

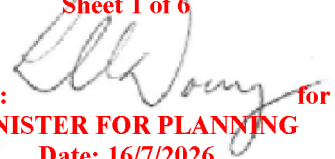


Williamstown Swimming and Life Saving Club

Landscape Schematic Design

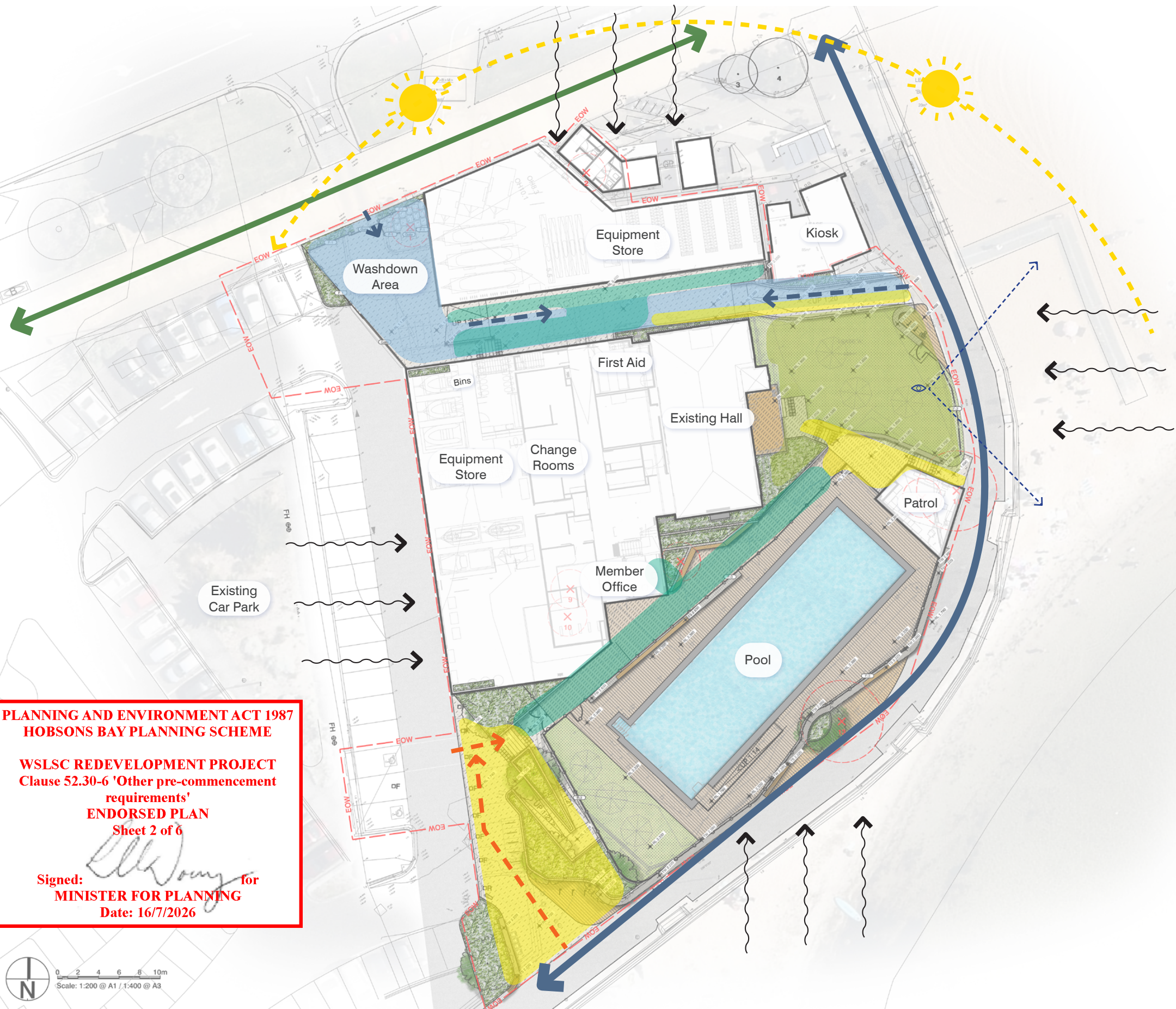
**PLANNING AND ENVIRONMENT ACT 1987
HOBSONS BAY PLANNING SCHEME**

**WSLSC REDEVELOPMENT PROJECT
Clause 52.30-6 'Other pre-commencement
requirements'
ENDORSED PLAN
Sheet 1 of 6**

Signed:  for
MINISTER FOR PLANNING
Date: 16/7/2026

Version I
08/07/2026

Context and Redevelopment Site Analysis Diagram



PLANNING AND ENVIRONMENT ACT 1987
HOBSONS BAY PLANNING SCHEME

WSLSC REDEVELOPMENT PROJECT
Clause 52.30-6 'Other pre-commencement requirements'
ENDORSED PLAN
Sheet 2 of 6

