



Sport and Recreation Reference Group

Report SR06: - 15 March 2021

Attachment:
Amenities Refurbishment

SUBJECT: Western Amenities Building, Tunks Park

AUTHOR: Alicja Batorowicz, Landscape Architect/Project Co-ordinator

ENDORSED BY: Rob Emerson, Director Open Space and Environmental Services

EXECUTIVE SUMMARY:

This report provides information on a proposal to refurbish the existing western amenities building in Tunks Park.

FINANCIAL IMPLICATIONS:

This project proposal is unfunded however the project has been progressed to design in order to capitalise on future external funding opportunities. The cost of refurbishing the building would be in order of \$250,000.

RECOMMENDATION:

- 1. THAT** the report be received.
- 2. THAT** the Director of Open Space & Environmental Services consult with the Bay Precinct Committee, Local Community and park user groups regarding the proposal and the need to undertake a refurbishment of this facility.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction: 1. Our Living Environment

Outcome: 1.5 Public open space, recreation facilities and services that meet community needs

BACKGROUND

Council officers were approached by local sports clubs who identified the need for changerooms at Tunks Park that could more appropriately cater for women and young girls, provide formalised storage and offer a small kiosk facility to assist with fundraising and provide an service to spectators whilst sport is being played. Several site meetings were held, and it is apparent that the existing facilities near the western end of the park should be refurbished to significantly meet the current demand and the exponential growth of women and young girls' participation formalise effective storage requirements and assist the Clubs fundraising efforts through the provision of a small canteen.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

SUSTAINABILITY STATEMENT

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

DETAIL

Council has received representation from the President of Norths Pirates Junior Rugby Club and the President of North Sydney United regarding a potential upgrade of the existing change room facility at the western end of Tunks Park which dates back to 1960s/70s. Both clubs are regular users of the Tunks Park with several hundreds of players registered every year.

The refurbishment of the current amenity block will provide sporting teams with much needed modern facilities for the players and their supporters. It will allow for easy access to shade, shelter and toilets during training and match days. Importantly it will change the configuration of the existing change rooms that were clearly originally designed and constructed for male participants with urinals and open showers to be more appropriately designed to be used by women and men's teams.

Following a meeting with the representatives from both clubs, NSC engaged an architect to prepare a concept plan based on the requirements presented by the stakeholders.

The agreed scope of works for the proposed refurbishment and addition to the existing change room and amenities building at Tunks Park, Cammeray includes:

- Strip out of existing internal fixtures, fittings and bench seating.
- Demolition of selected internal walls and partitions.

- Removal of existing metal grilles to openings.
- Demolition of existing concrete entry apron.
- New extension for verandah roof and concrete slab, including skirt slab perimeter.
- Fitout of new canteen, toilets, change room and storeroom.
- Fitout of new accessible WC and shower.

On completion of the design for the refurbished amenities building Council requested planning advice for the proposed works to upgrade the facilities. The planning advice concluded:

“I have reviewed the plans and the relevant NSW State Environmental Planning Policies (SEPP) and the proposed works would be considered development permitted without consent under NSW SEPP (Infrastructure) 2007 Part 3 Division 12 Parks and Other Public Reserves Section 65(3) that allows for the works to be undertaken in relation to changeroom facilities and food preparation for people using the park or reserve.”

The adopted Tunks Park Masterplan 2019 identifies the following in respect to the western amenities building:

Hexagonal Amenities building adjacent Field 3 – change rooms and toilets

This facility is in good condition and only requires minor repairs and maintenance totalling \$26,000 over 10 years which consists mainly of internal and external painting, repairs to rusted surfaces and installing mesh under the Skylights. Also included are minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.

Potential for consolidation and removal of kiosk and western building.

Consider potential when existing facilities require major upgrade for consolidation of all building functions into a new improved and consolidated purpose designed building.

Any new building to replace existing facilities should take into account the park setting/character, universal access, flood control and the existing floor area and scale of the current buildings.

P 111: IMPLEMENTATION (Tunks Park Masterplan)

Issue: Western building is isolated and ineffective.

Objective: Building functions to serve organised and non organised park use are most effectively addressed in an appropriately scaled and styled building complimenting the park character.

Action: Consider removal of western masonry amenities building currently used for storage – liaise with clubs to resolve best means for game day setup.

Priority: Long term.

Hexagonal Amenities building adjacent Field 3 – change rooms and toilets



Whilst it is understood that both the amenities change room facilities within Tunks Park are quite old and it is appreciated that the amenities building at the eastern end of the park is nearing its useful end of life. It is considered that the replacement of both amenities buildings and kiosk with as suggested in the Masterplan “a single built structure appropriately scaled” will be very difficult to deliver as a single building would need to be very large to accommodate effectively the number of people using the sports field facilities, increased in height required to conform with flood requirements, resulting in a very large building that would not visually compliment the park character.

