

# Community and Stakeholder Engagement Report

## Jamieson Park Sports Amenities Building (Stage 2 of 2)

Consultation period: 3 April to 12 May 2024

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# 1. Summary

This report outlines the outcomes of community and stakeholder engagement as part of Stage 2 of the Jamieson Park Sports Amenities Building project conducted between 3 April to 12 May 2024.

In 2022, we asked the community for their input on what the new sports amenities building at Jamieson Park should include to ensure it meets the needs of the community and the clubs who use the site. During Stage 2 of community consultation, we presented the concept design and gathered feedback to assess its alignment with community priorities.




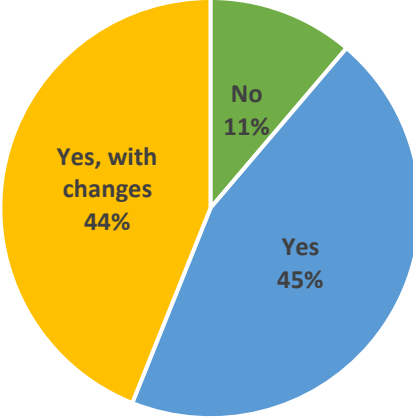

Feedback gathered indicated a strong level of support for the proposed concept design where we received 89% 'Yes' or 'Yes with changes'.

Key considerations captured in those responses saying 'Yes with changes' (44% out of 89%) suggesting:



- preservation of the park's natural character / open space
- consideration be given as to whether a café is viable and whether it would impact on local businesses
- environmental sustainability and flood resilience building design
- to consider onsite parking capacity / traffic management
- to enhance public amenities

Overall, the feedback reflects a strong community support for the proposed development. This input will help refine the design, support the development application and be used as evidence for grant funding.

## 1.1. Key outcomes

 <p>Total unique responses</p>	<p><b>110*</b></p>	
 <p>How responses were received</p>	<p>Your Say – Survey Written responses (email)</p>	<p>Completions: 107 Number received: 4</p>
 <p>Online sentiment question: Do you think the proposed concept design meets the needs of the community?</p>	 <p>Total responses = 107</p>	
 <p>Feedback themes</p>	<p>Building size and park's character preservation Cafe inclusion Building design Community group requests</p>	<p>Parking and traffic Public amenities Timeline and process</p>

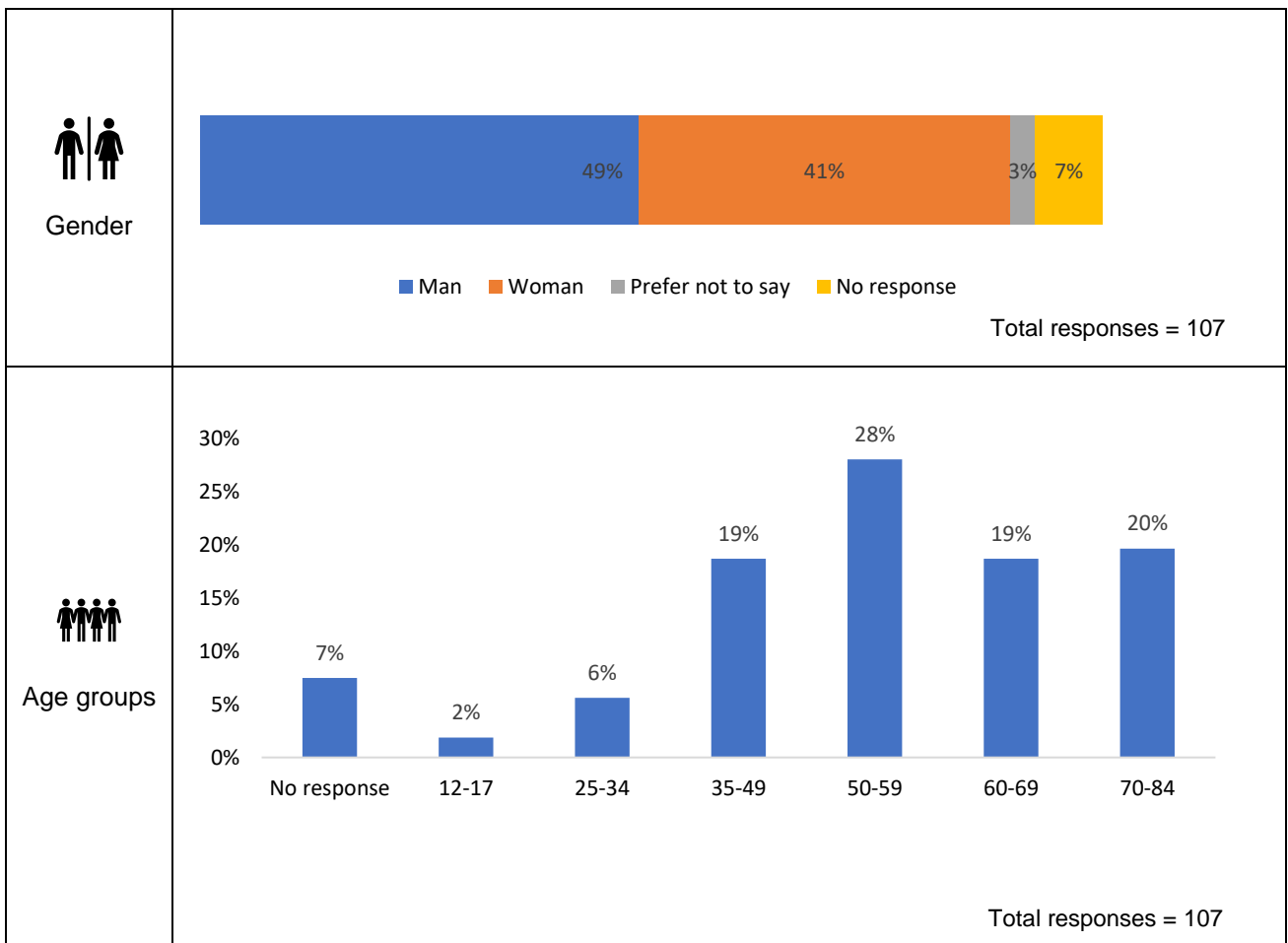
## 1.2. How we engaged

 <p>Have Your Say: visitation stats</p>	<p>Visitors: 2,031</p>	<p>Visits: 2,530</p>	<p>Average time onsite: 2mins 9secs</p>
 <p>Print media and collateral</p>	<p>Letterbox drop: 2101 Site signs used: Yes</p>		<p>Distribution: 25 Number: 6</p>

