

Attachment E – RA12/1002 2012STH028 – Ulladulla Civic Centre Redevelopment

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|----------------------------------|--|---|---|
| Angled poles | <p>Belief that brightly coloured angled support poles:</p> <ul style="list-style-type: none"> were ugly should be vertical looked like a pre-school would date too quickly were not appropriate for the Civic Centre | <ul style="list-style-type: none"> Prefer timber posts or steel in neutral colours/sympathetic to the new boardwalk palette Delete the poles Prefer vertical clean lines as angled lines will date Decorate poles with aboriginal art | <p>The poles must be retained as they are structural components of the project.</p> <p>The inspiration for angled poles is the requirement for development to incorporate a maritime theme required by DCP 56 as they symbolise swinging masts in the harbour similar to the new gateway signs for Ulladulla.</p> <p>The revised plans & Colour Palette indicate that the poles will remain angled and changed to neutral white.</p> |
| Curved feature entry wall | <ul style="list-style-type: none"> Solid curved feature wall design with picture windows fails to maximise views of the harbour from within the building Large blue wall would be a target for graffiti Proposed blue colour likely to sun bleach over time | <ul style="list-style-type: none"> Reduce or delete feature wall and replace with open glazing Replacement of blue on the curved wall with a neutral colour Incorporation of the local monzonite stone into this wall to tie in with the adjoining church and the stone's history in the area The community got to comment on a curved wall of glass, they are now being presented with a curved blue wall with minimal glass. Tender art work on face of wall to promote heritage/tourism | <p>The revised plans & colour palette indicate that the curved entry wall has been changed to a neutral grey (Colorbond Windspray) and the window openings increased in area to improve the views of the harbour from within the library and visitor information areas.</p> <p>The use of selected stone finishes has been restricted to the risers for the external stairs. At the time of preparing this report, it was unknown if local monzonite could be sourced as the quarry used for the adjoining church no longer operates.</p> <p>Stepped awnings have been added to shade the increased glazing area and provide basic weather protection to the pedestrian entry ramp.</p> |

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| Inadequate views of Harbour from development | <ul style="list-style-type: none"> Alleged lack of open glazed east facing walls in the design fails to maximise views of the harbour from within the building No covered verandahs for events tourists to sit | <ul style="list-style-type: none"> There needs to be much more extensive use of glass in the building's currently solid external east-facing walls Reduce or delete feature wall and replace with open glazing Ensure the front of the building has open views to the sea | <p>The revised design includes improved glazing areas to the curved feature wall as detailed above and extensive use of open glazed panels for the basement and ground floor east facing walls.</p> <p>In particular the design:</p> <ul style="list-style-type: none"> replaces existing masonry infill panels north of the auditorium foyer with open glazing provides a single floor level for the foyer and auditorium that improves the view planes from within the building towards the harbour provides additional large east facing terraces and balcony extension that increase opportunities for views of the harbour and foreshore. Approximately 83% of the ground floor terrace area is roofed providing additional undercover area for outdoor civil functions strategically removes unnecessary vegetation east of the building that currently obstructs some of the harbour views |
| Parking | <ul style="list-style-type: none"> Adequacy of dedicated bus and long vehicle parking (caravans) to support the visitors centre Ability for buses to drive through the site from the highway to St Vincent Street | <ul style="list-style-type: none"> Re-design proposal to include facilities for tourist buses Council request that RMS dedicate on street parking on the Princes Highway east of the Civic Centre for buses and caravans Bus stop with weather protection Bus bays be constructed in Green | <p>Long vehicle parking is available informally on-site in the overflow parking area west of the Civic Centre.</p> <p>The revised internal parking design incorporates appropriate turning paths to enable large rigid vehicles to safely traverse through the site from the highway to St Vincent street.</p> <p>The highway currently provides 2hr limited parallel parking for private vehicles with</p> |

