well as the landscape character of Newport Beach (**Figure 15**). The overall built form, bulk and scale is considered to be appropriate to the setting and consistent with the design principles

6 Environmental Planning Assessment

established in the Newport Beach Plan of Management and the Newport SLSC Conservation Management Plan.



Figure 15 View of proposed development from Newport Beach

The proposed addition is subservient to the scale and form of the original 1930s Newport SLSC club house. The new additions are clearly distinguishable as new utilising a neutral palette of materials and finishes that are robust, durable and suitable to a marine environment.

The following commentary in regard to built form, bulk and scale was prepared by APA in Council's Community Engagement Stage 2 (dated 4 May 2021):

The proposed works consist of the adaptive re-use of the original 1930's Mediterranean Style clubhouse including later extensions that were made to the north and south flanks in the early to late 2000's.

The proposed works are designed to restore the importance and integrity of the original building fabric and its central entrance, which have lost their relevance in recent years due to piecemeal internal planning. The repurposing of the later additions acknowledges these layers as culturally significant to the clubhouse as it exists today, while dramatically upgrading amenity and function to better serve current and future demands of the club and the local community.

A new contemporary extension to the north is designed to be readily identifiable as a later addition, and to respectfully recede against the primary form of the 1930's clubhouse and its later additions. This is achieved through the use of a highly restrained material palette consisting of a subdued grey brick at lower level and a fine batted facade above; a quiet architectural language designed to complement the original clubhouse.

The new rectilinear form accommodates two purpose-built life-saving club training rooms, providing much needed space for essential ocean training activities and a growing local membership. This new form and its contemporary style are clearly identifiable to avoid imitation. This serves to preserve the original building fabric and design intent of a specific time and place that the original architect worked within, rather than it be lost through a pastiche of inauthentic recreations. The flat roof and minimal bulk also help it recede against the bright and monolithic scale of the original gable roof and painted yellow walls which are to be retained and restored as part of the works.

6.2.2 Tree Protection

An Arboricultural Impact Assessment (AIA) report has been prepared by Tree Management Services in relation to the three (3) trees that are located in the vicinity of the proposed development. The three trees are:

- Two (2) x Norfolk Island Pine (*Aracaria hetrophylla*) (Trees 1 and 2); and
- One (1) x Coastal Banksia (*Banksia integrifolia*) (Tree 3).

Both of the Norfolk Island Pines are identified as having high retention value and high landscape significance. The Coastal Banksia is identified as having a medium retention value and medium landscape significance.

6 Environmental Planning Assessment

The AIA report notes that Trees 1 and 2 have major incursions into their Tree Protection Zone (TPZ). However, with sensitive construction methods and implementation of the tree protection measure detailed in the AIA report, impacts to the two (2) trees are minimised and the trees can be retained. There will be no impacts to Tree 3 as a result of the proposed development.

6.2.3 Coastal Hazards

As noted in **Section 6.1.3** of this SEE, the site is impacted by coastal hazards including wave / ocean inundation and erosion / recession. Coastal protection works are being undertaken in the form of a buried seawall that will protect the redevelopment of the Newport SLSC from the risk of undermining due to coastal erosion and recession. Subject to the recommendations outlined in the Coastal Engineering reports prepared by Horton Coastal Engineering, the risks from coastal hazards can be appropriately mitigated and managed.

6.2.4 Flooding

The site is identified as flood prone land on Council's flood prone land maps. Advice from a suitably qualified flood engineer (Horton Coastal Engineering) has been obtained, which provides the following advice:

As advised by Council, Newport SLSC is not subject to catchment and overland flow flooding controls. There is a mainstream flooding path that flows from north to south landward of the SLSC, with the 1% Annual Exceedance Probability (AEP), or 1 in 100 AEP, flood level being 4.7m AHD, and Probable Maximum Flood (PMF) level being 5.9m AHD.

This is well below the ground floor level for the 1% AEP event, and 0.2m to 0.4m above the floor level for the PMF, and less severe than the effects of oceanic inundation as described in Section 6. That is, oceanic inundation is a more significant risk and extends higher than catchment and overland flow flooding for a given probability.

