

Project Summary



Details

Job-	Residential and Commercial building with Basement Carpark, 10 shops and 4 x Dual key residential units.
Areas-	Basement and Ramp 1159m ² , Shops- 612m ² , units- 489m ² , covered mall area-260m ²
Site Area	1618m ²
Zoning	c(1)
Address-	90- 92 Ballina Street Lennox Head
DA no	DA 2005/769
Parking	36 Spaces in Basement, 8 spaces on Ground Floor Level

Brief outline

90 ninety two Lennox is the latest and most significant new building development in the central business area of Lennox Head. The development has maximised the site by integrating a mix of commercial and residential uses in the same building. .

The aim has been to raise the standard of design and construction of retail and commercial developments in Lennox Head by leading the way by example.

Significance of the project

The *90 ninety two Lennox* Project strives to enhance the streetscape with the new building which-

- Creates a vibrant design with a seaside coastal village theme.
- Provides a casual atmosphere of generous alfresco areas with timber decking integrated into the stone paving through the mall area
- Using the concept of a food court to create a quality dining experience, and other compatible businesses
- utilises covered outdoor areas with tinted glass awnings and sails provided shade and weather protection whilst allowing in light

- provides a connection from Ballina Street and the beach with Park Lane and the proposed new community centre
- protects and preserves the existing pandanus palms in Ballina Street which have been enhanced with new lighting and landscaping
- removes vehicles from the street by providing extensive underground carparking
- provides for residential accommodation in the business area enhancing the village atmosphere

Particular challenges of the project included-

- building the basement below the water table requiring dewatering and treatment of that water, in order to construct the basement carpark
- providing long spanning concrete structures over the basement carparking and driveway areas to support the two levels over
- a constrained site due to the high site coverage and minimal boundary setbacks
- solving the challenges of potential conflicts between different uses on the same site, ie commercial business versus residential living
- designing in a hostile corrosive environment due to proximity to the ocean



Roles of those involved

Function	Consultant
Architect	Paul R Gray Architect Pty Ltd
Contract administration	Paul R Gray Architect Pty Ltd
Structural Engineer	Peter Lucena & Associates
Hydraulic Engineer	Ross Wilkinson & Associates
Electrical Engineer	Lighting & Electrical Design
Mechanical Engineer	R.A.M. Consulting group
Acoustics Engineer	Greg Alderson & Associates
Geotechnical Investigation	Coffees
Builder	Ross Binney Constructions
Surveyors	Kennedy Surveying
Marketing	Maree Lazarus
Building Certification	Ballina Shire Council
Colours/ Finishes	Gabby Thompson
Landscape Design	Paul R Gray Architect Pty Ltd
Groundwater testing	Coffees

Sub Contractors & Suppliers

Function	Sub Contractor
Sheet Piling	Aussipile
Demolition	Dingo Demolitions
Screw Piles	Russel Heale Screw Piling
Basement Walls	D & R Concrete Pumping & Spraying
Dewatering	Coates Shorco
Site works/Civil Works	J & M Bashforth P/L
Waterproofing	Commercial Waterproofing Services
Formwork	Tweed Formwork
Reinforcement	Smorgon Steel
Concretor	Richmond River Concrete & Reinforcement
Window/ doors	G James
Plasterer	Lidodawn P/L
Painter	Hewett Painting Contractors
Hardware supplier	RE Condon
Handrails etc	Flynn's Aluminium Handrails
Tiler	Willetts Tiles
Timber wall frames	Sarwoods Timber
Carpets	Gava Cork & Floor
Carpenter	Ross Binney Constructions
Joinery	Alstonville Ktchens
Landscaper/paving	Prestige Landscapes

