

9 November 2020

Mr Michael Cashin
Community Life Manager
Willoughby City Council
Level 4, 31 Victor Street
Chatswood NSW 2067

Dear Mr Cashin,

Willoughby City Council – Concept design for the former Artarmon Bowling Club

The Artarmon Progress Association (APA) and the Willoughby South Progress Association (WSPA) welcome the opportunity to provide feedback on Concept Design 2, Council's preferred option for the redevelopment of the former Artarmon Bowling Club.

The APA and WSPA invited feedback from members and input from park users, including Artarmon Parklands Community Gardens. The feedback overwhelmingly supported Concept Design 2's adaptive re-use approach and several tweaks were suggested. A number considered the approach to be a 'meeting in the middle' of community views, given that many in the community preferred to retain the clubhouse, while others believed the facility should have been replaced with an entirely new structure.

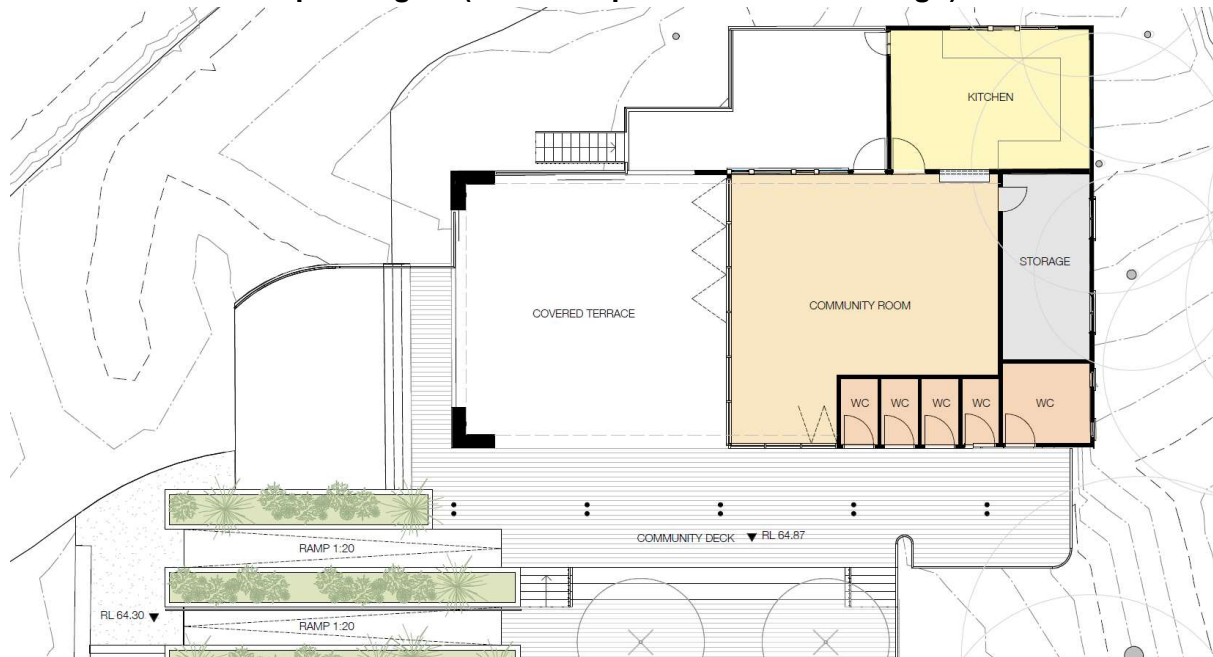
While the community was frustrated that they were unable to provide feedback on the concept design prior to the development application public exhibition period, they embraced the opportunity to provide input via the APA and WSPA.

Key attributes for the new facility

- Practical
 - All areas of the facility to be accessible for people with disabilities.
 - Public toilets need to be accessible from outside.
 - 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).
 - Kitchen and toilet facilities.
 - Provide views over green space below.
 - Passive solar design, overhead fans.
 - Lockable workshop/tool shed underneath the facility (for community gardeners) and an outside tap nearby for washing garden tools.
 - Incorporate strategies to reduce property vandalism.
- 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.

