
Community and Stakeholder Engagement Report

Manly Life Saving Club Renewal (Stage 3 – Concept Design)

Consultation period: Thursday 26 October 2023 to Thursday 23 November 2023

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1. Summary¹

This report outlines the results of community and stakeholder engagement as part of a proposal for the 'Manly Life Saving Club and Associated Community Facilities' project. The proposal includes providing improved facilities for the surf club volunteers, Council's professional Lifeguards and the public amenities. Part of the engagement was to explore the possibility of a separate public amenities building adjacent to the existing building.

The feedback collected during consultation indicated a high level of support for improved facilities, with very few stating they do not support the projects objectives of providing improved facilities for the Club, Lifeguards and public amenities holistically.

The report then provided a comprehensive overview of the preferences various groups or individuals may have regarding the desired outcomes. A solution to these differences might be that comprises are required all round to allow improvements to occur at this challenging site, as people continued to state that currently the location is not paying respect to its iconic history and location, with the facilities in a poor condition.

The themes for which we obtained feedback were:




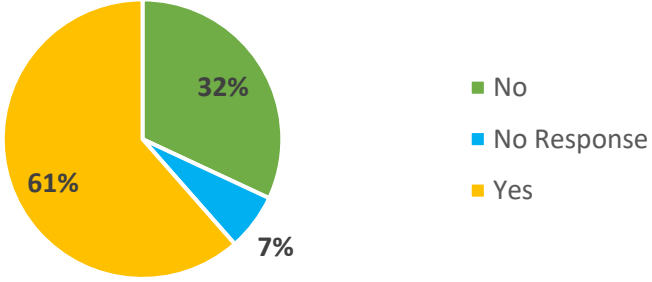

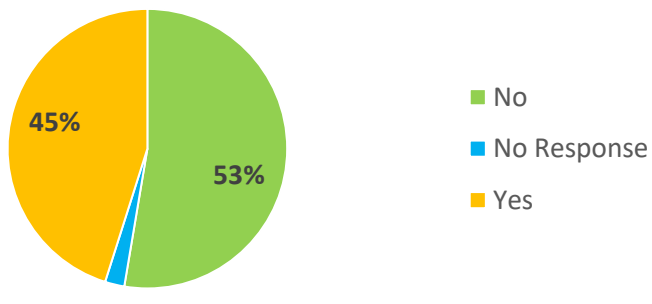
- General support
- Club facilities and storage
- Public amenities and community facilities
- Lifeguard facilities
- Circulation and external public space
- Scale of improvement works
- Heritage and location considerations
- Sustainability
- Site constraints including footprint
- Commercial opportunities including food and beverage
- Community engagement process

All feedback has been captured and detailed in Tables 1 and 2, with verbatim comments shown in Appendix 1.¹


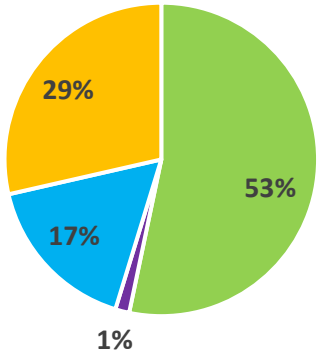

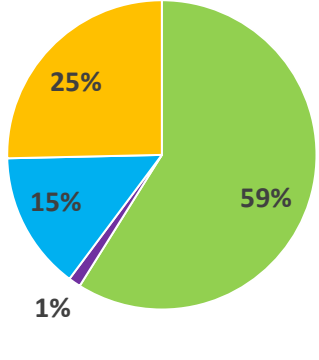

Council will now finalise the concept design and prepare a Development Application.

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 particular course of action.






2 Key outcomes

 <p>Total unique responses</p>	636	
 <p>How responses were received</p>	<p>Your Say - Survey Written responses (email)</p>	<p>Completions: 623 Number received: 35²</p>
 <p>Online question: Do you think the design will meet the needs of the club?</p>	 <p style="text-align: right;">Total Responses = 623</p>	
 <p>Online question: Do you support having the public amenities in a separate building on the promenade (north of the club shown here as Option B) subject to planning approval and funding?</p>	 <p style="text-align: right;">Total Responses = 623</p>	

