



R h e l m



Options Assessment and Review

Newport Surf Life Saving Club
Alterations and Additions and
Ancillary Works

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Executive Summary

Stage 3 in the preparation of a Coastal Management Program involves the identification and evaluation of management options (OEH, 2018a). There is no Coastal Management Program in progress or adopted for Newport Beach, nor is one required to determine a development application. However, under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), ‘in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application-

- b) *the likely impacts of that development, including the environmental impacts on both the natural and built environments, and social and economic impacts on the locality,*
- c) *the suitability of the site for the development.’*

This options assessment report has been prepared to assist with the assessment of DA 2021/2173 in relation to the alternatives to the Proposal considered by the proponent, their relative level of impact and the suitability of the site for the development.

It is noted that, in the absence of a certified Coastal Management Program for the subject site, the assessment requirements under the *Coastal Management Act 2016* are limited to those addressed in the Amended Statement of Environmental Effects (ASEE) (refer Rhelm and NBP, 2024).

The options assessment adopted a qualitative methodology and involved:

- Identification and collation of information on the range of potential management options (including the ‘do nothing’ option); and
- Evaluation of the management actions, considering:
 - Feasibility (is it an effective and sustainable way to treat the risks?),
 - Viability (economic assessment),
 - Acceptability to stakeholders.

The options identified are summarised in tabular form below and comprise a combination of:

- ***Built form options*** that focus on the form, function and location of the SLSC building, and
- ***Ancillary coastal protection sub-options*** for the SLSC building.

The options are shown in plan form in **Appendix G**.

Option ID / Name	Description
Option 1 - Retain existing SLSC building (the 'do nothing' option)	<ul style="list-style-type: none"> • Existing heritage building retained unmodified. • Existing building is on conventional foundations. • Coastal protection works – existing (1974) emergency works placed following Sygna Storm retained.
Option 2 - Alterations and additions to existing SLSC building (i.e. the proposal)	<ul style="list-style-type: none"> • Existing heritage building retained with alterations and additions. • Existing building and additions on conventional foundations. • Originally explored in the Daniel McNamara Architect Stage 1 Masterplan, 2013 Options 1 – 4. • Coastal protection works – either: <ul style="list-style-type: none"> ○ new rock revetment; or ○ new secant piled seawall; or ○ retain 1974 emergency works and undertake beach nourishment; or ○ Offshore artificial reef.
Option 3 - Retain existing heritage SLSC building and construct supplementary buildings behind	<ul style="list-style-type: none"> • Existing heritage building retained unmodified and new buildings constructed behind to fulfil the SLSC's operational requirements. • Existing building on conventional foundations, new buildings piled. • Coastal protection works – assume existing (1974) emergency works retained. • Similar to options explored in the SLSC options assessment of 2012 (refer Appendix B) as amenities buildings Options 1 and 2 to the west and south of the existing building.
Option 4 – Demolish existing SLSC building and re-build in same location as the existing building	<ul style="list-style-type: none"> • Existing heritage building demolished. • New building in same footprint of the old building with a rearward extension to obtain the additional space required to support SLSC operations. • New building on piled foundations. • Coastal protection works – assume existing (1974) emergency works retained.
Option 5 – Demolish existing SLSC building and re-build 50m landward	<ul style="list-style-type: none"> • Existing heritage building demolished. • New building on piled foundations. • Coastal protection works – assume existing (1974) emergency works retained. • Minor reinstatement of coastal dune system where existing building was located.
Option 6 – Demolish existing SLSC building and re-build to the north of the existing building	<ul style="list-style-type: none"> • Existing heritage building demolished. • New building on piled foundations. • Coastal protection works – assume existing (1974) emergency works retained. • Minor reinstatement of coastal dune system where existing building was located.
Option 7 – Demolish existing SLSC building and re-build immediately (15 m) landward	<ul style="list-style-type: none"> • Existing heritage building demolished. • New building on piled foundations. • Coastal protection works – assume existing (1974) emergency works retained. • Minor reinstatement of coastal dune system where existing building was located.
Option 8 – Retain existing SLSC building and construct new SLSC building immediately landward	<ul style="list-style-type: none"> • Existing heritage building retained. • New building on piled foundations. • Coastal protection works – assume existing (1974) emergency works retained.

All of the built form options and (where relevant) coastal protection sub-options were evaluated against each of the criteria or constraints listed in **Section 3** of this report. In summary, these being:

- **Planning** criteria –
 - Consistency with the Plan of Management for the site (**Section 3.1**), including the permissibility of the option,
 - Consistency with the *NSW Coastal Design Guidelines (2023)* (**Section 3.2**).
- **Operational and engineering design** criteria –
 - Surf lifesaving operational requirements (**Section 3.3**),
 - Coastal hazards (**Section 3.4**),
 - Flood hazard (**Section 3.5**),
 - Impacts to sub-surface utilities (**Section 3.6**).
- **Social** criteria –
 - Impacts to public open space, beach amenity and public access (**Section 3.7**),
 - Impacts to parking (**Section 3.7**).
- **Coastal environmental and heritage** criteria -
 - Impacts to the existing heritage listed SLSC building (**Section 3.9**),
 - Impacts to the coastal environment, including trees and dune vegetation, as well as aquatic ecosystems (**Section 3.10**).
- **Economic** criteria –
 - Cost of the option.

In the first instance the option footprints were developed and overlaid with the constraints using spatial data software to evaluate the level of impact of the option on the constraint. Impacts were then categorised using a ‘traffic light’ system as follows:

	Direct and/or material impact / increased risk / infeasible / not permissible
	Minor or indirect impact / net neutral impact / risk can be managed / somewhat feasible
	No impact / risk mitigated / feasible

The eight overall options for the proposal were evaluated and the results presented as options summaries in **Appendix G**.

The outcomes of the evaluation presented in **Section 4** are summarised in the table overpage.

Option	Consistency with PoM & Coastal Design Guidelines	Heritage	Coastal Environment	Public Open Space / Amenity / Access	Parking	SLSC Operations	Coastal Hazards / Processes	Catchment Flooding	Sub-surface Utilities	Capital Cost Estimate (CAPEX)
Option 1 – Retain existing building (Do Nothing)	Not consistent with PoM	At risk of undermining by erosion	No impact	No impact	Ongoing impact to up to 6 spaces	Not feasible	Not piled	Largely outside PMF	No impact	Ongoing cost of upkeep
Option 2 – Alterations & additions to existing building (the proposed works):	Permissible / in PoM master plan	Minor impact	No impact	No impact	Loss 7 spaces	Feasible	Not piled – refer sub-options below	Largely outside PMF	No impact	Approx. \$6M
- With Sub-option 2.1 – rock revetment	As above	NA	Minor impact to dunes	Consider access in design, loss of beach width	NA	Feasible	Can be mitigated	NA	No impact	Approx. \$2.55
- With Sub-option 2.2 – secant pile seawall	As above	NA	Minor impact to dunes	Provides improved amenity	NA	Feasible	Can be mitigated	NA	No impact	Approx. \$3.75
- With Sub-option 2.3 – beach nourishment	Would require additional approvals	NA	Direct impact to aquatic habitat	Impact to beach width & use of surf zone	NA	Feasible, would req. approval for future works	Can be mitigated	NA	Impact	Approx. \$10M
- With Sub-option 2.4 – offshore artificial reef	Would require additional approvals	NA	Direct impact to aquatic habitat	Potential impact to use of surf zone	NA	Feasible	Can be mitigated		No impact	Approx. \$22M

Option	Consistency with PoM & Coastal Design Guidelines	Heritage	Coastal Environment	Public Open Space / Amenity / Access	Parking	SLSC Operations	Coastal Hazards / Processes	Catchment Flooding	Sub-surface Utilities	Capital Cost Estimate (CAPEX)
Option 3 – Retain existing building, new elements behind	Not consistent with PoM	At risk of undermining by erosion	No impact	Impact to basketball court	Loss 4 spaces	Feasible	Existing building not piled	Partly in PMF	No impact	Approx. \$5M
Option 4 – Demolish & re-build in same location	Not consistent with PoM	Building demolished	1 tree impacted	No impact	Loss 7 - 8 spaces	Feasible	Can be mitigated	Partly in PMF	No impact	\$10M
Option 5 – Demolish & re-build 50m landward	Not consistent with PoM or Guidelines	Building demolished	5 trees impacted	Minor open space impact	Loss 16 spaces	Not feasible	Can be mitigated	Partly in PMF	No impact	\$10M
Option 6 – Demolish & re-build to the north	Not consistent with PoM	Building demolished	No impact	No impact	Loss around 50 – 55 spaces	Impact to sight lines & access	Can be mitigated	Outside PMF extent	No impact	\$10M
Option 7 – Demolish & re-build immediately (15m) landward	Not consistent with PoM or Guidelines	Building demolished	1 tree impacted	Impact to basketball court	Loss 36 spaces	Impact to sight lines & access	Can be mitigated	50% in PMF extent	No impact	\$10M
Option 8 – Retain existing SLSC building and construct new SLSC building immediately (15m) landward	Not consistent with PoM	Impact on west façade, at risk of undermining by erosion	1 tree impacted	Direct impacts to basketball court, playground & open space	Loss 36 spaces	Impact to sight lines (very poor) & access	Existing building not piled	50% in PMF extent	No impact	\$10M

The key outcomes of the options assessment were:

- The ongoing use of the existing building in its current form provided under the ‘do nothing’ option (**Option 1**) is not feasible from an operational perspective as the form and function of the building does not meet contemporary surf life-saving standards and requirements. Further, the building would remain at risk of undermining by coastal erosion (with associated loss/severe damage to heritage item);
- **Options 5, 6, 7 and 8** are not considered feasible from an operational perspective due to the significant reduction in sight lines to the beach and surf zone. It is considered this would represent an unacceptable level of risk with respect to public safety with regards to surveillance requirements during patrol hours (particularly in inclement weather or hazardous surf conditions) and casual surveillance outside of patrol hours. Further, these options represent either a direct loss of heritage by demolition or indirect loss via coastal erosion;
- Of the remaining options, **Options 2, 3 and 4**, Option 2 is considered to have a lower level of impact on key constraints through retention of the existing heritage listed building (albeit with some alterations that have the potential to impact on its heritage values and significance) and reduced level of impact on car parking and trees;
- With respect to the coastal protection works sub-options, the rock revetment option (**Sub-option 2.1**) is not considered feasible from an amenity perspective due to the impacts on beach width, particularly when the beach is in an eroded state. The other two coastal protection sub-options (**Sub-options 2.3 and 2.4**) are more costly than the secant piled seawall (**Sub-option 2.2**) and have aquatic ecological impacts.

For this reason, built form **Option 2 (the proposed works)** and coastal protection works **Sub-option 2.2 are recommended** as the preferred combination of options.

It is considered that the design approach taken for the site that is presented in the development application represents a suitable combination of built form and coastal protection works options to meet the present needs of the SLSC as it provides for the retention and preservation of the existing heritage listed Newport SLSC building for 60 years, in addition to the protection of the two closest Norfolk Island Pines, which are identified as being contributory to the significance of the building.

The consent authority can be satisfied that the proposed secant seawall will not result in any adverse impacts upon the amenity or function of the beach or intertidal zone and will not impinge upon public access to/from the beach. Rather, it will provide improved amenity and access for different users following a storm event when the beach is in an eroded state. The proposed seawall is far superior to the existing rock wall to the east of the Newport SLSC building that was constructed following the 1974 storm event, with the proposed development providing for enhanced access following a significant storm event compared to that which currently exists.

Glossary and Abbreviations¹

Abbreviation / Term	Description
AHD	Australian Height Datum
Average Recurrence Interval (ARI)	The average time between which a threshold is reached or exceeded (e.g. large wave height or high water level) of a given value. Also known as Return Period.
Beach erosion	Refers to landward movement of the shoreline and/or a reduction in beach volume, usually associated with storm events or a series of events, which occurs within the beach fluctuation zone. Beach erosion occurs due to one or more process drivers; wind, waves, tides, currents, ocean water level, and downslope movement of material due to gravity.
BYDA	Before you Dig Australia services report.
CL	Centreline
CM Act	NSW <i>Coastal Management Act 2016</i>
Coastal hazard	<p>Defined in the CM Act to mean the following:</p> <ul style="list-style-type: none"> • beach erosion • shoreline recession • coastal lake or watercourse entrance instability • coastal inundation • coastal cliff or slope instability • tidal inundation <p>erosion and inundation of foreshores caused by tidal waters and the action of waves, including the interaction of those waters with catchment floodwaters.</p>
Coastal inundation	Flooding of low lying areas by ocean waters, caused by a higher than normal sea level (e.g. due to storm tide).
Coastal Management Program (CMP)	A long-term strategy for the coordinated management of land within the coastal zone, prepared and adopted under Part 3 of the CM Act.
CZMP	Coastal Zone Management Plan prepared under the <i>Coastal Protection Act 1979</i> (now superseded by the CM Act).
Coastal processes	Coastal processes are the set of mechanisms that operate at the land-water interface. These processes incorporate sediment transport and are governed by factors such as tide, wave and wind energy.
Coastal protection works	<p>The CM Act defines coastal protection works as:</p> <ol style="list-style-type: none"> a) beach nourishment b) activities or works to reduce the impact of coastal hazards on land adjacent to tidal waters, including (but not limited to) seawalls, revetments and groynes.
KFH	Key Fish Habitat
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	NSW <i>Local Government Act 1993</i>
PCT	Plant Community Type
PLEP 2014	Pittwater Local Environmental Plan 2014

¹ Where possible, definitions for terms have been sourced from the *Coastal Management Glossary* (OEH, 2018b).

Abbreviation / Term	Description
PMF	Probable Maximum Flood
PoM	Plan of Management
Revetment or seawall	A type of coastal protection work which protects assets from coastal erosion by armouring the shore with erosion-resistant material. Large rocks/boulders, concrete or other hard materials are used, depending on the specific design requirements.
SLSC	Surf Life Saving Club
SNPP	Sydney North Planning Panel
SOHI	Statement of Heritage Impact
SRZ	<p>The Structural Root Zone (SRZ) is the area around the base of a tree required for its stability. The woody root growth and soil cohesion in this area are necessary to hold the tree upright; therefore, there are no variations to its size.</p> <p>The SRZ is normally circular with the trunk at its centre and is expressed by its radius in metres (AS – 4970). Due to the potential of causing instability of a tree, it is highly recommended that no roots within its SRZ are pruned or removed.</p>
Syгна Storm	Significant storm event along the east coast of NSW in May 1974, named after the shipwreck that was washed ashore during the storm event.
TPZ	The Tree Protection Zone (TPZ) is a specified area above and below ground and at a given distance from the trunk set aside for the protection of the tree’s roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.
ZOI	Zone of Influence
ZSA	Zone of Slope Adjustment

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- Appendix F** Community and Stakeholder Engagement Report
- Appendix G** Options Summary Sheets
- Appendix H** Sight Lines Analysis for Options 5 and 6

1 Introduction

On 12 November 2021, Northern Beaches Council (the Applicant) submitted a Development Application (DA2021/2173) for the proposed alterations and additions to the Newport Surf Life Saving Club (SLSC) building and ancillary coastal protection works at 394 and 394A Barrenjoey Road, Newport (the site).

The project was initiated by the Newport SLSC with a view to addressing a range of deficiencies in the existing club house building that adversely impact the SLSC operations. These include:

- Insufficient space to accommodate the larger membership, including lack of undercover storage for surf boats, insufficient capacity for Nippers equipment, boards and skis;
- Insufficient space in the first aid facility (which can accommodate only one patient) and office space for administrative staff;
- There is no suitable space for patrols in inclement weather;
- The gym is too small to meet demand and there are no suitable training spaces;
- There are insufficient showers and toilet facilities for club use; and
- The club hall is too small for whole-club events such as presentation night.

The key issue is the significant growth in membership of the SLSC in recent years. The building is no longer fit for purpose and requires updating in order to meet the needs of contemporary surf lifesaving and needs of the community, including:

- Balance of female to male facilities;
- Compliance for family change rooms and accessible amenities; and
- Fit for purpose lifeguard and lifesaving facilities including adequate storage and training space.

However, the Application was refused by the Sydney North Planning Panel (SNPP) on 5 October 2022. On 29 November 2022 the Applicant submitted a request for review of the SNPP's refusal, however this review has not yet been determined.

On 4 April 2023 the Applicant commenced proceedings in the Land and Environment Court of NSW under a Class 1 Application (Case no. 2023/00109048), pursuant to section 8.7 of the EP&A Act.

This *Options Assessment and Review* report has been prepared by Rhelm and Northern Beaches Planning on behalf of Northern Beaches Council to document the alternatives considered and support justification of the proposal. It is included as an appendix to the *Amended Statement of Environmental Effects* (ASEE; NBP and Rhelm, 2024).

This *Options Assessment and Review* report:

- Provides a chronological timeline of events associated with the proposed development (**Section 2**);
- Evaluates the land management context and the range of constraints in the vicinity of the site (**Section 3**);
- Identifies the range of potential options for both the built form of the SLSC building and sub-options for the ancillary coastal protection works (**Section 4**); and
- Draws conclusions with regard to the preferred option that forms the basis of the amended Development Application (**Section 5**).

2 History of the Proposal

The table below provides a chronological timeline of events associated with the Newport SLSC and the management of Newport Beach as it relates to the proposal.

Date	Action
1909 - 1911	Newport SLSC established. The first clubhouse was erected up on the hill at the back of Neptune Street. Due to its isolation, it was called La Solitare ² . After being in private ownership for a period of time the land that forms the beach and its surrounds was purchased by Warringah Shire Council and the Department of Lands and on 8 April 1911 the beach was opened as a public beach (with dressing sheds near the shoreline).
1915	Newport SLSC second building established, closer to the shoreline than the first building (La Solitare).
1933	Newport SLSC third (and present) building established in its current location. The buildings were opened on 30 September 1933 ³ . The building is considered to be representative of Inter-War Mediterranean style club houses. <i>The building has been placed to give the maximum of convenience to surfers and those who safeguard the beaches (The Sun, 1 October 1933).</i>
1937, 1957 and 1962	External additions to the SLSC building were completed by 1937 ⁴ . Further extensions/modifications to the building were completed in 1957 and 1962. There is evidence of planted Norfolk Pines in imagery from the 1950's ⁵ .
1974	May/June 1974 coastal storm/erosion event ('Sygna storm' – placement of rock material and possibly other materials to protect the SLSC building).
1980	Dune formation works to stabilise dunes after the 1974 event (PWD, 1985).
1985	Warringah Shire Council <i>Coastal Management Strategy</i> (PWD, 1985) – Newport Beach section identified 'Consider relocating club away from active beach zone when it is to be replaced, extended or renovated'. The relocation site is shown immediately landward of the existing building location.
2001	Alterations and additions completed for SLSC building.
1 April 2005	Advertisements were placed in the Manly Daily advising of community consultation sessions in relation to a draft plan of management for Newport Beach. Signs were also erected throughout the Newport area, with letters also sent to key community groups.
14 April 2005	A public meeting was held at Newport SLSC building in relation to the draft plan of management for Newport Beach.
26 May 2005	A second public meeting was held at the community hall at Spurway Park in relation to the draft plan of management for Newport Beach.
July – August 2005	The <i>Draft Ocean Beaches Plan of Management: Newport Beach</i> (Pittwater Council, 2005) was publicly exhibited.

² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2270445>, accessed 21 November 2022

³ ibid

⁴ ibid

⁵ Aerial view across Newport Ocean Beach, looking east. (01/01/1950 - 31/12/1959), Northern Beaches Council, accessed 21 Nov 2022, <https://northernbeaches.recollect.net.au/nodes/view/28501>

Date	Action
19 September 2005	The <i>Draft Ocean Beaches Plan of Management: Newport Beach</i> was presented to Council. Council subsequently deferred the matter to allow for further public consultation.
21 February 2006	A public meeting was held with the community to discuss any necessary changes to the <i>Draft Ocean Beaches Plan of Management: Newport Beach</i> .
23 March – 3 May 2006	The <i>Amended Draft Ocean Beaches Plan of Management: Newport Beach</i> was publicly exhibited.
19 June 2006	The <i>Ocean Beaches Plan of Management: Newport Beach</i> was adopted by Council. The PoM supersedes all previous plans, including the PWD (1985) <i>Coastal Management Strategy</i> . Future relocation of the SLSC building is not identified in the adopted PoM.
June 2009	Pittwater LEP 1993 – Newport SLSC listed as an item of local heritage in the PLEP 1993 from the June 2009 version of the LEP onwards and carried through to the PLEP 2014 when the 1993 LEP was repealed.
2011	<p>Newport SLSC approached the then Pittwater Council and identified issues with the form and function of the club house, noting also growing membership, and suggested a process of local community and member consultation (that the Club would implement) to gauge the views on expanding the building, after which the SLSC would report back to Council. The Council agreed.</p> <p>See attached documents in Appendix A:</p> <ul style="list-style-type: none"> • <i>Have your say on the Newport Clubhouse Masterplanning Process!!</i> • <i>Newport SLSC Masterplan “Think Tank” presentation</i> • <i>Newport Clubhouse Master planning questionnaire.</i>
2012	<p>Newport SLSC presented the Council with a position paper that identified feedback from members and the community and possible mass modelling options for the potential extension of the existing club facilities. The options included differing designs with extensions to the northern and western façades of the building, including a detached standalone building between the existing SLSC building and the playground, or at various locations in Bert Payne Reserve.</p> <p>A preferred modelling option, with no standalone facilities, was subsequently agreed, with Council commenting that:</p> <ul style="list-style-type: none"> • The proposal should work as closely as possible with the existing footprint of the building, • Any expansion of the existing building footprint eastwards / northwards or southwards would likely not be supported on Coastal Engineering grounds, • The expansion of the Club facilities on the western side of the clubhouse was would likely result in detrimental impacts upon the heritage fabric of the existing heritage clubhouse. <p>See attached documents in Appendix B:</p> <ul style="list-style-type: none"> • <i>Newport SLSC Masterplanning Process Strategy Paper</i> • <i>Stage 1 Masterplan</i> • <i>Newport SLSC Club Expansion Masterplan & Remote Public Amenities Block Options.</i>
2013	The Newport SLSC engaged an architect to prepare a master plan for the SLSC (based on the preferred model) and its adjacent grounds with the intent of overcoming the agreed deficiencies with the form

Date	Action
	and function of the existing building and critical pedestrian circulation issues in the public area adjacent the Club.
2014	The master plan was completed, and a number of meetings were held with Council to determine a way forward in order that the Newport SLSC could then fund and prepare a development application in cooperation with the Council.
2015	Heritage significance updated 14 March 2015. The heritage listing indicates that <i>'The building should be retained and conserved. A Heritage Impact Statement should be prepared for the building prior to any major works being undertaken.'</i>
August 2017	<p>The concept plan for the proposed alterations and additions to the Newport SLSC building, prepared by Daniel McNamara Architect, was notified to the local community with a request for comments and feedback.</p> <p>See attached documents in Appendix C:</p> <ul style="list-style-type: none"> • <i>Concept Plans 2017.</i>
September 2017	<p>A <i>What We Heard</i> report collating the responses to the community consultation conducted in August 2017 was released. A total of 78 submissions were received in support, three were opposed to the proposal and one raised concern. The three in opposition raised concerns about potential impacts to the heritage significance of the building.</p> <p>See attached document in Appendix D:</p> <ul style="list-style-type: none"> • <i>What We Heard Report.</i>
December 2017	Council issued owners' consent to lodge a development application for the proposed works.
January 2018	<p>A pre-lodgement meeting was held with Council with regards to the concept plan. The pre-lodgement report concluded:</p> <p><i>There are two overarching issues that impact upon the viability of the proposal, namely the heritage significance of the building and the coastal risk hazard that affects the site.</i></p> <p><i>At this stage, insufficient information has been provided to confirm whether or not the proposal is acceptable with regard to these factors, and further information is required prior to the lodgement of any future application.</i></p> <p><i>With respect to the coastal hazard, detailed construction information will be required to demonstrate that the majority of the existing structure is to be retained, and that both the retained structures and the new works can withstand the coastal hazard that affects the site.</i></p> <p><i>With respect to heritage, Council's Heritage Officer (Janine Formica), is available for further discussions once a more comprehensive heritage impact assessment and conservation management plan have been prepared for the site.</i></p> <p><i>The application also proposes a change to the amount and allocation of parking, which may require a change to the Plan of Management for Newport Beach. As changes to a Plan of Management are subject to public exhibition and input from key stakeholders, ideally this process should be undertaken prior to the lodgement of any future application.</i></p>

Date	Action
July 2019	Engineering investigations for the design of the proposed works commence.
January 2020	A separate proposal is announced with regard to the creation of a youth space, comprising a half-court basketball court, a handball court and exercise equipment, in the area between the existing Newport SLSC building and the playground to the west.
February 2020	<p>Further discussions were held between Newport SLSC and the Heritage Officers from Council.</p> <p>Concerns were raised in relation to the dominance of the proposed additions on the western façade and the detailing of the eastern façade. Council advised:</p> <p><i>This is not a new surf club building, but an addition to a Council owned and listed heritage item and retaining the heritage significance of this building should be Council's aim. As an owner of a heritage asset, Council has a responsibility to look after and manage the heritage significance of the building and set an example to private owners of heritage and the community generally.</i></p> <p><i>As you know we have responded to Peter Horton on the coastal management issues. It would appear from his response that he may be recommending complete removal of the building, which we have indicated would be the only unacceptable option from a heritage point of view.</i></p>
February 2020	<p>An <i>Assessment of Options for the Redevelopment of Newport SLSC, with Updated Consideration of Risk from Coastal Erosion/Recession</i> was prepared by Horton Coastal Engineering.</p> <p>The options considered for the redevelopment of Newport SLSC in the Horton Coastal Engineering (2020) options assessment were as follows:</p> <ol style="list-style-type: none"> 1. current concept, no piles or seawall/revetment. 2. current concept, new portion on piles, no seawall/revetment. 3. current concept entirely on piles, no seawall/revetment. 4. demolish and rebuild on piles, no seawall/revetment. 5. current concept, no piles, with rock revetment protection. 6. current concept, no piles, with vertical or hybrid seawall protection. 7. demolish and rebuild, no piles, with revetment or seawall protection. <p>See document:</p> <ul style="list-style-type: none"> • <i>Assessment of Options for Redevelopment of Newport SLSC, with Updated Consideration of Risk from Coastal Erosion/Recession</i> by Horton Coastal Engineering.
June 2020	Coastal investigations are completed, with a decision made to proceed with a new seawall to protect the Newport SLSC building.
November 2020 – January 2021	The revised concept plan was publicly exhibited.
December 2020	<p>Further coastal investigation was undertaken, with six different seawall designs.</p> <p>See attached document in Appendix E:</p> <ul style="list-style-type: none"> • <i>Initial Discussion on Potential Seawall Layouts at Newport SLSC</i> by Horton Coastal Engineering.
May 2021	A Community and Stakeholder Engagement Report was released. Over 80 per cent of respondents indicated they either supported the proposed extension concept plan or supported it with (minor) changes. 80 per cent of respondents indicated the proposal would improve the existing facility. With

Date	Action
	<p>regards to heritage, Council received 48 supportive and 44 unsupportive comments, with mixed sentiments.</p> <p>See attached document in Appendix F:</p> <ul style="list-style-type: none"> • <i>Community and Stakeholder Engagement Report.</i>
November 2021	The subject Development Application was lodged with Council.

3 Site Context, Design Criteria and Constraints

This section of the report provides an overview of the site context with respect to the various criteria that have potential to affect the SLSC operations, design and location.

A multi-criteria approach was adopted in supporting the options assessment, as follows:

- **Planning** criteria –
 - Consistency with the Plan of Management for the site (**Section 3.1**), including the permissibility of the option,
 - Consistency with the *NSW Coastal Design Guidelines (2023)* (**Section 3.2**).
- **Operational and engineering design** criteria –
 - Surf lifesaving operational requirements (**Section 3.3**),
 - Coastal hazards (**Section 3.4**),
 - Flood hazard (**Section 3.5**),
 - Impacts to sub-surface utilities (**Section 3.6**).
- **Social** criteria –
 - Impacts to public open space, beach amenity and public access (**Section 3.7**),
 - Impacts to parking (**Section 3.7**).
- **Coastal environmental and heritage** criteria -
 - Impacts to the existing heritage listed SLSC building (**Section 3.9**),
 - Impacts to the coastal environment, including trees and dune vegetation, as well as aquatic ecosystems (**Section 3.10**).
- **Economic** criteria –
 - Cost of the option.

3.1 Pittwater Ocean Beaches Plan of Management – Newport Beach

The site includes land that comprises both Crown land reserve and some small areas of Community Land owned by Pittwater Council (now Northern Beaches Council). Newport Beach is Crown land (R1040912) and is defined as the area between the High Water Mark and Mean Low Water Mark, noting that the area is dynamic depending on cycles of erosion and accretion.

Under the *Local Government Act 1993* (LG Act), Community Land is to be managed in accordance with a Plan of Management which is required to specify the uses, activities and developments that will be permitted on the subject land.

Similarly, under the *Crown Land Management Act 2016*, plans of management are to be prepared for Crown land.

The site is managed by Northern Beaches Council in accordance with the Pittwater's *Ocean Beaches Plan of Management* (PoM; Pittwater Council, 2005). Chapter 7 of the PoM relates to Newport Beach. A Master Plan for Newport Beach is incorporated in the PoM. The extent of land within and adjacent to the site that is subject to the PoM is identified in **Figure 3-1**.

Development or activities relating to land that is subject to the PoM will be considered if they are:

- Listed as permissible (with or without development consent) in the Permissible Uses Table for the relevant reserve (and not identified as a prohibited activity);
- Consistent with the guidelines and core objectives for the relevant land categories under the LG Act;

- Are consistent with or ancillary to the reservation purpose if undertaken on a Crown Reserve; and
- Are consistent with the objectives for the management of Crown Land under the *Crown Land Management Act 2016*.

Reserve purpose

The reserve purpose specified for each of the relevant reserves, namely Newport Beach (R1040912) and Farrells Lagoon Reserve (R60118), is Public Recreation. It is considered that the Proposal is consistent with the reserve purpose in that it provides a community facility that can be used by the public and comprises essential infrastructure to support public recreational use of Newport Beach and the associated public open space.

Land categories

The land use categories for the land falling within the site as designated under the PoM are shown in **Figure 3-1**.

Under Section 36E of the LG Act, the core objectives for land categorised as Natural Area are:

- to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and*
- to maintain the land, or that feature or habitat, in its natural state and setting, and*
- to provide for the restoration and regeneration of the land, and*
- to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and*
- to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.*

Under Section 36G of the LG Act, the core objectives for land categorised as Park are:

- to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

Under Section 36I of the LG Act, the core objectives for General Community Use land are ‘to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public—

- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).’*

Under Section 36N of the LG Act, the core objectives for Foreshore land are:

- to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore’s role as a transition area, and*

(b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

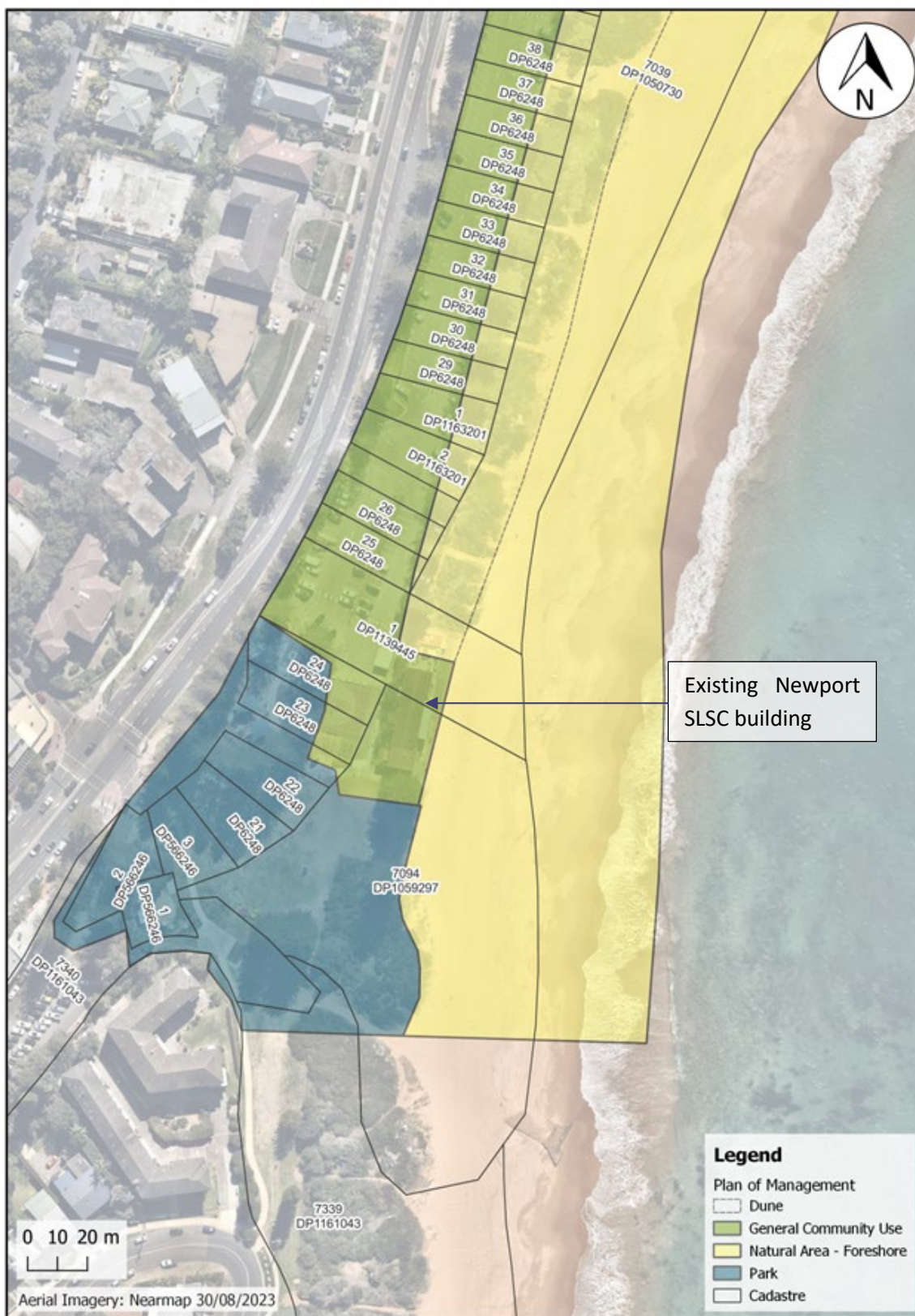


Figure 3-1 Cadastral Lots and Plan of Management (2005) Boundary and Land Use Categorisation

It is reasonable to assume that the SLSC buildings should be maintained within the part of the site designated for General Community Use, shown green in **Figure 3-1**. This would essentially limit the location of any new building to the current footprint, the youth area/basketball court, or the carpark. Where options consider relocation of the club building to an alternative location, the shape of the potential building footprint has been modified to ensure this is the case.

Permissible uses

The *Plan of Management* (Pittwater Council, 2005) includes a table summarising:

- The permissible uses of the land that do not require development consent;
- Permissible uses of the land requiring development consent; and
- Prohibited uses.

Those activities or uses in the table that are relevant to the proposal are listed in **Table 3-1**.

Table 3-1 Permissible Uses Table (after: Pittwater Council, 2005)

Use / Activity	Policy Details / Examples
Permissible Uses Exempt	
Maintenance / minor works	Examples (including but not limited to the following): <ul style="list-style-type: none"> • Bush regeneration (including weed removal) • Children’s playground equipment and structures – in accordance with the Master Plan • Dune stabilisation and foreshore protection – in accordance with the Master Plan • Earthworks to construct structures identified on the Master Plan, including filling, levelling, grading and topdressing (e.g. installation of seating as per master plan) • Fencing including security, childproof, protective and temporary fencing • Footpaths, boardwalks , minor bridges, multi-use pathways and tracks (other than for motor vehicles) – in accordance with the Master Plan • Floodlighting of beach areas only for beach related activities • Fire hazard reduction activities • Land restoration works, including mounding – in accordance with the Master Plan • Landscaping in accordance with the Master Plan • Lighting of reserve • Minor drainage, stormwater, erosion and sediment control works • Park furniture, such as seating, shade structures and shelters – in accordance with the Master Plan.
Permissible Uses Requiring Development Consent	
Major Works / Permanent structures	Examples include, but are not limited to the following: - <ul style="list-style-type: none"> • Drainage and stormwater works (major, such as detention basin) • Filling or cutting greater than 500mm in depth
Surf Club Food and Beverage Facility	Food and beverage facility permissible only within existing footprint of Surf Club building.
Prohibited Uses (including but not limited to the following)	
<ul style="list-style-type: none"> • Storage of watercraft or equipment below Mean High Water Mark 	

Use / Activity	Policy Details / Examples
	<ul style="list-style-type: none"> Vegetation removal not in accordance with Council’s Tree Preservation and Management Order, or this PoM

Excerpts from the master plan that is referred to in the Permissible Uses Table are reproduced here in **Figure 3-2** and **Figure 3-3**.

The master plan inclusions of relevance to the proposal are listed below along with the corresponding reference number shown in the figures:

- Stormwater Drainage (7) – Investigate long-term drainage control and upgrading works to improve storm water quality and reduce erosion and beach scour effects.
- Bert Payne Reserve (8) – Maintain the existing open grassed area, upgrade existing and install additional seating, picnic tables and BBQ facilities. Install lighting and provide tree planting for shade along the pedestrian access pathway to the surf club.
- Reserve Boundary (9) – Install garden area or raised deck to prevent wind-blown sand from inundating the park. Install further seating along beach frontage.
- Playground Area (10) - Upgrade the existing playground area with new play equipment, softfall, safety fencing, and additional seating and incorporate a mass planted garden bed.
- Newport Beach Surf Club Building (11) – Council together with Newport Beach SLSC to maintain and upgrade surf club building and surrounds as required, having regard to public safety.
- Existing Norfolk Pines (12) – Manage existing Norfolk Island Pine trees (*Araucaria* sp.) appropriately, with regular inspections and carry out work necessary to ensure the ongoing health and safety of the trees. Investigate heritage listing the Pine trees.
- Northern Dune Area (14) - Ongoing maintenance and regeneration works.
- Storm Water Drainage (20) - Investigate long-term drainage control and upgrading works to improve stormwater quality and reduce erosion and beach scour effects.

It is noted that item 11 identifies the need to ‘*maintain and upgrade*’ the existing SLSC building and surrounds, implying it is to be retained in its present location. The *Ocean Beaches Plan of Management: Newport Beach* was adopted by Council on 19 June 2006, approximately five years prior to the commencement of the current proposal for alterations and additions to the Newport SLSC building.

As identified in **Section 2**, the *Ocean Beaches Plan of Management: Newport Beach* underwent rigorous community consultation and is reasonably relied upon to inform the development potential of the site and the scope of works anticipated by the community at the subject site.



Figure 3-2 Master Plan for Newport Beach – First Sheet (source: Pittwater Council, 2005)



Figure 3-3 Master Plan for Newport Beach – Second Sheet (source: Pittwater Council, 2005)

3.2 NSW Coastal Design Guidelines

The *Coastal Design Guidelines for NSW* guides strategic planning decisions for the coastal zone. This section provides an overview of the elements of the existing and draft updated guidelines of relevance to the proposed works.

3.2.1 Coastal Design Guidelines for NSW (2003)

Chapter 2 of the 2003 *Coastal Design Guidelines* are relevant to public domain plans and can be used when assessing new buildings and when planning infrastructure (Coastal Council, 2003). Section 2.5 of the Guideline states that development on dunes and the foreshore reserve should *'only allow development for essential public purposes such as surf lifesaving club buildings...Where redevelopment occurs, the footprint of the new building is the same as the existing and, where possible, at a distance further back from the high water mark than the existing building.'*

3.2.2 NSW Coastal Design Guidelines (2023)

The State Government updated the 2003 version of the *Coastal Design Guidelines* to ensure they are consistent with the coastal management framework, including the *NSW Coastal Management Act 2016* (CM Act) and *NSW Coastal Management Manual* (OEH, 2018). The Guidelines support local communities to:

- Support a balance between environmental, economic, social and cultural needs;
- Plan for coastal hazards;
- Cater to growing communities and their changing needs;
- Support coastal industries such as fishing, boating and tourism; and
- Support diverse housing supply in suitable locations.

The guidance in Chapter 3 of the Guideline is mandatory for all planning proposals, whereas Chapter 4, which relates to urban design, is optional.

Excerpts from Chapter 3 of the Guideline are provided below, with requirements of relevance to the proposal highlighted with an orange box.

It is noted that SLSC buildings are described as *'essential public purposes'* that are exempt from the requirement to avoid development on coastal dunes and foreshore reserves, as per Outcome C.2. Further to the above, it is considered that, as demonstrated through this options assessment, the proposed works are consistent with other requirements in the Guideline, as follows:

- Heritage values of the coastal zone are to be protected, where feasible (Outcome C.1);
- Public access and amenity is to be maintained or improved (Outcome C.2); and
- As per the requirements of Outcome E.2, this options assessment considers the interaction of coastal and flood hazards.

Further, it is noted that Newport SLSC, as a member club of Surf Life Saving NSW is defined as an *'emergency services organisation'*. Consistent with Outcome E.5, emergency management agencies are to be consulted with respect to access and essential infrastructure, which in this case includes SLSC buildings. The form and function of the SLSC, which is infrastructure *'essential for public purposes'* and the outcomes of consultation with the Newport SLSC over many years regarding their operational requirements of relevance to this options assessment are discussed in **Section 3.3**.

Outcome C.1 Protect and promote heritage values

Protect heritage values, items and sites from the impacts of both development and climate change. Promote Aboriginal and non-Aboriginal heritage as appropriate.

Sources: Coastal Management Act s3(c) and s9(2)(a); Resilience and Hazards SEPP s2.11(1)(a); Local Planning Direction 3.2 (Heritage Conservation); Designing with Country.

Requirements

- a. Ensure development does not harm heritage values or sites.
- b. Work collaboratively with local Aboriginal people before and throughout the planning proposal process.
- c. With permission and guidance from local Traditional Custodians, identify and emphasise significant features of coastal land and sea Country.
- d. With permission and guidance from local Traditional Custodians, identify and protect sacred and significant areas through the appropriate siting of development.
- e. Ensure land use, building type, scale and height respond to heritage items and areas.

Outcome C.2 Provide public access to significant coastal assets

Ensure that people of all ages and abilities can access and enjoy the coast.

Sources: Coastal Management Act s3(b), s3(g) and s8(2)(f); Resilience and Hazards SEPP s2.9(b) and s2.11.

Requirements

- a. Protect and, where practical, improve, public amenity, access to and use of beaches, foreshores, rock platforms, geoheritage sites and headlands, unless you must restrict access for public safety or for environmental or cultural protection. In doing so, consider both current and projected future coastal hazards.
- b. Identify opportunities to maintain and improve existing public access to beaches, foreshores, coastal waters and coastal lakes that support active and passive recreation activities, where this does not interfere with existing coastal industries.
- c. Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas.
- d. Maintain and improve foreshore access and connections to existing or proposed networks of public open spaces. This includes waterways, riparian areas, bushland and parks for active and passive recreation.
- e. Consider opportunities to protect and improve habitat connectivity through settlements, such as those described in the *Greener Places Design Guide*.
- f. Avoid development on coastal dunes and foreshore reserves unless it is for essential public purposes, such as surf life-saving club buildings. Any building or structure located on dunes must be of lightweight construction and relocatable.
- g. Define the boundaries of development sites with a public edge – for example, a pedestrian pathway or public laneway.
- h. Prevent the privatisation of coastal open space by ensuring development next to foreshores is set back, maintains public access and accessibility, and provides links and connections to other public accessways.

Outcome E.2 Account for natural hazard risks
Understand and address the interaction between coastal hazard and other natural hazard risks that may affect development.
Sources: Coastal Management Act s3(f); Local Planning Directions 4.2(2) (Coastal Management), 4.1 (Flooding) and 4.3 (Planning for Bushfire Protection).
Requirements
a. Identify areas on and near the proposal that are affected by current or projected future coastal hazards. Ensure that the proposal is compatible with any identified threat or risk.
b. Account for potential interaction between coastal hazards and other current and future natural hazards. This includes flooding, bushfires, landslip, heatwaves, severe storms, east coast lows and cyclones. Refer to the <i>Strategic Guide to Planning for Natural Hazards</i> .
c. Manage natural hazard risk within the development site. Avoid using public space or adjoining land to lessen risk.

Chapter 4.4 of the Guideline provides design guidance for the social and economic context. Of relevance to the proposed works is section '4.4.2 Ensure coastal infrastructure delivers civic space and community assets.'

- a. *Maintain public ownership of foreshores and reserves.*
- b. *Provide, improve and maintain coastal infrastructure to enable access (for example, upgrade paths along breakwaters and estuary foreshores to enable safe access for all).*
- c. *Provide social amenity and educational engagement opportunities in re-naturalised coastal spaces (for example, engineered benched seating merging into natural rock platform or tidal pools for marine habitat).*
- d. *Create high-quality urban amenity and recreational infrastructure (for example, showers and changing facilities, bicycle and surf craft racks, and seating along coastal walkways).*
- e. *Provide management facilities to support and enable community stewardship of coastal places (for example, equipment storage for surf lifesaving, bushcare or community garden groups).*
- f. *Promote adaptive reuse and integration of heritage items into development where appropriate.*

Surf lifesaving activities are effectively identified as infrastructure that supports community stewardship of coastal places (refer underlined text above). Further, the proposed works would also support achievement of the goals identified in points b., c., d. and f. above.

3.3 Surf Life Saving Operational Requirements

The Newport SLSC is a member club of Surf Life Saving NSW, which is defined as an 'emergency services organisation' under the *NSW State Emergency and Rescue Management Act 1989*.

While there are no specific building or siting requirements that apply to 'emergency services organisations' under the Act, there are a range of operational and service requirements that are key to the efficient and effective operation of the Newport SLSC that enable it to function for surf lifesaving purposes at Newport Beach. These include:

- Ease of access for personnel to and from the beach;
- Ease of transfer of equipment to and from the beach;

- Ability to actively undertake surveillance of the beach during patrols and for events, as well as outside of formal patrol times when casual surveillance may be undertaken;
- Provision of adequate facilities for both the public and club members, including amenities such as change rooms, showers and toilets, and taking into account the increase in membership in recent years and increase in the proportion of female club members in particular (i.e. which may not have been contemplated at the time the SLSC building was originally constructed in the 1930's); and
- Adequate provision for contemporary SLSC operations, including storage for equipment and vessels, training areas, etc.

Table 3-2 provides a summary of the number and type of rescues, first aid and preventative interventions undertaken by lifeguards and volunteers at Newport Beach over the 12 year period 2010-2022. A total of 613 rescues were undertaken over the reporting period, including 156 rescues over the 2014-2015 season.

Table 3-2 Statistics for Rescues, First Aid and Preventative Interventions for Newport SLSC 2010-2022
(source: Newport SLSC)

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total (2010-2022)
Rescues													
No Gear	2	13	7	0	17	2	6	4	1	1	2	1	56
Rescue Tube	21	47	11	13	48	25	20	12	30	10	2	4	243
Rescue Board	4	37	9	21	38	2	9	11	3	1	9	10	154
IRB	2	7	11	14	43	8	15	7	2	1	1	4	115
RWC	0	5	0	9	10	2	1	0	6	0	1	0	34
Helicopter	0	0	0	2	0	0	0	0	0	0	0	0	2
Surfboard	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	2	1	0	0	0	1	5	0	0	0	9
Total	29	109	40	60	156	39	51	35	47	13	15	19	613
First Aids													
Fracture/Dislocation	0	0	0	4	3	0	2	1	2	2	0	2	16
Major wounds	3	0	2	0	0	0	2	1	0	1	1	0	10
Major Marine stings	0	1	1	2	0	1	0	2	0	1	0	0	8
Minor cuts/abrasions	26	43	17	28	22	8	15	22	16	12	10	10	229
Minor Marine Stings	657	62	282	9	90	117	103	115	16	24	246	30	1751
Spinal	6	4	20	4	24	13	0	9	10	2	0	1	93
Resuscitation	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	19	34	2	5	3	6	8	3	0	2	11	5	98
Total	711	144	324	52	142	145	130	153	44	44	268	48	2205
Preventions													
Lost Child	5	5	3	2	4	2	5	2	0	1	1	0	30
Preventative Actions	502	1343	376	473	820	1705	734	699	905	556	792	753	9658
Searches	6	0	0	1	1	3	4	4	1	0	2	0	22

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Total (2010-2022)
Shark Alarm	2	1	1	2	2	0	1	1	0	0	0	0	10
Total	515	1349	380	478	827	1710	744	706	906	557	795	753	9720

3.3.1 Strategic Context

Surf Life Saving NSW has prepared a Strategic Plan 2021-24. Under the topic ‘Strategic enablers’ there is an action to ‘*Assist clubs to ensure security of tenure and fit for purpose buildings*’.

3.3.2 Ease of Access

The Newport SLSC building has a direct connection to the beach along its entire eastern facade. As outlined in **Section 2**, when the current building was constructed in 1933, it was reported that ‘*The building has been placed to give the maximum of convenience to surfers and those who safeguard the beaches*’ (The Sun, 1 October 1933). This is not only significant from a heritage perspective, but also with regard to the functionality and operation of the club. In addition to providing ready access to the beach for personnel, the beach frontage facilitates the ease of transfer of essential lifesaving equipment between the building and the beach, as well as the safe and efficient transfer of patients requiring medical treatment.

Ease of access is relevant to occupational health and safety considerations, but is particularly important during an emergency when there may be a need to rapidly mobilise extra personnel and/or equipment to the beach or to evacuate a patient. Response times can be critically important in an emergency situation (discussed further below).

The location of the existing building, which contains public amenities, is also centrally located for use by visitors to the beach, the reserve, the basketball court and the playground/youth area alike.

Also of relevance to this discussion is consideration of access when the beach is in an eroded state. Discussion on beach width of relevance to access under eroded conditions is provided in **Section 3.7.2**. Of note is that the incorporation of stairs and a ramp into the piled secant seawall supports access when the beach is in an eroded condition into certain options assessed (i.e. Option 2.2).

No other built form or coastal protection options considered in **Section 4** have the same provision for access under such conditions. While stairs could be incorporated into the design of a rock revetment (Option 2.1), access would be more limited than is currently the case, particularly for surf craft. Beach nourishment (Option 2.3) of a volume required to mitigate the coastal erosion risk for the adopted design event would have a similar level of access as the current situation, noting the beach would likely be wider.

3.3.3 Sight Lines for Active and Casual Surveillance

Surf Life Saving Australia uses the following key educational messaging:

If we can't see you, we can't save you.

The proximity of the existing building to the sand enables direct and unimpeded surveillance of the foreshore and nearshore waters for life saving purposes. Newport SLSC advises that formal surveillance is undertaken from the existing building as part of their standard operations. The deck is used as an

operational observation point for patrol purposes. The sight lines achievable from the deck are particularly important when patrol surveillance capability from the beach is restricted due to large or hazardous surf conditions or when the beach is crowded. A lifeguard with a radio and binoculars is placed on the deck to provide overwatch for the patrol. Similarly, a qualified lifeguard with binoculars and radio is stationed on the deck to oversee Nippers activities up and down the beach, or during swim events and carnivals held at the beach. **Figure 3-4** provides an example of the view towards the ocean from the footpath in front of the SLSC building, overlooking board training being undertaken around 100-200 m offshore by junior club members.



Figure 3-4 View from Footpath in Front of SLSC Building (date: 28/08/2023)

In addition, during inclement weather or on ‘beach closed’ days, the majority of the surf lifesaving patrol is typically stationed on the first floor deck or in the club room to provide to provide beach surveillance to support roving patrols of the beach. This enables early identification of issues and rescues as required. The necessity of stationing patrol lifeguards in the clubhouse arises from the lack of suitable beachside sheltered areas for lifeguards to retreat to during inclement weather, or during electrical storms when there is a risk to their safety. High risk periods may also arise due a combination of heat waves and hazardous surf conditions (SLS NSW, 2021). Patrols remain important during these high risk periods.

Pre-patrol observation is also undertaken from the club house deck to identify the best position to place the flags / swimming locations and patrol compound locations, and to identify any hazards such as rips, troughs, dangerous sand banks, weed banks and etc. which may not be visible and cannot be assessed from beach level.

Casual surveillance outside of patrol hours or during the off-season when the beach is not patrolled is also important. The first floor deck, club room and hall areas are all regularly used for surf lifesaving

training purposes and enable the attendant trainers and trainees to provide casual beach surveillance at times training is underway. This may coincide with both formal patrol periods and periods when the beach is not patrolled.

It is noted that, in the event of a mass or difficult rescue, additional personnel are required to support operations and the combination of active and casual surveillance by qualified lifeguards, as well as proximity of the building to the beach, facilitate a rapid emergency response when required, minimising rescue times.

The SLSC advised that *'the deck area provides a perfect vantage point for a full and 180 degree elevated view of the surf zone of the beach and is an integral part of the Club's patrol beach set-up planning as well as a key surveillance point for patrol operations'*.

3.3.4 Sight Lines Analysis

A spatial analysis of sight lines was undertaken for the existing building, confirming current sight lines to the beach and surf zone. These are presented for the ground floor in **Figure 3-5** along with photographs showing the views from the footpath located at the eastern façade of the building in **Figure 3-6**. **Figure 3-7** presents the sight lines analysis for the first floor of the existing building, and the photos in **Figure 3-8** show the existing views from the first floor.

In **Figure 3-5** and **Figure 3-7**, green areas denote visible parts of the beach and surf zone and pink areas denote part of the shoreline that would not be visible due to an obstruction to the line of sight such as trees, topographical features, waves or a building(s). The elevation surface terrain for the sight line analysis has been generated from data sourced from ELVIS (Elevation and Depth) LiDAR (captured June 2020 - Spatial Services category 1) with an accuracy of 0.3 m vertical and 0.8 m horizontal and a minimum point density of 4.01 points per square metre.

The following parameters have been adopted for the sight lines analysis:

- The ground and first floor level of the existing building;
- Initial viewpoint facing 100° with an offset of 1.7 m (approximating eye level of a person observing the beach and surf zone); and
- The horizontal span extends 160°, while the vertical view covers 45°, covering a distance of 600 m. The 600 m distance was chosen to reasonably represent the distance a person can see under good visibility conditions.

It is apparent that existing topographic features such as the dunes and trees would materially impact views if the vantage points used for surveillance of the beach by lifeguards were to be moved landward or to a different location along the shoreline, as illustrated by **Figure 3-9**.

Examples of potential sight lines for other options are provided in **Appendix H** and discussed in **Section 4.3**. It is noted that these sight lines represent a best possible scenario and are not representative of sight lines in all locations in the building. In that sense the estimated sight lines for alternative options are conservatively applied for purposes of comparison with the existing sight lines.

As a guide, consultation undertaken for a recent development application for the Bronte SLSC also identified that the key concern to the community was the operational requirements of the lifeguards, in particular the need to ensure the lifeguards were provided space at a higher vantage point within the

club to optimise sight lines for surveillance purposes.⁶ The design of the Bronte SLSC building was modified for that purpose.

⁶ <https://haveyoursay.waverley.nsw.gov.au/Bronte-Surf-Club-upgrade/concept-consultation>



Figure 3-5 Sight Lines from Ground Floor of Existing SLSC




	<p>a) Looking to the north from the footpath in front of the eastern building façade.</p>
	<p>b) Looking directly out to sea from the footpath adjacent to the eastern building façade.</p>
	<p>c) Looking south from the footpath adjacent to the eastern building façade.</p>

Figure 3-6 Photographs of Sight Lines from Ground Floor of Existing SLSC (date: 28/08/2023)



Figure 3-7 Sight Lines from First Floor of Existing SLSC




	<p>a) Looking directly out to sea from the first floor club room.</p>
	<p>b) Looking north from the first floor deck.</p>
	<p>c) Looking south from the first floor club room.</p>

Figure 3-8 Photographs of Sight Lines from First Floor of Existing SLSC (date: 28/08/2023)



Figure 3-9 View Slightly Landward and to the South of Existing SLSC Building Showing Visual Obstructions (date: 28/08/2023)

3.3.5 Risk of Drowning Outside of Patrol Hours

Outside of patrol hours, there is no formal means of providing assistance to swimmers or surfers that get into difficulty. However, with the casual surveillance sight lines available from the existing surf club, it is possible for lifeguards within or on the seaward side of the SLSC building to detect a person or persons in difficulty. Persons rescued out of hours are not formally recorded in the rescue / preventative actions database, but they are reported in the coastal drownings data (where they occur). The data supporting this is discussed below.

A total of 28 coastal drowning deaths occurred in NSW over the 2022/2023 summer period, an increase of 55% over the 10-year average and the highest number of summer coastal drowning deaths since records began (Surf Life Saving Australia, 2023). In the reporting period, 33% of drowning deaths across Australia occurred within 1 km of a surf lifesaving service, and 67% occurred at least 1 km from a surf lifesaving service. All summer coastal drowning deaths occurred at unpatrolled locations, and 17% of drowning deaths across Australia occurred between the hours of 6pm and 6am, outside of patrol hours (Surf Life Saving Australia, 2023). Furthermore, the *Summer Coastal Drowning Report 2022/23* identifies that the majority of drowning deaths occur outside of the Summer period, coinciding with times of year over which beaches are unlikely to be patrolled; for example, 57% of all drowning deaths in the 2021/2022 reporting period occurred outside of Summer (Surf Life Saving Australia, 2023). These statistics highlight the critical value of casual surveillance outside of patrol hours.

3.3.6 Adequacy of Existing SLSC Facilities

At a presentation provided by the Newport SLSC on 20 September 2011, the Club Management Committee and Building Committee hosted a meeting to discuss a long-term masterplan for the Club's

facilities (refer materials in **Appendix A**). The purpose of the meeting was to seek feedback on the issues with the existing clubhouse and the following issues were discussed:

- There is no suitable space for patrols in inclement weather;
- There is no suitable undercover storage capacity for surf boats;
- There is insufficient board and ski storage capacity;
- The storage space for Nippers equipment is too small;
- The gym is too small to accommodate programmed and free training for SLSC members;
- There are no suitable training spaces;
- The first aid facility could benefit from additional space to accommodate more than one patient;
- There are insufficient showers and toilet facilities for club use;
- The club hall is too small for whole-club events such as presentation night;
- Lacks office space sufficient to accommodate the increase in operations, staffing and records keeping associated with the increase in membership; and
- Need to allow flexibility to accommodate future changes without loss of investment or major disruption.

The inefficient design and lack of space in the current building has implications for health and safety of personnel, including:

- Lack of safe working areas for activities such as re-fuelling and boat motor flushing that have clear separation from public pathways and other public areas;
- Poor separation of traffic flow, pedestrians and movement of craft.

One of the key issues identified was the significant growth in membership of the SLSC in recent years, which is anticipated to result in an ongoing significant increase in requirement for space to accommodate the members and additional equipment. The building is no longer fit for purpose and requires updating in order to meet the needs of contemporary surf lifesaving and the community including:

- Balance of female to male facilities;
- Compliance for family change rooms and accessible amenities; and
- Fit for purpose lifeguard and lifesaving facilities including adequate storage and training space.

For purposes of this options assessment, it was assumed that the minimum footprint of the SLSC should be 1,000 m². This is consistent with the footprint of two recent clubhouse developments for the Mona Vale and Long Reef SLSCs, both of which have similar sized memberships and service communities of a similar population size. This amount of floor space was found to provide an appropriate trade-off between the operational requirements for surf lifesaving and the cost and potential impacts of these projects.

3.4 Risk from Coastal Hazards

The *Supplementary Coastal Engineering Report* (RHDHV, 2024) provides a review of existing information and studies on coastal hazards affecting the site (namely, coastal erosion and coastal inundation) over different planning horizons.

The coastal hazard extents from the Worley Parsons (2015) report represent those adopted by Council in the absence of a certified Coastal Zone Management Plan or Coastal Management Program for the site. These are mapped in **Figure 3-10**.

For purposes of considering coastal hazards, the assumed design life of the club house building following implementation of the seawall is 60 years and commencing in 2024, which translates into a planning horizon of 2084. It is noted that the Worley Parsons (2015) hazard lines are provided for the present day, 2050 and 2100 only. It is reasonable to assume the 2085 hazard extents would lie somewhere between the 2050 and 2100 hazard lines.

Revised coastal hazard extents developed by WRL are presented in **Figure 3-11**. These represent the modified hazard extents following implementation of coastal protection works in the form of a piled secant seawall as part of the proposed works. It shows that the present day (or immediate) Zone of Slope Adjustment (ZSA) is roughly in line with the seaward edge of the promenade on the eastern side of the SLSC building.

With respect to the existing rock protection structure placed following the 1974 Sygna storm, it is considered by RHDHV (2024) that these works cannot be relied upon to provide protection to the SLSC building at the present time or into the future for several reasons, including:

- The rocks are undersized for the incident wave climate experienced in storms (hence would not be hydraulically stable);
- The rocks demonstrate poor interlocking, further adversely affecting stability;
- Only a single armour layer is likely to exist (not a double armour layer combined with underlayer as is accepted design practice); and
- The toe level is high compared to accepted design practice for rock revetments on an open coast beach (the toe level is at approximately 1.8 m AHD compared to a typical design level of -1 m AHD, hence almost 3m too high presenting an unacceptable undermining risk).

Several coastal protection works options have been considered in this options assessment, as detailed in **Section 4.2**. The key implications of these different options for the options assessment are discussed below.

If implemented as proposed under Option 2.3, beach nourishment works would also provide some mitigation of coastal hazards through provision of compensatory sand that may be eroded from the beach before the pedestrian walkway and building start to fall within the ZSA, at which point they would be at risk of undermining. The longevity and therefore the effectiveness of beach nourishment is impacted by alongshore losses of sand from the placement area (Carley and Cox, 2017). This will translate into a reduction in the amount of protection from coastal hazards over time (i.e. in between nourishment intervals), particularly for larger, rarer erosion events or in the event of more than one event in succession. Beach nourishment is therefore less effective at mitigating coastal erosion risk than a seawall or revetment. Hence, there is a trade-off between the volume of beach nourishment undertaken and other impacts (such as access, amenity, ecological, cost, etc.).

Adopting a 1,000-year Average Recurrence Interval (ARI) design event as appropriate for the Proposal, the 1,000-year ARI storm demand for Newport Beach is estimated at 250 m³/m (RHDHV, 2024). The beach nourishment option assumes an initial placement of a volume of around 500,000 m³ across the full 1.1 km of Newport Beach, which translates to an additional 455 m³/m onto the beach. The sand is

assumed to be sourced from offshore of Newport Beach. Beach nourishment would likely result in a range of adverse impacts, including ecological impacts in both the dredging and nourishment areas (refer **Section 3.10**), increased beach width with implications for surf lifesaving operations and amenity, impacts to stormwater outlets.

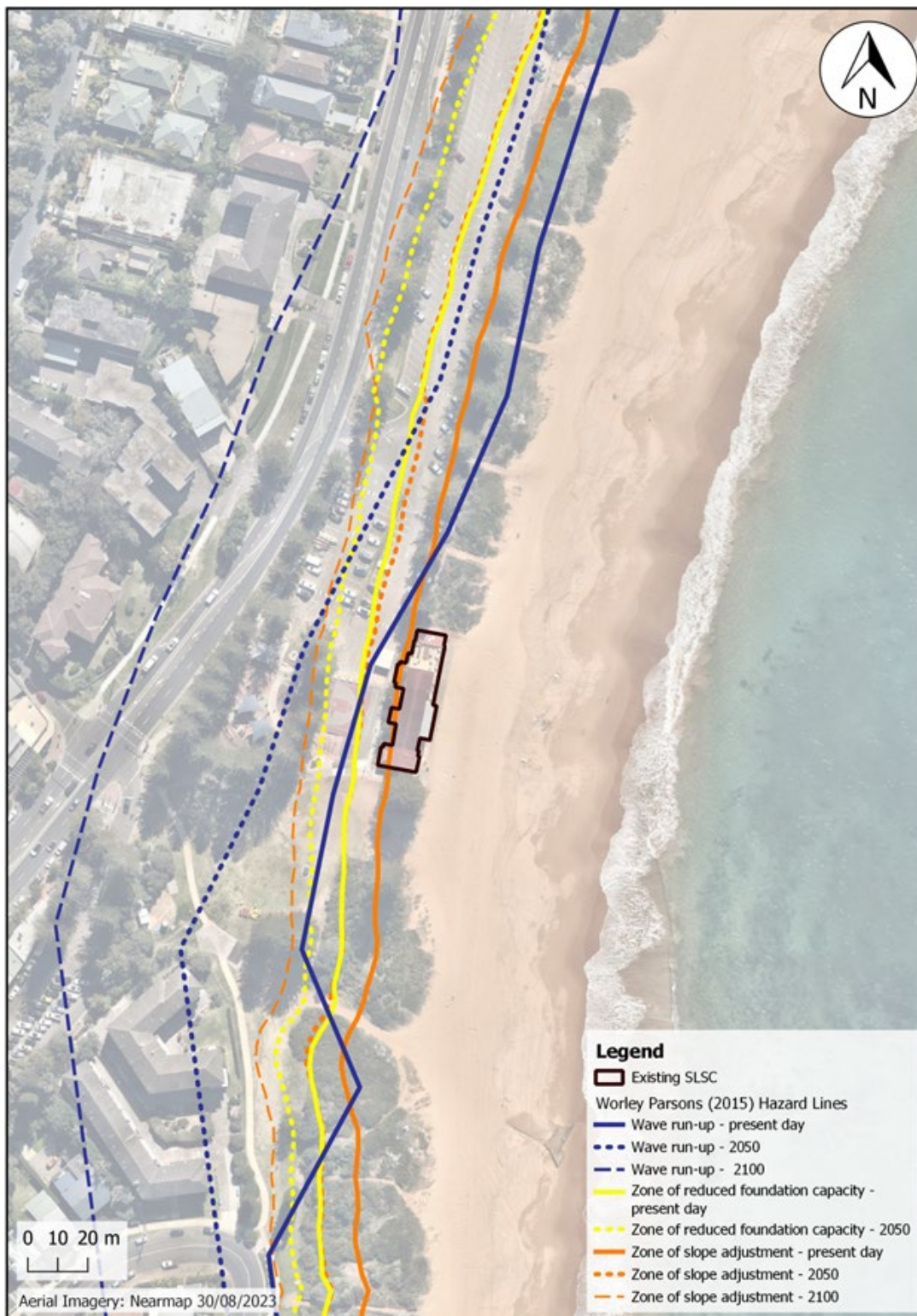


Figure 3-10 Coastal Inundation and Coastal Erosion Hazard Extents (after: Worley Parsons, 2015)



Figure 3-11 Revised Coastal Hazard Extents following implementation of secant piled seawall (after: WRL, 2021)

3.5 Risk from Catchment Flooding

The central portion of Newport Beach, being the area to the south of the existing Newport SLSC building, was previously an entrance to a lagoon and is subject to catchment flooding.

