

Planning for the proposed Wonthaggi Life Saving Club Main Building: Cape Paterson Foreshore



Purpose

- To Consult with the Community on the Wonthaggi Life Saving Club redevelopment project regarding the proposed amendments to the 2014 Masterplan.

Background and Club location analysis

Background

- The 2014 Masterplan released from Bass Coast Shire Council (BCSC) proposed a new Wonthaggi Life Saving Club (LSC) to be developed at Cape Paterson at the Bay Beach.
- In 2019 a storm event damaged the existing facility necessitating the demolition of part of the clubhouse and the remediation of the tower facility.
- A temporary facility has been constructed in the location of the demolished club to enable continued operation of the Club.
- The State government has funded a new Wonthaggi LSC and Life Saving Victoria (LSV) has engaged the Community Safety Building Authority (CSBA) for the project management.

Background and Club location analysis



Background and Club location analysis

Identification of the new Club redevelopment site has been informed by:

- Understanding the 2019 flood event.
- Understanding the site constraints.
- Investigating the Bushfire Attack Level (BAL) assessment and resulting vegetation removal
- Consultation with:
 - Bass Coast Shire Council
 - Fire Rescue Victoria
 - Country Fire Authority
 - Wonthaggi Life Saving Club
 - Life Saving Victoria
 - Department of Energy Environment and Climate Action
- Review of the existing 2014 Masterplan

Understanding the Flood Event (May 2019)

Findings

- The Clubhouse was damaged by overland flow from the north and east as per the (red arrows).
- Water in the basin was unable to escape due to:
 - The stormwater infrastructure unable to cope with overland flow and feed from the township.
 - The primary dune level including walking track being too high.
- The water level in the basin eventually overtopped the sand dune as per the (blue arrow) over the observation tower resulting in erosion to the footings of the building.



Understanding the Flood Event (May 2019)



Understanding the Flood Event (May 2019)

Findings

- The Clubhouse damage and basin flooding was not caused by sea level rise nor storm surge (tide). Both the Lookout Tower and the Clubhouse elevation levels are well above the existing storm tide levels.



FIGURE 3-4 CROSS SECTION PROFILE AND 1% AEP STORM TIDE LEVELS



FIGURE 3-1 PREDICTED MHHW EXTENTS AT THE PROPOSED DEVELOPMENT FOR VARIOUS SEA LEVEL RISE SCENARIOS (EXCLUDING WAVE RUN-UP)



FIGURE 3-3 1% AEP STORM TIDE LEVELS AND CROSS SECTION LOCATIONS

Understanding the Flood Event (May 2019)

Findings

- Flooding has previously occurred in other instances prior to the flood event in 2019. These photos show the extent of flooding that has previously occurred.



Site Constraints

When deciding the most optimal location for the Club, the design team was limited by the following **site constraints**:

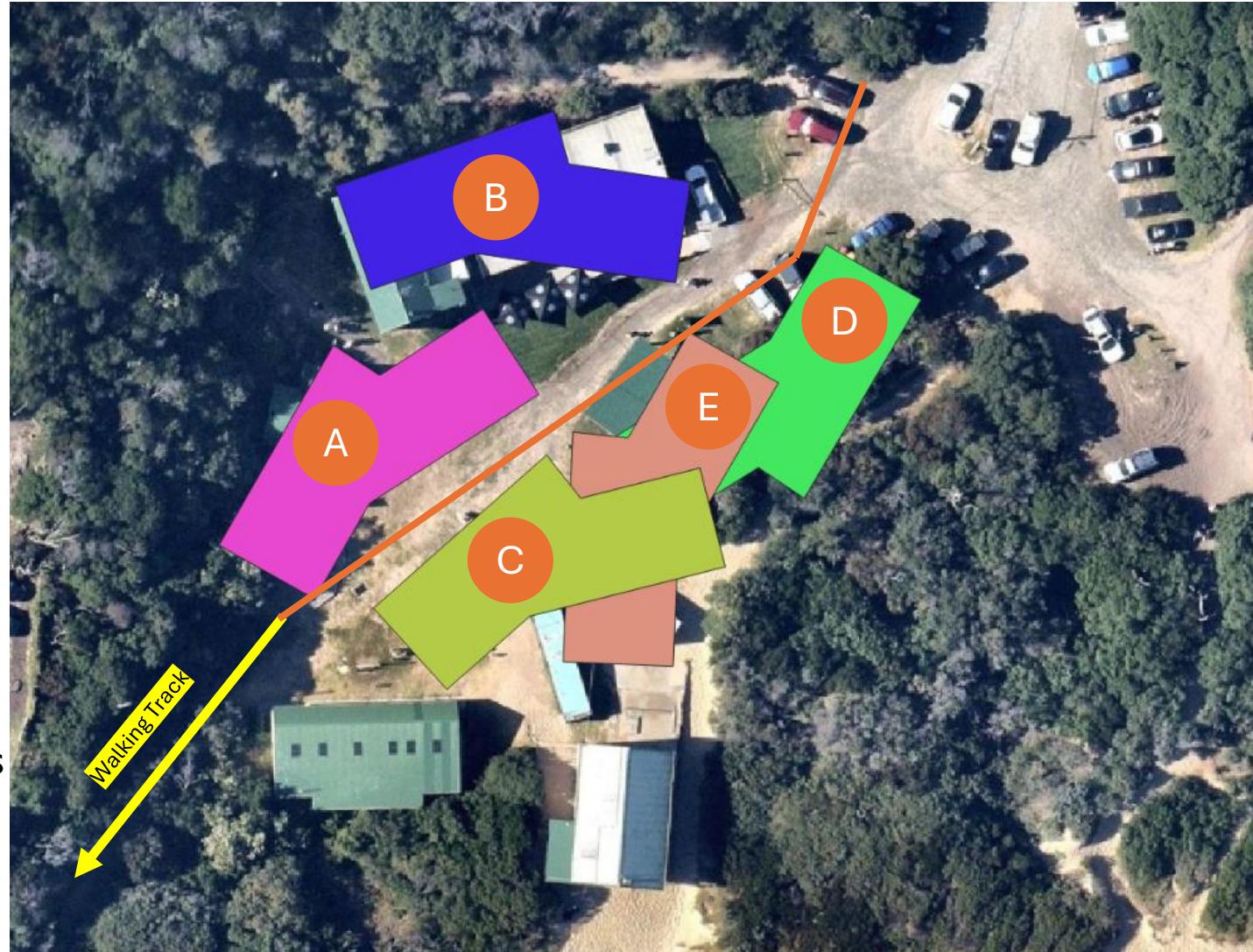
- There is an existing 450 mm diameter stormwater pipe that runs through the site supporting 23 ha of town supply.
- This is cost prohibitive to upgrade or relocate from site.
- There is also significant established vegetation on site which we propose to retain as much as possible without impacting the local flora and fauna environment.



