

PROVISION FOR DESIGN OF THE LENNOX HEAD SURF CLUB & SURROUNDING PRECINCT



RESPONSE | **Stage 1 - Review and Consultation Report**
CLIENT | **Ballina Shire Council**
DATE | **March 2014**



COMPLETE

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01

OVERVIEW

1.1 CONTEXT

The Lennox Head Surf Club and Surrounding Precinct Project comprises two components.

Lake Ainsworth

- Improvements to the infrastructure in the Southern Foreshore Community Park Precinct of Lake Ainsworth consistent with the Lake Ainsworth Crown Reserve Masterplan (14 October 2005) prepared by Connell Wagner.

Lennox Head Surf Club

- Refurbishment or replacement of the existing Lennox Head Surf Club.

The Southern Foreshore Community Park Precinct is the most congested region of Lake Ainsworth with a number of high intensity uses including the surf club, recreational users of the lake and the caravan park all competing for space on the southeast corner of the lake.

The key issues relating to Lake Ainsworth include;

- Capacity of existing infrastructure to meet demand particularly during peak periods,
- Health of the environment and the lake,
- Availability of community and recreational activities to meet a growing population, and
- Maintenance and enhancement of the coastal dune system.

The surf club site is located just outside the Southern Foreshore Community Park Precinct on the eastern side of Pacific Parade, Lennox Head opposite Lake Ainsworth. The existing building is home to 500 + members and membership is on the increase. Currently the facilities do not provide for the existing needs or future growth of the members and community. The existing building is in poor repair, requires regular maintenance and does not contribute to the visual amenity of the precinct. Once the surf club is refurbished or redeveloped it will impact on the eastern side of the Lake Ainsworth precinct and has potential to provide a major contribution to the overall amenity of the area.

COMPLETE URBAN was engaged by Ballina Shire Council (BSC) in August 2013 to consolidate Council's objectives for the site; develop concepts for the improved amenity of the area aligned with the endorsed precinct master plan and the design for the refurbished or new Lennox Head Surf Club facility. The following sub-consultants were also engaged to review the current structural and services conditions of the existing club house:

- Westera Partners
- Jones Nicholson
- KRP Engineers

1.2 KEY OBJECTIVES

The over arching project objectives for Stage 1 (taken from the BSC brief) are as follows:

- Review the Lake Ainsworth Crown Reserve Master Plan and prepare concept designs for the works detailed in the master plan for the area on the eastern side of Lake Ainsworth and the how the refurbished or new building will be integrated into the development.
- Review the Building Condition Report by Ardill Payne & Partners (2009) and undertake further investigations as necessary on the existing building.
- Meet with stakeholders to determine current and future, including spatial, requirements for the surf club building.
- Provide options for the proposed works within the precinct including options and recommendations for the refurbished or new building.

The following report provides a summary for the options of the proposed works within the precinct and recommendations for the refurbished or new building.

This report also acknowledges the advice, guidance and commentary provided by representatives of Ballina Shire Council and key stakeholders associated with the community and the surf club.

02

LAKE AINSWORTH
CROWN RESERVE
MASTER PLAN
REVIEW

2.1 INTRODUCTION

The Lake Ainsworth Crown Reserve Masterplan (2005) identifies a number of initiatives aimed at improving the amenity of the area. With regard to the Southern Foreshore Community Park Precinct these are centred on **traffic, health of the lake (including water quality, enhancing recreational opportunities and mobility and safety)**.

The lake has recreational, environmental, economic, educational and cultural heritage attributes that are significant in the local and regional setting including:

- The lake is an important natural area in an otherwise urban environment;
- The lake is a popular active and passive recreational resource;
- There are a number of local businesses that rely directly and indirectly on the lake area for their income;
- The lake is valued as an important educational resource for the region;
- The lake is one of the largest dunal lakes on the north coast and the lake and environs contain a remarkable diversity of native biota; and
- The lake is a significant tourist destination on the North Coast of New South Wales.

The report identified a number of challenges relating to Lake Ainsworth including;

- ability of current infrastructure to meet the growing needs of the community
- health of the lake
- maintenance of the coastal dune system
- provision of adequate community facilities, particularly to deal with peak times

Despite these challenges there are significant opportunities to create a fully integrated design solution that links an upgraded/redeveloped surf club within a wider recreation precinct providing maximum benefit to all users through shared facilities & compatible land uses. The location of the surf club in relation to Lake Ainsworth means it will become the main facility within the precinct and so it should be able to cater for users from the Lake and the Caravan Park in addition to its own patrons.

As part of our tender submission to Ballina Shire Council, COMPLETE undertook a review of the Lake Ainsworth Crown Reserve Masterplan (14th October 2005) and specifically the Option 2 - Road access through the middle of the Caravan Park. Following confirmation from Council that this option was not supported by the Crown when they took over management of the caravan park COMPLETE has reviewed the masterplan road options again as part of this report.

COMPLETE also, provided a preliminary conceptual design in accordance with the adopted Road Option 2 for the Precinct that showed a holistic design solution that addressed the Surf Club building, the existing public open space and the current traffic situation to create a public realm design incorporating a building that is functional & fit for purpose and is integrated with its surrounding precinct. This solution would set the standard for the planned future works for the other precincts in the Lake Ainsworth Crown Reserve Masterplan (2005).

2.2 ROAD CONFIGURATION

The Lake Ainsworth Crown Master Plan (14 October 2005) identified a number of issues in relation to the road along the eastern side of the lake including parking, safety, stormwater runoff quality and environmental impact on the dunes.

Three options for a new road network to provide access were identified in the Lake Ainsworth Crown Masterplan report.

In order to deal with these issues, each option proposed that the eastern road be closed thereby removing the access along the east side of the lake to the Department of Sport and Recreation facility at the north end of the lake.

COMPLETE have consulted with the Department of Sport and Recreation (David Taylor, former Centre Manager and Jason Dwyer, current Centre Manager) to establish the implications of closure of the Eastern Road on their operations.

Access to the Department of Sport and Recreation is currently provided from the south using the Eastern Road. The operational layout of the facility is based on access from the south. If an alternative access from the north were to be provided it would impact the Department's operations in the following ways:

- Longer route for service vehicles and entering at the wrong end of the site
- Longer route for emergency vehicles
- Carpark is located at the south end of the facility
- Main functions located at the south end of the facility
- Western Road unsealed and poorly lit
- Internal infrastructure including buildings, services, landscape are all established from the south end of the site
- Insufficient access within the site for large vehicles to approach from the north
- 2 access points are preferable for fire purposes
- Increased security concerns if south end of site is closed
- There is no power at north end of site

There is a gate at the north end of the turnaround carpark that provides entry to the Department of Sport and Recreation for short and long term visitors, emergency vehicles and service vehicles. This gate is left open during normal times but electronically controlled from the administration of the centre. All parking requirements for the centre are catered for in the centre grounds. During peak times the gate has been closed to prevent unauthorised parking within the centre.

New road between the rear of the Barrett Drive residences to the caravan park.
This option is not acceptable due to the impact on residences.



Figure 01 Lake Ainsworth Crown Masterplan - Road Option 1
(image courtesy of Google)

New road through the middle of the caravan park.

Option 2 proposed the removal of the northern end of Pacific Parade east of the lake and proposed that access to the Department of Sport and Recreation facilities be provided around the northwest side of the lake. As part of this solution, it was also proposed to remove the existing road on the south side of the lake and provide vehicular connection through the caravan park to Ross Street. With Option 2, permanent removal of the road east of Lake Ainsworth is dependent on establishing a new road network south of the lake and providing a suitable alternative access to the Department of Sport and Recreation along the western and northern side of the lake. There is an existing road in this area but it is currently unsealed.

This option was not supported by the Crown when they took over the management of the caravan park.



Figure 02 Lake Ainsworth Crown Masterplan - Road Option 2 (image courtesy of Google)

New southern road alignment.



Figure 03 Lake Ainsworth Crown Masterplan - Road Option 3
(image courtesy of Google)

New Southern Road alignment with Eastern Road maintained.

Due to the current unsuitability of the 3 previous masterplan road options, COMPLETE have proposed for Council's consideration an alternative solution that retains the Eastern Road.

This option proposes to retain the Eastern Road in lieu of providing alternative access to the Department of Sport and Recreation via the Western Road.

With this option it is still important to alleviate the issues of health of the lake and dunes, road safety, amenity and caravan park operations and so it is suggested that the Eastern Road be used predominantly for the Department of Sport and Recreation with no public parking. A turnaround north of the existing surf club would limit the majority of vehicles to the south eastern corner of the lake. This will reduce the number of parking spaces east of the lake but this loss can be offset by additional parking south of the lake (refer to Section 2.3).



Figure 04 Lake Ainsworth - Supplementary Road Option 4
(image courtesy of Google)

There are a number of alternatives that could be installed at the north side of the new turnaround to limit public vehicle access to the east side of the lake.

	IMPACT ON DEPARTMENT OF SPORT AND RECREATION	IMPACT ON TRAFFIC ON EASTERN ROAD
Bollards	<ul style="list-style-type: none">Significate - these would provide a fixed barrier and would require removal to allow entry including service access to public toilets	<ul style="list-style-type: none">Significant - cars are prevented from entering
Gate	<ul style="list-style-type: none">Moderate - these could be remotely operated from the centre. It is not recommended to leave these open as it would encourage unauthorised parking	<ul style="list-style-type: none">Significant - cars are prevented from entering
Open	<ul style="list-style-type: none">Minor - this would allow full access to the Department of Sport and Recreation but would also encourage unauthorised parking	<ul style="list-style-type: none">Minor - cars able to gain unrestricted access

In all 3 cases it is recommended that no parking signage and road side bollards be installed on both sides to reduce unauthorised parking.

2.3 DISCUSSION ON ROAD CONFIGURATION OPTIONS

DESCRIPTION	PROS	CONS
<p>Crown Masterplan - Road Option 1</p> <p>(New road between the rear of Barrett Drive residence to the caravan park)</p>	<ul style="list-style-type: none"> • Eastern Road closed to reduce traffic near lake • Southern Road closed to reduce traffic near lake • Reduced pollutant runoff to the lake and dunes • Reduced flooding impact 	<ul style="list-style-type: none"> • Cost of rehabilitation following closure of Pacific Parade • Impact on residences south of the caravan park • Access to the Department of Sport and Recreation entirely from the north (access to toilets at turnaround still required - pedestrian only) • Cost of upgrading Western Road to provide suitable access to the Department of Sport and Recreation facility • Longer travel times for emergency vehicles to the Department of Sport and Recreation facility • Additional parking south of turnaround still required to offset loss of Eastern Road parking
<p>Crown Masterplan - Road Option 2</p> <p>(New road through the middle of the caravan park)</p>	<ul style="list-style-type: none"> • Eastern Road closed to reduce traffic • Southern Road closed to reduce traffic near lake • Reduced pollutant runoff to the lake and dunes • Reduced flooding impact 	<ul style="list-style-type: none"> • Cost of rehabilitation following closure of Pacific Parade • Access to the Department of Sport and Recreation entirely from the north (access to toilets at turnaround still required - pedestrian only) • Impact on Caravan Park • Not supported by the Crown • Cost of upgrading Western Road to provide suitable access to the Department of Sport and Recreation facility • Longer travel times for emergency vehicles to the Department of Sport and Recreation facility • Additional parking south of turnaround still required to offset loss of Eastern Road parking
<p>Crown Masterplan - Road Option 3</p> <p>(New Southern Road alignment)</p>	<ul style="list-style-type: none"> • Eastern Road closed to reduce traffic • Reduced flooding impact • Cost of new road not required (but new swale required) 	<ul style="list-style-type: none"> • Cost of rehabilitation following closure of Pacific Parade • Access to the Department of Sport and Recreation entirely from the north (access to toilets at turnaround still required - pedestrian only) • Cost of upgrading Western Road to provide suitable access to the Department of Sport and Recreation facility • Longer travel times for emergency vehicles to the Department of Sport and Recreation facility • Additional parking south of turnaround still required to offset loss of Eastern Road parking
<p>COMPLETE Masterplan - Supplementary Road Option 4</p> <p>(New Southern Road alignment with Eastern Road maintained)</p>	<ul style="list-style-type: none"> • Western Road upgrade not required as part of this project • Access to Department of Sport and Recreation provided with little or no change to present situation, bollards or gates could be used to control access. 	<ul style="list-style-type: none"> • Unauthorised parking on east side of the lake • Continued (but reduced) pollutant run off to lake and dunes - but could be improved with GPT's • Continued impact of flooding - but could be improved by raising the road • Additional parking south of turnaround still required to offset loss of Eastern Road parking

EXISTING CAR PARKING

The existing southern and eastern road around the lake provides a number of car parking spaces for visitors to the precinct. The car parking is generally unformalised and accurate carparking capacity is difficult to determine. In the peak summer holiday, weekends and Easter there is pressure on parking space availability. In these situations cars park in neighbouring streets, vacant land and in other unformalised and inappropriate locations off the eastern and southern roads. Removal of the eastern road and formalisation of the southern road will further exacerbate this problem unless replacement parking is provided.

The Lake Ainsworth Crown Reserve Master Plan provided data on the probable number of parking spaces as they existed in October 2005. Excluding Ross St and the caravan park this totalled between 196 - 245 spaces. COMPLETE Urban have reassessed the current numbers to include the two new 2009 carparks and estimate the current parking numbers at approximately 213 spaces.



Figure 05 Existing Car Parking - Approximate only
(image courtesy of Nearmap 2014)

PROPOSED CAR PARKING

The concept masterplan which incorporates Supplementary Road Option 4, indicates how parking facilities could be provided in order to offset loss of parking on the Eastern Road. This is shown in Figure 06 (across). This provides 213 spaces which is the same as the approximate number of existing spaces.



Figure 06 Proposed Parking - Approximate only
(image courtesy of Nearmap 2014)

2.4 CONCEPT MASTERPLAN SOUTHERN FORESHORE COMMUNITY PARK PRECINCT

COMPLETE have updated the concept plans for the Southern Foreshore Community Park Precinct as part of Stage 1 - Review and Consultation. The updated concept plan retains the existing road along the south side of the lake and proposes a new shared path to the north of the road. These are separated by a new swale to control water runoff into the lake. The east end of the existing road where it meets Pacific Parade has been realigned to provide better pedestrian connectivity between the caravan park and the redeveloped or new surf club building. The key features of this concept are outlined in Section 2.5.

The eastern road is proposed to be terminated north of the club. Access for the Department of Sports and Recreation is proposed to be provided by a service access road.

Following the detailed condition assessment of the existing surf club and establishing the needs of the surf club stakeholders we have also reviewed our preliminary masterplan in light of both a refurbished and new surf club building to determine which solution best meets the intent of the Lake Ainsworth Crown Reserve Masterplan (2005). Refer to section 03. For the purposes of the updated concept plans a new surf club has been shown.

2.4 CONCEPT MASTERPLAN
SOUTHERN FORESHORE COMMUNITY PARK PRECINCT

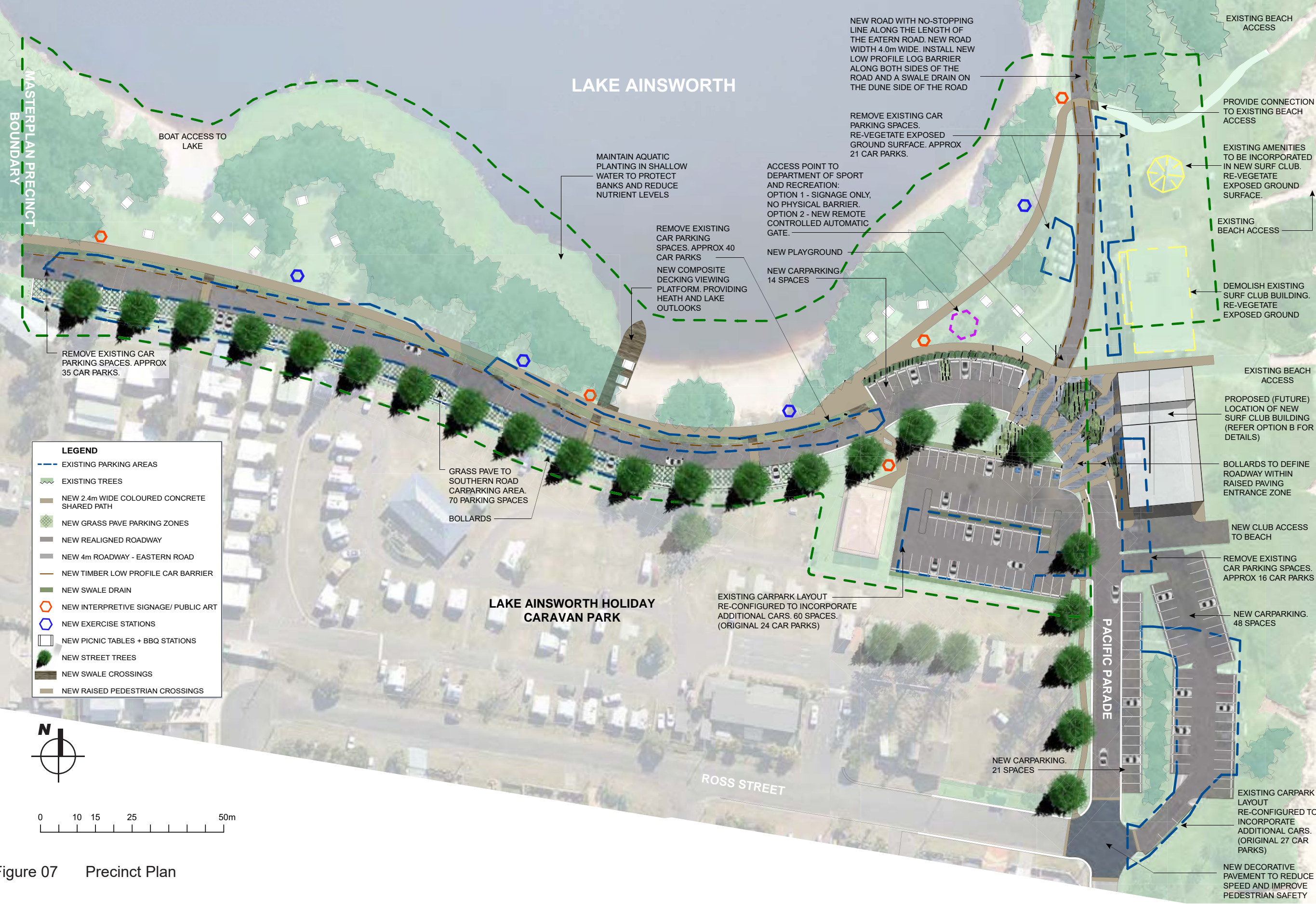


Figure 07 Precinct Plan



Figure 08 Viewing Deck Perspective

Surfaces & Walls

Concrete paving has been specified to suit the character and practical requirements of the project and to ensure the long life span of the open space asset. Paving materials will be consistent throughout the whole length of the shared path.

A consistent and continuous paving palette will give the Southern Foreshore Community Park Precinct a strong central 'spine' and provide a clear hierarchy of spaces for users. This is an important element when improving safety in public open spaces (CPTED).

The proposed concrete paving will have the following characteristics:

- Durable, cost effective and non-slip surface
- Warm, consistent and robust appearance
- Low maintenance
- Integrates well with the surrounding landscape
- Exposed concrete bands or cobble insets to act as 'rumble strip' for users approaching high use activity nodes and intersections
- Path alignment to include large sweeping curvatures, long 'gun barrel' alignments to be limited Except when located closer to the water

The following is recommended:

CONCRETE PALETTE



- Ghost Gum
- Desert Buff
- Mangrove

EXPOSED CONCRETE - PATTERNS



SHELTER



CONCRETE WALLS/ SEATING



ROAD SURFACES - CAR PARKING AREAS

HOTMIX PAVEMENT WITH STONE BANDING



PORPHYRY STONE BANDING



Furniture & Fixtures

New park furniture contributes to the successful functioning of the public spaces increasing amenity and supporting the passive and recreational activities proposed.

A suite of contemporary, robust outdoor furniture and its arrangement is part of a popular and well maintained community park. The furniture for the Southern Foreshore Community Park Precinct provides the opportunity for badging the precinct as a distinctive contemporary place that is both functional and interesting in appearance, whilst being flexible with park uses and relevant to the surrounding river context.

Materials and finishes have been selected for their durable vandal resistant qualities. All timber slats may be replaced with composite material such as modwood.

The following park furniture and structures are recommended:

INTERPRETIVE SIGNAGE



SEATING EXAMPLES



PLATFORM SEATING



BINS - 240L



BOLLARD



DECORATIVE FENCING



Playground Equipment



Figure 09 Materials, Furniture, Fixtures and Equipment Palette

2.5 KEY FEATURES OF CONCEPT

The Concept design takes into account the changes made to the area since the Masterplan was completed including the new carpark either side of Pacific Parade and the new caravan park access off Ross Street.

KEY FEATURES OF THE CONCEPT DESIGN	DESCRIPTION / BENEFITS	CONTRIBUTION TO LA MASTERPLAN INITIATIVES
Improved & controlled Access to Lake Ainsworth	<ul style="list-style-type: none"> Intended to encourage use but also to protect the asset. Formalised path network and access points to the lake via boardwalk and pontoon. 	<ul style="list-style-type: none"> Traffic Enhanced recreational opportunities Mobility and safety
Protection of Existing Vegetation Zones	<ul style="list-style-type: none"> Formalised access points will reduce intrusion into vegetation zones. Boardwalk at South-east corner will control access to lake and existing vegetation. 	<ul style="list-style-type: none"> Enhanced recreational opportunities Health of the lake
Improved DDA Access (AS 1428 Compliant)	<ul style="list-style-type: none"> A new boardwalk and shared path (AS 1428 Compliant) along the South edge of the lake. Improved pedestrian safety. Greater legibility between movement of vehicles, pedestrians and cyclists. 	<ul style="list-style-type: none"> Traffic Mobility and safety
Elevated Viewing Platform	<ul style="list-style-type: none"> Elevated platform over southern edge of lake. Enhanced experience of the lake including bird viewing and other passive recreation activities. Reduction in uncontrolled access to the lake at other locations 	<ul style="list-style-type: none"> Enhanced recreational opportunities Health of the lake
New Signage	<ul style="list-style-type: none"> Interpretive and way finding signage. Improved legibility and branding. Control pedestrian and vehicular movement. Aid in public understanding, particularly environmental. 	<ul style="list-style-type: none"> Traffic Enhanced recreational opportunities Mobility and safety
Green Open Space	<ul style="list-style-type: none"> Flexible community space, centrally located between the caravan park, Lake Ainsworth and Surf Club. Semiformalised stage area for community events and markets. 	<ul style="list-style-type: none"> Enhanced recreational opportunities
New Shared Path	<ul style="list-style-type: none"> Dedicated shared path separated from the road on the south side of the lake. Provides greater connection between the caravan park and the remainder of the precinct. Raised dedicated crossing points have been suggested to improve safety for pedestrians moving between the lake and the caravan park. 	<ul style="list-style-type: none"> Mobility and safety Traffic
New Picnic / BBQ Areas	<ul style="list-style-type: none"> New picnic settings combined with BBQ's located at the south-east corner and south-west corner of the lake for community use. There are no new settings proposed along the southern edge of the lake between the proposed viewing platform and the boat access point. Increased planting along this stretch of the road should further reduce access to this section of the lake. 	<ul style="list-style-type: none"> Enhanced recreational opportunities
New Exercise Stations	<ul style="list-style-type: none"> New exercise stations located along the new shared path. These could be expanded into future stages. 	<ul style="list-style-type: none"> Enhanced recreational opportunities

KEY FEATURES OF THE CONCEPT DESIGN	DESCRIPTION / BENEFITS	CONTRIBUTION TO LA MASTERPLAN INITIATIVES
Traffic Calming to Pacific Parade	<ul style="list-style-type: none"> • Raised transition between the Surf Club and the open space west of Pacific Parade. • The connection between the beach, Surf Club and caravan park should favour pedestrians to reinforce the 3 functions as part of a wider precinct. • Southern Road realigned further south to create a larger single open space to consolidate vehicles further south of the lake. 	<ul style="list-style-type: none"> • Mobility and safety • Traffic
Improved Water Quality	<ul style="list-style-type: none"> • The existing caravan park contributes to the overall run-off entering Lake Ainsworth. The existing situation provides little or no treatment of this run-off thus allowing various pollutants to contaminate the Lake. • As part of the Master Planning and Concept Design for the Southern Foreshore Community Park Precinct it is recommended that a swale drain be constructed on the northern side of the caravan park access road to capture, treat and convey run-off from the surrounding area before it enters the lake. Additional swale drains may also need to be installed to capture, treat and convey the run-off from Pacific Pde and the surrounding carparks. This will be investigated further in the next stage of the project. • A detailed assessment of all contributing catchments will be completed during the Design Phase of this project to allow an accurate assessment of run-off volumes to inform any swale drain designs and any other water quality improvement measures proposed such as GPT's, sump pits and trash grates. At this stage MUSIC modelling (Model for Urban Stormwater Improvement Conceptualisation) will also be undertaken. The number of exiting outlets, into Lake Ainsworth, will also need to be assessed to ascertain whether or not more or less outlets will be required to adequately convey the treated water. • MUSIC modelling will aid in the determination of a treatment solution and provide insight into the need for infiltrations trenches or gross pollutant traps to ensure that during the operational phase the outlet water quality meets the requirements both the Local and State Authority guidelines for stormwater run-off and water quality. 	<ul style="list-style-type: none"> • Health of the lake
Carparking	<ul style="list-style-type: none"> • Reduced parking along Eastern Road. • Turnaround established just north of the existing Surf Club. • Loss of spaces along Eastern Road offset by increased density of parking in area between Surf Club and south-east corner of Lake Ainsworth. • Increased parking further south away from the lake. 	<ul style="list-style-type: none"> • Traffic • Mobility and Safety

03

LENNOX HEAD
SURF CLUB

3.1 COMMUNITY SURVEY & WORKSHOP PRESENTATION

The following survey was prepared by COMPLETE to engage the major stakeholders in order to determine the current and future facilities required, the spatial requirements and to develop a suitable strategy for the provision of building facilities and services for the community of Lennox Head and the wider Ballina Shire including relevant stakeholders associated with Lake Ainsworth.

