



Engagement Summary Report

Stage 2 - Mona Vale Surf Life Saving Club Renewal

October 2018



northern
beaches
council

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Summary

Northern Beaches Council is proposing to build a new surf club building to meet the existing and future needs of Mona Vale Surf Life Saving Club (MVSLSC) and the local community.

The Mona Vale Surf Life Saving Club Renewal Draft Concept Design was developed to:

- provide a fit for purpose modern building to suit the needs of the club, lifeguards and the community
- address storage shortcomings of the current facility
- improve amenities and accessibility
- address existing safety concerns¹
- implement environmentally sustainable initiatives with solar panels, rainwater harvesting solutions and sustainable materials

The development of the draft concept design is supported by an extensive three-stage community engagement strategy.

The first stage of community engagement took place between 26 May and 25 June 2017. A Community Working Group was also established in July 2017. From feedback received during the stage of engagement the Mona Vale Surf Life Saving Club Renewal Draft Concept Design was prepared.

The second stage of engagement held between 7 May and 4 June 2018 invited community comment on the draft concept design. This report details the findings from this stage of engagement.

A public exhibition will also be held as part of any future Development Application process.

Key Outcomes

94 percent of comments received reflected support for the overall draft concept design. While generally supportive, some comments requested changes to function and design aspects of the draft concept. Ideas received around suggested changes included:

- less than one percent of supportive respondents had concerns on the lack of a family change facility
- three percent of supportive respondents had concerns on the inclusion of a restaurant

Six percent of the comments were opposed to the draft concept design. Themes arising centred around:

- dissatisfaction with the proposed concept due to size, design/material
- removing one section of the building
- removal of the restaurant

¹ As identified in the [Feasibility Study and Project Business Case – April 2018](#)

Participation snapshot

Stage Two

Face-to face engagement

Two community drop-in sessions	70 participants
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One stakeholder engagement meeting with Mona Vale Surf Life Saving Club members	40 participants
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Online

Online comments	289 responses
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Email submissions received	6 submissions
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Facebook reach / post clicks	34,121/10,760 post clicks
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Your Say Project page yoursay.northernbeaches.nsw.gov.au/MonaValeSLSC Stage 2: 7 May – 4 June	1,638 page views
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Engagement update email	19,594 emails sent 8,267 opened 238 click-throughs
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Northern Beaches e-News - 4 May 2018	56,663 delivered 32,955 opened 122 click-thru
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Targeted Mona Vale Surf Club Project emails to registered community members	112 sent
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Background

Formed in 1922, the MVSLSC is the fourth largest surf club on the Northern Beaches. The club has seen significant growth over the past few years with membership up from 698 in 2009 to 1,119 in 2017/18².

This aging surf club building is proving inadequate for this quickly growing club and the needs of the local community. The structure is in need of ongoing repairs, lacks appropriate storage and is inflexible for broader uses in the Mona Vale community.

A new building is proposed on the same site with a total floor area that is approximately twice the size of the existing facility.

Northern Beaches Council engaged community and stakeholders to identify the values, needs, challenges and opportunities in designing this proposed new facility.

Stage one engagement was held in 26 May and 25 June 2017. During this stage Council collected the community's ideas and concepts for the renewal of Mona Vale Surf Club³. A Community Working Group was also established in July 2017 and was key part of the engagement strategy. The appointed group worked with the Warren and Mahoney Architects and Council to develop a draft concept design.

The objective of the stage two engagement was to identify the level of support for the draft concept design. The draft concept design and supporting documents were placed on public exhibition between 7 May and 4 June 2018.

A stakeholder meeting with surf club members, two face-to-face drop-in sessions, and an online survey were also used to capture feedback. Written and email submissions were also accepted.

The guiding design principles⁴, developed with the working group and architect, were used to understand the community feedback in relation to its functionality, endurance, locality, rich history, social connectivity and service to the community.

The third stage of engagement will centre around the Development Application process including a public exhibition.

² Membership data provided by Mona Vale Surf Life Saving Club, June 2018

³ Outcomes are available on Council's Have Your Say project page

⁴ Six guiding design principles – Enduring, Local, Social Connector, Serving the Community, Rich History and Functional

Engagement approach

The second stage of engagement provided opportunities for the community to comment both online and face-to-face at stakeholder meetings or at onsite drop-ins.

Council sought to understand the level of support and hear concerns on the draft concept design by aligning engagement material and activities with the six guiding design principles.

Figure 1 – Guiding Principles



Engagement materials and activities

Your Say project webpage

The Northern Beaches Your Say project webpage⁵ provided the community with access to published documents including the Council report and business case, working group notes, concept designs and frequently asked questions.

Online survey

Community members were invited to complete an online survey through the Your Say website. The purpose of the survey was to gather feedback on the concept design.

Stakeholder meeting Mona Vale Surf Life Saving Club members

Council and the project architects met with Mona Vale Surf Life Saving Club members to present draft concept plans prior to public exhibition.

Community 'drop-in' sessions

Two community drop-in sessions were held during the public exhibition at Mona Vale Surf Club. Drop in sessions were guided by the design principles and encouraged feedback on the concept design. Comments were captured on post-it notes and passers-by were given 'Have Your Say' postcards to comment online later.

Social media

A Northern Beaches Council 'boosted' Facebook post, published on 29 May, promoted the engagement driving the community to the 'Have Your Say' project page.

⁵ yoursay.northernbeaches.nsw.gov.au/MonaValeSLSC

Promotional strategy

The engagement activities during the public exhibition were promoted through multiple channels to ensure broad community awareness of the project and seek feedback. Channels included:

- static displays at Mona Vale Customer Service centre and Mona Vale Surf Life Saving Club
- media release on the Northern Beaches Council website and distributed to metropolitan and local papers and magazines
- Have Your Say project page updates
- email to previously registered community members
- Manly Daily advertising on 5 May, 12 May and 19 May 2018
- Northern Beaches e-News article
- promotional signage at Mona Vale Surf Life Saving Club
- social media 'boosted' post.



Northern Beaches Council

May 29 · 🌐



Have you seen the design concept for Mona Vale Surf Life Saving Club?

Comments are closing soon and we'd like to hear your thoughts:

<https://yoursay.northernbeaches.nsw.gov.au/MonaValeSLSC>



Outcomes of engagement

A total of 771 individual comments were received as part of the stage two community engagement process. Responses for each engagement activity are provided below.

Drop in sessions

70 participants attended over two, two-hour sessions. In total 89 comments were received.

Comments reflecting support for the design commonly included:

- the design concept
- the development and its benefit for the community
- inclusion of a café.

Comments reflecting concern and suggested improvement commonly included:

- amenity location and number of toilets / cubicles
- development of a restaurant and its impact on parking
- some opposition to the design concept.

Online survey

A total of 289 responses were received. 91% of the survey respondents were supportive of the overall draft concept design.

Results of the online feedback showed:

- support for the development
- community need for a new facility – as current capacity and facilities were outdated and restrictive
- design catered for the needs of surf lifesaving volunteers
- support for additional equipment storage space
- mixed views on the inclusion of a restaurant space
- support for broader community use of the space
- concern regarding the size and modern design
- community interest in the location and size of amenities.

*“It is important to create a building that meets the needs of the many,
and I firmly believe that this design does that”*

Stakeholder meeting SLSC

A stakeholder meeting with 40 members of the Mona Vale Surf Life Saving Club was held on Tuesday 1 May.

A presentation by the architects provided information on how the design was developed and the process that was undertaken (including working group meetings, site visits, research and the functional design phase).

Members voiced overall support for the concept design. One member raised concern for the need of a dedicated family change facility to be included in the building in addition to the disabled facility shown in the concept design.

Analysis of Social Media response (comments and likes)

A 'boosted' social media post published 29 May reached 34,121 people resulting in 10,760 post clicks on Facebook.

60% of user reactions liked and loved Council's post and 587 comments were received (included friend tagging).

Like	Love	Haha	Wow	Sad	Angry	Comments	Post clicks	Shares
1067	57	4	50	5	3	587	10760	85

Email and written submissions

Six email submissions were received. Issues raised included:

- commercialisation of the facility with the inclusion of a restaurant would put pressure on parking in the area
- concern for the omission of a 'family change' facility, the lack of bike racks
- the costs of building a new facility compared to renovating the existing building
- size and proposed location of public amenities

Detailed feedback (by design principle)

The design guiding principles shown in Figure 1 guided the development of the draft concept design. They were established by the architects Warren & Mahoney with the information gained from community feedback, working group input, sight knowledge and sight visits and the design brief.

The following section details community feedback received through the online survey and drop-in sessions by the guiding principles.

Functional

Functional aspects included areas for surf lifesaving activities, amenities, café, restaurant, function space and surf lifesaving club member facilities (club room and office space).

Yes	No	Not sure
270	21	4

Supportive comments were primarily in relation to the additional space for:

- surf lifesaving activities including storage, recessed watercraft wash-down bay, skills training
- community access including function space available for hire to community groups for activities or functions. Accessible areas for broader community use
- surf lifesaving and board riders storage facilities to alleviate current storage issues, enable easy movement of equipment and provide storage surf club equipment and board riders
- a new café and/or restaurant.

*“Surf Clubs are iconic in style and in their day reflected coastal architecture of the day.
The new design is faithful to current architecture styling”*

In relation to functional design, some comments received indicated:

- a preference for amenities to be relocated to the northern end of the building
- the need for family change facilities
- insufficient disabled facilities an over-abundance of showers and toilets
- restaurant inclusion could place further demand on local parking.

*“Family change rooms are standard in metropolitan wide aquatic centres.
I’m not sure a surf club is seen differently”*

Enduring

This guiding principle focusses on whether the design and materials will withstand the test of time.

Yes	No	Not sure
266	12	20

Of the supportive comments received on this principle many reflected support for the design and materials proposed. Comments primarily supporting the designs highlighted:

- its 'good and clean' modern design in a prominent position which will give a much needed lift to the area
- the mix of materials identified would create an iconic feel and are robust enough to endure harsh coastal elements
- environmental design aspects, low impact on the dunes, solar and sustainable inclusions.

“A lot of thought has gone into creating this design, trying to adhere to the long wish list and at the same time keeping in mind the budget”

Some concern was expressed with regard to the endurance of the proposed materials and aspects of the design, including:

- reservation the proposed timber cladding would last 100 years
- robustness of solar panels in a coastal environment, use of box guttering trapping sand and hail causing corrosion issues
- impacts caused by coastal environmental conditions on the longevity of the materials.
- open southern balcony space susceptible to southerly winds.

“Protection from the wind on the south deck – eg glass enclosure”

Local

This guiding principle focuses on connecting the spaces and the community by bringing the park area and beach together.

Yes	No	Not sure
257	21	21

Commenters supporting the integration of the two areas felt:

- it was a logical and clever design
- expanding the width north-south pedestrian corridor would prevent bottlenecks
- use of glass enabled visibility of the beach and ocean
- public amenities were easily accessible.

“...it’s clever design means that those on the park side can look through the building and so still have a sense of connection to the ocean”

Some respondents questioned the proposed design in relation to this principle on the basis of the:

- size of the building
- harsh materials
- narrowness of thoroughfare
- placement of road and recreational space.

“If it wasn’t so big it would need to try and connect the beach and the park”

Rich History

Feedback on this guiding principle was in the context of ‘respecting the past, celebrating the present and shaping the future’. Respondents were provided an opportunity to comment on this element.

Respondents demonstrated support for incorporating heritage elements in the design, reflecting they believed the design would:

- embrace the club’s rich history and future achievements
- provide sufficient space for honour boards, historic photographs and memorabilia
- provide opportunity to showcase its past and future heritage.

“...there is a need to not just remember where we have come from in a design, but also to look to where we want to go. This design has achieved and exceeded this brief”

Of the respondents that didn't agree rich history was reflected or protected, cited the concept design:

- lacked character
- did not respect the past
- was not in touch with surf life saving
- did not allow for honour boards displays.

“The design of the building is not in touch with the history of surf life saving, could be more aligned with historical pavilion style surf clubs...”

Social Connector

Comments received on this guiding principle reflected thoughts on how the design brought people together as a community meeting place.

Yes	No	Not sure
267	18	13

Most comments received agreed that the design met their needs as a 'social connector'.

Those in support said the concept design provided a meeting place (social hub) for the broader community with:

- facilities that catered to different groups with different interests
- accessible amenities for park and beach users.

“The community today needs places to gather and it looks like you addressed this”

The comments received that disagreed with this, did so in relation to commercialisation. Issues identified included:

- inclusion of a café or restaurant was outside the club's primary purpose of saving lives
- impacts on parking.

“Parking will be impacted with the new building, can provision be made in the future?”

Serving the Community

This guiding principle is centred on meeting the needs of the surf lifesaving club to serve the community.

Yes	No	Not sure
275	16	7

Comments indicated the concept design met this objective with:

- the inclusion of a watchtower that provides visibility to the flag area and the pool
- updated facilities that would address the operational needs for volunteers to cater for the growing population storage capacity catering for board riders and the surf lifesaving club.

“The existing premises are now getting very old. It has very limited areas to store equipment, to allow members to train in the clubhouse, in order to develop skills to improve the surf rescue of people at risk”

In addition, responses supported the inclusion of a cafe and restaurant citing the revenue generated could financially assist the surf club.

*“Surf clubs are a centre of community and should encourage the social interaction. Restaurants and cafes are social hubs and therefore appropriate. Surf Clubs are iconic in style and in their day reflected coastal architecture of the day.
The new design is faithful to current architectural styling”*

Some respondents questioned space allocation and proposed improvements identifying the:

- inclusion of restaurant and surf lifesaving facilities would be at the cost of community space and amenities
- space allocated for professional lifeguards and manoeuvring surf craft could be increased.

“...[it's] very focussed on the SLSC facilities and the extra restaurant for Council leasing purposes. As a result, public amenities look cramped and minimal”

Appendices

Appendix 1 – Stakeholder queries and Council response

Suggestion/Comment	Action	Reason
Proposed amendments to plan		
Box guttering	Design to be amended – delete box gutters	Gutters will be removed. Eaves incorporated
Elevated garden beds	Design to be amended – garden beds removed.	Elevated garden beds would be difficult to access and maintain.
Bin store wash down	Design to be amended – inclusion of wash down	The inclusion of a waste wash-down area is important for health and safety and public amenity.
Suggestion/Comment	Action	Reason
Review / consider		
Family Change room	Review accessible amenity	The layout of the public accessible amenity will be reviewed to enable the space for use as a suitable family change room.
Circulation around Level 1 accessible amenities and kitchen	Review circulation spaces	The circulation space in the building will be reviewed in accordance with the requirements of the Building Code of Australia.
Baby change table in accessible toilets	Review provision of baby change table.	The space required for the provision of a baby change table will be investigated.
Electronic access system	Review/consider	The access system to the building will be reviewed in consultation with the club and relevant stakeholders.
Extent of glass	Review/consider	Materials will be investigated during design development stage.
External defibrillator	Review/consider	An external defibrillator will be investigated.
External lockers	Review/consider	The provision and management of external lockers will be discussed with the relevant stakeholders to determine its suitability.

Grease trap room	Review/consider	A grease trap will be investigated for the café and restaurant.
Timber look manufactured plastic	Review/consider	Suitable alternative materials will be investigated during the design development stage.
Wind break to southern balcony	Review/consider	The provision of a wind break will be discussed with all the relevant stakeholders.
Re-use original dance floor	Review/consider	The original timber floor is likely to be significantly damaged during demolition. Council will investigate incorporating the salvaged sections into parts of the design if possible or repurpose it in some other way.
Recycled timber	Review/consider	Suitable alternative materials will be investigated during the design development stage.
Suggestion/Comment	Action	Reason
No change		
Dedicated watch tower	No change	Not a lifeguard requirement. This is not an essential lifeguard requirement, however has been addressed with the inclusion of a viewing platform on the southern end of the building.
Delete individual cubicles	No change	The cubicles aim to provide an adequate level of privacy, expected by the majority of users.
Delete one section of building	No change	This option is not viable as the result would not meet the needs identified in the project brief.
Expand thoroughfare	No change	Expansion of the thoroughfare would impact on the sensitive environment of the dune system. The dunes must not be impacted
Hot water in public showers	No change	Council does not support the inclusion of hot water showers in public areas.
Increase vertical footprint	No change	The maximum height is 8.5m. It is not possible to increase the vertical footprint.
Kitchen in function room	No change	This is a multi-use space catering for different user groups and does not require an exclusive commercial kitchen.

		Opportunity exists to use other kitchen facilities in the building, i.e. club kitchen and restaurant.
Lifeguards larger storage	No change	The space allocated in the design meets the needs identified by Council lifeguards during the planning and design phase.
Location of building	No change	The coastal risk analysis supports the building to be built in this location. the location
Minimise toilets and showers	No change	The proposed facilities are deemed appropriate to cater for all users of the precinct.
Toilets and showers are excessive	No change	The proposed facilities are deemed appropriate to cater for all users of the precinct.
No restaurant (go to Avalon)	No change	There is significant community support for the inclusion of the restaurant in the building.
Swap location of public and club amenities	No change	The public amenities are located to service all park and beach users.



ATTACHMENT BOOKLET 6

9.4 MONA VALE SLSC RENEWAL FEASIBILITY STUDY AND BUSINESS CASE

ORDINARY COUNCIL MEETING

TUESDAY 17 APRIL 2018

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Item No	Subject
9.4	MONA VALE SURF LIFE SAVING CLUB FEASIBILITY AND BUSINESS CASE
	Attachment : Mona Vale SLSC Renewal Feasibility Study and Business Case 2



Mona Vale Surf Life Saving Club Renewal

Feasibility Study and Business Case

March 2018

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Mona Vale Surf Life Saving Club Renewal

Feasibility Study and Project Business Case

1. Background of Proposed Project

The former Pittwater Council identified the Mona Vale Surf Life Saving Club building as a priority for major capital improvements and resolved on 21 December 2015 to provide in principle support for the rebuild of Mona Vale Surf Life Saving Club and to undertake preliminary investigations, a detailed business case for the project including scope, costings and timeframes and be brought back to Council for consideration.

The existing surf club building is in need of constant repairs due to its age and condition. A new larger building is proposed to address the needs of the Mona Vale Surf Life Saving Club and the local community, and to develop commercial activities.

The project includes for the demolition and rebuild of a new surf club building. The new building is proposed to be constructed on the existing surf club building site and the total floor area is approximately twice the existing facility. The building will cater for the surf club's current and future needs, the professional and volunteer lifeguards and the community in general.

A portion of the new building will be leased to the Mona Vale Surf Life Saving Club with additional spaces for a cafe and a restaurant to be leased to external operators. The income generated from these commercial activities will assist in funding the project.

Council has appointed Warren & Mahoney Architects as the lead design consultant for the project. The architect was involved in Stage 1 of the community engagement process with the Working Group to define the design principles for the concept design.

2. Purpose of Project

The purpose of the project is for Northern Beaches Council to develop, design and build a new surf club building at Mona Vale Beach to replace the existing facility. The new building is to provide a fit for purpose facility that suits the needs of the surf club and the community, addresses current storage issues, improves accessibility and public safety, and to develop commercial opportunities that generates revenue for council.

3. The Site

The subject site is at 1 Surfview Road, Mona Vale Lot 104 DP 1066371 and is zoned RE1 Public Recreation. The other existing users of the building include council professional lifeguards, a commercial cafe operator (Bronze Cafe) and various other community groups. Public amenities are also available at the southern end of the building.

Council owns the adjoining reserve known as Apex Park and the carpark.



4. Memorandum of Understanding (MOU)

An MOU between the Northern Beaches Council and the Mona Vale Surf Life Saving Club Inc detailing the parties' respective required outcomes, commitments and obligations regarding the funding, development and subsequent management and operation of the facility was agreed and signed on 3rd November 2017. For reference, a copy of the MOU is attached in the Appendix 1.

5. Public Consultation Process

Council is committed to conducting community engagement that seeks to involve a broad cross section of the community in the decision making process. There will be a three stage community engagement process for this project.

- Stage 1: Preliminary comments and working group

- Stage 2: Public exhibition
- Stage 3: Development application

Stage 1 of the community consultation process was completed in November 2017. The community engagement included two public drop-ins on site in June 2017 to provide members of the community at large with the opportunity to discuss the project with council staff and provide further comments. A facility for the community to submit comments about the project was also available until 25 June 2017 on council website under the "Have Your Say" page.

During that time, community members were also encouraged to register their interest to be part of a Working Group to assist with the development of the concept design for the new building. The Working Group comprised ten members including representatives from the MVSLSC, key user/hirer, local resident group, board rider group, cafe operator, local business and SLS Sydney Northern Beaches.

Monthly working group meetings were organised both at council offices and on site in conjunction with the lead design consultant, Warren & Mahoney Architects. The concept design was developed over the course of these meetings and a preferred concept design option was agreed by the group in November 2017 for the architect to proceed further with the concept development.

Stage 2 of the community engagement process will commence following Council approval to proceed with the project. This stage involves the public exhibition of the approved concept plans, providing a further opportunity for the community to make additional comments on the proposal.

Stage 3 of the community engagement process is undertaken as part of the the development application process.

5.1. Concept Design

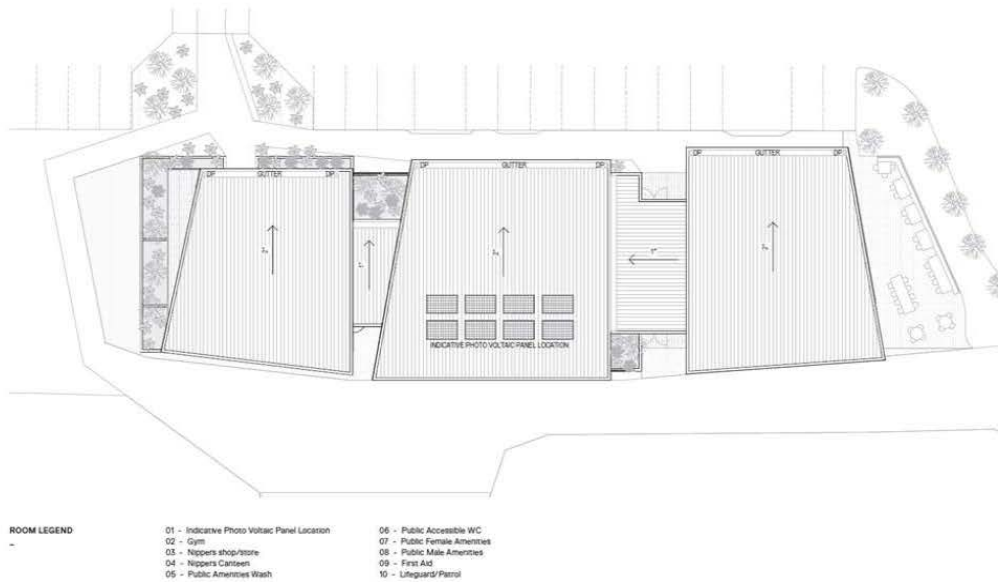
The concept design plans were agreed by the Working Group in November 2017 and the architect has further developed the details in consultation with the club and council. The quantity surveyor (QS) has prepared cost estimates for the project based on the agreed concept design for a building with a total floor area of 1,580m².



Ground Floor Plan



First Floor Plan



Roof Plan



Surf Club Entry



View from Carpark



View to Cafe and Restaurant



View from Beach

5.2. Internal stakeholders

- Ben Taylor – General Manager, Environment & Infrastructure
- Campbell Pfeiffer – Executive Manager, Property
- Steven Lawler – Executive Manager, Parks & Recreations
- Todd Dickinson – Executive Manager, Natural Environment & Climate Change

5.3. External stakeholders

- Mona Vale Surf Life Saving Club
- Surf Life Saving Sydney Northern Beaches
- Mona Vale Boardriders
- Bronze cafe
- Resident groups
- Local businesses
- User/Hirer groups
- Visitors

6. Financial Implications

Northern Beaches Council engaged Altus Group (QS) to provide cost estimates for the various design stages of the new Mona Vale Surf Life Saving Club building to ensure that the project remain on budget throughout the planning and construction phases.

