

SEACLIFF PLAZA REDEVELOPMENT

STAGE 1 CONCEPT DESIGN

KAURNA COUNTRY



ADL21070_REP-004
CITY OF HOLDFAST BAY
SEPTEMBER 2022

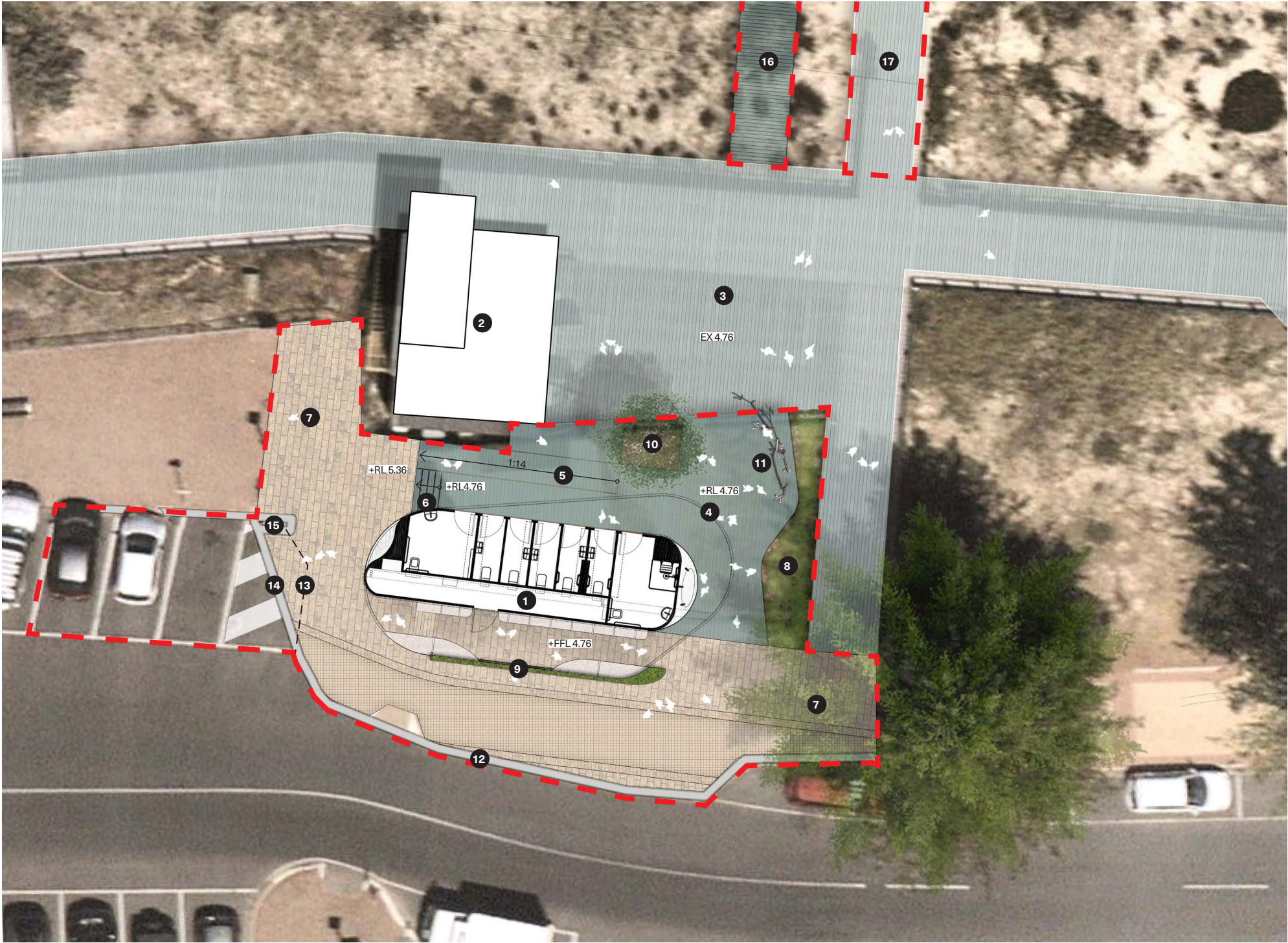
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| STATUS | FINAL |
| ISSUE | B |
| DATE | 09.09.2022 |
| PREPARED BY | JW |
| APPROVED BY | TC |

ASPECT Studios

Concept Plan

Key

| | |
|-----------------------|---|
| 1 | New amenities block - FFL 4.76 (Refer pages 4-10) |
| 2 | Seacliff Surf Life Saving Club |
| 3 | Existing boardwalk - FSL 4.76 |
| 4 | New FRP decking - FSL 4.76 |
| 5 | DDA compliant access ramp |
| 6 | Stair access |
| 7 | Feature stone paving |
| 8 | New planting |
| 9 | Planting to amenities block facade |
| 10 | New tree (<i>Banksia integrifolia</i> - Coastal Banksia) |
| 11 | Integrated shower sculpture |
| 12 | Existing kerb to be retained |
| 13 | Existing kerb to be removed |
| 14 | New kerb |
| 15 | Chequer plate drain cover to existing stormwater side entry pit |
| 16 | FRP DDA compliant beach access ramp (1:14) |
| 17 | Existing beach access ramp to be widened for ATV access + extended concrete DDA compliant beach access (1:21) - provision for projected future drop in sand level |
| - - - Extent of works | |