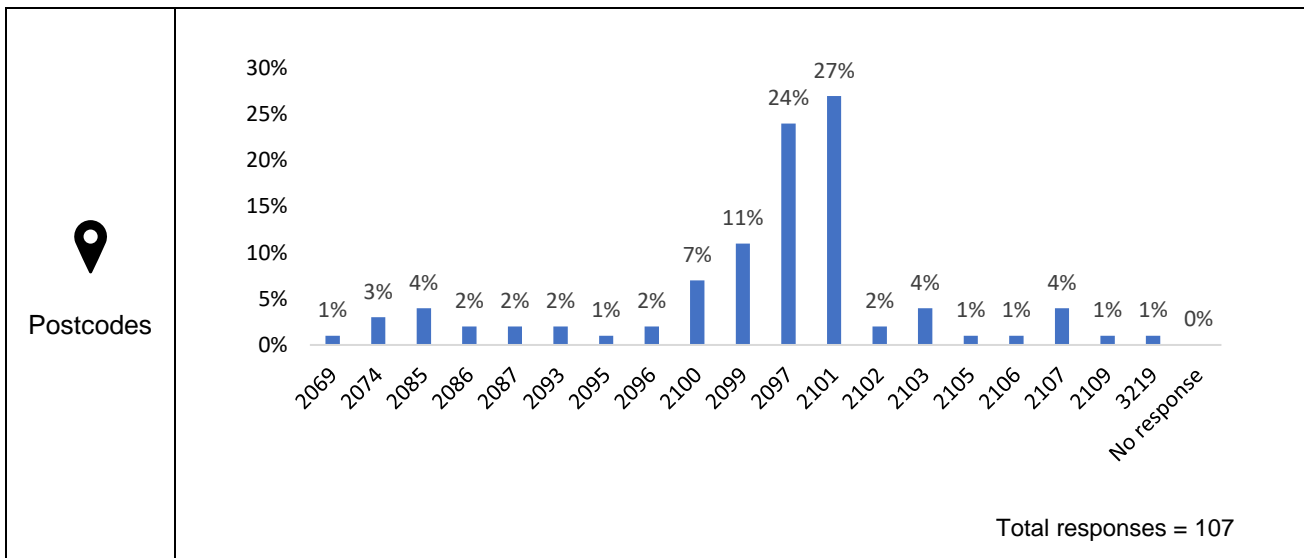
\*Duplicate entries are only counted once.

 Electronic direct mail (EDM)	Community Engagement (fortnightly) newsletter: 2 editions Council (weekly) e-News: 1 edition	Distribution: 23,000 Distribution: 61,500
 Face-to-face sessions	Pop up events: 2 Tuesday 16 April 2024 Saturday 27 April 2024	Approx. 55 attendees Approx. 20 attendees
 Key stakeholder engagement	Narrabeen Lakes Sailing Club Dragon Boat Club Maritime Model Club of NSW	Distribution: 3

### 1.3. Who responded<sup>1</sup>



<sup>1</sup> Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail. No demographic data was captured for respondents who contributed feedback in writing.



## 2. Background

In 2022, we asked the community for their input on what the new sports amenities building at Jamieson Park should include to ensure it meets the needs of the community and the clubs who use the site.

Since that time, we worked closely with the Narrabeen Lakes Sailing Club and the appointed architects to produce concept plans that capture the main elements of what we heard from the first round of community engagement.

We are now asking the community what they think of the proposed concept design and whether it meets the needs of the community in the second round of community engagement. The feedback received is intended to inform a consultant brief to be included in tender documents for engagement of a design consultant team. This team will be responsible for developing the proposed concept design into a development application which may also be used for grant funding applications.

## 3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities
- provide accessible information so community and stakeholders can participate in a meaningful way
- provide balanced and objective information to assist in understanding the problem, alternatives and/or solutions
- identify community and stakeholder concerns, local knowledge and values.

## 4. Engagement approach

Stage 2 of community and stakeholder engagement for the Jamieson Park Sports Amenities Building took place from 3 April to 12 May 2024. This phase included a series of activities that provided opportunities for community members and stakeholders to contribute their insights.

The engagement was planned, implemented and reported in accordance with Council's [Community Engagement Strategy](#) (2022).

A Your Say project page was established with information provided in an accessible and easy to read format. Key stakeholders, resident groups, and local residents were sent notification letters inviting their feedback on the proposed concept design. The project was primarily promoted through our regular email newsletter (EDM), media channels, and signage in the area to effectively reach individuals frequenting the location.

Feedback was collected through an online comment form embedded on the Your Say project page. This form included a question that directly asked respondents to indicate their level of support for the proposed concept design and whether it aligns with the community's needs. Two onsite pop-up events were held (weekday and weekend) where our project team was present at the proposed location to gather feedback and encourage community participation. We also invited comments through email and in writing.

#### 4.1. Reaching diverse audiences

In support of the two stages of community engagement seeking to understand the needs of the whole community, a stakeholder mapping exercise was conducted to identify the key user - Narrabeen Lake Sailing Club as well as other community groups including Dragon Boat Club and Maritime Model Club of NSW (Narrabeen) for feedback on the proposed concept design.

Community participation and awareness were encouraged through a series of activities conducted including:

- information was provided on Council's Have Your Say project page
- two community pop-up events with the project team
- letterbox drops to neighbouring residents
- displays of onsite notification posters
- Mayor's weekly e-news.

## 5. Findings

The proposed concept design has been positively received, with 89% of participants indicating support, either unconditionally or with suggested changes. The community engagement process has provided valuable insights into local priorities and considerations which suggest:

- preserving the park's natural character / open space
- assessing the viability and impact of a café on local businesses
- incorporating environmental sustainability and flood-resilient building design
- addressing onsite parking capacity and traffic management
- enhancing public amenities.

The process has also captured issues, change requests and other considerations that are noted in Table 1.

In conclusion, strong community support and constructive feedback have been received for the proposed concept design. The input will help to refine the design, support the development application and be used as evidence for grant funding.

**Table 1: Issues, change requests and other considerations**

<b>Theme</b>	<b>Issues, change requests and other considerations raised</b>	<b>Council's response</b>
Building size and park's character preservation	While majority of the community appreciates the modern aesthetic of the proposed concept design, some respondents commented that the structure may be too large for the site, and that it may potentially be encroaching on valuable open space and impacting on the park's peaceful and family-friendly atmosphere. Some respondents also indicated a preference of maintaining as much open space for recreational activities as possible and suggested reducing the building footprint to preserve open space and potentially lower building cost.	The building size proposed in the concept design was dictated by a number of project requirements including the needs from the community and key stakeholders.  Feedback has been noted and we will continue to work on balancing competing needs, project opportunities and constraints in the next design development stage.
Cafe inclusion	The inclusion of a café received mixed feedback. Supporters see it as an enhancement to the park experience, while others expressed concerns about increased traffic, parking pressures, and competition with existing local businesses. This division highlights the importance of carefully considering the cafe's role and potential effects on the broader community.	Feedback has been noted. A feasibility study will be considered to assess the café's viability and local impacts, with findings to inform the next design stage.
Building Design	Environmental sustainability emerged as a priority. Respondents suggested eco-friendly features such as solar panels, rainwater harvesting and flood-resilient designs. Suggestions also included lighter-coloured roofing materials.	Feedback has been noted and will be reviewed in the next design development stage.
Community group requests	Community members, particularly water sports enthusiasts, highlighted the need for improved storage facilities. Requests included space for equipment and watercraft such as dragon boats.	Feedback has been noted and will be reviewed in the next design development stage.  The current outdoor storage practice for dragon boats will continue, noting that request for a secure gated area and

Theme	Issues, change requests and other considerations raised	Council's response
		shelter will be considered where appropriate.
Parking and traffic	In light of potential increased visitation, the community requested dedicated trailer parking for boats and improvements to parking and traffic flow in the car park area.	Feedback has been noted. A traffic and parking study will be conducted, with findings to inform the next design development stage.
Public amenities	There was a desire for improved facilities identified from the community feedback for more public amenities, including larger and more toilets, a family-friendly change facility, outdoor showers, and covered picnic areas, to support recreational use of the park.	Feedback noted and will be reviewed in the next design development stage.
Timeline and process	Some community members called for more clarity about expected timeline and project updates.	<p>Unfortunately, there is a shortfall in funding for this project; therefore, the project has been temporarily paused until additional funding can be identified. When a clear funding path has been determined, progress will be subject to further community consultation, stakeholder feedback and planning constraints. Once Council are in a position to commence construction, it is expected to be a 12 month construction period, weather permitting.</p> <p>Any project updates will be published on the Your Say project page to keep the community informed.</p>



**Table 2: Questions raised and Council's answers**

During the consultation, Council received a number of questions either through direct contact or within feedback received.

