

Clubhouse in Ocean Road opened in 1964.

POINT LONSDALE SURF LIFE SAVING CLUB

SITE REVIEW PROCESS

23 JANUARY 2015

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Surf Life Saving Club of the  
Year 2005

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Tony Baenziger (VP)  
Emma Harrison (VP)  
Rich Aitchison (Secretary)  
Michael Kinahan (Treasurer)



## BACKGROUND

The Point Lonsdale Surf Life Saving Club, formed in 1947 has a current membership of 1,136. It's core business is to provide patrolled beaches at Point Lonsdale and Queenscliff and now operates a year round emergency callout service. Since formation Volunteers and Lifeguards have saved 1,731 lives and during the last 12 years Volunteer Patrols have issued 8 412 warnings and provided first aid to 181 people . The Club has important and successful activities which run in parallel to the core business including:

- Training and assessment (Training of new and existing Lifesavers),
- Junior life saving education (Nippers),
- Aquatic Sports (Lifesaving Competition) and
- Social events and community activities.

In 2007 the Club produced a Strategic Overview (2007 - 2017) which included a Vision - We will provide lifesaving services for the community of Point Lonsdale and Queenscliff, enable our members to develop their skills, knowledge and experience in lifesaving and sports and to improve the profile and influence of the club through community and member involvement and leadership in development programs and initiatives.

A key element of the Overview was to build a new Clubhouse. "To design, build and establish a state of the art club house with a modern office and the ability to extend and house associated groups including regional facilities. The club will be developed using the latest environmental and sustainable considerations and be a showcase for building development in coastal environments".

Ocean Road 1960



SITE CRITERIA & SCORING PROCESS

THE PROCESS

To help shortlist our six potential sites into priority sites for detailed investigation (feasibility studies), the building committee has completed a detailed review using a range of specific criteria to determine priority sites.

Sites are assessed against a detailed range of specific Point Lonsdale Surf Life Saving Club primary selection criteria (x5) with additional 14 secondary criteria as listed below.

SCORING

To assist in rating each site against the criteria we used the following 5 points scoring system:

- 5 points: Meets criteria to a very high level
- 4 points: Meets criteria to a high level
- 3 points: Meets criteria to an adequate level
- 2 points: Only meets some or part of the criteria but at a low level
- 1 point: Only meets some or part of the criteria but at a very low level
- 0 points: Does not meet criteria

SELECTED CRITERIA

Criteria 1: COST

Services to be on site or closely located to minimise cost and to ensure facility can be serviced to the following approximate level.

- Electrical: 500KV A

- Water: Sufficient for fire fighting purposes
- Gas: 1500-2000KW (general air handling)
- Sewer: For filter, backwash, concourse wash down etc.
- Stormwater: To meet building, car park and land water run off.
- Base Building Addition Costs
- Site Access & Traffic Impacts: Most site visitors will come by car so there needs to be adequate site access and provision of appropriate car parking, and emergency services.
- Potential of Part Land Sale or Lease: Does the site have extra area suitable for sale/lease to assist with development/funding opportunities?

Criteria 2: ENVIRONMENT

- Impact on Environment: Would a clubhouse impact this environment?
- Compatibility with Environment: Does this environment complement a Surf Life Saving Club Facility? (a green building)
- Commercial Potential of the Site: Is the site commercially attractive to other funding parties?

Criteria 3: COMMUNITY

- Neighbourhood Effects: Rating of any negative neighbourhood impacts likely to occur from the SLSC development in relation to surrounding neighbourhood.
- Compatible Use of Site: Close

- development link to existing or other site users/uses or adjoining or close by facilities including the clustering of community facilities.
- Shared Development Opportunities: Are there any shared development or management opportunities? i.e. commercial/community partnerships.
- Communities Perceptible Support.

