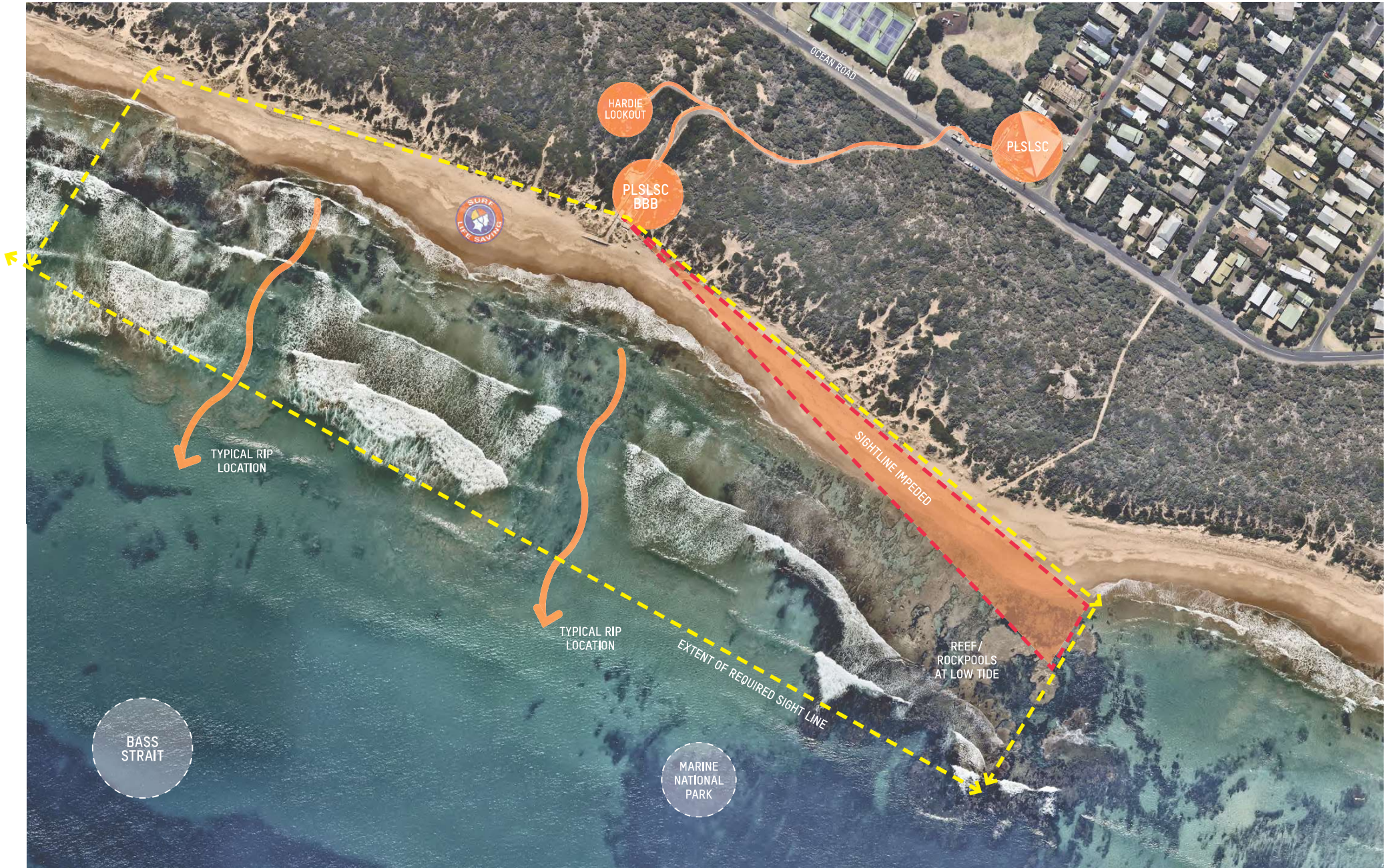


PLSLSC Back Beach Base Site Analysis + Concept Design Studies

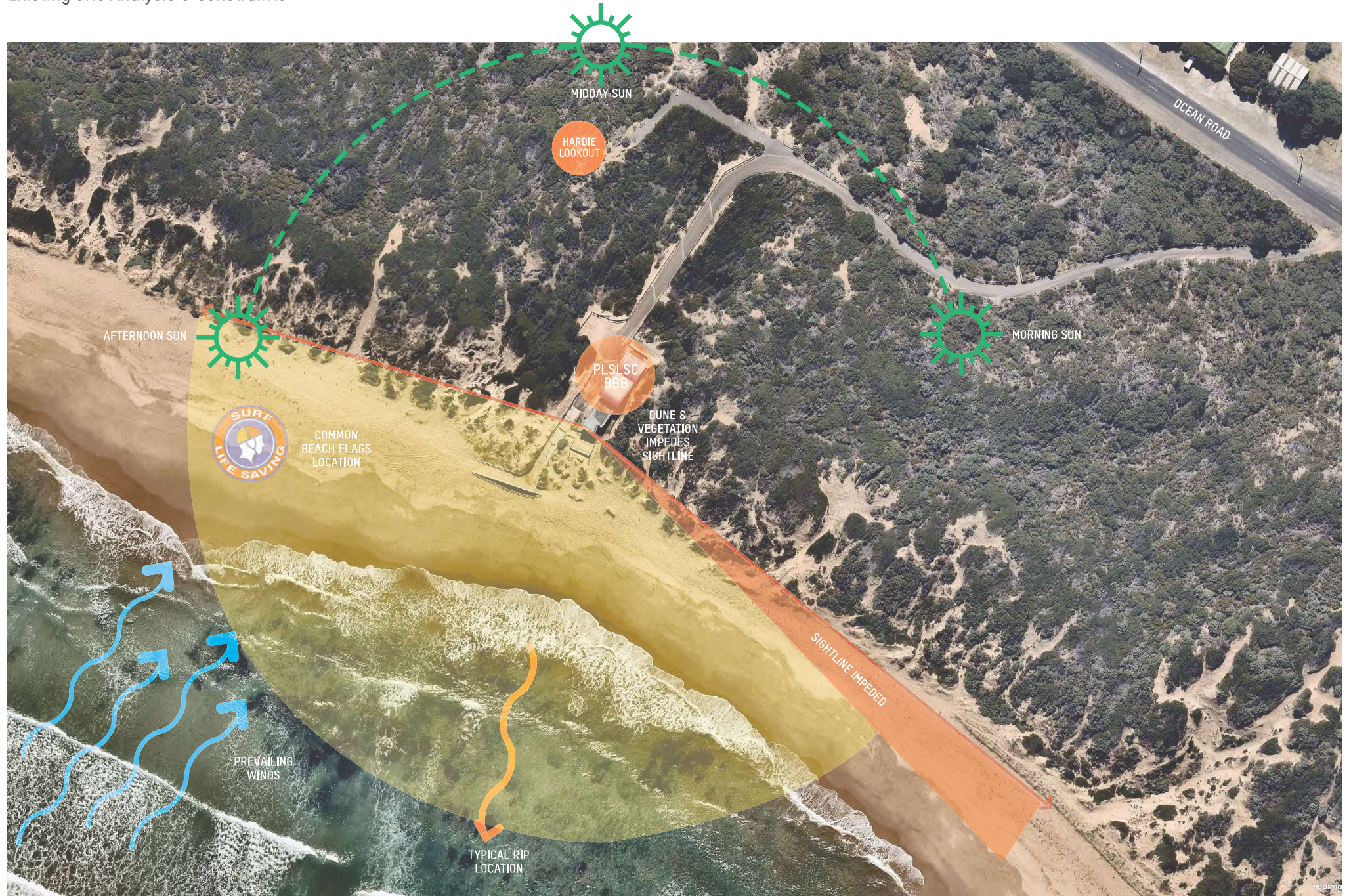
Site Analysis + Concept Design Studies
20.10.2023
Revision 01