Question raised in feedback	Council's answer
Unless a care-taker is employed continuously, vandalism could be a serious concern. Could Sailing Club afford one or would the Council pay?	Caretakers for community buildings are no longer common practice, and no caretaker is intended to be appointed for this site. Passive surveillance, closed-circuit television (CCTV) and Safety by Design will be considered, where appropriate, in the next design development stage.
We have had 2 incidents where the boats have been damaged / moved and wonder if there is adequate security to deter future attacks.	
I would like to understand does the sailing club have to pay a fee to lease this building?	Yes, a lease / licensing fee will be required as per Council's published fees and charges.
Would the NBC consider replacing the poorly mannered wearing course with a thin AC wearing course that would make the pavement resilient to flooding events?	Feedback noted and this will be reviewed in the next design development stage.
Was there an architect involved?	Yes
How many buildings are you proposing?	One
Who is paying for the building?  Cost: where is the money for the building coming from, please?	The project has no Council funding allocation at this time but a potential payout of an insurance claim for a like-for-like rebuild. Given the increasing cost of construction and need to build a fit-for-purpose site to meet today's standards, we know that there will be a shortfall between the cost of construction and any insurance payout. Subject to the final approved proposal, we will seek grant opportunities and Councillors may look to re-allocate capital funds based on a priority basis to cover any funding shortfalls.
<b>Noticeboard</b> for what notices? Those using the facility or all community? Locked glass doors or open board? Managed by lessees or council?	These details are yet to be determined and will be reviewed in the next design development stage.
By the way, that fire was an accident, or suspicious?	The fire was an accident; the exact cause remains undetermined.

# 1. Appendix 1 Verbatim community and stakeholder responses\*

## Comments received via Your Say form


Comment No.	Comment
1	No further comment provided
2	Do we really need ANOTHER cafe? Can we just provide seating and toilets. It worked perfectly before without an eatery. Seems wherever you go now there must to be a food/drink shop. Maybe thats why we are an obese society and with so many local cafes going bust to introduce another one seems crazy. Bring back the old fashioned picnic.
3	First impressions, good design with good use of space. Good quality clean toilets are essential to the area. A shower would be good as well. So long as the cafe and toilets remain for public use, and aren't made exclusive to the Sailing Club, then it has my support.  Would be good to do something about keeping traffic one way through the carpark and loop as I too often see cars going the wrong way.
4	I personally feel the proposed development is too large for the site. It has traditionally been a relaxed place for family barbecues, etc. A large structure in the centre of Jamieson park would reduce the open space significantly and change the open ambience of the area. Also, unless a care-taker is employed continuously, vandalism could be a serious concern. Could Sailing Club afford one or would the Council pay? Local residents should be informed if haven't already been so as it will affect the value of their properties with increased traffic, parking and noise from functions at night as proposed.
5	This current design satisfies the wishes of the sailing boat community but does little for the Narrabeen Dragon boat club. During the on site consultation there was a discussion on possibly including a separate shelter for the dragon boats. This would be a positive outcome otherwise the dragon boat club will require more space in the new building. I have been a northern beaches ratepayer for over 20 years and I have seen other clubs (eg sailing, kayaking/ canoeing and scouting) have been provided permanent shelter but very little help provided to the dragon boat clubs. In comparison many other councils around the country have encouraged the sport by providing a club house. This is very disappointing considering the large community participation in this active sport domestically and internationally. In summary the Narrabeen dragon club club requires a large permanent position in the new the new building or a external shelter to house our boats.
6	No further comment provided
7	Hello NBC,  The proposed concept design appears to provide enhanced facilities for the Narrabeen Lakes Sailing Club which are much needed given the old facility had outlived its 'fit for purpose' role. This once in a lifetime opportunity to build a new facility should be maximised by: - increased public space in and around the front of the facility for sailboat rigging and general public use (eg kids parties, family gatherings etc) by moving the building footprint back (south) as far as possible. - ensuring efficient use of boat storage space for the sailing club by ensuring a design which maximises floor to ceiling space to enable internal boat storage racks and other storage (eg no roof lines that compromise design aesthetics over usable space). Design should also be simplified to maximise use of available budget.

\*Personal details and inappropriate language have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

Comment No.	Comment
	Regards [REDACTED] Resident and Lake user (sailing, boating and general recreation)
8	As a member of the Narrabeen Dragon Boat Club the area designated is insufficient to store 2 boats 12 m in length. The area required would need to be 14m x5 m for storage /access. We use the boat/s 52 weeks of the year. Regards [REDACTED] (rate payer)
9	No further comment provided
10	No further comment provided
11	As a member of the Narrabeen Dragon Boat club since its inception in 2014 I believe that the concept seems to cover most requirements of the community. There are however a couple of concerns with the space for the storage of our boats and equipment. 1) Is it enough room for 2+ boats 2) Is there adequate storage for our equipment As a rate payer as well, I am concerned of the size, aesthetics (a lot of glass) and cost. Does the building need to be as big as outlined? In the past as council would be aware there have been vandals having little regard for the building or boats stored on site. We have had 2 incidents where the boats have been damaged / moved and wonder if there is adequate security to deter future attacks. Appreciate my comments being considered Thank you for your time [REDACTED]
12	I think it's a great concept meeting all needs for this area a lot of people come here for a coffee and a sit down at the lake and having a small cafe really complements it.
13	This looks beautiful!
14	Dark roof does not seem to meet best practice standards when it comes to energy efficiency. Light color roof would be more suitable to keep temperature lower in summer.
15	No further comment provided
16	No further comment provided
17	No further comment provided
18	Concept design looks terrific.
19	As a sailor who has competed at many regattas at Narrabeen over the years (And a N Beaches resident) I think it's great the club will finally get facilities again. Generally the design looks great. One concern: The barbeques to the West of the club are right in the middle of the boat rigging area, and very close to the boat access 'lane' between the club and the lake. Boat rigging ('boat prep' on the plans) needs more buffer space between the boats and the public than is evident on the plans, for the safety of the public. It would be better to set the barbeques further away from the building and from the boat access way. If the whole building was set a little further back from the water there would be more space on the Northern (lake) side of the building for boat prep and barbequers alike.
20	The plans are great. Well done. I think the new amenities building will be well used and appreciate by the community. My only reservation is the use of a black / dark coloured roof when they have been proven to

