



Proposed lease for Black Rock Life Saving Club

Community engagement summary report

January 2023

1 Contents

2	Background.....	2
3	Consultation process.....	2
3.1	Consultation purpose	2
3.2	Consultation methodology	2
4	Participant profile	3
5	Consultation findings.....	3
5.1	Support for actions	4
5.2	Survey feedback	4
5.3	Q&A forum	Error! Bookmark not defined.
5.4	Project Evaluation	5
6	Appendix	7
6.1	Verbatim survey comments	7
6.2	Written statements	12

2 Background

This document provides a summary of stakeholder and community feedback on Council's intention to provide a new lease for the Black Rock Life Saving Club Inc. (BRLSC) for the use of Council property on the Beach Park, Black Rock site for a commencement rent of \$3,184+GST per annum for 21 years.

The scope of this consultation only considered feedback from the community on the lease for the Life Saving Club. It didn't include the design nor construction of the new Life Saving Club.

The new lease is proposed for the Black Rock Life Saving Club (BLSC), which is a community group and, therefore, the annual rental is relatively low. However, the BRLSC will have provided \$250,000 before occupation towards the capital construction of the new pavilion plus a further \$150,000 towards the fit-out of the premises.

Community engagement on the proposed lease was undertaken from 25 November – 16 December 2022 (inclusive) and received 40 contributions.

Key findings

Participants were generally supportive of the Black Rock Life Saving Club as a tenant of the new Black Rock Life Saving Club facility.

Participants supported granting the proposed lease to the Black Rock Life Saving Club with no one disputing their suitability as a proposed tenant. A number of concerns were however raised regarding the lease terms, most commonly that the proposed rental amount is too high and that Life Saving Clubs should be considered as not-for-profit (Group 2) and recognised for the emergency volunteer services they provide.

Next steps

Council will consider community feedback and the proposed lease for adoption at its 21 February 2023 meeting.

3 Consultation process

3.1 Consultation purpose

Council invited community feedback between 25 November – 16 December 2022 to understand the level of support for the proposed decision to provide a new lease to Black Rock Life Saving Club Inc (BRLSC) for the use of Council property on the Dendy Street Beach Pavilion site for a period of 21 years.

Community engagement was conducted in accordance with Council's Community and Stakeholder Engagement Policy 2021 and Section 115 of the Local Government Act 2020. The engagement plan overview was published and is available to view on Council's Have Your Say engagement website.

3.2 Consultation methodology

The tools and techniques selected for this project were informed by the project content, stakeholders and type of feedback sought

Key tools for communicating the project

- Site signage
- letters distributed to neighbouring residents
- email to Have Your Say subscribers (3,142)
- newspaper advertisement in The Age
- public notice on Council website
- Council communication channels, including website news story, social media and e-newsletter to over 11,00 subscribers

Key methods for gathering feedback

- online engagement through Have Your Say, including opportunity to provide feedback via survey or upload a written statement
- contact email address and phone number of Council Officer provided for interested community members to ask for further information or provide feedback
- Printed information available, as required.

Details	Activity
25 November 2022 – 16 December 2022 443 visitors 40 contributions	Have your say website Project information, online survey and written statement form hosted on the engagement platform Have Your Say Online survey: 39 responses Written statement form: 1 responses
25 November 2022 – 16 December 2022 0 questions 0 Direct correspondence	Question and Answer forum No questions asked and responded to via the Q&A forum. Correspondence Direct feedback provided through contacting the Project Officer for further information or to provide feedback over the phone or via email.

4 Participant profile

Demographic information was not requested from participants as it was not considered relevant to this engagement.