Council's *Newport Beach Flood Study* (CSS, 2019) maps the Probable Maximum Flood (PMF) extent for the site, re-produced here as **Figure 3-12**. The flood affectation of the land to the south of the existing Newport SLSC building significantly compromises the development potential of that area. In consideration of the applicable flood levels and the degree/likelihood of the hazard occurrence, the existing park is not considered to be an appropriate location for a community facility or amenities building.

3.6 Sub-surface Utilities

A Before You Dig (BYD) search conducted on 17 November 2022 reveals that a large Sydney Water sewerage main (1050 mm diameter) is located east of Barrenjoey Road and through the beach car park. There are also large Council stormwater assets in the locality, largely to the south of the existing SLSC. These Sydney Water and Council assets are shown in **Figure 3-13**.

Sydney Water's (2021) *Technical Guidelines for Building Over and Adjacent to Pipe Assets* state that building over the following assets is not permitted:

- Pressure pipes for water supply and wastewater (sewage), including pressure and vacuum sewer pipes or stormwater pipes;
- Wastewater (sewer) property connection points and maintenance structures;
- Non-pressure wastewater (sewer) pipes that have diameters equal to or greater than 750 mm, and other critical assets such as tunnels, oviforms and heritage listed assets;
- Easements.

As indicated by the underlined text above, it would not be permissible to build over the existing Sydney Water sewer main that is located under the playground and in the car park. The *Technical Guidelines* states that building adjacent to assets is allowed provided that:

- All necessary temporary and permanent protection works required to protect the assets from damage are implemented; and
- The proponent demonstrates that the development will not impede access to the assets for their maintenance, repair or replacement.

The Technical Guidelines defines a 'zone of influence' (or ZOI) for external loading which defines the nominal envelope within which an external vertical load would exert stress on a pipe or structure. The 1050 mm diameter sewer main that runs through the site is identified on the BYD plans as a reinforced concrete structure, and so it is assumed that it is a concrete encased structure and the ZOI would be defined as detailed in **Figure 3-14**. The invert level of the sewer main is not indicated in the BYD plan and so it is not possible to reliably calculate the applicable ZOI for this structure. However, for purposes of this analysis, a nominal 2 m ZOI has been applied either side of the sewer main, summing to a total width of 5 m (refer **Figure 3-13**). This is expected to be conservative and a greater ZOI could be expected when the invert is confirmed (potentially 12-15 m ZOI width).

The location of this infrastructure and the associated ZOI effectively prevents the construction of any new buildings along the western extent of the subject site. Where options consider relocation of the

club building to an alternative location, the shape of the potential building footprint has been modified to avoid the potential ZOI as indicated in **Figure 3-13**.

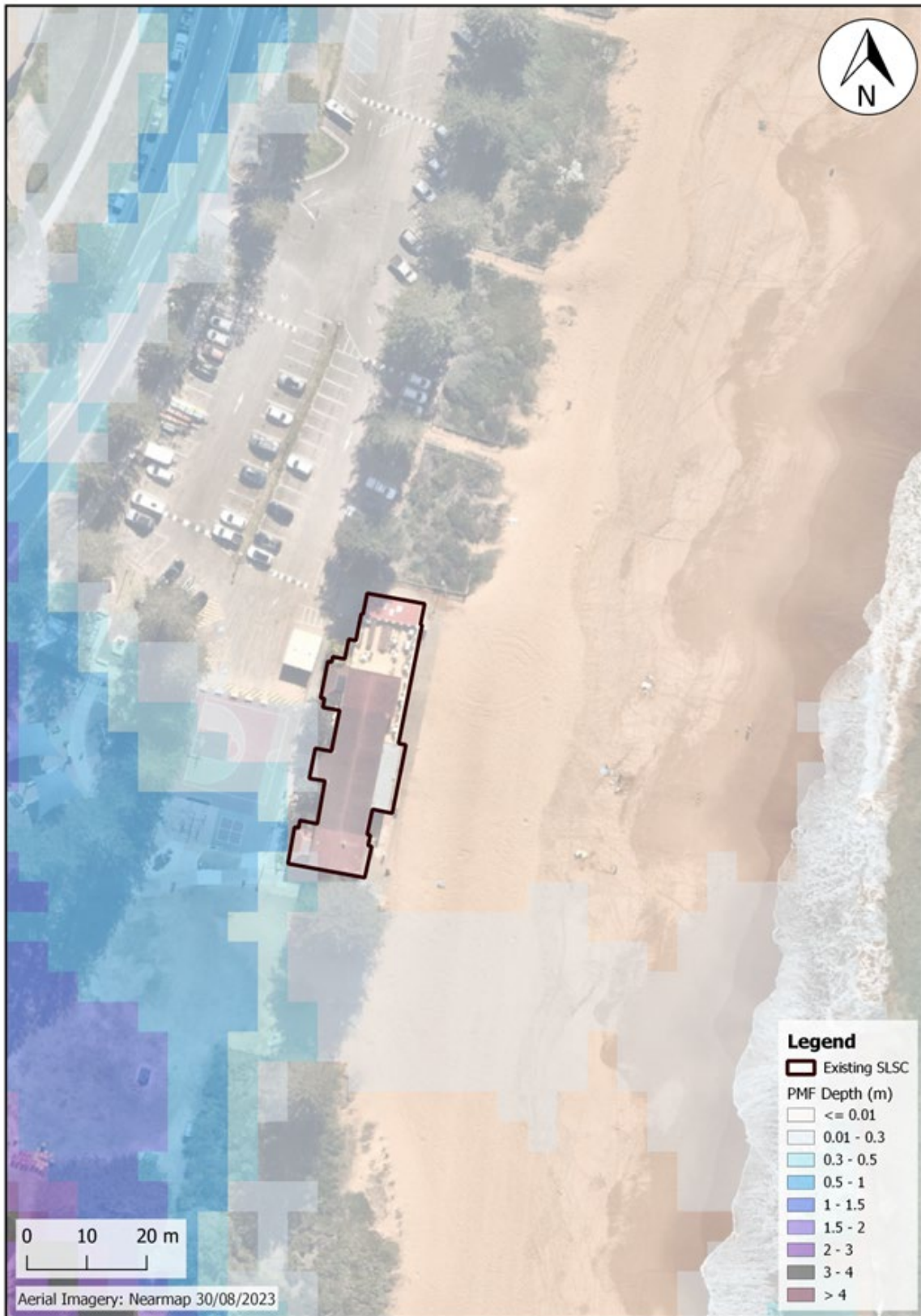


Figure 3-12 Peak Flood Depths for the PMF (after: CSS, 2019)



Figure 3-13 Sydney Water and Council Utilities

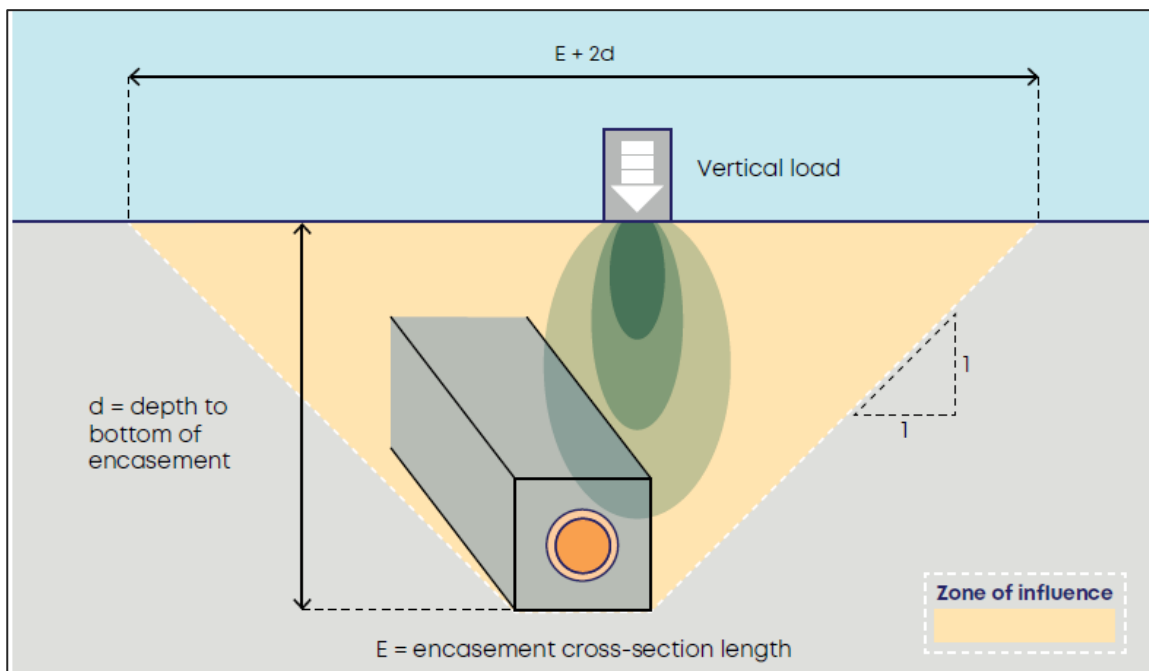


Figure 3-14 Encased Pipe Zone of Influence in Sandy and Clayey Soils (source: SWC, 2021)

As noted in the *Supplementary Coastal Engineering Report* (RHDHV, 2024), the various coastal protection works options would also have implications for utilities. The beach nourishment sub-option (Option 2.3) would require an extension to the stormwater outlets located south of the SLSC building and the outlet located north of the car park to address the risk of sand blockage of the outlet.

3.7 Public Open Space, Beach Access and Amenity

This criterion considers the impact of an option on:

- The availability of public open space, including the basketball court, children’s playground, park and beach;
- Access between these areas and both the beach and the clubhouse, noting the clubhouse hosts public amenities, a kiosk and also functions as a community facility; and
- Access between the beach, clubhouse and carpark, whether by beach accessways, formal paths (e.g. refer **Figure 3-15**) or informal paths.



Figure 3-15 Footpath Access Between the Open Space, Playground, Basketball Court, Clubhouse and Beach (date: 28/08/2023)

3.7.1 Construction phase impacts on public access

With the exception of Option 1, all of the options considered in this assessment would have construction phase impacts on public open space, access and amenity. Part of the public open space and/or car park would likely be used for a construction compound and laydown area.

The SLSC would operate out of a temporary facility during the works to the building. Public access to the clubhouse amenities would likely be restricted for at least part of the construction phase.

There are currently over ten publicly accessible beach accessways spaced along the length of Newport Beach (**Figure 3-16**). The works area for the seawall construction would be fenced off for safety reasons. This would preclude public access from the car park via the two or three of the accessway adjacent to the SLSC; however, there are a number of alternative accessways that could be used. Public access along the shoreline is unlikely to be disrupted for the full duration of construction, except under high tide conditions or following an erosion event. Alternative pedestrian access would be provided via the car park at these times. This impact on alongshore access would be similar to that observed following an erosion event under existing conditions.

It is noted that coastal protection works in the form of a rock revetment as proposed under Option 2.1 would adversely impact beach access compared to the existing condition, with access limited to those sections of the structure where stairs could be provided. Further, the structure would extend a total distance of 15 m from the existing promenade, an additional 11-12 m greater incursion into the sandy beach than would be the case for the secant piled seawall proposed under Option 2.2 (RHDHV, 2024).

With respect to the beach nourishment works evaluated under Option 2.3, it was assumed that sand would be sourced from the seabed adjacent to Newport Beach from a location between the nearshore

reefs (refer **Figure 3-16**) and pumped on to the beach via an inshore dredge. The nourishment zone is assumed to extend across the entire length of the beach and down into the sub-aerial profile, and would involve the placement of an estimated 500,000 m³ material, with smaller nourishment campaigns implemented at intervals (the first around 15 years hence). The placement of a pipeline from the dredge to the nourishment area and profiling of sand material along the beach profile would disrupt alongshore beach access for the duration of the works (potentially in staged across segments of beach). This would preclude beach access and access to the adjacent surf zone during the works. Alternative pedestrian access between the car park and the beach would also be required.

With respect to the construction of either of the seawall sub-options or for the beach nourishment works, the SLSC operations could be moved northwards along the beach. The specific location to which the operations would be relocated would be determined based on conditions at the time. As is apparent in **Figure 3-16**, there is ample room on the beach for relocation of SLSC operations.

Construction phase impacts would be managed in accordance with a Public Access and Amenity Plan.



Figure 3-16 Public accessways to Newport Beach

3.7.2 Beach width during the operational phase

The subject site is located within the Coastal Use coastal management area under the *State Environmental Planning Policy (Resilience and Hazards) 2021*.

One of the key concerns typically raised by beach users in relation to seawalls is the potential for seawall construction to result in net loss of beach width. The width (and volume) of the beach is a key factor governing access along the beach and for a range of different recreational activities. The literature review on beach amenity width presented in MHL-WRL (2021) identified the following important themes:

- Generally, people prefer wider beaches compared to narrow beaches, but not too wide;
- Sufficient beach width is desirable for purposes of walking along the shoreline or sitting or lying on the beach without getting wet or coming into contact with waves;
- Sufficient beach width is also important for sporting or other recreational activities. In the case of Newport Beach, this would include surf lifesaving activities;
- There is a seasonal aspect to beach amenity width, with smaller numbers of beach users in winter. At these times a lesser beach width may be acceptable, provided there is provision for alongshore access, whether along the beach or an adjacent path;
- Beach safety and the potential exposure of structures can also be an issue when the beach is in an eroded state. This is an issue at the subject site due to the presence of the rocks placed in front of the Newport SLSC following the 1974 Sygna storm; and
- The ability of a beach to resist erosion events (and therefore maintain a suitable level of amenity) is better correlated to beach volume.

Of particular interest is an analysis of the impact of different coastal protection options on beach width undertaken for the *Wamberal Terminal Coastal Protection Assessment* by MHL-WRL (2021). For that study the authors adopted a minimum dry beach width of 5 m between the seawall and the wave run-up limit, a width that would accommodate a degree of storm erosion but without being too wide for beach users, noting that the beach would be far wider than this during most tide and wave conditions. In the base case (adopting the 2% wave run-up level), the existing beach had a width less than 5 m around 1.4% of the 10 year period analysed, or on average 5.1 days per year. When the analysis was re-run for the vertical and tiered vertical seawall options with a more landward alignment, the amount of time the beach width failed to meet the required minimum of 5 m decreased to 0.2% and 1.1% of the 10 year period (or 0.7 and 4 days respectively) (MHL-WRL, 2021). In that case the presence of the seawall is predicted to have a net neutral or even a small positive impact on beach amenity width. There would be fewer occasions where the beach would be less than 5 m width.

The Proposal incorporates a secant seawall with steps and benched seating, which would be similar to the vertical and tiered vertical seawall options discussed above. It is reasonable to assume a similar level of impact on beach amenity width would occur at Newport Beach as a result of these works. Hence it is considered likely that the impact of the proposal on beach amenity width would be minor. Further, the provision of a high amenity seawall that incorporates seating and stairs would be an improvement over the existing condition and would provide improved access to an eroded beach over the existing condition.

Another key consideration raised in the *Coastal Protection Amenity Assessment* report (MHL-WRL, 2021) is that the interaction of seawalls with coastal processes (and therefore the level of impact on the

beach) is highly dependent on their position within the active profile. Where a seawall is located further landward within the active zone of the beach profile it locks away a smaller amount of the total beach volume and is less frequently exposed to wave activity. The more seaward the structure is located, the larger the volume of sand locked up by the seawall and the more frequent the exposure to waves. Hence, a seawall will have a lower level of impact on beach access and amenity the further landward it is located within the active beach zone.

HCE (2020) reports the results of an analysis of the average width of Newport Beach as measured from the SLSC to the shoreline at Mean Sea Level (0 m AHD) is 67 m. However, a review of aerial imagery of Newport Beach sourced from Nearmap shows that the width of the beach is highly variable and generally recovers relatively quickly following even a large storm event, noting that additional corrections for tide can be made. The images provided in **Table 3-3** show the rate of beach recovery following a major East Coast Low storm event over 4-6 June 2016.

The proposed seawall (Option 2.2) would extend up to 5 m from the façade of the SLSC building and be located in the landward portion of the active beach zone. By way of comparison, as discussed above, the rock revetment (Option 2.1) would significantly infringe on the available beach area in front of the SLSC building.

For context, in the first post-storm image in **Table 3-3**, the toe of the dune is around 6-7 m from the façade of the SLSC building and slightly seaward of the dune fencing. The authors of the *Coastal Protection Amenity Assessment* report prepared for Wamberal Beach (MHL-WRL, 2021) note that the available literature suggests that, when the seawall is located in the landward portion of the active beach area, scour in front of the seawall is typically temporary, occurring only during large storms. With the return to mild wave conditions, the beach in front of the seawall recovers naturally, such that the seawall is fronted by sandy beach. This was demonstrated in a study of ten years of data for several beaches with seawalls in the Northern Beaches Local Government Area (but excluding Newport Beach) - despite the exposure of the rock protection works located on Collaroy-Narrabeen Beach following storm activity, the beach consistently recovered to pre-storm width (greater than 20 m) at a rate of 0.07 to 0.14 m/day (Phillips, 2018; cited MHL-WRL, 2021).

The bulk of the recovery in beach width and volume occurs in the first months after the storm event and continues gradually thereafter, albeit at a slower rate (provided there are no further erosion events). Given the position of the proposed seawall in the landward portion of the active beach zone, it is expected that the rate of recovery following a storm event would be similar. It is expected that the structure would be buried most of the time, and if sufficient recovery has not occurred within six months of the event, Council would accelerate beach recovery by reinstating the affected land (HCE, 2020). A condition of consent similar to that in Table 7-2 of the ASEE could give effect to this commitment.

Table 3-3 Beach recovery after the July 2016 storm (source: Nearmap) – note: not corrected for tide/waves

	
Pre-Storm - 6 May 2016 – Length of line 48 m.	Post-storm - 8 June 2016 – length of line 12.8 m.
	
4 July 2016 – length of line 38 m.	2 October 2016 – length of line 43.5 m.

Beach nourishment, an alternative approach to coastal protection evaluated under Option 2.3, would also have a positive impact on beach amenity through increased beach volume and width in the nourishment area. However, the volume of nourishment required to mitigate coastal hazards per the adopted design criteria would increase the beach width across the entire beach and may be perceived as being ‘too wide’ when the beach is in an uneroded state.

Further to this discussion on beach amenity, it is understood that the rocks placed on the beach in 1974 occasionally become slightly exposed or lie just below the surface of the sand, presenting a hazard to beach users. Further, as they are significantly undersized, they are also at risk of mobilisation during a

severe storm (RHDHV, 2024). The removal from the beach and/or re-use of the existing rock structure in the proposed seawall would mitigate this risk to beach users and the environment.

3.7.3 Use of the surf zone

As discussed above, the beach nourishment option has potential to adversely affect the surf break near the northern beach access. Seawalls can also impact use of the surf zone.

The impacts of seawalls on surfing amenity was considered by the authors of the *Coastal Protection Amenity Assessment* report prepared for Wamberal Beach (MHL-WRL, 2021), who developed a list of all known seawalls located on the open coast of south-east Queensland and NSW, along with some international examples. Of the 91 surfing beaches comprising the list of beaches with seawalls, only six are known to experience reduced beach amenity due to narrow beach width for alongshore access and use of the beach for surf lifesaving. Of the beaches considered, there were no known reports of seawall impacts on surfing amenity, with the exception of some locations where narrow beach widths and wave activity makes getting into and out of the water challenging from time to time. Based on that review, it is considered that the proposed seawall at Newport Beach SLSC is unlikely to adversely impact on the use of the surf zone in the vicinity of the club house.

The potential impacts of a nourishment campaign (Option 2.3) or offshore artificial reef (Option 2.4) on surfing amenity would require further evaluation of the impact on bathymetry and wave conditions. It is assumed that beach nourishment of the volume considered under that option may potentially have adverse impacts due to smothering of nearshore reefs, but this would require confirmation. An offshore artificial reef may potentially improve surfing amenity.

3.7.4 Seawall 'end effects' and impacts on adjacent public open space and dune system

Another potential issue associated with seawalls is flanking erosion (or 'end effects'). End effects arise when the seawall is located in the active beach zone and erosion occurs at either end of the seawall to compensate for the sand locked behind the seawall. Analyses undertaken by WRL (2021) indicate that end effects are not likely to be an issue in the present day. Over time, however, sea level rise and progressive shoreline recession would result in the seawall being located further into the active beach zone. It is therefore reasonable to assume that the proposed seawall may at some time in future gradually start to cause flanking erosion and the analyses by WRL (2021) suggest this is likely to be the case. If this were to occur following a storm event, it would negatively impact the dune systems to the north and south, and the public reserve to the south of the SLSC. Ideally the seawall would be located further landward to minimise this impact, however this is not possible due to the location of the SLSC building. The detailed design of the seawall considered seawall returns that minimise end effects, as indicated conceptually in the Option 2 constraints map in **Appendix G**. Adopting a management action of reinstatement of areas affected if natural beach recovery is not sufficient is another method of managing the risk, the potential impacts can be appropriately managed such they do not adversely affect beach access or amenity or the coastal environment.

Further to the above discussion, it is noted that the dunes are located seaward of the ZSA hazard lines (refer **Figure 3-10**) and would be impacted by coastal storm events even if the seawall were not there. While the vegetation stabilises the dune and minimises the risk of erosion during a storm, there is a risk that over time the integrity of these dune systems would be impacted and some areas of the dune would be lost, noting landward migration over time would not be possible due to the presence of built infrastructure. Similarly, parts of the adjacent public open space and beach accessways also fall within

the 100-year Average Recurrence Interval (ARI) hazard lines and would also be impacted, irrespective of the presence of the proposed seawall.

3.8 Parking

The carpark to the north-west of the Newport SLSC building is utilised as a ‘Park and Ride’ facility and provides parking for visitors to the beach, the park/reserve and the nearby commercial village. Due to the lack of sporting facilities in the Northern Beaches, in winter months when parking demand is not as high, the northern end of the carpark is also used for winter sports including netball⁷, basketball and tennis (**Figure 3-17**).

In the time since the proposal was originally initiated (2011), the use of the carpark for commuter parking associated with the B-Line was also contemplated but has not to date been adopted. The B-Line Program is an integrated package of service and infrastructure improvements delivered by Transport for NSW to provide more reliable bus journeys and currently operates between Mona Vale and the Sydney Central Business District⁸.

Community sentiment regarding the lack of parking within the Newport Village has been strong in response to Development Applications for medium density development. In this respect, and noting the popularity of the area in the summer months, it is important to ensure that any proposed development does not result in the loss of public parking. As such, the impact of any of the options considered in this assessment on parking is a key consideration of the constraints analysis.

Since 2013 the SLSC has been using two shipping containers for temporary storage to address insufficient provision for storage of equipment within the existing clubhouse (refer **Figure 3-18**). These shipping containers occupy three parking spaces. In addition, due to the lack of dedicated undercover storage, surf boats and trailers are also stored in the car park and can take up an additional three or four parking spaces (refer **Figure 3-19**).

A review of the potential impacts of the proposal on traffic and parking was originally reported by TTPA (2022). A review of the updated design of the Proposal (i.e. Option 2) undertaken by TTPA has confirmed that the works would result in the loss of seven car spaces, comprised of the three spaces currently occupied by the shipping containers and an additional four spaces lost due to the Proposal (TTPA, 2024).

⁷ <https://www.northernbeaches.nsw.gov.au/things-to-do/recreation-area/newport-beach-reserve-netball>

⁸ <https://www.transport.nsw.gov.au/projects/b-line-bus>



Figure 3-17 Aerial View of northern end of carpark with netball line markings (Source: Nearmap, June 2019)



Figure 3-18 Photograph Showing Container Storage (date: 28/08/2023)



Figure 3-19 Photograph Showing Storage of Craft in the Car Park (date: 28/08/2023)

A preliminary analysis undertaken by TTPA (2023) investigated the potential loss of parking associated with a new, 1,000 m² SLSC building if it were placed in the middle of the car park (somewhat similar to Option 6). The assessment concluded that the placement of a new building in this location would have an unacceptable level of impact on the car park.

If a new SLSC building were located on the flood-free land within the car park and considering only the curtilage of a new SLSC building, TTPA estimated a loss of 50-55 car spaces (and up to 65 car spaces). TTPA (2023) considered that the loss of 50-55 car spaces would have significant impacts due to the likelihood of:

- Further parking intrusion into residential streets;
- Significant enter, search and depart movements, heightening the movements at the Barrenjoey Road access;
- Higher demands on the other Council car parks nearby that support businesses in the Newport strip; and
- The parking available for commuters using the bus services to/from the City (e.g. existing 190X services and possible future B-Line extension).

3.9 Heritage

The Newport SLSC building is identified as an item of local heritage significance, as shown on the Heritage Map under the Pittwater Local Environmental Plan 2014 (PLEP 2014) and as listed in Schedule 5 of PLEP 2014. The building has been listed as a heritage item since 2009.

Throughout the design process, the need to retain and preserve the existing heritage building has been emphasised by Council and the local community. Council was particularly strong in their position to preserve the existing heritage building, as communicated to the Newport SLSC in February 2020:

'This is not a new surf club building, but an addition to a Council owned and listed heritage item and retaining the heritage significance of this building should be Council's aim... As an owner of a heritage asset, Council has a responsibility to look after and manage the heritage significance of the building and set an example to private owners of heritage and the community generally.'

As you know we have responded to Peter Horton on the coastal management issues. It would appear from his response that he may be recommending complete removal of the building, which we have indicated would be the only unacceptable option from a heritage point of view.'

This historical feedback from Council categorically ruled out any possibility of demolishing / relocating the surf club building, with other options involving standalone facilities also discouraged due to impacts upon the heritage curtilage.

The Proposal would retain all key views to and from the heritage building and public domain, including the beach. It is also noted that the most significant aspect of the existing building is its direct visual connection and views to and from the beach (NBRS, 2024). This is unable to be achieved or replicated in any other location at the site.

The majority of those elements of the building identified as having 'exceptional' or 'high' heritage significance by Heritage 21 (2020) are presented in **Figure 3-20** include views to and from the building from the public domain and in particular the beach, the central section and its building envelope, brick masonry walls, timber beams and rafters, main club room, the original terracotta roof tiles and timber rounded arch windows and doors, the colour scheme, and the terrazzo entrance threshold and metal letters. 'Intrusive' elements shown in **Figure 3-20** that detract from the heritage significance of the existing building include the external access stairs, temporary storage containers, northern extension and storage areas, balustrades, aluminium and glass block windows, and first floor northern wing extension.

The proposed additions are generally maintained within the footprint of the existing building, retaining key elements of significance such as the brick masonry walls of the main building, the butter yellow colour scheme, and rounded arch timber doors and windows with glass panes. NBRS (2024) consider the contemporary northern extension has been sympathetically designed so as not to detract from the existing building, replacing the existing northern additions which are categorised as 'intrusive' elements detracting from the heritage significance of the building. The clear delineation of the new and old portions of the building and adoption of natural materials and a neutral palette for the extension allow the distinctive Mediterranean aesthetic established by the 1933 building to be conserved and celebrated.

The coastal protection works are intended to be constructed of concrete that is coloured to blend into the sand, and that is sympathetic to the finishes of the SLSC building. The proposed seawall, along with the structural augmentation of the original eastern walls for coastal protection, are not considered to adversely impact or diminish the cultural significance of the Place (NBRS, 2024). It is noted that, if these proposed works were not undertaken, the existing building would remain vulnerable to coastal hazards.

This approach has been supported by NBRIS and Council’s Heritage Officers to date as being an acceptable approach to ensure the heritage significance of the building, consistent with the provisions of clause 5.10 of PLEP 2014.

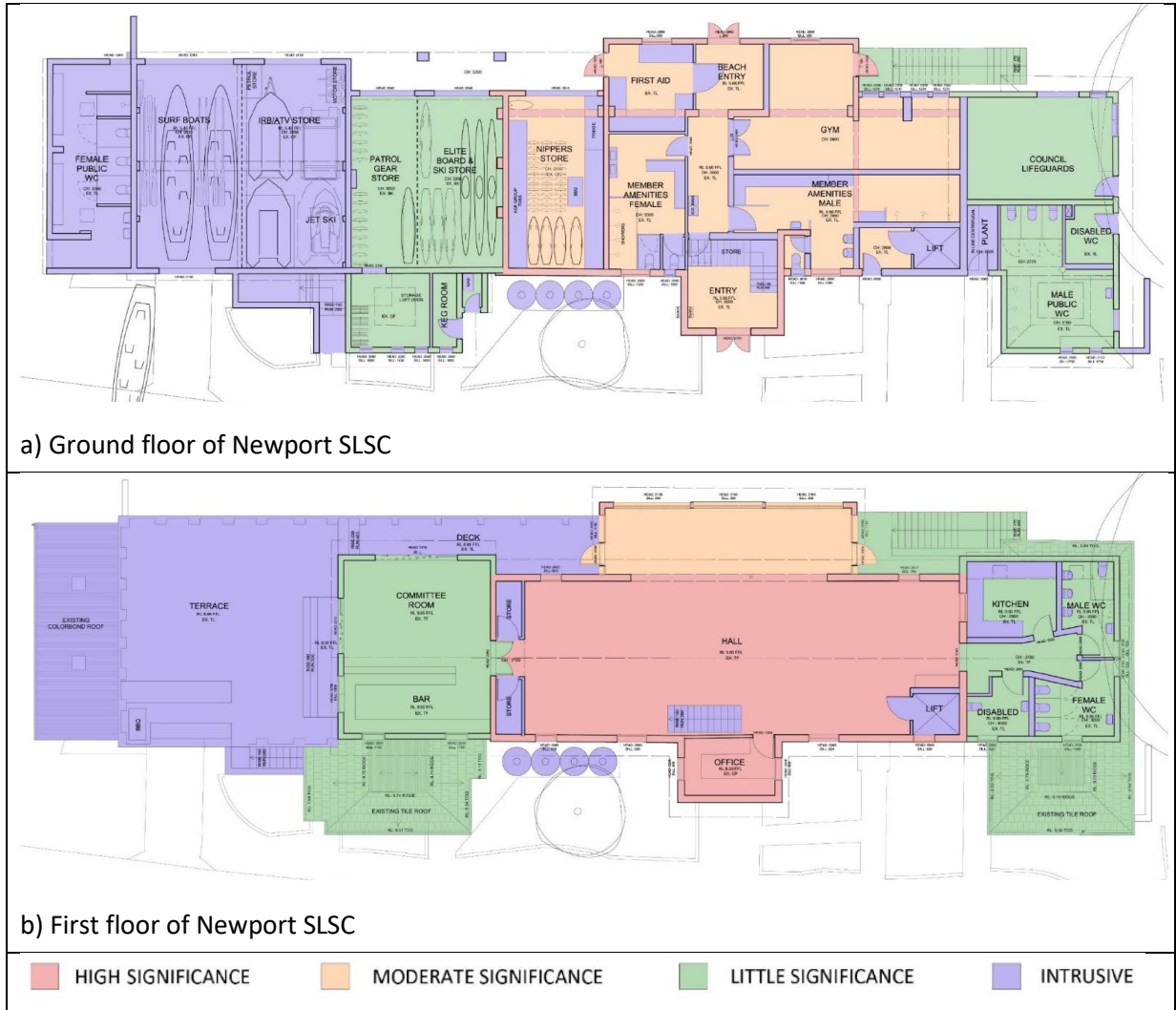


Figure 3-20 Levels of fabric significance for the existing building (source: Heritage 21, 2020)

3.10 Coastal Environment

3.10.1 Impacts to terrestrial biodiversity

An ecological assessment undertaken by GIS Environmental Consultants (2024) identified that the dune vegetation in proximity to the SLSC building comprises PCT3378 Coastal Fore-dune Wattle Scrub as defined in the State Type Vegetation Map 2022 vegetation type classification. The vegetation was described as being in a patchy, moderate condition. It does not comprise a Threatened Ecological Community. The other vegetation in the footprint of the Proposal is heavily disturbed and comprises lawn and planted exotic species (GIS Environmental Consultants, 2024).

No threatened species were observed on the site (GIS Environmental Consultants, 2024). The habitat of the site was considered likely to be part of a large foraging home range for common and Threatened birds, small reptiles, mammals, and microbats, but does not contain any specific or important habitat for Threatened species.

The impacts of the Proposal would include (after GIS Environmental Consultants, 2024):

- The removal of 228 m² Coastal Fore-dune Wattle Scrub (PCT3788), of which 190 m² will be revegetated;
- Replacement of three small gardens; and
- Indirect and edge effects to immediately adjacent habitat.

There are also a number of trees located around the site, most of which are Norfolk Pines (*Aracaria heterophylla*). The development application was supported by an *Aboricultural Impact Assessment* prepared by Tree Management Strategies (2024) which evaluated the level of impact to the three trees in closest proximity to the SLSC in relation to the proposal. The Structural Root Zones (SRZs) calculated by the arborist for these three trees were applied to all of the trees identified in the vicinity of the surf club and the adjacent playground and car park area (noting they are a similar size/height) and are shown in **Figure 3-21**.

While the *Aboricultural Impact Assessment* prepared by Tree Management Strategies (2024) did not extend to any other trees located on the site, an effort has been made to consider the potential impact to trees for each of the options considered. Other trees on the site are predominantly Norfolk Pines and a nominal SRZ has been applied to each tree corresponding to the SRZ calculated for the smaller of the two Norfolk Pines evaluated by Tree Management Strategies (2024) for purposes of this constraints analysis (refer **Figure 3-21**). Infringement on the SRZ is not recommended by Australian Standard AS4970-2009 Protection of Trees on Development Sites as it can result in significant adverse impacts to, or loss of, the tree. Hence, it has been assumed that trees would be lost if the option footprint of a building were to infringe on the SRZ.

It is noted that the two Norfolk Pines growing immediately south and immediately north of the existing SLSC are identified as contributory to the heritage curtilage of the SLSC building. It is therefore important that these two trees in particular be retained.



Figure 3-21 Existing Trees on the Site

3.10.2 Aquatic ecological impacts

In accordance with the classification scheme in the Policy and guidelines for fish habitat conservation and management (2013 update) (Fairfull, 2013), Key Fish Habitat (KFH) in the locality includes:

- Type 2 - Moderately sensitive KFH -
 - Marine rocky reefs (refer **Figure 3-16**);
 - The intertidal sandy beach
- Type 3 - Minimally sensitive KFH –
 - Sandy beaches with minimal or no in-fauna.

All options have potential to indirectly impact aquatic ecology (KFH or aquatic species) in the construction phase, however these impacts could be avoided provided the recommended mitigation measures (e.g. Erosion and Sediment Control Plan) are implemented. Indirect impacts would include general disturbance due the presence of construction workers and noise. Otherwise operational phase impacts on aquatic ecology are unlikely to differ from the present situation.

For built form Options 2 and 3, the Type 3 sandy beach habitat would be directly impacted to a small extent by the works due to the proximity of the existing building and promenade to the sandy beach. However, all of the coastal protection works options (Sub-options 2.1 to 2.4) would both directly impact aquatic ecology.

Coastal protection works Sub-options 2.1 and 2.2 would both directly impact Type 3 sandy beach habitat, although impacts to aquatic fauna would be limited as there is likely to be minimal or no in-fauna.

Sub-option 2.3, which proposed beach nourishment, would directly impact the aquatic ecological environment. The literature review prepared by Carley and Cox (2017) identifies a range of potential impacts of beach nourishment on the environment, including:

- Construction phase impacts such as -
 - Disturbance of sub-tidal habitat and associated biota during dredging,
 - Risk of wildlife strike by dredge vessel,
 - Underwater noise and vibration impacts,
 - Smothering of benthic infauna in the nourishment zone,
 - Short-term decline in water quality due to increased turbidity,
 - General disturbance of any fauna using habitat in the area (e.g. shorebirds, fish, etc.).
- Operational phase impacts such as –
 - Medium-term increases in turbidity as the fill material is re-distributed in the surf zone,
 - Smothering or burial of aquatic habitat in the study area (e.g. rocky reefs, which may comprise habitat for the Black Rock Cod (*Epinephelus daemeli*), which is listed as a Vulnerable species under the *Fisheries Management Act 1994*).

Given the scale of the nourishment required there is a high likelihood these impacts would be realised during the capital nourishment campaign and during subsequent smaller nourishment campaigns.

Most of these impacts would also be observed during construction of an offshore artificial reef under Sub-option 2.4, albeit on a smaller scale.

3.11 Constraints Summary

Figure 3-22 shows an overlay of the range of constraints at the site and indicates that the majority of the land in the vicinity of the SLSC has some form of constraint that would affect any potential development.

There is a small area to the north of the existing SLSC (within the carpark) that does not have a flood constraint and that is landward of the Sydney Water sewerage system, but it is noted that the area is encumbered by coastal hazards (erosion and inundation).

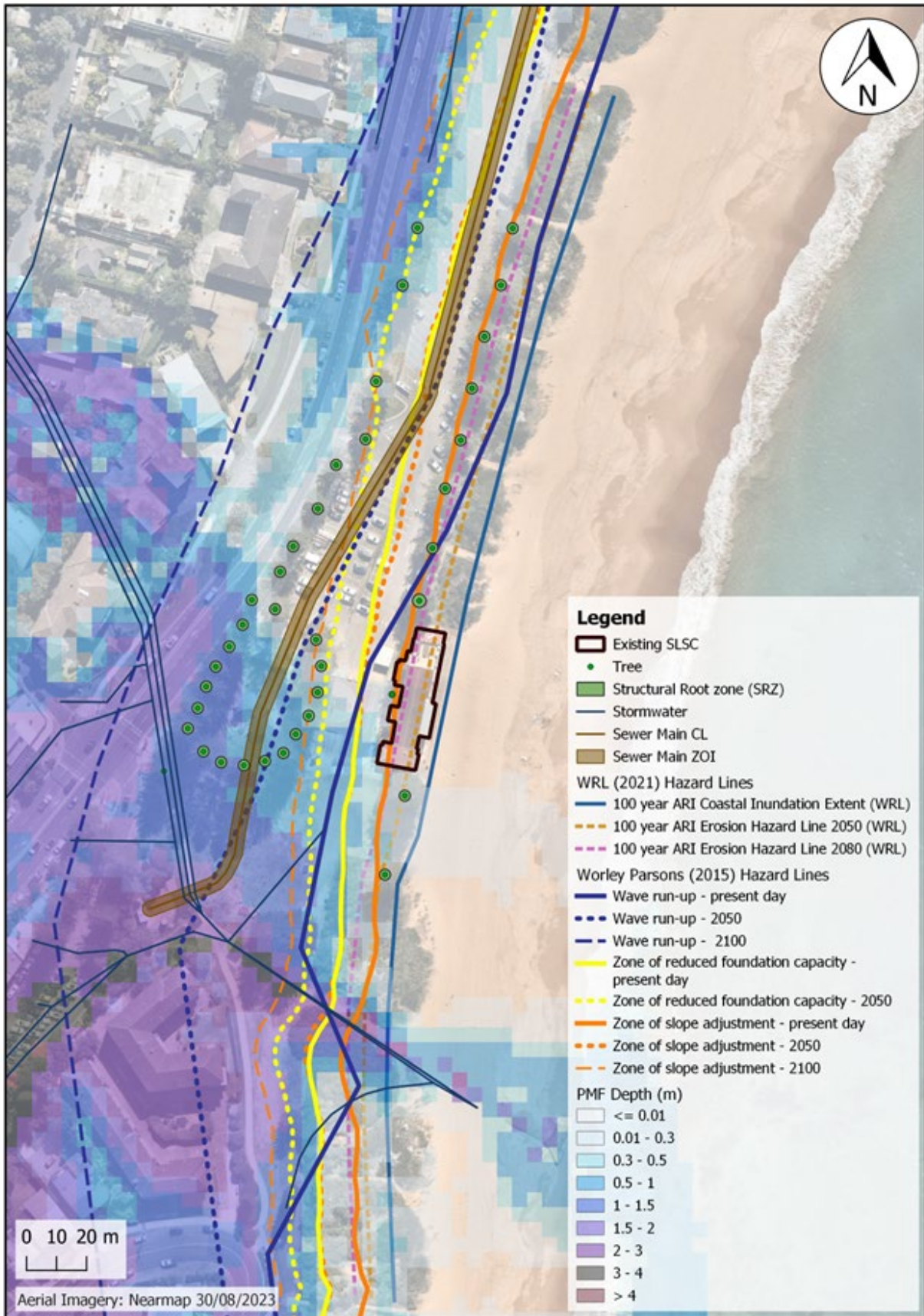


Figure 3-22 Mapped Constraints for Newport SLSC and Surrounds

4 Options

Options for managing the coast fall into five broad categories (OEH, 2018), being:

- **Alert** – includes coastal management actions that seek to ‘watch and wait’ such as monitoring change and setting thresholds, low regret responses and research to improve knowledge;
- **Avoid future impact** – includes recommending proactive land use planning and encouraging new development only in locations of low-risk;
- **Active intervention** – includes coastal management actions that seek to protect assets or accommodate change in any of the coastal management areas, while maintaining current systems and values;
- **Planning for change** – includes coastal management actions that seek to facilitate habitat migration and transformative changes to natural systems. For built areas, this includes planning to relocate or re-develop assets to consider the dynamic and ambulatory nature of the shoreline. It may be timed to commence as opportunities arise or when thresholds of exposure, impact and risk are exceeded; and
- **Emergency response** – includes coastal management actions to address residual risk in emergency situations.

The *alert* option is not directly relevant as it is no longer possible to watch and wait with regard to the building. Low risk options largely sit beyond the functional distance that the SLSC can be located from the shoreline and on lands zoned for residential or commercial purposes.

The options considered for this assessment largely fall within the *active intervention* category, which relate to constraints, such as heritage and operational requirements. They also fall within the *planning for change* category by setting a design life.

The range of options to meet the needs of the SLSC operations and ongoing provision of public amenities in the context of the various constraints, can be evaluated broadly in two categories:

- Built form options (**Section 4.1**); and
- Coastal protection/building foundation sub-options (**Section 4.2**).

More detailed options descriptions are provided in the options summary sheets in **Appendix G**.

Many of these options have been explored and documented as part of studies to inform the development application and where this is the case, it is noted below.

The combination of built form and coastal protection/building foundation options with respect to the selection of the preferred option is explored in **Section 4.3**.

4.1 SLSC Built Form Options

Key options for meeting the needs of the SLSC operations and provision of public amenities with respect to the built form are summarised in **Table 4-1**.

Table 4-1 Built Form Options Summary

Option ID / Name	Description
Option 1 - Retain existing SLSC building (the 'do nothing' option)	<ul style="list-style-type: none"> • Existing heritage building retained unmodified. • Existing building on conventional foundations. • Coastal protection works – existing (1974) emergency works retained.
Option 2 - Alterations and additions to existing SLSC building (i.e. the proposed works)	<ul style="list-style-type: none"> • Existing heritage building retained with alterations and additions. • Existing building and additions on conventional foundations. • Originally explored in the Daniel McNamara Architect Stage 1 Masterplan, 2013 Options 1 – 4. • Coastal protection works – either: <ul style="list-style-type: none"> ○ new rock revetment, or ○ new secant piled seawall, or ○ beach nourishment, or ○ offshore artificial reef sub-options.
Option 3 - Retain existing heritage SLSC building and construct supplementary buildings behind	<ul style="list-style-type: none"> • Existing heritage building retained unmodified. • Existing building on conventional foundations, new buildings piled. • Coastal protection works – assume existing (1974) emergency works retained. • Similar to options explored in the SLSC options assessment of 2012 (refer Appendix B) as amenities buildings Options 1 and 2 to the west and south of the existing building.
Option 4 – Demolish existing SLSC building and re-build in same location as the existing building	<ul style="list-style-type: none"> • New building in same footprint of the old building with a rearward extension to obtain the necessary space. • Existing heritage building demolished. • New building piled. • Coastal protection works – assume existing (1974) emergency works retained.
Option 5 – Demolish existing SLSC building and re-build 50m landward	<ul style="list-style-type: none"> • Existing heritage building demolished. • New building piled. • Coastal protection works – assume existing (1974) emergency works retained. • Minor reinstatement of coastal dune system where existing building was located.
Option 6 – Demolish existing SLSC building and re-build to the north of the existing building	<ul style="list-style-type: none"> • Existing heritage building demolished. • New building piled. • Coastal protection works – assume existing (1974) emergency works retained. • Minor reinstatement of coastal dune system where existing building was located.
Option 7 – Demolish existing SLSC building and re-build immediately (15 m) landward	<ul style="list-style-type: none"> • Existing heritage building demolished. • New building piled. • Coastal protection works – assume existing (1974) emergency works retained. • Minor reinstatement of coastal dune system where existing building was located.
Option 8 – Retain existing SLSC building and construct new SLSC building immediately (15 m) landward	<ul style="list-style-type: none"> • Existing heritage building retained. • New building piled. • Coastal protection works – assume existing (1974) emergency works retained.

Further detail on each of these options, including potential cost, their footprint and location within the reserve, is provided in the options summary sheets in **Appendix G**.

4.2 Coastal Protection Sub-Options

As evident in the *Assessment of Options for Redevelopment of Newport SLSC, with Updated Consideration of Risk from Coastal Erosion/Recession* by Horton Coastal Engineering, a range of different design options for coastal hazard mitigation options (including coastal protection works) were explored between June 2018 and September 2020.

For purposes of this options assessment, two sub-options were evaluated for built form Option 2:

- **Sub-option 2.1** – rock revetment, corresponding to Option 5 in HCE (2020); and
- **Sub-option 2.2** – piled secant seawall with steps, corresponding to Option 6 in HCE (2020)
- **Sub-option 2.3** – beach nourishment; and
- **Sub-option 2.4** – offshore artificial reef.

For all options other than Options 1 and 2, the need for piles to mitigate risk of damage arising from coastal erosion is identified. However, the existing building is on conventional foundations and it is assumed it would be severely damaged in the design coastal erosion event. This applies to all options for which the existing SLSC building would be retained.

With respect to risk to the SLSC building, occupants and passers-by from coastal inundation, except where otherwise stated it has been assumed that the risk can be appropriately managed through the incorporation of mitigation measures through detailed design (i.e. incorporation of a wave return into the seawall and structural augmentation of the new elements of the building to withstand wave forces) and through procedures to be implemented in the operational phase.

4.3 Options Assessment

All the built form options and coastal protection sub-options were evaluated against each of the criteria or constraints listed in **Section 3** of this report. In the first instance the option footprints were developed and overlaid with the constraints using spatial data software to evaluate the level of impact of the option on the constraint.

Impacts were categorised using a ‘traffic light’ system as follows:

	Direct and/or material impact / increased risk / infeasible / not permissible
	Minor or indirect impact / net neutral impact / risk can be managed / somewhat feasible
	No impact / risk mitigated / feasible

The built form and coastal protection options/sub-options considered in the options assessment were evaluated and the results presented as options summaries in **Appendix G**. The results of the options assessment are summarised in **Table 4-2**.



Table 4-2 Overview of Options Evaluation

Option	Consistency with PoM & Coastal Design Guidelines	Heritage	Coastal Environment	Public Open Space / Amenity / Access	Parking	SLSC Operations	Coastal Hazards	Catchment Flooding	Sub-surface Utilities	Capital Cost Estimate (CAPEX)
Option 1 – Retain existing building (Do Nothing)	Not consistent with PoM	At risk of undermining by erosion	No impact	No impact	Ongoing impact to 6 spaces	Not feasible	Not piled	Largely outside PMF	No impact	Ongoing cost of upkeep
Option 2 – Alterations & additions to existing building (the proposed works):	Permissible / in PoM master plan	Minor impact	No impact	No impact	Loss 7 spaces	Feasible	Not piled – refer sub-options below	Largely outside PMF	No impact	Approx. \$6M
- With Sub-option 2.1 – rock revetment	As above	NA	Minor impact to dunes	Consider access in design, loss of beach width	NA	Feasible	Can be mitigated	NA	No impact	Approx. \$2.55
- With Sub-option 2.2 – secant piled seawall	As above	NA	Minor impact to dunes	Provides improved amenity	NA	Feasible	Can be mitigated	NA	No impact	Approx. \$3.75
- With Sub-option 2.3 – beach nourishment	Would require additional approvals	NA	Direct impact to aquatic habitat	Impact to beach width & use of surf zone	NA	Feasible, would req. additional approvals	Can be mitigated	NA	Impact	Approx. \$10M
- With Sub-option 2.4 – offshore artificial reef	Would require additional approvals	NA	Direct impact to aquatic habitat	Potential impact to use of surf zone	NA	Feasible	Can be mitigated	NA	No impact	Approx. \$22M

Option	Consistency with PoM & Coastal Design Guidelines	Heritage	Coastal Environment	Public Open Space / Amenity / Access	Parking	SLSC Operations	Coastal Hazards	Catchment Flooding	Sub-surface Utilities	Capital Cost Estimate (CAPEX)
Option 3 – Retain existing building, new elements behind	Not consistent with PoM	At risk of undermining by erosion	No impact	Impact to basketball court	Loss 4 spaces	Feasible	Existing building not piled	Partly in PMF	No impact	Approx. \$5M
Option 4 – Demolish & re-build in same location	Not consistent with PoM	Building demolished	1 tree impacted	No impact	Loss 7 - 8 spaces	Feasible	Can be mitigated	Partly in PMF	No impact	\$10M
Option 5 – Demolish & re-build 50 m landward	Not consistent with PoM or Guidelines	Building demolished	5 trees impacted	Minor open space impact	Loss 16 spaces	Not feasible	Can be mitigated	Partly in PMF	No impact	\$10M
Option 6 – Demolish & re-build to the north	Not consistent with PoM	Building demolished	No impact	No impact	Loss around 50 – 55 spaces	Impact to sight lines & access	Can be mitigated	Outside PMF extent	No impact	\$10M
Option 7 – Demolish & re-build immediately (15 m) landward	Not consistent with PoM or Guidelines	Building demolished	1 tree impacted	Impact to basketball court	Loss 36 spaces	Impact to sight lines & access	Can be mitigated	50% in PMF extent	No impact	\$10M
Option 8 – Retain existing SLSC building and construct new SLSC building immediately (15 m) landward	Not consistent with PoM	Impact on west façade, at risk of undermining by erosion	1 tree impacted	Direct impacts to basketball court, playground & open space	Loss 36 spaces	Impact to sight lines (very poor) & access	Existing building not piled	50% in PMF extent	No impact	\$10M

5 Conclusions and Recommendations

This report provides an assessment of a series of options evaluated with a view to providing for the ongoing provision of surf lifesaving services from the Newport SLSC in a building that is fit for purpose. The SLSC has grown significantly in recent years, in addition to which the contemporary needs for surf lifesaving equipment and operations have changed significantly since the construction of the original SLSC building. The existing building has considerable limitations, and it is considered it is no longer fulfilling the needs of the SLSC.

A range of built form and coastal protection options were evaluated in this report against a set of common criteria (**Section 4**).

The key outcomes of the options assessment were:

- The ongoing use of the existing building in its current form provided under the ‘do nothing’ option (**Option 1**) is not feasible from an operational perspective. Further, the building would remain at risk of undermining by coastal erosion. For Option 1 there is a risk of loss of, or severe damage to, heritage item;
- Built form **Options 5, 6, 7 and 8** are not considered feasible from an operational perspective due to the significant reduction in sight lines to the beach and surf zone. It is considered this would represent an unacceptable level of risk with respect to public safety with regards to surveillance requirements during patrol hours (particularly in inclement weather or hazardous surf conditions) and casual surveillance outside of patrol hours;
- Of the remaining options, **Options 2, 3 and 4**, Option 2 is considered to have a lower level of impact on key constraints through retention of the existing heritage listed building (albeit with some alterations that would impact its heritage values) and reduced level of impact on car parking and trees;
- With respect to the coastal protection works Sub-options, the rock revetment option (**Sub-option 2.1**) is not considered feasible from an amenity perspective due to the impacts on beach width, particularly when the beach is in an eroded state. The other two coastal protection sub-options (**Sub-options 2.3 and 2.4**) are significantly more costly than the secant piled seawall sub-option (**Sub-option 2.2**) and have aquatic ecological impacts.

For this reason, the combination of **built form Option 2 and Sub-option 2.2, the secant piled seawall, is recommended** as the preferred option from an operational perspective and to manage the risk from coastal hazard and provide improved amenity for the visitors to the beach. It also provides the greatest benefit with respect to beach amenity and access.

It is considered that the design approach taken for the site that is presented herein represents a suitable combination of options to meet the present needs as it provides for the retention and preservation of the existing heritage listed Newport SLSC building for 60 years, in addition to the protection of the two closest Norfolk Island Pines, which are identified as being contributory to the significance of the building.

The proposed secant seawall (**Sub-Option 2.2**) will not result in any adverse impacts upon the amenity or function of the beach or intertidal zone and will not impinge upon public access to/from the beach. The proposed seawall is far superior to the existing rock wall to the east of the Newport SLSC building that was constructed following the 1974 storm event, with the proposed development providing for

enhanced access at all times when compared to existing access and including following a significant (very rare) storm event when the beach would be in an eroded state.

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Appendix A

Newport SLSC Master Plan
Documents



NEWPORT SURF LIFE SAVING CLUB
INCORPORATED

ABN 56 603 611 439

AFFILIATED WITH SURF LIFE SAVING AUSTRALIA

All Correspondence addressed to: Hon. Secretary, PO Box 57, Newport Beach NSW 2106
www.newportsurfclub.com.au



Have your say on the Newport Clubhouse Masterplanning Process!!

The Club Management Committee and Building Committee is embarking on the preparation of a of a long term masterplan of the Club's facilities at Newport Beach which will guide the Club House's development over the next 10 to 15 years.

The Club is interested in seeking Members' ideas and thoughts on how the club can improve and grow its facilities to cater for the Club's expanding needs into the foreseeable future so that we can plan ahead.

A 'Think Tank' session has been organised for Tuesday night 20th September 2011 at the Club Hall between 7.00 - 8.30pm.

You are invited to come along to this session to contribute your ideas to the Club's masterplan process.

- So that we can get an idea of participant numbers please rsvp to Bev Barnes on via email: admin@newportsurfclub.com.au or by phone on: **02 9997 5116**

For those unable to make this date we attach on the link below a proforma for you to provide your input for the Club's consideration.

We encourage you to fill this form out and either email or post this to :

- Email: admin@newportsurfclub.com.au
- Address: **PO Box 57, Newport Beach. NSW 2106**

Thank you for your Participation in this important initiative.



Newport SLSC Masterplan “Think Tank”





Newport SLSC Masterplanning “Think Tank”



Welcome



Newport SLSC Masterplanning “Think Tank”



Rules of Engagement

- Tonight is about listening to member’s views and ideas
- no decisions will be made tonight
- Everyone’s view is valued and all views will be considered equally
- Everyone is entitled to their view – please respect individual’s views and ideas even if you don’t agree with them or they conflict with your views
- Everyone will get an opportunity to express their ideas and views – please don’t interrupt when people are having their say
- Tonight is about looking forward not backward – we are not here to criticise what has happened in the past
- **All views and ideas** expressed tonight will be **logged and considered** as part of the Club’s masterplan formulation process



Newport SLSC Masterplanning “Think Tank”



Why does the Club need a Masterplan ??

The Club has had fantastic growth over the past 10-15 years and this has resulted in current facilities now struggling to cater for the required storage and operational requirements of the Club’s growing membership participation.

The current Clubhouse limitations are now constraining the Club’s further growth and development.

The Club needs a long term plan to:

- establish a long term strategy to cater for the Club’s growth.
- be able to stage any work in a logical and prioritised sequence
- address the Club’s heritage and footprint issues which to date have been seen as uncontested constraints
- identify funding strategies - including demonstrating to Council that further expenditure is warranted to cater for the Club’s growth
- provide a platform for seeking funding through government grants via a definitive forward plan and DA approvals for future works .



Newport SLSC Masterplanning “Think Tank”



Overview of the Masterplan formulation process

- Club’s Building Committee to prepare a strategy for long term masterplan of the Club’s facilities
- Masterplan to guide the Club House’s development over the next 10 to 15 years.
- Consult with internal and external Club stakeholders to get their ideas and feedback on how the Club should be developed
- Identify opportunities and constraints leading to the formulation of a formal masterplan brief
- Commission the Club’s nominated Architect and other technical advisors to prepare a formal masterplan & Development Application for the long term upgrade Club’s facilities.



Newport SLSC Masterplanning “Think Tank”



Background

- The Newport Surf Club building is owned by Pittwater Council and sits on Crown Land.
- The Club enjoys a long term lease which expires on 18th July 2020.
- Club will need to address the renewal of its tenure to the building which could impact the Club's ability to source potential Bank funding for future improvements.
- The Club's facilities have developed over the years in a fairly piecemeal fashion. This is a common scenario for many Surf Clubs who are typically constrained by a number of factors.
- This form of growth is generally inefficient and often leads to compromise solutions being adopted.
- It also makes long term funding initiatives difficult to plan and implement.



Newport SLSC Masterplanning “Think Tank”



Background

The most recent and most substantial upgrade of the Club’s facilities was undertaken in 2008-9 and included:

- major upgrades to the Club’s Hall, Kitchen, 1st Aid Room, Patrol Store, Professional Lifeguards area, Nippers Store, Gymnasium and general amenities;
- a new lift to bring the building up to current disabled code compliance;
- other Club improvements such as new honours boards, water tanks and an upgrade of the landscaping to the Club’s entry;
- the latest Club upgrade project was planned on the basis of a constrained budget due to limited availability of government grants and led to a less than optimum approach to some key decisions being made;
- restricted to the rationalisation and reconfiguration of internal areas only & did not include an expansion of the Club’s facilities.



Newport SLSC Masterplanning “Think Tank”



Potential Constraints

The following have been identified as some of the possible constraints on development of the Clubhouse:

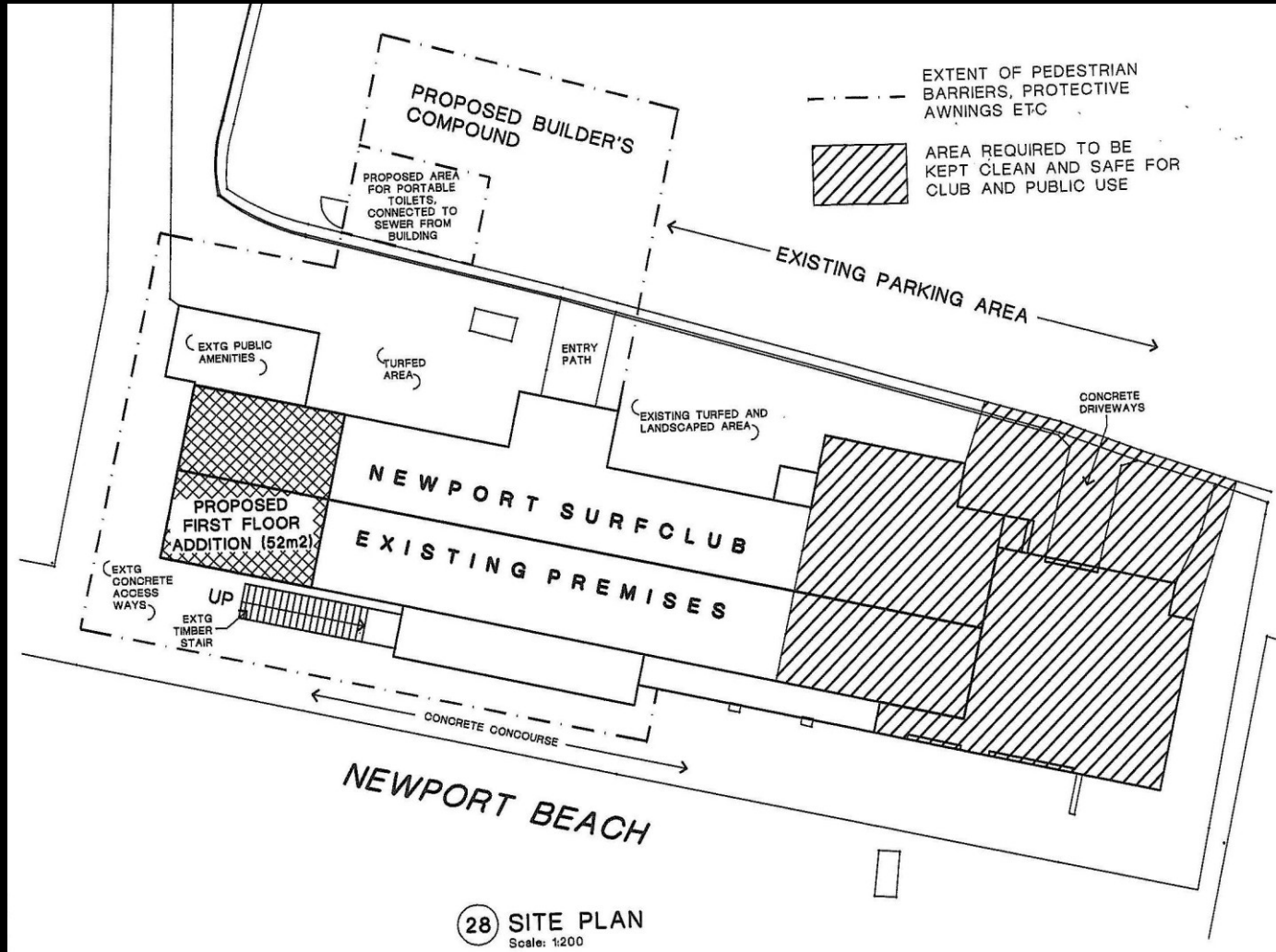
- Pittwater Council ownership and tenure conditions
- Crown Land provisions applying to the Club and its surrounds
- Wave inundation zone restrictions and engineering constraints
- ‘Heritage’ perceptions and issues related to the existing building
- Council statutory planning regulations, restrictions & approvals
- Local Community perceptions and objections to use of public land
- Availability of funding and grants to undertake the necessary works



Newport SLSC Masterplanning "Think Tank"



Existing Club House site Plan

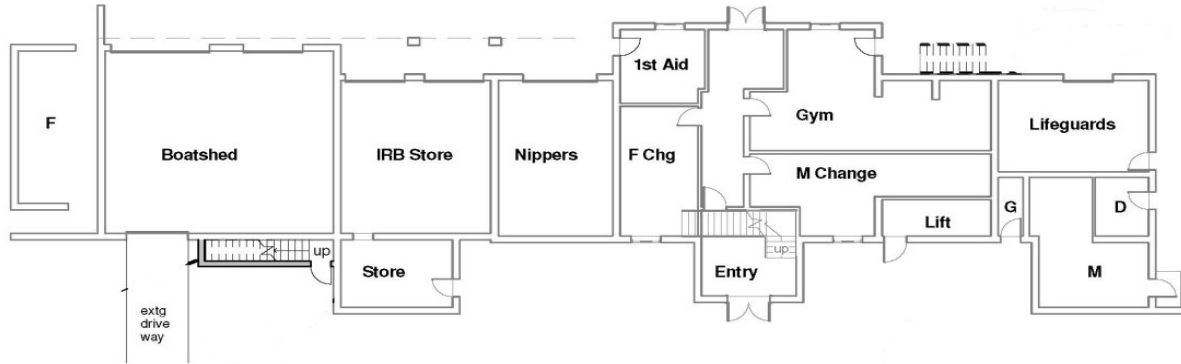




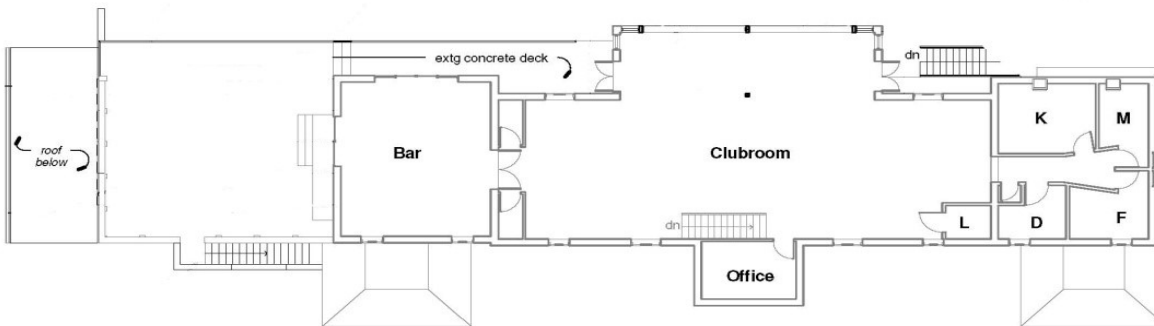
Newport SLSC Masterplanning “Think Tank”



Existing Club Internal Plans



1 Ground Floor Plan
Scale: 1 : 200



2 First Floor Plan
Scale: 1 : 200



Newport SLSC Masterplanning “Think Tank”



Now

Your Views



Newport SLSC Masterplanning “Think Tank”



Clubhouse Deficiencies – your views

We would now like to open the floor for your views on where you see the Club facilities are deficient to the Club’s current needs.