It is therefore considered that risks to the proposed development from flooding have been adequately addressed.

6.2.5 Heritage

Newport SLSC is identified as a local heritage item (Item 2270445) under Schedule 5 of the LEP. A Conservation Management Plan (CMP) and Statement of Heritage Impact (SoHI) have been prepared by Heritage 21.

The objectives of the CMP are as follows:

- *To understand the heritage item through investigation of its historical and geographical context, its history, fabric, research potential, and importance to the community;*
- *To document and analyse the documentary and physical evidence to determine the nature, extent and degree of significance of the heritage item;*
- *To develop conservation policies arising out of the statement of significance, to guide current and future owners of the item on the development potential of the item and its ongoing maintenance. Constraints and opportunities are to be examined;*
- *To consider the current proposal for development and how it can be achieved in accordance with the conservation policy;*
- *To recommend how the heritage item can be best managed bearing in mind its ongoing conservation and long-term maintenance.*

The CMP provides a history of the site and its surrounds, along with a description of the existing Newport SLSC building and site. The CMP provides an assessment of the significant building fabric and establishes an appropriate heritage curtilage.

The Statement of Significance for the heritage item is as follows:

The Newport Surf Life Saving Club established in 1911 (?) has historical, associative, social and aesthetic significance for the Newport community. Although the Clubhouse has been significantly modified and retains limited significant fabric, it holds the essence of its

6 Environmental Planning Assessment

Mediterranean Clubhouse style of architecture from the 1930s. The interior of the building has been significantly altered, while the exterior has gone through several additions to its northern and southern wings reducing its historic bulk and scale. The item however, indicates social and associative value as its (sic) plays a vital role in the development of Newport as a hub for tourism and leisure activities. Its association to the Payne family and other significant individuals in the history of water sport and competitive surf activities in NSW illustrate the importance of the community at Newport for the larger Australian narrative of beach goers and competitive sport.²

Section 6 of the CMP identifies conservation policies to provide guidance for the use, maintenance and long-term conservation of the site so that its heritage significance is conserved. These conservation policies have guided the design of the proposed alterations and additions to the Newport SLSC building.

A Statement of Heritage Impact (SOHI) has been prepared by Heritage 21 to assess the impacts of the proposed alterations and additions on the heritage significance of Newport SLSC. The SOHI concludes that:

The impact of the proposed development on the heritage item remains negligible. In fact, the proposed sets out better outcomes that improve the value of place. The proposal fulfils and complies to the various guidelines set out in both the PLEP and Pittwater 21 DCP as well as other guidelines set out by the NSW Office of Heritage and Environment. The proposal is a better fit in its contextual surroundings as it understands the local character of the Newport locality and its landscape setting. It represents an understanding of sustainable and durable design that is inclusive, connected and diverse. By the use of natural materials palette, transparency and elements to improve natural ventilation and solar access the proposed is liveable and comfortable for its users. It also improves the facilities and amenities of the heritage item thus ensuring that the building stays functional and continues to play an important role in the recreational activities of the Surf Life Saving Club. The extension ensures that all the storage needs of the club are met and reorganisation of the internal layouts improves the functionality of the building as a whole, making the movement within more efficient.

While removal of detracting elements from the building envelope not only highlight the original 1930s building, the extensions utilize modern, clearly identifiable materials and colour palette that adds value to the place and ensures that the community continues to engage with item for years to come.

This Statement of Heritage Impact recommends the compilation of a Photographic Archival Recording for the subject building prior to any demolition that is undertaken on site.

It is therefore concluded that the proposed alterations and additions to the Newport SLSC will not have an adverse impact on the significance of the heritage item.

6.2.6 Aboriginal Cultural Heritage

The proposed alterations and additions to Newport SLSC are generally located within the footprint of the existing building, where the site has already been disturbed. Therefore, an Aboriginal archaeological investigation is not warranted.