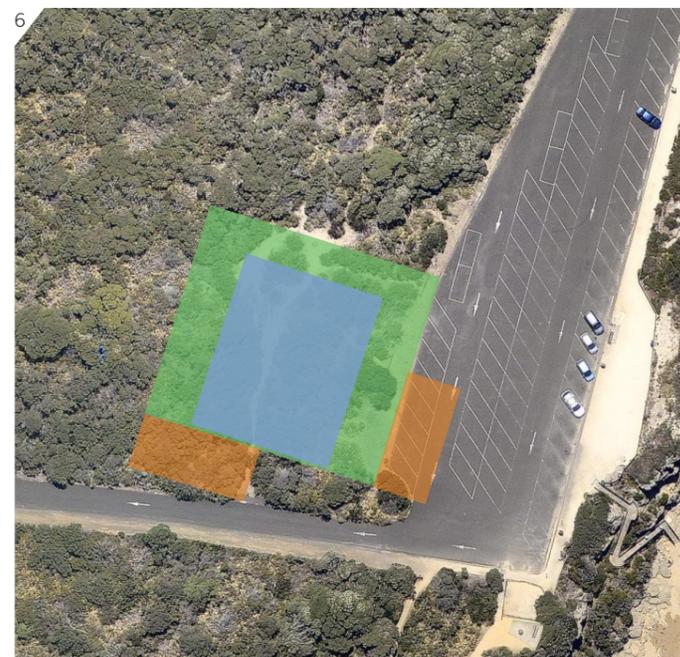
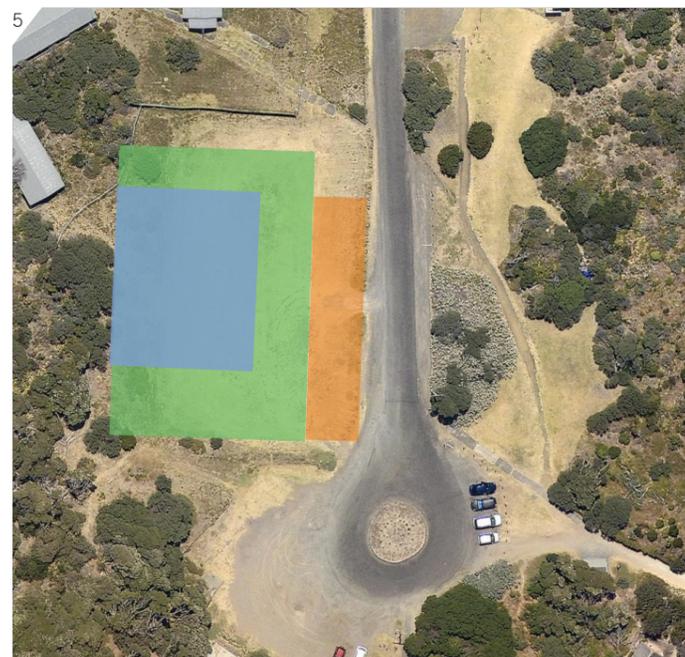
Criteria 4: ACCESS FOR MEMBERS

- Access for all club activity,
- General Life Saving Operations i.e. Patrols,
- Advanced Life Saving Operations (LERT),
- Training & Assessment
- Nippers Program
- Aquatic Sports & Competition
- Social
- Administration

Criteria 5: REGULATION & LEGISLATION

- Planning Zone: Residential vs crown vs council land
- Building Regulations:: Residential vs crown vs council land
- Funding Arrangements - Best site for funding, state funding on crown land, opposed to private land.
- Timing Factors the immediate urgency of a new facility

- N°1 Existing Site
- N°2 Ganes Reserve
- N°3 Dunes Ocean Road
- N°4 Frogs Hollow
- N°5 Lighthouse Reserve
- N°6 Rip View Car Park



**POINT LONSDALE SURF LIFE SAVING CLUB**  
**SIX SITES FOR REVIEW**

**LAND AREA ASSUMPTIONS**

The site should meet our proposed functional requirements for our specific Surf Life Saving Club facility.

We are a unique Surf Life Saving Club where we do not have the luxury of direct open space like other Life Saving Clubs, in reference to the beach.

- Estimated Functional Area - 1500 m<sup>2</sup>
- Building area - 600 m<sup>2</sup>
- Outdoor Area & Future Expansion - 600 to 900m<sup>2</sup>
- Additional Car Park Area - 600 to 700 m<sup>2</sup>
- Total Development Area 2100 m<sup>2</sup>



#### N°1 EXISTING SITE

##### Positives

- Improved architectural conditions, ie. aspect – faces east west rather than north south
- Storage shed can be kept and integrated into development
- Design may be able to better shield neighbours from noise

##### Negatives

- Cannot utilise property asset for building capital.
- Obtaining Council commitment to allow the Club to occupy their land for the long term lease



N°2 GANES RESERVE

Positives

- Can utilise property asset for building capital
- Very close proximity to the existing clubhouse facility
- Safety enhancements to the precinct. A sexual assault in 2013/14, insufficient lighting, and openness.

Negatives

- Reduction of public open space
- Moonah trees protection

Subjective

- Community support



#### N°3 DUNES OCEAN ROAD

##### Positives

- Improved proximity to the patrolling beach
- Can utilise property asset
- Very close proximity to the existing clubhouse facility
- Clubhouse views across Point Lonsdale and to the Point Lonsdale Lighthouse
- Opportunity for an iconic and environmentally sustainable facility.
- Council support

##### Negatives

- High bush fire risk
- Environmental disruption to vegetation, and sand dune
- Significant additional costs to the base building
- Insufficient community support

##### Subjective

- DEPI support. Initial concerns for Moonah trees
- Leased Land – State Government building regulations as per all other Victorian Surf Club precedents
- Insufficient direct open space for club activities. Indirect open space available at Ganes Reserve.
- Community support for a community building?



