

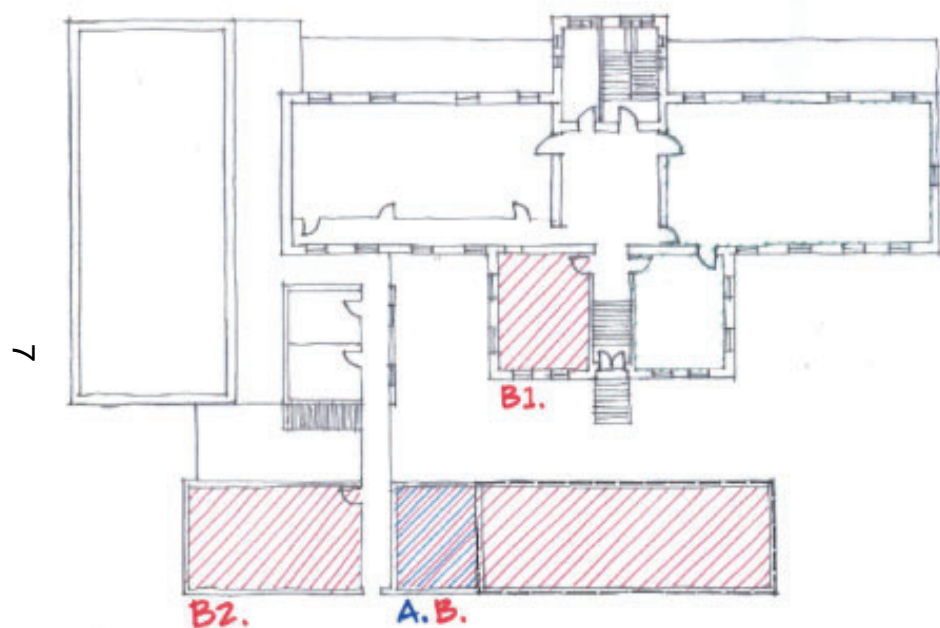
Attachment A

Summary of Recommended Project Scope

Pymont Community Centre Upgrade

2019 Consultation + Council Resolution

Consultation:



Community Spaces	Area (Approx. Only)
A. BBQ Area Existing To be Retained	20 sqm
B. Gym Consolidated Gym Space Extending into Courtyard	100 sqm
B1. Community Room Convert Existing Gym Cardio Room	30 sqm
B2. Community Room Convert Existing Weights Room	50 sqm

Council Resolution:

Prepare a project scope, concept design and budget for the Pymont community's requests and report this to Council for consideration.

