

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

Community Engagement Report – February 2020

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1. Background

Northern Beaches Council is proposing to upgrade the eastern clubhouse and amenities building at Lionel Watts Oval. The upgrade is in keeping with the recently adopted [Glen Street Open Space Masterplan](#)¹. The concept design for the eastern clubhouse amenities building addition includes:

- consolidated storage for multiple showground and reserve users
- canteen facilities for showground hirers
- formalised upper level viewing platform.

Alterations to the existing eastern clubhouse amenities building include:

- repairs clubhouse guardrails to prevent loitering on the existing grandstand
- improved building accessibility for wheelchair access
- improved secure storage for Council's sports equipment (i.e. goalposts)
- improved safety and access to the existing grandstand / Belrose Rugby League Clubhouse function room
- minor refurbishment of the Belrose Rugby League Clubhouse function room.

The concept design was exhibited between 15 November 2019 and 15 December 2019 with 14 submissions received.

2. Engagement Objective

The engagement objective was to inform site and key users, local community members and key stakeholders about the project and understand their level of support, for the eastern clubhouse and amenities building draft concept design.

¹ https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.nthbch-yoursay.files/7215/6325/3559/Glen_Street_Open_Space_Masterplan_Drawing_Set_-_Final_20180510.pdf

3. Engagement Approach

The engagement provided opportunities for the community to comment both online and in writing via email. Onsite 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. Comments were accepted via an online comment form and in writing.

Engagement activities included:

Stakeholder management

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

- Frenchs Forest Agriculture and Horticulture Society
- Belrose Rugby League Club
- Wakehurst Little Athletics
- Wakehurst Netball Club
- Belrose Netball Club
- Council's Property (Facilities) Department
- Council's Waste 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:

- advertisements in the Manly Daily under Have Your Say
- email to stakeholder list (via Community Engagement Register)
- onsite 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).

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

4. Key Findings

During the 30-day engagement period, we received 14 via Council's Your Say project page.

The proposed concept plan was provided to the key facility stakeholders (above-mentioned clubs) to forward to their members, review the plans and provide comment.

The Clubs' responses were constructive in nature and similar in theme to those comments received from the community, detailed below.

Responses in relation to this project indicated overall support for the design as it currently stands. However, many comments received were in relation to other projects related to the Glen Street Masterplan as a whole (e.g. the skate park, the western clubhouse or the footpaths around the park).

Themes arising from the Eastern Clubhouse and amenities feedback included:

- Reorientation of the staircases to increase the amount of usable grass space.
- DDA compliance of the new structure and access thereto
- Support for the enclosing of the access to the grandstand to prevent loitering
- Bicycle storage be considered for the area
- Inclusion of security measures to prevent loitering (e.g. CCTV)

Appendix 1 contains a representative selection of the comments received.