In accordance with the brief for Stage 1, the survey focussed primarily on the requirements of the Lennox Head surf club. The survey was reviewed and endorsed by Council prior to release to stakeholders. The list of stakeholders was provided by the Council and included the following:

- | | |
|--|-----------------------------|
| • Lennox Head - Alstonville SLSC | - Mr Brian Dell - President |
| • Lennox Head - Alstonville SLSC | - Mr John Beasley - OAM |
| • Lennox Head - Alstonville SLSC | - Mr Joe Young |
| • Lennox Head - Alstonville SLSC | - Mr John Balzer |
| • Lennox Head - Alstonville SLSC | - Mr Michael Brown |
| • Lennox Head - Alstonville SLSC | - Mr Lou Wilson |
| • Lennox Head - Alstonville SLSC | - Mr Tony Barnett |
| • Ballina Environment Society | - Ms Lyn Walker |
| • Lennox Head - Landcare | - Ms Barbara Sparrow |
| • Lennox Head - Landcare | - Mr Malcolm Milner |
| • Lennox Head - Residents Association | - Ms Margaret Shaw |
| • Lennox Head - Residents Association | - Mr Graham Shaw |
| • Lake Ainsworth Sports and Recreation | - Mr Jason Dwyer |
| • Lennox Head - Chamber of Commerce | - Mr Paul Button |
| • Lennox Head - Chamber of Commerce | - Ms Ana Jones |
| • Ballina Shire Council | - Chris Allison |
| • Ballina Shire Council | - Jamie Fleeting |

Upon collation of the survey results, a workshop with stakeholders was held on October 2, 2013 to discuss the outcomes. This workshop provided a clear direction for the development of facilities required and developed a further understanding of the spatial requirements in the provision of these facilities.

1.

What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC) ?

Really Bad Idea-----OK-----Excellent Idea

Entry / Reception	1	2	3	4	5	6	7
Administration	1	2	3	4	5	6	7
Club Room	1	2	3	4	5	6	7
Storage Areas	1	2	3	4	5	6	7
Club Change room / Toilets	1	2	3	4	5	6	7
Kiosk	1	2	3	4	5	6	7
First Aid Room	1	2	3	4	5	6	7
External Spaces	1	2	3	4	5	6	7
Building and Site Access	1	2	3	4	5	6	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	7
Bar / Dining	1	2	3	4	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	7
Public Toilets / Changerooms	1	2	3	4	5	6	7

2.

What are the specific issues or dislikes you have about the current LHSLSC?

3.

Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

Really Bad Idea-----OK-----Excellent Idea

Appealing / Street Presence	1	2	3	4	5	6	7
A building / facility to be proud of	1	2	3	4	5	6	7
Safe	1	2	3	4	5	6	7
High quality	1	2	3	4	5	6	7
Accessible for all	1	2	3	4	5	6	7
For all ages	1	2	3	4	5	6	7
Environmentally responsible	1	2	3	4	5	6	7
Multipurpose and cater for a number of activities	1	2	3	4	5	6	7
For activities other than SLSC functions	1	2	3	4	5	6	7
Take advantage of the views	1	2	3	4	5	6	7
Encourage passive solar design	1	2	3	4	5	6	7
Have a clear and identifiable main entry	1	2	3	4	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	7
Low maintenance	1	2	3	4	5	6	7
Financially viable	1	2	3	4	5	6	7
OTHER....							

4.

What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

Really Bad Idea-----OK-----Excellent Idea

Space for club functions	1	2	3	4	5	6	7
Space for club meetings	1	2	3	4	5	6	7
Space for general membership to meet and socialise	1	2	3	4	5	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	7
BBQ spaces	1	2	3	4	5	6	7
Outdoor decks / terraces	1	2	3	4	5	6	7
Areas for active fitness and comp. training	1	2	3	4	5	6	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	7
Support facilities for surf carnival activities	1	2	3	4	5	6	7
Area for members on duty during the course of the day	1	2	3	4	5	6	7
Admin / office functions	1	2	3	4	5	6	7
General storage of Clubhouse consumables etc	1	2	3	4	5	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	7
Public amenities and change rooms	1	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	7
OTHER....							

5.

Please indicate your support or displeasure with the following development ideas?

Really Bad Idea-----OK-----Excellent Idea

Complete renovation with no additional floor area	1	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	7
OTHER...							

6.

From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC

LIKE	DISLIKE

Neighbouring surf club (please name):

LIKE	DISLIKE

7.

Please provide any further comments you may have.

Figure 10 Community Survey

BALLINA SHIRE COUNCIL | COMPLETE URBAN

STAGE 1 REPORT - REVIEW AND CONSULTATION26

Following receipt of surveys, COMPLETE analysed the results and prepared the following graphs as part of the presentation at the stakeholders meeting held October 2, 2013. A full copy of the powerpoint presentation made at the stakeholders meeting is provided in the appendices.

The survey results strongly indicated that the refurbished or new building should be based upon the following core Surf Club facilities:

- Entry / Reception
- Administration
- Club Room
- Storage Areas
- Club change rooms / toilets
- Kiosk
- First Aid room
- External spaces (ie balconies)
- Meeting room (for use by the club and community)
- Beach Patrol rooms
- Public toilets / Change rooms
- General storage

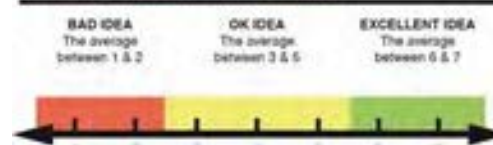
The following areas also rated high but were determined not to be as important as the core facilities needed to sustain the club into the future. These areas included:

- Bar / Dining
- Active fitness / comp training areas
- Function Rooms

Q1 - WHAT FACILITIES DO YOU BELIEVE SHOULD BE PROVIDED AT THE LHSLSC?



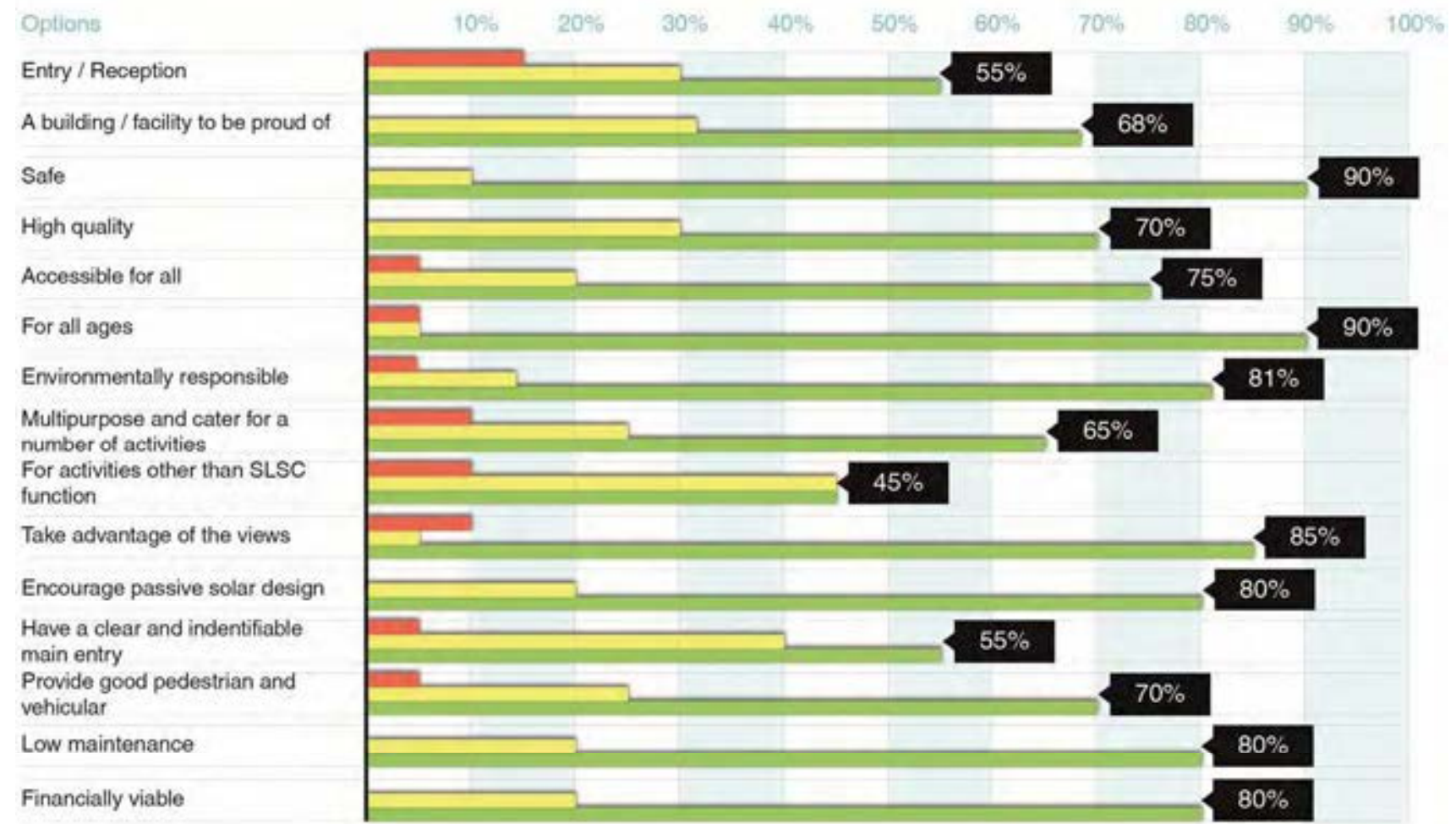
HOW THE RESULTS ARE DEFINED?



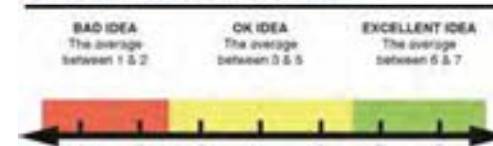
ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE

Figure 11 Community Survey - Q1

Q3 - OF THE WORDS OR PHRASES BELOW, WHAT ARE THE KEY ISSUES THAT MATTER MOST IN THE DESIGN AND PLANNING OF THE LHSLSC?



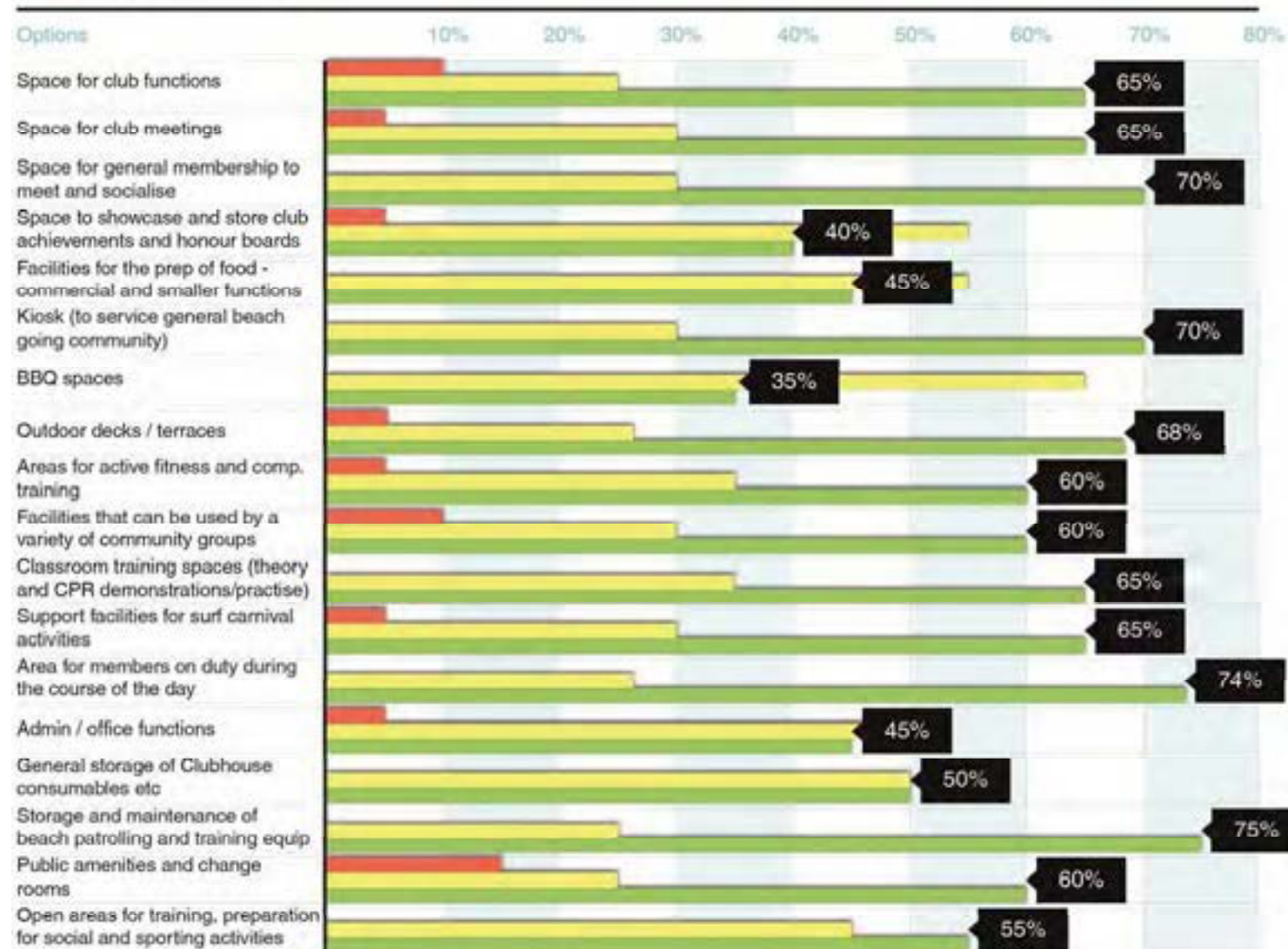
HOW THE RESULTS ARE DEFINED?



ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE

Figure 12 Community Survey - Q3

Q4 - WHAT OTHER FEATURES WOULD YOU LIKE TO SEE DEVELOPED IN A FUTURE LHSLSC?



HOW THE RESULTS ARE DEFINED?

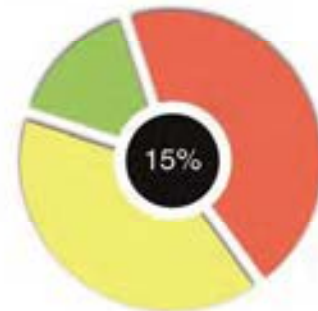


ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE

Figure 13 Community Survey - Q4

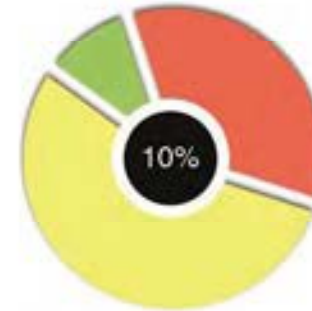
Q5 - PLEASE INDICATE YOUR SUPPORT OR DISPLEASURE WITH THE FOLLOWING DEVELOPMENT IDEAS?

COMPLETE RENOVATION WITH NO ADDITIONAL FLOOR AREA



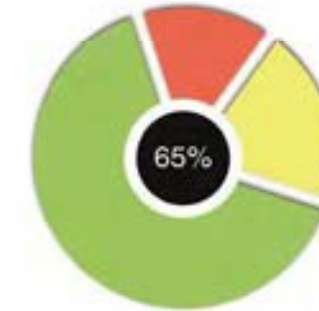
■ EXCELLENT IDEA 15%
 ■ OK IDEA 40%
 ■ BAD IDEA 45%

COMPLETE RENOVATION OF BUILDING WITH NEW EXTENSIONS



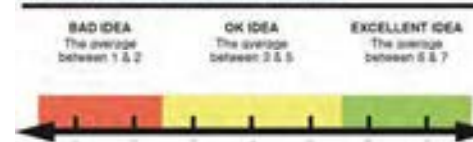
■ EXCELLENT IDEA 10%
 ■ OK IDEA 55%
 ■ BAD IDEA 35%

NEW BUILDING TO MEET THE GROWING NEEDS OF THE SLSC



■ EXCELLENT IDEA 65%
 ■ OK IDEA 20%
 ■ BAD IDEA 15%

HOW THE RESULTS ARE DEFINED?



ARCHITECTURE
 LANDSCAPE
 ENGINEERING
 MANAGEMENT
COMPLETE

Figure 14 Community Survey - Q5

Based on the survey results & previous experience with similar facilities, COMPLETE prepared the following suggested building areas along with a suggested Level 1 / Level 2 split for discussion at the workshop.

There was general support for the list of functions and the nominal split between floors.

SUGGESTED BUILDING AREAS							
Clubhouse							
Description	net area m ²	gross area m ²	number required	total gross area m ²	comments	level 1 (m ²)	level 2 (m ²)
Entry / Reception	20	22	1	22	at ground floor with foyer space for lift	16	6
Administration	20	22	1	22	2 staff		22
Club Room	150	165	1	165	to suit 100 persons, dividable into 2		165
Storage Areas	200	220	1	220	beach patrolling and training equipment	220	
Club Change room / Toilets	20	22	2	44	male/female/accessible	44	
Kiosk	18	19.8	1	19.8	includes small store room	19.8	
First Aid Room	16	17.6	1	17.6	space for 2 beds	17.6	
External Spaces (balconies)	75	82.5	1	82.5			82.5
Meeting room (for use by the club and community)	30	33	1	33	classroom training / CPR / community use / Nippers		33
Beach Patrol Rooms	25	27.5	1	27.5			27.5
Public Toilets / Changerooms	60	66	1	66	male/female/accessible/showers	66	
General Storage	30	33	1	33	split over both levels	16.5	16.5
Total				752.4		399.9	352.5
building factor 1.15				112.86	includes for stairs/walls/plant	59.985	52.875
SUBTOTAL				865.26		459.885	405.375
Other							
Description	net area (m ²)	gross area (m ²)	number required	total gross area	comments	level 1 (m ²)	level 2 (m ²)
Bar / Dining (60 persons)	150	165	1	165	bar/kitchen/scullery/coolroom/drystore/freezer/dining		165
Active fitness / comp training	30	33	1	33			33
Function rooms	100	110	2	220		220	
Total				418		220	198
building factor 1.15				62.7		33	29.7
SUBTOTAL				480.7		253	227.7
SUBTOTAL				1345.96		712.885	633.075

Figure 15 Community Survey - Suggested Building Areas

3.2 FUNCTIONAL REQUIREMENTS

REVIEW OF REQUIRED AREAS

Following the workshop, COMPLETE reviewed and revised the area requirements presented at the workshop.

The area schedule and list of preferred building facilities also highlighted that in order to provide for the future needs of the club that the building area would have to be significantly increased over the existing foot print.

During the workshop, the Surf Club representatives provided COMPLETE with a prior 'wish list' of areas that was undertaken by the Club in 2009. The range of areas and types of facilities required were similar between COMPLETE's initial review and the Club's 'wish list', but there was a significant increase in area requested for club storage.

The following Area Schedule is an amalgamation of both the Club's 'wish list' and COMPLETE's initial review of floor areas. The areas suggested here have been used in the broad concept designs included later in this report. With further stakeholder input and the addition of room data sheets during the design stage of the project, COMPLETE is confident that the areas provided will satisfy the Club's future growth potential.

Area/division: Clubhouse	Existing	Proposed at Workshop - 2/10/2013	SLSC Committee Brief 2009	'wish list'	Suggested Revised Areas					Suggested Split	
description	net area (m2)	net area (m2)	net area (m2)	Comments	net area (m2)	gross area factor 10% (m2)	number required	total gross area	comments	level 1(m2)	level 2 (m2)
Entry Reception	0	20	20	Assumed area needed	20	22	1	22	At ground floor with foyer space for lift	16	6
Administration	28	20	10	Does not included storage	16	17.6	1	17.6	2 staff including space for storage etc		17.6
Clubroom	42	150	120	To be used during training & nippers. Include storage, lockers etc	150	165	1	165	To suit 100 persons, dividable into 2 spaces		165
Storage areas	184	200	740	Club storage incl. IRB's, Surf Boats, Surf Ski storage workshop etc	300	330	1	330	Beach patrolling and training equipment, workshop etc	330	
Club Changeroom/Toilets	76	20	20	Assumed area needed	20	22	2	44	male/female/accessible	44	
Kiosk	34	18	40	To be leased out	30	33	1	33	Includes small store room approx 8m2	33	
First Aid Room	10	16	16	Space for beds etc	16	17.6	1	17.6	Space for 2 beds & Storage	17.6	
External spaces (Balconies)	70	75	75	Assumed area needed	75	82.5	1	82.5	Assumed area only		82.5
Meeting Room	40.5	30	24	To be used by club committee for monthly meetings	30	33	1	33	Nippers/lockers/classroom training space/CPR demonstrations/community use	33	
Beach Patrol Room	8	25	16	Manned during patrol hrs. Incl storage etc	16	17.6	1	17.6			17.6
Public Toilets/Changerooms	0	60	60	Assumed area needed	60	66	1	66	male/female/accessible/external showers	66	
general storage	10	30	70	To store tables & chairs and club records & files.	30	33	1	33	Storage for tables & chairs and general storage. Assumes furniture is stackable. May be split over two levels	16	17
Total	502.5	664	1211					861.3		555.6	305.7
building Factor 1.15	133.1	201.26	320.9					129.195	includes for stairs/walls/plant	83.34	45.855
SUBTOTAL	635.6	865.26	1531.9					990.495		638.94	351.555
Area/division: Other											
description	net area (m2)	net area (m2)	net area (m2)			gross area (m2)	number required	total gross area		level 1(m2)	level 2 (m2)
Bar/Dining (60 persons)	144	150	300	Restaurant space incl. Commercial kitchen	200	220	1	220	Commercial Kitchen (50m2) - incl. Scullery/coolroom/drystore/freezer Bar (30m2) - incl. Storage Dining (120m2) - seating for 60 persons		220
Active fitness/comp training	0	30	100		50	55	1	55		55	
Function rooms	0	200	300	Multipurpose room for Club use and to hire out to the community	75	82.5	2	165	Possibly located next to bar dining area. Dividable rooms to allow for spaces to connect to create a larger function space		165
Toilets					14	15.4	2	30.8	male/female/accessible		30.8
Total	144	380	700					470.8		55	415.8
building Factor + Gross factor 10%	38.16	100.7	185.5					70.62		8.25	62.37
SUBTOTAL	182.16	480.7	885.5					541.42		63.25	478.17
Grand total	817.76	1345.96	2417.4					1531.915		702.19	829.725

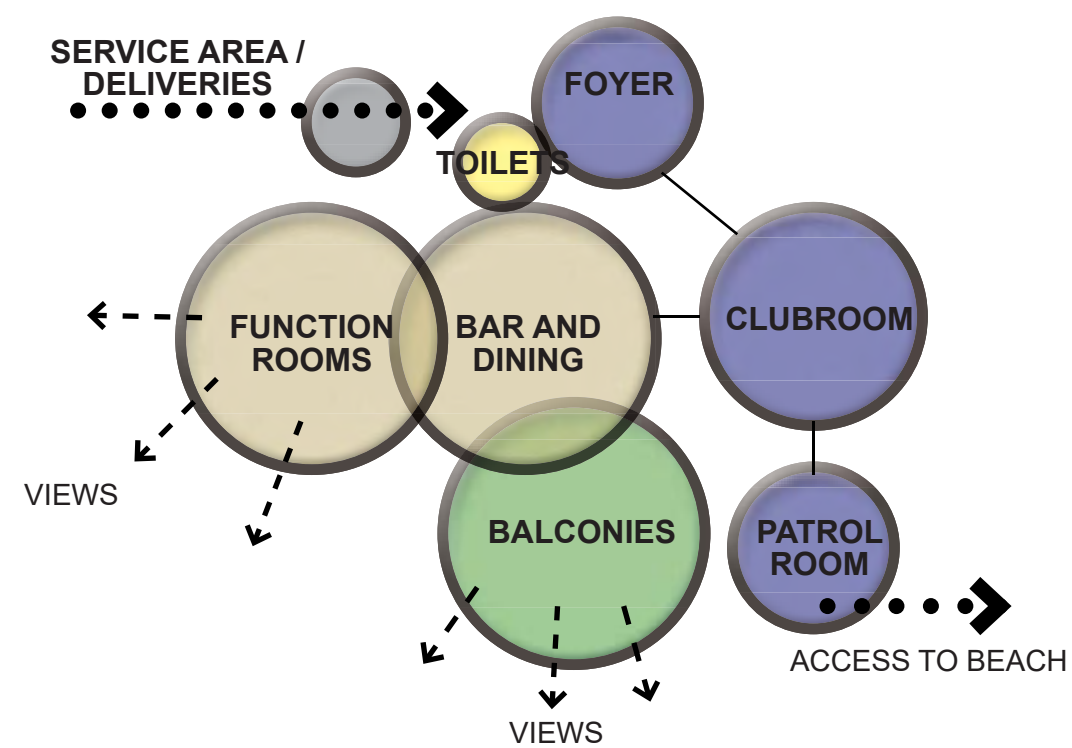
Figure 16 Revised Area Schedule

For the purposes of this report it is suggested that the Lennox Head Surf Club requires a gross floor areas including circulation, plant and building structure of approximately 1530m². Assuming this is contained in a 2 storey building the approximate split would be 700m² on the lower level and 800m² on the upper level (including a balcony of 80m²)

The floor area of the existing building is 800m² with a balcony of 100m².