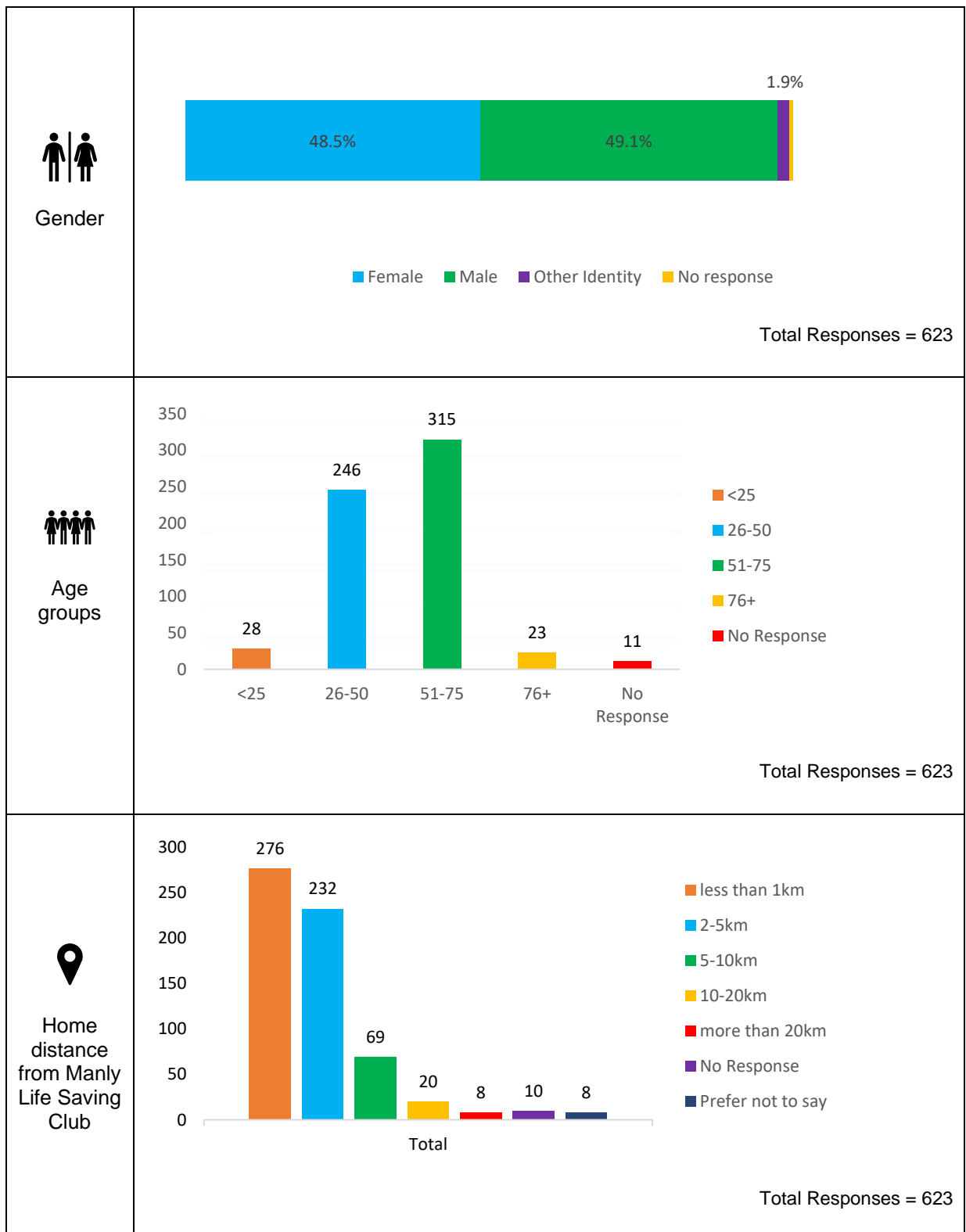
² 22 individuals submitted a written response in addition to making a Your Say survey submission. 13 people provided written responses only.

 <p>Online question: Do you support having unisex facilities in the public amenities?</p>	 <p>Total Responses = 623</p>	
 <p>Online question: Do you support multiple family change rooms in the public amenities (noting this will reduce space available for general toilets and change facilities)?</p>	 <p>Total Responses = 623</p>	
 <p>Feedback themes</p>	<ul style="list-style-type: none"> • General support • Club facilities and storage • Public amenities and community facilities • Lifeguard facilities • Circulation and external public space • Scale of improvement works 	<ul style="list-style-type: none"> • Heritage and location considerations • Sustainability • Site constraints including footprint • Commercial opportunities including food and beverage • Community engagement process

