

SEACLIFF PLAZA REDEVELOPMENT

STAGE 1 CONCEPT DESIGN

KAURNA COUNTRY



ADL21070_REP-004
CITY OF HOLDFAST BAY
MAY 2022

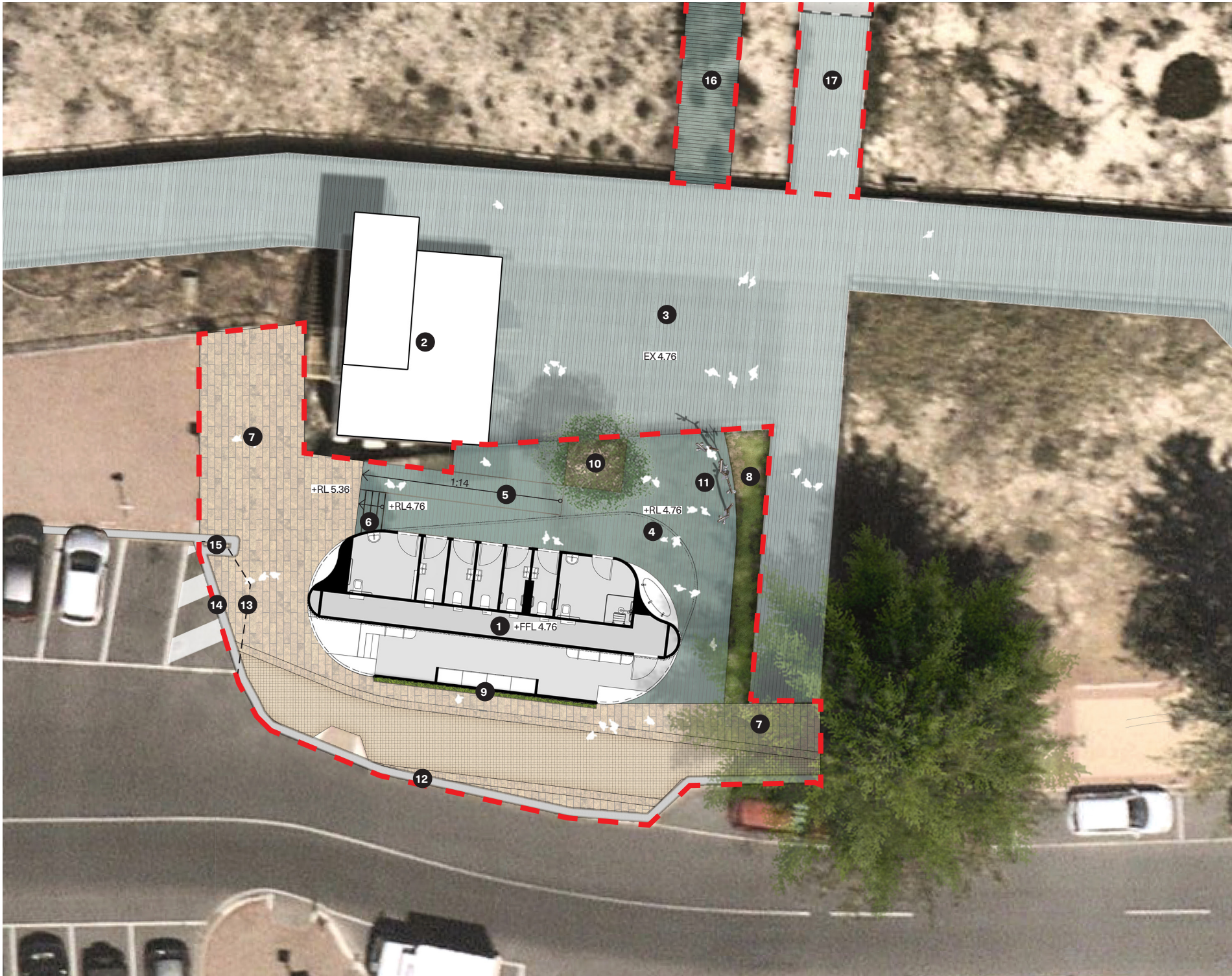
STATUS	FINAL
ISSUE	A
DATE	18.05.2022
PREPARED BY	JW
APPROVED BY	TC

ASPECT Studios

Concept Plan

Key

1	New amenities block - FFL 4.76 (Refer pages 7-14)
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	



