



ATTACHMENT

Pryda Reference Number: 10430

Inspection Report

Address: Mollymook Surf ClubDate of inspection: Thursday, 26 July 2007

To whom it may concern,

This is to certify that a qualified practicing Engineer from Pryda Australia conducted a site inspection at the above address on the date specified. The site inspection was limited to the girder truss in the surf club.

Several significant structural issues were identified -- these items are detailed below:

- Longitudinal Cracks in the bottom chord over the truss boots connecting the carrying trusses to the main girder truss.
- Rotation in the truss boots securing the carrying trusses to the girder truss
- Batten splicing of the carrying trusses did not meet the recommended requirements set out in the AS4440-2004
- Suitable fixing for the lamination of the members of the girder truss was not evident.
- Splice plate in the bottom chord has not been pressed in to a satisfactory depth
- There is evidence of some separation of the bottom chord from the top chord at the heel but it is difficult to see the entire joint due to restricted accessibility.

These issues represent a significant structural risk to the girder truss and it is recommended to prop the girder truss at the panel points along the bottom chord until suitable rectification measures can be made.

In addition there is no tangible evidence of a bracing system to cope with lateral loads (e.g. wind loads) applied to the walls and roof structure. It is unclear whether the load bearing walls are laterally self supporting and this should be checked.

If anything is unclear please feel free to contact me.

Regards

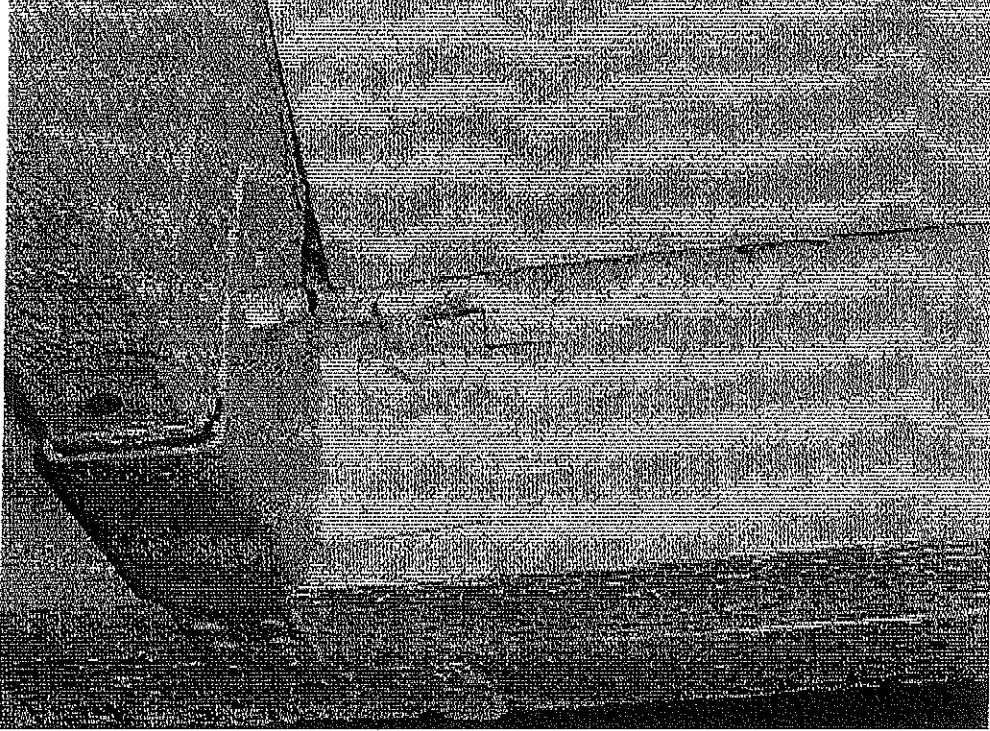
Ian Hayward BE (Civil)
Structural Design Engineer
Pryda Australia