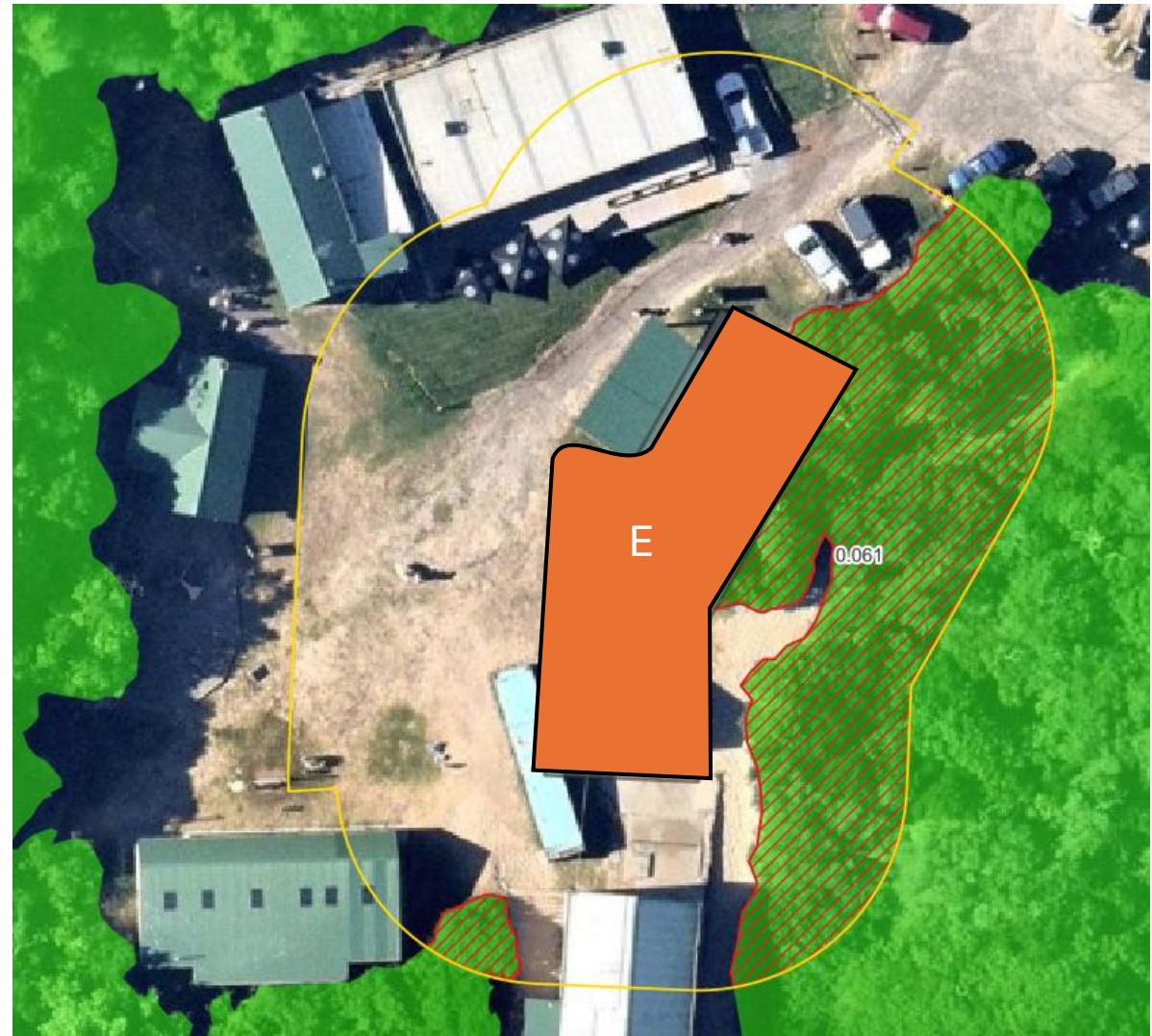
BAL Assessment and Vegetation Removal

Analysis:

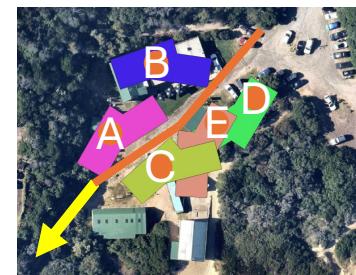
- Bushfire Attack Level (BAL) is a method for rating the intensity of potential exposure to bushfire.
- Practically it links the defendable space (vegetation removal) and building construction requirements.
- Five Clubhouse locations were analysed for the amount of vegetation removed to support different BAL Ratings as per the diagram.
- CFA and FRV noted that BAL 29 is the highest rating that they would approve requiring 16m defendable space to the northwest and 13m to the south-east
- Consideration for the best Clubhouse location has been based on site constraints and the Club's requirements.