Survey respondents (39) were asked to qualify their connection to the Black Rock Life Saving Club facility. All participants had a connection to the site, with some identifying with multiple options:

- 4 stated they were a member/volunteer of the Black Rock Life Saving Club
- 5 indicated they have a child involved in nippers with Black Rock Life Saving Club
- 31 were visitors to Black Rock Beach
- 8 said they live/operate a business near the Black Rock Life Saving Club
- 7 selected 'Other' as their connection to the Black Rock Life Saving Club facility: three said they were a resident/ratepayer, two stated other lifesaving involvement/support, one were a past member of another Life Saving Club and one were a swimmer in the Black Rock Salts swimming group.

5 Consultation findings

The following section summarises the key themes which arose in community feedback on the Brighton Life Saving Club lease. Where there was more than one mention of a topic or

item, the number of mentions has been specified in brackets and italics. A full list of verbatim comments is included in the appendix.

5.1 Support for actions

Community feedback was supportive of a lease being granted to Black Rock Life Saving Club for the use of the new Black Rock Life Saving Club facility, with no one disputing their suitability as a proposed tenant and many recognising the essential volunteer emergency service they provide to the Bayside community.

However, there was some opposition regarding specific terms of the lease from respondents with 8 submitters referenced that the proposed rental amount is too high and 4 submitters stated that the length of the lease is too short. Others disputed BRLSC's classification as a Group 3 tenant, as opposed to a Group 2 (not-for-profit) tenant.

5.2 Survey feedback

Survey participants were asked to provide written feedback on the proposed lease of the new Black Rock Life Saving Club facility to the Black Rock Life Saving Club, including their reasons for supporting or not supporting the proposed 21-year lease.

The feedback provided by the 39 submitters is summarised by theme in the table below:

Topic	Community feedback
Black Rock Life Saving Club (BRLSC)	<p>Supportive of BRLSC being granted a 21-year lease (22 mentions)</p> <p>BRLSC provide an essential/emergency service (12 mentions)</p> <p>BRLSC should include a new membership category to allow swimmers to utilise the facility (4 mentions)</p> <p>BRLSC provides great youth programs (2 mentions)</p> <p>Equipment is expensive to purchase and maintain for BRLSC</p> <p>Renting out the facility for events will not generate great income as BRLSC provides discounted rental rates to other not-for-profit groups</p>
Lease terms	<p>Rental amount too high (6 mentions)</p> <p>Council should not charge rent from BRLSC (2 mentions)</p> <p>Lease length too short (4 mentions)</p> <p>Opposed to classification of Club as a group 3 tenant <i>[instead of Group 2 not-for-profit]</i></p> <p>Great to see a long lease term as re-negotiations are costly and time consuming for volunteer clubs</p> <p>Maintenance costs should be delayed 5 years</p>
Community use	<p>Swimmers should be able to utilise the changerooms and showers (7 mentions)</p> <p>Multi-purpose uses should be specified with agreed percentage of time when the facility is to be available to non-members</p>
Facility	<p>Facility should include a café (5 mentions)</p> <p>Great to have a new modern facility (3 mentions)</p> <p>Facility should have a liquor licence</p>

Similar facilities, particularly interstate, is of better quality and offer more for the community

Other

Bulk of the re-development cost will be coming from Bayside Council and its ratepayers (3 mentions)

5.3 Project Evaluation

This report presents the findings from the analysis of the community feedback gathered during community engagement from 25 November – 16 December 2022.

