

Attachment A

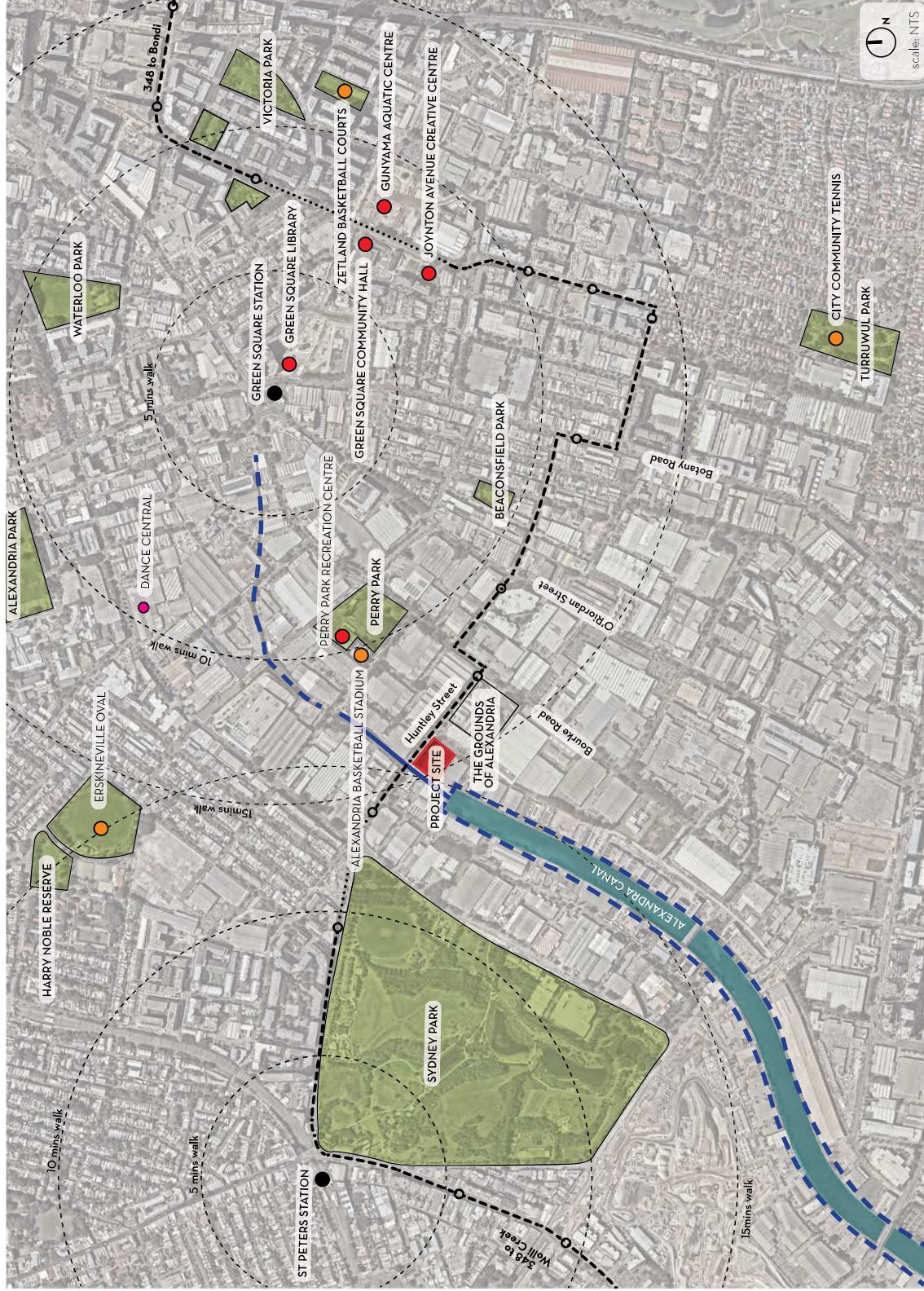
Recommended Concept Design (Summary)

Concept Design - Scope

- Adaptive reuse of existing warehouse structure
- Provision for 4 x indoor multi-purpose courts
- First floor fitness/recreation/community space
- Public Domain upgrades with increased green space, outdoor recreation and solutions for parking/drop-off
- Full accessibility upgrades
- Full building services upgrade and Environmentally Sustainable Design

Concept Design - Objectives

- Transparency - strong visual and spatial connection between internal and external spaces
- Increased openings and access to natural ventilation and light
- Provide a recognisable **public** building with suitable **public** forecourt
- Vibrant and welcoming facility promoting active recreation



KEY:

- Project Site
- Existing Public Open Space
- Train Station
- Community centre
- Sport courts
- Dance central
- Liveable Green Network Shared Path - Existing
- Liveable Green Network Shared Path: Proposed
- Existing bus route & stops