Existing Back Beach Context



Existing Site Analysis & Constraints





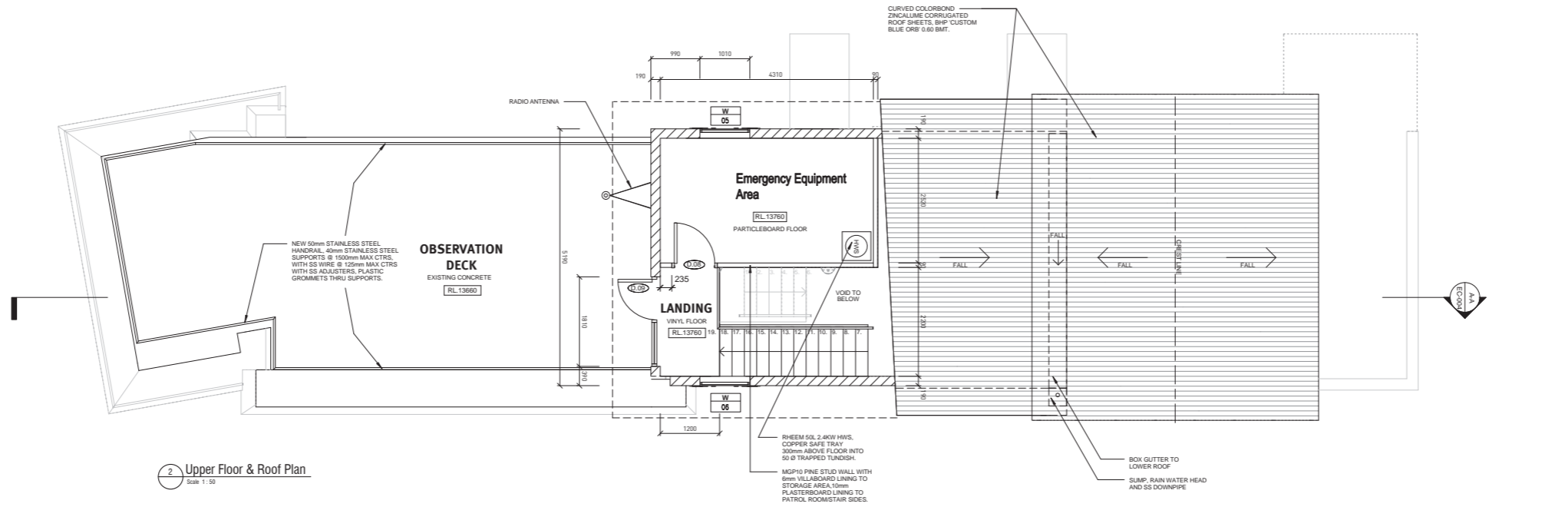
Existing BBB Facility

The existing PLSLSC Back Beach Base provides a critical life-saving service and patrol base to the back beach of Point Lonsdale.

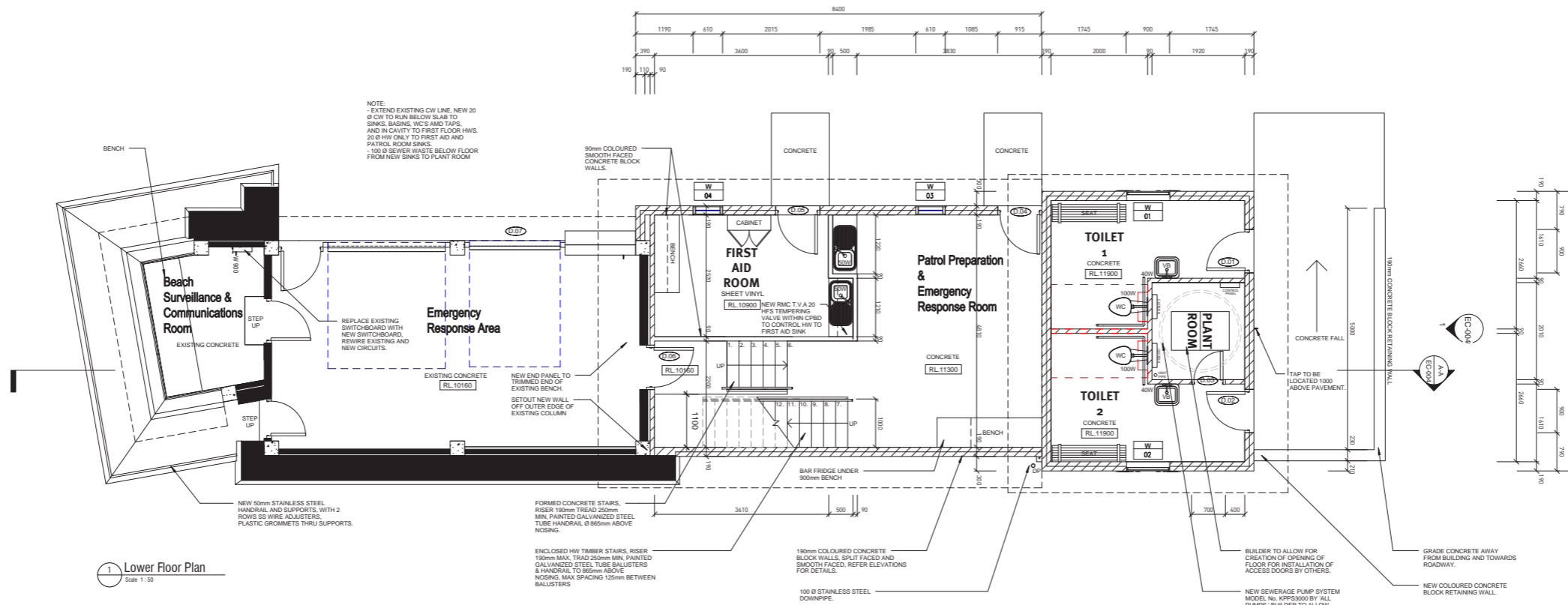
The existing building is in urgent need of upgrade or replacement as it is no longer fit for purpose due to significant structural deficiencies and safety concerns.