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27 JUL 2007

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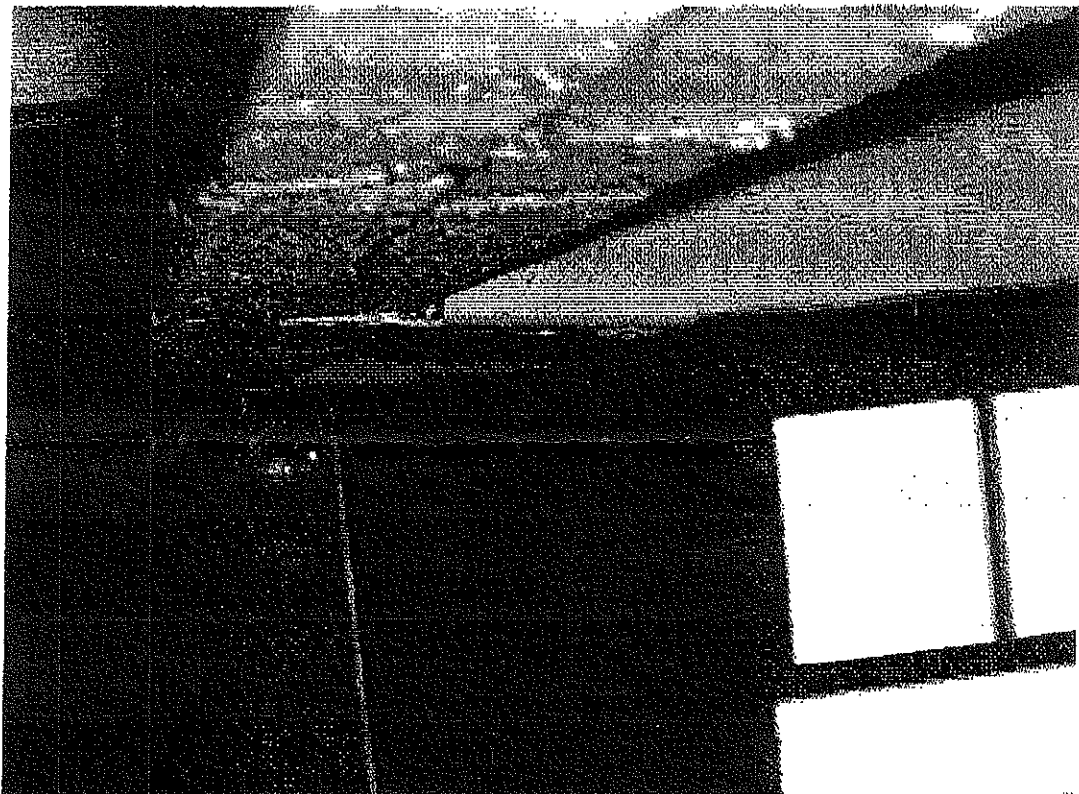