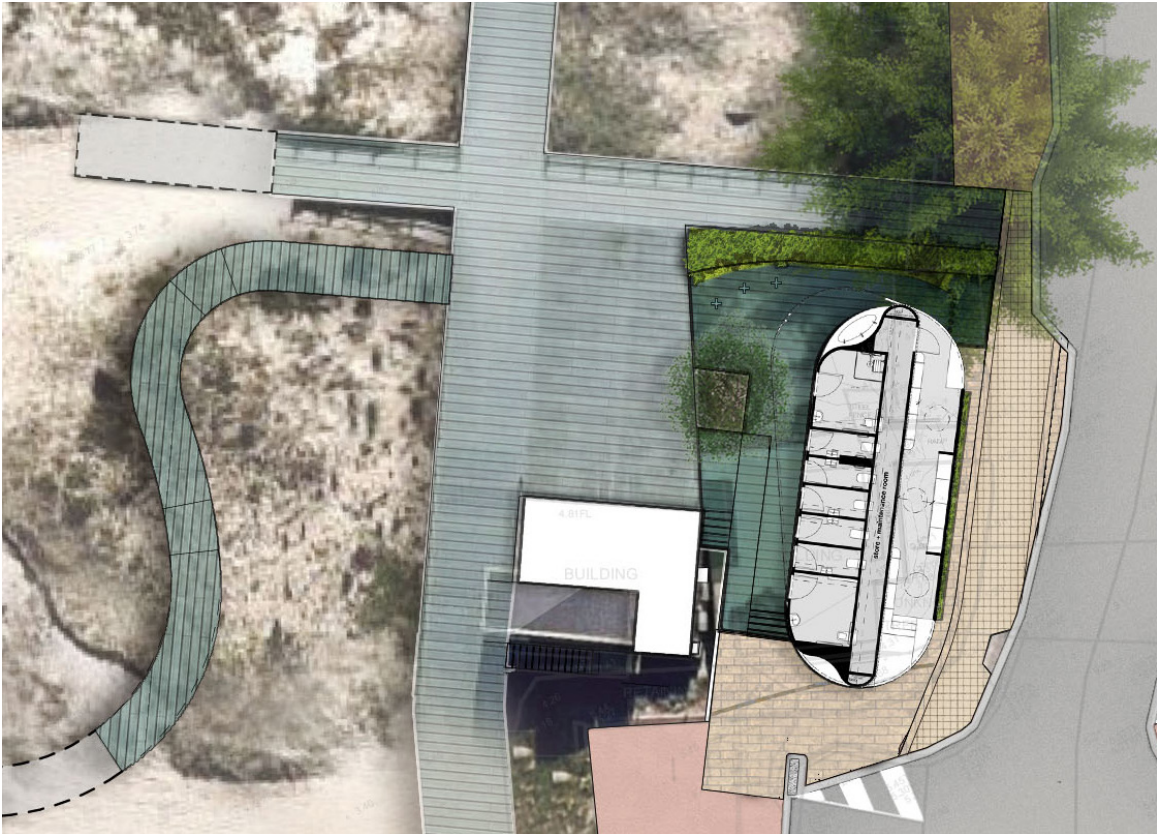
Key Design Changes

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 area with lockers (to address theft issues raised by SAPOL)
- 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

Ground Level View

Existing



Proposed



Level 1 View

Existing



Proposed



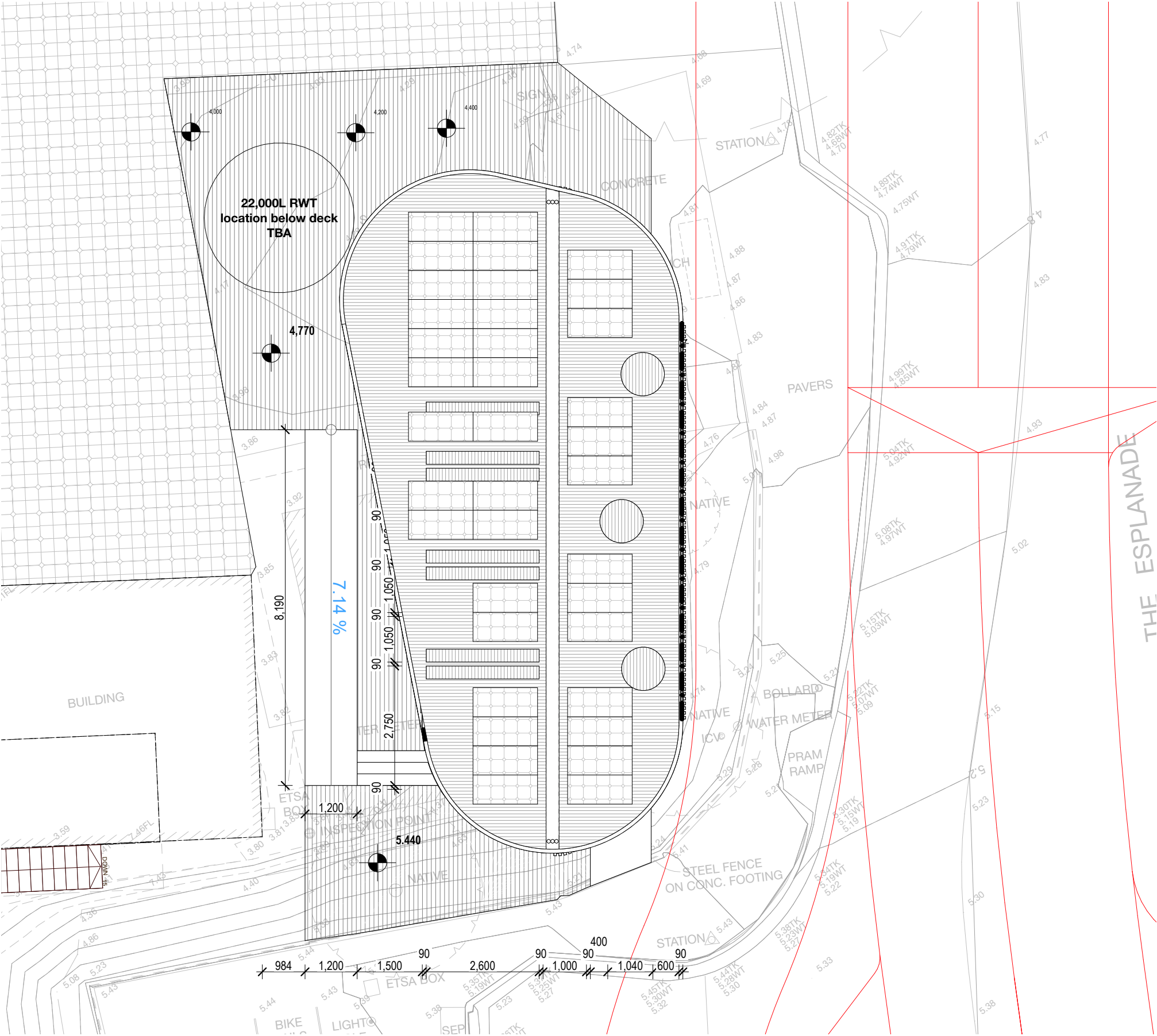
Amenities Building and Surrounding Landscape