However, in the event that any items of Aboriginal Cultural Heritage significance are uncovered, then it is noted that all Aboriginal objects are protected under the *National Parks & Wildlife Act 1974* (NPW Act) regardless if they are identified on the Aboriginal Heritage Information Management System (AHIMS) or not. If suspected Aboriginal objects are uncovered during the future works, works must cease in the affected area and a suitably qualified archaeologist assess the finds.

Under Section 89A of the NPW Act, if the find is found to be an Aboriginal object, then the Department of Planning, Industry and Environment (DPIE) must be notified. Approval may be required under a Section 90 Aboriginal Heritage Impact Permit (AHIP) of the NPW Act.

² Heritage 21 (2020) 'Conservation Management Plan: Newport SLSC 394 Barrenjoey Road, Newport' p.110)

6 Environmental Planning Assessment

6.2.7 Acoustic Privacy

An Acoustic Report has been prepared by GHD for the proposed development to assess noise emission from the use and operation of the Newport SLSC and where required to identify appropriate noise mitigation measures. The scope of the acoustic assessment includes:

- Undertake background noise monitoring to establish appropriate noise criteria in accordance with Council requirements;
- Assessment of the operational noise emission from the use and operation of the SLSC; and
- Provide mitigation measures, where required to reduce noise emissions to acceptable levels.

Sensitive noise receivers were identified to the west and south of the site. Unattended noise monitoring was conducted from Thursday 24 September to Friday 2 October 2020 at a residential property located to the south of the site (14 Myola Road). In addition, attended noise monitoring was undertaken from a location adjacent to 391 Barrenjoey Road.

Appropriate noise criteria was established with regard to:

- *Protection of the Environment Operation Act 1997* (POEO Act);
- NSW Environmental Protection Authority's (NSW EPA) 'Noise Policy for Industry' 2017;
- Liquor and Gaming NSW requirements; and
- the DCP.

The Acoustic Report identified four (4) potential scenarios for the operation of Newport SLSC:

- Scenario 1: Newport SLSC at 100% capacity (7am to midnight);
- Scenario 2: Newport SLSC at 75% capacity (7am to midnight);
- Scenario 3: Newport SLSC at 50% capacity (7am to midnight); and
- Scenario 4: Live Music being played (7am to midnight).

An assessment of each of these scenarios against the relevant noise criteria was completed. The Acoustic Report identified management requirements for each of the scenarios to ensure that the relevant noise criteria are achieved (**Figure 16**).

Figure 17 identifies the location of the doors referenced in the management scenarios.

6 Environmental Planning Assessment

Operational status	Operational requirements during given time of day ¹		
	Day period (7:00 am to 6:00 pm)	Evening period (6:00 pm to 10:00 pm)	Night period (10:00 pm to 12:00 am)
Live music (Scenario 4)	No restrictions on doors being closed Patron noise management measures implemented No outdoor music	Doors 1 and 3 closed Patron noise management measures implemented No outdoor music	Doors 1 and 3 closed Patron noise management measures implemented No outdoor music
Capacity greater than 75 % (Scenario 1) ²	No restrictions on doors being closed Patron noise management measures implemented May have outdoor music	No restrictions on doors being closed Patron noise management measures implemented May have outdoor music	Doors 1 and 3 closed Patron noise management measures implemented May have outdoor music
Capacity at or lower than 75 % (Scenarios 2 and 3) ²	No restrictions on doors being closed Patron noise management measures implemented May have outdoor music	No restrictions on doors being closed Patron noise management measures implemented May have outdoor music	No restrictions on doors being closed Patron noise management measures implemented May have outdoor music
<p>Note 1: When any doors are required to be closed, they may be opened briefly for the ingress and egress of patrons from one area to another.</p> <p>Note 2: Any acoustic or small live music performance which is at a similar noise level to background music is considered encapsulated in these scenarios, and may take place during these operational scenarios.</p>			

Figure 16 Operational Management measures (GHD)