Appendix A



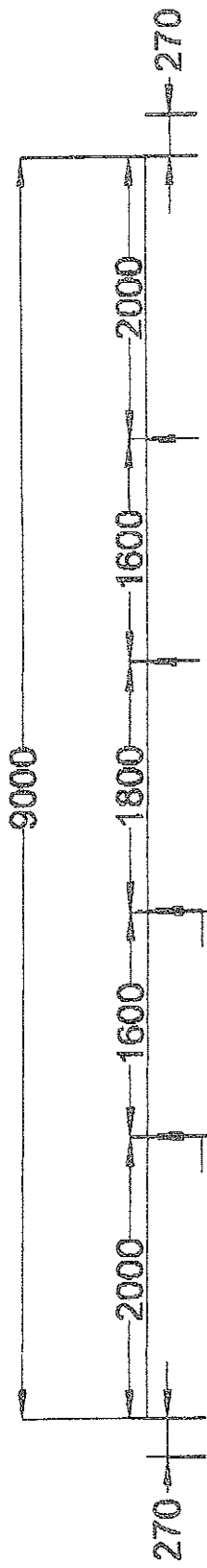
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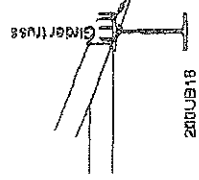
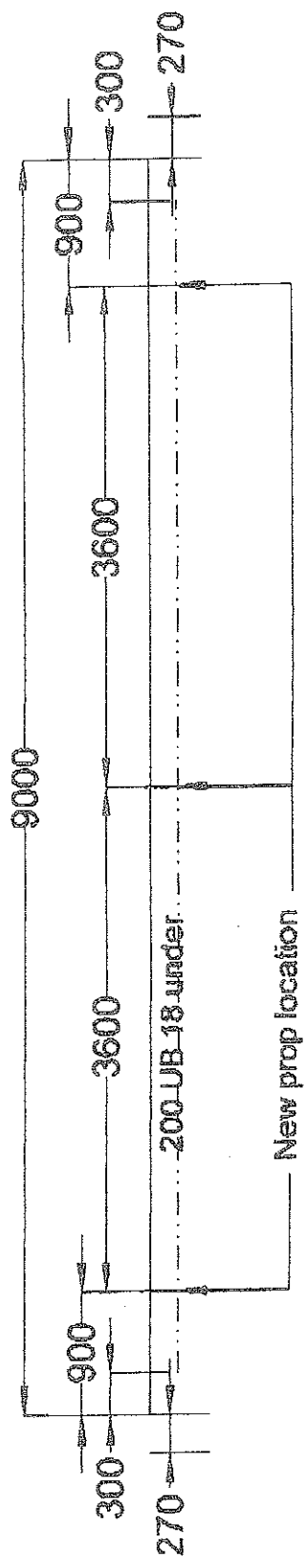


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current location of props under pannel points



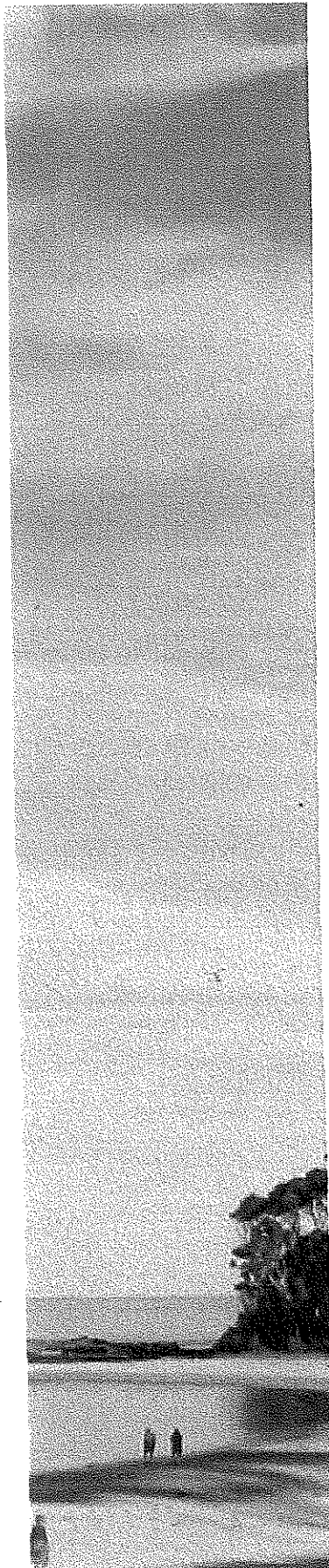
Bugel screws up into girder truss @ 600 centers

TITLE

Mollymook Surf Club

SIZE	CAGE CODE	DWG NO	REV
A4			
SCALE		SHEET	





CONCEPT DEVELOPMENT PLAN Stage 1 Works + Master Plan Works

Mollymook Surf Life Saving Club
68 Ocean Street,
Mollymook NSW 2539

Ref 2007007

CLUBSCAPE

151 Darley Road, MANLY NSW 2095
AUSTRALIA

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Issued 2nd July 2007

1.0 INTRODUCTION

Mollymook Surf Life Saving Club have engaged ClubScape, to provide a Concept Development Plan to support a pending Department of Sport and Recreation grant application for \$350,000.00, through the Surf Club Facility Development Program.

