

## 9.0 ENVIRONMENT & INFRASTRUCTURE DIVISION REPORTS

<b>ITEM 9.1</b>	<b>NORTH NARRABEEN ROCKPOOL AMENITIES UPGRADE - OUTCOMES FROM COMMUNITY ENGAGEMENT</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER PROPERTY</b>
<b>TRIM FILE REF</b>	<b>2018/147312</b>
<b>ATTACHMENTS</b>	1 <a href="#">↓ North Narrabeen Rockpool Amenities - Ground Floor Plan</a> 2 <a href="#">↓ North Narrabeen Rockpool Amenities - Upper Floor Plan</a>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To report on the submissions received through community consultation on the refurbishment of the North Narrabeen Rockpool Amenities and seek approval to proceed with the proposed renewal.

#### SUMMARY

As part of Council's ongoing commitment to improving public amenities, an upgrade of the facilities of North Narrabeen Rockpool Public Amenities is proposed. With the diverse range of recreational activities that occur in this area, the project's intention is to increase the use and enjoyment of this space.

The proposed work on the ground floor includes the addition of accessible amenities, the refurbishment of the existing male and female amenities, and change rooms. The proposed work on the upper floor, being primarily utilised by the swim clubs, involves renewing the entire space as well as a full kitchen refurbishment. Further, the proposal on the ground floor includes the introduction of a café at this location.

Council has engaged with the community through a range of mediums and this report outlines the community feedback as well as the proposed next steps.

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#### RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That:

- A. Council notes the community engagement feedback and the range of management measures and controls proposed as a result.
  - B. Council endorses the project to proceed as per the proposed concept.
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## REPORT

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### BACKGROUND

The proposed renewal of the North Narrabeen Rockpool Amenities was an existing project within the former Pittwater Council's capital works program. Upon amalgamation the project was appropriately included within the Northern Beaches capital works program and approved by the Administrator as a decision of Council.

The proposed upgrades include accessible facilities, an upgrade to the male and female amenities and change rooms, and refurbishment of the swim club room on the upper floor.

The key community engagement objective was to raise awareness and gauge the level of support or objection from the community and relevant stakeholders on the proposed building renewal and possible inclusion of a café.

A wide range of engagement techniques were applied to ensure we reached a diverse segment of the community.

### CONSULTATION

Council officers undertook community engagement for an initial period of 28 days from 22 November to 19 December 2017, which involved a range of engagement activity including;

- Your Say Northern Beaches page
- Online discussion forum
- Letter box drop to residences within a 1km radius of North Narrabeen Rockpool Amenities
- Email communication to key stakeholders
- Onsite signage
- Print promotion
- Key stakeholders meetings
- Onsite drop in session
- Advertisements in the Manly Daily

Due to the high community interest in this project and concerns expressed by Councillors the engagement period was further extended to 31 January 2018 to ensure representative community feedback was captured. The above engagement activities were used during the extended engagement period, with the addition of two onsite sessions in which Council officer's surveyed users of the area regarding the proposed upgrade.

Throughout the engagement process, a total of 430 comments were received:

- over 50% of those surveyed onsite said they would use or would consider using a café
- more than half of the written and online comments were unsupportive of the proposed upgrades.

Below is a summary of the engagement techniques used and the general feedback received:

### Onsite drop-ins

- 90 comments received with 46% in favour of proposed upgrade works with inclusion of café
- 14% would consider using café, not opposed
- 40% against the inclusion of a café

### Online comments

- 319 online comments - via Have Your Say project page – with 23% being in favour of upgrade including café
- 72% against the inclusion of a café and /or upgrade
- 5% would consider, not opposed

### Comments to Council

- 19 written comments submitted to Council via letters or emails, with:
  - 26% of those comments being in favour of the upgrade and café
  - 73% against the upgrade and café

### Petitions

- Two petitions received relating to proposed upgrade works. Both petitions were against the proposed inclusion of a café citing negative impacts on the area and environmental concerns:
  - 1274 signatures received online
  - 117 signatures received via paper submission

## FEEDBACK SUMMARY

There were a range of valid and important concerns raised during the consultation period which Council staff discussed in detail with a number of the key groups raising them. These issues, should the concept proceed, will need to be managed carefully and appropriately to ensure there are no negative environmental impacts to the local area.

