
Community and Stakeholder Engagement Report

Mona Vale Beach Amenities and Lifeguard Storage (Stage 1 of 1)

Impact level: Three

Report date: 15 January 2020

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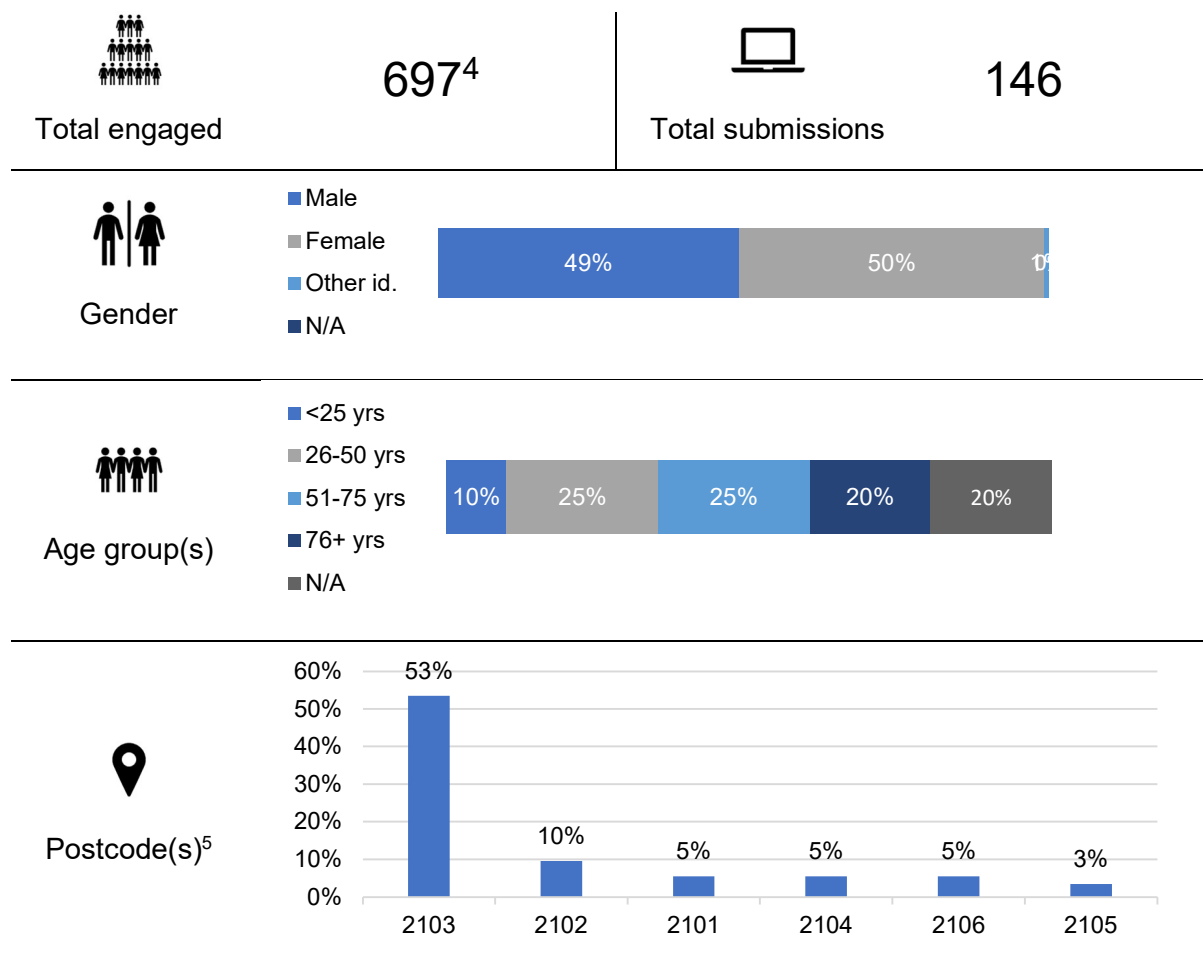
1. Summary¹

This report outlines the community and stakeholder engagement conducted as part of the Mona Vale Beach Amenities and Lifeguard Storage project.

1.1. Engagement date

Friday 30 August until Sunday 29 September 2019.²

1.2. Who we engaged³




¹ Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a course of action.

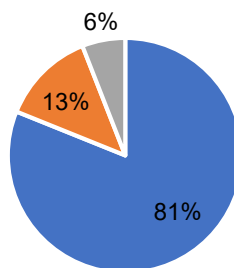
² Statistical period Oct 19-Jan 20 allowing for additional feedback received outside the documented engagement period.

³ No demographic data was captured for respondents who contributed feedback through written submissions.


⁴ While this is not a statistically representative sample of the overall Northern Beaches community, actions were undertaken to gather feedback from across a spectrum of our community and ensure as balanced a sample as possible across the demographic range.

⁵ Feedback received from diverse postcodes 23 in total. Indicated here are the top six.


Sentiment



■ Favourable
■ Unfavourable
■ Neutral


Feedback themes

Accessibility
Size
External showers
Sustainable features

Age of existing amenities
View impact
Lifeguard facilities and storage

1.3. How we engaged


Your Say

Visitors: 697

Visits: 554

Av. time onsite:
3m46s


Print media and collateral

Manly Daily: 5 ads, 1 editorial and 1 article
Pittwater Life: 1 editorial
Peninsula Living: 1 ad
Peninsula Living (south ed.): 1 ad
Letter drop: 2103
Site signs: Yes

Distribution: 236,000
Distribution: 32,000
Distribution: 87,000
Distribution: 57,000
Distribution: 1707
Number: 4


Electronic Direct Mail (Edm)

Community Engagement newsletter: 2
Stakeholder email: 3

Distribution: 22,000
Distribution: 378

2. Background

Northern Beaches Council plans to relocate⁶ public amenities proposed for the new Mona Vale Surf Life Saving club to the existing aged amenities block at Mona Vale Beach.

Included in the concept is storage space to house Council's Lifeguards and their equipment.

The proposed new facility will provide an increased the number of showers and toilets than currently provided. In addition, the facilities will include an improved change area and a unisex accessible toilet facility.

This report outlines the community and stakeholder engagement conducted as part of the Mona Vale Beach Amenities and Lifeguard Storage project between 30 August and 29 September. Additional feedback received outside this period has also been included.

We received 146 comments. Of these, 25 were received after the close date of 29 September 2019.

80 percent of those who made a comment told us they supported the concept overall.

Key aspects of interest or concerns (both positive and negative) raised included sustainable features, external showers/footwash and size.