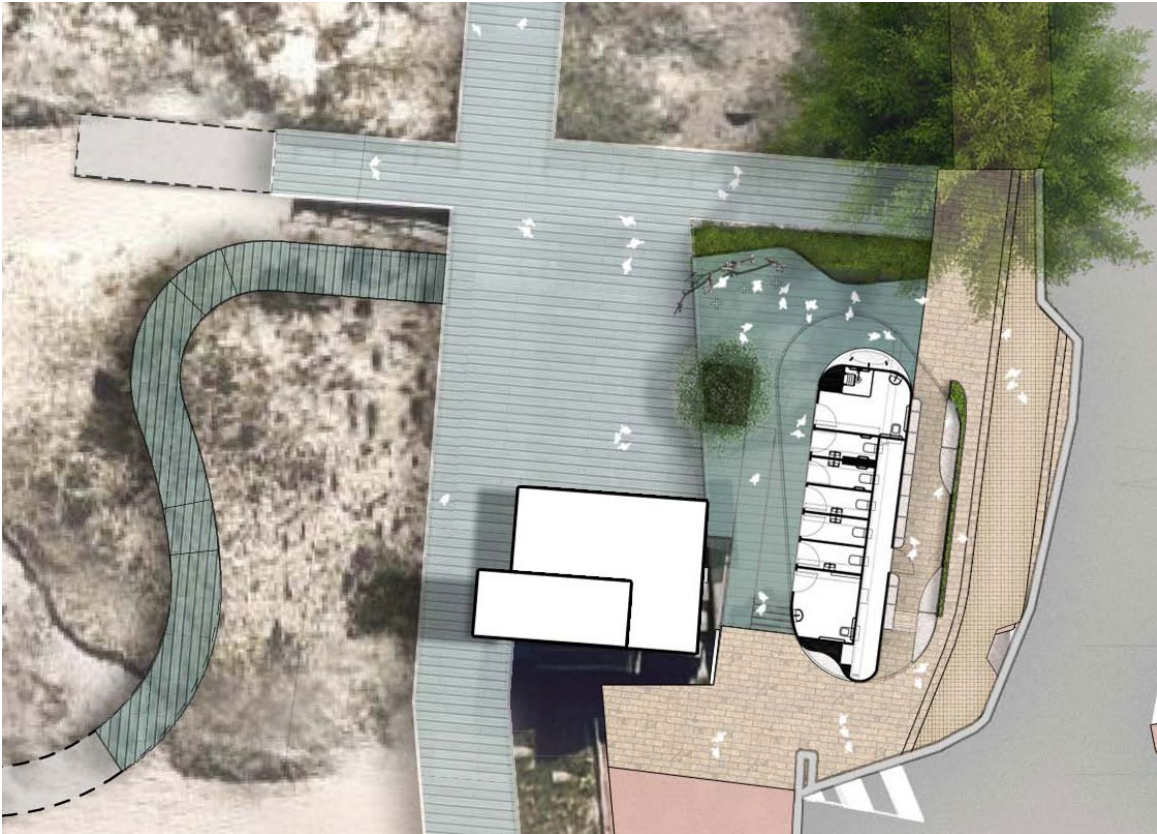
Key Design Changes

Existing



- No Disability Discrimination Act (DDA) compliant facilities
- Toilet location and positions present safety issues
- Low level services
- Awkward and non-compliant access to facilities and paths
- Narrow footpaths create pedestrian and cycling conflicts
- Unattractive and underutilised space
- Sparse greening

Proposed



- Compliant DDA toilet, shower, circulation space and beach access
- 5x unisex toilets to meet predicted service levels
- Parent room
- Change/seating area
- Amenities building water harvesting and water sensitive urban design garden features
- Solar panels to reduce energy consumption of the amenities building
- Direct emergency access and all terrain vehicle access for surf lifesaving activities
- Sculptural outdoor showers with night time features
- Widened foot paths
- Enhanced landscape and planting areas

Amenities Building - Floor Plan

DESIGN AMENDMENTS

Previous Concept: 52m² ground footprint (101m² canopy)
Amended Concept: 46m² ground footprint (91m² canopy)

Greater permeability created on the eastern façade of the building through a re-designed battened wall

- The semi-permeable timber wall, which housed the lockers, has been deleted as have the battens that projected to the parapet.
- The semi-permeable wall has been replaced with a shorter battened wall, that has been reduced in scale and increased in transparency from the original design. The spacings of the battens have been increased and the area for vine growth has been reduced, allowing greater exposure of the interface between the amenities building and adjoining streets and public spaces.
- The space above the battened wall has been kept open to increase visibility, air flow and natural light, permitting sufficient views from passing traffic and eliminating the potential in creating a dark and secluded area.

Building footprint reduced to create more open space

- The amenities building store/maintenance area and northern façade have been significantly reduced to decrease the bulk of the building, creating a larger, open space to the north.
- The canopy of the building has also been reduced to limit the impact of the roof line on nearby vistas and to expand unimpeded sightlines.
- Increased greening areas have been created as a result, maximising the opportunity for planting to improve translucency and softening in and around the building, in lieu of bold, solid elements.
- The corner-less footprint of the building avoids creating 'blind spots' and limits opportunity for anti-social behaviour.

Relocation of outdoor basin to increase accessibility and visibility

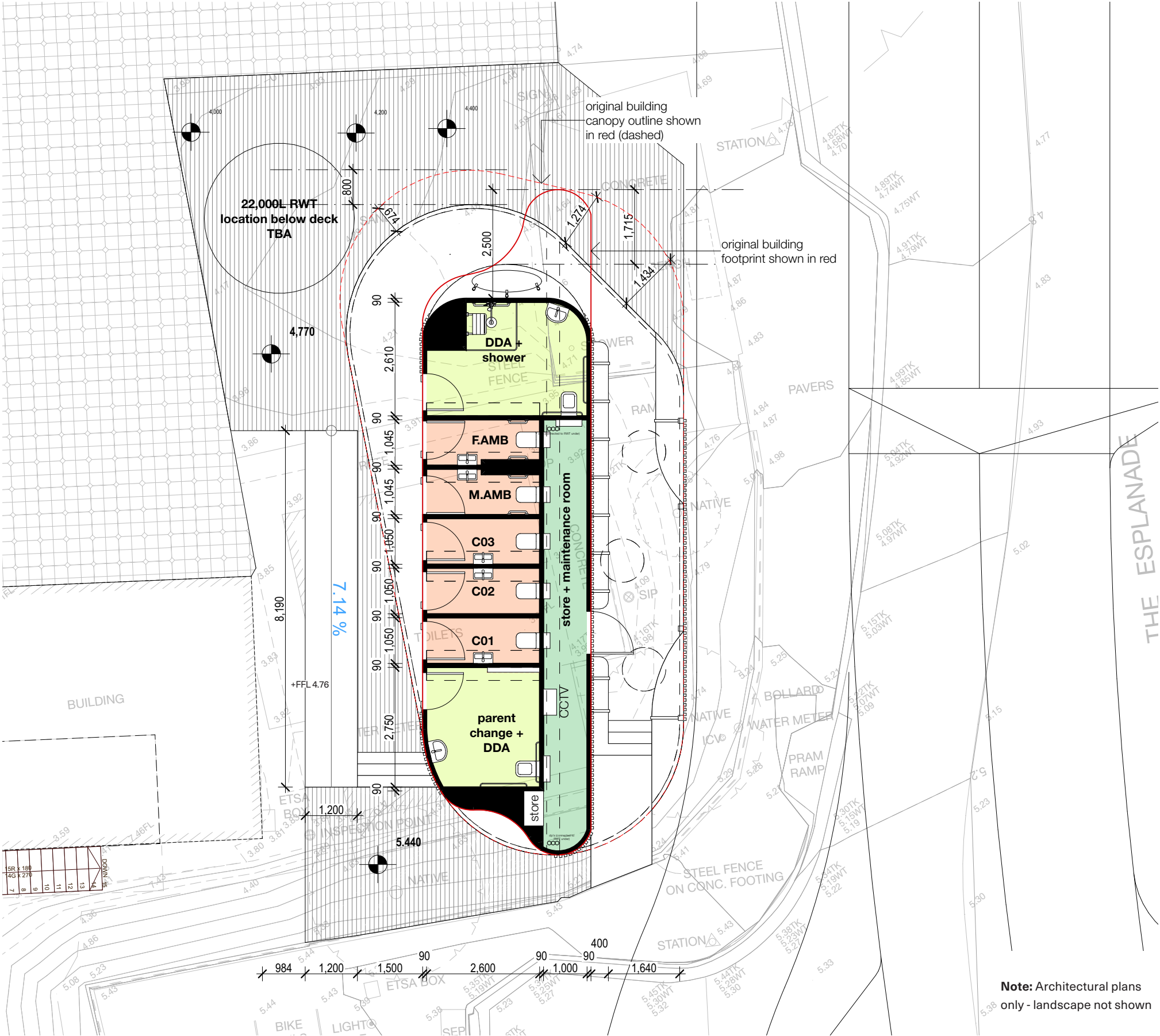
- The outdoor basin has been relocated to the northern end of the building, increasing visibility from the east. Originally the outdoor basin location was obscured by the northern façade, however this has been re-designed and re-located to a central location.
- The reduction in building envelope enables greater natural surveillance for users of the outdoor basin and increases the opportunity to see and be seen.