Signed: *[Signature]* for
MINISTER FOR PLANNING
Date: 16/7/2026

The Williamstown Swimming and Life Saving Club (WSLSC) is located at the Esplanade in Williamstown, with the Gloucester Reserve Car Park on the west, a promenade wrapping around the site on the south and east, and a shared user path and promenade running along the northern site boundary. The redevelopment plans include retaining the front portion of the existing hall and introducing a group of buildings to accommodate various club functions, including storage. Several spaces for landscape opportunities are identified in the redevelopment plans:

- Transition spaces
- These spaces are designed to facilitate pedestrian and vehicle access between and around the new buildings. Seating may be introduced where possible in these transition areas.
- Members lawn activity space
- The area on the eastern front of the redevelopment in front of the existing hall will provide a clear grassed area for various activities.
- Entry nodes
- Entry nodes / forecourts to the existing pool and new building are provided and accessed from both the carpark and existing promenade.

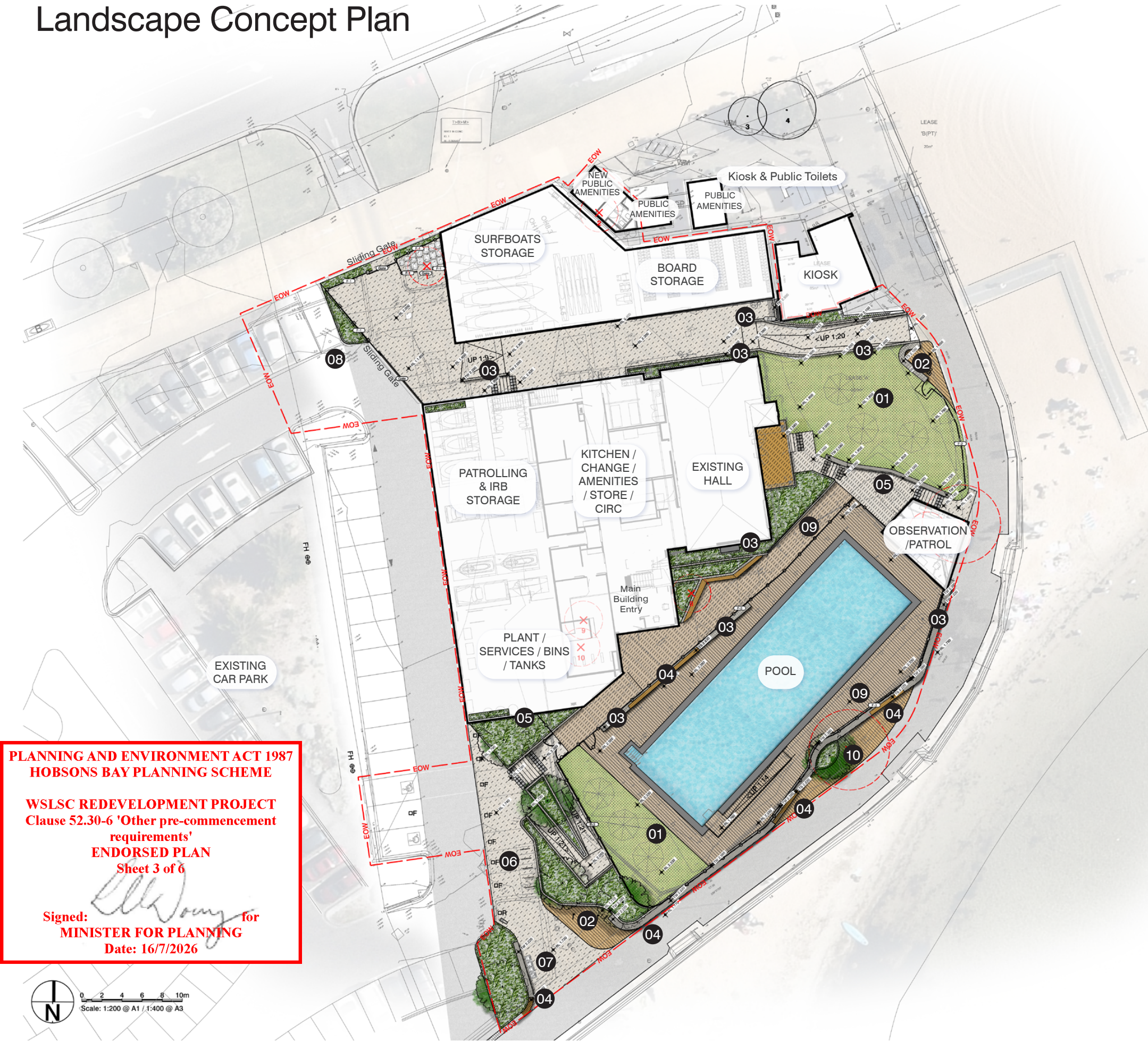
Most of the existing site vegetation will need to be removed due to the new building footprint and the required ground level increase by the water authority.