5. Evaluation and next steps

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

Appendix I

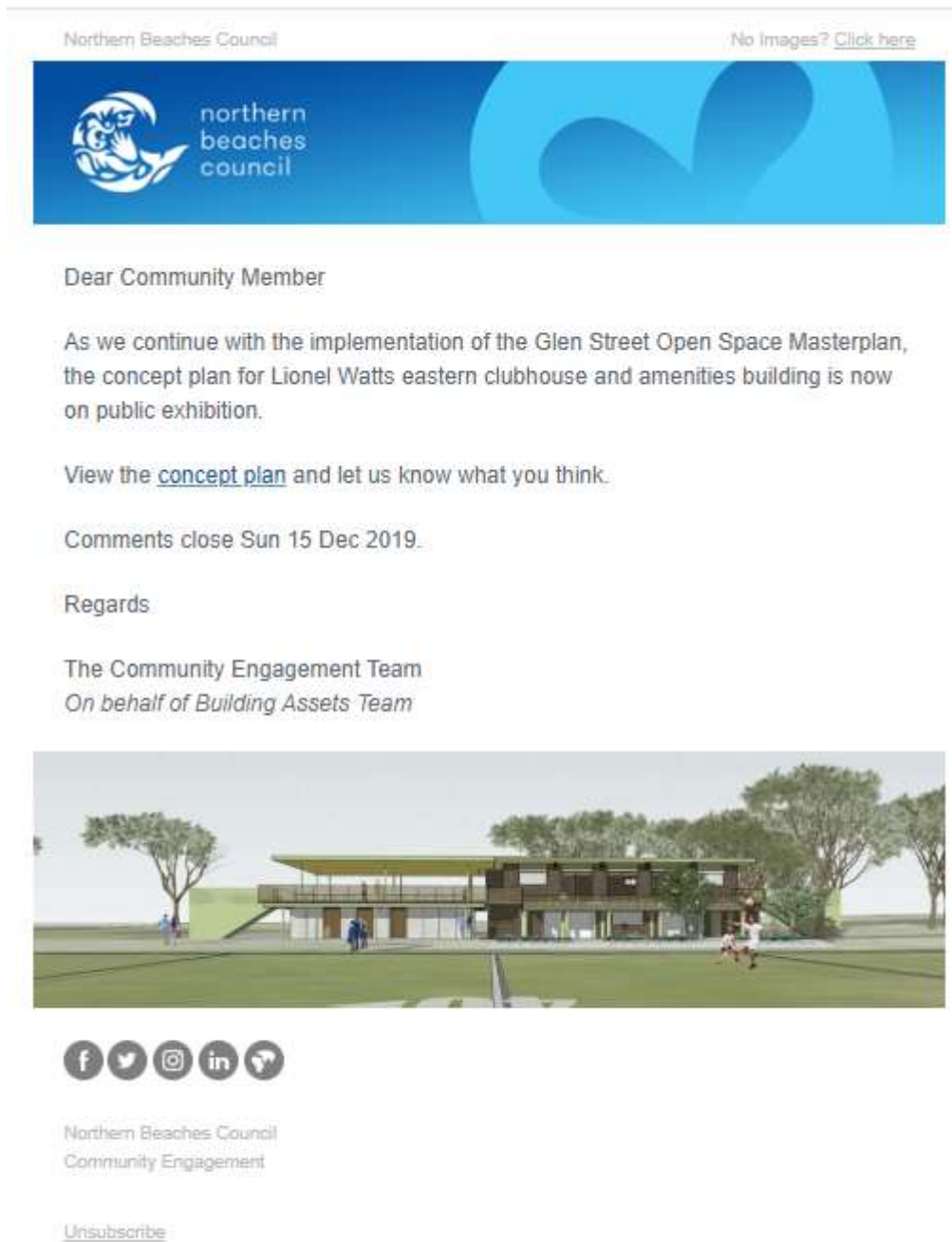
Community comments

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

Community Comment
As an active member of the Belrose Eagles RLFC and a resident who lives directly adjacent to Frenchs Forest Showground, I would greatly encourage surveillance cameras to be installed. On any given weekend the current club house is rubbished or vandalised. I have cleaned up many times. It may serve as a deterrent. I would hate to see the new premises defaced or damaged. Unfortunately, we need to be proactive and deter this bad acts.
the football (soccer) fields are very good but no rubbish bin, the roller blade section has no rubbish bin and has daily rubbish left. The plans for the grand stand/changing rooms look very good and the walking path along the southern side of the fields is very good. The Lionel Watts play area is looking to be gold class!
I agree that extending and renovating the existing facility is supported. Addition of storage and viewing deck is useful.
A few points 1. Why are access stairs to first floor wings? Can they east west along building rather than north south. 2. Don't have lift. DDA complaint ramp alongside stairs on southern end. 3. Area under ramp and stairs can be caged for extra storage space. 4. If you have to install lift please ensure DDA complaint. 5. Will this building host the only fully DDA and Adult Accessible Complaint Change Room at Lionel Watts. 6. Can the fit out be sustainable sourced materials and achieve 5 star green building rating. 7. Energy to be solar panels with smart meter and battery.
I think the new clubhouse will be fantastic but two things need to be addressed. 1. Security from vandalism which constantly occurs and destroys communal facilities and 2. some surrounding grass area for teams to be able to warm up prior to a match and reduce risk of injury. Currently the football club has nowhere to warm their players up with the introduction of the hard surface netball courts and also the skate park. It would be great to have a moderate flat grassed area for this purpose
I consider this Eastern Clubhouse proposal to be an excellent practical economic extension of the existing building and heartily congratulate all involved with the development of this proposal which I trust will be implemented.

Appendix II

Online, on site and email promotion



Eastern clubhouse and amenities

Have your say

The next phase of Glen Street Open Space Masterplan is underway with the exhibition of Lionel Watts eastern clubhouse and amenities concept plan.

The building addition includes:

- consolidated storage for multiple reserve and showground users
- canteen facilities for showground hirers
- formalised upper level viewing platform

Alterations to existing the eastern clubhouse amenities building include:

- repairs clubhouse guardrails
- improved building accessibility
- improved secure storage for sports equipment (i.e. goalposts)
- improve safety and access to the existing grandstand/ Belrose Rugby League Clubhouse function room
- minor refurbishment of the Belrose Rugby League Clubhouse function room

Comments close Sun 15 Dec 2019

Online: northernbeaches.nsw.gov.au

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