Subsequent to the consultation period, several local residents expressed concern about the size of the proposed amenities block and the potential for lost views and amenity. As a result, Northern beaches Chief Executive Officer met with the group on site and gave a commitment to reviewing the design. Subsequently two revised concepts were presented to the group and agreement reached. Council is progressing on the agreed basis as follows:

- The existing toilets will be rebuilt in line with revised draft concept option 1, ensuring that increased capacity and circulation is met.
- A new lifeguard facility, being either one in line with option 1 or a stand-alone hut, will be built after discussion with Surf Life Saving to ensure best outcome.
- Council will investigate and consult on an additional set of amenities to the south of the Surf Life Saving Club building – but not as part of this contract.
- The amenities block in Apex Park will continue as planned.
- The Surf Life Saving Club building rebuild will continue to progress as planned.
- Council will update the YourSay page with its planned approach.

Note: Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.

3. Engagement approach

Mona Vale Beach amenities and lifeguard storage community engagement was planned, implemented and reported in accordance with Council's [Community Engagement Matrix](#) (2017).

The engagement approach gave consistent and accessible information and asked a uniform set of questions of participants in all activities.

Participants had access to information in the following ways:

⁶ A Modification to the Development Consent for the surf club was approved on 27 November 2019, to allow for the removal of public amenities (with the exception of a family change room and unisex accessible toilet).

- Draft concept plan exhibited on Council's Your Say Page between 30 August and 29 September 2019.
- Email sent (30 August 2019) to all those who registered an interest in the Mona Vale Surf Life Saving Renewal project.
- On-site meetings (2 August 2019) with representatives of the local swimming clubs. Additional onsite meeting held post engagement period (9 January 2020) with local residents.
- Site signs (with artist impression) notifying of intention to rebuild amenities and providing details of the Your Say Project page. Erected at site from 1 September 2019.
- Letter box drop in mid-September to local residents in the adjoining streets. Notifying of proposed Modification to the Development Approval for the Surf Life Saving Club, intention to rebuild the beach amenities with an adjacent Council Lifeguard facility and additional amenities in Apex Park.
- Notification published in Manly Daily throughout September 2019.
- Notification via Council's Community Engagement newsletter (6 and 20 September).
- Notification of Modification to the Development Approval of the Mona Vale Surf Life Saving club which included confirmation of the Council's policy to remove public amenities from surf lifesaving buildings along with relocation of the Council Lifeguard storage and viewing point.

Results provide responses across a spectrum of demographics, expertise, experience and understanding of our local government area.

3.1. Engagement objective(s)

- Build community and stakeholder awareness of participation activities (inform)
- Provide accessible information so community and stakeholders can participate in a meaningful way (inform)
- Identify community and stakeholder concerns, local knowledge and values (consult)

4. Findings⁷

Theme	Commentary
Accessibility	Support for the inclusion of the accessible toilet
Size	<p>Varying views on size. Whilst support for much needed improved amenities, it's important to balance the size of the structure on this area.</p> <p>Comments also reflected the size of the current amenities was inadequate. Not enough toilets and cold showers.</p> <p>Other comments supported the inclusion of lifeguard tower and suggested additional story for better viewing.</p>

⁷ Note: This analysis does not include any 'late' feedback received after the advertised closing date for consultation.

Outdoor showers	Support for the design noting the need to include outdoor showers and footwash area.
Sustainable features	Support for environmentally stainable features including solar hot water, rainwater capture and materials that will suit the climatic conditions and limit graffiti and vandalism.
Views impacted	Resident concern regarding the proposed size of the building would impact current viewpoints.
Lifeguard facilities and storage	Views expressed varied from: <ul style="list-style-type: none"> • it would be a waste of space to have additional lifeguard storage at the amenities building⁸ • improved visibility and accessibility of lifeguards to Basin Beach and the ocean pool is much needed

⁸ Responses indicated a misunderstanding between 'Council Lifeguards' and volunteer Surf Life Savers.

5. Appendices

Appendix 1- Full summary of community and stakeholder response⁹

"I can't see the external showers on the plan, but as a regular user of the existing showers near the beach entrance, I have a pertinent comment. Whenever someone is using the foot wash, anyone wanting a shower has to patiently wait as the showers spray the foot washers and drench them. When a family with small kids is washing their feet, it can mean quite a long wait before using the showers which are available. Please make sure any foot wash (and any other) facilities are located away from potential shower spray. It can drift far during a high wind".

"Design plans look amazing and will be a great addition and improvement to this end of the beach whilst complimenting the new club house".

"Looks great"

"I am concerned about having further buildings deterring from the beachscape. I would rather it all be in the new surf club building and demolish the old toilet block. Landscape the area and provide seating for everyone to enjoy the beauty of Mona vale beach. The new buildings will take up a substantial part of this popular area. Toilet blocks do not need views".

I would like to indicate my support for the disability facility, which compliments the adjacent parking and pool access; the low lying and see-through appearance seeking to reduce bulk and scale; and the synergy with the new surf club building design (and future planned apex park amenities to assist family users) to create a useful and pleasing community coastal precinct. Mona Vale Beach will again be the pride of the upper Northern beaches!"

"Separate storage for the lifeguards is definitely needed and creating it within this amenities block is a great solution and will be beneficial for both the lifeguards and Mona Vale Surf Club".

"I wonder if you would be better having a second floor over the currently proposed lifeguard room, as, if positioned correctly, this may provide an elevated view over both Mona Vale and Basin beach making out beaches safer and providing improved facilities for our fantastic and dedicated life guards"

"Can't see on the concept plan external showers and foot wash facilities. These need be adjacent to a bench to permit 'cleaning up' of children when departing the beach before reaching the carpark. Also, need be able to remove sand from feet then put on footwear without needing to walk on sand again, so some thought needs be given to stopping sand building up higher than the timber flooring depicted"

"I would firstly like to congratulate council on this amenities renewal initiative. The current amenities have no accessible facilities, smell offensive, are small and do not cater for the many varied users of this area - the beach and vista - namely seniors, those with accessibility issues and families. Many nursing home mini buses stop here for lunch to allow their residents a day excursion and the facilities are not adequate. The age of the structure has also led to many limitations. Just wondering if the boat shed room of the lifeguard facility may be able to be reversed swung over the existing footprint to minimise view loss from the carpark? just a thought. I hope Council implements this concept ASAP as these current facilities are very poor, smell and are overused. I also hope there is plenty of outdoor showers, foot taps and bubblers"

"It would be great if council could provide secure community bicycle parking as part of this project. Would love to ride to the beach if there was a safe spot to leave my bike"

"This is a long overdue upgrade and will provide great amenities for all users of the precinct"

⁹ Verbatim responses as received. Spelling and grammatical errors were not corrected

"Roof. Can't see the point of the large tear-shaped gap in the external roof. There's plenty of natural light coming in from the sides. Plus, in a downpour, that roof would provide shelter. Women need more toilets than men"

"Security of the building, being a nearby neighbour I often see local kids on the roof"

"This is such a pleasing design and a vast improvement on the current facilities. Given so many people use the Basin to swim in, it makes sense for the paid lifeguards to be based here, so they can easily cover both beaches."