We will categorise areas of concern in the following categories:

- Operational (Patrol / 1st Aid functions)
- Training (Bronze / SRC / proficiency / general)
- Nippers
- Competition (seniors & juniors)
- Council Shared facilities (Lifeguards / Quad Bike)
- Income Producing facilities (hall hire / bar/ BBQ)
- Social
- OH&S & Security
- Storage
- Administration facilitates
- Other



Newport SLSC Masterplanning “Think Tank”



Ways of Improving the Clubhouse – your ideas

We would like to hear your ideas on where you see the Club facilities can be improved to meet the Club's current & future needs.

We will categorise areas where improvements could be made in the following categories:

- Operational (Patrol / 1st Aid functions)
- Training (Bronze / SRC / proficiency / general)
- Nippers
- Competition (seniors & juniors)
- Council Shared facilities (Lifeguards / Quad Bike)
- Income Producing facilities (hall hire / bar/ BBQ)
- Social
- OH&S & Security
- Storage
- Administration facilitates
- Other



Newport SLSC Masterplanning “Think Tank”



Other ideas ??

We would like to hear any other ideas on where you see the Club facilities can be improved to meet the Club's current & future needs.



Newport SLSC Masterplanning “Think Tank”



Next Steps

The Committee will now take the next steps towards formulating the Club’s long term masterplan brief:

- Collate all responses and ideas put forward tonight and compile these into an issues paper for high level discussion with Pittwater Councillors and Council Executive staff.
- Present issues paper and Club expansion ideas with Council to determine which are feasible and which initiatives are likely to be supported or rejected.
- From Council feedback draw up a Masterplan brief document for the Club’s nominated Architect and technical advisors to prepare initial masterplan ideas option sketches.
- Present initial masterplan sketches to Council officers to determine a final range of viable options to proceed to formulate a Masterplan DA submission.
- Circulate final masterplan options to members for information and feedback.
- The Committee will keep Members apprised of progress & developments through the Club’s Web site.



Newport SLSC Masterplanning “Think Tank”



**Thankyou
for your
participation**



Newport Clubhouse Master planning

WHAT IS MOST IMPORTANT TO YOU ABOUT THE CLUB FACILITIES IN THE CLUB OF 2025?	
<i>That we can store all our boats under cover</i>	
<i>That we maintain a club room which is usable even when the hall is being used to raise funds</i>	
Grow the facilities to accommodate the agreed extent of growth in numbers and storage across all disciplines.	
A bigger, better provisioned gym	
More storage for boards and skis	
A commercial tenant within the facility, eg café, coffee shop, snacks & light refreshment shop, etc to improve services to members, the community and to provide an income stream for the club	
Have notice boards which the public and local community can see	
Have a range of separate meeting rooms to accommodate the number and variety of activities that need space for various sized groups and training which meet concurrently	
The use of green energy is embodied in the facility design and inclusions	
Have increased office space to enable improved accommodation of operations, increased staffing and the necessary records of the club	
Allow flexibility in the design solution to accommodate changes and grow beyond 2025 without major disruption or lost investment	
Facility reflects the history of the surf club within the Newport community	
The facilities remain accessible to the community and it is seen as a valued community-asset	
The historic items are maintained and displayed	
Promote and display club's achievements – past and current	
Resolved acoustic problems in the hall and in the old building generally	
Take advantage of the views available from the facility	
Have resolved OH&S issues that exist all over the facility today	
The club has an area or areas which are identifiable for the youth of the club	
Adequate facilities to accommodate new and emerging patrol models – size of patrols, frequency and changeover, numbers of concurrent patrol areas, increase amount of gear	
First aid facility that has greater numbers of beds (say 4), and.	
First aid facility that can accommodate other commercial activity / uses	
Better social facilities e.g. substantial improvements to the ambience and comfort of the bar area, social gathering spaces and increased areas to	

encourage attendance and uses – to allow the club function of a social hub to flourish	
Suitable space for nippers and cadets activities, use and gear storage	
Improved and increased toilet and shower facilities for the club use	
Maintain separation between public and club toilet and shower facilities	

WIDER ASPECTS RAISED WHICH MAY NEED CLUB EXECUTIVE MANAGEMENT CONSIDERATION, DECISION & DIRECTION	
At what point do we have paid management staff for Newport SLSC, and plan for the spaces that come with that?	
Are we seriously considering the full range of potential facility options in discussions with Council, ie extending, or demolishing and new construction (in whole or part)?	
What is the future of volunteerism if we are looking at 2025 and will there still be a similar attitude to volunteering for surf club activities and patrols then?	
Make sure the existing resource and club facilities are used to the best effect to guarantee sources of income to allow growth e.g. commercial cafe	
Support and engage young people in surf activities and create avenues for them into ongoing club participation	
Participate more and establish a higher profile in the Newport community – so as to increase the club’s role as a social hub, upgrade skills and bolster community support for the redevelopment of the club facilities.	
Successfully marketing ourselves to the community – with a revision of our attitudes and promotion of the club’s services and facilities e.g. active marketing and local newspapers	
Short term strategies to accommodate surf craft in demand and growth areas of the club, so that this does not contribute to loss of these current members	
The Club needs to be serious about having (longer term) succession planning so that we get the best leadership team, rather than risk getting whomever attends on the election day	



Newport Clubhouse Master planning

Issues Register – Clubhouse Deficiencies

ISSUES or CONCERNS – FOR CLUB FACILITIES NOW	
Lack of appreciation and accommodation of the “Tsunami of growth” in numbers of members and associated gear <u>that follows in subsequent years</u> after intensive efforts in training, growth strategies and competition success	
Coping with growth (in the short and longer terms) in the club’s developing areas e.g. board and ski storage when existing space is already fully occupied – so we don’t lose these members. (Nick Carroll has schedule of some craft numbers)	
We don’t appear to have short term facility strategies to accommodate surf craft in current demand and growth areas of the club, so that this aggravation does not contribute to loss of these current members	
We have brick walls where there are beautiful views	
We don’t have a club bus, but we want one and we’ll need to plan for secure, weather proof parking for a bus	
Bar area and facilities are inadequate – size, atmosphere, access issues	
Acoustic problems in the bar and hall	
Poor facility atmosphere in social areas	
OH&S: Safety for working areas needed by the club e.g. refuelling, boat motor flushing – creates dangerous situation and creates competition and issues with public use of pathways and proximity to these activities	
OH&S (generally) in terms of storage and access - eg through traffic paths, racking heights, etc	
OH&S: Traffic flow and movement of people and craft can create dangerous situations right now	
No space to celebrate the past and display memorabilia	
The current gym is too small to accommodate programmed and free training for members	
Gym access is not managed – so it can become crowded and used by non-financial and non-members	
No suitable undercover storage capacity exists for surf boats	
Nippers gear storage is too small	
Nippers need shade for post-nippers socialising in all weather (hot and wet), eg sausage sizzle, announcements, presentations, etc	
Clothing and merchandise facility doesn’t exist	
Needs a permanent solution to achieve shade over the northern sundeck – previous temporary solutions have not been successful in weather conditions	
Existing club hall is insufficient in size for presentation night and whole-club events	

Existing club hall too small to generate the revenue-opportunity events which this club and membership size offers	
Pedestrian circulation throughout the club is inefficient and disruptive to activities	
No suitable training spaces	
No spaces capable of blackout capacity, for training, films, data projection, etc	
We have no caretaker residence	
No suitable space for patrols in inclement weather	



Appendix B

Newport SLSC Position Paper



Newport SLSC Masterplanning Process Strategy Paper

Date: June 2011

Author: Rudi Valla for the NSLSC Building Committee

Overview

The Executive of the Newport SLSC has asked the Club's Building Committee to prepare a strategy for commencement and implementation of a long term masterplan of the Club's facilities at Newport Beach which will guide the Club House's development over the next 10 to 15 years.

This paper is intended to set out an agreed strategy for the process of consultation with internal and external Club stakeholders and the necessary steps in identifying opportunities and constraints leading to the formulation of a formal masterplan brief which will be used to commission the Club's nominated Architect and other technical advisors in preparation of a formal masterplan and Development Application for the long term upgrade Club's facilities.

Background

The Newport Surf Club building is owned by Pittwater Council and sits on Crown Land. The Club enjoys a long term lease which expires on 18th July 2020. In addition to building upgrade considerations the Club will also need to address the renewal of its tenure to the building which could impact the Club's ability to source potential Bank funding for future improvements.

The Newport Surf Club has expanded its facilities over the years in a fairly piecemeal fashion. This is a common scenario for many Surf Clubs who are typically constrained by lack of ready building upgrade funds, varying membership growth rates, changing operational and statutory requirements and changes in management committee priority. This form of growth is generally inefficient and often leads to compromise solutions being adopted to address short term issues. It also makes long term funding initiatives difficult to plan and implement.

The most recent and most substantial upgrade of the Club's facilities was undertaken in 2008-9 and included major upgrades to the Club's Hall, Kitchen, 1st Aid Room, Patrol Store, Professional Lifeguards area, Nippers Store, Gymnasium and general amenities. This upgrade also included the introduction of a lift to bring the building up to current disabled code compliance and since its completion has stimulated several other Club improvement initiatives such as new honours boards, water tanks and an upgrade of the landscaping around the Club's entry. This latest Club upgrade project was however:

- Restricted to the rationalisation and reconfiguration of internal areas within the Club's existing footprint and did not include an expansion of the Club's facilities
- Planned on the basis of a constrained budget. This was a result of the limited availability of government grants and led to a less than optimum approach to some key decisions being made.

Funding for the most recent Club upgrade project was generated from a combination of Club fund raising activities / revenue, Pittwater Council (building owner - funding primarily for the lift and disabled access upgrade only) and State and Federal Government sports grants.

Need for a Master Plan

In recent years the Club's membership has swelled as a result of successful Nippers, Bronze Training and Competitive Skills programmes. The current facilities are now struggling to cater for the required storage and operational requirements of the Club's growing membership participation.

The issues with current space needs and / or demands require that a master plan be developed to:

- Establish a long term development strategy to cater for the Club's growth. This includes the need to be able to stage any work in a logical and prioritised sequence;
- Resolve the existing Club's heritage and footprint issues which to date have been seen as uncontested constraints;
- Identify the scope of a required funding strategy. This includes demonstrating to Council that further expenditure is warranted to cater for the Club's expanding membership and operational requirements. This must address the situation where Council may perceive that Newport has had its 'share' and other clubs have priority for limited available funds;

- Provide a platform for seeking funding assistance through government grants. In the last 3 years Newport has missed out on significant opportunities thought the lack of a definitive way forward and the associated Development Consent documentation required to submit a funding grant application.

Consultation

An appropriate Consultation process needs to be implemented as a precursor to the masterplan process to ensure that all internal Club stakeholders and interest groups have an opportunity to have a say and input to the range of initiatives which should be considered as part of the Club's long term upgrade. If conducted properly this process will assist in facilitating member 'buy in' to the Club's future and also allows the Club executive to consider and address all views and ideas put forward.

In addition to consultation with internal Club stakeholders it will be necessary to consult with Pittwater Council who are the building owners and primary approvals authority for any works to the existing building moving forward. Any consultation with Councillors or Council officers needs to be carefully considered and the Club needs to be clear on what it wants to achieve before any discussions with Council take place. This process should follow after the internal stakeholder process and be used to establish realistic constraints and to determine which initiatives are likely to meet with Council opposition or support.

Given the above considerations a two part consultation process is recommended as follows:

- **Consultation Process Part 1 – Internal Club Stakeholder “Think Tank”:**

It is recommended this be in the form of an open forum for interested Club Members and Internal Stakeholders participation whereby ideas for the Club's future development are invited and logged for consideration.

It is likely this process will yield a number of different ideas (some practical and some impractical) and a range of priorities (some possibly conflicting with each other) but it is important to log and consider all viewpoints as part of the process.

It has been suggested that the forum be facilitated by a non-executive committee member and a person 'independent' of differing interest groups within the Club. The author confirms his willingness to assist the process of generating discussion and logging ideas in the forum but suggests that it may be prudent to also consider enlisting someone experienced in stakeholder facilitation to assist on the night and to manage any conflicting views that may surface during open discussion.

It is recommended that the “Think Tank” session be well advertised on the Club’s web site and be held at the Club Hall on a weeknight to ensure maximum attendance.

- **Consultation Process Part 2 – Council Consultation:**

It is recommended that ideas collected in the Part 1 Consultation process outlined above be summarised for presentation and discussion with sympathetic Councillors and then Council officers to illicit feedback on initiatives which could be supported by Council moving forward and those with little chance of support which should be avoided.

A ‘top down’ consultation process is recommended for any engagement with Council so that the Club can take advantage of its excellent relationship with Councillors to help facilitate flexible and reasonable directives from Council officers.

Masterplan Brief Formulation

Following the establishment of clear constraints and opportunities from the above consultation process it is recommended that a formal brief be drawn up and endorsed by the Club Executive to enable clear and comprehensive briefing to the Club’s nominated Architect and technical consultants for formulation of masterplan concepts which can then be formally adopted for the preparation of a Development Application (DA) submission to Council.

The formulation of the final agreed masterplan should include high quality presentation concept drawings to assist the Club Executive ‘sell’ the masterplan to internal and external stakeholders as well as potential donors.

The granting of a Masterplan DA for the Club’s long term upgrade and expansion will give the Club a road map for future upgrades and a formal mechanism to apply for Local, State and Federal Government funding. It also provides the Club with the ability to plan and implement meaningful fundraising activities and provides potential donors with confidence that the Club is organised and ready to roll out projects as funding becomes available.

Newport Beach

existing concourse

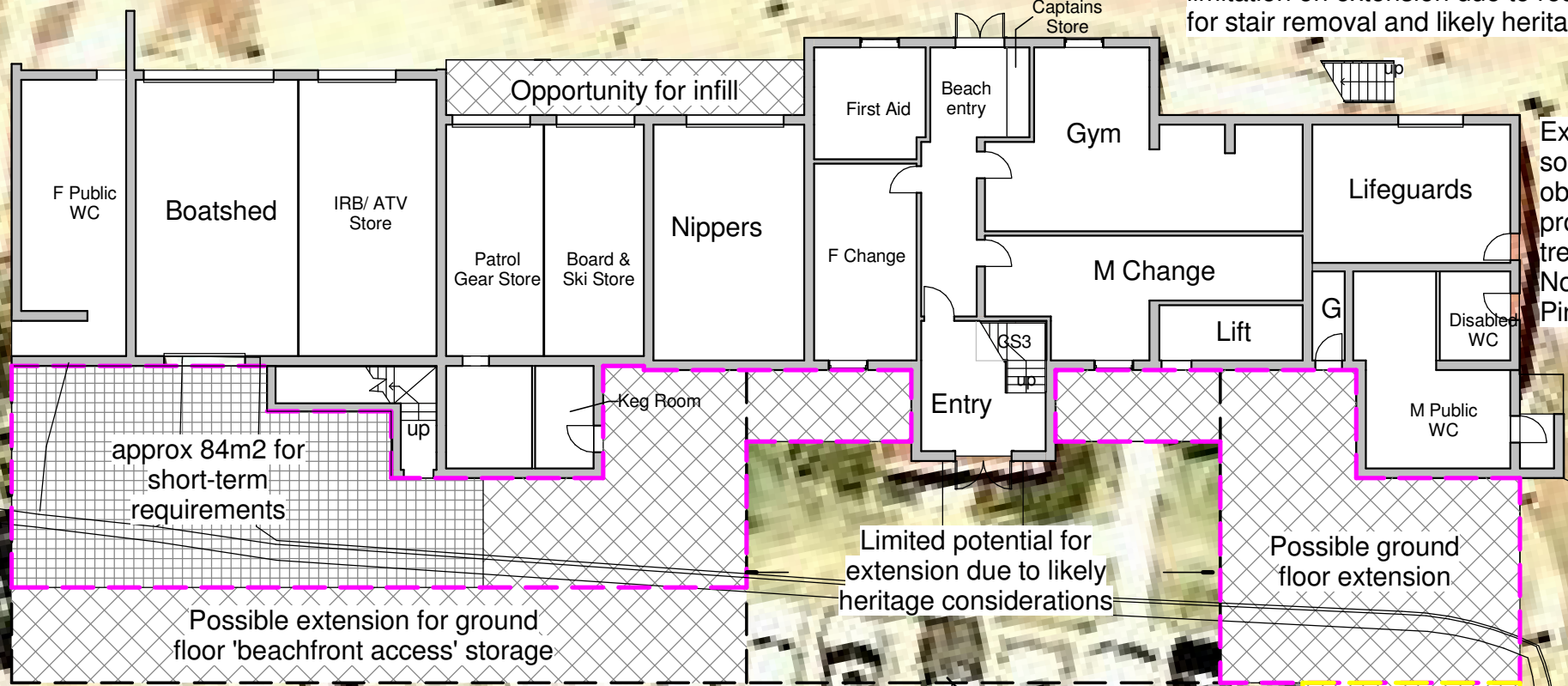
Extension to North likely to be viewed unfavourably for encroaching on dune rehabilitation areas and mature Norfolk Island Pine

limitation on extension due to requirement for stair removal and likely heritage issues

Extension southward obstructed by protected trees, mature Norfolk Island Pines

Norfolk Island Pine

Norfolk Island Pine



Possible extension for ground floor 'beachfront access' storage

limit of building edge if all existing carparking component preserved

vehicle parking zone

limit of building edge if opposite carparking component preserved

Ground Floor

5.4 m

6.2 m

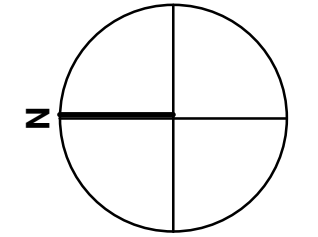
vehicle access zone

head-on parking zone

Bert Payne Reserve

limits for options 1,2,3

limits for options 4



Newport SLSC
Affiliated with Surf Life Saving Australia

Newport SLSC
Stage 1 Masterplan

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Constraints G Floor		
Dwg No:	Rev:	Date:
SK-11	-	9.7.13



Newport Beach

concourse below

Terrace

Deck

Committee Room

Bar

Clubroom

Office

K

M

Corridor

Disabled

F

Lift

Extension southward obstructed by protected trees, mature Norfolk Island Pines

Norfolk Island Pine

Norfolk Island Pine

Possible extension, no heritage considerations, reasonable circulation access from existing club building

Opportunity for 2nd storey extension

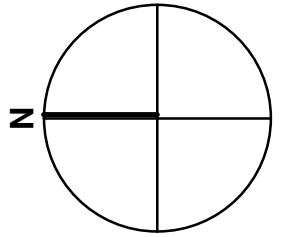
Potential for extension limited by heritage considerations

Bert Payne Reserve

First Floor

limits for options 1,2,3

limits for options 4

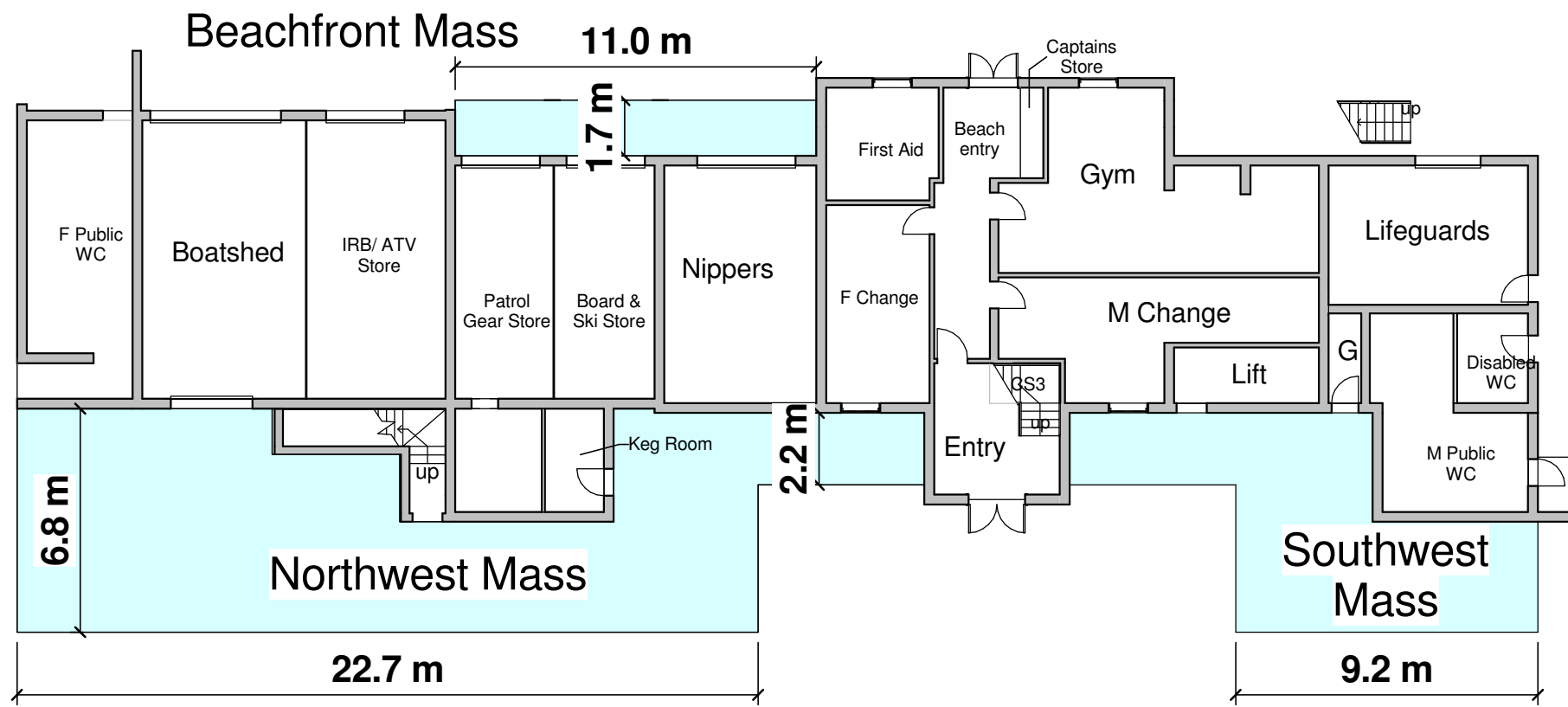


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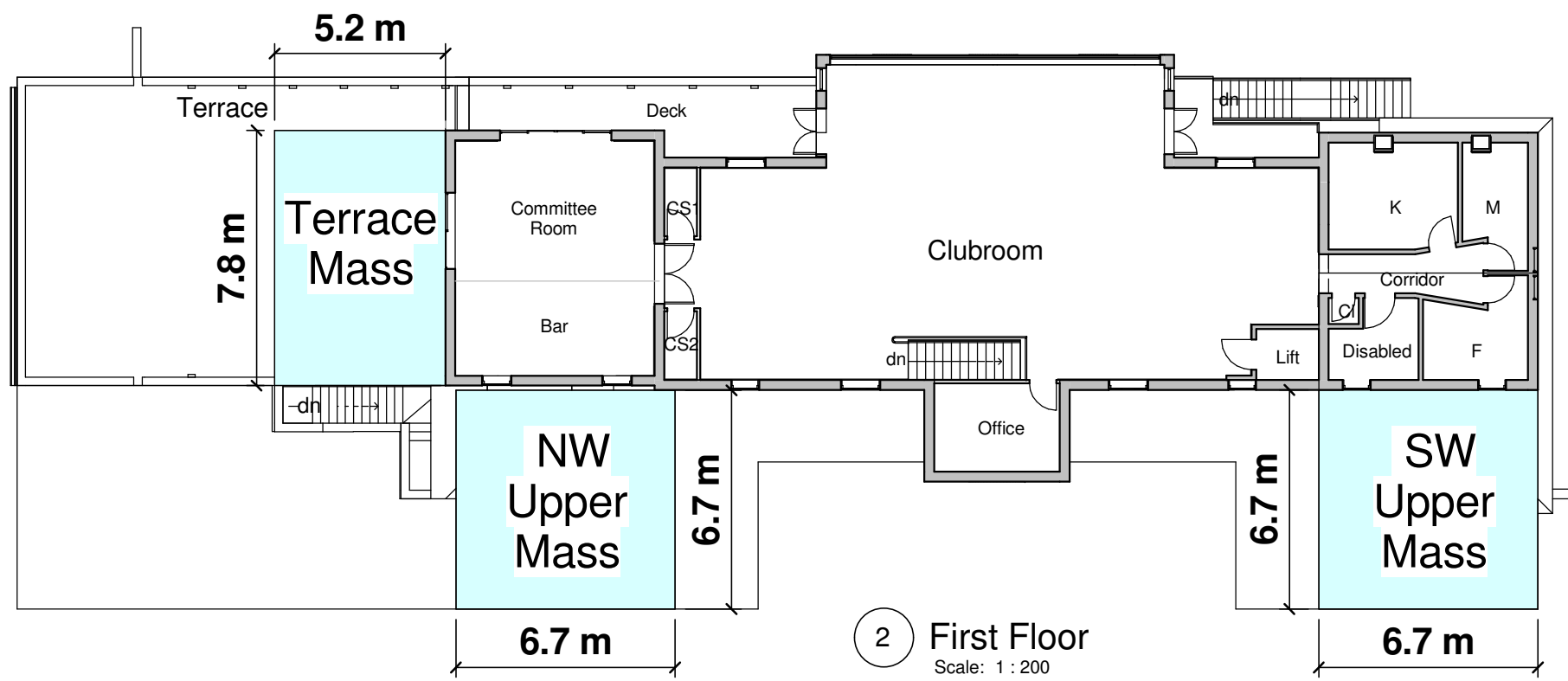
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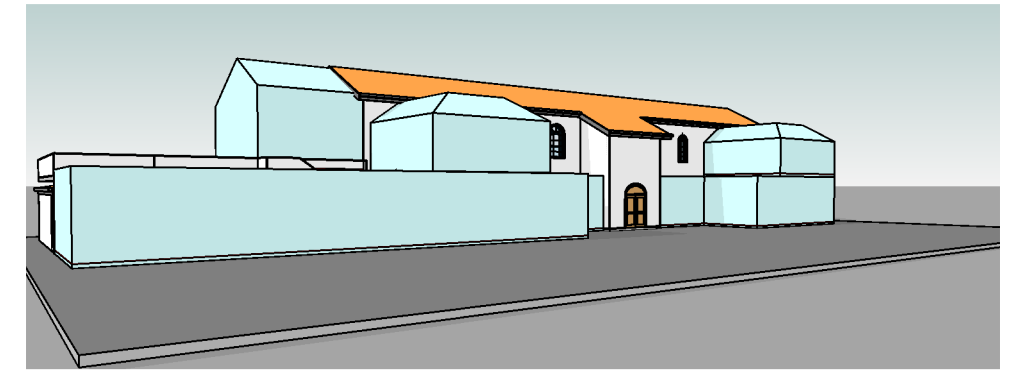
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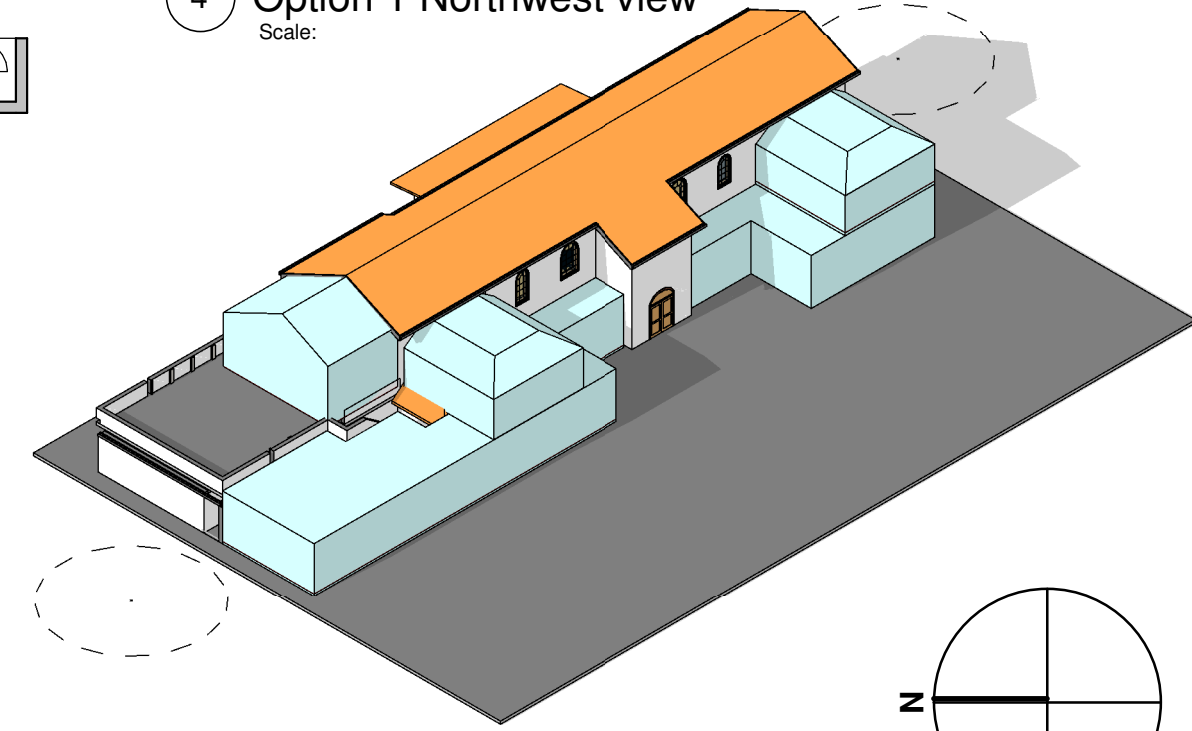
1 Ground Floor
Scale: 1 : 200



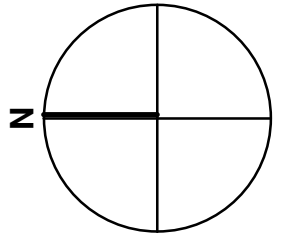
2 First Floor
Scale: 1 : 200



4 Option 1 Northwest view
Scale:



3 Option 1 massing
Scale:



Option 1 Schedule of Masses

Mass Name	Gross Floor Area	Gross Surface Area	Gross Volume
Northwest	137.44	534.63	469.37
Southwest	56.27	256.73	193.00
Beachfront	18.77	121.11	61.56
Terrace	40.75	197.09	188.99
Southwest Upper	44.89	159.46	116.71
Northwest Upper	44.79	159.19	116.46
Grand total	342.91	1428.22	1146.10

- ADVANTAGES**
- uses existing heritage elements
 - easy access, don't need disabled lift

- DISADVANTAGES**
- interference with facilities at upper south end



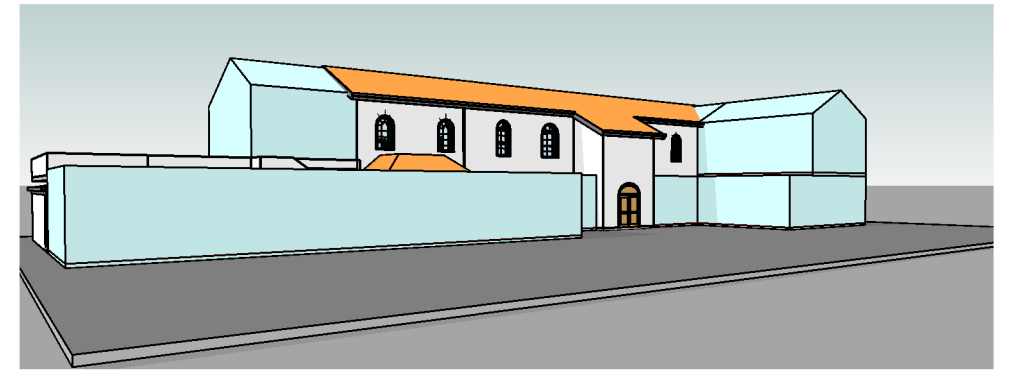
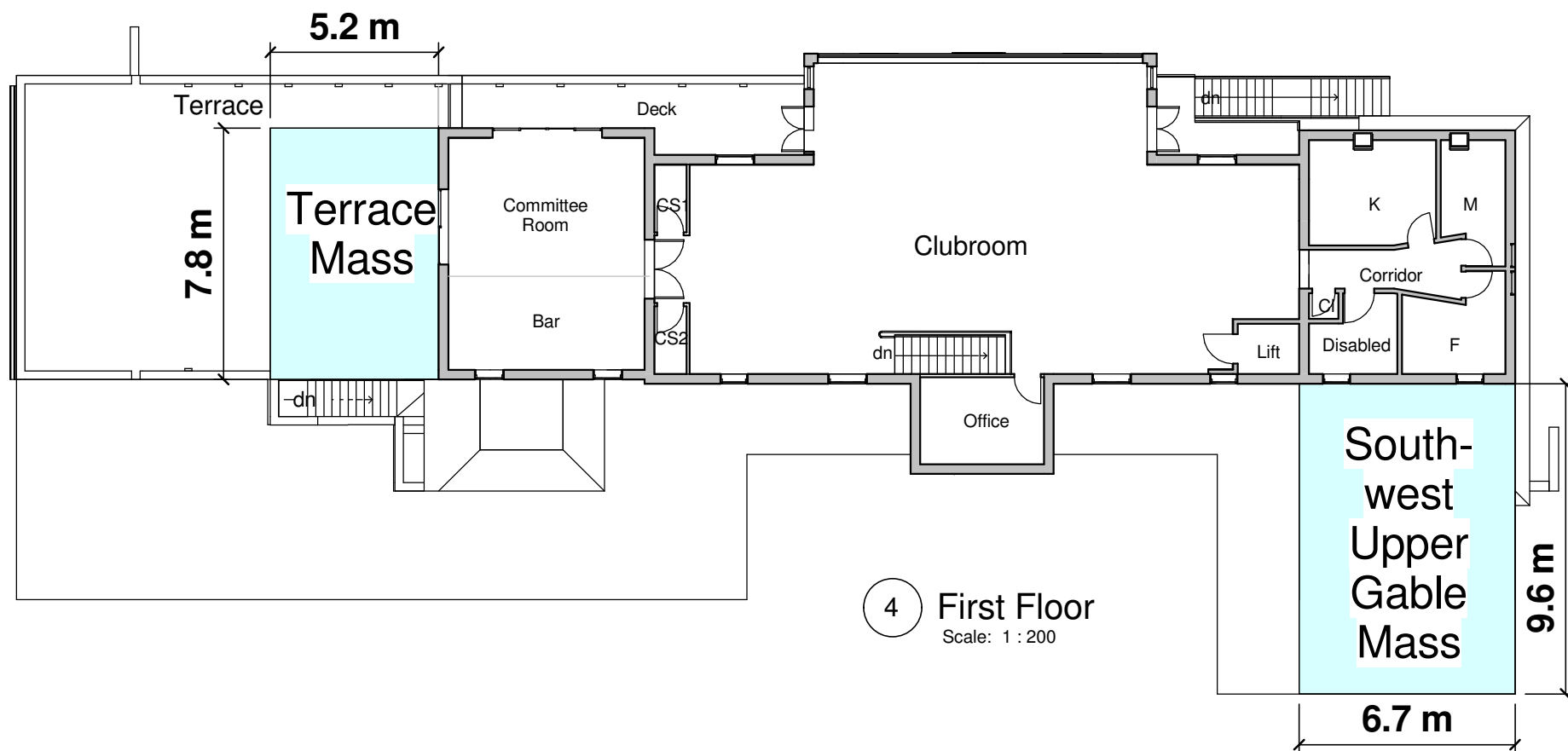
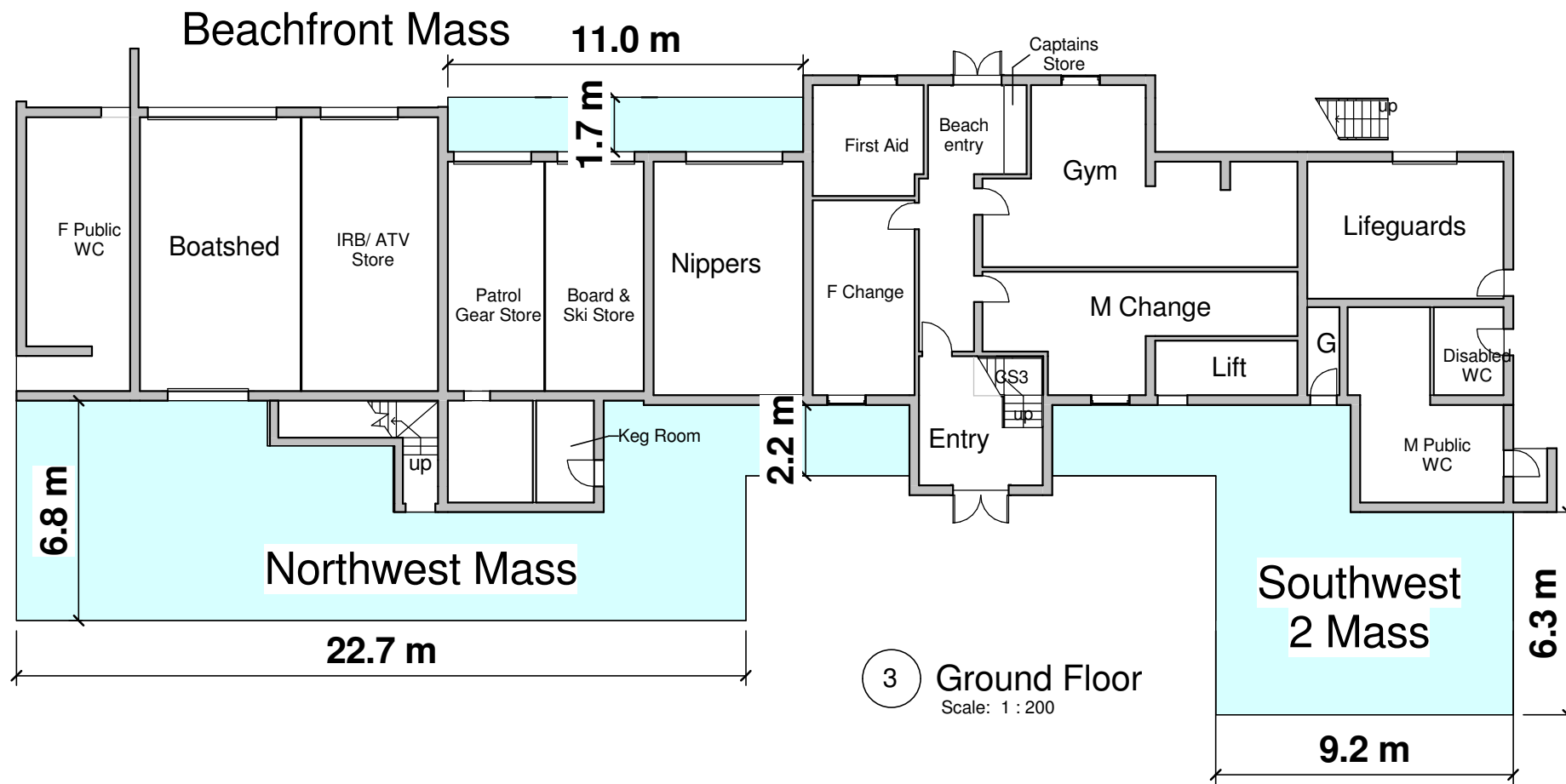
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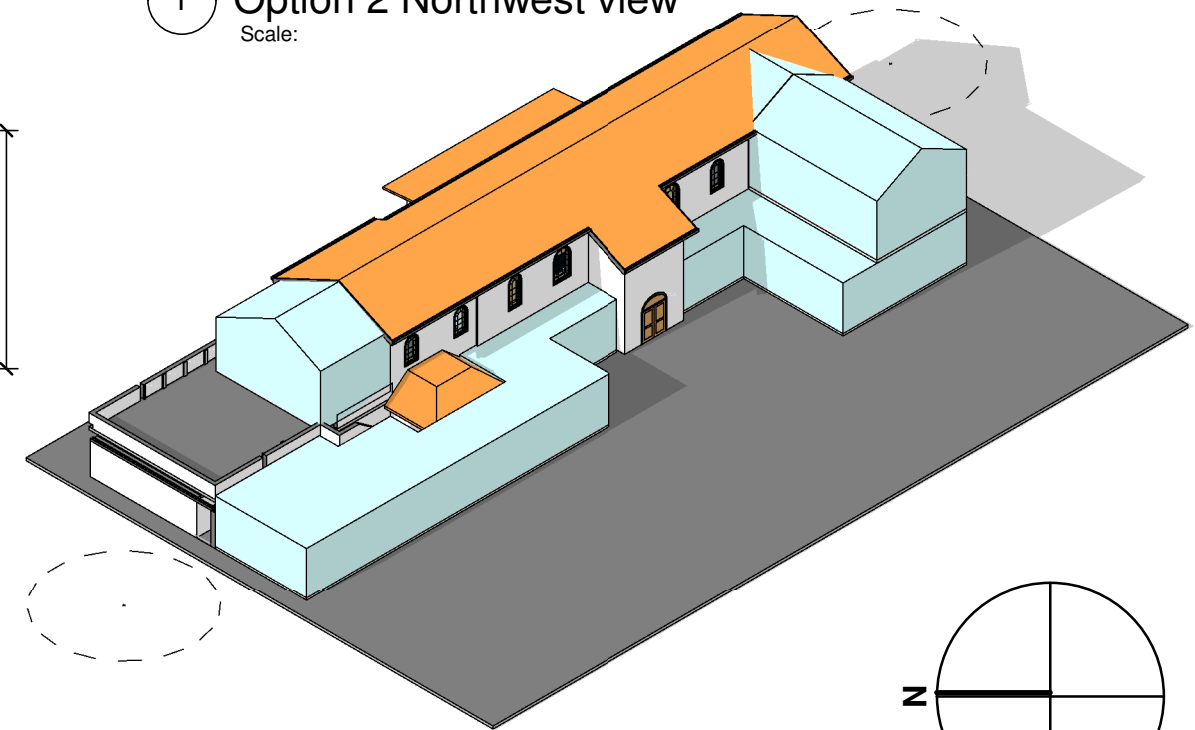
Option 1

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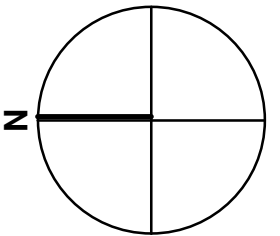
OPTION 1



1 Option 2 Northwest view
Scale:



2 Option 2 massing
Scale:



Option 2 Schedule of Masses

Mass Name	Gross Floor Area	Gross Surface Area	Gross Volume
Northwest	137.44	534.63	469.37
Beachfront	18.77	121.11	61.56
Terrace	40.75	197.09	188.99
Southwest Upper Gable	64.52	280.01	315.18
Southwest 2	83.34	330.98	285.86
Grand total	344.82	1463.82	1320.96

ADVANTAGES

- manageable heritage impact
- easy access, don't need additional disabled lift

DISADVANTAGES

- cost of connection into existing building
- relocation of existing facilities



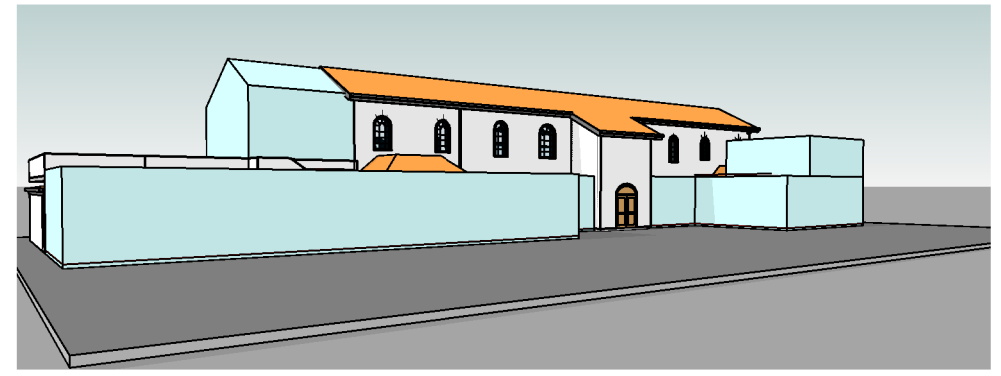
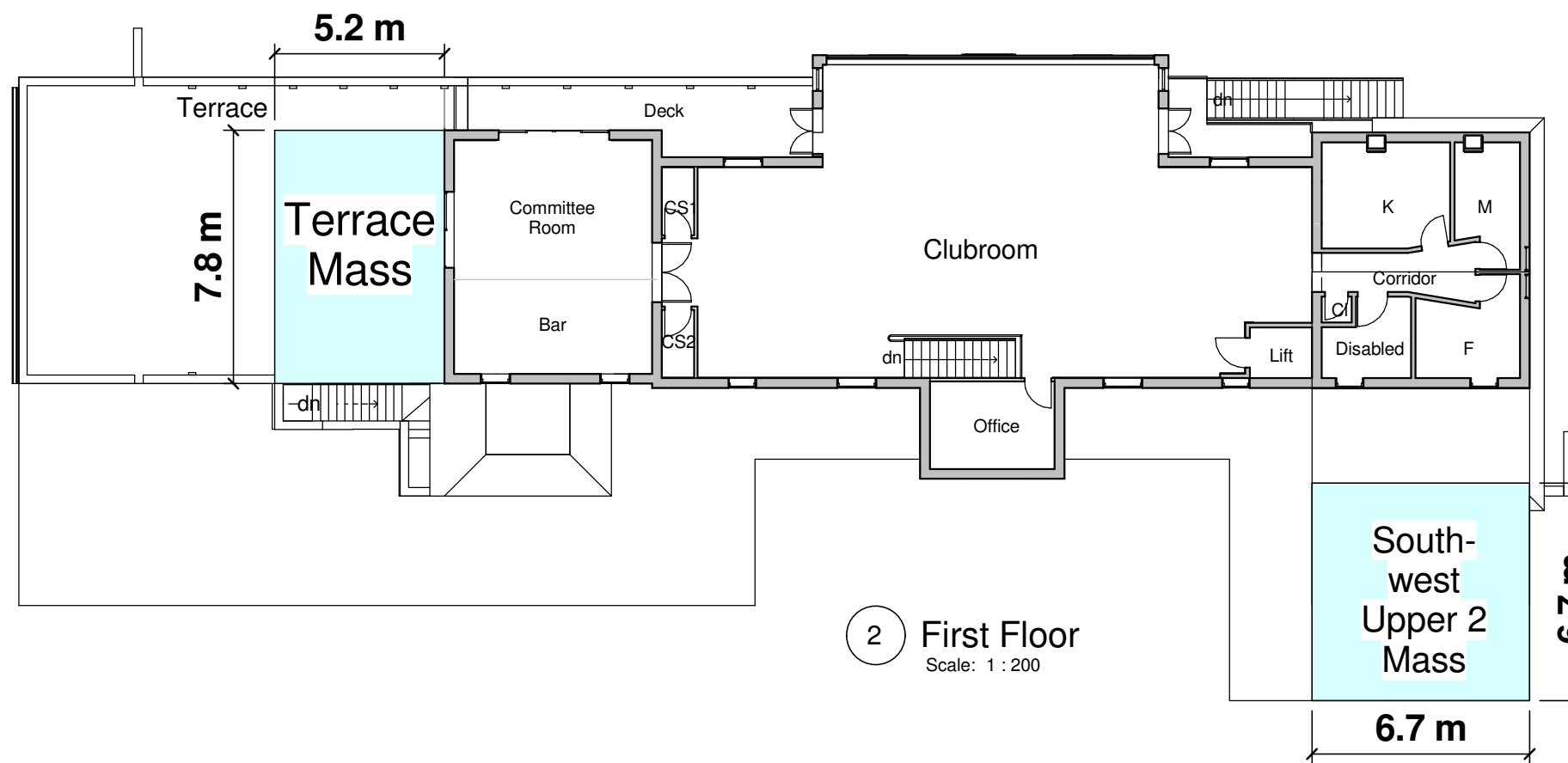
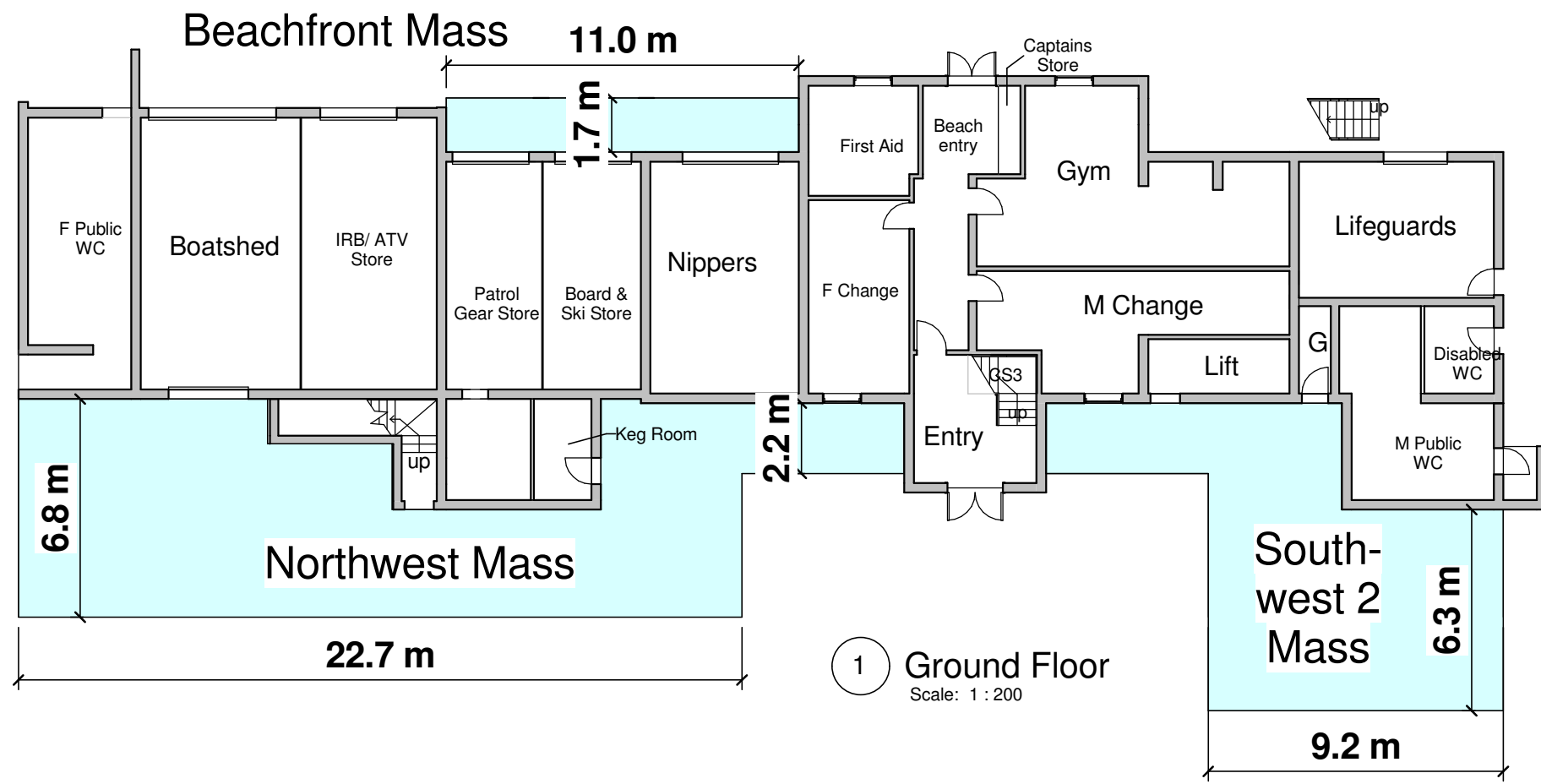
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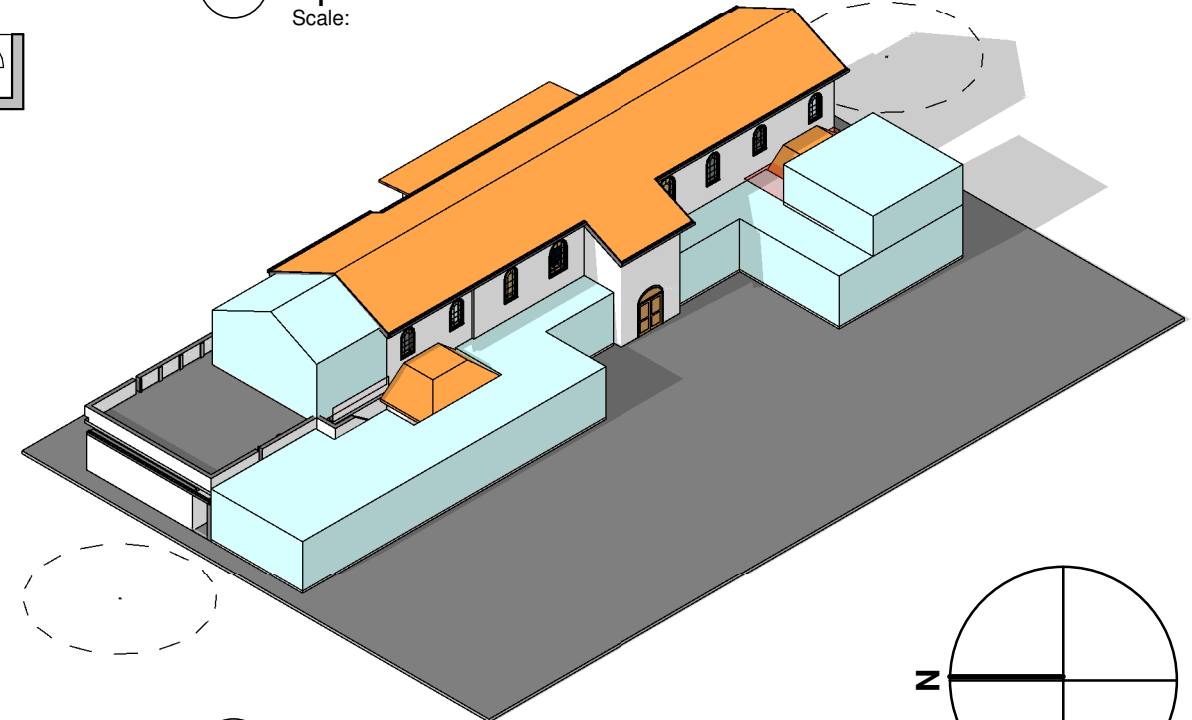
Option 2

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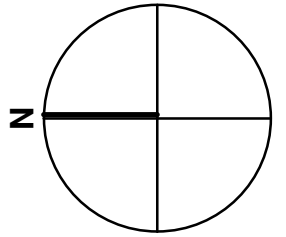
OPTION 2



3 Option 3 Northwest view
Scale:



4 Option 3 massing
Scale:



Option 3 Schedule of Masses

Mass Name	Gross Floor Area	Gross Surface Area	Gross Volume
Northwest	137.44	534.63	469.37
Beachfront	18.77	121.11	61.56
Southwest Upper 2	44.89	159.46	116.71
Terrace	40.75	197.09	188.99
Southwest 2	83.34	330.98	285.86
Grand total	325.19	1343.27	1122.49

- ADVANTAGES**
- leaves extg upper storey south end untouched - heritage
 - allows distinctive building identity (sponsorship)
- DISADVANTAGES**
- requires separate disabled access (stair chair)

OPTION 3

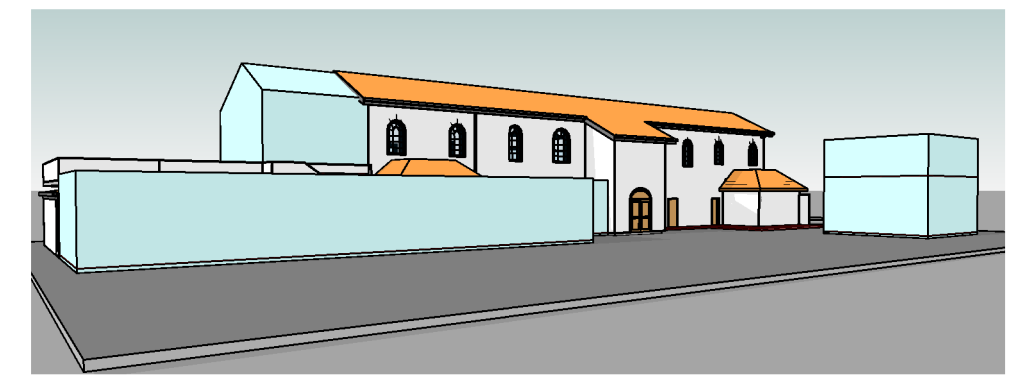
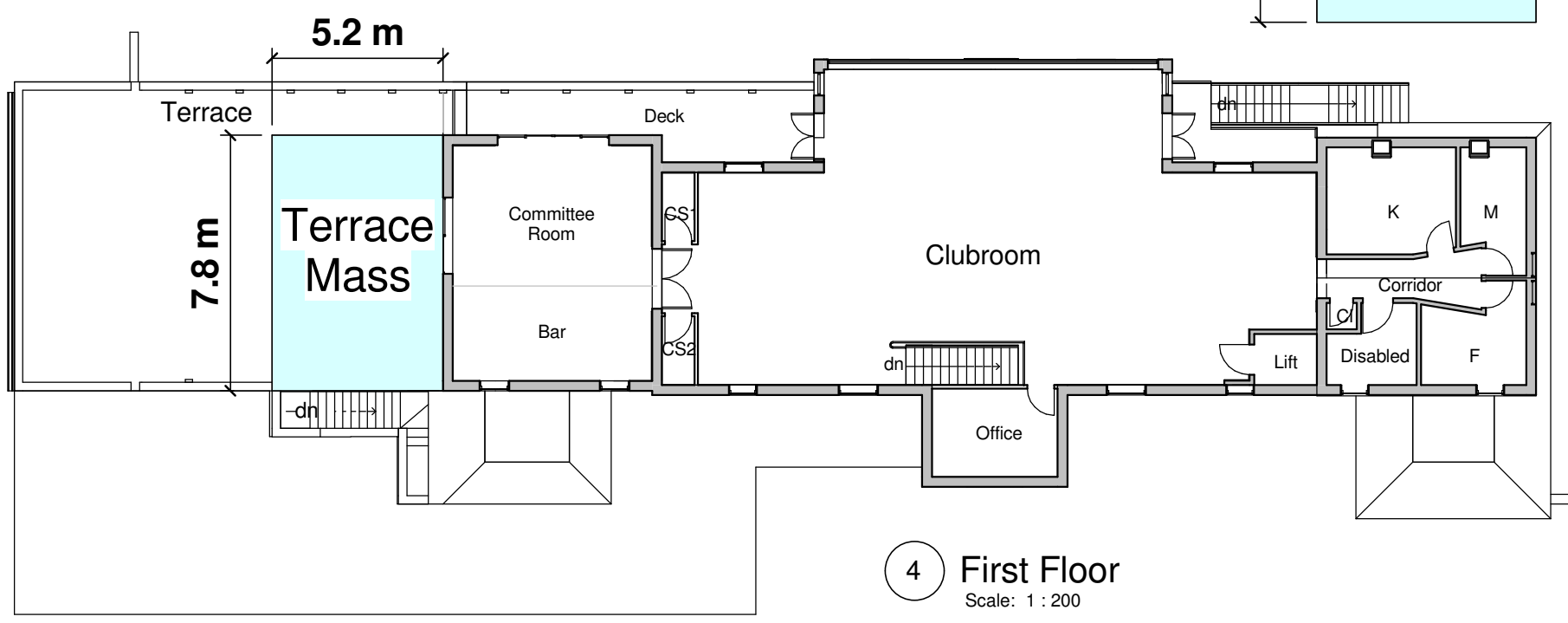
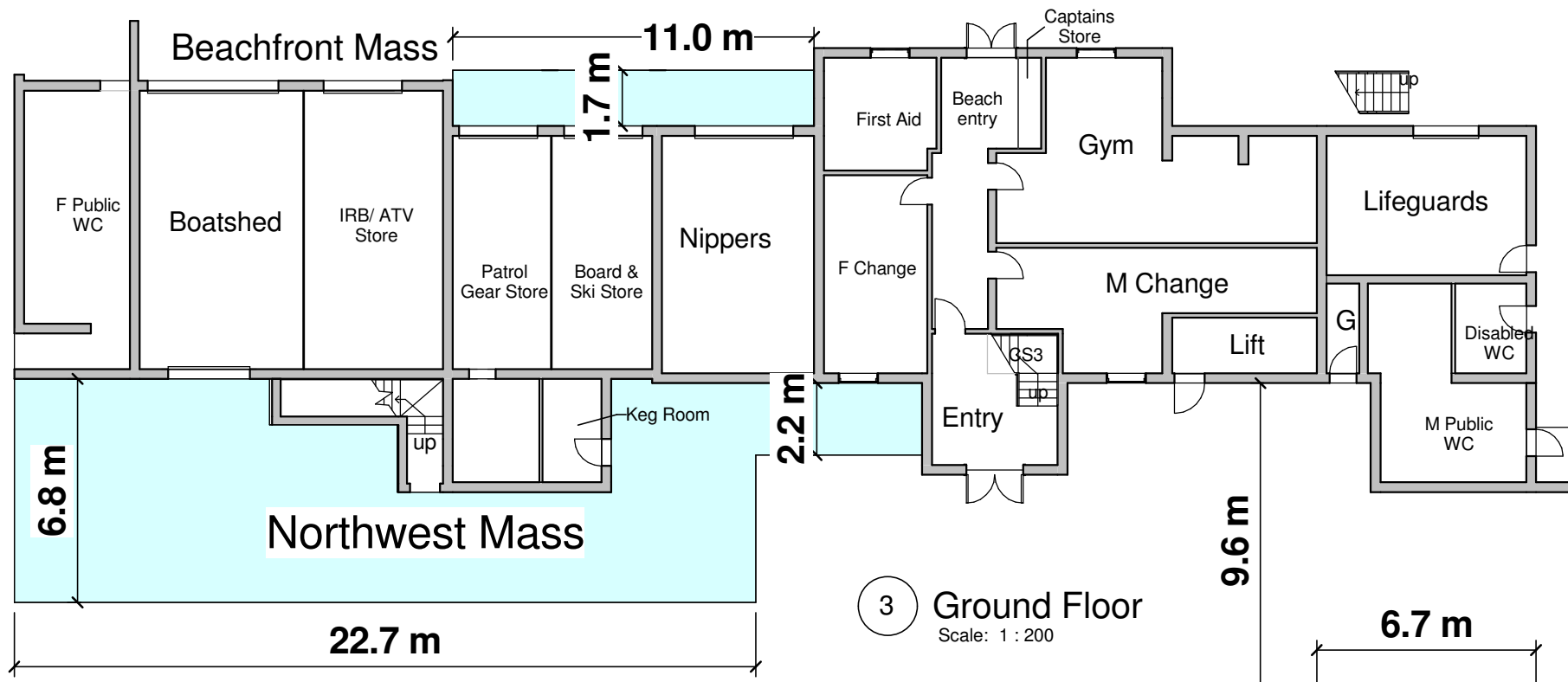