2.1 How we engaged

 <p>Have Your Say: visitation stats</p>	Visitors: 4,166	Visits: 5,279	Average time onsite: 2min 15sec
 <p>Print media and collateral</p>	Letterbox drop: Manly 2095 Site signs used: 4 Editorials: 3 (Northern Beaches Living, Manly Daily, Northern Beaches Mums)		Distribution: 300 postcards
 <p>Electronic direct mail (EDM)</p>	Community Engagement (fortnightly) newsletter: 2 editions Council (weekly) e-News: 1 edition Council e-News feature article: 1 edition KALOF e-News: 1 edition		Distribution: 22,500 subscribers Distribution: 61,500 subscribers Distribution: 61,500 subscribers Distribution: 1,750
 <p>Social media</p>	Instagram and Facebook (Collaboration with Manly Observer)		Reach: 40,910 views Click rate: 297
 <p>Key stakeholder engagement</p>	Onsite pop-up events: 2 Manly LSC Working Group Community Working Group meeting Community tele-meetings with project team 1 Surf club members event 1 Surf Club Working Group Meeting 1 Council Project Steering Group Meeting		Approx. 450 attendees No. of meetings: 2 9 attendees 14 tele-meetings 50 attendees 8 attendees 8 attendees

2.2 Who responded³



³ 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.

3. Background

This report outlines the Stage 3 outcomes of community and stakeholder engagement as part of a proposal to rebuild the Manly Life Saving Club and associated community facilities.

Two rounds of community engagement were conducted in 2018 (Stage 1) and 2022 (Stage 2) with a project pause due to COVID-19. As part of Stage 1 of the engagement process, we invited the community to share their ideas on how to help shape the future design and to register to become a member of the Working Group (established in 2019). Stage 2 involved a visioning exercise to help identify suitable locations for the Club's operations and facilities (and public amenities).

The Community Working Group met twice during Stage 3 of the community engagement process. The Community Working Group represents stakeholders, facility users, those who use the immediate surrounds, the Manly community, and other interested parties.

We worked closely with the Community Working Group and contracted Architects, Terroir Pty Ltd, to develop a draft concept plan for the Manly Life Saving Club and associated community facilities to present to the community for feedback.

We listened to feedback from the first stages of engagement and obtained advice from Terroir Pty Ltd and their many subconsultants on permissibility, practicality and feasibility. This resulted in the building being scaled back in the southeastern corner to widen access around the coastal walkway to Shelly Beach, potentially adding a partial third storey and increasing the footprint to the northwest.

In this stage of the project, additional public toilets, change rooms, accessible facilities and public showers were also proposed for the northern section of the existing building to further reduce congestion at the front of the club. We asked in our survey whether or not these amenities should be in a separate building to the north of the current club.

With the funding support previously promised by the Commonwealth and State Governments, Council has committed an additional \$5 million towards completing the project and providing an iconic building with the support of the community.

4 Engagement objectives

The community and stakeholder engagement aimed to:

- provide accessible information so community and stakeholders can participate in a meaningful way in the proposal to rebuild the Manly Life Saving Club and associated community facilities.
- communicate to community and stakeholders how their input was incorporated into the planning and decision-making process to ensure the design is affordable, sustainable and fit for purpose for all users.
- identify community and stakeholder concerns, local knowledge and values that may influence our decisions on the rebuild of the Club and associated community facilities.
- build community and stakeholder awareness of participation activities involved in all stages of the project lifecycle.

5 Engagement approach

Stage 3 community and stakeholder engagement for the Manly Life Saving Club and associated community facilities project was conducted between 26 October 2023 and 23 November 2023. It consisted of a series of activities that provided opportunities for community and stakeholders to provide feedback on the concept design options for the Club and associated community facilities.

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

A project page was established on our Have Your Say platform with information provided in an accessible and easy to read format. The page also detailed the engagement outcomes of Stage 1 and Stage 2 of the community engagement process to outline the key engagement activities and level of community participation on the project to date.

The project was promoted through our regular email newsletter subscribers, media releases, editorials, site signage, letterbox drops to neighbouring residents and social media channels.

Key stakeholder engagement through on site pop-up events, Working Group meetings, a Community Working Group meeting, tele-meetings with the project team, a Surf Club event and meeting, and Council Project Steering Group were carried out to maximise community involvement.

Feedback was captured through an online comment form embedded on the Have Your Say project page. The form included multiple questions that asked respondents for their level of support on whether the proposal met the needs of the club, preference of a separate public amenities building and whether unisex facilities, or multiple family change rooms were supported in public amenities.

An open-field comments box provided community members a space to identify community satisfaction, further issues or possible solutions on the concept design options and any other feedback they wished to contribute.

Email and written comments were also available and have been included in the report.

The above provided both quantitative and qualitative information for consideration.

5.1 Reaching diverse audiences

Council engaged with the community through a broad range of tools to ensure all persons had the opportunity to ask questions and be heard. Methods used were online via email or Have Your Say platform, in person at onsite pop-up events or stakeholder meetings, or over the phone via tele-meetings with the project team. Each of these methods aimed to gather information about the key issues and opportunities for the project and maximise community involvement.