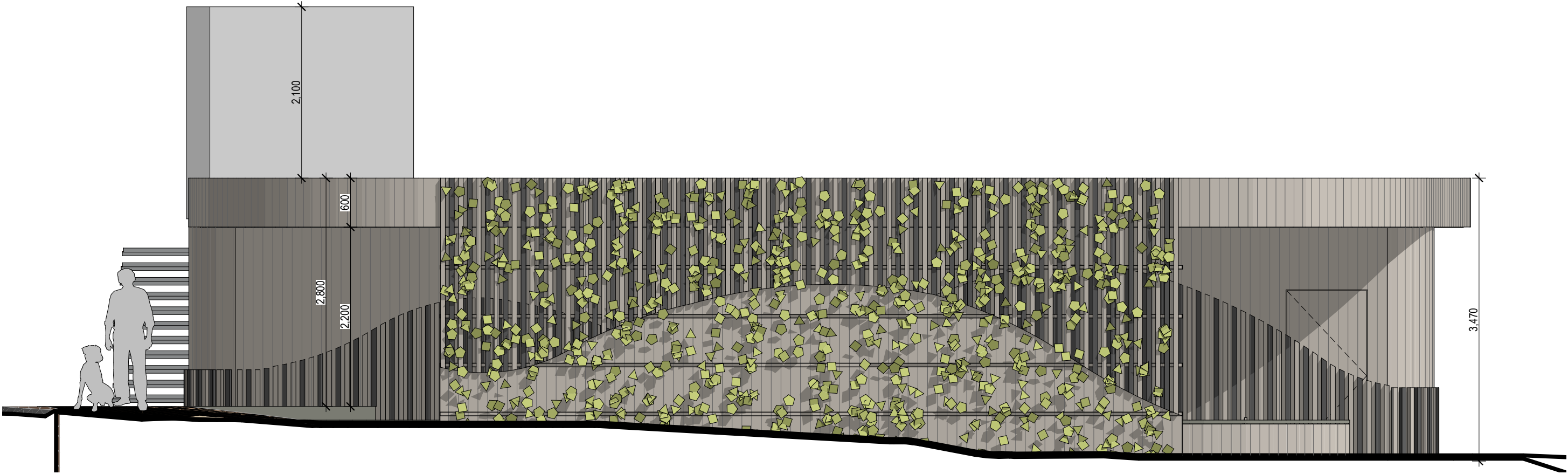
11/11/2016



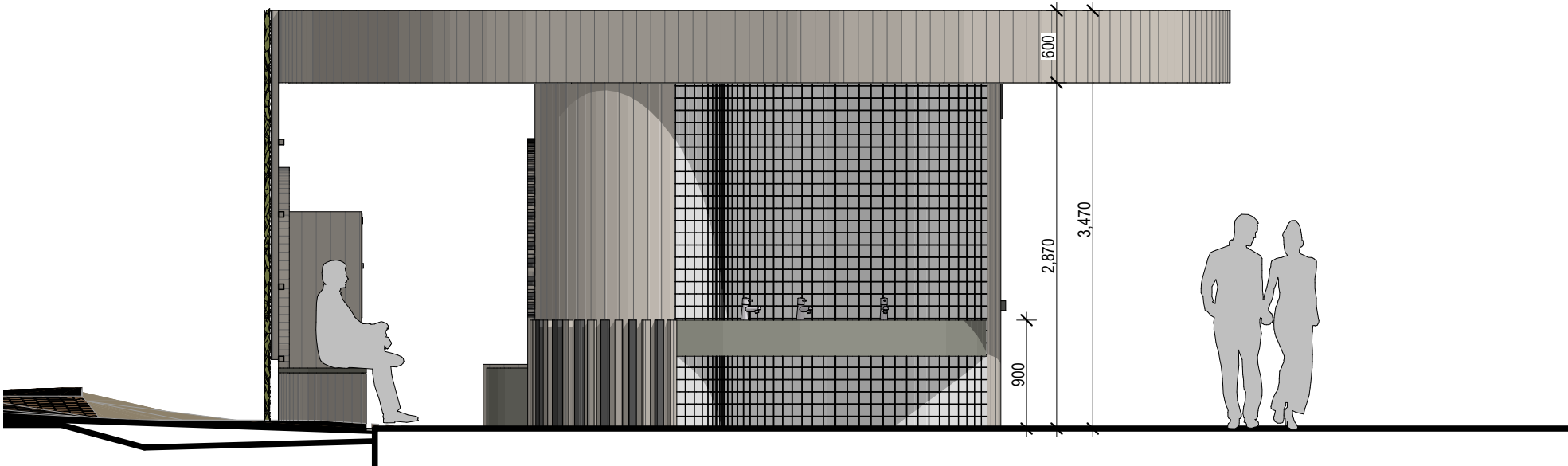
Amenities Building - Roof Plan



Amenities Building - Elevations



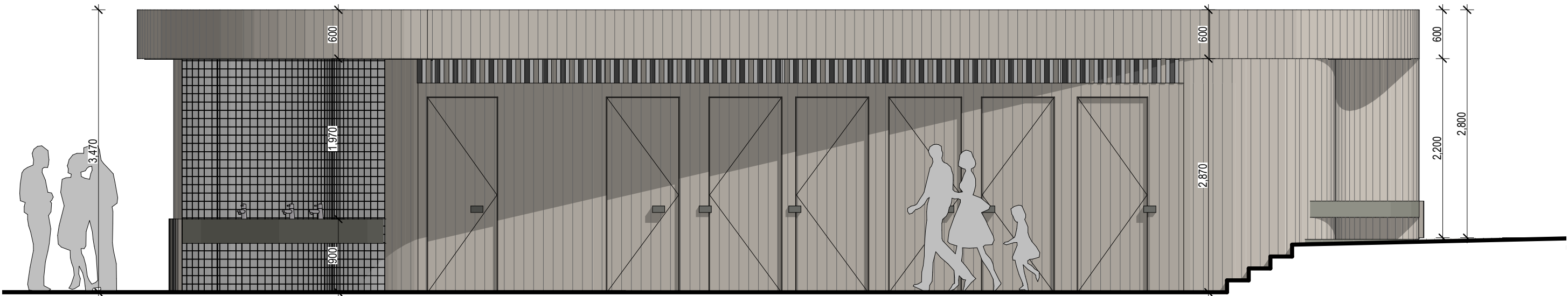
Eastern Elevation



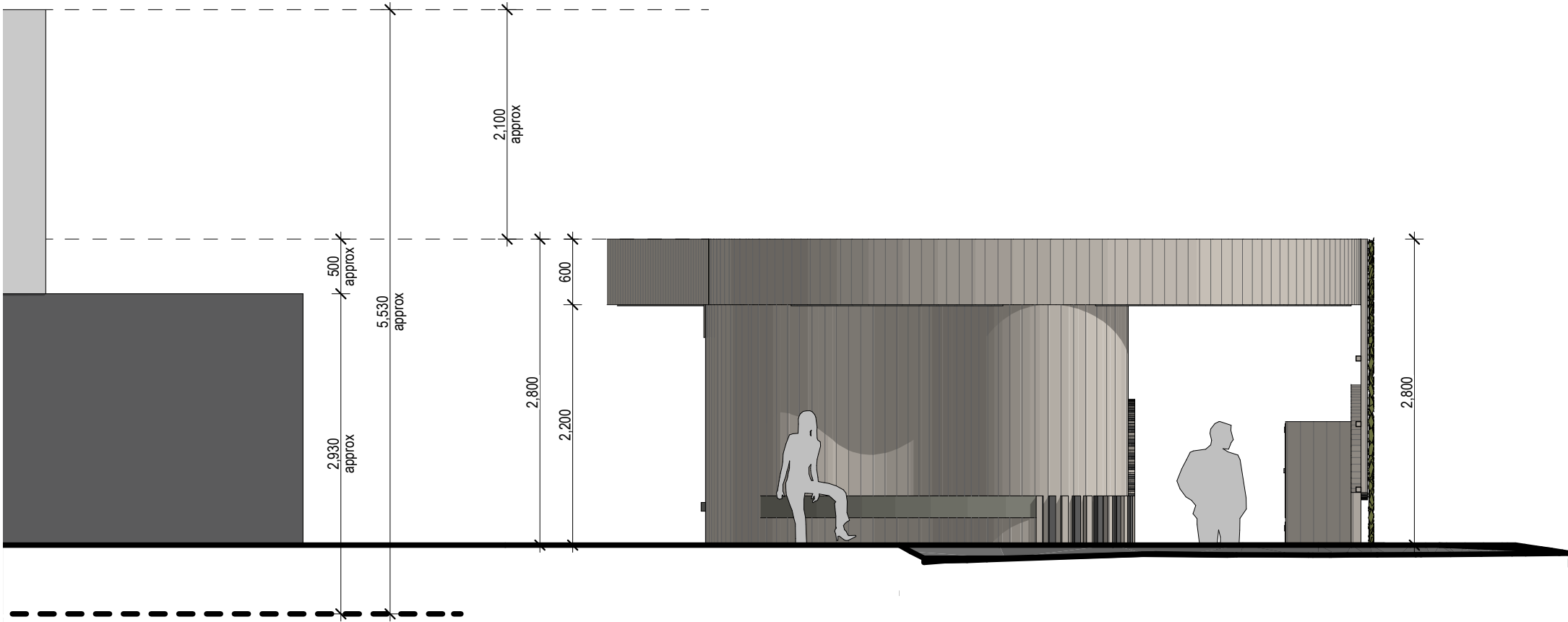
