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01/10/2019

MRS Geri Moorman  
12 / 19 - 23 Delmar PDE  
Dee Why NSW 2099  
gerimoorman@gmail.com

**RE: Mod2019/0454 - 1 Surfview Road MONA VALE NSW 2103**

Public facilities are being removed from the building - with only a family change room and an accessible toilet available in the new design for public use. This is fine as long as new and fit for purpose public facilities are put in place. At this stage this is only a "council plan" under community consultation - not a confirmed certainty. As the planned new facilities will have an expanded footprint on the foreshore area/Apex park, there is potential for adjacent local residents to block/delay/attempt to scale back or reduce those new facilities - to the detriment of residents in the wider Mona Vale/Northern Beaches area who visit/use that beach. In Dee Why, a bad outcome for the general beachgoer in the community happened when the whole footprint of Dee Why SLSC was given to the club but then the new public amenities building was objected to etc and a poorly designed, undersize facility was the result that is an embarrassment.

There is nothing in this DA mod that guarantees or secures that the general beachgoer will not be left short - and that this giveaway of the whole footprint to the surf club has a safeguard for the community built in. There is a statement in the report as here - but nothing in the council's response to address it.

...."It is understood that a new, separate public amenities building will be provided elsewhere in the vicinity of the development. However, these works will not form part of the application to remove the public amenities from the approved MV SLSC building. With this in mind, there is also a potential risk that the public may perceive that the amenities are to be removed from the area in their entirety. In this regard, it is recommended that the statement of environmental effects detail the manner in which the public amenities are to be approved/provided. Ideally, it would be beneficial if the provision of the public amenities was confirmed/ approved prior to the lodgement of any future application to remove the public amenities from the approved MV SLSC building."....

So my feedback is that the demolition of the old surf club should not be done until the proposed new public facilities are through and approved via a DA and either 1. built or 2. have an approved council budget to build. So this should be put as a condition of approval with demolition unable to start until there is total certainty appropriate new facilities will be put in place for the public.