It was determined for this project with the potential footprint increase and heritage and location considerations that it was particularly important to hear from the neighbouring residents. Project information was placed in their letterboxes by the project team at the commencement of the engagement activity to encourage participation in the online survey and obtain direct community feedback from this stakeholder group via email or phone.

The Project Working Group (established in 2019) comprises of representatives from local residents, local surfers, local businesses, local youth, beach foreshore users, environmental groups, Manly Life Saving Club, Surf Life Saving Northern Beaches, Bold and Beautiful swimmers and the Manly Business Chamber. Collaborating with this broad representation of impacted stakeholders enables ongoing community involvement and ensures that public concerns and aspirations are consistently understood and considered at all stages of the project.

We also encouraged community participation and sought feedback on the project through several other activities to attract all the potentially affected people including:

- information was provided on Council's Have Your Say project page
- multiple drop-in events outside the club with the project team
- letterbox drops to neighbouring residents
- displays of onsite notification posters
- media releases
- information on Council's social media accounts (Facebook and Instagram)
- targeted editorials in local community news sources (Northern Beaches Living, Manly Daily, Northern Beaches Mums)
- Mayor's weekly e-news.

6 Findings

The feedback collected during this consultation period indicated a high level of support for improved facilities, with very few individuals stating they do not support the project's objectives of providing improved facilities for the Club, Lifeguards and public amenities at this busy iconic location.

The century-old Manly Life Saving Club and the historically significant northern beaches area attracted a wide range of stakeholders interested in preserving the area's heritage, culture, and environment, highlighting the importance of balancing modernisation with the preservation of local Manly character.

Council and Terroir Pty Ltd explained the site challenges at public drop in events and presentations to the Community Working Group.

Some of the key considerations were:

- coastal inundation and flooding controls limiting options for subsurface structures,
- the Sydney Water easement running between the existing building and the cliff face preventing building in this location,
- Council's stormwater infrastructure for the surrounding streets running subsurface through the site,
- retention of particular Norfolk Pine trees onsite limiting expansion in these locations,
- view loss challenges for neighbouring properties.

Four quantitative questions were asked in a survey on our YourSay project page, with fields for qualitative information to be added if the respondent wished. The qualitative information is outlined below in appendix 1.

The questions and a summary of responses were as follows:

- Q. "Do you think the design will meet the needs of the Club",
61% were in agreement,
31% said no and
7% were undecided.
- Q. "Do you support having a public amenities in a separate building on the promenade (north of the club...)",
53% were against,
45% were for and
2% didn't respond.
- Q. "Do you support having unisex facilities in the public amenities?"
53% were against,
29% were in support,
17% were unsure and
1% didn't respond.
- Q. "Do you support multiple family change rooms in the public amenities (noting this will reduce space available for general toilets and change facilities)?",
59% were against,
25% were for,
15% were unsure and
1% didn't respond.

A general comments section was included with a variety of responses, focusing around the following areas.

- General support
- Club facilities and storage
- Public amenities and community facilities
- Lifeguard facilities
- Circulation and external public space

- Scale of improvement works
- Heritage and location considerations
- Sustainability
- Site constraints including footprint
- Commercial opportunities including food and beverage
- Community engagement process

Table 1: Issues, change requests and other considerations

Theme	Issues, change requests and other considerations raised	Council's response
<p>General support for the project</p>	<p>The majority of responses indicated support for providing improved facilities and for updating the building to bring in line with recent and emerging trends in participation in beach and ocean activities and in surf lifesaving.</p> <p>Comments included:</p> <ul style="list-style-type: none"> • Long overdue project which is highly needed • A new facility needs to allow for growth • Additional space for Nippers • Need to cater for greatly increased female participation • Club members provide a crucial public safety service • Ensuring Council's professional Lifeguards have adequate facilities 	<p>The project will now proceed to detailed design based on the responses to the community engagement.</p>
<p>Club facilities and storage</p>	<p>Feedback indicated that there was overall support for improving both club facilities and storage.</p> <p>Comments included:</p> <ul style="list-style-type: none"> • Improve storage • Limit "private craft" storage • Craft storage is important to enable training activities • Space needed for treatment of people rescued, CPR etc • Space needed for training activities for members • Gym needed to have people fit enough to undertake rescues • Rescue equipment needs to be easily accessible • Gender equity 	<p>The project will include spaces allocated for:</p> <p>Rescue equipment, craft storage, nippers equipment, first aid, amenities, multi-purpose function and training areas, office and merchandise, café and proposed gym.</p> <p>Due to the need to maintain the public space on the promenade, Council is working with the club to minimise members' craft storage.</p>