Newport SLSC
Stage 1 Masterplan

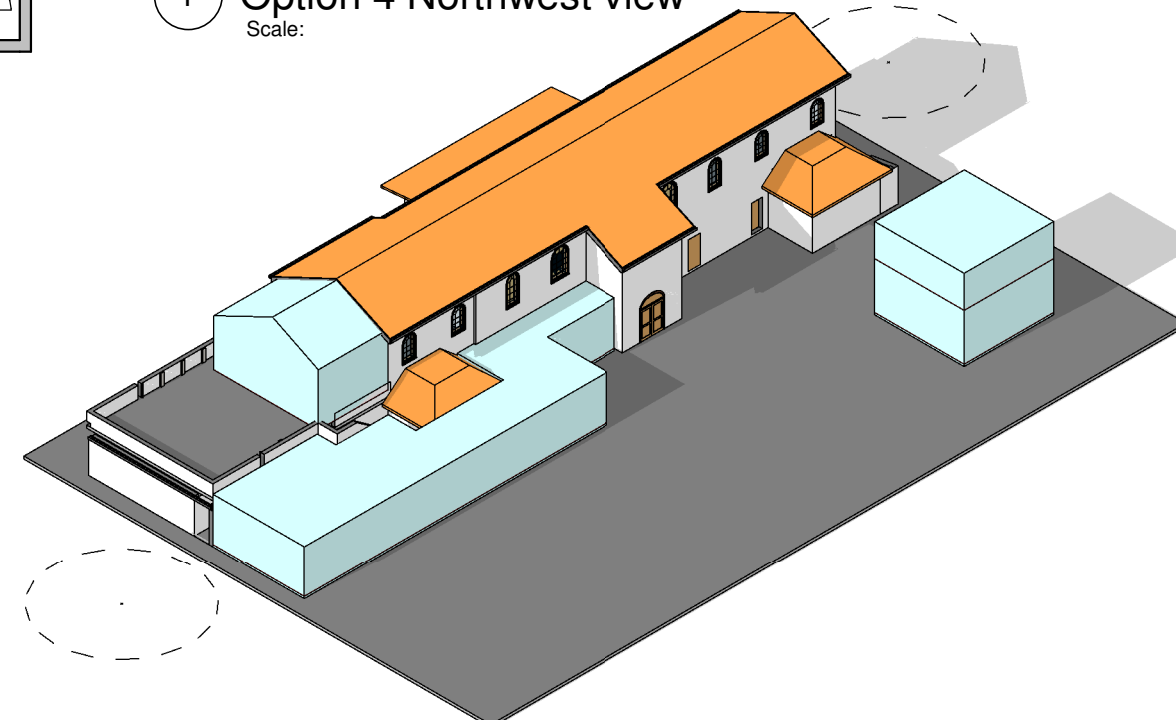
Daniel McNamara
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Registration No 5570
ABN:55 240 650 041
m: 0407 034545
e: danmcm@tpg.com.au

Option 3

Dwg No:	Rev:	Date:
SK-15	-	9.7.13



1 Option 4 Northwest view
Scale:



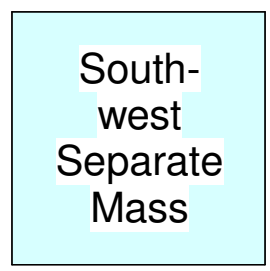
2 Option 1 massing
Scale:

Option 4 Schedule of Masses

Mass Name	Gross Floor Area	Gross Surface Area	Gross Volume
Northwest	137.44	534.63	469.37
Beachfront	18.77	121.11	61.56
Terrace	40.75	197.09	188.99
Southwest Separate	89.59	251.02	270.11
Grand total	286.55	1103.85	990.03

- ADVANTAGES**
- minimal heritage impact
 - no interface problems with construction
 - identifiable separate building

- DISADVANTAGES**
- no physical connection with existing building
 - potential alienation of more public space, parking spaces
 - requires additional disabled lift



Newport SLSC
Stage 1 Masterplan

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Option 4

Dwg No:	Rev:	Date:
SK-16	-	9.7.13

OPTION 4



NEWPORT SURF LIFE SAVING CLUB INCORPORATED

ABN 56 603 611 439

AFFILIATED WITH SURF LIFE SAVING AUSTRALIA

All Correspondence addressed to: Hon. Secretary, PO Box 57, Newport Beach NSW 2106
www.newportsurfclub.com.au



Newport SLSC Club Expansion Masterplan & Remote Public Amenities Block Options

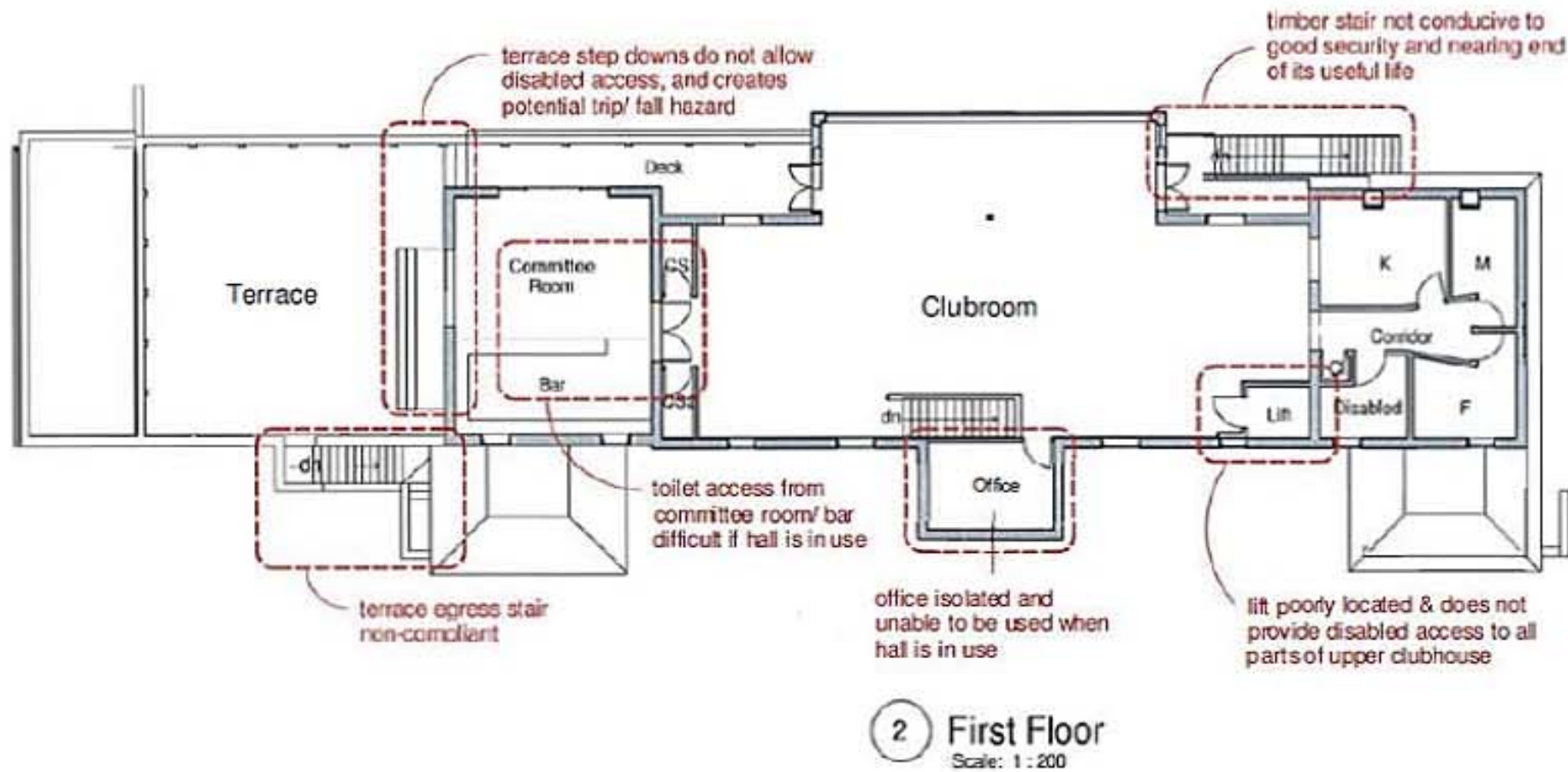
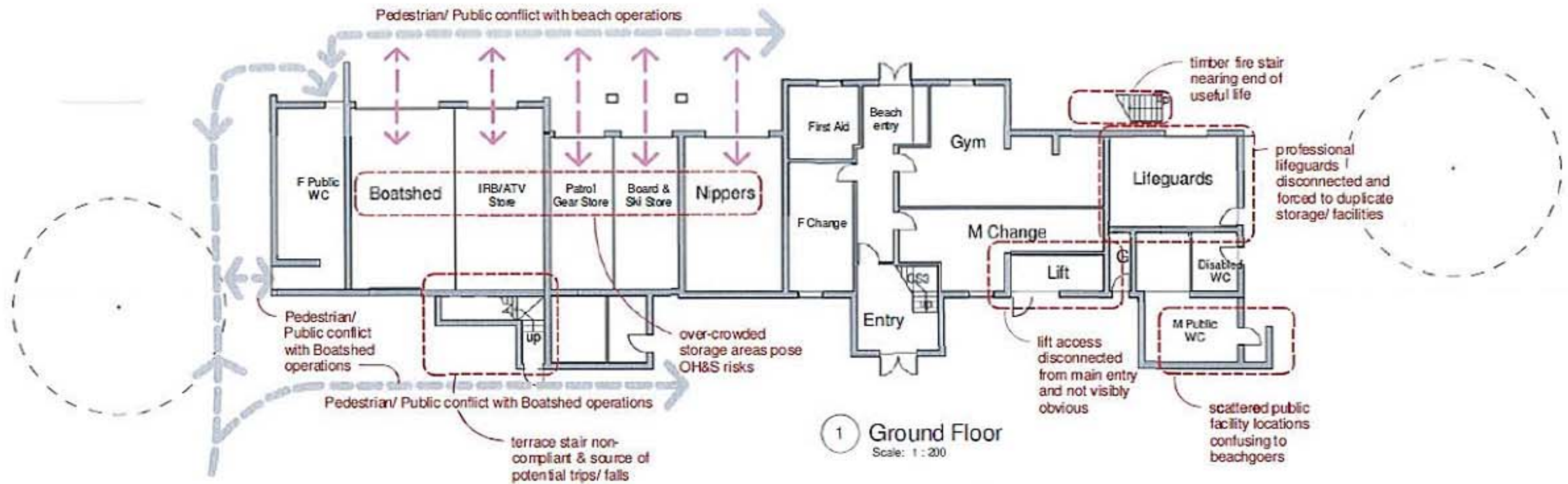
Version: 01

Date: October 2012



Appendix C

2017 Concept Plans



Existing Clubhouse Issues - Non-Spatial

PRELIMINARY



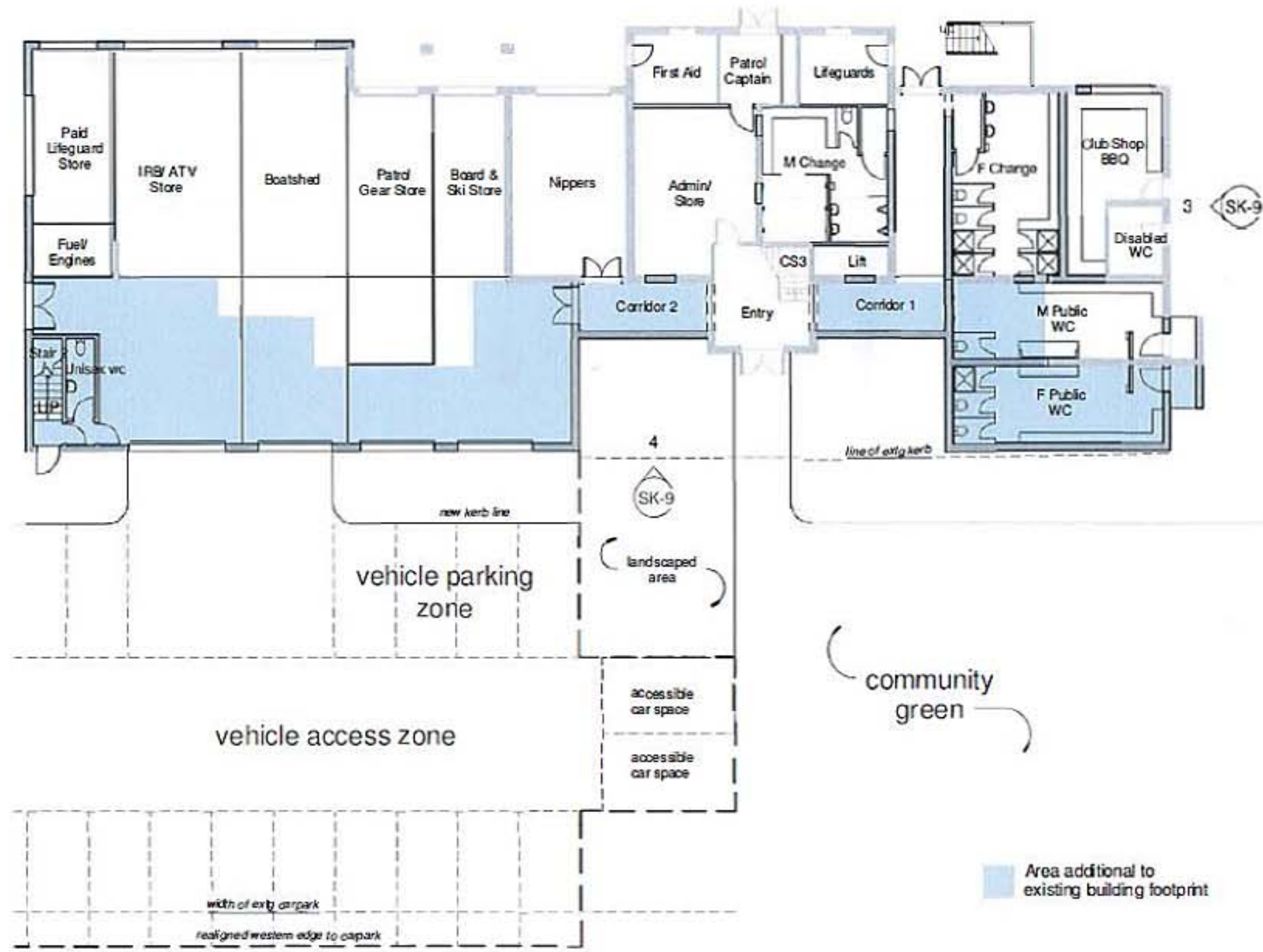
Newport SLSC

Stage 1 Masterplan

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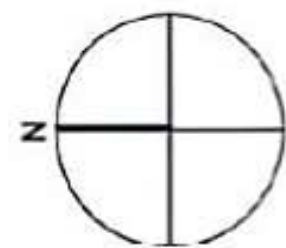
Existing Issues

Desg No:	Rev:	Date:
SK-1	-	8.8.17



Room Schedule Ground Floor			
Level	Name	Category	Area
1	Disabled WC	Amenities	5.95
1	F Change	Amenities	31.51
1	F Public WC	Amenities	26.06
1	M Change	Amenities	27.25
1	M Public WC	Amenities	25.61
1	Unisex wc	Amenities	5.11
			121.49
1	Corridor 1	Circulation	25.28
1	Corridor 2	Circulation	9.94
1	Entry	Circulation	13.94
1	Lit	Circulation	3.69
1	Stair 2	Circulation	5.11
			57.96
1	First Aid	Operations	9.53
1	Lifeguards	Operations	9.86
1	Paid Lifeguard Store	Operations	23.35
1	Patrol Captain	Operations	8.48
			51.22
1	Club Shop/ BBQ	Social	21.11
			21.11
1	Admin/ Store	Storage	31.21
1	Board & Ski Store	Storage	68.67
1	Boatshed	Storage	67.65
1	CS3	Storage	1.51
1	Fuel/ Engines	Storage	7.00
1	IRB/ ATV Store	Storage	91.35
1	Nippers	Storage	33.76
1	Patrol Gear Store	Storage	37.38
			338.52
			590.30
			590.30

1 Ground Floor
Scale: 1:200

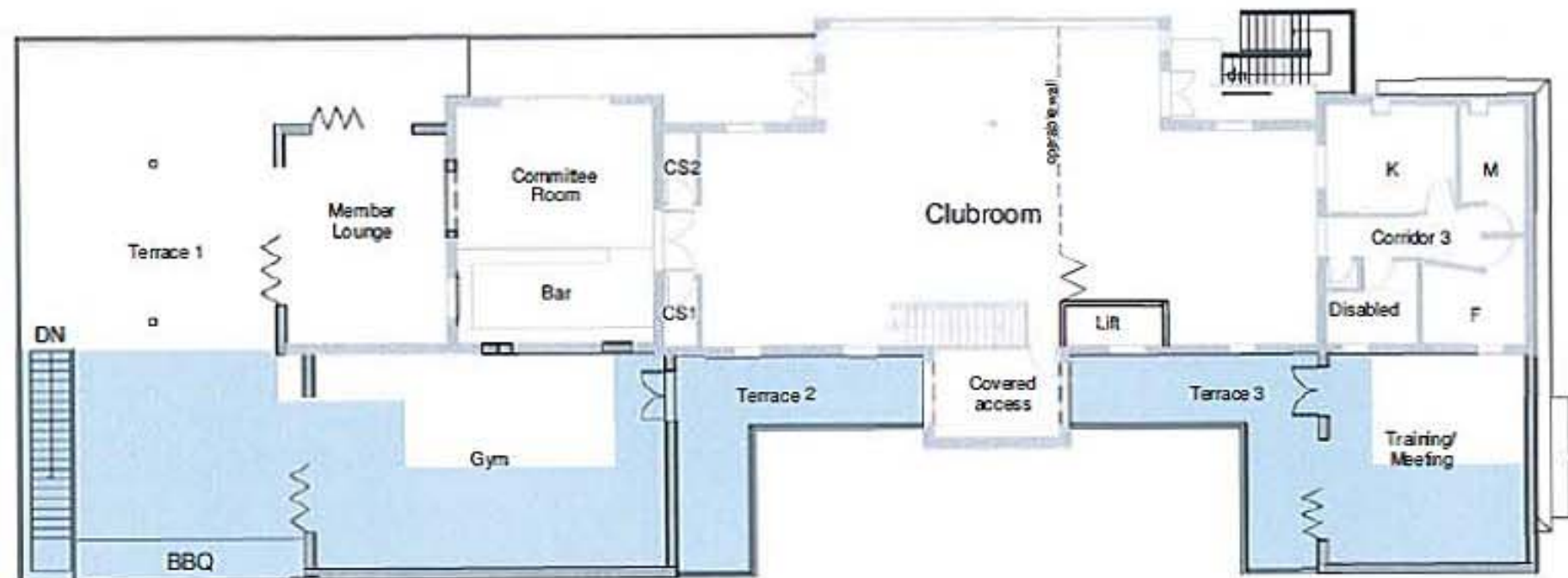


Newport SLSC
Stage 1 Masterplan

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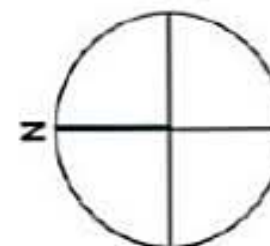
Preferred Option		
Dwg No:	Rev:	Date:
SK-2	-	8.8.17

PRELIMINARY



1 First Floor
Scale: 1 : 200

Area additional to existing building footprint



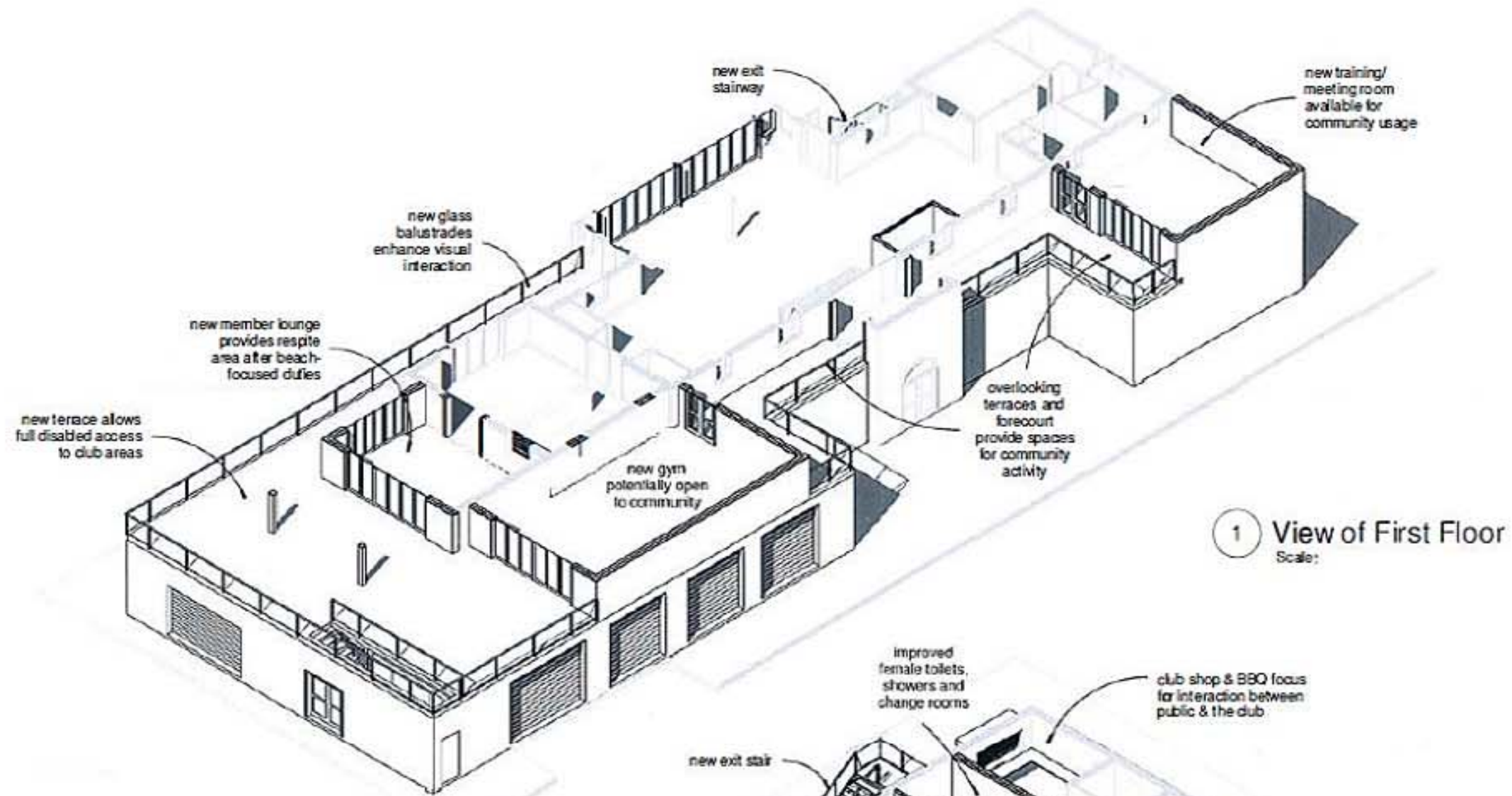
Room Schedule First Floor			
Level	Name	Category	Area
2	Committee Room	Admin	26.19
2	Training/ Meeting	Admin	39.04
			65.23
2	Disabled	Amenities	5.99
2	F	Amenities	8.50
2	Gym	Amenities	70.99
2	M	Amenities	7.13
			92.52
2	Corridor 3	Circulation	6.74
2	Covered access	Circulation	10.36
2	Lift	Circulation	3.69
2	Terrace 2	Circulation	27.52
2	Terrace 3	Circulation	27.52
			75.83
2	Bar	Social	17.66
2	Clubroom	Social	153.09
2	Member Lounge	Social	31.41
2	Terrace 1	Social	168.86
			371.02
2	CS1	Storage	2.10
2	CS2	Storage	2.10
			4.21
2	Cl	Utility	0.74
2	K	Utility	12.77
			13.51
			622.32
			622.32



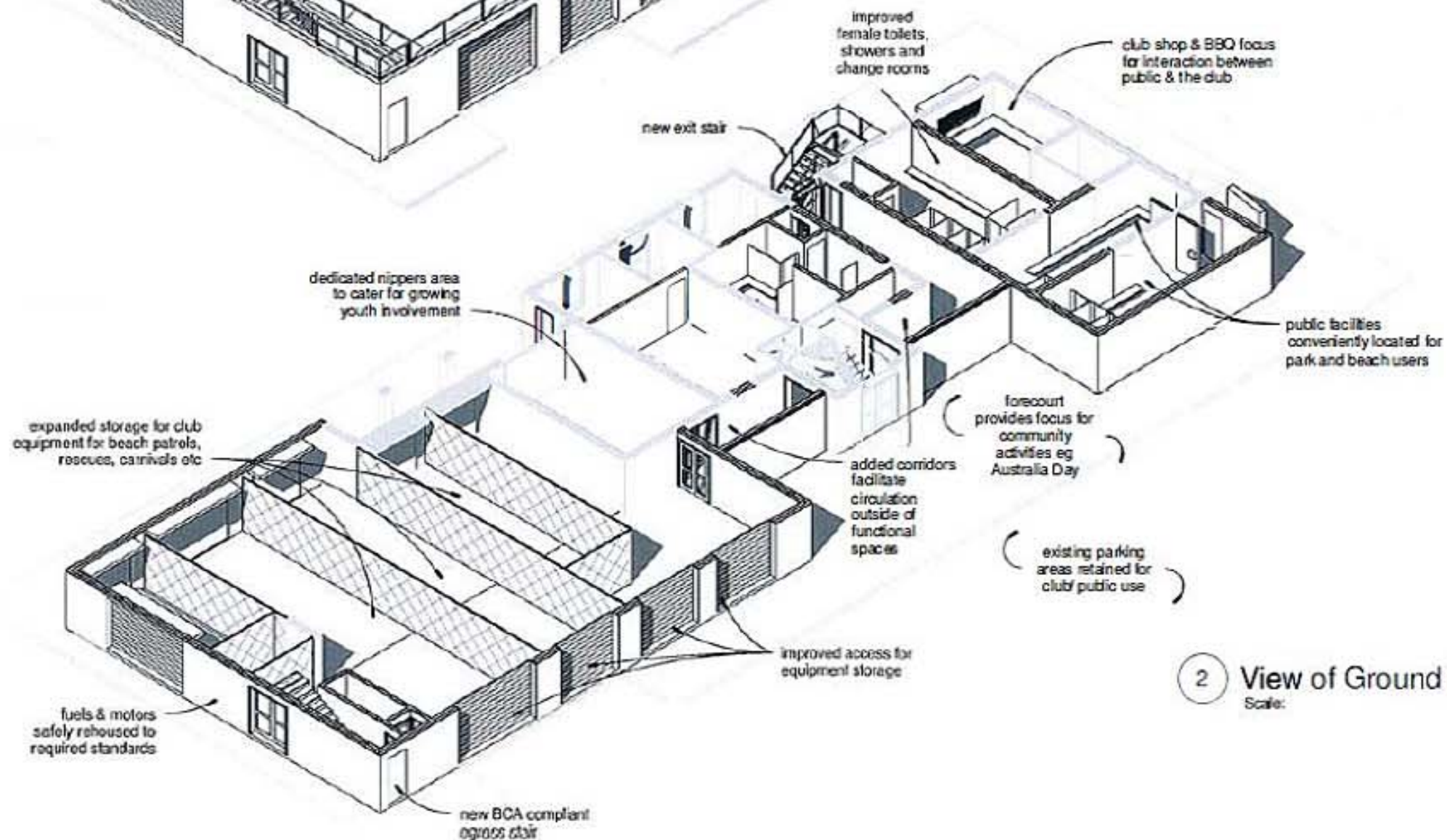
Newport SLSC
Stage 1 Masterplan

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Preferred Option
Dwg No: SK-3
Rev: -
Date: 8.8.17



1 View of First Floor
Scale:



2 View of Ground Floor
Scale:

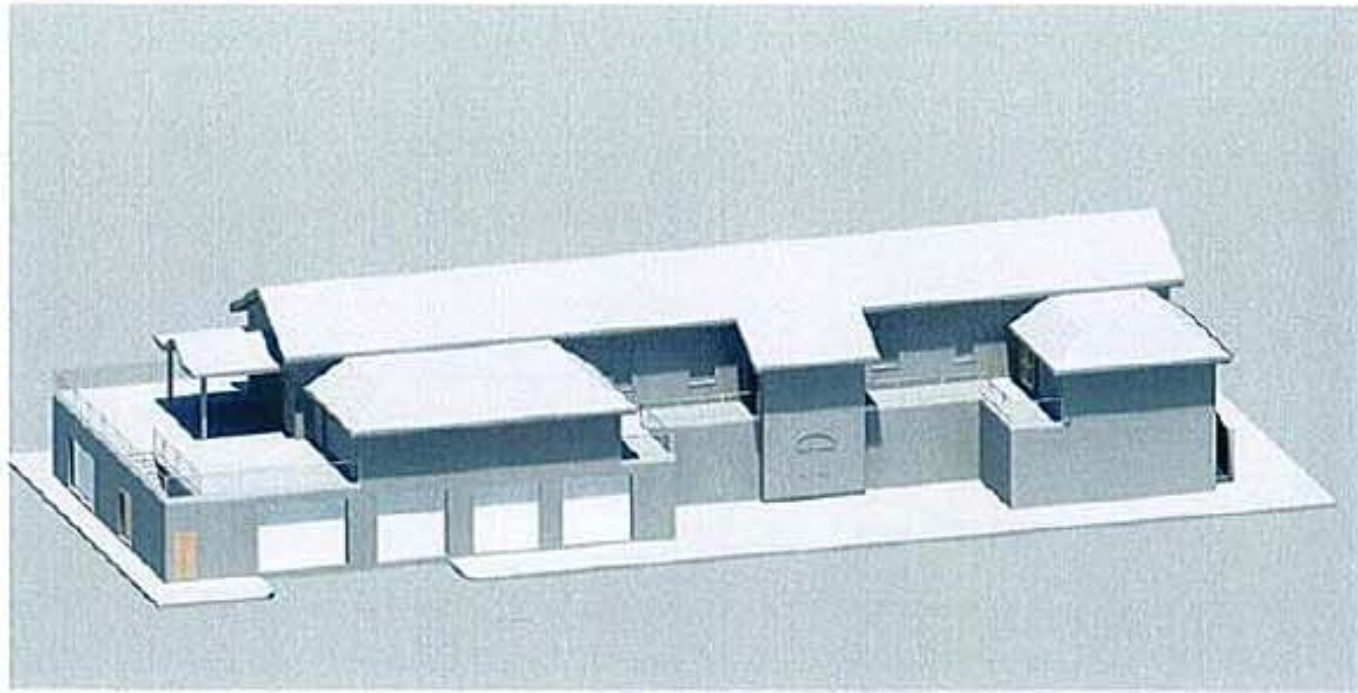


Newport SLSC
Stage 1 Masterplan

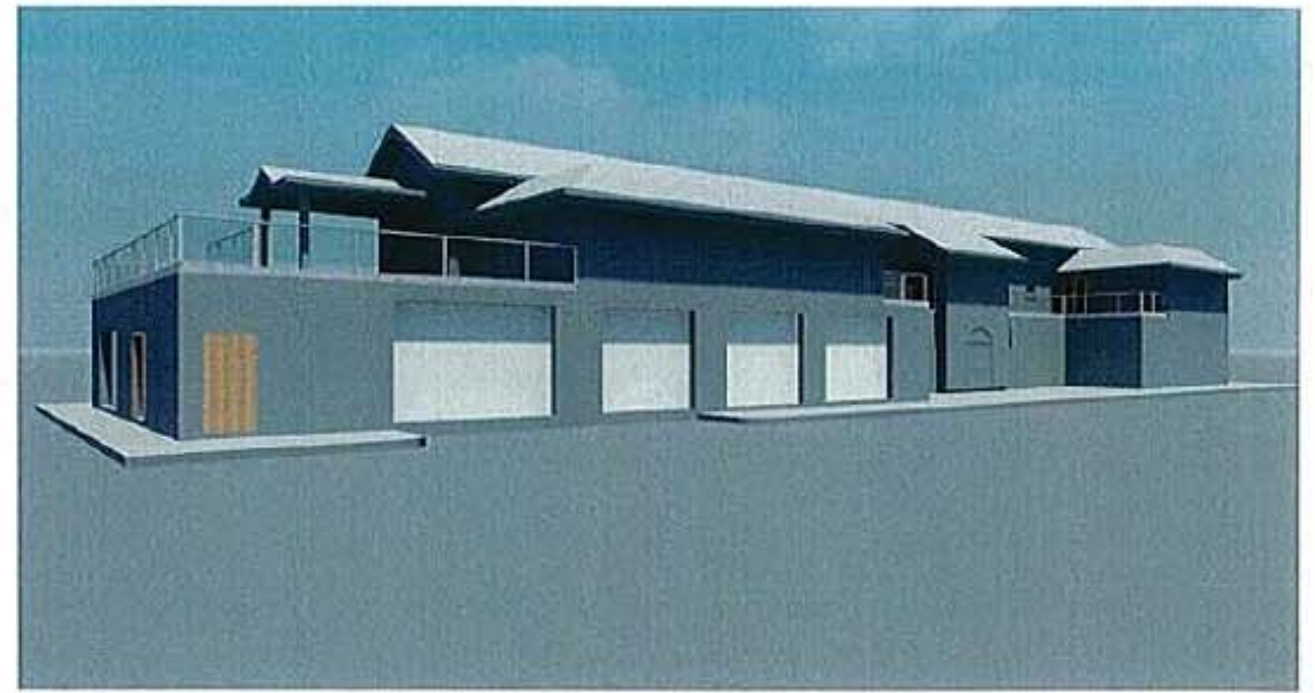
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Floor Views		
Dwg No:	Rev:	Date:
SK-4	-	8.8.17

PRELIMINARY



1 View from Northwest
Scale: 1 : 1



2 View from Carpark
Scale: 1 : 1



3 View from Northeast
Scale: 1 : 1



Newport SLSC
Stage 1 Masterplan

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Views		
Dwg No:	Rev:	Date:
SK-5	-	8.8.17

PRELIMINARY



Appendix D

2017 Community Engagement
Report



NEWPORT SURF LIFE SAVING CLUB BUILDING EXTENSION

WHAT WE HEARD

SEPTEMBER 2017



Background

In April 2017, the Newport Surf Life Saving Club met with Council officers to discuss the proposed extensions to the existing building. The club presented a set of preliminary architectural concept plans that were developed in consultation with their members only. They requested for Council to review the proposal and to provide the club with owner's consent to enable them to lodge a Development Application (DA).

The club was advised that prior to granting of Council owner's consent for this project, Council would conduct an Engagement process with the broader community in accordance with the Northern Beaches Council Community Engagement Policy.

Community Engagement Methodology

The engagement period commenced on 10 August 2017 and concluded on 10 September 2017.

The engagement arranged by Council consisted of:

- A dedicated project page on Your Say with project information, drawings and an online feedback form
- Personally addressed letters sent out to 373 surrounding households (including property owners)
- Receipt of comments

Engagement opportunities were notified as follows:

- Letter to surrounding residents as above
- Advertisement in the Manly Daily on 12 August 2017
- Council's website and Your Say project page
- A drop-in session at the surf club was organised on 26 August 2017 from 10.00am to 12.00noon
- Emails sent to Council's engagement database

Community Engagement Results

The proposal generated a total of 82 written comments. These mostly included online feedback forms generated through the Your Say page, with some comments collected as part of the community drop in session on Saturday 26 August 2017.

Of the 82 submissions received, 78 were supportive of the proposal, three opposed the proposal and one raised some concerns.

Those in support of the proposed extensions cited various reasons why they supported the proposal including:

- club expansion and growth in membership
- additional storage needs and removal of shipping containers
- address WHS, circulation and accessibility issues
- facilitate training and education
- community hub
- improved amenities and access
- maintain heritage qualities.

Of the three submissions that raised opposition to the proposal, the main issues raised are as follows:

- Concern about the substantial visual impact and about losing the heritage significance of the building, and the proposal is not an appropriate treatment for the heritage listed building. If Council provides support, the plans should be different to the current proposal.
- Concern about loss of views over the years and concern that the extension on the first floor may potentially block the existing view left and affect property value.
- The proposal not supported as it does not maximise the opportunity that a redevelopment in this prestigious location could achieve.

Separate feedback was also received from Council's Beach Services as follows:

- Concern that the proposed change will result in their storage area being smaller than they have currently.
- The proposed lifeguard room does not have a view of the whole beach from inside and this is necessary in inclement weather.
- The proposed lifeguard room is too small, the current room is an ideal size. Require space for fridge, microwave, benchtop and locker.
- The first aid room appears smaller than current space. Require space to accommodate a bed and equipment. The room should be fitted out as a professional first aid room.

Summary

In summary, the majority of submissions were supportive of the proposal submitted by the surf club to extend the footprint of the existing building.

A small number of submissions raised concerns about preserving the heritage significance of the building and the potential appearance of the finished building due to its increased bulk. One community member also objected to any commercial activity such as a cafe in the building.

Below is a high level summary of the feedback received.

Theme	No. of comments	Comment received on the proposal
Heritage	3	<p>Losing the heritage significance and it is not an appropriate treatment of the heritage listed building. If supported by council, the building must address the conservation of the building's heritage.</p> <p>Losing the iconic, heritage appearance is a concern of myself and members of my immediate family who have lived continuously in Newport for over seventy years.</p> <p>Please maintain the heritage qualities of this building by retaining the classic windows and roof lines in keeping with its original design.</p>
Views	1	<p>Previous extensions on the north side partly obscured existing view. The proposed will further block half the existing view and affect the property value.</p>
Development opportunity	1	<p>Do not support this development as it is not maximising the opportunity that a redevelopment could achieve. More integration of public with the facilities and the creation of more commercial opportunity seems to have been missed.</p>
Bulk of building and design	4	<p>No objections except concerns about the bulk of the building once it is finished.</p> <p>The proposal is understated in scale and sympathetic to the original 1930s building.</p> <p>The design is sympathetic to the current style of the building.</p> <p>Plan looks good. Need to knock the building down and start from scratch.</p>
Commercial activity	3	<p>No commercial enterprise to operate, e.g. a café.</p> <p>Some sort of food/drinks/ice-cream concession could be incorporated.</p> <p>It would be great if the extensions could include a great lunch /dinner option to generate revenue.</p>

Theme	No. of comments	Comment received on the proposal
Membership and growth	11	<p>Necessary due to the growth of member of the club.</p> <p>Membership has outgrown the facility.</p> <p>With growing membership, the building is not functional.</p> <p>With the amount of new members it is not possible to accommodate them in the current premises.</p>
Storage and space	26	<p>Additional storage for rescue equipment and maintenance. Life saving equipment stored outside due to lack of space.</p> <p>Much needed extra space for an important community service.</p> <p>Remove the shipping containers from the carpark freeing up car parking spaces and removing an eyesore.</p> <p>The building is bursting at the seams with the equipment stored for junior activities and patrolling obligations.</p> <p>Lack of storage and extra set up work required by volunteers.</p> <p>Looking forward to the removal of the shipping container and giving the volunteers room to move.</p>
WHS issues	6	<p>Conflicts between users of the building and pedestrians can be resolved.</p> <p>Provide a safer working environment for volunteers.</p> <p>Improved access and safety in carpark.</p>
Accessibility	8	<p>The lift is very poorly located with ongoing operation and maintenance. The proposal will address disabled access.</p> <p>The club runs a successful special needs Nipper program for children with disabilities and current access is inadequate.</p>
Community service and education	32	<p>The club undertakes an extremely valuable service to the local community. The clubhouse is used for community and SLS uses. The building cannot cater for different activities concurrently restricts the club's operations.</p> <p>The additions will provide better service to the community.</p> <p>Support the all the great work the Newport Surf Club does for the community.</p> <p>A large number of volunteers give their time and expertise to keep the public safe throughout the year.</p> <p>Look forward to seeing the club continue to develop and support the local community.</p>



Appendix E

Potential Seawall Layouts at
Newport SLSC

Adriano Pupilli Architects
Attention: Adriano Pupilli
(sent by email only to ap@adrianopupilli.com.au)

24 September 2020

Initial Discussion on Potential Seawall Layouts at Newport SLSC

A series of Figures are shown overleaf, depicting various potential seawall layouts. In all the Figures:

- the aerial photograph was taken on 13 April 2020;
- the existing and proposed clubhouse layout is depicted in dark blue;
- the Structural Root Zone (SRZ) and Tree Protection Zone (TPZ) of the Norfolk Island Pine trees immediately north and south of the clubhouse are depicted in green (solid circle for the SRZ, and dashed circle for the TPZ);
- an indicative 'subtle' ramp location, integrated into the stairs, is depicted in light blue;
- the thickness of the red vertical seawall line of 0.75m represents the likely pile diameter; and
- the yellow line shows the 1% AEP coastal hazard line position (landward edge of the slumped erosion escarpment) at present, based on a study for Council in 2012.

Note that some excavation landward of the seawall layout depicted would be required. That is, the red line does not represent the limit of disturbance to the trees.

For Option 1, a seawall extent is depicted such that no piling of the clubhouse would be required (noting that only the northern portion of the clubhouse could potentially be piled), with the seawall located at the seaward edge of the existing concrete path. This would require removal of the southern tree, and would cause some impact on the northern tree. The total length of seawall for Option 1 is 77m.

For Option 2, this is the same as Option 1, except that the north-south footprint is minimised, thus requiring significant returns. This would be outside the SRZ for both trees, but would be a significant encroachment into the TPZ for both trees. As evident in the aerial photograph, note also that the southern tree canopy would be impacted by piling of the southern return for Option 2, as the piling rig has significant height. The total length of seawall for Option 2 is 93m.

For Option 3, this is the same as Option 1, except that the north-south extent has been increased to reduce the impact on the two trees. The arborist would need to refine this option if it was to be considered. This option would also provide protection to the majority of the SRZ of the trees from coastal erosion/recession. The total length of seawall for Option 3 is 89m.

For Option 4, this is the same as Option 3, except shows a shorter northern extent, which would be possible if piling of the new portion of the clubhouse was undertaken (such that the new portion could remain supported if it was undermined by coastal erosion/recession). The total

length of seawall for Option 4 is 77m, a reduction in 12m in length (say a seawall cost saving of \$300K) compared to Option 3. If the additional cost of piling the new portion of the clubhouse was less than this, it could be warranted for consideration. Option 4 does not provide protection to the northern tree from coastal erosion/recession, unlike Option 3.

For Option 5, this is the same as Option 3, except that the seawall is shifted 3m seaward to provide a wider concrete promenade seaward of the clubhouse, which also reduces the extent of the seawall into the TPZ of both trees. The total length of seawall for Option 5 is 95m.

For Option 6, this is the same as Option 4, except that the seawall is shifted 3m seaward as per Option 5 (maintaining the same landward extent of returns as Option 4). The total length of seawall for Option 6 is 83m.

The various options have different impacts on the dune vegetation north of the clubhouse, but this was not considered to be a significant differentiator, as any construction impacts on the vegetation could be restored at the completion of the works, with the vegetated dune recreated.

A summary of the characteristics of each option is provided in Table 1.

Table 1: Characteristics of options assessed herein

Option	Length (m)	Indicative Cost	Advantages	Disadvantages
1	77	\$1.93M	Lowest cost	Removal of southern tree and some impact on northern tree; both trees are not protected from coastal erosion
2	93	\$2.33M		Relatively high cost, significant encroachment into the TPZ of both trees and canopy of southern tree; and both trees are not protected from coastal erosion
3	89	\$2.23M	Limited impact on trees, and both trees are protected from coastal erosion	
4	77	\$1.93M		Has additional cost for piling of clubhouse. Northern tree is not protected from coastal erosion
5	95	\$2.38M	Limited impact on trees, both trees are protected from coastal erosion, and additional promenade space	Highest cost
6	83	\$2.08M	Limited impact on trees, and additional promenade space	Northern tree is not protected from coastal erosion

Note that cost estimates provided herein are indicative, being based on experience from a number of projects at a range of sites and conditions. The estimates are provided for broad guidance only, and are not guaranteed as Horton Coastal Engineering has no control over contractor's prices, market forces and competitive bids from tenderers. Any construction cost estimate provided may exclude items which should be considered in a cost plan. Examples of such items are design fees, project management fees, authority approval fees, contractor's risk, preliminaries and project contingencies (eg to account for construction and site conditions, weather conditions, ground conditions and unknown services). If a reliable cost estimate is required, an appropriately qualified Quantity Surveyor should be engaged and market feedback sought.

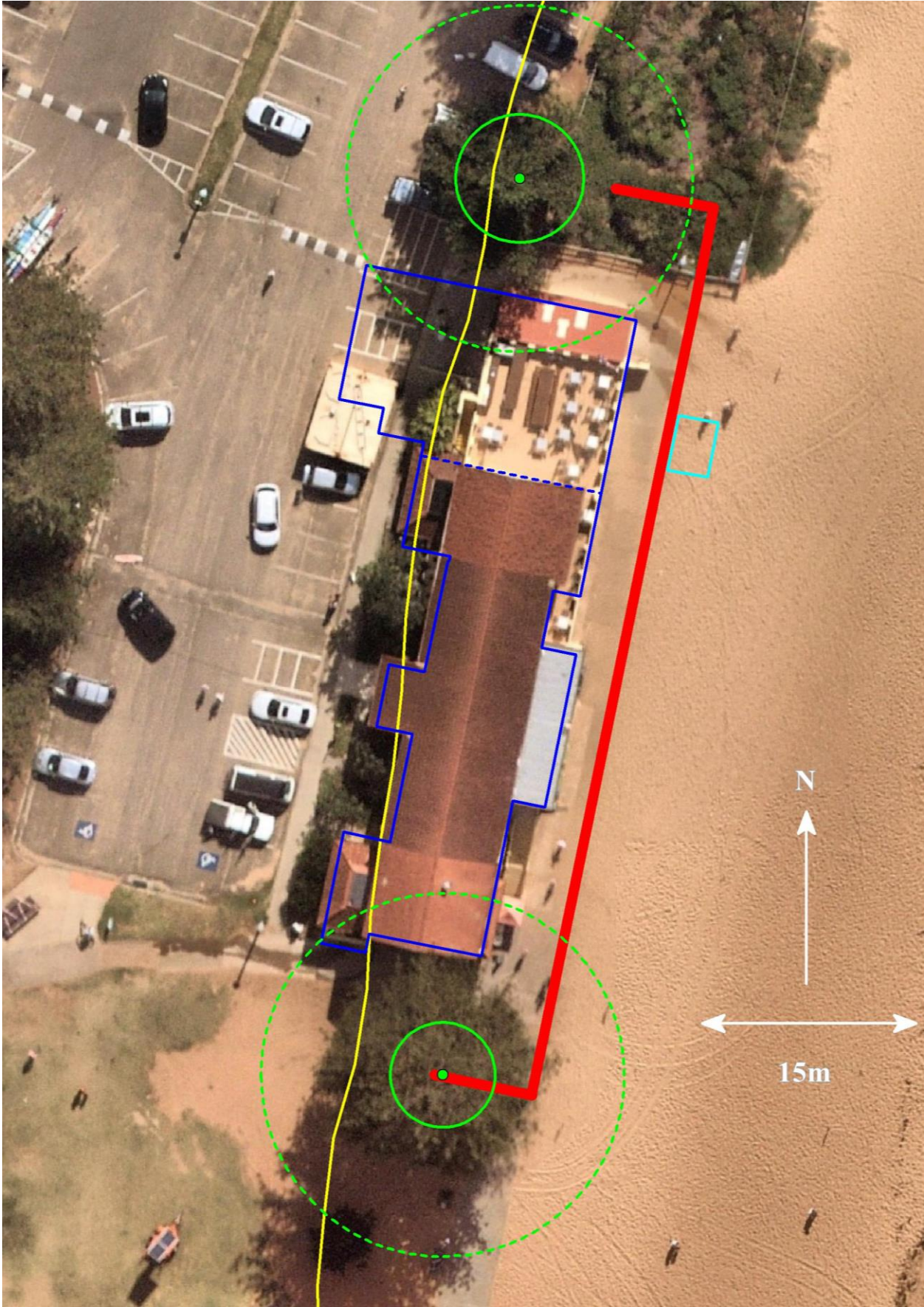


Figure 1: Option 1 – seawall extent for no piling of new clubhouse, with seawall at seaward edge of existing concrete path, without significant returns

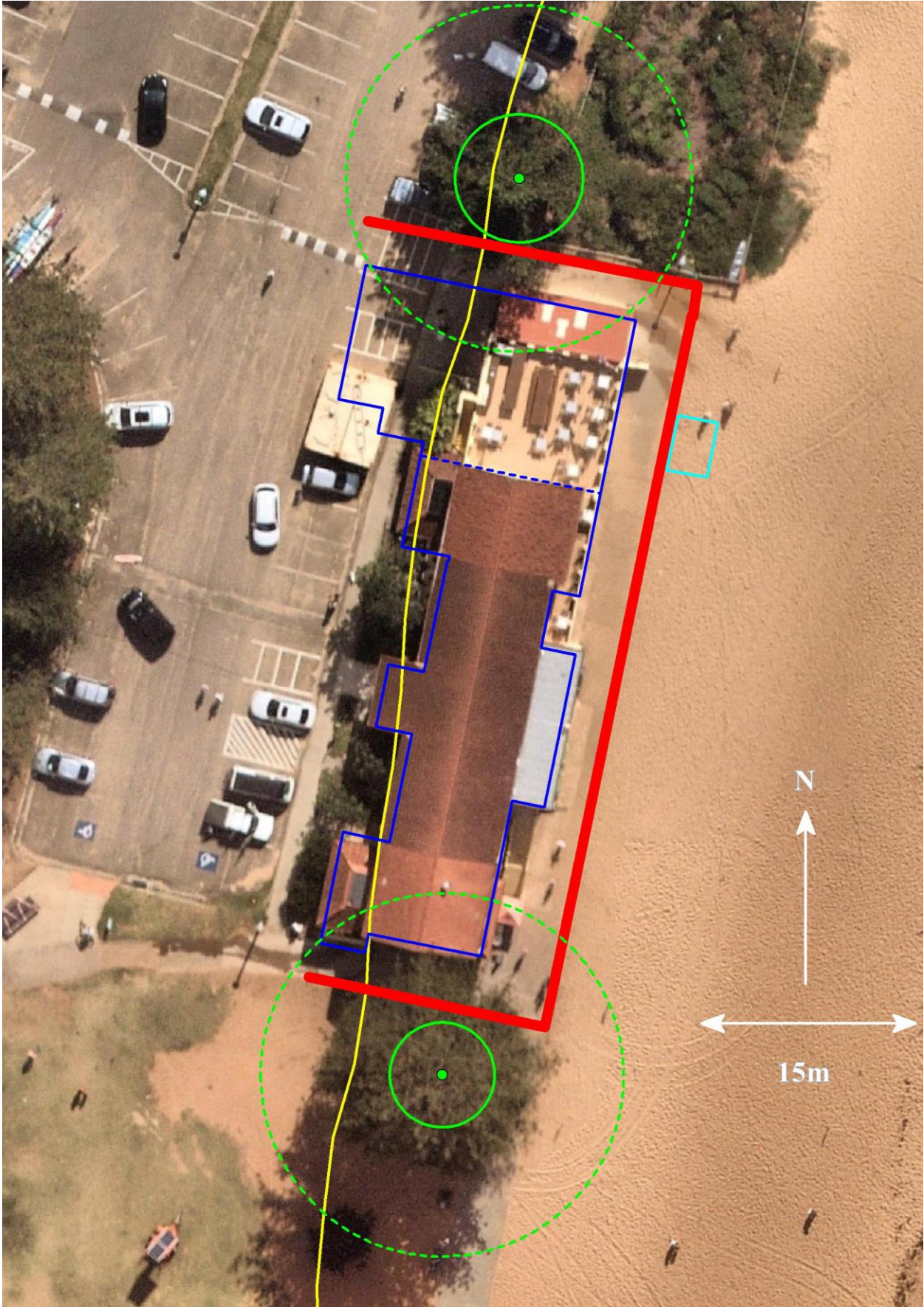


Figure 2: Option 2 - as per Option 1, but with a minimised north-south footprint and significant returns

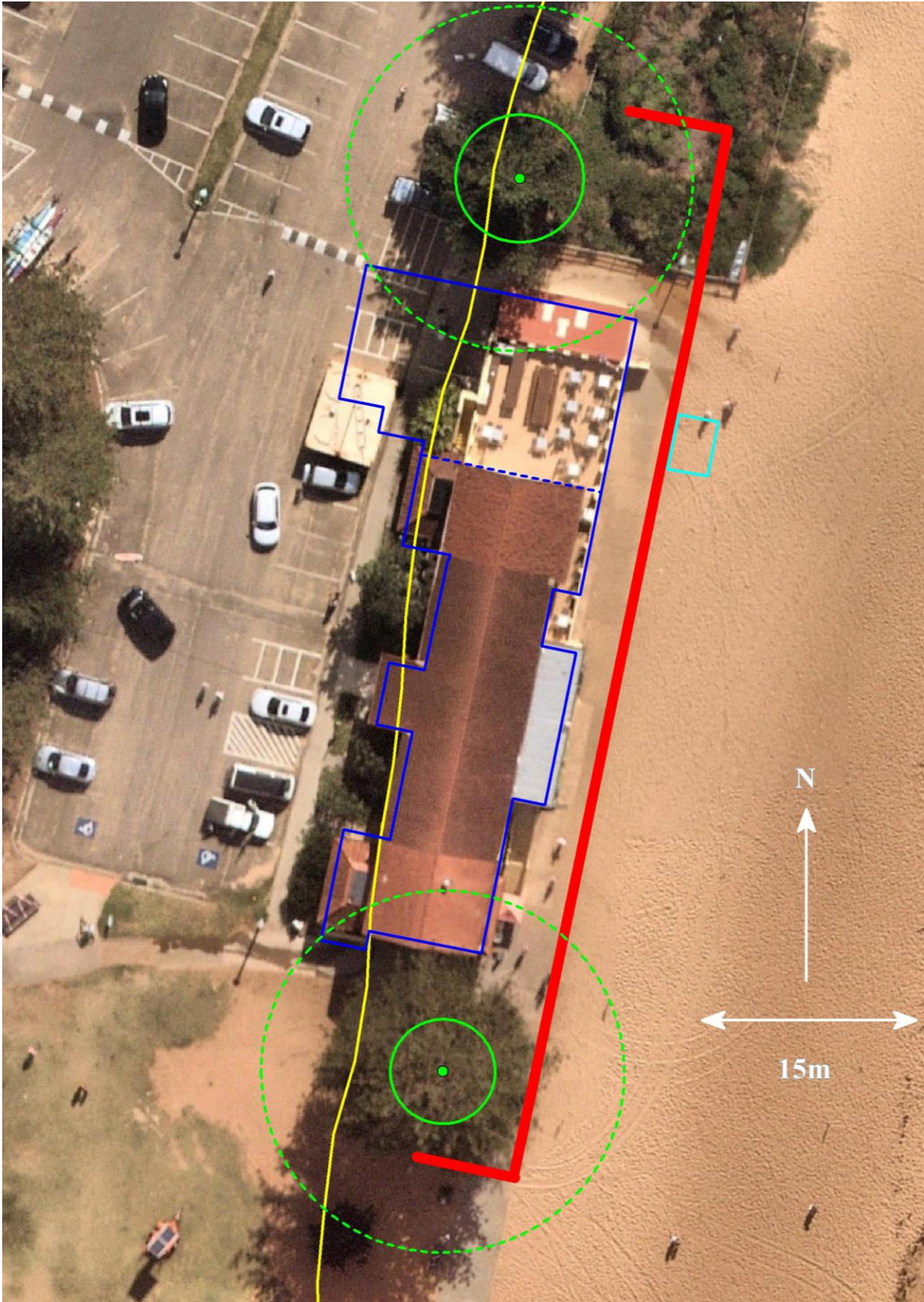


Figure 3: Option 3 – as per Option 1, but with an increased north-south footprint to minimise impact on trees

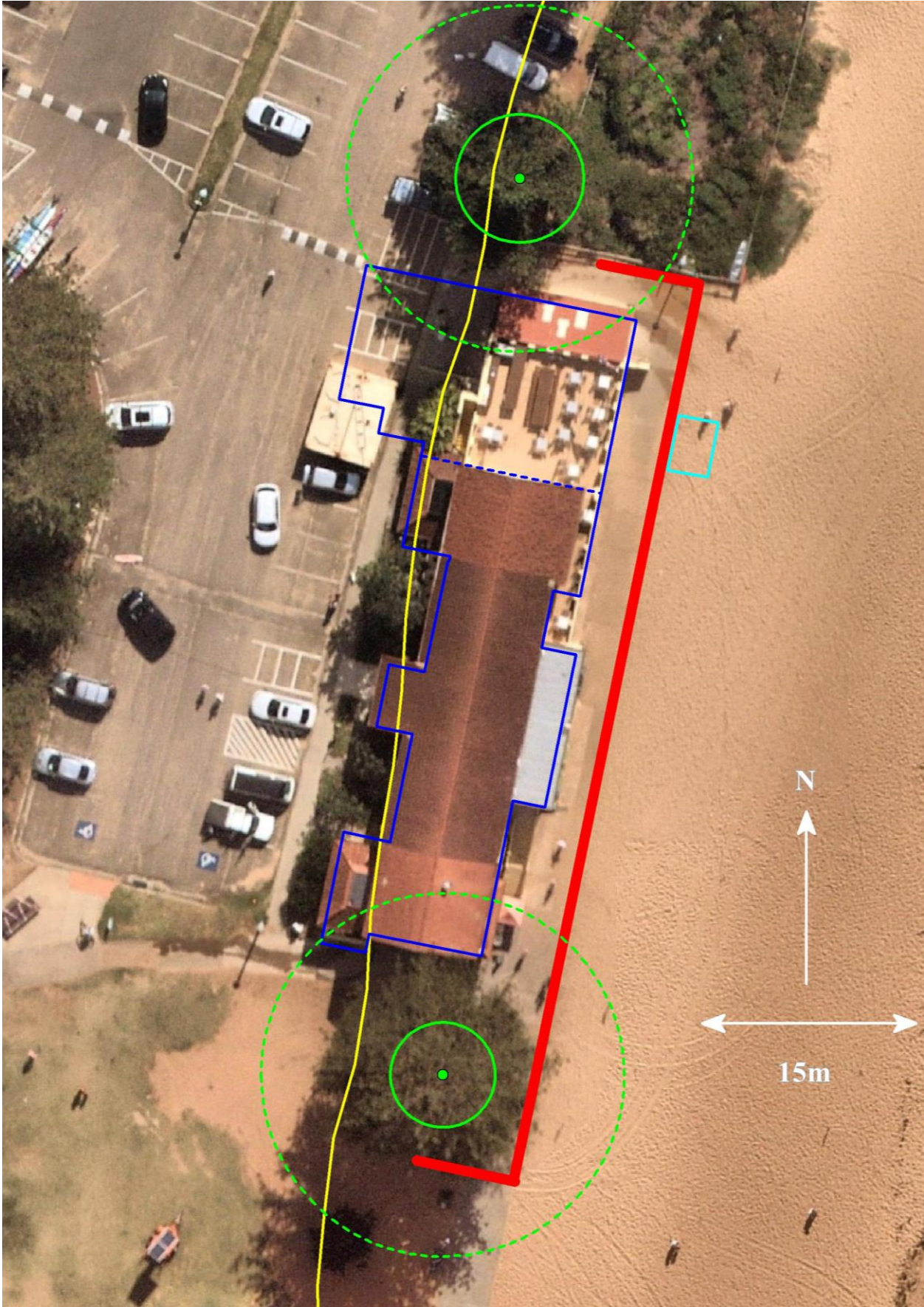


Figure 4: Option 4 – as per Option 3, but with a shorter northern return if piling of the northern portion of the clubhouse was undertaken

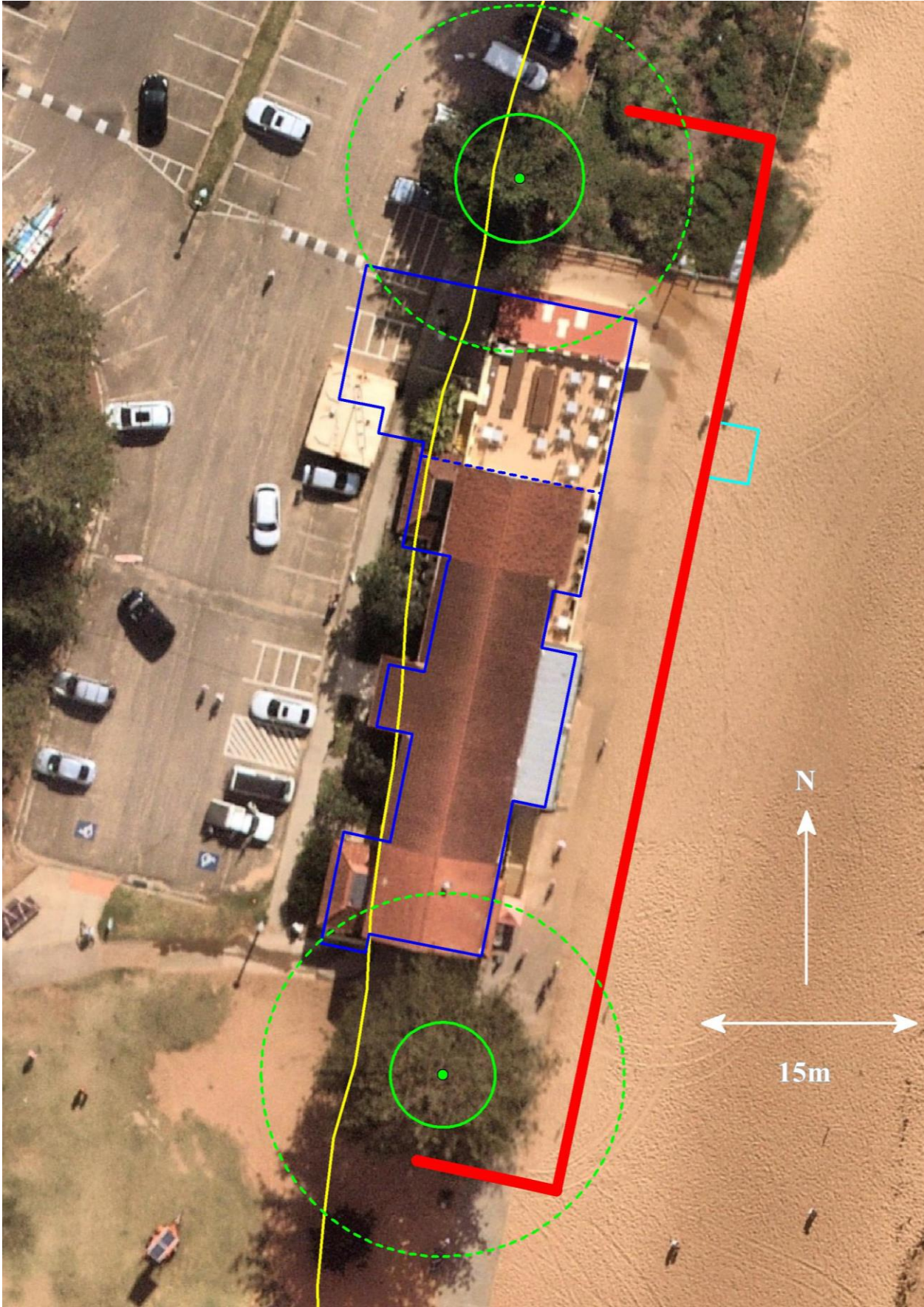


Figure 5: Option 5 – as per Option 3, but with seawall shifted 3m seaward

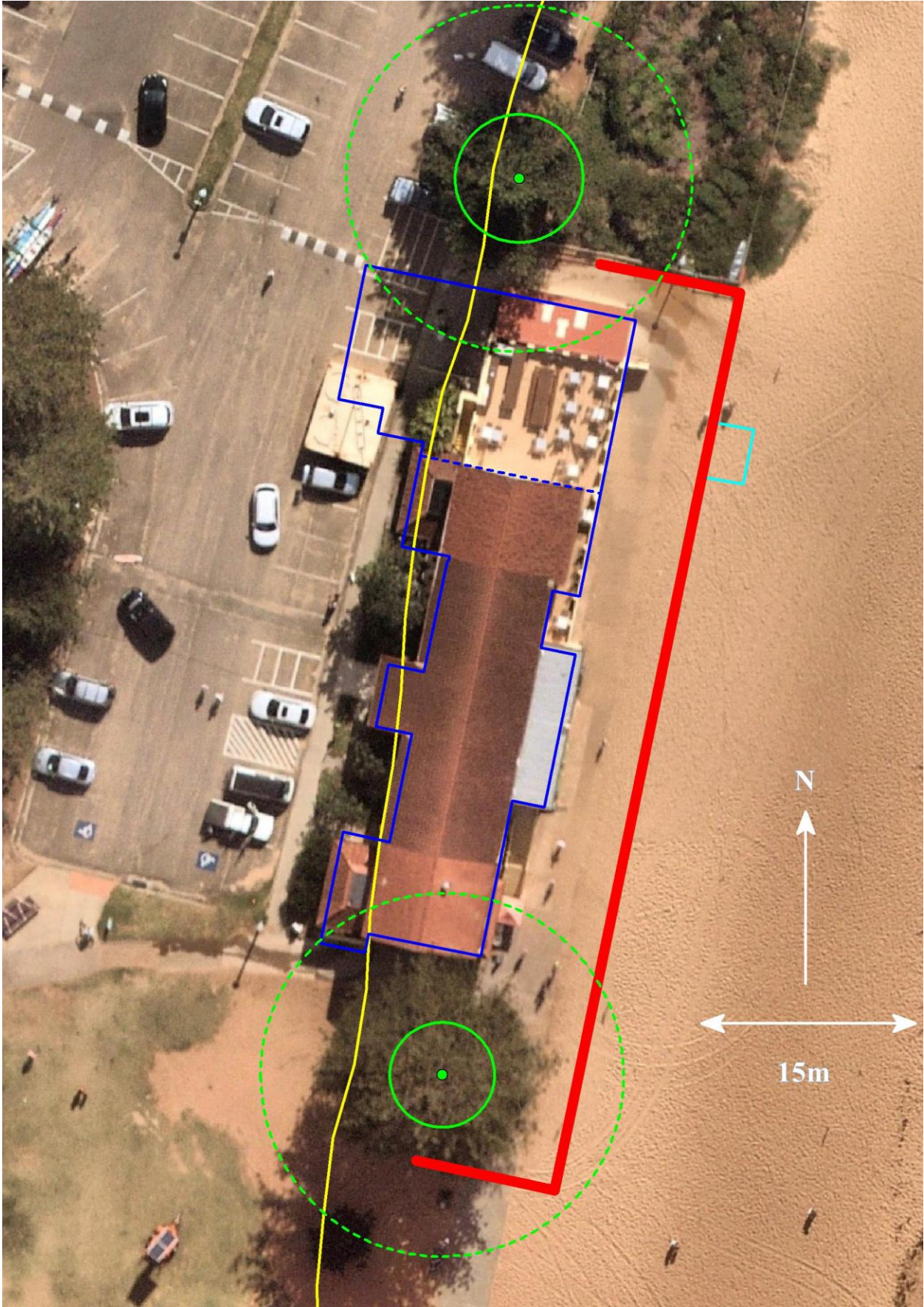
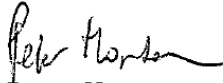


Figure 6: Option 6 – as per Option 4, but with seawall shifted 3m seaward

If you have any further queries, please do not hesitate to contact Peter Horton via email at peter@hortoncoastal.com.au or via mobile on 0407 012 538.