- Legend**
- Existing shared user path
 - Existing promenade along Williamstown beach
 - View to beach and sea
 - Prevailing Wind directions
 - Proposed main site access point
 - Proposed vehicle access
 - Proposed transition space - vehicle
 - Proposed transition space - pedestrian
 - Proposed members lawn
 - Proposed entry nodes

Landscape Concept Plan

The design concept for the Williamstown Swimming and Life Saving Club (WSLSC) revolves around integrating the building with its coastal surroundings. This approach is rooted in principles of environmental sustainability, aesthetics, and functionality. To achieve this, natural materials such as timber alongside gardenbeds will be used to soften the built form, allowing it to blend harmoniously into the coastal landscape.

Recognising the club's vital role within the local community, the design also emphasises creating spaces that serve for the Club functions, and allow the flexibility for various activities. These spaces will ensure that the WSLSC not only caters to its members but also contributes positively to the broader community. In addition to its functional aspects, aesthetics play a crucial role in enhancing the visual appeal of the coastal area, making it a more attractive and inviting space for all.



- LEGEND / KEY
- 01 Lawn
 - 02 Outdoor Showers in Exposed Aggregate Pavement
 - 03 Low concrete retaining walls
 - 04 Charcoal coloured concrete feature retaining walls with timber seating
 - 05 Forecourt ramps and stairs
 - 06 Bike Racks
 - 07 Bins
 - 08 Pedestrian crossings
 - 09 Feature paving to swimming pool and concourse
 - 10 Replace existing Palm Tree with new tree and garden beds (subject to future risk assessment regarding climbability)
- (F-1) Proposed Fence and Gate Type 1
(F-2) Proposed Fence and Gate Type 2
(F-3) Proposed Fence and Gate Type 3

PLANNING AND ENVIRONMENT ACT 1987
HOBSONS BAY PLANNING SCHEME

WSLSC REDEVELOPMENT PROJECT
Clause 52.30-6 'Other pre-commencement requirements'
ENDORSED PLAN
Sheet 3 of 6

Signed: *[Signature]* for
MINISTER FOR PLANNING
Date: 16/7/2026



Fencing Materials and Finishes Schedule

Williamstown Swimming and Surf Life Saving Club Redevelopment

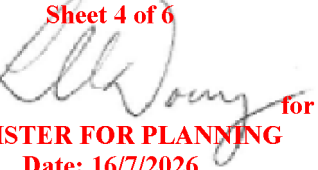
Landscape Materials and Finishes Schedule