Northern Elevation

Note: Architectural renders only - landscape not shown

Amenities Building - Elevations



Western Elevation



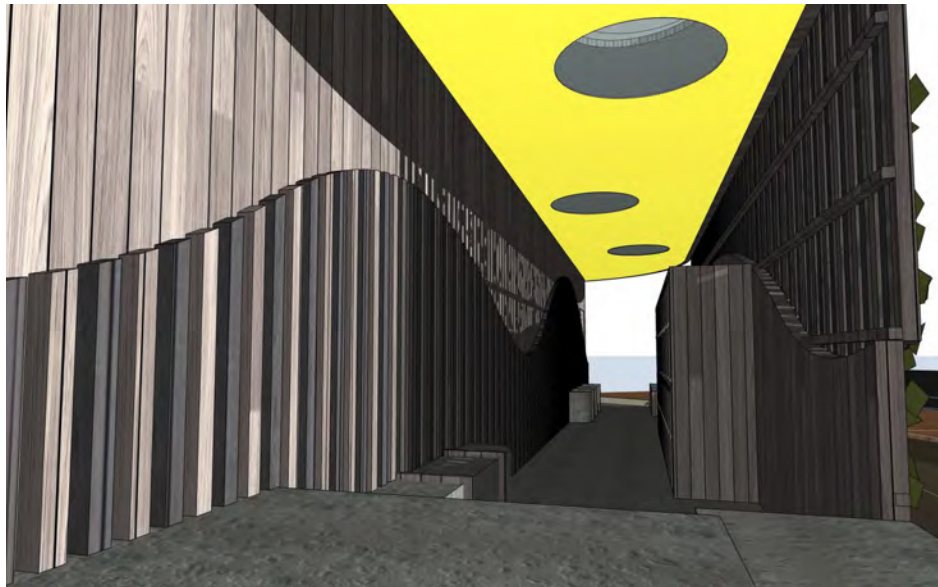
Southern Elevation

Note: Architectural renders only - landscape not shown

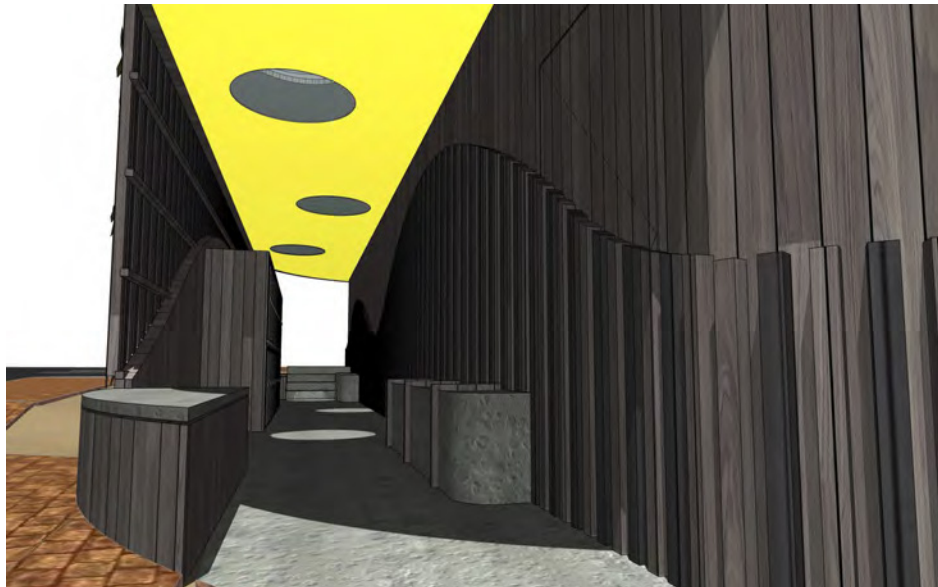