The project budget is expected to be in the order of \$6m including design and construction contingencies, authority fees, consultancy fees and a construction cost escalation allowance for a potential construction commencement in mid 2019.

The cost estimates for the project will be provided for each stage as follows:

- Concept Design
- Development Application
- Design Development
- Tender

6.1. Quantity Surveyor (QS) Cost Plan

The consultant quantity surveyor has prepared a cost estimate based on the concept design agreed by the community working group.

The total project cost is in the order of \$6.35M excluding GST and is summarised as follows.

Construction cost estimate	5,700,000
Consultants fees	400,000
Staff costs	250,000 (incl. 15,000 for 2017/18)
TOTAL	6,350,000

Below is a summary of costs and for reference, a copy of the detailed estimate is attached in the Appendix 2.

Items	Cost Plan 2 - Rev.03			
	Quantity	Unit	Rate	Subtotal
NOTES	GFA			
DEMOLITION & SITE PREPARATION	1,580	m2	51.66	81,623
SUBSTRUCTURE	1,580	m2	326.53	515,917
COLUMNS	1,580	m2	7.85	12,400
UPPER FLOORS	1,580	m2	118.46	187,163
STAIRCASE	1,580	m2	19.24	30,400
ROOF	1,580	m2	148.17	234,114
EXTERNAL WALLS / WINDOWS	1,580	m2	396.76	626,880
EXTERNAL DOORS	1,580	m2	45.22	71,445
INTERNAL WALLS / SCREENS	1,580	m2	172.48	272,520
INTERNAL DOORS	1,580	m2	20.00	31,600
WALL FINISHES	1,580	m2	60.65	95,820
FLOOR FINISHES	1,580	m2	90.15	142,440
CEILING FINISHES	1,580	m2	96.05	151,758
FITMENTS	1,580	m2	231.24	365,355
HYDRAULIC SERVICES	1,580	m2	160.38	253,402
ELECTRICAL SERVICES	1,580	m2	197.43	311,947
MECHANICAL SERVICES	1,580	m2	97.38	153,862
FIRE SERVICES	1,580	m2	34.57	54,626
TRANSPORTATION	1,580	m2	77.53	122,500
EXTERNAL SERVICES	1,580	m2	17.72	28,000
EXTERNAL WORKS	1,580	m2	149.24	235,792
SUBTOTAL	1,580	m2	2,518.71	3,979,564
PRELIMINARIES, OVERHEADS & PROFIT (20%)	1,580	m2	503.74	795,913
SUBTOTAL INCL. PRELIMS, O/H & PROFIT	1,580	m2	3,022.45	4,775,476
DESIGN CONTINGENCY (7.5%)	1,580	m2	226.68	358,161
CONSTRUCTION CONTINGENCY (5%)	1,580	m2	151.12	238,774
ESCALATION TO JUNE 2019 (3%)	1,580	m2	102.01	161,172
LOCAL AUTHORITY FEES & CHARGES (2%)	1,580	m2	70.05	110,672
TOTAL CONSTRUCTION ESTIMATE	1,580	m2	3,572.31	5,644,255
CONSULTANTS FEES (13%)	1,580	m2	253.16	400,000
CONSTRUCTION TOTAL EXCL GST	1,580	m2	3,825.48	6,044,255

6.2. Rental Assessment

The concept design includes commercial opportunities to generate revenue for Council through the lease of a cafe tenancy on the ground floor and a restaurant tenancy on the first floor.

The internal area of the cafe is approximately 72m² and the restaurant is 186m². Outdoor seating is also available for the cafe on the external deck with a further 94m² and another 33m² on the balcony outside the restaurant.

A preliminary rental assessment was undertaken for these tenancies to obtain a market estimate based on the proposed leased areas. The tenancies are proposed to be provided as a cold shell with council being responsible for installing the required services to the tenancy and the tenant to carry out and complete the fitout works. These works include all wall, floor and ceiling finishes, commercial kitchen, lighting, plumbing, mechanical ventilation, all equipment, loose furniture and all certification as required.

A market assessment has been made and the projected income from these two tenancies per annum are in the order of:

- Cafe: \$ 70,000
- Restaurant: \$110,000

The typical lease terms for these types of tenancies are between 10 and 20 years to allow the tenant to amortise the fitout costs and turn a profit from their operation.

It is noted that the current cafe tenancy in the existing building is a sub-lease by the Mona Vale Surf Life Saving Club to Bronze Cafe which expires in May 2021.

7. Project Funding

The project funding currently confirmed as at March 2018 is in the order of \$3.5m as shown in the table below.

The funds that are committed to date include the engagement of the design consultants and quantity surveyor for the concept design stage and staff costs for the 2017/2018 financial year.

Subject to Council approval for the project to proceed, the consultants will then be engaged for the remaining stages of the project including development application, detail design and tender documentation, and construction. The total forecast expenditure this financial year is approximately \$173,000 with the remaining funds expended in FY2018/19 and 2019/20.

Confirmed Funding:

Funding Source	Amount	Committed to date	Expenditure to Date	Forecast Expenditure FY17/18
Council CapEx 2017/18	360,000	88,000	74,000	173,000
Council CapEx 2018/19	400,000	-	-	-
Council CapEx 2019/20 (State Govt. Grant)	1,000,000			
Council CapEx 2020/21 (State Govt. Grant)	400,000			
Council Active Play Program	554,500	-	-	-
MV SLSC Contribution	500,000	-	-	-
Balance from former Pittwater Council SRV Program (total \$1M)	240,000			
Funds Confirmed	\$3,454,500	\$88,000	\$74,000	\$173,000

The capital funds allocated by Council to date were Special Rate Variation (SRV) funds allocated by the former Pittwater Council.

Remaining To Be Funded:

The proposed funding approach to meet the project budget gap of approximately \$2.9m is shown in the table below.

Proposed Funding	Amount
Working capital funded by depreciation	1,000,000

Working capital to be paid back from future earnings (lease payments)	1,000,000
Other Grants etc	900,000
Funds Unconfirmed	\$2,900,000

While a reasonable proportion of this project is new and improved services to the community, there is a proportion of the project that is renewing the existing building facilities that are in place (public toilets, club rooms etc). As such an allowance amount of \$1m is allocated from working capital and funded by depreciation in line with Council's approach to renewal of buildings utilising depreciation funding.

The additional amount of \$1m of working capital is allocated against the future earnings from revenue generated by the two commercial tenancies that are estimated to provide a total income of \$124,000 per annum to Council. It is assumed that Council will receive a minimum of 20% of the rental from the cafe tenancy, based on the current agreement. On that basis, it is expected that this capital will be reimbursed over a period of ten (10) years on a net present value approach.

There is an additional gap that needs funding that both Council and Mona Vale SLSC representatives have agreed to work together to try to fund. One of these is to approach Surf Life Saving New South Wales (SLSNSW) for a contribution. In the past SLSNSW provided financial support for the construction of the Birubi Surf Life Saving Club building that was constructed in 2013/14 and council and the club will be seeking similar support for this project.

Subject to an approved DA, the club will seek to raise further funding through fund raising events and grant applications with the aim to potentially reduce the level of council's loan commitment.

8. Timeframe

The current timeline for the project is as follows:

Council approval	- April 2018
Public Exhibition	- May 2018
Development Application Lodgement	- July 2018
DA Assessment	- October 2018
Tender	- November to January 2019
Contract Award	- February 2019
Construction	- April 2019

9. Recommendation

Given that the project has been progressed positively to a stage that means that it is likely to be fully funded by appropriate sources, it is recommended that Council:

- having considered the information and evidence contained in the Business Case, approve the progression of the project to provide a new surf club building at Mona Vale Beach
- approve for the concept plans to be placed on Public Exhibition and to proceed with the next stages of the project
- approve Council officers allocating the noted funding sources within this feasibility study to the delivery of this project

10. Appendices

10.1. Appendix 1 – Memorandum of Understanding

THIS MEMORANDUM OF UNDERSTANDING (MOU)

is made on the 3rd day of November 2017

BETWEEN

Northern Beaches Council (ABN 57 284 295 198) of PO Box 882 MONA VALE NSW 1660

and

Mona Vale Surf Life Saving Club Inc. (ABN 55 385 251 630) of PO Box 16 MONA VALE NSW 1660

1. BACKGROUND

Northern Beaches Council (Council) and Mona Vale Surf Life Saving Club Inc. (The Club) would like to work together to fund, design and construct a new (or refurbish existing) multi-purpose surf life-saving building, amenities and storage facility (The Facility) on the Council owned site at 1 Surfview Road, Mona Vale NSW.

2. BUSINESS CASE & COUNCIL APPROVAL

On the 21 December 2015, Council Resolved:

1. That Council provide in principle support for the rebuild of Mona Vale Surf Club.
2. That following preliminary investigations, a detailed business case for the project, including scope, costings and timeframes, be brought back to Council for consideration.

3. PURPOSE

The purpose of this Memorandum of Understanding (MOU) is to reflect the parties' respective required outcomes, commitments and obligations regarding the funding, development and subsequent management and operation of The Facility.

4. COUNCIL'S COMMITMENT

Council agrees to:

- Consult The Club and other interested parties regarding spatial and functional requirements for The Facility noting that The Club is the key stakeholder in the project and its needs and requirements are paramount.
- Council will confirm the project brief and develop a detailed business case for the project, including scope, costings and timeframes, for The Facility and collaborate with The Club and to confirm the project brief;
- Retain the services of an architect to design The Facility to meet innovative, environmentally sustainable design standards, within budget;
- Consult The Club and other interested parties prior to finalisation of the architectural plans; and
- Manage the construction of The Facility, subject to the elected Council's (or the Administrator's) approval to progress the works.
- Work with the Club to ensure that financially the Club is no worse off as a result of this project.

5. BUILDING SCOPE OF WORKS

Council is planning to construct a new Surf Club building (or refurbish the existing building) to a specification to be agreed between the parties (Council and The Club), ensuring Council and The Club premises sufficiently meet The Club's current and foreseeable needs.

Council will complete a 'brief' for inclusions in the Scope of Works listing requirements for The Club, the Professional Lifeguards, Council, proposed commercial operator/s and any community/public areas (e.g. public amenities, storage). This will be followed by a feasibility study and business case.

6. FUNDING

It is proposed that a detailed business case be undertaken to determine accurate scope, costs and timeframe for the project, comprising The Facility and surrounding public spaces.

The envisaged cost of the project will be approximately \$5.5m and it may be funded by some or all of the following;

- Council funds: \$1.16m ex GST
- The Club's fitout funds: \$500,000 ex GST
- Grants from various government and related bodies: up to \$3.0m
- Council borrowings against commercial operation revenues (e.g. Restaurant) generated within the new Facility: dependant on the size of grants received.

Council has committed the following funds to the project (subject to ongoing approval by the elected Council):

- 2016/17 - \$160,000 ex GST for preliminary project costs
- 2017/18 - \$200,000 ex GST
- 2019/20 - \$400,000 ex GST
- 2020/21 - \$400,000 ex GST

The Club has committed \$500,000 ex GST in cash to the project, such funds to be attributed to construction and fitout costs to those areas of the building which will comprise The Club's leased areas of the new Facility. It is intended that any fitout within the leased areas that is beyond base building configuration for the new Facility shall be identified within the Lease as being tenant fixtures and fittings. The Club will receive the depreciation benefits therefore and assume repair and maintenance responsibilities.

Other funding requirements are as follows:

- Once costs and project timelines are determined, it is proposed that Council and The Club review its future funding commitments.
- Council and The Club will bear their own costs in relation to this MOU and any other contracts, leases or any other agreements contemplated by it.
- The project is GST free given Council's control of payments and its GST free status
- Any construction cost overruns are to be covered by Council.

7. OWNERSHIP OF THE FACILITY & LEASES

Council will own The Facility, and will enter into a twenty (20) year lease with The Club over The Facility (subject to approval by the Council and The Club) for its core operations (meaning all or any of The Club's current activities in its present clubhouse), prior to entering into a construction contract.

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The commencing date of the Lease will be the date upon which handover occurs. Both parties agree to progress the agreement to lease upon execution of this Memorandum of Understanding. Council will negotiate with The Club for the appropriate use and access to The Facility by other community groups.

Other areas in the building will be the subject of leases as appropriate between Council and third parties, of which the revenue requirements will be incorporated within the feasibility study and business case.

The parties acknowledge there is a sub-lease between The Club and Bronze Café over the existing building, terminating on 11 May 2021. The parties acknowledge that building works may cause the whole or part of the Facility to be vacated for part or whole of the rebuild (or refurbishment). It is further acknowledged that the Club will continue to have the right to sublease the existing or future tenants of the Kiosk within The Facility with the lease structure being no less beneficial to the Club, financially and generally, than the existing lease structure. It is expected that any new Facility will provide at a minimum the same size, functional spaces and facilities that exist within the existing Facility. It is expected that the council will not unreasonably withhold its permission for the Club to execute future subleases of the Kiosk areas within the new Facility in the future.

8. TEMPORARY FACILITY DURING CONSTRUCTION

During the construction period The Club and professional Lifeguards will need to continue to operate. Alternative adequately secure "premises" in the nature of a compound such as demountable/s and storage areas (shipping containers) will be provided in specific locations (determined by Council) including:

- Toilet facilities
- First aid and Communications facilities
- Operational lifesaving equipment and storage of equipment to be reused in the building.

The Club in consultation with Council will endeavour to source appropriate premises. The costs will be treated as project costs.

9. PROJECT MANAGEMENT

Council uses the Prince2 project management methodology, and The Club will be included as a Senior User and Customer on the steering committee within this framework.

10. COMMUNITY ENGAGEMENT

A Community Engagement Plan will be formalised as part of the project. The Club will conduct consultation for its own members.

11. TENDERS AND SERVICE PROVIDERS

As per standard construction contracts, Council will not have full control over sub-contractors appointed by the major Contractor.

When Tenders and Services are called by Council for significant design items or construction works greater than \$30,000 (GST inclusive), Council will notify The Club so that Club members and sponsors will be given the opportunity to participate in the process.

Any funds spent by Council must follow Council's Procurement Policy.

12. TERMINATION


Without binding the Parties it is their expectation and commitment that neither may terminate this MOU until one month after the successful approval of the Development Application ("DA") for the rebuild of the Facility by the appropriate statutory authorities. By the time this MOU ceases it is expected that both parties have agreed terms of a legally binding Agreement for Lease to commence construction of the new Facility.

13. CONFIDENTIALITY

The parties, their employees, members, or agents agree that all information and negotiations regarding any tender process in relation to the matters contemplated by this MOU are to be kept confidential unless otherwise agreed by the parties.

14. THIS MOU IS NOT LEGALLY BINDING


Signed by Northern Beaches Council
(ABN 57 284 295 198) by its authorised
delegate:


Signature: _____
BEN TAYLOR
Print Name


WITNESS


Signature: _____
Rachel Lucia
Print Name

Signed by Mona Vale Surf Life Saving
Club Inc. (ABN 55 385 251 630) by its
authorised delegate:


Signature: _____
BRYCE MUNRO
Print Name PRESIDENT

WITNESS


Signature: _____
DAVID MACKENZIE SINCLAIR
Print Name

10.2. Appendix 2 – QS Cost Estimate



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
1	NOTES				0
2	BUILDING WORKS				
3	DEMOLITION & SITE PREPARATION	1,580	m2	51.66	81,623
4	SUBSTRUCTURE	1,580	m2	326.53	515,917
5	COLUMNS	1,580	m2	7.85	12,400
6	UPPER FLOORS	1,580	m2	118.46	187,163
7	STAIRCASE	1,580	m2	19.24	30,400
8	ROOF	1,580	m2	148.17	234,114
9	EXTERNAL WALLS / WINDOWS	1,580	m2	396.76	626,880
10	EXTERNAL DOORS	1,580	m2	45.22	71,445
11	INTERNAL WALLS / SCREENS	1,580	m2	172.48	272,520
12	INTERNAL DOORS	1,580	m2	20.00	31,600
13	WALL FINISHES	1,580	m2	60.65	95,820
14	FLOOR FINISHES	1,580	m2	90.15	142,440
15	CEILING FINISHES	1,580	m2	96.05	151,758
16	FITMENTS	1,580	m2	231.24	365,355
17	HYDRAULIC SERVICES	1,580	m2	160.38	253,402
18	ELECTRICAL SERVICES	1,580	m2	197.43	311,947
19	MECHANICAL SERVICES	1,580	m2	97.38	153,862
20	FIRE SERVICES	1,580	m2	34.57	54,626
21	TRANSPORTATION	1,580	m2	77.53	122,500
22	EXTERNAL WORKS				
23	EXTERNAL SERVICES	1,580	m2	17.72	28,000
24	EXTERNAL WORKS	1,580	m2	149.24	235,792
25	SUBTOTAL	1,580	m2	2,518.71	<u>3,979,564</u>
26	PRELIMINARIES, OVERHEADS & PROFIT (20%)	1,580	m2	503.74	795,913
27	SUBTOTAL INCL. PRELIMS, OVERHEADS & PROFIT	1,580	m2	3,022.45	<u>4,775,476</u>
28	DESIGN CONTINGENCY (7.5%)	1,580	m2	226.68	358,161
29	CONSTRUCTION CONTINGENCY (5%)	1,580	m2	151.12	238,774
30	ESCALATION TO JUNE 2019 (3%)	1,580	m2	102.01	161,172
31	LOCAL AUTHORITY FEES & CHARGES (2%)	1,580	m2	70.05	110,672
32	TOTAL CONSTRUCTION ESTIMATE INCLUDING CONTINGENCIES	1,580	m2	3,572.31	<u>5,644,255</u>



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
33	CONSULTANTS FEES (PC SUM)	1,580	m2	253.16	400,000
34	CONSTRUCTION TOTAL EXCL GST	1,580	m2	3,825.48	<u>6,044,255</u>
35	<u>OPTIONS. 2 - DUMB WAITER</u>				
36	INTERNAL WALLS / FITMENTS				47,925



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
1	NOTES				
1.1	<u>Basis of Estimate</u>				
1.2	This cost plan is based on email provided by Andrew Walsh - Warren and Mahoney receive date 21.12.2017 comprising of below documentation :				
1.3	Mona Vale SLSC Architectural Drgs. SK001, by Warren and Mahoney Architects receive dated 21.12.2017				
1.4	Mona Vale SLSC Architectural Drgs. GF Finishes Clarifications to Cost Planner, by Warren and Mahoney Architects receive dated 22.02.2018				
1.5	Mona Vale SLSC Concept Design Report Issue A, by Warren and Mahoney Architects dated 11.12.2017				
1.6	Mona Vale SLSC 3D Views Drawings, by Warren and Mahoney Architects receive dated 21.12.2017				
1.7	Mona Vale SLSC Landscape Concept Drawings Issue C, by Arcada Landscape Architects dated December 2017				
1.8	Mona Vale SLSC Structural Concept Design, by TTW Consulting Engineers dated 24 November 2017				
1.9	Mona Vale SLSC Hydraulic Services Drgs. SK001 & 002 Rev.1, by Northrop dated 30.11.17				
1.10	Mona Vale SLSC Electrical Services Drgs. ESK01 Rev.1, by Northrop dated 30.11.17				
1.11	Mona Vale SLSC Mechanical Services Drgs. MSK01 Rev.2, by Northrop dated 08.12.17				
1.12	Mona Vale SLSC reference images and mark-ups drawings, by Warren and Mahoney Architects receive dated 31.01.2018				
1.13	Mona Vale SLSC Queries Clarification email from Warren and Mahoney Architects receive dated 29.01.2018 regarding Architectural, Landscape, Structural and Services adjustment scope of works that need to incorporate in the revised cost plan.				
1.14	Mona Vale SLSC - WM Review and Comments email from Warren and Mahoney Architects receive dated 22.02.2018 regarding Architectural, Landscape & Structural scope of works that need to incorporate in the revised cost plan.				
1.15	Mona Vale SLSC - WM Review and Comments email from Northern Beaches Council receive dated 23.02.2018 regarding Architectural fit out & loose furniture scope of works that need to incorporate in the revised cost plan.				
1.16	<u>Assumptions</u>				



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
1.17	Allow for bored piers approx. 2.50m deep - assumed 1.50m spacing under all ground level walls, 600mm diameter				
1.18	Allow for raft slab for substructure				
1.19	Allow for a 265mm thick precast hollowcore floor panel for upper floor				
1.20	Allow a proprietary timber framed truss with min. 3 degree slope metal roofing for roof				
1.21	Allow for precast concrete internal wall to inhabitant area not required render and painting, to habitable area will have stud plasterboard wall and painting finish				
1.22	Allow for robust ground level walls allowed to support the level 1 slabs and transfer structures				
1.23	Allow 65mm brick paving on 100mm thick slab to outdoor paving				
1.24	Assume fire sprinkler sytem not required				
1.25	Assume all timber construction is complied with fire resistance requirements				
1.26	Allow P/V cell sytem with 24 panels (7,680 W), conventional grid connected solar system, assume that no battery storage will be installed as advised by engineer				
1.27	Assume 200mm thick Precast Concrete Panels as Feature external finish (either ribbed or plank-form), with standard smooth internal finish, no paint to either side				
1.28	Allow for Cold Shell to kitchen fit out				
1.29	Fitout to the Cafe and Restaurant is excluded as it is deemed to be the responsibility of the tenant.				
1.30	No allowance for made to carry out dune reinstatement and planting				
1.31	Allow for timber plywood to internal faces of L1 "Portal & column" and allow timber feature walls finish to L1 Function room				
1.32	Allow for timber feature ceiling to L1 Function room and Lobby				
1.33	No allowance has been made for insulation to precast concrete external walls				
1.34	No allowance has been made within the demolition cost to save any of the existing building components or equipment contained therein.				