The purpose of this report is to support this grant application and to outline a) initial refurbishment goals proposed to be partly covered by this grant; and b) summarise the future master plan goals. The works proposed under the initial grant are described within as Stage 1. These works form the basis for future master plan works, that will provide a significant improvement to the facility the Surf Life Saving Club offers to club members and the general public.

2.0 RESPONSE TO BRIEF

The building housing the Mollymook Surf Life Saving Club is approximately 30 years old; with a current 10 year lease from Shoalhaven City Council, expiring on 30th September 2012. The lease falls under the Mollymook Beach Reserve Trust, itself a focus of a development master plan (adopted by Shoalhaven City Council in February 2005).

At present the Club's facilities includes a function facility that is highly regarded within the community; but one that is in need of refurbishment and general improvement.

We understand the Club's initial goals are to:

- Refurbish the existing Club's Bunk Room to improve Occupational Health and Safety issues within the existing facility.
- Replace the existing function room roof, which currently suffers from leaks and poor construction. The works will involve new structure components, ceilings and relocation of Surf Saving memorabilia.
- Refurbish finishes within the existing function room.
- Refurbish existing male and female amenities.
- Refurbish existing bar front.
- Provide new pergola area off the function room for function amenity.

Whilst the Bunker Room is in need of refurbishment, the main goal of Stage 1 works is to offer a quality function / conference centre with a suitably sized bar, kitchen and facilities, in order to ensure it remains the premier function facility in the region. The improvement of these facilitates in turn, will offer the Club additional income and profit to fund future expansion and/or master plan development and provide significant support to the Club's function as rescue service provider.

3.0 CONCEPT SCHEME - STAGE 1

The initial Stage 1 Concept Scheme is focused on undertaking alterations and refurbishments that maximise benefits for members and function opportunities. The amenity for function facilities is seen as the primary focus for this stage 1; as the allowance will cover a range of cosmetic items that can offer a noticeable improvement for patrons and guests.

The attached concept scheme therefore focuses on the following main areas as described below.

3.1 Refurbishment to Bunk Room

The existing Bunk Room requires refurbishment to improve existing occupational health and safety concerns of Club management.

3.2 Replacement of Existing Function Room Roof

The existing roof over the function room suffers a number of leaks that require rectification. In reviewing repairs to the roof it is evident that the roof requires substantial rectification. Coupled with this is the desire for the Club to refurbish the function room in such a way that provides for high level ceiling displays, celebrating the surf life saving purpose of the Club.

The existing roof (as seen below) is currently constructed with exposed timber trusses. The low height of these trusses prevents high level ceilings, features and displays in a manner suitable for quality function spaces. Rather than continue to repair the existing roof, it is proposed to reconstruct the existing roof to

- a) provide a clear span new structure, including steel framing and metal deck roof
- b) include new insulation and ceiling treatment
- c) provide feature coffers and bulkhead elements to accommodate feature surf life saving elements. At a minimum it is proposed to include a full size life saving boat and other supporting elements.
- d) Provide new covered pergola to the eastern façade of the function room to offer outdoor dining and outlook from the function room.



The existing function room structure.

3.3 Refurbish Existing Function Room



Existing function room

The existing function room is in need of a refurbishment. Whilst the outlook from the function room is without doubt the best in the region, there are a number of refurbishment options that would significantly improve the amenity and atmosphere of the function room. These are in addition to the new ceilings required as a result of the new roof proposed under it 5.2 above.

These include:

- Line existing face brick in plasterboard and provide new skirting and chair rail.
- Provide new lighting.
- Refurbish existing dance floor.
- Relocate memorabilia photos to other areas of Club, to allow the function room to be appropriately dressed for function uses including rear of stage area. Provide curtains to close off stage.
- Provide new carpet if sufficient funds.

Should sufficient funds be available we would suggest the following additional refurbishment items be targeted.