Existing Floor Plans



2 Upper Floor & Roof Plan
Scale 1:50



1 Lower Floor Plan
Scale 1:50

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REV	DESCRIPTION	DATE	INITIAL

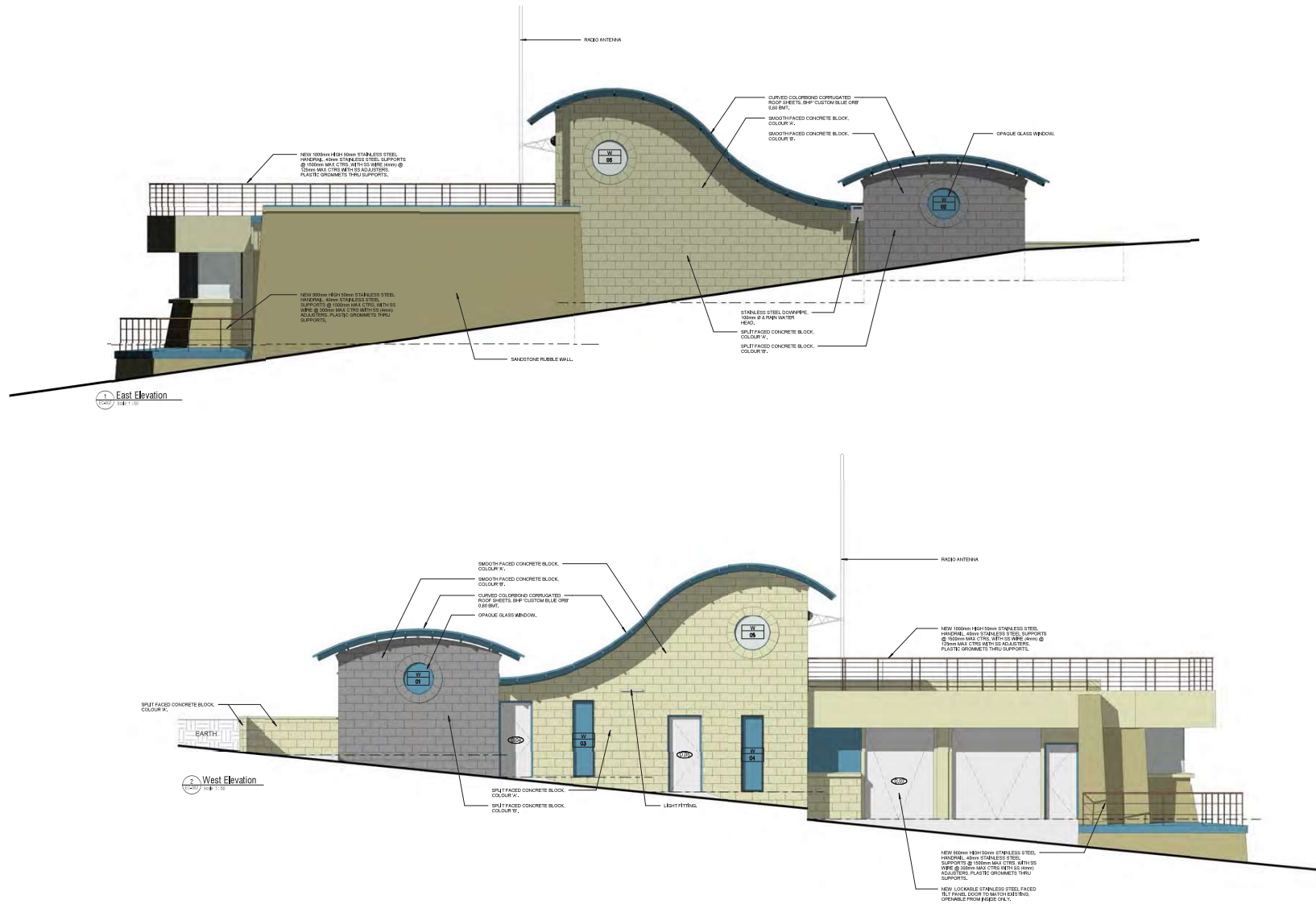
BUILDERS/CONTRACTORS SHALL VERIFY JOB DIMENSIONS BEFORE ANY REV CONCRETE/POURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE WORK. WORK SHALL ALSO CONFORM TO THE SPECIFICATION, OTHER DRAWINGS AND JOB DIMENSIONS. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER/CONSULTANT AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF SHOP DRAWINGS SIGNED BY THE DESIGNER/CONSULTANT. COPYRIGHT REMAINS THE PROPERTY OF BAENZIGER COLES PTY. LTD. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE TO THE LOCAL BUILDING CODES AND AUTHORITY REGULATIONS.

PROJECT NAME
PT LONSDALE SURF LIFE SAVING CLUB - BACK BEACH SURF RESCUE CENTRE - EXISTING CONDITIONS
PROJECT ADDRESS
Back Beach, Ocean Road, Point Lonsdale, VIC

DRAWING TITLE
LOWER & UPPER FLOOR PLANS
SCALE
1:50@A1
DATE
27/09/11
DRAWN
AM
CHECK
TB

EXISTING CONDITIONS
DRAWING NO.
EC-002
REV
JOB NO.
12038

Existing Elevations



EXISTING CONDITIONS

BAENZIGER COLES
 ARCHITECTURE
 INTERIOR DESIGN
 PROJECT MANAGEMENT
 419 City Rd, South Melbourne Vic 3205 Aus
 tel: 03 9593 6899 fax: 03 9593 6159
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REV: 000047818 DATE: 09/01

IF YOU DON'T SEE THIS NOTE ON THE DRAWING, IT MEANS YOU DON'T KNOW IT. ANY CHANGES TO THE DRAWING WILL BE MADE BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS DRAWING.

