

Attachment 2

Following is APA's assessment of the DA in terms of meeting the requirements identified by the community in our previous feedback to WCC in November 2020:

- 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.
UNKNOWN (WCC has indicated it is considering this).
 - Reuse of toilet waste for garden watering.
UNKNOWN (WCC has indicated it is considering 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.