Additionally a single building positioned centrally in the park would not operate functionally as it would be located a significant distance from the end fields.

The cost of refurbishing the existing facility is estimated to be \$250,000, the Council currently doesn't have any allocated funding for amenity building refurbishments at Tunks Park other than regular maintenance nor does it have any funding allocated to the construction of new amenities facilities. The current situation is that the Council facilities don't meet the needs of the user groups and therefore it is proposed that if funding either externally or internally can be attained for the relatively expensive refurbishment of the western facility that the work should progress.

TUNKS PARK RESERVE - REFURBISHMENT OF EXISTING AMENITIES



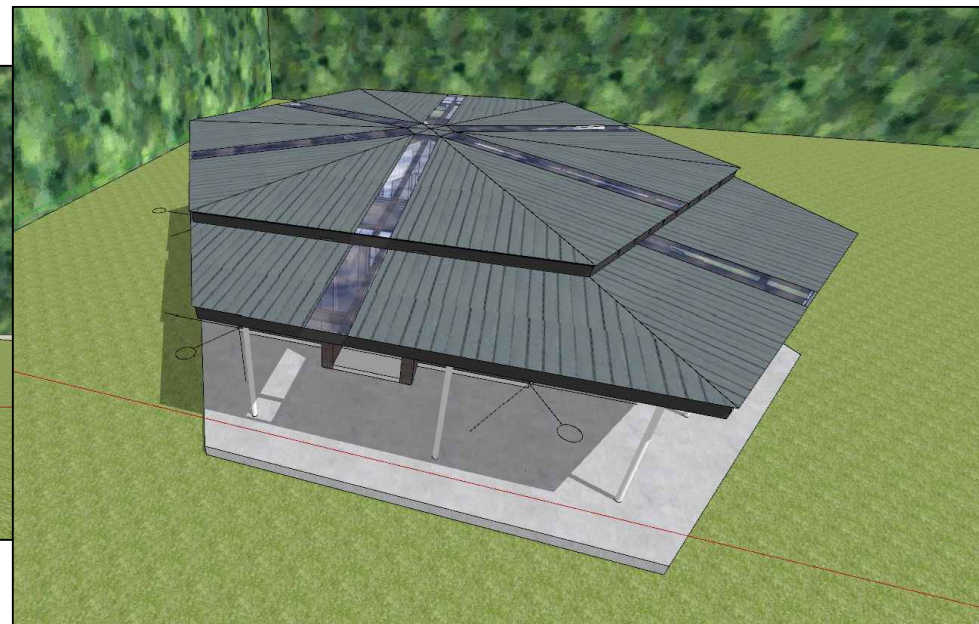
LOCATION SHOT



EXISTING AMENITIES



Proposed Perspective 01



Proposed Roof Extension



Proposed Perspective 02

PROPOSED REFURBISHMENT

D TUNKS PARK RESERVE

C Tunks Park Reserve

B Cammeray, NSW

A Project Title

AMENITIES REFURBISHMENT

Existing & Proposed Images

DA ISSUE 16.02.21
Client Coordination 12.10.20

Description	Date	Issue
Project For		
North Sydney Council		

Project For
North Sydney Council

Scale
1:100 (A3)