"Concept plans link doesn't work. Apex park desperate for it's own toilets - stops kids crossing the road and through the car park. Good to see this finally underway"

"It is too big! A massive increase in footprint (both vertical and horizontal)"

"All new buildings / amenities are a smart addition. They benefit the wider community, the local beach community, the volunteer surf rescue and the professional Lifeguards. More public toilets, larger changing area, more efficient work space, more storage !!"

"I support the concept of a new amenities block on the site of the current facilities, a suggestion would be to investigate the provision of solar hot water showers in this building if cost permits"

"I don't understand or agree with the removal of amenities from the surf club and relocating them to green space across the road. If space is an issue why not have smaller facilities supplementary to the new amenities in the plans above in the surf club building and save money and space building a third building in Apex Park"

"I use the amenities throughout the year. The existing facilities are not large enough for the amount of people who come to Mona Vale Beach and are in a very sad state. I am so pleased to see this upgrade finally happening. It looks amazing and should provide for the increasing number of people who come to Mona Vale"

"Long overdue to upgrade a very well utilised facility. Well considered and planned space by members and council"

"It's a fabulous idea and really needed"

"Number of toilets in both male and female totally inadequate for number of visitors to the beach in summertime"

"I am in favour of improving the facilities at Mona Vale beach because what is there now is dreadful. However, I don't think woodgrain finished concrete is a good idea. It would be very difficult to remove the inevitable graffiti from all the grooves and even after it is cleaned off there would still be residual markings which would gratify the perpetrators who put it there in the first place. Suggest you use steel trowel finished concrete panels with a graffiti repellent coating in designer colours. Modwood or powdercoated aluminium trims would be OK to help give the building some design features. Plenty of all night lighting and CCTV would be a good idea to deter vandalism."

"Not to infringe on existing picnic area and where swimmers and others assemble every morning of the year"

"Hot water in showers with solar power on roof would be a real plus especially for all the winter swimmers and beach users"

"Why do we need lifeguard storage when a new surf club is planned? This area is used by the public for picnics and viewing the beach and this size building will encroach on that. Lifeguard storage could be located closer to where flags are usually located"

"This amenities block is well used year round so a bigger space would be good. Sometimes there is sewer issues and the smell and run off is revolting. it would be good if this addressed. Additional outdoor shower and foot washing would also be good to service the amount of users"

"Will new building be able to withstand storm surges & future major weather events? Will there be a breezeway (weather shelter between) to link the new & existing sites? If current plan proceeds needs to be more Female toilets, or swap over M/F locations. Needs Baby change facilities in female area, please"

inclusion unisex facilities, whole of site needs to be sustainable, Water-saving facilities, timers etc Design and materials palette are pleasing & suit site, look forward to new facilities"

"I like the sustainable features and also the way it looks like will match the look of the new Mona Vale surf club"

"Given so many people use the Basin to swim in, it makes sense for the paid lifeguards to be based here, so they can easily cover both beaches. Job well done!"

"I would like to indicate my support for the disability facility, which compliments the adjacent parking and pool accesss there going to be an AED installed there? The early morning swimming groups have some elderly people, and access to the surf club AED is difficult.

The overall design looks great.; the low lying and see-through appearance seeking to reduce bulk and scale; and the synergy with the new surf club building design (and future planned apex park amenities to assist family users) to create a useful and pleasing community coastal precinct. Mona Vale Beach will again be the pride of the upper Northern beaches!"

I hope Council implements this concept ASAP as these current facilities are very poor, smell and are overused. I also hope there is plenty of outdoor showers, foot taps and bubblers.

"I've been surfing/swimming at Mona Vale Beach for 40 years and I'm a member of the club. For reasons I can't understand, a while ago the foot wash tap - which was separate from the shower - was combined with the shower. Which was a terrible decision. All of a sudden you have guys with big surfboards, old people with sandy feet and kids shivering and carrying on all trying to shower and wash of the sand in the same place. It does not work. Please make sure the foot washing taps are well away from the showers - one is used by people who want to wash their feet, the other by people who want to wash their whole bodies. Keep them away from each other. Also please keep aware that a huge percentage of people who use the shower will be carrying a 6ft long board. So provide the space for people to be able to do that without getting in other people's way. Finally, why is there a need for a huge storage block up here? There is one 100m further down the beach. This just seems like it's going to take up more of the nice grass at the top of the sand dunes and block the view of the ocean from more parking spots. Bigger toilets yes, but storage?"

"As a member of one of the early morning swimming groups, "the shed" aka facilities block is a very social place. Is there in the plan a general changing area with hooks and benches etc where people can leave their gear. Whilst I am grateful with an increase in toilet and shower facilities, my concern is that with separate showering cubicles the social aspect and interaction amongst the different groups might be lost. Also with separate showering cubicles people are more inclined to take their time and get changed in there, slowing down the changing procedure. Is there going to be an AED installed there? The early morning swimming groups have some elderly people, and access to the surf club AED is difficult. The overall design looks great."

"I believe raw timber should not be used anywhere on this project due to extreme maintenance issues when in this type of location. Walkway shown as timber slats which are very problematic with warping, disintegration and splintering unless placed over a very solid and permanent sub-straight (eg. concrete). Apparent minimal roof cover to beachside/entry area needs addressing. Apparent flimsy looking awnings externally over lifeguard section. A question over adequate natural light source at all times and in all-weather conditions. Curved or circular light-wells to internal change rooms and external northern side are generally very expensive to build with respect to cheaper square or rectangular shapes. Not a building that requires Pantheon style sky lights although sufficient natural light has to be a consideration"

"Will obstruct a major part of the beach view from the car park. Have you seen how many people sit in their cars to watch the waves/surfers etc, including elderly with walking issues. And those who enjoy using the open space between the car park and wooden fence. The size of the new plans will change the openness and dynamics of the area. Why not put the surf club storage somewhere where it doesn't block the view. Other side of the surf club maybe so its closer to the existing facilities"

"It's important to have a paved area between showers / foot wash to prevent sand entering

Amenities. Hot showers will attract campers. Its important to have a drinking fountain.