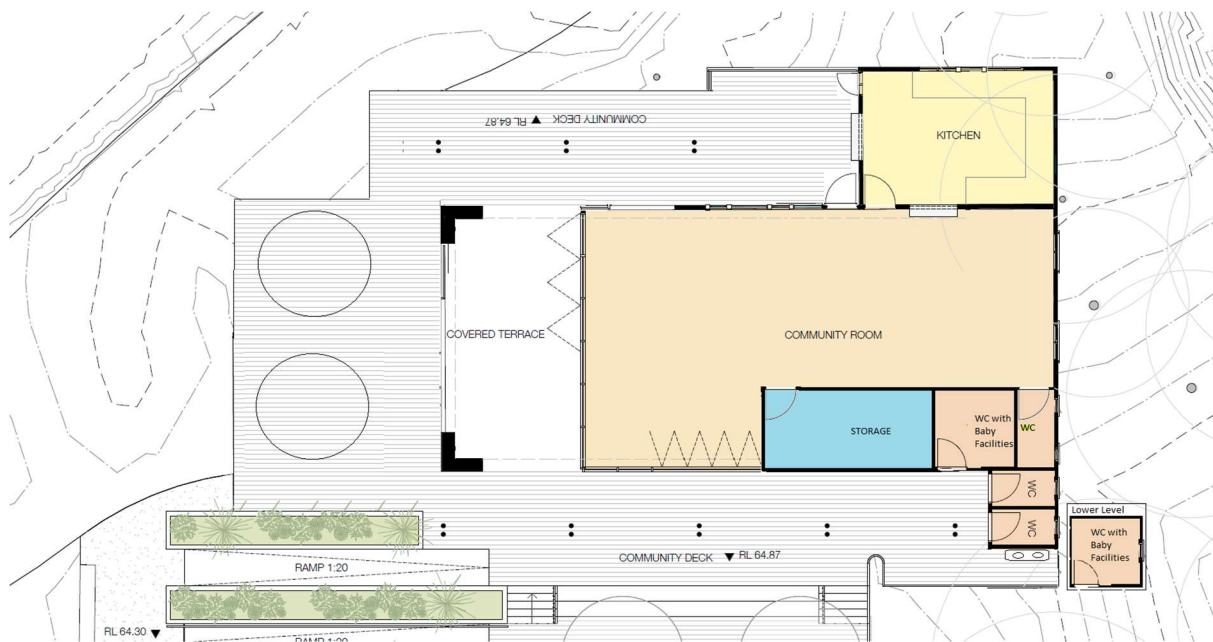
- Preserve and reuse the clubhouse's existing timber floorboards to reduce injury and improve comfort during dance/exercise/fitness classes.
- Adherence to the concept of ecologically sustainable development (see section below).
- Heritage
 - Restoration, display and interpretation of the building, its contents and history, consistent with the recommendations of a Heritage Consultancy.
 - Incorporation and acknowledgment of earlier histories. The Cammeraygal clan are the original inhabitants of the area and held strong associations to the land. This aspect of our history must also be recognised.
- Ecologically sustainable development
 - Reuse of timber flooring and all sound structural elements of the clubhouse.
 - Reuse of clubhouse fittings and equipment e.g. kitchen cupboard 'boomerang' handles.
 - Water harvesting and storage for gardens and toilets.
 - Reuse of toilet waste for garden watering.
 - Onsite waste disposal such as a composting toilet system.
 - Passive solar design, cross flow ventilation, overhead fans.
 - Solar panels for power.
 - Battery storage.
 - LED lighting.

Comments re Concept Design 2 (Council's preferred refined design):



- The size of the community room is too small, making it unusable for many activities (concerns it will limit the appeal for hiring use) based on the proposed dimensions.
- Optimal crossflow ventilation and passive cooling could be achieved by relocating the storage area. The current location blocks the north-eastern wall, reducing ventilation and passive cooling.
- Without there being any permanent seating/tables provided on the covered terrace, it is unclear as to how this area would be well utilised.
- Long route for prams between the playground and toilets; a toilet with baby change facilities on the lower level would be useful.
- Excessive number of toilets.
- An internal toilet or shower might be useful.
- The timber flooring in the covered terrace area will require ongoing maintenance due to it being open to the weather.

Suggested design changes:



- Extension of the covered deck to the north side with a roof mirroring that proposed for the south side:
 - provides shading of the north western wall, making the community room cooler during summer.
 - provides additional outdoor covered dining area (if tables and seating included).
- Extension of the deck area to western side to remove steps and allow two “umbrella” covered dining areas. Architects may be able to suggest an alternate roof treatment for this area that does not distract from clubhouse form:
 - improves accessibility
 - provides additional outdoor tables and seating.
- Extension of the community room to provide more enclosed space:
 - allows functions and activities that previously used the facility to return.
 - allows for larger exercise / martial arts groups.
 - reduces the area of timber flooring requiring weather-proofing in the covered terrace area.
- Move the storage to the southern wall, allowing access to north-eastern windows:
 - improves ventilation and promotes passive cooling of community room.
- Move the toilets to the eastern end of deck:
 - reduces intrusion into the community room area.
 - the addition of windows would allow toilets to be better ventilated.
- Addition of external basins for washing of hands:
 - improves accessibility (as no need to access the toilet).
 - desirable in a COVID-19 environment.
- Inclusion of a disabled toilet on the lower level (immediately below those above to keep sewerage in one area) with facilities for nappy changing:
 - improves accessibility as avoids the need for parents with prams to negotiate the ramps.

- Inclusion of nappy changing facilities in the upper disabled toilet:
 - improves amenity.
- Addition of internal toilet to community room:
 - improves accessibility from the community room.
 - useful for people not wearing shoes during exercise.
 - improves amenity, especially at night or in cooler weather.
- Additional servery from the kitchen onto the patio:
 - improves accessibility especially for gardening groups as it provides a service area from the kitchen without the need to access the community room.

Other comments:

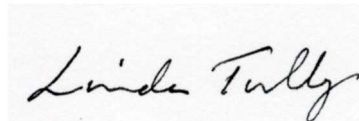
- Require seating and tables in covered terrace area and deck areas to make it a useful space.
- Increased lighting of whole site powered by solar and battery will make the site more secure for all users and support community use beyond daylight hours.
- Timber flooring in covered terrace area will require protective treatment, possibly ongoing, to facilitate cleaning and protection from weather.
- Consider adding an internal door to allow access to disabled toilet from the community room.

The APA and WSPA have invested a significant amount of time and effort into producing this submission. We look forward to engaging with the council to ensure public sentiment is reflected in the final building. We will be in touch in the next few days to organise a meeting to discuss the community feedback.

Yours faithfully,



Georgina Roussac
President
Artarmon Progress Association



Linda Tully
President
Willoughby South Progress Association