6 Environmental Planning Assessment

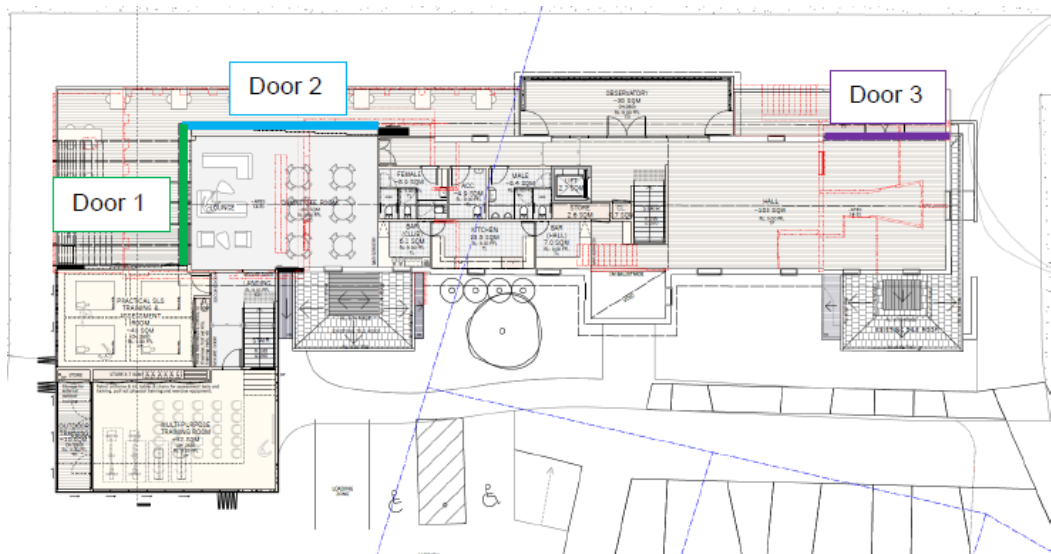


Figure 17 Proposed door naming convention

In addition, the following mitigation measures have been identified:

- *Glazing on the northern façade of the indoor function space is to be minimum 8.38 mm thick laminated glass.*
- *The erection of clear signage at the entry/exit of the venue advising patrons that they must not generate excessive noise and leave the premises in a quiet and sensible manner to minimise any potential impacts on the surrounding amenity.*
- *For all speakers located in the outdoor courtyard area:*
 - *All outdoor speakers will be placed along the façade of the SLSC building, directed east towards the ocean*
 - *The volume of the speakers should be set at SWL of $L_{Aeq}(15min)$ 80 dB(A) or a sound pressure level of $L_{Aeq}(15min)$ 72 dB(A) at 1 metre*
- *Emptying glass bottles in bins is to be conducted during the day time hours only (7 am to 6 pm Monday to Saturday and 8 am to 6 pm on Sundays and Public Holidays). Glass bottles should be crushed prior to disposal, if possible.*
- *Mechanical plant should be maintained correctly and in proper working order so as to minimise excessive noise.*
- *A suitably qualified acoustic engineer should be engaged to assess mechanical plant noise levels on nearby sensitive receivers once a preliminary design for the mechanical plant specifications of the development are available.*
- *Patrons and staff are to be reminded to keep extremely aware of noise levels when using SLSC facilities between the times of 5:00 am to 7:00 am, so as to not cause any sleep disturbance impacts on nearby residential receivers.*

The Acoustic Report concludes that subject to the implementation of the mitigation measures and operational procedures that the alterations and additions to Newport SLSC will not have an adverse impact on the acoustic amenity of the surrounding precinct.

6.2.8 Solar Access

Shadow diagrams have been prepared by APA.

The proposed development will result in some minor additional overshadowing of Newport Beach and the adjoining public carpark. However, this is considered acceptable as it will not have an adverse impact on any adjoining residential or commercial properties.

6 Environmental Planning Assessment

6.2.9 Views

The proposed development extends the existing building envelope of the Newport SLSC building to the north (**Figure 18**). This will potentially have an impact on views from the public domain and from the two and three-storey residential apartment buildings located on the western side of Barrenjoey Road in the vicinity of the site.