		Council is proposing to significantly improve the facilities for females in both the club and public amenities.
Public amenities and community facilities	<p>The majority of responses were against creating a separate building to the north of the existing Life Saving Club, but there was overwhelming support for improving the public amenities while retaining that as part of the redeveloped building. Larger amenities were also supported.</p> <p>Comments included:</p> <ul style="list-style-type: none"> • The area is busier than ever with increased needs • Larger facilities are required/current toilets are too small • Female facilities need to be expanded to match changing use patterns • Additional showers are needed • A design should allow some toilets to remain open while others are being cleaned • Provide some additional showers including external • Showers should have a mix of cubicles and open areas • Cultural considerations for privacy • A mix of unisex and gender specific • The facility should be prominent • Adding lockers for swimmers to secure their belongings • Adding warm public showers 	<p>Based on the feedback, including from neighbours and some members of the public the beach amenities will not be split off into a separate building and will be incorporated into the new building.</p> <p>New amenities will include accessible facilities.</p> <p>Additional outdoor showers will be considered where possible.</p> <p>There will be a mix of gender specific and unisex facilities.</p> <p>Showers will include at least one cubicle option.</p> <p>Some components of the public amenities such as showers will be investigated for external locations to the north, to assist with the available space challenges.</p> <p>Warm public showers will be considered in the next stage of the design.</p>
Lifeguard facilities	<p>There was support for providing improved facilities for Council lifeguards</p> <p>Comments included:</p> <ul style="list-style-type: none"> • There should be shared First Aid room for Lifeguards and Lifesavers • The Lifeguards should have a better view of the beach 	<p>The First Aid room will be a shared facility.</p> <p>Lifeguards will be located as high in the building as possible with continued use of the satellite location near the end of The Corso.</p>

	<ul style="list-style-type: none"> Facilities should be augmented with satellite stations to the north Plan for new technologies e.g., drones 	A drone launching area will be incorporated into the design.
Circulation and external public space	<p>There was an acknowledgement that site constraints create challenges.</p> <p>Comments included:</p> <ul style="list-style-type: none"> Concerns over pinch point congestion outside of the Club Congestion at the top of the ramp Difficulty for lifeguards when setting up each morning 	Designs will be developed to reduce the pinch point area and make movement of equipment as safe as practical. With the busy constrained site, it may not be possible to achieve ideal solutions for all stakeholders.
Scale of improvement works	<p>The scale of a new or refurbished building was raised in several responses</p> <p>Comments included:</p> <ul style="list-style-type: none"> For any expansion, overall preference was for a third storey and/or a single building expansion, rather than a separate second building to house the public amenities Some concerns were expressed over third storey Some suggestions included cutting into the cliff and going underground A separate amenities building would create view loss Suggestions that various elements of the building could be deleted e.g., retail, gymnasium, personal craft storage Concerns were expressed about a building extending significantly to the north onto the promenade, particularly in relation to the option of having a separate block for toilets and showers Make the building as large as possible 	<p>The designs will be developed to include a partial third level.</p> <p>The public amenities will be incorporated into the clubhouse building so there will not be a second building. This will avoid a large expansion onto the promenade and will limit view loss.</p> <p>Regarding comments on some inclusions not being required to reduce the size of the proposal.</p> <ul style="list-style-type: none"> The cafe size will be kept small in scale. The Club's clothing merchandise is an important revenue stream to fund its life saving activities, equipment and building expenses. Options will be investigated to combine/share with another area. A multipurpose function space is proposed to be retained for events, activities, club gatherings and hiring to the general public.

		<ul style="list-style-type: none"> Patrolling members need to have adequate fitness levels to undertake their emergency services rescues when required, requiring craft storage and a gym to achieve this. <p>Compromises may be required to achieve an acceptable outcome.</p>
Heritage and location considerations	<p>Feedback noted that the design needs to be sympathetic to the area.</p> <p>Comments included:</p> <ul style="list-style-type: none"> Any development including a third level will need to consider possible view loss. Nearby buildings should be considered, particularly where this might impact their heritage value Concern that the development will meet planning and heritage requirements. 	<p>The Design Consultants team consists of Planning and Heritage Consultants who are providing guidance on these aspects.</p> <p>The newbuilding will comply with planning and heritage requirements.</p> <p>Manly Life Saving Club is not a heritage listed building, though there are nearby listed items such as the promenade shelters and residential buildings. The adjacent South Steyne Park is also listed.</p> <p>The zoning on the land permits the uses proposed in the development.</p> <p>Any additional level or general building scale increases will be considered against neighbours view loss and heritage impacts.</p>
Sustainability	<p>Respondents noted that the building should be constructed and operated sustainably.</p> <p>Comments included:</p> <ul style="list-style-type: none"> Need to evolve to incorporate new technologies such as drones Sea level rise and climate change considerations Savings in carbon emissions in adaptive re-use Concerns about the cliff habitat being impacted 	<p>The new Manly Life Saving Club building will be constructed with energy and water efficiency as a key consideration.</p> <p>The former construction does not allow for effective adaptive re-use.</p> <p>Investigations will continue in the next stages for any re-use where possible.</p>