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
1.35	Allow lockers to club changes room (approx. 20 no), no allowance for lockers to Public Changes				
1.36	Allow grey water recycling - Rain water tank above ground; allow 10kL capacity, usage for toilet flushing / irrigation only - no allowance for shower usage				
1.37	<u>Exclusions</u>				
1.38	Escalation beyond June 2019				
1.39	External Works other than allowed				
1.40	Traffic signals are excluded				
1.41	Works to existing carpark are excluded				
1.42	On site detention tank				
1.43	Work outside site boundary				
1.44	Lockers to Public Changes				
1.45	Gym, Physiotherapy equipment				
1.46	External Building Signage over and above \$12,500 allowance in fitments				
1.47	Statutory Signage over and above \$3,500 allowance in fitments				
1.48	External pole lighting				
1.49	Internal lighting specialist				
1.50	Audio Visual, TV, Computers, Digital Equipment				
1.51	CCTV, alarm and security system, etc				
1.52	Irrigation to landscaping				
1.53	Excludes G.S.T				
NOTES TOTAL (Excl GST)					0
3	DEMOLITION & SITE PREPARATION				
3.1	DEMOLITION				
3.2	<u>Demolition of existing building and footings, leaving site ready for construction of new building</u>		Note		
3.3	<u>Labour</u>				
3.4	Demolition Supervisor	48	hrs	70.00	3,360
3.5	Demolition Labour	96	hrs	58.00	5,568
3.6	Disconnect electrical services	8	hrs	85.00	680
3.7	Disconnect hydraulic services	8	hrs	85.00	680
3.8	Subtotal				10,288



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
3.9	<u>Material</u>				
3.10	Allowance to provide protection material to areas surrounding demo site	1	item	750.00	750
3.11	Subtotal				750
3.12	<u>Plant</u>				
3.13	20T Excavator	48	hrs	170.00	8,160
3.14	12T Excavator	48	hrs	125.00	6,000
3.15	Breakers, buckets, grapples etc	48	hrs	25.00	1,200
3.16	Bobcats	6	days	445.00	2,670
3.17	Tippers x 2	96	hrs	160.00	15,360
3.18	Miscellaneous equipment, PPE etc	6	days	375.00	2,250
3.19	Subtotal				35,640
3.20	<u>Disposal</u>				
3.21	Disposal of uncontaminated waste - general mixed waste	17	t	255.00	4,335
3.22	Disposal of contaminated waste - removal asbestos material	1	item	10,000.00	10,000
3.23	Subtotal				10,000
3.24	<u>Floatage</u>				
3.25	20T Excavator	2	way	680.00	1,360
3.26	12T Excavator	2	way	500.00	1,000
3.27	Bobcats	2	way	300.00	600
3.28	Subtotal				2,960
3.29	SITE PREPARATION				
3.30	<u>Cut and fill</u>				
3.31	Nominal allowance for minor cut and fill and prepare site to the levels of new building; approx. +/- 150mm	1,765	m2	10.00	17,650
3.32	Subtotal				17,650
DEMOLITION & SITE PREPARATION TOTAL (Excl GST)					81,623
4	SUBSTRUCTURE				
4.1	For the purpose of preliminary cost estimate, we have allow bored piers and strip footing option based on TTW Structural Concept Design Report item 5.2 page 7 dated 24 November 2017.		Note		
4.2	<u>Piles</u>				



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
4.3	Site Establishment / Demobilisation of a piling rig	1	item	5,000.00	5,000
4.4	Allowance for bored piers approx. 2.50m deep - assumed 1.50m spacing under all ground level walls, 600mm diameter	482	m	320.00	154,240
4.5	Allowance to cut and trim head of pile	193	no	150.00	28,950
4.6	<u>Strip Footings</u>				
4.7	Allowance for strip footing 600 x 600mm deep including excavation, formwork, reinforcement and concrete	290	m	350.00	101,500
4.8	<u>Raft Slab</u>				
4.9	Allowance for substructure, including slab on ground and any beams that may be required	737	m2	290.00	213,727
4.10	<u>Lift Pit</u>				
4.11	Allowance for lift pit	1	Item	12,500.00	12,500
SUBSTRUCTURE TOTAL (Excl GST)					515,917
5	COLUMNS				
5.1	For the purpose of preliminary cost estimate, we have allow 450mm dia round column based on TTW Structural Concept Design Report item 5.4.4 page 11 dated 24 November 2017.		Note		
5.2	<u>Structural Columns</u>				
5.3	Robust ground level walls allowed to support the level 1 slabs and transfer structures		Note		
5.4	450mm dia reinforced concrete column :[1 no]	4	m	750.00	3,000
5.5	350mm x 350mm reinforced concrete column :[2 no]	7	m	800.00	5,600
5.6	350mm x 950mm reinforced concrete column :[1 no]	4	m	950.00	3,800
COLUMNS TOTAL (Excl GST)					12,400
6	UPPER FLOORS				
6.1	For the purpose of preliminary cost estimate, we have allow Precast Hollowcore Floor Panels based on TTW Structural Concept Design Report item 5.4.1 page 8 dated 24 November 2017.		Note		
6.2	<u>Suspended Slab</u>				
6.3	Allow for a 265mm thick precast hollowcore floor panel including 60mm structural screed and top reinforcement throughout	775	m2	230.00	178,250
6.4	<u>Beams</u>				



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
6.5	Allowance for use trimmer beams if penetration greater than 600mm - allow approx. 5% of suspended slab cost	1	item	8,912.50	8,913
UPPER FLOORS TOTAL (Excl GST)					187,163
7	STAIRCASE				
7.1	<u>Reinforced Concrete Stairs</u>				
7.2	Allow for cantilever steel staircase, tread 1.25m wide, with intermediate landing and timber clad finish - main stairs :[1 no]	4	m/rise	4,000.00	16,000
7.3	Allow for concrete staircase, tread 1.2m wide, with intermediate landing and carpet finish :[1 no]	4	m/rise	2,500.00	10,000
7.4	Allow for timber handrails to both sides of the internal feature stairs	4	m/rise	400.00	1,600
7.5	Allow for S/S handrails to both sides of the external stairs	4	m/rise	700.00	2,800
STAIRCASE TOTAL (Excl GST)					30,400
8	ROOF				
8.1	Structural drawings have not been issued for the redesigns of the roof to Mona Vale Surf Club		Note		
8.2	Allow for structural timber framing including all necessary accessories etc (Based on TTW's Design feed back dated 02.02.2018)		Note		
8.3	<u>Roof Structure</u>				
8.4	Allow for timber roof construction including Pryda trusses system, beams, purlins, and roofing battens (roof area measured)	825	m2	95.00	78,371
8.5	Allow for column to support roof structure	825	m2	20.00	16,500
8.6	Allow for ties, bolts and fixings etc.(5%)	1	item	4,743.54	4,744
8.7	<u>Roofing & Waterproofing</u>				
8.8	Metal deck roof sheeting fixed to roof framing (taken elsewhere) with sarking & insulation	825	m2	70.00	57,750
8.9	Allowance for flashings and cappings	825	m2	10.00	8,250
8.10	<u>Roof Slab / Balcony Paving</u>				
8.11	Allow for 300mm suspended roof slab incl. edge thickening to roof slab / balcony paving area	75	m2	350.00	26,250
8.12	Outdoor paving to roof slab / balcony paving area (PC supply \$65/m2)	75	m2	125.00	9,375
8.13	Allowance for roof slab drainage	75	m2	35.00	2,625



Client: Northern Beaches Council
Project: Mona Vale SLSC Development
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Ref.	Description	Quantity	Unit	Rate	Total
8.14	Waterproof membrane to roof slab area	75	m2	50.00	3,750
8.15	<u>Roof Drainage</u>				
8.16	Allow for roof drainage, including all gutters, downpipes etc to main roof	825	m2	20.00	16,500
8.17	<u>Fall arrest System</u>				
8.18	Allow for a fall arrest system	1	item	10,000	10,000
	ROOF TOTAL (Excl GST)				234,114
9	EXTERNAL WALLS / WINDOWS				
9.1	EXTERNAL WALLS				
9.2	<u>Light Weight Cladding</u>				
9.3	Light weight external cladding incl. framing with plasterboard stud wall lining incl. insulation internally to Level 1	414	m2	320.00	132,480
9.4	<u>Precast Concrete Walls</u>				
9.5	200mm thick Precast Concrete Panels with feature external finish (ribbed or plank form) and standard smooth internal finish to Ground Floor and Level 1 blade wall	288	m2	350.00	100,800
9.6	Precast concrete blades to facade of plant room incl. full height steel mesh behind	39	m2	850.00	33,150
9.7	<u>Timber Batten</u>				
9.8	Proprietary composite timber batten system	264	m2	350.00	92,400
9.9	<u>Feature Wall Finish</u>				
9.10	Allowance for feature walls finish as advise by WAM dated 29.01.2018		Note		
9.11	Timber plywood to internal faces of L1 portal, column and blade wall	33	m2	100.00	3,300
9.12	WINDOWS & BALUSTRADE				
9.13	<u>Windows</u>				
9.14	Fixed glazed window incl. frame	139	m2	500.00	69,500
9.15	"Capral flush glazing" with glazed sliding door incl. frame and hardware	45	m2	850.00	38,250
9.16	Flush glazed curtain wall incl. frame	66	m2	975.00	64,350
9.17	Folded glazing window / stacking doors incl. frame and hardware	43	m2	1,150.00	49,450
9.18	<u>Glazed Balustrade</u>				



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Ref.	Description	Quantity	Unit	Rate	Total
9.19	1200mm high glazed balustrade to Balcony	72	m	600.00	43,200
EXTERNAL WALLS / WINDOWS TOTAL (Excl GST)					626,880
10	EXTERNAL DOORS				
10.1	<u>Glazed Door</u>				
10.2	Single leaf glazed door incl. frame and hardware	3	no	1,800.00	5,400
10.3	<u>Timber Door</u>				
10.4	Single leaf solid core door incl. frame and hardware	4	no	1,200.00	4,800
10.5	Single leaf timber slat door incl. frame and hardware	2	no	2,500.00	5,000
10.6	<u>Overhead Doors</u>				
10.7	Metal roller doors wth mechanical opening :[5 no]	57	m2	505.00	28,785
10.8	Panel lift doors wth mechanical opening :[3 no]	36	m2	485.00	17,460
10.9	Extra over for structure to support overhead doors	1	item	10,000.00	10,000
EXTERNAL DOORS TOTAL (Excl GST)					71,445
11	INTERNAL WALLS / SCREENS				
11.1	For the purpose of preliminary cost estimate, we have allow precast concrete internal wall based on TTW Structural Concept Design Report item 5.3 page 8 dated 24 November 2017.		Note		
11.2	<u>Precast Concrete Walls</u>				
11.3	200mm thk Precast Concrete Panels with standard smooth internal finish both sides	187	m2	250.00	46,750
11.4	<u>Masonry Walls</u>				
11.5	140mm core filled and reinforced block walls	291	m2	200.00	58,200
11.6	<u>Stud Walls</u>				
11.7	150 timber stud wall with plasterboard both sides including insulation	281	m2	150.00	42,150
11.8	Plasterboard wall lining to masonry wall	284	m2	30.00	8,520
11.9	<u>Internal Screens</u>				
11.10	Fixed glazed internal screens / window incl. frame	32	m2	750.00	24,000
11.11	<u>Lift Shaft Walls</u>				
11.12	300mm thick RC Lift Shaft walls	57	m2	440.00	25,080
11.13	<u>Stair Walls</u>				
11.14	200mm thick RC Stair walls (feature exposed concrete wall)	54	m2	380.00	20,520



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Ref.	Description	Quantity	Unit	Rate	Total
11.15	<u>Garbage Chute Walls</u>				
11.16	140mm core filled and reinforced block walls	12	m2	200.00	2,400
11.17	<u>Chain Link Fence</u>				
11.18	2.40m height chain link fence to lifeguard store, plant enclosure & bin	25	m	140.00	3,500
11.19	Extra over above for single leaf sliding gate	1	no	1,200.00	1,200
11.20	<u>Operable Wall</u>				
11.21	Full height operable wall, manually operated incl. track & hardware	21	m2	1,200.00	25,200
11.22	Extra over for structure to support operable wall	1	item	3,000.00	3,000
11.23	<u>Glazed Balustrade</u>				
11.24	1200mm high glazed balustrade to stairs / void	20	m	600.00	12,000
INTERNAL WALLS / SCREENS TOTAL (Excl GST)					272,520
12	INTERNAL DOORS				
12.1	<u>Solid Core Door</u>				
12.2	Single leaf solid core door incl. frame and hardware	20	no.	1,100.00	22,000
12.3	Double leaf solid core door incl. frame and hardware	3	no.	1,800.00	5,400
12.4	Extra over for accessibility door including automatic release button	1	item	4,200.00	4,200
INTERNAL DOORS TOTAL (Excl GST)					31,600
13	WALL FINISHES				
13.1	<u>Feature Wall Finish</u>				
13.2	Allowance for feature walls finish as advise by WAM dated 29.01.2018		Note		
13.3	Timber plywood to L1 function room wall; allow for Designer Ply Hoop Pine - AC Grade 12mm thick decorative plywood to match timber ceiling	50	m2	110.00	5,500
13.4	<u>Painting</u>				
13.5	Paint finish to plasterboard walls	1,829	m2	15.00	27,435
13.6	<u>Wall Tiling</u>				
13.7	Tiling to wet areas	427	m2	130.00	55,510
13.8	Splashback to kitchen areas	20	m	200.00	4,000
13.9	Waterproofing to wet areas	75	m2	45.00	3,375
WALL FINISHES TOTAL (Excl GST)					95,820



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Ref.	Description	Quantity	Unit	Rate	Total
14	FLOOR FINISHES				
14.1	For the purpose of preliminary cost estimate, we have allow Opt. 1 - Cold Shell to kitchen fit out		Note		
14.2	<u>Concrete Finish</u>				
14.3	Concrete sealer finish	378	m2	25.00	9,450
14.4	<u>Carpet</u>				
14.5	Carpet floor tiles	189	m2	85.00	16,065
14.6	<u>Tile</u>				
14.7	Ceramic floor tiles	246	m2	120.00	29,520
14.8	Extra over for non-slip finish to wet areas	178	m2	40.00	7,120
14.9	Waterproofing to wet areas	178	m2	45.00	8,010
14.10	<u>Vinyl</u>				
14.11	Vinyl floor finish	377	m2	90.00	33,930
14.12	<u>Paving</u>				
14.13	Outdoor paving to GF measured in external works		Note		
14.14	Outdoor paving to balcony & observation room Level 1 (PC supply \$65/m2)	213	m2	125.00	26,625
14.15	<u>Gym Floor</u>				
14.16	Acoustic floor layer (rubberised mat)	40	m2	160.00	6,400
14.17	Slip floor mats	1	Item	2,500.00	2,500
14.18	<u>Skirting</u>				
14.19	Allow for skirting of the above floor finish (only to light weight wall)	188	m	15.00	2,820
FLOOR FINISHES TOTAL (Excl GST)					142,440
15	CEILING FINISHES				
15.1	For the purpose of preliminary cost estimate, we have allow Opt. 1 - Cold Shell to kitchen fit out		Note		
15.2	Assume off form concrete finish to store room, no allowance for painting concrete soffit		Note		
15.3	Paint finish to exposed slab to wet areas	177	m2	20.00	3,540
15.4	<u>Suspended Ceiling</u>				
15.5	Suspended plasterboard ceiling including suspension system and paint finish	815	m2	95.00	77,425



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Ref.	Description	Quantity	Unit	Rate	Total
15.6	Extra over above for feature timber ceiling to L1 Lobby & Function Room; allow for Designer Ply Hoop Pine - AC Grade 12mm thick decorative plywood	193	m2	110.00	21,230
15.7	<u>Soffit Ceiling</u>				
15.8	FC ceiling soffit including suspension system, insulation and paint finish to external area	229	m2	115.00	26,335
15.9	Extra over above for feature timber ceiling to L1 external soffit, allow for Designer Ply Hoop Pine - AC Grade 12mm thick decorative plywood	147	m2	110.00	16,170
15.10	<u>Cornice</u>				
15.11	No allowance for cornice, assume squareset / shadowline for typical junction (incl. in ceiling finish)		Note		
15.12	<u>Bulk heads</u>				
15.13	Allow for bulk heads @ 5% of the above (scope to be defined)	1	item	7,058.01	7,058
CEILING FINISHES TOTAL (Excl GST)					151,758
16	FITMENTS				
16.1	For the purpose of preliminary cost estimate, we have allowance as below :		Note		
16.2	Opt. 1 - Cold Shell to kitchen fit out		Item		
16.3	No allowance for kitchen equipment / fitment to Kitchen Cafe at GF Bar and Restaurant Kitchen at Lvl 1		Item		
16.4	No allowance for Gym equipment / fitment to Gym		Item		
16.5	Fitout to the Cafe and Restaurant is excluded as it is deemed to be the responsibility of the tenant.		Item		
16.6	<u>General</u>				
16.7	Blinds to windows (allow to L1 western window only); no allowance to Avalon	65	m2	100.00	6,500
16.8	Garbage bins - 240L	10	no.	120.00	1,200
16.9	Garbage bins - 1,100L	4	no.	750.00	3,000
16.10	Subtotal				10,700
16.11	<u>Store Room</u>				
16.12	Equipment excluded		note		
16.13	Storage allowance (racks & hooks) to life saving & surf sport store	260	m2	50.00	13,000
16.14	Subtotal				13,000
16.15	<u>Office</u>				



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Ref.	Description	Quantity	Unit	Rate	Total
16.16	Workstation, allow 750mm depth x 5.0m length workstation bench for 3 people	1	item	3,500.00	3,500
16.17	Chair	3	no	450.00	1,350
16.18	Cabinet	3	no	350.00	1,050
16.19	Pinboards, book shelf approx. 1200mm wide, etc	1	item	2,000.00	2,000
16.20	Subtotal				7,900
16.21	<u>First Aid</u>				
16.22	Workstation	1	item	2,500.00	2,500
16.23	Chair	1	no	450.00	450
16.24	First Aid bed	1	no	1,500.00	1,500
16.25	Storage allowance	12	m2	100.00	1,200
16.26	Subtotal				5,650
16.27	<u>Canteen</u>				
16.28	Allowance for shelving	1	Item	2,000.00	2,000
16.29	Allow for fridge - Under bench	1	no.	500.00	500
16.30	Allow for 4900mm x 700mm wide joinery + sink + hole for fridge + Zip	1	Item	12,500.00	12,500
16.31	Subtotal				15,000
16.32	<u>Nippers Shop / Store</u>				
16.33	Excludes tills etc		note		
16.34	Storage allowance	30	m2	100.00	3,000
16.35	Bench top	6	m	450.00	2,700
16.36	Subtotal				5,700
16.37	<u>Club male / female change toilet</u>				
16.38	Lockers - assume 1450H x 500D x 400W	20	no.	655.00	13,100
16.39	Shower cubicles	6	no.	2,500.00	15,000
16.40	Toilet cubicles	6	no.	2,250.00	13,500
16.41	Soap dispensers	4	no.		Excl.
16.42	Toilet roll holders - install only	6	no.	50.00	300
16.43	Hand dryers	4	no.		Excl.
16.44	Paper towel dispensers	4	no.		Excl.
16.45	Change benches	4	no.	500.00	2,000
16.46	Vanity benches	10	m	1,250.00	12,500



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Ref.	Description	Quantity	Unit	Rate	Total
16.47	Mirrors	10	m2		Excl.
16.48	Subtotal				56,400
16.49	<u>Public male and change toilets</u>				
16.50	Baby change station	2	no.	1,000.00	2,000
16.51	Lockers - assume not required	20	no.		Excl.
16.52	Shower cubicles	8	no.	2,500.00	20,000
16.53	Toilet cubicles	5	no.	2,250.00	11,250
16.54	Soap dispensers	4	no.		Excl.
16.55	Toilet roll holders - install only	5	no.	50.00	250
16.56	Hand dryers	4	no.		Excl.
16.57	Paper towel dispensers	4	no.		Excl.
16.58	Change benches	4	no.	500.00	2,000
16.59	Vanity benches	10	m	1,250.00	12,500
16.60	Mirrors	10	m2		Excl.
16.61	Subtotal				48,000
16.62	<u>Function / Restaurants male and female toilets at Level 1</u>				
16.63	Toilet cubicles	7	no.	2,250.00	15,750
16.64	Soap dispensers	6	no.	150.00	900
16.65	Toilet roll holders	7	no.	150.00	1,050
16.66	Hand dryers	4	no.	750.00	3,000
16.67	Paper towel dispensers	4	no.	500.00	2,000
16.68	Vanity benches	5	m	1,250.00	6,250
16.69	Mirrors	5	m2	275.00	1,375
16.70	Sanitary bins	7	no.	640.00	4,480
16.71	Subtotal				34,805
16.72	<u>Accessible Toilet</u>				
16.73	Shower cubical	1	no.	2,250.00	2,250
16.74	Grab rails incl non-slip gripping surface	10	m	350.00	3,500
16.75	Vanity benches	1	m	1,250.00	1,250
16.76	Soap dispensers	1	no.	150.00	150
16.77	Toilet roll holders	1	no.	150.00	150
16.78	Hand dryers	1	no.	750.00	750



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Ref.	Description	Quantity	Unit	Rate	Total
16.79	Paper towel dispensers	1	no.	500.00	500
16.80	Waste cabinet	1	no.	350.00	350
16.81	Adult changing station and hoist - allowance as advised by Bernard Koon, Northern Beaches Council	1	item	25,000.00	25,000
16.82	Subtotal				33,900
16.83	<u>Function / Members Lounge / Bar & Kitchen</u>				
16.84	<i>Commercial kitchen equipment, assume by tenant</i>		note		Excl.
16.85	Bar joinery and benchtop at Level 1 - medium standard	13	m	3,500.00	45,500
16.86	Allowance for bar shelving	1	Item	2,500.00	2,500
16.87	Allow for bar fridge - Under bench	1	no.	1,500.00	1,500
16.88	Allowance for beer dispensing equipment incl. services connection	1	item	8,500.00	8,500
16.89	Connections and fittings to bar incl in hydraulics		note		Incl.
16.90	Loose furniture allowance to function room at Level 1, approx. 164m2 area (scope of works TBA by WM)	1	item	25,000.00	25,000
16.91	Loose furniture allowance to member lounge room at Level 1, approx. 76m2 (scope of works TBA by WM)	1	item	15,000.00	15,000
16.92	Subtotal				98,000
16.93	<u>Observation Room</u>				
16.94	Storage allowance	9	m2	100.00	900
16.95	Workstation	1	item	5,000.00	5,000
16.96	Subtotal				5,900
16.97	<u>Caretakers Residence</u>				
16.98	Storage allowance	22	m2	50.00	1,100
16.99	Vanity benches	1	m	1,250.00	1,250
16.100	Kitchen	1	item	7,500.00	7,500
16.101	Fridge	1	no.	850.00	850
16.102	Cooktop	1	no.	1,000.00	1,000
16.103	Rangehood	1	no.	750.00	750
16.104	Oven	1	no.	950.00	950
16.105	Microwave	1	no.	150.00	150
16.106	Washing machine	1	no.	850.00	850
16.107	Subtotal				14,400



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Ref.	Description	Quantity	Unit	Rate	Total
16.108	<u>Signage</u>				
16.109	External building signage	1	Item	12,500.00	12,500
16.110	Statutory signage	1	Item	3,500.00	3,500
16.111	Subtotal				16,000
FITMENTS TOTAL (Excl GST)					365,355
17	HYDRAULIC SERVICES				
17.1	<u>General Building</u>				
17.2	Hydraulic services to base building incl hot and cold water supply to areas required	1,351	m2	40.00	54,040
17.3	Allowance for builders works in connection with services (5%)	1	item	2,702.00	2,702
17.4	Subtotal				56,742
17.5	GROUND FLOOR				
17.6	<u>Accessible Toilet</u>				
17.7	Connections to taps	3	no.	350.00	1,050
17.8	Toilet suite	1	no.	2,500.00	2,500
17.9	Vanity basins	1	no.	1,000.00	1,000
17.10	Shower	1	no.	1,500.00	1,500
17.11	Floor waste	1	no.	600.00	600
17.12	Subtotal				6,650
17.13	<u>Female Change (Club)</u>				
17.14	Toilet suite	4	no.	1,750.00	7,000
17.15	Shower	3	no.	1,500.00	4,500
17.16	Vanity basins	2	no.	1,000.00	2,000
17.17	Floor waste	3	no.	600.00	1,800
17.18	Connections to taps	9	no.	350.00	3,150
17.19	Subtotal				18,450
17.20	<u>Male Change(Club)</u>				
17.21	Toilet suite	2	no.	1,750.00	3,500
17.22	Urinal	2	no.	1,750.00	3,500
17.23	Shower	3	no.	1,500.00	4,500
17.24	Vanity basins	2	no.	1,000.00	2,000
17.25	Floor waste	3	no.	600.00	1,800



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Ref.	Description	Quantity	Unit	Rate	Total
17.26	Connections to taps	9	no.	350.00	3,150
17.27	Subtotal				14,950
17.28	<u>Public Female and Change Toilets</u>				
17.29	Toilet suite	3	no.	1,750.00	5,250
17.30	Shower	4	no.	1,500.00	6,000
17.31	Vanity basins	3	no.	1,000.00	3,000
17.32	Floor waste	3	no.	600.00	1,800
17.33	Connections to taps	10	no.	350.00	3,500
17.34	Subtotal				19,550
17.35	<u>Public Male and Change Toilets</u>				
17.36	Toilet suite	2	no.	1,750.00	3,500
17.37	Urinal	4	no.	1,750.00	7,000
17.38	Shower	4	no.	1,500.00	6,000
17.39	Vanity basins	3	no.	1,000.00	3,000
17.40	Floor waste	3	no.	600.00	1,800
17.41	Connections to taps	13	no.	350.00	4,550
17.42	Subtotal				25,850
17.43	<u>Patrol Room</u>				
17.44	Stainless steel sink and mixer tap	1	no.	1,200.00	1,200
17.45	Connections to taps	1	no.	350.00	350
17.46	Subtotal				1,550
17.47	<u>Lifeguards Room</u>				
17.48	Stainless steel sink and mixer tap	1	no.	1,200.00	1,200
17.49	Connections to taps	1	no.	350.00	350
17.50	Subtotal				1,550
17.51	<u>Gym</u>				
17.52	Drinking fountains, assume not required	2	no.		Excl.
17.53	Subtotal				0
17.54	LEVEL 1				
17.55	<u>Member's Lounge Bar & Kitchen</u>				
17.56	Connections to taps	2	no.	350.00	700
17.57	Floor waste	1	no.	1,200.00	1,200