Figure 18 View from western side of Barrenjoey Road, adjacent to 399 Barrenjoey Road. The location of the proposed addition is identified by a red circle (September 2020)



Figure 19 View from western side of Barrenjoey Road, adjacent to 401 Barrenjoey Road. The location of the proposed addition is identified by a red circle (September 2020)

An assessment of the potential view and outlook loss as a result of the proposed alterations and additions to Newport SLSC has been undertaken in accordance with the planning principle relating to view sharing established by *Tenacity Consulting v Warringah Council [2004] NSWLEC 140*. A review against the four (4) step view sharing assessment process has been undertaken in **Table 6** below.

6 Environmental Planning Assessment

Table 6 View Sharing Planning Principle

Step	Comments
<p><i>First step is the assessment of the views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views eg. A water view in which the interface between land and water is visible is more valuable than one in which it is obscured.</i></p>	<p>The views from the public domain and nearby residential apartments would comprise filtered views across Bert Payne Park and the public carpark towards Newport Beach and the Pacific Ocean. The views are filtered due to the several, large Norfolk Island Pine Trees, which are a significant landscape feature of Newport Beach.</p> <p>Views from the residential apartments would include water, beach and land.</p>
<p><i>The second step is to consider from part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side and sitting views is often unrealistic.</i></p>	<p>The views are obtained across the front boundary of the properties of the nearby residential apartments. It is likely that views from the residential apartments are obtained from both standing and sitting positions.</p>
<p><i>The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the views that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.</i></p>	<p>There may be some view loss towards Newport Beach and the ocean as result of the construction of the new two storey addition to the Newport SLSC. The view loss is assessed as being negligible for the following reasons:</p> <ul style="list-style-type: none"> • Newport SLSC is located in the middle ground of the view and is one of a number of built and natural elements that create the overall view including the existing Newport SLSC building, stand of Norfolk Island Pines, playground, and car park. • The proposed northern extension is located predominately within the existing footprint of the existing Newport SLSC building. • It forms a small proportion of the overall extensive field of view that is available from the residential apartments towards Newport Beach and the ocean.
<p><i>The fourth step is to assess the reasonableness of the proposal causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view sharing impact of a complying development would probably be considered acceptable and the view sharing reasonable.</i></p>	<p>The proposed alterations and additions to Newport SLSC extend the existing terracotta gable roof by six (6) metres. The RL of the gable roof is RL 14.6, which is equivalent to a height of 8.95m above the existing ground level. This exceeds the 8.5m height of buildings development standard by 0.45m. The remainder of the new addition is a maximum of 6.5m above the existing ground level.</p> <p>Whilst the proposed development does not comply with the 8.5m height of buildings development standard, the potential negligible view loss / view sharing impact is considered to be reasonable as the proposed alterations and additions to Newport SLSC represent a skilful design that balances heritage considerations with the need to provide an essential community facility including additional storage for surf boats and life saving equipment. The height of the two-storey addition has been minimised at the northern end.</p>

6.2.10 Traffic and Parking

A Traffic and Parking Assessment has been prepared by Transport and Traffic Planning Associates.

Access

There is no changes to the existing vehicular access to the site from Barrenjoey Road.

6 Environmental Planning Assessment

Access for the Newport SLSC gear storage compound will be improved with two (2) roller shutters providing access from the public carpark. Surfboats and trailers will be able to be manoeuvred into the gear storage compound from the vehicle aisle of the public carpark.

Servicing and delivery will be undertaken in accordance with the existing arrangements.

Traffic

It is not anticipated that the proposed development will have an impact on the existing traffic network.

Parking

There are no changes to the number of parking spaces available in the adjoining Council carpark. Two (2) accessible spaces are located adjacent to the Youth Space.

6.2.11 Waste Management

Council's Waste Management Plan template has been completed for the proposed alterations and additions to Newport SLSC. The WMP is to be read in conjunction with Drawing No. DA017 Waste Management Plan Demolition, Construction and Ongoing prepared by APA.