- Provide perimeter bulkheads with decorative lighting and concealment of speakers, feature lights etc.
- Look at ways to provided chair + other storage.
- Provide new AV system including sound system, dance floor lighting and stage lighting.

3.4 Refurbish Existing Male and Female Amenities

Whilst an upgrade to the toilets may not appear on face value as a benefit for Club members and patrons, the existing facilities are in dire need of a make over.

Whilst the budget will not allow for a full toilet replacement, we recommend a range of make-over elements to dress the toilets up. It is considered that an upgrade to lighten and improve the amenities, will offer value to (in particular) function facility patrons. The proposed amendments include:

- Tile existing face brick walls
- Provide new benchtop to vanities
- Re-laminate toilet partitions.
- Provide new lighting to brighten toilets

Should sufficient funds be available, we'd recommend the bathroom renovations include new sanitary fixtures

3.5 Upgrade to Bar Front and Guest Facilities



Approach View to potential northern entrance

The bar front and customer approach to the bar needs upgrading.

The bar serves as a potential focal point within the function room. Whilst we are unable to comment on the condition of the existing bar equipment, we consider that grant funds should not be used to upgrade actual bar equipment; unless there are sufficient funds in reserve. Long term a new bar facility is needed. In the short-term, however, it is considered that cosmetic changes can provide a significant improvement to the bar facility.

These cosmetic changes include the following suggestions:

- Frame out existing bar front and provide joinery facing. In order to avoid significant plumbing and bar service changes, the new bar front should wrap out and around the existing footprint.
- Provide new stone bar top
- Provide new projecting bulkhead over bar front with pendant decorative lighting in order to provide a focal point for the bar.
- Potential upgrade of bar security pending condition of existing shutter

Refer to attached Appendix A showing extent of proposed work.

4.0 BUDGET CONSIDERATIONS

As outlined above, the initial grant application of \$350,000 should be focused on a range of refurbishment options as described above.

Whilst ClubScape are not quantity surveyors and cannot provide detailed costing advice; we recommend the following budget expenditure be assigned, should the grant be successful.

4.1 Building Costs

Refurbishment of Bunk Room	<i>Budget Allowance of:</i>	\$10,000.00
New Roof to Function Room including new steel structure, metal deck roof, rainwater goods, and insulation	<i>Budget Allowance of:</i>	\$225,000.00
Function Room Refurbishment including new ceilings, wall linings	<i>Budget Allowances of:</i>	\$110,000.00
Toilet Amenity Upgrade	<i>Budget Allowances of:</i>	\$35,000.00
Bar Upgrade	<i>Budget Allowances of:</i>	\$25,000.00
Memorabilia display	<i>Budget Allowances of:</i>	\$20,000.00
TOTAL		<u>\$425,000.00</u>

4.2 Consultancy Fees

Architectural	<i>Budget Allowance of:</i>	\$42,500.00
Structural	10% of building budget	
Landscape Consultant		
TOTAL		<u>\$42,500</u>

4.3 TOTAL BUDGET COSTS

Building Costs		\$425,000.00
Consultancy Costs		\$42,500.00
TOTAL	Rounded to	<u>\$470,000.00</u>

GRANT APPLICATION UNDER SURF CLUB FACILITY DEVELOPMENT PROGRAM **\$350,000.00**

5.0 MASTER PLAN SOLUTIONS

Whilst this report is focused on Stage 1 works, we understand the Club will be pursuing future master plan options that will offer the opportunity or the Club to significantly enhance and grow the function facilities.

We therefore recommend that should future funds become available, the Club should look at the following areas to improved their facilities

- New member recreation area for Club members, including juniors.
- New entry to Function facilities including new vehicle drop off road and piazza, to provide drop off for weddings, funeral services and the like.
- New kitchen and associated service areas within the existing courtyard
- New dock facilities for food deliveries and waste collection to maintain clear areas to front of the existing Club
- New Bar, Keg Cool room and associated wash up area
- Refurbishment of first floor members meeting room and other areas including Gym.
- New quality external landscaping to new entry area

The extent of changes and therefore options, are dependant on what areas the Club needs to focus upon. We suggest that priorities should be reassessed once the success of Stage 1 is known.