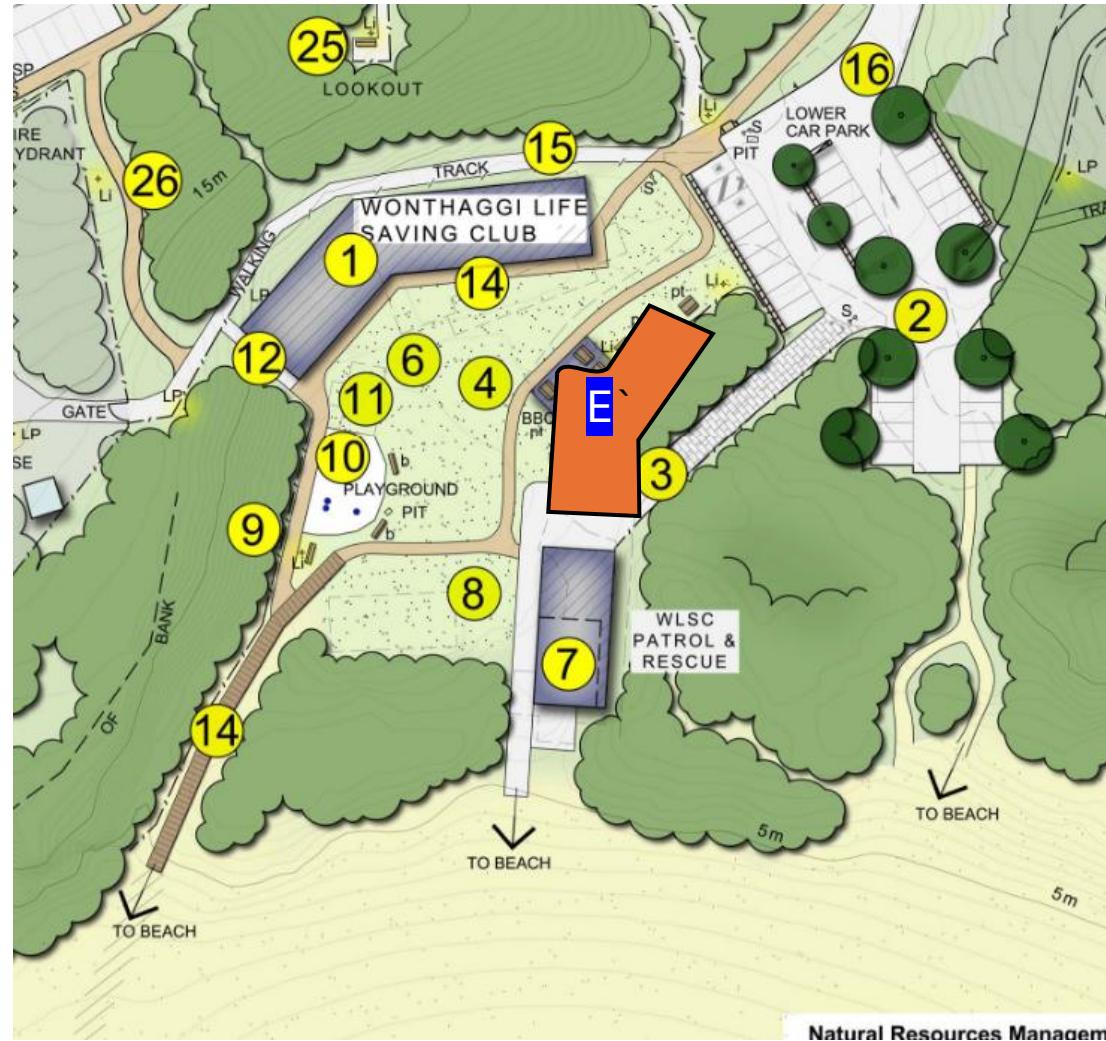
BAL Assessment and vegetation removal



Option	Vegetation impacts (removal)	
	BAL 29 impact	Additional analysis
A	0.063 ha	<ul style="list-style-type: none">Low vegetation removal - In overland flow path and practically may need to move northwest
B	0.086 ha	<ul style="list-style-type: none">High vegetation removal – In overland flow path.
C	0.053 ha	<ul style="list-style-type: none">Low vegetation removal - reduces community space
D	0.075 ha	<ul style="list-style-type: none">High vegetation removal.
E	0.061 ha	<ul style="list-style-type: none">Low vegetation removal.



Consultation to date



Council, Fire Rescue Victoria, Country Fire Authority, Club, CSBA and the Design Team met on-site (9th May 2024) to review five possible club locations:

- Noting infrastructure constraints, onsite vegetation removal and the impact of each option of required vegetation removal, overland flow path and community use of the space – stakeholders agreed option E was the most viable location for the Club.

CSBA met with the Department of Energy, Environment and Climate Action (DEECA) on 16th May 2024 to present options and analysis.

- DEECA noted the analysis and raised no concerns related to the new Club location.
- The group noted that option E did not align with the 2014 masterplan Club location.