6.2.12 Crime and Safety

The four (4) key strategies of Crime Prevention Through Environmental Design (CPTED) are:

- Surveillance Measures;
- Territorial Reinforcement;
- Access Control; and
- Space / Activity Management

Each of these principles is discussed below.

Surveillance

Opportunities for crime can be reduced by providing effective surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in area with high levels of surveillance. From a design perspective, deterrence of crime can be achieved by providing:

- Clear sight lines between public and private places and maximising natural surveillance;
- Appropriate lighting and effective guardianship of communal and/or public areas; and
- Landscaping that make place attractive but does not provide offenders with a place to hide or entrap victims.

Newport SLSC, Newport Beach and Bert Payne Park are well patronised throughout the year. Passive surveillance of the precinct is available from the residential flat buildings on the western side of Barrenjoey Road as well as the other residential properties that face towards the beach and park.

The proposed alterations and additions have been designed to improve sight lines and access through the building. The main entry space has been redesigned to provide a clear visual link between the carpark and the beach. The location of the First Aid Room and Council Lifeguards room has been reoriented to be provide clear views towards the beach.

The upgraded landscaping comprising low height shrubs and ground covers with three (3) feature trees.

There will be appropriate lighting of the building and adjacent public spaces at night.

The existing CCTV system will be upgraded.

6 Environmental Planning Assessment

Territorial Reinforcement

This principle involves the community ownership of public spaces and that residents will be more comfortable in visiting a communal area that is well-cared for and to which they feel they own. Well used places also reduce opportunities for crime and present as a deterrent to criminals. Also, designing with clear transitions and boundaries between public and private spaces, and clear design cues on what the area is used for is recommended.

Newport SLSC is a well-used community facility particularly during summer and on weekends. The alterations and additions to the Newport SLSC provide an opportunity to upgrade this significant community facility and enhance the sense of community ownership.

Access Control

The principle of access control is to use physical and symbolic barriers to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit a crime.

Clear delineation between public spaces and club spaces is provided. The Newport SLSC building is designed to be easily secured when not in use.

Space / Activity Management

This principle provides that space which is appropriately utilised and well cared for reduces the risk of crime and antisocial behaviour. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of lighting and the removal or refurbishment of decayed physical elements.

Newport SLSC and Council will manage the building, with repairs and maintenance of the site as required. The proposed alterations and additions to the Newport SLSC will assist in improving the amenity, casual surveillance and ultimately public safety and sense of security within the site and surrounding Newport Beach area.

6.2.13 Ecologically Sustainable Design

An ESD Report has been prepared by Greenview Consulting in relation to the proposed alterations and additions to the Newport SLSC. The ESD Report provides qualitative ESD assessment against the relevant provisions of the DCP and Section J of the BCA. The ESD Report concludes that:

The proposed development will incorporate passive and active energy savings measures to meet the sustainability design target. Overall, positive Ecologically Sustainable Design (ESD) and energy efficiency features are currently in place in a number of design areas, incorporating the following:

- *Numerous façades opening to provide opportunities to make use of wind-induced natural ventilation throughout the year thereby minimising energy cost.*
- *Installation of shading devices to minimise unwanted solar heat gain from the summer sun thereby minimising energy cost.*

The following recommendations have been made to improve upon the existing key sustainability elements of the proposed development:

- *Renewable energy including PV solar panels implemented on the roof*
- *The mechanical ventilation system should be designed bearing in mind the following energy conservation recommendations:*
 - *Any air conditioning system should have a coefficient of performance (COP) greater than 3.5.*
 - *Time clocks should be incorporated and programmed with hours of usage (building operational hours) to minimise unnecessary space conditioning and ensuing economic and environmental costs.*
 - *Air leak seals should be provided on all external doors and glazing.*
- *Roof and ceiling insulation to satisfy minimum NCC Section J requirements.*

6 Environmental Planning Assessment

- *External and internal walls insulation to satisfy NCC Section J requirements.*
- *Solar-powered gas boosted hot water system (if new hot water system is going to be installed).*
- *Water efficient bathroom and kitchen fittings.*
- *High energy efficient lamps should be installed such as LED lights and compact fluorescent lights.*

With the recommendations contained within this report we found that the proposed development is able to achieve the relevant National Construction (NCC) 2019 Section J requirements.