PROJECT NAME:
**PT LONSDALE SURF LIFE SAVING CLUB - BACK BEACH
 BASE - EXISTING CONDITIONS**

PROJECT ADDRESS:
 Back Beach, Ocean Road, Point Lonsdale, VIC

DRAWING NO:
ELEVATIONS

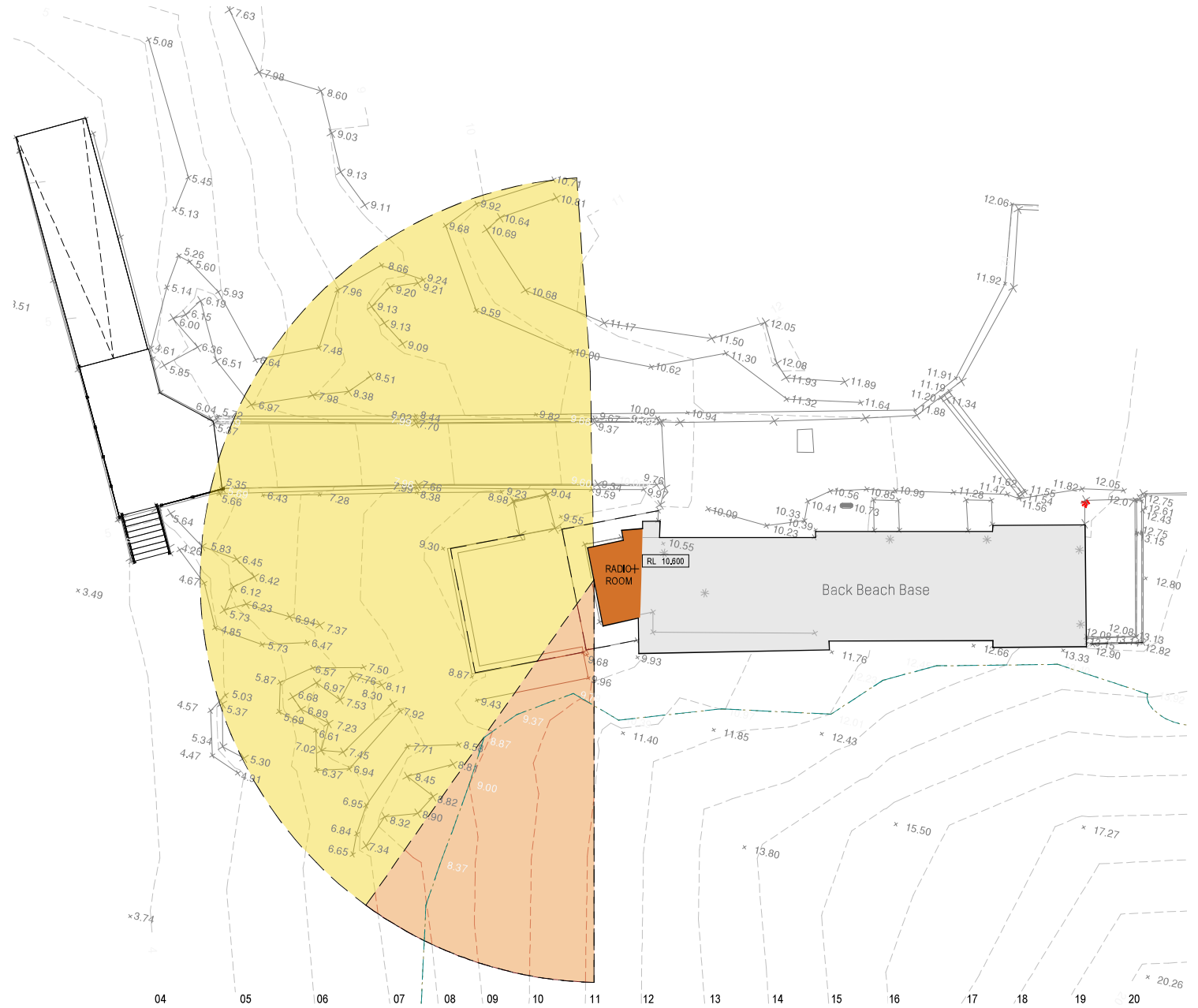
SCALE:
 1:50 @ A1
 DATE:
 27/09/11
 DRAWN:
 AM
 CHECK:
 TB

DATE PLOTTED:
EC-003
 12/03/8

Existing Sightlines

The Radio Room does not achieve the desired sightlines along the south-eastern beach area, as it is impeded by the adjacent dune and vegetation.

The Radio Room requires unencumbered sight lines as per the LSV guidelines, and needs observation to the existing reef and rock pools as they are frequently visited by beachgoers and families. This would be achieved either via extending the facility forward towards the beach, or elevating the Radio Room to a higher floor level (currently RL 10.600).