Comment No.	Comment
	<p>absorb and retain heat, exacerbating the "heat island" effect. Wouldn't a lighter-coloured roof be a more sensible option? Thank you.</p>
<p>21</p>	<p>It's excellent, but please densify your suburbs to allow more people to live in these beautiful suburbs and helping resolve the housing crisis. A few lots zoned for R3 (4-5 storey buildings) could transform this park, further activate the waterfront and transform this beautiful park into an easily accessible community hub for many. Currently, it is extremely selfish to limit the use of this wonderful facility to the minority that live here.</p>  <p>The benefits of this park can be maximised while resolving the housing crisis by rezoning these lots to R3 medium density.</p>
<p>22</p>	<p>No further comment provided</p>
<p>23</p>	<p>The sailing club amenities must include two warm showers for males and two warm showers for females, at least. A design without including showers misses the requirements.</p> <p>The public amenities must include at least 4 toilets for females, as well as indoor, lockable shower cubicles for males and females. The current 2 toilets per gender are not meeting the demands.</p>

Comment No.	Comment
	A staircase to access the kayak storage WILL incur tripping accidents and bodily harm. A ramp must be built.
24	Our wonderful volunteer surf clubs are referred to by council by name when building works are discussed. I hope the 120 year old, 100% volunteer, not-for-profit, community sailing club (also performing community rescue services) can receive similar respect. Hopefully, being located partially hidden, at the rear corner of the building, some indication of the sailing club existence can be seen from the park entrance and road frontage. Street signage, indicating the Sailing Club, where to turn off Pittwater Road would assist.
25	No further comment provided
26	I support the design particularly the passive sun building design and orientation to maximise the thermal benefits in winter.
27	Add storage space for kayaks and windsurfs
28	<p>The proposed design is a positive step, meeting the needs of both the Narabeen Lake Sailing Club (the club) and the broader community. We appreciate the council and architects' efforts in creating a facility that can support local activities and help the club flourish.</p> <p>Key points to consider for the design:</p> <ol style="list-style-type: none"> <li>1. Simplify Design: Recommend simplifying the building's design to control costs while maintaining visual appeal. Specifically, minimise elaborate elements like intricate rooflines to keep construction expenses in check.</li> <li>2. Optimal Building Placement: Consider relocating the building slightly south to maximise open space, provide more room for rigging, and create a better area for community gatherings, thus minimising wasted public space.</li> <li>3. Add Sustainable Features: Suggest incorporating eco-friendly elements like solar panels, rainwater harvesting, and energy-efficient systems to align with our club's commitment to sustainability. These features can improve the building's long-term efficiency and environmental impact.</li> <li>4. Clarify Collocation Plans: Request more details on contingency plans for commercial spaces, like a proposed coffee shop, in case they become vacant. Understanding these plans is key to assessing the long-term viability of co-located operations.</li> </ol> <p>Detailed Design Considerations:</p> <ol style="list-style-type: none"> <li>1. Room Functions and Layout: <ol style="list-style-type: none"> <li>a. Boat Storage Assessment: The latest design doesn't appear to model boat storage like previous concepts did. Given the change in shape of Room G.01, it's worth checking if this new layout can still accommodate boat storage as effectively as before.</li> <li>b. Room G.04 (Multipurpose Space): Consider moving Room G.04 to improve its visibility and usage within the building layout. By rethinking its position, you could enhance integration with other spaces and improve overall functionality for club activities.</li> <li>c. Room G.05 (Canteen): Review the canteen's layout and capacity to ensure it can meet the needs of club members and visitors. Pay attention to storage capacity, functionality, and accessibility. For instance, a previous club design required an extra fridge in the office due to inadequate storage.</li> <li>d. Room G.06 (First Aid Room): Ensure the first aid room meets regulatory safety and emergency response standards without overdoing it.</li> <li>e. Room G.07 (Office): Assess whether the proposed office space promotes efficient club</li> </ol> </li> </ol>

Comment No.	Comment
	<p>administration.</p> <p>f. Rooms G.08 and G.12 (Accessible Toilets): Consider consolidating the accessible toilets to serve both club members and the public efficiently. Merging these spaces could optimise usage and maintain accessibility without separate facilities.</p> <p>g. Outdoor Boat Racks: These racks in the north-westerly part of the design are a new addition compared to previous concepts. Please confirm their intended use.</p> <p>2. Other Key Areas:</p> <p>a. Ramp Inclinations: Ensure the design and inclination of ramps allow safe boat handling in all weather conditions, without relying on cars or powered winches.</p> <p>b. Storage and Facilities: Seek clarity on intended storage areas for items like café furniture to optimise space and functionality.</p> <p>c. Fire Protection Standards: Stress the need for robust fire protection measures to prioritise safety and security within the building.</p> <p>Thank you for considering the community's feedback. The Council's attention to detail and commitment to improvement is greatly appreciated.</p> <p>Regards,  </p>
29	<p>The public amenities appear to be smaller than previous building - would be great to see this increased to include more cubicles. Whilst I understand some weekends were quiet, other times there were queues.</p> <p>There doesn't seem to be a space for families to change/toilet young children.</p> <p>Is there capacity for some similar shaded picnic structures found at other open gathering spaces around the lake.</p> <p>Is there additional parking? Often in from Spring through to the end of Autumn this carpark was often full.</p>
30	<p>i note that the plan includes canoe storage which in the past generated income for council with storage fees.</p> <p>I would suggest that council revisit their plan and provide secure space for storage of motor boats and other vessels larger than canoes. this would generate more income.</p> <p>We have a problem around the Northern Beaches with people storing boats on narrow roadways creating many traffic problems.</p> <p>I know council have tried to reduce street storage of boats by introducing car parking only signs in selected areas but the problem still exists and should be addressed by council.</p>
31	No further comment provided
32	No further comment provided
33	It would seem to be a practical design and now needs to be built as soon as possible.
34	No further comment provided
35	Dedicated trailer parking (ideally car with boat trailer attached)



Comment No.	Comment
36	No further comment provided
37	I note the artist impression of the Easter Elevation shows some lovely gum trees surrounding the facility, but the image of the previous building shows it crowded in by the hideous native pines. I cant see any reference to removal/replanting as part of the plan, but would support the environment around the building being more inviting, open and light as shown in the elevation. I'm unsure if that is part of the plan or merely some image 'fluffing'.
38	The design looks fantastic. Fits into its natural surroundings without dominating it, not overly developed, and still looks to meet the needs of the community.
39	No further comment provided
40	No further comment provided
41	Looks great, but could it be moved a little closer to lake and car access to avert bushfire and vandalism issues.
42	A bike rack needs to be included for those stopping off at the cafe when riding around the lake.
43	The proposed plans are beautiful and will be warmly welcomed. However, it feels like a bit of a missed opportunity to not have a dedicated multi-purpose community space on a second level with lake views and filled with natural light.
44	No further comment provided
45	No further comment provided
46	No further comment provided
47	As a member of the Dragon boat club located at Jamieson Park if we could be provided with a storage facility for our boats. Currently where they are means that during heavy rain events we have to wade through water to secure the boats so they don't float away. A discussion with a council rep said the current plans did not allow for accommodation for our boats and an alternative was a secure sheltered concrete pad close to where we are now which would certainly clean up the area.
48	Hi, I paddle with the local Narrabeen Dragon Boat club, and we have been at this location for some time and have raised with council numerous times if we could have a building/facility to store our boats and equipment. Now that this building is being designed, it would be great if we could have an area within this building to store our boats (14mtr) and equipment. The lake provides an amazing array of activities and should not only be focused on the sailing club. It would be great if you could consider this and look at a solution that could accommodate all water activities at Jamieson Park. We paddle all year round and would help us enormously if we could have a place to store and keep our boats and equipment protected from the elements. As a small club we travel and race at rural regattas and local Sydney races and building as a club and promoting the northern beaches. I would like to understand does the sailing club have to pay a fee to lease this building? Looking forward to seeing if you take on my request and see if you could accommodate all of us down there.
49	Is it definitely a requirement that a second disabled amenities facility be provided internally for the club in addition to the proposed public disabled amenity? Because, if not, then I believe that it would be a far better use of space to rather look to increase the internal club (non-public) male

