

# » Lennox Head Alstonville surf lifesaving club



In August 2018, Ballina Shire Council decided to proceed with developing plans for a new surf club.

## » Background

The existing Lennox Head and Alstonville Surf Lifesaving Club was built in 1975 and has operated since then on its current site within the coastal reserve on Seven Mile Beach in Lennox Head.

Over the years the building has received many renovations, regardless of these works, structural engineering reports from 2013 showed the building was not compliant with current building codes and had a limited useful life.

Ballina Shire Council is committed to providing a brand new club to replace the existing building and has been investigating and engaging with stakeholders over many years.

Council's main objective with this project is to construct a building that provides the Lennox Head and Alstonville Surf Lifesaving members a new facility that meets their existing and future needs.

The proposed \$7.9 million facility would be a fully equipped surf club that includes two storeys, meeting rooms, amenities, storage, patrol room, first aid room and balcony over looking Seven Mile Beach. These plans also include a cafe, function rooms and kiosk.

## » Project benefits and outcomes

- Provide a new facility for the Lennox Head Alstonville Surf Lifesaving Club
- Attract and retain surf sports competitions due to state-of-the-art facilities
- Custom designed facility with modern contemporary equipment
- Provide a higher level of service through modern facilities along with complying with all current building and related standards.

## » Public access

Accessibility is one of Council's core values and a key priority across all our projects. We aim to create and construct community assets that can be enjoyed by the entire community.

With this in mind, the new surf club will include areas that are accessible for club members, locals and visitors to enjoy (e.g. kiosk, cafe, amenities and community function spaces).

## » Management model

Council's primary focus with this project is to provide a fully-equipped surf club that will be enjoyed by members for years to come.

Council will also be incorporating a cafe, function rooms and kiosk within the building to provide spaces that can be used by club members and the wider community.

Income generated from these spaces (from leases and room bookings) will be used to offset the ongoing operational and maintenance costs. Part of this funding will be allocated to the Lennox Head Alstonville Surf Lifesaving Club to support their activities.

Currently the Lennox Head Alstonville Surf Lifesaving Club contribute to the maintenance costs of the current building. Under new arrangements, with a new facility, Council will fund the maintenance costs (excluding the cleaning of the designated surf club areas).

## » Consultation

The concept design for the proposed new building has been developed in consultation with surf club representatives.

The club's requests have been considered in the proposed plans and Council is committed to working closely with the club and other key stakeholders as the project progresses.

Any development application will also be subject to extensive community consultation.

## » Funding

The proposed building is expected to cost \$7.9 million. Council is currently seeking state and federal grant funding opportunities to assist with the funding of this infrastructure.

## »» *Proposed plans*

The proposed concept plans for the new surf club building can be viewed on the following pages. These plans were unanimously supported by Councillors at the August 2018 ordinary meeting.

The projected new building size is 1530m<sup>2</sup> and, as highlighted on the following pages, a significant amount of this space has been allocated for exclusive surf club member use.

The proposed location and design of the building still needs to be assessed and approved through a development application process.

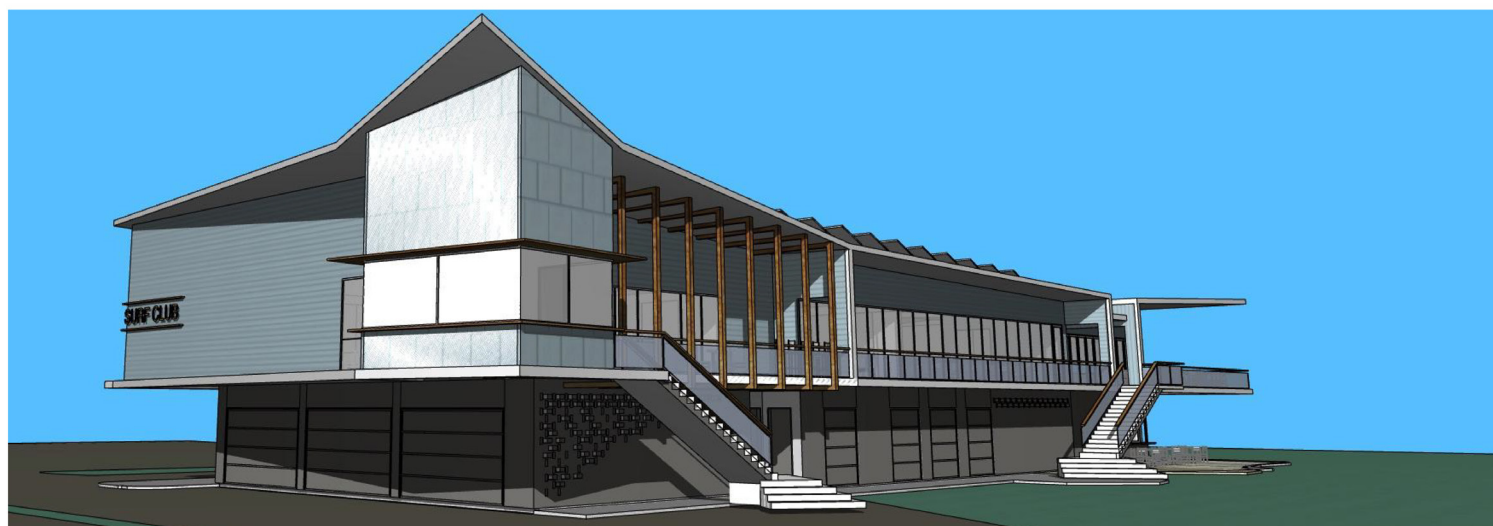
## »» *More information*

### *Enquiries*

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### *Proposed concept plans*

**To view the full concept plans visit  
[ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search Lennox Surf Club)**



**SOUTH EAST PERSPECTIVE**



**SOUTH WEST PERSPECTIVE**

## » Ground floor

- The surf club would have exclusive use of the ground floor south of the separating breezeway, (excluding the public entry to the staircase).
- Council will maintain the building however cleaning the dedicated club areas will remain the responsibility of the Lennox Head Alstonville Surf Lifesaving Club.
- The spaces within this part of the building have been sized and designed to ensure ease of storage and access for the club's equipment.
- The club has a first aid room and its own entrance to the first floor. The floor area allocated to the club is comparable to other contemporary surf clubs.
- The remaining area of the ground floor, north of the breezeway, contains a plant room, publicly accessible toilets and a commercial kiosk (to be leased out), with this area to be managed and cleaned by Council.
- The toilet facilities are intended to replace those currently located immediately north of the existing surf club building.



Green shading dedicated surf club areas

## First floor

- The upstairs floor area contains spaces intended for the exclusive use of the club, being a club and meeting room (separated by a retractable partition) comprising of an area approximately 150m<sup>2</sup> and a patrol room 18m<sup>2</sup>.
- These are located within the southern portion of the first floor. Access to the club room and patrol room would be either via the internal public stairs and/or lift or externally by stairs dedicated to club members.
- The provision of furniture and ongoing cleaning of the club room and patrol room would be the responsibility of the club.
- The remaining areas of the first floor, as illustrated in the attached plan (in white), are allocated as Function Room 1 and Function Room 2 (with associated infrastructure) which will be managed by Council and be available for casual hire to the entire community.

- The surf club will also have access to the use of these function rooms for approved periods of time each year (for surf club events) at no cost to the club. Council will work closely with the club to ensure the club's booking requirements are met.
- The northern part of the first floor will comprise a proposed cafe, kitchen and balcony area which will be leased out by Council on a commercial basis.
- The areas on the first floor (being the function rooms and the cafe) will be accessible by the internal public stairs and/or lift or external stairs.