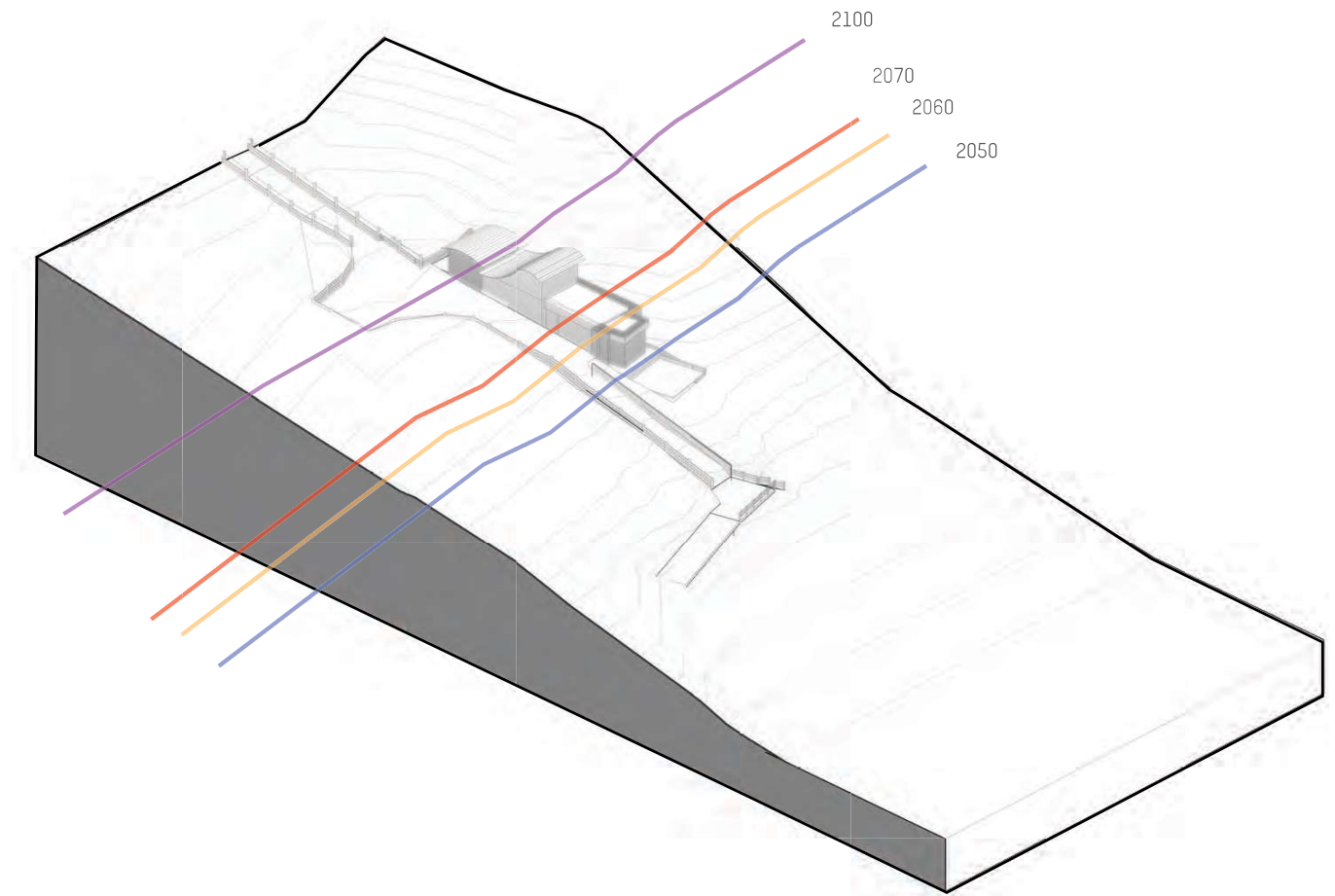


- Unobstructed View
- Obstructed View
- Vegetation outline



Sea Level Rise & Erosion Buffer

The future impacts of sea level rises provided by a Coastal Hazard Vulnerability Assessment (CHVA) have informed four Sea Level Rise (SLR) parameters and the resulting erosion buffers in relation to the existing footprint.

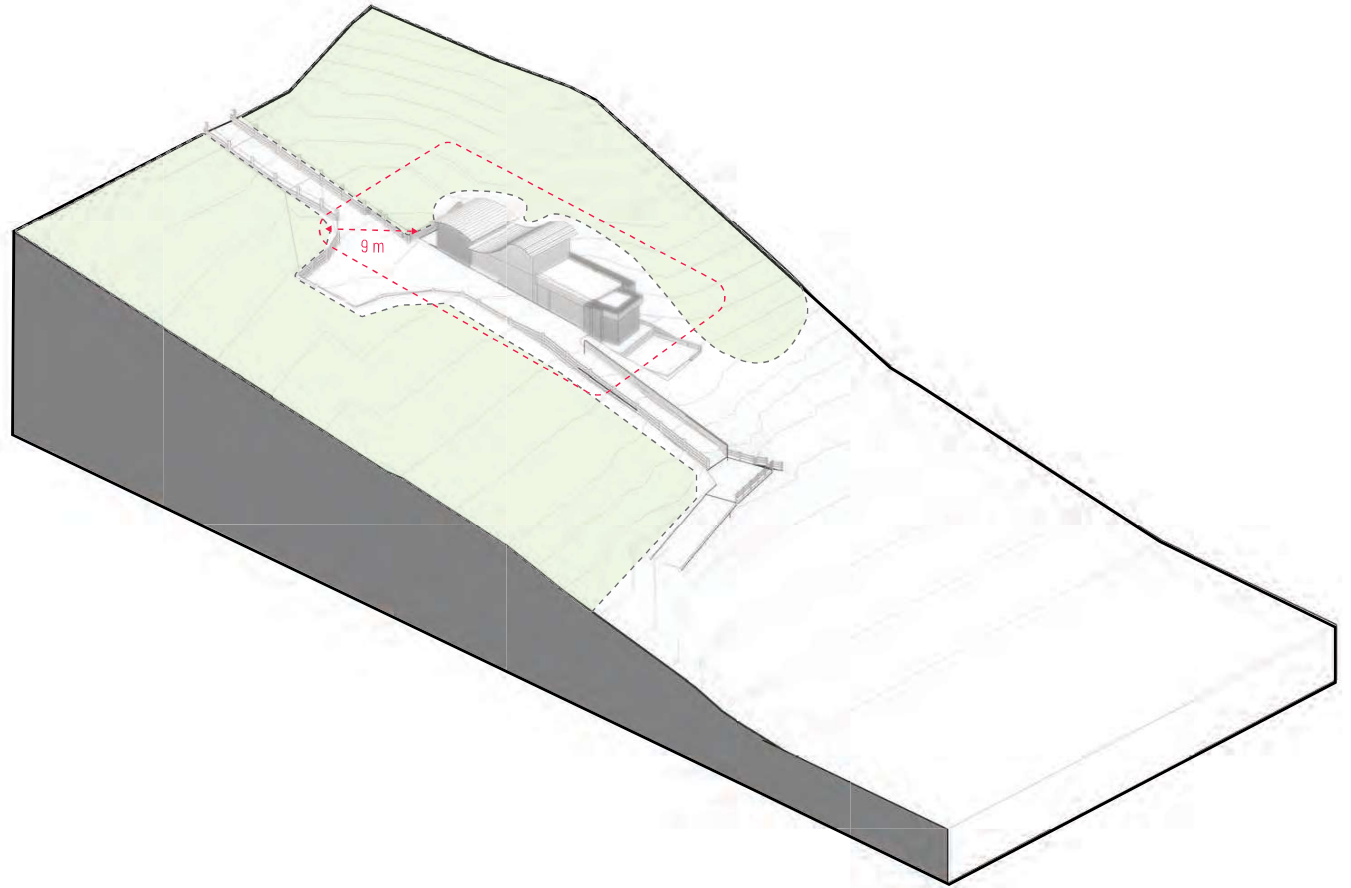




- SLR Buffer 2050
- SLR Buffer 2060
- SLR Buffer 2070
- SLR Buffer 2100

Ecological & Native Vegetation

The Coastal dune scrub and grassland within proximity of the existing building footprint will be subject to Defendable Space Management Plans.

Further information is outlined in the Ecology Assessment Report provided by Sundew's Ecological Services and Terralogic's Bushfire Assessment Report.

