



NEWPORT SURF LIFE SAVING CLUB BUILDING EXTENSION

WHAT WE HEARD

SEPTEMBER 2017



Background

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

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

Community Engagement Methodology

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

The engagement arranged by Council consisted of:

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

Engagement opportunities were notified as follows:

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

Community Engagement Results

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

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

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

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

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

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

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

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

Summary

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

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

Below is a high level summary of the feedback received.

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

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