The indicative master planning arrangement is summarised in Appendix B attached.

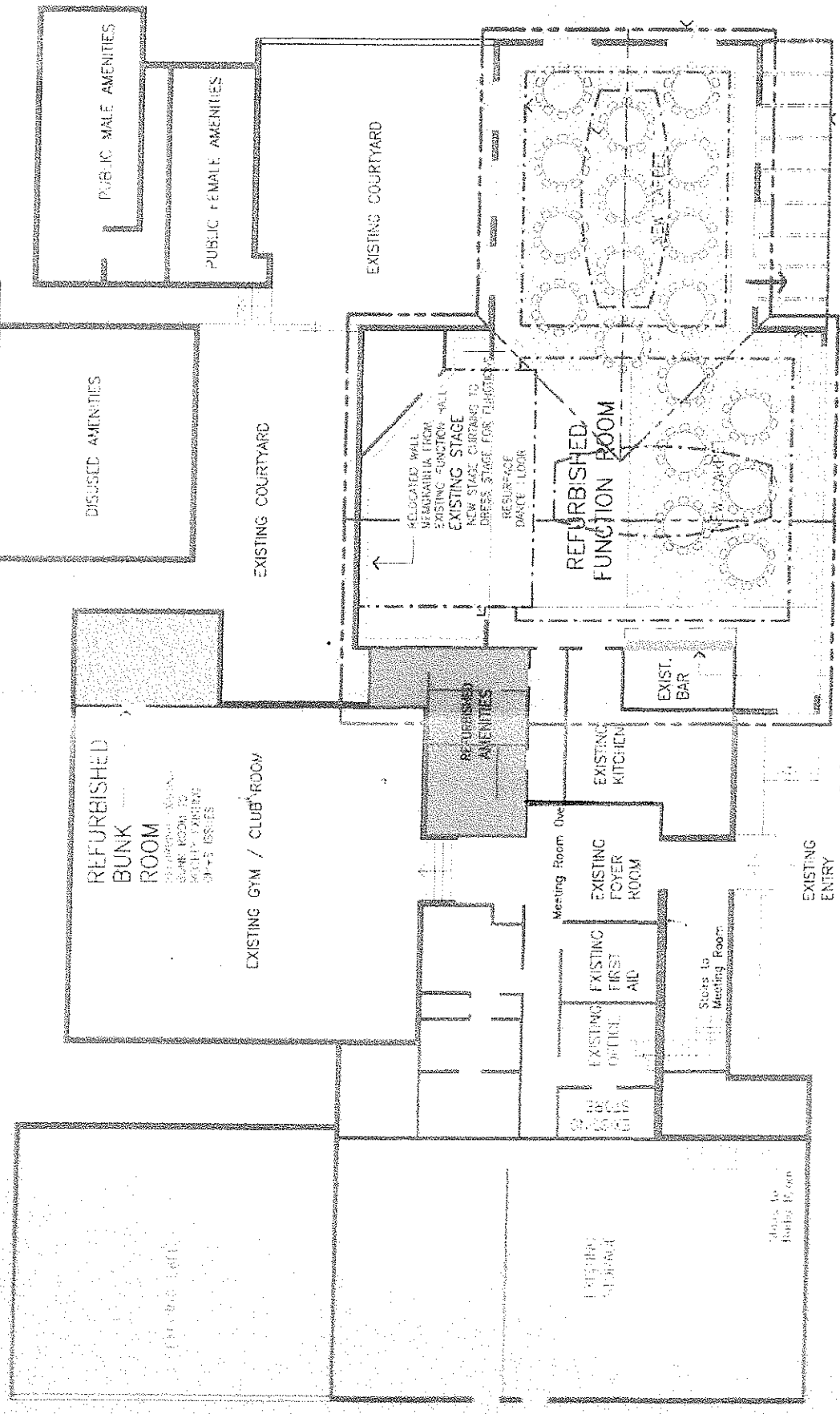
5.0 SUMMARY

Enclosed with this report is a concept sketch plan that outlines the proposed works within Stage 1 and future master plan Stage 2.