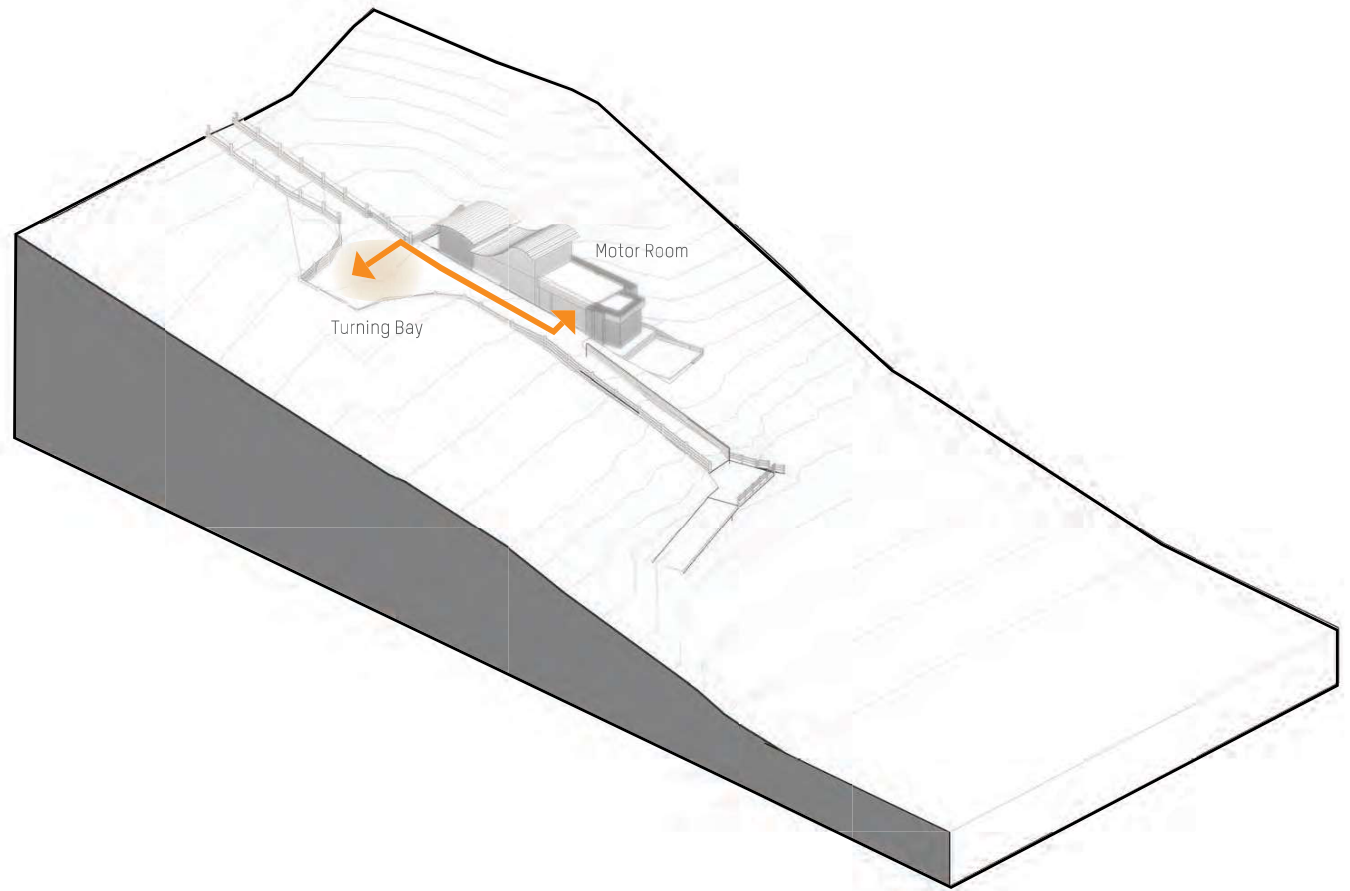


-  Required defendable space
-  Vegetation outline

Vehicle Movement

The existing Motor Room is poorly located in relation to the existing vehicle turning bay. This causes difficulties manoeuvring club vehicles, given the distance and steep road gradient between the two, as well as safety issues for pedestrians when arriving or leaving the beach via the narrow thoroughfare.

Ideally the future BBB facility would locate the Motor Room in closer proximity to, or opposite to the turning bay.



Option 2b - Two Storey - Level 00

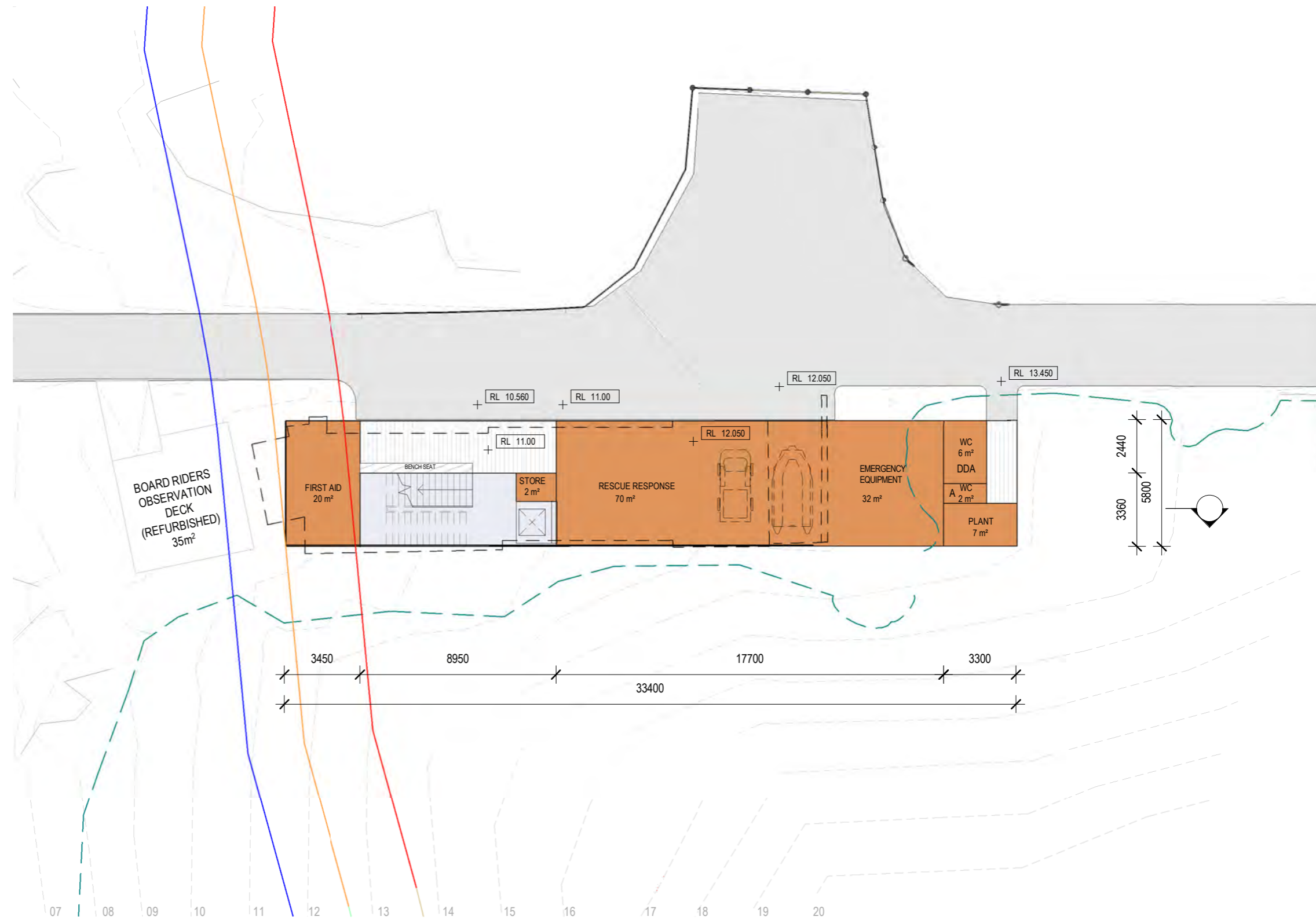
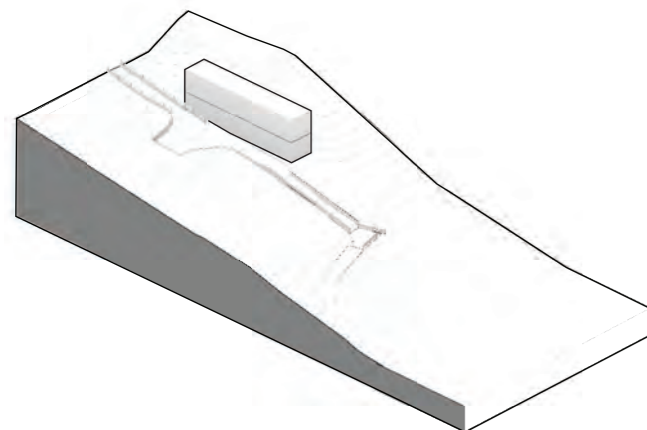
Pros

