



Meeting Notes - Mona Vale Surf Life Saving Club Working Group – 6 November 2017

Dee Why Civic Centre, Flannel Flower Room, 6-8pm

Present: Campbell Pfeiffer – Executive Manager Property – Northern Beaches Council
Donald Gibson – Manager, Building Assets Planning, Design and Delivery
Bernard Koon – Senior Project Officer – Northern Beaches Council
Adrian Turnbull – Manager Coast & Catchments – Northern Beaches Council
Lisa Trewin – Community Engagement Officer – Northern Beaches Council
Vish Kunjur – Architect Warren & Mahoney
Thomas Hansen - Architect Warren & Mahoney
Andrew Walsh – Graduate Warren & Mahoney

Working Group Members representing the following groups:

- Mona Vale Surf Life Saving Club – Executive
- Board Rider Group
- Local Residents
- Local Business
- Architects – Warren and Mahoney

Apologies:

Representatives – Key User Hirer

Meeting commenced: 6.05pm

The meeting was opened by Lisa Trewin, who introduced Council's subject matter expert on dune management, Mr Adrian Turnbull and architects from Warren & Mahoney, Vish, Thomas and Andrew.

Mr Pfeiffer addressed the agenda outline and invited guest, Mr Adrian Turnbull to briefly talk about dune management at Mona Vale and across the Northern Beaches.

Mr Turnbull discussed the following:

- Council's focus on dune management and challenges faced.
- Examples of good and bad dune systems such as erosion at Collaroy during the June 2106 East Coast Low and subsequent issues with public / private protection works and sand accreting at Freshwater.
- Consideration of hazard lines and the built form.
- The importance of maintaining ecological space and dune vegetation.
- Council needs to work in accordance with State Government coastal management guidelines, and noted that specific caveats have been placed on grant funding in response to previous works undertaken on dunes at Mona Vale.
- The State Government legislation (Coastal Management Act) is due to come into force soon, along with the release of accompanying guidelines, and may be tabled as part of the Coastal Council Conference that is taking place week commencing 13 November, 2017.

A number of questions were raised regarding the potential relocation and future works to the dune system and Mr Turnbull advised as follows:

- Council is not currently planning to undertake works on the dune system
- Council needs to follow the required Coastal Management Program process (which also enables opportunity for grant funding) with regards to relocating the access way, and be mindful of the time required to re-establish dune vegetation



- Dune works can be done but it takes time and needs to be addressed as management across the entire Northern Beaches dune systems as opposed to a standalone project
- Council staff are already working on a project of dune assessment across the LGA to inform ongoing management actions, which will then be undertaken in consultation with stakeholders

6.25pm – Mr Turnbull left the meeting.

A brief update from the last meeting was provided by Ms Trewin, who also opened to the floor for feedback or questions from community networks via the Working Group members. There were no further comments or feedback from the working group.

The matter of the caretaker premises in the new building was then raised and discussed as follows:

- Mr Pfeiffer advised that a caretaker premises is not in accordance with the guidelines by the NSW Government Department of Primary Industries. Council policies will be brought in line with government policy and it was important to have continuity.
- The club noted the value of the caretaker's contribution to the upkeep and maintenance of the club and provision of security and the value of having 'eyes on site'.
- Surf Club expressed disappointment that the issue was not tabled for discussion earlier in the working group process. It was agreed that the SLSC Executive meet with Council to address the issue.

6.35pm Working group broke for a light meal

6.40pm Presentation by Warren & Mahoney (W&M)

Vish Kunjur (W&M) commenced the presentation on the latest concept options and then handed over to Thomas Hansen to present the details of three concept options.

Option 1

Key changes were:

- taking out the 'breezeway' corridor from east to west, yet including pedestrian access via the building with two-way access in the area near the public amenities and through the storage area.
- incorporating a wash-down bay in front of the storage area
- building in a threshold for pedestrian traffic
- incorporating back-of-house functions at the back of the building
- increasing the step back at the lower level to increase shade

Option 2

The changes incorporated in this option were much the same. Key differences are:

- two separate forms on level 1 instead of three from option 1

Option 3

Key points on this option being:

- single continuous form on level 1, angled on the northern side
- elongated ground floor
- functionally the same as options one and two
- reduction of internal area upstairs and increased outside balcony space



The key points are:

Option 1	Option 2	Option 3
<p>Preferred option. Inclusion of a wash-down bay. Public amenities included as part of the building. Potential to reduce in size. Functional and iconic building form. Manageable cantilevered area.</p>	<p>Much the same as Option 1 at ground level. Level 1 combines the 2 functions of members and function area into 1 form. The area upstairs can be reduced, but not as connected to functional areas on the ground floor – hence this affects the ability to reduce the entire scale of the building. Very large cantilever area.</p>	<p>1700sq. Less storage. Does not address pedestrian issues. Does not reduce the area of the building (which is needed) Circulation on the upper floors is outside. Very large cantilever area.</p>

The areas that had been amended following feedback from the previous session were:

- removal of breezeway / tunnel entrance
- the high north/south pedestrian movement and clashes with club activities
- public amenities
- sand dunes
- wash down area
- the need to reduce floor space area

Other details presented on the preferred option included:

- interaction of the building with the site
- site lines and angles
- interaction of users with the building
- the use of different floor finishes to delineate spaces and directing pedestrian flow
- minimise security issues with lighting and adjusting sight lines
- potential reduction in areas to public and club amenities
- the building's exterior facade such as concrete, textured concrete, timber and glass
- materials with low maintenance requirements and to blend with the natural environment

The group further discussed the following items.