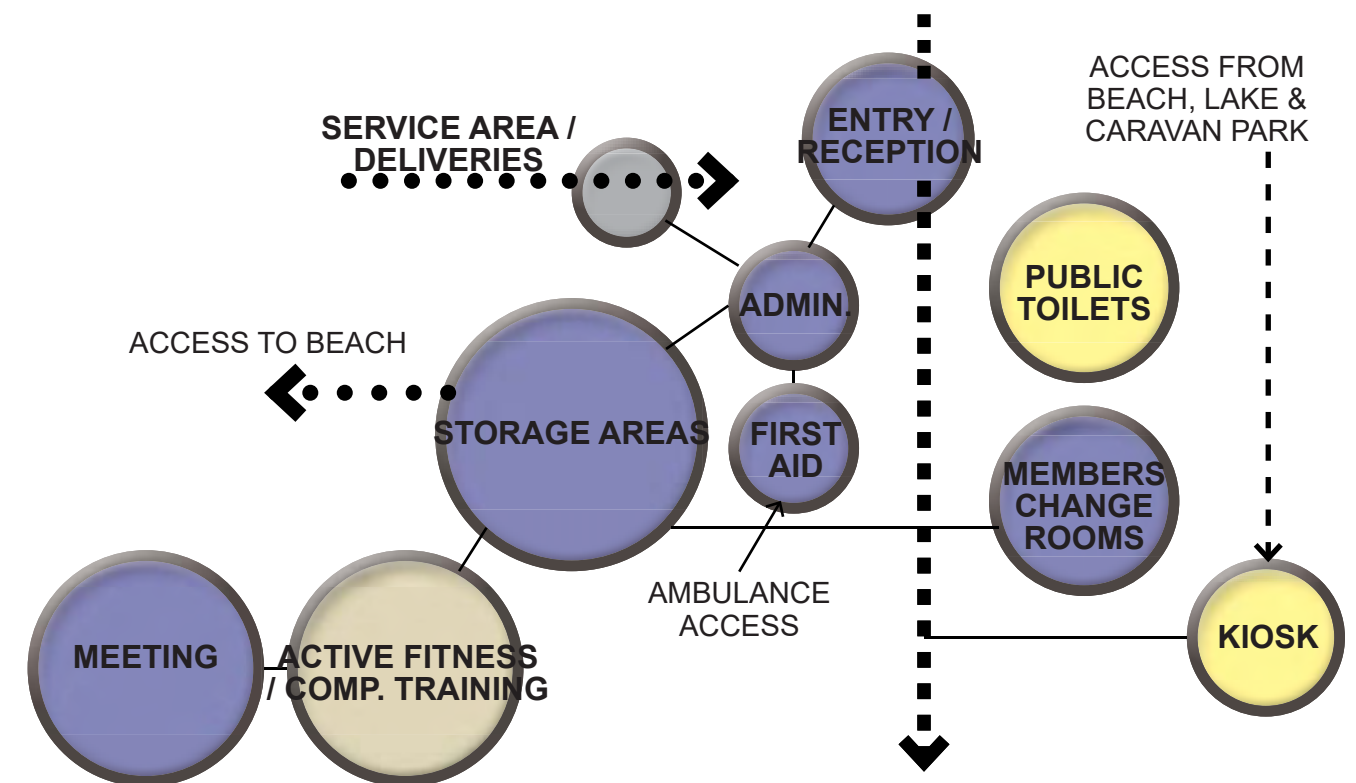
RELATIONSHIP DIAGRAMS

The following preliminary relationship diagrams have been provided to give a broad indication of a possible layout of the Surf Club. It is anticipated that this will be developed further in future stages and form part of the functional design brief.



FIRST FLOOR AREA RELATIONSHIPS

Figure 17 Preliminary Functional Relationship Diagrams



GROUND FLOOR AREA RELATIONSHIPS

3.3 BUILDING HISTORY

OVERVIEW

The original club was constructed in 1975 and consisted of a two storey main building of approx 600m² with a single storey storage shed located to the south.

The existing building is a timber framed structure with an elevated timber flooring. The building has been built on concrete beams that run east west. It is understood that these were proposed to allow the building to be moved in an east west direction.

The building has undergone many changes over the years and the original appearance of the building has completely disappeared.

In its original configuration, the building provided only surf club facilities with no kiosk. Bunk accommodation & dining was provided on the upper level. Connection between the floors was provided by 2 circular stair cases. These have since been removed. The original building provided no facilities for disabled persons.

The building was then renovated to enclose one of the balconies to the west and to create a second floor over the boat shed. The voids between the building and shed were enclosed to create more storage space.

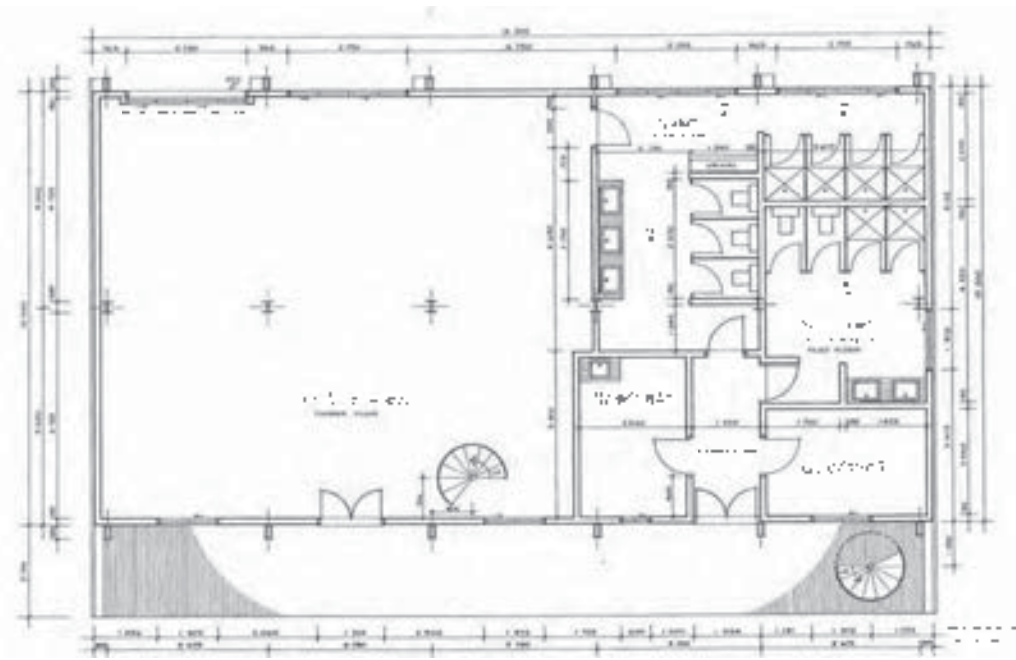
The original Eastern verandah has also been enclosed to create additional storage and kiosk facilities. An additional verandah and balcony has been built further east of the original building.

A separate shipping container storage has also been located on the west side of the building adjacent Pacific Parade.

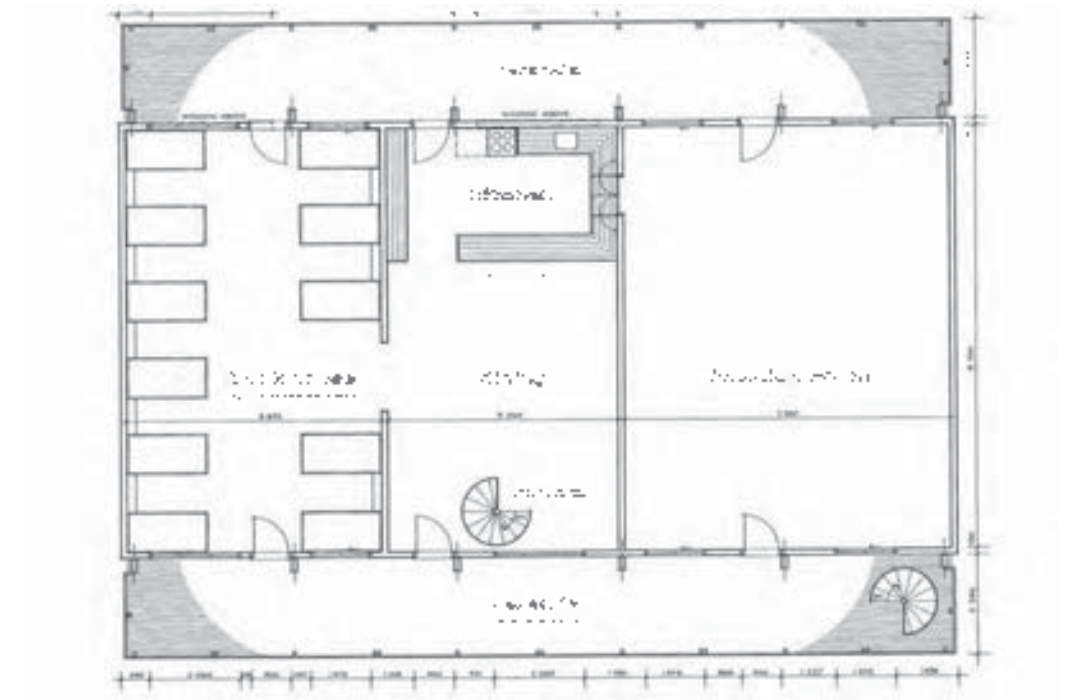
The most recent changes have occurred over a period from 2011 to 2013 and include the following:

- new male and female change room amenities on the ground floor
- dedicated kiosk areas including storage
- new extended balcony upstairs
- new glazing / aluminium sliding doors to the first floor balcony
- new areas provided for the patrol room and office
- new male and female amenities on the first floor
- new metal deck roof over the existing 'super six' roof
- new solar hot water system
- new external paint supplied through the Dulux 'The Surf Project'

The current building including storage and balconies has a footprint of approximately 450m². The building has a total enclosed floor area of 800m² and balcony of 100m².

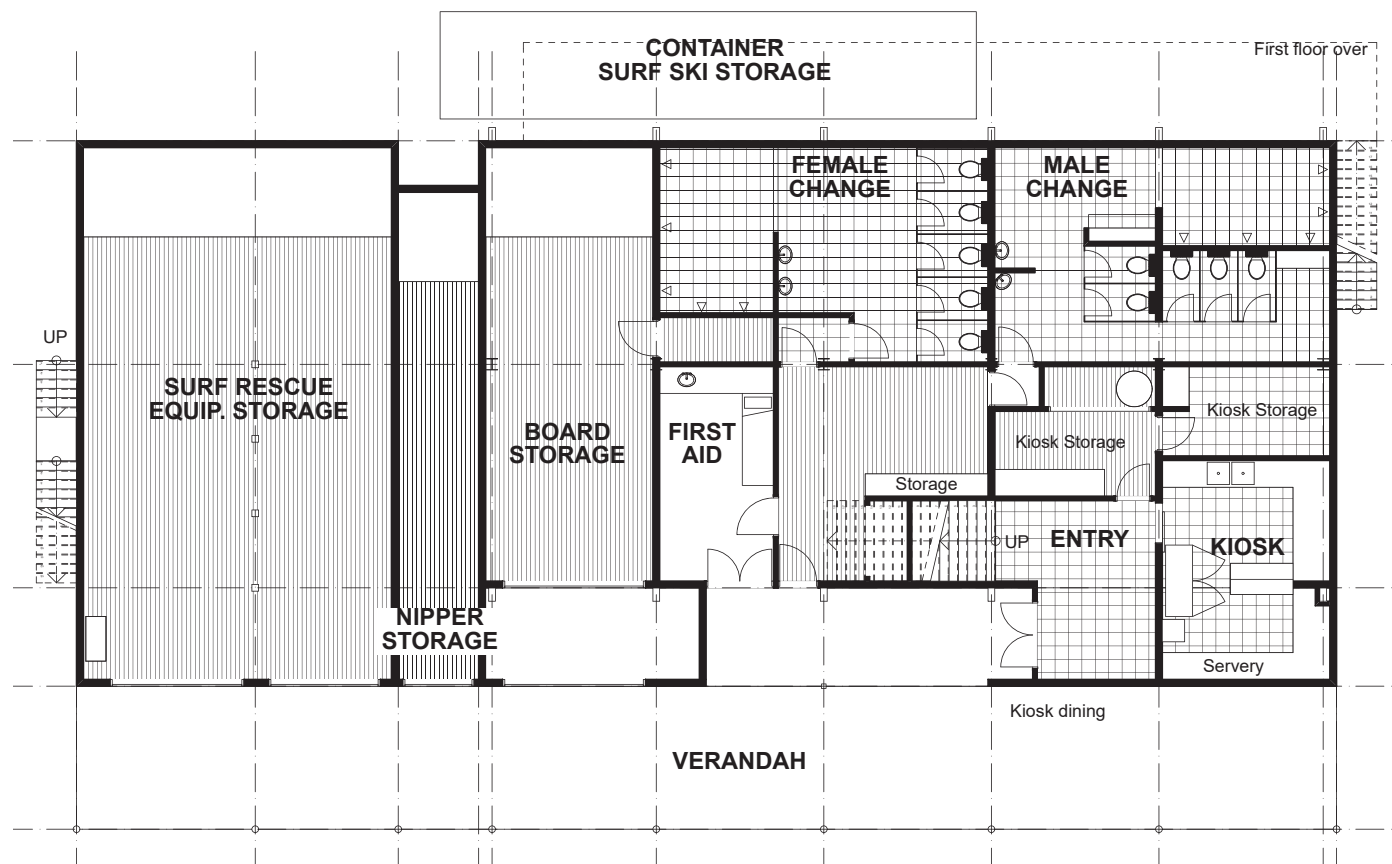


LOWER LEVEL

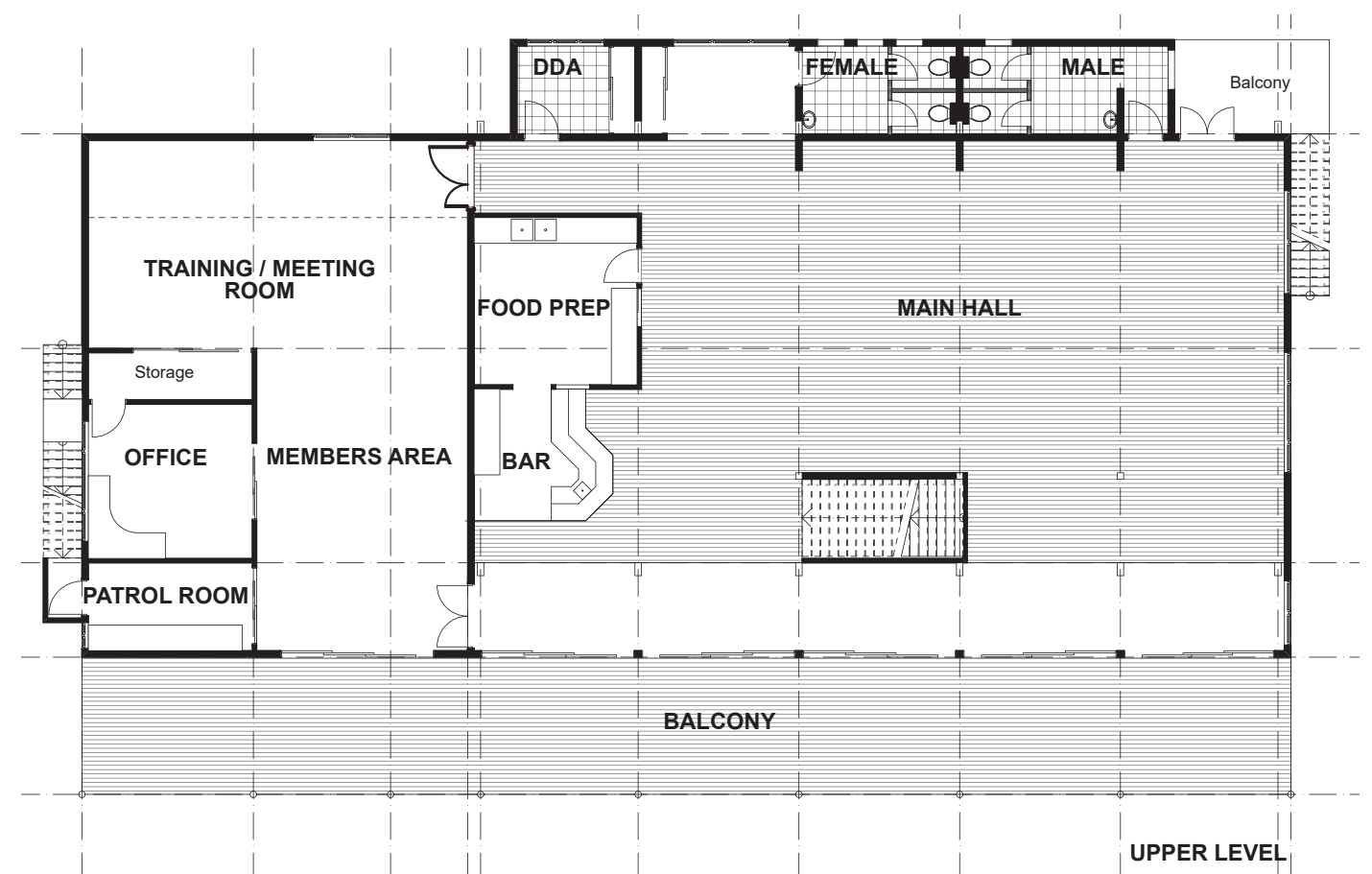


UPPER LEVEL

Figure 18 Original Building Floor Plans



LOWER LEVEL



UPPER LEVEL

Figure 19 Current Building Floor Plans

3.4 SUMMARY OF INVESTIGATIONS

INTRODUCTION

The existing surf club was inspected by COMPLETE and their sub-consultants during October and November 2013 (The president of the SLSC and the project's project manager from Ballina Shire Council were also present at the inspections.)

The building's general condition and structural integrity was reviewed along with the state of the current building services including electrical, hydraulics and mechanical services.

The Existing Building Review also examined the functionality of the current building and provides a general condition report.

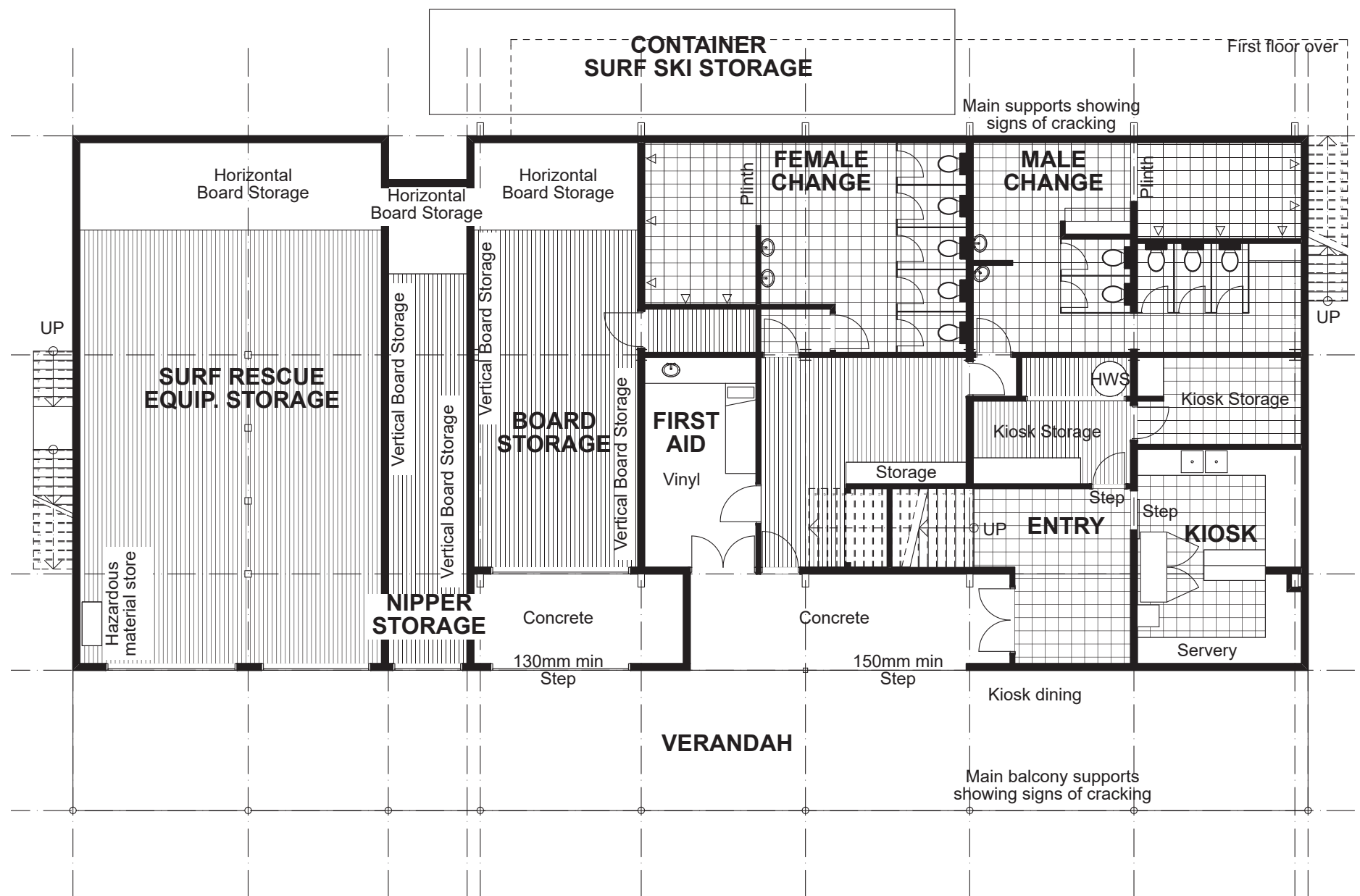


Figure 20 Existing Ground Floor Plan

FUNCTIONALITY / LAYOUT - GROUND FLOOR

The main function of the downstairs is to cater for the primary functions of Surf Life Saving. These functions include storage areas for assorted equipment, change rooms for club members only and a first aid room. Rooms have been combined ad hoc and the main entry into the building was altered to allow the kiosk to operate as its own entity without interfering with the other surf club functions.

Although the Male and Female club member toilet areas have been recently renovated their layouts are inefficient and are large in size and there is no provision for DDA access

Due to the growth in members the club is struggling to house all of their equipment and their storage is limited to club essentials needed for Surf Rescue, areas to store boards for the Nippers programs and selected members boards in senior programs.

The club has created some extra storage by the use of a shipping container and constructing a new slab below the original balcony over and infilling with timber walls to match the existing building.

The kiosk suffers from lack of space and inefficient planning of storage areas and room sizes.

The main entry to the first floor makes use of a wide staircase however there is no DDA access provided to the first floor and the minimum 150mm steps throughout the ground floor provide no equitable access except to the verandah.

Overall, the layout of the ground floor has been determined by the many modifications that have occurred over the years and by the limitations presented by the structure of the building. Each modification has compromised functionality to create an inefficient layout. Further modifications will exacerbate this.