I look forward to completion of this exciting project"

"Please consider warm water for the showers. It does not have to be electrical or gas. Solar hot water panels on the roof would suffice. We don't need piping hot water but taking the chill off in Winter would be great. Alternatively "pay for hot shower" if heated by gas / electricity may be a consideration perhaps. (the old public pool at Pymble used to have such a facility which seemed to work well and I am sure technology has improved since then. Please consider enclosed toilets not generally vented to change area as currently occurs. The smell currently is very unpleasant and the toilets are used a lot"

"I can't quite see how the works improve the connection with the coastal walkway (particularly since the construction of the shared path along the edge of the golf course).me that is one of the objectives. Will a path take people to the front of the building and then on past the car park? At present the route is bit messy and unclear"

"Signage. I have been in the female change room when a male came in. It was a mistake, not deliberate. Better, larger signage for female and male change rooms needed- words plus symbols. Perhaps a large sign just inside the entrance might suffice."

"Please commence construction autumn 2020, not peak season January 2020 ,after Nipper season"

"No update is needed"

"I think its a great design that should be of benefit to all beach goers , the surf club and the lifeguards"

"Cleaning the facilities needs to improve. Currently its rather pathetic. Consider a good general hosing down daily in Summer - less in Winter. If its designed right - can be quick and efficient. Don't underestimate sea sand and clogging drains!"

"I was only able to add one file below with detailed feedback. Will email planner also with the North Sydney Planning Panel submission on the Mona Vale surf club itself"

"I support the concept of this lifeguard plus amenity building but the design of the public amenity area is poor/insufficient".

"Looks great, well done to all involved"

"Looking good thank you. I use the shed every day and appreciate that it will be upgraded"

"Will the external showers still be in existence and if so are there any plans to increase the number of existing showers. I believe it's important to keep and increase the amount of outdoor shivering facilities including having the foot washing facility away from the main showering area"

"I have commented previously on earlier plans. The development was originally presented as a community resource, engaging local and visiting communities. I get the feeling that it is slowly becoming a resource exclusively for the members of Mona Vale Surf Club as indicated in your pop down response about why the toilets were moved from the surf club "because the committee wanted it " Really? I fear the whole exercise and the building will become more "cliquey" than it all ready is"

Why have any building in this location? It is one of the most beautiful places to look at the headland,Basin and main beach break. Remove the old smelly toilet block, which has the best view, and land scape and build a look out and viewing platform for the public and life guards. This location is a traditional meeting and gathering place and does not need a building or coffee shop to facilitate this. Further community consultation is required and an extension of time to consult with the community properly"

"This is an excellent example of what Mona Vale beach needs. Excellent design, natural elements and streetscape make this simple and functional design a winner as far as I'm concerned. The sooner it's in and developed the better"

"The current amenities have no accessible facilities, smell offensive, are small and do not cater for the many varied users of this area - the beach and vista - namely seniors, those with accessibility issues and families.

"I hope Council implements this concept ASAP as these current facilities are very poor, smell and are overused. I also hope there is plenty of outdoor showers, foot taps and bubblers"

"I like the design and it is a better idea to have the lifeguards central located to cover the pool and Basin as well as the main beach".

"I would like to see a Lifeguard Tower put on top as the basin is unpatrolled and there a lot of swimmers. The main beach is patrolled with lifeguards. Can't the basin also be patrolled where they could watch from the tower. We've had 2 near misses. The swell and current can be dangerous at times regardless of your level of competency in the water"

"I dont like the idea for unisex toilets, I'd much prefer separate toilets for men and women"

"After detailing the proposed design for the upgraded beach amenities at Mona Vale beach, it has come to my attention that the design is as ill thought out as the amenities down at Dee Why beach. Not only that but there are flaws in the concept drawing, proposed 'feel' and the floor plan. The overall concept is horrible. Its It already looks as outdated as it 'feels'. The rendered drawings do this lovely beach no justice. The design from the outside looks like that stale, horrible, metal box the council built at Dee Why. The shared wash basin looks like a shared urinal, the 'light well' on the north east side facing the basin will provide no shade in the peak of summer, as when its summer the sun is higher in the sky, and the light well will only let in rain when we get our late winter deluges, or any rain for that matter. There are no external showers for surfers and beach goers to quickly rinse off and be on their way, only crowded pig pen like stalls in an awkward fashion inside, around a pokey little wall. The sun rises in the east, and where most swimmers in the morning during winter like to bath and sit in the sun to warm up after surfing and swimming are now neglected from their sunny spots in front of the toilet block as there are no chairs. Secondly, while the fashion of off form concrete is a nice touch, the use of 'modwood' and 'innowood' is a poor and lacklustre choice of material. Having worked with modwood, it is an inferior product. This unstable product is a very bad choice of material as when it heats up in the peak of summer, it will warp, buckle, twist, cup and discolour. And by looking at the drawings there will be a lot of this proposed material used, more than likely resulting in a haggard looking amenities block. Another problem with these materials is when they are subjected to a lot of sun the become severely hot and impossible to walk on in bare feet - not to mention touch if they're used as wall cladding ie; when people lean on a wall. The use of modwood or innowood layed at right angles as a footpath already looks uncomfortable, and out of place at the beach and the council would to better with either a finished poured concrete walkway, or tiled, much like manly beach front/corso. Lastly, the life guard room. Why is it not at the surf club? Isn't that what surf clubs are for? The size of this toilet block could be reduced, resulting in a more area appropriate sized building, suited to this end of the beach. But if it is there, the guards will obstructed by the constant flow of people as its not raised high enough for the crew to be over head height of passers-by to see the basin, pool, and beach. Potentially raise the height a metre or so, so the guards can see clearly over fence line and view the basin, pool, and beach"

"I currently surf year around at Mona Vale and use the Men's change shed attached to the SLSC. It is the best - with Palm Beach - because it is open to the air letting in sunlight - warm in winter and odours can escape. The bench seats are the right height and width - towel pegs accessible. It is well designed. I must also say it is well maintained - clean and even recent graffiti was quickly removed"

"Looks great!"

"I consider it a very good initiative and a much needed upgrade to aged and out of date facilities"

"Overall the idea of a new amenities building is welcome and the elevations look good. I'm one of the many regular morning swimmers at Mona Vale (pool and bay) and I think most of us are generally supportive. My key comments are based on 28 years (winter and summer) of seeing how the sheds are used: 1) Overall space and number of showers and toilets - we probably don't need 5 showers and 4 toilets, but we do need more space for changing/leaving our gear etc. In 28 years of swimming there and using the sheds I've never seen a queue for the toilets. Probably rarely seen two used at the same time - however I can't comment on what happens later in the day. Given you're upgrading the surf club and building new toilets in Apex Park my suggestion would be 3-4 showers and 2-3 toilets leaving more space for dressing and gear etc. We definitely need more bench space. Hooks on walls that don't have a bench below rarely get used. 2) orientation of the showers and doors - one of the fabulous things about the sheds is that the women and girls who use them really enjoy the friendship and camaraderie and openness. We are a mix of ages and body shapes - girls to 90 year olds and no one cares. I think most of us feel it's empowering to the younger ones to be there naked in the shower, being able to still participate in the chatter, the laughter and the stories of our lives with absolutely no qualms. In an era when body shape can be a huge issue for young girls, this is a place that says "it's OK". The orientation of the showers and putting doors on would seriously diminish that. 3) can you

think about the cross ventilation? It's not clear from the plans what's intended. The current shed gets a really cold wind through in winter. 4) why is there only one skylight in the women's shed? 5) will there still be an outside shower to wash our feet before we go in?