Issue For Town Planning

Code	Item	Finish	Image	Supplier	Notes
F-1 , G1	External perimeter fence - similar to existing batten detail, but with an even, continuous top height	2.1m timber fence, similar to existing, with even tops. Fence: Posts: 2,100mm high F17 Class in-ground 125 x 125mm Australian hardwood posts with 300mm diam 800mm deep 20mPa concrete footing. Rails: 3 F17 KDHW rails 75 x 42mm, checked into post. Battens: Fix externally 2 x batten profile types. Batten 1 - 32mm rear, 25mm front, 25mm thick Class 1 recycled Australian hardwood. Batten 2 - 75mm rear, 50mm front, 32mm thick. All posts, rails and battens pre-oiled with 2 coats Cutek extreme CD50. Even 50mm spacing between all battens. Sample section required. Gates: Sliding Gates: 2.1m high gates to be heavy duty, powdercoated hot-dip galvanised steel with timber battens. Submit shop drawings for all gates steelwork, sliding mechanism, motor Posts: 2100mm high 4mm RHS150mm x 150mm, expressed, hot-dipped galvanised and powercoated Shale Grey Rails: 3 x 75 x 50 RHS, subject structural advice Diagonal bracing: Both directions Battens: as above, both sides Swinging gates: 2.1m high gates to be heavy duty, powdercoated hot-dip galvanised steel with timber battens. Submit shop drawings for all gates steelwork Posts: 2100mm high 4mm RHS150mm x 150mm, expressed, hot-dipped galvanised and powercoated Shale Grey Rails: 3 x 75 x 50 RHS, subject structural advice Diagonal bracing: Both directions Battens: as above, both sides of gates		Shiver me Timbers or similar. Chain of Custody of recycled timbers required. Measure existing profile prior to works. Retain sufficient battens on-site to provide accurate samples. Strip and sand any existing battens to be re-used.	
F-2, G2	Boundary fence to WSLSC lawn similar to existing batten detail, but with an even, continuous top height	1.2m timber fence to match existing, with even tops. Fence: Posts: 100mm F17 Class in-ground posts with 300mm diam 8500mm deep 20mPa concrete footing. Rails: 2 x F17 KDHW rails 75 x 42mm, checked into post. Battens: Fix externally 2 x profiled batten types. Batten 1 - 32mm rear, 25mm front, 25mm thick Class 1 recycled Australian hardwood. Batten 2 - 75mm rear, 50mm front, 32mm thick. All posts, rails and battens pre-oiled with 2 coats Cutek extreme CD50. Even 50mm spacing between all battens. Sample section required. Gates: Provide lockable gates minimum 1200mm wide with latches conforming with disability access requirements Sliding Gates: 1.2m high gates to be heavy duty, powdercoated hot-dip galvanised steel, Shale Grey to match roofing. Submit shop drawings for all gates steelwork, sliding mechanism, motor. Posts: 1,200mm high 4mm RHS150mm x 150mm, expressed, hot-dipped galvanised and powercoated Shale Grey Rails: 2 x 75 x 50 RHS HDG and powdercoated Shale Grey, subject structural advice Diagonal bracing: Both directions, galvanised Battens: as above, both sides		Shiver me Timbers or similar. Chain of Custody of recycled timbers required. Measure existing profile prior to works. Retain sufficient battens on-site to provide accurate samples, and re-use where feasible. Strip and sand any existing battens to be re-used.	
F-3, G3	Swimming Pool Fence and Gates around pool area - similar to existing detail, modified for pool safety regulations, and with even, continuous top height.	Fence to comply with pool fencing regulations for boundary fences - minimum 1.8m high externally, non-climbable. Internally, provide a 900mm non-climbable section at bottom. 1.8m high steel-frame, timber batten fence with 2mm galvanised perforated metal sheets between rails and battens to prevent climbing, and reduce wind impacts on pool area. Fence: Posts: 2100mm high 4mm RHS150mm x 150mm, expressed, hot-dipped galvanised and powercoated Shale Grey Rails: 3 x 75 x 50 RHS, subject structural advice. Centre rail to be 900mm from ground, subject to approval. Battens: Fix externally 2 x batten profile types. Batten 1 - 32mm rear, 25mm front, 25mm thick Class 1 recycled Australian hardwood. Batten 2 - 75mm rear, 50mm front, 32mm thick. All posts, rails and battens pre-oiled with 2 coats Cutek extreme CD50. Even 50mm spacing between all battens. Sample section required. Battens Finish: Cutek 'Extreme CD50', colour: clear Perforated Metal: Aperture size to be 7mm or less to satisfy finger entrapment requirements. Provide perforated metal, galvanised, powdercoated colour or artwork TBC. Aim for minimum 20% open area. All horizontal edges to be fixed and sealed with 3mm thk 10mm galvanised equal angle. Vertical joins are to be located behind battens so no metal edge exposed. No metal to be provided at gates for visibility. Gates: Provide lockable gates minimum 1200mm wide with latches conforming with disability access requirements Swinging gates: 1.8m high gates to be heavy duty, powdercoated hot-dip galvanised steel. Submit shop drawings for all gates steelwork Posts: 2100mm high 4mm RHS150mm x 150mm, expressed, hot-dipped galvanised and powercoated Shale Grey Rails: 3 x 75 x 50 RHS, subject structural advice Diagonal bracing: Both directions Battens: as above, both sides of gates. No metal sheet at gates.		Shiver me Timbers or similar. Chain of Custody of recycled timbers required. Measure existing profile prior to works. Retain sufficient battens on-site to provide accurate samples, and re-use where feasible.	Refer details. All gates to pool area to be self closing, self latching, with a latching device at a minimum height of 1.5m. Gates to match all fence types in locations shown on landscape plans and to manufacturer's specification.