Comment No.	Comment
	and female amenities/changing rooms and not have an additional back-to-back disabled amenity that will not be beneficial to the majority of club members.
50	Looks great, just make sure it stands above the high water flood mark.....
51	No further comment provided
52	Should be a two storey building with a function room at the top. With a covered balcony. Needs outdoor warm and cold shower to rinse off lake water. Needs indoor warm and cold shower and change room facilities. Needs toilets. Definitely needs a cafe.
53	No further comment provided
54	No need for a cafe, surf clubs nearby meet that demand. Fewer people use the lake walk during the week and many of them are there very early before work. And we don't want coffee cups littering the lakeside or polluting the lake itself. It's also remote, a target for break-ins and vandalism. We the members of the Dragon boat club need covered secure storage for our boats, our gear and changing facilities as we paddle all year round several times a week including school holidays and in the rain.
55	It would be helpful if a bike rack could be installed so that bike riders can use it rather than having their bikes scattered against tree trunks, walls, or on the grass. The bike rack would have to accommodate mountain bike wheels. The surf clubs sometimes park their large boats on the east side of the grounds. Maybe consideration should be given to dedicated (temporary) parking bays on the west side of the new building and allow 'easy' reverse parking. Would the NBC consider replacing the poorly mannered wearing course with a thin AC wearing course that would make the pavement resilient to flooding events?
56	I'm not at all sure you have properly factored in the amount of space required for dragon boats. They can be 12m in length, and as they can also weight as much as 350kg, they are not easy to move about, and don't really 'stack' well without overhead crane type facilities. I understand the loop road and parking has not yet been finalised, but it would be desirable to have 'nose in through parking' for boat and trailer combos, for visiting sailors to park, and some sort of connection to the ramp and shoreline for vehicles and trailers to traverse. I am a member of a different sailing group that does on occasion use narrabeen and we need this facility. Otherwise, the plan look good. Cafe is a good idea. Ditto keeping the cafeteria for the sailing clubs sole use and for regattas also sensible, but not sure it is large enough. our soccer club's cafeteria is approximately 8m by 3m and can barely contain the freezers and locked cupboards in which we store bulk items, that the sailing club would also need to store. So maybe that are needs to be enlarged a bit.
57	The design looks good. Just concerned about how the design can handle flooding issues in the future.
58	I think the verandah should be much bigger. So many times our picnics have been cut short by sudden outbursts of rain. It would be nice to have a place to get into the dry even if only for a short time.
59	No further comment provided



Comment No.	Comment
60	<p>I think the design is extremely ordinary  Was there an architect involved? It would have been good if this went out to an expression of interest or design competition  Great site with great potential</p>
61	<p>No further comment provided</p>
62	<p>No further comment provided</p>
63	<p><b>Comment 1:</b> Why not tell us about all the other infrastructure included in the destruction of this clean quiet place? I believe Northern Beaches Council has done enough damage on the beaches, time for a new council.</p> <p><b>Comment 2:</b> I would like Northern Beaches Council to reject the proposal for this building because of no public toilets. Is construction of a toilet amenities block in this diagram? It doesn't appear to mention construction of a toilet amenities block in this plan. If not why not tell us that a second amenities block will be built in the small Jamieson Park area. How many buildings are you proposing? How much does Northern Beaches Council want to fit into this park?"</p> <p><b>Comment 3:</b> The Jamieson Park Sports Amenities Building should be rejected as doesn't appear to have public toilets in the design. The Sailing Club and toilets were destroyed why not just replace them.  I believe the Cafe is a key feature in this design and is out of touch with the quiet tranquil area Jamieson Park is no mention of opening closing hours or if alcohol is served. Car parking in busy times would become even more chaotic in this small car park. Why do you Northern Beaches Council want to destroy my home?"</p> <p><b>Comment 4:</b> Toilets and a Sailing Club storage facility is all that is required in Jamieson Park, Narrabeen not a Cafe. Has council looked at the limited parking in the are already? and how this area is now clean and 'Not Trashed'.  Why not build a Cafe in Bilarong Reserve where more space is available or perhaps a toilet in Wheeler Park and better manage roads in Narrabeen when Lake is flooded. Keep it real Northern Beaches Council."</p>
64	<p>Looks really good except for the Kiosk Cafe, I don't believe this place is suitable for serving food and beverages. Jamieson Park is a clean quiet passive area and I'm afraid the Park and it's surrounds will be trashed by extra garbage and litter and it'll be highly likely the Car park will become chaotic due to fighting for a spot to park. Please Northern Beaches Council look a little forward on this proposal and reject the Kiosk Cafe. Thank you</p>
65	<p>Although the building looks very nice with lots of glass, it is simply way over the top for what is really needed.  The area is secluded and vandals would have a field day breaking all that glass.  A practical one level "secure" storage facility (lock up and leave) is all that is needed for clubs.  The Sailing club only use the area once a week for half a day for 6 months a year so this is a lot of building for such a small use.  According to the Northern Beaches Council Statistics most of their members are not actually Northern beaches residents which brings us to the next point which is:  Who is paying for the building?  If it is the Sailing club then by all means they are entitled to "ask" for an elaborate building but if it is northern beaches rate payers paying for the building then the building simply needs to meet the current and future "needs" of the rate payers while respecting the surrounding neighbours.  We were very sorry for the loss that the Sailing Club endured. It was a devastating tragedy for the whole area. 115 years of history destroyed is simply devastating but we must now look to the future and consideration should be given to ratepayers.</p>

Comment No.	Comment
	<p>The Dragon Boating club use the area three times a week all year round and all of their members are northern beaches rate paying residents. Dragon Boating is one of the fastest growing water sports in the Australia. All we need is a small secure storage facility for 3 boats and lifejackets. The size of space we need is a modest 6 Metres Wide X 16 Metres Length. This will secure our boats to stop vandalism. We are more than happy to use the public facilities such as the Toilets.</p> <p>If the Council wish to have a small café facing the outside of the building that the public can enjoy while walkers use the lovely Narrabeen lagoon track then we suggest a similar set up to the Flying Fox Café in Bayview that has a secure roller door when not in use.</p> <p>If there is a small Cafe and public toilets / showers then there is no need to replicate this again within the building for the use of just one club who use the facility just once a week.</p> <p>Functionality and security over an elaborate wish list could save rate payers a lot of money and serve the “purpose” of the community.</p> <p>Northern Beaches Rate Payer Member of the Narrabeen Lagoon Dragon Boat Club</p>
66	<p>This is a great facility and much needed. However I think that the public amenities (toilets) should be larger (say 50% larger) to meet demand. A lot of people use the temporary facilities at present and I think that the new building and cafe will created a greater need (more people needing more toilets)</p>
67	<p>No further comment provided</p>
68	<p>These energy efficient features to be included: Solar panels to be added onto the rooftop areas The use of natural light through the roof in the way of Skylights / Solatube skylight lighting, particularly in the public amenities areas.</p>
69	<p>Great to include a cafeas well as boat storage.</p>
70	<p>No further comment provided</p>
71	<p>My preference is that the building is not more obtrusive or has a larger footprint than the previous building. Jamieson park is a beautiful, low key area and the picnic space could be spoilt by a large building, which looks to be the case the exhibited plans.</p>
72	<p>It is huge - it has a much larger footprint than the original building. Is another cafe needed in this area?</p>
73	<p>Obviously the sailing club facilities need to be rebuilt however not sure why yet another cafe is needed when multiple cafes exist along the lakeside path....this will bring in more people so where will everyone park??...unfortunately if you look at Council improvements to Middle Creek Reserve parking was significantly reduced whilst patronage has increased massively due to popularity of track creating chaos on most weekends ...changes need to be supported by proper and sufficient parking</p>
74	<p>The attached file is the official contribution from the Narrabeen Lakes Sailing Club.</p>



