

10 March 2021

The Chief Executive Officer
Willoughby City Council
P.O. Box 57
Chatswood NSW 2057

Dear Ms Just,

Willoughby City Council - DA-2021/5 - 1A Burra Road ARTARMON NSW 2064

The Artarmon Progress Association welcomes the opportunity to provide feedback on DA-2021/5 for the proposed adaptive reuse and refurbishment of the former Artarmon Bowling Clubhouse building.

The APA supports the proposed adaptive reuse approach, however, objects to the DA on the grounds that the design is not fit for purpose and has accessibility constraints. There is also concern that that the DA plans do not show a rainwater tank.

Community feedback to date

The APA would like to thank Willoughby City Council (WCC) for its open dialogue with our progress association on this project.

WCC and the community have engaged in a long and in-depth consultation process to shape a community facility that meets the desired uses today and into the future, as well as respecting and speaking to the legacy and heritage of the former use of the land as a community hall and bowling clubhouse, and the Aboriginal history of the area.

The community has expressed a strong desire for both:

- an accessible, covered, open, pavilion style seating area; and,
- an 'all enclosed' area large enough for after school care, exercise/dance and social gatherings to take place (similar in size to the community hall available at the former clubhouse).

In November 2020, WCC sought input from the APA and Willoughby South Progress Association (WSPA) on Council's preferred option (Concept Design 2) for the redevelopment

of the former Artarmon Bowling Club. APA again engaged with the local community, seeking input by emailing its members and personally surveying users of the park.

The APA/WSPA joint feedback to Concept Design 2 acknowledged the community's overwhelming support for the proposed adaptive reuse approach but highlighted key areas where the design does not meet community requirements, notably the inadequate size of the 'all enclosed' area and accessibility to the kitchen area. These concerns were also highlighted in a subsequent Zoom meeting with WCC.

APA would like to acknowledge that some community recommendations have been incorporated into the DA design including external hand washing basins, internal toilet to the community room and an additional servery from the kitchen onto the patio. The WSPA/APA joint submission is provided (Attachment 1) as well as an assessment of the DA in terms of meeting the requirements identified by the community (Attachment 2).

Key changes needed to meet community requirements

The following design changes are consistent with suggestions made by the APA in its submission to WCC in November 2020.

1. Extension of the community room to provide more enclosed space

Many individuals, community groups and businesses require, and are keen to rent, a space closer in size to the former clubhouse's community hall.

There is strong interest in the community for a larger enclosed community facility to conduct repair workshops, first aid courses, 'inside' playgroup activities, after school care, holiday programs, dance and exercise classes, community group meetings and workshops. Interest and demand will only grow with increasing population density in nearby areas including Walter Street (rezoned land), development of the Channel Nine site and the Herbert Street Precinct development at Royal North Shore Hospital.

The proposed 67 sq m will not meet the diverse needs of our existing and growing community. A larger 'all enclosed' hall:

- maximises ratepayers' return on investment as it would be usable by more renters; and,
- improves the sustainability credentials of the proposed design by retaining more of the existing wooden floor, an asset much valued by the community.

2. Extension of the covered deck to the west and north side to address accessibility constraints and provide additional outdoor seating

Extending the deck to the northern side, with a roof mirroring that proposed for the southern side, offers significant benefits by:

- addressing accessibility constraints to the kitchen from the outside of the building;
- providing additional outdoor area; and,
- providing passive cooling (via the extended roof).

Extending the deck to the western side (to the disabled parking area) provides:

- two additional covered 'umbrella' dining areas; and,

- direct wheelchair access to the community deck (and kitchen, with the northern side deck extension) by removing the proposed steps.

3. Other key features requiring inclusion

- Rainwater tank. Additional sustainability recommendations proposed by the community are outlined in Attachment 2.
- Lockable workshop/tool shed underneath the facility for community gardeners.
- The amphitheatre seating area is accessible and provides an excellent vantage point over the playgrounds. However, without adequate protection from the weather this area will be significantly underutilised. To maximise the use of the amphitheatre seating, adequate umbrellas are needed or large continuous shade. The community also requests trees for shade in the grassed area between the flying fox and play equipment.

Thank you for your consideration.

Yours faithfully,

Artarmon Progress Association

Attachment 2

Following is our assessment of the DA in terms of meeting the requirements identified by the community in our previous feedback:

- Practical
 - All areas of the facility to be accessible for people with disabilities.
EXCLUDED. Under the current design, people who need wheelchairs, have a disability, are elderly or mobility impaired are excluded from accessing the western side entrance to the kitchen. There is a rather circuitous route for parents with prams to access the toilets from the lower playground.
 - Public toilets need to be accessible from outside.
INCLUDED.
 - A lockable space with existing timber floor for:
 - dance and exercise classes (groups of at least 15 people)
 - meetings (of up to 40 people)
 - workshops (groups of at least 15 people).*EXCLUDED. The enclosed community space is too small.*
 - Kitchen and toilet facilities.
INCLUDED.
 - Provide views over green space below.
INCLUDED.
 - Passive solar design, overhead fans.
PARTLY EXCLUDED. With the planned location of the storage and toilets, the design fails to utilise the cooling effect of cooler north-east wind. A lack of shading on the north western side of the building means that the windows/walls on that side will incur direct solar radiation. A shade structure like that proposed for the southern side would provide shade and outdoor cover. WCC has advised overhead fans will be included.
 - Lockable workshop/tool shed underneath the facility (for community gardeners) and an outside tap nearby for washing garden tools.
EXCLUDED. It does not appear that this requirement has been met.
 - Incorporate strategies to reduce property vandalism.
UNKNOWN. It is not apparent as to how this requirement has been met.
- Design
 - The building should be close in form & scale to the existing structure i.e. it should not dominate, it should 'sit' modestly within its context.
INCLUDED.
 - Preserve and reuse the clubhouse's existing timber floorboards to reduce injury and improve comfort during dance/exercise/fitness classes.
PARTLY INCLUDED. Council is not proposing to reuse all existing timber flooring in the community hall. Council could also consider retention of the stage.
 - Adherence to ecologically sustainable development (see 'Sustainability' section below)
- Heritage

- Restoration, display and interpretation of the building, its contents and history, consistent with the recommendations of a Heritage Consultancy.
INCLUDED.
- Incorporation and acknowledgment of earlier histories. The Cammeraygal clan are the original habitants of the area and held strong associations to the land. This aspect of our history must also be recognised.
UNKNOWN. It is not apparent as to how this requirement has been met. However, WCC has advised it is liaising with the Aboriginal Heritage Office to provide advice on culturally appropriate recognition and designs (e.g. landscaping, acknowledgement through art/signage etc.).
- Sustainability
 - Reuse of timber flooring and all sound structural elements of the clubhouse.
PARTLY INCLUDED. Council is not proposing to reuse all existing timber flooring in the community hall. Council should also consider retention of the stage.
 - Reuse of clubhouse fittings and equipment e.g. kitchen cupboard 'boomerang' handles.
UNKNOWN. It is not apparent if this requirement has been met.
 - Water harvesting and storage for gardens and toilets.
?EXCLUDED (TBC - WCC following up on this).
 - Reuse of toilet waste for garden watering.
?EXCLUDED (TBC - WCC following up on this). Council should consider the use of a "Biocycle" or similar technology.
 - Onsite waste disposal such as a composting toilet system.
As above.
 - Solar panels for power.
INCLUDED.
 - Battery storage.
EXCLUDED.
 - LED lighting.
INCLUDED.