		<p>Extending into the cliff has been rejected as an option.</p> <p>The redevelopment is proposed to retain the 2 large pine trees to the northeast of the existing building.</p> <p>Sustainable building material options will be considered in the detailed design stage, in addition to solar PV, heat pumps, passive ventilation designs, rainwater reuse and green walls or roofs.</p>
<p>Site constraints including footprint</p>	<p>Comments included:</p> <ul style="list-style-type: none"> • Options for underground or into the cliff • Acknowledging the site constraints • Expansion of footprint versus third floor addition • Concerns relating to neighbouring heritage listed items • Changes to sea wall and ramp 	<p>The current site is constrained with all users requiring additional space beyond what was constructed over 4 decades ago.</p> <p>There are permissibility, engineering or land use challenges restricting where the redevelopment could be located, including below and above ground.</p> <p>Council has engaged consultants to provide advice on the constraints and opportunities for the site.</p> <p>The relocation of the seawall or beach ramp is out of scope for this project.</p>
<p>Commercial opportunities including food and beverage</p>	<p>There was a mix of opinions about commercial activities with most in favour but some stating that Manly does not need more food services or another surf shop.</p> <p>Comments included:</p> <ul style="list-style-type: none"> • A commercial focus is needed in the new design to support a sustainable financial future of Manly Life Saving Club. 	<p>Some commercial opportunity elements will be retained within the design, though significant increases in line with the Queensland model are not proposed.</p> <p>A café, multi-purpose function hall, club bar and club clothing merchandise sales are proposed.</p>

	<ul style="list-style-type: none"> • Generating income is essential to allow the club to purchase equipment etc. to continue to provide life saving services. • Facilities should be along the Gold Coast (QLD) model. 	
Community engagement process	<p>Comments included:</p> <ul style="list-style-type: none"> • Ensure that all user groups have the option to contribute • Some difficulty reading the plans • Lack of detail in the plans 	Detailed floorplans, 3D working models, view impact analysis and other documentation is proposed to be completed and shared at the relevant project stage.

Table 2: Questions raised and Council's answers

Question raised in feedback	Council's answer
<p>How have you consulted with the community to ensure their representations are considered in the project?</p>	<p>The project has a 'Community Working Group' with representatives from local residents, local surfers, local business, local youth, beach foreshore users, environmental groups, Manly Life Saving Club, Surf Life Saving Northern Beaches, Bold and Beautiful swimmers and the Manly Business Chamber.</p> <p>In addition, the below activities have been or are occurring;</p> <ul style="list-style-type: none"> • information is provided on Council's Your Say project page, • multiple community engagement stages, • multiple drop-in events outside the club with the project team, • letterbox drops to surrounding neighbours, • onsite notification posters, • media releases, • Mayor's weekly e-news.
<p>Were the surf club members consulted?</p>	<p>Council is consulting with the Life Saving Club's appointed 'Building Committee' on the project and inclusions.</p>
<p>What is the proposed concept design footprint?</p>	<p>The new building proposes a partial 3rd storey in the northeastern corner, enclosure of the rear southwestern corner that is currently open area, and a small expansion to the northwest corner over the promenade. The potential area to the northwest has not yet been finalised and will be influenced by the feedback received from the community engagement activities. A separate building to house the public amenities is no longer being considered. The design documents provided as part of the community engagement show the existing trees, pedestrian crossing and other landmarks to assist understand the potential locations.</p>