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Ref.	Description	Quantity	Unit	Rate	Total
17.58	Stainless steel sink and mixer tap	1	no.	2,500.00	2,500
17.59	Subtotal				4,400
17.60	<u>Kitchen Commercial</u>				
17.61	Connections to taps	4	no.	350.00	1,400
17.62	Floor waste	1	no.	1,200.00	1,200
17.63	Grease arrestor (incl. in miscellaneous hydraulic services)		Note		Incl.
17.64	Commercial stainless steel sink and tap allowance		item		Excl.
17.65	Subtotal				2,600
17.66	<u>Lifeguards Room</u>				
17.67	Stainless steel sink and mixer tap	1	no.	1,200.00	1,200
17.68	Connections to taps	1	no.	350.00	350
17.69	Subtotal				1,550
17.70	<u>Female Toilet</u>				
17.71	Toilet suite	5	no.	1,750.00	8,750
17.72	Vanity basins	3	no.	1,000.00	3,000
17.73	Floor waste	3	no.	600.00	1,800
17.74	Connections to taps	8	no.	350.00	2,800
17.75	Subtotal				16,350
17.76	<u>Male Toilet</u>				
17.77	Toilet suite	2	no.	1,750.00	3,500
17.78	Urinal	5	no.	1,750.00	8,750
17.79	Vanity basins	3	no.	1,000.00	3,000
17.80	Floor waste	3	no.	600.00	1,800
17.81	Connections to taps	10	no.	350.00	3,500
17.82	Subtotal				17,050
17.83	<u>Caretakers Residence</u>				
17.84	Laundry tub and metal cabinet	1	no.	1,500.00	1,500
17.85	Toilet suite	1	no.	1,750.00	1,750
17.86	Vanity basins	1	no.	1,000.00	1,000
17.87	Stainless steel sink and mixer tap	1	no.	1,200.00	1,200
17.88	Connections to taps	5	no.	350.00	1,750
17.89	Subtotal				7,200



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Ref.	Description	Quantity	Unit	Rate	Total
17.90	<u>Misc. Hydraulic Services</u>				
17.91	Provision of gas supply to tenancy including meter (Excluded)		Note		
17.92	Provision of On site detention tank (Excluded)		Note		
17.93	2,000 litre grease arrestor recessed below ground level; approx. 2.5m (W) x 1.5m (D) x 2.4m (L).	2	no.	10,000.00	20,000
17.94	Hot water system 265 litre; approx. 2.0m (L) x 1.0m (W) x Full Height	1	no.	7,500.00	7,500
17.95	Rain water tank above ground; allow 10kL capacity approx. 2.4m dia x 2.2m height, incl. pipeworks, pump and foundation base, usage for toilet flushing / irrigation only - no allowance for shower usage	1	no.	7,500.00	7,500
17.96	150mm wide linear grated threshold trench drains recessed into balcony slab at Level 1	53	m	320.00	16,960
17.97	Subtotal				51,960
	HYDRAULIC SERVICES TOTAL (Excl GST)				253,402
18	ELECTRICAL SERVICES				
18.1	<u>Electrical Services</u>				
18.2	Assume existing electrical services "Ausgrid Pillar" can be utilised, no allowance for new power supply / electrical connection, TBC by Ausgrid		Note		
18.3	Allow for electrical services to building area as per specifications and drawings	1,351	m2	185.00	249,935
18.4	Allow for electrical services to balcony / outdoor area as per specifications and drawings	229	m2	125.00	28,625
18.5	PV cell sytem, allow 24 panels (7,680 W), conventional grid connected solar system, assume that no battery storage will be installed	1	item	18,532.00	18,532
18.6	Mains and submains	1	item		Incl.
18.7	Switchgear	1	item		Incl.
18.8	Lighting - circuits	1	item		Incl.
18.9	Lighting - fittings	1	item		Incl.
18.10	Power	1	item		Incl.
18.11	Telephone	1	item		Incl.
18.12	General communications	1	item		Incl.
18.13	Allowance for builders works in connection with services (5%)	1	item	14,854.60	14,855
	ELECTRICAL SERVICES TOTAL (Excl GST)				311,947



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Report: Cost Plan 002 - Rev.03

Ref.	Description	Quantity	Unit	Rate	Total
19	MECHANICAL SERVICES				
19.1	<u>Mechanical Services</u>				
19.2	Naturally ventilated to Gym and store room		Note		
19.3	Allow for mechanical ventilation system as per specifications and drawings	1,351	m2	35.00	47,285
19.4	Extra over above for air conditioning to GF Cafe and Level 01 (Members Lounge, Function, Bar, Restaurant, etc) as per specifications and drawings	527	m2	250.00	131,750
19.5	Omitting FCU to GF Cafe and Level 1 Restaurant (cold shell only)	1	item	-40,000.00	-40,000
19.6	Wall mounted A/C split system to GF Office and Lvl 1 Meeting & Caretaker Room	3	no	2,500.00	7,500
19.7	Allowance for builders works in connection with services (5%)	1	item	7,326.75	7,327
MECHANICAL SERVICES TOTAL (Excl GST)					153,862
20	FIRE SERVICES				
20.1	<u>Fire Services</u>				
20.2	Allow for Automatic fire detection and alarm system	1,351	m2	25.00	33,775
20.3	EWIS (Emergency Warning Intercommunication System)	1	item		Incl.
20.4	FHR - Fire hose reel 36m long incl. cupboard	9	no	1,750.00	15,750
20.5	Allow for Portable fire extinguishers including fire blankets and associated signage	1	item	2,500.00	2,500
20.6	Allowance for builders works in connection with services (5%)	1	item	2,601.25	2,601
FIRE SERVICES TOTAL (Excl GST)					54,626
21	TRANSPORTATION				
21.1	<u>Lift</u>				
21.2	Lift car supply and installation; Allow for 1 no. of lift serving 2 levels	1	item	115,000.00	115,000
21.3	Builders works in connection	1	item	7,500.00	7,500
TRANSPORTATION TOTAL (Excl GST)					122,500
23	EXTERNAL SERVICES				
23.1	<u>Sewer</u>				
23.2	Connection to existing sewer	1	item	6,000.00	6,000
23.3	Connection within 30m of building	30	m	225.00	6,750



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Ref.	Description	Quantity	Unit	Rate	Total
23.4	<u>Stormwater</u>				
23.5	Allowance for connection to existing stormwater	1	item	5,000.00	5,000
23.6	Connection within 30m of building	30	m	175.00	5,250
23.7	<u>Electrical</u>				
23.8	New substation is excluded		Note		
23.9	Connection to existing electrical supply and reticulation to building	1	item	5,000.00	5,000
EXTERNAL SERVICES TOTAL (Excl GST)					28,000
24	EXTERNAL WORKS				
24.1	For the purpose of preliminary cost estimate, we have allow brick paving in lieu of brushed concrete slab to out door paved area		Note		
24.2	<u>Dune Reinstatement and Planting</u>				
24.3	Allowance made to carry out dune reinstatement and planting, assume not required		Note		
24.4	<u>Protection of Norfolk Pines</u>				
24.5	Allowance to protect Norfolk pines trees with hoarding and remove on completion (assume not required)		Note		
24.6	<u>Site Preparation</u>				
24.7	Allowance for minor cut and fill and prepare site to the finish levels incl. demolish existing as required	2,741	m2	5.00	13,705
24.8	<u>Footpaths & pavings</u>				
24.9	Outdoor paving; allow 65mm brick paving on 100mm thick slab (PC supply \$45/m2)	107	m2	200.00	21,400
24.10	Reinforced concrete footpaths 100mm thick on a 100mm thick DGB to to external cafe area. Rate allows for a trowel finish	120	m2	105.00	12,600
24.11	Reinforced concrete footpaths 100mm thick on a 100mm thick DGB to pathway. Rate allows for a trowel finish	603	m2	105.00	63,315
24.12	Raised pedestrian crossing; approx. 2,500mm wide	38	m2	380.00	14,440
24.13	Stepper path	62	m		Excl.
24.14	Kerb & gutter	118	m	90.00	10,620
24.15	Allowance for pavement inlay	1	Item	5,000.00	5,000
24.16	Subtotal				127,375
24.17	<u>Wooden Bridge</u>				



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Ref.	Description	Quantity	Unit	Rate	Total
24.18	Allowance for wooden bridge; approx. 4.0m long x 2.50m wide incl. balustrade / handrail	1	item		Excl.
24.19	Subtotal				0
24.20	<u>Decking</u>				
24.21	Timber decking to external canteen & gym area and beach threshold	108	m2	250.00	27,000
24.22	Allow for hardscape to sand transition	9	m2	270.00	2,430
24.23	Subtotal				29,430
24.24	<u>Landscaping</u>				
24.25	Vegetated buffer	9	m2	350.00	3,150
24.26	Verge planting - allow for 10 plants/m2, 300mm of topsoil and 75mm of mulching.	529	m2	75.00	39,672
24.27	Turfing incl. 175mm top soil to flexible open space	1,512	m2		Excl.
24.28	Bio Swale (assumed)	172	m2		Excl.
24.29	No allowance for new trees		Note		
24.30	Subtotal				42,822
24.31	<u>External Showers</u>				
24.32	Pavement to public shower	26	m2	160.00	4,160
24.33	Outdoor shower incl. post	1	no.	5,000.00	5,000
24.34	Connections to shower; allow 20m	20	m	120.00	2,400
24.35	Floor waste	2	no.	450.00	900
24.36	Subtotal				12,460
24.37	<u>Carpark Rectification</u>				
24.38	Allowance to carry out general repairs and rectification (allow to redo kerbs & gutters) following building works	1	item	10,000.00	10,000
24.39	Subtotal				10,000
EXTERNAL WORKS TOTAL (Excl GST)					235,792
36	INTERNAL WALLS / FITMENTS				
36.1	<u>Option. 2 - Dumb Waiter</u>				
36.2	<u>Fitments</u>				
36.3	Dumb water sytems - servicing 2 level with 60 kg capacity, shaft walls measured elsewhere	1	item	30,000.00	30,000
36.4	Subtotal Addition				30,000
36.5	PRELIMINARIES, OVERHEADS & PROFIT (20%)				6,000



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Ref.	Description	Quantity	Unit	Rate	Total
36.6	<i>SUBTOTAL INCL. PRELIMS, OVERHEADS & PROFIT</i>				36,000
36.7	DESIGN CONTINGENCY (10%)				3,600
36.8	CONSTRUCTION CONTINGENCY (5%)				1,980
36.9	LOCAL AUTHORITY FEES & CHARGES (2%)				832
36.10	TOTAL CONSTRUCTION ESTIMATE INCLUDING CONTINGENCIES				42,412
36.11	CONSULTANTS FEES (13%)				5,514
36.12	CONSTRUCTION TOTAL EXCL GST				47,925
	INTERNAL WALLS / FITMENTS TOTAL (Excl GST)				47,925

Mona Vale Surf Life Saving Club Community Engagement Comment Summary

Comment Summary	753
<u>Local Comments Total</u>	<u>76</u>
<u>Enduring Comments Total</u>	<u>193</u>
<u>Functional Comments Total</u>	<u>188</u>
<u>Rich History Comments Total</u>	<u>66</u>
<u>Serving the Community Comments Total</u>	<u>68</u>
<u>Social Connector Comments Total</u>	<u>21</u>
<u>Supportive Overall Comments Total</u>	<u>141</u>

Theme	Community comments (Verbatim quotes)
	<ul style="list-style-type: none"> • Can we encourage the council to emprove the grass areas to suit a magnificent clubhouse??? • Current location of the road is a constraint. In a perfect world the road would go on the western side of Apex Park, Apex park would become the car park and the existing carpark would become parkland. Ah! To dream • What does even mean 'connecting people and place'? Judging from the PDF plans, the building will cover more of the beach from the park as it looks bigger than the building it replaces. • Wonderful design. Get to have these toilet facilities for the public and the park goers.