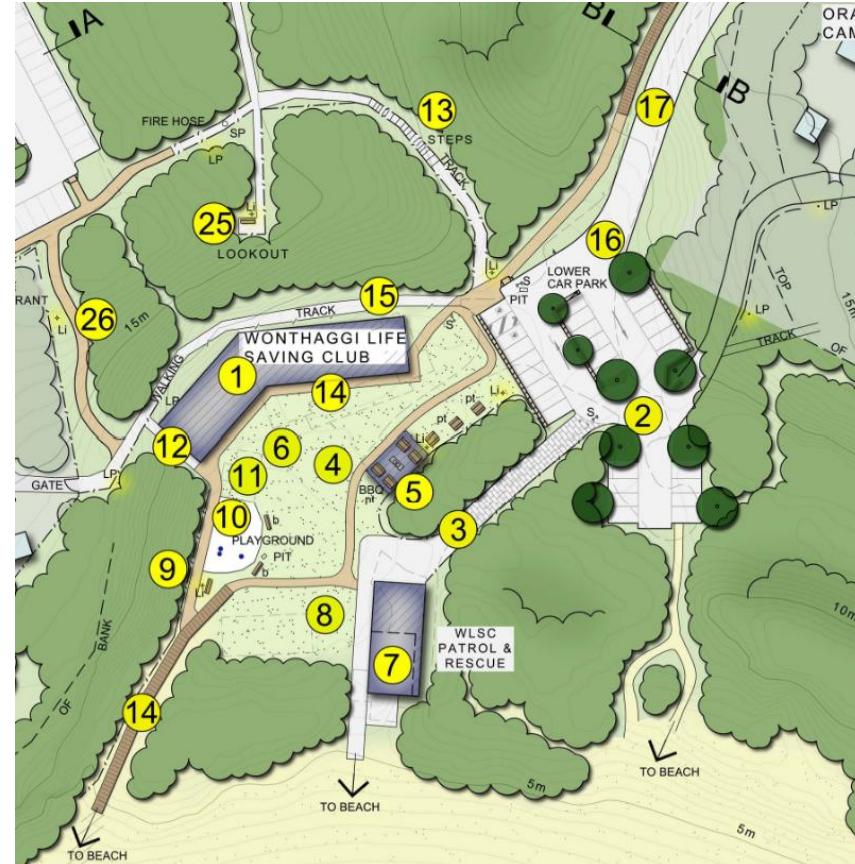
Review of the 2014 Vs 2024 Master plan

PROPOSED CHANGES

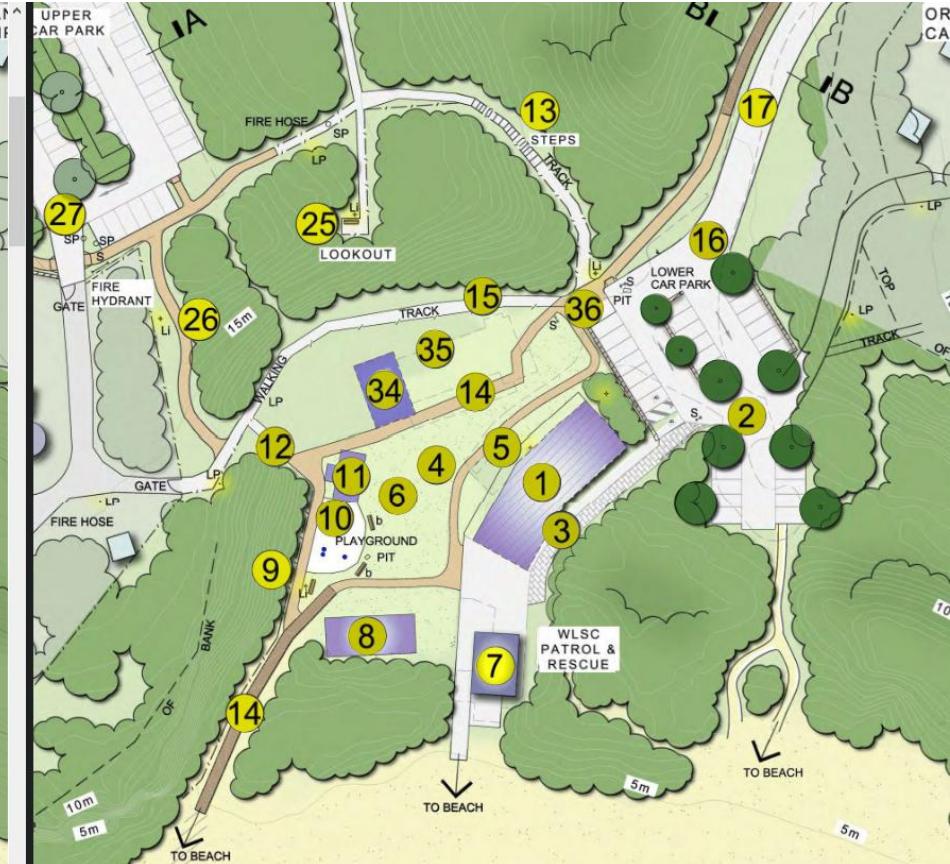
- Clubhouse moved ~30m south-east (1).
- Path altered to support all-ability access (3).
- BBQ shelter (5) to be relocated near picnic shelter (11).
- Public toilet facilities (8) and picnic shelter (11) retained.
- Bunkhouse temporarily retained and incorporated into the new clubhouse in future (34).
- Vehicle access via locked gate - for emergency services and maintenance only (36).