- Conforms to the SLR 2060 setback line
- Minimal impact on native vegetation
- Minimal impact on sand dune
- Minimal impact on Cultural Heritage (pending activity plan details, construction impacts etc)
- Additional first floor improves program and spatial requirements and provides enhanced sightlines
- Key program meets LSV guidelines/PLSLSC brief

Cons

- Increased cost due to vertical transportation (lift) and second level

- SLR Buffer 2050
- SLR Buffer 2060
- SLR Buffer 2070
- - - Vegetation outline



AREA SCHEDULE (Gross Building)			
NAME	AREA	MIN. LRV REQ.	EXISTING
CHANGE	44 m²	80 m2	N/A
CIRCULATION	27 m²	N/A	N/A
CIRCULATION INTERNAL	89 m²	N/A	N/A
FIRST AID	20 m²	20 m2	10 m2
RESCUE RESPONSE	70 m²	66 m2	33 m2
PLANT	7 m²	N/A	4 m2
BEACH SURV & COMMS	20 m²	20 m2	7 m2
EMERGENCY EQUIP	38 m²	100 m2	N/A
SUPPORT ROOM	49 m²	12 m2	19 m2
WC	7 m²	N/A	17 m2
	370 m²		



Option 2b - Two Storey - Level 00

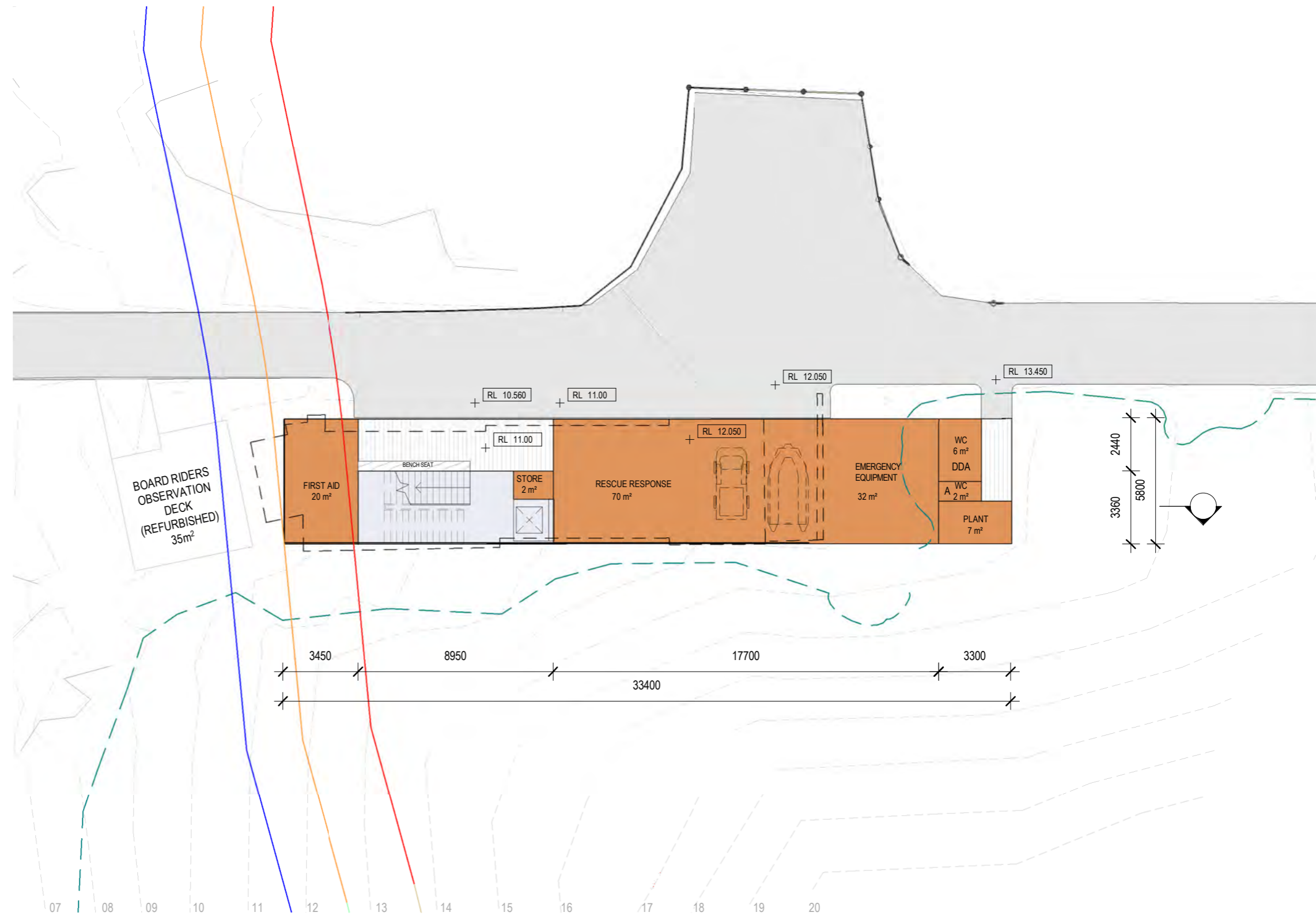
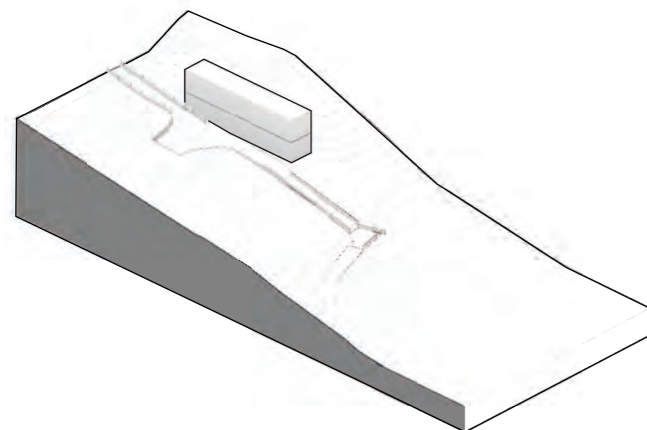
Pros

