
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

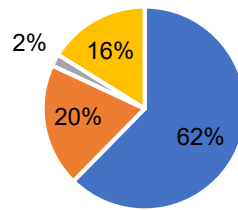
 Feedback themes	Overall support	Café/restaurant
	Facilities improvement	Safety/accessibility
	Heritage	Seawall
	Architectural design	Growth
	Community usage	

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.



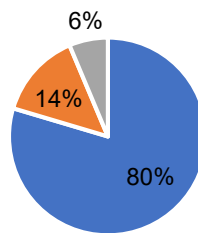
Q1: Overall do you support the proposed extension concept plan?



- 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

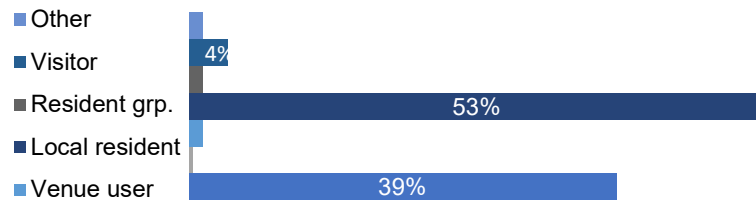
Meetings: 2

Attendance: 8

1.3. Who responded⁴



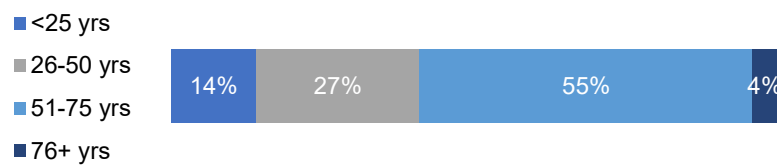
Community
segments



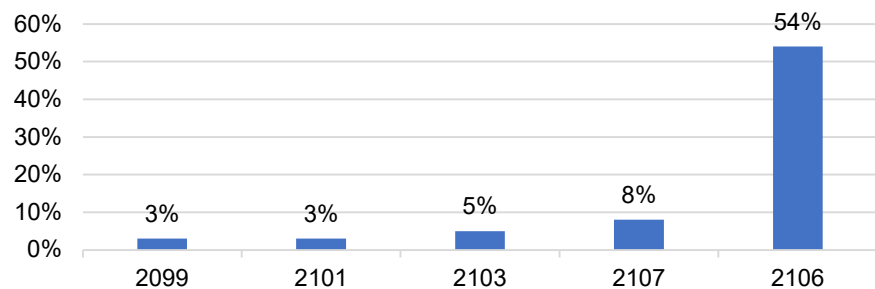
Gender



Age group(s)



Postcodes⁵



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</p> <p>(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 unsupportive 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	<p><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></p> <p><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></p> <p><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></p>
	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	<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> <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>
	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	<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>

Theme		Verbatim
		<i>the community of Newport will bring great benefits to the community as a whole. In order to continue to provide quality surf education and awareness the training rooms would be a great addition to the club".</i>
	87	<i>"- I love the look of the new lounge terrace area. - sorely needed extra storage . It will also be great to get rid of the containers - upgrades to lift and disabled access - currently quite poor - upgrades to 1st aid room and council lifeguards facilities - upgrades to downstairs members bathrooms which are quite poor at present. -improved training area for Nippers, bronze medallion and SRC - much needed ability to use facilities for more than 1 thing at a time - youth space is a good idea".</i>
	88	<i>"As a Life Member of the club I know there is an urgent need for more space for storage & general operations".</i>
	89	<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>
	90	<i>"Improved and upgraded 1st Aid Room and Council Lifeguard facilities".</i>
	91	<i>"Improved facilities for the Club's Nippers programme which caters for between 350 and 400 Nippers and their families each year".</i>
	92	<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>
	93	<i>"Improved public amenities facilities with increased female facilities for both Public and Club patrons".</i>
	94	<i>"Improved Club Entry arrangement which reinstates the original Clubhouse's main entry and circulation spine at the existing main Clubhouse entry".</i>
	95	<i>"The Clubhouse facilities are outdated and cramped and an upgrade of the Club's facilities is well overdue".</i>
	96	<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>
	97	<i>"Providing all required elements for the public and club for the future".</i>
	98	<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>

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
		<ul style="list-style-type: none"> + Dedicated facilities for community education and training (including for SLS) + Integrates with Council's proposed youth area and the other parts of the adjacent Bert Payne Park and foreshore
	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	<ul style="list-style-type: none"> "Improved and extra open space storage facilitated for Surf Life Saving Patrol uses and SLS training purposes Improved facilities for the Club's Nippers programme Improved training facilities for the Club's Bronze Medallion and Surf Rescue Certificate (SRC) the backbone of all SLSC membership Improvements to 1st aid and council life guard facilities".
	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 numerous 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>
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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	"But I want to see the original facade continued".
	265	"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".
	266	"The upstairs toilets replace the highly significant (heritage) hall".
Architectural Design Supportive	267	"The plan looks great and it looks like the building will benefit from the removal of the existing warren-like walls and doors".
	268	"much better layout with grouping of facilities, will make a massive improvement to access in and around the club for members and non members".
	269	"Love the balcony section south end".
	270	<p>"- Extent of which the original club house has been maintained (colour scheme, window treatments, detailing etc);</p> <p>- As pictured it still maintains a strong community feel in comparison to Avalon surf club for example;</p> <p>- Considered design elements that cater for peak periods of use of the facilities (Sunday Nippers, Club Events".</p>
	271	"The low profile nature of the extension".
	272	"It seems reasonably well designed".
	273	"East elevation looks well done".
	274	"Appreciate views across the Club have been considered".
	275	"The large terrace , much deserved upgraded facilities for our champion surf lifesavers".
	276	"The design looks good and works well with the existing building, the upgrade will vastly improve the overall look of the surf club".
	277	"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!!!!".
	278	"has a human scale and isn't brutal like the Avalon one".
	279	"The size of the extension".
	280	"Newport Beach surf club has long been overdue for an appraisal by professional architects. The concept drawings look fantastic and