The sketches and images are schematic only and represent suggestions on how to best utilise funding opportunities. whilst ensuring the greatest benefit for the Club members' and function patrons.

Improvement to function facilities provides the opportunity to further grow the function business, plus offer the opportunity for the Club to manage the functions themselves. Operating the functions offers opportunities to gain greater revenue and returns for the Club. This in conjunction with future grants will offer the opportunity for future master plan solutions.

CLUBSCAPE



MOLLYMOCK BEACH RESERVE

NEW BULKHEADS & CEILING
 HEAVY DUTY COULTERS 1 SW ANGLE
 RAISED WITH SUSPENDED SLATS
 HLF-SQUARE ELEMENTS TRCE, SUN-
 BOARD
 EXISTING ROOM
 WALLS

NEW BAR FRONT
 1.500MM
 WITH FIVE 100MM
 1.100MM

REFURBISHED BUNK ROOM
 DISCUSSED AMENITIES
 BUNK ROOMS TO
 COLLECT ISSUES

EXISTING COURTNEYARD
 DISCUSSED AMENITIES
 PUBLIC MALE AMENITIES
 PUBLIC FEMALE AMENITIES

EXISTING COURTNEYARD
 REFURBISHED AMENITIES
 EXISTING KITCHEN
 EXIST. BAR
 MEETING ROOM ONE
 EXISTING Foyer ROOM
 EXISTING OFFICE
 EXISTING FIRST AID
 EXISTING ENTRY

REFURBISHED FUNCTION ROOM
 RESURFACE
 DANCE FLOOR
 NEW BAR
 NEW BAR FRONT
 1.500MM
 WITH FIVE 100MM
 1.100MM
 RELOCATED WALL
 MEMBER TABLE
 EXISTING FUNCTION HALL
 EXISTING STAGE
 NEW STAGE CHANGING TO
 DRESS STAGE FOR CLIMATE
 RELOCATED WALL
 MEMBER TABLE
 EXISTING FUNCTION HALL
 EXISTING STAGE
 NEW STAGE CHANGING TO
 DRESS STAGE FOR CLIMATE
 RESURFACE
 DANCE FLOOR
 NEW BAR
 NEW BAR FRONT
 1.500MM
 WITH FIVE 100MM
 1.100MM
 RELOCATED WALL
 MEMBER TABLE
 EXISTING FUNCTION HALL
 EXISTING STAGE
 NEW STAGE CHANGING TO
 DRESS STAGE FOR CLIMATE
 RESURFACE
 DANCE FLOOR
 NEW BAR
 NEW BAR FRONT
 1.500MM
 WITH FIVE 100MM
 1.100MM