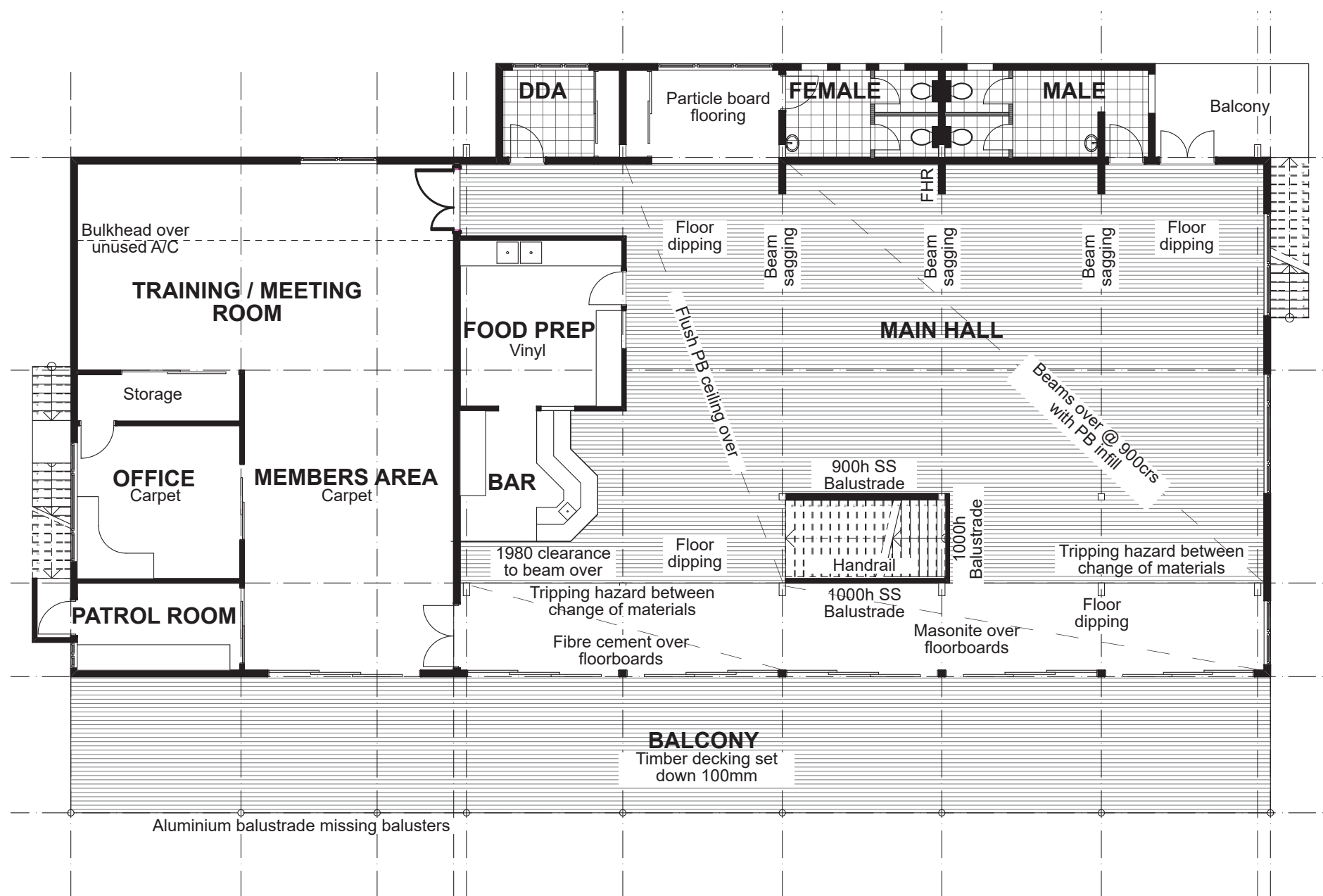


Figure 21 Existing First Floor Plan

FUNCTIONALITY / LAYOUT - FIRST FLOOR

The first floor provides spaces for club functions, training/meeting areas, patrol room and a food and bar service area.

Newly renovated toilets cater for both male and female with a room allocated for a DDA toilet. It is noted that there is no DDA access to the first floor. These areas have been created by enclosing one of the original balconies.

To create more space the second original balcony was also enclosed and a new external balcony was created. This area has recently been upgraded by the addition of glass sliding doors. Due to the slope of the existing roof line, the ceiling along the eastern wall is very low and clearance to the main beams is less than 2m in some locations.

A patrol room has also been provided for upstairs away from the other functions and has its own dedicated external staircase to the ground floor.

The bar and service area caters for food preparation only and has no cooking facilities.

The roof over comprises of an old asbestos 'Super Six' roof which has been overlaid with metal roof sheeting.

Overall, the layout of the first floor is reasonable. However, the location of the stairs blocks views to the east, there is very little visual privacy to the toilets as they open off the main hall. The members area/training area are separated from the main hall and appear under utilised.



Street view - no identifiable entry / container storage



Balcony view to ocean



Existing public toilet amenities



Kiosk - inefficient layout



Surf rescue equipment storage - unable to meet current club needs



Surf rescue equipment storage - inefficient storage layout



Nippers board storage - long narrow room making access difficult



Board storage



Trip hazards where change of materials occur



Trip hazard - no equitable access into building

Figure 22 Existing Building Photographic Review



Food and bar service area



Three different balustrades - one non compliant



Trip hazards where change of materials occur



Trip hazard on entry to member areas on the ground floor



Support columns supporting existing beams



Main hall - sagging beams and trip hazards between flooring materials



Members area



Unused A/C in bulkhead



Signs of cracking in support columns



Signs of cracking in support columns / exposed sewer pipes

Figure 23 Existing Building Photographic Review

STRUCTURAL REVIEW

A visual inspection of exposed elements of the surf club building was undertaken on 6 November, 2013 by Westera Partners. It was not possible to inspect the members and their fixings that were hidden by wall and ceiling linings. Westera Partners also reviewed the structural engineering report by Ardill Payne & Partners, dated 20 April 2009.

The surf club building consists of a timber framed roof and first floor supported by timber framed walls, beams and columns as well as some steel columns. The ground floor consists of a grid of concrete beams sitting on or just above the ground, with a timber framed floor on top. The eastern side verandah had a slab on ground. It is believed the primary concrete beams running east/west are supported by some strip footings cast in the ground, however this could not be determined at our inspection. It is understood the building was constructed in 1975, with an extension to the southern end undertaken before 2009. The building is in a very exposed location, being open to winds coming from the ocean. For wind load design the building is located in region B, terrain category 1.5, in accordance with AS1170.2, 2011, amendment 3. This results in a wind classification for the building of N4, which is the highest classification for non-cyclonic areas.

Westera Partners inspection revealed that a number of items noted in the report by Ardill Payne & Partners have been rectified, as follows:

- The first floor timber balcony has been replaced to match the balcony on the previous extension. New treated pine posts, joists, and decking, as well as steel handrails have been installed.
- The stairs to the southern end of the building appear to have been replaced. The Ardill Payne & Partners report indicated that these were severely corroded.
- The first floor internal load bearing wall that was supporting the roof has been removed. A new wall and roof beams have been installed along the lines of the main columns, to provide two new support lines. The surf club president advised that new timber purlins have been installed between these new support beams, adjacent to the original members which were joined at the original wall. This has removed some of the excessive deflection that was in the floor, as reported by Ardill Payne & Partners. It has also reduced the span of the existing timber roof purlins

The Ardill Payne & Partners report also highlighted a number of other issues from their inspection and design review. These include concerns about the adequacy of some floor joists, bearers and roof beams, deterioration of some exposed timber, as well as some connections and tiedown details.

Westera Partners made the following comments based on their inspection and review of the Ardill Payne and Partners report:

- It was reported that the original super six roof sheeting is still in place, and has been covered over by metal roof sheeting. This is not a concern in its present state, but care needs to be taken with regards to asbestos in any works that are undertaken on the roof, especially any demolition.
- Tie down of the building from roof level to the ground floor concrete beams appears to be generally nominal, including in the extension on the southern end. The columns and beams are bolted, which in some cases appears to be adequate, but in some instances they are not. The ground floor wall framing in the storage area at the southern end was visible. The southern end wall had some tie down rods from the top plate to the footing beam. The northern wall to the storage area only had some steel straps tying the top plate to the studs at approximately 1800 crs. No tie down connections were observed connecting these studs to the bottom wall plate, and the wall plate to the concrete beams or timber floor frame.
- The ground floor walls in the southern end extension only had some nominal diagonal timber bracing struts. It is normally expected to see a reasonable quantity of ply bracing walls in a building in such an exposed position as this one. It was not possible to determine what bracing was in the original walls, but it is believed, due to the age of the building, that it would only be nominal bracing.
- The bottom of the 200 x 150 external timber posts on the western side of the building run down the side of the concrete ground floor beams and are bolted to them with 2/M16 bolts, which is considered to be inadequate. These columns support a large area of the roof and first floor. There are also some significant cracking in these members, which will reduce their strength and durability.
- A review of the building footings and ground floor concrete beams has not been undertaken as these details are not known at this stage.

In summary, Westera Partners believe that the existing building does not comply with current building design standards for wind bracing and tie down, as well as for the design live load required for the first floor function room. It would be a major task to update the structure so that it did comply with current standards. The wall and ceiling linings would need to be removed so that all members, connections and bracing elements could be seen. A number of members as highlighted in the report by Ardill Payne and Partners, and mentioned above, need to be strengthened or upgraded. There may also be additional members that require strengthening or upgrading after a review of the exposed members has been undertaken. A significant amount of ply bracing would need to be installed on the walls to provide adequate lateral resistance against the high wind loads that this building needs to be designed for. Additional tie down fixings would need to be added including framing anchors, tie down rods, steel plates and bolts.

SERVICES REVIEW - ELECTRICAL

Current supply appears to be a 3phase 63A supply. A Maximum demand will be undertaken to confirm if the this supply is sufficient or if any upgrades are required. Since no A/C will be proposed or be minimal this supply should be sufficient.

There is existing incoming communications cabling which will be utilised for the new surf club.

A new security system will be proposed as the current system is currently out of order due to recent renovations.

Due to the age of the building and the nature of its renovations and the environment which it is located, it would be suggested that the building would be re-wired if refurbishment is chosen. This would ensure that the building meets the current electrical and lighting standards.

SERVICES REVIEW - MECHANICAL

Existing A/C is presently only in the members area of the first floor but is not connected and has not been used since installation.

The new building will have all new ventilation where required. Due to the nature of the environment the building is located in, A/C would suggested to be minimised in preference for natural ventilation.

SERVICES REVIEW - LIFT

A new lift will need to be provided to a new or refurbished building to meet the current building standards for DDA access. Details and options will be presented at the concept stage.

SERVICES REVIEW - HYDRAULIC

Site investigation on Wednesday 6.11.2013 confirmed that, existing building is connected to town services: sewer and water supply.

Trade waste from existing Kiosk is discharged to town sewer via grease interceptor trap located next to the main street.

Technical condition of existing grease interceptor trap is unknown at this stage.

Grease trap was installed approx.. 10 years ago and replacement will be required.

Cold and hot water services is provided to existing fixtures in toilets and kiosk.

Hot water is generated in LPG hot water unit.

Fire hose reels installed on ground and first floor are in good technical condition.

Pressure reducing valve assembly set at 500 kPa max. needs to be installed downstream of water meter.

LAYOUT ISSUES

The following layout issues have been identified which affect the buildings functionality and amenity.

- No identifiable entry
- Public amenities separate to clubhouse
- No DDA access to top floor
- Insufficient storage (container storage on street)
- Doesn't encourage community use
- No street presence
- Does not contribute to the greater Lake Ainsworth precinct

SUMMARY OF BUILDING CONDITION

Generally the existing building is ad hoc in nature and due to the state of some of the existing materials, has only a potential building life of 5 years without major renovations. The building is in an extremely exposed location and many of the materials used are nearing the end of their serviceable life. Regular ongoing maintenance will be required to protect the building in the short term.

Due to the age of the building and the use of asbestos within the roofing structure, a full review of the existing materials will need to be undertaken to determine the full extent of asbestos throughout the building. All asbestos would need to be removed if the existing building is to be refurbished.

As was highlighted by the structural report there is concern for the current structural integrity of the building, in particular the tie downs and bracing. Due to the nature of the renovations which have occurred throughout the building life it would be a major undertaking to update the existing structure in order for it to comply with current design standards.

Due to age of the other building services it would be suggested that a majority of the electrical and mechanical services need to be replaced.

3.5 REDEVELOPMENT OPTIONS

Although further input is needed from key Surf Club stakeholders it is understood that the approximate floor area to accommodate the required facilities is in the order of 1500m², including an area for public toilets. Including the public toilet facilities which are currently located in an external building it is estimated that the proposed building footprint to be 750 - 800m² (300m² above the existing footprint).

This approximate floor area of 1500m² is significantly below the Surf Club's 'wish list' but we believe a building of this size will be able to sustain the surf club with the correct facilities to service the community well into the future.

Two options exist to provide this space.

The concept masterplan provided in section 02 has been reviewed and concept plans which address the two options discussed in the report have been provided in conjunction with the redevelopment options.

- **Option A - Refurbished building with an extension**
- **Option B - New Building**



Figure 24 Option A - Concept Masterplan

3.6 OPTION A - REFURBISHED BUILDING WITH AN EXTENSION

Refurbish and extend the existing clubhouse. Given the poor layout of the existing building and inefficient planning we estimate that a 2 storey extension of around 800m² will be required. This would create a refurbished building of approximately 1700m².

The key features of this option are as follows:

1. Existing building refurbished
2. Proposed new building extension
3. Ambulance access
4. Raised paving entrance zone to reduce traffic speed and improve pedestrian safety
5. Club storage located at this end of building, to allow for direct access to the beach and from the service lane.
6. Existing amenities to remain
7. Formalise the main entry to both the Lake Ainsworth Precinct and the Surf Club with raised paving and tree colonnade.
8. Larger functions of the Precinct ie playground, community/market/green open space grouped within a close relationship of the entry to the existing Surf Club building encouraging a pedestrian friendly zone within the precinct
9. Secondary sharepaths to provide connection between Lake Ainsworth and the beach

REFURBISHED BUILDING

Based on the condition audit it is anticipated that only the main primary structure could be retained. A refurbished existing building would include the following minimum works:

- demolish and remove all existing external & internal claddings & linings
- remove roof (both layers)
- remove floor & ceilings
- remove all internal fit out

This would leave only a bare shell of existing concrete skids & the main timber portal frame structure remaining. Based on the existing condition, it is assumed that all secondary structural framing supporting ceilings & walls will be removed. Once demolition is completed a detailed inspection of the remaining revealed structure should be undertaken. The remaining structure would need to have tie downs & bracing installed in accordance with current standards.

New claddings, linings, floors, ceilings, roof & associated secondary fixings can be added to the retained structure.

We believe it is highly likely given the dilapidated condition of the structure that very little of the building will be able to be successfully salvaged and once demolition of the claddings etc commences the remaining structure will require demolition.

BUILDING EXTENSION

We anticipate that the building extension would be constructed as follows:

- concrete floor slabs to both levels
- galvanised steel structure with some secondary timber framing
- aluminium windows & doors
- timber to plasterboard partitions & ceilings to upper level
- metal deck roof
- lightweight fibre cement claddings to upper level
- any sunscreens & balustrading would be powdercoated aluminium

It should be noted that the new extension will be a better build quality than the refurbished portion of the building.



3.7 OPTION B - NEW BUILDING

Provide a new 2 storey purpose built clubhouse of approximately 1500m² that incorporates a new public toilet facility. This would consolidate the 2 existing buildings into 1 combined building.

The key features of this option are as follows:

1. Proposed new building footprint
2. Create central and prominent entry that addresses the street and Precinct
3. Main pathway of precinct to address the new Surf Club entry
4. Create breezeway to allow connectivity to the Lake Ainsworth Precinct, the Surf Club and the beach
5. Ambulance access
6. Raised paving entrance zone to reduce traffic speed and improve pedestrian safety
7. Club storage located at this end of building, to allow for direct access to the beach and from the service lane. Also minimises public access to the area
8. Existing amenities to demolished, facilities to be incorporated in the new Surf Club
9. Public functions ie Kiosk and public toilets located on the ground floor which address both the Lake Ainsworth precinct and the beach
10. Vehicle connection terminated to encourage more pedestrian activity
11. Building position allows for more passive surveillance of Lake Ainsworth
12. Formalise the main entry to both the Lake Ainsworth Precinct and the Surf Club with raised paving and tree colonnade.
13. Larger functions of the Precinct ie playground, community/market/green open space grouped within a close relationship of the entry to the new Surf Club building encouraging a pedestrian friendly zone within the precinct
14. Secondary sharepaths to provide connection between Lake Ainsworth and the beach

We anticipate that the building extension would be constructed as follows:

- concrete floor slabs to both levels
- galvanised steel structure with some secondary timber framing
- aluminium windows & doors
- timber to plasterboard partitions & ceilings to upper level
- metal deck roof
- lightweight fibre cement claddings to upper level
- any sunscreens & balustrading would be powdercoated aluminium

Figure 25 Option B - Concept Masterplan

3.8 CONCLUSION

It is recommended that a new 2 storey purpose built clubhouse Option B of approximately 1500m² (includes commercial activities) should be adopted by the Ballina Shire Council as the preferred redevelopment option.

Based on the condition audit, the brief provided by the stakeholders and the cost estimates, the benefits of Option B over Option A are as follows:

- Entirely new building smaller area than a refurbished building.
- A community building that is more efficiently planned specifically for the stakeholders and the wider community.
- Design of the new building will provide a more integrated design solution with the Lake Ainsworth Masterplan; it will enhance connectivity between caravan park/Lake Ainsworth and the beach.
- Reduced maintenance as original building removed.
- Prolonged building life with appropriate materials.
- More environmentally efficient in line with current environmental design principles.
- One less building on the foreshore precinct with lesser overall footprint and impact on the dunes.
- A new building will become a showcase for the community and its 'destination' value should lead to increased financial viability.

04

COST ESTIMATES

4.1 LAKE AINSWORTH SOUTHERN FORESHORE COMMUNITY PARK PRECINCT

The following updated costing information has been prepared based on the reused concept design for the south-east corner of Lake Ainsworth indicated in this report.

Southern Foreshore Community Park Precinct Order of Cost 19 March 2014				
	DESCRIPTION	Quantity	Rate	Cost
Demolition	Modifications to existing road at each end to allow for staging	PC Sum		\$25,000.00
	Miscellaneous landscape demolition	PC Sum		\$15,000.00
	Subtotal			\$40,000.00
New paths	New 2.5m shared path 100 thick concrete	1420	\$150.00	\$213,000.00
	New connections to beach	92	\$100.00	\$9,200.00
	Subtotal			\$222,200.00
Structures over water	New timber boardwalk (90m long/1.8m wide)and deck	195	\$750.00	\$146,250.00
	New timber viewing platform	195	\$750.00	\$146,250.00
	Subtotal			\$292,500.00
Road works	New raised transition in front of surf club	220	\$150.00	\$33,000.00
	New raised transition at south end of Pacific Pde	109	\$150.00	\$16,350.00
	Traffic signage	5	\$250.00	\$1,250.00
	Cul-de-sac	PC Sum		\$184,560.00
	Subtotal			\$235,160.00
Landscape	Green Open Space (modifications to existing)	2500	\$15.00	\$37,500.00
	Swale	1109	\$10.00	\$11,090.00
	Miscellaneous landscaping (new trees and shrubs)	PC Sum		\$25,000.00
	Subtotal			\$73,590.00
Street Furniture and equipment	New playground, soft fall and fencing (design to cost)	PC Sum		\$65,000.00
	Exercise stations including paving	6	\$5,000.00	\$30,000.00
	BBQ including slab	4	\$9,000.00	\$36,000.00
	Bins/Seats/Bollards/way finding signage	PC Sum		\$40,000.00
	Picnic shelters including slab (proprietary shelter)	8	\$8,500.00	\$68,000.00
	Shade sail structures	3	\$8,500.00	\$25,500.00
	Subtotal			\$264,500.00
Car parking	Southern Road formalised parking (60 spaces)	1120	\$150.00	\$168,000.00
	Existing carpark extension (64 spaces - 24 existing, 40 new)	1375	\$150.00	\$206,250.00
	New parking east of Pacific Parade (8 spaces)	144	\$150.00	\$21,600.00
	New carking east side of Pacific Parade (40 spaces)	1155	\$150.00	\$173,250.00
	New parking west of Pacific Parade (14 spaces)	252	\$150.00	\$37,800.00
	Subtotal			\$606,900.00
Western Road	Upgrade to sealed road (approximately 1.5km x 7m wide; excluding lighting, geotechnical investigation and stormwater drainage; assuming the existing subgrade is suitable)	PC Sum		\$900,000.00
	Subtotal			\$900,000.00
Eastern Road	Rehabilitation following removal of road	PC Sum		\$200,000.00
	Subtotal			\$200,000.00

4.2 LENNOX HEAD SURF CLUB

The following costing information has been provided by Turner & Townsend for the Option A and Option B of the surf club.

- Option A Refurbished and extended building (\$4.1m)
- Option B New building (\$3.8m)

Please note that the m² rates used in the assessment have been based on the nature of construction that is likely for this building.

With regard to the refurbishment Option A, a reasonably high rate has been used due to the poor existing condition of the building and the extensive work required to refurbish it. In addition, to bring it up to an acceptable level and to address structural issues, Option A floor area is higher than that of Option B due to the inefficiencies of the current building and the planning limitations associated with the current structure.

The figure provided by Turner and Townsend should be considered an upper limit for Option A. If the refurbished building can be planned to within a floor area range of 1500 - 1700m² then a likely cost range for Option A would be \$3.6m - \$4.1m.

12 December 2013

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For the attention of Ben Tucker

E-mail: ben_tucker@completeurban.com.au

Dear Ben

Lennox Head Surf Life Saving Club

As requested we have reviewed the two proposed options for the above named project. We have prepared a high level order of cost for each option as follows:

Option A - Refurbishment Option				Rate	Total
Asbestos removal	1	Prov sum		\$20,000	\$20,000
Surgical stripping back of building	900	m2	x	\$30	\$27,000
Refurbishment of existing building	900	m2	x	\$2,100	\$1,890,000
New extension - 2 Storey	800	m2	x	\$2,700	\$2,160,000
GFA	1,700	m2			
Total Construction Estimate - Option A					\$4,097,000

Option B - New Build Option				Rate	Total
Asbestos removal	1	Prov sum		\$20,000	\$20,000
Demolition	900	m2	x	\$35	\$31,500
New building - 2 Storey	1,500	m2	x	\$2,500	\$3,750,000
GFA	1,500	m2			
Total Construction Estimate - Option B					\$3,801,500

The GFA areas are based on the total building areas stated in the document 'Stage 1 Review and Consultations Report dated November 2013 - 7.1 Option A and 7.2 Option B'. As advised by yourselves these represent the Gross Floor Area (GFA) of the proposed buildings.

Asia Ocean
Adelaide
Amsterdam
Baker
Beijing
Berlin
Birmingham
Brisbane
Brussels
Buenos Aires
Cairo
Calgary
Cardena
Cape Town
Doha
Dubai
Dujain
Durban
Edinburgh
Geneva
Glasgow
Gold Coast
Hanoi
Hong Kong
Ho Chi Minh City
Houston
Johannesburg
Kuala Lumpur
London
Liverpool
Lyon
Los Angeles
Madrid
Manchester
Melbourne
Miami
Moscow
Mumbai
Munich
Nashville
Newcastle
New York
Nottingham
Paris
Perth
Pretoria
Rome
San Francisco
Seattle
Shanghai
Sheffield
Singapore
Sydney
Tampa
Tianjin
Tokyo
Toronto
Vienna
Wander
Washington

Please note the estimates are building only estimates and excludes external works, external services and infrastructure, paving and roads, parkland precinct, boardwalk etc.

Exclusions

- GST
- Professional Fees and Council Fees & Charges
- External Works, Parkland works and Landscaping etc
- FF&E
- Holding costs
- Escalation
- Land costs

Should you require any additional information, please do not hesitate to contact the undersigned at your convenience.

Yours faithfully



Malcolm Davidson
Director - Cost Management
Turner & Townsend
e: goldcoast@turntown.com

F:\GOL\SUBMISSIONS\GC SUBMISSIONS L -1 JULY 2009\L99F2ZT LENNOX HEAD SURF CLUB DESIGN_COMPLETE URBAN\5000 FINAL SUBMISSION\131212 - COMPLETE URBAN 1L.DOCX

05

NEXT STEPS

5.1 NEXT STEPS / RECOMMENDATIONS

Council to undertake stage 2 of the Scope of Professional Services outlined in RFT653 as follows:

Lake Ainsworth Masterplan

Further develop the masterplan concept for the Southern Foreshore Community Park Precinct of Lake Ainsworth precinct in conjunction with the new surf club building in order to produce an integrated solution for the precinct including further stakeholder consultation to agree on the final road configuration and access to the Department of Sport and Recreation.

Based on the information provided in this report, it is recommended that Council consider the feasibility of the long term closure of the Eastern Road due to:

- Adverse impacts on operations of the Department of Sport and Recreation.
- Current condition of Western Road and cost to upgrade.
- Cost of removal and rehabilitation of Eastern Road.

Further considerations should also be given to the following:

- If Eastern Road is retained consideration of partial access for Department of Sport and Recreation only as per Option 4 outlined in this report.
- Planning regulations around full or partial closure of the Eastern Road and the establishment of replacement parking particularly on the eastern side of Paradise Parade.
- Funding availability.

Lennox Head Surf Club

- Develop a detailed concept design for a new surf club building including stakeholder consultation to establish final building requirements and an agreed Functional Design Brief.