WEST VIEW
ENTRY

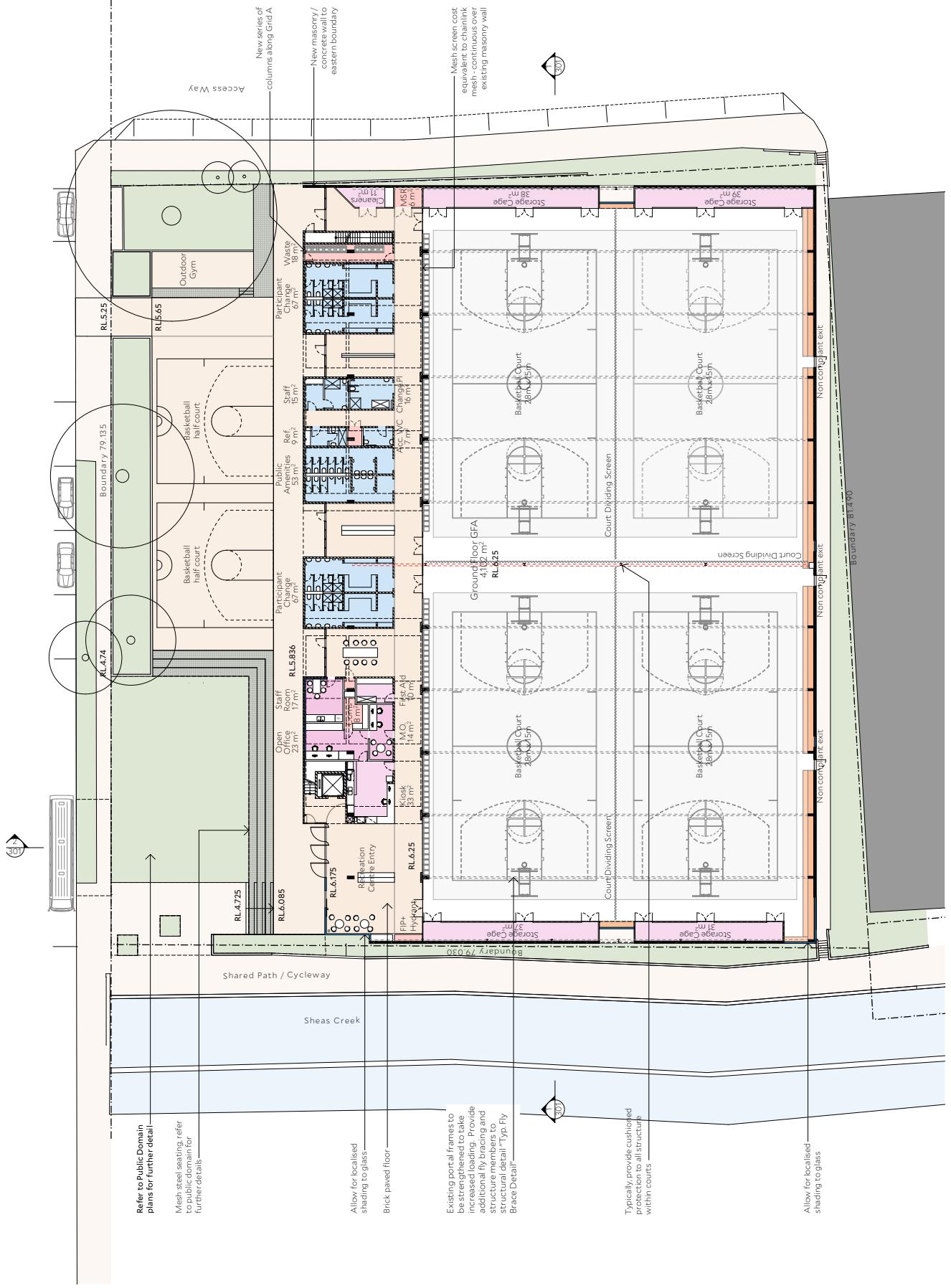


GROUND FLOOR PLAN

Area Schedule
 Ground Floor GFA: 4,089 sqm
 Level 1: 760 sqm
 Total GFA: 4,849 sqm
 Site Area: 6,143 sqm (by Survey)

Spectator Seating

100 loose seats
 100-130 bench seats
 85-116 fold down bench seats
Approximate total spectator seating: 315



Refer to Public Domain plans for further detail

Mesh steel seating, refer to public domain for further details

Allow for localised shading to glass

Brick paved floor

Existing portal frames to be strengthened to take increased loading. Provide additional fly bracing and structure members to structural detail "Typ Fly Brace Detail"