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| | | <p>Street to the south supported by an upgrade of existing public toilets and a pathway constructed adjacent to the "oldest house" leading to the visitors information centre</p> <ul style="list-style-type: none"> Adequate parking for coaches and caravans to be provided within the site | <p>approximately 120m east side and 130m west side in front of the development which could hypothetically be dedicated in part, to time limited long vehicle parking. Tourist buses and caravans can and currently do stop in this area.</p> <p>Long vehicle parking demand for the Civic Centre is viewed by council as an existing issue that is more appropriately dealt with under strategic processes outside of the current application assessment. The current proposal does not increase demand for Long vehicle parking.</p> <p>The design and location of a dedicated bus interchange area for Ulladulla is a strategic matter to be considered by Council and RMS that is outside the relevant considerations of the current application.</p> <p>Any dedication of time limited long vehicle parking on the Princes Highway adjacent the subject site should be dealt with separately by Council's Traffic Committee</p> |
| Cafe | <ul style="list-style-type: none"> Visitors centre does not include food and drink facilities for visitors | <ul style="list-style-type: none"> Cafe staffed by visitors centre staff provide tea/coffee and refreshments foods for visitors Outdoor dining area could be provided on terrace/balcony An area could be provided to | <p>Whilst not providing dedicated cafe facilities, the proposal is providing a complete upgrade of the ground floor kitchen to cater for community events.</p> <p>In addition, the provision of additional foyer and terrace areas and the bar/sink near the cloak room enables community groups to prepare/provide refreshments from flexible</p> |

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| | | <p>enable charities/community groups to provide refreshments for community functions</p> <ul style="list-style-type: none"> The evening coach currently uses McDonalds in Parson Street. | <p>temporary food preparation arrangements as needed.</p> |
| Toilets | <ul style="list-style-type: none"> Availability and accessibility of toilet facilities for coaches and visitors | <ul style="list-style-type: none"> Improve location and number of toilets. Many of the respondents were of the impression that visitors would have to walk through the library to access toilet facilities. Outside access to toilets | <p>The proposed design incorporates an equivalent number of improved and updated toilets to that currently provided that is considered adequate for the current proposal.</p> <p>Toilets are proposed on two levels with 1 staff and 6 patron toilets & a urinal accessed off a separate hallway between the library and auditorium on the ground floor and 2 additional facilities for the green room.</p> <p>The basement level proposes 9 patron toilets and urinal accessed by stairs and lift.</p> <p>Additional public toilets are available in the park adjacent the harbour east side of highway.</p> <p>The suggestion for additional outside toilets along the northern wall of the building has some merit for supporting larger groups and outdoor community functions however this is not a component of the current application.</p> |
| Separation of visitor centre and | <ul style="list-style-type: none"> Belief that a combined facility does not adequately support | <ul style="list-style-type: none"> Provide larger dedicated visitor information to house interesting displays with permanent theatrette | <p>Maintaining the library, hall and visitor information centre functions together provides significant economies of scale and is the preferred business</p> |

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| library functions | tourism | <p>to seat 50 visitors</p> <ul style="list-style-type: none"> • A tourist shop to promote local publications, posters, local crafts, souvenirs, etc, etc • Swap visitors centre to basement level and combine genealogy with the library • Turn the library space over to tourism and vice versa • Modify auditorium into library and fully utilize the proposed southern portion of the building as a dedicated visitors centre with auditorium functions catered for by High School hall and Dunn and Lewis Centre | <p>model for the facility.</p> <p>Permanent video display facilities will be available within meeting room 3 to support visual displays of local history and tourism related programmes.</p> <p>Genealogy requires a dedicated secure room to enable secure storage of valuable historical records that is separate from the main library area.</p> <p>The Ulladulla Civic Centre Hall is a valuable existing community asset that is strategically located to support events within the hall and on the surrounding public open space. No other public hall provides views to the harbour, large areas of surrounding open parkland or has the equivalent number of on-site parking spaces available within the site.</p> <p>The Ulladulla High School hall will have limited use for public functions to those times outside of normal school hours and is located much closer to residential neighbours who could experience negative noise and social impacts from events held at night or on weekends and school holidays. The High School relies predominantly on off-site parking within the Council road reserve.</p> <p>The Dunn and Lewis Centre hall stage has not been built at this time and has a different focus</p> |