Drawing Title
SD

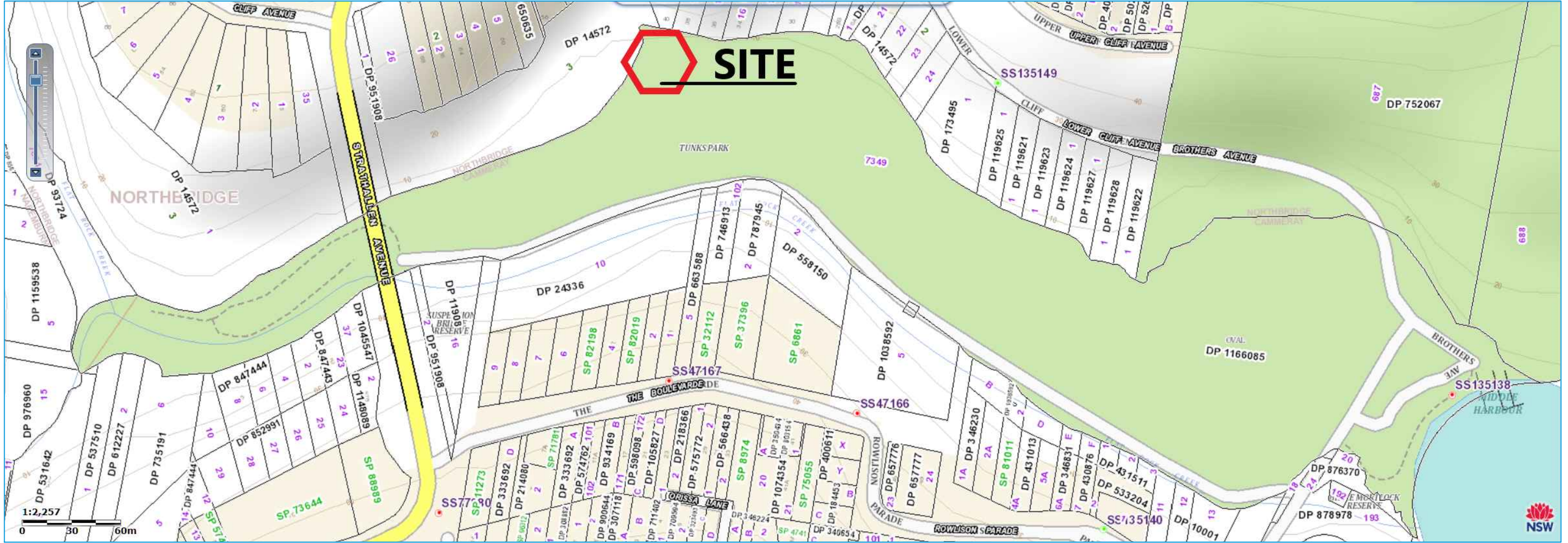
Filename
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Date Originated
09.10.20

pFA Job No
pFA20001

FORM Architecture Pty Ltd
COMMERCIAL RESIDENTIAL
P: 02 8084 7155
Suite 4, 137 Bathurst St, Sydney, NSW, 2000
ABN 15 166 162 812 NSW REG No. 7060

A001 B



1 Site Plan NTS



TUNKS PARK RESERVE

Tunks Park Reserve
Cammeray, NSW

Project Title
North Sydney Council

AMENITIES REFURBISHMENT

Site Plan

Drawing Title
SD
Filename
20001_TunksPk_Concept
Date Originated
17.02.2021
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pFA20001