Increase batten detail to entire building

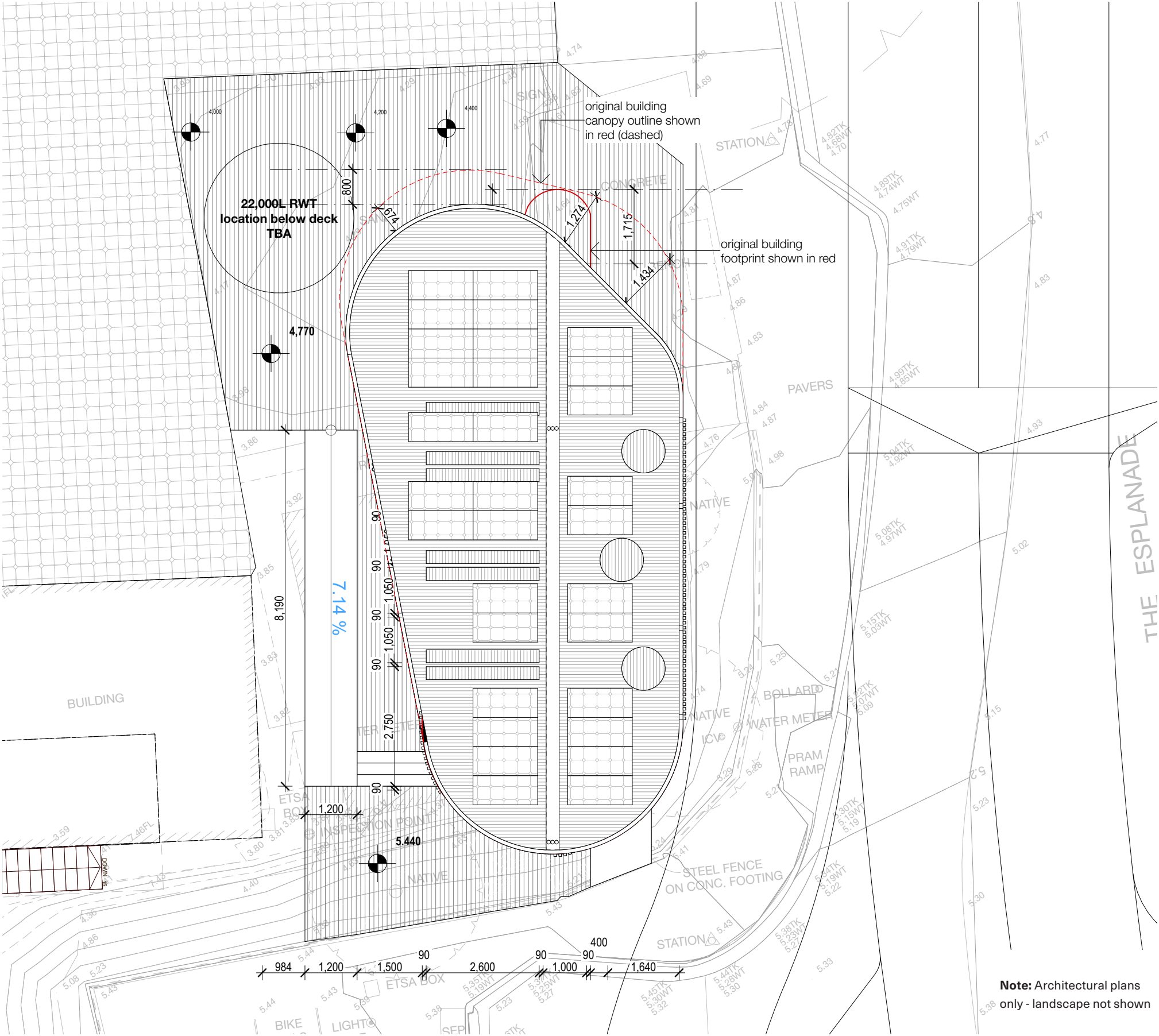
- The batten detail has been developed to include the southern and western facades of the building.
- This will increase the appeal of the building and the space, to encourage legitimate activities and promote a sense of pride in the community's public asset.

Lighting opportunities increased

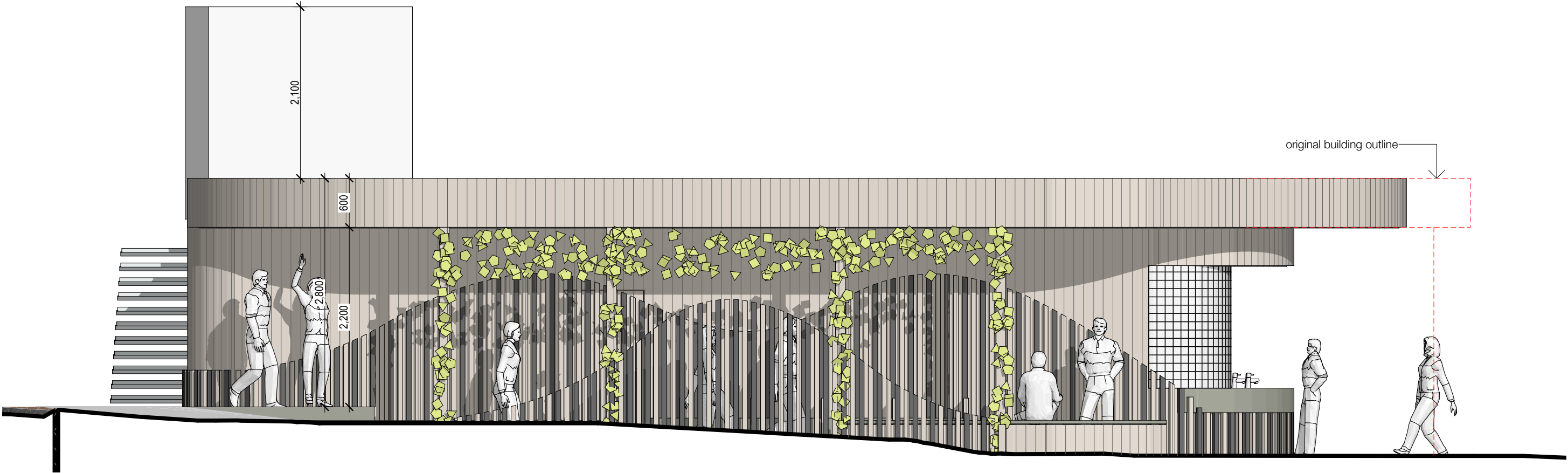
- A balanced lighting design can be further implemented around and on the building to reduce vulnerable areas.