Cafe:

- ability for the outdoor space to be enclosed to provide protection from the elements as the cafe remains busy even in bad weather.
- the architect requested information on the current cafe arrangement, storage and equipment
- shading for the cafe to be addressed by the building form

Function/Member's Lounge:

- ability to be easily combined with the members lounge
- increase the 'throat' between these two spaces to facilitate and cater for larger functions

Restaurant:

- the provision of a separate access to the restaurant was raised
- it was agreed that patrons will use the lobby entrance for access
- the size of the kitchen is to be confirmed, potentially to suit five staff members

Watchtower:

- importance of sight lines to the north and south
- ability to view the pool easily
- access from the ground floor up the stairs
- needs to be comfortable indoors in bad weather and an outdoor space



- the size can be reduced to 10m2

Lifeguard/Patrol Rooms:

- to be separate spaces
- fit out to include a kitchenette and bench cupboard to the rear wall and bench on the front wall

Amenities:

- potential to reduce the size of the public amenities but needs to cater for the users of the park, beach and walkers
- provision of privacy in club's amenities/change for children and families, layout to be reviewed by architect
- a question regarding the two access points for the public toilets was raised and W&M advised that it was the case for other surf club buildings

Gym:

- the space is unlikely to be reduced
- the club to provide the equipment list to test fit the allocated space

Other feedback & comments:

- the Local Resident Representative noted that the preferred option was beautiful
- the commercial operation would benefit from individual entry, independent of surf club traffic
- design is excellent
- suggestion for the garbage bin to be located at the southern end
- the entrance way can be a focal point to display the club's heritage
- the south entry an operational area where as the north entry is formal
- the design did not address the park, the scope of the brief required that there be no distinct back and front of the building and with the roofline design and back of house functions at the back of the building – this would not address that aspect of the brief
- concerns about buildability and costs, the extent of glass facades and the roof form is likely to require significant box gutters, hence potential future maintenance issues
- the group was supportive for the preferred Option 1 and to proceed on that basis

Ms Trewin and Thomas Hansen from W&M led an activity to clarify functional spaces to confirm the areas the group would consider compromising on space to meet the required build size of 1400sq.

The activity outcomes together with discussion points captured during this exercise are listed in the Appendix A.

Next steps:

- providing additional feedback to the architects as outlined during the meeting
- W&M to amend and finalise the concept plan for review and approval
- preparing a feasibility report and business case to Council for consideration
- all working group members will be issued a copy of the draft concept design and notified of the Council meeting outcome
- the working group to meet for the presentation of the concept plans by the architect prior to the second stage of engagement and lodgement of the development application.

Meeting closed at 8.25pm



Activity

Functional Location and Space

Working through the list of functional areas for the preferred option – the following areas were identified as being areas that could potentially be reduced and that had some element of discussion around them:

Ground Floor Functional Area	Opportunity to reduce space Yes / No	Comments
Café / Kitchen / Bin Room /Deck		To be confirmed. Access from carpark to bins is important. Shading needs to be considered Café/ Council to confirm current space
SLSC Members Amenities	Yes	Reduce W&M to check with building Code Requirement of privacy option for showers / changing facilities
SLSC First Aid Room		Needs revision / Location is OK
SLSC Patrol		Needs revision
SLSC Office Admin	Yes	12-16sq. Possibility to reduce
SLSC – Life Saving Equipment Store	No reduction	267 – requirement to stack vertically – to replicate Avalon SLSC storage height would accommodate this
SLSC – Board Riders Store	Yes	Can compromise on reduction of space. It is noted that the current equipment inventory was sent to W&M a day after the meeting.
Public Amenities – male and female	Yes	Potential reduction, however the size should be based on expected usage.
Nippers Canteen	No	Stay as is
Nippers Shop / Store	No	Stay as is
Gym	Unlikely	Potential to reduce – based on equipment needed in the space – MV SLSC to provide detail on what equipment is required in that space.



First Floor Functional Area	Opportunity to reduce space Yes / No	Comments
Members Lounge	No	Leave as is
Watch Tower	Yes	Required space to fit 2-3 people – Suggested that Council provide square metre space for other Council lifeguard towers.

Discussion Points

The following discussion points and actions were noted during the working group session.

- Café – need to identify current space and functions. Current storage space at the café is not sufficient – and is too small.
- Café – to supply a list of equipment that is needed in the café – i.e. fridges / freezers to assist in calculating required space
- SLSC Amenities. How many for women and how many for men? MV SLSC to advise Council.
- Suggestion raised to provide a 'cubicle' type arrangement in the club amenities
- Suggestion raised on flipping the location of the members' kitchen with the meeting room on level one.
- Opportunity to reduce/remove the garden bed between the members' lounge and function room, thus for larger functions
- Security is important – it is good that there are not too many entrances
- Suggestion to include extra lighting on overhang areas to deter youth from congregating in shadowed spaces
- Traffic Flow – North to South