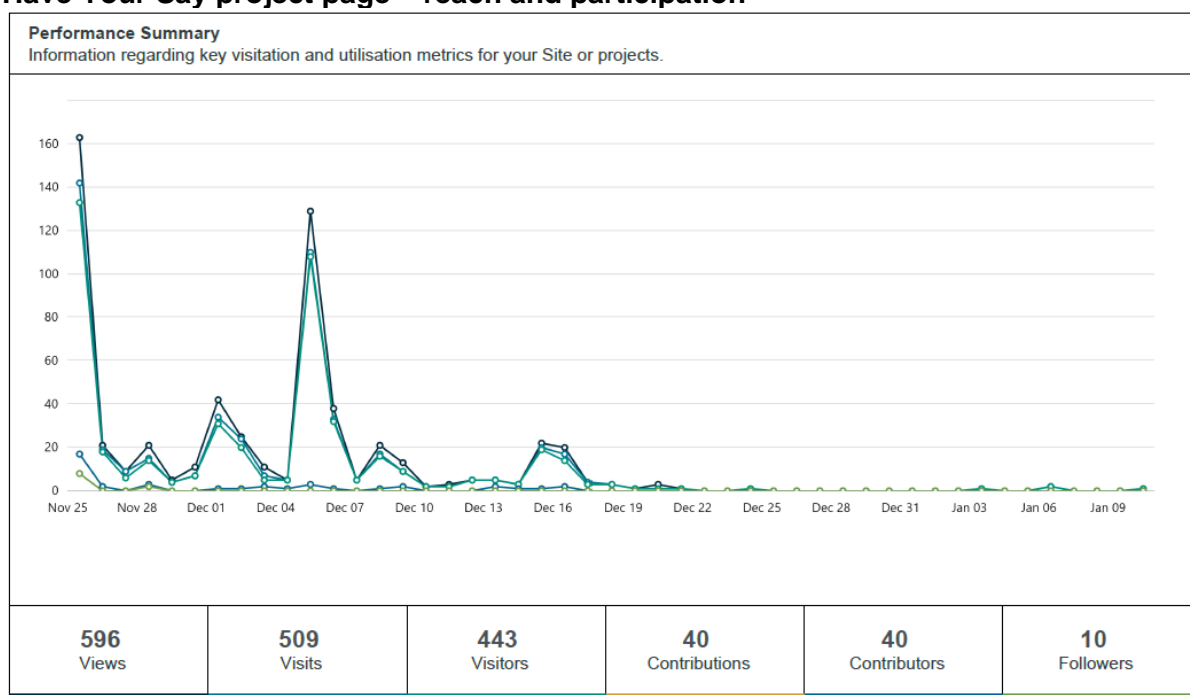
The consultation was promoted to key stakeholders including members of the Black Rock Life Saving Club, nearby residents and businesses.

The website news story and This Week in Bayside e-newsletter also ensured the wider Bayside community was given the opportunity to provide feedback. The communications reached over 11,000 people.

The length of consultation was three weeks, with most responses received in the first two weeks.

The engagement program received a total of 40 contributions, including 39 online surveys and one written statements completed via Have Your Say.

Have Your Say project page – reach and participation



Engagement targets for the Have Your Say webpages were that:

- 20% of visits would last at least one active minute (exceeded, 37.9%)
- 10% of visits would have at least two actions performed, such as moving around the project page or clicking on links (exceeded, 36.9%)
- 5% of visits had at least one contribution made (exceeded, 7.4%)

Satisfaction with engagement process

Most (87%) of participants found the information was very or mostly easy to find and

understand; 2.5% said they weren't sure and 10% said they found the information mostly hard to find and understand. With the relatively small sample size, 10% represents four people.

6 Appendix

6.1 Verbatim survey comments

Please provide your feedback on the proposed lease of the new Black Rock Life Saving Club facility to the Black Rock Life Saving Club, including your reasons for supporting or not supporting the proposed 21-year lease of this Council-owned property.

The new Clubrooms will be a great facility for Black Rock. The rebuilding of Life Saving Club buildings is being undertaken here and elsewhere using very significant public funds. This is different to the way funds for construction were raised in the past & the facilities are a light year away from those basic structures built in the 1950's & 60's. My contention is that the lease should note the appropriate use of the facilities by other local groups where appropriate and where the use does not impinge on the Life Saving Club's use. This provision takes the degree of public funding into account. Our swimming group swims all year at Black Rock & change in the rain & use the cold shower on the cliff. This is not the best way to encourage more swimmers to undertake our practice & has in some ways probably been a barrier to other people, particularly women, feeling encouraged to join in. We have met with the Life Saving Club President & there is general support for a new membership category to allow swimmers use of the facilities largely when there are no Life Savers there. We feel it would be appropriate that the lease also notes the use of the facilities by relevant local groups where LifeSaving members & activities are not impacted.