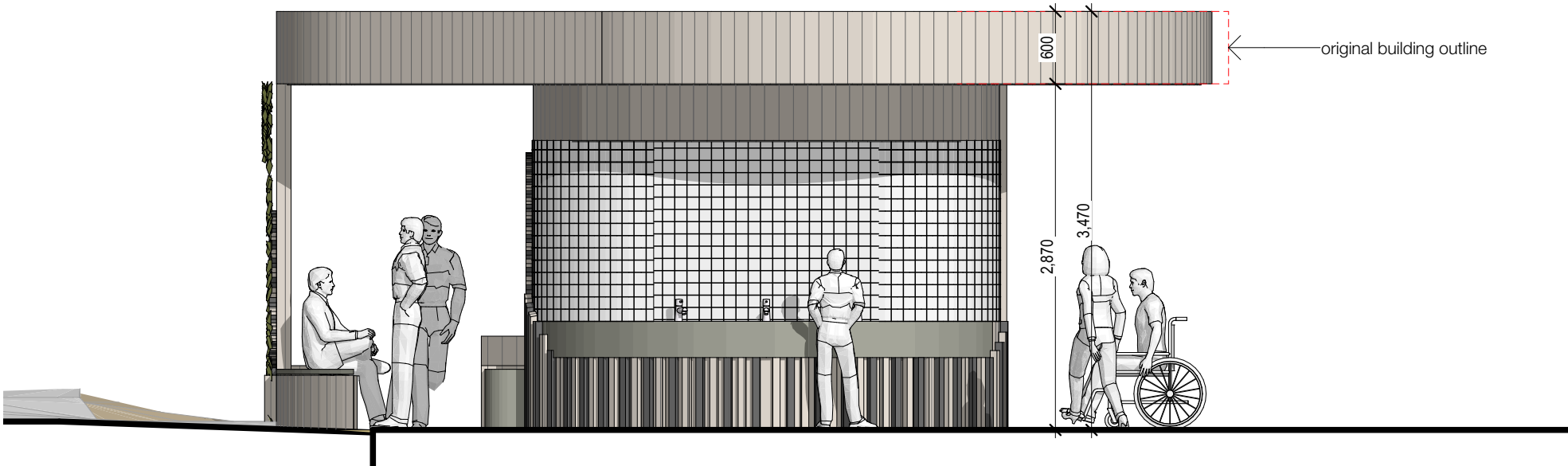
Amenities Building - Roof Plan



Amenities Building - Elevations



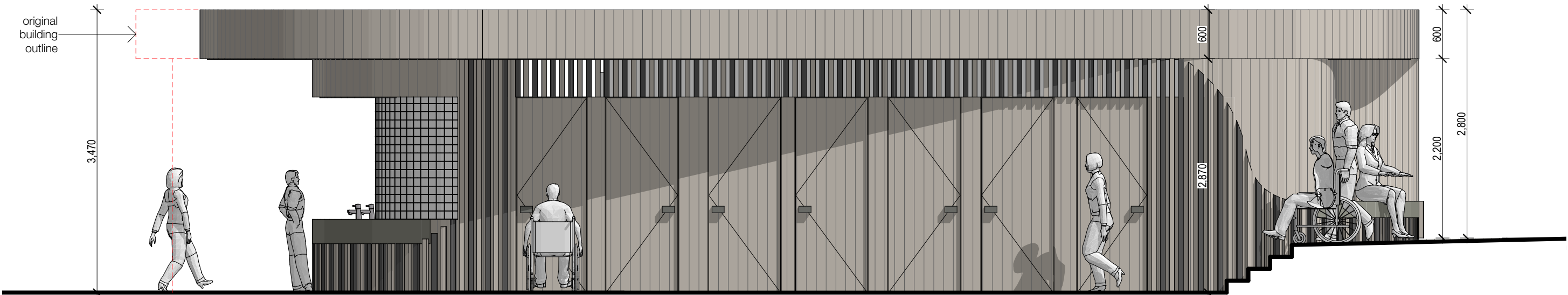
Eastern Elevation



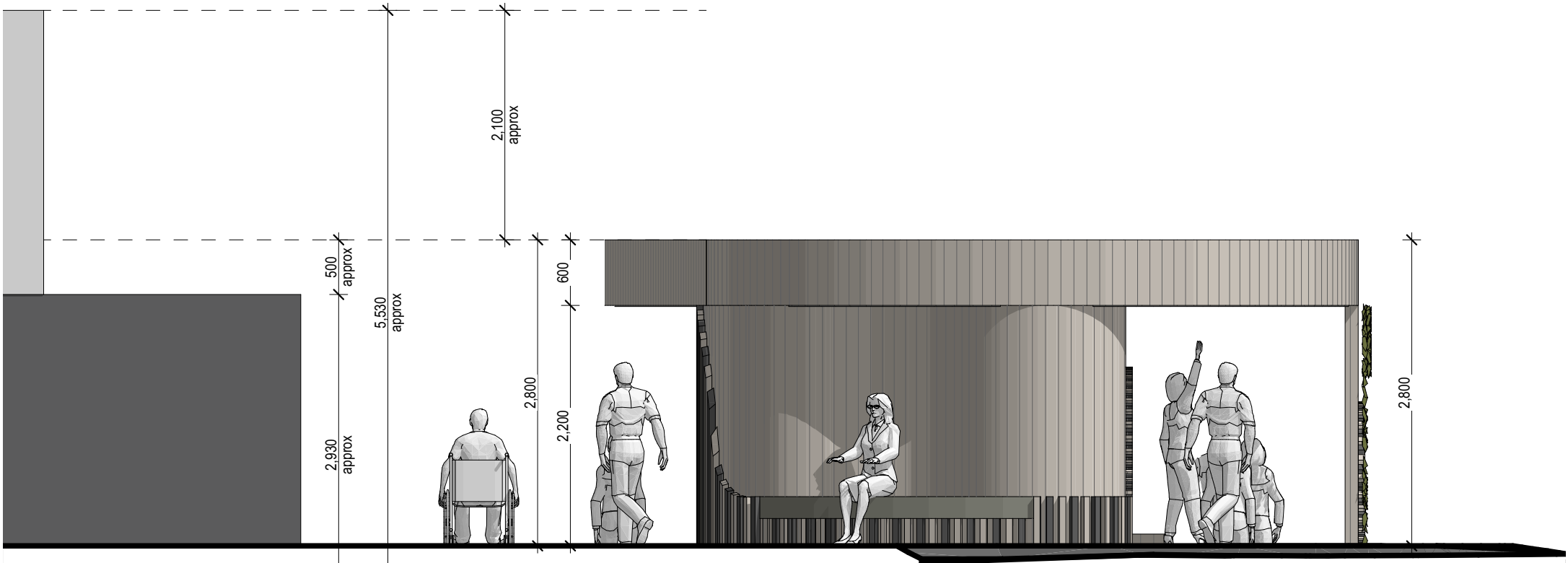
Northern Elevation

Note: Architectural renders only - landscape not shown