Yours faithfully

HORTON COASTAL ENGINEERING PTY LTD



Peter Horton

Director and Principal Coastal Engineer

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Appendix F

Community and Stakeholder
Engagement Report

Community and Stakeholder Engagement Report

Newport Surf Life Saving Club building extensions (Stage 2 of 3)

Impact level: Four

Report date: 4 May 2021

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1. Summary¹

This report outlines the community and stakeholder engagement conducted as part of the Newport Surf Life Saving Club building extensions project conducted from Thursday 26 November 2020 to Thursday 21 January 2021.

The feedback collected during the consultation revealed a high level of overall support for the proposed refurbishment and extension.

Some respondents were not supportive of the design citing excessive size, and mismatch with the building's heritage and modern look of the new extension. Comments reflected a general preference for the new extension to match the existing building with regards to the façade design, colour, original architectural and heritage style.

Other comments related to internal layout and facilities including the lack of a café/restaurant, insufficient toilets, storage, reduction in hall size, general layout of bar/kitchen and a perceived lack of community benefits.


Comments on the proposed buried seawall, to address coastal impacts such as sea level rise, erosion and recession was met with mixed feedback. There was general support that coastal impacts are being considered and concerns raised regarding environmental impacts and the feasibility of the seawall design. A summary of the community sentiment grouped under separate themes is provided under Findings in section 4.

1.1. Key outcomes



Total comments received²

328

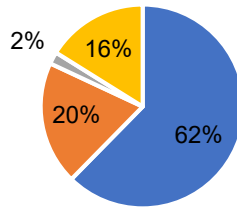
 Feedback themes	Overall support	Café/restaurant
	Facilities improvement	Safety/accessibility
	Heritage	Seawall
	Architectural design	Growth
	Community usage	

¹ Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.

² Two late email submission received on 25 and 27 January 2021. Both reflected support for the project.



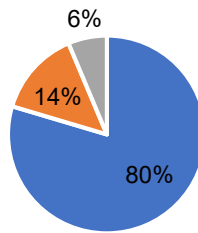
Q1: Overall do you support the proposed extension concept plan?



- Yes
- Yes, with changes
- Neutral
- No



Q2: Do you feel the proposal will improve the existing facility?



- Yes
- No
- Unsure

1.2. How we engaged³



Have Your Say

Visitors: 2,741

Visits: 3,565

Av. time onsite:
4min 13sec



Social media

Post: 1 (Facebook)

Reach: 10,154

Clicks: 1248



Print media and collateral

Letter drop: 2106

Site signs: Yes

Collateral available: Surf Club

Distribution: 402

Number: 4

Number: 1



Electronic Direct Mail (EDM)

Community Engagement newsletter: 2

Council E-News: 2

Stakeholder email: 2

Circulation: 22,000 subscribers

Circulation: 155,000 subscribers

Circulation: 84 subscribers

³ Demographic data was captured by request only. The data represented only includes those respondents who provided this detail.

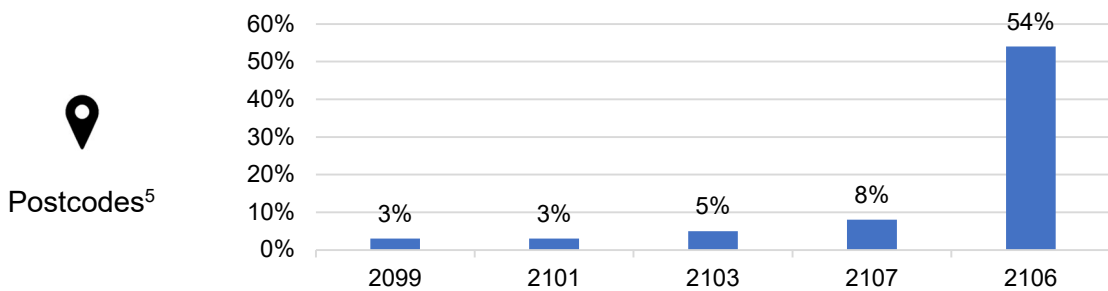
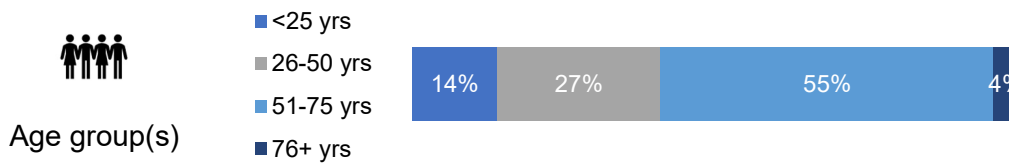
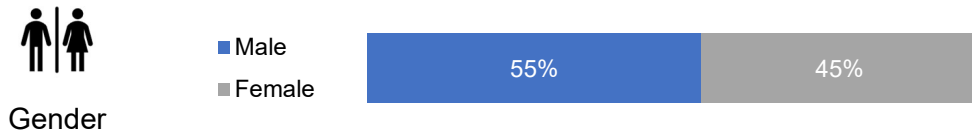
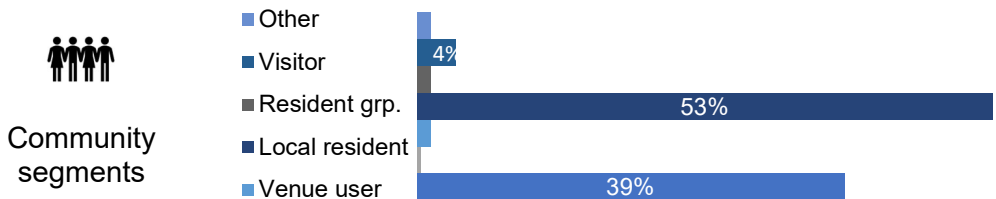


Key stakeholder engagement

Meetings: 2

Attendance: 8

1.3. Who responded⁴



⁴ Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.

⁵ Responses were received from 34 postcodes. The most common five postcodes have been identified.

2. Background

Over the past two years Council has worked closely with Newport Surf Life Saving Club on the design for the refurbishment and extension to the surf club building. The concept design was developed in conjunction with coastal, geotechnical and structural engineering input as well as specialist heritage advice.

A three-stage approach to Community and Stakeholder Engagement was developed to understand community sentiment and feedback on the project at different stages, these are identified as:

- Stage 1: Initial concept design (2017)
- Stage 2: Refined concept design (we are here)
- Stage 3: Development Application Stage

The proposed building extension and internal refurbishment work was based on a preliminary masterplan concept that was directly commissioned by the Newport Surf Life Saving Club and first exhibited in August 2017 under the first stage⁶.

Following Stage 1 consultation feedback, we engaged an architect and design consultancy team to carry out additional detailed investigations to further develop the concept design prior to Stage 2 community engagement.

Public exhibition of the concept design was carried out to raise awareness and seek feedback from the local community and key stakeholders. Elements of the building extension included storage, building refurbishment, floorplan reconfiguration and coastal protection through the inclusion of buried seawall.

Information gathered through Stage 1 and 2 are essential to the preparation of the Development Application, which will form the last engagement stage of this project.

2.1. Engagement objectives

The stage two objectives were to:

- build community and stakeholder awareness of participation activities (inform)
- provide accessible information so community and stakeholders can participate in a meaningful way (inform)
- identify community and stakeholder concerns, local knowledge and values (consult).

3. Engagement approach

Community and stakeholder engagement for the Newport Surf Life Saving Club building extensions was conducted over eight weeks from Thursday 26 November 2020 until Thursday 21 January 2021 and consisted of a series of activities that provided opportunities and platforms for community and stakeholders to contribute.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Matrix](#) (2017). A documented engagement approach is outlined in the Newport Surf Life Saving Club building extensions Community and Stakeholder Engagement Plan (November 2020).

⁶ Stage 1 Community Consultation Report is available on the [Your Say project page](#).

We promoted the project through local resident letter notifications, electronic direct mails to engaged stakeholders, recipients of Council's E-Newsletter and Community Engagement News. We used targeted Facebook® posts to the Newport area to raise awareness about the project and provided signs on site.

To understand community sentiment on key elements of the proposal, community members were asked the following two questions through the online submission form.

- Overall do you support the proposed extension concept plan?
- Do you feel the proposal will improve the existing facility?

An open-field text box was provided for all other comments. Users were also provided the option to upload submissions separately or invited to send comments via mail or email.

The responses are summarised under the themes identified.

4. Findings⁷

Over 80 percent of respondents indicated they either supported the proposed extension concept plan or supported it with (minor) changes.

20 percent of these respondents requested changes to the concept, referencing the unsympathetic design, excessive size, mismatch with the building's heritage and modern look of the new extension. Feedback suggested a general preference for the new extension to match the existing building, in relation to the façade design, colour and original architectural style. Respondents also advocated for the conservation and restoration of the building to its original state instead of another addition.

80 percent of respondents indicated the proposal would improve the existing facility.

Those requesting changes indicated that they would like to see a café/restaurant, more toilet facilities, layout changes and additional storage facilities. Comments on the reduced size of the upstairs hall and suggestions of a separate storage building, or off-site storage, instead of extending the existing facility were also raised.

Some respondents also commented that the extension is mostly to cater for competition and social activities purposes.

Respondents supportive of the concept applauded the valuable service provided by the Newport Surf Life Saving Club to community. Comments highlighted the proposed changes would improve the facility and have a positive impact on the community.

Some respondents raised concerns that engagement had only been done with club members and that as such the relevant cultural, industry and community groups had been excluded. The potential impacts to the Aboriginal middens at the south end of the beach was also raised as an issue. The Aboriginal Heritage Office (AHO) has carried out a review of the proposed development plans and associated specialist consultant reports and advised that there are not recorded sites within the development area.

Other comments opposed the building enlargement to accommodate non-life saving activities and equipment, noting that it is currently poorly sited in a wave zone.

The key aspects of interest or concerns are themed in Table 1.

⁷ Note: This analysis does not include any 'late' feedback received after the advertised closing date for consultation.

Theme	What we heard	Response
<p>Facilities improvements (148 supportive and 26 unsupportive comments)</p>	<p>Supportive feedback praised a better layout, use of the existing space and improved efficiency to the functional areas.</p> <p>Comments were generally supportive of the proposed design that addresses public safety, the removal of storage containers, the increase the ability for community to use the building and addressing the future needs of the club and the community.</p> <p>The comments strongly emphasised that the current building layout is dysfunctional and inefficient and the proposal provides for increased usable space. The importance for additional storage and improved functional spaces were a recurring theme.</p> <p>Respondents that did not support the proposed design cited that the building is not future proofed for growth and a separate building should be considered for surf craft storage. Some comments did not support the expansion of the building in an area that is considered to be prone to inundation.</p> <p>There were also comments indicating there was not enough storage space throughout the building. In contrast, other views noted there was too much storage provided on the ground floor.</p> <p>A small number of comments indicated that access to the bar and terrace was considered restrictive and might not always be available for community use. A lack of outdoor seating, shelter and exercise areas were also mentioned.</p> <p>Some comments expressed concerns about the impacts to the mature Norfolk Pine trees.</p> <p>The connection with the carpark, Bert Payne Park and the Youth space was also noted as lacking in the proposal.</p>	<p>We note the comments relating to the construction of a separate building for storage purposes and will raise the matter with the relevant stakeholders.</p> <p>We will investigate the possibility of including outdoor seating under the Norfolk Pine trees as suggested. A fixed shelter structure on the beachside is not included due to planning constraints that prevent building seaward of the building eastern façade. We will investigate other possible alternatives when the project progresses to detail design.</p> <p>The development will not adversely impact the Norfolk Pine trees.</p> <p>The seawall will also provide protection to the mature trees at the northern and southern sides of the building.</p>

<p>Heritage (48 supportive and 44 unsupportive comments)</p>	<p>Feedback on heritage related issues was mixed with support noting the modern extension complemented the iconic design, whilst unsupportive comments reflected more could be done to preserve the heritage of the building.</p> <p>Supportive comments for the design noted that the heritage significance was considered and the original look of the building has been largely retained. The feedback reflected that the design incorporated a contemporary feel alongside the old building in a sensible way that improved the overall appearance of the facility whilst avoiding the imitation of original design aspects.</p> <p>The majority of unsupportive comments referred to a mismatch of the design with the extension being an ugly grey box that is not appropriate for the precinct. Comments focussed on the modern design that did not match the existing building features such as colour, shape and form.</p> <p>Feedback reflected a strong sentiment that the design did not complement the fit with the existing iconic building aesthetics. The comments suggest an expectation that the design should imitate the architecture of the time and create a seamless extension. Feedback also suggested that the proposal did not properly address the Burra Charter⁸ and the building should instead be restored to its original state.</p> <p>Other remarks noted that the club building should not be altered by retaining its community use, change rooms, club rooms, hall for social gathering and essential lifesaving gear/craft and other storage solutions to be investigated.</p>	<p>We will work with the designer to determine and specify appropriate finishes to the facades and other elements such as the storage doors detailing.</p> <p>The new addition is designed to be distinguishable from the existing building and not an imitation of the architectural style as defined by the Burra Charter. A detailed response from the architect is provided in Appendix 5.</p>
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⁸ The **Burra Charter** defines the basic principles and procedures to be followed in the conservation of Australian heritage places.

<p>Architectural design (35 supportive and 91 unsupportive comments)</p>	<p>The supportive comments indicated the existing building facades have been largely retained and are still prominent in the proposed design. The efficiency and functionality of the building have been improved whilst also making better use of spaces within a limited footprint. A better location for the public amenities, additional toilets and showers proposed were also noted. There was general support for the modern look and feel of the building overall.</p> <p>The comments also expressed the design maintains a strong community feel, works well with the existing building and provides a modern look.</p> <p>Many of the unfavourable comments referred to the design being ugly and an eyesore, as it is brutal and unsympathetic to the precinct. Comments also reflected the extension did not match the Spanish style architecture.</p> <p>Other objections noted the impractical size and layout of the bar/kitchen and raised concerns regarding the location of the toilets, the perceived over development on sand dunes and loss of views for residents.</p> <p>Comments raised the lack of detailing of the boat shed doors. Concern regarding the absence of windows to the female toilets as well as the entry location being a perceived safety issue. Other unfavourable comments on toilets generally relate to insufficient size and layout, potential sight lines and the lack of baby changing facilities.</p> <p>Some objections reflected the excessive size of the proposed extension noting a substantial proportion was only for competition equipment storage and social activities.</p> <p>A small number of general design concerns included the lack of a dedicated gym, insufficient amenities, a small and impractical bar/kitchen area, ugly boat storage doors.</p> <p>One respondent voiced a preference for a single storey ground floor extension.</p>	<p>The proposed layout provides a more efficient arrangement of the amenities than the existing space by eliminating the unused and wasted spaces in the existing building.</p> <p>We acknowledge that whilst the actual floor areas are smaller, the design provides more toilets and urinals within the constraints of the proposed footprint. We will identify suitable areas to include other amenities such as bag space and baby changing facilities in the male and female toilets.</p> <p>We will continue to work with the designer and the Club to further improve the general configuration and layout of the facilities where possible.</p> <p>We note that whilst the usable floor area increased by 266m², the increase in the actual building footprint is 120m².</p> <p>The proposed extension is designed with a flat roof and the height is restricted to the underside of the existing gutter line to minimise view loss.</p> <p>A single storey extension will not provide the required space for the functional needs of the Club.</p>
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<p>Café/Restaurant (29 comments for inclusion and 4 against)</p>	<p>Some views suggested that a café or restaurant should be provided within the building to generate revenue for both club and council and take advantage of the location. Comments also reflected it would engender social gathering and community use.</p> <p>Some feedback did not support for the inclusion of a commercial operation within the club building.</p>	<p>The concept for this extension does not include a commercial operation such as a café or restaurant space in the Club building.</p> <p>Due to existing building footprint constraints, a reduction in operational space (which would be needed to facilitate a commercial space) will not meet the Club's functional requirements.</p>
<p>Seawall (17 supportive and 9 unresponsive comments)</p>	<p>Favourable comments about the seawall noted that current and future coastal impacts have been considered to provide adequate protection for a valued community facility.</p> <p>Some respondents raised concerns regarding the effectiveness of a seawall and the long-term potential impacts to the surrounding environment, including increased erosion and narrowing of the beach. The proposed design of the seawall was also cited as a concern, suggesting that the proposal be tested before proceeding further.</p> <p>Some comments reflected a perception that the seawall will not be required if the building is restored within its original footprint or the impacts of the seawall could be reduced by reducing the building size. The significant cost of the works was also mentioned.</p>	<p>According to the coastal engineering advice, the proposed work is considered to provide the lowest potential impact on coastal processes.</p> <p>Significant impacts are not expected from the seawall as it is intended to be buried under sand for most of the time.</p> <p>The advice also states that coastal protection works for the existing building would be required regardless of the proposed extension works.</p> <p>In response to concern raised about the seawall further investigations were made and as a result a technical peer review of the coastal engineering advice has been commissioned and is currently underway.</p>

<p>Safety and accessibility improvements (15 supportive comments and 2 concerns)</p>	<p>Supportive comments noted that current Work Health Safety issues relating to conflicts between pedestrian traffic and club operations have been addressed in the design, and generally the building improvements will achieve compliance with current codes and safety standards. Comments also emphasised the accessibility improvements with the provision of an internal lift and equitable access provisions throughout.</p> <p>A safety concern was raised regarding the movement of boats from the carpark to the beach along the northern public pathway. A widening of the beach concourse has also been suggested. The opposing comments whilst suggesting that improvements are proposed, they were still insufficient and accessibility to the level 1 kitchen has not been considered.</p>	<p>We note the safety concerns raised and will work with the designer and the Club to identify design improvements as the project progresses.</p> <p>The width of the beach concourse will not be extended due to constraints with construction seaward of the building.</p>
<p>Community usage (22 supportive and 10 unsupportive comments)</p>	<p>A small number of comments regarding community use reflected mixed views.</p> <p>Those supportive of the concept noted the new configuration and layout will enable the various spaces, such as the hall and the multi-purpose training rooms, to be used concurrently and allow for wider community use and increased flexibility. In contrast the unfavourable comments argued that community usage of the facility is limited with a lack of community spirit. Comments also suggested a perception that the building is only accessible to members.</p> <p>Respondents also requested that a working group representative of the community be implemented.</p>	<p>The new facilities including the multi-purpose training rooms, terrace and access to the bar will be available for public use.</p>

<p>Growth (15 supportive and 3 unsupportive comments)</p>	<p>Supportive feedback indicated that the facility will be able to cater for continued population growth as the current membership has outgrown the existing facility.</p> <p>Those comments opposing the design suggested that the proposal did not cater for membership growth over the next decade.</p>	<p>The growth in Club membership was considered as part of this project. The development is designed within the constraints of the site conditions and the existing building footprint.</p> <p>There is no intention to further increase the building footprint.</p>
<p>Miscellaneous (100 supportive and 26 unsupportive comments)</p>	<p>Respondents supportive of the concept applauded the valuable service provided by the Newport Surf Life Saving Club to community. Comments highlighted the proposed changes would improve the facility and have a positive impact on the community.</p> <p>Some objectors raised concerns that engagement had only been done with club members. Stating consultation had not been conducted with the broader community, such as relevant Indigenous organisation, the Newport Plus board riders, environmental groups, youth organisations and older community groups had no involvement. The potential impacts to the Aboriginal middens at the south end of the beach was also raised as an issue.</p> <p>Other comments opposed the building enlargement to accommodate non-life saving activities and equipment, noting that it is currently poorly sited in a wave zone. Alternative option suggested for competitive equipment to be stored in a separate building or off site.</p>	<p>The Aboriginal Heritage Office (AHO) has carried out a review of the proposed development plans and associated specialist consultant reports and advised that there are not recorded sites within the development area.</p> <p>We note the comments relating to the construction of a separate building for storage purposes and will raise the matter with the relevant stakeholders.</p>

5. Appendices

5.1. Appendix 1 – Verbatim responses by theme⁹

Theme		Verbatim
Facilities improvement Supportive	1	<i>"The shipping container in the car park will be removed in favour of a fixed arrangement that is more aesthetically appealing".</i>
	2	<i>"Greater functional capacity for club members, as the club has large patronage".</i>
	3	<i>"Great use of space. Terrace is a nice addition".</i>
	4	<i>"Everything - especially removing the ugly containers in the car park".</i>
	5	<i>"The Existing Clubhouse has evolved organically over the last 80 odd years without a rational master plan. This has resulted in the current building being dysfunctional and inefficient in several areas & this restricts & often hampers the Club's operations".</i>
	6	<i>"Extra desperately needed storage facilitated for Surf Life Saving Patrol uses, SLS Training purposes and SLS Competition purposes".</i>
	7	<i>"Upgrade storage and general Clubhouse facilities to bring them into line with current WH&S standards and to address current Beachgoer and Club operation pedestrian conflict"</i>
	8	<i>"Newport SLSC is one of the State's most successful Surf Life Saving Clubs both in terms of Life Saving Services & Competition and has seen phenomenal & sustained growth over the last 5-10 years which has resulted in the Club outgrowing its existing facilities. It is in desperate need of additional storage for Surf Life Saving Patrol uses SLS Training purposes and SLS Competition purposes".</i>
	9	<i>"Increased storage space for the club, increased facilities for members, guests and the community to enjoy. Well done".</i>
	10	<i>"Love the front showing the extra storage off the beach and also the expanded space above on the first floor. This club needs to expand with all they do for the community and for training and competition. This is the premier surf sports club in NSW so needs this update".</i>
	11	<i>"I like the additional space for the club and leisure and how original features have been retained. Feels quite balanced".</i>
	12	<i>"More room which is needed, looks good".</i>
	13	<i>"sensibly adds space for both equipment and social area. This will help keep people engaged in surf life saving. Furthermore, the club has a</i>

⁹ Personal details have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

Theme		Verbatim
		<i>shipping container in the car park storing equipment. This is much better”.</i>
	14	<i>“I like that more space will be provided for those that need it”.</i>
	15	<i>“The surf club is badly in need of an extension, the ‘temporary’ containers are rusting and rotten and an eyesore.”.</i>
	16	<i>“The larger space for club members”.</i>
	17	<i>“the proposal it simple and essentially increases storage for the surf club members they have a lot of equipment and the hall is used by various community groups. if you have been to the surf club you would understand that this improvement is overdue and has benefits for both the club members and the local community”.</i>
	18	<i>“I have been a member of the Newport Surf Club for 20 years. I have always been on the competitive side. It has always been a battle for us regarding storage for our craft. We train around 15 times a week and the storage is crucial to the wellbeing of our craft (which costs more than \$8,000 per person)”.</i> <i>“It is crucial that our club is upgraded to the capacity that the club has grown to. We have been in the top 3 surf clubs in Australia for the last 5 years - but our surf club and storage facilities do not reflect this”.</i> <i>“I think it would be a great benefit to the community and the club members. It will help improve the current members experience and help draw more members from the community to join the surf club”.</i>
	19	<i>“I like the extended storage, and upgrade to the bar”.</i>
	20	<i>“Extra storage space for the existing Surf Life Saving patrolling and competitive members, improved facilities for members and non members to enjoy”.</i>
	21	<i>“I love the storage for the competitors and life guards, thousands are spent on equipment for both these groups and with all the space equipment can be stored and accessed correctly”.</i>
	22	<i>“Increased storage space”.</i>
	23	<i>“Aesthetically appealing and would enable surf club members to host more community activities and have more storage for crucial lifesaving equipment (with a more tidy appearance as it would not need to be stored in the carpark anymore)”.</i>
	24	<i>“Addresses a club need and prepares for the future. Retains original features , maintains public thoroughfare , consistent with surf club imperatives and is not compromised by a desire to commercialise and invite non surf club involvement”.</i>
	25	<i>“Additional storage areas and training rooms. Can not wait to see the shipping containers leave the carpark”.</i>

Theme		Verbatim
	26	<i>"Love the extra storage space provided, updated facilities and the fact that coastal impacts have been considered".</i>
	27	<i>"The functionality - the proposed changes obviously address both the SLSC requirements with storage and training facilities, but also serves the community with bars and hall space which can be utilised by the local community".</i>
	28	<i>"Well needed space and demand".</i>
	29	<i>"Such a huge need for upgrade and more space for the lifesavers to store their equipment".</i>
	30	<i>"Multi functional".</i>
	31	<i>"Improvement to Surf Club facilities as the club has outgrown its present available space in the present structure".</i>
	32	<i>"That the surf club members are provided with modern facilities and room to store vital surf life saving equipment".</i>
	33	<i>"The extension will provide more room for Lifesaving equipment".</i>
	34	<i>"Much more storage space. More practical".</i>
	35	<i>"The storage and access to critical lifesaving powercraft like IRB's and Jet Ski's in the current club is restricted, crowded and dangerous from a WHS perspective. This new plan will allow better access to critical surf lifesaving equipment such as the Jet Ski and the IRB's".</i>
	36	<i>"Possibly more storage space for equipment".</i>
	37	<i>"The new facilities will accommodate a large and thriving surf club with plenty of storage for surf life saving equipment and great social area".</i>
	38	<i>"Appreciate that the Club will have more space to operate its important community function and the temporary storage containers can be removed".</i>
	39	<i>"The additional storage it will provide also gets rid of the unsightly shipping containers that are currently outside the building".</i>
	40	<i>"Clearly, being a heritage building, the storage facilities are no doubt limited so I understand the need for some expansion".</i>
	41	<i>"The extra room for all the equipment and training is overdue".</i>
	42	<i>"Really like that they are constantly improving the facilities".</i>
	42	<i>"The removal of container storage from carpark".</i>
	44	<i>"It's possible that the outside public areas will now be neater and less surf club equipment, shipping containers , beer kegs, and other stuff will be outside because they should have more room to store it".</i>
	45	<i>"New training spaces/ terrace areas".</i>

Theme		Verbatim
	46	<i>"Increased usable space in the first floor area, leading to the possibility that multiple groups can meet at the same time".</i>
	47	<i>"Increase in both storage area and usability of storage area on the ground floor will give the club the ability to continue to provide a top level service to beachgoers and more easily retain qualified volunteers to serve the community".</i>
	48	<i>"More space for critical lifesaving services amongst an ever growing population".</i>
	49	<i>"Integration of much needed space with the original building".</i>
	50	<i>"Functionally an improvement. I'm supportive of the upgrades to facility amenities and space".</i>
	51	<i>"Making more use of the space".</i>
	52	<i>"Its also great to see the Club will finally get some decent and safe storage for Patrols and Nippers as well as a much needed training rooms so that Bronze and SRC kids don't have to use makeshift sections of the deck and hall when they aren't being used by others".</i>
	53	<i>"The design is great and will provide a much more functional hall and Club-room areas".</i>
	54	<i>"Improved facilities that will hopefully engage with a broader cross section of yet community".</i>
	55	<i>"Adds much needed space for all aspects of the club".</i>
	56	<i>"The building is in need of an upgrade, not only from an accessibility point of view, but from an equipment storage perspective".</i>
	57	<i>"Increased utilization of existing space, and increased space for storage and activities with new proposal".</i>
	58	<i>"Storage space. Architecture of the above bar and facilities".</i>
	59	<i>"It helps give the club the space and facility that it requires and in fact deserves, given the heritage constraints. It is hard to provide a life saving 'Rescue Service' in a 1930's designed building for some now 1,200 plus members, along with the rescue equipment that was never envisaged in the 1930s. The club is also a focal point of the Newport community which deserves facilities fitting for 2020s going forward".</i>
	60	<i>"More storage, bigger deck".</i>
	61	<i>"It gives the club, whose volunteers obviously supply a vital community function keeping us all safe at the beach, with a much needed increase in storage facilities and other improvements. The current practice of storing equipment in rusty shipping containers is most unsightly".</i>

Theme		Verbatim
	62	<i>"Storage and dedicated BBQ/shop as well as function space".</i>
	63	<i>"Improvement to public circulation @ ground plane".</i>
	64	<i>"It's a much needed update to store today's rescue equipment and modifications keep the heritage of the current building and one local residents would be proud off".</i>
	65	<i>"I like the fact that the new layout allows the club to have more things happen at once without them interfering with each other".</i>
	66	<i>"The proposal is big improvement to the layout and amenities of the club. It will improve the flow of traffic into and around the club".</i>
	67	<i>"Additional space for club training and activities".</i>
	68	<i>"I understand that the club wish to upgrade and improve the facility for their members. The existing building could do with some TLC & a fresh coat of paint".</i>
	69	<i>"Improved terrace area".</i>
	70	<i>"As a competitor and Patrol member of Newport Surf Club I thoroughly like the extension of storage and the expansion of a multi purpose training room including the outside training area as well as a room for SLS training and assessing".</i>
	71	<i>"It provides more space for members and updated facilities for the public. The club is deteriorating in its current state and changes need to be made. These changes need to address the changing environment of the SLSC and with more members this means extensions are vital for the club".</i>
	72	<i>"Our lifesavers need the space to complete their activities. Yes it is bigger than the original one but it needs to be bigger to accomodate the increase in people".</i>
	73	<i>"The size of the club. Plenty of room for all the training that needs to happen to keep our surf club functioning. At the moment we are only allowed to hold training 1 day per week which limits the courses we are able to run".</i>
	74	<i>"Concept plans show a minor change on the footprint of the building/shipping container arrangement that is currently in place. The concept plans put forward will alleviate the issue of lack of storage for the club and removes the unsightly shipping containers from the car park".</i>
	75	<i>"adds much needed space to the building and removes the old containers out the back giving the area a much cleaner look".</i>
	76	<i>"Members of the club will benefit greatly from.this proposed eztenstion of the surf club and it will make it so much easier to store and trasnport craft on and off the beach".</i>

Theme		Verbatim
	77	<i>"I love the fact that this reno will help our lifesavers! one store more equipment but also give the ability for others to use the training rooms for other courses".</i>
	78	<i>"How it gives more storage space for the lifesavers patrolling the beach and for the competitive athletes getting more space to put there gear in there".</i>
	79	<i>"As you can see, the lifesavers and the competitive athletes need more storage. If they don't have the storage they need to patrol the beach people could possibly get in some serious trouble. With the competitive athletes using the storage space they have been given it's too small with a growing club with the younger nippers growing in numbers".</i>
	80	<i>"increases usability of the area for member and community needs".</i>
	81	<i>"for years the highly competitive surf sports team has been forced to store equipment in cramped metal storage containers. Additionally, the Nipper storage as well as rescue equipment storage is beyond scarce".</i>
	82	<p><i>"As an athlete who has four other family members apart of this surf club, the need for storage is essential to allow us to all participate in training everyday. Each of us have a board and surf ski each which amounts to eight pieces of craft to take to and from training! Which can't be done as I drive all of my siblings to the beach, therefore the storage is needed".</i></p> <p><i>"The expansion allows for safe and secure storage, upgrades to training facilities which is needed. The numbers of members who participate in First Aid Training/ competition, IRB driving and racing as well as surf athletes are continuously growing and the demand for an up to date facility is required".</i></p>
	83	<i>"As a surfboat rower for Newport, I am beyond happy with the proposed extension, which allows far more space for our equipment".</i>
	84	<i>"Yes, it will be the removal of the shipping containers from the car park and allow appropriate storage for the training squads".</i>
	85	<i>"Scale and functional".</i>
	86	<p><i>"More space for patrolling equipment - over the years we've seen the introduction of more efficient surf lifesaving equipment/technology such as the JetSki and IRBs. These pieces of equipment are considerably larger than the traditional boards and tubes and therefore require more space for storage and need designated areas for adequate maintenance as well. In order to have safer and more effective patrolling for the community, easy access areas and storage for these pieces of equipment is vital. In addition, the need for safer storage of other patrol equipment. The current set up in the patrol shed proposes risks of falling boards and flags etc. being hazards for our patrolling members. The upstairs area I believe will greatly benefit the wider community of Newport. The new functions and bar spaces will provide a quality venue for hosting community fundraising events or even for a Sunday beer with fellow Newport locals. More opportunities for the gathering of friends and</i></p>

Theme		Verbatim
		<p><i>the community of Newport will bring great benefits to the community as a whole.</i></p> <p><i>In order to continue to provide quality surf education and awareness the training rooms would be a great addition to the club”.</i></p>
	87	<p><i>“- I love the look of the new lounge terrace area.</i></p> <ul style="list-style-type: none"> <i>- sorely needed extra storage . It will also be great to get rid of the containers</i> <i>- upgrades to lift and disabled access - currently quite poor</i> <i>- upgrades to 1st aid room and council lifeguards facilities</i> <i>- upgrades to downstairs members bathrooms which are quite poor at present.</i> <i>-improved training area for Nippers, bronze medallion and SRC</i> <i>- much needed ability to use facilities for more than 1 thing at a time</i> <i>- youth space is a good idea”.</i>
	88	<p><i>“As a Life Member of the club I know there is an urgent need for more space for storage & general operations”.</i></p>
	89	<p><i>“Provides additional storage to support the growing member base of Newport Surf Club. The club plays a vital role in our community - keeping the beach safe and providing an environment that provides such important support for the young men and women of our community”.</i></p>
	90	<p><i>“Improved and upgraded 1st Aid Room and Council Lifeguard facilities”.</i></p>
	91	<p><i>“Improved facilities for the Club's Nippers programme which caters for between 350 and 400 Nippers and their families each year”.</i></p>
	92	<p><i>“Improved training facilities for the Club's Bronze Medallion and Surf Rescue Certificate (SRC) training programmed which caters for the training of between 50 - 100 Bronze Medallion and SRC trainees each year”.</i></p>
	93	<p><i>“Improved public amenities facilities with increased female facilities for both Public and Club patrons”.</i></p>
	94	<p><i>“Improved Club Entry arrangement which reinstates the original Clubhouse's main entry and circulation spine at the existing main Clubhouse entry”.</i></p>
	95	<p><i>“The Clubhouse facilities are outdated and cramped and an upgrade of the Club's facilities is well overdue”.</i></p>
	96	<p><i>“The Club's Nippers and Specials needs programmers are probably the best in the Country as its its Bronze and SRC training programmes and these deserve proper training and storage facilities which have been severely lacking for years”.</i></p>
	97	<p><i>“Providing all required elements for the public and club for the future”.</i></p>
	98	<p><i>“The proposed plans provide a significant upgrade in a way that supports the growth of the club, improves its utility and preserves the</i></p>

Theme		Verbatim
		<i>heritage look and feel. Improved Hall and Club room spaces which enables areas to be utilised concurrently and which opens up more areas of the Clubhouse for potential wider community uses”.</i>
	99	<i>“It will provide * improved and upgraded 1st Aid Room and Council Lifeguard facilities * improved facilities for the Club's Nippers programme which caters for between 350 and 400 Nippers and their families each year - great for the community * improved public amenities facilities with increased female facilities for both Public and Club patrons * improved Hall and Club room spaces which enables areas to be utilised concurrently and which opens up more areas of the Clubhouse for potential wider community uses”.</i>
	100	<i>“The new building will also provide * extra desperately needed storage facilitated for Surf Life Saving Patrol uses, SLS Training purposes and SLS Competition purposes; so the temporary shipping containers can be replaced * upgrade storage and general Clubhouse facilities to bring them into line with current WH&S standards and to address current Beachgoer and Club operation pedestrian conflict points * much needed facilities for the Surf Life Saving Competition teams which have experienced phenomenal & sustained growth over the last 5-10 years which has resulted in the Club outgrowing its existing facilities”.</i>
	101	<i>“the renovated bar for the public to enjoy the space and beach”.</i>
	102	<i>“I like the grouping of amenities, especially if the slope on the bathrooms/amenities floor actually allows water to drain towards the floor drain!”.</i>
	103	<i>“The new public toilets look good and how about the canteen facilities- wow!”.</i>
	104	<i>“It's great to see new and improved Nippers and Patrol facilities being incorporated”.</i>
	105	<i>“It improves the facilities for all beach users”.</i>
	106	<i>“Solar panels. Should be more!”.</i>
	107	<i>“New amenities are always nice”.</i>
	108	<i>“The amenities in the club are also in need of a freshen up. The member amenities are in poor condition and the female change rooms are insufficient”.</i>
	109	<i>“I like the idea of a shop at ground level”.</i>
	110	<i>+ Provides much needed PWD access to all of the clubhouse + Provides improved amenity and multi-purpose use for the community and club members + Minimises the need for temporary storage containers in the carpark</i>

Theme		Verbatim
		<p>+ Dedicated facilities for community education and training (including for SLS)</p> <p>+ Integrates with Council's proposed youth area and the other parts of the adjacent Bert Payne Park and foreshore</p>
	111	+ Provides for efficient resource sharing between lifesaving and life guard operations".
	112	"Improved facilities for public".
	113	"Great public facilities as well as great facilities for patrons".
	114	<p>"Improved and extra open space storage facilitated for Surf Life Saving Patrol uses and SLS training purposes</p> <p>Improved facilities for the Club's Nippers programme</p> <p>Improved training facilities for the Club's Bronze Medallion and Surf Rescue Certificate (SRC) the backbone of all SLSC membership</p> <p>Improvements to 1st aid and council life guard facilities".</p>
	115	"Improved facilities for users of the surf club".
	116	"The club will be better equipped to service the beaches and the local community. It will provide better facilities to allow training of Bronze medallion and SRC, Advanced Resuscitation Techniques and First Aid courses that will provide new and current members with skills that the whole community and broader communities will benefit from".
	117	"As a member of the club i can see the benefits of the extra space for gear which helps moving gear be more functional and saves awkward lifting which can injure a club member".
	118	"Much greater use of the existing space for both community events and SLS equipment training and patrol needs".
	119	"Nothing really. It keeps the original building and adds a modern functional extension. Best of both worlds".
	120	"Helps protect the local infrastructure and provide modern facilities to local residents and visitors".
	121	"Additional space and storage for surf boats and overall renovations are needed".
	122	"The surf club needs further space to give the club space to carry out essential services".
	123	"removal of temporary storage elements into a unified design".
	124	"Improved entry access and a new reliable lift will greatly assist accessibility. The surf club is used by community groups and government departments throughout the year where proper access has been impeded due to the tight stairway and unreliable lift".
	125	"I feel that the club for a long time has outgrown the facilities provided and needs the up grade. The container removal is great and the new storage facilities will be fantastic. The new training rooms will be of major

Theme		Verbatim
		<i>benefit to the community with more comfort and space to train future volunteer lifesavers”.</i>
	126	<i>“Extension of upstairs patio good, but it needs a bistro, like those In Qld Gold Coast surf clubs”.</i>
	127	<i>“Finally, decent facilities for public and surf life savers, overdue!”.</i>
	128	<i>“Increased storage space for craft, updated public bathroom facilities”.</i>
	129	<i>“It provides a larger building footprint and extra storage space space for gear which is greatly needed. Opens up the bar area and provides more outdoor seating”.</i>
	130	<i>“It brings the building up to date for current and future use. Space and storage has been a major issue for all users of the club”.</i>
	131	<i>“1. Equipment Storage facility 2. Upstairs Deck & Club area extension, is very nice”.</i>
	132	<i>“Newport surf club building has and is a focal point for the community to come together from the young to the very senior .The building hosts numereous activities during any one year from sunup to sunset ,7 days a week . The new propose design of the existing building enhances the current dysfunctional and inefficient facility to provide a safe and compliant building to enable greater use and value to the general community and beyond”.</i>
	133	<i>“The new building addresses many issues and will provide the following benefits. Improved training facilities for surf life saving certificates such as Bronze medallion first aid and other community training programs. Improved layout of the 1st aid room and lifeguard area. Improved disable access and lift facility. Provide structured space to house surf craft and valuable rescue equipment . Better layout of public and members amenities . Much improved club entrance and connection to the park for better youth development areas . I am excited by this development and consider the general community of Newport will benefit enormously for many years”.</i>
	134	<i>“It appears relatively modest in size and scale while addressing the need for much greater storage. I like the roof on the upstairs outdoor bar/dining area providing shade and protection from the weather”.</i>
	135	<i>“The proposal appears to make more efficient use of some areas of the existing building”.</i>
	136	<i>“Extra storage space for surf craft is essential. Extra space for entertainment, meetings and Training is also required.. The increase in the outside deck areas will be a good improvement”.</i>

Theme		Verbatim
	137	<i>"Allowing more needed storage".</i>
	138	<i>"Additional training facilities for lifeguards".</i>
	139	<i>"It improves the facilities for members and community".</i>
	140	<i>"It looks spacious and the improved facilities will be well received by locals and visitors alike".</i>
	141	<i>"multiple areas for sessions/ gatherings, nice areas for beach/water observations".</i>
	142	<i>"The Club has needed updating for some time to improve the use of the club by its members and the public".</i>
	143	<i>"Improving public amenity and facilities".</i>
	144	<i>"It partially addresses the long overdue need to have an improved facility for our Newport SLSC".</i>
	145	<i>"The proposed works for Newport SLSC best meet the needs of the members, community and council. The members require training and storage areas to enhance their skills to best protect the community. The highly trained volunteers work tirelessly to improve their abilities in both water and land scenarios to care for the general beach going population. They PAY to volunteer. Give them adequate facilities to patrol one of the most dangerous beaches in Sydney".</i>
	146	<i>"The facilities in the existing clubhouse are way overdue for review and significant upgrade".</i>
	147	<i>"The public female toilet is a safety concern and appears smaller than what we have now. No provision of changing room for beachgoers and no provision for baby change facilities in male and female toilets".</i>
	148	<i>"No inviting connection from car park, or Bert Payne Park and what about the Youth Space? This needs a broader plan of all beach amenities, so we are not left with portions being individually addressed forming an incoherent space, with one party dominating the use of funding".</i>
Facilities improvements Not supportive	149	<i>"I am concerned that even with the increased storage, there still will not be enough storage!".</i>
	150	<i>"Still needs to be future proofed, not sure it is large enough to cope with growth".</i>
	151	<i>"Half the ground floor is taken up for storage. Is this a well thought out use of space and is there really enough club equipments to fill all this space".</i>
	152	<i>"The dedicated changing space in both the male and female amenities area (members) is not large enough".</i>

Theme		Verbatim
	153	<i>“Access to the bar (hall) seems too small/limited to service the large hall. Access to the bar (club) is also restrictive. Can balconies/terrace areas have better access to the bar/s? This plan forces movement of people through internal spaces to access a bar area. First floor amenities too small (not enough toilets) in either male or female bathrooms, especially as these amenities service all the first floor areas which can and will be used concurrently therefore more people accessing at the same time. In all the first floor spaces there is not enough storage”.</i>
	154	<i>“It appears as if both the Club Members' shower and change rooms and the Public shower and change rooms have been reduced in size from their present size. I regard this as a step backwards as quite often these change rooms are at capacity”.</i>
	155	<i>“Public toilets are insufficient for the volume of people. There should be double the female toilets than male. 3 cubicles is grossly insufficient to service the families, and females that will use these facilities. For example, when Newport markets are on there will be major queues on that side blocking access”.</i>
	156	<i>“I and many others swim from the clubhouse area most mornings and often afternoons. The new design creates a lack of seating, stand and exercise areas adjacent the building for all. This is only just adequate as it exists without the renovation. Currently the building provides a colonnade setback/protected area on NE and under stair on SE with seating etc. This area is extensively used by casual and regular swimmers (club and non club members)early morning and other times. This provides covered area for leaving of clothes and also casual warm up workout area prior to swimming. This looks to have all been removed with the increase in width of the storage areas on NE corner. The design does not appear to provide any additional amenity for non club members other than 2 showers at North end. This appears to be a complete oversight within the design as seating is not even shown. This building should provide additional amenity for all not just the club”.</i>
	157	<i>“The proposal does not relocate the building out of the wave zone and back off the dune area. The downstairs craft and equipment storage is insufficient and will result in continued storage of spec skis and surf boats in the car park adjacent to the club in containers or on trailers”.</i>
	158	<i>“The apparently vast storage requirements for surf craft would be better served by a separate building in the carpark. This will not only future proof the new facility from storm damage but remove many of the constraints the current building imposes on its design”.</i>
	159	<i>“The proposed public hall gets the least amenable aspect”.</i>
	160	<i>“No one is attempting to close the clubs, I for one just don't want them ever expanding and “improving” particularly in zones that we know are identified inundation areas meaning more will be required to repair them down the track”.</i>

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	161	<i>"From a wider community viewpoint, the current design provides a diminished facility to that already existing for the wider local community of beachgoers and for the visitors who flow into Newport over the summer half of every year".</i>
	162	<i>"I am concerned that even with the increased storage, there still will not be enough storage!".</i>
	163	<i>"Still needs to be future proofed, not sure it is large enough to cope with growth".</i>
	164	<i>"Half the ground floor is taken up for storage. Is this a well thought out use of space and is there really enough club equipments to fill all this space".</i>
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	173	<i>"No one is attempting to close the clubs, I for one just don't want them ever expanding and "improving" particularly in zones that we know are identified inundation areas meaning more will be required to repair them down the track".</i>
	174	<i>"From a wider community viewpoint, the current design provides a diminished facility to that already existing for the wider local community of beachgoers and for the visitors who flow into Newport over the summer half of every year".</i>
Heritage Supportive	175	<i>"Keeping the original external look mostly. Especially from beach view".</i>
	176	<i>"I think the Architects have done a marvelous job of blending the Existing Heritage Clubhouse with a modern and contemporary extension design. It is great to see that the designers have avoided trying to imitate the original heritage aspects of the building which I believe would have detracted from the original building's importance and appeal".</i>
	177	<i>"The proposed extension does not detract from the original heritage building but rather allows it to be clearly visible and complements it in a minimal and considered way".</i>
	178	<i>"Retaining and reinstating heritage aspects. Not changing the basic feel".</i>
	179	<i>"I like that they are keeping the original look of the club. It has been there for years and love that it is finally getting modernised without impact the "community feel".</i>
	180	<i>"The development plans offer an excellent solution to these issues whilst maintaining the heritage appeal of the Club".</i>
	181	<i>"keeps historical look but vastly improves the facilities for modern day activities of surf club".</i>
	182	<i>"It's great how it keeps the feeling of heritage while also building on functionality and combining the new and the old very well".</i>
	183	<i>"Keeps original, historic building".</i>

Theme		Verbatim
	184	<i>"I particularly like the juxtaposition of old and new in the proposed development".</i>
	185	<i>"I love the fact that we are keeping the existing heritage building facade as it has so much character and history associated with it. The integration of the new construction/facade at the northern end of the building has a compatability with the existing and certainly improves the overall appearance".</i>
	186	<i>"Keeps the integrity of old building while adding much needed facilities in a modern way".</i>
	187	<i>"maintaining the heritage character of the building while modernising".</i>
	188	<i>"It maintains the heritage aspect including the provision of additional storage".</i>
	189	<i>"It is pleasing to see how the design has retained and enhanced the original Heritage Clubhouse".</i>
	190	<i>"Maintains the existing building form".</i>
	191	<i>"In harmony with the surroundings and gives a much needed uplift to the club".</i>
	192	<i>"It keeps within the current look of the building".</i>
	193	<i>"Retaining the original building".</i>
	194	<i>"Keep the original feel of the exisiting well while giving a well overdue upgrade".</i>
	195	<i>"It sympathetically blends the heritage building to the modern requirements".</i>
	196	<i>"Nice look with heritage and modern design".</i>
	197	<i>"Doesn't take away from the existing building, but adds to the overall look".</i>
	198	<i>"Incorporating the old building".</i>
	199	<i>"It is in keeping with the original design of the SLS club".</i>
	200	<i>"It's a building of historical significance to the local area and the proposed additions retain the character of the building whilst catering for the needs of a growing club".</i>
	201	<i>"I like the incorporation to the original design of the club house".</i>
	202	<i>"Appreciate the extension has taken the design philosophy not to recreate foe heritage and articulate itself as a contemporary addition to a local heritage building".</i>
	203	<i>"They have worked really well with historic parts and making it modern".</i>

Theme		Verbatim
	204	<i>"It is well scaled and retains the heritage character of the existing building".</i>
	205	<i>"The proposed is in keeping with the heritage value of the building whilst addressing the club desperate need for more space".</i>
	206	<i>"modern mix of architectural with heritage features".</i>
	207	<i>"It is admirable that Council's brief for the design requires maintaining the integrity of the original heritage design – and hopefully that is something which can be kept".</i>
	208	<i>"Modern and keeping the heritage look".</i>
	209	<i>"The design retains the historical look of the club".</i>
	210	<i>"Maintains the historical elements of the existing 1908 clubhouse".</i>
	211	<i>"The required works will alleviate storage issues, whilst creating a more aesthetically pleasing layout and not detouring from the heritage of the original building".</i>
	212	<i>"The changes in the proposal are sympathetic to the heritage features of the current building, they also open up the building to more opportunities for use by other local groups".</i>
	213	<i>"The council who own the building want as much 'bang for their buck' as possible with this design being relatively cost efficient and not attempting to mimic the heritage facade (a bad impression would look worse) and create a sense of 21st century lifesaving".</i>
	214	<i>"proposal considers the the heritage features of the current building".</i>
	215	<i>"With regards to the new extension addressing the heritage architecture, the proposal, in my opinion, is a worthy design that integrates the new contemporary portion with the existing heritage clubhouse in a sensitive & subtle way".</i>
	216	<i>"I like the fact that it is keeping the old and adding something new to to bring into the modern world".</i>
	217	<i>"I would like to see the extensions harmonise with the existing facade so that the extension is not as obvious. This is a local historic building and I think the building should be of the same colour and finish throughout".</i>
	218	<i>"The design protects the integrity/history of the current building whilst providing additional space that is required to support the expanded membership".</i>
	219	<i>"I love the blending of the 'new' (northern end of the building) with the 'old' (heritage look). The current look of the club does appear to be multiple tacked on sections, some which aren't heritage style so having a more modern section will provide a distinction between new and old rather than the distraction with tacked on parts standing out right now".</i>

Theme		Verbatim
	220	<i>"It provides a larger building footprint and extra storage space space for gear which is greatly needed. Opens up the bar area and provides more outdoor seating".</i>
	221	<i>"This design is much more respecting of the heritage significance than previously design proposals. It retains the period fabric of the inter-war building, most importantly from the South, West and East elevations, with the modern addition placed to the North, whilst including modern elements. This is a sympathetic yet contemporary renovation which should provide the facilities required by the increased club membership. It demonstrates a sensible approach to modernising the facilities and should allow for the many and varied uses of this important public building".</i>
	222	<i>"Nothing. I think it complies with regulations regarding additions and maintains the appearance of the original club".</i>
Heritage Not supportive	223	<i>"the mismatch of design - the existing facade must be heritage listed but what on earth are the designers/architects thinking by tacking on a modern concept to the 1920's look? It is so disjointed".</i>
	224	<i>"Its too modern looking and losing the sense of history. Needs elements of old so it doesnt look so disjointed!".</i>
	225	<i>"The extensions do not blend with the existing building, nor are they in character with the area".</i>
	226	<i>"The look of the new extension, it doesn't blend in with existing building not even same colour from old to new? Looks like you just plonked a new addition on without any consideration as to how to blend new style with old".</i>
	227	<i>"It doesn't match the original building. It's like wearing an oversized mans coat over a ladies vintage dress. Keep it matching. I agree the building needs an extension, but give the girl something to match her dress please".</i>
	228	<i>"Image you were the original architect from 1909, and you were given more money time and space to create a larger facility before any construction began. Would you have designed the plan you are proposing now? If the answer is no, rethink your design please. Have it match. Go back to the materials, colours, and vision of the initial artist".</i>
	229	<i>"The aesthetics of the north end of the building are a strong contrast and do not suit the remainder of the club. While this does work with other architectural designs, e.g. homes, it does not appear to work well here. I would recommend using the same aesthetic features, e.g. yellow render finish, large arched windows etc, to make the building feel as one, rather than two distinct buildings".</i>
	230	<i>"The extension is a modern design that clashes with the existing building. It looks like a complete mismatch. What was the architect thinking".</i>

Theme		Verbatim
	231	<i>"I am all for extensions to the building, but why not design the extension to compliment the iconic original building? The North & West designs do not suit the building at all. It seems now days that every modern design is a cube, painted a drab corporate grey colour. The grey cube addition at the rear is terrible. Everybody that I have spoken to at the beach thinks that it looks shocking too".</i>
	232	<i>"Please choose a design & colours that compliment the iconic original building. Corporate grey does not belong at the beach".</i>
	233	<i>"I also think that the street facade looks pretty brutal and unsympathetic in contrast to the old style of the rest of the surf club. The other facades less so".</i>
	234	<i>"It is not sympathetic to the existing building. An extension within the current style of the building should be strongly considered. The surf club is apart of Newport. Not all extensions or additions need to be contemporary".</i>
	235	<i>"The modern look is not appropriate The extension needs to be made in the same style of the existing building. Keep the same façade."</i>
	236	<i>"The additions are not in any way in keeping with the existing building. The existing building is beautiful example of period architecture and is being vandalised by the proposed changes. How can the changes be so wrong?"</i>
	237	<i>"Normally, I do not make comments on development. However, I feel so strongly about this I have to speak out. I really dislike the big "grey box" tacked onto the heritage building. I feel it will really look ugly and spoil the architecture of the traditional surf club. I would have imagined that you could have included a covered walkway to a "separate building" to store all of the life craft, training room and staff facilities, similar to a "oversized boatshed". Having a separate building with a link would then become an aesthetically pleasing addition to the site".</i>
	238	<i>"Normally, I do not make comments on development. However, I feel so strongly about this I have to speak out. I really dislike the big "grey box" tacked onto the heritage building. I feel it will really look ugly and spoil the architecture of the traditional surf club. I would have imagined that you could have included a covered walkway to a "separate building" to store all of the life craft, training room and staff facilities, similar to a "oversized boatshed". Having a separate building with a link would then become an aesthetically pleasing addition to the site".</i>
	239	<i>"building is not in heritage sympathy with history of Newport surf club".</i>
	240	<i>"The extension itself is not sympathetic to the style of the old building . Thanks for listening".</i>
	241	<i>"Could be more sympathetic to the existing building".</i>

Theme		Verbatim
	242	<i>"The existing clubhouse is a building of historical significance built in a style that particularly reflects the 1930s era. It is an iconic building in the area of Newport and surrounds. It deserves heritage protection. The proposed renovations are entirely unsympathetic to the essence of the building and will destroy its character completely. Any renovation must maintain and reflect the iconic historical character of the existing building".</i>
	243	<i>"The proposed extension is quite ugly and I believe that it detracts from the original heritage listed building. There are many compromises in this design trying to improve functionality of the building whilst complying with the onerous heritage restrictions. The design is a mishmash of styles, colours and forms that do not relate to each other".</i>
	244	<i>"I don't understand why the new addition can't be in the same style as the existing building".</i>
	245	<i>"Perhaps the extension could be more sympathetic to the existing heritage building element however the Burra Charter dose make provision for extensions of heritage buildings to be modern so that the old and the new are distinctly different".</i>
	246	<i>"Perhaps the extension could be more sympathetic to the existing heritage building element however the Burra Charter dose make provision for extensions of heritage buildings to be modern so that the old and the new are distinctly different".</i>
	247	<i>"design doesn't quite match the current building".</i>
	248	<i>"It doesn't fit in with the aesthetic of the rest of building. A talented designer should be able to mimic the architecture of the time and create a seamless extension that looks like it has always been there".</i>
	249	<i>"If the current club is a heritage building????? Then why don't we make new addition to look like existing club?"</i>
	250	<i>"The new extension facade does not harmoniously integrate with existing heritage building. It is not pleasing to the eye".</i>
	251	<i>"I really dislike the west elevation as it looks out of character with the existing building. I would love to see the heritage style and era of our surf clubs retained. Therefore I would prefer the colour scheme, materials and style to match the existing building. Plonking on a modern extension to this building looks weird".</i>
	252	<i>"Proposed modifications to the facade and outward appearance of the building will destroy its heritage value and tourist appeal".</i>
	253	<i>"1. No reflection or integration to the iconic existing building. 2. It's an eye saw 3. Looks like a jail cell and completely unwelcoming and detached. 4. No reflection of history".</i>

Theme		Verbatim
	254	<i>"It is not in keeping with the original building. It looks out of place".</i>
	255	<i>"The facade is hideous, it doesn't blend with the existing heritage facade. It looks like a cheap add on. Please retain the old feel of Australia's iconic SLS clubs. Surely that's not too much to ask".</i>
	256	<i>"The proposed new construction of the northern wing, apart from the roof extension, is incompatible with the building's Mediterranean Club house style resulting in a negative impact on the heritage significance of the building. Clearly identifying new works does not overcome this impact and an alternative solution such as separate building should be considered. A separate building could also provide more facilities and space for the Club and community".</i>
	257	<i>"This proposal is total out of keeping with the nature of the beautiful building that is Newport Beach Surf Club. I find it ugly and unfitting. Any additions should be totally in line with the architecture and design of a building which should be heritage listed. I have lived in Newport since 1977 and am appalled and upset to think this could happen. I object very strongly".</i>
	258	<i>"The design of the exterior of the new extensions. There surely must be a better way of developing an exterior that more suits the existing clubhouse. I understand it is very difficult to blend in with a heritage building but I don't think this design suits the surrounding area. Especially next to the regeneration area between the car park and beach. The north wall is also asking for graffiti to be painted all over it".</i>
	259	<i>"The lack of historical representation. As a heritage listed site, I am concerned that the surfclub has taken little care to maintain a functional and charming structure".</i>
	260	<i>"This seems a lost opportunity in embracing and reinstating the heritage of both the solid 1930's structure and its cultural uses. The current proposal while giving clear identification of the new extension from the original building is a bit brutal in its attachment to the existing building. A more sensitive approach is needed by adding an innovative possibly lightweight modular structure for volunteer SLSC needs now and into the future that could possibly even move with climate change implications. I think a creative inspiring result could be achieved by Adriano Pupilli Architects".</i>
	261	<i>"The plan assumes we need to keep the building because of heritage issues. While I concede heritage is important I don't think retaining a building within the wave zone justifies this. A quick look at heritage buildings that no longer exist in the nearby national parks indicates heritage value is not always a justification. Heritage will start with a new building located west of the current building and grow over the next couple of centuries. It would make more sense to photograph the heritage items and put the photos on the walls of a brand new purpose built building out of the wave zone.</i>

Theme		Verbatim
		<i>We will have a major storm event that will punch out the doors on the beach side of this club and the Bilgola club and Collaroy club and decimate any equipment not removed”.</i>
	262	<i>“The various needs would be better served by building a seperate storage and gym facility further back in the car park and restore and renovate the current building to preserve and enhance the heritage aspects of the building”.</i>
	263	<p><i>“After viewing the plans, & looking at the photos from all angles, I can honestly say, I am somewhat astonished that such extensions are being contemplated, let alone that it is being considered as a viable alternative to the present, current storage arrangement. This building was built in 1933, & people are wondering how come it is not Heritage Listed. The Surf Club needs to be preserved as is & not altered. These plans of the Surf Club would be a drastic alteration, so much so, as one can only spot a few small recognisable parts of its former present glory!! (In these diagram plan concepts). The only thing worse than making these radically, extreme alterations is demolishing it!</i></p> <p><i>Indeed, there has been past respect for this Surf Club, if one looks at what happened in the recent past, when there was a Heritage Open day in 2018.</i></p> <p><i>Below is what happened in 2018.</i></p> <p><i>Open Day - Heritage Listed Surf Club Houses</i></p> <ul style="list-style-type: none"> <i>• Saturday, 5 May 2018</i> <i>• 10:00 am - 2:00 pm</i> <p><i>Take a guided tour of three heritage listed surf club houses and see historical displays as part of the Australian Heritage Festival.</i></p> <p><i>There is also a photo which was part of the “Australian Heritage Festival” of the Newport Surf Club as seen in the 2018 photo.</i></p> <p><i>With the caption “Newport SLSC will be hosting an open bar and refreshments. All ages welcome - Free Entry”.</i></p> <p><i>The side view photo in the draft concept plans is quite unrecognisable from the present building. It may be modern, however the character of a building & the characteristics of a building built & designed in that era needs to be preserved, not altered to this extent. Surely, there is a better solution for storage, rather than extending the building. There needs to be far more consideration of the present Surf Club Building, that is the way it was built & when it was built. Surely, people can come up with creative solutions, rather than this poorly, unsatisfactorily, design concept plan. It is rather disappointing that the needs of the Surf Club, has resulted in designing & planning which would destroy the look of this iconic 1933 Surf Club.</i></p> <p><i>The back view of the Surf Club looks like is really jutting out, which would not enhance the present Surf Club in any way, what so ever. This design should be scrapped & a far more creative solution for storage etc. needs to be found.</i></p> <p><i>This Ultraistic, Futuristic design is not in any way appealing! In fact, it</i></p>

Theme		Verbatim
		<p>would probably could deter visitors coming to the beach!!!</p> <p>This design should be scrapped & a far more creative solution for storage etc. needs to be found.</p> <p>This is definately NOT AN IMPROVEMENT".</p>
	264	<i>"But I want to see the original facade continued".</i>
	265	<i>"The current building blends into the coastal environment while the new extension is at odds with the heritage building and the overall feel of the beach".</i>
	266	<i>"The upstairs toilets replace the highly significant (heritage) hall".</i>
Architectural Design Supportive	267	<i>"The plan looks great and it looks like the building will benefit from the removal of the existing warren-like walls and doors".</i>
	268	<i>"much better layout with grouping of facilities, will make a massive improvement to access in and around the club for members and non members".</i>
	269	<i>"Love the balcony section south end".</i>
	270	<ul style="list-style-type: none"> <i>"- Extent of which the original club house has been maintained (colour scheme, window treatments, detailing etc);</i> <i>- As pictured it still maintains a strong community feel in comparison to Avalon surf club for example;</i> <i>- Considered design elements that cater for peak periods of use of the facilities (Sunday Nippers, Club Events".</i>
	271	<i>"The low profile nature of the extension".</i>
	272	<i>"It seems reasonably well designed".</i>
	273	<i>"East elevation looks well done".</i>
	274	<i>"Appreciate views across the Club have been considered".</i>
	275	<i>"The large terrace , much deserved upgraded facilities for our champion surf lifesavers".</i>
	276	<i>"The design looks good and works well with the existing building, the upgrade will vastly improve the overall look of the surf club".</i>
	277	<i>"It is very well thought out and designed, will make life easier for public and club patrons. I think it's a great idea & long overdue!!!!".</i>
	278	<i>"has a human scale and isn't brutal like the Avalon one".</i>
	279	<i>"The size of the extension".</i>
	280	<i>"Newport Beach surf club has long been overdue for an appraisal by professional architects. The concept drawings look fantastic and</i>

