

Meeting Notes

Long Reef Working Group – 27 July 2017

Civic Centre, Dee Why 6-8.30pm

Present: Campbell Pfeiffer – Executive Manager, Property Management & Commercial
Eliza Halsey – Project Officer, Property and Assets
Lisa Trewin – Community Engagement Officer

All Working Group Members were present representing the following groups:

- Long Reef Surf Life Saving Club – Executive
- Save Long Reef Community Group
- Surf Life Saving Sydney Northern Beaches
- Board Rider Groups
- Local Community Rep (incl Youth)
- Local Residents
- Key User Hirer
- Environmental Groups
- Manly Surf School

The meeting commenced at 6.00pm

Opened by Campbell Pfeiffer. Agenda overview and feedback from last working group meeting.

A recap on the previous meeting (29 June 17) was provided by Engagement Officer Lisa Trewin – as well as short introductions for working group members who were unable to be at the last meeting.

To establish that the feedback received from the first working group meeting reflected the broader group and community – breaking into groups they worked through the feedback and confirmed or discussed whether the unanimous options were in fact reflective of the broader community – i.e. was the information accurate and was there anything that was overlooked.

The information from the first working group and the one held today will inform the Architectural brief.

ACTIVITY – NARROWING DOWN THE NEEDS BRIEF

Each group chose a representative to report back to the wider group with outcomes from their discussion.

A summary provided by representatives from each sub-group is as follows:

Table 1

- Understand the need the need to push back to the club to make a decision.
- Courtyard / BBQ area see this as desirable – key question is this going to be accessible to other community groups.
 - Perhaps consider design that means the BBQ is not plumbed by is BYO bottle which would allow other groups to bring their own gas and use the facility at no-cost impact to the club.
 - The area should be open as opposed to gated space with shelter.
 - A space that unifies the community that use the area



- Amenities spaces – need for efficient use of space, perhaps unisex space and coin operated showers. (Reference made to the Avoca Beach SLSC design).
- Patrol gear / Patrol room – care to be taken to incorporate ‘clever design thinking’ that will allow multi-purpose use of this space.
- Building codes will determine the OHS / Disabled access requirements.
- Additional headspace / height requirements would provide additional storage space for boats / boards.
- Dune management discussion – important to note that should the dunes be removed in five to 10 years’ time this would in fact influence the possible design of the building.
 - Reference to Beach Care Illawarra suggested as reference point for the work they have done in that area. (Reference provided : <https://www.facebook.com/BeachCareIllawarra/>)
 - Consider orientating the building toward the beach – e.g. Facing east or south.
 - Question was asked of Executive Manager, Campbell Pfeiffer what Council is doing regarding the Dunes at Long Reef. Mr Pfeiffer responded that “Council was aware of the contentious issue of dune size and noted that while it is not part of this project, it will be reviewed by Council’s Parks and Recreation team”.

Mr Pfeiffer also referred to fellow working group member Richard Michell, who is a community subject matter expert to provide a short synopsis on the dunes and environmental impacts of the area.

Mr Michell requested that Council send a link to the Griffith Park Plan of Management to working group members.

Online reference provided:

<https://www.warringah.nsw.gov.au/sites/default/files/test-gab/griffithparkpomadopted.pdf>

Discussion / debate around community needs vs community considerations

- Suggest that consideration be given to setting the balcony back.

Table 2

- Negotiable needs that will be the requirement of the people that take the building
- Design ideas: External lift would take less floor space
- Important things :
 - Concept of what gets nominated for use – wish lists are good but it will impact on the design and what’s left to be used.
 - Discussion on establishing the needs for a certain type of space – then what goes into that is the decision of the surf club.
 - Some elements will be given – based on what decide to have.



Table 3

- Community storage for all.
- Agreed the most storage – up to the club.
- Lockers were a good idea but not necessary.
- Upstairs space – community use – multi use space.
- Universal space upstairs.
- Formal upstairs area informal universal space.

Discussion Points from Access / Ownership Activity

The working group worked in three groups of four-five to work through a discussion about Access and Ownership of the facility.

They were asked to consider some of the opportunities and challenges, how the building / spaces might be managed, what some of the roadblocks might be and possible solutions to identified problems.

- BBQ / Courtyard space – to be provided at no cost to the community groups that use the space

Discussion in one of the groups broke the usage / ownership activity into five key areas:

Rates

Transparency

How would they be applied?

What criteria would be used / it needs to be uniform

- SLSC Membership criteria
- Signage
- Cleaning
- Time of access / season / hours

Users

Surf club

Board Riders

Reef care

Community groups

Private use

Commercial use (type of use – heavy duty or low impact) would attract a different cost



Benefits of leasing the space

Public spaces could be offered free to community groups

Community

Generates Good will

Breaks down barriers

Community Safety

Formalised Dispute resolution process

Maintenance – By Council if Council manage the space

Provide a revenue stream

Café

Assumption that it may be Council that manages the Café space as that is how it's done at other surf club locations

Spaces

Function space

Storage space

Café

Gym

Bookings

Access – is that going to be managed and by who

Club would need visibility of bookings

Booking system – online

Lease

Separate lease for Community storage space

See it managed by Council

Leased directly between Council and Groups



Solutions

Booking System

Keyless Entry – to provide ease for access by hirer's

Community favoured rates vs commercial

Space managed ½ by club and ½ by Council (similar to the model used for North Steyne)

Proposed different rates for profit vs not for profit

Not for profit being able to use the space free of charge

Following the activity, the working group members were asked the following – with reference to the aerial photograph on the wall - i.e. the existing building (pictured below) :

“Are we all agreeing that the new Surf Life Saving Club building is not going to be larger that is currently there?”

i.e. referenced the space highlighted in red.





The question raised the brought forward that there was a discrepancy in the understanding of what is proposed for the site – and discussion was held to clarify.



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Some of the working group members were of the assumption that the surf club proposed surf club building would be a total of two stories across the entire site – when in fact the site may actually have one area two stories and another area one story.

Executive Manager Campbell Pfeiffer – and Project Manager Eliza Halsey confirmed that in fact the actual Surf Life Saving building would not exceed 1400sq metres and that the building **would** incorporate the café and the amenities.

Meeting closed 8.25pm