Concept Plans have sound design elements and will complement the surrounding beach reserve, carpark and new Mona Vale Surf Life Saving building. The proposal would allow for more available ground level storage space to a modified design of the recently proposed/approved Surf Life Saving Club facility. The existing public amenities at this location are in need of updating and repair to meet modern guidelines and standards. The design would allow for the Council Lifeguards to have a clear view of the rock pool and far northern beach area, however should also allow for the historical designated swimming area (flags) to be monitored - between Darley Street and Golf Avenue (this is where the dominant sandbanks are located and away from the northern permanent rip current and board riding area). The existing supplementary lifeguard platform may need to be upgraded closer to the traditional swimming area to give closer proximity. Thought should be given to lifeguard access from the proposed Mona Vale Beach amenities and lifeguard storage facility, across the reserve to the beach and steep access paths (path for lifeguard vehicle etc.). Mona Vale Beach amenities and lifeguard storage design should include graffiti proof elements, and given its relative isolation be monitored by external CCTV with improved beach reserve and carpark lighting. The roof should be designed in such a way as to aid water/solar collection/storage and prevent public access and/or this space be utilised for lifeguard surveillance of the beach from this elevated position. Associated landscaping works could include turfing the public reserve area between the proposed facility and surf lifesaving club (attempted previously) and formalising existing pedestrian access between the two facilities, carpark and beach - also allowing for motorised lifeguard equipment to be towed from the facilities to the beach. Consideration should be given to elevated outdoor shower platforms (or similar FRP platforms) to those located near Forster or the Gold Coast, so to encourage responsible water use, drainage and avoid reserve erosion/damage and poor amenity. The public amenities should be designed in such a way as they can be cleaned by pressure hose with waste and excess water being collected as part of the drainage design (rather than flowing across the reserve). Thought should also be put into function and position of waste and recycling bin facilities and aiding family and disability access to the reserve and popular rock pool. The facility improvements could be complimented by the existing car park resurface and line marking for safety, given the existing rough/poor condition (particularly for barefoot swimmers/surfers)"

"Where in Apex park will the new amenities block be placed"

"Please add more foot washing facilities as I'm sick of having to deal with A-holes who push in to wash off at Mona Vale. There's just one tap currently there to wash feet in front of the current northern toilet block and none inside the toilet block itself. People don't like to wait and are aggressive when they push in. In summertime it's crazy and I don't even bother with it."

"Worried about graffiti and tagging as there is a lot of space to do so"

"Good work Pittwater council"

"Catering for all services and users at MV"

"I enjoy swimming laps at Mona Vale pool, would be great to have more modernised and spacious amenities."

"Concept looks great but please add a basin within the change rooms as well. Shared basins are fine a majority of the time but sometimes you need a basin on hand"

"The old amenities need upgrading for privacy, parents and disabled as well as sustainability. The concept caters for this and will provide accessibility for walkers and public using the pool beach and coastal walk. I am not concerned about the size but the concept needs to be integrated into the area and not be intrusive."

"Looks part of the beach and good with extra shade around the amenities"

"The idea of having an equal number of male and female toilets is ridiculous. When will planners learn that women need more. You only have to look at the lines of women waiting where there are equal numbers. Perhaps less showers and more toilets in the women's change room would be a simple solution"

"I believe all the ones I have ticked that I am interested in will help Mona vale surf club and the community be safer, easier and more sustainable for everyone"

"I hope the new building fits in with the current features and doesn't overwhelm the small area. Also I am pleased to hear there will be family friendly facilities as this is currently missing from the area"

"As a regular swimmer in the sea pool I enthusiastically support the upgrade for these amenities. Not only for regular people but for visitors, and for people undertaking the coastal walk along our beautiful part of the coastline"

"I am a member of the Buckettes swimming group who swim every day winter and summer and am very concerned re the cubicles with doors and no communal space where we have social interaction and support for each other... an important aspect of our swimming together If we lose that it will be very sad. Another concern is people I'll take longer than necessary to shower. There are over 20 of us and it works well the way it is. It will be nice to have a new shed but to lose what we have will be a backward step."

"As long as the building has sustainable features, all should be happy. I like the design and it is a better idea to have the lifeguards central located to cover the pool and Basin as well as the main beach."

"As a regular daily early morning swimmer all year round I can state that the mens bench area is total insufficient , the shower cubicles should have no doors as present . If you have ten men changing in the bench area , not uncommon in the morning (they won't change in the cubicles (maybe the tourists will) access to the WC's and urinal (where ?) will be a real squeeze . What is the area under the inner skylight for ? One door to a WC is opening out , why ? I suspect the showers are actually smaller than the existing. WINTER , space to hang extra clothes , wetsuits , etc There is no way swimmers will be able to hang their clothes in the shower cubicles , shower and have dry clothes after . The design might look pretty but it is not practical , the architect needs to spend some time down at the beach between 6.30am and 9am and to see how the facilities are used and talk to the swimmers"

"At the moment in the female amenities, we have open showers and an open change area which works very well, it's airy, bright and social. The proposal has closed shower cubicles which I think is against the very nature of our change sheds. I think it will encourage some people to overuse the showers and 'hog' the facilities while they get changed in the cubicles. This has the potential to encourage excessive water usage as people feel there is no public accountability. At the moment, with our swim group which meets there every day of the year, at least 12 ladies can shower and change at the same time. In your design there is no communal area and only 4 can shower and dress at a time. Disaster! Please consider an open communal change area. More toilets are welcomed though"

"Fits with the overall precinct plan including the new surf club. Fantastic design and concept. Support it wholeheartedly"

"Looks great"

"This is a fantastic upgrade of the amenities"

"I believe the new shower should have a hot water shower included"

"My wife and I recently purchased a unit and spent over 1.3mil to have views to the part of the beach that this new building will now largely block. As a surfer it was one of the most important elements of buying there and now I am devastated this building with it's huge impact on the space will build out that area in front of our place, blocking the views to the ocean"

"It's way to big over kill and doesn't need to be next to the beach anymore definitely not a fan"

"Too big and it doesn't need to be on the beach way too close put it in the park or carpark"

"All the residents were unaware of the size of this complex. It is totally unnecessary. We DO NOT WANT it to be built. It will block many owners views. A small toilet block in the APEX park would be way more useful. This was not made clear to people how large this was going to be - it must be stopped!!"

