

Meeting Notes 5

Manly Life Saving Club & Associated Community Facilities - Community Working Group

Monday 20 November 2023

Via: MS Teams - 6-7pm

Staff Present: Peter Rodham (PR) – Property & Building Projects, Building Assets
Donald Gibson (DG) – Manager, Building Assets

Staff Apologies: Nil

Design Consultant Present: Gerard Reinmuth (GR) – TERROIR Pty Ltd
Joshua Lynch (JL) – TERROIR Pty Ltd

Working Group Members Present

Member	Group Represented
Chris Bell (CB)	Manly Life Saving Club
Natalie Warren (NW)	Environmental Groups
Pam Naylor (PN)	Local Resident
Klaudia Brown (KB)	Manly Business Chamber
Anne Edwards (AE)	Bold & Beautiful Swim Squad

Working Group Apologies

Member	Group Represented
Annette 'Gill' Cuthbert (AC)	Local Resident
Kyeema Doyle (KD)	Manly Life Saving Club
Stephen Bennett (SB)	Surf Life Saving Northern Beaches
Geri Moorman (GM)	Beach Foreshore User
Risheet Mzumdar (RM)	Youth Advisory Group
Simon Moriarty (SM)	Local Surfer

Meeting commenced: 6.00pm online via MS Teams

PR from Northern Beaches Council (NBC) introduced himself as the Project Manager and welcomed everyone.

PR advised the following members had accepted the invite to attend but did not join the meeting – KD, RM & GM. The following members had not replied to the invite or follow up attempts – SB, AC.

PR went through the working groups Terms of Reference again which are;

Purpose - The purpose of the Working Group is to work with Council's project team and the appointed design consultants to prepare a concept design for the renewal of Manly Life Saving Club (MLSC) building.

The Working Group is being established to represent the views of key stakeholders, facility users, those who use the immediate surrounds, the Manly community and other interested parties – and is appointed in an advisory capacity only.

The Working Group will assist in defining the building's intended and appropriate use as well as identifying design principles that will underpin the design concept.

Scope - The Manly Life Saving Club & Associated Community Facilities building/s renewal project focusses on the built form and design of the building/s. The scope of the project does not encompass broader Manly promenade accessibility, parking requirements or broader master planning elements.

The group confirmed that besides CB, no working group participants were members of Manly Life Saving Club or worked for Terroir Pty Ltd (Terroir).

Terroir provided a 'big picture' presentation on their investigations into Manly, the location of the existing building under the separated North Head 'rock island', the surround natural environment/landscapes and how this will be incorporated into any buildings appearance when the project reaches the relevant stage.

PR advised the timeline;

Phase 3 (Concept Designs):

- Finalise concept designs with relevant inclusions this year and share with the working group in early 2024.

Phase 4 (DA):

- DA submission, exhibition and determination in 2024

Phases 5 – 7 (Detailed Design, Procurement, Construction Cert & Construction):

- Finalise design documents and open tender to the market for construction services, Builder engaged and works occur onsite, completion 2026.

PR advised the current project budget is \$11.5M from a combination of Commonwealth, State & Council Government funding, in addition to Manly Life Saving Club's contribution. Additional State Government grant funding opportunities are currently open, with other funding opportunities being investigated. With Quantity Surveyor estimates, the project is short on funding for all the inclusions, though it is planned to seek planning consent for all the works. Staged construction is proposed depending on the funding secured at the commencement of construction (which may be higher than the current \$11.5M).

Terroir provided a presentation on the currently released concept design package on Council's Yoursay project webpage, which was based on;

- prior feedback,
- potential planning permissibility,
- engineering and other constraints, and
- project funding.

A general question and answers session occurred throughout the meeting from the participants. The key items identified from each person were;

- NW (Environmental); Council is considering sustainability inclusions (such as energy efficiency, sustainable materials, coastal implications) as part of the base build costs, and not as add-ins later should the funding allow.
- PN – (Local Resident); The local residents acknowledged how important Manly Life Saving Club was to Manly and were not against a redevelopment. They were strongly concerned though about any buildings being extended to the northwest of the existing building in what is their 'town square' location for this community, as they felt it spoiled the heritage area as well causing congestion and safety matters. They were particularly concerned about any separate public amenities building in this location.
PN raised the residents believe the surf club has too much 'private craft storage' that should not be stored onsite and this needs to be reduced, with all craft remaining stored as efficiently as possible. Other measures to minimise the footprint should be considered such as a small kiosk and no seated café, or other areas like the surf club gym which she understands the Club would like, but is it really needed.
- KB – (Manly Business Chamber); expressed they support the project as it will provide improved amenities and services for the local and greater public, that will draw people to the area resulting in money being spent in surrounding Manly businesses.
- AE (Bold & Beautiful Swimmers); provided by PR due to her IT problems, our main requests are to have a sheltered outdoor area where we can protect ourselves and our belongings from the elements (rain, wind, heat and cold). This would include something very like the hooks and sheltered area currently at the front of the surf club. This request is on behalf of the Bold & Beautiful but also for the many other swimmers and beachgoers who make use of this area throughout each day through the year.
To comment on the many requests I'm sure you've had for hot or warm showers. While this would represent the height of luxury for swimmers, we also recognise it would likely lead to increased energy use, water use through longer showers and likely increased congestion.

The meeting closed at 7.00pm