DA ISSUE 17.02.21

Description	Date	Issue

Issue

Scale
NTS

Drawn
SD

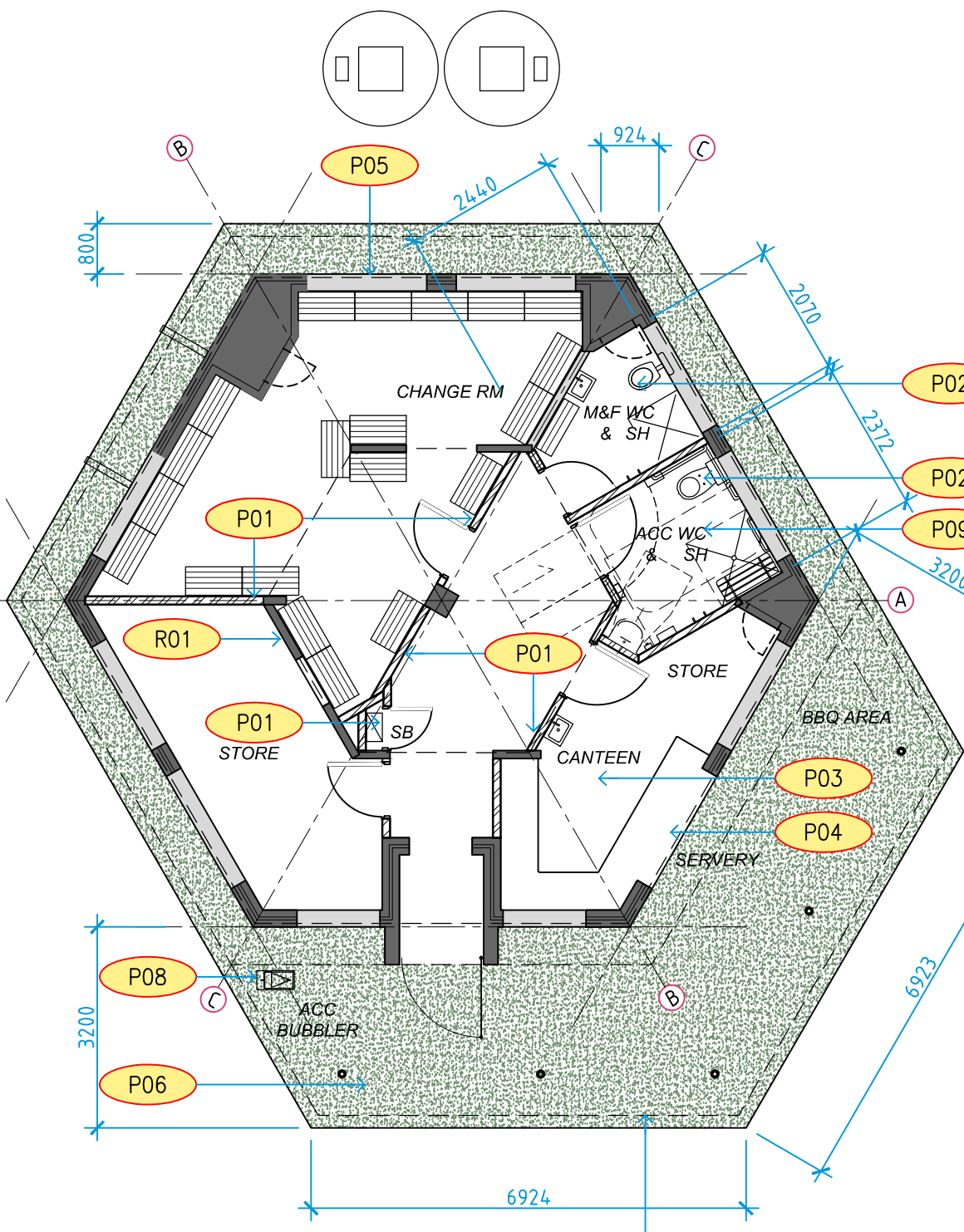
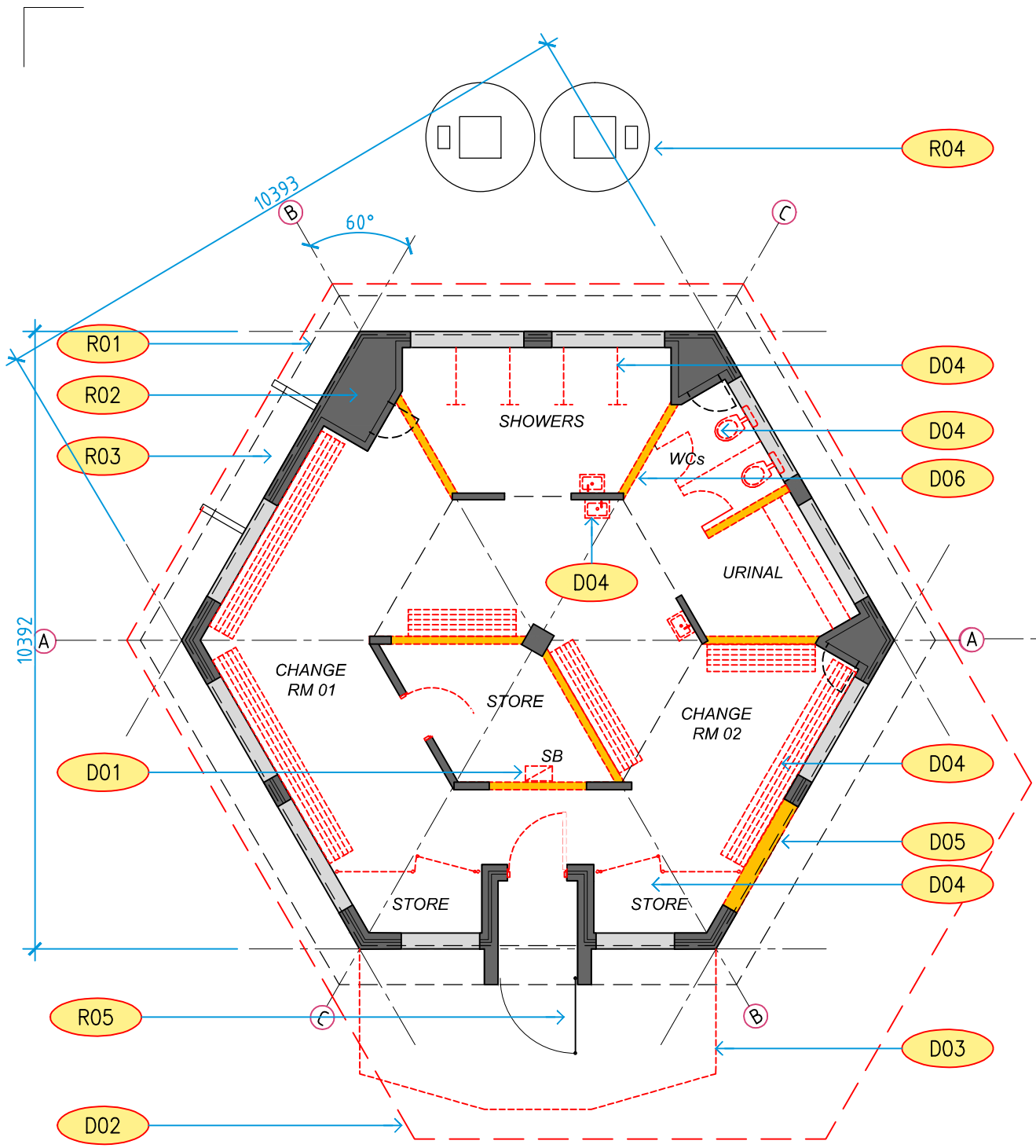
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Architecture Pty Ltd RESIDENTIAL
P: 02 8084 7155
Suite 4, 137 Bathurst St, Sydney, NSW, 2000
ABN 15 166 162 812 NSW REG No. 7060