"This feels far too large. This space is not as pictured in these images. The fencing butts right up to the dunes here, this block will be far too massive and take up too much valuable beach frontage. Why do we need it so substantially large?"

"This is a huge over development of what is now, has always been and only needs to be a small satellite toilet block. To Christmas and new year's the busiest weeks of the year and there has not been 1 line for toilet. What are you trying to turn a beautiful natural view and hangout spot into a concrete space? Can you please inform me and local residents"

"This proposal is way too big! The main issue is over the top storage rooms for jetskis and separate toilets for the Lifeguards. This is a waste of space and storage space that can still fit within the current SLSC building. On top of this, the lifeguards are only active through the daylight savings months, for the rest of the year, this will be an unused jetski carpark in the most prime area of our beach"

"The structure is too large, given that the existing main structure will be maintained. Too many toilets, and the southern part of the building isn't needed."

"It's way too big and not fair on local residents to make the buildings so large. It's also unreasonable to move the toilets to a new building. It's fine as it is."

"This this is way too big. Make the club house bigger. Why take up more land on the sand dunes? Those dunes shift sand depending on winds. I'd rather see the existing adequate sized toilet block than this massive structure"

"Lighting and design features to discourage antisocial behaviour."

"Fully support this proposal. Thank you for the opportunity to comment. And love the concept and design. Please ensure the design incorporates use out-of-hours: External showers / foot wash / dog-bowl. A self-cleaning toilet to reduce number of people urinating against the wall. Does the design discourage anyone climbing onto the roof? I.e. to prevent others looking in on people using the toilets"

"It is too big . It is a prime viewing spot where visitors and swimmers alike congregate to enjoy the view. The current block is never busy no lines form to go in, even in the summer. Why are you continually trying to destroy the beaches?"

"As a long term resident and user of the beach my objections are

- 1. why the amenities and storage facilities are not incorporated in the new surf club .(I like a lot of other people was not aware that amenities have been removed from the surf club .)*
- 2. new amenities are being provided in the park surely these combined with amenities in the club would be sufficient.*
- 3, the bulk of this building will cut off views to the beach etc and greatly reduce recreation areas*
- 4. life guard storage... during my 60 years living here I have never seen a rescue in the basin area .All patrol activities etc are from the surf club area hence the appropriate area for storage is in the club*
- 5. a large unsightly ramp to the beach will be required if storage is in this area*
- 6. surely a more cost effective solution would be to incorporate this building into the new club and park amenities and with the money saved use it on other improvements to the beach e.g demolish the current amenities block ,paving ,additional seating etc"*

"Much needed, fully support; current change space inadequate, large number of people use this"

"Support, can we have solar hot water - swim everyday including winter"

"Fully endorse , will improve beach safety and work environment for SLG"

"I write in respect of the above project which I fully support. Each morning I swim at the Mona Vale Beach Rockpool, as a local resident living in nearby Darley Street East. The change rooms are currently overcrowded with up to twenty women swimmers using the two showers and limited bench space. Many swimmers are elderly and the overcrowding could contribute to accidental falls. I myself am 84 years of age, and aware of the potential hazards caused by the current overcrowding. My fellow swimmers and I have been

looking forward to the implementation of Council's proposals for the upgrading of the Beach Amenities. I trust that the project will commence at an early date"

"As a regular beach goer I note that this is the only stretch of parking where people can mostly get a view from their cars (from the northern end of the carpark to where the bush regeneration is to the south before the club) .I say this because on most trips to the beach I see elderly or disabled people having a sandwich or an outing looking out at the view from that vantage point .Again I want to stress that this new proposal for the large new amenities block is the ONLY vantage point of the beach if in a car for people with mobility issues. It provides a view and level access to a toilet .It would be a pity if you lessened this joyful view as there is no other spot similar at Mona Vale Beach. The main facilities should remain in the current position at the surf club and redo the small toilet block with a slightly larger footprint with good handicap access. Many care organisations bring their patients to that location every week for outings and the current toilet block design is dingy and inadequate for wheelchairs .Also the outdoor shower area is poorly designed as the drainage causes continual erosion to the surrounding landscape . The ground around it is uneven and hazardous , so this does need attention"

"An issue that appears to have been overlooked is that of the proximity of the new structure to that area of beach and land that was eroded and swept away in the storm of 10th June 1974.

On that night the original beach amenities block and a picnic shed were lost to the sea (please see attached photo showing them prior to their loss). In 1974-5 Warringah Council rebuilt the existing amenities block in its current location – set well back (for the time) from the storm damaged area. The positioning of the proposed new structures moves them back to the margin of the area that was destroyed in the 1974 storm.

I have not been able to find any coastal impact/risk study accompanying the DA and it concerns me that new public infrastructure would be constructed at a location subject to previous serious storm damage. The effects of climate change - rising sea levels and increasing storm severity make the location even more tenuous"

'This morning I was at Mona Vale beach for a swim and there were 16 women in the small change rooms, 10 of whom were waiting to use one of the two showers. I am told the council is upgrading the facilities to help cater for the large numbers of people using the facilities, however there are a small number of local residents complaining about losing their view. People don't own a view and the council is doing the right thing in providing a long overdue extension to the amenities"

. "Firstly I would like to point out that the public had sufficient time to voice their protest to this matter, maybe if they actually lived in the area they would have been more aware. Hence, from my perspective the decision was made and there should be NO backflip on this matter. Let alone all the trades etc that were keyed up to commence such works, which will now add to the cost of building and obviously delay in starting which is now going to happen.

Secondly, the reason the new amenities block is larger than that present, is the footprint of the existing surf club was not allowed to change due to public protests, therefore combined there has to be more facilities in the stand along amenities block which is old, and far too small.. Even with a toilet block in Apex Park which will provide for park visitors and safety, the new amenities block at the beach is desperately needed. Any given morning we can have 18 ladies in the change room vying for 2 showers, changing space. Sure we put up with it however the time has come to increase this size to at least 4 showers and toilets plus provide great shelter from the elements. It is called progress and due to the surf club unable to increase, naturally the lifeguards have to placed somewhere, so on top of the amenities block is perfect. So come on Council, stick to your guns on this matter on behalf of what was determined months ago and get moving to make MV beach the amazing beach even more so."

"This morning I was at Mona Vale beach for a swim and there were 16 women in the small change rooms, 10 of whom were waiting to use one of the two showers. I am told the council I write in respect of the above project which I fully support. Each morning I swim at the Mona Vale Beach Rockpool, as a local resident living

in nearby Darley Street East. The change rooms are currently overcrowded with up to twenty women swimmers using the two showers and limited bench space. Many swimmers are elderly and the overcrowding could contribute to accidental falls. I myself am 84 years of age, and aware of the potential hazards caused by the current overcrowding. My fellow swimmers and I have been looking forward to the implementation of Councils proposals for the upgrading of the Beach Amenities.