## Narrabeen Lakes Sailing Club

### Jamieson Park Sports building concept design – NLSC feedback

The purpose of this document is to provide the Narrabeen Lakes Sailing Club's feedback on the Jamieson Park Sports Amenities Building concept design that was released in April 2024 to the community.

#### High-Level Considerations:

The proposed design is a positive step forward and broadly meets the sailing club's needs as well as those of the broader community. The sailing club committee and its members appreciate the effort put by council and the architects into creating a facility that can enhance local activities and help the club thrive. We have structured our feedback into key high-level considerations which could substantially improve the final result for the community and lower level considerations that are more designed to improve the result for the sailing club.

#### Key points for consideration:

1. **Simplify Design:** Recommend keeping the building design simple to manage costs while maintaining visual appeal. Specifically, we recommend minimizing elaborate features like complex roof lines to keep construction expenses reasonable.
2. **Optimal Building Placement:** Explore shifting the building slightly south to maximise open space, rigging area and community gatherings, while also reducing wasted public space.
3. **Include Sustainability Features:** Request the integration of sustainable elements such as solar panels, rainwater storage, and energy-efficient systems to align with our club's commitment to environmental responsibility. The inclusion of these features would enhance the building's long-term efficiency and environmental impact.
4. **Clarify Collocation Plans:** Seek detailed information on contingency plans for commercial spaces, such as a proposed coffee shop, in case of vacancy. Understanding these plans is crucial for evaluating the long-term viability of collocated operations.

#### Detailed Design Considerations:

##### 1. Room Functions and Layout:

1. **Boat Storage Consideration:** Compared to previous concept designs, the latest plans lack modelling for boat storage. Given the altered shape of Room G.01, it is recommended to assess if this new layout accommodates and facilitates boat storage effectively, similar to earlier concept designs.
2. **Room G.04 (Multipurpose Space):** Explore the possibility of relocating Room G.04 to enhance visibility and optimise usage within the building layout. By strategically

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## Narrabeen Lakes Sailing Club

placing this multipurpose space, we can ensure better integration with other areas and improve overall functionality for club activities.

3. **Room G.05 (Canteen):** Evaluate the layout and capacity of the canteen area (Room G.05) to ensure it can efficiently serve the needs of sailing club members and cater to visitors passing by. Focus on storage capacity, functionality and accessibility. As a counterexample in the previous club design, an additional fridge had to be installed in the office to ensure sufficient storage.
4. **Room G.06 (First Aid Room):** Verify that the first aid room (Room G.06) meets but doesn't exceed regulatory standards for safety and emergency response.
5. **Room G.07 (Office):** Assess the proposed office space (Room G.07) to ensure it fosters efficient administration of club operations.
6. **Rooms G.08 and G.12 (Accessible Toilets):** Explore the possibility of consolidating the designated accessible toilets to serve both sailing club members and members of the public efficiently. Deduplicating these spaces can optimize usage and ensure accessibility for all users without the need for separate facilities.
7. **Outdoor boat racks:** those racks on the north westerly section of the design is new compared to previous concept designs. Please confirm intended use.

### 2. Other Key Areas:

- **Ramp Inclinations:** Ensure practical ramp designs and ramp inclination to facilitate safe boat handling during all weather conditions, without the use of cars or powered winches.
- **Storage and Facilities:** Seek clarity on intended storage areas for amenities such as cafe furniture storage, to optimise space and functionality.
- **Fire Protection Standards:** Emphasize the importance of robust fire protection measures to prioritize the safety and security of everyone within the building.

75


As the long ignored Dragonboat club at Narrabeen continue to attempt to continue, without proper coverage for boats, and storage for life saver equipment, no matter how hard they try to

Comment No.	Comment
	<p>build, without proper (or even any) support from the council and the build, they will struggle to prosper.</p> <p>The current build is very 'glass'. The Dragonboat club doesn't need the world, and potentially can source sports grants to assist with the funding of the build, yet have seemingly been left out of the equation in the design. A covered area with secure storage is all that is required. A lean to would suffice, essentially more space than has currently been considered.</p> <p>One thing to remember is that the Dragonboat club cater to all ages and abilities, not just beginner sailors.</p>
76	<p>The General Manager, Northern Beaches Council.</p> <p>Re: Jamieson Park Sports Amenities</p> <p>This design is a commercial facility (Cafe) with a Sailing Club boat house behind whereas the previous building was a Club boat house with a commercial facility behind.</p> <p>I am concerned that with this configuration the distance required to get boats from the water to the boat house is excessive and that any commercial operator may be inconvenienced by boats and vehicles in front of there facility.</p> <p>Careful design of the ramps from the water to the boat house will be required to ensure safe and easy access each way.</p> <p>The Club also requires considerable space as a rigging area outside the boat house. In the past we have been able to use the beach at the water but for some considerable time this beach area has been degraded and unusable. We now use the large grassed area where the building used to be. With the position of the proposed building space appears to be limited taking into account we need space free of tree overhang because of boat masts.</p> <p>Other concerns with the internal layout of the proposed building are:</p> <ul style="list-style-type: none"> <li>• Will the Club amenities include showers.</li> <li>• The public amenities appear quite small. Will they include showers.</li> <li>• Access to the Club's area must be limited to the Club's side with no access from the commercial facility.</li> <li>• What is the expected use of the Watersport facility.</li> <li>• The layout of the boat house needs amendment. We do not need a separate workbench room or storage room. These ares would be better as part of the open space of the boat house to allow for movement. Shelving on the walls would suffice for storage.</li> <li>• A separate first aid room does not seem necessary. The Club has existed for 124 years without this luxury. This space would be better as part of an office.</li> <li>• Externally – who is the Loading Bay for.</li> </ul> <p>Most of these concerns should be able to be addressed in the final detail design but the siting of the proposed building needs to be addressed first.</p> <p>I trust that these concerns will be taken into account and we can get on with a replacement Club House to celebrate our 125 year anniversary in 2025.</p>
77	No further comment provided
78	With two boat ramps we need some parking for cars with trailers.