Amenities Building - Locker Area



Internal Elevation



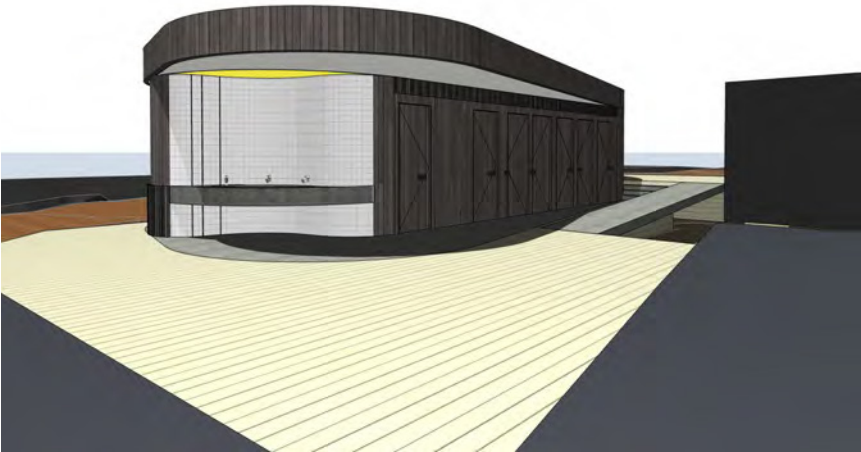
Internal View Looking North



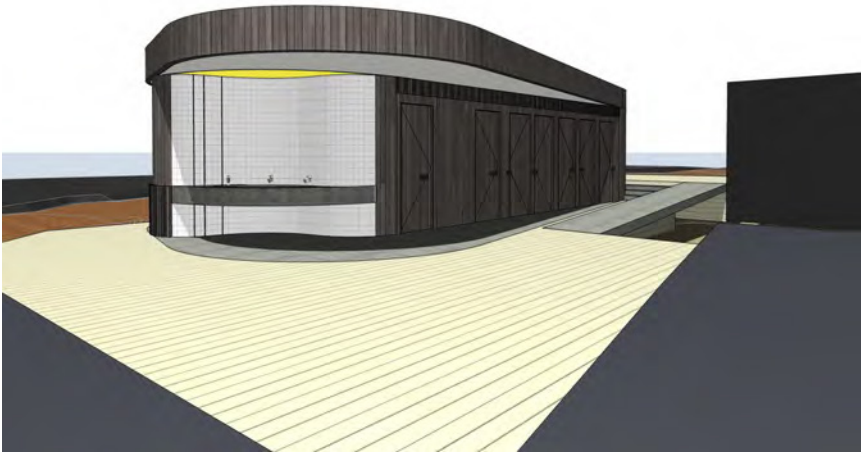
Internal View Looking South

Note: Architectural renders only - landscape not shown

