



Community Awareness Information Sheet

Proposed Ministerial Infrastructure Designation for Community and Cultural Facilities + Sporting Facilities
Redevelopment of the Maroochydore Surf Life Saving Club
34-36 Alexandra Pde, Maroochydore
Lot 471 on SP142403



Background

Maroochydore Surf Life Saving Club was founded over 100 years ago and was the first surf lifesaving club established on the Sunshine Coast. The club has been proudly patrolling Maroochydore Beach and the Maroochy River Estuary since 1916 and to-date maintains its proud record of 'No Lives Lost' between the 'red and yellow' flags. The club also facilitates a range of surfing, surf lifesaving and triathlon events each year on Maroochydore Beach that garner state-wide, national and international attention.

The club has a 30-year lease in place with the State over the land on which it is located, due for renewal on 20 April 2031. Parts of the existing clubhouse building date back to the 1960s and the last major renovation occurred over 20 years ago. The club has since outgrown the space, with a need now for additional watercraft storage in particular, forcing the club to seek offsite storage facilities. The club has also outgrown the available spaces for members to support the community and sport and recreation activities associated with the club.

It is now proposed to demolish and rebuild the Maroochydore Surf Life Saving Club, which will include an expansion of the existing building footprint. This is being done via a State Government, Ministerial Infrastructure Designation that allows the State to assess proposals for various Community and Cultural Facilities and Sporting Facilities.

Purpose / Benefit

- Enhancing the safety of beachgoers and nippers by raising the standard of surf lifesaving facilities and increasing the capacity of the club to perform beach monitoring and lifesaving functions.
- Improve/update the appearance of the club building and improve the functionality of the club.
- Move loading dock into the building so that trucks will not park in the street when unloading deliveries.

Proposal Overview

- The new building will be 3 storeys in height plus a basement level below ground.
- Overall building height: 12.4m (existing building is 13.3m).
- Expansion of lease area into adjoining vegetated sand dune to accommodate two (2) building levels below ground for storage (see *image* below).
- The sand dune will be rebuilt and revegetated over the top of the building to conceal the built form and ensure the natural coastal processes are maintained once the works are complete.
- First and second levels will be constructed within existing development footprint.
- Gross floor area of 6,417m², with 4,760m² dedicated to surf lifesaving operations (including watercraft and vehicle storage) and 1,657m² associated with the supporters club (restaurant, bar, gaming), resulting in an increase to the floor area of buildings onsite by 3,613m².
- Only surf lifesaving club areas have increased. There is a 31m² decrease in supporters club areas (restaurant, bar, gaming).

**The supporters club activities are an essential part of the surf lifesaving club model as it is the source of funding for the non-profit community surf lifesaving services. Therefore, these elements must be retained as part of the proposed redevelopment.*

- Building Level Summary:
 - Basement – 1,694m² surf lifesaving use area comprised of watercraft, trailer, vehicle and equipment storage and vehicle/pedestrian manoeuvring area.
 - Ground (internal) – 1,734m² surf lifesaving use area comprised of watercraft, trailer, vehicle and equipment storage, vehicle/pedestrian manoeuvring area, service area/loading zone, member's club room, member's amenities and first aid.
 - First level – 306m² surf lifesaving use area comprised of a member's room (misc.).
 - First level – 1,155m² supporters club facilities area comprised of a reception and restaurant and bar areas with back of house.
 - Second level – 1,026m² surf lifesaving use area comprised of a training centre/community group room and potential for short-stay accommodation facilities to accommodate travelling surf lifesaving athletes.
 - Second level – 502m² supporters club facilities area comprised of a function room with back of house area.
- New covered entry terrace and breakout terrace and new deck facing east towards the beach. The new deck will cantilever over the sand. New ramp down to the beach from the club building.
- Upgrade footpaths and streetscape works surrounding the development.
- Landscape areas that surround the proposed new building where not encumbered by built form elements.

Works for the project are intended to commence in the months following the receipt of Infrastructure Designation by the State, with the project targeted for completion by the end of 2028.



Operational Elements

- The development will cater to approximately 500 patrons per day (members and public).
- The club will continue to service its approximately 20,000 members.
- The proposed operating hours will not change (10:00am to midnight 7 days a week for the supporters club and 5.30am to sundown for surf lifesaving activities).

Coastal Matters

A coastal hazard/impact assessment has been undertaken as part of the State Designation process. The report concludes that the development, including building in the dune, will not negatively impacting upon natural coastal processes after the dunes and vegetation have been satisfactorily re-built and re-vegetated. The redevelopment of the club will not increase the severity of coastal erosion either on/near the site and will not result in changes to the local marine environment directly adjoining the land.

Ecology Matters

An ecological assessment has been undertaken as part of the State Designation process. The report concludes that:

- It has been determined the dune area that will accommodate the underground building expansion does not contain any conservation significant fauna, flora or vegetation communities;
- A number of weed species, including a Restricted Invasive Plant nominated under the *Biosecurity Act 2014* and other highly invasive species that have the potential to suppress natural regeneration were found in the area proposed to be cleared or the new building;
- The proposed development provides an opportunity to restore and rehabilitate the dunal vegetation outside of the impact area to improve the local biodiversity and fauna habitat values and mitigate coastal erosion processes. These works will provide a net gain in native vegetation areas as a result of the project ensuring a good conservation outcome; and,
- It is unlikely that Turtles will utilise the subject site/immediately adjacent areas as habitat. As such, it is not anticipated that the ambient light of the development will impact these species.

Stakeholder Comments

A public consultation process will occur for the proposed Infrastructure Designation. The proposed consultation period will begin Monday 16 December 2024, with submissions being accepted on or before Tuesday 28 January 2025. Forms of advertisement will include:

- Placing a sign on the site.
- Adams + Sparkes website will remain updated with project details and public consultation dates.
- Digitally publish a notice in the local newspaper (e.g. Sunshine Coast Daily).
- Notice will be sent via registered mail or email to surrounding landowners and businesses.

Further Information

Further information about the redevelopment of the Maroochydore Surf Life Saving Club is available via:

- our website at <https://www.astpd.com.au/maroochydore-slsc-mid-consultation/> ;or
- on the website for the Department of Housing, Local Government, Planning and Public Works: <https://planning.statedevelopment.qld.gov.au/planning-framework/infrastructure-planning/ministerial-infrastructure-designations>



ph: 07 5231 3200 | admin@astpd.com.au