Comment No.	Comment
79	The site and context plan does not recognise the existing boat cleaning racks adjacent to the loop road parking and picnic facilities. These are well used by kayakers from the lake. Maintaining these facilities close to the lake and car parking is important for use of the lake for water sports.
80	It looks great but What about the SUP community who regularly used these facilities. The only community winner here is the expanded facilities for the sailing club. I used to paddle every Sunday morning and store my board at these premises. I would also try and paddle mid week too. The majority of the SUP community are from the Northern Beaches area, can the same be said for the sailing community?
81	No further comment provided
82	Will be great to have a cafe there
83	Sailing club deserves an up to date home. I am concerned though that Council will have yet another cafe under its control. This should be a community place first and business second.
84	No further comment provided
85	No further comment provided
86	<p>It is too big, covers too much of the park that is used by members of the public. In my experience, Jamieson Park is used on weekends and public holidays for family and friends picnics and barbecues. The only thing they really want is space to spread out, more picnic tables and well-maintained barbecues. Their only use for the Amenities building is for good clean toilets and running water.</p> <p>I acknowledge that the sailing club is entitled to a good building fit for purpose. However I don't think a commercial cafe and added use of space for tables is required or even wanted. The parking area is full on weekends and a commercial cafe will only add to this problem.</p>
87	<p>I'm a Member of the Narrabeen Dragon Boat club and we use our Lake just as much or even more in daylight savings than The Sailing club. We at the moment have to leave our Dragon Boats just there sitting out in the open. Not only does it look unattractive and unsafe to the public but not ideal for the durability of our boats. We as a club can see from the plans of the new sport's amenities that there is sufficient space for storage of our boats inside the amenities building with roller-door access. Please design a section for the storage of our Dragon boats, it's a fabulous water sport and a wonderful way to meet and socialise with people. Being included in the design with the plans we have submitted already to council would certainly attract more people to the sport and great for the mental and physical health and well-being of our Northern Beaches community.</p>
88	<p>The building is for the sailing club first and foremost, and that is fine. The area for dragon boat storage , will never fit a dragon boat, so dragon boat will be left out on the grass area or taking up parking space.</p> <p>Jamieson Park is traditionally a family picnic area for the enjoyment of the lake foreshore for young children , and the sailing , windsurfing, kayaking community; the inclusion of a cafe is wasted space that will only bring more unnecessary people to the area, who will take away parking spaces from the picnic and watersports people.</p> <p>In my opinion, ditch the cafe (those people have plenty of other venues to choose from), provide instead some covered picnic tables that provide, shelter from the sun and the rain, for the enjoyment of families that want a peaceful day out.</p>



Comment No.	Comment
89	No further comment provided
90	Not changes but would like clarification Have you increased parking Surely more people will visit and parking will need to be expanded
91	<p><b><u>Sports amenities building NLSC</u></b></p> <p><b>Roof Design.</b> Concept “bow of boat” artistic but costly to build? Maintenance required to ensure gutters cleared of casuarina needles and seed pods as casuarinas are easily ignited. These can contaminate or block run off water going into the water tanks and be a hazard if falling onto foot traffic areas.</p> <ul style="list-style-type: none"> <li>• <b>Grass Boat Prep Area</b></li> </ul> <p>The existing BBQ and seating in <b>Rigging Area</b> poses a risk to the public on sailing days. Hazards include trolleys, ropes, boats, swinging booms, and other possible tripping hazards. Access to ramp and condition of ramp for all to use requires attention including the sand buildup at end. Not possible for boats with motors as they need depth.</p> <ul style="list-style-type: none"> <li>• G01 <b>Boat storage</b> - Interesting and challenging design to accommodate various craft.</li> <li>• G02 <b>Workbench Shelf</b> - possible storage of fuel and dangerous goods. Fire rated?</li> <li>• G03 <b>Store room</b> seems a good idea in relation to the layout.</li> <li>• G04 <b>Multipurpose space</b> only entrance is from Sailing Club who will have security key access.</li> <li>• G05 <b>Club canteen</b> area limited and not able to accommodate fridge, freezer, warmer, microwave, sink, bench space and up to 3 adults.</li> <li>• G06 <b>First Aid room</b> may not meet space requirements if it is an essential inclusion.</li> <li>• G07 <b>Office</b> inadequate space and no natural light. Combine with above for floor area?</li> <li>• G08 <b>Change rooms</b> if baby change tables are included then only in the accessible space if one must be provided. Hot and cold showers necessary especially when sea lice (<i>Austrobilharzia terrigalensis</i>) are present as frequently happens in summer in the lagoon.</li> <li>• G09 <b>Trophy awards</b> appreciate the designated space.</li> <li>• G10 <b>Watersport Facilities</b> Space adjoining G06 could be used for canteen or First Aid room expansion.</li> </ul> <p>G11 <b>Café</b> Pleasant setting. Very quiet location, is a nice idea, but is it financially feasible for council to rent? <b>Not</b> to generate club income but councils. Is it viable? This is a sports amenities building.</p> <ul style="list-style-type: none"> <li>• G12 <b>Public amenities</b> great to have a covered access.</li> <li>• G13 <b>Model (boat) Dragon store</b> for safe keeping of essentials.</li> <li>• G14 <b>Circulation</b> entrance and use for NLSC only and secured.</li> </ul> <ul style="list-style-type: none"> <li>• <b>My concerns and questions:</b></li> <li>• <b>Noticeboard</b> for what notices? Those using the facility or all community? Locked glass doors or open board? Managed by lessees or council?</li> <li>• <b>Pedestrian safety</b> by providing direct access for watercraft to ramp without crossing the road.</li> <li>• <b>Parking</b> is already tight on weekends in summer. Consideration for improved vehicle space for visiting cars, trailers etc.</li> <li>• <b>Boat rack storage</b> If for Dragon boats could they be contained in a secure gated area with a roof?</li> <li>• <b>Cost</b> Where is the money for the building coming from, please?</li> </ul>

Comment No.	Comment
	<ul style="list-style-type: none"> <li>• <b>Would council consider:-</b></li> <li>• Move existing BBQ and Seating to a safer area.</li> <li>• or: -</li> <li>• Move the building back to use the land behind the design. This would reduce the possibility where people can congregate, build fires, leave rubbish etc! Ideal for water tanks and storage battery area. (graffiti proof?) Land then easier to maintain in drought and storm.</li> <li>• Remove the casuarinas (can be considered an environmental weed) which are impeding the area for positioning the building further back. Replace with other native shade trees where appropriate.</li> <li>• Consider the number of cafes already in Narrabeen. A nice idea but is it necessary? Will it be financial in all seasons? Has a cost analysis been done? Who would take on the lease? Could the space be better utilised? This park is primarily a picnic environment with a wonderful bike/walking track.</li> <li>• A simple, practical, safe, and less expensive design. Able to accommodate solar panels, battery, water retention.</li> <li>• Renal affordability.</li> <li>• Thank you to all involved and for reading this. I hope to live long enough to see and use the completed amenity 😊</li> </ul> <p>Regards,    Life member NLSC</p>
92	Fabulous design and so desperately needed in this area!
93	<p><b>Comment 1:</b> It looks great. Well done. 110% support</p> <p><b>Comment 2:</b> Looks fabulous 🍷</p>
94	<p>I am a member of the Narrabeen Dragon Boat club and the space allocated to the club is inadequate. We desperately need space to secure our boats. On more than one occasion over the last four years our boats have been in danger of floating away when the lagoon flooded. Members of the team have waded through floodwaters to make sure our boats were secure. We are also concerned about potential vandalism on our unprotected boats.</p> <p>I don't think a coffee shop is really needed in this area. A coffee van on the weekends would serve the area better than a coffee shop. There are already so many small businesses struggling on the beaches</p> <p>This space would be better allocated to the dragon boat club to store our boats. Please consider our fast growing club</p>
95	No further comment provided
96	No further comment provided
97	No further comment provided