The following are the key issues raised regarding the proposed upgrade including the café, an outline of the themes and how these issues could be managed to ensure they address the communities concerns.

Key points raised	Council Officer Response
Parking	<p>The intent is that this is a small café that would not be a destination attraction, rather it would service the current users of the area i.e. rockpool users, beach users, coastal walkway users, visitors to the holiday park.</p> <p>As such it is not proposed to increase the current car park.</p>

Key points raised	Council Officer Response
Rubbish generation	<p>This needs to be carefully managed through the controls Council has at hand. Like many of the other foreshore food and beverage leases specific requirements will need to be spelled out in:</p> <ul style="list-style-type: none"> <li>• Tender requirements / lease terms</li> <li>• Adherence to Council policy requirements eg. No single use plastics</li> <li>• The selection of a suitable operator that will deliver to the word and intent of the proposed use.</li> </ul>
Negative impact on the area	<p>A high priority is ensuring that there will be no additional environmental impact to the area. Council's intention is to improve the amenity of the existing area.</p>
Enough cafes in the area	<p>The intention of the café at this location is to improve the amenity for the users of the immediate area as no café currently services the immediate area.</p> <p>As can be seen, cafés have increased in the area over the last number of years, which has been driven by demand and that this competition has driven quality and value.</p> <p>This café would be sympathetic to the natural environment and minimally increases the footprint of the existing building to the rear of the building.</p>
No upgrade needed	<p>Council is committed to improving the level of service to the community with their public amenities. The current building is dated and has a number of building code non-compliances that need to be addressed.</p> <p>There is currently no accessible amenity within the building and the male and female amenities require upgrades to meet current community expectations.</p> <p>Further, there are areas of the current building that are significantly underutilised and in poor condition that should be improved to the benefit the community.</p>
Commercial viability	<p>The right operator will work with the community and service their needs and operate when there is demand.</p> <p>It's important to note that there is potential for the operation to be tenuous with a sustained community campaign against the café. This can be addressed by working with some of the key stakeholders that have concerns about the building. A suggested approach is that Council officers can include these stakeholders in helping to define what a successful operation would look like through the tender process and the lease for inclusion in the specification.</p>
I do not support	<p>Comments noted.</p>

Key points raised	Council Officer Response
Reduction of space/access and overcrowding	<p>The proposed inclusion of a café does not increase the footprint of the existing building to the front and a minimal increase to the side.</p> <p>The intent is that this café would not be a destination attraction, rather it would service the current users of the area i.e. rockpool users, beach users, coastal walkway users, visitors to the holiday park.</p> <p>A key driver of the project is to improve the amenity for the swim club and open up more of the building for community use, increasing access rather than reducing access.</p>
General issue with the floorplan	Comments noted and floorplan has been amended where it is seen as a superior solution.

As previously noted, managing and addressing these concerns is important to the project going forward, and it is planned that Council officers would continue to work closely with all stakeholders to ensure that this is done well and transparently.

There was some discussion generated on social media through a Manly Daily Facebook page post on the proposed upgrade works and inclusion of a café. The comments posted reflected a mixed reaction from our community with some supportive and some opposed.

### **TIMING**

Council officers undertook community engagement for an initial period of 28 days from 22 November to 19 December 2017. Due to large amounts of community interest the engagement period was extended to 31 January 2018 to ensure representative community feedback was captured.

Subject to endorsement, Council officers will proceed with finalising the concept plan following the Council meeting.

The concept plan would be subject to a Development Application which will be assessed through the usual DA process.

### **FINANCIAL CONSIDERATIONS**

The proposed upgrades will be funded from the 17/18 and 18/19 Capital Works program. Revenues generated will be additional to the current proposed budget and will assist in offsetting future pressure on rates.