#### N°4 FROGS HOLLOW

##### Positives

- DEPI support
- Council support
- Nearby existing clubhouse facility

##### Negatives

- Limited access to existing parking
- Higher bush fire risk
- Less accessible to our patrolling beach
- Service access
- Reduction in open space

##### Subjective

- Community support in vegetation and open space



#### N°5 LIGHTHOUSE RESERVE

##### Positives

- Potential water views
- Can utilise property asset for building capital
- Opportunities for other groups to co-locate

##### Negatives

- Planning approvals
- High bush fire risk
- Greater distance to our patrolling beach and traditional home
- Reduction in public open space
- Insufficient community support
- Less logistical and operational equipment access to our patrolling beach. Would need implement back beach base improvements for greater Surf Life Saving functionality

##### Subjective

- Community support for a community building (not a hotel)?
- Council's feasibility study due in March, could determine potential future uses of this area



N°6 RIP VIEW CAR PARK

#### Positives

- Medium bush fire risk, (not high)
- Proximity to existing community infrastructure
- Water and Rip Views, the most unique in the State of Victoria
- Can utilise property asset for building capital
- Established car park
- Distance from neighbours
- Opportunities for other groups to co-locate and utilise our unique community facility and asset
- Opportunity for a new business operations, similar to the Surf Club Facilities of Queensland

#### Negatives

- Planning approvals
- Greater distance to our patrolling beach and traditional home
- Less logistical and operational equipment access to our patrolling beach. Would need implement back beach base improvements for greater Surf Life Saving functionality

#### Subjective

- Community support for a Surf Club Facility in vegetation
- Community support for a Surf Clubhouse lease on such a valuable community asset

SITE CRITERIA (1-5)		1. Existing	2. Ganes Reserve	3. Dunes	4. Frog Hollow	5. Lighthouse	6. Rip View
<b>TOTAL SCORE</b>		<b>19.84</b>	<b>19.25</b>	<b>13.70</b>	<b>14.10</b>	<b>17.81</b>	<b>14.60</b>
<b>COST</b>	<b>100 %</b>	<b>3.44</b>	<b>4.55</b>	<b>2.60</b>	<b>3.25</b>	<b>4.31</b>	<b>3.15</b>
Electrical	6 %	5	4	1	1	3	1
Water	6 %	5	4	1	1	3	1
Gas	6 %	5	4	1	1	3	1
Sewer	6 %	5	4	1	1	3	1
Stormwater	6 %	4	4	1	1	4	1
Base Building	25 %	5	5	2	4	5	3
Site Access / Traffic	15 %	5	4	2	3	4	4
Land Sale / Lease	30 %	0	5	5	5	5	5
<b>ENVIRONMENT</b>	<b>100 %</b>	<b>4.60</b>	<b>3.20</b>	<b>1.80</b>	<b>2.30</b>	<b>3.50</b>	<b>2.80</b>
Impact on Environment	50 %	5	3	1	2	3	3
Compatitibility with Environment	40 %	5	4	3	3	4	2
Commercial Potential	10 %	1	1	1	1	4	5
<b>COMMUNITY</b>	<b>100 %</b>	<b>4.30</b>	<b>4.00</b>	<b>3.40</b>	<b>2.70</b>	<b>3.90</b>	<b>3.60</b>
Neighbourhood Effects	30 %	4	4	4	2	5	5
Compatible Use	30 %	5	4	4	3	4	3
Shared Development	20 %	3	4	4	3	4	4
Perceptible Support	20 %	5	4	1	3	2	2
<b>ACCESS FOR MEMBERS</b>	<b>100 %</b>	<b>3.90</b>	<b>4.00</b>	<b>3.40</b>	<b>3.35</b>	<b>3.30</b>	<b>2.75</b>
Life Saving Operations	25 %	4	4	3	3	2	2
Advanced Operations LERT	20 %	4	4	4	3	3	2
Training & Assessment	20 %	4	4	3	4	4	3
Nippers	10 %	4	5	4	3	4	4
Aquatic Sports	10 %	2	2	2	2	3	2
Social	5 %	4	4	3	4	4	5
Administration	10 %	5	5	5	5	5	4
<b>REGULATION &amp; LEGISLATION</b>	<b>100 %</b>	<b>3.60</b>	<b>3.50</b>	<b>2.50</b>	<b>2.50</b>	<b>2.80</b>	<b>2.30</b>
Planning Zone	30 %	4	3	1	1	2	1
Building Regulations	20 %	4	4	3	3	4	3
Government Funding Streams	30 %	2	4	4	4	4	4
Timing Factors	20 %	5	3	2	2	1	1

#### SITE CRITERIA & SCORING MATRIX

##### SUMMARY

The criteria site review indicates a number of sites scored highly based on using a 5 point score system for each of the criteria. The scores indicated in order of priority:

1. 19.84 Existing Site
2. 19.25 Ganes Reserve
3. 17.81 Lighthouse Reserve
4. 14.60 Rip View (west)
5. 14.10 Frogs Hollow
6. 13.70 Dunes

This review highlights three sites which stand out above the six which were considered. These three should be considered for the second review process. The second review process will involve detailed site services and ground condition analysis.

A secondary review of the top three sites should be completed to identify key constraints with these sites.

Based on this report, the Building Committee considers the Dunes, Frogs Hollow, and Rip View sites the least appropriate for a Surf Life Saving Club Facility.