Theme		Verbatim
		<i>compliment the existing beach landscape in a sensible and sympathetic way that blends well with the surrounding local architecture”.</i>
	281	<i>“The colour palette as in the architects drawings show a light yellow theme with white windows and gutters. This is the type of colour palette that will give value to a beautiful clubhouse for many years to come”.</i>
	282	<i>“I feel the new proposal maintains the beautiful facade and feel of the current club”.</i>
	283	<i>“I think the east and south elevations look OK although the shutters along the beach front look like garage doors”.</i>
	284	<i>“I think its great how the new extensions are done in a modern way whilst keeping the original sections of the old clubhouse. The plans get rid of the more recent ugly sections and replace them with new and attractive extensions which make the whole clubhouse building loom great”.</i>
	285	<i>“The design responds to the community's needs in an appealing and respective manner. Well done”.</i>
	286	<i>“The preliminary plan layouts look good though the only comment i have is I would like to see a little more outdoor entertaining space on the Terrace”.</i>
	287	<i>“The new concept is well layed out and thought through to accommodate the clubs members and the public whilst keeping it respectful to the existing structure and making more I. Keeping with the times”.</i>
	288	<i>“The layout &concept drawings are pleasing with new design spaces also helping with the clubhouses building users & functionality”.</i>
	289	<i>“More outdoor showers + taps / foot washers would be good!”.</i>
	290	<i>“It has a modern, nice look”.</i>
	291	<i>“Aesthetic look”.</i>
	292	<i>“I think the design of prosed extensions to the Newport Surf Club are fantastic and are much needed”.</i>
	293	<i>“The building largely remains the same, which gives me comfort”.</i>
	294	<i>“Better location of public toilets and showers”.</i>
	295	<i>“Uodates a rather shabby building and like the big veranda as can be used for social activities”.</i>
	296	<i>“The proposal uses the existing blank spaces and negative space to add much need facility and capacity. It does not impede access either for normal foot traffic or for viewing any more than the current site impedes these aspects. It offers a lot of extra community capitol”.</i>
	297	<i>“I like the more modern looking building”.</i>

Theme		Verbatim
	298	<i>"I love the front view i.e. surfside. Looks tasteful and certainly will allow for a wonderful outlook".</i>
	299	<i>"I think the design is good however needs to consider the residents across the road who currently have views of the ocean".</i>
	300	<i>"The proposed extension is in keeping with the existing building and is dearly needed to support the members of the club who, in turn, support life saving measures for the greater community. There is nothing that I dislike about the proposal".</i>
	301	<i>"It will improve the look of the building as it currently has a number of containers that are unsightly and will no longer be required".</i>
Architectural Design Not supportive	302	<i>"The existing colour of the clubhouse - changing this to blend with the extension would make it more appealing. The heritage features have been maintained but the colour is too 'dated'.</i>
	303	<i>"The north end and front garages look so [REDACTED] ugly".</i>
	304	<i>"I'm unsure about the first floor plan. It feels like thoroughfare and amenities take up a fair expanse or the waterfront views. The beautiful part of that space is the arched windows and it's a shame to not have them displayed/retained in the interiors as well as they have On the exterior. I also think the clubs boat shed doors could have some beautiful bespoke detail to really showcase the building and our gorgeous Newport community Rather than just being garage doors".</i>
	305	<i>"The extension section design doesn't integrate with the style of the existing club. Recommend maintaining the current form of the Existing building with the extension. Bar servery areas (particularly hall side) seem small. Hall side seems constrained by stair case and void area".</i>
	306	<i>"Not sure about the grey - but nothing else. Good improvement".</i>
	307	<i>"Extent and size of the proposed Youth Area neighboring the SLSC".</i>
	308	<i>"Prefer increased size of the outdoor Terrace".</i>
	309	<i>"That box on the north side will date so quickly. Looks like all those blocks of flats developers have thrown up in new suburbs in Sydney - popping on some strips of metal (vertical blinds?) for a 'modern' look to a concrete box".</i>
	310	<i>"Where is the gym? Surely a modern gym would be something all club members would be keen to have access to? One of the storage rooms could be rebadged for a gym".</i>
	311	<i>"Where is the bar lounge area that opens to the new outdoor entertainment area? It would be nice to have a casual bar/lounge area that opens to the outdoor deck. The bar areas seem a bit disjointed and not near any lounge areas".</i>

Theme		Verbatim
	312	<i>"It looks like there is no provision for a members Gym. This is a shame as a number of members use the gym at the club and don't necessarily have access to the off site gym the club uses".</i>
	313	<i>"There needs to be concrete ramps in front of the IRB storage room as well as the jet ski storage room going below the sand level. Most of the equipment is now is on a trailer and the tralers need to be able to be moved in and out of the storage areas easily if the sand is eroded at some stage. I only see one ramp in the eroded views. This is not enough".</i>
	314	<i>"The community also needs a much wider thoroughfare/pathway on the northern side of the clubhouse. Currently, this main access point to the beach is very narrow and includes groups arriving and leaving and groups waiting to access the outdoor showers & towelling off before going back to their cars".</i>
	315	<i>"If parking can be considered then dedicated ambulance parking spot close to the clubhouse plus more disabled spots, and separate dedicated left and right turn car park vehicle exits, would greatly improve car park congestion and safety".</i>
	316	<i>"Also slightly expanding the width of the northern areas of the car park by moving the eastern edge of the northern parts to be in alignment with the eastern edge of the southern parts of the car park, would allow for greater maneuverability for cars to park and leave this section which is currently very constricted and hazardous on busy days".</i>
	317	<i>"Terribly ugly, very small improvement to public facilities".</i>
	318	<i>"It looks like the entry to the Shop/BBQ entry way is alone the same partitioned area to the female bathrooms. I feel this could create safety issues for females. It could also make the males feel uncomfortable as they must walk past to get into the area".</i>
	319	<i>"A thinly disguised way to add a bar and more alcohol service area. The faqs carefully leave this as an option".</i>
	320	<i>"Over development on fragile sand dunes".</i>
	321	<i>"Seems like a lot of space wasted in the building to have 6 bathrooms".</i>
	322	<i>"The roller doors are quite ugly - they need to be painted. The sea wall is plain ugly".</i>
	323	<i>"Please rethink the extension and make it as aesthetically pleasing on the eye as possible. We all love our report beach".</i>
	324	<i>"If there must be more space keep the extra space separate. I am really shocked no one cares about the existing building".</i>
	325	<i>"I hope in the interests of good design and maintaining the buildings value for years to come that you change the hideous existing colour scheme. The idea of painting a beautiful building in "Club Colours" is</i>

Theme		Verbatim
		<i>abhorrent and should be avoided. Maroon windows and gutters with a deep yellow exterior? Please save us from this bastardry. Maroon and 3deep yellow is not consistent with the surrounding area and this colour scheme is not original".</i>
	326	<i>"The grey box appended to the original building on the NW side is totally at odds with the original architecture. It's ugly. It reminds me of the "microwave" renovation at Coogee Surf Club".</i>
	327	<i>"The street facing elevation - the new extension definitely looks like a boxy add-on. Would look much better if the colour were changed to match existing".</i>
	328	<i>"I agree wholeheartedly with the need to extend the Surf Club, however this would have to be one of the most ugly and insensitive extensions to a charming historical building that I have ever seen in my life. Please have some regard for the existing surf club that we all love. The view from the road side of the new building looks like a 1970's nuclear fallout shelter. Absolutely horrible. The size and position is fine. The look of the proposed building is absolutely out of character. Please consider some kind of change to make the design of the new extension at least somewhat sympathetic to the beautiful existing Newport Surf Club building".</i>
	329	<i>"Nothing. Totally out of concept of the existing building and unnecessary".</i>
	330	<i>"Don't like the modern penchant for grey boxes".</i>
	331	<i>"The contemporary addition is not at all in keeping with, or complementary to, the existing style. It doesn't enhance the character of the building, and detracts from the overall presentation of the current site".</i>
	332	<i>"The back of it from the western elevation appears to not have any harmony with the rest of the building ,,,, I strongly dislike the grey concrete fin like looking areas at the northern rear face of the building proposal."</i>
	333	<i>"This design is ugly it doesn't go with the original style of architecture of the building. I am actually stunned you are even considering this design. I am all for extending the surf club but please make the extension fit in with the current style".</i>
	334	<i>"It just looks like the modernist style of the 70s it doesn't match the original building".</i>
	335	<i>"It still looks unsightly. really you need a new building".</i>
	336	<i>"start again. the youth area right there next to the club will just get in the way".</i>

Theme		Verbatim
	337	<i>"I agree improvements can be made but the architect has destroyed what is one of the most beautiful NB clubs. Please come up with something that suits the current building".</i>
	338	<i>"Design is not cohesive, the grey section is an eyesore. I love contemporary design but not when it ruins the beautiful historical look of a building. The design is out of touch with the history and the current community and really ought to stand out for beautiful, thoughtful design that will stand the test of time".</i>
	339	<i>"Design lacks continuity with the existing building. Aesthetically there are better means of meeting objectives. Frankly, surprised it made it to this level of maturity in planning".</i>
	340	<i>"The north extension would obscure the view from the residents opposite. The design is out of character with the building and therefore the building would have no common architectural theme. We understand the need for more space for the Club but this should be designed into the current style of the building and blend in with the surroundings. We would prefer a single ground floor extension".</i>
	341	<i>"The box-like design of the northern addition is in contrast to the existing structure. However, considering the footprint the design has to inhabit and the requirements of the club I do accept the design challenges, and ultimately it is a sacrifice worth taking".</i>
	342	<i>"The whole new wing - it is not in keeping with the style of the original building and looks jarring compared to the beautiful old building".</i>
	343	<i>"The architectural design of the addition. The extension is a brutal penitentiary design that does not respect, or blend with the existing heritage building. The exposed brick and monochrome colours are at odds with the coastal surrounds. It is incredibly ugly and unsympathetic, and (if it were to go ahead) would be a blight on the beach front. The view of Newport from Bilgola Sth Headland would also be ruined. Perhaps further consultation with National Trust Heritage architects would result in a more acceptable design with harmonious materials".</i>
	344	<i>"The concrete addition on the Southern side of the building is completely out of context with the aesthetic of the rest of the building, it looks like a concrete bunker. I feel all emphasis is in the storage of club equipment & none given to the residents who would like a more useable community space".</i>
	345	<i>"I don't overly dislike it but the additions to the pre existing building doesn't seem to blend greatly with the colours of the surf club in the pictures but I believe this is something that can be easily changed to suit the look and aesthetic of the Surf Club".</i>
	346	<i>"the colour scheme could use some re working".</i>

Theme		Verbatim
	347	<i>"Only thing would be the look of the new proposed section in contrast with the old".</i>
	348	<i>"The over-all look and design seems in vast contrast to the existing building. The inadequate ladies toilet, the % of space that is for storage of boats and not community use".</i>
	349	<p><i>"- the new extension looks out of place with the existing building and a bit ugly in my opinion</i></p> <ul style="list-style-type: none"> <i>- I'm concerned that the northern wall will appear to be an blank canvas for graffiti vandals</i> <i>- the downstairs female public bathrooms don't appear to have much ventilation or natural light and only 1 access point. This seems unsafe as well as unpleasant.</i> <i>- the beachfront aspect currently has a large overhang which is extensively used by the public, as well as club members, as an area of shelter both from the sun and rain. Before and after packing up the patrol tent it is an area patrol members congregate under shelter from the weather. With the proposed plans, it appears that there will be very little shelter available , which is a great shame.</i> <i>- the plans for the kitchen bar area seem impractical. I'm assuming people need to walk through the bar to get to and from the kitchen. I would imagine that this would be a work health and safety concern as well as a major inconvenience to those staffing those areas.</i> <i>- the layout of the kitchen/ bar/ toilets seems backwards with the toilets being given the lovely view and the kitchen /bars left at the back. I can see that it was likely very difficult to fit everything in but wonder if this area could be improved".</i>
	350	<i>"I would like to see the existing eastern deck of the club house extended to the footprint of the concrete pedestrian way. Particularly if a buried sea wall is going in. This will provide more open space for 1st floor and provide sun protection for Nippers, club members and the public".</i>
	351	<i>"Ugly and intrusive, not consistent with the architecture and beach theme of existing building and local area."</i>
	352	<i>"That the architectural style is not in keeping with the building. Newport SLC Is an iconic Spanish style architecture building and the proposed extensions are too different and would make the overall appearance too contradictory".</i>
	353	<i>"However, modifications to the facade of the building itself will only serve to devalue to surf club in the eyes of tourists and the local community".</i>
	354	<i>"I think the internal design of having the amenities (toilets lift stairs etc) in the middle of the club could be redesigned and maybe moved to the western side as to create a better flow through the club from the hall to the terrace. This would allow bigger areas if needed(like examination nights for bronze medallions when over 100 people can attend. So with the right design the hall would open through the training room to the committee room to the terrace. The bar design will create a bottle neck</i>

Theme		Verbatim
		<i>due to size and position as most people that utilize the bar tend to prefer to come from the terrace areas”.</i>
	355	<i>“Not sure about the back part of the building overlooking children's playground. Does it flatter the existing building?”</i>
	356	<i>“The extension on the Northern end does not match the rest of the building aesthetically. The internal layout on level 1 does not work well. Toilets and Bar/Kitchen should be swapped around, unsure why the toilets would be made the center piece. Bar should be 1 long bar not 2 small ones to avoid congestion for staff and patrons. Similar layout to Avalon SLSC”.</i>
	357	<i>“There are two elements of the proposal that are inappropriate: (i) The extension is too large. It represents a significant increase in the floorspace of the existing building and substantially increases the 'bulk' of the overall building. (ii) The extension at the Northern end of the building is out of character with the remainder of the building. It is a dark, box-like addition which is visually unappealing”.</i>
	358	<i>“I think the northern extension should be the same color as the rest of the club”.</i>
	359	<i>“I dont like the ground floor interior design changes. The change rooms for members are too small. The womens is larger than the mens even though there are many more male users than female. There is very little space for members to change in both areas”.</i>
	360	<i>“I dont think that having the first floor male and female toilets in the centre of the club is right. They are better at the end as they are currently. The bars are too small, and the plan to separate the hall from the members facility is not justified by the club usage and letting history. I think that we should leave the male and female toilets, and the kitchen at the southern end of the club, and leave the lift in the same place. Having the toilets next to the kitchen and the bars is totally illogical”.</i>
	361	<i>“Ladies toilets have no ventilation and no natural light making them dangerous No where to sit at the front of club house (nothing is on the plan) No area for a potential coffee shop for the all the community including the elderly to sit and look at the ocean. The cutting up of the historical hall making it smaller The bad design of the upstairs toilets ,having the best view (why don't they flip the design so the toilets are at the back. Even better have toilets and storage in a separate facility on the western side behind club house. No storage for the Life guard equipment and storage. Extremely inefficient look out for beach patrol. No Undercover area for inclement weather for the life guards. These guys patrol the beach for 70 per cent of the year but are given a small percentage of the space”.</i>

Theme		Verbatim
	362	<p><i>“As a young woman about to start a family the design of the woman toilets is a disgrace. Dark small and dangerous.</i></p> <p><i>This is the perfect opportunity to have a small coffee shop (like Avalon) so families with young children and the elderly as well as the rest of the community can safely grap a coffee or bite to eat without having to pack up everything and everyone to go across a busy Barrenjoey Rd to get a drink or ice block.</i></p> <p><i>The redevelopment of the upstairs area gives me so much sadness as this will be made smaller with the original details forever gone”.</i></p>
	363	<p><i>“I go to the beach often during the week days with girlfriends with young pre age school children. The look out area seems smaller and only a small window for viewing. This is not satisfactory”.</i></p>
	364	<p><i>“From an aesthetic perspective I regard the present design as visually jarring. The neo-brutalist monolith is utterly indifferent to the existing design. It looks for all the world like some shipping containers have been pushed up against one end of the building. So I object not only to the purpose of the extension, but to the unsympathetic visual compromise it imposes on an otherwise attractive public building”.</i></p>
	365	<p><i>“The kitchen seems to be in a rather strange place to get access to the function and committee rooms. How is it accessed without going through either of the bars. This seems extremely ludicrous if you are trying to get food out to a function if the bar is busy.</i></p> <p><i>Why are the toilets on the upper level in the middle off the building. Surely the kitchen and bars would be better placed there so everyone can have a view of the ocean.</i></p> <p><i>Has this architect ever designed a public bar and function area before as it would seem not with the poor planning of the floor area”.</i></p>
	366	<p><i>“The extension is an eyesore and doesn't feel like it is in keeping with the iconic nature of the these buildings that dot the New South Wales coastline . There also needs to be some further consideration of the ladies toilets, as a parent of daughters, I want to know it is private and safe”.</i></p>
	367	<p><i>“From Bert Payne park, the view of the north west corner of the extension is not really in keeping with the building. It looks out of place and concrete bunkerish”.</i></p>
	368	<p><i>“The size of the public ladies and men's facilities has been drastically reduced and is a great concern. Rather than reduce/compromise some of the current club space layout to enlarge the public changeroom and toilet facilities I suggest either the footprint of the current building at ground level is increased or a separate building altogether is created nearby”.</i></p>
	369	<p><i>“I think the footprint of the current building either needs to be increased to further improve the facilities eg the toilets are not sufficient or a separate building should be allowed to provide for public facilities”.</i></p>

Theme		Verbatim
	370	<i>"The first problem is the relocation of the women's bathroom. Not only is it much smaller than the men's, the placement and lack of windows is INCREDIBLY dangerous".</i>
	371	<i>"The new extension is unbelievably ugly".</i>
	372	<i>"The proposal only seems to be in favour of those at the kinghorn academy, which I can't really understand. They have other facilities available to them already".</i>
	373	<i>"Failure to look at context of whole site - a comprehension plan including landscape design needs to be done for the entire beachfront site and the SLSC design needs to integrate with this and not designed in isolation. Loss of public amenity - access for public to north aspect spaces including balcony areas, lack of daylight in public changerooms, halving of size of womens changerooms (and lack of windows). The feeling of exclusivity in the design - this is a problem with the existing building and has been increased not diminished with the current proposal".</i>
	374	<p><i>"From a wider community viewpoint, the current design provides a diminished facility to that already existing for the wider local community of beachgoers and for the visitors who flow into Newport over the summer half of every year. For instance:</i></p> <ul style="list-style-type: none"> <i>• The men's change-room proposed has only two-thirds of the existing showers and two-thirds of the existing toilets, before we even look at its smaller, less useful floor-space.</i> <i>• I've never been into the women's change-room, but talking with numerous women who have, they tell me that the existing change-room is female user-friendly, with its dual entries and natural light. They tell me that they would avoid entering the change-room proposed in the DA because, with its single entrance design and total lack of natural light, it would make them feel potentially trapped if they were to use it.</i> <i>• It seems that there is less area of protective undercroft, open to the public, in the new design compared to what exists. Not only has this importance for providing a spot for a pause in the shade in summer, it is an aspect that has offered me refuge from sudden ocean squalls throughout the year, many times over.</i> <i>• The removal of external stairs also diminishes the public facility that currently exists. Year-round, the current single staircase offers an easily accessible, non-intrusive way to look for passing whales and dolphins, not to mention the enjoyment of an elevated view of the beach and surf in general.</i> <i>• While I understand that an aim of the current design is to provide greater separation of movement for the Club's surf and safety equipment from the movement of the public, if this takes away, or even just makes more difficult, the facility to walk on a paved area across the oceanfront of the clubhouse (say between the toilets and the outdoor showers & taps) then this is also a backward step in public facility – having come off the beach and washed their feet, people do not want to walk back across sand to exit the beach.</i> <p><i>As I have said, I believe this design has way too many compromises to</i></p>

Theme		Verbatim
		<p>generate an improved facility for its breadth of stakeholders. I am not an architect, so I am not going to attempt a redesign. However, I am going to highlight some aspects, which I believe need reassessment from a more intuitive point of view:</p> <ul style="list-style-type: none"> • It is admirable to want to retain the classical architectural nature of the original building. But that should not dictate that all the functions – Club and general public – be contained in a single structure with that constraint. • I see that it is planned that the protective sea wall runs not only across the front of the proposed clubhouse but also across the area between that structure and the fenced dune area to the south. Surely this provides for the contemplation of a separate building, which might house the community and/or other facilities, which need to be addressed in any workable plan? Definitely, I would NOT wish to see any compromising of the two mature Norfolk pines within this area. However, there is a third, immature pine, which replaced the two mature pines that died a few years ago. On the example of the advanced, but not mature, pines which were planted not quite a decade ago, to form what is now the main feature of the road through Newport village, this third pine could successfully be moved to a suitable place to enhance a new building design. • If this design includes constraints dictated by the proposed outdoor youth area/structures between the existing children’s playground and the clubhouse, then that is sheer madness! The location of that new facility should not be determined until a workable clubhouse and general community facilities have been concluded. There are numerous options for the location of that initiative. <p>In conclusion, I am a strong supporter for swift resolution of a much-improved NSLSC clubhouse but not one compromised to the degree of the current design, which cannot deliver properly for anyone”.</p>
	375	<p>“The extension looks like a carbuncle - an ugly addition to a building- iconic in its time- which expressed the aspiration of a generation of both sun worshippers and those who were revered for their public service. This iteration expresses neither. It's an ugly land grab - public spaces reduced and reserved for those who can pay! As for the sheer lunacy of building in the foredune which requires the protection of a seawall? ? Climate change, anyone? Doesn't anyone overseeing this project have an eye to the future, or indeed an appreciation of history when building on public land was for the public?”.</p>
	376	<p>“It looks the same all round except the garages and north end, which look disgusting, why waste the money”.</p>
	377	<p>“The fact that it is architecturally inappropriate I consider of minimum interest as more importantly it is inappropriately positioned”.</p>
	378	<p>“The surf club is basically for the use of the surf lifesavers , and not for the use of storage purposes for social activities . The proposed</p>

Theme		Verbatim
		<i>extension is excessive and is 38.6% bigger than the one already there . No need to take away beachfront and make it look ugly”.</i>
	379	<i>“We live in the units [REDACTED] across the road and we disapprove of the proposed extension of the outdoor balcony area (the top left outdoor balcony of the building where the fairy lights are currently) as this will block our view of the ocean. The new section of the dark grey sunscreen of marine grade aluminum will create a higher structure than is currently there and we think this is unnecessary. If there are plans to extend the existing structure, we suggest these should be built up on areas where the roof is already high so as not to block any current views. Currently the outdoor balcony where the fairy lights are is low enough that we still have a view. I believe the grey sunscreen aluminum structure could be changed slightly so it is lower or moved over slightly so it in line with the higher roof of the current club. The dark grey is also very industrial and I think an eye sore for a beautiful building. The colours are too dark and harsh”.</i>
	380	<i>“I believe the proposal is excessive in size and the design wont tie in with the natural environment”.</i>
	381	<i>“The design seems to have achieved the volunteer SLSC space requirement brief at the expense of all other uses which seem to be squeezed in. This should be a chance to not only provide the badly needed storage for the SLSC but better engage the public with a welcoming inclusive building, well designed pedestrian surrounds, improved sunlit public changerooms, highly visible and engaging council lifeguard facilities, and a strong landscape connection to interconnecting activities. Above all it should be embracing its heritage not looking at this as a constraint. Please revisit his design”.</i>
	382	<i>“The beach is for everyone and the standard of the provided amenity at Newport is low. Not enough showers , low standard showers, not enough toilet and change room space, walkways that are too narrow, public toilets that drain onto the public walkway , narrow space in front of the surf club, surf club athletic equipment always parked in public spaces and across walkways , poorly maintained gardens etc. not much of this been addressed and it looks like the group with the most already are being given even more and everybody else not much at all”.</i>
	383	<i>“The most important considerations of all new beach developments should be that they compliment and enhance the natural beauty of the beach and the surrounds, as well as protecting the beach front for ALL beach goers to enjoy for generations to come. It appears that the primary consideration of this unsightly development is the storage of competition sporting equipment. I am not sure that this serves the best interests of the broader community”.</i>
	384	<i>“More female toilets needed, esp in summer. Again, there are very few, and no convenient public toilets in the shopping area. These are the closest”.</i>

Theme		Verbatim
	385	<p><i>"No one but the club members seem to have been consulted on this development and it shows. The addition is box like and cuts of the view of club house on entry to the car park. This should be open and used for all the community in the shape of a small coffee shop and look out for life guards. This is a once in four generation development let's make it as best we can for all in the community as opposed to an elite group of athletes.</i></p> <p><i>Also, I have spoken to life guards and although it has been said verbally that the life guards are able to use the garage it is not in the plan. Therefore it means nothing".</i></p>
	386	<p><i>"It doesn't make sense to spend millions on an upgrade when with erosion the building will be too close to the ocean in only several years. No one is building so close to the ocean anymore so why are they spending over \$7 million to do that exact thing !".</i></p>
	387	<p><i>"Start again Involve the community. Surf clubs designing their own buildings?? Ridiculous, undemocratic and short-sighted".</i></p>
	388	<p><i>"The building extension is ugly and intrusive".</i></p>
	389	<p><i>"The shop/BBQ area is disconnected from the other main workings of the club".</i></p>
	390	<p><i>"The kitchen and two bars upstairs are unworkable. Serving food from the kitchen requires one to go through a door, through the bars, lift and entry/exit flap to get into the hall and committee room".</i></p>
	391	<p><i>"I am a Newport resident and have been a local on this beach for many years. I totally agree with having adequate storage but why destroy the current aesthetic with an ugly tack-on".</i></p>
	392	<p><i>"Our major concern is the size of the public ladies and men's facilities that have been drastically reduced. It is our view that rather than reduce/compromise some of the current club space layout (which we would see as extremely negative) we suggest either the footprint of the current building at ground level is increased or a separate building altogether is created nearby to provide for these public facilities".</i></p>
Café/Restaurant Support for inclusion	393	<p><i>"There is no cafe or public restaurant facilities. (The shop would probably only serve drinks and ice-creams etc.) This would bring in additional revenue to help the club with their high overheads in order to provide such a great public service. While local business owners will object, the club safe guards the communities well-being".</i></p>
	394	<p><i>"There is lack of cafe facilities that would create more community gatherings and events".</i></p>
	395	<p><i>"Perhaps a coffee shop similar to the one at Avalon Surf Club".</i></p>
	396	<p><i>"A shop/cafe on site is such a critical source of income to a surf club. It's such a shame when it becomes a private enterprise like at Bilgola. Avalon, MonaVale and Warriewood SLSC are a good example of this</i></p>

Theme		Verbatim
		<i>success to name a few. Qld SLSC clubs have been so very successful in community connection through cafe/restaurant space subletting”.</i>
	397	<i>“This is the best location in Newport for a cafe/bar/restaurant. It would create a fantastic venue for locals and visitors as well as creating tens of thousands of dollars for the club to improve/add to club facilities. Why on earth would the club not take advantage of this stunning view and location and create what Newport is so obviously lacking. Most, if not all, other major northern beaches have some form of beachfront venue for eating/drinking and the existing bar on the roof is tiny, rarely open, and not fit for purpose”.</i>
	398	<i>“I object to the Surf Life Saving Club being of such limited use. While we appreciate the service it provides as lifesavers, much of its activity is competitive interest, narrowly focused on a small group. Being the only community facility right on the beach I feel it should also cater to the broader community in providing refreshments. A cafe open every day, not just twice a week, would be welcomed by all in the community, not just those who enjoy surfing-type pursuits. Why can’t the improvements include a cafe-restaurant like at Avalon? That would serve a purpose for all of us”.</i>
	399	<i>“Please include a ground floor cafe with seating”.</i>
	400	<i>“The boatshed could also include a cafe or similar for beach goers and the general community and become a meeting place, somewhere to sit off the sand but still benefit from being part of the beach experience”.</i>
	401	<i>“Where’s the restaurant/bar/bistro?”.</i>
	402	<i>“I may be misreading the plan. However I see no apparent provision for a small cafe/restaurant to take advantage of the wonderful location and provide a rental revenue stream from a professional operator, to both the Council and the Club. As is already happening at several Surf Clubs on the Northern Beaches. Newport has probably the best parking of any of the Northern beaches for such a facility, particularly on weekdays. If such an upgrade is to be built without providing such a facility, the Council is forgoing a revenue stream that will subsidize Council maintenance costs and Lifesaving operations for the life of the building”.</i>
	403	<i>“No cafe or coffee/cafe window There are events bring coffee carts onto the beachfront reserve however there’s no cafe in the plan. A cafe or coffee window would add social gathering point for surf club days, daily socializing for locals or other events, market days Australia Day.”</i>
	404	<i>“There is no place or consideration for a little cafe . I think a small shop front or even a bigger restaurant would be ideal. Like Avalon SLSC”.</i>
	405	<i>“Also I would like to see a public licenced restaurant in the building to allow wider use to the public of this beautiful beachfront location”.</i>

Theme		Verbatim
	406	<i>"So stupid not to have a place to eat, not upmarket, where you can see the sea".</i>
	407	<i>"- a cafe would have been nice".</i>
	408	<i>"Not even a cafe!?? On the beach, for locals, so we can also enjoy some of that spectacular surf view. There is not 1 cafe or restaurant in the whole of Newport Beach with a view! Pretty poor. Avalon rectified that problem with the great renovation of their clubhouse. Restaurant and a cafe with seating! Poor cousin Newport- NONE. That is a disgrace for such a wonderful suburb. Please try and fit one in, please!"</i>
	409	<i>"Please include a sit down coffee shop like Avalon Beach".</i>
	410	<i>Does not include a bistro upstairs to take advantage of its perfect position. Why bother with all that expense for a limited use? You have a great opportunity, use it!</i>
	411	<i>"I would like to see an opportunity for a café to open at the surf club so all of the residents can enjoy the ambience of the site".</i>
	412	<i>"All except the omission of a coffee shop".</i>
	413	<i>"No café".</i>
	414	<i>"No one but the club members seem to have been consulted on this development and it shows. The addition is box like and cuts of the view of club house on entry to the car park. This should be open and used for all the community in the shape of a small coffee shop and look out for life guards. This is a once in four generation development let's make it as best we can for all in the community as opposed to an elite group of athletes".</i>
	415	<i>"No area for a potential coffee shop for the all the community including the elderly to sit and look at the ocean".</i>
	416	<i>"There must be a liquor license and dining facilities for all to enjoy, breakfast, lunch and dinner".</i>
	417	<i>"This is the perfect opportunity to have a small coffee shop (like Avalon) so families with young children and the elderly as well as the rest of the community can safely grap a coffee or bite to eat without having to pack up everything and everyone to go across a busy Barrenjoey Rd to get a drink or ice block".</i>
	418	<i>"Surely, a plan can be prepared with a new "boat house" (potentially including a cafe and/or terrace day time dining) to the north or south side of the existing club."</i>
	419	<i>"No café for public use, a particularly inviting option for our ageing population to enjoy".</i>

Theme		Verbatim
	420	<i>"Avalon have had a brand new clubhouse and offer a cafe and restaurant to the community".</i>
	421	<i>"No café for public use, a particularly inviting option for our ageing population to enjoy".</i>
Café/Restaurant Not supportive	422	<i>"I do not support the removal or parking or a commercial space within".</i>
	423	<i>"establishing a commercial operation ie cafe or restaurant which might impact Newport's shopping area and nearby residents".</i>
	424	<i>"without introducing a cafe/restaurant which would impact Newport's shopping area and residents".</i>
	425	<i>"Further, I am significantly against any proposal of building a cafe within the Club. We have a pleasant bar area above the Club currently, and I believe that the amount of shops immediate to the Club are adequate in providing food and drink to the public".</i>
Seawall Supportive	426	<i>"Sea wall provision".</i>
	427	<i>"The DA proposal incorporates important Coast Engineering protection measures for the existing Clubhouse which must be undertaken as a priority to avoid the potential for significant damage or the possible destruction of our Clubhouse due to a significant storm event. These coast protection works are required regardless of whether the Clubhouse is extended and should be undertaken as soon as practically possible".</i>
	428	<i>"The coastal engineering protection measures ensure the club will be safeguarded and operations can continue in the event of a significant storm event".</i>
	429	<i>"Very interested in the proposed sea wall".</i>
	430	<i>"The seawall protection is thinking of the future".</i>
	431	<i>"That it will provide long term security for building as the environment changes".</i>
	432	<i>"Love the extra storage space provided, updated facilities and the fact that coastal impacts have been considered".</i>
	433	<i>"That the proposal seeks to protect an important community facility from the effects of climate change".</i>
	434	<i>"The club is an important community asset that is vulnerable to the effects of climate change and coastal storm surges".</i>
	435	<i>"Seawall protections for the future".</i>
	436	<i>"The sea wall is a great idea after recent tidal events".</i>

Theme		Verbatim
	437	<i>"Buried seawall".</i>
	438	<i>"I like that the building will be made more resistant to possible sand erosion and damage should the sea attack the foundations of the surf club and I'm sure it will be a vast improvement for the surf club workers and volunteers for facilities etc".</i>
	439	<i>"Environmental consideration".</i>
	440	<i>"The sea wall in front of the club will help maintain the integrity of the building structure and enhance access for beach goers".</i>
	441	<i>"The proposal for a new sea wall I am all for, as it will protect the building from future disaster".</i>
	442	<i>"The seawall is a necessary addition".</i>
Seawall Not supportive	443	<i>"Wonder if the reinforced rock wall (appreciate it is under the sand)is really a necessary expense".</i>
	444	<i>"I also query the design of the sea wall. I understood that irregular surfaces were better at dispersing wave energy and reducing beach erosion?"</i>
	445	<i>"I am concerned about the seawall that is required to protect the foundations of the Surf Club. It impacts upon a large portion of the surrounding natural environment".</i>
	446	<i>"I am a bit concerned about the proposed cost of the proposed buried sea wall \$2 to 3Mil? Most if not all major storms come from the south. Newport is and has been protected by our beautiful reef for thousands of years. Yes we have the occasional storm from the north, like 1974, but this is less than 1 in a 100. Funny enough the club survived with minor damage. NOTE I was there in the storm".</i>
	447	<i>"In 1974 the clubhouse was undermined and waves directly attacked the building damaging it, as historical photographs clearly demonstrate. The proposed seawall concept that is supposed to protect the building is specifically designed to overcome the undermining issue, but not the direct wave attack. In fact, this type of wall may well increase the wave impact on the building in a major storm, something the building does not appear designed to resist. The top of the wall is at +5m which is likely to be too low, particularly given that the style of wall may well exacerbate the wave attack on the building. At Collaroy in 2016 waves overtopped a semi vertical seawall configuration similar in performance to the one proposed but that had a crest level 2m higher than the one proposed at Newport, and that overtopping was sufficient to knock people over. Standard engineering practice for walls of the nature proposed at Newport, and at such close proximity to the structure they are supposed to be "protecting" is to model test the concept . The reason model testing of the concept before proceeding further is that should the overtopping prove dangerous to the survival of the clubhouse a new concept will be needed. Simply extending the wall would mean blocking access from the club to the beach and make boat and surf craft movement from the club</i>

Theme		Verbatim
		<i>extremely difficult. Hence a feasibility test of the proposed walls performance is essential before proceeding further. I am a specialist Coastal Engineer with over 50 years experience in designing seawalls in all States of Australia and overseas at many locations. I was present at the clubhouse at Newport in May 1974 the morning after the wave damage to the clubhouse”.</i>
	448	<i>“Firstly it has been shown that a sea wall only makes for erosion and narrowing of the beach. The club house should remain in its present position with only restoration and a new facility built on the west side with toilets and storage”.</i>
	449	<i>“The sea wall would need to be 2m to offer sufficient protection and that would block access to the beach from the club and sea walls do not work with the environment”.</i>
	450	<i>“This building is already poorly sited in the middle of a sensitive flood zone which should never have been developed”.</i>
	451	<i>“The \$2.45 million estimated for the seawall would not be required if the surf club building were restored to its original heritage listed footprint, with a focus on lifesaving, change rooms and a club/community hall”.</i>
Safety and Accessibility Improvements Supportive	452	<i>“The Existing Clubhouse has evolved organically over the last 80 odd years without a rational master plan. This has resulted in the current building being dysfunctional and inefficient in several areas & this restricts & often hampers the Club's operations”.</i>
	453	<i>“Due to its age and haphazardly planed nature, there are several pedestrian and user conflicts which have evolved which create a range of Work Health & Safety issues. These issues are generally dealt with by the Club and Council on a temporary fix or reactionary basis. The proposed expansion and rationalisation of the Club's facilities create the opportunity to adequately address WHS issues associated with the ageing building and bring it into line with current day compliance and safety standards”.</i>
	454	<i>“Upgraded storage and general Clubhouse facilities will bring them into line with current WH&S standards and address current Beach-goer and Club operation pedestrian conflict points”.</i>
	455	<i>“This much needed upgrade will make a safe a compliant facility for those who provide a valuable service to our local community”.</i>
	456	<i>“Improvements will bring the club house facilities in line with WH&S standards”.</i>
	457	<i>“Internal lift access”.</i>
	458	<i>“The existing lift access to the building is very poorly located, and the Club / Council have had ongoing issues with the existing Lift's operation and maintenance. The proposed expansion and rationalisation of the Club's facilities create the opportunity to address disabled and equitable</i>

Theme		Verbatim
		<i>access to the Clubhouse adequately and bring the building up to modern-day accessibility compliance standards”.</i>
	459	<i>“Improved disabled access and lift provisions to cater for disabled and non-ambulant patrons and visitors (including the removal of internal floor level changes which currently restrict the use of the terrace for non-ambulant patrons”.</i>
	460	<i>“I like the improved access through main doors and through to the beach side”.</i>
	461	<i>“It will provide important improvements to increase accessibility for the local community and compliment the Club's existing heritage with the addition of new important additions”.</i>
	462	<i>“Improved disability access particularly the lift and internal access to all club rooms by wheel chair”.</i>
	463	<i>“Fantastic to see that the current safety issues with the stairs from the hall to the deck will be addressed so access to the deck for everyone will be safe”.</i>
	464	<i>“The age and haphazard develop of the club over many years has lead to non compliant work health and safety issues .The new development will address these issues and bring the building into line with current day compliance and safety standards”.</i>
	465	<i>“Consideration for better disabled access”.</i>
	466	<i>“I love that Newport surf life saving club will at long last be rebuilt to function for the community! Its long overdue to have space, quality facilities and would benefit not only the members of the club but the youth in and around Newport who so desperately need this”.</i>
Safety Concerns	467	<i>“There is also an OHS issue whilst getting the boats from the car park side of the building and then having to manoeuvre them along a public path at the north end of the clubhouse for the boats to access the beach. There is no access to get these boats to the beach through the building. This path, which will now become a boat access path is a busy public access way to the beach from the car park. This is an accident waiting to happen”.</i>
	468	<i>“The concrete path on the eastern side needs to double its current width to make it safe for pedestrians/wheelchair access for when boats, jetskis and patrol equipment are washed and cleaned safely after daily patrols without hindering the public as they pass by”.</i>
Community Usage Supportive	469	<i>“The Newport Surf Life Saving Club undertakes an extremely valuable service to the local community. It deserves contemporary, safe and compliant facilities commensurate with its contribution to and its standing within the local community”.</i>
	470	<i>“The Existing Clubhouse is used for a variety of community, and broader SLS Branch uses in addition to servicing the Club's Life-Saving needs. The inability of the existing building cater for a number of different</i>

Theme		Verbatim
		<i>activities at any one time severely restricts the operations of the Club and other community / SLS Branch groups wishing to utilise the Clubhouse”.</i>
	471	<i>“Improved Hall and Club room spaces which enables areas to be utilised concurrently and which opens up more areas of the Clubhouse for potential wider community uses”.</i>
	472	<i>“The creation of a landscaped forecourt area to the main clubhouse entry which provides the opportunity for a much needed Newport Youth Space initiative within Bert Payne Park currently being reviewed by Council”.</i>
	473	<i>“The Newport Surf Club provides a brilliant community service for local youth, families and our elderly residents as well as providing invaluable beach safety services to protect all of us locals that regularly use the beautiful Newport Beach”.</i>
	474	<i>“Tis surf club is a hub for the local community. This extra space and revamp will continue to increase this bond and engagement”.</i>
	475	<i>“Will be a great icon of Newport and draw in people to the local shopping strip and make the beach more user friendly. Surf lifesaving and surf sports is such an important community activity and this will no doubt drive that further”.</i>
	476	<i>“The surf club is the local community hub in Newport. If the works improve the usability of the Club for a range of activities simultaneously then it will be an even greater asset for the community”.</i>
	477	<i>“The hall will be able to be used by the community more often while the training rooms will increase flexibility for the club to provide training”.</i>
	478	<i>“The additional space also provides greater amenity for the Newport local community to make use of”.</i>
	479	<i>“The community use the facilities for fitness and social events and demand a certain standard. With neighbouring clubs having renovations/rebuilds in recent years, Newport needs to remain competitive to maintain a modest income for building upkeep”.</i>
	480	<i>“open to more opportunities for community use”.</i>
	481	<i>“Improvements to Hall and Club room spaces enables all areas to be utilised concurrently, which opens up more areas of the Clubhouse to members and the wider community”.</i>
	482	<i>“The extra rooms for training purposes, club meetings and the upgraded bar which as a employee this would benefit customer experience and allow for more members of the public to come to our club and be part of pur community”</i>
	483	<i>“The separate main hall space and committee rooms will allow for concurrent events which improves community access”</i>

Theme		Verbatim
	484	<i>"The current building supports many uses and activities for a variety of community ,and broader SLS activities .The inability of the existing building to cater for a number of different activities at any time severely restricts the operations of the club and other community wishing to utilise the clubhouse".</i>
	485	<i>"It vastly improves the utility of the club for delivery of training and execution of safety and simultaneously enhances the community engagement with a renovated and expanded social area".</i>
	486	<i>"It is a good facility to support the community needs".</i>
	487	<i>"It is a good community project".</i>
	488	<i>"Much needed renovation for a club that is central to the Newport community"</i>
	489	<i>"The new building would offer the community great social gathering facilities much in the way Avalon has in bring to community together".</i>
	490	<i>"it's an amazing new facility that brings life to a new era in the newport community, it allows for more opportunities not only for competitors and surf club members but members of the community to enjoy the new upstairs portion".</i>
Community Usage Not supportive / concerns	491	<i>"Provision should be made for more space for the public to enjoy the view while having a drink/food from the coffee? shop at the southern end of the building. I would like to suggest out door seating at the southern end of the building with extended hard surface area under the Norfolk Pines".</i>
	492	<i>"Unsure_ whether the bar/kitchen and terrace area are open to the public? I feel that we have so very few opportunities to be able to sit and enjoy a water view without a busy street blocking that view, and that this is a great opening to add a wonderful casual eating/ dining area with views! in Newport".</i>
	493	<i>"community usage is limited".</i>
	494	<i>"Currently the club feels like a private beach club only accessible to surf club members".</i>
	495	<i>"No regard was given to the natural drainage system or natural lagoons. No regard was given to original Indigenous land usage. There is no reason to add to this building increasing risks and liabilities without increasing community facility. I have lived in Newport for 10 years and originally donated and approached members to help to integrate into the area. No community spirit was offered at any time since. Rather the area has been limited to public use for of the members. Given their lack of community spirit I do not support this. The fact that it is architecturally inappropriate I consider of minimum interest as more importantly it is inappropriately positioned".</i>

Theme		Verbatim
	496	<i>"There are plans for a new club at Mona Vale as well, yet this proposed plan is an eyesore. and offers nothing to the community".</i>
	497	<i>"While surf clubs have always supported competition, it should not dominate the design at the expense of the other community functions".</i>
	498	<i>"This proposal looks like a private sports club situated right on the edge of the beach".</i>
	499	<i>"The northern side (best amenity) is a solid brick wall and first impression of the club from the carpark making the club feel impenetrable at ground level. On the top level the club's lounge, terrace, gym, and training room enjoy the best aspect, this should be for community use. The club insists we can have drinks there in a Friday and Sunday night, not everyone drinks, not everyone wants to spend their weekends with clubbies and finding the stairs up there is difficult, even in the new proposal, very uninviting for the community".</i>
	500	<i>"Avalon have had a brand new clubhouse and offer a cafe and restaurant to the community. There are plans for a new club at Mona Vale as well, yet this proposed plan is an eyesore. and offers nothing to the community".</i>
Growth Supportive	501	<i>"The Club is one of the State's most successful Surf Life Saving Clubs both in terms of Life Saving Services & Competition and has seen phenomenal & sustained growth over the last 5-10 years which has resulted in the Club outgrowing its existing facilities".</i>
	502	<i>"I support the Newport Surf Life Saving Club's proposed Club House extensions as they offer a significant upgrade to an aging club that is in much need of repair and is not able to cope with the growing demands of the surf club or the Newport Community".</i>
	503	<i>"The clubhouse has outgrown its membership numbers and cannot safely cater to them. It will modernise and make the space more user friendly and allow the wider community to benefit".</i>
	504	<i>"The club has had significant membership growth over a number of years and has outgrown the current facility".</i>
	505	<i>"The Newport Surf Club needs this space to accommodate the usage that the club now has and the growth going forward".</i>
	506	<i>"Growing town, growing club, you're giving it more space which it needs".</i>
	507	<i>"The proposal allows for the growing membership and youth participation in slsa activities and will also allow for the increased ability to serve the public".</i>
	508	<i>"Given the growth of memberships within the club and the increased use of Newport Beach from the general public, it is important that these upgrades take place".</i>

Theme		Verbatim
	509	<i>"This proposal will be amazing for the continued population growth in and surrounding thd newport surf life saving club area".</i>
	510	<i>"It increases the usability of the clubhouse in line with membership and community needs. In the past 30 years the club has increased its membership by 1000% with virtually no adjustment to its key piece of infrastructure. The use of the beach by the general public has also increased quite dramatically, particularly in the last decade and especially on weekends, when the surf club membership is solely responsible for beachgoers' safety and well-being".</i>
	511	<i>"The proposed development allows for the growth of the extremely successful Newport Surf club, without the expansion of the club athletes are left to store craft on exposed trailers that can lead to damaged craft due to poor weather".</i>
	512	<i>"That it's taken so long to get to this point. The club membership is cramped. Its highly vigorous competitive training group -- one of the top three in Australia -- is forced to store equipment in two unsightly metal containers which currently occupy most of the space marked out for this proposal. Its rescue equipment storage is bursting at the seams. Its Nipper storage is unbelievable. It's probably ten years overdue".</i>
	513	<i>"The club must grow and develop to ensure every club member is supported and meet the needs of our growing community".</i>
	514	<i>"This building has been added to and altered since it was built in 1933. These renovations tie in all the add ons into a pleasing whole. One reason for regular internal changes has been to cope and adapt to new requirements. With the large club membership as it is, and growing, a realignment and readjustment of space is required. This proposal improves a great community asset".</i>
	515	<i>"The club badly needed a footprint increase to handle the large number of members and the high usage and benefit to the community. It is apparent a lot of thought and effort has gone into redeveloping the building".</i>
Growth Not supportive	516	<i>"A plan to address the needs of the NSLSC by basic definition of a plan, in its broadest sense, needs to address way more than the existing needs: it needs to have the capacity to address the expected needs for at least the next decade".</i>
	517	<i>"It doesn't address the perceived needs of the Club, to at least 2030, AND it provides a demonstrably REDUCED facility for the rest of the Newport beach community and our many visitors".</i>
	518	<i>"It might fulfil the current perceived storage and activity needs of the Club but I very much doubt it addresses the expected needs five years down the track, let alone a more credible decade away".</i>
Miscellaneous Comments	519	<i>"Its great to see the club is in line for a renovation".</i>

Theme		Verbatim
Supportive		
	520	<i>"The Newport Surf Life Saving Club undertakes an extremely valuable service to the local community. It deserves contemporary, safe and compliant facilities commensurate with its contribution to and its standing within the local community".</i>
	521	<i>"I urge Council to get this project happening as a matter of priority !".</i>
	522	<i>"There is nothing to dislike about the brilliant design and the upgraded facilities being planned".</i>
	523	<i>"Council needs to give this project the highest priority and ensure the Coastal safety works are completed as soon as possible".</i>
	524	<i>"I really look forward to seeing this built soon. Thank you".</i>
	525	<i>"Not too sure why this has taken so long:)".</i>
	526	<i>"Let's get it done!".</i>
	527	<i>"This new club will become a centrepiece for the Newport community where all will be welcome, safe and enjoy the view of our spectacular beach".</i>
	528	<i>"I would urge council to proceed with this development ASAP".</i>
	529	<i>"Just Do It! Great to see the belief the council has to expand and update".</i>
	530	<i>"Great to see the surf club transformed and the investment".</i>
	531	<i>"Please endorse this development".</i>
	532	<i>"The club provides an essential service free of charge for the community and needs to be supported by facilitating an extension".</i>
	533	<i>"Modern, updated and way better use of such a beautiful spot! Anything that improves the look, usage & feel of our gorgeous beach & suburb is a big yes from me!".</i>
	534	<i>"It is long overdue - lets get it done!!!".</i>
	535	<i>"I agree that the club is old and could be greatly improved".</i>
	536	<i>"It is an important part of the community and is essential that this upgrade be approved".</i>
	537	<i>"The Club does a great job for the local community and is deserving of improved facilities as soon as possible".</i>
	538	<i>"Please let this proceed".</i>
	539	<i>"It's an absolute great idea for the surf club and the community that lives near. The beach is becoming more popular and with this proposal it will increase the people staying and enjoying and sunny day at the beach. The proposal to go forward with the plans will allow the athletes within</i>

Theme		Verbatim
		<i>the club have a club suited to there training. For the club and the community it is a massive advantage”.</i>
	540	<i>“It appears to offer what the modern lifesaver/guards require to carry out their amazing work”.</i>
	541	<i>“Spending money to upgrade”.</i>
	542	<i>“It’s overdue and there’s no issue with parking! Where else can you get an ocean view except from our SLSC’s. All for it”.</i>
	543	<i>“As an active patrolling member for over 20 years I have witnessed the club’s facilities struggle to cope with the swell in member numbers and during peak summer holiday periods the public amenities have been inadequate for the numbers of people visiting the beach. I am in full support of the long-needed club extension and redesign proposal along with the coastal protection works”.</i>
	544	<i>“Better quality”.</i>
	545	<i>“As a local resident I fully support the proposed extension concept plan”.</i>
	546	<i>“Looks great and is very much needed for the Newport community”.</i>
	547	<i>“I like that the new gym area to link to the new out play space The building needs some love so its great that it is happening overall”.</i>
	548	<i>“A more useful facility for the surf club members and community for all to enjoy”.</i>
	548	<i>“Happy that the surf club can extend their facilities”.</i>
	550	<i>“I feel the proposal is well considered and I do not dislike any aspect of the plan”.</i>
	551	<i>“Improved Community Facility. Removal of the shipping containers in the car park and improved area for Youth to play along side the kids play ground”.</i>
	552	<i>“Absolutely. Current building is in desperate need of refurbishment”.</i>
	553	<i>“I welcome my taxes being spent on this!”.</i>
	554	<i>“I agree that Newport Surf Club needs and should have an extension for extra space”.</i>
	555	<i>“Possibly better socializing areas on the first floor”.</i>
	556	<i>“Old and new mix and the courts put the front multi purpose is good”.</i>
	557	<i>“Nothing at all- this is a fantastic proposal for the local community and should proceed immediately”.</i>
	558	<i>“Not much, is an all round much needed improvement to the surf club”.</i>
	559	<i>“Let’s get it going!”.</i>

Theme		Verbatim
	560	<i>"The club has been actively seeking to address this since circa 2011, it's about time council got on board and assisted with this project".</i>
	561	<i>"I love this club. We have been part of it for 7 years while our daughter has gone through Nippers. Even though we aren't local, it's a special place for us and it's great to see an upgrade in the facilities here".</i>
	562	<i>"It will be make it so much better for the volunteers who donate their own time - free of charge -to provide a safe place for people who go to the beach".</i>
	563	<i>"The renovations of the club are much needed and have been in the planning for a considerable amount of time. This is a great opportunity for increased economic activity for the area - construction and in use - and should prioritised accordingly".</i>
	564	<i>"Very interesting and exiting to see the proposition's and planbs to extend the clubhouse and as I have been a Nipper since Under 6's all the way to become a patrolling member with their ARTC and Bronze, and have lived in Newport my whole life, I support everything that is planned and can't wait to hopefully see it happen one day".</i>
	565	<i>"This development is way overdue".</i>
	566	<i>"Congratulations on all your work".</i>
	567	<i>"The proposed development will allow the surf club will allow the club to better support the broad range of meaningful charities that it is already involved with as well as continue to be a valued icon within the Newport community".</i>
	568	<i>"the renovations of the building are way overdue and will being a great positive impact to the community".</i>
	569	<i>"THIS NEEDS TO GO AHEAD! ITS REALLY GOING TO HELP THE NEWPORT COMMUNITY".</i>
	570	<i>"I personally think that the upgrades with the club on the sides and a fresh lick of paint it will be more appealing for the community and more people would want to use the beach, then the local business around the club at Newport would get more business because their are more people. Please do the upgrades people everyone needs it".</i>
	571	<i>"its taken far too long to for the clubhouse's development to reach this point, this is probably ten years over due".</i>
	572	<i>"Not to mention our beloved club have won the nsw state open champs for 7 years in a row".</i>
	573	<i>"Supporting our lifesavers should be a priority in the community. It's time we give back to those who have gave to us".</i>
	574	<i>"The proposed extension is a much needed building & facility upgrade that will improve the valuable community service the club provides, not</i>

Theme		Verbatim
		<i>just for the local community but also for the broader Sydney community that visit the area”.</i>
	575	<i>“This is a community project worthy of pushing through sooner rather than later”.</i>
	576	<i>“Very much needed upgrades”.</i>
	577	<i>“Please approve this as it has been put off for far too long”.</i>
	578	<i>“This extension is both needed and deserved...this is a direct reflection of the level of contribution, engagement and relevance the club and its membership has to the Newport village and community as a whole”.</i>
	579	<i>“Surf life saving is a huge part of the northern beaches community and putting money toward the improvement of life savers facilities shows how greatly appreciated they are to the rest of the community”.</i>
	580	<i>“I do agree that Newport surf club needs renovating”.</i>
	581	<i>“A great idea. Time to follow what other beaches are doing to promote and make money for the surf life saving in our area”.</i>
	582	<i>“Important any expansion onto public land is absolutely essential and safe guards the impact on local flora and fauna but yes great to improve facilities for the public if they are needed”.</i>
	583	<i>“Reopening thoroughway of entry doors from street to beach”.</i>
	584	<i>“Any improvement to facilities is a great benefit to Locals and visitors, alike. If improvements make the job of Life Saving more attractive and comfortable the whole community wins. Please obtain competitive quotes!”.</i>
	585	<i>“The TIMELINE is way too slow for a project of Merit”.</i>
	586	<i>“The function of improvements can be best judged by the SLSC members and their opinion should carry major weight”.</i>
	587	<i>“This a very overdue addition to a busy club used by much of the local community and the many people that visit the area”.</i>
	588	<i>“As a lifesaver when the bluebottles come through the treatment is a hot shower but we can't let the parents that their kids into the hot showers because it costs money but.. If solar was used it wouldn't be an issue. With a feed-in tariff it would actually make money for the club. I see nothing but upside to investing in the community infrastructure and facilities. In a world where kids are more tempted to stare at screens than get outside we need to keep precious resources like the SLSC modernized and enjoyable”.</i>
	589	<i>“I understand the building is heritage so unfortunately cannot be modernised”.</i>
	590	<i>“The Newport Club provides an invaluable service to our youth, seniors and the wider local community and visitors to our area. I have been a</i>

Theme		Verbatim
		<i>resident of Newport for over 30 years and have witnessed 1st hand the fantastic work done but the Club via my children and grandchildren. It is also great to see so many over 55s active members of the Club. The Club is very deserving of updated facilities which are well over due”.</i>
	591	<i>“It has taken far too long”.</i>
	592	<i>“Facilitates more Australians better wellbeing through this update in the building”.</i>
	593	<i>“Great for the people involved in a club that gives back to the wider community”.</i>
	594	<i>“Hopefully the public facilities will be upgraded at the same time”.</i>
	595	<i>“It has taken along time for this to be done and for a club that is in the top 3 in Australia to have the best facilities”.</i>
	596	<i>“This club house has been an integral part of Newport's face since the 1950's and is much loved by the local community”.</i>
	597	<i>“Don't take forever to do the work”.</i>
	598	<i>“We have watched the slow progress of Mona Vale SLSC. which only needs the abolition of the freestanding amenities block proposed for the North end and replace with an addition comprising the amenities on the south end of the the existing clubhouse. NOT HARD AT ALL”.</i>
	599	<i>“Please don't restrict hours of trading”.</i>
	600	<i>“Newport Surf club has over the years being growing in competition and patrolling members. The number of beachgoers also continues to rise and it is important that the club have the ability to train and resource members to be able to provide a top level emergency service to the public. Newport Surf Club is not just providing services to the Newport beachgoers as it also houses a Jetski that patrols from Bilgola to Collaroy as well as housing a drone. Newport Surf club is striving to provide world class lifesaving services and is currently being held back by the constraints imposed by the current facilities available”.</i>
	601	<i>“As a younger person who has benefited greatly by what the Club does for the community and younger people in particular Council really needs to get this project happening so the Club can have some decent facilities to support the great works it does for so many people in the area”.</i>
	602	<i>“The club is in dire need of an upgrade to support both member and public use”.</i>
	603	<i>“Please do not let a handful of vocal minorities hijack the approval process. Do what is right for the majority - ie approve the concept and get the thing built – please”.</i>
	604	<i>“As someone who uses the club every single day it's wear and tear is visible and undeniable.”</i>

Theme		Verbatim
		<i>The club needs more space and updated facilities for both the members and the public who use it. Extensions are there to address overflow issues and upgrades are there ensure longevity not affect the past. Some who deny the change are not viewing the situation as it is today. Something needs to be done to assist with the success of the club in both patrols, racing and function situations. This is our chance to do both”.</i>
	605	<i>“Am sure that the surf club have gone over these plans and that the right thing will be done by the club”.</i>
	606	<i>“I think it's really important to note that the need for this proposal will not go away if it's delayed any further. This area will see an ongoing increase in its population in the coming two decades. Ditto the whole of Sydney, especially some areas within easy reach of Newport Beach. This means an ongoing expansion both of the club membership and the numbers of people visiting the beach. To the point: this is not a life-style enhancement exercise or an opportunity for a restaurant development, it's an updating of an essential service and an accommodating of one of the area's great social engines. It can't be left hanging any further”.</i>
	607	<i>“- If delayed any further it should be noted that this proposal will not go away - in the coming decades the Newport area will continue to see population increases, this additionally means that further increases to club members as well as beach patrons in general. - In conclusion, this development of the clubhouse is not a "life-style" enhancement or opportunity for commercialisation, but instead an updating of an essential service and the accomodating of one of the area's greatest social engine. This can not be delayed any further”.</i>
	608	<i>“Please note the need for this expansion which helps our club grow and continue to allow athletes to further succeed. The storage upgrade helps those who simply cannot drive, it helps families who can't carry craft everyday and allows them to be safely stored”.</i>
	609	<i>“As a long term member of the club and the community could you please get moving Now to improving these facilities. A lot has happened since the building was built in the 1930's!!!!”.</i>
	610	<i>“The extra facilities are urgently needed for this highly successful and historic club”.</i>
	611	<i>“Honestly I don't find anything wrong with the proposal so far”.</i>
	612	<i>“Please approve this plan to help the club continue to help our community”.</i>
	613	<i>“The Newport surf club has had a higher profile given their success in lifesaving competition. This is a great thing for the community as more of our younger folk are engaged with surf lifesaving rather than just hanging around with nothing to do”.</i>

Theme		Verbatim
	614	<i>"The proposed extension is in keeping with the existing building and is dearly needed to support the members of the club who, in turn, support life saving measures for the greater community".</i>
	615	<i>"There is nothing that I dislike about the proposal".</i>
	616	<i>"Providing more space will give the Club much better facilities"</i>
	617	<i>"The proposed plans are great - good to see how they will look. I fully support them".</i>
	618	<i>"We refer to the above matter which is open for comment and we do so as follows; Firstly, we wish to put on record our strong support for the Newport Surf Club and the long awaited improvements to this major asset of Newport. The club badly needed a footprint increase to handle the large number of members, to cover its' high usage and to continue to provide a public benefit to the community. It is apparent a lot of thought and effort has gone into redeveloping the building".</i>
Miscellaneous Comments Not supportive	619	<i>"Its just pointless, just refresh what's already there if you're gonna do what you're proposing don't reinvent the wheel".</i>
	620	<i>"Not needed at all".</i>
	621	<i>"I feel it is a waste of tax payers money for a very small part of the community. The facility's are fine as is and we don't need to be spending large amounts of money of this".</i>
	622	<i>"This building is already poorly sited in the middle of a sensitive flood zone which should never have been developed. No regard was given to the natural drainage system or natural lagoons. No regard was given to original Indigenous land usage. There is no reason to add to this building increasing risks and liabilities without increasing community facility. I have lived in Newport for 10 years and originally donated and approached members to help to integrate into the area. No community spirit was offered at any time since. Rather the area has been limited to public use for of the members. Given their lack of community spirit I do not support this".</i>
	623	<i>"This will set a precedent for Newport surf club and before we know it the original building will be gone and we will be left with something resembling a RSL club on the beach... just look at Avalon surf club".</i>
	624	<i>"That we have decided the club needs a renovation".</i>
	625	<i>"I don't like anything, it looks horrible".</i>
	626	<i>"The proposal fails to comply with the Council's formally adopted Strategy for development of the club building and in doing so fails to recognise the issues the club house will face".</i>
	627	<i>"Should really be funding private bar facilities?"</i>
	628	<i>"The proposal does not relocate the building out of the wave zone and back off the dune area.</i>

Theme		Verbatim
		<p><i>The downstairs craft and equipment storage is insufficient and will result in continued storage of spec skis and surf boats in the car park adjacent to the club in containers or on trailers.</i></p> <p><i>Loss of disability spots from in front of the club and the nearby playground.</i></p> <p><i>The planned youth area would be better placed behind the dunes in Bert Payne Park if at all”.</i></p>
	629	<p><i>“The Major priority of a surf club is surf life saving, not massive club rooms with a view. The storage of ski, paddle boards, surf boats, rubber duckies, flags, first aid, marques etc is the major priority downstairs. The regular weekly ski squads currently paddling out of Newport store craft on the unlocked trailers and in the containers located in the car park. This design will not solve this problem. Downstairs facilities is for the council life savers, public and club member facilities and cupboard storage for communication equipment, nippers equipment etc. There is not enough storage space downstairs, especially for craft. The design is inefficient for craft.</i></p> <p><i>Upstairs the club room hall and entertainment facilities dominate. Yes you do need training rooms but do you need both a big hall and training rooms. In essence the design is an inefficient compromise due to the decision to adapt an old building. As a Newport resident and with over 60 years as a resident of the beaches I am disappointed. You can do better than this”.</i></p>
	630	<p><i>“I don’t think it is needed and will negatively impact the local coastline and community”.</i></p>
	631	<p><i>“I basically object to the renovation. The only item I like is the opening up of the entrance”.</i></p>
	632	<p><i>“Nothing it will be an eye sore. Sea wall have been proven not to work”.</i></p>
	633	<p><i>“There has been no community discussion the only input seems to have come from the “clubbies” and what their needs are. No thought to the aboriginal shell middens no thought to landscaping no thought to the elderly no thought to young mothers with children. We need a full some discussion on this proposal”.</i></p>
	634	<p><i>“As a matter of principle, I believe SLS club facilities should be focused on rescue and safety related activities. I do not think they should be enlarged to accommodate non-life saving related activities and equipment.</i></p> <p><i>Given the foregoing, I oppose the expansion of storage space for competitive equipment and activities at Newport SLSC. I believe competitive equipment should be stored offsite and brought to the beach when desired. (As a surfer, I don’t expect public money to spent on storing my recreational equipment at the beach)”.</i></p>
	635	<p><i>“It doesn’t address the perceived needs of the Club, to at least 2030, AND it provides a demonstrably REDUCED facility for the rest of the Newport beach community and our many visitors”.</i></p>

Theme		Verbatim
	636	<i>"Trying to accomodate too many competing needs within the current footprint".</i>
	637	<i>"The design is compromised by trying to accomodate elite athlete storage and gym at the expense of other community activities".</i>
	638	<i>"I am not a member of the Newport Surf Life Saving Club but living barely a 200m walk from the clubhouse, I am frequently passing by, year round. I am also very much aware of the wonderful track record of this Club with their involvement in training young members and their reputation and successes, not just regionally but state-wide and nationally".</i>
	639	<i>"I am not a member of the Newport Surf Life Saving Club but living barely a 200m walk from the clubhouse, I am frequently passing by, year round. I am also very much aware of the wonderful track record of this Club with their involvement in training young members and their reputation and successes, not just regionally but state-wide and nationally".</i>
	640	<i>"I understand that the Club has been lobbying (and been supportive of efforts to assist it) for many years, the current phase being at least four years long. Indeed when I attended an information session on a prior draft design a few years ago, I remember asking questions on whether the community, non-club aspect needed to be compromised for any extension and I was assured that this was definitely not the case".</i>
	641	<i>"However, the design on display would appear to incorporate so very many compromises that it ends up not delivering, successfully, for any of the stakeholders".</i>
	642	<i>"I spent my whole childhood with Newport SLSC and was an active member, volunteer lifeguard and surfboat rower. Knowing this is one of the oldest clubs in Australia and I was part of it is something to be proud of. If you go ahead with the proposed plans I feel it will lose its charm and a lot of the member base would feel the same".</i>
	643	<i>"Everything it should be built closer to the road and not the beach".</i>
	644	<i>"Whilst there is a lot of information regarding the Newport SLSC upgrade on the Your Say website there is a serious omission in terms of the non-inclusion of a 'North West elevation' image. This would have provided a true perspective of the contentious (box like) northern section of the concept design in relation to the remainder of the proposed building. Both Council and the architects responsible were aware of requests for this North West elevation yet declined to provide it (notwithstanding that the East; North East; North; South West and West elevations were included). As a result, the information provided to residents to develop an informed view of this proposal must be considered to be deficient".</i>
General Comments	645	<i>"Council should insist this complex is accessible to the pubic 7 days a week for the public to enjoy and to contribute financially".</i>