PLANNING AND ENVIRONMENT ACT 1987
HOBSONS BAY PLANNING SCHEME

WSLSC REDEVELOPMENT PROJECT
Clause 52.30-6 'Other pre-commencement requirements'
ENDORSED PLAN
Sheet 4 of 6

Signed:  for
MINISTER FOR PLANNING
Date: 16/7/2026

Planting Palette

The Williamstown Swimming and Life Saving Club (WSLSC) site lies within the Victorian Volcanic Plain bioregion, Pre-1750 EVC: Coast Banksia Woodland / Coastal Dune Scrub Mosaic. This ecological habitat is usually dominated by a woodland of *Banksia intergrifolia* over the understorey of a number of shrubs, herbs, sedges and scramblers.

Therefore, the planting scheme will adopt the EVC species and select native salt tolerant species in the design, and ‘repair’ the ecological fabric of the site. The design also tries to maximise the planting opportunities to have buildings enveloped in vegetation.

Williamstown Swimming and Life Saving Club Plant Schedule

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY
TREES				
Al	<i>Allocasuarina littoralis</i>	Black Sheoak	E/N	5-12m x 2-6m
Bi	<i>Banksia integrifolia</i>	Coast Banksia	E/N	10.0 x 5.0m
Bs	<i>Banksia serrata</i>	Old man Banksia	E/N	10 x 5m
CeN	<i>Corymbia eximia</i> 'Nana'	Bloodwood	E/N	10 x 7m
EuP	<i>Eucalyptus viminalis</i> Pryoriana	Manna Gum	E/N	10-25 x 4-10m
UNDERSTOREY PLANTING				
BiS	<i>Banksia integrifolia</i> 'Sentinel'	Coastal Banksia	E/N	2.5mx1m
Bl	<i>Billardiera longiflora</i>	Purple Appleberry	E/N	Up to 1.2m
Ca	<i>Clematis aristata</i>	Old Man's Beard	E/N	Up to 15m
Cg	<i>Correa glabra</i>	Rock Correa	E/N	1.5 x 2.0m
Cgl	<i>Carpobrotus glaucescens</i>	Pigface	E/N	0.2 x 2.0m
Cm	<i>Clematis microphylla</i>	Small-leaved Clematis	E/N	0.5-2m x 5x10m
Cmi	<i>Clematis microphylla</i>	Small-leaved Clematis	E/N	Up to 3m high
Cr	<i>Correa reflexa</i>	Common Correa	E/N	1 x 1 m
CsG	<i>Callistemon salignus</i> 'Great Balls of Fire'	Dwarf Bottlebrush	E/N	1.5 x 1.75m
DcS	<i>Darwinia citriodora</i> 'Seaspray'	Darwinia	E/N	0.5-1 x 0.5-1m
Dr	<i>Dichondra repens</i>	Kidney Weed	E/N	0.1 x 1m
Lb	<i>Leucophyta brownii</i>	Cushion Bush	E/N	1-1.2 x 1-1.2m
LI	<i>Leptospermum laevigatum</i>	Coastal Tea Tree	E/N	4 x 3m
LIN	<i>Lomandra longifolia</i> 'Nyalla'	Nyalla Mat-rush	E/N	0.8-0.9 x 0.8-0.9m
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat-rush	E/N	0.6 x 0.6m
Lp	<i>Leucopogon parviflorus</i>	Coast bearded heath	E/N	3 x 2m
Pp	<i>Pandorea pandorana</i>	Wonga Vine	E/N	3-6 x 3-8m
RA	<i>Rhagodia Aussie</i> Flat Bush™	Saltbush	E/N	0.4 x 1m
RcC	<i>Rhagodia candolleana</i> ssp. <i>Candolleana</i>	Seaberry Saltbush	E/N	1 x 1.5-2m
Rs	<i>Rhagodia spinescens</i>	Hedge Saltbush	E/N	0.6 x1.5m
Vh	<i>Viola hederacea</i>	Native Violet	E/N	0.1-0.2 x 0.3-1m