Pymont Community Centre Upgrade

Review of Background Information

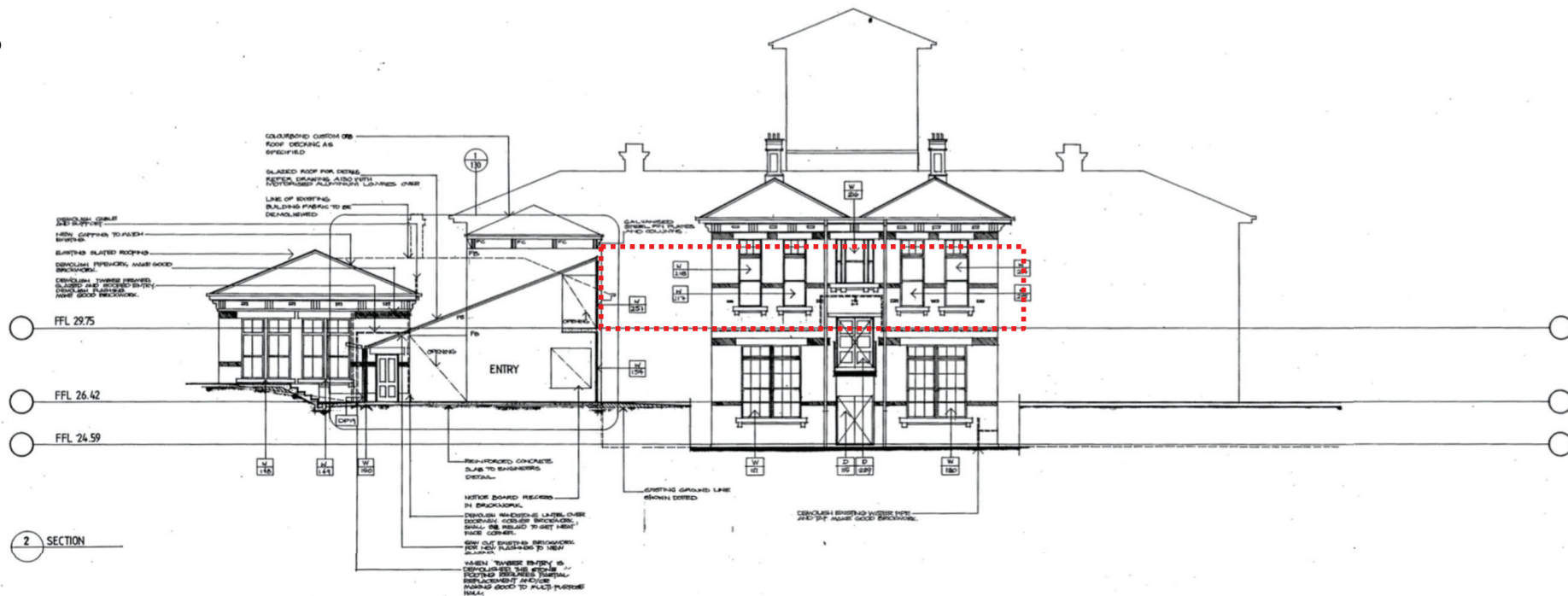
1. Heritage + Planning Advice

Extension into courtyard space is not supported

2. Existing Site Conditions

Recommend including an access upgrade in project scope

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Architectural Feasibility Study

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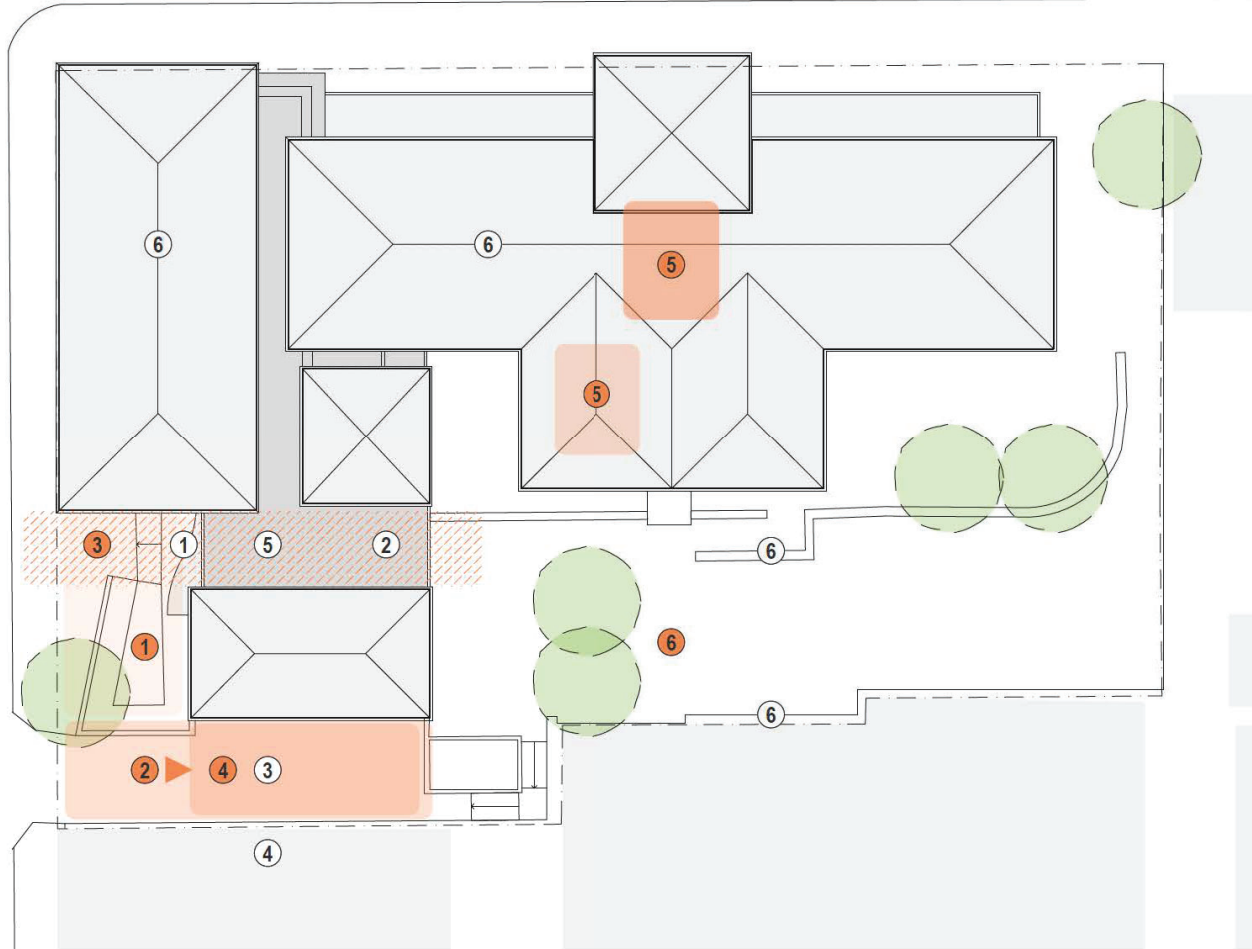
tonkin
greer
zulaikha
ARCHITECTS