Amenities Building - Elevations



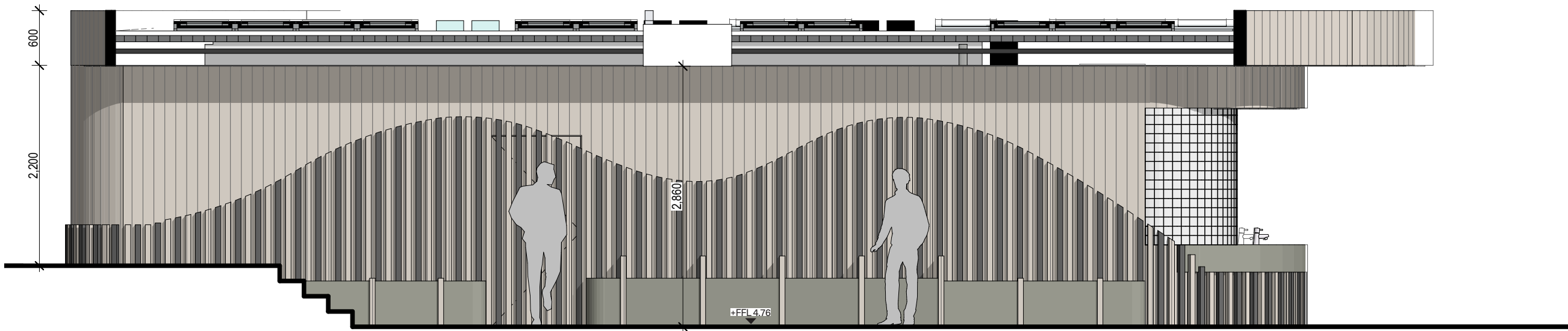
Western Elevation



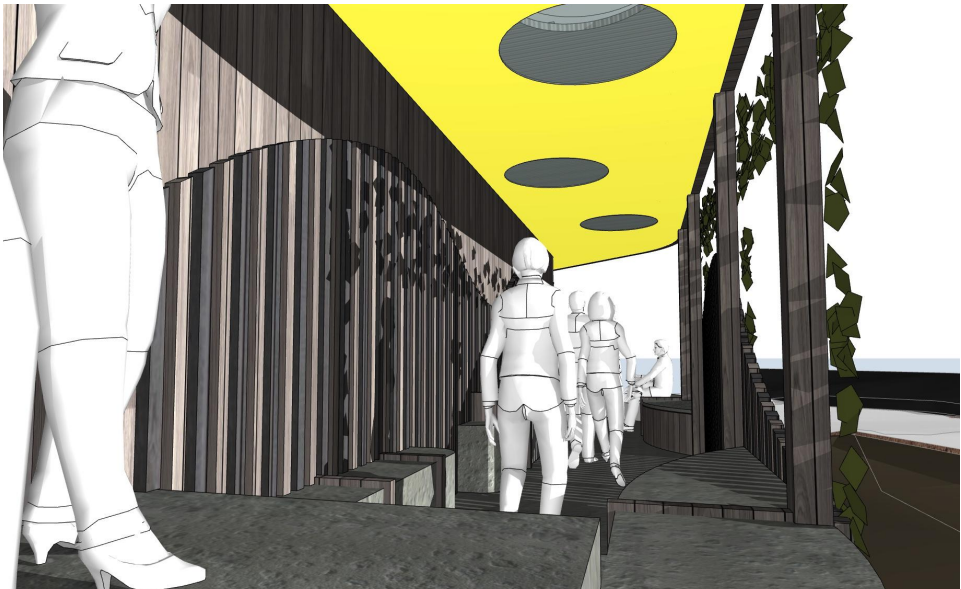
Southern Elevation

Note: Architectural renders only - landscape not shown

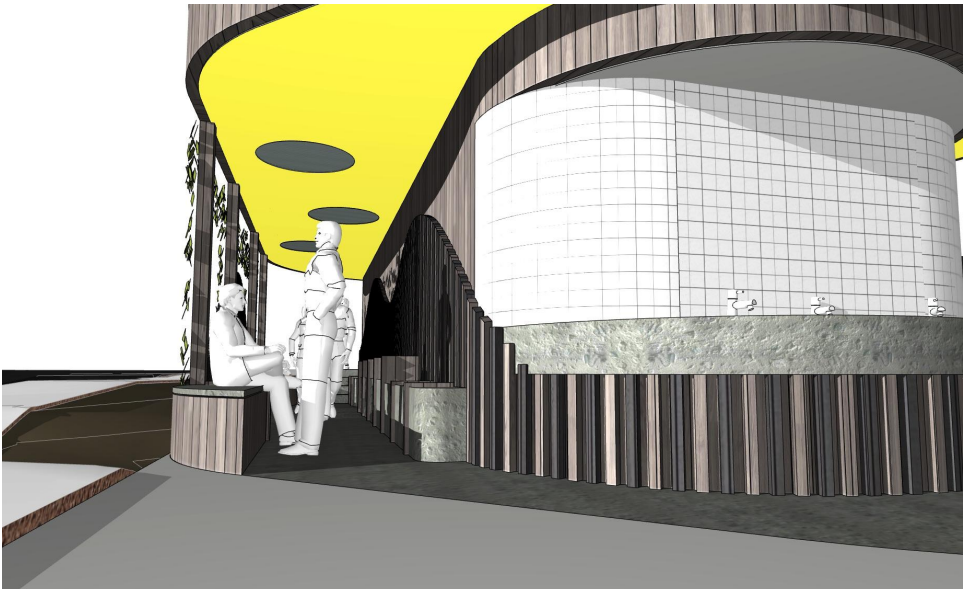
Amenities Building - Locker Area