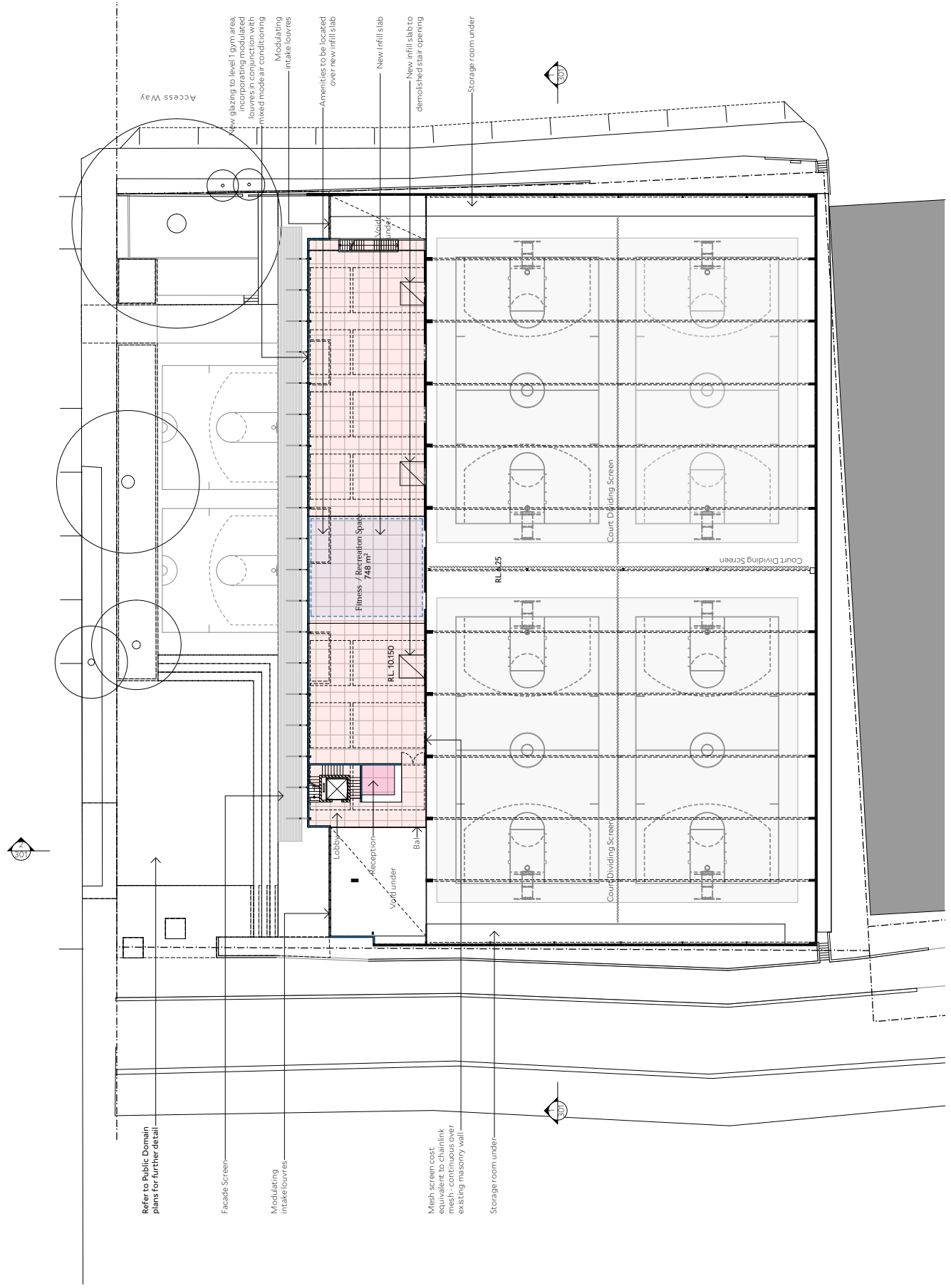
Typically, provide cushioned protection to all structure within courts

Allow for localised shading to glass










Legend

- Existing Wall / Column
- New Wall
- New Glazed Wall
- Staff FOH
- Staff BOH
- Wet Area
- Services
- Spectator Seating
- Landscape

LEVEL 1 PLAN



Legend

-  Existing Wall / Column
-  New Wall
-  New Glazed Wall
-  Staff FOH
-  Staff BOH
-  Wet Area
-  Services
-  Spectator Seating
-  Landscape



TOTAL SITE AREA: 6143 SQM
 921M2: DEEP SOIL REQUIRED
 15% SITE AREA
 LANDSCAPE DEEP SOIL: 810 M²
 13.2% SITE AREA
 (INCLUDE 66 M² REAR BOUNDARY DEEP SOIL ZONE)

