

SOUTH BRONTE AMENITIES AND COMMUNITY CENTRE FAQS

Why is Council upgrading the building?

The current facility is highly valued by the community and constantly used. The building has survived many storms. While minor repairs were undertaken post mid-2016 storms, overall the facility is in poor condition.

The *Bronte Park and Beach Plan of Management 2017* (POM) identifies the upgrade/refurbish the southern toilet block as a medium term priority for action within 1-5 years.

The POM is a ten year strategy created through public consultation and research to identify the future use of the site and management of the varied and changing needs of the area. Research included a Universal Access Study by independent experts and legal advice on accessibility requirements.

The POM requires that the upgrade include:

- Accessible toilet and shower with baby change
- Ambulant toilet and shower
- Level access into the building
- No second storey
- Environmentally sustainable design
- Resilient to storm inundation
- Refurbished toilet, showers and change spaces, swim club rooms, maintenance space and outdoor seating area outside ground level and on top of the building.

What are the main differences between the three options?

Option One

Creates new accessible amenities based on the status quo for the location of community rooms and male/female amenities.

Option Two

Consolidates the location of the male, female and accessible amenities, providing more usable external gathering space and seating.

Option Three

Reverses the current layout of amenities/community rooms, and sculpts the building to reveal and enhance views of the adjacent heritage significant headland and pool, principle 4.

How did the architect develop the concept designs?

Based on feedback received and POM requirements, the architects developed 16 design principles – all important to the outcomes desired by the upgrade.

The following were considerations in the design process.

1. A sense of more park and less building
2. Bigger inside spaces
3. Revealing the hidden sandstone wall at the rear
4. Enhancing views of adjacent heritage significant headland and pool
5. Improving the external appearance to integrate with the landscape
6. Clear wayfinding to public amenities
7. Strengthen connection between community rooms and pool
8. Provide useable external gathering space and seating
9. Functional and accessible interiors and roof terrace
10. Light and airy internal spaces
11. Efficient planning which maintains or increases useable areas
12. Minimises impacts such as overshadowing, wind and reflectivity
13. Design for wave inundation
14. Ecologically sustainable design
15. Renew without anew
16. Value for money



Below is an overview of how each option responds to the 16 design principles:

DESIGN PRINCIPLE	OPTION 1	OPTION 2	OPTION 3
A sense of more park and less building	✓	✓	✓
Bigger inside spaces	✓	✓	✓
Revealing the hidden sandstone wall at the rear	✓	✓	✓
Enhancing views of adjacent heritage significant headland and pool	x	x	✓
Improving the external appearance to integrate with the landscape	✓	✓	✓
Clear wayfinding to public amenities	x	x	✓
Strengthen connection between community rooms and pool	x	x	✓
Provide useable external gathering space and seating	x	✓	✓
Functional and accessible interiors and roof terrace	✓	✓	✓
Light and airy internal spaces	✓	✓	✓
Efficient planning which maintains or increases useable areas	✓	✓	✓
Minimises impacts such as overshadowing, wind and reflectivity	✓	✓	✓
Design for wave inundation	✓	✓	✓
Renew without anew	✓	✓	✓
Value for money	✓	✓	✓

What are the relative floor space allocations of the three options?

ITEM	EXISTING BUILDING	OPTION 1	OPTION 2	OPTION 3
Gross Floor size	114m ²	159m ²	162m ²	140m ²
Female Amenities	23m ²	28m ²	28m ²	27m ²
Male Amenities	22m ²	28m ²	29m ²	27m ²
Accessible family amenities	Don't exist	8m ²	10m ²	7m ²
Community Room 1	34m ²	46m ²	49m ²	42m ²
Community Room 2	35m ²	43m ²	39m ²	36m ²
Maintenance	36m ² *	4m ²	5m ²	8m ²

How has storm inundation been considered in the concepts?

We know that the site will be subject to tidal and storm inundation (large waves breaking on the building).

Some parts of the existing building are not currently designed to withstand this inundation, such as unreinforced brickwork. Others are very robust, such as the concrete frame.

In this regard, our task is to design a structure which will have a better likelihood of surviving storm events. Elements of the design, such as seating and the raised lawn area, are designed to offer protection to windows and doors. This will reduce the impact of inundation on interior spaces, however even the interiors must be robust enough to withstand these moments of inundation, as we know they will occur. These issues will be dealt with in the detailed design phase of the project, but have been a consideration in the layout of each concept design.

How many toilets and showers are in each option?

ITEM	EXISTING BUILDING	OPTION 1	OPTION 2	OPTION 3
Family/accessible amenities	0	1	1	1
Female toilets	4	4	4	4
Male toilets and urinals	4	4	4	4
Female showers	2	3	3	3
Male showers	2	3	3	3

** The area of the existing maintenance space is in excess of what is actually required, and the nature of the existing space makes it difficult to use effectively.*

What happens next?

A report summarising feedback received in this consultation process will be put to Council for consideration. Once a preferred concept design has been adopted, the architects will develop that concept in greater detail.

There will be another opportunity to provide feedback at the Development Application stage. This is expected to be early-mid 2019.

When will the work be done?

It is anticipated that the actual building works will take place over Winter 2019.

More information

If you would like more information on this project or process, please email info@waverley.nsw.gov.au.