Internal Elevation



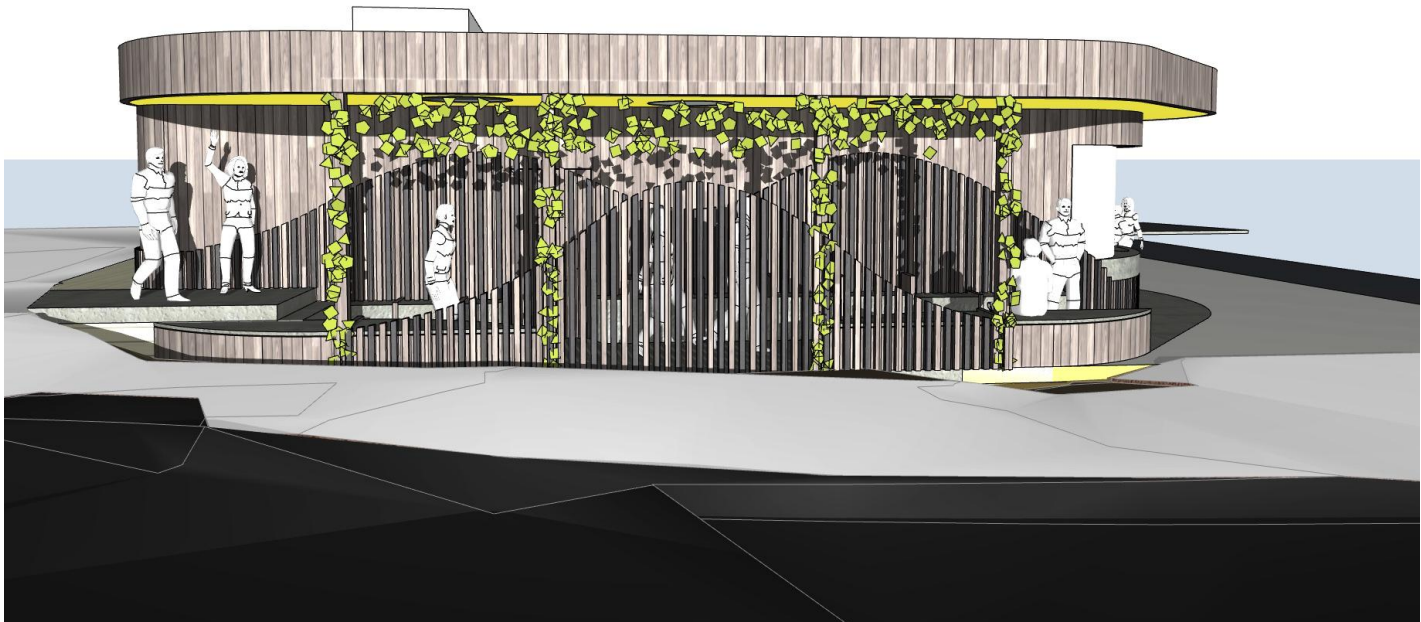
Internal View Looking North



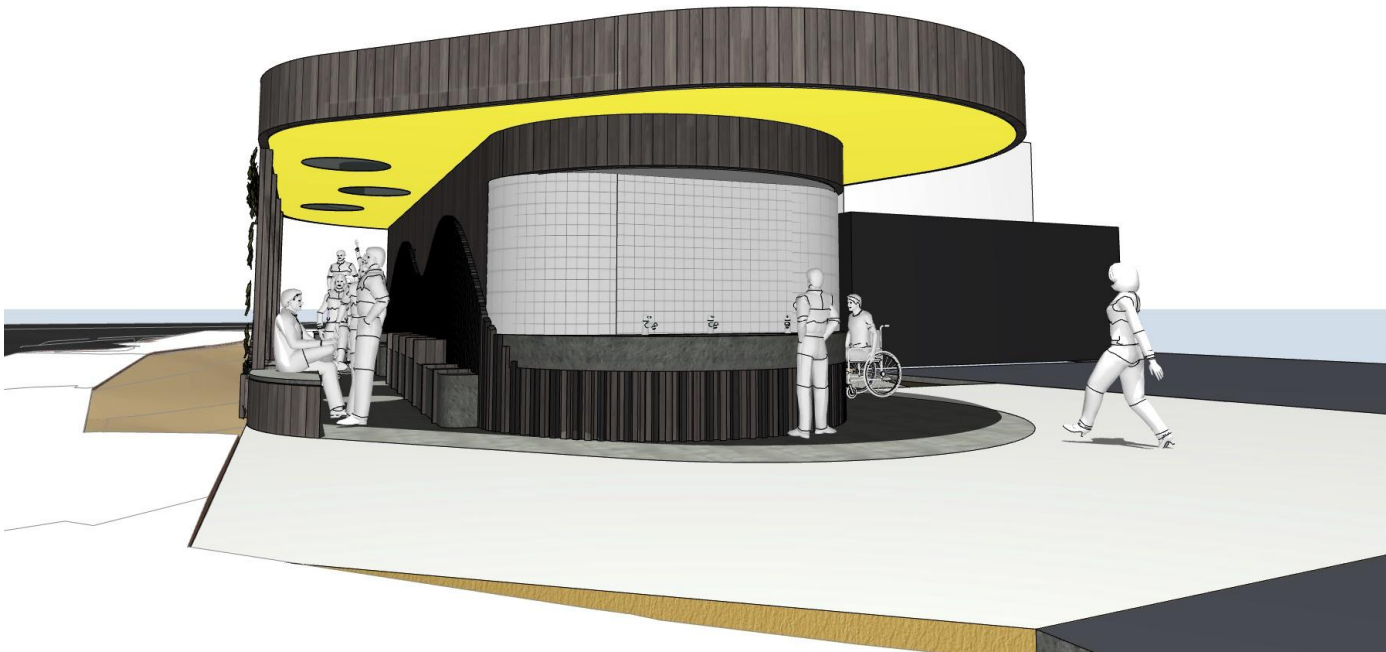
Internal View Looking South

Note: Architectural renders only - landscape not shown

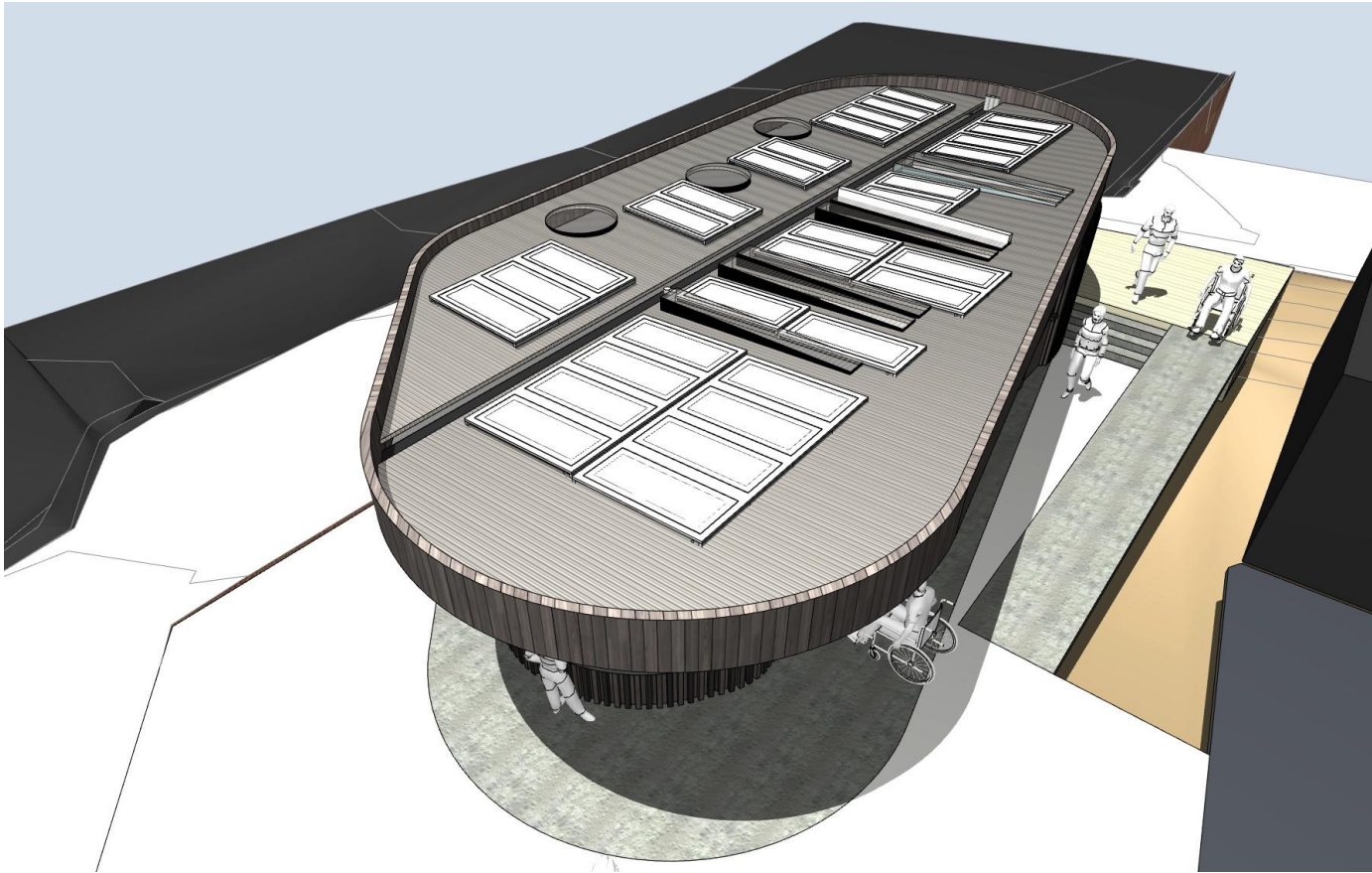