Theme		Verbatim
	646	<p><i>"With regard to the rock wall. If this is necessary why not incorporate useable steps for club members and visitors along the length of the building. There is a reference to steps but not sure if they are actually to provide seating. At the moment there are 3 benches allowing seating for 6 beach goers. It would be really good to have some kind of concrete seating (dee why/manly) which could run the entire length of the existing concrete pathway.</i></p> <p><i>Additionally, timber decking (like dee why) around the pine tree and sandy area nearest the south end of the building could add seating and give beach goers some shade. Currently a lucky few only can make use of the shade from the one beautiful big pine tree".</i></p>
	647	<p><i>"This may be outside of the scope of the proposal however there is a need for an increased number of outdoor showers, outdoor water fill stations and rubbish/recycling stations. Also, the addition of permanent beach safety/visitor (multilingual) information stands on the North and South sides of the clubhouse with QR code (or similar link) to access a realtime beach information site for easy lookup of local conditions and warnings/advice and SLS info".</i></p>
	648	<p><i>"Looks terribly expensive. I think pricing should be included in these "Have your say" as I think many people would be horrified by the cost".</i></p>
	649	<p><i>"I'd like an answer. I don't understand the ownership/management code of the club. How do the rest of us get our opinions heard other than through this one avenue focused on this building improvement? So, yes improve it IF it benefits all of us but not just fir an 'elitist' club".</i></p>
	650	<p><i>"More info needed about how different areas will be used. Sure, the FAQs mention more training and instruction space for members, but "not limited to". They spun this line when remodelling Avalon, and look what we ended up with!!"</i></p>
	651	<p><i>"As a resident of Newport and living 100m from the beach I'm there every day.</i></p> <p><i>It would be awesome if there were 4 or 5 outdoor showers for the public. They could be on both sides of the building as well. 2 average showers is no where near enough currently and I cant seem to find any in the plans (but I'm sure they must be there somewhere)".</i></p>
	652	<p><i>"are there showering facilities in the female (and male) toilet/change areas?".</i></p>
	653	<p><i>"Surely, a plan can be prepared with a new "boat house" (potentially including a cafe and/or terrace day time dining) to the north or south side of the existing club. Alternatively, a new "boat house" could be just for storage and the existing storage area converted into the new cafe / dining area with a boardwalk or decking space as well. Please reconsider your proposal and give the Newport residents something to be proud of instead of baulk at".</i></p>
	654	<p><i>"Facilities open to the general public or Newport SLS members only ? It would be great if we could get a drink or snack whilst overlooking the beach.</i></p>

Theme		Verbatim
		<i>Very few in NSW like that it appears. Queensland appears to have the correct formula regarding hospitality. Thanks [REDACTED]</i>
	655	<i>"The current sunny Terrace is my favorite place to visit. Personally, would not want it's size and character lost. Don't mind walking to the current toilets if it saves us a few million dollars moving them, but I don't know the full reasoning behind it. Not sure about all the extra glass (with the salt spray on it)".</i>
	656	<i>"I understand that the surf club do a great job in a lot areas and I certainly suport that but the beach shouldn't be about just one group. Surfers, swimmers , runners, exercise people, visitors, locals, walkers etc just don't have the same clout but should be equally catered for. Surf club personal sporting equipment blurs the line between public interest and private sporting interest and there is a lot of public space taken up with that stuff.... Not sure why we have to have bigger and bigger buildings on the oceanfront. Some setback would be great. Thanks for this process".</i>
	657	<i>"The Public Change rooms are used very often by Tradies using the toilets resulting in them almost always being very smelly as the ventilation is inadequate. It is to be hoped that the ventilation in the new rooms will be better. What was really great was the old change rooms with no roof giving excellent ventilation".</i>
	658	<i>"also it seems like the rear of the surf club is likely to concreted and car spaces will be taken away from that area ,,, for goodness sake the last thing that newport needs is to have car parking taken away and especially for those who use the surf club and the great existing kids park behind PLEASE DONT RAPE N PILLAGE MORE CARSPACES AWAY FROM NEWPORT THE SAME WAY AS THEY STUFFED THE MAIN ROAD WITH ITS RESTRUCTURE. YEARS AGO WHICH TOOK AWAY 20 CARSPACES FROM THE MAIN ROAD AND MADE IT TIGHT AND UNCOMFORTABLE TO PARK IN SOME AREAS AND CREATED DANGEROUS BLIND SPOTS FOR TRYING EITHER PULL OUT FROM SIDE ROADS OR ADJACENT CARSPACES AND A THE FOOTPATH THAT IS A DISGRACE OF PAVING ASHPHALT BITUMEN SUNKEN AND DANGEROUS MIXES OF CONCRETE AND MANHOLE COVERS".</i>
	659	<i>"if you want to develop an shared urban space there is a huge area in the"grassed " area of Bert Payne park especially where the grass doesn't grow in around and behind the Norfolk Pine trees on top where the dunes would be That would be a great improvement from the current mess of sand n sandpit quagmire that current exists there".</i>
	660	<i>"The inordinate delays and hurdles put in front of the club by the council".</i>
	661	<i>"The fact it has taken so long to get to this point".</i>
	662	<i>"Given the exposure to the ocean I note that it has been years since the clock on the exterior wall has worked. How then can it be sensibly</i>

Theme		Verbatim
		<i>suggest that a lift should be installed to help movement when the service is likely to be very difficult to maintain”.</i>
	663	<i>“What is the driver for the changes? It would be helpful if the site explained why this is being considered, who it will benefit and the key drivers. Without understanding these elements it is hard to support the proposal. It would be good as a local resident to get a response on the above. Thanks”.</i>
	664	<i>“Not sure how the sound proofing of the hall will be successfully overcome because the existing hall is very very very BAD Not sure if the kitchen facilities will work as existing set up is poor No details on how the viewing windows on beach side are configured. The existing set up is terrible because all you see is window frames and dirty windows. Are you treating windows with anti salt / dirt coating?”.</i>
	665	<i>“Increased width of beach concourse would improve the safe separation of club operations (SLS and training) while still providing community accessibility between the club and the sand”.</i>
	666	<i>“Need to think about more planning for the future so we don’t have to rebuild again in the near future”.</i>
	667	<i>“Does the deck area take up beach space?”.</i>
	668	<i>“I can’t understand why there was no community consultation prior to this stage (despite the plans in 2017) there has been very little information on this entire process to the general community. Where was the working group involved in the Mona Vale upgrade. Are the Kinghorn Academy planning to bank roll this development and is that why there is such a heavy slant of competition boat storage? Why are the council lifeguards allocated such a small space? Is the basketball court in the drawings part of the actual plan?”.</i>
	669	<i>“I would like to emphasise that it is not the duty of members or competitors to provide their own housing for Club equipment, such as skis, paddlers and boats. Currently, we leave our surfboats in Bayview, which is no issue. I am concerned; however, that the current shipping containers full of skis and paddlers will be removed, with no space for the contents. The proposed upgrade for Newport Surf Club SHOULD allocate space (as the current plans do) for the equipment that belongs to the Club”.</i>
	670	<i>“It’s taking far too long for the club to be able to renovate and this project on its way”.</i>
	671	<i>“Lots to enjoy from the benefits this will bring to Newport”.</i>
	672	<i>“- Would it not be possible to have a seperate public toilet block that services the youth space/kids playground/ park and beach more centrally? This would save space on the ground level of the surf club and mean that better public facilities can be built that are both safer, better ventilated and far more pleasant to use. - has it been considered to include an external staircase on the northern</i>

Theme		Verbatim
		<p>side of the clubhouse ? This would allow a better use of the best aspect of the club and make entrance into the bar/lounge area more accessible and inviting to the broader community. Having the only access to upstairs as an internal staircase I believe will make many non-members feel it is inaccessible to them.</p> <ul style="list-style-type: none"> - do the plans include improving the roof as the roof presently is a mismatch of different tiles ? - a cafe would have been nice . - Is a Seawall the best solution from an environmental viewpoint? I have some concerns about this option as I have read some reports that suggest it can cause further erosion but I am not an environmental scientist”.
	673	<p>“Looking thru the information on the plans I see that the club is in a heritage category devised by someone in Council. BUT not the NSW or Federal Govt Heritage Councils. WHY is this so?”.</p>
	674	<p>“The creation of a landscaped forecourt area to the main clubhouse entry which provides the opportunity for a much needed Newport Youth Space initiative within Bert Payne Park currently being reviewed by Council”.</p>
	675	<p>“Misses an opportunity to provide a better interface and transition from the club to the public in firstly the beachside usage and engagement and on the park / carpark zone to the community at large”.</p>
	676	<p>“I would think a gym and pool that could potentially support the community would be a very valuable addition to the DA. Please consider adding a pool on the western side of the building to provide a desperately needed facility at the northern end of the beaches. To support learn to swim and squad facilities”.</p>
	677	<p>“Why do council build and extend club houses for rich surf clubs, but not cater for local football clubs?”.</p>
	678	<p>“I also think the building colour (currently yellow) could be painted a light whiteish beige or grey to keep up with modern times”.</p>
	679	<p>“Access for equipment to the beach from the carpark as well as any equipment stored on the western side of the club such as surf boats. Traditionally done via Bert Payne park, will there be enough access to get trailer and equipment safely between the new park/court and the club, down the path on the northern side of the club may be to congested”.</p>
	680	<p>“Could the 'observatory' be used by patrols and lifeguards as a lookout? If the peripheral view is good to the north and south, this would offer good visibility and provide a different perspective to ground level”.</p>
	681	<p>“How long it has tAken to get to this point”.</p>
	682	<p>“It does appear that perhaps one of the Norfolk Island Pines to the north might be lost due to the added length of the new clubhouse? If this is so</p>

Theme		Verbatim
		<i>I'd like to see another planted to replace it if an appropriate place can be found".</i>
	683	<i>"I dont think the youth area is in the right position. It should be at the northern end of the car park. The space in front of the surf club is needed for emergency vehicles, lifeguards, casual toilet users, etc".</i>
	684	<i>"The design proposal divides first floor club-house and hall space equally. One hopes that there will be public access to both. The ground floor being almost completely club-usage. Renovation of the Newport Pool amenities block is also needed. The architect could be engaged to design a renovation of this neglected building at the same time to give public visitors to South Newport Beach equally modern facilities and reflect the aesthetic of the clubhouse building".</i>
	685	<i>"I don't live in Newport, but I visit the surf spots and trade with local businesses numerous times every year. I am a Northern Beaches ratepayer".</i>
	686	<i>"Is this proposal really coming from the surf club to benefit it members or is it being pushed by the Kinghorn academy to only suit its competitors. There seems to be a tremendous amount of storage space for the competition team and very little for nipper storage which is who I would think the club should look after as if there are no nippers coming through there will be no competition team".</i>
	687	<i>"I think the proposed Youth space adjacent to the club and playground should be located elsewhere in Newport . Currently everything is happening in one area".</i>

5.2. Appendix 2 – Questions and response

During the engagement period, some community members emailed council directly to seek clarifications. We uploaded additional information on the project page including the existing building footprint, a new coloured footprint plan and the heritage reports. We also telephoned the community member who requested for an additional 3D image of the north western view. We advised that the scale of the extension and the associated dimensions were clearly shown on the architectural elevation.

One online meeting was arranged with internal stakeholders and a community member who raised concerns about the efficiency of the proposed seawall design. This person suggested a technical peer review to test the validity of the assumptions made in the coastal engineering report.

Below is a list of questions received during the exhibition and our response to those.

Questions	Response
Change rooms, showers and toilets	
Are there showers in male and female toilet/change areas?	<p>Yes, the design includes four showers in the male and five in the female public amenities to be located at the southern end of the clubhouse.</p> <p>The design also provides four showers in each the of the male and female members amenities, located inside the clubhouse on the ground floor.</p>
Can foot washers and more outdoor showers be provided?	<p>We will include foot washers in the specification as the architect progresses the documentation to detail design.</p> <p>The provision of additional outdoor showers is dependent on available space and we will work with the designer to maximise this public amenity.</p>
Heritage	
Why is the new addition not in the same look as the existing club?	<p>The below response to this question was provided by the architect contracted for the design.</p> <p>“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.</p> <p>The 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</p>

	<p>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.</p> <p>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 battened facade above; a quiet architectural language designed to complement the original clubhouse.</p> <p>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.</p> <p>The proposed design approach is consistent with accepted best practice for architectural design involving buildings of heritage significance such as the Newport Surf Life Saving Club.”</p> <p>There are also provisions in the <i>Burra Charter</i> for new works to avoid copying the design of existing building.”</p>
<p>What is the heritage listing category of the club?</p>	<p>The below response to this question was provided Council Heritage Planner.</p> <p>There are various levels of heritage listings, which relate to their relative level of heritage significance.</p> <p>Local heritage significance is managed by Council. Council has a responsibility to identify items of local heritage significance and list them in their Local Environmental Plan. To be of local heritage significance, an item must meet certain criteria, which are set down by NSW Heritage (State Government). In this instance, the Newport Surf</p>

	<p>Club building has been identified as being of local significance to the Northern Beaches community.</p> <p>Items which are considered to be of significance to the people of NSW are identified and listed on the State Heritage Register by the NSW Heritage Council, under the provisions in the Heritage Act, 1977. Again, there are certain criteria which must be met for an item to be listed on the State Heritage Register. Items which are deemed to be of National heritage significance are assessed by the Federal Department of Agriculture, Water and the Environment, and if they meet the criteria, are listed on the National Heritage List.</p> <p>In answer to the question posed by [REDACTED] – the Newport Surf Club is listed by Council as it has been determined that it is of local heritage significance (not State or National) – as it possesses historic, social and aesthetic heritage significance for the local community of the Northern Beaches. To be considered State or National heritage it would need to possess a higher level of significance.</p>
<p>Were the indigenous community or organisations consulted about the project?</p>	<p>We acknowledge that consultation could have been carried out with these respective communities before the engagement commenced and we will close this gap in our processes for future projects.</p> <p>We have now consulted with the Aboriginal Heritage Office (AHO) and we have been advised that there are no recorded sites with the proposed development area.</p>
<p>Design</p>	
<p>Why was a working group not involved similar to the Mona Vale SLSC project?</p>	<p>The engagement approach for the Mona Vale SLSC required a working group as the project is a complete demolition and re-build.</p> <p>That project is different from the scope of works for Newport SLSC. The original scope did not dictate the setup of a working group as such. Following detailed investigations and additional complexities identified, the project grew in scope and in hindsight, a working group could have been implemented. Our pre-design planning processes will be reviewed accordingly.</p>
<p>Does the proposal include for the upgrade of the existing roof tiles?</p>	<p>Yes, as part of the building extension and refurbishment works the roof tiles will be replaced to provide a consistent roof finish throughout.</p>

Lifeguards	
Could the “observatory” be used for patrols and lifeguards as a lookout?	<p>We acknowledge that this space could potentially be used by a Surf Club Patrol member or a Lifeguard to provide a spotting function to other patrol members and Lifeguards, however this person would not be able to provide efficient assistance in emergencies due to the location and access requirements.</p> <p>This space is also intended to be accessible by the community and hirers of the hall.</p>
Storage	
Is there enough equipment to fill all the storage space?	<p>Currently there are two containers outside the surf club that are at capacity with equipment. These items will be relocated to the new storage space. The space has been designed to adequately cater for current equipment and required circulation space.</p>
Why is there no storage for lifeguard equipment?	<p>The storage for lifeguards will be allocated as part of the larger and more efficient communal storage facility. The design caters for a high bay area to maximise usage of the space.</p>
Gym	
Will there be a dedicated gym facility in the building?	<p>A gym is included in the proposed design and is shown as part of the shared training room space on level one.</p>
Accessibility	
Where is the storage for beach wheelchairs?	<p>A beach wheelchair is available and is currently stored in the first aid room. The proposed new design caters for storage of these wheelchairs within the flexible storage space.</p>
Why is a lift installed that is challenging to maintain in a beach environment?	<p>The Disability Discrimination Act requires equitable access to all parts of the building and to achieve this a lift will need to be installed. To address the environmental conditions (salt air, sand) appropriate materials and finishes will be specified. Together with planned maintenance, this approach should minimise reactive work and breakdowns.</p>
Café/restaurant	
Can the project include the provision of a restaurant or café space?	<p>The building extension and refurbishment proposal does not include the establishment of a commercial operation within the building.</p>

Bar and terrace	
Will the public be able to access the bar and terrace?	Yes, the public will be able to access the bar and terrace as there will be no change to public access. The Club's current operations, that have been in place for over 10 years, will remain in place.
Where is the bar lounge opening into the entertainment area?	The design shows that the bar opens into the terrace area. It reflects the best solution to maximise the space available and work within the building constraints and functional needs of the club. As such we don't propose to change the bar location and access.
Seawall	
Is the seawall a necessary expense?	Prior to proposing the inclusion of a seawall, we sought coastal engineering advice which recommended construction of the seawall would be required to provide protection from coastal events protection to the building into the future.
What are the impacts of the seawall to the surrounding natural environment?	<p>According to the coastal engineering advice, the proposed work is considered to provide the lowest potential impact on coastal processes¹⁰. Significant impacts are not expected from the seawall as it is intended to be buried under sand for most of the time. The seawall will replace the rock revetment and reduces the seaward extent of coastal protection works compared to the present, benefitting the environment and improving beach amenity.</p> <p>Significant end effects to the immediate north and south would be unlikely, given the relative volume of sand seaward of the works both at present and at the end of the design life. These potential end effects, if they occurred, would be localised immediately adjacent of the works¹¹.</p>
How will the seawall affect the Peak and the Reef surf breaks?	According to the coastal engineering advice these will remain unaffected by the seawall construction. The Peak break is about 180m north and the Reef break is several hundred metres south of the proposed works and would not be affected.

¹⁰ The [Coastal Engineering report and Statement of Environmental Effects](#) for buried coastal protection works at Newport SLSC is available on the project page.

¹¹ The [Coastal Engineering report and Statement of Environmental Effects](#) for buried coastal protection works at Newport SLSC is available on the project page.

Environment	
What is the impact of the development on the dunes?	<p>The development will not encroach or impact the dunes as the northern façade remains within the existing building footprint.</p> <p>The proposed extension is designed westward over part of the existing carpark.</p>
Solar	
Can the design accommodate more solar panels on the roof?	The design allows for the installation of a 3KW photovoltaic system with 10 solar panels. The inclusion of additional panels can be considered when detailed investigations are undertaken.
Other	
What is the driver for the changes?	<p>The Club approached Council in 2017 with a proposal to improve the functional space, accessibility (DDA compliant¹²) and provide additional storage for the items currently in the containers outside the club.</p> <p>There was also requests to provide a training space, cater for growth, improve safety and address Work Health Safety and current safety issues.</p> <p>The proposal has been in development for a number of years and seeks to address the club needs and address maintenance and asset protection requirements.</p>
How will the training rooms be used?	The training rooms are intended to be used as a multi-purpose facility to maximise the use of the space for both the club and the community. The facilities will be available for hire by community groups.
Will the BBQ shop serve light snacks, ice-creams and drinks?	The Club operates a BBQ at Nippers on Sundays. As there are a number of small businesses in the Newport shopping village, the club does not intend to sell items that would have a negative economic impact on the local business community.
How is the Club managed?	As Crown Manager, Council is responsible for the care and management of the land and building including lease management. The Club operations are managed in accordance with its own internal policies and Surf Life Saving Northern Beaches guidelines.

¹² Disability Discrimination Act

5.3. Appendix 3 - Written submissions

The following were submitted as an attachment to the online comment submission.

Submission for Concept Design of extension to Newport Surf Club

Thank you for the opportunity to make comment on the proposed design for the extension of Newport Surf Club. I am a long-time resident of the Northern Beaches living for the last decade within 1 kilometer of the building.

I would like to express my gratitude for the valuable community service provided by the volunteers of Newport and all surf clubs in the area to ensure the safety and protection of visitors to our beautiful beaches.

I walk past the surf club on my daily walks and have often admired the heritage character of the building so often lost in the rush to replace the old with the new in so many of our region and city's developments.

I am therefore relieved that the existing building is largely maintained. However, I most vehemently object to the overwhelming size and brutalist design of the addition to the northern end. This addition is totally discordant with the heritage look and feel of the original building and makes no attempt to harmonise in colour, shape or character. I also don't believe the proposed design is in keeping with the atmosphere of the Newport village.

I also question the need for an increase in overall floorspace by 38%. I appreciate that the club has grown in membership in recent years with many new members from outside the area. However, the vast majority of local residents do not belong to the Club and yet will be impacted significantly by the visual assault of northern extension when they walk, drive or jog past.

I cannot argue that the proposed design will provide better public toilet and shower facilities for non-members of the club which would be their main regular use, but this could easily be achieved with a more modest renovation.

I am also dubious about the effectiveness of the proposed seawall and I would call on the Council to consult with at least 2 other respected experts in this field for advice.

I therefore do not support the extension design in its current form which will detract significantly from the current heritage character of the building and impact on the natural surrounds.

The General Manager, Northern Beaches Council, PO Box 82, Manly NSW 1655.

Dear Sir,
Re Newport Surf Life Saving Club - Building extensions

We refer to the above matter which is open for comment and we do so as follows; Firstly, we wish to put on record our strong support for the Newport Surf Club and the long awaited improvements to this major asset of Newport. The club badly needed a footprint increase to handle the large number of members, to cover its' high usage and to continue to provide a public benefit to the community. It is apparent a lot of thought and effort has gone into redeveloping the building. Our major concern is the size of the public ladies and men's facilities that have been drastically reduced. It is our view that rather than reduce/compromise some of the current club space layout (which we would see as extremely negative) we suggest either the footprint of the current building at ground level is increased or a separate building altogether is created nearby to provide for these public facilities.

Yours sincerely,

After viewing the plans, & looking at the photos from all angles, I can honestly say, I am somewhat astonished that such extensions are being contemplated, let alone that it is being considered as a viable alternative to the present, current storage arrangement. This building was built in 1933, & people are wondering how come it is not Heritage Listed. The Surf Club needs to be preserved as is & not altered. These plans of the Surf Club would be a drastic alteration, so much so, as one can

only spot a few small recognisable parts of its former present glory!! (In these diagram plan concepts). The only thing worse than making these radically, extreme alterations is demolishing it! Indeed, there has been past respect for this Surf Club, if one looks at what happened in the recent past, when there was a Heritage Open day in 2018.

Below is what happened in 2018.
Open Day - Heritage Listed Surf Club Houses
Saturday, 5 May 2018, 10:00 am - 2:00 pm

Take a guided tour of three heritage listed surf club houses and see historical displays as part of the Australian Heritage Festival.

There is also a photo which was part of the “Australian Heritage Festival” of the Newport Surf Club as seen below.



With the caption “[Newport SLSC](#) will be hosting an open bar and refreshments. All ages welcome - Free Entry”.

The side view photo in the draft concept plans is quite unrecognisable from the present building. It may be modern, however the character of a building & the characteristics of a building built & designed in that era needs to be preserved, not altered to this extent. Surely, there is a better solution for storage, rather than extending the building. There needs to be far more consideration of the present Surf Club Building, that is the way it was built & when it was built. Surely, people can come up with creative solutions, rather than this poorly, unsatisfactorily, design concept plan. It is rather disappointing that the needs of the Surf Club, has resulted in designing & planning which would destroy the look of this iconic 1933 Surf Club.

The back view of the Surf Club looks like is really jutting out, which would not enhance the present Surf Club in any way, what so ever.

This design should be scrapped & a far more creative solution for storage etc. needs to be found.



This Ultraistic, Futuristic design is not in any way appealing! In fact, it would probably could deter visitors coming to the beach!!!

This design should be scrapped & a far more creative solution for storage etc. needs to be found.

I am not a member of the Newport Surf Life Saving Club but living barely a 200m walk from the clubhouse, I am frequently passing by, year round. I am also very much aware of the wonderful track record of this Club with their involvement in training young members and their reputation and successes, not just regionally but state-wide and nationally. The facilities in the existing clubhouse are way overdue for review and significant upgrade. If our community – and our Council - doesn't optimise support to organisations which have proven they make a difference with our youth, then we don't deserve to see things advance in this most important area. I understand that the Club has been lobbying (and been supportive of efforts to assist it) for many years, the current phase being at least four years long. Indeed when I attended an information session on a prior draft design a few years ago, I remember asking questions on whether the community, non-club aspect needed to be compromised for any extension and I was assured that this was definitely not the case. A plan to address the needs of the NSLSC by basic definition of a plan, in its broadest sense, needs to address way more than the existing needs: it needs to have the capacity to address the expected needs for at least the next decade. It is admirable that Council's brief for the design requires maintaining the integrity of the original heritage design – and hopefully that is something which can be kept. However, the design on display would appear to incorporate so very many compromises that it ends up not delivering, successfully, for any of the stakeholders. It might fulfil the current perceived storage and activity needs of the Club but I very much doubt it addresses the expected needs five years down the track, let alone a more credible decade away. From a wider community viewpoint, the current design provides a diminished facility to that already existing for the wider local community of beachgoers and for the visitors who flow into Newport over the summer half of every year. For instance:

- The men's change-room proposed has only two-thirds of the existing showers and two-thirds of the existing toilets, before we even look at its smaller, less useful floor-space.
- I've never been into the women's change-room, but talking with numerous women who have, they tell me that the existing change-room is female userfriendly, with its dual entries and natural light. They tell me that they would avoid entering the change-room proposed in the DA because, with its single entrance design and total lack of natural light, it would make them feel potentially trapped if they were to use it.
- It seems that there is less area of protective undercroft, open to the public, in the new design compared to what exists. Not only has this importance for providing a spot for a pause in the shade in summer, it is an aspect that has offered me refuge from sudden ocean squalls throughout the year, many times over.
- The removal of external stairs also diminishes the public facility that currently exists. Year-round, the current single staircase offers an easily accessible, nonintrusive way to look for passing whales and dolphins, not to mention the enjoyment of an elevated view of the beach and surf in general.
- While I understand that an aim of the current design is to provide greater separation of movement for the Club's surf and safety

equipment from the movement of the public, if this takes away, or even just makes more difficult, the facility to walk on a paved area across the oceanfront of the clubhouse (say between the toilets and the outdoor showers & taps) then this is also a backward step in public facility – having come off the beach and washed their feet, people do not want to walk back across sand to exit the beach. As I have said, I believe this design has way too many compromises to generate an improved facility for its breadth of stakeholders. I am not an architect, so I am not going to attempt a redesign. However, I am going to highlight some aspects, which I believe need reassessment from a more intuitive point of view: • It is admirable to want to retain the classical architectural nature of the original building. But that should not dictate that all the functions – Club and general public – be contained in a single structure with that constraint. • I see that it is planned that the protective sea wall runs not only across the front of the proposed clubhouse but also across the area between that structure and the fenced dune area to the south. Surely this provides for the contemplation of a separate building, which might house the community and/or other facilities, which need to be addressed in any workable plan? Definitely, I would NOT wish to see any compromising of the two mature Norfolk pines within this area. However, there is a third, immature pine, which replaced the two mature pines that died a few years ago. On the example of the advanced, but not mature, pines which were planted not quite a decade ago, to form what is now the main feature of the road through Newport village, this third pine could successfully be moved to a suitable place to enhance a new building design. • If this design includes constraints dictated by the proposed outdoor youth area/structures between the existing children’s playground and the clubhouse, then that is sheer madness! The location of that new facility should not be determined until a workable clubhouse and general community facilities have been concluded. There are numerous options for the location of that initiative. In conclusion, I am a strong supporter for swift resolution of a much-improved NSLSC clubhouse but not one compromised to the degree of the current design, which cannot deliver properly for anyone. [REDACTED]

19 January 2021
Your Say
Northern Beaches Council

NEWPORT SLSC – RENEWAL

[REDACTED] *strongly objects to the proposed concept design for Newport Surf Life Saving Club (SLSC). We believe the proposed development is excessive in scale and that the northern end contains a contentious brutalist box like element that clashes strongly with the existing building style.*

[REDACTED]

[REDACTED] are patrolling members of SLSCs and therefore fully appreciate the important role of SLSCs in keeping beaches safe and saving lives. We also acknowledge the important social role these clubs play in our community.

[REDACTED] believe that any development in the coastal zone should be limited to infill and consolidation of the existing development footprint (vertical and horizontal). With specific reference to redevelopment of surf club premises this should be for the primary purpose of life saving.

Beaches represent almost sacred places on the Australian coast. Many people see beaches as places as of solace as well as recreation. Newport SLSC is located in a prominent position adjacent to Newport Beach, consequently the visual amenity associated with any proposed redevelopment of the SLSC has a significant impact on the whole community. As such, a ‘bigger is better’ mentality (seemingly evidenced by the concept plan) is completely inappropriate.

We understand that elements of the existing Newport SLSC building require upgrading and that more efficient use can be made of the existing space. We are also aware that the proposed concept design has emerged following a period of detailed collaboration between Northern

Beaches Council and representatives of Newport SLSC.

Our concerns with the proposed concept plan are outlined below:

- As a key principle, surf clubs should exist primarily for the purpose of providing life saving activities. The proposed Newport SLSC concept plan offends this principle, with a substantial proportion of the proposed extensions of the surf club being for the purposes of storage of equipment for competition purposes and social activities;

- The proposed extension of the Newport SLSC is excessive in scale. It represents an increase in total floor area of the building of 38.6% (ie. from 690m² to 956m²);

- The existing Newport SLSC has heritage architectural elements that need to be respected. The existing building is largely symmetrical and effectively blends with the immediate beach environment. Any new development should complement the natural beauty of our coastline as its first priority. The proposed extension disregards this with certain elements creating an intrusion on the beachfront environment.

Specifically, the proposed extension at the north west end of the Newport SLSC is completely out of character with the rest of the building. It adds a brutalist, box-like element to the building with exposed brick and monochrome colours that are at odds with the remainder of the building. Any modern extension must respect the spirit of the existing Newport SLSC, with careful, thoughtful, planning and design to ensure it complements the beachfront visual amenity as well as enhancing the entrance to the beach from the carpark;

- The proposed sea-wall in front of the Newport SLSC is of dubious merit. Australian and international experience of fixed structures such as sea walls along beach fronts have indicated these often have disastrous effects on the beach front environment in the longer term.

- A prime reason for the increased scale of the concept plan (relative to the existing Newport SLSC) is to enable a significant amount of equipment storage, much of which is related to competition activities (eg. racing skis). If the storage facilities in the club were confined largely to life saving activities (eg. IRBs; ATVs and rescue boards etc) a much smaller storage requirement would exist.

Point: In relation to this, the storage space problem faced by Newport SLSC is largely a problem of its own making. Newport SLSC have actively sought to substantially expand the club's involvement in competition activity and have accepted significant funding annually (since 2013) from an external source to pay for equipment etc to enable this.

The competition equipment related storage problem would largely be solved if:

- the equipment were to be stored remotely and brought to the beach (when needed) on trailers; or,

- competitors were to bring their surf skis and paddle boards to the beach on top of their cars (or carry them) as surfers and stand up paddleboarders have to do; and,

- only a limited amount of competition related equipment were to be stored at the SLSC premises (eg. for junior competitors or those without driving licences).

Note: We acknowledge that the above solutions may be considered by the SLSC to be less convenient than having competition equipment on site 24/7. However, the visual amenity 'cost' to the community from Newport SLSC's competition expansion to date has been unsightly shipping containers in the car park for the past several years. And if the proposed concept plan goes ahead the further 'cost' will be an unsightly storage facility at the northern end of the club for the next 30 plus years.

Conclusion / Recommendation

As outlined above, given many [REDACTED] are patrolling members of SLSCs we are fully appreciative of the important role of these organisations in keeping beaches safe and saving lives.

[REDACTED] recommend that the Northern Beaches Council reject the current concept design for Newport SLSC. We are aware that the old Pittwater Council voted that a condition of any major reworking of the club be undertaken landward of the current building. This historic Council resolution should be given due consideration in the current Council's deliberations on this matter.

We also recommend that any future concept design should involve the broader community in the design process from inception, should fit within the existing building footprint (and overall dimensions) and complement the existing building style.

Note regarding this submission: During the preparing of this submission several local residents have contacted [REDACTED] expressing concerns about making their negative views on the current development known via the Your Say process. Their concerns relate to potential criticism of their views by people they know in the Newport SLSC who are supportive of the proposal. They are worried about expressing valid criticism of the proposal without a guarantee of anonymity. Consequently, the views expressed in this submission are representative of several local residents beyond [REDACTED]

For further details regarding this submission please contact:

[REDACTED]

[REDACTED]

Have your say: Newport Surf Club renovation and extension

21 January 2021

A complete rethink of the building and surrounding Newport Beach area is required, including the club, the youth space, Bert Payne park, the kids' playground, and the carpark. This area spans the northern end of the beach where surfers congregate, to the southern end ocean pool and Aboriginal shell midden. The connection to the village and shops should also be considered.

The estimated \$7.95 million is a large amount of money to spend on a single aspect of the beach, the club, without the considered input of a working group that covers the environment, our Indigenous first nations people, heritage, board riders, other beach users and the community at large.

Heritage

This renovation and extension proposal does little to enhance and preserve the heritage of the Newport Surf Club. Overall, it does more to detract.

Burra Charter Article 3.2: Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

The extension is a bulky large masonry box which detracts from and distorts the heritage listed club through its asymmetry. The modern extension dominates the northern side of the club and is the first thing to be seen when arriving at the beach via the large carpark, blocking the view of the old part of the club.

The conjecture from the club is that building a large storage facility for its growing needs is essential for them. They have accepted private funding to encourage the participation of elite athletes in their racing academy, which has increased their membership. Our council lifesavers, paramedics, members of the Westpac Rescue Helicopter service, and Marine Rescue NSW are not elite athletes. Being an elite athlete is clearly not an essential requirement for life saving.

Burra Charter Article 22.2: New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place.

The transition zone between the old and new building is barely visible on the western side. On the eastern side there is no distinction between the old heritage part of the club and the new extension. The heritage part of the club will not be readily identifiable.

Burra Charter Article 2 2.2: New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place.

Burra Charter Article 18: Restoration and reconstruction should reveal culturally significant aspects of the place.

Partitioning the central section of the main club on the first floor is detrimental to the heritage of the club. In the Heritage 21 Conservation management plan this part of the club rates as a **high level** of significance. The clubroom/hall has been the mainstay gathering point for club members and for the community at large since it was built in 1933 and is a much-loved communal space. It is where we attend fundraisers, birthdays, weddings, significant events and vote as a community and where our aging population socialised and attended dances in their youth. Positioning the toilets pride of place, facing the ocean in the hall, is poor design and pays no respect to the cultural heritage of the building. Moving the hall to the southern end removes the most important heritage feature of the building.

Burra Charter Article 18: Restoration and reconstruction should reveal culturally significant aspects of the place.

The original 1933 building contained male and female dressing sheds at either end (north and south), club rooms on the ground level and a hall on level one for social events. By moving the current public female changerooms/toilets on the northern end (which are not heritage listed) to the opposite end, is not in keeping with the original layout and purpose of the club. The female toilets proposed cannot be called changing rooms and are of poor design. It is an L shaped room with one door, no windows, and no ventilation and potentially dangerous for lone females to enter.

Burra Charter 1.2: Cultural significance means aesthetic, historic, scientific, social, or spiritual value for past, present or future generations.

In the past there have been ad hoc extensions made to the club which have detracted from the original design. The terracotta roof has been extended north and south using different shades of tiles which looks terrible. There is now to be another roof extension on the north with possibly another mismatched colour. The heart of the club still has its original roof tiles, and the roofline should be sympathetic to that.

Burra Charter Article 19: Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric.

The most intrusive element of the current club (figure 113 and 114, marked in purple on the Conservation management report) is the northern wing extensions of the club which has been proposed for demolition. I agree this should be demolished but to then replace it with something even more intrusive and not historically significant is madness (a gym, training room, lounge). The club should be restored to its original design, footprint, and usage (see image below). There is enough evidence of the original building to conserve and restore it to its original state. **The Conservation Management**

plan states "Given the significance of the subject site, there is a clear obligation to conserve the original physical fabric and layout"



Burra Charter 15.4: The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed, or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

The current layout includes a designated nipper's area, the proposed plan does not. It appears to make provision for space through integrated storage shared with competitive surf craft from the Racing Academy and other surf craft/equipment.

While the nipper's movement was not established when the original club was first built, it is now a significant part of today's club and community culture. The nipper's movement not only provides a primary feed for club lifesaving members, but also ensures that water safety is engrained in our community culture from a young age. It therefore provides a dual benefit of reducing risk in the community while ensuring the club has well trained young members.

The current proposal appears to prioritise storage for privately owned and competitive surf craft at the expense of our nippers. Is the competitive side of the club now more important than the community families who are at the core of membership?

The proposal also reduces the space available for the council lifeguards. The room allocated is tiny and has a frosted glass window which means they will have to monitor the beach from outside in poor weather. While there were no council life guards initially, they now form a significant part of the current surf culture. They patrol the beach for 70% of the season and deserve an appropriate and desirable place to work. They offer our youth paid employment and may play a more significant role in life saving in the future, especially as more of us are working from home during the week.

Burra Charter Article 15.1: Change may be necessary to retain cultural significance but is undesirable where it reduces cultural significance. The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.

The club is expanding to accommodate the privately funded racing academy. While the current committee is supportive, it has resulted in this current design at the expense of its original cultural purpose. This is evidenced by the reduction of the historic clubroom/hall, change rooms, dedicated nippers' area, and council lifeguard space in favour of facilities and storage for the academy and competition surf craft. It was never designed to be a large storage facility. While surf clubs have always supported competition, it should not dominate the design at the expense of the other community functions.

Lifesaving should be the primary concern and drive the design. For example, a viewing platform for the council lifeguards (and clubbies) who are keeping us safe most of the year should be provided. Access to the original upstairs viewing platform would be most desirable.

Burra Charter Article 5.1: Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

The Aboriginal shell midden at the south end of Newport Beach is a precious reminder of the inhabitants before white settlement. After the year we have just had, which highlighted the enormous support for the Black Lives Matter movement, especially from our youth, I am enraged that there has been no input from our first nations people. The Newport Plus board riders club at the northern end of the beach is also an important part of the Newport Beach community culture. Any proposed development on the beach should include these two groups.

Seawall

The \$2.45 million estimated for the seawall would not be required if the surf club building were restored to its original heritage listed footprint, with a focus on lifesaving, change rooms and a club/community hall. The apparently vast storage requirements for surf craft would be better served by a separate building in the carpark. This will not only future proof the new facility from storm damage but remove many of the constraints the current building imposes on its design.

The design prioritises the storage of sporting equipment, a gym, club lounge, committee room, and training room over its cultural purpose and is out of kilter with modern (and past) thinking. I do not oppose the sporting/competitive side of the club as I understand it offers a desirable membership base, but it should not be to the detriment of public amenity, and other values associated with Newport Beach. This proposal looks like a private sports club situated right on the edge of the beach.

In the Coastal Erosion Aboriginal Heritage Strategy, Northern Sydney report (2019) written and compiled by the Aboriginal Heritage Office in conjunction with

Northern Sydney Councils inclusive of Northern Beaches council¹, it is deemed too expensive to build seawalls to protect most of our Indigenous sites along the foreshore. Yet the proposal in its current form estimates \$2.45 million on a seawall to protect a clubhouse that could and should be set back from the shoreline to house its growing needs. Are you spending the same amount of money on protecting the midden at the south end of the beach? What impact does this seawall have on these middens in the long run? Taken from the report "The good news is that a large majority of sites (Indigenous) are considered stable, however, the longer-term picture is bleak due to predictions of continued sea level rise, increasing large boat traffic in estuaries, the increase in peak storm and tide events and the ongoing and likely increase in human and animal impacts." Is the proposed clubhouse seen as culturally more significant than our indigenous heritage? Are we considering the environmental and cultural impact on the rest of the beach? The surf club do not have an acknowledgement of country on their website and so I suspect that little consideration has been given to this point.

The Peak and The Reef are renowned surf breaks at Newport Beach, how will this seawall effect those breaks in the future, what investigations have taken place in this regard? What does Newport Plus have to say about this seawall and extension? What does the Coastal Environment Centre have to say about this proposal?

My own research² has shown seawalls can cause more beach erosion in the long term and cause narrowing of the beach in front of them. This seawall has an expected lifespan of 60 years, hopefully, my children will be alive at the end of its lifespan, then what? A narrowed beach, more erosion, and a hefty clean-up bill to get rid of the tonnes of concrete?

From the Coastal Engineering Report and Statement of Environmental Effects "The distance between the clubhouse and the landward edge of the concrete stairs (which is coincident with the seaward edge of the existing concrete path) is between about 3m and 4m. Therefore, any required wall maintenance would most likely only be possible from the beach when conditions have subsided after a coastal storm, due to insufficient space for excavators to track landward of the wall." So, all maintenance of the seawall will mean disruption to the beach? No thank you!

Public amenity and facilities

- The building extension is ugly and intrusive.
- There is little to no landscaping involved in the plan. There is no seating offered that I could see. Was a council landscape architect involved? Landscaping is crucial in any public space, especially one on a precious beach and on Crown land.
- No inviting connection from car park, or Bert Payne Park and what about the Youth Space? This needs a broader plan of all beach amenities, so we are not left with portions being individually addressed forming an incoherent space, with one party dominating the use of funding.

¹https://www.northsydney.nsw.gov.au/files/assets/public/docs/1_council_meetings/policies_plans/plans_of_management/1_ahc_coastal_erosion.pdf

² <http://www.beachapedia.org/Seawalls>

- The public female toilet is a safety concern and appears smaller than what we have now. No provision of changing room for beachgoers and no provision for baby change facilities in male and female toilets.
- The current building blends into the coastal environment while the new extension is at odds with the heritage building and the overall feel of the beach.
- The shop/BBQ area is disconnected from the other main workings of the club.
- The northern side (best amenity) is a solid brick wall and first impression of the club from the carpark making the club feel impenetrable at ground level. On the top level the club's lounge, terrace, gym, and training room enjoy the best aspect, this should be for community use. The club insists we can have drinks there on a Friday and Sunday night, not everyone drinks, not everyone wants to spend their weekends with clubbies and finding the stairs up there is difficult, even in the new proposal, very uninviting for the community.
- The proposed public hall gets the least amenable aspect.
- The kitchen and two bars upstairs are unworkable. Serving food from the kitchen requires one to go through a door, through the bars, lift an entry/exit flap to get into the hall and committee room.
- The upstairs toilets replace the highly significant (heritage) hall
- No café for public use, a particularly inviting option for our ageing population to enjoy.

DISABLED ACCESSABILITY

- Access to the very small first aid room and lifeguard room looks non-compliant but hard to tell with no dimensions. Equally, upstairs accessibility to the kitchen looks like it does not account for disabled access.
- On January 21, 2021, a blockbuster movie (Netflix and cinemas) is going to be released telling the story of our local world champ paraplegic surfer Sam Bloom and I expect the influx of tourism especially from the disabled community will be significant. Where is the storage for beach wheelchairs and is the disabled access gold standard as it will be highlighted on the world stage?

Inclusivity

"Our vision is for a just and inclusive community, where equality and social justice are as important as economic wellbeing," Cr Regan

"Communities that make equality and social justice central to their growth are stronger and more resilient, creating opportunities for everyone to thrive," Cr Regan ³

- Disabled – Some improvements have been made but not enough.
- Indigenous – Was there any involvement with relevant Indigenous community members or organisations in this proposal?
- Surfboard riders – Was there any involvement of the Newport Plus board riders in this proposal?

³ <https://www.northernbeaches.nsw.gov.au/council/news/media-releases/have-your-say-on-what-safe-connected-and-inclusive-northern-beaches>

- Environmental groups – Was there any involvement with relevant environmental groups in this proposal e.g., Surfrider Northern Beaches and Surfers for Climate (Local Sam Bloom is an ambassador), Seed (Indigenous youth climate network)?
- Youth – Whilst there are many youth members in the surf club, my understanding was that the Newport surf club were against the B-line coming to Newport because it was to turn into the beach carpark (an absolute tragedy for our youth) and were also against having the Youth space adjacent to the club. It appears that only youth who join the surf club can benefit from this most precious of public spaces.
- Aging population – As highlighted by council the Northern Beaches has an aging population, what input have older community members had in this proposal?
- The surf club’s building committee was made up of all male club members and council’s architect was also male. I do not think in 2021 this is reflective of current community values of inclusivity especially when designing such an important public space.
- When considering spending an estimated \$7.95 million on an important public building and seawall please set up a working group that reflects the wider community, this proposal should not have got this far without it.
- This “Have your say” was put up over the busy Christmas and New Year period, at the end of an extremely stressful year and during a community lockdown period because of a COVID-19 outbreak. If you expect an inclusive and representative “Have your say” this community consultation period should be extended to the end of March so that others can have a chance to consider it properly. People are focused on their loved ones and livelihood now. A public Q and A should be put in place.

Some much-needed perspective

While we all love our lifesaving traditions and the dedication of our local volunteers, we need to put their place in our culture into perspective. I have listed below current popularity on Instagram of some of our locals, sporting clubs and figures and volunteer organisations by number of followers. By no means scientific but a very good gauge of what is important to people in the community.





surfrider Message [Profile Icon] [Dropdown] [More]

2,022 posts 194k followers 1,157 following

Surfrider Foundation
Dedicated to the protection and enjoyment of the world's ocean, waves and beaches, for all people, through a powerful activist network.
linktr.ee/surfrider

Global

volunteers



otishopecarey Follow [Profile Icon] [More]

1,062 posts 48.5k followers 1,754 following

Otis Hope Carey
[O-T-I]
Proud Gumbaynggirr / Bundjalung Man
Management
Surf - fourpjm@gmail.com
Art - rina@chinaheights.com
A language of creativity
www.gq.com.au/premium-gallery/artistic-pioneer-otis-hope-carey-finds-his-time-L...

Indigenous

surfer



seedmob Follow [Profile Icon] [More]

361 posts 23.1k followers 272 following

Seed Mob
Building a movement of Aboriginal and Torres Strait Islander young people for Climate Justice
seedmob.org.au/climatejusticefund

Australian

Indigenous volunteers



whiteribbonaust Message [Profile Icon] [Dropdown] [More]

798 posts 20.4k followers 127 following

White Ribbon Australia
Our vision is for a nation in which every woman lives in safety, free from all forms of men's abuse. Join the movement to #EndGenderedViolence
www.whiteribbon.org.au/Get-Involved/Community-Engagement

Australia social

movement



samjbloom Message [Profile Icon] [Dropdown] [More]

642 posts 18.8k followers 737 following

Sam Bloom
Speaker, mum to 3 boys, SCI survivor
2 x World Para Surf Champion Au 🏆🏆
@blackmoresaustralia supported athlete
New book on sale now! 📖👉
booktopia.kh4ffx.net/YJNPe

Newport

individual



alannasmitdesigns Message [dropdown] [dropdown] [dropdown]

1,470 posts 15.4k followers 5,383 following

A L A N N A S M I T
 Covette @covue_creatives - Interior Designer - Tropical Style Queen - Creative mumma of 3 - Country girl at heart but lover of the sea. - wine
www.upstate.com.au/thegablehouse

individual

Newport



slsnew Follow [dropdown] [dropdown]

2,249 posts 15k followers 1,605 following

Surf Life Saving NSW
 Always swim between the Red and Yellow flags! Tag #mysurflife so you can show us what you get up to at the beach 🏖️ and we'll share our favourites 🌟
linktr.ee/slsnew

NSW volunteers



surfrideraus Follow [dropdown] [dropdown]

470 posts 11.4k followers 1,675 following

Surfrider Foundation Australia
 Surfrider Foundation Australia is a not for profit sea-roots organisation dedicated to the protection of Australia's oceans, waves and beaches.
linktr.ee/surfrideraus

volunteers

Aust.




surfersforclimate Message [dropdown] [dropdown] [dropdown]

169 posts 8,582 followers 234 following

Surfers for Climate
 A sea-roots movement dedicated to mobilising and empowering surfers for continuous and positive climate action. #surfersforclimate
linktr.ee/surfersfordclimate

Aust. volunteers



marinerescuensw Follow [dropdown] [dropdown]

277 posts 1,951 followers 99 following

Marine Rescue NSW
 The state's official volunteer marine search and rescue service. 44 units in six regions.
www.mnsw.com.au

NSW volunteers



newportkinghornacademy Follow [dropdown] [dropdown]

462 posts 1,510 followers 172 following

Newport Kinghorn Academy
 Newport Kinghorn Surf Racing Academy.
 7 x NSW Open Surf Life Saving Champions. #UpThePort
 Sustainability -> @newportslsc_sustainability
www.newportslscsustainability.com

Newport sport



newportsurfclub Follow

143 posts 1,295 followers 1,075 following

Newport Surf Life Saving Club
 #NewportSurfClub is a hub for community engagement, providing over 1,000 volunteer hours per year, to keep our beaches safe. Welcome aboard!
www.newportsurfclub.com.au/education

New volunteers



newportredcrossshop Follow

1,161 posts 1,073 followers 490 following

Newport Red Cross Shop
 3368 Barrenjoey Road, Newport Beach, NSW
 Mon-Fri 10-4pm
 Sat-Sun 10-3pm
 ☎ 0424 014 933
www.facebook.com/newportredcrossshop

Newport shop



newportbreakersrugby Follow

302 posts 931 followers 153 following

NewportBreakersRugby
 The Newport Breakers Rugby Club was established in 1963 and competes in the NSW Suburban Rugby Competition. #newportbreakersrugby
www.newportrugby.com.au

Newport sport



newportplus Follow

250 posts 851 followers 323 following

Newport Plus Boardriders
 #UPTHEPORT Since 1975
liveheats.com/events/2490/registration

Newport club

You can see that two Newport individuals Sam Bloom and Alanna Smit outrank Newport surf club and Kinghorn Racing Academy combined. Sam Bloom is a world champion surfer, disabled and a Surfers for climate ambassador. Alanna is a well-respected building design guru. I would also be interested if the club had any provisions in place to educate young members on domestic violence issues?

Ecological sustainable development

- The old water tanks (not heritage listed) are marked to stay and are ugly. My house has bigger water tanks than that. Why hasn't council insisted on larger water tanks underground? Grey water could be used to water the Bert Payne Park.
- Seawall? (see above)
- Australia's National Strategy for Ecologically Sustainable Development (1992) defines ecologically sustainable development as: *"using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased."*

The community's resources are not storage and overdevelopment of the surf club it is the beach and surrounding green spaces which give our lives meaning, pleasure and quality of life now and in the future.

- Expansion for storage, training rooms and a gym when we have empty buildings in the Newport village does not make ecological sense.

Conclusion

I am sure that a better and cheaper solution can be found that considers the expansion of the surf club while being sensitive to community needs and desires. My thoughts are:

- Reduce the current surf club footprint to the heritage listed building. Retain its core community use, change rooms, club rooms, hall for social gatherings and essential lifesaving gear/craft. This would also open the North space adjoining the building making access to the beach better and more attractive for the public.
- Find solutions other than a seawall to protect the building. If one is required, then reducing the size of the club will reduce its cost and impact.
- Storage facilities and training rooms for the club can be located elsewhere in Newport and/or through the construction of a purpose-built facility further west in the carpark.
- Any future building related to the surf club should be off the sand dune and built appropriately to the west.
- Let us keep our beach ecologically sound and respect its place in our community.
- A working group representative of the community should be engaged, as this building is a public asset on Crown Land.
- Please do not proceed with this.

The following are email submissions received.

Northern Beaches Council

Newport SLSC Extension Plan.

We have lived at [REDACTED] opposite the site for over 30 years.

Site planning

More than just a car park!

The Newport SLSC is located in a large park and carpark environment. There are also plans for additional recreation facilities between the Surf Club and the playground.

We would recommend a comprehensive public domain and landscape plan be prepared for the entire place. This should be a pedestrians first environment for the people of Newport and our visitors. Bert Payne Park, the car park and Eric Green Reserve should have a comprehensive plan for the entire public domain with a generous pedestrian path along the beach side to complement the pathway along Barrenjoey Road and the new pedestrian link to Bilgola.

There is a constant pedestrian flow along the eastern edge of the carpark, people strolling, walking dogs, accessing the beach, the surf club and Bert Payne Park. A new pedestrian landscaped place could be created between the clubhouse and the playground, removing all car parking from this place. There is no shortage of car parking.

This would enable high quality pedestrian paths both east and west of the clubhouse and could naturally connect to the footpath that takes you from Newport Village to Newport Beach.

A new improved pedestrian path along the western side of the clubhouse would also provide safe access to the new stair proposed as part of the building extension.

A study should be undertaken of the southern public domain at the clubhouse where barbecues and coffee carts are often a significant part of the club environment at weekends and during carnivals. The screen to the new female amenities makes the footpath where it meets the beach front about a metre narrower.

Building Extension Design

The design seems to treat the beach front as the front and the park front as the back of the building. In a public domain sense the park front is as important as the beach front and the extension could address the park as well.

The upper level multipurpose training room could have windows that address the west and the south as well as the doors proposed facing north

Sun shading is not required to the south face, and the sun shading creates a barrier to the building address to the public domain both west and north.

This architectural approach should be reconsidered to respect the public domain. The extension is a significant intrusion into the park and should address it.

The proposed new western stair shown on the south elevation does not appear to be shown on the western elevation.

We would be more than happy to discuss this with you

Regards,

[Redacted signature]

Hi [Redacted]

I wanted to make some comments on the proposed extensions and refurbishment works to the Newport Surf Club, but I've just realised I've missed the date! Hoping my comments can be received via email.

I am in support of the proposal and look forward to the Club House being revitalised with improved amenities. I am an associate member of the surf club and regularly use the members change rooms after swimming most days. As we live up the road in [Redacted], we regularly attend the club for Friday and Sunday drinks and functions so I do use the venue regularly. On review of the plans I would like to make the following comments:

Ground Floor

- The change bench and allocated area for changing in the female toilets is too small - 4 showers is enough (currently 5) and 2 WC's are ample - 4 WC's are not required in my opinion. The area that currently lacks in the current female change room is the changing bench and bag space and area for changing/getting dressed.
- Is the shop/BBQ space going to be a kiosk? It would be great if it sold light snacks and coffee and cold drinks etc.
- Is there any provision for improved/enhanced seating beach side of the building? The landscape plan only indicates landscaping improvements to the western side of the building.

First Floor

- I believe the kitchen is too small for catering/function purposes. The bar for the function hall could be relocated out into the hall space to allow the kitchen to get larger - this would also eliminate the need for catering staff to have to walk through the bar with food etc.
- The bar for the member lounge is too small - it needs to protrude out into the seating area for better service area - the bar gets busy and the current bar service area is larger than what is currently proposed.
- Will the training and assessment room be a flexible space? It could be used also as a rentable function space, or be used as overflow for the members lounge?
- The toilet provisions are tight - there is direct vision through the mens straight to the urinals.

Thanks so much in advance for allowing me to make these comments - and apologies for the late advice.

[REDACTED]

[REDACTED]

Hi There

I've missed the date for leaving comment about the upcoming extensions for the surf club so thought I'd email you.

The proposed plans are great - good to see how they will look. I fully support them.

As a member of the club and a regular swimmer (up to 5 times a week) it would be great to have another shower and perhaps not as many toilets. We are always short of bench space to put your swim bag and clothes when showering and changing. And ventilation in the room is critical so we don't fog up!

Once again - great to see this going ahead. It will make such a difference.

Thanks

[REDACTED]

██████████
I'm sure you are aware of the proposed Newport SLSC extension that has caused alarm locally among quite a few residents. ██████████ will be objecting to the current proposal in strong terms on a number of issues in due course but that is not why I am writing.

I have been contacted by a couple of residents now who are anything but fans of the design but who also feel uncomfortable about objecting to it as they believe the Your Say site may not ensure confidentiality and instances of intimidation are being encountered. I do not want this overstated, nothing physical or anything, but as I've felt on quite a few occasions over the years some of these nongs try to make you feel you are consigning children to horrible drowning deaths unless you agree 100% with any hair-brained ill-considered proposal the SLSC comes up with.

To the best of my knowledge Your Say is confidential and as I write this ██████████ has returned an earlier call confirming this so I will pass on this fact to those who have contacted me.

Once again I for instance am being told to not comment on what I don't understand, that old bored surfers are kicking up as they hold a grudge against SLSCs since the bad old days when cubbies were able to confiscate boards etc etc etc....water off an old bored surfer's back in my case, but for others, particularly locals who pass each other in the street on a regular basis (and indeed who probably have nowhere near the loathing for this particular design option that I have) the question becomes , “

“do I object and risk alienation if discovered or simply shut up and put up with this ill conceived wasteful arguably largely unnecessary large development in an identified hazard zone?”

It's tricky as virtually everyone is aware of the great work SLSCs do with regard to social cohesion, fitness, event organisation, sporting competition and indeed beach patrolling (knowing that the professionals can virtually handle the surf rescue side of nearly all incidents that occur)

The issue now is that truly substantial sums of public money are poured into this activity that would in no way stand the blowtorch of the "neo conservative business model" that so many other worthy pursuits have fallen victim to (i.e.the public funds spent have to the best of my knowledge never been proven to have led to the outcomes expressed in SLSC public relations...can anyone show this extra spend has saved one life that would not have been saved had the expansion not happened)

No one is attempting to close the clubs, I for one just don't want them ever expanding and “improving” particularly in zones that we know are identified inundation areas meaning more will be required to repair them down the track.

Clubs should really be made to undertake an audit of REQUIRED equipment and not, as seems to be the case with Newport, expand to satisfy “it'd be great if we can just store that here over autumn winter and spring...there is plenty of room for the storage of those items used by elite athletes year round in the current building if some of the equipment only used over summer was stored off site when not in use...our resources are limited and the coast is too significant to clutter with storage facilities.

Locals have real concerns over the conflict this development can cause and thankfully I am aware that this is probably the last major expansion plan the Northern Beaches will see for a while as pretty much all other clubs have expanded or have had plans to expand approved.

As I say no one wants them shut down but a more transparent process for any future club expansion needs to be inclusive of the broader community from day 1 after all they are OUR buildings on OUR land that are paid for by OUR RATES and taxes.

Once again with Newport we see a fully developed plan a LONG time (ten years I am reliably informed) in the making, being dumped on an unsuspecting community and anyone who has a problem with ANY of it apparently hates EVERYTHING SLSCs do and stand for...like most bullies these people have very thin skin.

Don't want to waste your time but I have seen this play out over and over, most people only ever deal with their local club, I've been in the firing line of a few now (I don't mind as I'm safe in my knowledge and convictions and have the combined experience and support of my committee to rely on in much the same way an SLSC would have but to the best of my knowledge any substantiated dissent within [REDACTED] does not lead to intimidation and the cold shoulder treatment) and I can assure you it's not pleasant and so I fully understand the reticence of possibly many to be involved in any consultation...THIS IS A REAL PROBLEM.

If I don't hear differently from you I will contact those who have contacted me and ASSURE them at least the YOUR SAY process is secure.

Keep up the good work happy to discuss any of the issues raised with you should you desire,

Kind regards and
Happy New Year

[REDACTED]

5.4. Appendix 4 – Internal stakeholder comments

Northern Beaches Council - Environmental Health team

- The kitchen and bar areas to comply with AS4674-2004 and Food safety standards 3.2.3.
- Hours of operation to remain as they current are to avoid noise issues.

Northern Beaches Council - Heritage Planner

- There are various levels of heritage listings, which relate to their relative level of heritage significance.
- Local heritage significance is managed by Council. Council has a responsibility to identify items of local heritage significance and list them in their Local Environmental Plan. To be of local heritage significance, an item must meet certain criteria, which are set down by NSW Heritage (State Government). In this instance, the Newport Surf Club building has been identified as being of local significance to the Northern Beaches community.
- Items which are considered to be of significance to the people of NSW are identified and listed on the State Heritage Register by the NSW Heritage Council, under the provisions in the Heritage Act, 1977. Again, there are certain criteria which must be met for an item to be listed on the State Heritage Register. Items which are deemed to be of National heritage significance are assessed by the Federal Department of Agriculture, Water and the Environment, and if they meet the criteria, are listed on the National Heritage List.
- In answer to the question posed by [REDACTED] – the Newport Surf Club is listed by Council as it has been determined that it is of **local** heritage significance (not State or National) – as it possesses historic, social and aesthetic heritage significance for the **local** community of the Northern Beaches. To be considered State or National heritage it would need to possess a higher level of significance.

5.5. Appendix 5 – Architect’s comments

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 battened 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.

Furthermore, the proposed design approach is consistent with accepted best practice for architectural design involving buildings of heritage significance such as the Newport Surf Life Saving Club.

Article 22 of the Burra Charter 2013 states the following:

Article 22. New work

22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the **cultural significance of the place** or detract from its interpretation and appreciation.

22.2 **New work should be readily identifiable as such** but must respect and have minimal impact on the cultural significance of the place.

Imitation should generally be avoided.



Appendix G

Options Summary Sheets

Option 1 – Retain existing SLSC Building ('Do Nothing')

Option description - Option 1 is the 'Do Nothing' option, whereby the existing SLSC is retained in its current form and continues to be used for surf lifesaving activities and community events.

Sub-options considered – None considered.



Cost - The cost of Option 1 is associated with the ongoing up-keep of the existing building within the requirements of its heritage listing.

Constraints analysis (refer attached figure)

Consistency with PoM and Coastal Design Guidelines



Option 1 is not consistent with Item 11 of the master plan, which is to 'maintain and upgrade surf club building and surrounds as required, having regard to public safety.' Option 1 footprint largely within land categorised as General Community Use and is consistent with the objects for the land. Option would be permissible under the PoM. Option 1 is consistent with the Guidelines in that SLSC clubs are deemed essential infrastructure and that it preserves a heritage building.

Implications for SLSC operations



Option 1 maintains the status quo, with ongoing limitations to SLSC operations associated with the constraints on storage, amenities, training and other areas. It would fail to adequately service the club members or the community. It is not compatible with contemporary lifesaving operational requirements. However, the proximity to the beach enables efficient movement of necessary equipment to the beach and has good sight lines to the beach and surf for both formal and casual surveillance purposes, as shown in the **Figures 3-5 to 3-7** of the main report.

Impacts to public open space, beach access and amenity



By maintaining the status quo, Option 1 would not have any impact on public open space, beach access or amenity.

Risk from coastal hazards



The existing building, located within present day ZSA and on conventional foundations, and is vulnerable to coastal erosion. While rocks were placed in front of the building following the Sygna Storm, these were not formally engineered works and the rock 'structure' is not expected to provide any reliable protection (and may cause a hazard in a storm). Existing building is also exposed to present day coastal inundation and does not incorporate any design features to mitigate the effects of wave overtopping, wave forces or inundation.

Risk from catchment flooding



Option 1 is located almost entirely outside of the PMF extent.

Impact to sub-surface utilities



There would be no works and therefore no impact to sub-surface utilities.

Impact to car parking



The ongoing use of 2-3 car spaces for container storage and an additional 2-3 spaces for storage of surf boats would mean these car spaces remain unavailable.

Heritage impacts



There would be no impact to the heritage listed building, unless a coastal hazard event was to occur that resulted in undermining of foundations (and associated potential collapse of the building).