*D/E = Deciduous/Evergreen, N/Ex = Native/Exotic



Eucalyptus viminalis Pryoriana



Banksia integrifolia



Rhagodia candolleana ssp. Candolleana



Pandorea pandorana



Lomandra longifolia ‘Tanika’



Viola hederacea

Precedent Images

**PLANNING AND ENVIRONMENT ACT 1987
HOBSONS BAY PLANNING SCHEME**

**WSLSC REDEVELOPMENT PROJECT
Clause 52.30-6 'Other pre-commencement requirements'
ENDORSED PLAN
Sheet 6 of 6**

**Signed: *Ellie Young* for
MINISTER FOR PLANNING
Date: 16/7/2026**



Planting and seating to building edge



Artwork integrated with planting



Artwork integrated with planting

Transition space - Pedestrian

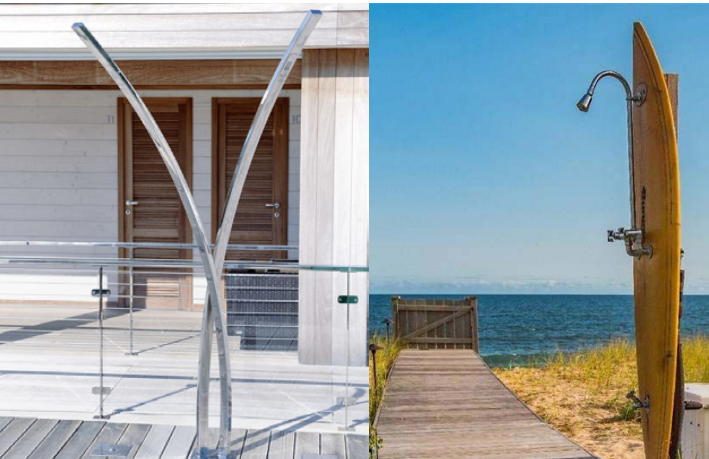
Trees and garden beds with seating edges will be introduced along these corridors where possible. There is an opportunity to turn the corridor between the existing hall and the new building into a gallery space by introducing planting with vertical artwork themes based around aboriginal culture or elements related to sea.



Lawn areas



Integrated seating in lawn areas



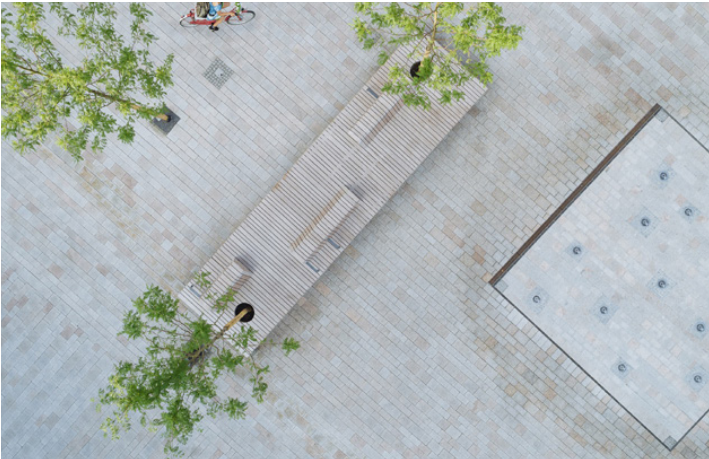
Sculptural outdoor showers

Activity space - Members Lawn

The area in front of the existing hall will be an members lawn, providing a space for various activities. The level difference between the proposed footpath to the existing Hall and proposed first aid will be mitigated by a linear seat wall to the perimeter.



Lawn and pavements to pool area



Feature paving to swimming pool and concourse



Feature timber perimeter fencing

Entry nodes

Entry nodes will have a welcoming setting with natural shade, feature plants and seating terraces.



Raised planters / Ramps and Stairs to Entry Nodes



Warm toned pavements to Entry Nodes



Low seat walls with integrated timber seating