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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 29/12/2022 4:10:15 PM  
**To:** DA Submission Mailbox  
**Subject:** TRIMMED: Online Submission

29/12/2022

MR Stephen Middleton  
119 - 119 Grandview DR  
NEWPORT NSW 2106  
[REDACTED]

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

Dear Stephen

On behalf of the club board, I wish all our members and their families a safe and happy Christmas. We look forward to seeing you on and around the beach during the holidays.

Development Update

Following the disappointing news that the Development Application (DA) for the proposed clubhouse renovation was refused by the Sydney North Planning Panel (SNPP), our Club's building committee has been working hard with the Northern Beaches Council (NBC) to reach a sensible outcome.

The Council has commenced the process of requesting the SNPP to review their determination. The process includes the Council advertising the DA Review package comprising the latest reports and analysis that clearly show the renovation plans are the best and only way to ensure the Clubhouse's long-term survival.

Council is calling for submissions from the public and interested parties on the DA Review package. The request for submissions commenced on Monday, 5th December 2022 and will continue until Tuesday, 17th January 2023.

Details of the review and all the associated documents are now available on the Council's website (refer to links below). We strongly encourage all members to make a submission to support the approval of the Clubhouse renovations DA.

We must get as many positive submissions as possible during this review to show that the SNPP's decision to abandon the current proposal was unsound. Please use the link below to look at the relevant documents and make your submission.

Thanks in advance for your support.

To assist your submission, we have provided reasons why the Club's DA proposal should be supported, and the SNPP's flawed refusal should be overturned. Please feel free to adopt some of these points of merit should you agree they are relevant to the Club's DA initiative:

I disagree with the SNPP's refusal of the Newport SLSC's Club Renovations DA and support the Newport Surf Life Saving Club's proposed Clubhouse renovations for the following reasons:

- NBC, as the elected Council, has fully supported and sponsored the Newport SLSC's Club Renovations DA on behalf of the wider community and the surf club. As a local resident/community member, we object to the SNPP usurping the Council's responsibility to reasonably maintain critical community assets.
- The decision to deny the Council the ability to install coastal protection works in front of the existing heritage-listed Newport SLSC Clubhouse will result in the ultimate potential destruction of this vital community asset and the traditional home of the Newport Surf Club since the 1930s.

- The DA proposal incorporates necessary coast engineering protection measures for the existing Clubhouse, which must be undertaken as a priority to avoid the potential for significant damage or the possible destruction of our Clubhouse due to a significant storm event. These coast protection works are essential to maintain public safety and are required regardless of whether the Clubhouse is renovated and should be undertaken as soon as practically possible.
- The SNPP's proposition that the Clubhouse can be relocated to another location is ill-founded and not based on sound technical or engineering facts. The reports prepared by the Council's expert consultants as part of the DA review package clearly demonstrate that any such relocation of the Club's facilities cannot be accommodated due to a range of environmental and physical constraints, not to mention the potential loss of public parkland or parking resulting from a relocated building footprint.
- The SNP's proposition that the Clubhouse can be relocated to another location is devoid of common sense and creates a dangerous precedent for the beachgoing public.
- Any relocation of the existing Clubhouse (even if feasible) would severely hinder the Newport Surf Club's ability to undertake its emergency services operations. Beach safety surveillance and the Club's ability to rapidly deploy emergency rescue craft during a rescue event would be dangerously compromised.
- Any relocation of the public amenities and change rooms that form part of the Clubhouse complex away from their logical beachside location would create further safety and inconvenience issues for the beach going public. Imagine young kids or elderly/disabled citizens having to traverse a busy carpark to gain access to remotely located amenities.
- Due to its age and haphazardly planned nature, several pedestrian and user conflicts have evolved, creating a range of work health & safety risks to the Club's members and the public. The proposed renovation and rationalisation of the Club's facilities create the opportunity to adequately address WHS issues associated with the ageing building and bring it into line with current-day compliance and safety standards.
- The existing clubhouse building is not Disability Discrimination Act (DDA) compliant. Many areas within the existing building are not accessible due to floor-level changes that prohibit equitable access. Additionally, the existing lift access to the building is very poorly located, and the Club/Council have had ongoing issues with the existing lift's operation and maintenance. The proposed renovation and rationalisation of the Club's facilities create the opportunity to adequately address non-compliant disabled and equitable access aspects of the existing Clubhouse and bring the building up to modern-day accessibility compliance standards.
- 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.
- The existing clubhouse has evolved organically over the last 90-odd years without a rational master plan. This has resulted in the current building being dysfunctional and inefficient in several areas and this restricts and often hampers the Club's operations.
- The existing clubhouse is used for a variety of community and broader SLS Branch uses in addition to servicing the Club's Life Saving needs. The inability of the existing building to cater for several different activities at any one time severely restricts the operations of the Club and other community/SLS Branch groups wishing to utilise the Clubhouse.
- The proposed Clubhouse renovations will provide the following benefits:
  - Extra storage is desperately needed to facilitate Surf Life Saving Patrol uses, SLS training purposes and SLS Competition purposes.
  - Upgraded Clubhouse facilities to bring them into line with current WH&S standards.
  - Address current beachgoer/club operation pedestrian conflict points.
  - Improved and upgraded 1st Aid Room and Council Lifeguard facilities.
  - Improved facilities for the Club's Nipper programme, which caters for between 350 and 400 Nippers and their families each year:
  - Improved training facilities for the Club's Bronze Medallion and Surf Rescue Certificate (SRC)

training programme, which caters for the training of between 50-100 Bronze Medallion and SRC trainees each year.

- Improved disabled access and lift provisions to cater for disabled and non-ambulant patrons and visitors (including removing internal floor level changes that currently restrict the terrace's use for non-ambulant patrons).
- Improved and upgraded public amenities facilities with increased female facilities for both public and club patrons.
- Improved club entry arrangement, which reinstates the original Clubhouse's main entry and circulation spine at the existing main Clubhouse entry.
- Improved hall and club room spaces which enable areas to be utilised concurrently and open more Clubhouse areas for potential broader community uses.
- The creation of a landscaped forecourt area to the main clubhouse entry provides the opportunity for a much-needed Newport Youth Space initiative within Bert Payne Park, currently being reviewed by Council.