

Lionel Watts Western Clubhouse and Amenities Upgrade – Glen Street Open Space Masterplan

Community Engagement Report – April 2019

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1. Background

Northern Beaches Council is proposing to upgrade the western clubhouse and amenities building at Lionel Watts Oval. The upgrade is in keeping with the recently adopted [Glen Street Open Space Masterplan](#)¹ and proposes to incorporate:

- an additional set of change room facilities
- additional storage for the existing club users to accommodate future expansion.
- minor refurbishment / upgrades of the existing amenities and change rooms.
- an upper level viewing platform for visitors to view the games
- additional pathways around the building.

The concept design was publicly exhibited between 28 February 2019 and 31 March 2019 with a total of 11 submissions received.

2. Engagement Objective

The objective of the engagement was to understand the level of support from the local community, site users and key stakeholders for the draft concept design of the western clubhouse and amenities building.

3. Engagement Approach

The engagement provided opportunities for the community to comment both online and in writing via email. On site signage was also erected around the Lionel Watts Reserve to ensure the local community and facility users were aware of the proposal and how to comment.

Council sought to understand the level of support and to hear any concerns on the draft concept design. Comment were accepted via an online comment form and in writing.

¹ <https://yoursay.northernbeaches.nsw.gov.au/27098/documents/77897>

Engagement activities included:

Stakeholder management

Northern Beaches Council staff spoke reserve users, external sports club users and internal stakeholders to understand their needs, these included:

- Wakehurst Football Club
- Forest Australian Football Club
- Wakehurst Redbacks Cricket
- Glen Street Theatre Council's Parks and Recreation Department
- Council's Property (Facilities) Department
- Council's Community Centres Department

Online

The Northern Beaches Council website and Your Say project page² provided the community with access to published documents including the concept design, frequently asked questions and an online comment form.

Promotional strategy

To ensure broad community awareness and promote opportunities to comment on the project during the exhibition period, notification was delivered through the following channels:

- Email to stakeholder list (via Community Engagement Register)
- On site signage at Lionel Watts Reserve
- Online:
 - via Council's website (northernbeaches.nsw.gov.au)
 - Your Say project page:
(<https://yoursay.northernbeaches.nsw.gov.au/GlenStreetMP>).

Notifications promoted the project as open for comment and provided information on how the community could provide feedback (see Appendix II).

4. Key Findings

During the 31 day engagement period 10 comments were received via Council's Your Say project page and one written comment by email.

An in person meeting was held with the end users of the facility (sports clubs) to discuss the proposed concept. The Clubs' responses were constructive in nature and similar in theme to those comments received by the community, detailed below. Additional comments from the sports clubs included re-orientation of the building and suggested layout changes to reflect their use and experience of the facility.

Responses indicated overall support for the design as it currently stands.

- All comments except one felt that changes were required to the concept.
- Themes arising included:
 - safety/lighting concern - design may encourage loitering after dark
 - restricted access to viewing platform while not in use
 - footpath accessibility - consideration be given for the building and surrounding grounds.
 - inclusion of shower and toilet amenities³.

² <https://yoursay.northernbeaches.nsw.gov.au/GlenStreetMP>

³ Although the drawings did not illustrate shower and toilets in the change rooms, the proposal does include shower and toilet facilities in the change rooms to meet the AFL guidelines.

A representative selection of the comments have been attached in Appendix I.

5. Evaluation and next steps

Comments will be reviewed, considered and, where possible, incorporated into the final design prior to proceeding to tender with the finalised plans.

Appendix I

Community comments

*The comments below are a snapshot of those received during the engagement process and not the full list of comments.

Community Comment
I'm a little concerned about the void between the two buildings, as it may be used at night by vandals, vagrants etc. Please ensure there is adequate lighting and CCTV to ensure unwanted individuals stay away.
The paved area immediately in front of the canteen appears to be too narrow & will likely become congested. Is increasing its' width by pushing out the retaining wall an option? Close to the canteen all clubs run BBQs which likely add to congestion.
Whilst the concept plan might look "architecturally desirable" I believe that providing a "viewing area" that is accessible on a 24/7 basis will only attract those members of society who wish to party with alcohol and drugs in an undercover area that is in effect actually perfect for their needs. How do the architects propose to prevent this from happening? The area would become a dumping ground for bottles and syringes requiring the people using the facility to clean up before the area would be usable each weekend.. I would support it if the rear of the viewing area was cordoned off at the rear and the area could only be accessed via a locked access way. Better still if the whole area was enclosed with glass frontage so it could be used as an additional meeting room and also a balcony similar to the one on the existing building for the viewing area.
The design needs to be integrated into an overall masterplan applying principals of place making and the pedestrianizing of the ground plain.
I am concerned that the architect has failed to demonstrate how the space between the existing building and new building will not become a dark corridor attractive only for the pursuit of nefarious activities. The new building also looks singularly forbidding and austere - not quite the celebration of sporting excellence that one would have hoped for.
At approximately 70m2 the two new change rooms should ideally include a rear wall of plumbed amenities composing of 3 WCs and 3 cubicle showers as per our AFL Preferred Facility Guidelines previously distributed to council. As a financial contributor to the project, the AFL Preferred Facility Guidelines must be considered in any designs.

Appendix II

Online, on site and email promotion

Home > Glen Street Open Space Masterplan > Western clubhouse and amenities building - concept on exhibition

Western clubhouse and amenities building - concept on exhibition

about 1 month ago

We're seeking comment on the proposed design for the upgrade to the Lionel Watts western clubhouse and amenities.

[View the concept design](#)

The concept design incorporates:


- an additional set of change room facilities
- additional storage for the existing club users to accommodate future expansion
- minor refurbishment / upgrades of the existing amenities and change rooms
- an upper level viewing platform for visitors to view the game
- additional pathways around the building.

The concept does not include a meeting room (as was originally outlined in the Masterplan) however this could be incorporated in the future.

Have your say

- [Online](#)
- in writing to the CEO Northern Beaches Council, PO Box 82, Manly NSW 1655, marked 'Lionel Watts western amenities'

Comments close Sunday 31 March 2019

 Like Sign Up to see what your friends like.



Dear <NAME>

Thank you for your recent interest the Glen Street Open Space Masterplan project.

We are writing to let you know we're now commencing the design and construction phase of the western clubhouse and amenities building at Lionel Watts Oval.

The proposed design for the western amenities building will:

- facilitate inclusion in sport
- cater to the growing number of female sporting participants
- allow male and female competitions to be run concurrently
- provide space and facilities needed to support the new synthetic field, used for additional night and wet weather competitions.

[View the concept design](#)

Information about this proposal is available on our [project page](#).

Comments close Sunday 31 March 2019.

Regards

Stephen March

Building Assets – Planning Design and Delivery



Lionel Watts western amenities

Concept design on exhibition

We're seeking comment on the proposed design for the upgrade to the Lionel Watts western Clubhouse and Amenities.

The concept design incorporates:

- an additional set of change room facilities
- additional storage for existing club users to accommodate future expansion
- minor refurbishment/upgrades of existing amenities and change rooms
- an upper level viewing platform
- additional pathways around the building.

Full details and concept plans available online.

Have your say
northernbeaches.nsw.gov.au

Enquiries: Project Officer, Building Assets on 1300 434 434
Comments close Sunday 31 March 2019



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