OR STAGE 1 WORKS

LEGEND

□ DENOTES APPROXIMATE NEW STEEL FRAMED ROOF + METAL DECK SHEETING, INCL. NEW RAINWATER GOOD, INSULATION + SARKING

□ DENOTES NEW FEATURE, PERMETER & COFFER CEILINGS / BULKHEADS TO ENABLE HIGH LEVEL MOUNTING OF SURF LIFE SAVING FEATURES

□ DENOTES NEW CARPET TO FUNCTION ROOM

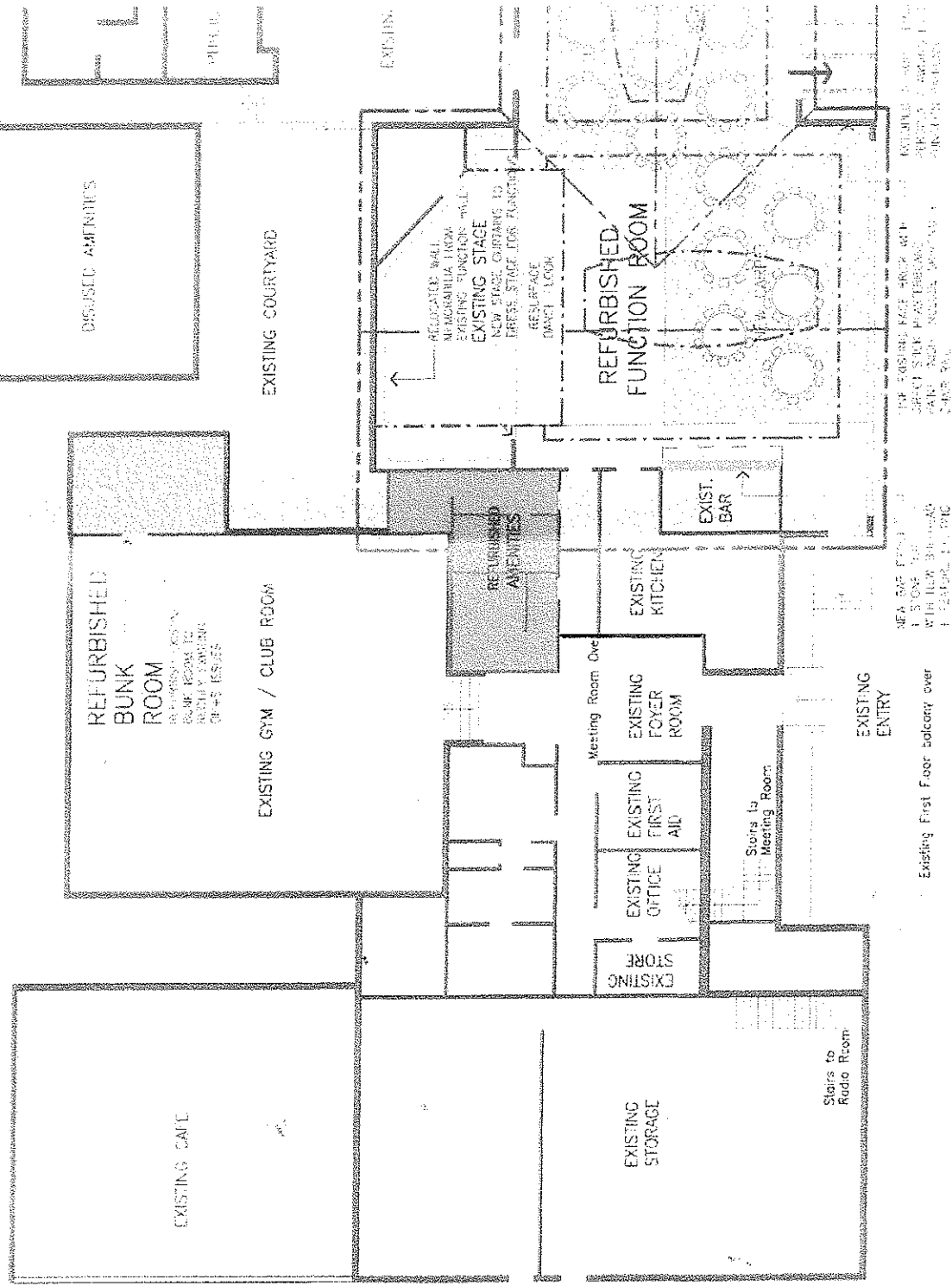
□ DENOTES NEW PERGOLA / AWNING

■ DENOTES REFURBISHED MALE AND FEMALE AMENITIES

□ DENOTES REFURBISHED BUNK ROOM

□ DENOTES REFURBISHED BAR FRONT

□ DENOTES NEW MEMORABILIA AREA



MEASUREMENTS TO FACE UNLESS NOTED OTHERWISE
 1:5000
 WITH ALLOWANCE FOR CONSTRUCTION TOLERANCES
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

CONCEPT PLAN FOR STAGE 1 WORKS