All other items to be delivered by Council.

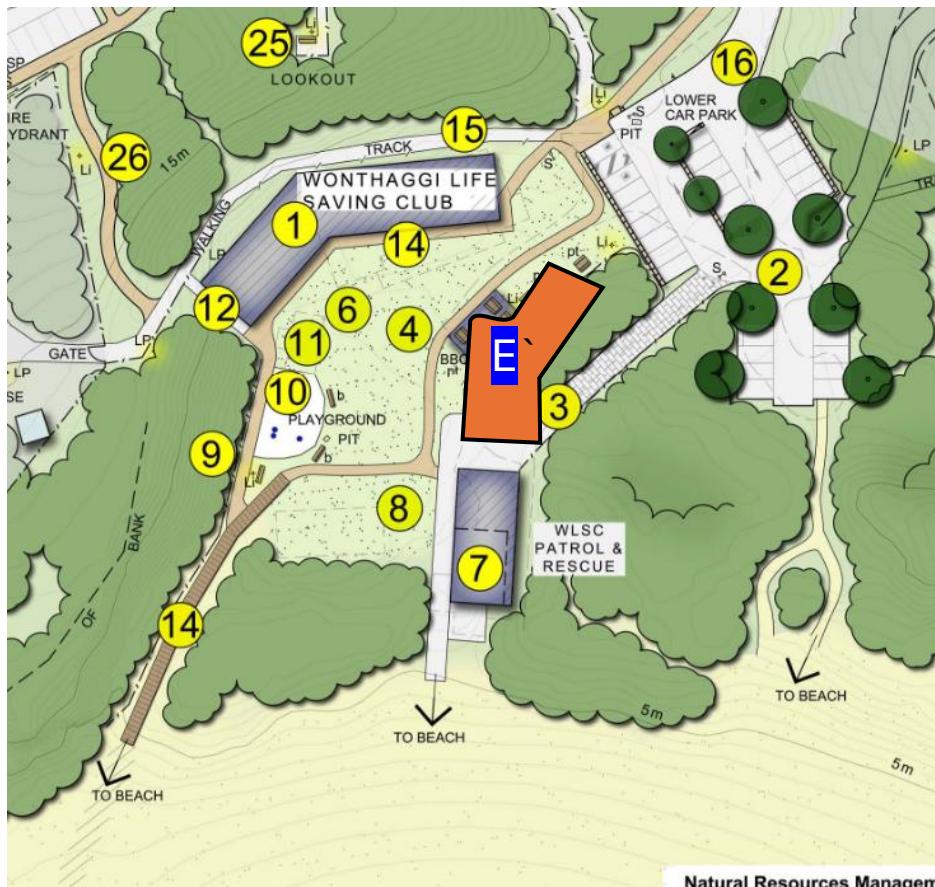
2014 Masterplan (zoom)



Proposed 2024 Masterplan (zoom)



Summary of Club location analysis



Flood modelling

- The location of the existing Club house is subject to inundation by overland flows.
- Considerable management of the overland flow is required to prevent further damage to existing infrastructure in that location.

Site constraints

- Club location to be either north or south of the existing stormwater pipe.

BAL assessment and vegetation removal

- The existing Club location (option B) will require high vegetation removal.
- Option E limits any significant vegetation removal, provides for community use of the open space and does not hinder overland flow.

2014 Masterplan

- Location of the Club in the masterplan is vulnerable to overland flows and requires significant vegetation removal.

2024 Masterplan

- The new proposed location reduces risk of any overland flow and reduces any considerable vegetation removal.

Next Steps

Consultation

- CSBA is developing a targeted consultation plan for the revised masterplan.
- CSBA will seek BCSC and DEECA input into the consultation plan.
- CSBA will seek endorsement of the revised masterplan by Councillors.
- CSBA will seek support from BCSC as Land Manager for the Marine and Coastal Consent application.