In full support!

Given the essential service provided and the investment made in the facility be SLSV I would have thought the lease would have been for a longer period of time and a nominal lease payment of \$1 per annum.

It is important the lease includes provision for housing the Salts swimming group whose members swim daily year round next to the life saving club. They are mainstays of the local beach community and would complement the club's ethos. I believe it is important for older swimmers to be encouraged and their needs provided for rather than ignored.

Re Black Rock Lifesaving Pavilion..

I do hope open swimmers will be welcome to change and shower here year round.

Hi. As a layperson, I find that there is no-where in your information indicating that the rent is per week or yearly!

They should be given an absolute minimum lease fee as they are volunteers protecting our community and visitors to the beach

The Black Rock Salts, a community based open water year round swimming group, are eagerly awaiting the promised Swimmers membership category within the BRLSC membership structure. This broadening of the club structure is a vital step in the club delivering on the required expanded community access to the club. Preventing the necessity to save lives by promoting and encouraging the one skill necessary to avoid the need to save lives is a core principle of the Life Saving movement.

Black Rock Surf Club and it's operator should offer

1. Offer food and beverage (with alcohol licence) to serve breakfast, lunch and dinner all year round. Similar concept to most QLD and NSW surf clubs which maximise utilisation of the club and revenue generation (self sustaining not relying on govt funding) and service to wider public, local community, not just the club members itself where families and public patrons can meet, eat and drink 365 days a year.

2. Food and beverage facilities - adequate cooking f and b facilities should be designed and provided to operator

Think of the Noosa, Sunshine Beach, Coolangatta Surf Club and 300+ other surf clubs in QLD and NSW, who offer a wonderful experience to all patrons all year round. There should be nothing stopping Black Rock, denty, Mentone surf clubs all offering the same.

It would a huge failure if we build and open a new club that has restrictions on operating days or food and beverage primarily only used by members only.

How can the life Saving club pay the proposed rent, when they do not have a cafe, bar etc to generate income ,

Great community meeting place, provides healthy activity for people of all ages and provides a vital life saving role on the beach for the entire community.

I am in full support of the lease to the Black Rock Life Saving Club. They have made a considerable contribution over the years to the Community both to Life Saving on the beach and the training of young people in all aspects both on and off the water as well as an excellent model for the rest of the Clubs in Victoria.

All ok by me

I was present at the council meeting (20 September 2022) where this issue was discussed at length. It seems bayside's 2018 policy needs to be changed as for some unknown reason an volunteer emergency service (BRLSC) has been grouped into a category with bowls & tennis clubs. From my viewpoint it seems that the council doesn't understand our purpose and that is upsetting and all it would have taken is questions to be asked of any of us in the gallery to work it out.

During the meeting, a few points were raised:

1) Scouts Vs Lifesaving

Being compared to a 1950s scout group by your fellow councilor was appalling, I served in scouts when I was young and while some of the skills transferred across, they are chalk and cheese when compared to each other. Scouts do not directly serve the community, their organisation teaches bush based skills around camping and outdoor activities.

2) Funds from renting out facilities

I heard a figure of \$1500 per day for rental thrown into the discussion last night. Perhaps if it is a corporate / wedding event. In 21 years of membership we have never had either. We give discounted rental rates to other not-for-profit groups. Rental is not a source of income.

3) Onsite Kiosk

This was put forward by Cr Hanna El Mouallem. We approached the council years ago for a kiosk to be built and it was rejected by the Black rock traders association (Black rock shops). As it would take revue away from them. Brighton Lifesaving club was used as an example, but there is no shopping precinct within 2km of their club. Cr Hanna El Mouallem owns the Denty Deli and I wonder if he would still be an advocate for this if it was right next to his establishment?