NO PARKING ZONE / WASTE COLLECTION

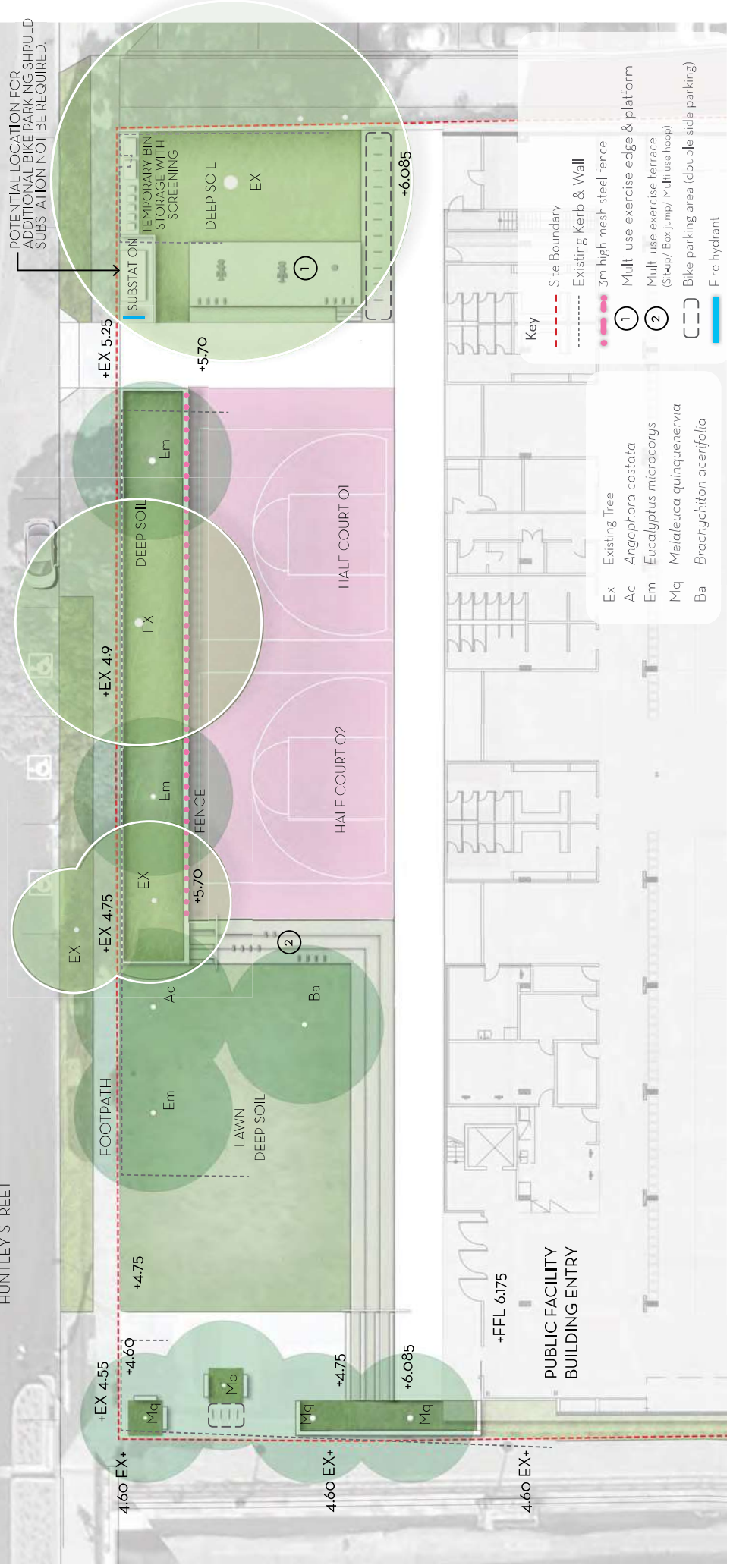
COACH PARKING

DRAW IN ZONE

ACCESSIBLE PARKING & KISS + RIDE - SHORT TERM PARKING

DRAW OUT ZONE

HUNTLEY STREET



Key

- Site Boundary
- Existing Kerb & Wall
- 3m high mesh steel fence
- Multi use exercise edge & platform
- Multi use exercise terrace (5.4up/ Box jump/ V.4up use hoop)
- Bike parking area (double side parking)
- Fire hydrant

Existing Tree

- Ex
- Ac *Angophora costata*
- Em *Eucalyptus microcorys*
- Mq *Melaleuca quinquenervia*
- Ba *Brachychiton acerifolia*

ENTRY FOYER - PUBLIC ROOM
PRELIMINARY STUDY



EAST VIEW
EXTERNAL COURTS



WEST VIEW
ENTRY

