



Part 7 Codes

Division 2 Specific Development Codes

Chapter 32 Surf Life Saving Clubs

1.0 Purpose

This code seeks to regulate the development of Surf Life Saving Clubs in foreshore areas, while protecting the open space character of the foreshore and its natural environmental attributes and minimising unnecessary encroachment of development into the frontal dune and beach areas. The code is also intended to provide for a limited range of public facilities, in association with Surf Life Saving Club buildings, to meet the needs of surf club members, patrons, and beach users.

2.0 Application

- 2.1 This code applies to development for the purposes of a Surf Life Saving Club and those of its associated activities.
- 2.2 Performance Criteria PC1-PC9 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Impact Assessable	
Siting	
<p>PC1</p> <p>The Surf Life Saving Club building must be sited to meet functional needs, whilst contributing to the landscape quality of the foreshore area.</p>	<p>AS1</p> <p>The building is sited in accordance with the approved Reserve Management Plan or Plan of Development which has determined the most appropriate location for the building.</p>
Building Height	
<p>PC2</p> <p>The height of the Surf Life Saving Club must complement the open space character of the foreshore area.</p>	<p>AS2</p> <p>The height of the Surf Life Saving Club building does not exceed two storeys.</p>
Building Design	
<p>PC3</p> <p>The Surf Life Saving Club building must be eye-catching and instantly recognisable to residents and tourists.</p>	<p>AS3.1</p> <p>The materials, colours and finishes used are evocative of the sea and of the foreshore location.</p> <p>AS3.2</p> <p>The Surf Life Saving Club beachfront facade is distinctive and easily recognised from the ocean beach.</p> <p>AS3.3</p> <p>The roof of the Surf Life Saving Club is constructed of non-reflective materials.</p> <p>AS3.4</p> <p>The degree of reflection (both heat and light) of reflective glass in Surf Life Saving Club buildings does not exceed 20%.</p>



Performance Criteria	Acceptable Solutions
Environment Protection	
<p>PC4 The Surf Life Saving Club must ensure the management and protection of the site and the adjoining foreshore.</p>	<p>AS4.1.1 The Surf Life Saving Club is located on Council or State Government owned land and a Reserve Management Plan has been prepared to address the ongoing management and enhancement of Council freehold land or State Reserve under Council's trusteeship, in accordance with the Department of Natural Resources and Mines Policy PUX/900/059 B entitled Reserves – Allocation of Tenure Over the Secondary Use of Trust Land (Crown Reserves and Land Granted in Trust, Other Than Aboriginal Deeds of Grant in Trust) and Gold Coast City Leasing Policy.</p> <p>OR</p> <p>AS4.1.2 The Surf Life Saving Club is located on private land, and a Plan of Development has been prepared in accordance with Guidelines on Plan of Development.</p>
Provision of Facilities	
<p>PC5 The Surf Life Saving Club must provide facilities within, or in close proximity to, the surf club building for the convenience of surf club members, patrons and beach goers.</p>	<p>AS5.1 The storage and hose down areas are screened with buffers, fencing and/or appropriate landscaping.</p> <p>AS5.2 Activity areas are co-located in close proximity to Surf Life Saving Club buildings to increase passive supervision of such areas.</p> <p>AS5.3 Toilets and showers for surf club members and the public are provided within the curtilage of Surf Life Saving Club buildings.</p> <p>AS5.4 All the Surf Life Saving Club activities are conducted within the lease area.</p>
Open Space	
<p>PC6 The Surf Life Saving Club must have open space that creates a pleasant recreational environment and reflects the nature and character of the reserve and/or the local area.</p>	<p>AS6 Open space is located around the Surf Life Saving Club building and it is:</p> <ol style="list-style-type: none"> useable; clearly defined; safe and attractive; available for recreational use by club members and patrons.
Access to Beach	
<p>AS7 The Surf Life Saving Club must ensure efficient access to and from the beach for pedestrians, surf life saving equipment and emergency vehicles.</p>	<p>AS7.1 An all weather access is provided for surf club rescue vehicles and lifesavers, through the lease area to the beach.</p> <p>AS7.2 The main beach access area is not impeded by fencing, landscaping or stepped changing grade.</p> <p>AS7.3 The beach access does not compromise the use of existing walking/bicycle trails, and is located to reduce vehicle/pedestrian conflict.</p>



Performance Criteria	Acceptable Solutions
Impact on Existing Amenity	
<p>PC8 The Surf Life Saving Club and associated activities must not adversely impact on the amenity of the area.</p>	<p>AS8.1 An acoustic report, which has been prepared by a suitably qualified and experienced person, addresses the following issues:</p> <ul style="list-style-type: none"> a) nature of use; b) building layout; c) noise sources and their location; d) proposed acoustical treatment; e) background noise levels; f) predicted noise levels on nearest premises, especially residential. <p>AS8.2 The hours of operation of the Surf Life Saving Club, have taken into consideration:</p> <ul style="list-style-type: none"> a) the nature and proximity of surrounding development; b) the outcomes and recommendations of the acoustic report.
Lighting	
<p>PC9 The Surf Life Saving Club's lighting must not adversely impact adjoining developments.</p>	<p>AS9.1 On-site lighting devices do not project light levels greater than eight lux into adjoining sites.</p> <p>AS9.2 Screening, vegetation, or other landscape elements are used to minimise light spill into adjacent residential sites.</p> <p>AS9.3 Lighting is provided to the ocean beach to increase supervision and safety.</p>