4) Maintenance

The council brought up the 2018 annual report with the P&L regarding costs of ~ \$3500 in maintenance and made the assumption that this was building related costs. Our maintenance costs

include servicing all our equipment as well, which is a yearly cost of \$1500-\$2500. In the years leading up to the knowledge that we were getting a new building, we have spent minimal money on building maintenance.

5) Equipment Purchases

Unfortunately equipment is the most expensive to purchase and maintain. Do you know what a single inflatable rescue boat costs Approx \$17,000?. Or an outboard motor (modified for surf conditions)....\$6,500 or the UTV (bike) \$18,000. Granted we don't spend this amount every year, but we try to cycle our equipment and save \$5000 per annum and apply for Emergency service grants.

Alternative options

We need help from the council for the rebuild, after that we can handle the maintenance, because we will internally save and I highly doubt that there will be any expenditure for the first 5 years. Alternatively if the council could agree to a fixed rent cost for the first 10 years @ \$500 or similar.

The council needs to understand that the club's primary purpose is to serve the community through aquatic safety & provide support to other emergency services while being financially & environmentally self-sustainable as we have been for 95 years previously. Taking ~ \$3200 (year 1) to ~ \$5700 (year 21) means taking away possible equipment purchases. I'm not entertaining the notion that we shouldn't pay rent at all, but the rent needs to be on par with other emergency services in a similar situation. Maintenance costs should be delayed 5 years.

A no-brainer for me...a YES from me!

Just do it

lifesaving clubs do a great job and provide a vital service needing our support. Also they provide great youth programs. The longer the lease the better

Life saving clubs provide an essential service and exist for the benefit of all beach visitors, locals and from the wider community

How much money is council putting into the redevelopment?

If \$2m is coming from state government and \$250K from the club, that leaves 2.75m. Where is that coming from?

How many members does the lifesaving club have?

I see that public toilets are a late addition to the plan. Will there be any facilities such as change rooms, showers and available to non-member public at the site? Increasing numbers of year-round swimmers and other water sport participants is an important part of our local lifestyle. In other locations particularly interstate we see significantly better facilities for beach users than have been available on our beach. This could have been a great opportunity to provide such facilities. We pay very high rates and the money spent on foreshore maintenance and facilities looks pretty poor in terms of what is on the ground. I do not believe this is good enough.

Why could a cafe not be included on the site? This could also be leased out by the council and be a revenue generator which might alternatively fund ongoing maintenance.

Under no circumstances should an active Life Saving Club, like Black Rock LSC, who are carrying out regular water safety patrols, in accordance with Life Saving Victoria, be required to pay any Lease payments to the Bayside City Council.

They are carrying out a community service and need the building to house equipment, training for qualifications and raise revenue to pay for the needed equipment.

As a local and sole parent Naarm woman, I support a lease that facilitates the popular demand for relevant and inclusive community engagement for a swimmers membership. I am delighted that the club supports the safety and discretion to enable swimmers to change and shower and I honour the