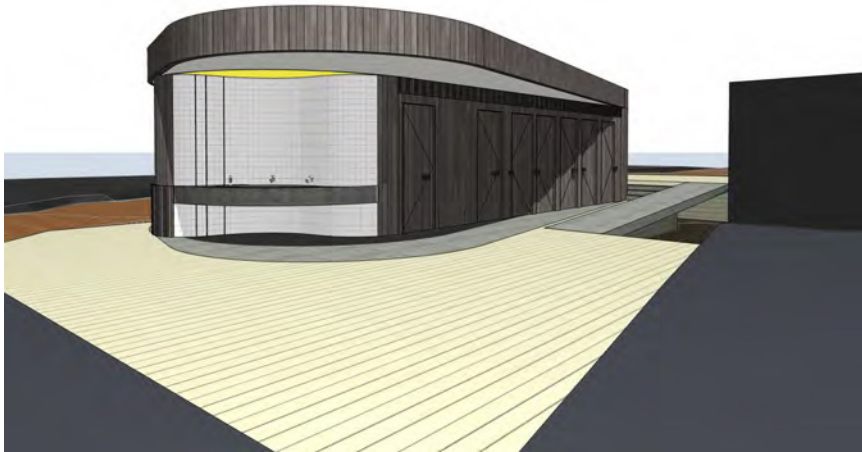
Amenities Building - Shade Study



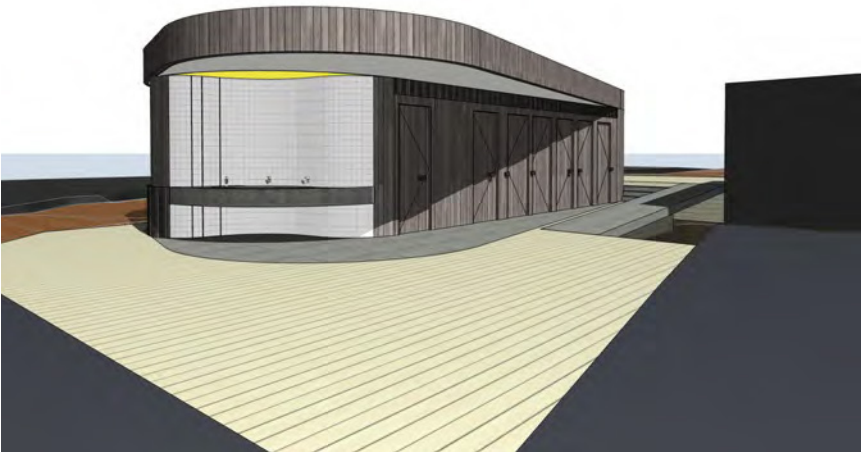
21 Jan - 1pm



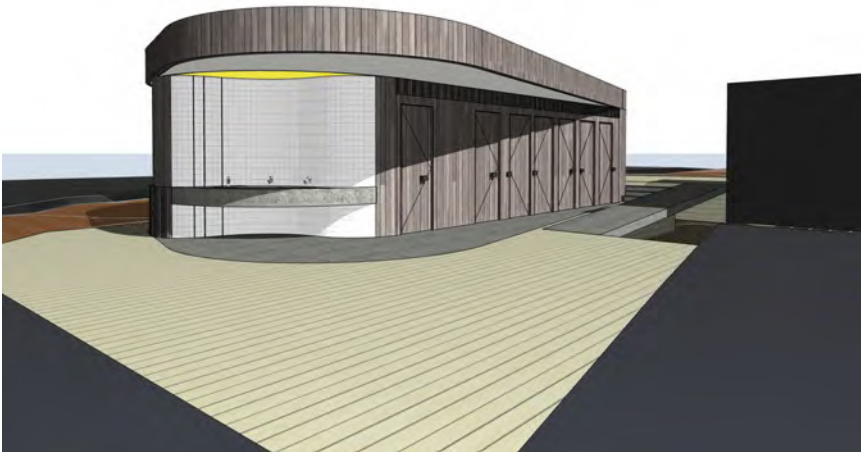
21 Jan - 2pm



21 Jan - 3pm



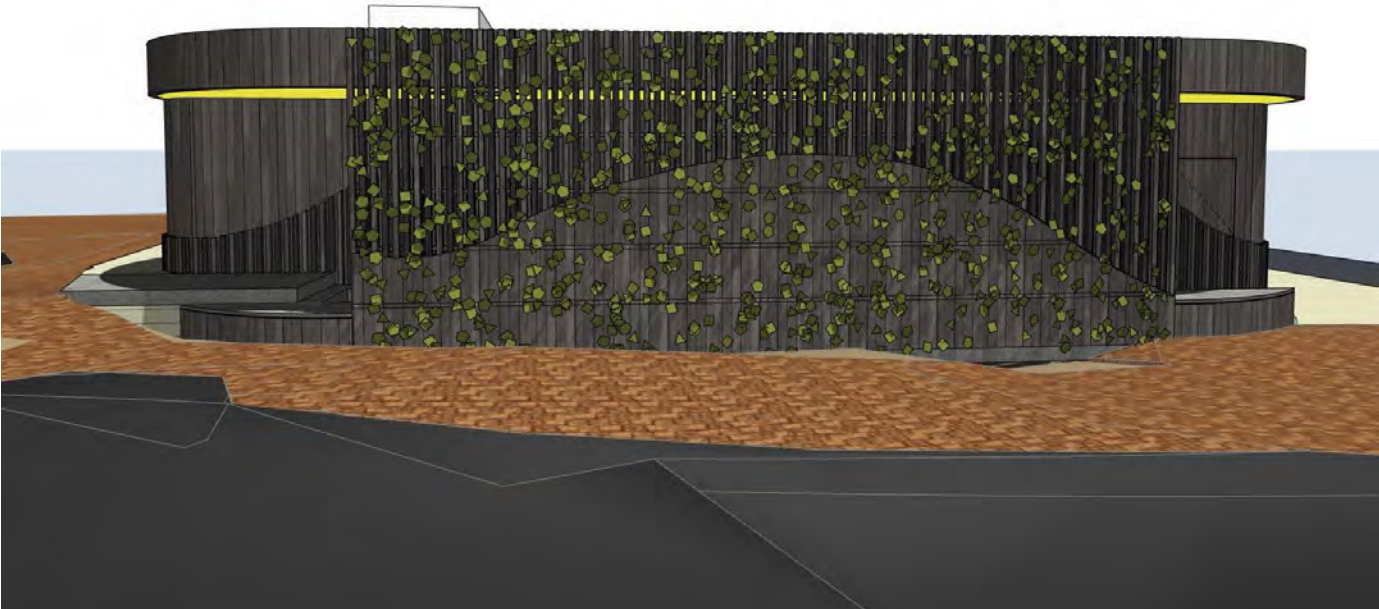
21 Jan - 4pm



21 Jan - 5pm