It is recommended that ESD initiatives continue to be developed and implement during the detailed design stage of the project.

6.3 Suitability of the Site for Development

The following subsections assess the suitability of the site in accordance with section 4.15(1)(c) of the EP&A Act.

6.3.1 Location

Newport SLSC has been located at Newport Beach since the early twentieth century. The use of the site as a surf life saving club is consistent with the Newport Beach POM. The proposed alterations and additions are generally located within the footprint of the existing Newport SLSC building.

The existing building is impacted by coastal hazards being located seaward of the 'Immediate wave runup line'. The proposed coastal protection works along with the adoption of construction and operational measures for the club building will assist in minimising the risks associated with coastal hazards.

6.3.2 Land Stability

The subsurface conditions comprise marine sands above alluvial sands and clays.

A Geotechnical Investigation Report has been prepared by JK Geotechnics. The Geotechnical Investigation Report provides advice in relation to site preparation, retention, footing design, earthworks, floor slabs and external pavements. The recommendations outlined in the Geotechnical Investigation Report are based on the construction of a buried seawall as outlined in the Coastal Engineering Report and Statement of Environmental Effects for Buried Coastal Protection Works prepared by Horton Coastal Engineering.

The Geotechnical Investigation Report provides detailed recommendations in relation to temporary excavation support and retention structures. Subject to the recommendations of the Geotechnical Report and Coastal Engineering Report, the proposed development will not result in any land instability.

6.3.3 Acid Sulfate Soils

The site is identified as containing Class 3, 4 and 5 Acid Sulfate Soils under the LEP. A Preliminary Acid Sulfate Soils Screening advice letter has been prepared by JK Environments to establish whether actual ASS or PASS may be disturbed during the proposed development and to determine whether an ASSMP is required.

In conjunction with the geotechnical investigation, soil samples were collected from four (4) locations to a maximum depth of 12.15m. These samples were analysed for ASS and PASS.

The Preliminary Acid Sulfate Soils Screening advice letter concluded that ASS and PASS are not considered to be present in the investigation area (to a depth of 12m) and therefore are unlikely to be disturbed during the proposed development. An ASSMP is not required for the proposed development.

6 Environmental Planning Assessment

6.3.4 Contamination and Groundwater

The Geotechnical Investigation Report provides the following recommendations in relation to groundwater:

Groundwater seepage was encountered in the landward boreholes at respective depths of 3.8m (BH1) and 3.2m (BH2). On this basis, we do not expect groundwater will be encountered within the relatively shallow excavations. However, some ephemeral seepage inflows may be encountered, particularly after periods of heavy rain. In general, we expect that inflows, if any, to be very small and managed by conventional sump and pump techniques and/or infiltration into the sandy subgrade.

Inspection and monitoring of groundwater seepage during excavation is recommended, so that any unexpected conditions which may be revealed can be incorporated into the drainage design. The site foreman should also monitor tidal levels when carrying out the works."

The site has been used for community and recreational purposes since the early twentieth century and therefore it is unlikely that the site is contaminated. A Waste Classification is required to be undertaken in relation to any soil or bedrock removed from the site.

6.3.5 Essential Services and Infrastructure

The proposed development will be serviced with all essential utility infrastructure including water, sewer, electricity, gas and telecommunications reticulation.

6.4 Public Interest

In accordance with section 4.15(1)(e) of the EP&A Act, the proposed development is considered to be in the public interest because it provides for alterations and additions to a significant community facility being the Newport SLSC. The existing building does not meet the community and Club's requirements in terms of access and circulation, has dated facilities and amenities and inadequate storage facilities. The proposed alterations and additions will improve the efficiencies and functional layout of the building and provide additional storage to better meet the operational needs of the Newport SLSC, Council and community groups. The proposed alterations and additions have been the subject of two (2) stages of community consultation, with general support for the proposed development. The proposed alterations and additions will have a positive impact for both the Newport SLSC and the broader community and therefore it is in the public interest.