JOHN ST

MOUNT ST

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CHALLENGES

- ① Main entry below street level with steep stairs and visually obscured/ non-compliant ramp access
- ② Currently no internal lift access
- ③ Services and access to South boundary - driveway, emergency egress, non-compliant accessible entry to Level 1, bin store, mechanical plant and equipment
- ④ Multi-storey building to neighbouring site - 4 storey concrete wall to boundary
- ⑤ Poorly articulated connection between 90s addition and heritage building - glass roof creates excessive heat load
- ⑥ Heritage listed buildings and sandstone walls

OPPORTUNITIES

- ① Potential level access to building from Mount Street
- ② Potential separate access to gym to allow extended operating hours
- ③ Potential to create an 'entry court' to building
- ④ Potential to build to southern end and street boundary
- ⑤ Potential to consolidate/ upgrade existing spaces to provide more usable community space
- ⑥ Potential to retain courtyard/ open space

COLOUR LEGEND

EXIST. NEW		
GYM AREA		
COMMUNITY ROOM AREA		
ADMIN, WCs, KITCHEN, STORE		
CIRCULATION AREA		
REQUIRED EGRESS OTHER USES		
INTERNAL ACCESS POINTS		
KEY ENTRY POINTS		

JOB NUMBER 20003

PYRMONT COMMUNITY CENTRE | FEASIBILITY STUDY

ARCHITECT:

TONKIN ZULAIKHA GREER ARCHITECTS
117 RESERVOIR STREET, SURRY HILLS NSW 2010
P (02) 9215 4900

CLIENT:

CITY OF SYDNEY

SITE ANALYSIS

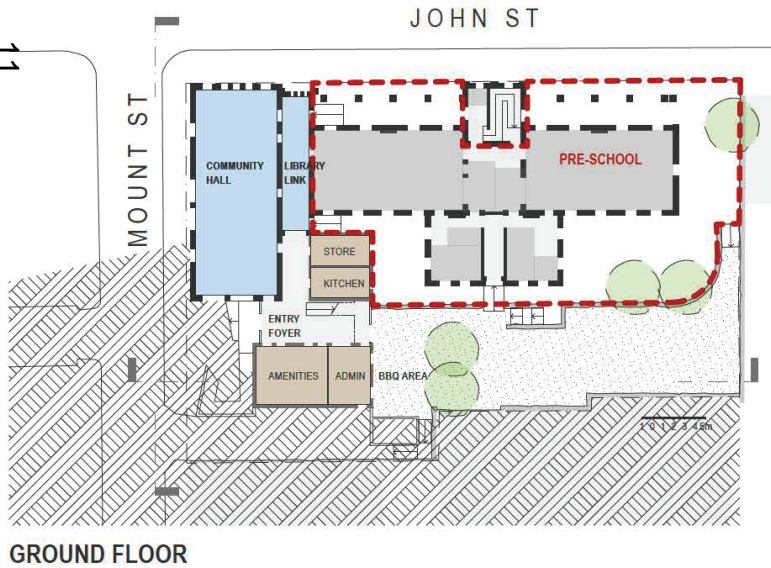
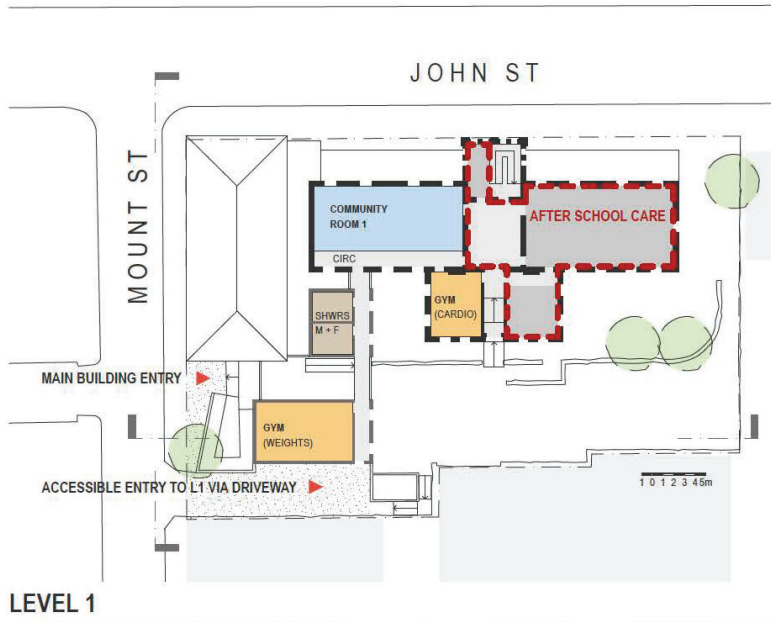
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COMMUNITY SPACES:

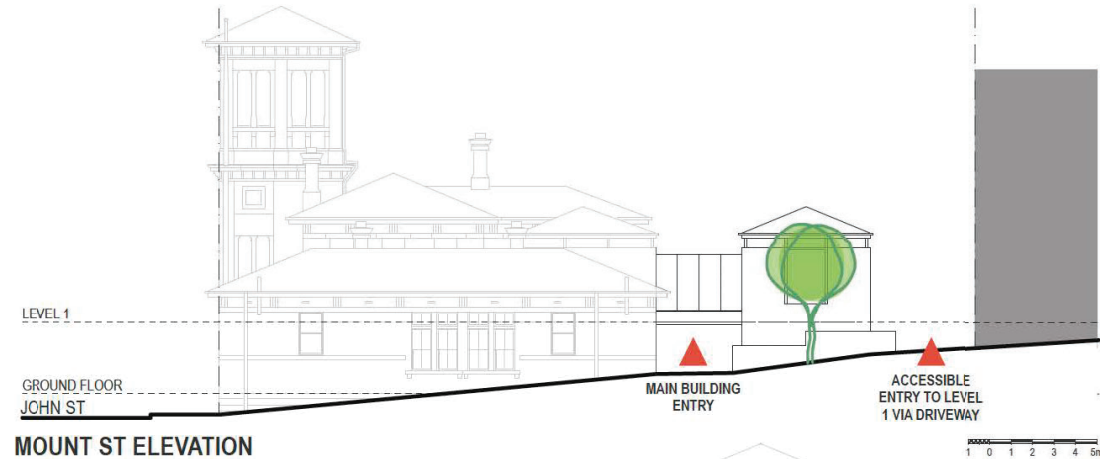
GROUND FLOOR	
Community Hall	146m ²
Library Link	30m ²
LEVEL 1	
Community Room 1	84m ²
Gym (Cardio)	30m ²
Gym (Weights)	50m ²