I trust that the project will commence at an early date.

:

"I'm writing in support of the planned new amenities block at Mona Vale Beach. I've heard there are recent objections to what's planned and I felt it is important for Council to know many people using the current one are keen for the new development. I'm a regular swimmer at the beach and use the women's showers and change area each time. I fully support the planned new structure. The current number of two showers and toilets do not cater for people's needs. This morning, for example, at 8am there were 16 women sharing the two showers and dressing area and this number is not unusual at this time of day. The planned new structure will improve amenity greatly. I really like the design too. I have one comment about doors on showers- In the current block, the showers do not have doors and this works very well to encourage quick showers and limit queuing. I hope most of the new showers will not have doors. It is so important for a community facility to be encouraging sharing - for people to shower quickly, use the shared change area not the shower cubicle and it helps conserve water. Perhaps one of the four could have a door for those women and girls who require it for modesty reasons. Please keep most without doors. I wish Council well with the development for us all"

"I am writing to you to express my support of the proposed upgrade to the Mona Vale amenities block. The existing block is overdue for replacement. The existing facility is too small with too few showers. I swim with a swimming group that meets at the Basin early each morning. There is always a queue for showers and on a warm day there is simply not enough room to process the number of people who want showers, so rather than queuing I do without a shower. I am delighted that the Northern Beaches council is seeking to upgrade and increase the size of these facilities. I am looking forward to seeing this put into action with more showers and toilet facilities available. I also think moving the paid lifeguards down to this end of the beach will greatly increase the safety at Mona Vale beach. This end of the beach is often used by young families who want to swim in the Basin or be near the swimming pool. The new location will allow a fast response to support people at this end of the beach, but will also allow the life guards clear views of the whole of Mona Vale beach, resulting in increased safety for all people, when the paid lifeguards are on duty. It is so good to see that the council are creating such great facilities that build for the future. The use of facilities at the beach will only increase, especially when you consider the impact of the newly opened coastal walkway, which will bring increased numbers of people into this area. Please do not reduce the size of the proposed facilities, we need this development, we need it to serve the community now and in the future, it would be a massive shame if this was cutback and reduced in size"

"I am a proud member of the "Buckettes" a ladies' swimming group who swim every morning "rain, hail or shine" at our beautiful Bongin Bongin Bay. We love our old shed, because of the comradery amongst us, ages from 40's to 80's but we realise how inadequate the old facilities are and look forward to new ones being built soon. We were concerned about several aspects of the proposed new amenities, but thankful that council has been very patient and understanding, listening to our comments and suggestions. As a result of yesterday's meeting, we are all very happy with the updated proposal and want to thank you for your time and patience. The plans look really lovely and will enhance the area beautifully. We look forward to feedback re the final plans"

"The objections made by disgruntled residents to the plans for the new Mona Vale Surf club and amenities block are being made by a small group of local people. I live 250 metres from the beach for nearly 40 years and it's great to have a council that realises the existing facilities badly need replacing and have the foresight to build bigger and better facilities to cope with future demand. Mona Vale beach is the first stop for many of our neighbours living in the expanding western suburbs when they are looking to spend all day at the beach and they will certainly appreciate the new facilities even if a few locals won't"

"I read the report in Wednesday's edition of the Manly Daily regarding "locals" objections to the proposed building of an amenities block. They suggest it is overkill. It most certainly is not. The changing rooms at the moment don't come near to coping with users and visitors especially on weekends. Both the life saving club and amenities block are well overdue. Unfortunately this area which includes Mona vale, Newport and Bayview is home to a huge number of NIMBIES who are adverse to any change such as the B Line Bus, Northern Beaches Hospital and trees removed from the village park despite the new plantings looking 100% better.

"We would like to add our voice to those who are very annoyed at the Council for releasing the plans for the new toilet and shower block at Mona Vale Beach right on Christmas when we are all busy or away. Very sneaky. The block is far too big and blocks out the views and uses too much open space. Also why are there not amenities included at the new Surf Club as well. The flags are almost always located south of the clubhouse therefore making the walk to the new block impossible if you are a child or older person. We will end up with pollution in the water. As we ratepayers contribute to the new clubhouse it should not be for the exclusive use of the members. There should be public amenities there as well. As the lifeguard is supposed to be looking after the more dangerous area between the flags why not house him closer under the clubhouse, not attached to the new block"

Appendix 2 – Questions and responses

Question	Response
Lifeguard Facilities and Storage	
<p>Could the building have a second floor or lifeguard tower to provide an elevated view over both Mona Vale and Basin Beach?</p> <p>The swell and current can be dangerous at times regardless of your level of competency in the water.</p> <p>Can the roof be designed to be utilised for lifeguard surveillance of the beach from this elevated position?</p>	<p>The new Lifeguard Amenity area will enable patrol of the main beach, basin beach and ocean pool and has been supported by Lifeguards Australia as providing “greater surveillance in all weather conditions”.</p> <p>It is unlikely that local residents would support a second story on the proposed building. There is a preference to maintain the existing low profile of the building to minimise its impact on the beachscape.</p>
<p>Why do we need lifeguard storage when a new surf club is planned?</p> <p>Why is the lifeguard storage so large?</p>	<p>The lifeguard facility is provided for Council’s Lifeguards with space for both storage and Lifeguard’s amenity during working hours. Surf Life Saving’s voluntary patrol will remain based at the club.</p> <p>The size of the storage has been determined through working with Council’s Beach Safety team and assessing the equipment required to be stored as well as providing basic workplace amenity for them to carry out their role.</p> <p>It will be reviewed as part of the process of design development.</p>
<p>How do they get the jet ski down to the beach as current walkway is too small and steep?</p>	<p>The All Terrain Vehicle used by Council’s Lifeguards can access the beach via an existing accessway</p>
Outdoor Showers and Footwash	
<p>Where is the outdoor shower as this is the most used by beach goers, paddle board, swimmers & surfers etc.?</p> <p>Can outdoor showers be adjacent to a bench to permit 'cleaning up' of children when departing the beach before reaching the carpark?.</p> <p>Need be able to remove sand from feet then put on footwear without needing to walk on sand again.</p> <p>Please make sure any foot wash (and any other) facilities are located away from potential shower spray.</p> <p>Please be aware that a huge percentage of people who use the shower will be carrying a 6ft long board. So provide the</p>	<p>As the design is progressed this will include consideration of the most practical locations for external showers, separate footwash provision, external seating and water bottle refill points.</p> <p>The questions and comments raised will be used to inform the design process.</p> <p>Consideration will also be given to having paved paths of travel between existing access ways and the building entries together with sand traps to limit sand transfer into the amenities.</p>