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| | | | for its operation and use to that of the Council facility. |
| Size of library and visitor centre | <ul style="list-style-type: none"> Library too small/too large for existing and future needs Visitors centre area too small to provide appropriate facilities to effectively promote tourism in the area | <ul style="list-style-type: none"> Delete curved wall and straighten up to increase visitors centre Counter space for tourism section needs to be increased We can push for a separate stand-alone visitors centre with café, bus parking theatre etc in the future. | <p>Larger size for library originally recommended is based on a projected population which in the light of latest figures seem unlikely to be realised. The plans for the civic centre propose to provide a new library that is approximately 4 times the size of the current facility and incorporate the tourist visitor information area at the eastern end of the building as has been the case for more than 20 years.</p> <p>The head librarian is satisfied that the proposed library space is more than adequate.</p> |
| Management | <ul style="list-style-type: none"> Opening Hours Operational arrangement of staff areas and security | <ul style="list-style-type: none"> Toilets should be available 24 hours 7 days/week Visitors centre should be open 7 days/week The kitchenette in the staff room should be swapped with the office on the other side of the staff toilets. This would mean that the person working in that small area could stand up and have a look out at the library, and gives more space for one or two members of staff to sit. The operable wall between the foyer of the civic centre and the | <p>The available hours for access to visitor information centre and toilet facilities within the proposed development is a management issue for council to be addressed separately from the current application.</p> <p>The kitchenette and managers office have been swapped in the revised plans</p> <p>The architects have confirmed that the operable wall between the visitors centre counter and civic centre foyer will be included in the project.</p> <p>Customer service counter door swing will be reviewed for CC if proposal is approved.</p> <p>An additional security door could be installed at the south end of the corridor serving the library</p> |

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| | | <p>library/tourist foyer should not be "optional". The point of this wall is to be able to secure the library/tourist space when events are on, especially at night, otherwise event guests could freely walk into behind the staff counter or into the tourist centre which could lead to a loss of saleable items.</p> <ul style="list-style-type: none"> • Re-swing the door between the customer service counter and staff area away from customer service area | <p>toilets to enable all of the public toilets on the ground floor to be available outside of library opening hours or alternatively the proposed door to the corridor could be relocated south of the last toilet door opening.</p> |
| Design | <ul style="list-style-type: none"> • Suggestion that council should revisit concept design provided by Belinda Scott & Assoc v the BHA concept design (Sydney based architects) • Neither the existing or proposed plans correctly orientated the building to take advantage of the parklands to the north | <ul style="list-style-type: none"> • Waste of money if redevelopment is scrapped to appease small interest groups • The original concept plan was agreed to after modifications by all members of the steering committee after long negotiations, adding features which increased the budget from \$ 5.5 million to \$8 million • The majority of changes requested from submissions (wet bar, more toilets, better backstage facilities, | <p>Belinda Scott & Associates were 1 of several firms who unsuccessfully tendered for initial concept designs for the redevelopment of the Civic Centre in 2010 under the original design brief.</p> <p>Brewster Hjorth (Sydney based Architects) were subsequently awarded the job to prepare the concept design in partnership with the Community Steering Panel (CSP). The CSP process led to an upgrade of the original budget and design brief to meet the identified needs of the community for the project.</p> <p>The construction design tender was awarded to</p> |

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| | <p>and north aspect</p> <ul style="list-style-type: none"> Design should cater for future 1st floor extensions | <p>full commercial kitchen on auditorium level, genealogy room) have been accepted and incorporated, increasing the budget to \$10.5 million</p> <ul style="list-style-type: none"> It would be a huge waste of time and money to start again – 12 – 18 months minimum and over \$500,000 Council is less financially secure now than it was 1 year ago and would have to pay out Edmiston Jones the value of their contract. Orientate library to north and hall to the south with increased glazing to north and east Belief that existing building has reached the end of its life and should not be patched up Structural design increased to allow for additional future storey above the library/visitors centre | <p>Edmiston Jones & Associates (Nowra based Architects) in July 2012.</p> <p>The library and foyer components will be completely new components with the auditorium being upgraded</p> <p>If this plan is scrapped the project may not proceed.</p> <p>Upgrading the structural capability of the Library/Visitors Centre footings and walls to support an additional storey in future is a decision for Council as proponent and not an appropriate consideration in the assessment of this application. Council has chosen not to include this in the proposal.</p> |
| Project Process | <ul style="list-style-type: none"> Council's processes have not provided a fair and transparent engagement with the community | | <p>Council provided extensive opportunity for community consultation following the release of the Brewster Hjorth concept plans. After lengthy negotiations the majority of changes suggested by the community (wet bar, better backstage</p> |