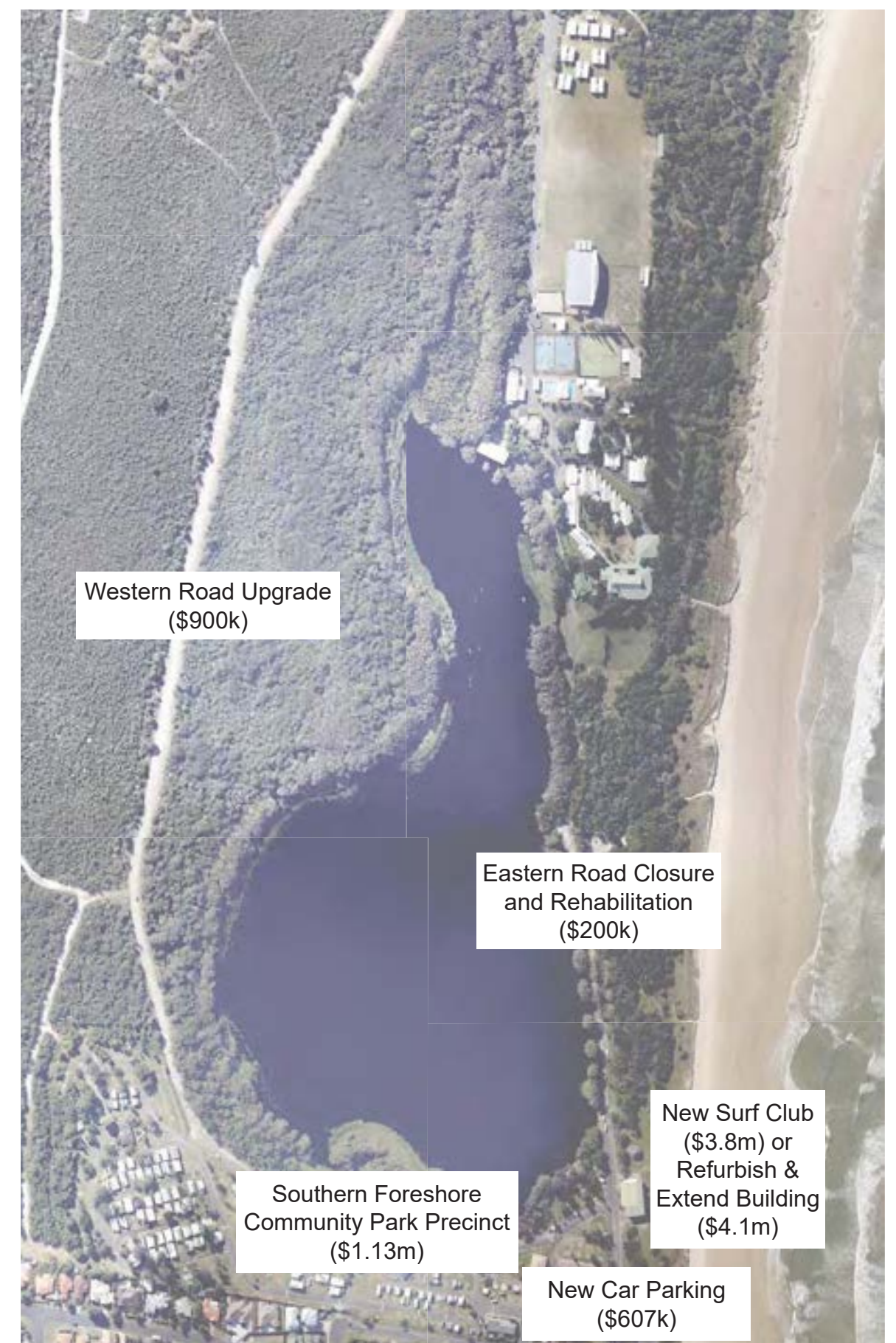


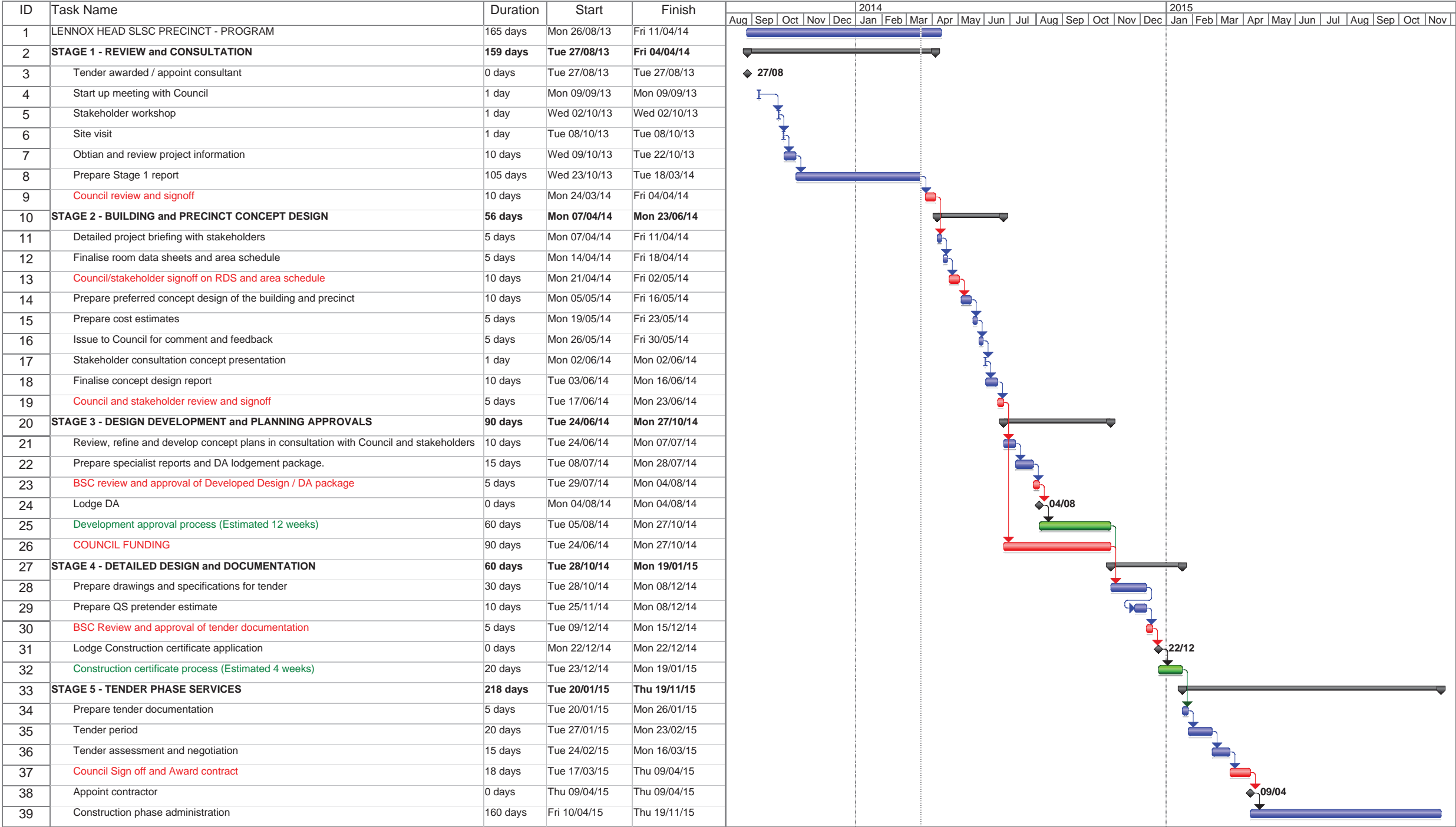
Figure 26 Next Steps / Recommendations
(image courtesy of Google)

06

PROJECT MANAGEMENT PROGRAM



LENNOX HEAD SLSC PRECINCT - PROGRAM



07

APPENDICES



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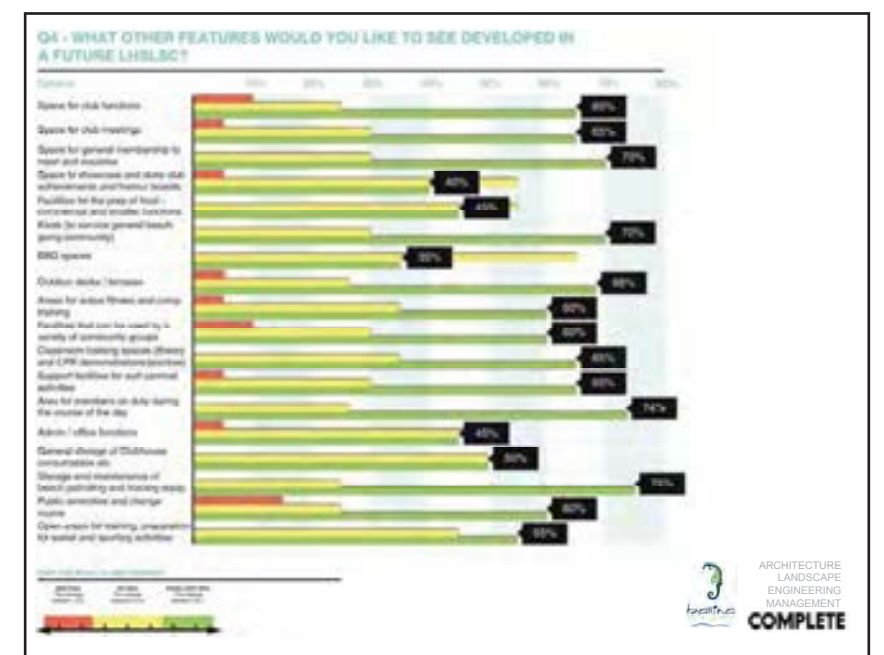
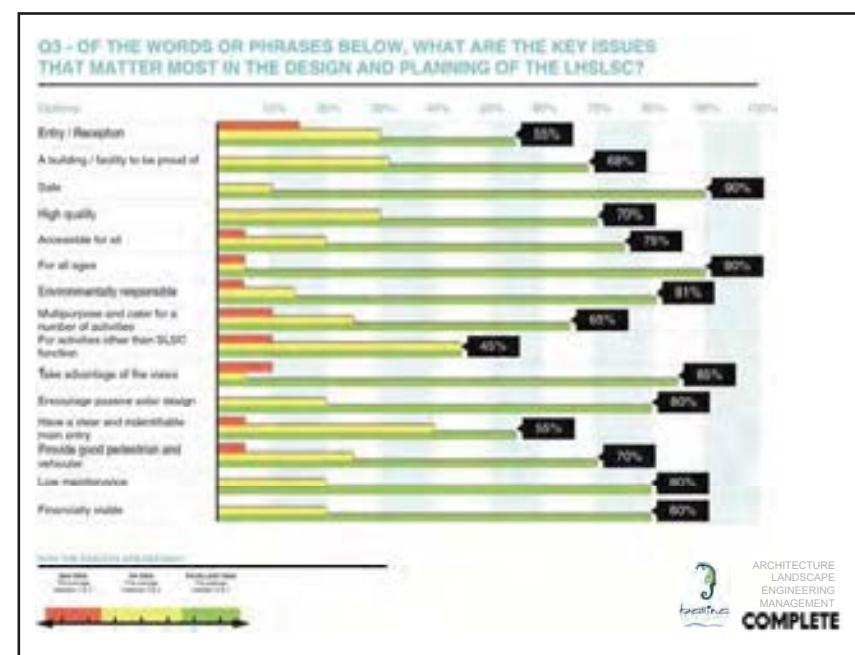
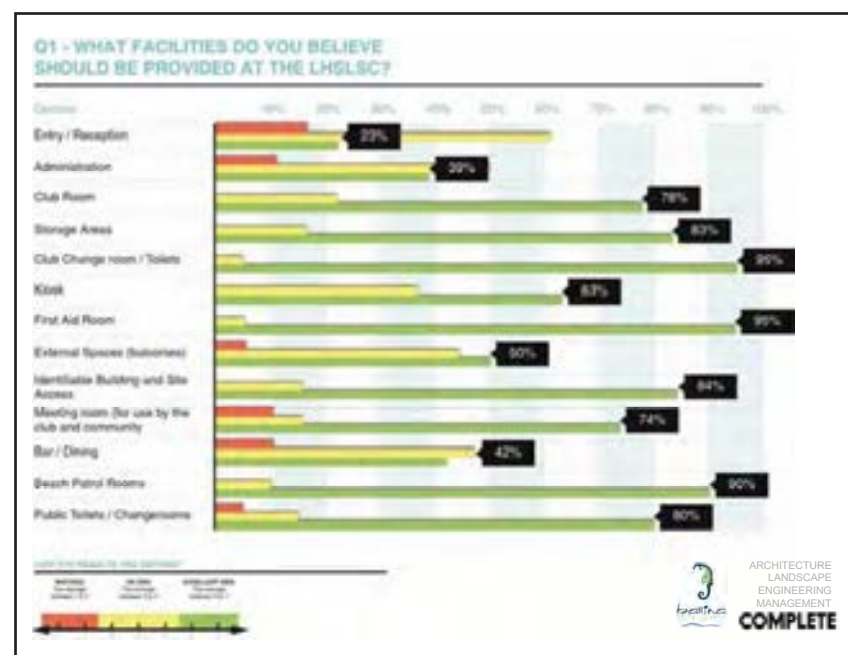
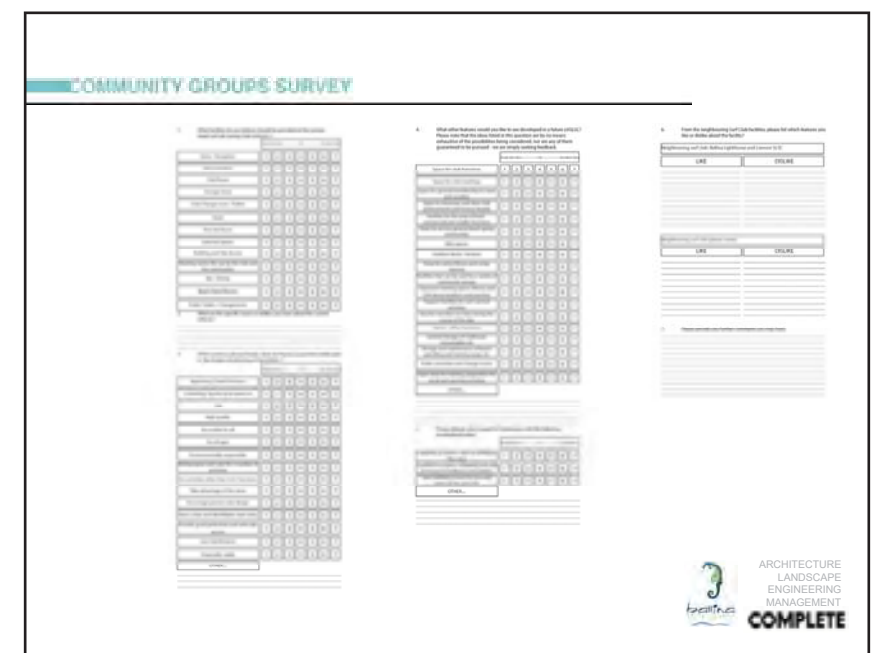
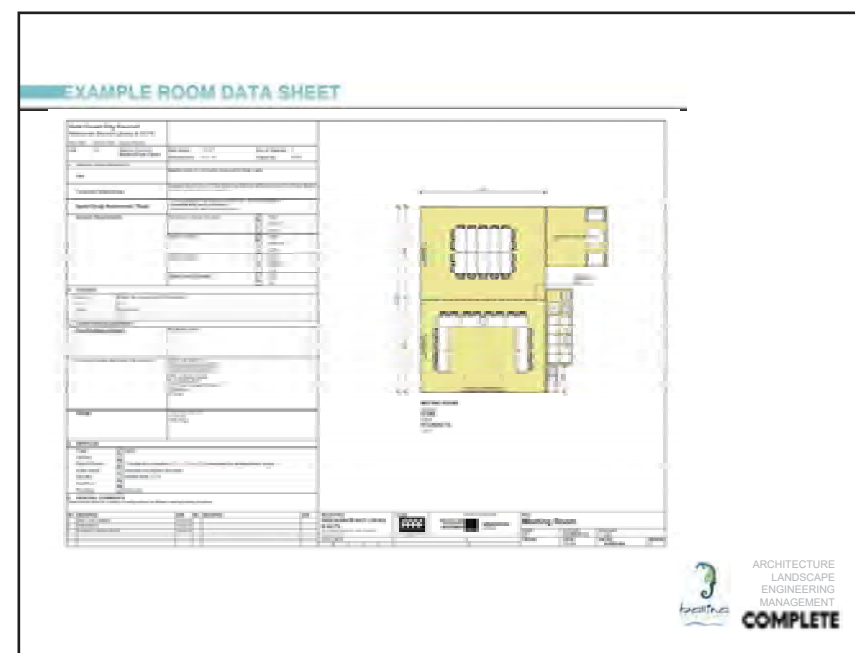
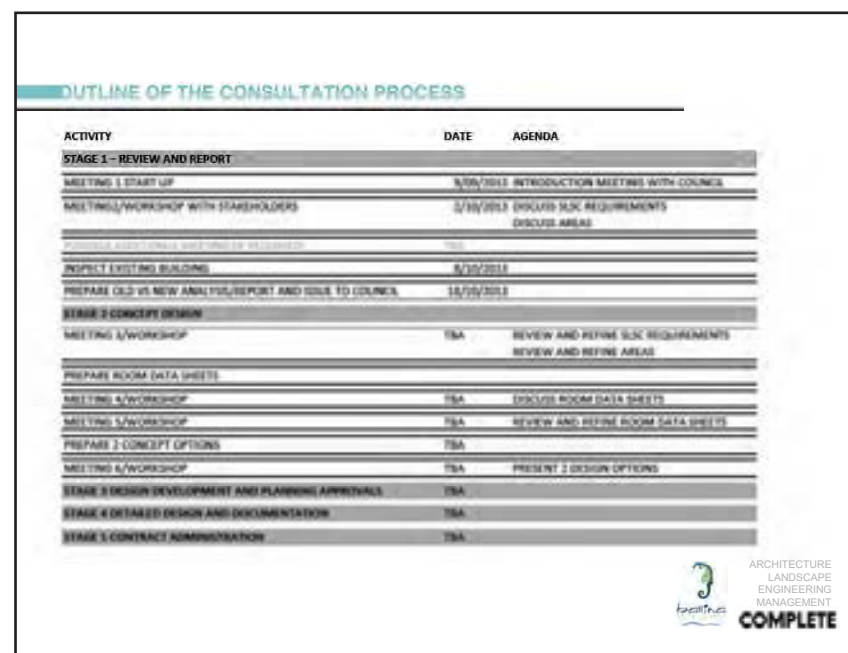
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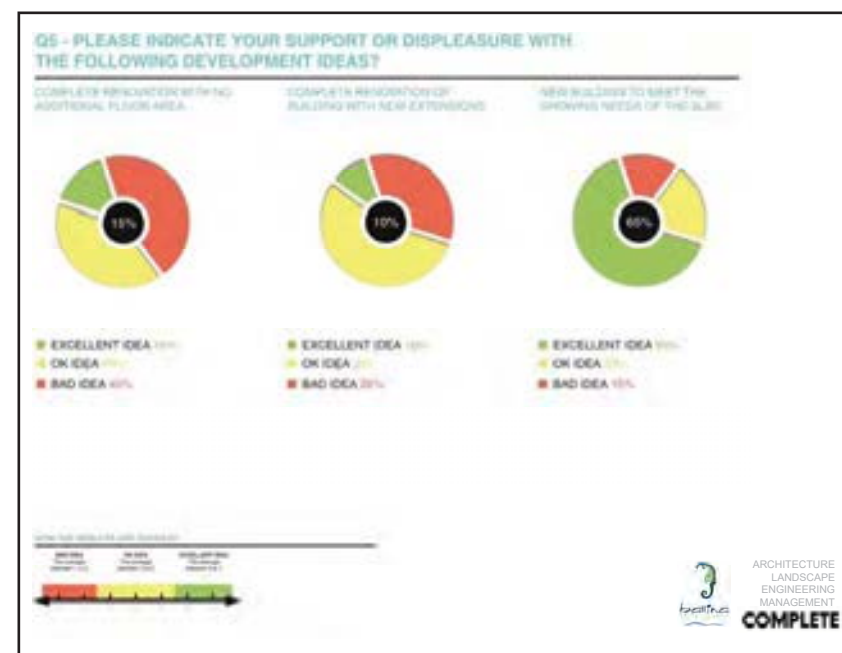


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LIST OF SLSC REQUIREMENTS BASED ON SURVEY OUTCOMES	
Clubhouse	
Entry / Reception	
Administration	
Club Room	
Storage Areas	
Club Change room / Toilets	
Kiosk	
First Aid Room	
External Spaces (balconies)	
Meeting room (for use by the club and community)	
Beach Patrol Rooms	
Public Toilets / Changerooms	
General Storage	
Other	
Bar / Dining (80 persons)	
Active fitness / comp training	
Function rooms	

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LIST OF SLSC REQUIREMENTS BASED ON SURVEY OUTCOMES	
Clubhouse	
Entry / Reception	
Administration	
Club Room	
Storage Areas	
Club Change room / Toilets	
Kiosk	
First Aid Room	
External Spaces (balconies)	
Meeting room (for use by the club and community)	
Beach Patrol Rooms	
Public Toilets / Changerooms	
General Storage	
Other	
Bar / Dining (80 persons)	
Active fitness / comp training	
Function rooms	



ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE

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SUGGESTED BUILDING AREAS							
Clubhouse							
	Net program	Gross build (GSI)	Net build (NBS)	Net program cost	Construction	Net of GSI build (GSI)	Net of NBS build (NBS)
Entry / Reception	30	30	5	30	ground floor with open space for 50	15	5
Administration	30	30	0	30	1st flr		30
Club Room	100	100	0	100	2nd flr open plan, bar/BBQ area		100
Storage Room	400	200	0	200	basement parking and storage	200	
Club Change room / Toilet	30	30	0	30	basement storage	40	
Kitchen	15	15.0	0	15.0	included with club room	15.0	
First Aid Room	15	15.0	0	15.0	basement 1st floor	15.0	
External Space (barbecue)	15	60.0	0	60.0			60.0
Meeting room (for club by the club and community)	30	30	0	30	disposable building (2nd flr community club / storage)		30
Beach / Public Theme	20	27.0	0	27.0			27.0
Public Space / Change room	80	60	0	60	basement storage / storage	60	
General Storage	50	30	0	30	2nd floor 2nd floor	15.0	15.0
Total				750.0		365.0	385.0
Building factor	1.13			1.12		1.12	1.12
GRAND TOTAL				865.0		477.0	500.0
Golf							
	Net program	Gross build (GSI)	Net build (NBS)	Net program cost	Construction	Net of GSI build (GSI)	Net of NBS build (NBS)
Bar / Dining / Reception	100	100	0	100	2nd floor with open plan		100
Public Space / Meeting Room	50	50	0	50			50
Function room	100	110	0	110		110	
Total				260		260	260
Building factor	1.12			1.12		1.12	1.12
GRAND TOTAL				1125.0		737.0	760.0
GRAND TOTAL				1940.0		1202.0	1260.0

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DISCUSSION

- Any comments?
- What are the must haves?
- What functions are not supported?
- What are the main shortcomings of the old building?
- What is worth saving from the old building?
- Old building renovated & extended or new building?





landscape
architecture

ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE

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APPENDIX B

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC) ?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	7
Administration	1	2	3	4	5	6	7
Club Room	1	2	3	4	5	6	7
Storage Areas	1	2	3	4	5	6	7
Club Change room / Toilets	1	2	3	4	5	6	7
Kiosk	1	2	3	4	5	6	7
First Aid Room	1	2	3	4	5	6	7
External Spaces	1	2	3	4	5	6	7
Building and Site Access	1	2	3	4	5	6	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	7
Bar / Dining	1	2	3	4	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	7
Public Toilets / Changerooms	1	2	3	4	5	6	7

2. What are the specific issues or dislikes you have about the current LHSLSC?

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	6	7
A building / facility to be proud of	1	2	3	4	5	6	7
Safe	1	2	3	4	5	6	7
High quality	1	2	3	4	5	6	7
Accessible for all	1	2	3	4	5	6	7
For all ages	1	2	3	4	5	6	7
Environmentally responsible	1	2	3	4	5	6	7
Multipurpose and cater for a number of activities	1	2	3	4	5	6	7
For activities other than SLSC functions	1	2	3	4	5	6	7
Take advantage of the views	1	2	3	4	5	6	7
Encourage passive solar design	1	2	3	4	5	6	7
Have a clear and identifiable main entry	1	2	3	4	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	7
Low maintenance	1	2	3	4	5	6	7
Financially viable	1	2	3	4	5	6	7
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	7
Space for club meetings	1	2	3	4	5	6	7
Space for general membership to meet and socialise	1	2	3	4	5	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	7
BBQ spaces	1	2	3	4	5	6	7
Outdoor decks / terraces	1	2	3	4	5	6	7
Areas for active fitness and comp. training	1	2	3	4	5	6	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	7
Support facilities for surf carnival activities	1	2	3	4	5	6	7
Area for members on duty during the course of the day	1	2	3	4	5	6	7
Admin / office functions	1	2	3	4	5	6	7
General storage of Clubhouse consumables etc	1	2	3	4	5	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	7
Public amenities and change rooms	1	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):

LIKE	DISLIKE

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

3 COMP

3 COMPLETE

COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	●
Administration	1	2	3	4	5	6	●
Club Room	1	2	3	4	5	6	●
Storage Areas	1	2	3	4	5	6	●
Club Change room / Toilets	1	2	3	4	5	6	●
Kiosk	1	2	3	4	5	6	●
First Aid Room	1	2	3	4	5	6	●
External Spaces	1	2	3	4	5	6	●
Building and Site Access	1	2	3	4	5	6	●
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	●
Bar / Dining	1	2	3	4	5	6	●
Beach Patrol Rooms	1	2	3	4	5	6	●
Public Toilets / Changerooms	1	2	3	4	5	6	●

2. What are the specific issues or dislikes you have about the current LHSLSC?

The existing LHSLSC is very old and has very antiquated facilities.

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	6	●
A building / facility to be proud of	1	2	3	4	5	6	●
Safe	1	2	3	4	5	6	●
High quality	1	2	3	4	5	6	●
Accessible for all	1	2	3	4	5	6	●
For all ages	1	2	3	4	5	6	●
Environmentally responsible	1	2	3	4	5	6	●
Multipurpose and cater for a number of activities	1	2	3	4	5	6	●
For activities other than SLSC functions	1	2	3	4	5	6	●
Take advantage of the views	1	2	3	4	5	6	●
Encourage passive solar design	1	2	3	4	5	●	7
Have a clear and identifiable main entry	1	2	3	4	5	6	●
Provide good pedestrian and vehicular access	1	2	3	4	5	6	●
Low maintenance	1	2	3	4	5	6	●
Financially viable	1	2	3	4	5	●	7
OTHER....							