Note: Architectural renders only - landscape not shown

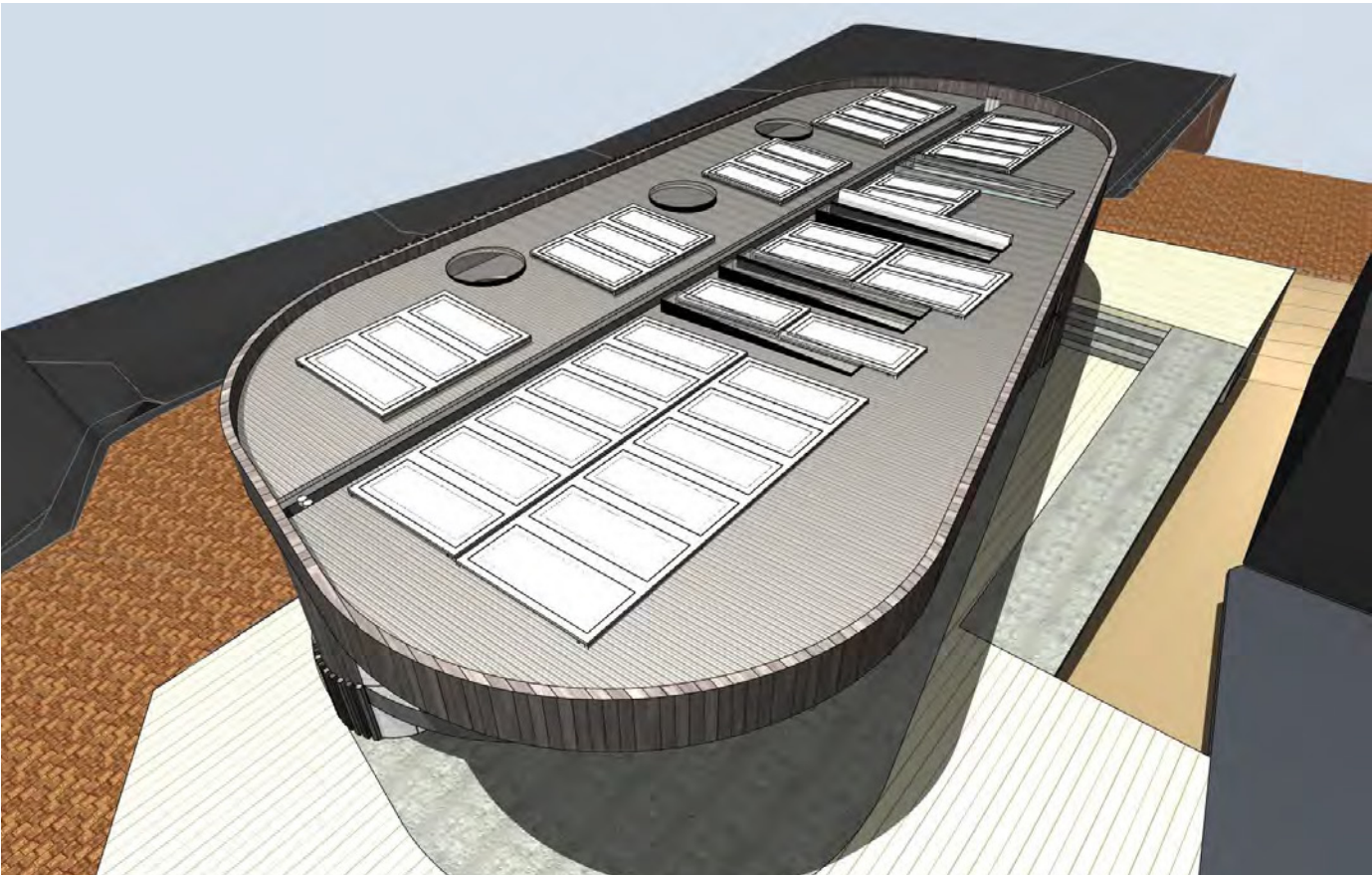
Amenities Building - Perspective Views



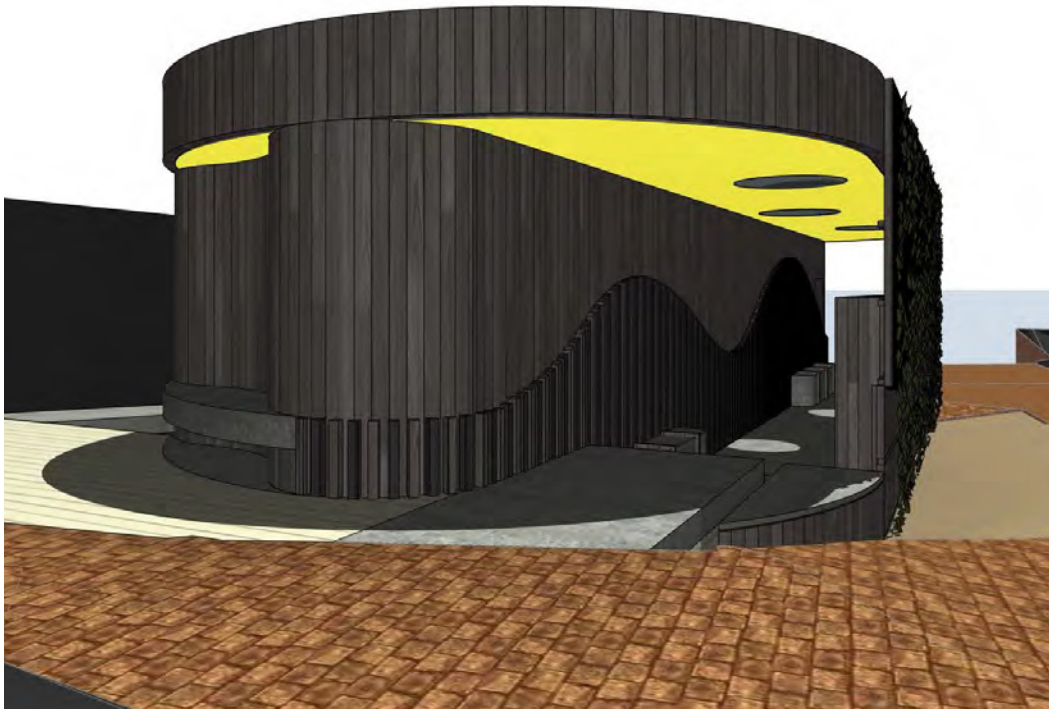
Eastern Facade



Northern Locker Access and External Basin



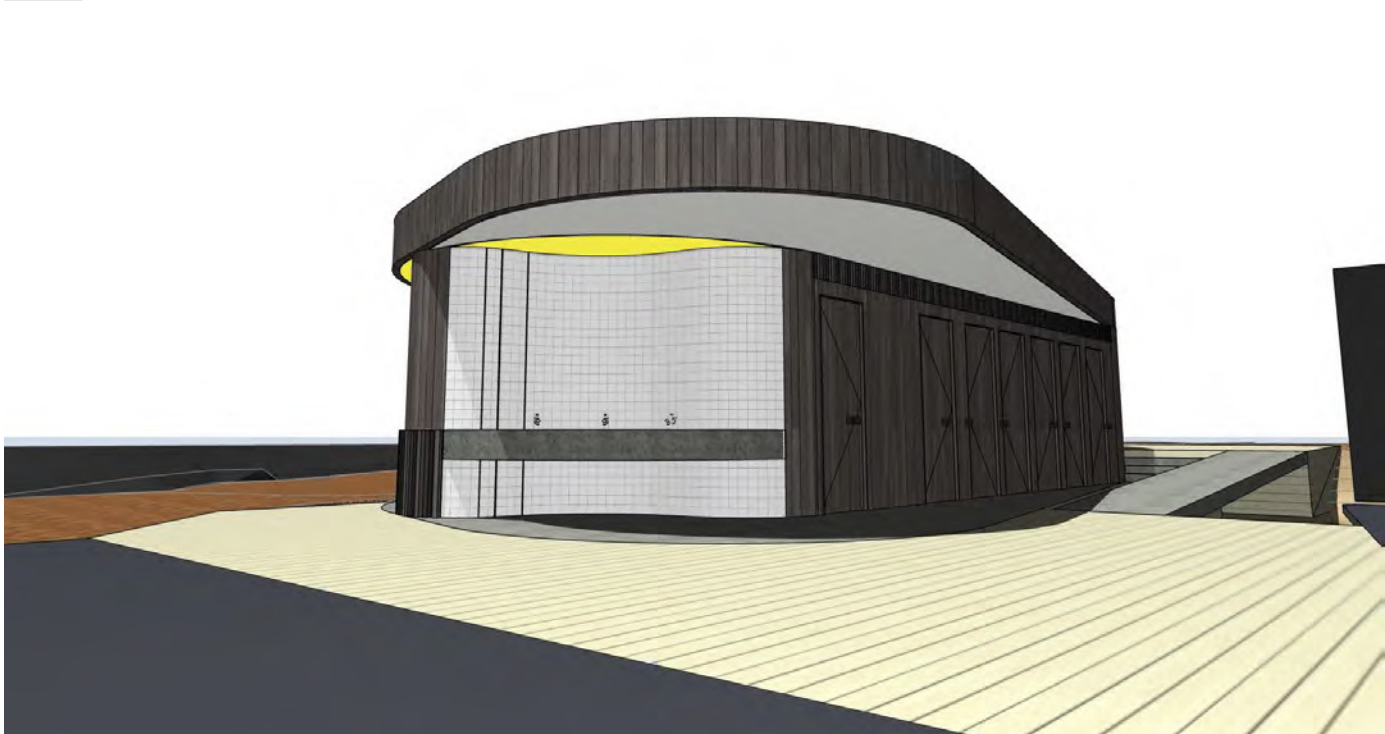