Local	<ul style="list-style-type: none"> ▪ The previous surf club looks a lot friendlier and is more integrated into the landscape. The new design's boxy appearance is rather harsh and imposing because of its increased size. ▪ The disabled accessible toilet is within a doored corridor and is not good design. Should be accessible from an actual walkway and be near the cafe. ▪ If SLSC amenities are located there and ambulance bay then it may make sense for SLSC activities and emergency evacuation. ▪ Not sure about east west corridor re wind. ▪ Pedestrian flow does not come mainly from that direction - more across the dunes or from the bigger wider section of carpark or pines area. ▪ Easy access to toilets from both the beach and park is essential. The change room could also be used as a parent room. ▪ The design achieves this, however, consideration could be given to having a separate toilet and change room for people with a disability to allow use by more than one person at a time. ▪ Outdoor public shower should be elevated and incorporated into the landscape design. ▪ Thoroughfare should be expanded on the ocean side to prevent bottlenecks from the café and lifesaving equipment. This thoroughfare should extend to the car park and allow pedestrian access to the northern reserve areas. ▪ Building materials should be of anti-graffiti design with minimal recess and corners. ▪ Suitable external lighting should be considered for security and ambience. ▪ Flagpole incorporated into building design for national days and SLS requirements. ▪ Love the new proposal for a restaurant above ▪ Too bulky, dominating the visual perception ▪ Very sympathetic to all aspects. ▪ It's fine where it is, it's a surfclub and it's placed well for watching the beach ▪ The concept design has not taken into account Mona Vale Beach - the beach area itself - the people who will use it - look at other Surf Clubs - ask what people want - the entire area doesn't need to be "re-designed". The little café was lovely - you include a "restaurant and bar" that will only cater to a certain demographic with many people unable to afford it and the little café then closes
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Local	<p>down for heavens knows how long so that construction can take place. I don't think the local community has been considered at all. Needs far more local input</p> <ul style="list-style-type: none"> ▪ My personal view is that it would have worked better if there was no road dividing the park and the club house. It would mean changing the street scape (moving the road). I presume the budget for the infrastructure part is not there and creating another obstacle of having residents of the units next to the park opposing a road running next to their premises. However this would create a fantastic open space next to the beach instead of having to cross a very busy road (especially on weekends) between the club house and the park. ▪ Not directly to do with building but need safe crossings from Apex Park. ▪ The design is disproportionately large vertically & quite brutal in design. ▪ It would benefit from extensive landscaping, perhaps vertical gardens on the western side plus more trees planted to reduce the temperature of the car park and park area in summer. ▪ If it wasn't so big it wouldn't need to try and connect the beach and the park!! ▪ Ensure toilets and showers are big enough to suit families showering small children post beach. Ensure it is safe, functional and again easy for families to use. ▪ the thoroughfare is a great idea ▪ love the design ▪ I think the design is much more friendly and open to the public than the current building. ▪ Assessing the toilets from both sides a real win for disability access from current situation ▪ Is there a public pathway still in front (eastern side) of the new building. ▪ Absolutely. As The building footprint remains unchanged the new building will be a wonderful improvement. ▪ All very logical good plan / layout !! ▪ The connections through the building are both functional and will spatially tie the two sides of building together. ▪ The common foyer for club and restaurant will connect club and broader community very nicely. ▪ The open form of bottom playing off the solidity of base helps define and connect the various components of the design.
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Local	<ul style="list-style-type: none"> ▪ Being able to see through the actual building is fantastic ▪ The new building bridges the divide between the park and beach ▪ Totally agree - this is a great design that will encourage people to come closer together and enjoy the wonderful beach. ▪ Definately not! You dont need to bring it closer together no one asked you to ▪ Love it! Especially the restaurant on top ▪ Looks amazing ▪ I couldn't see that views to the park will be a possible from the function and restaurant spaces on the upper floor? I acknowledge that the summer western sun may be a problem but it would be an advantage in winter to access the northern and western sun I think. The design of the building should encourage its use throughout the whole year. ▪ Clearly not! No building would bring the park and beach closer together and while we are not prescribing that we believe the length of buliding in particular severs the park from the beach. ▪ Design truely bring Park and beach together! ▪ It is void of what the beach is about and does not suit the character of the area. ▪ I often take my grandkids to the beach it is a beach where lots of young families go. I hope I can still take my grandkids to lunch where we have our swimmers and towels. ▪ I do not object to alcohol being served with a meal but I do object to a bar. ▪ Large clubs do create a barrier between park and beach but this seems well managed ▪ At ground level, the vast majority of this proposed facade is opaque concrete construction. The only 'transparent' elements are two narrow corridor (to the toilet facilities!) and a small window for the cafe. In other words, barely any improvement on the current 'exclusionary' building. ▪ The thoroughfare should be very wide, centred & bright to invite people to the Beach. Too close to either end of building & you may as well walk around. - The Pedestrian Crossing could be moved to suit. ▪ Also the trees / vegetation across from the existing entrance could be moved to the either side to make it more inviting to cross. ▪ A great design
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Local	<ul style="list-style-type: none"> ▪ The use of concrete looks very harsh against the nature of the beach and the park, looks like a cell block. ▪ Seriously, who cares. The geographical proximity brings them" together". ▪ The building is too big - reduce by one pavilion or lower one or two of the pavilions. ▪ Acknowledging that this is not a comment on the design of the new surf club and it is from the Civil Engineer point of view of my partner. We did have a suggestion that the road behind the surf club leading into the car park, be relocated to the west side of Apex park, and the current road be incorporated into the landscape around the new surf club building. This would definitely integrate the two, and mean that public are not crossing a road to access the beach and surf club, particularly young children. Understandably this would be a significant civil construction, and only is a suggestion to improve the beach front of Mona Vale. ▪ The thoroughfare and use of glass gives an open feeling. ▪ The design should help the club and community interact with having space to meet rather than being in each other's way. ▪ There is an increasingly busy through road between the building site and park. The increase in population density in and around Mona Vale as well as the beach being a destination point for beach goers from regions in western Sydney has seen a noticeable increase in beach use with overflow of a full car park as far as Orana Rd in the north. Streets closer to the beach such as Heath and Seabeach are similarly affected. Bus traffic worsens the situation. ▪ The improved east west access through the club will improve accessibility dramatically. ▪ The park is a magnet for families, many with youngsters, whom may find the concept of the beach daunting. I feel the concept design meets the objective of integrating the two areas through providing a facility for both parkgoers and beachgoers to use. ▪ The thoroughfare and public toilets should be closer to the cafe and restaurant. ▪ Like all of the above. Important that budgeting allows for regular window cleaning. ▪ Creating a corridor does not serve the purpose. If walking from the park to the beach you would still walk around the building not through it. ▪ The surf club is a reasonably big building. However it's clever design means that those on the park side can look through the building and so still have a sense of connection to the ocean. ▪ It also minimises its visual impact on the landscape. ▪ The building blends into the environment. This is a design that the Northern Beaches council should feel proud to put their name to.
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Local	<ul style="list-style-type: none"> ▪ The surf club will play a central role in connecting the park, beach and cafes. ▪ I think the design does give better access to the adjoining park. ▪ The upstairs area closes its back to the park as well. With the bathrooms lifts, kitchen restaurant and bar all turning it's back on this asset. A visual connection is possibly more important in this situation and would allow for afternoon sun and light. ▪ Designed well for local integration ▪ Concerns about privacy from units and vice / versa ▪ Privitisation of public space ▪ Restaurant - a venue for members parties
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Enduring	<ul style="list-style-type: none"> ▪ 2 months after building it and it'll be a dirty grubby clubby club again ▪ Looks great. Hope it incorporates space for all. ▪ Fantastic about time we catch up to the northern NSW and Gold Coast surf clubs as far as club and public facilities are concerned ▪ Wow! ▪ Love it. Very modern, smart and practical. Now let's watch red tape & bureaucracy get in the way and stuff it up.... ▪ Designers are stuck on the 70's at the moment. Looks like a Bond villain's lair from that era. ▪ Love it ▪ Nice....I like it ▪ Would prefer more organic shape that heroes the landscape ▪ Looks amazing ▪ how cool ▪ Stunning design...what do you think ▪ Lot better than Avalon from the ocean view . What about a view of how it is now. Kind of like the rustic look of our heritage surf clubs ▪ Don't tell me you are going to put a public bar area please...legends ▪ Love it ▪ Awesome ▪ Great concept ▪ Looks beautiful, love it! ▪ About time surf clubs utilised their space for the whole community. NSW is definitely lagging behind Queensland regarding Restaurants & cafes in clubs. Well done ▪ Wow amazing! Can you do something with North Curl Curl ?We are in desperate need of a 'local'
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Enduring	<ul style="list-style-type: none"> ▪ Can't wait!!! ▪ So good about time councils get some taste. ▪ Looks god ▪ Love it ▪ Wow, design 100%. But what's the price tag? Should we stop giving donations to SLSC or reducing council rates?! ▪ Very cool contemporary design ▪ Looks modern and exciting. Just what we need. ▪ Absolutely shocking! Looks like Barangaroo! ▪ Looks amazing ▪ Looks great ▪ very cool design !!! ▪ L o v e ▪ Looks great! ▪ Great, now make sure you do something for our ambulance centre they really need a new facility and they deserve it the most ▪ Suits the location perfectly. Congratulations on finding a contemporary solution that works for all commercial parties and the community. ▪ Love it ▪ Simple, modern, contemporary, I really like it, which is odd for me as I generally like older style buildings ▪ Love it! ▪ Awesome
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Enduring	<ul style="list-style-type: none"> ▪ I'm impressed ▪ Wow .. just wow ... ▪ Oh why is there so many killjoys? What an amazing sight overlooking an amazing beach! ▪ This looks brilliant overall design and well needed at the rather daggy Mona Vale club site. ▪ Concept is a smart design and orientation with protection from prevailing winds. Final design needs to protect the building from sand inundation, particularly in the ground floor operational storage areas and public amenities. ▪ An attractive, practical design sympathetic to the environment. ▪ rather than an ageing eye sore overlooking Mona Vale Beach this new design is clean , modern and pleasing to the eye as befits the Northern Beaches cultural foundations, looking after the needs of both the Surf Life Saving Members, rate payers and the general community ▪ Best thing to happen to MONA Vale Surf Club, can't wait to see it all happening. Love the design! ▪ The glass is fine. Don't like the three boxes on top. ▪ It looks like a corporate office block, a little harsh for that location. It needs something softer like a modern pavilion with travertine, Sandstone and glass. ▪ ... any development in the coastal zone should be limited to infill and consolidation of the existing development footprint (vertical and horizontal). ▪ This meeting also stated that "the building SHOULD NOT LOOK LIKE AVALON SLSC" (which Surfrider objected to in the strongest terms at the time of development) but the heavy use of concrete and the overblown scale ensures a similarly feel to this building. ▪ looks like a prison for example Katingal. It is cold and unwelcoming. ▪ Good clean modern design ▪ The particular style will be expensive to maintain, the large panels of glass whilst they look nice, would need to be cleaned regularly. ▪ Hate it ▪ Good design building in a prominent position
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Enduring	<ul style="list-style-type: none"> ▪ Love it - love the architecture - awesome ▪ Hot waters in the showers ▪ Hot water - will solar heating be used for the water? ▪ Issue with the box gutters. A nightmare ▪ Provisim of roof to consider issues with blown sand ▪ Not in favour of the modern design - too enclosed ▪ Too enclosed needs more veranda space ▪ Great design – let's do it ▪ Good design ▪ Go for it - like it very much - how soon? ▪ It looks fabulous - the area needs a lift ▪ It will date - its not classic ▪ Going to be great and we can't wait to see it! ▪ Beautiful ▪ Sensible use of glass to make use of the panorama ▪ Not over powering - blends into the environment ▪ It's terrific ▪ Like design - simple concrete walls - minimalist - fits in ▪ Box gutters - if there is a hail storm they will block the gutters ▪ Box gutters - are a sand trap on the roof
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Enduring	<ul style="list-style-type: none"> ▪ Very good model and looking forward to start of construction ▪ Special amenities should be where people use them. i.e. the café. ▪ Roof needs provision for sand - as it gets blown in during storm events. ▪ Looks great looking forward to it happening ▪ I like the old building - It will cost us. ▪ Solar - suggest angle the roof ▪ Lovely design - integrates well ▪ Solar panels are a good idea - consider change roof pitch to suit panels ▪ Colour scheme to be looked at - look at the Pasadena ▪ Two textures is good - breaks up the solid form ▪ Use of sun to help dry out the amenities ▪ Consider more window area 1st floor restaurant to give views of park and distant ridge inland views ▪ Looks good ▪ Protection from wind on the south deck - e.g. glass enclosure ▪ Consider bike racks in the design ▪ We really like it. ▪ Plenty of storage for all groups although service ducts etc. not shown at this early concept stage ▪ Does the wood panelling obscure the views from the upper level? Strategic arrangement and angling of panels will provide sun protection, but visitors will be attending for the seascape rather than feeling in goal. ▪ Probably should be set back further. As should all new developments along the coast. Polar ice caps melting way faster than predicted. Sea level rise will cut short this buildings life. Avalon SLSC is already struggling to keep the sand in front due to erosion.
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Enduring	<p>Beach fronts should be returned to natural vegetation state to manage increasing ocean erosion and reduce damage to built structures.</p> <ul style="list-style-type: none"> ▪ The building outer appearance itself looks amazing - totally beautiful ▪ Doubts regarding the longevity of timber flooring in such a sand & salt prone environment. Also some materials may last a long time, but look aged, dirty or tired long before the expiry of their lifetime. Suggest consideration of surfaces that not only last well, but can readily be cleaned to maintain a pristine appearance. ▪ Also "water efficient" tapware is really a euphemism for taps providing inadequate flow! ▪ However, the southern wall needs to protect the club from southerly winds yet provide sunshine. This is not evident on the plans. I suggest a glass wall or shutters which can be opened and closed. This needs to be considered in the original planning and not as an 'add on' at a later date. ▪ Outdoor public shower should be elevated and incorporated into the landscape design ▪ Needs to be a building that will endure environment and conditions. The existing building was opened in 1969 (nearly 50years) so need a respectful long-lasting but modern design. ▪ A 100 year life is a big ask in any environment, let alone severe salt, sand and wind. Without knowing timber species and roof materials, I'd say more likely not survive than survive. ▪ Yes it is a very harsh environment, so I hope the building materials will be suitable; time will tell. ▪ Great care will be needed with the materials selection, with only the best, A grade stainless steel etc to be used. Avalon surf club is already looking a bit "tired" as a result of economies and short cuts. ▪ I was involved in the working group and I understand the long and detailed conversation that was had re the local elements and site conditions. ▪ Low maintenance materials must be used. Manufactured plastic which looks like timber should also be considered. ▪ Looks attractive yet is obviously structurally enduring. ▪ Hopefully lasting longer than the Narrabeen and Collaroy "sea walls" ▪ With obvious caveat that items such as roller doors will not last 100 years. Timber on top floor? ▪ Seems good
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Enduring	<ul style="list-style-type: none"> ▪ The new Clinton b will drastically improve the visual look and feel of the beachfront ▪ I was at the presentation of the new design for this club house and the enthusiasm of the architects for this project was wonderful. A lot of thought has gone into creating this design, trying to adhere to the long wish list and at the same time keeping in mind the budget. ▪ Love the look and materials that will be used ▪ Textured concrete suitable for environment not so sure what sustainable timber means? ▪ I think a more robust design might be more beneficial given its intended use ▪ Concrete does not stand the test of time, it gets dirty and erodes. ▪ Really like the materials being used and the design. Very important that we have rain storage and solar panels!! ▪ Good mix of materials, limited palette and use of natural materials will create a strong iconic feel to building. Use of recycled timber on upper level should be considered. The texture of concrete will be very important to creating civic nature of building and needs to be carefully considered ▪ It's not an eye sore whatsoever ▪ The design is very fitting for the environment. It will blend beautifully into the landscape ▪ I suspect some of the exterior timber will need treatment from time to time to last 100 years. ▪ Will sufficient solar panels be installed to make the building self reliant? ▪ Recycling facilities?? ▪ This must be a beautiful building with as little vision impact as possible. ▪ I am very uncertain about the 'textured concrete' this sounds very 70's. I do hope that it will look beautiful and not cold and unwelcoming. ▪ Will timber withstand harsh coastal elements for 100 years? ▪ I question the use of solar panels in this environment. Will they corrode? They will get a fresh layer of salt over them on most days. Who will clean them to maintain good efficiency? What is the experience of other clubs with solar panels - do they check efficiency? What is the payback period without the contribution of other tax payers providing a subsidy? Given that there is still nearly half a
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Enduring	<p>million dollars to be raised, I suggest solar panels are very low priority, when life-saving equipment and facilities would be a better investment.</p> <ul style="list-style-type: none"> ▪ That's why it looks modern and efficient. ▪ Love the environmental initiative they are taking with the design ▪ Beautiful design and organic materials used , wood is best ▪ The pictures and artist impressions look great ▪ Global warming will wipe it out anyways ㄟ(ˊ_ˋ)ㄟ ▪ But the design is too harsh. It needs to be softened with natural materials like travertine and Sandstone. ▪ I am not a materials engineer so I cannot comment but I trust that the engineers involved have placed every consideration on such matters. ▪ It will be out dated as soon as it opens and you will regret it. ▪ Natural materials looks good ▪ With overwhelming and ever increasing evidence of sea level rise and erratic weather patterns creating more destructive storm events enlightened seaside architecture is trending towards a light footprint with potential for relocation should the need arise. This design is an incredibly heavy statement in a dynamic and highly threatened location that will "endure" no matter what the realities of the location prescribe. ▪ Concrete is just about the most energy hungry building material available, so it is foolish to consider it an environmental choice. ▪ Additionally, this building will almost certainly not be allowed to persist for 100 years - pretending to cater for that eventuality is actually a lack of foresight. ▪ The upstairs outdoor area at southern end, in my opinion should not be clear glass, possibly frosted Glass Blocks or Timber - I would imagine wet clear glass with a southerly gale blowing would make the glass surface extremely cold, transferring in (that's how it works at my house - thus close the curtains & put the heater on) -Remembering the Club is not just a summer venue ▪ I believe that the style of the building does not really interact with the history of surf lifesaving, the memorabilia and beach equipment does not really blend in with this style. ▪ Sounds like they have, but I am no expert.
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Enduring	<ul style="list-style-type: none"> ▪ I think an important point is having minimal to no impact on the dunes and lay of the land ▪ The design is practical, occupies only slightly more than the original footprint but the idea that the materials will last 100 years is fanciful. I am a resident of Grandview Pde for thirty years and nothing can withstand the elements for 25-30 years. Architects should include a long term costed maintenance plan. ▪ The design looks attractive at this stage but will the wood stand up to weathering, especially with the dune in front, and still look good? ▪ If approved, this development would be the third iteration of surf club building in around 50 years. There is a history of not getting it right in the long term. The building should not be placed on what is essentially the fore dune. ▪ Yes as a builder I know the damage salt does to dwellings , great to see a lot of thought has gone into this side of the design ▪ The materials used compliment each other giving a fantastic looking public building that will endure the tests of time and weather. ▪ Sustainability is important. A functional and attractive design will hopefully make the club and community proactive in keeping it that way. ▪ I am not sure of the materials used but I support using materials that are long lasting and will withstand the corrosion caused by the environment. ▪ I have employed the opinion of my partner on this question, he is a Civil Engineer and has studied coastal management. There is a concept of a 1/100 year storm, we recently had one where the Collaroy coastal front was eroded to an alarming degree. The knowledge that the architecture's have taken into accounting when designing, the materials, the structure and the ability of the building to withstand coastal elements, is extremely assuring. In particular, that there is no impact on the dune area is also a definite positive. ▪ Would like to see the money spread a little further and also incorporate a compatible public toilet block further north of the site. ▪ The design not only meets the needs of the club. Looking at both current and long term needs. ▪ It also has met the need to provide a robust design, that will stand the test of time, and be visually pleasing to all who visit the beach. ▪ Much work has been done to come up with this innovative design that addresses the needs and wants of such a diverse group of people. ▪ The design appears to capture both the surrounding environment and modern look. Although durable uptake may be difficult?
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Enduring	<ul style="list-style-type: none"> ▪ I think that the architects have produced a design that is befitting of this beautiful piece of coastline. Really like the design and suggested materials. ▪ Really like how the building is suggestive of three boxes, does not look heavy on the landscape. ▪ Design and building construction will endure ▪ This does not look like a surf club. It looks like Warringah Council building entrance at Dee Why. There is no local surf club character and charm or warmth in this new building, it's too modern, cold and too commercial looking. It looks out of place on the beach. ▪ The suggested building looks like it belongs into the city centre of Canberra. I used to work in Real Estate in Canberra and recognise the style of architecture. Modern, concrete, cold, soul less. It does not represent the Beach Lifestyle of the Northern Beaches Community. It does not do it's History justice. ▪ The images seemed to portray a structure that "could be seen as" inappropriate in a beach-side location, adjacent to the GOLF COURSE. ▪ The SURF CLUB has existed since 1922, so it could have a "heritage look" within a new structure, so instead the imaging is "Modern Minimalist" so it becomes an "extrusion design" system that could be extended? but is NOT. ▪ The "imaging from the Beach is a " PROBLEM as it has a "squarish structure" in the background. ▪ The need to spend \$6.5 million building this structure is part of a WIDER PROBLEM of adapting the community to a "GREENER PLACES " schema (which is a NSW principal Landscape Architect document) ▪ Council administrators [were criticised for wanting] to build a CAFE at North Narrabeen Beach. That area is now a national Surf Park area.... ▪ The Mona Vale Surf Club buildings are within the COASTAL WALKING TRAIL pathway (and bicycle pathway) so the structure should reflect and provide for both needs, not just a local residents "party venue". ▪ The existing building appears to not be a "storm risk" unlike the South Narrabeen surf Club building. ▪ A different " BUILDING SKILL ' is needed to design a renovation than a "re-build " so the " renovation option , should be presented... BUT that option probably involves a different "ceveloper " ▪ The regional SLSC's organisation in the past wanted to have a structure built at Long Reef, but that had a number of " failed design attempts ", so the " failures at Long Reef have relevance at Mona Vale.
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Enduring	<ul style="list-style-type: none"> ▪ I have seen a good surf club building in West Australia i the Maargret River region, and interesting MUD BRICK BUILDING in the same region for a Winery Project. ▪ So the "components of the design " need a review. Both in sustainbale Transport and Beach craft operaton + the selection of materials (brick / block or pre-cast slab structures. _ colour selection. ▪ The re-development of Mona Vale Hospital may also have an impact on the "look " used for Mona Vale Surf Club. ▪ Thanks for the opportunity to have my say on this project. Firstly I was astounded at the expense of this project. ▪ Wow it is estimated to cost \$6 million+. \$500,000 currently comes from the MV SLSC, \$2,954,500 from NBC rate payers' pockets and more than \$2,900,000 yet to be found? ▪ Now I love our SLSCs and I love the volunteers but we need to ask: What is wrong with the old SLSC that it couldn't be renovated, "renewed" - NBC has wrongly promoted this pull down and start again as a "renewal"? ▪ Why do we need such a big building with lots of wasted space which will only be used occasionally? ▪ Don't the members of the Mona Vale SLSC object to getting a space at the south end of the building - now with only a small deck which on most days will be cold and un-usable - as it faces south? ▪ Why can't the design be better worked to be smaller, more cost-effective, with shared spaces which will be used better and more often? ▪ Why can't SLSC members have a deck which will be sunny and warm in the winter and cool in the summer with great views (for a good architect, this should be simple)? The existing MV SLSC has one now. ▪ Why is a big empty rental space needed in this building? Won't it just turn into a space hardly used, much like the space at Avalon SLSC? ▪ Couldn't the "renovation" be better & cheaper - with the money used better elsewhere? ▪ Generally a great design ▪ Good imaginative design connecting beach to park ▪ Like the design ▪ Southern deck - no protection from band windy conditions
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Enduring	<ul style="list-style-type: none"> ▪ Solar panels – what's the real life experience with other buildings in similar locations. i.e. issues with corrosion / inverters, panels needing cleaning due to sea mist ▪ Love the innovative design. The look through spaces and the articulation ▪ Another leading question designed to get the sort of responses the survey authors hope will support the proposal. Get rid of the stupid 'radio buttons' and only ask open questions instead.
Functional	<ul style="list-style-type: none"> ▪ Cannot wait for this looks fantastic!!! About time our surf club got updated - we live in the most beautiful place really ▪ Looks wonderful! ▪ I love the North and West aspect, but from the East it looks stark. Nothing a lot of planting couldn't soften. The plans for the facilities look good for a non-member, how do the members areas compare with what is available now? Wouldn't want those to be compromised! ▪ love it! ▪ Love it ▪ Looks like a well-deserved big improvement, fantastic ▪ Fantastic !! about time we used surf clubs for everyones enjoyment with restaurants & cafes so we all get to see the beach & view. ▪ Stunning ▪ Looks amazing. Really like the choice of materials and the simplicity of the building. ▪ Love the low line natural look ▪ About time we caught up with Queensland ▪ A great modern design to take advantage of this amazing location. Let's do it. ▪ Excellent, from the ocean. Imagined completion date please, as I'd like to have a coffee there ▪ I think it's amazing they've stuck to natural finishes which will be low maintenance in this setting being so close to the beach with