<p>opportunity to join the club with a swimmers membership. Ideologically the change rooms, are signify 'a time for change' as the new lease with the swimmers membership will help Australia from being perceived as sexist, and ageist. All swimmers of the bay, women and the ageing have a human right to feel safe. The swimming change room membership will be an invaluable facility for swimmers of this voting demographic. And I believe the new lease will prevent the especially appalling modesty and respect of local women and the ageing to be upheld. It will be significant that in our own country we are no longer exposed and vulnerable after swimming in the bay each morning.</p>
<p>The life saving club should be given the lease. They should not have to pay at all. They provide an essential service to our local community and are a not for profit organisation.</p>
<p>I fully support leasing the new pavilion to the black Rock Lifesaving Club. They are a tremendous community group offering a fabulous service to all who visit the beach over summer months.</p>
<p>I fully support the lease of the Black Rock Life Saving club to the Black Rock Life Saving Club, they have been the users of the existing club for many years and provide a valuable service to the beachgoers in the area .</p>
<p>Black Rock Lifesaving club should continue to be able to.lease the building. It has provided excellent service to the community over the years</p>
<p>Given the history of service provided by the Black Rock Life Saving Club to the community, I support the proposed 21 year lease.</p>
<p>I support a new Black Rock Life Saving Club and acknowledge their value to the local community as an essential service.</p> <p>However, my understanding is the State Gov't provided \$2M, and club \$250K. The bulk of \$5M capex is funded by Bayside Council and all rate payers.</p> <p>As a long time resident of Bayside, it's great to see infrastructure upgraded however in my opinion, Clubs and Sporting Groups are very proprietary and 'assume rights of ownership' of promoted community spaces and buildings. I would hope this concern has formed part of considerations for a long term Lease of 21 years. By that, specifications of what determines 'multi-purpose use; with agreed percentage of time when the facility is to be available and made welcome to non-members versus an online booking system managed by the Club and at their sole discretion.</p>
<p>Very supportive of this. I believe there is a missed opportunity for BRLSC by not having the appropriate facilities to host a cafe which would have been popular with users of the beach and foreshore and also a secondary income for the Club to assist with the maintenance and upkeep over the course of the Lease</p>
<p>I fully support the proposal</p>
<p>Supported</p>
<p>The lease should be longer than 21 years...what else would operate out of this building in the future?</p>
<p>My opinion that a Life Saving Club anywhere in Bayside is an essential emergency service.</p> <p>The proposed cost of the lease is not compatible with community standards.</p> <p>It's also a tradition Australia wide that surf lifesaving clubs have for example a 99 year lease for \$1 or thereabouts.</p> <p>To depart from this tradition would but the Bayside council at odds with National consistency.</p>

Excellent proposal that should be fully supported by the Community in providing safety on surrounding beaches for Bayside residents
I support the lease as it gives long-term stability to a crucial local volunteer organisation. Shorter leases are time-consuming for the volunteer club committee to renegotiate. Time that could be better spent running the club and providing a community service. Planning once for these small groups saves time and my rates. The Council has a reputation for trying to interfere with small functioning Community groups. Give them a long lease, support them and leave them alone. I am not a member or affiliated with the Black Rock Life Saving Club, but I have historically been involved in a similar organisation and have first-hand experience running one and dealing with Council.
The Black Rock Life Saving Club facility has provided a home for the Black Rock Life Saving Club's members and volunteers for over 90 years and has committed to a significant capital contribution of \$250,000 towards the construction of the new facility. And a new lease with the Black Rock Life Saving Club will continue to provide significant benefit for the broader community through essential emergency services at Black Rock Beach. Black Rock Life Saving Club's members and volunteers provide an essential lifesaving service to our local community and visitors to the Black Rock Beach and therefore BRLSC should be offered a new lease for "their" Clubhouse.
No brainer, they've got my vote!
Seems like a no brainer - give them the lease!
No brainer, they've got my vote!
Agree with the proposal

6.2 Written statements

Black Rock Lifesaving Facility.

As a member of the Black Rock Salts, a swimming group swimming at Black Rock, I am strongly of the view that this facility should make provision for groups such as us. This can be within the existing Lifesaving Club structure or separate.

Many of us have held Life Saving qualifications in the past, and with our strong Waterman/woman skills we already are at hand to assist during hours where no Lifesaving presence is at hand.

While many of us have been year-round swimmers for many years, since the Covid lockdowns, the numbers of swimmers utilizing Bayside beaches has significantly expanded. It is recognized as a healthy activity and has encouraged many senior citizens to partake.

I feel it would be remiss of Council, to not ensure that any utilization of this facility, includes provision for community groups such as the "Salts".