### **SOCIAL CONSIDERATIONS**

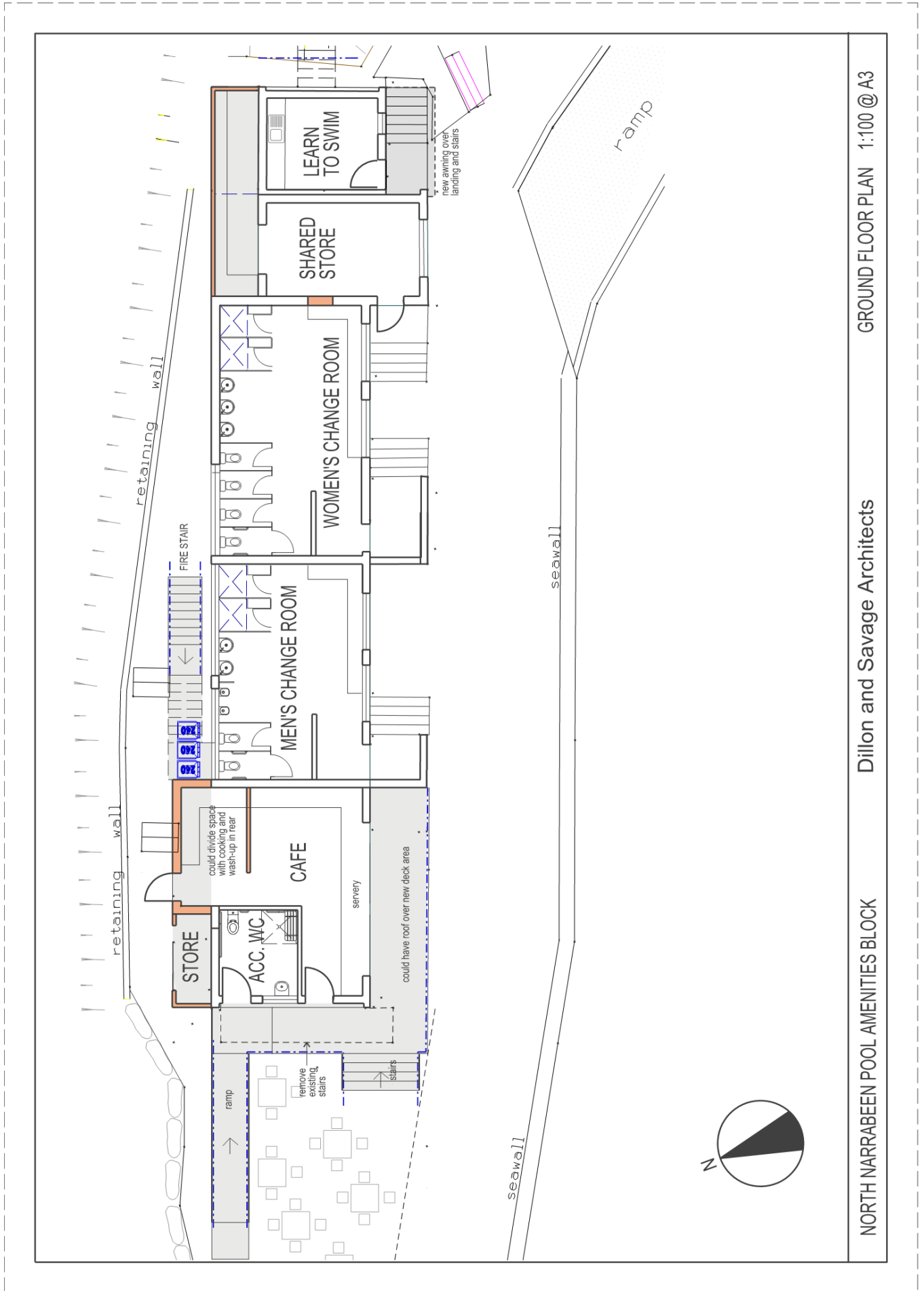
The proposal will improve the amenity for the existing users of the area, such as; rockpool users, beach users, headland walk users, holiday park users etc. as well as opening up an underutilised asset for the enjoyment of the wider community.

### **ENVIRONMENTAL CONSIDERATIONS**

No additional impact to the environment and management measures and controls proposed.