Roof - North West Corner



Southern Locker Access

Note: Architectural renders only - landscape not shown

Amenities Building - Perspective Views



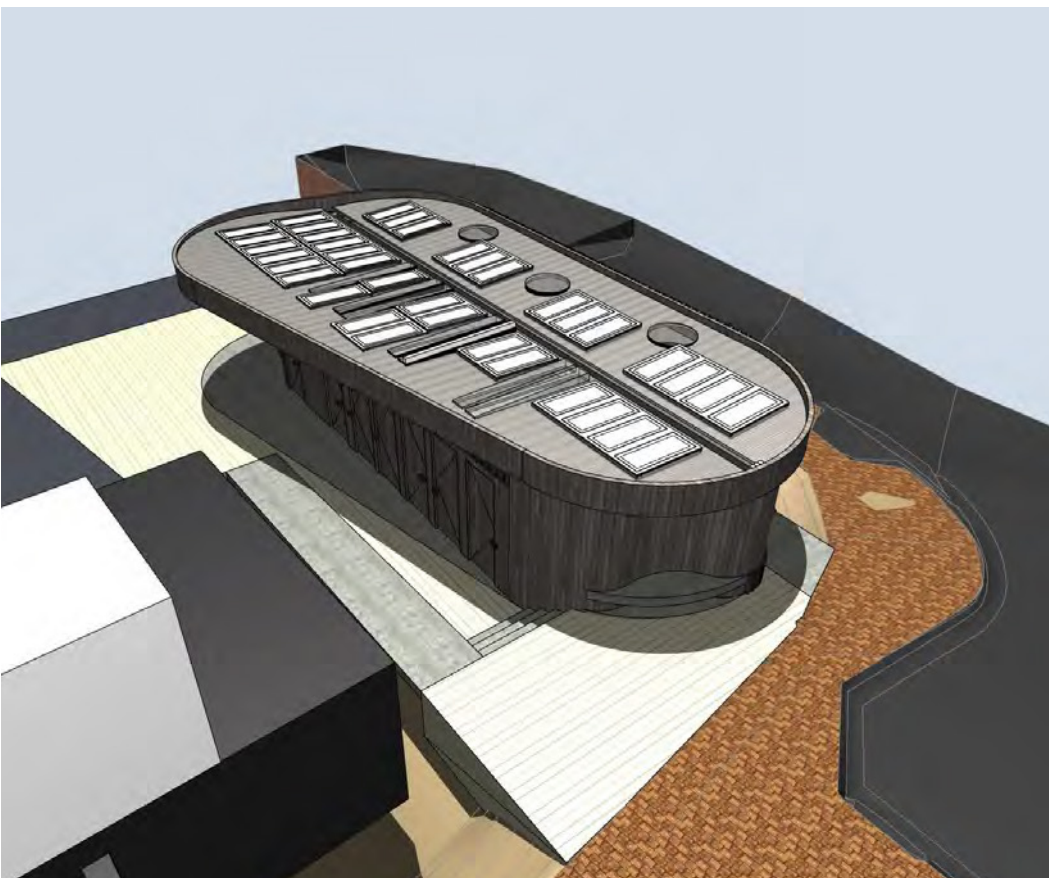
Toilet Access and External Basin



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