Will the building footprint be too large and impede public space?	The building design is required to be permissible under the planning controls, practical for the majority of people and feasible to match the project budget. It's proposed to co-exist with 'South Steyne' and the surround area. Circulation space is a key element of the design considerations.
Will the project be staged?	It is proposed to seek planning approval for the entire project. Depending on final cost estimates at the detailed design phase and budget available, construction may occur over stages. An example of this might be, the 3 rd storey partial floor being constructed at a future date.
What does the pink 'Bold and Beautiful' mark mean on the community engagement documents?	<p>Council's project team has been consulting with the leader of the Bold and Beautiful, who is part of the Community Working Group.</p> <p>Following previous engagement, it was identified that congestion occurs at the top of the ramp in front of the surf club. A potential urban design opportunity is to provide facilities for the general public (including Bold and Beautiful swimmers in the morning) to the northwest of the existing building for their meeting point. If a public amenities facility was constructed in this location, external showers, hooks, etc could have been placed under an awning on the beachside of the building, protected from the southerly winds coming up Ashburner Street. This was the intention of the marking on the documents released.</p>
Will the public amenities have hot water showers?	<p>This will be considered in detailed design once the public amenities location is finalised. Opportunities for its inclusion will be investigated.</p> <p>There are many items to consider the convenience and comfort this would provide against issues such as increasing greenhouse gas emissions (contrary to Council's Net Zero aspirations) and water usage, further parking congestion caused by people visiting in vans or rough sleepers seeking free hot showers, and the ongoing energy and maintenance costs for ratepayers.</p>
What will happen to the craft currently stored externally?	It is proposed for the club to store their craft equipment within the new surf club footprint.
What environmental aspects will Council be considering in the design?	<p>Environmental sensitivity is extremely important at Manly Beach and its surrounds. Northern Beaches Council will ensure that any works undertaken in this area will be in line with the Plan of Management. Water and energy efficiency will be considered as part of the building design in accordance with Council's operational management standard for Environmentally Sustainable Design and Management of Council's Built Assets.</p> <p>Further items will be addressed by coastal, environmental and other project team consultants.</p>

<p>Why are the Club allowed to have craft onsite that's not used for rescues? We believe much of this 'private craft storage' (e.g., skis) is very rarely used.</p>	<p>Council is aware of the community's perception and concerns regarding the craft stored at the Club. We have been working with the Club on this aspect and will continue to do so. The number of craft stored will need to be at a reasonable level for the site constraints.</p> <p>It's a challenging situation as Manly Life Saving Club is on one of our most constrained sites, yet has the biggest demand for patrolling members and hours, needing 2 sets of flags to be patrolled. These members need to be fit and capable for rescues, part of that fitness can be contributed to training in the water on craft. It's noted from comments below, that rescues are also carried out whilst volunteers are training on craft stored at the clubhouse, demonstrating the dual-purpose nature of these assets.</p> <p>The club has implemented strict criteria for allocating limited storage spaces each year. These criteria prioritise active involvement in lifesaving activities, such as holding current bronze medallions or Surf Rescue Certifications (SRC), volunteering for over 25 hours on patrols, regular participation in surf carnivals with the specific craft, and contributing to the organisation of major events such as the Cole Classic and Nippers Nationals.</p>
<p>Can someone please explain to me why a private gym is required at the club?</p>	<p>While not all surf clubs have gymnasiums, it is more common than not for surf clubs to offer fitness facilities for their members. Many surf clubs recognise the importance of maintaining the fitness and readiness of their members, who play essential roles in water safety and rescue operations.</p>
<p>Is it worth redeveloping? Would a retrofit be a better use of resources?</p>	<p>A retrofit was investigated in the prior stage of the project however due to various factors, such as the location of structural supports locations and cost estimates, it was determined that a rebuild would be the preferred option.</p> <p>Cost estimates produced by quantity surveyors have indicated that expenses associated with retrofitting would be a comparable to those of a rebuild. In addition, the existing construction and layout present significant challenges in adapting the ground floor to meet current usage requirements. Pursuing a rebuild addresses these challenges more effectively and provides an opportunity to optimise the space for improved functionality and efficiency.</p>
<p>There are 3 life saving clubs in Manly, why do we need all 3?</p>	<p>The three surf clubs have existed on Manly Beach for decades, contributing to the rich history and culture of surf lifesaving in the region. Manly Beach is the busiest beach on the Northern Beaches. All three clubs cover separate sections of the beach and play a crucial role in ensuring the safety of beachgoers.</p>