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	<i>"- the new extension looks out of place with the existing building and a bit ugly in my opinion - I'm concerned that the northern wall will appear to be an blank canvas for graffiti vandals - 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. - 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. - 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. - 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.</p> <p>It's an ugly land grab - public spaces reduced and reserved for those who can pay!</p> <p>As for the sheer lunacy of building in the foredune which requires the protection of a seawall? ?</p> <p>Climate change, anyone?</p> <p>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 theses 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	<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. 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>
	386	<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>
	387	<i>"Start again Involve the community. Surf clubs designing their own buildings?? Ridiculous, undemocratic and short-sighted".</i>
	388	<i>"The building extension is ugly and intrusive".</i>
	389	<i>"The shop/BBQ area is disconnected from the other main workings of the club".</i>
	390	<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>
	391	<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>
	392	<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>
Café/Restaurant	393	<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>
Support for inclusion	394	<i>"There is lack of cafe facilities that would create more community gatherings and events".</i>
	395	<i>"Perhaps a coffee shop similar to the one at Avalon Surf Club".</i>
	396	<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>

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 grab 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 the 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	<i>"I don't think it is needed and will negatively impact the local coastline and community".</i>
	631	<i>"I basically object to the renovation. The only item I like is the opening up of the entrance".</i>
	632	<i>"Nothing it will be an eye sore. Sea wall have been proven not to work".</i>
	633	<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>
	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	<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>

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 public 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 separate 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> <p>- do the plans include improving the roof as the roof presently is a mismatch of different tiles ?</p> <p>- a cafe would have been nice .</p> <p>- 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”.</p>
	673	“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?”.
	674	“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”.
	675	“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”.
	676	“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”.
	677	“Why do council build and extend club houses for rich surf clubs, but not cater for local football clubs?”.
	678	“I also think the building colour (currently yellow) could be painted a light whiteish beige or grey to keep up with modern times”.
	679	“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”.
	680	“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”.
	681	“How long it has tAken to get to this point”.
	682	“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

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>
What is the heritage listing category of the club?	<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>
Were the indigenous community or organisations consulted about the project?	<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>
Design	
Why was a working group not involved similar to the Mona Vale SLSC project?	<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>
Does the proposal include for the upgrade of the existing roof tiles?	<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?	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.
Why is there no storage for lifeguard equipment?	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.
Gym	
Will there be a dedicated gym facility in the building?	A gym is included in the proposed design and is shown as part of the shared training room space on level one.
Accessibility	
Where is the storage for beach wheelchairs?	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.
Why is a lift installed that is challenging to maintain in a beach environment?	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.
Café/restaurant	
Can the project include the provision of a restaurant or café space?	The building extension and refurbishment proposal does not include the establishment of a commercial operation within the building.

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.



NSW volunteers

	 <p>surfrider</p> <p>2,022 posts 194k followers 1,157 following</p> <p>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</p>	Global
volunteers	 <p>otishopecarey</p> <p>1,052 posts 48.5k followers 1,754 following</p> <p>Otis Hope Carey [TOI] Proud Gumbaynggin / Bundjalung Man Management Surf - fourpgin@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...</p>	Indigenous
surfer	 <p>seedmob</p> <p>361 posts 23.1k followers 272 following</p> <p>Seed Mob Building a movement of Aboriginal and Torres Strait Islander young people for Climate Justice seedmob.org.au/climatejusticefund</p>	Australian
Indigenous volunteers	 <p>whiteribbonaust</p> <p>798 posts 20.4k followers 127 following</p> <p>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</p>	Australia social
movement	 <p>samjbloom</p> <p>642 posts 16.8k followers 737 following</p> <p>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/YJNPc</p>	Newport
individual		



alannasmitdesigns


[Message](#)
[Follow](#)
[More](#)

1,470 posts
15.4k followers
5,383 following

A L A N N A S M I T
 Coveite @cove_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



slsnsw

[Follow](#)
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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/slsnsw

NSW volunteers



surfrideraus

[Follow](#)
[More](#)

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](#)
[Follow](#)
[More](#)

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/surfersforclimate

Aust. volunteers



marinerescuensw

[Follow](#)
[More](#)

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.mrnsww.com.au

NSW volunteers



newportkinghornacademy

[Follow](#)
[More](#)

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 + ...

392 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]

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.