UPGRADE BRIEF:

ACCESSIBILITY	Improved street address and access between Ground and Level 1 Upgrade/expansion - min 80m ² consolidated area
GYM	
COMMUNITY ROOM 2	30-50m ² - upgrade existing space or accommodate in extension
COMMUNITY ROOM 3	30m ² - upgrade existing space or accommodate in extension

OBJECTIVES/CONSIDERATIONS:

STREET ADDRESS	Improve street address and explore options for an 'at grade' entry to foyer
MASSING	Explore options to extend existing 90s building to create additional community spaces and improve connection to heritage buildings
CONNECTIVITY	Improve accessibility within the community centre



MOUNT ST ELEVATION



LONG SECTION

JOB NUMBER20003

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BASE CASE AND BRIEF OVERVIEW

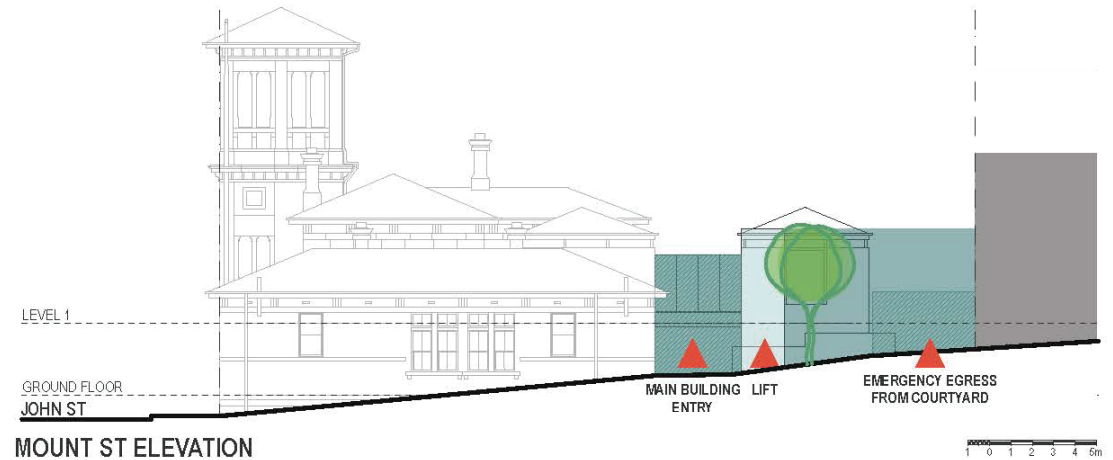
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COLOUR LEGEND

EXIST. NOW	GYM AREA	REQUIRED EGRESS
	COMMUNITY ROOM AREA	OTHER USES
	ADMIN, WCs, KITCHEN, STORE	INTERNAL ACCESS POINTS
	CIRCULATION AREA	KEY ENTRY POINTS

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Scope of Works + Community Spaces

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Pymont Community Centre Upgrade