Functional	<p>maximising the view I can't wait to enjoy the final product ..</p> <ul style="list-style-type: none"> ▪ Love it. Reminds me of the old. Lend Lease beachcomber houses. ▪ Mona Vale deserves it! Beautiful! ▪ Wonderful exterior ▪ I'd prefer something old school and charming this looks like a library to me. You cant beat those old pavillions on our most famous beaches they reflect a wonderful history of surf lifesaving and Aussie beach culture. ▪ Wow! Love it! ▪ looks good to me ▪ finally hey! ▪ Looks great ▪ Love it ▪ I literally live as closed the to the surf club as you can get, it's what I stare at every day, so now I'll get to look at a building site then this bloody monstrosity for ever after it's finished,, I'm sure it will do it's best to cater for the local yuppies just like the mona hotel has... ▪ Looks fantastic looking forward to completion. ▪ Epic ▪ Awesome..... my next house pls if you are allowing this for a surf club I should have no problem with building it as a home? ▪ bit of an upgrade mate ▪ Looks fantastic! ▪ how amazing will this look ▪ Fantastic...modern. is this a [REDACTED] design? I love it. ▪ this is northern beaches not the gold coast or the city
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<p>Functional</p>	<ul style="list-style-type: none"> ▪ Just needs [REDACTED] as the restaurant ▪ Love it ▪ Looks SO [REDACTED] GOOD! Might tempt me to move to Mona surf club, but I'm a Newport till I die XD ▪ Looks like Avalon Surf club which has been a great addition despite the shadows. Need a very strong hospitality vendor in there to ensure the precinct is vibrant and lively ▪ Looks amazing. Fingers crossed ▪ wow ▪ Very cool! ▪ Looks great!! ▪ Its amazing that a lot of these comments mention the Gold Coast? Who in their right minds wants the Gold Coast in Pittwater? Absolute madness. Commercialisation and privatisation of public assets is bad for the community and guess who is pushing this barrow to the surf clubs, [REDACTED]. ▪ Wowzers!! ▪ Awesome thank you, this is fantastic ▪ Love it! ▪ Love it ▪ Wheel chair ramps and/or lifts? ▪ So long as they can put a restaurant in it. The old surf clubs do a great job with family friendly reasonably priced places to eat ▪ Accessibility - There are important considerations that need to be taken into consideration accessibility wise, and these need to be checked off by an accessibility consultants report when it does to DA. I only know certain provisions of the BCA and these are related to the class of the building too. Such as turning circles etc. Which restrain what can go into such a facility. But what I do understand relates to the relevant legislation, along with experience and common sense. There is also council's disability inclusion plan, which sets policy to ensure equitable access for all. Accessible toilets are to be used primarily by people with physically disabilities. They must have dignified access and there shouldn't be a delay for someone who hasn't got a choice. This may include an adult who needs to be changed on the floor. In negotiating themselves to the toilet seat, often pants are already pulled down, resting on the
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Functional	<p>ground. Using this space for an actively used family change shower will result in a wet floor and also wet toilet seat. This is not dignified. [REDACTED] referred me to the Changing Places facilities.... This should be the benchmark for Council to aim for. These spaces will undoubtedly also have baby change facilities off the wall... How many users to hold up those that don't have a choice?</p> <ul style="list-style-type: none"> ▪ Need for Family Change Room - My son does not have physical disabilities, he has neurological disabilities. He is currently nine and I am now getting confrontations in ladies toilets as to why he is in the ladies. I do not know at what age if any if he will be able to shower, toilet and change himself, but most importantly, not run away! But this is not just concerning special needs access. I have been contacted and supported in my concerns by grandparents, parents, single parents, carers. Where there is an opposite gender child / s involved. For example, a father does not want to take his over three year old daughter into the men's, but believes even now she's five, she is not old enough to go alone in the ladies. Where do they change? If one toilet, meant for those with physical disabilities, is shared between the aforementioned groups, those changing babies and also those who can only use these toilets, this is a very inequitable situation. Those with physical disabilities need significant time. We should be fair and not triple up on use. Family change rooms are standard in metropolitan wide aquatic centres. I'm not sure why a surf club is seen differently. Indeed the police advise to be careful when changing children in public due to the ease and risk of unknown photographs and social media. It is difficult to understand why family change rooms are seen as a luxury that got dropped off versus those items that have remained that are seen as essential. There are at least seven gyms in mona vale. While I don't want to see this removed from the clubhouse, and it is also going to service a small percentage of the club house users, why is this seen as a higher priority than a family change facility? ▪ Separate lifeguard and patrol room. Very similar roles. Surely lockable storage/ cabinetry could separate the two as they are not used at the same time. It is great duplication. Cubicles in the amenities were also identified as a possible solution, but you still need to walk past the main change area of nudity and probably wait for a cubicle. These cubicles are also going to hold up shower use. At warringah aquatic centre they ask for people not to change in the shower as it holds up those needing a shower. We pride ourselves on being a family club but remove the one thing that can support families the most. We are not catering for our nippers families that make up the majority of our membership. We hold the branch championships for special needs nippers, but again don't support this group with adequate facilities. In concluding, I do want to emphasise that other than the above. I would like to see substantial bike racks planned rather than be a later add on, as we already have no parking and the land release in ingleside will need to see people turn to active transport. Many thanks for addressing this important family issue at this stage. It would be concerning if it has to be raised during the DA notification period ie the 11 hour! I'm sorry this is rushed as I'm having to fit it in with work etc! ▪ The concept plans are brilliant, the building is exceptionally designed in particular the ease with which it sits within the landscape ▪ The current Mona Vale clubhouse building is severely lacking in space, to the extent that members need to keep gear and equipment at home and the nippers is operating out of an adjacent container. The club also subleases to community groups [REDACTED] plus other community groups and services such as yoga and dancing. ▪ The current arrangement with the public toilets is also not ideal in term of their design, location and access. ▪ The main thing that concerns me is the public amenities - and I can't tell from the design drawing what the dimensions are. [REDACTED]
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Functional	<p>Do the showers have doors on them or are they open? Is there a specific reason why the public amenities are located away at the other end of the building from the public cafe area? I am interested in the amenities as when Dee Why SLSC expanded/was upgraded, the public were left with awfully designed toilets as a result, which are an embarrassment to DeeWhy-ers</p> <ul style="list-style-type: none"> ▪ Solar Panels - I attended a presentation of this project at the surf club. Brief mention was made of solar panels being installed. I ask the following questions : 1. Is there any positive experience of other surf clubs installing solar panels successfully, with no problems with corrosion of the panels, supports, wiring, or associated electronics? Does the electricity generation meet expectations? 2. Solar panel output reduces with salt buildup on the panel surface. Those of us who visit the surf every day know that we have to clean our car windscreens every day due to salt. Has allowance been made to clean the panels daily, or has the reduced output been allowed for in the costing? 3. Will the system installed have a class 6 rating to IEC 61701? 4. Is the cost justified, including the cost to other tax payers, considering other practical sacrifices have been made to conform to a budget? Are there not more practical and useful ways of spending the money on the facility. What will be the supplier's warranty? 6. What is the payback period, based on electricity cost, when any government subsidy is excluded from the capital cost, and tariff? The costing would also allow for cleaning, maintenance etc. 7. If justified, couldn't solar panels be installed at a later date as funds become available, and the savings go towards improving initial practical facilities. As an alternative, there is still a shortfall of some \$400,000 to be raised. The deletion of solar panels would greatly ease this burden on the surf club members over the coming year. ▪ Thank you for including Disability toilets. My son has severe autism and needs help with the toilet. Mona Vale beach is a favourite place and we are regular visitors. At present it's very awkward taking him into the ladies toilets. Warriewood Beach has great Disability facilities. ▪ Council is to be congratulated on the design. While requirements of the surf club are catered for on the lower level (storage, change rooms) access to the training and function areas is critical to the operation of the surf club's activities and should not be restricted. ▪ Public amenities could be moved to the northern amenity block to create more room for lifesaving operations/storage in the new building. Community toilet facilities need to be able to be made secure at night. ▪ Improves storage capacity for lifesaving equipment. ▪ Yes I think this is a very good design and meets those needs very well. ▪ The existing club is extremely inadequate not just for the club but also the local community. An example is only 2 mens and 2 womens toilets in the entire club. No facilities upstairs. ▪ Love the new proposal for a restaurant above ▪ Sensational. Visionary. And long overdue. What a wonderful resource for the Club and everyone who uses the beach and its precincts. ▪ Please...when is Northern Beaches Council going to address the lack of tavern and restaurant facilities within our wonderfully located beaches surf clubs. Just look at the magnificent surf clubs on the Gold Coast. Great views, delicious meals, full and
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Functional	<p>comprehensive bar service, wonderful social interaction and NO "lamington drives" to financially support the struggling funding of lifesaving equipment and facilities. Really...surely we are ready for this ...despite the continual objection of the NSW AHA bullies.</p> <ul style="list-style-type: none"> ▪ Absolutely, as a regular user with kids in nippers the current storage of nippers equipment is terrible. More space the better for nippers and SLSC club members ▪ Surf Clubs are a centre of community and should encourage the social interaction. Restaurants and cafes are social hubs and therefore appropriate. Surf Clubs are iconic in style and in their day reflected costal architecture of the day. The new design is faithful to current architectural styling. ▪ Congratulations Mona Vale SLSC on an exceptionally well thought out and community considered project. When you consider the service the club members provide and the enormous list of considerations. The new building is a small vessel to allow the services to return to the community. Love the building. My circle of local residence wants to see it move ahead sooner than later. ▪ Public and surf club amenity, a wonderful new community asset. ▪ Love the design! In terms of functionality it is a massive improvement to the dilapidated club the members have to work with/in now. ▪ Except , the layout of the toilet facilities both club and public needs fine tuning PLUS it needs one or two "family' change etc facilities for parents with young children. ▪ particularly like the recessed wash bay to allow easier walking for the public when it is in use. also like the concept of cafe but also a separate restaurant. NSW surf clubs dont utilise the view of the beaches as effectively as qld and I see having both of these as a positive. ▪ what a great proposal. having lived and used the existing for over 40 yrs it is clear the old clubhouse has passed its use by date. the new design ticks all the boxes for the ever growing surf club as well as catering for the public with a café ,restaurant and function areas. the new change rooms and toilets are well located for the beach and park users. well done. ▪ Not entirely convinced we need and enclosed watch tower. But it will be nice to have if the space can't be used better elsewhere. ▪ Fantastic - meets all criteria ▪ Functional contemporary style of building well suited to surrounding environment Glad they accommodated the Mona Vale Surfers with storage facilities ▪ The design takes into account the multiple community groups that utilise the surf club as well as making the club and the beach more accessible to the general public. ▪ The current surf club building has obviously served its purpose over many years but now it needs to be renewed as many of its facilities are aging and are in need of replacement given the harsh environment it is subjected too. I believe a new club house will be
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<p>Functional</p>	<p>a benefit to not only the local community but to all beach user from where ever they are from and given the growing population from the developments of Warriewood and potentially Ingleside there will be even greater demand on the beach's facilities and for the club to perform their life saving duties.</p> <ul style="list-style-type: none"> ▪ Comments I have from locals and from my own observations are that Mona Vale can be a dangerous beach due to its natural formation. There is only a small observation area at the south end when really the watch tower should also cover views to the Basin. Many people swim in the Basin and it should also be in view of lifeguards. Please remember that the first function of a lifesaving association is for saving lives, not board storage, functions or Restaurant venues. ▪ Yes I really like the functional design of the new Surf Club I am a patrolling member ocean swim every morning and use the gym weekly!! I think taking many things into consideration especially storage facilities and all amenities it looks great very impressed !! ▪ The current facilities are extremely dated and restrictive. The proposed development provides substantial opportunities to members, competitors and the general public. ▪ I believe this will be a great asset to the community and will help the surf club immensely. Looks fantastic, so well done to the council and designers ▪ Well thought out proposed plan that captures the club and community needs, I like that the club space and bookable function space and be independently used. ▪ They have really thought this out ▪ The design appears far more functional than the current club layout. ▪ I think there has been some really good thinking going on here, with the needs of the surf club (who are there to protect the public) are well catered for and that the look of the building adds to the scenery - stunning. ▪ Sure it is functional but many other designs could be as well. ▪ This isnt surfers paradise or the city we dont need extravagant designs. One story will turn to two to three to four, 50 metres will turn into 100 and before you know it we've wiped the authenticity of the beach for advertisement and buildings and things we dont need to keep people around. ▪ Hopefully large storage space for equipment. A traditional sports facilitie that has a modern style. ▪ Ease of moving equipment is very important ▪ Fabulous update and will be a great asset for a growing community. ▪ Absolutely very necessary to keep the Surf Clubs modern and to keep up with the growing numbers of members. The movement is
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<p>Functional</p>	<p>stronger than ever and the current facilities are 3rd world. Having shipping containers on the beach for storage is ridiculous and says enough about how insufficient the club is at present. Everything is run down and inadequate from toilets to function room.</p> <ul style="list-style-type: none"> ▪ Love the design of the club. It's what Mona Vale beach needs especially a good Restaurant with great views ▪ Awesome design ▪ The current surf club is in desperate need of refurbishment and also more room is needed. ▪ It appears to be a good design although I am not a surfer or a member of the SLC. However as a resident it is a definite big plus that there are facilities for community use. ▪ Mona Vale beach car park is a good size and during fine weather and holidays it is often full. This has been occurring for many years and visitors and residents alike have managed it. Just think of it as an opportunity for more people to share our beach side facility. When the weather is not good, hopefully, it will be a facility that the community will still be able to enjoy. ▪ I hope it goes ahead and that you choose your tenants to run the food facilities well. ▪ It sounds like there will be the opportunity for the community to use the club at the same time as the surf lifesavers (in the case where training is happening). At present, it seems to be an either / or proposition. It can only be a good thing, inviting the community to come to the beach more often. ▪ Good to see storage space being made available to Mona Vale board riders. They are a key element of the Mona Vale beach community. Board riding surfers often act as surf rescuers throughout the year - particularly at times when the beach is unpatrolled. The allocation of space in the new surf club building acknowledges their importance. ▪ It seems to be functional, yes. ▪ Looks like good storage and access to equipment. ▪ Functional upstairs area is large. ▪ broadly supportive of the proposed concept design for Mona Vale Surf Life Saving Club (SLSC), however we strongly object to the inclusion of a restaurant facility in the building. ▪ There is no question that the existing Mona Vale SLSC building has deteriorated to the point where renewal is required. ▪ Indeed the first meeting of the Working Group 20.7.17 stated explicitly that the bar should NOT be a PUBLIC BAR rather only available to club members...this does not tie in with a public restaurant with bar. ▪ Public Amenities should be next to Cafe, as a Club user daily I notice public trying to access Members change room/ toilet on a
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<p>Functional</p>	<p>regular basis, even though signage tells them to use amenities at Southern end of club. Club amenities would then be closer to Nippers & other related club uses.</p> <ul style="list-style-type: none"> ▪ It may well address functional needs of the SLSC but it does not address those of the broader community. ▪ The design provides for use of facilities as both a surf lifesaving club as well as a welcoming community facility. It will provide much-needed training space and such a facility will likely attract more members to patrol our beach ▪ The design is fantastic and is exactly what Mona vale needs. ▪ Storage for surf boats? ▪ This is a brilliant design that will be a fantastic facility for many many years. ▪ It's about time. These people do wonderful work and service the community. This looks fantastic and will enhance the feel of the whole beach and suburb. ▪ New layout provides much greater space for Surf Club use along with greater access to facilities for other community groups by way of function/training rooms. ▪ Great to see eating facilities for the public in a beautiful location ▪ The current building as it stands is very outdated, impractical, old and ugly. For the beautiful area that we live in on the Northern Beaches, it is an eye sore and in my opinion the worst looking Surf Life Saving Club on the Northern Beaches. The existing Surf Club does NOT meet the needs of Members (both junior and senior), Volunteer Lifeguards, Professional Lifeguards, the Board Riders Club and the general community. The Mona Vale SLSC and its members provide an extremely valuable service to the community and deserve a better facility than they currently have. ▪ The members and the public need better shower/ toilet facilities, undercover would be a good start. ▪ Mona Vale is definitely in need of a more modern and practical Surf Club. An all-encompassing building. One that also entices and encourages the broader community to use. ▪ The surf club needs more and improved storage for their equipment. ▪ Do the nippers need more area than the professional life guards? ▪ The function room needs a commercial kitchen ▪ A smaller restaurant or replaced by an additional, smaller function room would be a good compromise
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Functional	<ul style="list-style-type: none"> ▪ As a primarily social club development on this scale close to the beach is not welcome ▪ Please ensure there is enough room for club equipment to be washed down in front of storage area and for the general public to be able to walk through, at the moment it doesn't work ▪ Design is thoroughly worked out with ample space for life saving equipment as well as community and disable facilities. ▪ As a growing club it will be great to be able to store more equipment at the club. ▪ Having a lift to cater for greater accessibility to club and the public. ▪ A bigger space will entice the locals to use rather than other more suitable venues. ▪ It looks like a great club. Building like this are the way of the future and successful surf club transformations such as Avalon are evidence of this. ▪ The design definitely meets the functional needs of our surf club. Currently we are stretched for space, and the facilities do not suit the equipment that is required to effectively patrol our beach. Having custom built and functional facilities will allow our surf club to provide our lifesaving service to the best of our ability. ▪ The needs of the community in regards to functionality are also taken into some considerable consideration through improved public amenities, inclusion of disabled facilities and overall allowing the surf club to be more accessible to the public. This is important as in particular Mona Vale Surf Club services a very broad community base, with many of our members and the public travelling from the wider Sydney region and thus, being filtered through Mona Vale Rd to our beach. ▪ This is not a surf club anymore, it's a commercial building, money earning facility restaurant and cafe. ▪ The number of toilets and showers shown on the plans are excessive with basically doubling up of public and private (lifesavers) on the ground floor. ▪ I believe that the building should also cater for the broader community and would prefer to see more community space available rather than a commercial restaurant. Do not think that the one large function space caters for the broader community. ▪ I am also looking forward to the development of an updated cafe and new restaurant, which will offer locals and visitors to the area, a beautiful place to relax and enjoy the stunning coastline that is on our doorstep. I whole heartedly support this development. ▪ Design looks great and very functional. You only need to walk past the existing club to appreciate the need for the proposed redevelopment. ▪ The surf club needs to be updated. I think the design is very good and it's been well thought out to include the above features.
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Functional	<ul style="list-style-type: none"> ▪ Absolutely! ▪ Surf Life Saving needs are paramount. Looks as though they are well catered for in the design. ▪ All bathrooms should have internal basins for hygiene reasons and convince. Consider privacy screens or door orientation. If the door to the club change rooms are opened all changing areas are visible. ▪ Address all club and community needs ▪ Generally the new building fits the requirements however there are a few areas where improvements could be made. ▪ The club room will have very limited sun being at the southern end of the building and having a roof covering almost the entire deck. Club BBQs and afternoon functions especially in winter are much more pleasant when sun is an option. Consider reducing the roof coverage. ▪ Is there an opportunity for a wind break on the club deck? ▪ For the club meeting room to have multiple functions it may be beneficial to have the door located to allow access when the club room is also in use. ▪ The patrol room and first aid room are removed from the other club areas. These may be better positioned with the doors at least facing the beach to allow for some surveillance when in use or open. ▪ Gym seems quite small. ▪ Surf club activities and storage should be together ▪ Way finding signage ▪ Fantastic ▪ Swap office and special amenities ▪ Swap positions so public are at one end ▪ Location of amenities in relation to the café seem too far ▪ Amenities entry should be from the south. Move nippers to inside ▪ Suggest switching Patrol and lifeguard rooms - so they are near their needs
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<p>Functional</p>	<ul style="list-style-type: none"> ▪ Public amenities should be where the public use them ▪ Move public amenities to the café ▪ Public amenities - discrepancy in information - online says 3 - plans show 2. ▪ Watering of plants on L1 - how will that be done? ▪ No need for cubicles in the showers ▪ Suggest separate "tap only areas" for washing sand off feet (beach walkers) for young mothers with toddlers / babies. ▪ Kitchen facilities for function area ▪ Hot showers - locker rooms (13 you female surfer) Please ! ▪ Ground stabilisation required for nippers marshalling ▪ At Dee Why , the Dee Why SLSC got the old toilet extensive space altered to be new storage and upstairs room. The public got cramped toilets where the cubicles are only 78cm wide v bca standard of 90cm , which leads to insufficient space to locate toilet roll holders and sanitary bins correctly. These newish toilets are an embarrassment to Dee Whyers and I dont want the same situation happening at Mona Vale where I love to walk. ▪ Is there going to be an on-site live in caretaker there, is that appropriate? Who decides who gets free accommodation at the club for that role? Is it ok for someone to live alone there? There is large room set aside for that. ▪ It has been thoughtfully designed in regards layout and community accessibility. Except I would suggest that the all-weather box on first floor be put outside in the corner of the decal. Otherwise it severely impacts the utility of the main room. ▪ serves both life saving and community function centre ▪ The existing club has an outdoor area upstairs which has a solid wall on southern & western end. This protects from southerly & westerly winds as well as providing privacy to the Units at eastern end of Darley St. and the park. - As a Club member using this new facility I would feel like a goldfish on display. Narrabeen Surf Club is a prime example, everything happening upstairs is open to all to see. Adding Blinds or curtains later is not the answer. ▪ Better storage and training facilities will be a great benefit. ▪ I applaud the idea of a function / restaurant in the building.
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<p>Functional</p>	<ul style="list-style-type: none"> ▪ Work just needs to be done on the practicalities of the layout and setting stakeholder limits v public land footprint and the temptation to squeeze down public facilities space. ▪ So pleased you have chosen a beautiful architecturally designed building in this predominant position. ▪ All the regular swimmers would like to see a new dressing shed and toilet block to match our new surf club on the northern end of Mona Vale beach. ▪ Also brick paving from the outside showers to the dressing shed to stop all the mud walked in and a bubbler for fresh drinking water after a swim. Many swimmers are hoping this will come soon. ▪ This may restrict some venue booking, but for the functional side of the club - this is OK. ▪ As long as there is more storage rooms and room for the nipper shop ▪ Our main concern with the proposed concept design relates to the inclusion of a restaurant facility on the northern section of the first floor. We believe the restaurant facility being proposed represents a significant departure from what exists at this and indeed most other SLSCs in NSW. The fact that our surf clubs are not like Queensland SLSC in terms of restaurant/bar developments is not a mistake, but rather a well-considered and time honoured respect for the institution of lifesaving clubs and respect for natural coastal processes. ▪ Removal of storage container ▪ Needs lots of toilets for nippers ▪ Agree with development ▪ Prime realestate for development ▪ Main guiding principle of surf club is to save lives ▪ Provide a list of what is currently in the club / what is new (also to upload on Your Say) ▪ Include an overlay with a dotted line that depicts the current footprint ▪ Provide a copy of the business case as reference (at the drop in) ▪ Change the word board riders store (on the plans) - to Mona Vale Board Riders store - to eliminate confusion with 'Boardriders' the shop.
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Rich History

- Not the beaches anymore
- Words and displays do not equate to the actual historical structure and its intrinsic heritage value.
- Yes...this is all very 'warm and cosy' but let's look at the next decade and generations who can enjoy the facility in it's 'total' potential of an all round socially interactive location with restaurant, tavern, cafe's and facilities outside the box of 1950s surf clubs....again...look at the great successes in the Gold/Sunshine coasts...surely the time is here to take in the 'whole community' who are paying for this facility via our rates and taxes.
- Will be such a wonderful thing to have the club photos up in the new building for the public to see.
- Bad idea, it needs a dance floor
- I like that the design is modern and has open glass areas.
- Provision to display the history of the club and provide a noticable entry has been achieved. Well done.
- Local surf lifesaving, surfing and community history is important and should be displayed where possible
- A place for the history on the walls is most important and I believe the lobby area will be suitable as well as the club members lounge area.
- I think the completed building will be modern and fresh but utilise the club's history to create a warm, nostalgic and welcoming environment that will interest both members and broader community.
- The building design must facilitate display of future awards / beach memorabilia relative to Mona Vale Boardriders Club, that way youths and others who a not necessarily SLSC members will also take ownership and pride in the building. And this will greatly diminish the risk of vandalism.
- I love the sinificant "nod" to its heritage.
- The history will retain the past and also reflect the future
- Can only accommodate so much. As long as honour boards and achievements are displayed.
- In Rome, ancient buildings are placed with modern glass boxes. We don't try and replicate the past, we honour and protect it, BUT we also love and project our imagination into the future. This is a beautiful building and I will be delighted to enjoy when I'm 90. (I'm currently 43)
- The design is too contemporary and will date quickly. It would be great if the traditional yellow colour of SLSC buildings could be

Rich History

kept to carry on this history and tradition.

- With the club approaching 100 years service this is a very important aspect
- As the oldest club in the area, MVSLSC is well represented in this building.
- its a good design
- A lot of function venues use a portable dance floor. I presume that can be used in the new club house as well.
- The history is of course important. [REDACTED]
- Great idea
- It's important to share the history of the club with the Public and the ground floor lobby space will help with that.
- Agreed not everything can be physically interpreted
- Limitations must be acknowledged in any development. Priority must be given to safety and the needs of the broader community, which has been achieved here.
- Great idea to remember the past clubs achievements
- The common foyer will be an excellent place to celebrate the clubs history and allow broader community to experience
- Key part of the surf club and I look forward to viewing the finished set up. I would encourage the designers to attend the South Curl Curl SLSC hall to see their history panels as a great example of a display
- Disappointing.
- It is important to retain as much history as possible as this is important to those who have a long association with the club and there are many in the area who have as well as new comers.
- It is fair enough to say that the dance floor could not be incorporated however, you need to supply a reason please.
- The new building looks amazing and well overdue.
- Modernising the traditional concept of surf life saving.
- As all surf clubs should have

Rich History

- no issue
- Keeping the history of the club is vital for its longevity and memory of past surf lifesavers. It's lovely to read and see pictures of clubbies and their achievements. There should be more memorabilia.
- Love the design and materials used. This clubs provide all current and future members to actively contribute to the clubs future and appreciate its past
- This is acceptable to me
- Fine.
- OK. We need to be progressive. Look to the future. So be it
- The concept does not respect the past, present and does not care for the future. Please don't build this. Begging! Change the design. It is a bunker.
- Important to include the rich history
- I have 25 years experience as a designer of exhibitions of cultural artefacts and history. Believe me, a display of memorabilia in a corridor-like lobby does not equate to showcasing the Club's rich history. This is tokenism at its worst.
- A space for live music and area for dance would have many benefits, revenue wise and having more live music venues will always benefit a community such as the beaches
- The design of the building is not in touch with the history of surf life-saving, could be more aligned with historical pavillion style surf clubs that have a timeless look.
- This is much needed with the club having such a great sporting history
- The 'original dance floor' of the up to later 60's building, or that of the current building? Neither was anything to be proud of. That of the current building was freely given over to a commercial restaurant operation with nothing to stop any new development being subsequently diverted to commercial interests.
- Love it
- Maintaining the current location allows some of the history to continue.
- That's good.

Rich History

- That's fine
- Great
- There is no rich club history in this building. All the local surf club character is gone, along with the dance floor. Delete the restaurant, put the dance floor back in.
- It is important that the Club's long history and achievements, memorabilia etc., be retained and remain on display.
- Surf life saving has changed significantly over the past 96 years and will continue changing as more advanced life saving skills are developed. The buildings likewise need to keep up to date and this design will allow this to happen for many years to come.
- Being proud of our clubs achievements we should be able to display this to the community at large. This may also encourage more participation.
- Keeping a touch of history while updating the space for the future is an excellent and appropriate idea.
- This is understandable.
- The plans do not provide adequate information to comment on this outcome. Dedicated wall space seems limited other than in the dark corridor near the upstairs toilets (not a nice place to celebrate history)
- All good.
- All buildings have to change and grow to community needs. When the club was first built, no one would have realised that the nippers, masters and main club would grow to such an extent. As a result there is a need to not just remember where we have come from in a design, but also to look to where we want to go. This design has achieved and exceeded this brief.
- I feel this is important not to totally forget the past in creating the new.
- I am not a club member, so I really cannot comment.
- Ok with this.
- Important that honour boards, photos etc are all able to be displayed. Would be great if the surf club stopped laminating everything as not good for long term survival of photos. Perhaps an archivist could assist with display.
- Agree

Serving the Community

- I currently teach Tai Chi & Qigong at Mona Vale on the grass. An indoor option for our locals would be wonderful
- Love it!! Kids need more space for Nippers training as they get older -
- Active Transport - I would like to see substantial bike racks planned rather than be a later add on, as we already have no parking and the land release in ingleside will need to see people turn to active transport.
- Planning for surf lifesaving patrol requirements like base radio aerial, shark alarm, internet surfcam, mobile phone and internet reception/Wi-Fi, PA system, external defibrillator, as required.
- Electronic access system for members and hirers to secure parts of the building.
- The only thing that occurs to me is that I think the vision of the building should be one that looks to the future needs of the community. For instance - the provision of a Lifeguard/Lifesaver service needs to be determined on a 24/7 year round operation. The Caretaker roll should be one of "Beach Manager" which includes a whole of beach community approach to managing the building which also needs to be accessible and available for use by the whole community all year round.
- Let the surf club get on with its good work. Volunteer surf lifesavers aren't paid and in fact they pay to do surf patrols for the wider community. [REDACTED]
- This new club looks great and will meet the growing needs of the surf Lifesaving club to cope with an increasing population in the area
- Shower closer to flag area - Beach Services
- In meeting notes, can see the potential to reduce size of public facilities to enable more space for SLSC. Given the building looks to be taking up a larger footprint on public land, I do not think it is appropriate for council to be facilitating poorly designed cramped public amenities in a brand new building.
- It looks like the working party on this has been very focussed on the SLSC facilities and the extra restaurant for council leasing purposes. As a result, public amenities look cramped and minimal.
- Also seeing a gym - is that necessary or even safe/compliant from a supervisory standpoint? So if the SLSC need more space, these aspects should be considered for removal rather than reducing the public facilities which is the direction things have gone in so far from the working party notes.
- The club members should let you know their requirements, it's their job, not yours

Serving the Community

- Caretaker room is important space for the resident member who provides in-kind security and facility management functions. Consideration should be given for this space to be self-contained as is the case in the current building.
- Important to include separate lifeguard space and storage for functionality and WHS. Ocean Lifesaving/lifeguard patrols is the buildings core business and this is been taken into consideration with adequate operational space and storage.
- Junior lifesaver development (nipper), training, education and surf sport space has been taken into consideration.
- Yes I think the design meets all of these needs very well.
- Love the new proposal for a restaurant above
- A much needed improvement to meet the community's needs.
- some outside lockers to secure their gear while swimming and beaching
- Fantastic
- No more than the current building, it sounds more about members than the general community.
- A lot to consider and this building addresses all the criteria
- The new surf club delivers all that is needed to facilitate surf rescue and club activities.
- It will be a fantastic club for the members of this club who volunteer enormous amounts of time to keep beachgoers safe. The club facilities at present are totally inadequate to support these very important activities.
- Most surf club memberships in NSW have outgrown their facilities & in my opinion all need revamping to meet requirements
- Very impressed good design really like the idea of the Watch Tower.
- The existing facility struggles to fulfil these objectives, particularly in peak summer periods. The proposed development addresses key limitations of the existing facility.
- Differentiation of storage for different users works well
- Some natural light to first aid room would be good
- Not sure if a dedicated watch tower is required, the balcony could be used successfully and this would retain a better shape space to club room

Serving the Community

- The new building will be a fantastic resource for the community. It will provide a space for the club members that is functional and beautiful. It will add to the greater community through improving life saving capabilities
- All aspects are well covered.
- Comments I have from locals and from my own observations are that Mona Vale can be a dangerous beach due to its natural formation. There is only a small observation area at the south end when really the watch tower should also cover views to the Basin. Many people swim in the Basin and it should also be in view of lifeguards.
- Please remember that the first function of a lifesaving association is for saving lives, not board storage, functions or Restaurant venues. There seems to be storage for all the above, however I would defer to the locals who run the nippers, etc as to whether the room is adequate.
- We go to the beach to swim and surf and sunbake not to sit inside and look out or look at the unnecessary fancy building and we definetley dont need this spreading until the WHOLE northern beaches is a construction zone more than it already is
- Caters to life saving needs and aswell as public
- Vital function and should be of primary focus. Hopefully will provide extra revenue for SLSC and council.
- Just seeing how AVALON Surf club has evolved with its new building and how it has positively impacted the community and the surf club members is massive. The cafe/restaurant the function room allow the club to raise funds to keep important Surf lifesaving equipment current. It's a voluntary organisation which helps keep beaches safe. They raise money through fundraising so having other incomes is very necessary.
- A watch tower is much needed as we have quite a large beach and this will be perfect for the paid lifeguards as there are only two of them to cover a large area of surf and sand. This will be smart and safe to have and this will make their reaction time a lot quicker
- The current nipper shop and store is a shipping container, northern beaches council can do better for our current volunteers and future generations of volunteers.
- All of the above is good, but why does a surf club need a bar serving alcohol? Alcohol and the beach is not a good mix and not a good look for the nippers.
- Our main concern with the proposed concept design relates to the inclusion of a restaurant facility on the northern section of the first floor. We believe the restaurant facility being proposed represents a significant departure from what exists at this and indeed most other SLSCs in NSW. The fact that our surf clubs are not like Queensland SLSC in terms of restaurant/bar developments is not a mistake, but rather a well considered and time honoured respect for the institution of lifesaving clubs and respect for natural coastal processes.