6.4.1 Towards 2040 – Local Strategic Planning Statement

On 20 March 2020, the Greater Sydney Commission (GSC) endorsed Council's 'Towards 2040: Local Strategic Planning Statement' (LSPS). The LSPS provides a 20 -year vision to guide land-use planning across the Northern Beaches LGA. The LSPS identifies planning priorities and actions and has been prepared by Council in accordance with the requirements of Section 3.9 of the EP&A Act. It will inform Council's consolidated Local Environmental plan and Development Control Plan as well as Council's policies and strategies. The LSPS aligns with the Greater Sydney Regional Plan and the North District Plan, providing a bridge between strategic land use planning at a district level and local statutory planning.

The proposal is consistent with the following Planning Priorities identified in the LSPS:

- Sustainability:
 - Landscape:
 - Priority 1: Healthy and valued coast and waterways.
 - Priority 3: Protected scenic and cultural landscapes.
 - Efficiency:
 - Priority 7: A low-carbon community with high energy, water and waste efficiency.

6 Environmental Planning Assessment

- Resilience:
 - Priority 8: Adapted to the impacts of natural and urban hazards and climate change.
- Infrastructure and Collaboration:
 - Priority 9: Infrastructure delivered with employment and housing growth.
- Liveability:
 - People:
 - Priority 11: Community facilities and services that meet changing community needs.
 - Priority 12: An inclusive, healthy, safe and socially connected community.
 - Great places:
 - Priority 17: Centres and neighbourhoods designed to reflect local character, lifestyle and demographics changes.
 - Priority 18: Protected, conserved and celebrated heritage.

7 Conclusion

The proposed development for alterations and additions to Newport SLSC at 394 Barrenjoey Road, Newport has been assessed in accordance with the requirements of the EP&A Act and other relevant legislation.

The proposed development comprises alterations and additions to Newport SLSC, which is identified as a local heritage item under Schedule 5 of the LEP. The proposed scope of works includes demolition of the existing northern wing of the SLSC building and construction of a new two-storey northern wing comprising storage facilities on the ground floor, and committee room, lounge, training rooms and terrace on the first floor. The works also includes reconfiguration of the internal layout of the building to improve building functionality and circulation, along with upgrades to amenities, restoration of original heritage details and new landscaping. Coastal protection works including a buried seawall are to be undertaken directly to the east of the Newport SLSC.

The proposed development is generally consistent with the relevant planning considerations and requirements. Whilst the maximum height of the terracotta gable roof exceeds the 8.5m height of buildings development standard by 0.44m, it is considered that compliance with the development standard is unreasonable and unnecessary in the circumstances of the case and that there are sufficient planning grounds to justify contravening the development standard.

The building is located seaward of the Immediate Wave Run Line and in the event of a severe coastal storm is subject to wave inundation and other coastal hazards. Detailed coastal engineering advice has been obtained, which identifies a range of construction and operational measures to reduce the risk of inundation damage to the building to acceptable levels. In addition, the construction of the buried seawall and other coastal protection measures will provide protection from coastal erosion and recession. It is therefore considered that the proposed development is acceptable in relation to coastal hazards.

A Conservation Management Plan has been prepared for Newport SLSC and its immediate heritage curtilage. The CMP establishes conservation policies to guide the future development, use, management, and conservation of the item. A Statement of Heritage Impact prepared for the proposed development has concluded that the works will not have an adverse impact on the heritage significance of Newport SLSC.

The overall built form and scale of the Newport SLSC development is considered appropriate and is consistent with the landscape character of Newport Beach. The proposed alterations and additions to Newport SLSC will provide positive benefits for the club and local community.

Accordingly, the proposal is considered to satisfactorily respond to the opportunities and constraints of the site and the relevant legislation, is unlikely to result in adverse impacts in the locality and is worthy of Council approval.