It is very important that we get a new building as soon as possible rather than

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	●
Space for club meetings	1	2	3	4	5	6	●
Space for general membership to meet and socialise	1	2	3	4	5	6	●
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	●
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	●
Kiosk (to service general beach going community)	1	2	3	4	5	6	●
BBQ spaces	1	2	3	4	5	6	●
Outdoor decks / terraces	1	2	3	4	5	6	●
Areas for active fitness and comp. training	1	2	3	4	5	●	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	●	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	●
Support facilities for surf carnival activities	1	2	3	4	5	6	●
Area for members on duty during the course of the day	1	2	3	4	5	6	●
Admin / office functions	1	2	3	4	5	6	●
General storage of Clubhouse consumables etc	1	2	3	4	5	6	●
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	●
Public amenities and change rooms	1	2	3	4	5	6	●
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	●
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	●
OTHER....							

Lennox Head needs a complete expanded, modern and well designed new b

The resident's of Lennox Head pay very high rates and we need a facility tha

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE
Modern building with up to date facili	
Neighbouring surf club (please name):	
LIKE	DISLIKE
Broadbeach and all Queensland Surf	

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	●
Administration	1	2	3	4	5	6	●
Club Room	1	2	3	4	5	6	●
Storage Areas	1	2	3	4	5	6	●
Club Change room / Toilets	1	2	3	4	5	6	●
Kiosk	1	2	3	4	5	6	●
First Aid Room	1	2	3	4	5	6	●
External Spaces	1	2	3	4	5	6	●
Building and Site Access	1	2	3	4	5	6	●
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	●
Bar / Dining	1	2	3	4	5	6	●
Beach Patrol Rooms	1	2	3	4	5	6	●
Public Toilets / Changerooms	1	2	3	4	5	6	●

2. What are the specific issues or dislikes you have about the current LHSLSC?
IT IS OLD AND OUTDATED AND A WASTE OF A PRIME SITE. A NEW BU

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	6	●
A building / facility to be proud of	1	2	3	4	5	6	●
Safe	1	2	3	4	5	6	●
High quality	1	2	3	4	5	6	●
Accessible for all	1	2	3	4	5	6	●
For all ages	1	2	3	4	5	6	●
Environmentally responsible	1	2	3	●	5	6	7
Multipurpose and cater for a number of activities	1	2	3	●	5	6	7
For activities other than SLSC functions	1	2	3	●	5	6	7
Take advantage of the views	1	2	3	4	5	6	●
Encourage passive solar design	1	2	3	●	5	6	7
Have a clear and identifiable main entry	1	2	3	4	5	6	●
Provide good pedestrian and vehicular access	1	2	3	4	5	●	7
Low maintenance	1	2	3	●	5	6	7
Financially viable	1	2	3	4	5	6	●
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	●
Space for club meetings	1	2	3	4	5	6	●
Space for general membership to meet and socialise	1	2	3	4	5	6	●
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	●
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	●
Kiosk (to service general beach going community)	1	2	3	4	5	6	●
BBQ spaces	1	2	3	●	5	6	7
Outdoor decks / terraces	1	2	3	4	5	●	7
Areas for active fitness and comp. training	1	2	3	4	5	●	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	●	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	●
Support facilities for surf carnival activities	1	2	3	4	5	6	●
Area for members on duty during the course of the day	1	2	3	4	5	6	●
Admin / office functions	1	2	3	4	5	6	●
General storage of Clubhouse consumables etc	1	2	3	4	5	6	●
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	●
Public amenities and change rooms	1	2	3	4	5	6	●
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	●
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	●	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	●	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	●
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):	
LIKE	DISLIKE

7. Please provide any further comments you may have.

LHSLSC SHOULD TAKE THE LEAD AND AIM TO BE LIKE THE NUMEROL NUMEROUS LICENCED SURF CLUBS IN QUEENSLAND



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	<input checked="" type="radio"/>	3	4	5	6	7
Administration	1	<input checked="" type="radio"/>	3	4	5	6	7
Club Room	1	2	3	4	5	<input checked="" type="radio"/>	7
Storage Areas	1	2	3	4	5	6	<input checked="" type="radio"/>
Club Change room / Toilets	1	2	3	4	5	6	<input checked="" type="radio"/>
Kiosk	1	2	3	4	5	6	<input checked="" type="radio"/>
First Aid Room	1	2	3	4	5	6	<input checked="" type="radio"/>
External Spaces	1	2	3	4	5	6	<input checked="" type="radio"/>
Building and Site Access	1	2	3	4	5	6	<input checked="" type="radio"/>
Meeting rooms (for use by the club and the community)	<input checked="" type="radio"/>	2	3	4	5	6	7
Bar / Dining	1	2	3	4	5	6	<input checked="" type="radio"/>
Beach Patrol Rooms	1	2	3	4	5	6	<input checked="" type="radio"/>
Public Toilets / Changerooms	1	2	3	4	5	6	<input checked="" type="radio"/>

2. What are the specific issues or dislikes you have about the current LHSLSC?
Not very good for functions, doesn't utilise the location

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	<input checked="" type="radio"/>	2	3	4	5	6	7
A building / facility to be proud of	1	2	3	4	5	6	<input checked="" type="radio"/>
Safe	1	2	3	4	5	6	<input checked="" type="radio"/>
High quality	1	2	3	4	5	6	<input checked="" type="radio"/>
Accessible for all	1	2	3	4	5	6	<input checked="" type="radio"/>
For all ages	1	2	3	4	5	6	<input checked="" type="radio"/>
Environmentally responsible	1	2	3	4	5	6	<input checked="" type="radio"/>
Multipurpose and cater for a number of activities	1	2	<input checked="" type="radio"/>	4	5	6	7
For activities other than SLSC functions	1	2	3	4	5	6	<input checked="" type="radio"/>
Take advantage of the views	1	2	3	4	5	6	<input checked="" type="radio"/>
Encourage passive solar design	1	2	3	4	5	6	<input checked="" type="radio"/>
Have a clear and identifiable main entry	<input checked="" type="radio"/>	2	3	4	5	6	7
Provide good pedestrian and vehicular access	<input checked="" type="radio"/>	2	3	4	5	6	7
Low maintenance	1	2	3	4	5	6	<input checked="" type="radio"/>
Financially viable	1	2	3	4	5	6	<input checked="" type="radio"/>
OTHER....							

LHSLSC should also provide some history to the town and the LHSLSC through the way it is modelled, furnished and decorated. It should be minimal in its furnishings, with the main empahasis on functionality

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	<input checked="" type="radio"/>	2	3	4	5	6	7
Space for club meetings	<input checked="" type="radio"/>	2	3	4	5	6	7
Space for general membership to meet and socialise	1	2	3	4	<input checked="" type="radio"/>	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	<input checked="" type="radio"/>
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	<input checked="" type="radio"/>
Kiosk (to service general beach going community)	1	2	3	4	5	6	<input checked="" type="radio"/>
BBQ spaces	1	2	3	<input checked="" type="radio"/>	5	6	7
Outdoor decks / terraces	1	2	3	4	5	6	<input checked="" type="radio"/>
Areas for active fitness and comp. training	1	2	3	<input checked="" type="radio"/>	5	6	7
Facilities that can be used by a variety of community groups	1	2	<input checked="" type="radio"/>	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	<input checked="" type="radio"/>	2	3	4	5	6	7
Support facilities for surf carnival activities	1	2	3	4	<input checked="" type="radio"/>	<input checked="" type="radio"/>	7
Area for members on duty during the course of the day	1	2	<input checked="" type="radio"/>	4	5	6	7
Admin / office functions	<input checked="" type="radio"/>	2	3	4	5	6	7
General storage of Clubhouse consumables etc	1	2	3	<input checked="" type="radio"/>	5	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	<input checked="" type="radio"/>
Public amenities and change rooms	<input checked="" type="radio"/>	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	<input checked="" type="radio"/>
OTHER....							

The entire club space needs to be very multi purpose in its design. All areas should be open but be able to be shut off if needed for a variety of different used. This should be a wedding venue and able to be opened out with kitchen facilities

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	<input checked="" type="radio"/>	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	<input checked="" type="radio"/>	2	3	4	5	6	<input checked="" type="radio"/>
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	<input checked="" type="radio"/>
OTHER....							

The club will bring substantial revenue as a wedding and function venue so this needs to be central to redevelopment plans. The club is there for the members to do their job so it is focussed on what is needed for this. Anything else is optional

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE
layout and views	no catering facilities
open plan	difficult access

Neighbouring surf club (please name):	
LIKE	DISLIKE
byron bay	
very professionally run as business	
excellent venue for functions	
memorabilia	

7. Please provide any further comments you may have. Lennox can be the premier club on the NC with carefully planning There are no venues locally that enable people to do their own catering (except for Ballina SLSC which has poor facilities) Needs to be able to seat at least 120 people



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	●	4	5	6	7
Administration	1	2	3	●	5	6	7
Club Room	1	2	3	4	5	●	7
Storage Areas	1	2	3	4	●	6	7
Club Change room / Toilets	1	2	3	4	5	6	●
Kiosk	1	2	3	4	5	●	7
First Aid Room	1	2	3	4	5	6	●
External Spaces	1	2	3	4	●	6	7
Building and Site Access	1	2	3	4	5	●	7
Meeting rooms (for use by the club and the community)	1	2	3	4	●	6	7
Bar / Dining	1	2	3	●	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	●
Public Toilets / Changerooms	1	2	3	4	5	●	7

2. What are the specific issues or dislikes you have about the current LHSLSC?
Dilapidated, unsafe, inadequate First Aid Room, inadequate Patrol equipment storage area, Kiosk too small, insufficient parking especially for emergency access

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	●	5	6	7
A building / facility to be proud of	1	2	●	4	5	6	7
Safe	1	2	3	4	5	6	●
High quality	1	2	3	●	5	6	7
Accessible for all	1	2	●	4	5	6	7
For all ages	●	2	3	4	5	6	7
Environmentally responsible	1	2	●	4	5	6	7
Multipurpose and cater for a number of activities	1	●	3	4	5	6	7
For activities other than SLSC functions	1	●	3	4	5	6	7
Take advantage of the views	1	●	3	4	5	6	7
Encourage passive solar design	1	2	●	4	5	6	7
Have a clear and identifiable main entry	1	2	●	4	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	●	6	7
Low maintenance	1	2	3	4	●	6	7
Financially viable	1	2	3	●	5	6	7
OTHER....							

That it caters to the needs of Surf Life Saving - it is primarily a Surf Club

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	●	7
Space for club meetings	1	2	3	4	5	6	●
Space for general membership to meet and socialise	1	2	3	4	5	●	7
Space to showcase and store club achievements and honour boards	1	2	3	4	●	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	●	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	●	7
BBQ spaces	1	2	●	4	5	6	7
Outdoor decks / terraces	1	2	3	4	●	6	7
Areas for active fitness and comp. training	1	2	3	4	●	6	7
Facilities that can be used by a variety of community groups	1	2	3	●	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	●
Support facilities for surf carnival activities	1	2	3	4	5	●	7
Area for members on duty during the course of the day	1	2	3	4	5	6	●
Admin / office functions	1	2	3	4	5	●	7
General storage of Clubhouse consumables etc	1	2	3	4	●	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	●
Public amenities and change rooms	1	2	3	4	●	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	●	5	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	●	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	●	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	●
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE
New	Lack of Autonomy
Lots of room	Overt Council financial management
Good visual of beach to be patrolled	

Neighbouring surf club (please name):	
LIKE	DISLIKE

7. Please provide any further comments you may have.
First and foremost it is a Surf Club.
80-90% of all decision made regarding the nature & content of the facilities to be provided should be centered around the Surf Life Saving functions of Patrolling, Training, Public Awareness, Competing and Member based facilities including those which the Members consider important to enable seif funding and financial autonomy

Neil Kennedy: LH-A SLSC Building Committee, WH&S Officer, RWC Capt'n
Lennox Head Chamber of Commerce Vice President
Lennox Head Resident's Association Member



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	●	6	7
Administration	1	2	3	4	●	6	7
Club Room	1	2	3	4	5	●	7
Storage Areas	1	2	3	4	5	●	7
Club Change room / Toilets	1	2	3	4	5	6	●
Kiosk	1	2	3	4	●	6	7
First Aid Room	1	2	3	4	5	6	●
External Spaces	1	2	3	4	●	6	7
Building and Site Access	1	2	3	4	5	●	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	●
Bar / Dining	1	2	3	4	5	6	●
Beach Patrol Rooms	1	2	3	4	5	6	●
Public Toilets / Changerooms	1	2	3	4	5	6	●

2. What are the specific issues or dislikes you have about the current LHSLSC?

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	●	7
A building / facility to be proud of	1	2	3	4	5	6	●
Safe	1	2	3	4	5	6	●
High quality	1	2	3	4	5	●	7
Accessible for all	1	2	3	4	5	6	●
For all ages	1	2	3	4	5	6	●
Environmentally responsible	1	2	3	4	5	6	●
Multipurpose and cater for a number of activities	1	2	3	4	5	6	●
For activities other than SLSC functions	1	2	3	4	●	6	7
Take advantage of the views	1	2	3	4	5	●	7
Encourage passive solar design	1	2	3	4	5	6	●
Have a clear and identifiable main entry	1	2	3	4	5	●	7
Provide good pedestrian and vehicular access	1	2	3	4	5	●	7
Low maintenance	1	2	3	4	5	6	●
Financially viable	1	2	3	4	5	6	●
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	●	6	7
Space for club meetings	1	2	3	4	●	6	7
Space for general membership to meet and socialise	1	2	3	4	5	●	7
Space to showcase and store club achievements and honour boards	1	2	3	4	●	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	●	6	7
Kiosk (to service general beach going community)	1	2	3	4	●	6	7
BBQ spaces	1	2	3	4	●	6	7
Outdoor decks / terraces	1	2	3	4	5	●	7
Areas for active fitness and comp. training	1	2	3	4	●	6	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	●
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	●	7
Support facilities for surf carnival activities	1	2	3	4	5	●	7
Area for members on duty during the course of the day	1	2	3	4	●	6	7
Admin / office functions	1	2	3	4	●	6	7
General storage of Clubhouse consumables etc	1	2	3	4	●	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	●	6	7
Public amenities and change rooms	1	2	3	4	5	6	●
Open areas for training, preparation for social and sporting activities	1	2	3	4	●	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	●	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	●	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	●
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):

LIKE	DISLIKE

7. Please provide any further comments you may have.

Lighting should be kept to a minimum during the Summer months as the area



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	●	6	7
Administration	1	2	3	●	5	6	7
Club Room	1	2	3	4	5	●	7
Storage Areas	1	2	3	4	5	6	●
Club Change room / Toilets	1	2	3	4	5	6	●
Kiosk	1	2	3	4	5	6	●
First Aid Room	1	2	3	4	5	6	●
External Spaces	1	2	3	4	5	6	●
Building and Site Access	1	2	3	4	5	●	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	●	7
Bar / Dining	1	2	●	4	5	6	7
Beach Patrol Rooms	1	2	3	4	5	●	7
Public Toilets / Changerooms	1	2	3	4	5	6	●

2. What are the specific issues or dislikes you have about the current LHSLSC?
The relaxed atmosphere is great, but it looks like the building is falling apart!
The balcony is a nice area, and the kiosk seems to do well.

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	●	7
A building / facility to be proud of	1	2	3	4	5	●	7
Safe	1	2	3	4	5	●	7
High quality	1	2	3	4	●	6	7
Accessible for all	1	2	3	4	5	●	7
For all ages	1	2	3	4	5	●	7
Environmentally responsible	1	2	3	4	5	6	●
Multipurpose and cater for a number of activities	1	2	3	4	5	6	●
For activities other than SLSC functions	1	2	3	4	5	●	7
Take advantage of the views	1	2	3	4	5	6	●
Encourage passive solar design	1	2	3	4	5	6	●
Have a clear and identifiable main entry	1	2	3	4	5	6	●
Provide good pedestrian and vehicular access	1	2	3	4	5	6	●
Low maintenance	1	2	3	4	5	6	●
Financially viable	1	2	3	4	5	6	●
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	●	7
Space for club meetings	1	2	3	4	5	●	7
Space for general membership to meet and socialise	1	2	3	●	5	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	●	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	●	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	●
BBQ spaces	1	2	3	●	5	6	7
Outdoor decks / terraces	1	2	3	4	5	6	●
Areas for active fitness and comp. training	1	2	3	4	5	●	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	●	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	●
Support facilities for surf carnival activities	1	2	3	4	5	●	7
Area for members on duty during the course of the day	1	2	3	4	5	●	7
Admin / office functions	1	2	3	4	●	6	7
General storage of Clubhouse consumables etc	1	2	3	4	●	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	●
Public amenities and change rooms	1	2	3	4	5	6	●
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	●	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	●	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	●	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	●
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE
I haven't been to any other SLSCs.	
Neighbouring surf club (please name):	
LIKE	DISLIKE
I haven't been to any other SLSCs.	

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	7
Administration	1	2	3	4	5	6	7
Club Room	1	2	3	4	5	6	7
Storage Areas	1	2	3	4	5	6	7
Club Change room / Toilets	1	2	3	4	5	6	7
Kiosk	1	2	3	4	5	6	7
First Aid Room	1	2	3	4	5	6	7
External Spaces	1	2	3	4	5	6	7
Building and Site Access	1	2	3	4	5	6	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	7
Bar / Dining	1	2	3	4	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	7
Public Toilets / Changerooms	1	2	3	4	5	6	7

2. What are the specific issues or dislikes you have about the current LHSLSC?

inadequate kiosk building ugly

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	6	7
A building / facility to be proud of	1	2	3	4	5	6	7
Safe	1	2	3	4	5	6	7
High quality	1	2	3	4	5	6	7
Accessible for all	1	2	3	4	5	6	7
For all ages	1	2	3	4	5	6	7
Environmentally responsible	1	2	3	4	5	6	7
Multipurpose and cater for a number of activities	1	2	3	4	5	6	7
For activities other than SLSC functions	1	2	3	4	5	6	7
Take advantage of the views	1	2	3	4	5	6	7
Encourage passive solar design	1	2	3	4	5	6	7
Have a clear and identifiable main entry	1	2	3	4	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	7
Low maintenance	1	2	3	4	5	6	7
Financially viable	1	2	3	4	5	6	7
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	7
Space for club meetings	1	2	3	4	5	6	7
Space for general membership to meet and socialise	1	2	3	4	5	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	7
BBQ spaces	1	2	3	4	5	6	7
Outdoor decks / terraces	1	2	3	4	5	6	7
Areas for active fitness and comp. training	1	2	3	4	5	6	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	7
Support facilities for surf carnival activities	1	2	3	4	5	6	7
Area for members on duty during the course of the day	1	2	3	4	5	6	7
Admin / office functions	1	2	3	4	5	6	7
General storage of Clubhouse consumables etc	1	2	3	4	5	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	7
Public amenities and change rooms	1	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):

LIKE	DISLIKE

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	7
Administration	1	2	3	4	5	6	7
Club Room	1	2	3	4	5	6	7
Storage Areas	1	2	3	4	5	6	7
Club Change room / Toilets	1	2	3	4	5	6	7
Kiosk	1	2	3	4	5	6	7
First Aid Room	1	2	3	4	5	6	7
External Spaces	1	2	3	4	5	6	7
Building and Site Access	1	2	3	4	5	6	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	7
Bar / Dining	1	2	3	4	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	7
Public Toilets / Changerooms	1	2	3	4	5	6	7

2. What are the specific issues or dislikes you have about the current LHSLSC?
Lack of parking, which is exagerated by the Markets being beside the lake.

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	6	7
A building / facility to be proud of	1	2	3	4	5	6	7
Safe	1	2	3	4	5	6	7
High quality	1	2	3	4	5	6	7
Accessible for all	1	2	3	4	5	6	7
For all ages	1	2	3	4	5	6	7
Environmentally responsible	1	2	3	4	5	6	7
Multipurpose and cater for a number of activities	1	2	3	4	5	6	7
For activities other than SLSC functions	1	2	3	4	5	6	7
Take advantage of the views	1	2	3	4	5	6	7
Encourage passive solar design	1	2	3	4	5	6	7
Have a clear and identifiable main entry	1	2	3	4	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	7
Low maintenance	1	2	3	4	5	6	7
Financially viable	1	2	3	4	5	6	7
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	7
Space for club meetings	1	2	3	4	5	6	7
Space for general membership to meet and socialise	1	2	3	4	5	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	7
BBQ spaces	1	2	3	4	5	6	7
Outdoor decks / terraces	1	2	3	4	5	6	7
Areas for active fitness and comp. training	1	2	3	4	5	6	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	7
Support facilities for surf carnival activities	1	2	3	4	5	6	7
Area for members on duty during the course of the day	1	2	3	4	5	6	7
Admin / office functions	1	2	3	4	5	6	7
General storage of Clubhouse consumables etc	1	2	3	4	5	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	7
Public amenities and change rooms	1	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):

LIKE	DISLIKE

7. Please provide any further comments you may have.
Have not visited Ballina Surf club, so cannot comment.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	<input checked="" type="radio"/>	7
Administration	1	2	3	4	5	6	<input checked="" type="radio"/>
Club Room	1	2	3	4	5	6	<input checked="" type="radio"/>
Storage Areas	1	2	3	4	5	6	<input checked="" type="radio"/>
Club Change room / Toilets	1	2	3	4	5	6	<input checked="" type="radio"/>
Kiosk	1	2	3	4	<input checked="" type="radio"/>	6	7
First Aid Room	1	2	3	4	5	6	<input checked="" type="radio"/>
External Spaces	1	2	3	4	5	6	<input checked="" type="radio"/>
Building and Site Access	1	2	3	4	5	<input checked="" type="radio"/>	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	<input checked="" type="radio"/>	7
Bar / Dining	1	2	3	<input checked="" type="radio"/>	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	<input checked="" type="radio"/>
Public Toilets / Changerooms	1	2	3	4	5	6	<input checked="" type="radio"/>

2. What are the specific issues or dislikes you have about the current LHSLSC?
The building is old and requires alot of maintenance, is too small to house all the club and members equipment, the existing layout is very inefficient.

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	<input checked="" type="radio"/>	7
A building / facility to be proud of	1	2	3	4	5	<input checked="" type="radio"/>	7
Safe	1	2	3	4	5	6	<input checked="" type="radio"/>
High quality	1	2	3	4	5	<input checked="" type="radio"/>	7
Accessible for all	1	2	3	4	5	<input checked="" type="radio"/>	7
For all ages	1	2	3	4	5	6	<input checked="" type="radio"/>
Environmentally responsible	1	2	3	4	5	<input checked="" type="radio"/>	7
Multipurpose and cater for a number of activities	1	2	3	4	5	6	<input checked="" type="radio"/>
For activities other than SLSC functions	1	2	3	4	5	<input checked="" type="radio"/>	7
Take advantage of the views	1	2	3	4	5	6	<input checked="" type="radio"/>
Encourage passive solar design	1	2	3	4	5	<input checked="" type="radio"/>	7
Have a clear and identifiable main entry	1	2	3	4	5	<input checked="" type="radio"/>	7
Provide good pedestrian and vehicular access	1	2	3	4	5	<input checked="" type="radio"/>	7
Low maintenance	1	2	3	4	5	6	<input checked="" type="radio"/>
Financially viable	1	2	3	4	5	<input checked="" type="radio"/>	7
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	<input checked="" type="radio"/>
Space for club meetings	1	2	3	4	5	6	<input checked="" type="radio"/>
Space for general membership to meet and socialise	1	2	3	4	5	<input checked="" type="radio"/>	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	<input checked="" type="radio"/>
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	<input checked="" type="radio"/>	6	7
Kiosk (to service general beach going community)	1	2	3	4	<input checked="" type="radio"/>	6	7
BBQ spaces	1	2	3	4	5	6	<input checked="" type="radio"/>
Outdoor decks / terraces	1	2	3	4	5	6	<input checked="" type="radio"/>
Areas for active fitness and comp. training	1	2	3	4	5	6	<input checked="" type="radio"/>
Facilities that can be used by a variety of community groups	1	2	3	4	5	<input checked="" type="radio"/>	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	<input checked="" type="radio"/>
Support facilities for surf carnival activities	1	2	3	4	5	6	<input checked="" type="radio"/>
Area for members on duty during the course of the day	1	2	3	4	5	6	<input checked="" type="radio"/>
Admin / office functions	1	2	3	4	5	6	<input checked="" type="radio"/>
General storage of Clubhouse consumables etc	1	2	3	4	5	6	<input checked="" type="radio"/>
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	<input checked="" type="radio"/>
Public amenities and change rooms	1	2	3	4	5	<input checked="" type="radio"/>	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	<input checked="" type="radio"/>
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	<input checked="" type="radio"/>	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	<input checked="" type="radio"/>	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	<input checked="" type="radio"/>
OTHER....							

The existing building is undersized for the current club and members private equipment & therefore will not cater for the future growth of Lennox Head & club membership. To reduce the maintenance costs on trying to maintain a very old & tired building a new building is required.