- Conforms to the SLR 2060 setback line
- Minimal impact on native vegetation
- Minimal impact on sand dune
- Minimal impact on Cultural Heritage (pending activity plan details, construction impacts etc)
- Additional first floor improves program and spatial requirements and provides enhanced sightlines
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Cons

- Increased cost due to vertical transportation (lift) and second level

- SLR Buffer 2050
- SLR Buffer 2060
- SLR Buffer 2070
- - - Vegetation outline



AREA SCHEDULE (Gross Building)			
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CHANGE	44 m²	80 m2	N/A
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SUPPORT ROOM	49 m²	12 m2	19 m2
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	370 m²		

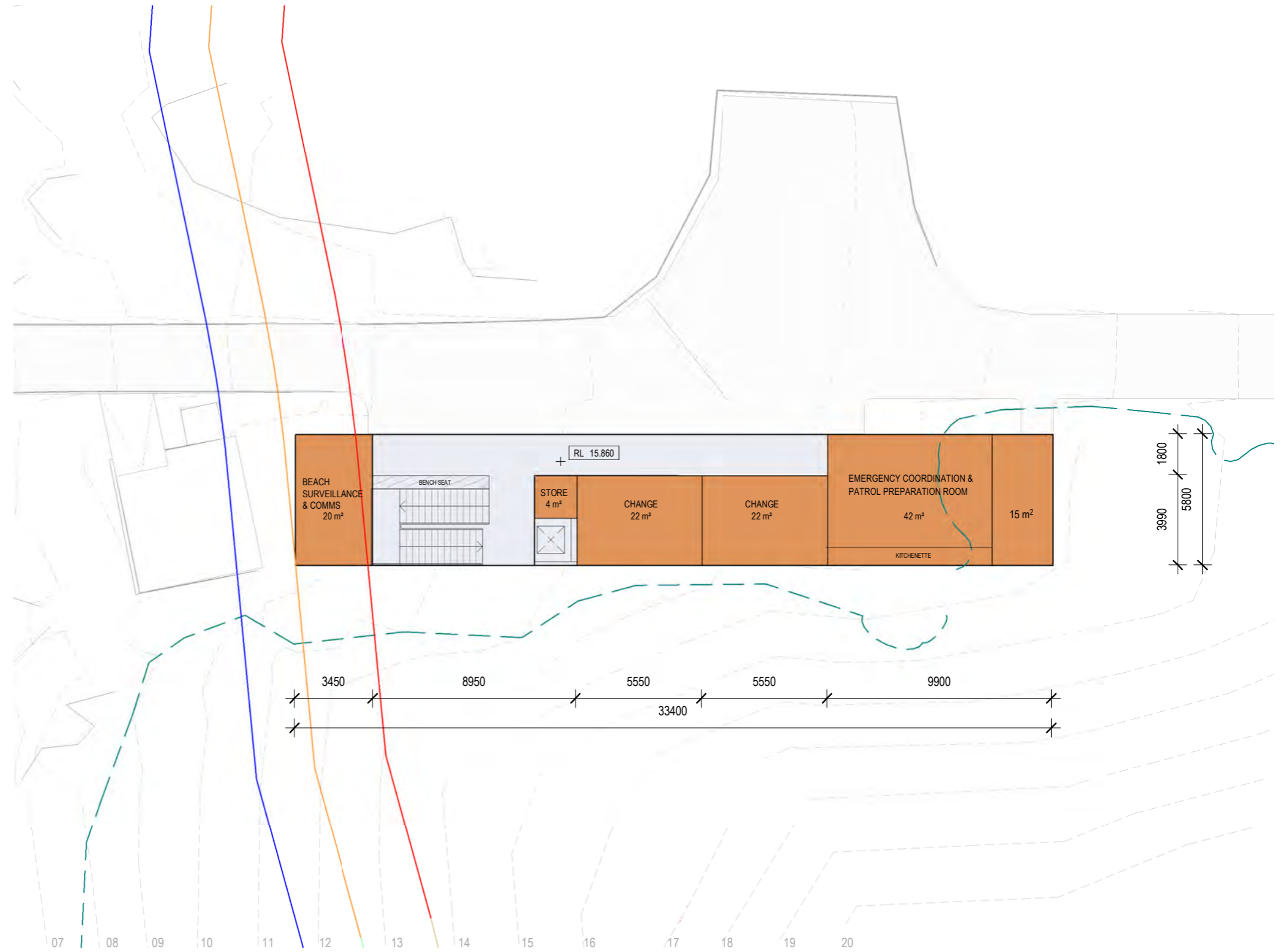
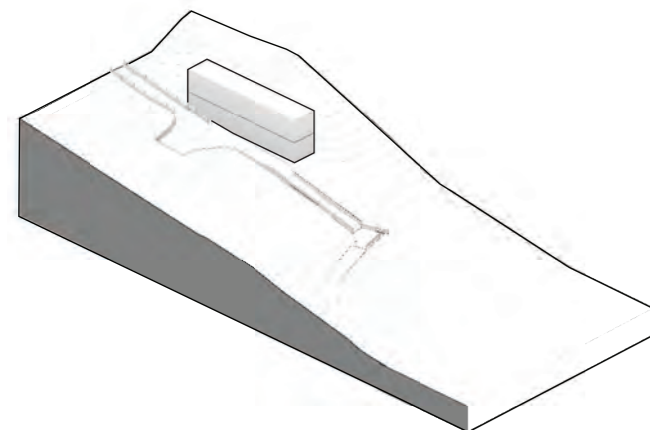


Option 2b - Two Storey - Level 01

Pros

- First level Beach Surveillance and Communications Room achieves unencumbered sightlines

- SLR Buffer 2050
- SLR Buffer 2060
- SLR Buffer 2070
- - - Vegetation outline



AREA SCHEDULE (Gross Building)			
NAME	AREA	MIN. LRV REQ.	EXISTING
CHANGE	44 m²	80 m2	N/A
CIRCULATION	27 m²	N/A	N/A
CIRCULATION INTERNAL	89 m²	N/A	N/A
FIRST AID	20 m²	20 m2	10 m2
RESCUE RESPONSE	70 m²	66 m2	33 m2
PLANT	7 m²	N/A	4 m2
BEACH SURV & COMMS	20 m²	20 m2	7 m2
EMERGENCY EQUIP	38 m²	100 m2	N/A
EMERGENCY COORD	49 m²	12 m2	19 m2
WC	7 m²	N/A	17 m2
	370 m²		



Option 2b - Two Storey - Section