Will there be EV charging in the building for the life guards beach vehicles?	All environmental matters will be considered in the appropriate design stage of the project. Provision will be made for a potential change to EVs for beach vehicles.
Why not sell clothing online, like most retail these days and not onsite taking space?	The club do offer online sales however given the high visitation numbers and tourism market the current offering of selling surf club merchandising/clothing onsite is very successful and provides an income stream that supports club operations.
The plan says that the third storey is for the lifeguards, but the image shows people - is it more commercial space?	The 3rd storey is proposed for Council's Lifeguards and a surf club room. It's proposed to have a balcony on the beach façade and the people on the concept image are representative on this balcony.
I think it would be good to have a proper outdoor gym and fitness area here like Bondi beach.	The location is constrained and adding an external outdoor fitness area adjoining the surf club building would be a challenge given the significant space constraints. An outdoor fitness area is not currently being considered in the immediate area.
Could we please have an analogue surf clock back?	It's proposed to have a clock on the beachfront façade of the new building, with analogue being an option. This will be determined in detailed design.
Why does a single club get such extravagance when local football clubs with larger membership only get a rundown toilet block?	Council is committed to improving facilities for various sporting and emergency services organisations within our boundaries, including football clubs. In recent years, Council has upgraded many sporting football clubs and other team sports facilities with more projects planned in the coming years to improve a variety of Council facilities.
Can a playground be built there?	The location is constrained and adding an external playground area adjoining the surf club building would be a challenge given the significant space constraints. A playground is not currently being considered in the immediate area.
How about closing South Steyne (Road) and putting the public amenities behind the surf club?	Closing South Steyne (Road) is out of scope for the project. Feedback received indicates that people require the public amenities to be easily accessible and identifiable, which would not be achieved by placing them behind the surf club.
How does the proposal tie into the Reddall street stairs - maybe at first floor?	Reddall Street stairs have been considered when completing the redevelopment. The Sydney Water sewer main and other factors make combining the stairs into the club building challenging.
Will the Shelly Beach walk be widened and relocated to include tiered seating down to the beach over the stormwater pipe?	This is outside the projects scope. Council's stormwater team has created seating on part of this stormwater discharge pipe referenced and is considering extending the works.

<p>Will there be a celebration of northern beaches surfing?</p>	<p>Manly Life Saving Club has old surf boards and other craft stored offsite. It is possible that some of these items will be displayed throughout the new club (e.g. hung from the ceiling in the foyer or wall mounted in the multi-purpose function room).</p>
<p>Why can't the club be like the QLD versions, with public bars, restaurants, etc.</p>	<p>The current proposal aims to strike a balance between various stakeholders by incorporating a partial three-storey building with a multipurpose function room and club areas. While not intended to replicate its Queensland counterparts with public bars and restaurants, like other surf clubs recently redeveloped, it is expected that the enhanced food and beverage offerings and the increased popularity of the upstairs areas will attract and serve the general public..</p>
<p>I'm keen to understand how the large number of casual swimmers that use this area can be accommodated with minimal impact to the public space</p>	<p>The swimmers (e.g., Bold and Beautiful) are being consulted throughout the project and are representatives on the 'Community Working Group'. Accommodating this large growing number of people on the constrained site is a challenge, with improvements being considered where possible by the design team throughout all stages of the project.</p>
<p>Would it be possible to put the public amenities block over on the cliff side?</p>	<p>Placing the public amenities block on the cliff side poses significant challenges due to limited space availability and the presence of the Sydney Water sewer main. User accessibility is also a crucial consideration, with the majority of users accessing the facilities from the northern side of the club.</p>
<p>I am told the existing public amenities within the club are not being used to create space therefore why have a separate block?</p>	<p>The existing public amenities and surf club amenities are currently being used daily and will continue to do so until construction commences. Due to the increased demand since they were constructed, additional facilities are now required.</p>
<p>Would the council be expecting compensation for loss of view if local residents took legal action, assuming this poor design got approved? Is there a process issue with Council assessing its own DA?</p> <p>If the MLSC expands its footprint or envelope, will the South Steyne promenade and beach reserve need to be re-zoned? If not, why not?</p> <p>Do the provisions of NSW SEPP71 Coastal Zone apply?</p>	<p>Council's Property department will work with the appointed Design Consultant to design a proposal that is permissible under the relevant planning legislation. Such an application will be determined by the 'Sydney North Planning Panel', which operates independently from the Council.</p> <p>The current lots of the proposed redevelopment are zoned RE1 Public Recreation, which permits a surf club and public amenities.</p> <p>The SEPP71 was superseded by State Environmental Planning Policy (Resilience and Hazards) 2021. This SEPP will apply to any proposal.</p>

<p>What will the final building look like?</p>	<p>The final buildings appearance will be completed in the detailed design stage after consideration of all the required consultant's input.</p>
<p>It's only a concept, when are you going to commit to an actual design that we can comment on?</p>	<p>The next project stage, after incorporating and considering all stakeholders comments into the design, is to lodge a Development Application (DA). Providing an opportunity for further community comments in relation to the DA.</p>

Appendix 1 Verbatim community and stakeholder responses

[Click here to view all community and stakeholder responses.](#)

Document administration	
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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.