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):	
LIKE	DISLIKE

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	7
Administration	1	2	3	4	5	6	7
Club Room	1	2	3	4	5	6	7
Storage Areas	1	2	3	4	5	6	7
Club Change room / Toilets	1	2	3	4	5	6	7
Kiosk	1	2	3	4	5	6	7
First Aid Room	1	2	3	4	5	6	7
External Spaces	1	2	3	4	5	6	7
Building and Site Access	1	2	3	4	5	6	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	7
Bar / Dining	1	2	3	4	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	7
Public Toilets / Changerooms	1	2	3	4	5	6	7

2. What are the specific issues or dislikes you have about the current LHSLSC?

Dilapidated, unsafe, inadequate First Aid Room, inadequate Patrol equipment storage area, Kiosk too small, insufficient parking especially for emergency access

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	6	7
A building / facility to be proud of	1	2	3	4	5	6	7
Safe	1	2	3	4	5	6	7
High quality	1	2	3	4	5	6	7
Accessible for all	1	2	3	4	5	6	7
For all ages	1	2	3	4	5	6	7
Environmentally responsible	1	2	3	4	5	6	7
Multipurpose and cater for a number of activities	1	2	3	4	5	6	7
For activities other than SLSC functions	1	2	3	4	5	6	7
Take advantage of the views	1	2	3	4	5	6	7
Encourage passive solar design	1	2	3	4	5	6	7
Have a clear and identifiable main entry	1	2	3	4	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	7
Low maintenance	1	2	3	4	5	6	7
Financially viable	1	2	3	4	5	6	7
OTHER....							

That it caters to the needs of Surf Life Saving - it is primarily a Surf Club

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	7
Space for club meetings	1	2	3	4	5	6	7
Space for general membership to meet and socialise	1	2	3	4	5	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	7
BBQ spaces	1	2	3	4	5	6	7
Outdoor decks / terraces	1	2	3	4	5	6	7
Areas for active fitness and comp. training	1	2	3	4	5	6	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	7
Support facilities for surf carnival activities	1	2	3	4	5	6	7
Area for members on duty during the course of the day	1	2	3	4	5	6	7
Admin / office functions	1	2	3	4	5	6	7
General storage of Clubhouse consumables etc	1	2	3	4	5	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	7
Public amenities and change rooms	1	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE
New	Lack of Autonomy
Lots of room	Overt Council financial management
Good visual of beach to be patrolled	

Neighbouring surf club (please name):	
LIKE	DISLIKE

7. Please provide any further comments you may have.

First and foremost it is a Surf Club.

80-90% of all decision made regarding the nature & content of the facilities to be provided should be centered around the Surf Life Saving functions of Patrolling, Training, Public Awareness, Competing and Member based facilities including those which the Members consider important to enable self funding and financial autonomy

Neil Kennedy: LH-A SLSC Building Committee, WH&S Officer, RWC Capt'n
Lennox Head Chamber of Commerce Vice President
Lennox Head Resident's Association Member



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	●	4	5	6	7
Administration	1	2	●	4	5	6	7
Club Room	1	2	3	4	5	6	●
Storage Areas	1	2	3	4	5	6	●
Club Change room / Toilets	1	2	3	4	5	6	●
Kiosk	1	2	3	4	5	6	●
First Aid Room	1	2	3	4	5	6	●
External Spaces	1	2	3	4	5	6	●
Building and Site Access	1	2	3	4	5	6	●
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	●
Bar / Dining	1	2	3	4	5	6	●
Beach Patrol Rooms	1	2	3	4	5	6	●
Public Toilets / Changerooms	1	2	3	4	5	6	●

2. What are the specific issues or dislikes you have about the current LHSLSC?

the Public need to be able to hire the facility for fuctions and community ever and supply own food and beveridges with the nessessary RSA requirements should encorage all groups in the community yoga, arts, christmas parties, w

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	●	5	6	7
A building / facility to be proud of	1	2	3	4	5	6	●
Safe	1	2	3	4	5	6	●
High quality	1	2	3	4	5	6	●
Accessible for all	1	2	3	4	5	6	●
For all ages	1	2	3	4	5	6	●
Environmentally responsible	1	2	3	●	5	6	7
Multipurpose and cater for a number of activities	1	2	3	4	5	6	●
For activities other than SLSC functions	1	2	3	4	5	6	●
Take advantage of the views	1	2	3	4	5	6	●
Encourage passive solar design	1	2	3	●	5	6	7
Have a clear and identifiable main entry	1	2	3	●	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	●
Low maintenance	1	2	3	4	5	6	●
Financially viable	1	2	3	4	5	6	●
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	●
Space for club meetings	1	2	3	4	5	6	●
Space for general membership to meet and socialise	1	2	3	4	5	6	●
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	●
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	●
Kiosk (to service general beach going community)	1	2	3	4	5	6	●
BBQ spaces	1	2	3	4	5	6	●
Outdoor decks / terraces	1	2	3	4	5	6	●
Areas for active fitness and comp. training	1	2	3	4	5	6	●
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	●
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	●
Support facilities for surf carnival activities	1	2	3	4	5	6	●
Area for members on duty during the course of the day	1	2	3	4	5	6	●
Admin / office functions	1	2	3	4	5	6	●
General storage of Clubhouse consumables etc	1	2	3	4	5	6	●
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	●
Public amenities and change rooms	1	2	3	4	5	6	●
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	●
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	●	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	●
New building to meet the growing needs of the Surf Club	1	2	●	4	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):	
LIKE	DISLIKE

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	7
Administration	1	2	3	4	5	6	7
Club Room	1	2	3	4	5	6	7
Storage Areas	1	2	3	4	5	6	7
Club Change room / Toilets	1	2	3	4	5	6	7
Kiosk	1	2	3	4	5	6	7
First Aid Room	1	2	3	4	5	6	7
External Spaces	1	2	3	4	5	6	7
Building and Site Access	1	2	3	4	5	6	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	7
Bar / Dining	1	2	3	4	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	7
Public Toilets / Changerooms	1	2	3	4	5	6	7

2. What are the specific issues or dislikes you have about the current LHSLSC?

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	6	7
A building / facility to be proud of	1	2	3	4	5	6	7
Safe	1	2	3	4	5	6	7
High quality	1	2	3	4	5	6	7
Accessible for all	1	2	3	4	5	6	7
For all ages	1	2	3	4	5	6	7
Environmentally responsible	1	2	3	4	5	6	7
Multipurpose and cater for a number of activities	1	2	3	4	5	6	7
For activities other than SLSC functions	1	2	3	4	5	6	7
Take advantage of the views	1	2	3	4	5	6	7
Encourage passive solar design	1	2	3	4	5	6	7
Have a clear and identifiable main entry	1	2	3	4	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	7
Low maintenance	1	2	3	4	5	6	7
Financially viable	1	2	3	4	5	6	7
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	7
Space for club meetings	1	2	3	4	5	6	7
Space for general membership to meet and socialise	1	2	3	4	5	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	5	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	7
BBQ spaces	1	2	3	4	5	6	7
Outdoor decks / terraces	1	2	3	4	5	6	7
Areas for active fitness and comp. training	1	2	3	4	5	6	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	7
Support facilities for surf carnival activities	1	2	3	4	5	6	7
Area for members on duty during the course of the day	1	2	3	4	5	6	7
Admin / office functions	1	2	3	4	5	6	7
General storage of Clubhouse consumables etc	1	2	3	4	5	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	7
Public amenities and change rooms	1	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):

LIKE	DISLIKE

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	7
Administration	1	2	3	●	5	6	7
Club Room	1	2	3	●	5	6	7
Storage Areas	1	2	3	●	5	6	7
Club Change room / Toilets	1	2	3	●	5	6	7
Kiosk	1	2	3	●	5	6	7
First Aid Room	1	2	3	●	5	6	7
External Spaces	1	2	3	●	5	6	7
Building and Site Access	1	2	3	●	5	6	7
Meeting rooms (for use by the club and the community)	1	2	3	●	5	6	7
Bar / Dining	●	2	3	4	5	6	7
Beach Patrol Rooms	1	2	3	●	5	6	7
Public Toilets / Changerooms	1	2	3	●	5	6	7

2. What are the specific issues or dislikes you have about the current LHSLSC?

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	●	2	3	4	5	6	7
A building / facility to be proud of	1	2	3	●	5	6	7
Safe	1	2	3	4	5	6	●
High quality	1	2	3	4	5	6	●
Accessible for all	1	2	3	4	5	6	●
For all ages	1	2	3	4	5	6	●
Environmentally responsible	1	2	3	4	5	6	●
Multipurpose and cater for a number of activities	1	2	3	4	5	●	7
For activities other than SLSC functions	1	2	3	4	5	●	7
Take advantage of the views	1	2	3	4	5	●	7
Encourage passive solar design	1	2	3	4	5	6	●
Have a clear and identifiable main entry	1	2	3	4	5	●	7
Provide good pedestrian and vehicular access	1	2	3	4	5	●	7
Low maintenance	1	2	3	4	5	6	●
Financially viable	1	2	3	●	5	6	7
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	●	5	6	7
Space for club meetings	1	2	3	●	5	6	7
Space for general membership to meet and socialise	1	2	3	●	5	6	7
Space to showcase and store club achievements and honour boards	1	●	3	4	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	●	5	6	7
Kiosk (to service general beach going community)	1	2	3	●	5	6	7
BBQ spaces	1	2	3	●	5	6	7
Outdoor decks / terraces	1	2	3	●	5	6	7
Areas for active fitness and comp. training	1	2	3	●	5	6	7
Facilities that can be used by a variety of community groups	1	2	3	●	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	●	5	6	7
Support facilities for surf carnival activities	1	2	●	4	5	6	7
Area for members on duty during the course of the day	1	2	3	4	5	6	●
Admin / office functions	1	2	3	●	5	6	7
General storage of Clubhouse consumables etc	1	2	3	●	5	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	●
Public amenities and change rooms	1	2	3	4	5	6	●
Open areas for training, preparation for social and sporting activities	1	2	3	●	5	6	7
OTHER....							

Rehabilitation of existing Lake Ainsworth riparian areas.

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	●	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	●	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	●	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE
	Too close to water line. Since I was :
	Internally the finish, (joining etc) is po
	Small car park

Neighbouring surf club (please name):

LIKE	DISLIKE

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	●	6	7
Administration	1	2	3	4	5	●	7
Club Room	1	2	3	4	5	6	●
Storage Areas	1	2	3	4	●	6	7
Club Change room / Toilets	1	2	3	4	5	6	●
Kiosk	1	2	3	4	5	6	●
First Aid Room	1	2	3	4	5	6	●
External Spaces	1	2	3	4	●	6	7
Building and Site Access	1	2	3	4	●	6	7
Meeting rooms (for use by the club and the community)	1	2	3	4	5	6	●
Bar / Dining	1	2	3	4	●	6	7
Beach Patrol Rooms	1	2	3	4	5	●	7
Public Toilets / Changerooms	1	2	3	4	5	6	●

2. What are the specific issues or dislikes you have about the current LHSLSC?
I am not a member, but have used club as a community member. Good cool operation from club, but very basic facilities. Cafe kiosk is good value.

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	5	6	●
A building / facility to be proud of	1	2	3	●	5	6	7
Safe	1	2	3	4	5	6	●
High quality	1	2	3	4	●	6	7
Accessible for all	1	2	3	4	5	6	●
For all ages	1	2	3	4	5	6	●
Environmentally responsible	1	2	3	4	5	6	●
Multipurpose and cater for a number of activities	1	2	3	4	5	●	7
For activities other than SLSC functions	1	2	3	4	●	6	7
Take advantage of the views	1	2	3	4	5	6	●
Encourage passive solar design	1	2	3	4	5	6	●
Have a clear and identifiable main entry	1	2	3	4	●	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	●	7
Low maintenance	1	2	3	4	●	6	7
Financially viable	1	2	3	4	5	6	●
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	●
Space for club meetings	1	2	3	4	5	●	7
Space for general membership to meet and socialise	1	2	3	4	5	●	7
Space to showcase and store club achievements and honour boards	1	2	3	●	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	●	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	●
BBQ spaces	1	2	3	4	5	●	7
Outdoor decks / terraces	1	2	3	4	5	●	7
Areas for active fitness and comp. training	1	2	3	4	5	●	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	●	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	●	7
Support facilities for surf carnival activities	1	2	3	4	5	●	7
Area for members on duty during the course of the day	1	2	3	4	5	●	7
Admin / office functions	1	2	3	4	●	6	7
General storage of Clubhouse consumables etc	1	2	3	4	●	6	7
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	●	6	7
Public amenities and change rooms	1	2	3	4	5	●	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	●	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	●	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	●	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	●	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE
New building and facilities and ample parking	

Neighbouring surf club (please name):	
LIKE	DISLIKE

7. Please provide any further comments you may have.
Our surf club is a very important part of Lennox Community. While not a member I have always found the surf club members cooperative and concerned about surf safety and other community activities. I wish them well with the continuing development of the club and hope the money for this consultancy is used carefully - it came from the sale of a piece of land that should never have passed from public hands to the state.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	●	6	7
Administration	1	2	3	4	5	●	7
Club Room	1	2	3	4	5	6	●
Storage Areas	1	2	3	4	5	6	●
Club Change room / Toilets	1	2	3	4	5	6	●
Kiosk	1	2	3	4	5	6	●
First Aid Room	1	2	3	4	5	6	●
External Spaces	1	2	3	4	5	6	●
Building and Site Access	1	2	3	4	5	6	●
Meeting rooms (for use by the club and the community)	1	2	3	4	5	●	7
Bar / Dining	1	2	3	4	●	6	7
Beach Patrol Rooms	1	2	3	4	5	6	●
Public Toilets / Changerooms	1	●	3	4	5	6	7

2. What are the specific issues or dislikes you have about the current LHSLSC?

More storage for surf equipment is required.

The building is still a bit tatty, even after the recent significant renovation work.

It "belongs" to the SLSC

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	4	●	6	7
A building / facility to be proud of	1	2	3	4	5	6	●
Safe	1	2	3	4	5	6	●
High quality	1	2	3	4	5	6	●
Accessible for all	1	2	3	4	5	6	●
For all ages	1	2	3	4	5	6	●
Environmentally responsible	1	2	3	4	5	6	●
Multipurpose and cater for a number of activities	1	2	●	4	5	6	7
For activities other than SLSC functions	1	2	3	●	5	6	7
Take advantage of the views	1	2	3	4	5	6	●
Encourage passive solar design	1	2	3	4	5	6	●
Have a clear and identifiable main entry	1	2	3	4	5	●	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	●
Low maintenance	1	2	3	4	5	6	●
Financially viable	1	2	3	4	5	6	●
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	●
Space for club meetings	1	2	3	4	5	6	●
Space for general membership to meet and socialise	1	2	3	4	●	6	7
Space to showcase and store club achievements and honour boards	1	2	3	4	5	6	●
Facilities for the prep of food - commercial and smaller functions	1	2	3	4	●	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	●
BBQ spaces	1	2	3	4	5	●	7
Outdoor decks / terraces	1	2	3	4	5	6	●
Areas for active fitness and comp. training	1	2	●	4	5	6	7
Facilities that can be used by a variety of community groups	1	●	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	●	7
Support facilities for surf carnival activities	1	2	3	4	5	●	7
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Open areas for training, preparation for social and sporting activities	1	2	3	4	5	●	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	●	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	●	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	●	7
OTHER....							

Whatever is done, the building is for the Surf Club, not the Council, so control and management of the building needs to reside with the club.

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE
Modern design	The ongoing disagreements between the Surf Club and the Council.

Neighbouring surf club (please name):	
LIKE	DISLIKE
Byron Bay SLSC -	
The building is understated, not loud.	
The large deck area works well.	
It takes good advantage of the location and views.	

7. Please provide any further comments you may have.

The Council needs to acknowledge up front that the purpose of the building is for the SLSC, not a revenue raising opportunity for the Council.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	1	2	3	4	5	6	7
Administration	1	2	3	4	5	6	7
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Public Toilets / Changerooms	1	2	3	4	5	6	7

2. What are the specific issues or dislikes you have about the current LHSLSC?

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
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For all ages	1	2	3	4	5	6	7
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Multipurpose and cater for a number of activities	1	2	3	4	5	6	7
For activities other than SLSC functions	1	2	3	4	5	6	7
Take advantage of the views	1	2	3	4	5	6	7
Encourage passive solar design	1	2	3	4	5	6	7
Have a clear and identifiable main entry	1	2	3	4	5	6	7
Provide good pedestrian and vehicular access	1	2	3	4	5	6	7
Low maintenance	1	2	3	4	5	6	7
Financially viable	1	2	3	4	5	6	7
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	1	2	3	4	5	6	7
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Space for general membership to meet and socialise	1	2	3	4	5	6	7
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Areas for active fitness and comp. training	1	2	3	4	5	6	7
Facilities that can be used by a variety of community groups	1	2	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	3	4	5	6	7
Support facilities for surf carnival activities	1	2	3	4	5	6	7
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Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	7
Public amenities and change rooms	1	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	4	5	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	4	5	6	7
Complete renovation of building with new extensions for further accommodation	1	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	1	2	3	4	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):

LIKE	DISLIKE

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

1. What facilities do you believe should be provided at the Lennox Head Surf Life Saving Club (LHSLSC)?

	Really Bad Idea-----OK-----Excellent Idea						
Entry / Reception	<input checked="" type="radio"/>	2	3	4	5	6	7
Administration	<input checked="" type="radio"/>	2	3	4	5	6	7
Club Room	1	2	3	<input checked="" type="radio"/>	5	6	7
Storage Areas	1	2	3	4	5	6	<input checked="" type="radio"/>
Club Change room / Toilets	1	2	3	4	5	6	<input checked="" type="radio"/>
Kiosk	1	2	3	4	5	6	<input checked="" type="radio"/>
First Aid Room	1	2	3	4	5	6	<input checked="" type="radio"/>
External Spaces	<input checked="" type="radio"/>	2	3	4	5	6	7
Building and Site Access	1	2	3	4	5	6	<input checked="" type="radio"/>
Meeting rooms (for use by the club and the community)	<input checked="" type="radio"/>	2	3	4	5	6	7
Bar / Dining	<input checked="" type="radio"/>	2	3	4	5	6	7
Beach Patrol Rooms	1	2	3	4	5	6	<input checked="" type="radio"/>
Public Toilets / Changerooms	1	2	3	4	5	6	<input checked="" type="radio"/>

2. What are the specific issues or dislikes you have about the current LHSLSC?

3. Of the words or phrases below, what are the key issues that matter most in the design and planning of the LHSLSC?

	Really Bad Idea-----OK-----Excellent Idea						
Appealing / Street Presence	1	2	3	<input checked="" type="radio"/>	5	6	7
A building / facility to be proud of	1	2	3	<input checked="" type="radio"/>	5	6	7
Safe	1	2	3	4	5	6	<input checked="" type="radio"/>
High quality	1	2	3	<input checked="" type="radio"/>	5	6	7
Accessible for all	1	2	3	<input checked="" type="radio"/>	5	6	7
For all ages	1	2	3	<input checked="" type="radio"/>	5	6	7
Environmentally responsible	1	2	3	4	5	6	<input checked="" type="radio"/>
Multipurpose and cater for a number of activities	<input checked="" type="radio"/>	2	3	4	5	6	7
For activities other than SLSC functions	<input checked="" type="radio"/>	2	3	4	5	6	7
Take advantage of the views	<input checked="" type="radio"/>	2	3	4	5	6	7
Encourage passive solar design	1	2	3	4	5	6	<input checked="" type="radio"/>
Have a clear and identifiable main entry	1	2	3	<input checked="" type="radio"/>	5	6	7
Provide good pedestrian and vehicular access	1	2	3	<input checked="" type="radio"/>	5	6	7
Low maintenance	1	2	3	4	5	<input checked="" type="radio"/>	7
Financially viable	1	2	3	4	5	<input checked="" type="radio"/>	7
OTHER....							

4. What other features would you like to see developed in a future LHSLSC? Please note that the ideas listed in this question are by no means exhaustive of the possibilities being considered, nor are any of them guaranteed to be pursued - we are simply seeking feedback.

	Really Bad Idea-----OK-----Excellent Idea						
Space for club functions	<input checked="" type="radio"/>	2	3	4	5	6	7
Space for club meetings	1	2	<input checked="" type="radio"/>	4	5	6	7
Space for general membership to meet and socialise	1	2	<input checked="" type="radio"/>	4	5	6	7
Space to showcase and store club achievements and honour boards	1	2	<input checked="" type="radio"/>	4	5	6	7
Facilities for the prep of food - commercial and smaller functions	1	2	<input checked="" type="radio"/>	4	5	6	7
Kiosk (to service general beach going community)	1	2	3	4	5	6	<input checked="" type="radio"/>
BBQ spaces	1	2	<input checked="" type="radio"/>	4	5	6	7
Outdoor decks / terraces	<input checked="" type="radio"/>	2	3	4	5	6	7
Areas for active fitness and comp. training	1	2	<input checked="" type="radio"/>	4	5	6	7
Facilities that can be used by a variety of community groups	<input checked="" type="radio"/>	2	3	4	5	6	7
Classroom training spaces (theory and CPR demonstrations and practise)	1	2	<input checked="" type="radio"/>	4	5	6	7
Support facilities for surf carnival activities	1	2	<input checked="" type="radio"/>	4	5	6	7
Area for members on duty during the course of the day	1	2	3	4	5	6	<input checked="" type="radio"/>
Admin / office functions	1	2	<input checked="" type="radio"/>	4	5	6	7
General storage of Clubhouse consumables etc	1	2	3	4	5	6	<input checked="" type="radio"/>
Storage and maintenance of beach patrolling and training equip. etc	1	2	3	4	5	6	<input checked="" type="radio"/>
Public amenities and change rooms	<input checked="" type="radio"/>	2	3	4	5	6	7
Open areas for training, preparation for social and sporting activities	1	2	3	<input checked="" type="radio"/>	5	6	7
OTHER....							

5. Please indicate your support or displeasure with the following development ideas?

	Really Bad Idea-----OK-----Excellent Idea						
Complete renovation with no additional floor area	1	2	3	4	5	6	<input checked="" type="radio"/>
Complete renovation of building with new extensions for further accommodation	<input checked="" type="radio"/>	2	3	4	5	6	7
New building to meet the growing needs of the Surf Club	<input checked="" type="radio"/>	2	3	4	5	6	7
OTHER....							

6. From the neighbouring Surf Club facilities, please list which features you like or dislike about the facility?

Neighbouring surf club: Ballina Lighthouse and Lismore SLSC	
LIKE	DISLIKE

Neighbouring surf club (please name):

LIKE	DISLIKE

7. Please provide any further comments you may have.



COMPLETE



COMPLETE



COMPLETE

CONTROLLED BY SURF CLUB



5. Please indicate your support or displeasure with the following development ideas?

	1	2	3	4	5	6	7
Complete renovation with no additional floor area							<input checked="" type="radio"/>
Complete renovation of building with new provisions for further accommodation			<input checked="" type="radio"/>				
New building to meet the growing needs of the Surf Club	<input checked="" type="radio"/>						
OTHER...							



ONE WOULD HOPE BSC,
DOES NOT ATTEMPT TO
RUN YET ANOTHER FACILITY
IN THE MANNER THEY
DID AT PELKAN ISL, SHELL BEACH,
OR LENNON COMMUNITY CENTRE,
THE AIRPORT, THE RICHMOND ROOM



APPENDIX C

NAME	STAKEHOLDER GROUP
Brian Dell - President	Lennox Head Alstonville SLSC
John Beasley - OAM	Lennox Head Alstonville SLSC
Joe Young	Lennox Head Alstonville SLSC
John Balzer	Lennox Head Alstonville SLSC
Michael Brown	Lennox Head Alstonville SLSC
Lou Wilson	Lennox Head Alstonville SLSC
Tony Barnett	Lennox Head Alstonville SLSC
Lyn Walker	Ballina Environment Society
Barbara Sparrow	Lennox Head Landcare
Malcom Milner	Lennox Head Landcare
Margaret Shaw	Lennox Head Residents Association
Graham Shaw	Lennox Head Residents Association
Jason Dwyer	Lake Ainsworth Sports & Rec
Paul Button	Lennox Head Chamber of Commerce
Ana Jones	Lennox Head Chamber of Commerce
Chris Allison	Ballina Shire Council
Jamie Fleeting	Ballina Shire Council
David Spencer	COMPLETE
Jai OSullivan	COMPLETE



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 SURF LIFE SAVING CLUB INCORPORATED
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Provision of a Consolidated Facility for Lennox Head/Alstonville Surf Lifesaving Club

December 2009

Purpose

The purpose of this paper is to provide advice regarding facility requirements of the Lennox Head Alstonville Surf Lifesaving Club (LHASLSC) inclusive of site options and constraints to Ballina Shire Council with the purpose to progress planning works required to develop a new purpose built Club House.

Background/History of LHASLSC

The LHASLSC was formed in December, 1973. The first official Meeting of the Club was held on 7 January, 1974, with nearly 100 Members in attendance.

The original cost of the Club was \$49,320, which was made up of \$6000 in funds from Members and Sponsors and \$43,320 from the Australian Federal Government. The Club was originally built on large concrete skids (still visible today) that would enable the building to be towed away by bulldozers should rising seas threaten.

The land the Club is sited on is 'owned' by the NSW Department of Lands with Ballina Shire Council effectively acting as Trustees of the building. The Junior Committee amalgamated with the Senior Committee during the 2002-03 Season to form the single Executive Committee operating under the current Club Constitution.

The Club's core business is to provide surf life saving functions of beach patrols, surf rescue services, first aid and community education at no cost to those who utilise these services. These services are all provided by dedicated volunteers.

Ballina Coastal Reserve Plan of Management

Ballina Shire Council commenced coastline management investigations in 1999 in response to ongoing concern regarding coastal erosion threats to property and infrastructure in the Shire.

Council in conjunction with the Department of Environment and Climate Change and project consultants GeoLINK and BMT WBM have prepared the Ballina Coastline Management Study. Part one of the study (Values Assessment) identifies the ecological, cultural, heritage, recreational and economic values of the Ballina coastline. Part two of the study (Management Options Assessment) identifies where coastal values may be under threat from coastline erosion and outlines various management options.

