

Attachment Folder

Item 8.1

Ordinary Meeting

Thursday, 30 May 2024

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STRUCTURAL ENGINEERING INSPECTION AND ASSESSMENT**LOO WITH A VIEW STRUCTURE**15th December 2023**Overview:**

Previously SCG Consulting Engineers had prepared the report '*Structural Assessment Loo with a View Mooloolaba Beach (31 August 2021) Report No.: 31213(SP)*' relating to the condition of the Loo with a View structure.

On Thursday 2nd November 2023 a follow up inspection and assessment of the Loo with a View structure was carried out by external structural engineering consultant, SCG Consulting Engineers organised by Civil Asset Management officers.

Email advice from SCG Consulting Engineers on 6 November 2023 stated that 'The structure in its current state is safe' and 'the structure has exceeded its functional design life' following remedial work carried out in 2021.

The reporting Engineer has confirmed they are not willing to attest to further life expectancy for the deck component.

Council has carried out interim measures to mitigate liability and public safety risk to maintain community safety, noting this is for a limited time requiring regular inspections.

1. Steel structure has been sanded back and treated with rust converter and then repainted with two-part epoxy corrosion protective paint, as requested.
2. Timber props/bracing have been installed to support the deck overhang with council officers confirming this is solid, though these are not designed to extend the life of the asset.

Civil Asset Management have confirmed the structure is safe to leave open for public use in the short term, including expected increased loads over Christmas, and particularly New Year's Eve. Operations staff will assess the deck daily over the Christmas period for any signs of further deterioration that may necessitate closure of this section.

SCG Consulting Engineers report, 2nd November 2023:

The cantilevered timber deck that overhangs the beach continues to degrade at a rapid rate.

Remedial works carried out in the last two years are now starting to rust.

The reality is, the structure has exceeded its functional design life and the remedial works that have been completed over the last couple of year have provided a temporary extension to that design life. My opinion is the structure is at a stage now where any further remedial works similar to those recently carried out won't be able to provide any measurable extension to its design life. It would require major works now to extend the design life to 12 months or beyond.

The structure in its current state is safe but I would recommend re-coating the rusted steelwork with corrosion protective paint. I would also recommend Council carry out an inspection closer too and prior to the Christmas holiday period.

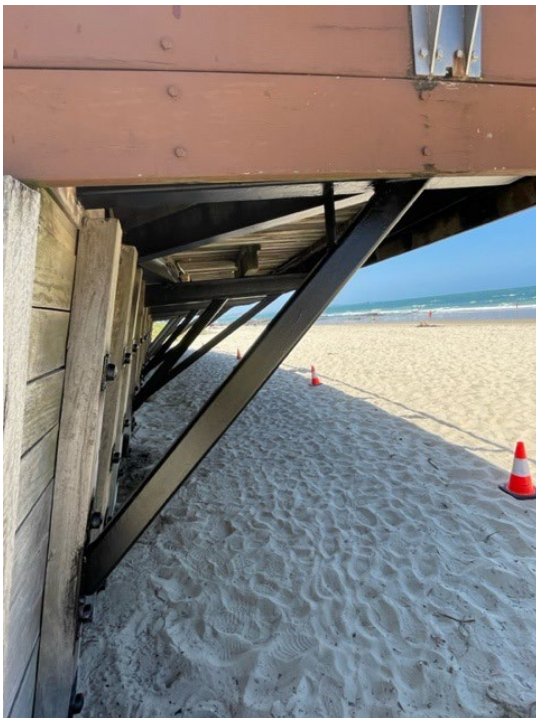
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Subsequent maintenance undertaken on the Loo with a View, 15 November 2023:

1. Steel structure was sanded back and treated with rust converter and then repainted with two-part epoxy corrosion protective paint.



2. Timber props/bracing have been installed to support the deck overhang, with council officer confirming the temporary bracing is solid after a brief look on 14th December 2023.



Executive Summary – Loo with a View, Structural and Access Assessments

Introduction

This document summarises the key findings of two independent assessments undertaken on the existing Loo with a View (LwaV) at Mooloolaba Beach:

- Access Report 01 Rev A Site Audit – Architecture and Access (14 October 2021)
- Structural Assessment - SCG Consulting Engineers (31 August 2021)

Both consultant firms have reviewed this Executive Summary and have approved of its content and intended purpose as a reflection of the detailed reports.

Since receipt of the structural assessment, Council has completed all required maintenance works on the LwaV to ensure it is safe and fit-for-purpose for the community. Council is continuing to inspect and maintain the facility as recommended while Council engages with the community to consider its future.

It is important that future design options for this facility consider both assessments, as undertaking works in isolation will not provide a holistic solution.

Overview

Recent independent engineering and access assessments indicate:

- the building is suffering the impacts of its highly corrosive beach environment
- the facility is showing extensive material corrosion, weathered decking and roof deterioration
- the Loo with a View structure is ageing with many components nearing end of life
- the assessments deemed multiple areas of the Loo with a View as 'beyond repair' with any ongoing measures as temporary remedies only
- the facility does not meet modern Universal Access (People with Disability Access) requirements
- the Loo with a View, surrounding decks and pathways provide limited access for those in our community with a disability, parents, carers, and those using mobility devices or prams.
- to meet modern building design standards and Universal Access Requirements, refurbishment of the existing facility will require significant redesign.

Access Report 01 Rev A - Site Audit Loo with a View Mooloolaba

Report No.: 13368 Prepared by: Architecture & Access Pty Ltd (14 October 2021)

The Loo with a View was assessed against the current requirements of the Disability Access to Premises Standards, the National Construction Code/ Building Code of Australia and relevant referenced Australian Standards. Areas of the site and buildings reviewed as they relate to access for people with a disability included:

- External Paths of travel from site boundary to the building, including any ramps, stairs or walkways
- Sanitary facilities
- Statutory access related signage.

The objectives of the audit were to provide the client with an evaluation of the current environment to identify features which:

- Do not meet the current technical requirements of the National Construction Code/Building Code (NCC/BCA) and its referenced Australian Standards for disability access within the built environment.
- Are not mandatory, but are based on other Australian Standards, relevant industry
- documentation and Architecture & Access' professional opinion. These are recommended to more closely meet the intent of the DDA and the principles of universal access. Features of a universally accessible environment benefit all users, not just those with a disability.