Amenities Building - Perspective Views



Eastern Facade



Northern Facade and External Basin



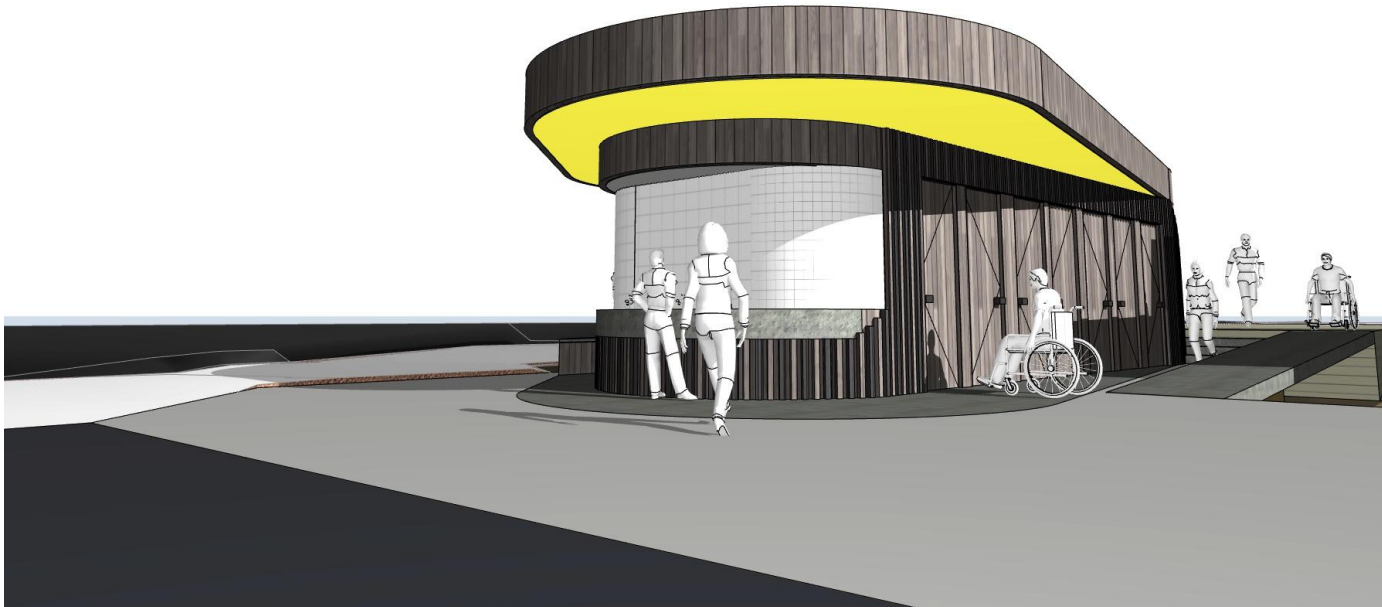
Roof - North West Corner



Southern Facade

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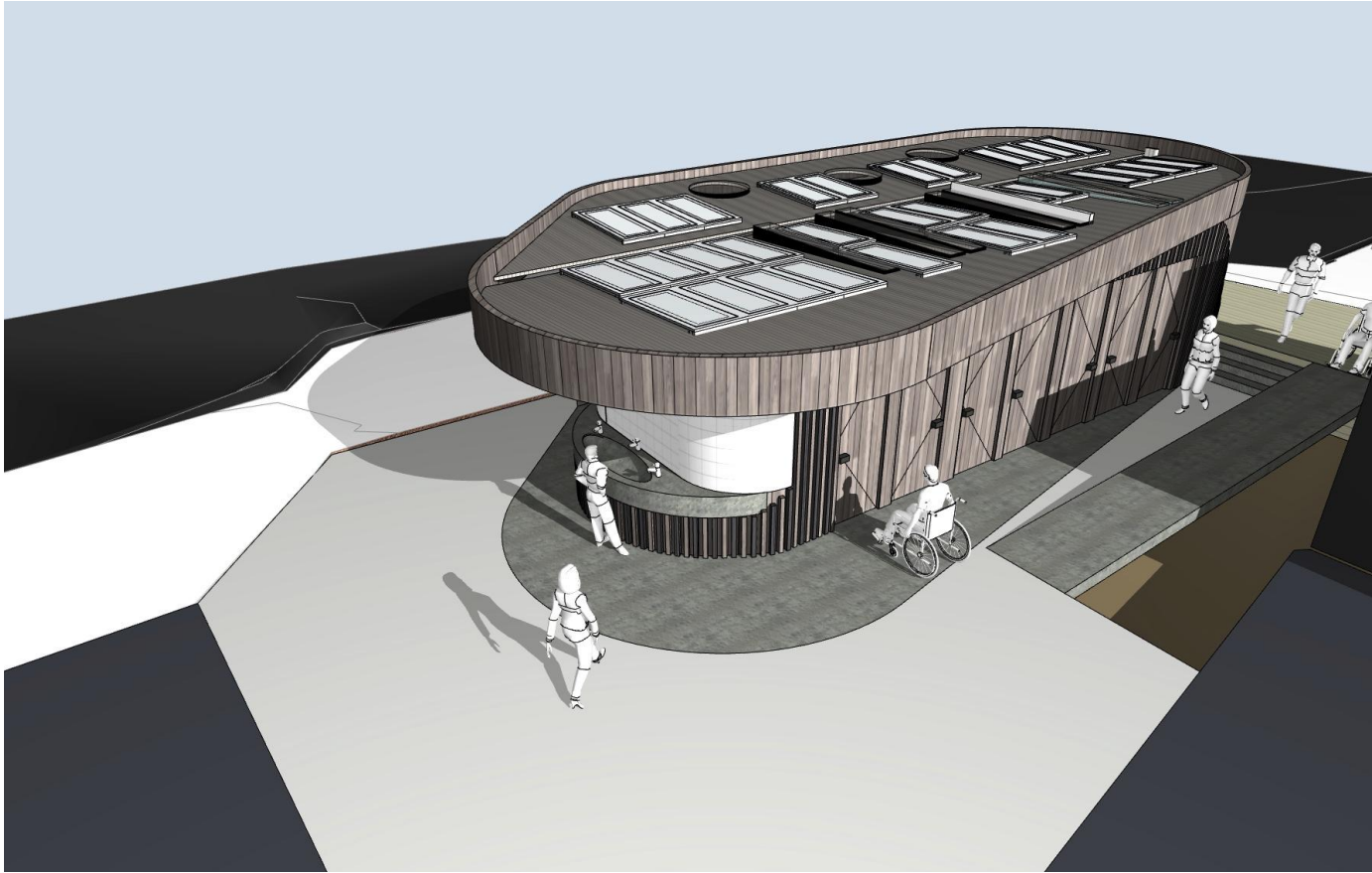
Amenities Building - Perspective Views