Now that the exhibition of the Coastline Management Study has been completed, the next step in the process is the preparation of a Coastline Management Plan. The Coastline Management Plan will define the optimal combination of options and actions from the Management Study in order to deliver the desired outcomes and achieve the management objectives.

- Protection and preservation of beach environments and beach amenity;
- Emergency responses during periods of coastal storms and beach erosion;
- Management of long term erosion threats; and
- Continuing public access to coastal environments.

The Coastline Management Study and Plan development process is guided by the NSW Government's Coastal Policy and Coastline Management Manual, and the Plan will be submitted to the Minister for Natural Resources for final approval.

Until completion the current active Coastal Reserve Plan of Management is the April 2003 version.

Whilst there a range of variations expected from the 2003 PoM the issues that may impact on the LHASLSC include:

- Future need of surf life saving services
- Need to formalise occupation of Surf Lifesaving premises
- Parking amenity and traffic safety during peak periods
- Space and storage requirements
- Public change rooms/showers and toilets
- Future surf lifesaving needs of Sharps Beach & the Boat Channel.

The 2003 PoM clearly supports and encourages the development of surf lifesaving services and related activities including beach surveillance, rescue and education needs.

The major areas relevant to the PoM that need clarification for LHASLSC include but are not limited to:

- Emergency Access and Rescue Facilities: There is a clear need to maintain emergency access to storage units within the club for IRB and other rescue related equipment. The emergency access will include beach access to launch rescue services.
- Parking: Like all beach areas in the Ballina Shire parking is problematic. Whilst there is a need to ensure parking for residents/tourists/disabled there remains a

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Fund Raising Authority No. CFN11633

need for parking access for Club purposes including local parking for patrolling members.

- Amenities: Currently there are public toilets located adjacent to the surf club that are closed after hours. There is a need to develop public toilets/change rooms and shower facilities within the club complex.
- Commercial Activity: The development of commercial premises on site to provide recurrent funding stream to cater for ongoing maintenance of the surf club is required. This would need to include not only a commercial restaurant with related alcohol licensing but also a kiosk function.

Role & Functions of LHASLSC

Surf Lifesaving is an evolving service that adjusts services according to demonstrated need. In saying that the core business of Surf Lifesaving and thus LHASLSC can be categorised into three major themes:

1. Beach Patrol/Surveillance
2. Provision of emergency rescue services
3. Provision of education and training.

1: Beach Patrol/Surveillance: Seven Mile Beach is regarded as a volatile beach that can present quite treacherous conditions. To ensure the safety of users of the beach LHASLSC provides regular volunteer patrols on weekends and public holidays. In concert with Life Guard Services Seven Mile Beach is patrolled seven days per week during peak holiday periods. During the 2008/09 season the following statistics were evidence of the value of these patrols (excludes Lifeguard figures):

• Preventative actions	-	1,038
• First Aid	-	49
• Rescues	-	16
• Attendance	-	21,083

In addition to patrolling directly at the Surf Club roving patrols are provided to the northern aspect of Seven Mile Beach, the Boat Channel and Lake Ainsworth.

2: Provision of emergency rescue services: During patrol periods provision of rescue services is a fundamental component of patrols. This is provided through provision of an equipped Inshore Rescue Boat. Over recent years the provision of rescue services has expanded to include an out of hours call out service and the inclusion of Rescue Water Craft as part of the Ballina Rescue Service. Provision of rescue services requires availability of reliable equipment and highly trained members to operate this equipment in a variety of surf conditions.

3: Provision of education and training: To ensure members are adequately prepared to respond to the demands on volunteer patrols and the learning needs of the junior members a wide range of education and training services are required.

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Training is a combination of classroom style education and practical scenarios in the surf and on the beach. The breadth of training includes basic first aid and surf awareness to our juniors and more detailed education and training covering Occupational Health & Safety, Rescue Techniques, Spinal Management, CPR, Advanced Resuscitation and Senior First aid.

Within the Far North Coast Branch, LHASLSC has an enviable reputation in the volume of quality education and training we provide. Ongoing provision of education and training is core business for LHASLSC and the facility requirements need to reflect this vital community service.

Surf Sports

The provision of surf sports serves a range of valuable benefits to the individual, Surf Lifesaving and the community generally. Competition is constructed to develop the skills and expertise required to undertake the diverse role of a lifesaver. These include swimming, rescue board racing, rescue tube racing and other aspects of skill development. SLS Australia has a rule that all competitors are required to undertake a minimum number of patrolling hours per season to qualify for competition. This rule ensures that the volunteer patrols for LHASLSC include elite athletes and Australian Champions. The equipment needs of our surf sports competitors is significant and growing as the membership within the Club grows. This translates not just too financial pressure within the Club but also pressure on space requirements to store the equipment. This includes rescue boards (short and long), surf skis and general training equipment.

In addition to the surf sports equipment LHASLSC has an active Surf Boat community who require storage for the 3-4 Surf Boats needed to sustain the training and competition needs of this quintessential surf lifesaving activity.

Community/Social Needs of the Surf Club

The population growth in the Ballina Shire is significantly greater than the NSW State average and as such the pressure on public utilities and social services is great. There is a need for service growth for the youth in Lennox Head and surrounds. The surf club is a longstanding supporter of youth services and providing a variety of positive alternatives to occupy the youth and develop a strong community/social conscience and provide valuable community services. LHASLSC has a strong record of developing leadership skills within our younger members with many of them progressing through the Club to earn wide respect through their demonstrated social justice principles.

Surf clubs also provide an option for the not so young. LHASLSC have a number of members in their 70's who still provide a very valuable service to the community and act as leaders/role models for other members of the Club.

Currently the Club is used to provide a range of community services including Bridge Club, Yoga, Martial Arts and Dance. There is an expectation that despite the development of a Community Centre in the centre of Lennox Head that the Club continues to provide space and opportunity for these other vital social/community service groups/activities.

ATO GI8 Deductible Entity No. 752322983
Fund Raising Authority No. CFN11033

Current Facility Concerns/Gaps at LHASLSC

The following gaps have been identified.

- Shower/Toilet facilities of very poor condition and often faulty
- Electrical system often affected by sea air and creates faults/failures.
- Limited car parking.
- Very limited storage space. This results in members (junior and senior) sharing boards and other equipment for training due to limited stock capacity. This means that there are NO surfboards housed at the Club and being kept at members homes. Currently a container, located between the Club building and Pacific Parade, is used to store surf skis, board trailer and tents. This increases significantly risk of vandalism and damage.
- No public shower/toilet
- Poor design. The design does not reflect modern surf lifesaving club needs.
- Poor security. The current design and building material make the Club relatively easy prey for thieves with regular call outs for attempted (and occasionally successful) break ins.
- No commercial standard catering facility. This results in no capacity for commercial restaurant that would ensure longer term financial security of the Club.

In June 2008 Ballina Shire Council prepared a report on the condition of the existing building. Generally the building was found to be in poor condition. Some of the items listed in the report have been rectified however the report stated "the maintenance of the building has and will continue to be an issue due to ownership issues, funding availability and the reliance upon volunteers with the continual operation of the community facility".

Location of the LHASLSC

The proposed new LHASLSC building needs to be located on the current site or adjacent to the current building for the following reasons.

- The surf zone between the current club location and Lennox Point contains rocks that can become exposed depending on sand conditions. Therefore the closer you move towards the Lennox township the more difficult it becomes to provide consistent safe swimming zones.
- As stated earlier in this report the Club does provide roving patrols to Lake Ainsworth. This natural facility attracts large numbers of locals and tourists and by being located adjacent to the lake we are able to react quickly to any situation that may occur in and around the lake.

ATO GI8 Deductible Entity No. 752322983
Fund Raising Authority No. CFN11033

- The adjacent caravan park had guest numbers for the 2008/9 financial year of 48,736 adults and 9,804 children. These figures exclude tourist numbers.
- Large amounts of equipment is required to provide surf life saving patrols and training and therefore requires easy and convenient access to the beach.

Space Requirements of the LHASLSC

The following table details the space requirements for future development of the Lennox Head/Alstonville Surf Lifesaving Club and has been based on the following items.

- Ballina Shire Councils current 10 year population growth estimates of the 'Estimated Residential Population' for Lennox Head, Skennars Head, Alstonville & Wollongbar.
- Projected LHASLSC membership numbers for the next 20 years. Membership has increased 48% over the last 5 years (2005/6 – 376 members, 2009/10 – 563 members).
- LHASLSC is of the understanding that a restaurant facility is to be provided in the new building. Therefore an area for this facility has been included.
- LHASLSC is of the understanding that Council would like to include new public toilet facilities within the new building. The required floor area for this facility has not been included in the table.

GROUND FLOOR

FACILITY	AREA m2	RELATIONSHIP TO OTHER FACILITIES	DESCRIPTION
1. Storage	200	Requires driveway access to beach.	This room is to be used to store the following equipment used by the club for patrolling the beach. - 4 IRB's - 2 jetski - 1 patrol shelter - 2 ATV
2. Fuel storage container	Included in Item 1	To be located in main storage area adjacent roller door & IRB's.	Stores fuel used in the equipment listed in item 1 above.
3. Workshop	30	To be located adjacent the main storage area.	Requires bench & shelves. To be used for maintenance on equipment. To be well ventilated.
4. Storage area for anchors & cans	Included in Item 1	To be located at rear or on side of main storage area.	Anchors & cans used in training & competitions. Each anchors stored in a container. Each can to be hung from wall or ceiling to

ATO GR Deductible Entry No. 752322088
Fund Raising Authority No. CFN11033

			allow for drying.
5. Rescue tubes	Included in Item 1	To be located at rear or on side of main storage area.	Rescue tubes used in training & on patrols.
6. Board storage room	140	To be separate room with external access.	Boards used for patrols, training & competitions (nippers & seniors). Include club & private boards. Boards to be stored in specifically designed racking.
7. Surf ski storage room	140	To be separate rooms with external access.	Surf skis used for training & competitions. Surf skis to be stored horizontally in specifically designed racking. Ski paddles to be stored on individual wall brackets.
8. Surfboat (3 off)	150	To be located in main storage area. Requires driveway access to beach.	Surfboat (stored on trailer) used for training & competitions. Cars to be stored horizontally in specifically designed racking.
9. Board trailers (3 off)	80	To be located in main storage area. Requires driveway access to beach.	Board trailer used to take boards to competitions.
10. First aid room	16	To be located adjacent to main storage room. Requires external access with double opening doors.	First aid room will primarily used during patrols however can also be used during training. Requires bench, basin with warm water, shelves, fridge & bed.
11. Club room	80	To have internal access to toilet facilities.	Club room will be used during training & Nippers. Requires lockers, bench, shelves, notice board & white board.
12. Building entry		Access required from Pacific Parade. Access to Ground Floor & First Floor from within entry.	Main entry into building and first floor function area.
13. Male & Female toilets		Requires access from club room.	Toilets to be used by club members after training & patrols. Include showers.
14. Training Room	40	Requires access from club room.	To be used by club members during & after training sessions.
15. Cafe	40		To be leased out. Requires external entry, grease arrestor, covered & external seating area, separately metered electricity supply.

ATO GR Deductible Entry No. 752322083
Fund Raising Authority No. CFN11033

FIRST FLOOR

FACILITY	AREA	RELATIONSHIP TO OTHER FACILITIES	DESCRIPTION
1. Patrol room	18	To be located opposite beach access & requires external deck with access from within room. Requires good visibility of beach.	This room is to be used by patrols for sign on & radio storage. Will be manned during patrols. Requires bench, shelves, filing cabinet, power outlets for radio battery charging.
2. Club office	10		To be used by club secretary. Requires desk, filing cabinet, shelves & photo copier.
3. Training room	100		To be used for educational & training exercises.
4. Meeting room	24		To be used by club committee for monthly meetings.
5. Store room	10	To be located near Club office.	To be used for storing club records & files.
6. Store room	60	To be separate room with access from function room.	To be used to store tables & chairs that will be used in the function room.
7. Male & female toilets		To be accessible from meeting room, training room & function room.	Toilets to be used by all people using the first floor.
8. Function room	300	To be large open space with views to beach & lake.	This multi purpose room to be used by the Club for annual presentations, hiring out to local community groups, hiring out for functions including birthday parties and weddings.
9. Restaurant space including full commercial kitchen	300	To be located adjacent function room.	To be leased out. Requires grease arrestor and separately metered electricity supply.
10. Verandas			Required on north, east and west facades.

Club Contact Details

Should you require further information on the above material do not hesitate to contact the following Club Representatives:

ATO Gilt Deductible Entity No. 752322993
Fund Raising Authority No. CFN11033

Wayne Jones
President
M - 0438980085

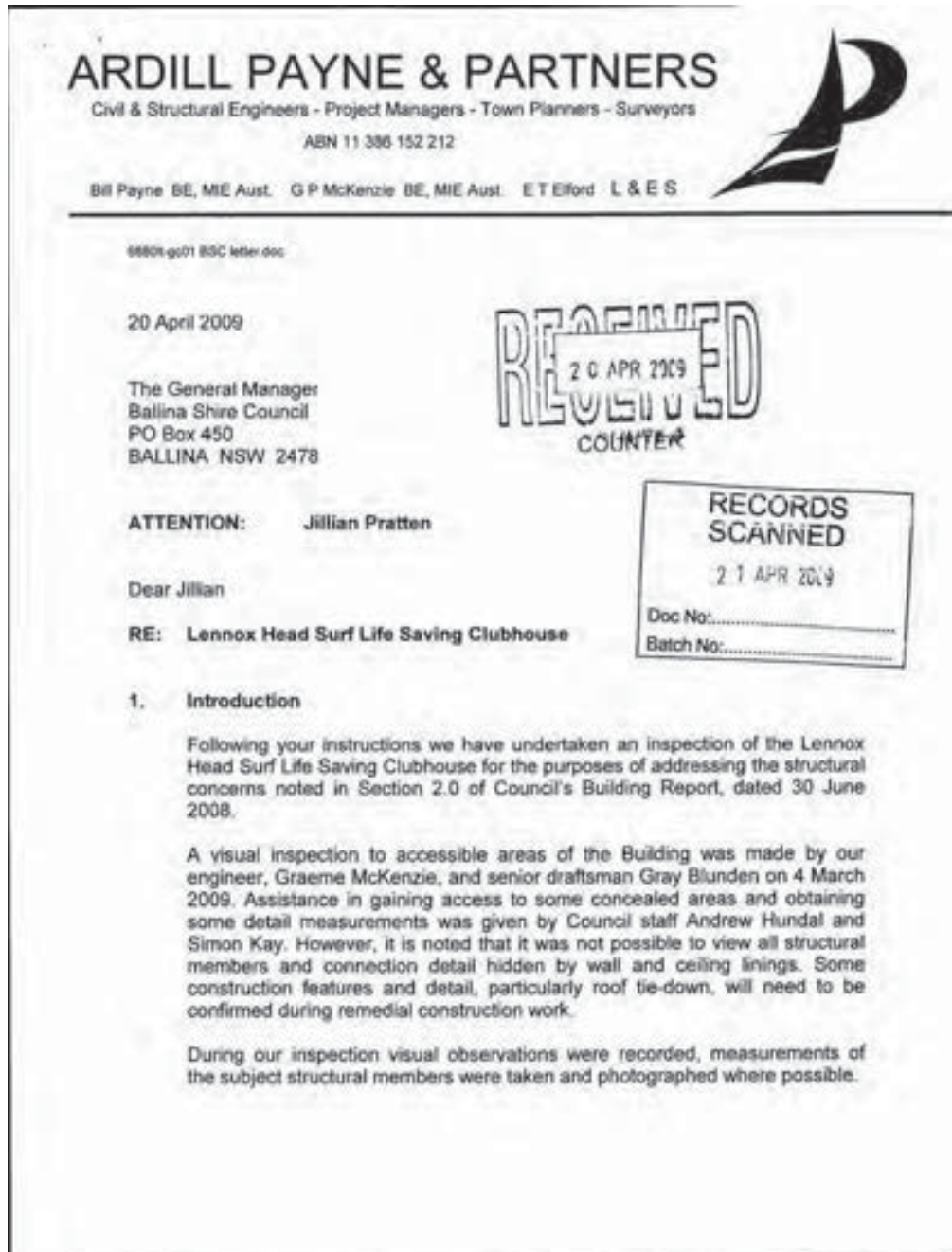
Tony Bamett
Secretary
P - 6587 4900

Dave Thomas
Senior Vice President
P - 6586 3959

Michael Brown
Vice President (Building/Capital)
P - 6587 5411

Wayne Jones
President

ATO Gilt Deductible Entity No. 752322993
Fund Raising Authority No. CFN11033



Some plans for the originally proposed SLSC building were obtained from Council records. However, these drawings have proved of limited use as the building was found to have not been constructed in strict accordance with the plans, and has subsequently had alterations and additions carried out.

To facilitate our reporting we have prepared drawings showing the framing layout of structural members relevant to the queries raised in Council's report. Drawings No. S1 and S2 relating to the 1st Floor level and the Roof, respectively, are attached to this report.

Calculations have been undertaken to assess the structural adequacy of these members.


We understand that the upper level of the Clubhouse is used for a variety of functions and activities, many of which could impose relatively high design (live) loads on the structure. We have therefore considered imposed loads in accordance with AS1170 "Structural Design Actions", for "areas where people may congregate with possible physical activities" (-including dancing and gym activity), and "areas susceptible to overcrowding".

It has been found that many of the structural members do not satisfy Australian Standards requirements. Also due to the age and location of the building in an aggressive marine environment there has been significant deterioration of some elements, particularly fixings and connections. Details of our observations, comments and recommendations are included in Section 2 of this report.

Additionally we comment on the severe and dangerous deterioration of the external stair egress from the upper level at each end of the building.


2. Observations, Comments and Recommendations

Based on the above, we present our observations, comments and recommendations in response to the concerns raised in Council's report in the following table.

Location - Structural Element	Description	Observations / Comments	Recommendations
2.1 1 st Floor Verandah - Beams B1 B3	235 x 70 Pine 300 x 75 Oregon	 <p>Longitudinal splitting and excessive sag (B1) Spring and vibration under dynamic loading Inadequate end bearing and bolting to posts Inadequate size for design live loading</p>	Replace Beams B1 and B3 for increased strength and durability. Use stainless steel bolts, and fixings.


4.
68828-gcd1 BSC letter.doc
20 April 2009

Ardis Payne & Partners

Location – Structural Element	Description	Observations / Comments	Recommendations
1 st Floor Verandah cont. - Beams B2	200 x 75 Hardwood	<p>Considered structurally adequate. Galvanised washers at post fixings starting to corrode.</p> 	<p>Replace galvanised washers with stainless steel. Monitor and maintain for long term durability.</p>

5.
68828-gcd1 BSC letter.doc
20 April 2009

Ardis Payne & Partners

Location – Structural Element	Description	Observations / Comments	Recommendations
1 st Floor Verandah cont. - Joists J1 J2	<p>140 x 45 Pine</p> <p>190 x 50 Hardwood at 450 c/s</p>	<p>J1 & J2 are considered structurally adequate though J1 exhibits slight bounce under dynamic load. Steel fixings to J1 are severely corroded.</p> 	<p>Use stainless steel fixings to beams. Monitor and maintain for long term durability.</p>



6
66606-gd01 BSC letter.doc
20 April 2009

Ardill Payne & Partners

Location – Structural Element	Description	Observations / Comments	Recommendations
1 st Floor Verandah cont. - Posts	90 x 90 Pine	Inadequate sizing for pine post. Support fixings are severely corroded. 	Replace Posts. Provide stainless steel support brackets.
	P2 200Dia. Pine	Some slight splitting but generally sound (Embedded into Ground). Considered structurally adequate.	Monitor and maintain for long term durability, especially below ground level.
	P3 100 x 100 Hardwood	Posts bearing directly onto split timber (at ground level). Inadequate fixing. 	Check underside of post for decay. Fix with stainless steel bracket and bolt.



7
66606-gd01 BSC letter.doc
20 April 2009

Ardill Payne & Partners

Location – Structural Element	Description	Observations / Comments	Recommendations
1 st Floor Verandah cont. - Decking Boards	90 x 19 Thick Pine	Majority of boards show significant weathering, some splitting, loose nail fixings, corroding galvanised fixings. Pine thickness inadequate for design (live) loading.  	Replace decking with hardwood boards (hazard protection H3), and stainless steel screw fixings.



8.
68605-g001 BSC letter.doc
20 April 2009

Ardill Payne & Partners

Location – Structural Element	Description	Observations / Comments	Recommendations
1 st Floor Verandah cont. - Balustrade	Powder coated aluminium	<p>(Note: Structural design check of balustrade has not been undertaken) A number of fixings to timber structure are not secure.</p>  	Rectify Fixings

9.
68605-g001 BSC letter.doc
20 April 2009


Ardill Payne & Partners

Location – Structural Element	Description	Observations / Comments	Recommendations
2.2 1 st Floor Interiaz - Joists	J3 270 x 45 Oregon at 450 c/s J4 270 x 45 Oregon at 450 c/s	<p>Appear sound and considered structurally adequate.</p> <p>Appear sound but inadequate size for increased span and design (live) load. (Existing beaver appears to have been cut out)</p> 	<p>Monitor and maintain for long term durability.</p> <p>Check and provide intermediate bearer support.</p>
J5	270/290 x 45 Oregon At 450 CRS	<p>Floor has visually obvious undulations due to significant but variable deflection of joists and bearers (B5). Levels taken over floor indicate a maximum differential of approximately 50mm. Considering design (live) loadings these joists are structurally inadequate.</p> 	<p>Provide intermediate bearer supports to Hall, Bar and Kitchen areas. The joists to the rooms over the cantilevered section along the western side of the building similarly exceed standard specifications. However, in consideration of their current long term performance we recommend that the use of these rooms be restricted to very light loadings (eg. No access for crowds or heavy storage).</p>

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Location - Structural Element	Description	Observations / Comments	Recommendations
2.2 1st Floor Interior cont. - Bearers B4	245 x 100 Oregon	Bearers appear to be in sound condition.	Rooms on (cantilevered) western side to be restricted to light loading purposes unless additional outside supports are provided. Provide additional stainless steel bolt fixing and washers to posts.
B5 (General)	2/245 x 100 Oregon	Inadequate size for design (live) loading.	Replace beam, build-up existing beams to strengthen, or provide intermediate supports.
B5 (At First Aid room wall)	2/245 x 100 Oregon	A significant deflection has occurred at the line of the First Aid room wall due to extra roof load transferred from the wall above	Provide a column support to bearers in line with the wall, off concrete foundation beam located directly below.



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Location - Structural Element	Description	Observations / Comments	Recommendations
2.2 1st Floor Interior cont. - Bearers B5 (span north of First Aid room)	2/245 x 100 Oregon	A cut through beam has significantly reduced its capacity 	Replace beam, or provide reinforcing plate to side of beam.

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Location - Structural Element	Description	Observations / Comments	Recommendations
2.3 Roof over main Hall - Purins			
R1	170 x 45 Oregon at 950 c/s	Purins R1 and R2 considered to be structurally adequate, though tie-down fixing to roof beams does not comply with current standards.	Provide stainless steel tie-down fixings to each end of purins.
R2	230 x 45 Oregon at 950 c/s		
R3	170 x 45 Oregon at 950 c/s		Check tie-down fixings and upgrade as necessary.
- Roof Beams RB1, RB2	260 x 70 Oregon	Span of purin R3 exceeds standard specifications, however, purins appear sound and without excessive sag. Tie-down fixings to walls cannot be seen. Significant deflection (sag) at the centre span. Beam spans greatly exceed allowable standard (AS1684) spans. Obvious beams have provided adequate long term support to date despite excessive deflection. Beam tie-downs cannot be seen.	To comply with Australian Standards some remedial work is required. Options would include: - replace beams - provide central support (post) - strengthen existing beams, by incorporating into a truss construction. Check tie-downs at each end of beams and upgrade as necessary.

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Location - Structural Element	Description	Observations / Comments	Recommendations
2.3 External Stairs - Northern end	Timber stringers and treads, steel bracket support	Fixing of treads to stringers considered insufficient. Steel fixings and supports severely corroded.	Provided additional support to treads. Replace corroded steel fixings and support.

Location - Structural Element	Description	Observations / Comments	Recommendations
2.3 External Stairs cont. - Southern end	Steel stringers and concrete treads	<p>Steelwork is severely corroded and structurally impaired to the extent that the stairs are dangerous for use.</p> 	Replace stairs

3. Conclusion

In response to queries raised in Council's report on the Clubhouse, a structural review of the upper level floor, verandah, and roof framing to the main hall of the original clubhouse has been undertaken.

(The floor and roof over the boat storage area which has been a more recent addition, has not been addressed in this report).

Design checking has included consideration of the use of the building for public functions and consequent design (live) loading prescribed by Australian Standard AS1170 for crowd situations and some associated physical activities such as dancing, or gym exercise.

Many of the primary structural elements to the verandah and floor of the Hall including bearers and some joists are considered to be inadequate for such loadings. There has also been significant deterioration of exposed timber members, steel bolts and fixings due to long term exposure in a harsh marine environment.

Some roof members to the Hall exhibit significant deflection and although they have provided support over a long period of time, these also do not comply with requirements of Australian Standards.

Recommendations for replacement or remediation of elements in these areas considered to be structurally inadequate are noted in Section 2 of this report.

The extremely poor condition of the external stairs at each end of the building is also noted and recommended for replacement or remediation.

We trust the above is adequate for your purposes at this stage however, should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully


Graeme McKenzie
ARDILL PAYNE & PARTNERS

encl. Drawings S1 & S2