### **GOVERNANCE AND RISK CONSIDERATIONS**

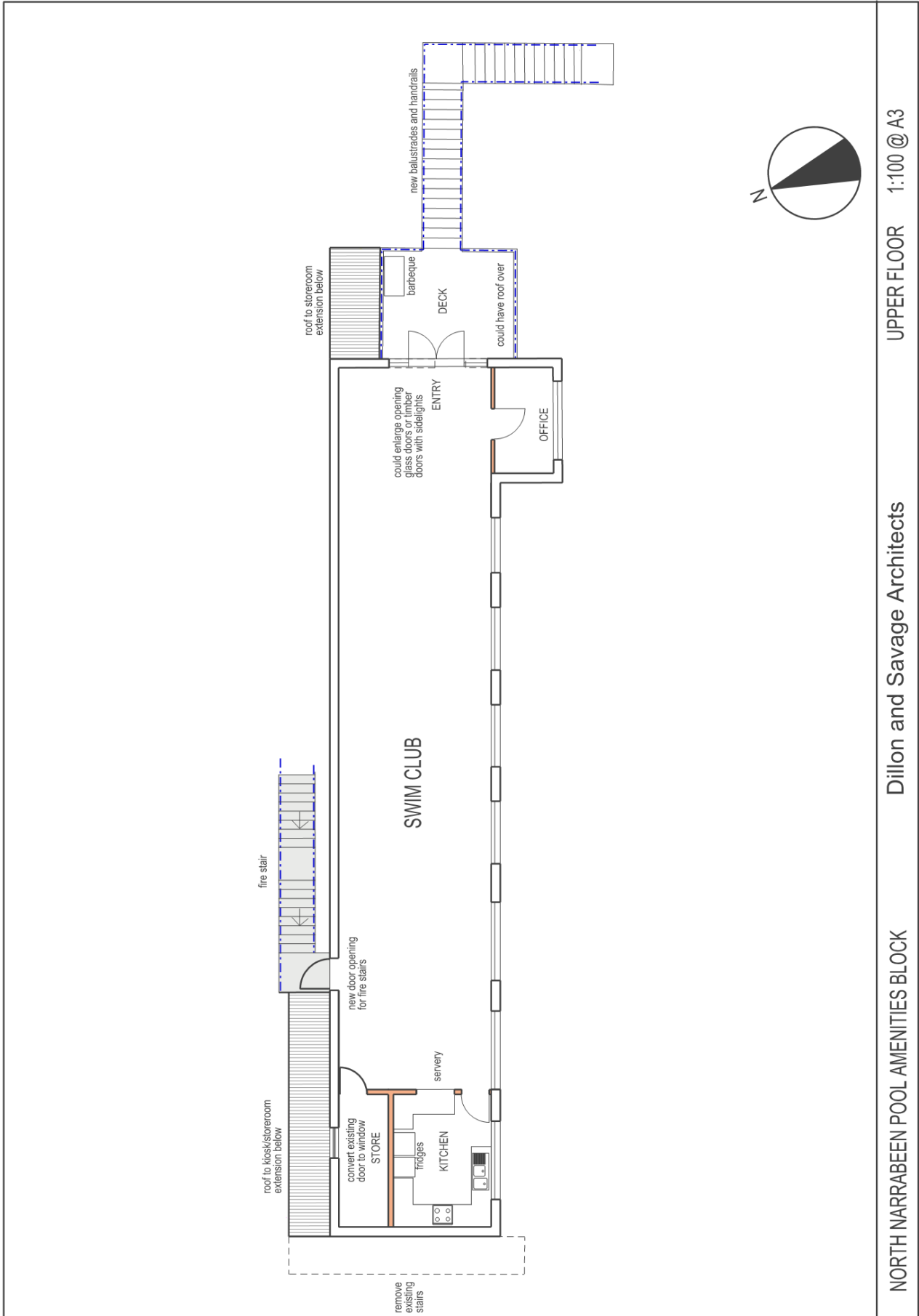
Appropriate management measures will be put in place consistent with Council policy including external review of the DA as it is a Council proposal.



GROUND FLOOR PLAN 1:100 @ A3

Dillon and Savage Architects

NORTH NARRABEEN POOL AMENITIES BLOCK



UPPER FLOOR 1:100 @ A3

Dillon and Savage Architects

NORTH NARRABEEN POOL AMENITIES BLOCK