Comment No.	Comment
98	<p>Hello,</p> <p>I think it is a really great design and ticks all the boxes but I do really think its the only opertunity to get it right, and understand there are restraints etc It needs to be 30% bigger. Sailing dinghys take up a lot of space and once built the dinghy sailing community will increase because facilitys havent really been updated in decades. Another level would also be a useful space for events, courses, first aid, boat licence testing, navigation and other community classes like Dance alley who use the Narrabeen lakes scout hall etc. School holiday coarses and events could be held here in keeping with the maritime theme, such as canoe or kyak building. My point is more space, more storage. potentially boat storage area could extend more to the western &amp; south side. Please concider looking at the new St.George sailing club for additional ideas, really great facility.</p> <p>Thank you.</p>
99	No further comment provided
100	Lots of problems I can see knowing what was problems previously too many tenants t not enough park space there was not enough space with just sailing club and hire business
101	No further comment provided
102	<p>It's been nearly 2.5 YEARS since the fire and we're only just seeing the concept designs!</p> <p>Looks like an attractive and imaginative plan, which will no doubt take another 2.5 years before it's actually built. 😊</p> <p>I took an incredible 13 months to build a toilet block at Shelly. Why does almost every council project take years to organise and invariably run months over time?</p> <p>What is the timeline and estimated completion date?</p> <p>I suggest you also need to change this question so it covers ALL choices. Could read 'If you wish to provide further details in relation to your answer, please provide them below '.</p>
103	Scout groups from the Northern Beaches use Jameson park as a launching spot for canoe adventures and most kids get wet. It would be nice to have some shower maybe even with hot water.
104	The building requires protection from graffiti artists
105	A cafe would not be financially viable at such an inaccessible site. The site would only be popular on weekends. A community hall would also not be viable as it is poorly serviced by public transport and therefore would be under-utilised. The sailing club should have a small kitchen/kitchenette facility and covered area for use during the season. Any functions they may wish to hold could occur at one of the many other local function halls, such as local surf clubs, which are also under-utilised.
106	I think the design is incredible. I live in narrabeen and love the park there and was really thinking that they were just going to replace it with a concrete monstrosity but this is amazing!
107	<p>The building is too big if based on the plan above. It will destroy the entire current grass area. Not only that, it also will destroy the quiet and peaceful lakeside atmosphair the area having it now.</p> <p>Sometimes this grass area have flooding when gets heavy storm. The flooding actually had happened just last weekend after the heavy storm last Friday night.</p>

Comment No.	Comment
	<p>From the plan can see that the building will have a higher foundation, it is not suitable for this small grass area. It will blocking part of the lake view when people walking on the walking track. If a small building similar size like before fire that will be much better. By the way, that fire was an accident, or suspicious?</p>

## Comments received via email

No.	Submission
1	<p>I wish to express my strong disagreement with the concept design.</p> <p>This is consuming too much ground space of this vital environmental access for small sailboating and kayaking.</p> <p>There are no other natural access areas on the nothern beaches for people with modest financial resources and small sailboats to access placid waters with sufficient clear winds to enjoy a day out.</p> <p>This is a location where many young children have been safely introduced to sailing. Sydney Harbour does not offer this due to rougher wave action on the Harbour and boat wash and boat traffic. Pittwater has very expensive parking and no suitable launching and parking areas for small sailboats.</p> <p>We need parking space for the car, space to manouver a small trailer, space to rig the boat. Dragon boats belong on pittwater and inner harbour not Narrabeen Lagoon.</p> <p>Also the southern end of the Lagoon at Middle creek reserve is too shallow to use a centreboard and Jamieson Park is the ideal access.</p> <p>This design looks like a yuppy coffee walk in spot, the brainchild of an architect who has no appreciation for the uniqueness of this location as outlined above. There are plenty of coffee spots around the Nothern Beaches without adding.</p> <p>The only building needed in this location is a safe toilet and shower block.</p> <p>Yours sincerely</p>
2	<p>To whom it may concern;</p> <p>I'm astounded by how over-engineered the design is for the proposed Jamieson Park Sports Amenities Building. Whilst the proposal building looks beautiful, it's my understanding that there is not sufficient project funding to pay for such an elaborate structure. I'm also concerned about vandalism given the somewhat secluded position of Jamieson Park.</p> <p>I understand that previous community consultation and stakeholder feedback was largely skewed towards what the Sailing Club were asking for, which I understand as they've been an important club in the area for years. They are however, not the only sports club to use this building and I think a wider lens needs to be applied to community needs.</p> <p>I've been a competitive dragon boat paddler at Jamieson Park, Narrabeen for over 4 years now. My business is a sponsor of the Narrabeen Lakers Dragonboat Club and I'm actively involved in attracting new local members to join us, which is hard work without a solid base for our club.</p> <p>I appreciate that proposed space has been allocated for "Model and Dragon Boat Storage" in the proposed floor plan (G.13), but with our dragon boats being 12 meters in length, constructed of solid</p>

No.	Submission
	<p>teak and weighing approximately 680kg, I'm assuming that the storage allocated is for our paddles, life jackets, defibrillator, paperwork, cleaning gear etc., and that our boats will remain resting on the grass near the creek. If this is the case, every time the lake floods we are putting our club members in danger sending them into flood waters to retrieve the boats and drag them up to higher ground.</p> <p>What we need is:</p> <ul style="list-style-type: none"> <li>a) Storage for our valuables in a dry and secure place – a storage room.</li> <li>b) A covered structure to house our boats which is accessible to the lake, on a concrete base, secure from vandals.</li> </ul> <p>Kind regards,</p>
3	<p>To whom it may concern;</p> <p>The proposed building as displayed, in no way resembles the original structure. Therefore, the “like for like” insurance regulation will not be acceptable. As someone who works in the building side of the insurance industry, replacing structures with the “like for like” constraints, this does not conform.</p> <p>It is also unnecessary for the requirements of the groups that need the space for their various activities. The sailing club require the most storage space, yet are only there 3 hours on a Sunday for 6 months of the year. The Narrabeen Dragon Boat Club, who I have been paddling competitively with since 2020, paddle there year round and keep our boats out in the open next to the creek. They are susceptible to flooding and vandalism. All we need is a covered, locked up paved or concreted area where we can wheel them into position and store some paddles and safety equipment. The boats weigh over 650 kg, and are 12 metres long, so lifting them onto racks is not an option.</p> <p>I feel that the “up market” dining area proposed will be a magnet to late night underage drinking and vandalism. Thus, increasing the danger to our equipment. There appears to be way too many unnecessary rooms to accommodate a few sporting clubs. It probably only needs lots of open space for storage and a kitchen.</p> <p>Regards</p>
4	<p>This looks like a very ordinary design for such a great site Was there an architect involved? It would be good if this could be put out to an expression of interest or a design competition.</p> <p>Kind regards,</p>

<b>Document administration</b>	
Version	1.0
Date	9 December 2024
Approval	Content provided and approved by Building Assets Team Responsible manager: Donald Gibson
Status	Final
Related Projects	Jamieson Park Sports Amenities Building (Stage 1 of 2)
Notes	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.