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| | | | <p>facilities, full commercial kitchen on auditorium level, genealogy room, more toilets) were incorporated, despite increase in projected costs.</p> <p>Refer to main body of the report on community engagement process</p> |
| User Groups | <ul style="list-style-type: none"> That the genealogy room is not decreased in size | <ul style="list-style-type: none"> Secure family history research and meeting room with access to toilet and able to be open on weekends | Lockable genealogy room provided in basement |
| | <ul style="list-style-type: none"> Adequacy of stage & associated infrastructure | <ul style="list-style-type: none"> Make sure space in the foyer is sufficient when functions are starting and finishing Size of stage and associated facilities | <p>Proposed foyer is of sufficient size to suit the auditorium floor area</p> <p>The stage area will receive a new platform lift, green room upgrade for performers and will enable a demountable stage addition as and when required.</p> |
| | <ul style="list-style-type: none"> Gallery infrastructure | <ul style="list-style-type: none"> Need for gallery display space and picture rail to display artwork | There is very little wall space within the building that would be suitable to mount a traditional picture rail. It is far more likely that any art exhibitions will have to be mounted on mobile stands/partitions. |
| | <ul style="list-style-type: none"> Outdoor Civic Events | <ul style="list-style-type: none"> Suggested outdoor stage and power poles for community events butting up against northern wall of the civic centre BBQ facilities and seating Crèche | <p>Not components of the current application under consideration</p> <p>The proposed landscaping plans do provide for stepped seating and stairs suitable for seating during community events east of the building and additional seating within the circular entry court.</p> |
| | <ul style="list-style-type: none"> Distance of travel | <ul style="list-style-type: none"> Provide western access to the building for public near loading dock | Operationally the building needs a secure single access point for library and auditorium which has been located in the south east corner. |

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| | | | The distance of travel from parking to the building is marginally increased for approximately 10 car spaces that is considered acceptable. |
| Identity for the Centre | <ul style="list-style-type: none"> Naming the centre and internal spaces to provide an identity | <ul style="list-style-type: none"> It has been suggested that the new centre (or a part of it) be named in honour of the late Mrs Ruth Richards OAM who worked tirelessly for the Centre and for the community over many decades. There are also others who have played a huge part in the Centre's humble beginnings and ongoing development. Some of them are Bert Jackson, Bob Larkings, Joe Greco, Zoe Franks (Ruth's mother), Bill Andriske, Noel Hilder, Margaret Rudd & Sylvester Robinson. It is suggested that the name "Ulladulla Civic Centre" captures the spirit of the building and its history but also speaks to its future and should remain, as it was the community of Ulladulla that built and lobbied for the Centre however a tribute should become part of the new redevelopment and possibly the refurbished Auditorium could be named "Ruth | The naming for the building is a decision for Council to make outside of the assessment of this development application. |

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| | | Richards Auditorium" or "Ruth Richards Hall" while the downstairs facilities could be re-named "Hilder Room" in honour of Noel Hilder, "Larking Room" in honour of Bob Larkings etc. | |
| Energy efficiency | <ul style="list-style-type: none"> Reliance on air conditioning | <ul style="list-style-type: none"> Windows in the library/tourist centre should be able to open to utilize the north-easterly breeze during summer to reduce air conditioning costs Ensure that design is energy efficient | The building will have to pass a Part J energy efficiency assessment under the Building Code of Australia (BCA) prior to the release of any Construction Certificate (CC). |