Scope of Works + Community Spaces

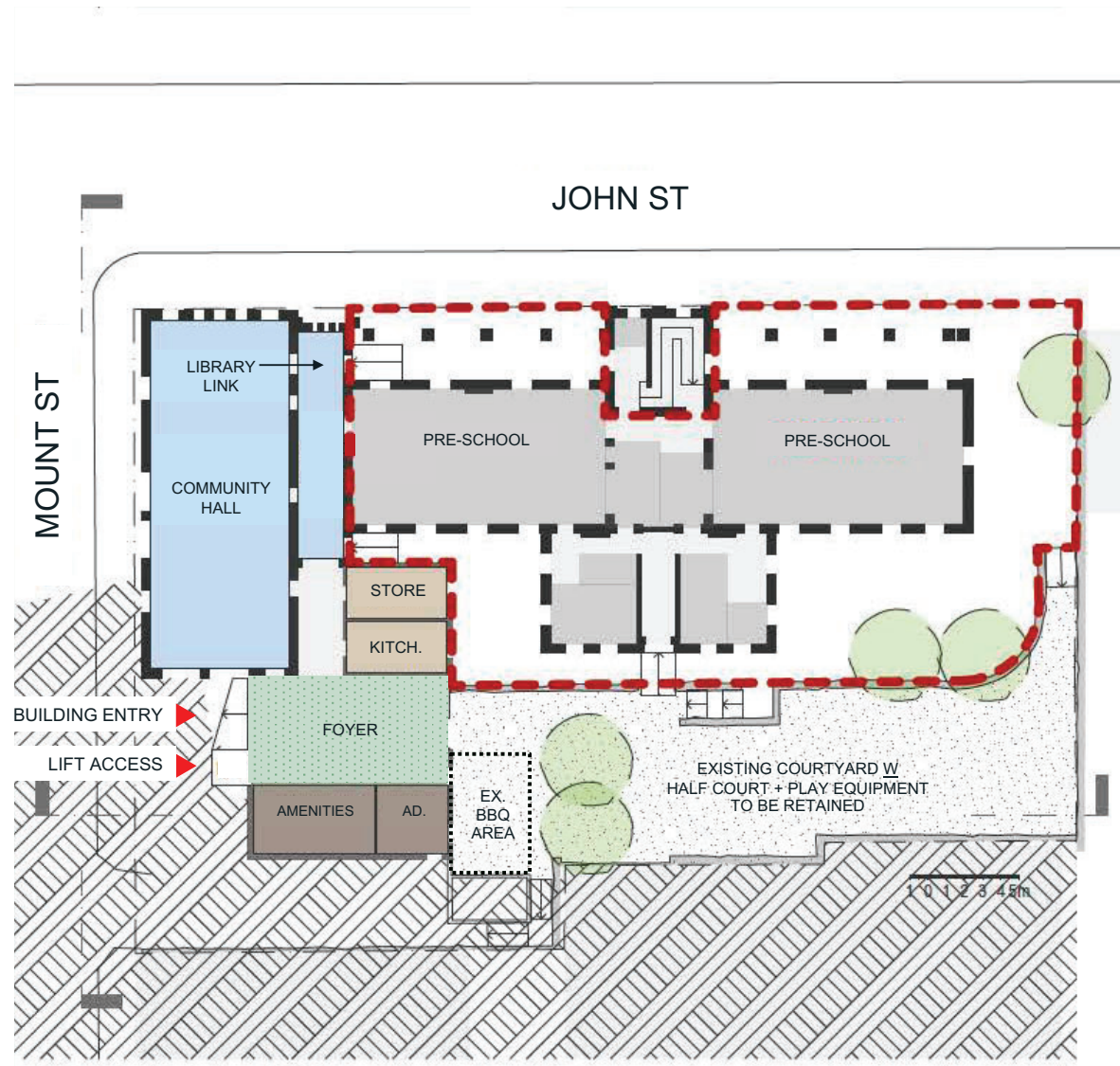
Ground Floor

Scope of Works:

1. New foyer and entry courtyard with lift access from Mount St to all levels of the building

Community Spaces:

Community Hall	140 m ²
Library Link	30 m ²
Foyer Upgrade	60 m ²



Pymont Community Centre Upgrade

Scope of Works + Community Spaces

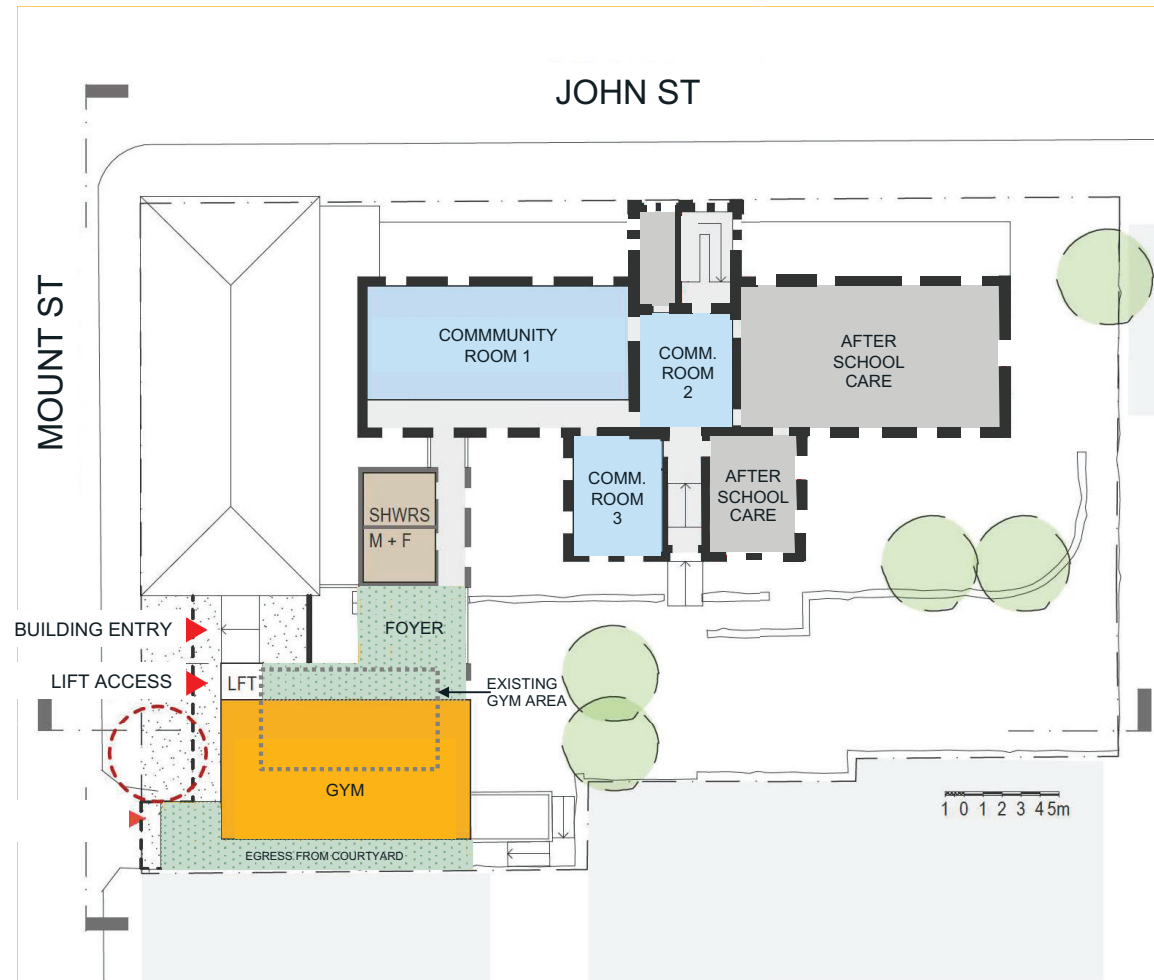
Level 1

Scope of Works:

1. Minor foyer upgrade/ extension for lift access
2. Extend Level 1 floor area to southern boundary to create new / larger gym
3. Upgrade OOSH Homework Space to allow for 'shared' use as community room
4. Convert existing gym cardio room to community room

Community Spaces:

Foyer Upgrade	40 m ²
Community Room 1	84 m ²
Community Room 2	30 m ²
Community Room 3	30 m ²
Gym	100 m ²



Next Steps + Recommended Scope

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Pymont Community Centre Upgrade

Next Steps + Recommended Scope

Next Steps:

- June 2020** Report to Council:
- Recommended Scope + Budget
 - Approval to proceed
- Early 2021** Lodge DA

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Recommended Scope:

- Upgrade entry/foyer and provide lift access from Mount Street
- Extend Level 1 floor area to create a larger / consolidated Gym
- Convert existing Gym Cardio Room to Community Room 2
- Convert existing OOSH Homework Space to 'shared' space / Community Room 3