



## Meeting Notes - Mona Vale Surf Life Saving Club Working Group – 31 August 2017

### Civic Centre, Dee Why 6-8pm

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**Present:** Campbell Pfeiffer - Executive Manager, Property – Northern Beaches Council  
Lisa Trewin – Community Engagement Officer – Northern Beaches Council  
Vish Kunjur – Architect Warren & Mahoney

Working Group Members representing the following groups:

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

Apologies:

Bernard Koon – Senior Project Officer – Northern Beaches Council  
Representative - Bronze Café  
Representative – Key User Hirer

Meeting commenced: 6.00pm

Meeting opened by Campbell Pfeiffer, acknowledged staff present and Vish Kunjur from Warren and Mahoney Architects. Apologies were noted from Northern Beaches Council Project Manager Bernard Koon and two representatives from the working group who had notified they were unable to attend.

Mr Pfeiffer invited comments from the group that they may like to share from their broader community networks – advising members that they were representatives of their specific stakeholder group - and the working group was an opportunity for them to share not only their own views but those of the broader community they represent.

The Mona Vale SLSC Executive representative advised that all Council candidates had been sent a communication asking about their general policy towards Surf Life Saving.

There was some general discussion about funding from the State for this project and the fact that the project had gained quite a level of momentum.

Mr Pfeiffer then handed over to Community Engagement Officer, Lisa Trewin to recap on the previous meeting.

6.20pm Engagement Activity

Ms Trewin invited working group members to help themselves to a light meal before commencement of the session.

Ms Trewin then provided a short recap on the outcomes from the last meeting highlighting the key items identified in the meeting notes from the meeting of 20 July, 2017.

The purpose of the next session was outlined as needing to finalise the needs brief required for the Architects Warren & Mahoney.

Workshop participants were given a copy of the needs brief together with the list of items identified at the first working group meeting.



They then split into three small groups to have a discussion about the two lists and identify the following:

1. What really impressed

2. What has been overlooked

3. Items for discussion

The groups worked together for 10-15 minutes and participated by placing post-it notes on the panels relating to the different statements. The following was identified:

What really impressed	What has been overlooked	Items for Discussion
	Viewing area	Meeting training area to be separate to function area How big? 12 people + / -
	Wind consideration	Gym downstairs / big preference
	Important point: Council and Volunteer Lifeguards need all weather space to view surf.  <i>Mr Pfeiffer advised practice at the moment is to do a separate 'Hut' for viewing due to visibility up and down the beach.</i>  2 Huts? How is it funded? Central facility? Space away from the elements is required. Dunes change – would require moveable hut to accommodate	Training ground floor / wet area compromise in design is to stay upstairs
		Wind breaks incorporated into design
		Height of the building
		Prioritise items for storage
		Combined storage space
		Remove public toilets to create more club space
		High first floor ceiling height of 3 – 3.4mtr to allow for boards to stand up?
		Watchtower
		Lifeguard and storage space combined
		One disabled bathroom to cover public and club and restaurant
		Upstairs bathroom to service club and restaurant
		Bronze Cafe, move storage space



Questions:

1. Would the work being done at Newport SLSC impact funding for this project?

*Response: No - the projects are not related and are not dependant on each other.*

2. What are the timelines on this project? and will the impending election impact the projects delivery?

*Response:*

*Oct / Nov 2017 – Concept options and approval*

*Nov 2017 – Council endorsement for public exhibition for 28 days*

*Dec 2017 – Reporting to Council and approval to proceed to DA*

*Mar/Apr 2018 – DA lodgement*

Items captured during group discussion:

- Storage size needs to be defined
- Adequate storage needed
- Stated size for the building is 1400sq m. (Question about comparative sizes for other Surf Clubs in the area).
- Can we 'eat up' more land / ground plane to accommodate storage
- 'Legality' of parking trailers
- Concern raised about the possibility of inadequate storage
- Parking area provided by Council – will that remain? Discussion about dedicated spaces for patrolling members.
- Is there possibility to increase space to 1500sqm?
- Height to be considered for vertical storage of long rescue boards
- Barrier to utilising space on the ground floor
- Dunes changing – discussion about the Lifeguard huts led to broader discussion about how sites change over time. *Mr Pfeiffer opened a discussion about that and had three images of the site at different times that depicted the dunes at different times. This touched on the topic of the single tree that sits within the outdoor area of the Bronze Café. The images depicted how sites can change over time. (see attachments)*
- Risk Lines – Dune Movement – Risk Analysis – Experts Advice
- Where is 'Community Need' being addressed?
- Suggestion to build to the west of the building – possibly lose some parking spaces. Based on advice by prior Council). Leaving the old building in place whilst the new building is being built).

6.55pm – Introduced Vish Kunjur from Warren & Mahoney Architects

Vish presented Site Analysis information incorporating the following:

- Establishing and agreeing on guiding Project Principles: Functional; Enduring; Local; Serving the Community; Rich History and Social Connector
  - Demonstrate site opportunities and constraints
  - Discuss and agree the location of the building which offers the greatest opportunity for the building
  - Site visit learnings from both Mona Vale and Avalon
- Spatial Testing The presentation was well received by the working group and generated much discussion and some questions.
- The single tree that is located to in the grounds of the café garden area to the north of the building. The relevance being that its placement would potentially limit the opportunities for the building to extend north.
  - Drainage and water flow in the area south of the building – as the detention basin fills and does not flow out to the ocean.
  - Dunes and possibility of moving the dunes. This would remove identified pinch points in design and open opportunities with design.
  - Information shared with the group by fellow working group member about news article that quoted coastal erosion issue in areas of Sydney including Collaroy, Narrabeen, and other local coastal suburbs. . Question was asked as to who did the analysis on the risk lines at Mona Vale. *Mr Pfeiffer responded the report was done by expert coastal engineers Greg Britton (Royal Haskoning) and Peter Horton (Horton Coastal Engineering) based on the most up to date approach around coastal risk management.*
  - Beach access path and potential to move it south. This would mean a safer entry to the water away from the ‘rip’ area
  - Risk set back requirements – and report from Royal Haskoning
  - Information shared about the materials needed to sustain the wind issues at Mona Vale – as the roller doors at Avalon SLSC had to be replaced due to insufficient strength in the product.
  - If design were to incorporate a ‘split’ building this would address some of the water flow issues.
  - Reconfiguring of the car park may allow extra space and alleviate design pressures to extend to the south. This could only be done with Council consent as it is a gazetted road. *Mr Pfeiffer responded that it could be done via a request for Road Closure under the Road Reserves Act*
  - Functionality of space – with Nipper season about to start – a suggestion was that the architects go to Mona Vale Beach at the beginning of the season to see the impact and how the building is used during the busiest period. *Lisa Trewin to send dates and information to Vish Kunjur*
  - Statement by Mona Vale Surf Club Executive representative “A defined answer on the dunes will assist in identifying building placement”.
  - Moving South and west will satisfy space requirements. *Mr Pfeiffer answered a question stating the size of the building is defined by the needs. The placement is not defined but generally agreed to be in the “about the same location”. Mr Pfeiffer agreed to investigate question about the dunes.*



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Council and Vish from Warren & Mahoney were thanked by members of the working group for their efforts and commitment to this project.

Next Meeting: **Tuesday 10 October**  
**Venue: Mona Vale Surf Life Saving Club**

Meeting closed at 7.55pm