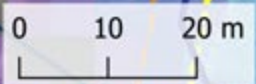
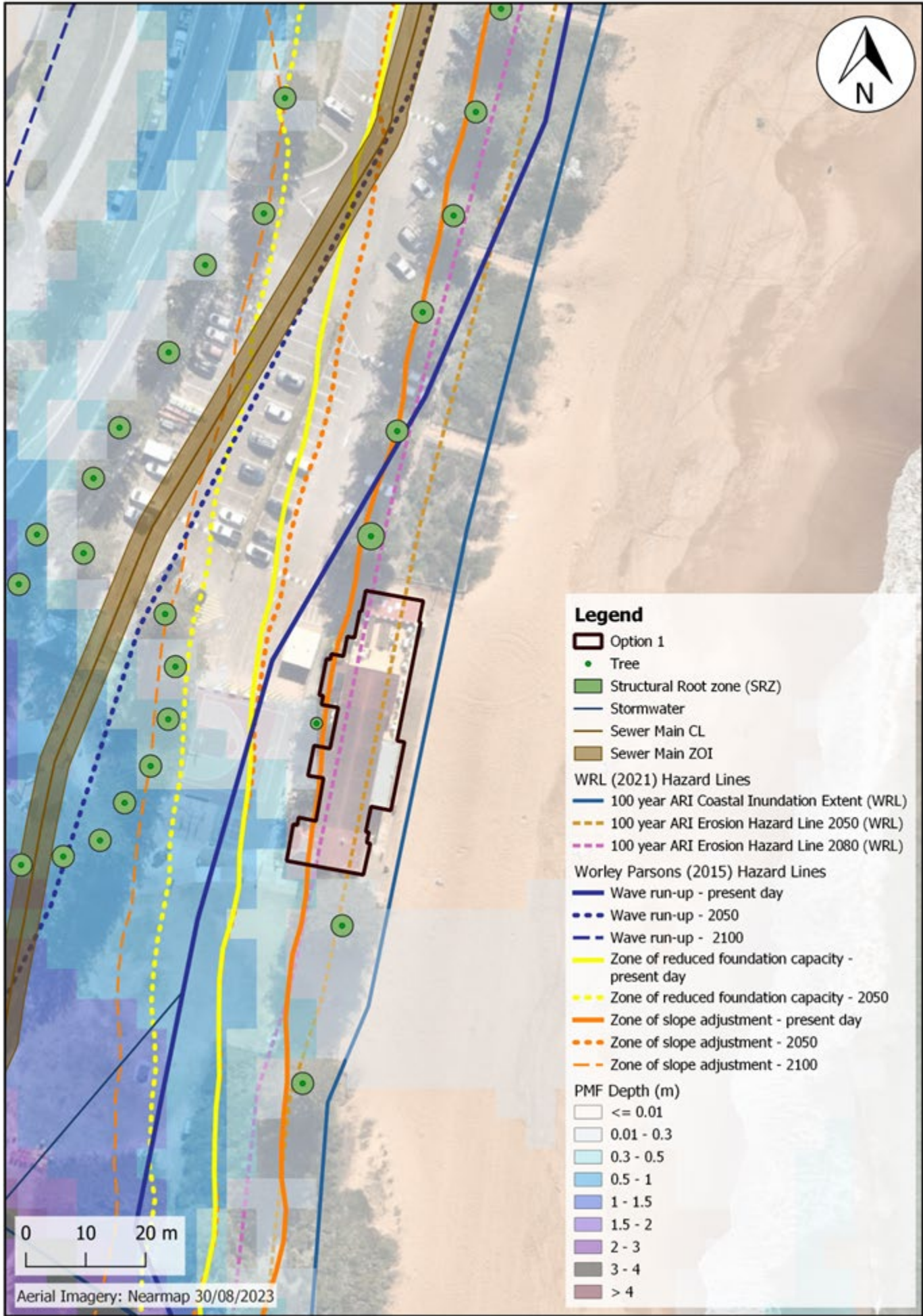
Coastal environmental impacts



There would be no impact to any trees, although the existing Norfolk Pines immediately to the north and south of the building that contribute to the heritage significance of the building would continue to be exposed to coastal hazards. No dune vegetation would be lost.

Outcome of assessment

× Option 1 not recommended based on operational and coastal hazard issues.



Aerial Imagery: Nearmap 30/08/2023

Option 2 – Alterations and additions to existing SLSC building with a seawall to protect the building (the Proposed Works)

Option description - Option 2 is the alteration of the existing SLSC building. The additions to the existing building would be on conventional foundations.

Coastal Protection Works Sub-options considered – Sub-option 2.1 - Rock revetment or Sub-option 2.2 secant piled seawall, or Sub-option 2.3 - beach nourishment, or Sub-option 2.4 - artificial offshore reef.



Cost - Capital cost estimated at \$6M for alterations and additions to the SLSC. Preliminary cost estimates are also provided for each coastal protection sub-option (refer **Table 4.2** of the main report). For the rock revetment (Sub-option 2.2), the costing excludes wave walls and beach access structures).

Constraints analysis (refer attached figure)

Consistency with the PoM & Coastal Design Guidelines



Option 2 comprises 'Major works / permanent structures' & is permissible with consent under PoM and consistent with Item 11 of Master Plan 'maintain and upgrade surf club building & surrounds as required, having regard to public safety.' Option 2 footprint encompasses land categorised as General Community Use & Natural Area – Foreshore & is consistent with the objects for the land. Option 2 is consistent with the Guidelines in that SLSC clubs are deemed essential infrastructure & that it preserves a heritage building.

Implications for SLSC operations



Option 2 supports the operational needs of SLSC, providing a building to contemporary safety standards with direct & unimpeded surveillance of the foreshore for both formal & casual surveillance purposes. Maintains access direct to beach for lifeguards. Sight lines from ground/first floor equivalent to existing (refer **Figures 3-6 to 3-9**).

Impacts to public open space, beach access and amenity



Existing building, which contains public amenities, is centrally located for beach, reserve, and playground users. Both seawall sub-options would include removal (and re-use where feasible) of existing rock material from emergency works placed in front of SLSC after 1974 'Sygna' storm (to reduce risk to public safety when exposed). Anticipated that impact to beach width (and therefore beach amenity) would be negligible. When beach is in an eroded state, proposed seawall likely exposed for a period of months until beach recovers.

Risk from coastal hazards



Extension on the landward side is located partially within present day ZSA and wholly within 2050 ZSA. Retained building, located almost entirely in the present day ZSA, is on conventional footings. Without the proposed seawall, this would potentially be undermined and may fail in a significant coastal erosion event. The building would be exposed to wave forces in large events and require internal strengthening as part of the alterations and additions. It is considered the risk from coastal hazard can be mitigated.

Risk from catchment flooding



Option 2 is located almost entirely outside of the PMF extent.

Impact to sub-surface utilities



Option 2 would not impact Sydney Water sewer main (or ZOI) or existing stormwater network.

Impact to car parking



Option 2 would enable storage of all equipment within the upgraded building, resulting in return of 6 car spaces currently used for gear storage (i.e. the containers and surf boats). However, 7 spaces would be lost, resulting in a net loss of 4 spaces over the existing situation.

Heritage impacts



Option 2 provides for the retention of the significant elements of the heritage listed SLSC building while at the same time providing for its going usage as a SLSC, which in itself contributes to the heritage significance of the building.

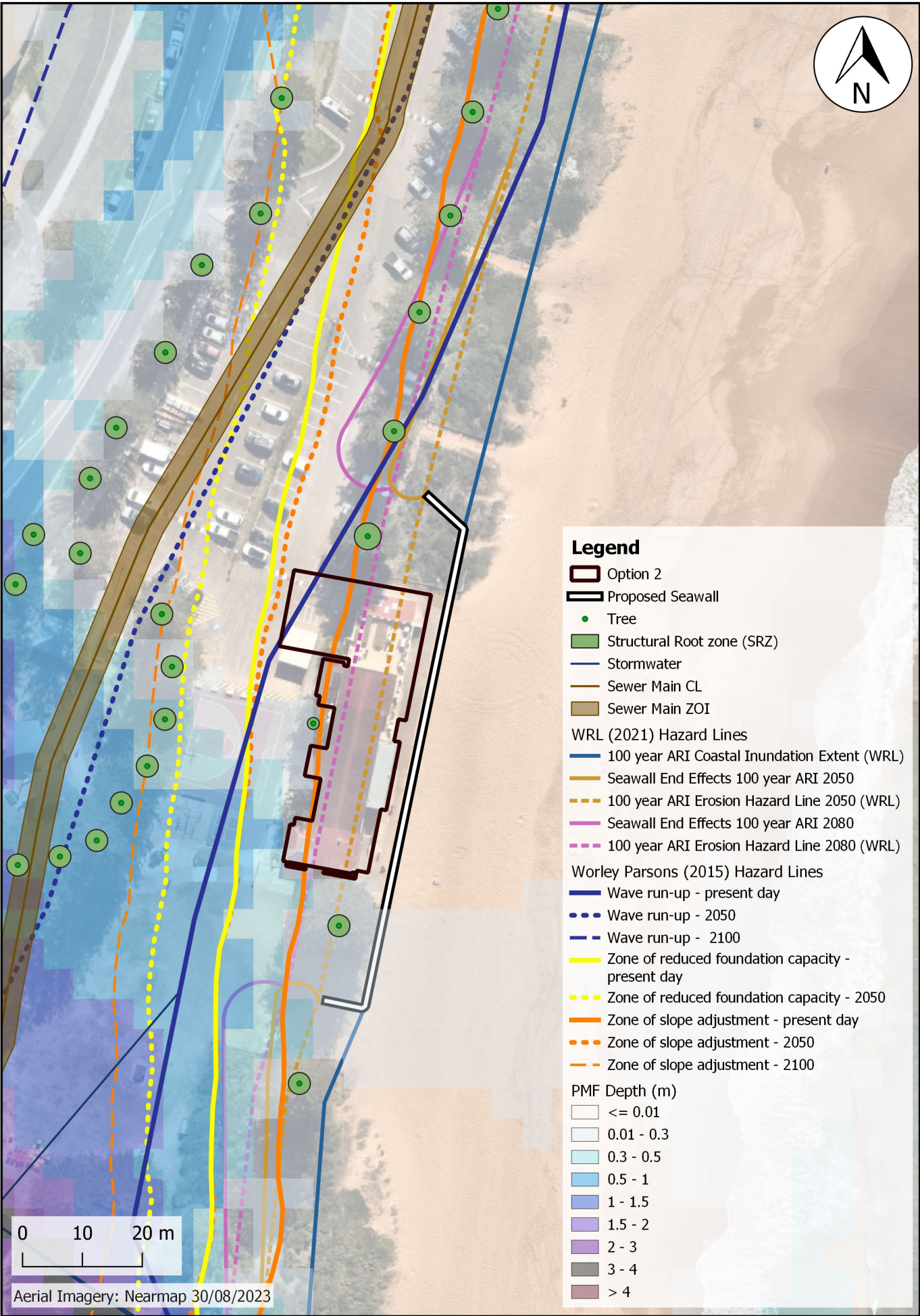
Coastal environment impacts



Footprint does not infringe on nominal SRZ adopted in constraints map and no trees would be lost. Impacts to the dunes associated with edge effects of the seawall managed by dune rehabilitation/sand placement, as required.

Outcome of assessment

✓ Option 2 effectively minimises impacts while achieving the project objectives.



Aerial Imagery: Nearmap 30/08/2023

Option 3 – Retain existing SLSC building and add new elements behind

Option description - Alteration of the existing SLSC building and new supplementary buildings constructed behind. Option was identified via an extensive program of consultation undertaken by Newport SLSC over 2011-2013 (refer **Appendices A and B**). It was the preferred option in 2012 being before identified to pose a heritage impact. It is assumed new buildings would be piled.

Sub-options considered - No sub-options considered.



Cost – Preliminary capital cost estimate \$5M.

Constraints analysis (refer attached figure)

Consistency with the PoM & Coastal Design Guidelines



Option 3 comprises 'Major works / permanent structures' and is permissible with consent under PoM. Option is not consistent with Item 11 of Master Plan 'maintain and upgrade surf club building and surrounds as required, having regard to public safety.' Majority of Option 3 footprint is on land categorised as General Community Use and is consistent with the objects for the land. A small portion of the existing building located on land categorised Natural Area – Foreshore, but pre-dates the PoM. Option 3 is consistent with the Guidelines in that SLSC clubs are deemed essential infrastructure and that it preserves a heritage building.

Implications for SLSC operations



Option 3 provides opportunity to support operational needs of SLSC via a building that meets contemporary safety standards. SLSC operations would have direct and unimpeded surveillance of the foreshore for surveillance purposes. Sight lines from ground/first floor equivalent to existing (refer **Figures 3-6 to 3-9**). Maintains access direct to beach for lifeguards.

Impacts to public open space, beach access and amenity



The location of the existing building, which contains public amenities, is centrally located for use by visitors to the beach, the reserve, and the playground/youth area alike. However, the existing basketball court would be impacted. There would be no adverse impacts to beach width and amenity.

Risk from coastal hazards



The new supplementary structures located partially within the present day ZSA and wholly within the 2050 ZSA. However, the retained building is located almost entirely in the present day ZSA and is on conventional footings. It is assumed it would be undermined and may fail in a significant coastal erosion event. Risk of inundation and wave forces on the new buildings could be managed via implementation of mitigation measures detailed for Option 2. Existing building is also exposed to present day coastal inundation and does not incorporate any design features to mitigate the effects of wave overtopping, wave forces or inundation.

Risk from catchment flooding



Part of the Option 3 footprint is located within the PMF extent.

Impact to sub-surface utilities



Option 3 would not impact Sydney Water sewer main (or ZOI) or existing stormwater network.

Impact to car parking



Option 3 would result in the permanent loss of around 4 car spaces, however this would be less than the existing loss of car spaces due to storage of equipment.

Heritage impacts



Option 3 involves the retention of the heritage listed building while at the same time providing for its usage as a surf lifesaving facility, which in itself contributes to the heritage significance of the building. However, heritage advice indicated that the extent of the new components detracted from the heritage façade of the building. Further, the existing heritage listed building would remain at risk from coastal erosion and may be undermined in a design storm event.

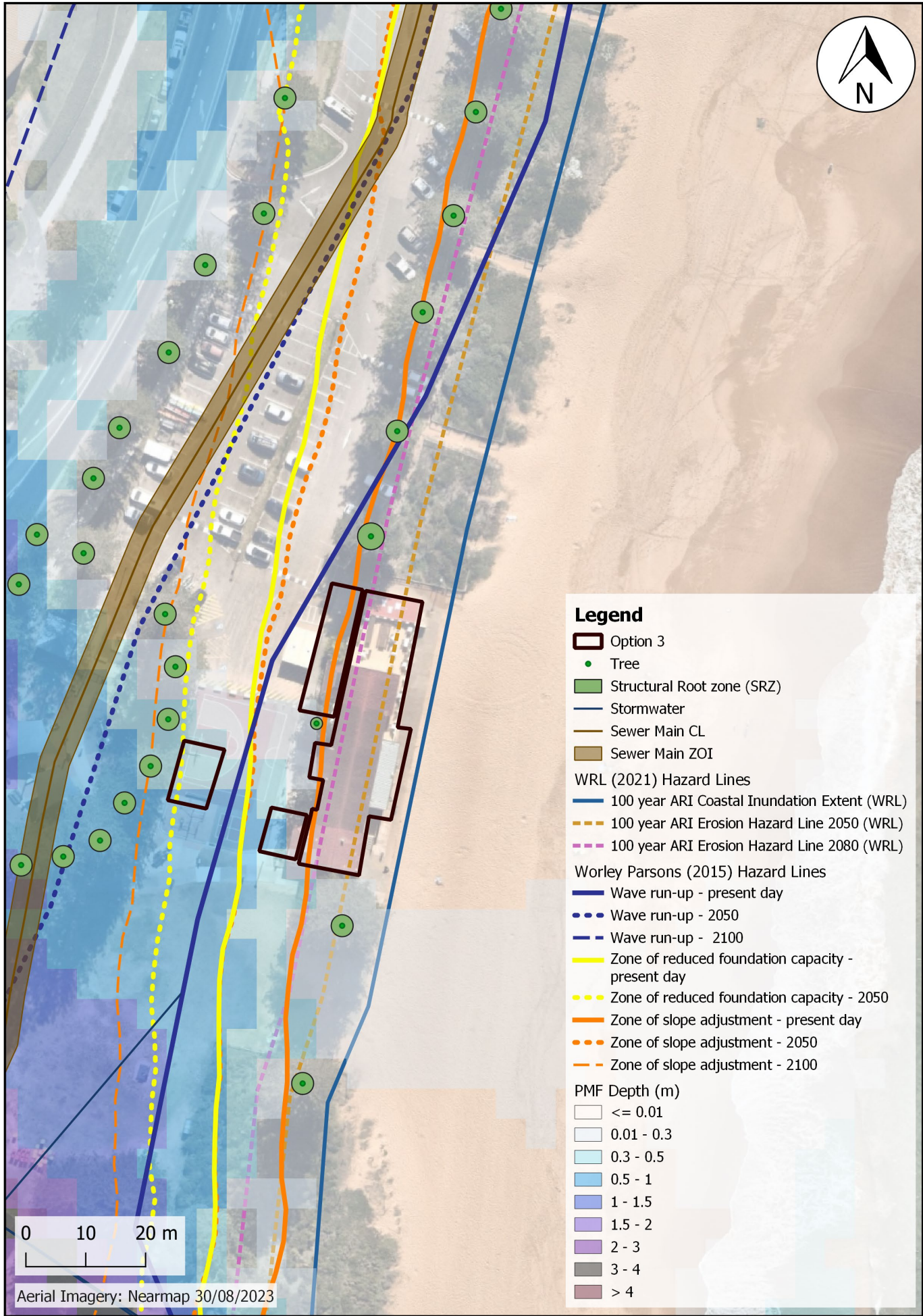
Coastal environmental impacts



The proposed footprint does not infringe on the nominal SRZ adopted in the constraints map and no trees would be lost. No dune vegetation would be lost.

Outcome of assessment

× Option 3 not recommended based on risk from coastal hazards and heritage advice.



Legend

- Option 3
- Tree
- Structural Root zone (SRZ)
- Stormwater
- Sewer Main CL
- Sewer Main ZOI
- WRL (2021) Hazard Lines**
- 100 year ARI Coastal Inundation Extent (WRL)
- 100 year ARI Erosion Hazard Line 2050 (WRL)
- 100 year ARI Erosion Hazard Line 2080 (WRL)
- Worley Parsons (2015) Hazard Lines**
- Wave run-up - present day
- Wave run-up - 2050
- Wave run-up - 2100
- Zone of reduced foundation capacity - present day
- Zone of reduced foundation capacity - 2050
- Zone of slope adjustment - present day
- Zone of slope adjustment - 2050
- Zone of slope adjustment - 2100
- PMF Depth (m)**
- <= 0.01
- 0.01 - 0.3
- 0.3 - 0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- 2 - 3
- 3 - 4
- > 4

0 10 20 m

Aerial Imagery: Nearmap 30/08/2023

Option 4 – Demolish existing SLSC building and re-build in same location as existing building

Option description - Option 4 is the demolition of existing SLSC building replacement with a new building with a larger footprint and fit for purpose. Hence, the footprint of Option 4 encompasses the footprint of the existing building, with a rearward extension to make up the required total footprint of 1000 m².

Sub-options considered - No sub-options considered.



Cost - Capital cost of works assumed to be similar to that for new SLSC buildings at Long Reef and Mona Vale, reported as \$10M. This excludes design and approvals costs, the cost of deep piling.

Constraints analysis (refer attached figure)

Consistency with the PoM & Coastal Design Guidelines



Option 4 comprises 'Major works / permanent structures' and is permissible with consent under PoM. However, option not consistent with Item 11 of Master Plan 'maintain and upgrade surf club building and surrounds as required, having regard to public safety.' Majority of footprint located on land categorised for General Community Use and is consistent with the objects for the land. A portion is located on land categorised Natural Area – Foreshore and would be inconsistent with objects for that land. This could be resolved in design. Inconsistent with Guidelines due to demolition of heritage listed building.

Implications for SLSC operations



Option 4 provides opportunity to support operational needs of SLSC, with the exception of the period during construction, when temporary facilities will be required. It would provide a building to contemporary design and safety standards. SLSC operations would have direct and unimpeded surveillance of the foreshore for both formal and casual surveillance purposes. Sight lines from ground/first floor equivalent to existing (refer **Figure 3-6 to 3-9**). Maintains access direct to beach for lifeguards.

Impacts to public open space, beach access and amenity



The footprint of Option 4 does not generally infringe on any existing public open space or have adverse impacts on beach access or amenity.

Risk from coastal hazards



Partly within present day ZSA and wholly within 2050 ZSA. Located between the 2050 and 2100 wave run-up hazard lines. New building would require deep piled foundations and be able to withstand design wave forces. Risk of inundation and wave forces on the new building could be managed via implementation of mitigation measures detailed for Option 2.

Risk from catchment flooding



Part of the Option 4 footprint is located within the PMF extent.

Impact to sub-surface utilities



Option 4 would not impact Sydney Water sewer main (or ZOI) or existing stormwater network.

Impact to car parking



Option 4 would result in the permanent loss of around 7 or 8 car spaces, but these impacts may to some extent be offset by regaining spaces currently impacted by storage of SLSC equipment and trailers.

Heritage impacts



Option 4 would require demolition of the heritage listed building.

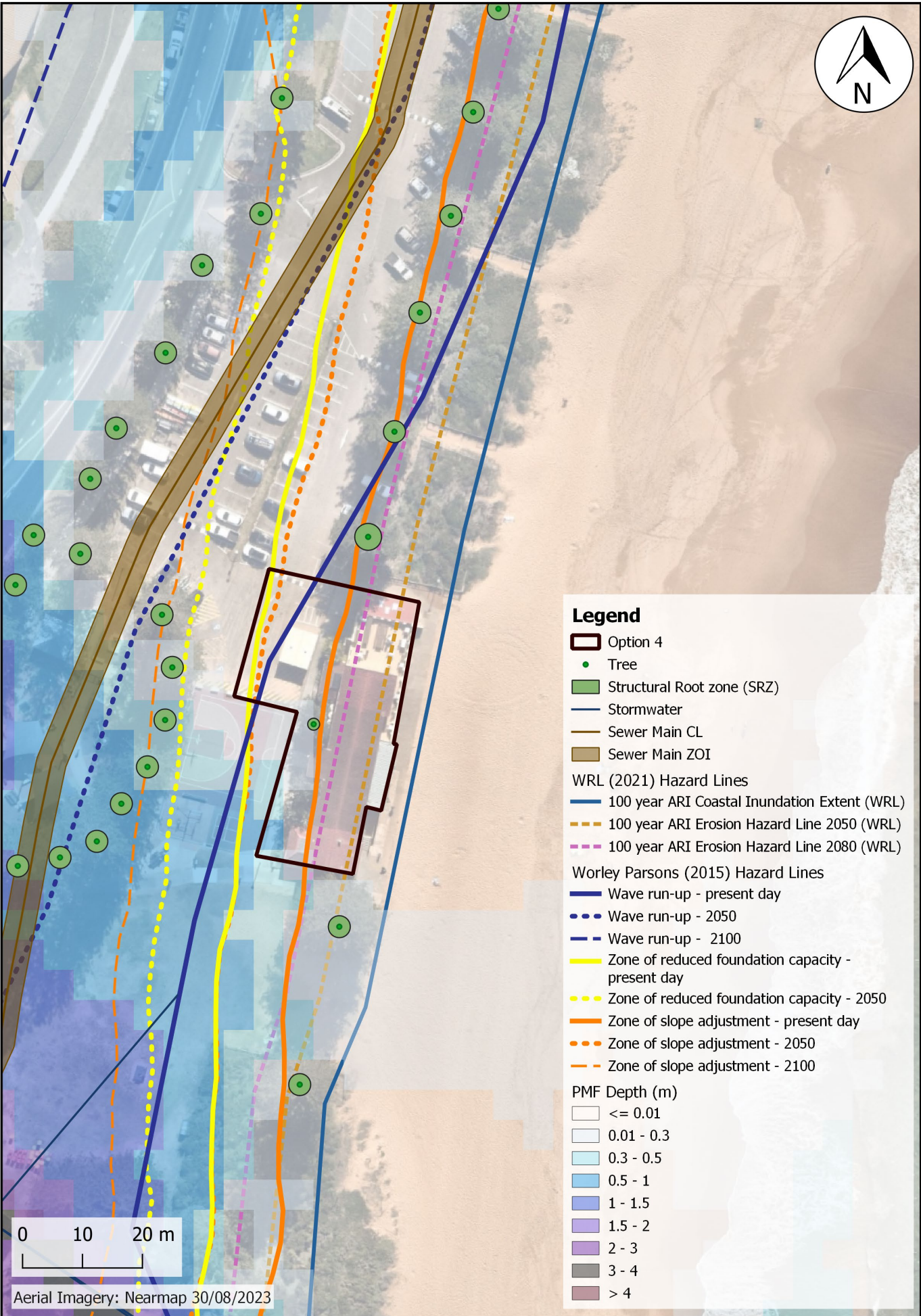
Coastal environmental impacts



The tree at the rear of the SLSC building would be removed. No dune vegetation would be lost. No direct aquatic ecological impacts.

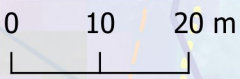
Outcome of assessment

× Option 4 not recommended based on loss of heritage item, temporary/staged works and cost.



Legend

- Option 4
- Tree
- Structural Root zone (SRZ)
- Stormwater
- Sewer Main CL
- Sewer Main ZOI
- WRL (2021) Hazard Lines**
- 100 year ARI Coastal Inundation Extent (WRL)
- 100 year ARI Erosion Hazard Line 2050 (WRL)
- 100 year ARI Erosion Hazard Line 2080 (WRL)
- Worley Parsons (2015) Hazard Lines**
- Wave run-up - present day
- Wave run-up - 2050
- Wave run-up - 2100
- Zone of reduced foundation capacity - present day
- Zone of reduced foundation capacity - 2050
- Zone of slope adjustment - present day
- Zone of slope adjustment - 2050
- Zone of slope adjustment - 2100
- PMF Depth (m)**
- <= 0.01
- 0.01 - 0.3
- 0.3 - 0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- 2 - 3
- 3 - 4
- > 4



Aerial Imagery: Nearmap 30/08/2023

Option 5 – Demolish existing SLSC building and re-build 50 m landward

Option description - Option 5 provides for the demolition of the existing SLSC building and replacement with a new 530 m² building landward of the existing building with its seaward facade located 50 m landward of the existing building's seaward facade. Assume minor reinstatement of the coastal dune system where the existing building is located.

Sub-options considered - No sub-options considered.



Cost - Capital cost of works assumed to be similar to that for new SLSC buildings at Long Reef and Mona Vale, reported as \$10M. This excludes design and approvals costs, the cost of deep piling.

Constraints analysis (refer attached figure)

Consistency with the PoM & Coastal Design Guidelines



Option 5 comprises 'Major works / permanent structures' and is permissible with consent under PoM. However, option not consistent with Item 11 of Master Plan 'maintain and upgrade surf club building and surrounds as required, having regard to public safety.' Relocation of the SLSC is not contemplated in the PoM. Option 5 is wholly on land categorised for General Community Use and consistent with the objects for the land. Option 5 is inconsistent with the Guidelines in that it fails to preserve a heritage building.

Implications for SLSC operations



Reduced proximity to beach and need to negotiate car park etc. increases distance/time to mobilise people/equipment. By placing the building as far landward as possible and avoiding sewer ZOI and car park access road, remaining within reserve boundaries limits footprint to ~ 530 m² (not possible to achieve 1,000 m²). Height restrictions do not permit addition of a second floor. By placing new building further landward, surveillance of beach/surf areas for formal/casual surveillance is significantly compromised. Sight lines from ground/first floor illustrated in the figures provided in **Appendix H**.

Impacts to public open space, beach access and amenity



The footprint of Option 5 does not have adverse impacts on beach access or amenity. It does however encompass some grassed area and the footpath adjacent to Barrenjoey Road.

Risk from coastal hazards



Partly within 2100 ZSA and almost entirely within 2050 ZFRC. Located between the 2050 and 2100 wave run-up hazard lines. New building would require deep piled foundations and be able to withstand design wave forces. Risk of inundation and wave forces on the new building could be managed via implementation of mitigation measures detailed for Option 2.

Risk from catchment flooding



Small portions of the Option 5 footprint fall within the PMF extent.

Impact to sub-surface utilities



Option 5 would not impact Sydney Water sewer main (or ZOI) or existing stormwater network.

Impact to car parking



Option 5 would result in the permanent loss of around 16 car spaces, which would be partially offset by regaining around 3 parking spaces currently impacted by SLSC container storage.

Heritage impacts



Option 5 would require demolition of the heritage listed building. The cost of maintaining the existing building, which is at risk of erosion, would otherwise not be justified.

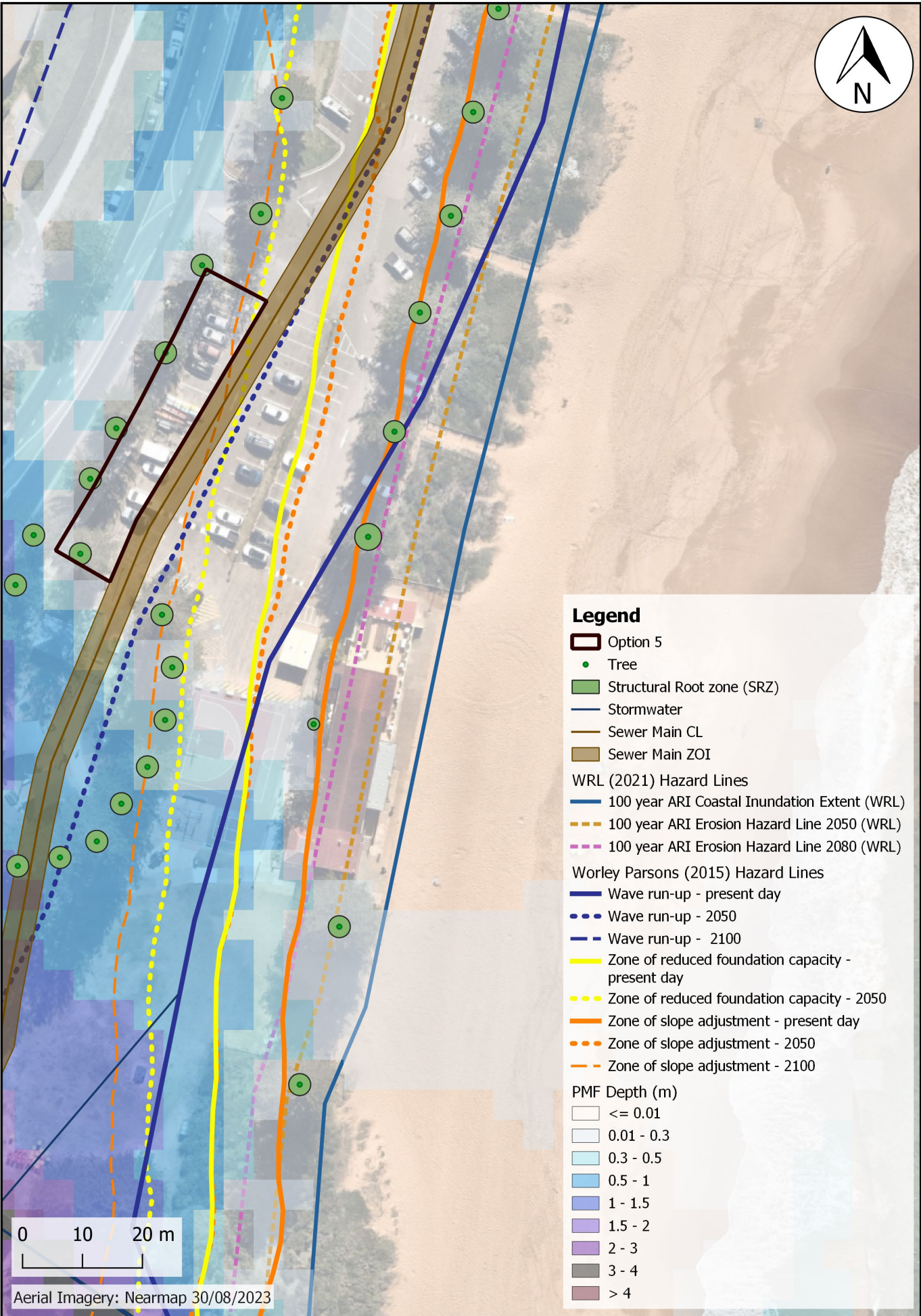
Coastal environmental impacts



The building footprint infringes on the nominal SRZ adopted in the constraints maps for five trees, two of which are impacted by >50% of the SRZ and would likely be lost. No dune vegetation would be lost.

Outcome of assessment

× Option 5 not recommended based on loss of heritage item, reduction in sight lines, increase in distance from Club to water line, loss of parking, potential impacts on Norfolk Pines and cost.



Option 6 – Demolish existing SLSC building and re-build to the north of the existing building

Option description - Option 6 provides for the demolition of the existing SLSC building replacement with a new building slightly landward and north of existing building, enabling retention of existing building while new building is constructed. It is assumed the building would be piled.

Sub-options considered – No sub-options considered.



Cost - Capital cost of works assumed to be similar to that for new SLSC buildings at Long Reef and Mona Vale, reported as \$10M. This excludes design and approvals costs, the cost of deep piling.

Constraints analysis (refer figure overpage)

Consistency with the PoM & Coastal Design Guidelines



Option 6 comprises 'Major works / permanent structures' and is permissible with consent under PoM. However, option not consistent with Item 11 of Master Plan 'maintain and upgrade surf club building and surrounds as required, having regard to public safety.' Relocation of SLSC is not contemplated in PoM. Option 6 is on land categorised for General Community Use (green area) and consistent with objects.

Option 6 is inconsistent with the Guidelines in that it would demolish a heritage building.

Implications for SLSC operations



Option 6 is slightly landward of the existing SLSC and, given the location of the trees and accessways to the beach, would slightly impact response times and mobilisation of equipment to the beach. By placing new building landward, surveillance of beach/surf areas for formal/casual surveillance is significantly compromised. Sight lines from ground/first floor illustrated in the figures provided in **Appendix H**.

Impacts to public open space, beach access and amenity



Option 6 does not have adverse impacts on beach access or amenity, nor does it impact any public open space or the basketball court.

Risk from coastal hazards



Partly within the 2100 ZSA and almost wholly within the 2050 ZRFC. Located between the 2050 and 2100 wave run-up hazard lines. New building would require deep piled foundations and be able to withstand design wave forces. Risk of inundation and wave forces on the new building could be managed via implementation of mitigation measures detailed for Option 2.

Risk from catchment flooding



Option 6 is located outside of the PMF extent.

Impact to sub-surface utilities



Option 6 would not impact Sydney Water sewer main (or ZOI) or existing stormwater network.

Impact to car parking



Option 6 would result in the permanent loss of around 50 - 55 car spaces.

Heritage impacts



Option 6 would require demolition of the heritage listed building. The cost of maintaining the existing building, which is at risk of erosion, would otherwise not be justified.

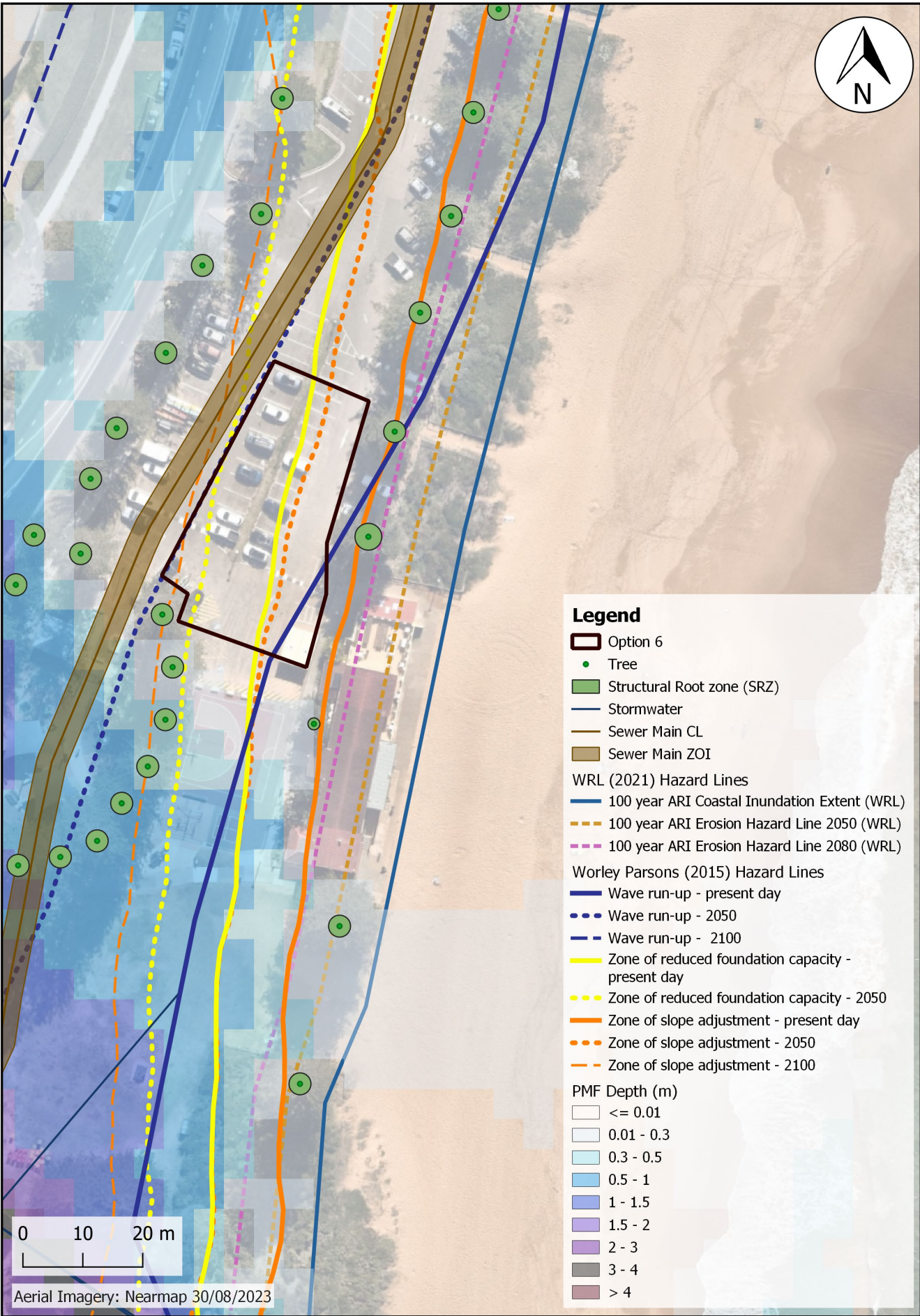
Coastal environmental impacts



The building footprint would not impact any existing trees. No dune vegetation would be lost.

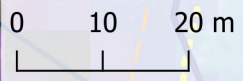
Outcome of assessment

✘ Option 6 not recommended based on loss of heritage item, reduction in sight lines, increase in distance from Club to water line and loss of parking.



Legend

- Option 6
- Tree
- Structural Root zone (SRZ)
- Stormwater
- Sewer Main CL
- Sewer Main ZOI
- WRL (2021) Hazard Lines**
- 100 year ARI Coastal Inundation Extent (WRL)
- 100 year ARI Erosion Hazard Line 2050 (WRL)
- 100 year ARI Erosion Hazard Line 2080 (WRL)
- Worley Parsons (2015) Hazard Lines**
- Wave run-up - present day
- Wave run-up - 2050
- Wave run-up - 2100
- Zone of reduced foundation capacity - present day
- Zone of reduced foundation capacity - 2050
- Zone of slope adjustment - present day
- Zone of slope adjustment - 2050
- Zone of slope adjustment - 2100
- PMF Depth (m)**
- <= 0.01
- 0.01 - 0.3
- 0.3 - 0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- 2 - 3
- 3 - 4
- > 4



Aerial Imagery: Nearmap 30/08/2023

Option 7 – Demolish existing SLSC building and re-build immediately (15m) landward

Option description - Option 7 is the demolition of existing SLSC building, replacement with a new building with its seaward facade located 15 m landward of the existing building's seaward facade. Assume minor reinstatement of the coastal dune system where the existing building is located.

Sub-options considered - No sub-options considered.



Cost - Capital cost of works assumed to be similar to that for new SLSC buildings at Long Reef and Mona Vale, reported as \$10M. This excludes design and approvals costs, the cost of deep piling.

Constraints analysis (refer attached figure)

Consistency with the PoM & Coastal Design Guidelines



Option 7 comprises 'Major works / permanent structures' and is permissible with consent under PoM. However, option not consistent with Item 11 of Master Plan 'maintain and upgrade surf club building and surrounds as required, having regard to public safety.' Relocation of the SLSC is not contemplated in the PoM. Option 7 is on land categorised for General Community Use and consistent with the objects for the land. However, the failure to preserve and re-purpose the existing heritage listed structure is not consistent with the Guidelines.

Implications for SLSC operations



Option 7 is landward of the existing SLSC and, given the location of the trees and accessways to the beach, would slightly impact response times and mobilisation of equipment to the beach. Sight lines to surf zone for both formal and casual surveillance purposes would be impacted due to the landward relocation of the SLSC.

Impacts to public open space, beach access and amenity



Option 7 does not have adverse impacts on beach access or amenity. However, it would adversely impact the existing basketball court (requiring the court to be relocated) as well as the loss of an area of public open space suitable for passive recreation.

Risk from coastal hazards



Partly within 2050 ZSA and almost entirely within 2050 ZFRC. Located between the 2050 and 2100 wave run-up hazard lines. New building would require deep piled foundations and be able to withstand design wave forces. Risk of inundation and wave forces on the new building could be managed via implementation of mitigation measures detailed for Option 2.

Risk from catchment flooding



At least half of the footprint of Option 7 is located within the PMF extent.

Impact to sub-surface utilities



Option 7 would not impact Sydney Water sewer main (or ZOI) or existing stormwater network.

Impact to car parking



Option 7 would result in the permanent loss of around 36 car spaces, which includes some accessible car spaces near the playground and SLSC building.

Heritage impacts



Option 7 would require demolition of the heritage listed building. The cost of maintaining the existing building, which is at risk of erosion, would otherwise not be justified.

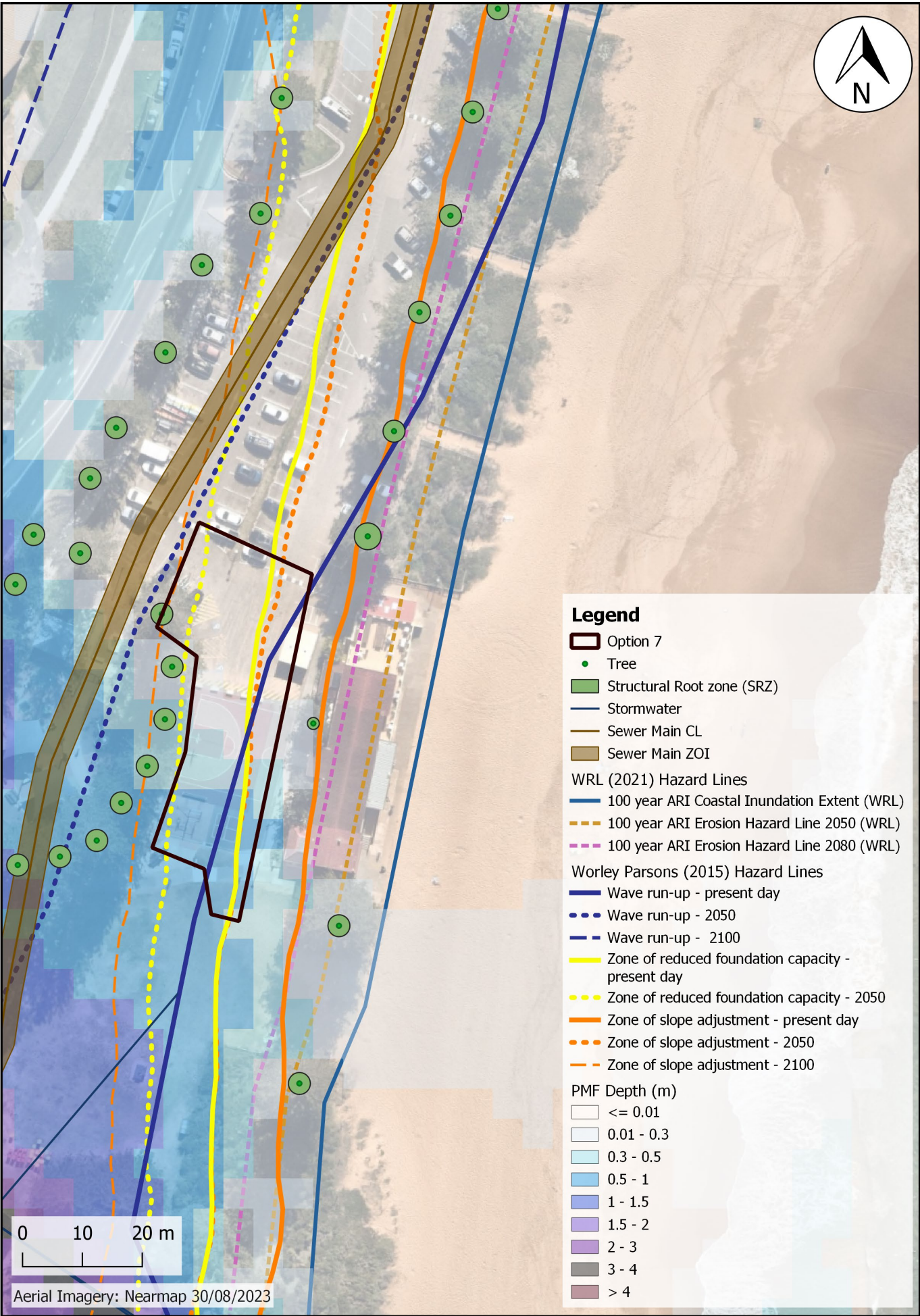
Coastal environmental impacts



The building footprint would require the removal of one tree. No dune vegetation would be lost.

Outcome of assessment

× Option 7 not recommended based on loss of heritage item and cost.



Legend

- Option 7
- Tree
- Structural Root zone (SRZ)
- Stormwater
- Sewer Main CL
- Sewer Main ZOI
- WRL (2021) Hazard Lines**
- 100 year ARI Coastal Inundation Extent (WRL)
- 100 year ARI Erosion Hazard Line 2050 (WRL)
- 100 year ARI Erosion Hazard Line 2080 (WRL)
- Worley Parsons (2015) Hazard Lines**
- Wave run-up - present day
- Wave run-up - 2050
- Wave run-up - 2100
- Zone of reduced foundation capacity - present day
- Zone of reduced foundation capacity - 2050
- Zone of slope adjustment - present day
- Zone of slope adjustment - 2050
- Zone of slope adjustment - 2100
- PMF Depth (m)**
- <= 0.01
- 0.01 - 0.3
- 0.3 - 0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- 2 - 3
- 3 - 4
- > 4

0 10 20 m

Aerial Imagery: Nearmap 30/08/2023

Option 8 – Retain existing SLSC building and construct new SLSC building immediately (15m) landward

Option description - Option 8 provides for a new building with its seaward facade located 15 m landward of the existing building's seaward facade. While the existing building would be retained, it is assumed that the functions of the SLSC would transfer to the new building.

Sub-options considered - No sub-options considered.



Cost - Capital cost of works assumed to be similar to that for new SLSC buildings at Long Reef and Mona Vale, reported as \$10M. This excludes design and approvals costs, the cost of deep piling. Additionally, there would be the ongoing cost associated with the up-keep of the existing SLSC building within the requirements of its heritage listing (for example, costs of potential modification/fit out for adaptive reuse of the building).

Constraints analysis (refer attached figure)

Consistency with the PoM & Coastal Design Guidelines



Option 8 comprises 'Major works / permanent structures' and is permissible with consent under PoM. However, option not consistent with Item 11 of Master Plan 'maintain and upgrade surf club building and surrounds as required, having regard to public safety.' Relocation of the SLSC is not contemplated in the PoM. Option 8 is on land categorised for General Community Use (green area) and consistent with the objects for the land.

Implications for SLSC operations



Option 8 is landward of the existing SLSC, but it is assumed the movement of necessary equipment to the beach could be undertaken around the existing building and trees, resulting in an increase in emergency response times. Given the retention of the existing building, there would be no direct sight lines to the surf zone for surveillance purposes from the new building.

Impacts to public open space, beach access and amenity



Option 8 does not have adverse impacts on beach access or amenity. However, it would adversely impact the existing basketball court (requiring the court to be relocated) as well as the loss of an area of public open space suitable for passive recreation.

Risk from coastal hazards



Partly within 2050 ZSA and almost entirely within 2050 ZFRC. Located between the 2050 and 2100 wave run-up hazard lines. New building would require deep piled foundations and be able to withstand design wave forces. Risk of inundation and wave forces on the new building could be managed via implementation of mitigation measures detailed for Option 2. It is assumed the existing building, which is on conventional footings, would be lost or damaged during a design erosion event.

Risk from catchment flooding



At least half of the footprint of Option 8 is located within the PMF extent.

Impact to sub-surface utilities



Option 8 would not impact Sydney Water sewer main (or ZOI) or existing stormwater network.

Impact to car parking



Option 8 would result in the permanent loss of around 36 car spaces, including accessible car spaces located near the playground with potential further impact arising from the relocation of the basketball court.

Heritage impacts



Whilst views of the existing building from Bert Payne Reserve and the street would be obstructed by the new building, Option 8 would provide for the adaptive reuse of the existing building, which is a positive heritage outcome. However, the existing building would remain at risk of erosion and potentially undermined in a coastal erosion event, with associated impact on the significance of the building (particularly the eastern façade). This would render the benefit of this option as temporary only, and the lifespan of the building would be unknown.

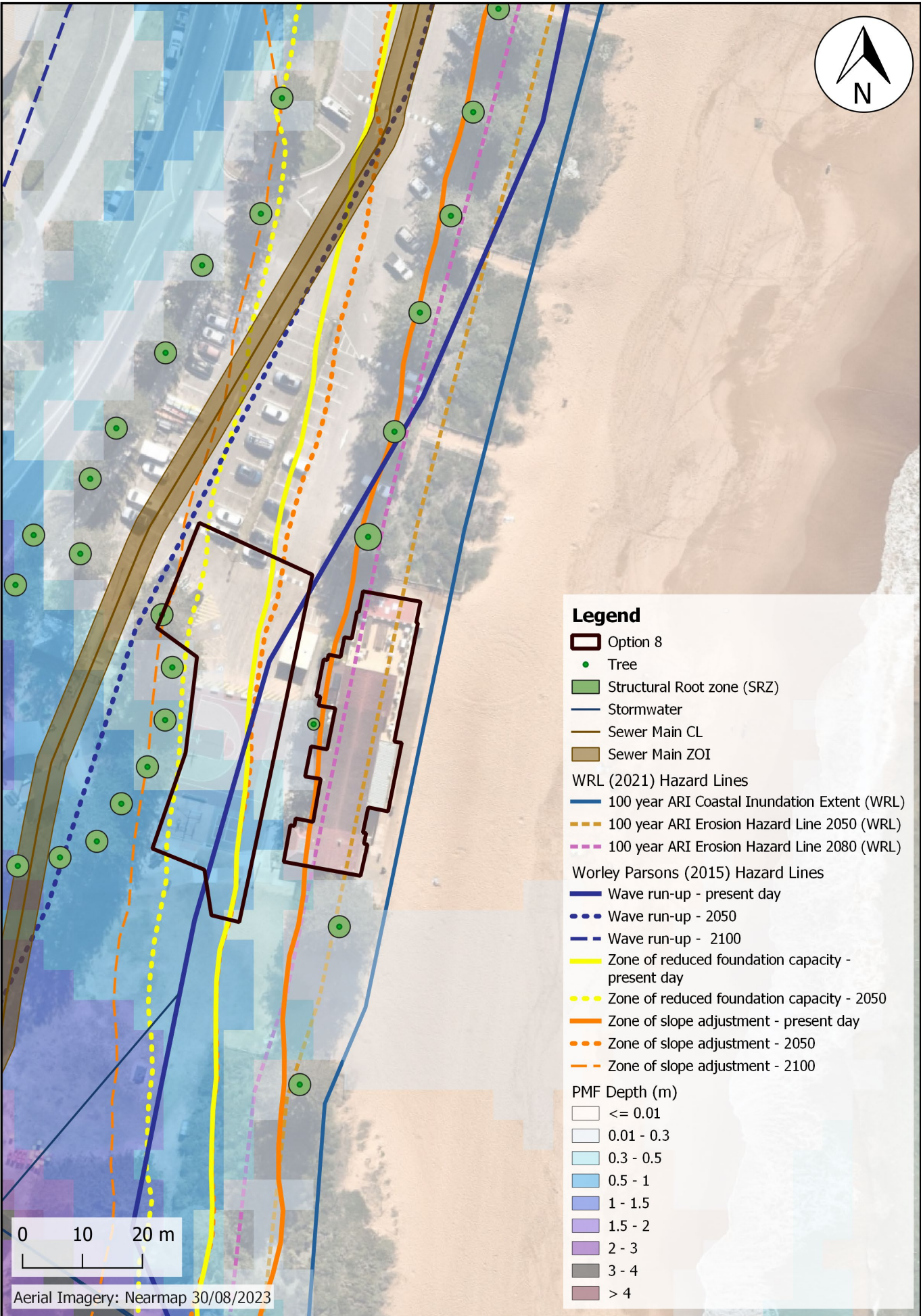
Coastal environmental impacts



The building footprint would require the removal of one tree. No dune vegetation would be lost.

Outcome of assessment

× Option 8 not recommended based on impact on SLSC operations and cost.



Legend

- Option 8
- Tree
- Structural Root zone (SRZ)
- Stormwater
- Sewer Main CL
- Sewer Main ZOI
- WRL (2021) Hazard Lines**
- 100 year ARI Coastal Inundation Extent (WRL)
- 100 year ARI Erosion Hazard Line 2050 (WRL)
- 100 year ARI Erosion Hazard Line 2080 (WRL)
- Worley Parsons (2015) Hazard Lines**
- Wave run-up - present day
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- Wave run-up - 2100
- Zone of reduced foundation capacity - present day
- Zone of reduced foundation capacity - 2050
- Zone of slope adjustment - present day
- Zone of slope adjustment - 2050
- Zone of slope adjustment - 2100
- PMF Depth (m)**
- ≤ 0.01
- 0.01 - 0.3
- 0.3 - 0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- 2 - 3
- 3 - 4
- > 4

0 10 20 m

Aerial Imagery: Nearmap 30/08/2023



Appendix H

Sight Lines Analyses for Options 5
and 6

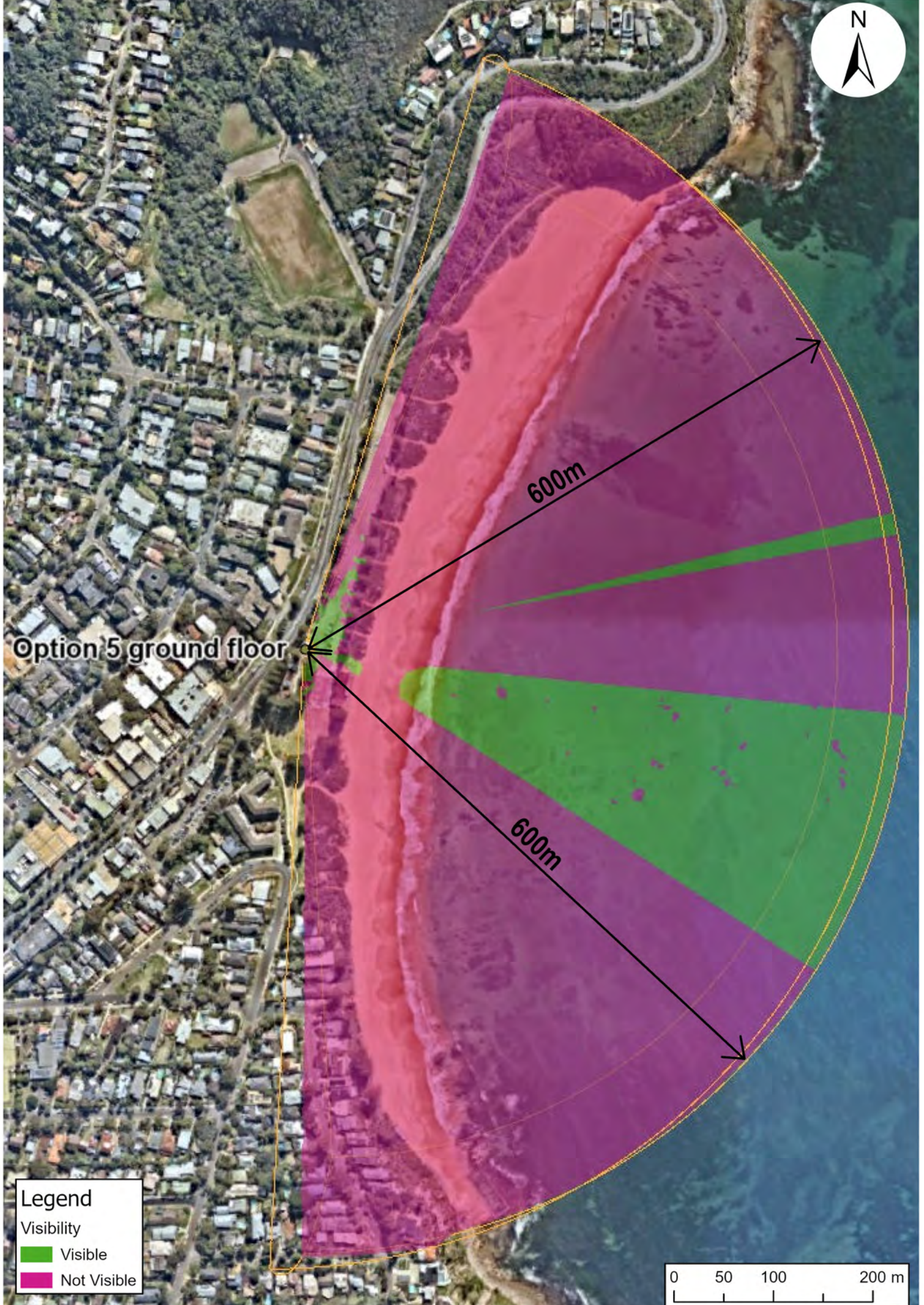
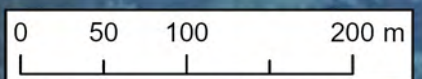


Option 5 ground floor

600m

600m

Legend
Visibility
Visible
Not Visible




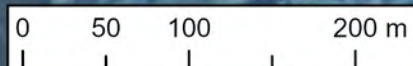


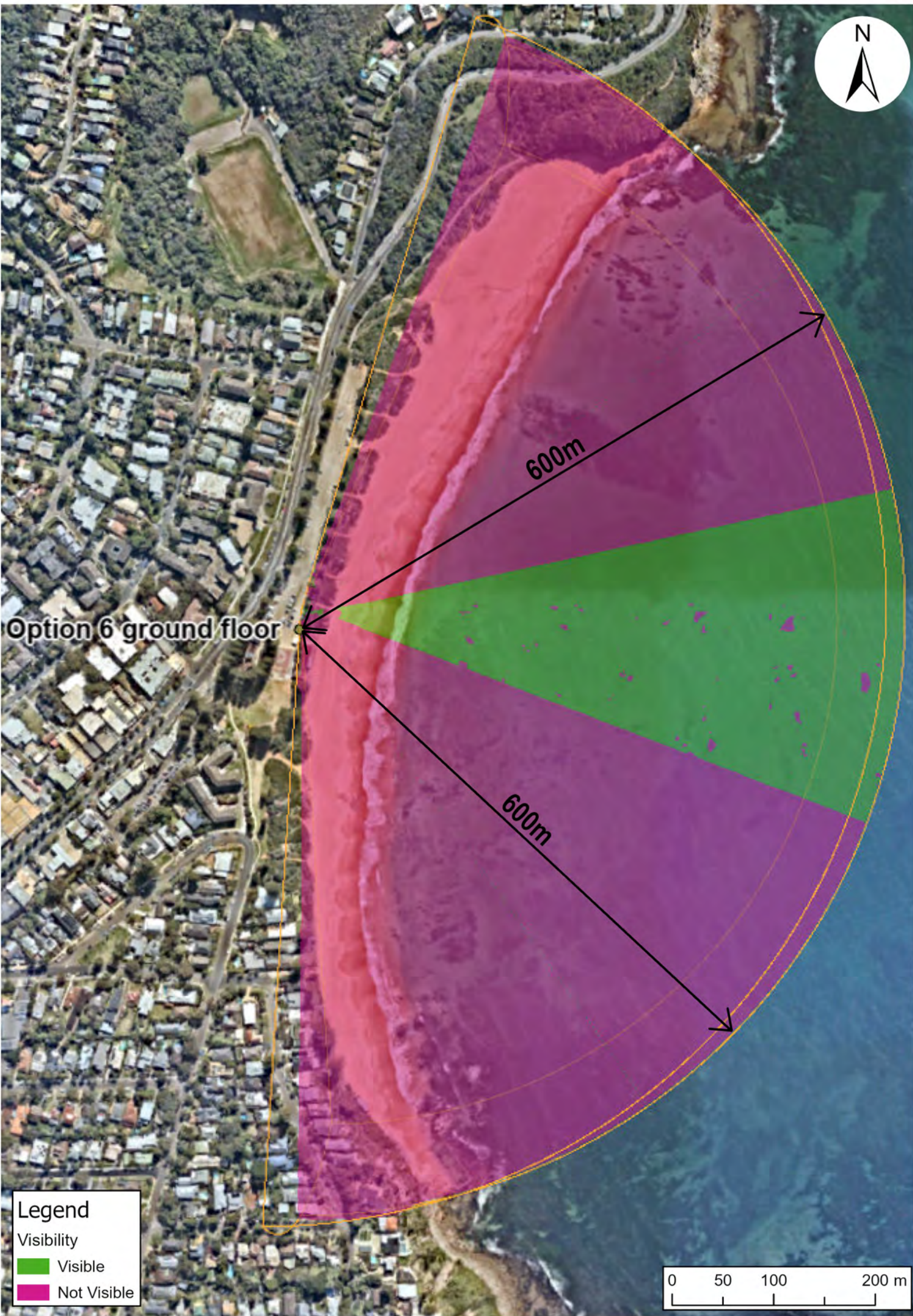
Legend

Visibility

 Visible

 Not Visible





Option 6 ground floor

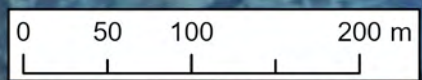
600m

600m

Legend

Visibility

- Visible
- Not Visible





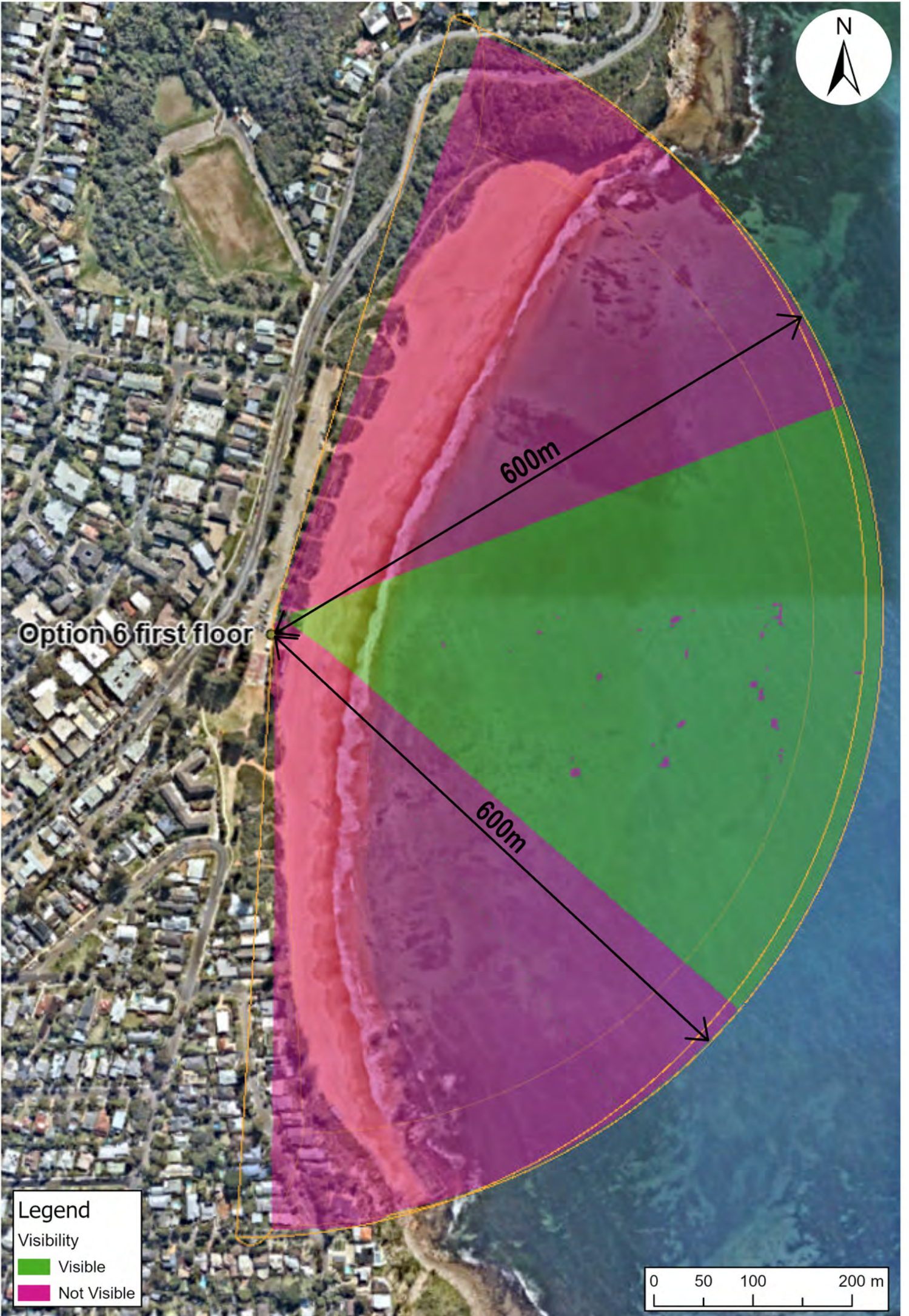
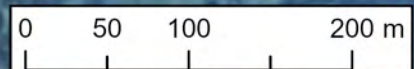
Option 6 first floor

600m

600m

Legend
Visibility

- Visible
- Not Visible





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