<p>space for people to be able to do that without getting in other people's way.</p> <p>Will there be a paved area between showers / foot wash to prevent sand entering amenities?</p> <p>Will there still be an outside shower to wash our feet before we go in?</p>	
Change Rooms, Showers and Toilets	
<p>Is there in the plan a general changing area with hooks and benches etc where people can leave their gear?</p> <p>Does there need to be separate showering cubicles? People are more inclined to take their time and get changed in there, slowing down the changing procedure.</p> <p>Does there have to be cubicles with doors and no communal space where we have social interaction and support for each other... an important aspect of our swimming together?</p> <p>Please consider warm water for the showers.</p> <p>Please provide more female toilets. The idea of having an equal number of male and female toilets is ridiculous.</p> <p>Please add a basin within the change rooms. Shared basins are fine a majority of the time but sometimes you need a basin on hand, especially with multiple children.</p> <p>The men's bench area is totally insufficient the shower cubicles should have no doors as present; area around urinals inadequate. Please provide space to hang extra clothes, wetsuits etc</p>	<p>The number and arrangement of toilets, showers and change space will be reviewed as part of the design development taking into account the multiple issues raised by the community.</p> <p>Council needs to provide a minimum of 4 toilet cubicles per male and female along with the unisex accessible toilet in accordance with planning requirements.</p> <p>It may be possible to provide one shower cubicle and an otherwise open shower arrangement to meet opposing preferences.</p> <p>The arrangement of benches, hooks, wash hand basins and the like will be subject to detailed design, bearing in mind the constraint of not increasing the size of the building.</p>
Can Council investigate the provision of solar hot water showers in this building if cost permit?	It is Council's intention to provide solar hot water to showers.
Please provide separate toilets for men and women, not unisex toilets	<p>The only unisex toilet is the accessible toilet.</p> <p>This is a legal requirement to ensure that a person with a disability can be assisted by a carer or person of any gender, if required.</p>

Sustainability and Environment	
<p>Will the new building be able to withstand storm surges & future major weather events?</p> <p>Can whole site be sustainable, Water-saving facilities, timers etc?</p> <p>Can the roof be designed to aid water collection/storage and solar?</p> <p>Can Council investigate the provision of solar hot water showers in this building?</p>	<p>The design team includes a Structural and Civils Engineer who will have access to the Coastal Engineering Strategy and geotechnical reports for the area.</p> <p>Northern Beaches Council is invested in making the building as sustainable and environmentally friendly as possible including for reuse of water collected from the roof for toilet flushing and solar hot water to showers.</p>
<p>General Design Issues</p> <p>Can you investigate sewer issues?—sometimes the smell and run off is revolting.</p> <p>Is it designed so that graffiti can easily be removed,</p> <p>Can you think about the cross ventilation? The current shed gets a really cold wind through in winter.</p> <p>Please consider enclosed toilets not vented to change area.</p> <p>Why is there only one skylight in the women's shed?</p>	<p>The works require a new sewer drain to be laid to serve the amenities building and the new Surf Life Saving Club as well as the new drainage to be introduced to Apex Park. This should alleviate difficulties experienced with the existing drainage.</p> <p>Other issues will be progressed as the design is developed.</p>
<p>Other</p> <p>Can toilets be provided to Apex Park to stop kids crossing the road and through the car park?</p> <p>Could Council provide secure community bicycle parking as part of this project?</p>	<p>A modular toilet block will be provided to Apex Park comprising three separate cubicles including one with a baby change and an oversized area for family change. These will be unisex facilities to allow for parents of either gender to supervise or change young children.</p>
<p>Please provide better, larger signage for female and male change rooms needed- words plus symbols</p>	<p>Noted, signage will be in accordance with the current Australian Standard</p>
<p>Could associated landscaping works include turfing the public reserve area between the proposed facility and surf lifesaving club and formalising existing pedestrian access between the two facilities, carpark and beach?</p> <p>How do the works improve the connection with the coastal walkway (particularly since the construction of the shared path along the edge of the golf course).</p>	<p>Turfing in this area has been attempted previously and has been largely unsuccessful due the climatic conditions and sand movement.</p> <p>The works to the Mona Vale Surf Life Saving Club and Amenities will be coordinated with planned works to the Coastal Pathway which includes landscaping and timber walkways/platforms between the two buildings.</p>

Will there be a breezeway (weather shelter between) to link the new & existing sites?	It is not intended that this walkway be covered.
Does the design discourage anyone climbing onto the roof? I.e. to prevent others looking in on people using the toilets	This will be dealt with during the detailed design process.
<p>Please ensure the design incorporates use out-of-hours:</p> <p>External showers / foot wash / dog-bowl</p> <p>A self-cleaning toilet to reduce number of people urinating against the wall</p>	Whilst there will be external showers and foot wash facilities it is unlikely that out of hours access to the toilet can be provided due to risk of misuse and vandalism.

Appendix 3 – Site signage



Amenities and lifeguard storage

Upgrade concept plans

The proposed Mona Vale Beach amenities upgrade will provide:

- four toilets (minimum) for each male and female
- four showers (minimum) for each male and female
- unisex accessible shower and toilet
- a lifeguard room
- additional lifeguard storage
- an energy and water efficient design

Full details and concept plans are available online

[Learn more and have your say](https://northernbeaches.nsw.gov.au)
northernbeaches.nsw.gov.au



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council

Enquiries: Senior Project Officer, Building Assets on 1300 434 434
Comments close Sunday 29 September 2019

Appendix 4 – Notification email from 30 August 2019



Dear <NAME>

We're writing to let you know the concept plan for Mona Vale Beach amenities and lifeguard storage is now on exhibition for comment.

View the [concept plan](#)

The proposed concept includes:

- four showers (minimum) for each male and female
- additional Lifeguard storage
- Lifeguard room
- unisex accessible shower and toilet
- sustainable water and energy efficient design

Learn more about this upgrade and have your say. Visit our [project page](#), view the concept and provide your comment online or in writing to: PO Box 82, Manly 1655, marked 'Mona Vale Beach amenities and lifeguard storage'.

Comments close Sunday 29 September 2019.

Senior Project Officer
Property

[Northern Beaches Council Website](#) | [Contact Us](#) | [Disclaimer](#)

You have received this email as you're registered to receive communication from Northern Beaches Council. To unsubscribe from this project, please [click here](#).

Appendix 5 – Bulk email from 6 September 2019



Hi Community Member

Explore engagement outcomes and provide feedback on other projects.

New projects



Manly West Esplanade Heritage Activation Plan (draft)

Submissions close Sun 29 Sep



Mona Vale Beach amenities and lifeguard storage

Comments close Sun 29 Sep