Serving the Community

- We note that the majority of the additional facilities incorporated into the concept design broadly relate to surf life saving activities. In particular, we support the inclusion of storage space for Mona Vale boardriders - we feel this acknowledges the important role that boardriding surfers play in saving lives in the surf (particularly at times when beaches are unpatrolled).
 - As I am not engaged in Surf Life Saving activities, I am most likely unqualified (like the majority of the general public) to genuinely answer this question from a position of knowledge or experience - so it's kind of disingenuous to include it in a survey of the 'general public'?
 - Greater access is needed for moving surf boats and surf life saving equipment from the clubhouse to beach and vice versa.
 - The inclusion of a patrol tower is much needed on the beach. Especially incorporated into such a design as this.
 - It would be a much needed update. Mona Vale SLSC is very outdated compared to other surf clubs near by
 - Very functional
 - Observation room for council lifeguard/volunteer lifesavers is a great addition compared to current building.
 - If area was allocated on hours of usage/ employment there should a larger area dedicated to the professional life guards. They are resident for the better part of six months, five days per week, 8 to 10 hours per day. They should be entitled to a larger storage area and a staff room with shower and wc.
 - Yes I think it is great concept that will serve the club and hence the community for many years
 - Spaces provided for rescue and patrol equipment such as IRB and rescue boards has been well laid out.
 - Having spaces for the club and public will cater to both groups needs. Having enticed the public into the space might also help recruit new membership to the club and increase public awareness and participation in developing life saving skills. This potential empowerment can only be beneficial to the community at large.
- [REDACTED]
- Improved infrastructure and facilities for the people who keep beach users safe could only have a positive effect.
 - The design concept addresses the concerns of our members about our current situation in providing life saving services. The upgraded facilities will allow us to provide a superior service to the community.
 - Greater storage facilities will allow ease of accessibility in life saving situations.

<p>Serving the Community</p>	<ul style="list-style-type: none"> ▪ The watch tower in particular provides the ability to be able to have improved visibility of our beach in all conditions. ▪ The existing premises are now getting very old. It has very limited areas to store equipment, to allow members to train in the clubhouse, in order to develop skills to improve the surf rescue of people at risk. The current training facilities are very limited. With the provision of a few functional areas, it will be possible for the club to meet the needs of other non club groups, whilst still providing good space to run much needed training courses. MVSLC takes its training responsibilities very strongly. It aims not just to ensure members meets their proficiencies. It aims instead to ensure all members have the opportunity to continually improve and enhance their skills. [REDACTED] All this training has been done at the club. I feel because of the emphasis the club places on training, visitors to our beach will be safer. In order to continue to meet these high standards, we need good facilities to support the trainers. ▪ I think the new facility will appeal to a much broader proportion of the community than the existing facility. The existing facility only really serves a purpose with members, the new facility with function area etc will appeal to non surf club members and attract additional members. ▪ Walking past the club on summer weekends, you can see that the nippers is run from the shipping container adjacent to the club. Teaching kids/adults surf awareness skills is a tremendous service to the community that the club provides. From what I've seen on summer weekends, the club provides lots of nippers and training programs. I am not a club member but I think the design will serve the club well. ▪ Looks as though it will serve the life saving community well. ▪ Definitely addresses community needs ▪ The Northern Beaches Community has in the past had their surfing culture pride eroded by second rate facilities not reflecting the beauty of the surroundings ▪ Suggest reuse of restaurant space ▪ Suitable location will need to be identified for training during the construction period ▪ This should be the No. 1 guiding principle
<p>Social Connector</p>	<ul style="list-style-type: none"> ▪ Don't forget it also caters for local boardriders and other community groups. ▪ With specific reference to redevelopment of surf club premises this should be for the purpose of life saving. ▪ I support the planned development. The surf club is a valuable community asset and meets the needs of a large number of people. The current building is not fit for purpose, too small and run down

Social Connector

- I am so excited at the prospect of the development of the surf club. I feel the safety of the community will be enhanced as a result of these new improved facilities. I also feel the surf club, with these new premises, will be able to continue to play an increasingly important role in binding social groups together, and providing new opportunities for groups to meet in the upstairs function rooms.
- suggest moving the pedestrian crossing if the design changes
- Surf Cam must be replaced.
- Café open in the evening
- Timeframe for the café to be out of action?
- Use of green spaces south of the surf club for additional parking
- Parking will be impacted with the new building -can provision be made in the future?
- The community has never really had a club they could call their own. We welcome the new club and the opportunity to become social members.
- The community today needs places to gather and it looks like you addressed this
- Love it! Especially the restaurant on top
- It's all too commercialised and just how much of that will the surf club get, no doubt little, the council will get all the revenue from the commercial operators and hall hirers.
- Mona Vale SLSC is one of the key social hubs and public facilities in the suburb. The current facility is way beyond its useful life. The design allows for connection between the community at large and the members / competitors and supports the objective of alignment, safety, accessibility and enjoyment
- Parking issues for surfers due to increased restaurant patronage
- Opposition to café's in surf clubs
- Do not agree with the restaurant
- Wheelchair access to foreshore
- Good for the area. The restaurant connects the community.

Supportive Overall

- The commercialization of public facilities invariably increases the costs for the community users. The present club is very affordable and maybe slightly shabby but still retains its local character and strong connections to people in the community.
- Only not supportive because of ground level public amenities size, number and location, disabled toilet within a doored corridor, insufficient focus on route for an emergency evacuation to ambulance and the likelihood that ground floor public amenities would be used by SLSC creating crowding.
- The proposed new club house looks to be well thought out and designed - I am sure this will be an asset to the community as a whole.
- Brilliant design and credit to the architect and all you people involved. Well done.
- The design is just fantastic. Great job to all those involved!
- More emphasis on the bar, dance area, functions area - Make it easier for bump-in/bump-out + catering to enhance the attractiveness for hirers for functions - vital to maximise the earnings potential for the club house. Efficient heating for functions area to extend use throughout the year - hear retention/ insulation.
- Thanks for considering people with intellectual disabilities
- I do however have reservations about keeping the ground level southern end for public amenities. I believe these would be better placed beside the cafe and the club member's amenities placed on the southern end, by the Nippers area. Patrons of the cafe use these amenities very much and having them at the other end of the building seems to repeat the existing problem. This is even worse for anyone from the cafe needing to use the public accessible WC. They will have to be told to go to the other end of the building. The club members area on the first floor is on the southern end of the building, as well as the Nippers facilities on the ground level. The public are continually coming into the club area at present looking for the public toilets. It just seems logical to have all the club facilities at the same end of the building.
- The upstairs areas look good.
- Generally support, BUT, Box Gutters a disaster waiting to happen. During the storm in April 2015 sand was heavily covering the road, carpark, Apex park. Such a storm will deposit sand on roof and in gutters. If persist with box gutters, you will eventually have water ingress issues. Need sand/dirt traps in all stormwater and wash down/external shower systems. Also need safety harness attachment points on roof to facilitate maintenance.
- Congratulations to the working party, Council and Architects. This building will be sustainable as well as a feature at Mona Vale Beach. Congratulations.
- Good functional space for community hirers and storage for Mona Vale Board Riders.

Supportive Overall

- Commercial spaces important to provide funding for building costs, maintenance and SLSC services i.e. current café lease to MVSLSC.
- Swap member and public toilets to put public near cafe and members near member area above.
- Wider pathways than current at front of building as cafe customers often congregate and block pathway.
- How is elevated garden above main entry (beach side) accessed for maintenance?
- Provide bike racks near cafe to eliminate bikes up against dunes fence. Provide water bottle refill station.
- The building looks way too big from the beach side. Do we really need such big buildings on our beaches? It's not a low key renovation and also seems to push up the need for commercial exploitation with bigger restaurant/cafe. I would support a much smaller and low key refurbishment of the current facility.
- Over development, too much emphasis on commercial use.
- Agree with solar power panels, why not solar hot water as well? Will the glass be advanced solar/heat controlling self cleaning or will glass admit/lose heat and be a cleaning maintenance issue?
- Love the new proposal for a restaurant above
- Existing facility past "used by date" and refurbishment not practical. New structure to 2018+ building practices with beachside durability extremely important.
- As a former resident with family still in Mona Vale that I visit regularly and bring visitors to sample Mona Vale life, it would be an asset to the greater community in general for the proposed changes.
- Excellent....I hope the noisy minority don't scuttle this project.
- The old club house is way past its use by date and in dire need of an upgrade.
- Bravo! What an absolutely stunning design concept. It's brilliant to see quality architecture being commissioned for the northern beaches.
- Good to see a restaurant etc is included...lets look towards the success of the Queensland facilities.
- I don't believe a restaurant and bar is suitable for the area.
- The hardworking Mona Vale Surf Life Saving Club Members and the ever patient local Community have waited a long time for this

Supportive Overall

- proposed club house, community facilities to restore our pride and give tourists to Mona Vale Beach more to positively talk about
- Great design
 - I read it provides for a restaurant which I completely disagree with, the club members should be consulted and respected, after all, it's a surfclub, not Luna Park
 - Whilst the current building needs a rebuild, I believe the building size in the above design should be reduced with the restaurant removed. More attention should be paid to surrounding vegetation and increased tree planting to soften the building's visual impact on the shoreline.
 - Lovely design. I love it.
 - Having visited and enjoyed the facilities of many surf clubs up and down the coast, we are delighted to learn that Mona Vale is to be upgraded. Other beaches such as Wamberal and Kilcare, with much less local population than the Mona Vale area, have special surf clubs with restaurants that have fabulous views of the beach and all the activities taking place on the water.
 - Parking is brought up as a problem but parking is a problem all over Sydney, not just Mona Vale. It should not be used as an excuse not to proceed with this excellent concept.
 - Much easier to keep the public facilities clean and, hopefully, graffiti free. Northern Beaches facilities have needed upgrading for many years.
 - Such natural beauty on the Northern Beaches, why put a big boxy concrete building there? I like modern architecture and it is a nice building but out of place on an amazing natural beach.
 - The majority of this has been planned, consulted and driven by volunteers. What an exceptional group of community minded persons. Congratulations Mona Vale. I hope there are no further delays and the project is given further support that is needed.
 - The concept design looks great and will be a vast improvement on the current clubhouse, it will provide additional services to both the club and the local community which will be fantastic
 - I think it will be a boon to the lifesavers and to the beach-going community. Love it!
 - I am fully supportive of this project and believe it will be a great addition to the Mona Vale community
 - I was a member of mvslc in the relatively new building in the early 70s and I fully support this proposal. This concept is outstanding and will attract new members (I travelled from the western suburbs with some friends because the club had a dwindling membership) This beach needs good active membership because of its sometime tricky conditions. You only have to look at the current trade in the cafe from locals to see that any improvement is warranted and will provide a source of much needed funds to the club Council should review other clubs on the northern beaches.

Supportive Overall

- It is a fantastic design and long overdue. Of all the surf clubs on the northern beaches, the Mona Vale one is the most dilapidated club, in urgent need of replacement. It is well past its use by date.
- I think the design is excellent and will enhance the whole area. The detail addresses many of the problems associated with the current building including public access through pedestrian traffic, beach access etc.
- As mentioned, too modern. Stick with traditional design, yellow colour.
- very excited to have this building in our local community when it is finished
- Definitely love the design and I'm in big support of the new club!
- Can't think of any aspect overlooked
- It would be great to link this development with a broader update to the foreshore facilities in the area immediately to the north of clubhouse, e.g planting grass that will actually grow and installing more seating and sand barriers to protect the lawn area would really make this area fantastic
- I love the fact the I'm part of the Surf Club at a very exciting time !! Very much looking forward to the build of the new club and enjoying the new facilities !! I think [REDACTED], Council Members and the architects have all done a fantastic job.
- This development is way overdue. It is now an opportunity for the State Government to partner with the new local council organisation and MVSLSC management to create a great outcome for the community.
- A bold modern design that incorporates features that should please users and the community alike without dominating the beachscape.
- combining club, community and hospitality facilities in the same building will create an exciting mix and will broaden the usage by different groups in the community. there will be great opportunities for cross over of use between different spaces on the upper level this enhances the civic nature of building. Overall feel of concept is great and has the potential to be an important and iconic civic focus to Mona Vale and the northern beaches generally. Will become a focal point in new beaches walk, a getaway fro vistiors to the beaches and will be a create centre for both club and community alike
- Absolutely
- I would like to see my concern and the concerns of others addressed and not just be part of the process of "consultation" that is so often a farce. I have not lived here as long as many, but this area is beautiful and if is very important that the character is retained. The current concept is good and seems to meet many needs although I am not certain it does this fully.
- I am also concerned about the Restaurant which will generate rubbish such as serviette, sugar packets, stirrers etc that could end

Supportive Overall

up in the ocean, owners of the current cafe seem to do a reasonable job in ensuring this does not happen, but for me this is a really big concern.

- There was also some talk of the park being carved up for use as parking spaces. Is this true?
- I just hope the parking levels stay the same.
- Don't like the idea of a bar. Alcohol and the beach is not a good mix.
- All the oldies in the area are against any developments. I am sure young families like mine are all in favour of this development & any future developments in Mona Vale that will improve the area
- Love it! Especially the restaurant on top
- Overall the design provides areas for all users, club members, community groups, restaurant users and the public in a way which it cannot currently do.
- The design is integrated into the environment in colour and texture schemes and is close to the pre-existing foot of the current club house.
- With this design the club will be better able to achieve its main objective of providing surf lifesaving services, whilst not disrupting the community or the heritage of the area. Due to this the design is appropriate for the needs of the community as a whole and should be approved.
- Needed for the future
- I compete for Mona Vale and these plans will allow a lot more room to hold our equipment which is very very much needed! The club space is too cramped at the moment but these plans are looking amazing! Love these new plans and I am very excited for new and improved space for Mona Vale Surf Club. The design looks inviting for all ages. I also feel like these plans will attract more members and a larger number in Nippers, this new club atmosphere will transform strangers into best friends and second family.
- It is important to create a building that meets the needs of the many, and I firmly believe that this design does that. Despite being modern, this design will become a local icon, which can only be good for the local community and economy.
- Love the design and space of the building. It will bring people together while enjoying the facilities. This is the future and we need this for Mona Vale
- cant wait for you to ignore the community and do what you want anyways
- Yes the design is incredible and meets the needs of the surf club

Supportive Overall

- Please keep young families in mind... please ensure all facilities are practical and family friendly.
- I really like the new design and believe the areas will be well functioning for surf lifesavers and the public.
- This must happen as soon as possible. We are struggling for space to store essential life saving equipment, and have had to resort to storage containers in the park area. There is insufficient room for essential lifesaver training. This building needed upgrading long ago, to keep up with the expanding community. With ongoing development in local housing, the existing building is a long way from serving its purpose.
- Lots of young families go to the beach and have food at the surf club. A bar is not appropriate.
- The proposed concept design is a significant improvement on the existing building however it suffers from the problem that it is basically too big. While it is broadly in line with the existing surf club's horizontal footprint, in terms of the vertical footprint it represents a substantial increase, which is intrusive on the beach environment and as such, unacceptable. As the Feasibility and Business Case states: "...the total floor area is approximately twice the existing facility".
- Excited to see a space that incorporates the broader community beyond just the surf club members
- Excellent design, and excellent upgrade to facilities. Have been wondering for a while when surf life saving clubs will upgrade to include more Social aspects and make use of their prime positions as has been seen in other area. I think it will be a great addition to life in Mona Vale
- The plans look great! We need the space and these plans accommodate the much needed space.
- My understanding is that the restaurant and bar will be available for all the community to use during day times and evenings.
- A major concern with the proposed concept design relates to the inclusion of a restaurant facility on the northern section of the first floor. While a café has existed at the current Mona Vale SLSC for some years now, the inclusion of a restaurant facility extends the level of commercialisation of this site to a point that is unacceptable. Also, the inclusion of a restaurant would place significant additional load on the existing parking facilities at Mona Vale beach (which at certain times of the year already reach 'overload').
- The 'Feasibility Study and Business Case' indicates that in order to construct a building of the size being proposed there will be a partial reliance on lease payment future revenues from the proposed restaurant (and café) to pay back Working Capital to the value of \$1 million. The removal of the restaurant facility from the proposed building design would significantly reduce the size of the building required and therefore proportionately reduce the funding needed.
- I recommend that the concept design be amended so that the restaurant facility be removed and that the surf club building be reduced to two 'sections' rather than three sections currently being proposed. I believe that all of the other facilities being proposed for inclusion could be incorporated into a two section building which would be smaller in overall size, cost less to build and would be less intrusive on the coastal environment.

Supportive Overall

- But the design just does not represent the Northern Beaches AT ALL. I am sure there would be a way to maintain the functionality and have a modern architecture but also give it a little bit of beach feeling, a less cold design. Less Canberra. Because this is not Canberra...and thank God for that.
- I think it is great to expand and renovate the old SurfLife Saving Club. I am permanent monthly supporter of the SurfLifeSaving Clubs and am all for renovating. I think the general idea and the concepts around functionality are valid.
- This proposal seems most to suggest the design brief was written by SLSC members? In my opinion, it exhibits exactly the sort of 'closed-door' club mentality that may have been acceptable in the 1930s-70s but is certainly not appropriate in our increasingly egalitarian 21st century Aust. society.
- I am a board member of [REDACTED] and we are looking at this design for inspiration to rebuild our club
- This is NOT a building that extends a warm and transparent welcome. Solid concrete walls with small doors say 'stay out' 'you are not a member' 'clubbies only' etc.
- A restaurant, bar, cafe and function room for hire is just commercialisation. A community building (this is community land and community money remember) should be open, transparent, sheltering, multi-purpose, casual, free and promote constant varied use by all members of our society - local, out of district and international tourists alike. Seriously - scrap the plans and encourage the architects to get a spacial designer to join the team for MV SLSC 2.0. Thank you for the opportunity to comment.
- Overall a good club and very much needed. But a couple of points please: Having individual cubicles for each shower is a waste of space and is not warranted. People take their time to shower and everything gets wet and they often need to go outside to dry and get changed anyway. Maybe one cubical for male and female only.
- Looks great ☐
- Mostly on board as long as we don't sell this restaurant out such as the cafe on the corner. Taking Queensland surf clubs as an example which I'm sure they have been. A secondary income other than nippers is imperative to a healthy club.
- Absolutely love the design
- Public toilets/showers -- I am firmly of the belief they need to be minimised and public toilets provided in the park across the road and the toilets to the north near the steps to the pool need to be upgraded. The reduced area for toilets could be better used for Nippers area.
- You need to provide parking. It's a real problem in the whole of Mona Vale.
- The idea of function rooms is a good source of revenue, as it is for a number of other clubs and halls in the area, however, for it to be successful there needs to be a kitchen for the function room. Big events will have professional caterers. Currently they would

Supportive Overall

- have to use the members kitchen /bar or the restaurant's kitchen. Was this an oversight by the club/ architects?
- The overall building is good, but seems to be too small and not sufficient space for the main reason for a surf club - life saving, training, club activities and nippers. But a lot better than we have now and the sooner it starts (as modified) the better. Thank you
- Excellent use of prime location to provide a community asset for the wider community and not just surfers
- Great space for the community
- Does the club really need a restaurant? The area could be reduced be re-purposed as a smaller function room or a smaller restaurant.
- Very much in favour of the draft design concept.
- It's too BIG. Reduce by one pavilion. Or keep one at ground floor level only.
- Is another restaurant really necessary?
- Absolutely I think it is a fantastic design that will be beneficial to the club and community for many years , I have lived in Mona Vale for 40 years and have seen many changes, I cannot see any negatives in progressing with this concept , the population of the wider Mona Vale area is only going to increase over years to come so let's plan for it ... There will always be negative people no matter what proposal is out foward.. Onwards and upwards I say. Well done
- Yes, through smart planning and design mv SLSC clubhouse will be a sustainable building which should serve the community for a minimum 50 to 60 years
- The current building no longer allows the club to keep growing. Membership has increased which provides great safety for the bathing public. The provide the facilities and storage spaces needed cannot be created within the current confines. Whilst the clubhouse is currently used for local community functions the new building will allow this to happen and not conflict with life saving and training as sometimes currently occurred due to such limited area
- A more enticing and larger space being available will attract more use by both club members and the community and greater potential for functions and community events.
- Parking then occupied by restaurant users rather then beach users !
- Too much activity is being drawn to Mona Vale beach through a narrow road system. The beach car park is frequently crowded, even on winter days. The car park is inadequately managed where vehicles are permitted to park in areas that virtually block other properly parked vehicles from safely exiting spaces. A social club/commercial operation so close to the beach is an unsatisfactory development for Mona Vale.

Supportive Overall

- It's meant to be a surf life saving club. Why all the other uses proposed. Why the restaurant and bar, why the huge function room and ground floor cafe. The whole thing is it is too commercialised.
- Yes it's a great design that will help to bring the club into the future to continue patrolling the beach, engaging with the community and providing a space that members of the broader and neighboring communities can come to enjoy.
- The functional spaces, restaurant and cafe are all vital to our surf clubs ability to remain viable. In comparison to QLD Surf Clubs, where they are allowed to have club facilities such as pokies, incorporated into their buildings, NSW Surf Clubs are lacking. Not only do these facilities in the new club design provide the community with another space for social connectivity, they provide the surf club with an income that is vital to ensuring the continuous improvement and overall running of the club.
- Far too big and intrusive-awful and most probably blocking some views of the residents behind Anzac park.
- Just another oversized developers dream adding to all the other high risers on the peninsula. Writing this is just a waste of time as the council isn't going to listen anyway but I guess I just have to vent.
- Bring on the restaurant so that we can have the pleasure of a good meal and a great view at the same time. Ditto the bar.
- To address the parking issue which some people have complained about. The beach carpark is almost never full. I live a few streets away and only once in 25 years, on a sunny Australia day, has beach parking come up our street. Sunday morning nippers is the only regular busy time for parking.
- The only issue I have with this area is parking. Every weekend in summer the car park and surrounding streets are parked out . I have actually had to go to another beach because I couldn't park anywhere. This problem will be worse when the surf club is upgraded.
- I am a patrolling life member of Mona Vale SLSC ...and I support the renewal of the club house. However, I strongly question the wisdom of including a licensed restaurant within the building. I have read the submission to Council from Surfrider Foundation dated 25 May 2018 and I concur fully with their comments and recommendations. That is, I strongly believe that the design should be reduced so that a café is included but that the restaurant is deleted.
- I love the fact that the club is not just a facility with one purpose. In the future I am looking forward to a facility that will enable surf life savers to do an even better job at protecting the public.
- But also I am looking forward to using the facilities as a local resident for yoga, fitness, weddings, social gatherings, casual Sunday morning coffees, special celebrations
- Congratulations to Council, community and the surf club for undertaking this process.
- I think having a restaurant at the club is a very good idea. The site can be better utilized and hopefully the club can benefit from the

Supportive Overall

rental income that the restaurant will provide. This will also be a win for Council as there is an independent income stream and this will reduce ongoing maintenance costs.

- There is more than enough parking to accommodate the restaurant patrons - Mona Vale beach has one of the biggest beach side carparks on the peninsula.

- The surf club is a little distance from the adjoining units/houses - there are existing restaurants close by the surf club that are located closer.

- I think it's a great location for a restaurant. The club building is reaching the end of its life and needs to be upgraded

- I have surfed and patrolled Mona Vale Beach for more than 50 years and the project area is a bleak and exposed location in southerly blows and during much of winter. Unlike the restaurant at Avalon SLSC, MV SLSC is remote from the shops and the main dining strip of Mona Vale. In my opinion, the inclusion of a restaurant in the new building carries an unacceptably high financial risk of failure due to poor patronage when weather conditions are unfavourable. I note that this concern about potential lack of restaurant patronage was raised during the meeting of the Working Group on 20 July 2017.

- I also object to the lack of design options that have been presented herein for consideration and comment. There should also be a reduced design option (which does not include the restaurant) presented for public comment along with a comparative financial analysis of the reduced design.

- I believe that all of the positive attributes of this project for the surf club members and the broader community can be included within a suitable design and budget without the need for a restaurant. Indeed, given the space constraints on the site, it is my firm belief that the long term needs of the club and the local community can be better met if the restaurant is deleted.

- I really like the design. But concerned that the one room available for community use will be inaccessible to most due to permanent bookings. As a residents community group, we find it very hard to find suitable space for monthly meetings in Mona Vale and i am sure we are not alone. Wonder about the stress on parking particularly during the summer months with the introduction of a restaurant. Hope that the dune systems have been given serious consideration. The dunes should be allowed to do their own thing and not be reduced in height to improve the views. The dunes are there to protect the beach and should be given the space to grow and ebb.

- I really like the design. But concerned that the one room available for community use will be inaccessible to most due to permanent bookings. As a residents community group, we find it very hard to find suitable space for monthly meetings in Mona Vale and i am sure we are not alone.