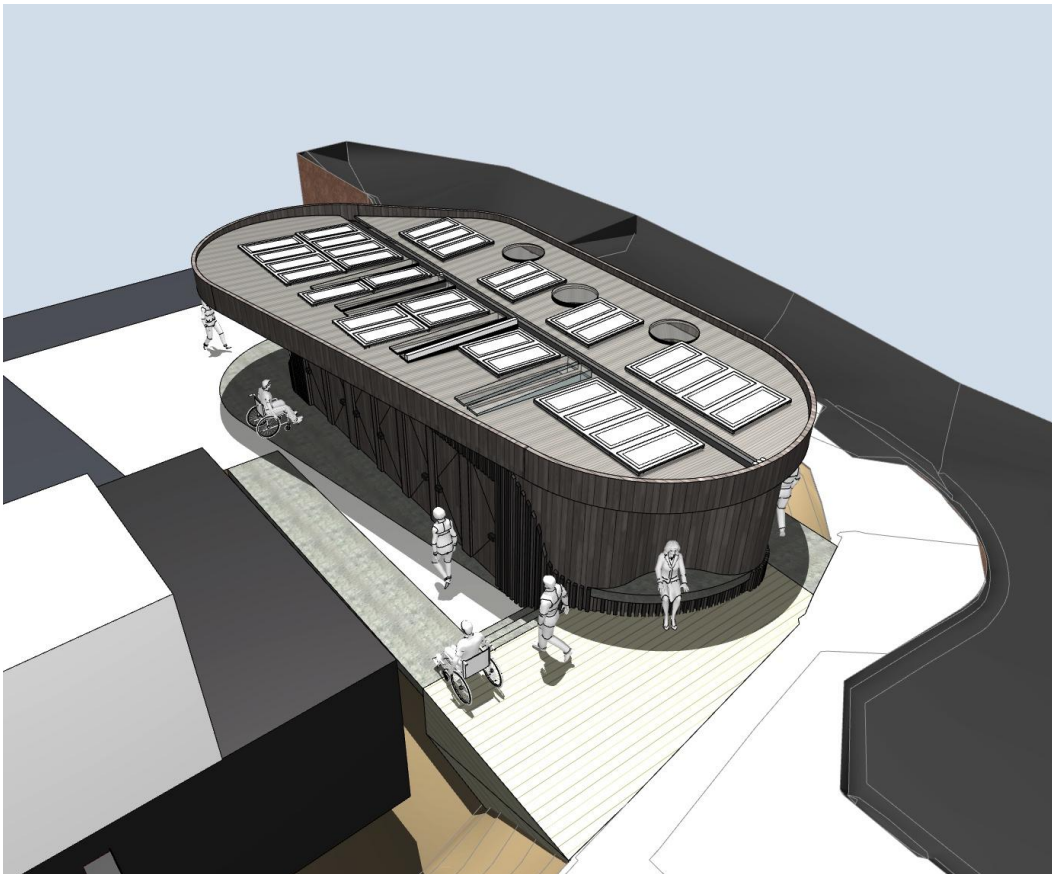
Toilet Access and External Basin



Toilet Access and Seacliff Surf Lifesaving Club Interface



North West Plaza and Decking



Southern Plaza Interface and Access Ramp

Note: Architectural renders only - landscape not shown