- Love the timeless modern design. Will still look current in 100 years. All guiding principals have been addressed. Cafe & Restaurant - Yes please! Don't listen to the "No" response! It is 2018! Congratulations to the design team and all those involved in this project.

- Wonder about the stress on parking particularly during the summer months with the introduction of a restaurant.

Supportive Overall

- The overall idea is great although the current plans do require refinement as they move into the next stage. Key items; Sun access to the club area. Visual connection to the park. Sinks and privacy in the bathrooms. Ensure space and access provided for equipment storage is suitable and functional.
- Consider rotating patrol and first aid rooms.
- Great design
- I am in favour of replacing the existing Mona Vale SLSC however the building in the concept design proposed is simply too big.
- In particular I am strongly opposed to the inclusion of a restaurant facility in the building. This represents an increased commercialisation of the beach environment which is inappropriate and unnecessary.
- A modern design which will hopefully endure time, therefore bringing the community and club closer together.

Appendix 4 – Internal stakeholder comments

Mona Vale Surf Club Draft Concept – NECC - Sustainability Comments

Sustainability is not mentioned in the concept design, however may come under the Guiding Principle of “Enduring”. The FAQs state *Environmental initiatives include the use of raw materials, sustainable timber, natural ventilation where possible, rain water storage tanks, WELS rated and efficient tapware and solar panels*. However these do not appear to translate to the Concept Design.

Key aspects that should be included in the design¹ are:

1. Energy

a. Minimum Energy Performance

The National Construction Code, Volume 1 Part J Energy Efficiency sets the minimum mandatory energy efficiency performance requirements for all buildings in Australia. As Council desires to be a leader in sustainability², buildings should be targeting improvements over the minimum mandatory requirements for energy efficiency. The largest areas to target energy savings for the Mona Vale Surf Club are detailed in the following sections.

b. Solar Passive Design

A solar passive design takes advantage of natural heating, cooling and lighting to reduce the energy usage of a building and should be a priority in the design. The aim is to minimise the need for air conditioning (both heating and cooling) and lighting use when the building is operational. Consideration should be given to obtaining advice on the design from a suitably qualified solar passive/energy efficient design architect. In order to demonstrate leadership the following minimum energy performances are recommended:

- A 5% increase on the minimum Deemed-to-Satisfy performance requirements stipulated within the NCC Section J1 and J2;
- A 15% increase on the minimum required R-values specified in NCC Section J;
- Glazing performance no greater than 85% of the allowable performance level under the NCC Section J Glazing Calculator.

In general, the design should also consider:

- Optimising building orientation;
- Avoiding excessive areas of east or west facing glazing where these are not effectively shade-controlled;
- Maximising north facing windows for daylight penetration;
- Natural cross ventilation and use of *heat chimneys* and *air preconditioning* to bring in cooler air, create additional air flow and remove hot air during summer;
- Using external materials with high thermal mass to moderate internal temperatures of the Club throughout summer and winter;
- Installing insulation in the building roof and walls and around hot water pipes;
- Passive cooling (e.g. façades, shading, green walls and roofs) to prevent heat entering the building during summer;
- Passive heating to capture the sun's heat and allow it to penetrate the building during winter.

¹ Sources: City of Sydney Sustainable Design Technical Guidelines and GBCA Green Star Design & As Built

² Community Strategic Plan

c. Lighting

- **Passive lighting design** - the lighting plan for the Club should include passive design to optimise natural daylight, this would include considering building orientation and façade, window design, using skylights and architectural features (e.g. use of an atrium) conducive to effective use of natural light and where heat gains/losses are controlled.
- **Energy efficient lighting** – LED lighting is currently the most energy efficient lighting on the market. The design should include LED lighting for all indoor and outdoor lighting, with luminaires and lighting levels appropriate to the planned activities.
- **Lighting controls and zones** – zoned lighting should be installed to isolate areas of the Club that are not in use, supported by timers, occupancy sensors and dimmers with programmable controls.

d. Solar Hot Water

The design should include electric boosted solar hot water. Whilst gas boosted is currently less carbon intensive, the use of electric boosted will future-proof the energy supply reliability with the potential use of solar PV to off-set the electricity usage of the hot water system, or the purchase of green-power via the retailer.

e. Solar PV

The use of solar PV with battery storage should be considered with a goal for the Club to be carbon neutral.

North facing roofs are the best orientation for solar PV efficiency. Flat roofs, as per the Clubs Concept design, have the greatest loss of solar exposure (approx. 13%) and are not recommended for solar hot water or solar PV installation. To maximise solar output, the ideal angle for solar panels is usually equal to the latitude angle of the location of the property. For Sydney the latitude angle is 33.86°, thus for best results, the roof pitch of the Club should be about 34° (ref³).

As the Club is likely to be occupied more during summer, the aim should be for solar generation to be maximised during summer. In this case, the angle does not need to be increased for winter generation.

The size of PV system required is dependent on electricity usage for the site. An energy balance should be undertaken to determine the electricity needs to quantify the size of PV required for the Club. As an indication, if usage is approx. 3MWh/yr a 2kW system would be required. A 5kW system would supply approx. 7.5MWh/yr and a 10kW system would supply approx. 14MWh/yr⁴.

Opportunities for solar leasing: Investigations into solar leasing or Solar Power Purchase Agreements could be undertaken for the site. The benefits of this are that it would eliminate the need for Council to maintain the PV system and requires no upfront costs for Council. This would need to be negotiated/agreed with by the Club if they pay the electricity usage.

Maintenance: Sea grime can build up on the solar panels and may require additional cleaning to ensure they remain efficient. One reference⁵ states solar loss can be around 10%.

Corrosion resistance: A standard for salt mist resistance for solar panels is set by the International Electrotechnical Commission (IEC 61701). Level 1 is required for installations near beaches, however Level 6 is the most stringent and will give peace of mind. Most solar panels that meet the standard will state "Salt mist corrosion resistance on the datasheet" but need to check

³ <https://solarcalculator.com.au/solar-panel-angle/>

⁴ <https://www.lgenenergy.com.au/solar-calculators/solar-system-output-calculator>

⁵ <https://www.solarquotes.com.au/blog/salt-mist/>

what Level. If the PV is installed via a solar lease, the maintenance and warranty will be covered by the lease.

f. Appliances

The following electrical appliances participate in the Energy Rating Label scheme under the Minimum Energy Performance Standards (MEPS) – air conditioners, clothes washers, clothes dryers, dishwashers, televisions, refrigerators, freezers, computer monitors. The more stars on the Energy Rating Label, the more energy efficient the appliance is. *Super-efficient* models have 7 to 10 stars and other models have a maximum of 6 stars. As Council desires to be a leader in sustainability⁶, appliances that are installed by Council should be within the *Super-efficient* category and have a minimum of 7 stars.

2. Water Efficiency

The Club should be designed to reduce overall potable water use and address water runoff quality and quantity. Reduce water use via:

- Minimum WELS Rating for water efficient fixtures – waterless urinals, toilets (4 star), taps (5 star), showerheads (3 star);
- Appliances installed by Council should meet the minimum WELS rating – washing machines (4 star), dishwashers (5 stars);
- Consideration should be given to the installation of rainwater tanks. A suitably qualified consultant should be used to determine the most appropriate size tank. Rainwater tanks should be connected to all non-potable fixtures at the Club for rainwater to be utilised for wash down of surf lifesaving equipment and boats, garden irrigation, toilet flushing and washing machines.
- Greywater recycling – water from washing machines and external showers should be considered for capture and reuse for garden irrigation.

3. Materials

To minimise impact on the environment and improve the indoor environment quality of the Club, the following aspects should be applied to the project:

Internal materials - All internal paints, adhesives, sealants and carpets should be low VOC (volatile organic compounds) and certified under GECA⁷, Ecospecifier⁸ or LG Procurement Sustainable Choice supplier database⁹. Alternatively, maximum limits to use are specified in the GBCA Design and As Built Table 13.1.1 and 13.1.2.

Engineered wood products - particleboard, plywood, Medium Density Fibreboard (MDF), Laminated Veneer Lumber (LVL), High-Pressure Laminate (HPL), Compact Laminate and decorative overlaid wood panels) should be certified under GECA, Ecospecifier or LG Procurement Sustainable Choice supplier database or meet the formaldehyde emissions limits specified in GBCA Table 13.2B.

Timber - should be re-used or post-consumer recycled timber or certified (Forest Stewardship Council (FSC)¹⁰ or Programme for the Endorsement of Forest Certification (PEFC)¹¹).

Steel – should be sourced from a manufacturer who is accredited to the Environmental Sustainability Charter of the Australian Steel Institute (ASI)¹² or was produced using energy-

⁶ Community Strategic Plan

⁷ <http://www.geca.eco/>

⁸ <http://www.ecospecifier.com.au/>

⁹ <http://www.sustainablechoice.lgp.org.au/>

¹⁰ <https://au.fsc.org/en-au/buy-fsc-certified/timber>

¹¹ <https://www.pefc.org/>

¹² <http://steel.org.au/asi-committees/environmental-sustainability-charter/find-a-charter-member/>

reducing process in its manufacture. An acceptable energy-reducing process is Polymer Injection Technology.

Sub Grade/Base materials – should be sourced from crushed and recycled sources. It is recommended that no virgin materials are to be used.

Cement – the project should aim for a 30% reduction in Portland cement content compared with a base case, by using supplementary cementitious materials such as fly ash or slag.

Asphalt – areas of asphalt should be minimised where possible. When asphalt is required, sustainably sourced asphalt such as warm mix or cool mix should be used instead of hot mix, and reclaimed or recycled aggregates should be used within asphalt mixes. Products such as TonerPave¹³ or Greenpave¹⁴ should be investigated for use.

4. Construction Environmental Management

It is recommended that a Construction Environmental Management Plan be developed and include:

- 80% demolition and construction materials reused and diverted from landfill
- Erosion and sediment control measures to ensure no stormwater runoff from the construction site
- Vegetation control plan to protect the surrounding coastal vegetation

¹³ <https://tonerpave.com.au/>


¹⁴ <http://www.citywideasphalt.net.au/#greenpave>

Appendix 5a – Media

MON 02 JULY 2018


Mona Vale SLSC Media Coverage



**New wave of buyers hits beach favourite**

Daily Telegraph, Sydney, Real Estate, Kathryn Welling12 May 2018

Page 17 • 346 words • ASR AUD 13,498 • Photo: Yes • Type: News Item • Size: 336.00 cm² • NSW • Australia • Mona Vale Surf Club • ID: 951589604



NORTHERN beaches suburb Mona Vale is being reinvigorated. Older, long-term residents have been moving out of large family homes, often selling to younger families who have renovated the homes. The suburb has also been attracting young couples who have moved into modern units.

[View original](#) - Full text: 346 word(s), ~1 min

Audience

235,091 CIRCULATION

TEAM NOTES< br />
Property piece on Mona Vale and mentions Council is looking at creating a performance space in Mona Vale and is talking to special interest groups this month about what is needed. In addition, council is looking to build a new and larger Mona Vale Surf Lifesaving Club. (Alicia Undzillo, May 14 2018 8:13AM)



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NEW FACE FOR MONA VALE CLUB

Manly Daily, Sydney, General News

05 May 2018

Page 4 • 102 words • ASR AUD 1,516 • Photo: Yes • Type: News Item • Size: 246.00 cm² • NSW • Australia • Mona Vale Surf Club • ID: 949474122



THESE are the futuristic designs for the new Mona Vale Surf Life Saving Club. The images, released yesterday by Northern Beaches Council, show the ultra-modern architecture which features spectacular floor-to-ceiling windows across three sections of the building.

[View original](#) - Full text: 102 word(s), <1 min

Audience

88,941 CIRCULATION

TEAM NOTES< br />

Quotes Mayor. (Alicia Undzillo, May 6 2018 10:16PM)



Revival of Pittwater just a distraction

Manly Daily, Sydney, Letters

13 Jun 2018

Page 24 • 244 words • ASR AUD 949 • Photo: Yes • Type: Letter • Size: 154.00 cm² • NSW • Australia • Northern Beaches Council Press • ID: 968228414



I HAVE been lobbying Pittwater MP Rob Stokes for a number of years now because I believe the NSW Government has failed the people of the northern beaches by establishing a new, privately-owned and operated, for-profit hospital on the edge of the region closer to the Royal North Shore and Hornsby hospitals than to Palm Beach. I have read about how good the new hospital is but nothing is being done to provide safe road access from the north along the Wakehurst Parkway.

[View original](#) - Full text: 244 word(s), <1 min

Audience

88,941 CIRCULATION

Keywords

council(2),Government(1),Hospital(6),northern beaches(2),Pittwater(3)

TEAM NOTES< br />

Letter to the Editor - Resident says group of mainly older "Pittwaterians" are hellbent on the resurrection of a Pittwater council are distracting the community from important issues such as the loss of surgical and emergency from Mona Vale Hospital and safer roads. (Alicia Undzillo, Jun 13 2018 7:57AM)



Bold new vision for Mona Vale Surf Club - your input welcome

Pittwater Life, Sydney, General News

01 Jun 2018

Page 24 • 149 words • ASR AUD 379 • Photo: Yes • Type: News Item • Size: 104.00 cm² • NSW • Australia • Manly Daily - Press • ID: 964708997



Comment on approved concept plans for a revitalised, sleek Mona Vale Surf Life Saving Club are open until Monday June 4. The plans are the result of a successful collaboration between NB Council, Mona Vale Surf Life Saving Club and the appointed working group. The proposed design will keep a similar footprint to the current building while also approximately doubling the current floor area and include tenancies for both a restaurant and a caf. It will also address current storage issues and improve the accessibility and overall useability of the surf club. Mona Vale SLSC President Bryce Munro said: "Our members are thrilled to finally have a new club because the existing club is well past its use by date." Northern Beaches Mayor Michael Regan said he was pleased the shared vision for the Club had been made a reality thanks to Council merger savings. View online northernbeaches.nsw.gov.au

[View original](#) - Full text: 149 word(s), <1 min

Audience

N/A CIRCULATION

Keywords

Council(2)



Controversy over futuristic-looking Mona Vale surf club plan

Daily Telegraph Australia by Robbie Patterson

23 May 2018 11:00 PM

521 words • ASR AUD 154 • Northern Beaches Council Internet • ID: 958748931

SURFRIDER Northern Beaches has criticised a council plan to put a restaurant above Mona Vale surf club, arguing there would not be appropriate parking.

The group's president, Brendan Donohoe, who recently led the successful charge against a new cafe at...

[Read on source site](#)

Audience

38,547 UNIQUE DAILY VISITORS, 298 UNIQUE DAILY VISITORS

Keywords

council(5),councils(1),Mona Vale(7),Most(3),Northern Beaches Council(1),recently(1)

TEAM NOTES< br />

Duplicate online story. Quotes A/CEO Ben Taylor. (Alicia Undzillo, May 24 2018 8:09AM)



Parking mad over club plan

Manly Daily, Sydney, General News, Robbie Patterson

23 May 2018

Page 11 • 494 words • ASR AUD 2,724 • Photo: Yes • Type: News Item • Size: 442.00 cm² • NSW • Australia • Northern Beaches Council Press • ID: 958075364



Surfers concerned at effect of restaurant in Mona Vale upgrade SURFRIDER Northern Beaches has criticised a council plan to put a restaurant above Mona Vale surf club, arguing there would not be appropriate parking.

[View original](#) - Full text: 494 word(s), ~1 min

Audience

88,941 CIRCULATION

Keywords

council(5), councils(1), development(1), local(2), Mona Vale(6), Northern Beaches(1), rock pool(1)

TEAM NOTES< br />

A/GM Todd Dickinson quoted along with Mona Vale SLSC President Bryce Munro to counteract claims of Surfrider Northern Beaches President Brendan Donohoe (Alicia Undzillo, May 23 2018 8:33AM)



Futuristic designs for Mona Vale surf club released for comment

Daily Telegraph Australia by Manly Daily

04 May 2018 3:58 PM

409 words • ASR AUD 131 • Northern Beaches Council Internet • ID: 949317001

THESE are the futuristic designs for the new Mona Vale Surf Life Saving Club.

The images, just released by Northern Beaches Council, show the ultra-modern architecture featuring spectacular floor-to-ceiling windows across three separate sections of the...

[Read on source site](#)

Audience

38,547 UNIQUE DAILY VISITORS, 298 UNIQUE DAILY VISITORS

Keywords

comment(2), Council(4), featuring(2), NEWS(1), Northern Beaches Council(1), Pittwater Council(1), RELATED(1), similar(2)

TEAM NOTES< br />

Duplicate online story. (Alicia Undzillo, May 6 2018 10:31PM)



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12 May 2018
Daily Telegraph, Sydney

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Mona Vale is becoming more popular with young families seeking the beach lifestyle. Picture: Damian Shaw

New wave of buyers hits beach favourite

KATHRYN WELLING

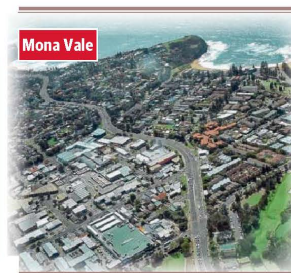
NORTHERN beaches suburb Mona Vale is being reinvigorated.

Older, long-term residents have been moving out of large family homes, often selling to younger families who have renovated the homes. The suburb has also been attracting young couples who have moved into modern units.

This is a suburb that has a big range of property. You can buy a one-bedroom unit in the \$500,000s or spend 10 times that amount for a beachside mansion with ocean views.

And it's not just the local demographics that have been changing. A range of new public and private projects have recently been introduced to provide new amenities.

The local hotel has had a big upgrade, a new organic supermarket Flannerys has opened in the shopping centre and a rush of trendy



eateries have started up. The state government is widening Mona Vale Rd to give easier access to Ryde and the western suburbs and the recent B-Line bus service to the city has been embraced.

Yellow double-decker buses run continuously between the CBD and Mona Vale along the beaches and the service has been welcomed and is being heavily used.

Meanwhile, Northern Beaches

Council is looking at creating a performance space in Mona Vale and is talking to special interest groups this month about what is needed.

In addition, council is looking to build a new and larger Mona Vale Surf Lifesaving Club. A public exhibition of the concept is expected next month and council has estimated the project will cost \$6.35 million. The surf club has strong connections to the local community, has 1300 members and more than 536 Nippers.

Sport is well catered for in the suburb with golf, tennis, bowling and soccer clubs all active.

This peninsula suburb has a thriving shopping centre, a big range of medical specialists and is the gateway to the northern beaches from the west. Demand has been well-balanced between housing types: there were 98 units sales and 106 house sales over the past year.



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NEW FACE FOR MONA VALE CLUB

THESE are the futuristic designs for the new Monavale Surf Life Saving Club.

The images, released yesterday by Northern Beaches Council, show the ultra-modern architecture which features spectacular floor-to-ceiling windows across three sections of the building.

Club president Bryce Munro said its

members were thrilled with the concept plans and that the existing club was "well past its use by date". Mayor Michael Regan said the plans, which will be open for public comment from Monday until Monday, June 4, were the result of a successful collaboration between council, Monavale Surf Life Saving Club and the appointed working group.





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Manly Daily, Sydney

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Revival of Pittwater just a distraction

I HAVE been lobbying Pittwater MP Rob Stokes for a number of years now because I believe the NSW Government has failed the people of the northern beaches by establishing a new, privately-owned and operated, for-profit hospital on the edge of the region closer to the Royal North Shore and Hornsby hospitals than to Palm Beach.

I have read about how good the new hospital is but nothing is being done to provide safe road access from the north along the Wakehurst Parkway.

What is attracting attention, though, is a group of mainly older "Pittwaterians" who are hellbent on the resurrection of a Pittwater council that I, for one, never wanted. They are distracting us from important issues such as the loss of surgical and emergency from Mona Vale Hospital.

I know that some will be angry about my comment but then I have other priorities such as my own health and safety and that of my family, friends and the community.

I would like to have seen Mona Vale Hospital retained as a fully-fledged Schedule Four hospital, even if only complementary to the Northern Beaches Hospital; the Mona Vale Rd upgrade completed, the Wakehurst Parkway made safe through upgrading and a decent east-west transport link along Warringah and Mona Vale roads to get cars off the road. These are far more important priorities than bringing back a Pittwater council.

Mark Horton, Mona Vale



Artist's impression of the proposed Mona Vale Surf Club.



June, 2018
Pittwater Life, Sydney

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Bold new vision for Monavale Surf Club - your input welcome

Comment on approved concept plans for a revitalised, sleek Monavale Surf Life Saving Club are open until Monday June 4. The plans are the result of a successful collaboration between NB Council, Monavale Surf Life Saving Club and the appointed working group. The proposed design will keep a similar footprint to the current building while also approximately doubling the current floor area and include tenancies for both a restaurant and a café. It will also address current storage issues and improve the accessibility and overall useability of the surf club. Monavale SLSC President Bryce Munro said: "Our members are thrilled to finally have a new club because the existing club is well past its use by date." Northern Beaches Mayor Michael Regan said he was pleased the shared vision for the Club had been made a reality thanks to Council merger savings. View online northernbeaches.nsw.gov.au



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Parking mad over club plan

Surfers concerned at effect of restaurant in Mona Vale upgrade

Robbie Patterson

SURFRIDER Northern Beaches has criticised a council plan to put a restaurant above Mona Vale surf club, arguing there would not be appropriate parking.

The group's president, Brendan Donohoe, who recently led the successful charge against a new cafe at North Narrabeen rock pool, said the council needed to focus on coastal protection rather than development.

He said the council needed to put in the appropriate infrastructure for beach parking as part of the surf club's upgrade if it wanted to commercialise surf clubs.

"If every surf club is able to have a restaurant we need multistorey car parks at the

beach, which I am sure people don't want," Mr Donohoe said.

Artist impressions of the club's design — out for community feedback until June 4 — were released earlier this month and show spectacular floor-to-ceiling windows across three separate sections of the building.

Mona Vale Surf Lifesaving Club president Bryce Munro said the vast majority of locals were thrilled with the concept plans. He said the Narrabeen Boardriders Club had been consulted at every step and would have its own space in the new venue.

"The council needs to fund the project, people have this

belief that councils and governments have this endless

bucket of money and can do whatever they want," he said. "The club and locals are extremely excited about a new building, the existing one, to say the least, is awful."

He agreed parking could be an issue, particularly on Sunday mornings, but argued that was common across most of Sydney.

"Really, during the week and Saturdays and most Sunday afternoons parking is not that difficult," he said.

"Most of the time Mona Vale is one of the good beaches. It probably has the best parking facilities."

But Mr Donohoe said it was too much and not needed. "To me it becomes a destination restaurant," he said.

"This will be potentially drawing people from out of area on to our already crowded roads."

He said it would make parking even worse for surfers and lifesavers.

"The issue for surfers is real now, particularly with the universal beach parking sticker system," Mr Donohoe said. "The car parks that were allocated for beach use are being more and more

eroded for other use."

Acting infrastructure general manager Todd Dickinson said the council had been working with Mona Vale SLSC, local beach users including board riders and residents for the past year.

"The size of the proposed

building has been developed to meet the needs of the club and local community," he said.

"The building's footprint is only slightly larger than the existing building and there is no underground carpark included in the concept."

"The cafe currently operating at the site helps to subsidise the cost of running the surf club. Likewise, the rental from the proposed restaurant will help fund the building's construction."



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Artist's impressions of the proposed Mona Vale surf club upgrade.



MON 02 JULY 2018

Mona Vale SLSC Media Coverage



New wave of buyers hits beach favourite

Daily Telegraph, Sydney, Real Estate, Kathryn Welling

12 May 2018

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[View original](#) - Full text: 346 word(s), ~1 min

Audience

235,091 CIRCULATION

TEAM NOTES< br />

Property piece on Mona Vale and mentions Council is looking at creating a performance space in Mona Vale and is talking to special interest groups this month about what is needed. In addition, council is looking to build a new and larger Mona Vale Surf Lifesaving Club. (Alicia Undzillo, May 14 2018 8:13AM)



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Appendix 5b – Media release

[Exciting design concepts unveiled for new Mona Vale Surf Life Saving Club](#)