A002 A



- RESTORATION NOTES**
- R01. RETAIN EX ROOF AND SKYLIGHTS.
 - R02. RETAIN EX BRICKWORK WALLS. REPOINT EXTERNAL BRICKWORK.
 - R03. RETAIN EX GAS BOTTLE ENCLOSURE.
 - R04. RETAIN EX SEPTIC PITS.
 - R05. RETAIN EX GATE

- DEMOLITION NOTES**
- D01. UPGRADE EX MSB TO RELOCATE TO NEW POSITION
 - D02. EXCAVATE EX PERIMETER FOR NEW SKIRT SLAB AND VERANDAH EXTENSION.
 - D03. DEMOLISH EX SLAB
 - D04. DEMOLISH EX FIXTURES AND FITTINGS, INCLUDING CHAIN-LINK WIRING, BECNH SEATING, WALL HOOKS, BASINS, SHOWER & TOILET CUBICLES AND ASSOCIATED HARDWARE AND PLUMBING
 - D05. PART DEMOLISH EX BRICKWORK TO SUIT NEW SERVERY OPENING.
 - D06. DEMOLISH EX WALLS TO EXTENTS SHOWN DASHED
 - D07. DEMOLISH EX DOORS AND PREPARE FOR NEW WORKS.

- PROPOSED WORKS NOTES:**
1. NEW INTERNAL WALLS TO MATCH, TILED TO MATCH.
 2. NEW FIXTURES AND FITTINGS, INCLUDING TOILET PANS, SHOWERS, BENCHES, HOOKS ETC.
 3. NEW CANTEEN, INCLUDING LAMINATED BENCHES AND CABINETS.
 4. NEW ROLLER SHUTTER TO ENLARGED OPENING,
 5. NEW ALUM' FRAMED AWNING WINDOWS TO EX OPENINGS THROUGHOUT.
 6. NEW CONCRETE SKIRT AND VERANDAH EXTENSION.
 7. NEW VERANDAH ROOF EXTENSION TO MATCH EXISTING.
 8. NEW ACCESSIBLE DESIGN BUBBLER.
 9. MAKE GOOD EX TILED FLOORING TO MATCH. REGRADE AS REQUIRED TO NEW FALLS

COLOUR KEY

- DEMOLITION OUTLINE
- WALLS TO BE DEMOLISHED
- FIXTURES & FITTINGS TO BE DEMOLISHED

WALL TYPES

- NEW WALLS
- EX WALLS

FLOOR TYPES

- NEW CONCRETE

1 EXISTING & DEMOLITION FLOOR PLAN 1:100

2 PROPOSED FLOOR PLAN 1:100



Description	Date	Issue
DA ISSUE	16.02.21	D
Revised Layout	29.10.20	C
Shower Added to ACC WC	12.10.20	B
Client Coordination	09.10.20	A

TUNKS PARK RESERVE
 Tunks Park Reserve
 Cammeray, NSW
 Project Title
 North Sydney Council

AMENITIES REFURBISHMENT
 Existing & Proposed Floor Plans

Description	Date	Issue	Project For	Scale	Drawn	Filename	Date Originated	pFA Job No
			North Sydney Council	1:100 (A3)	SD	20001_TunksPk_Concept	09.10.20	pFA20001

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 P: 02 8084 7155
 Suite 4, 137 Bathurst St, Sydney, NSW, 2000
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A101 D

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RESTORATION NOTES

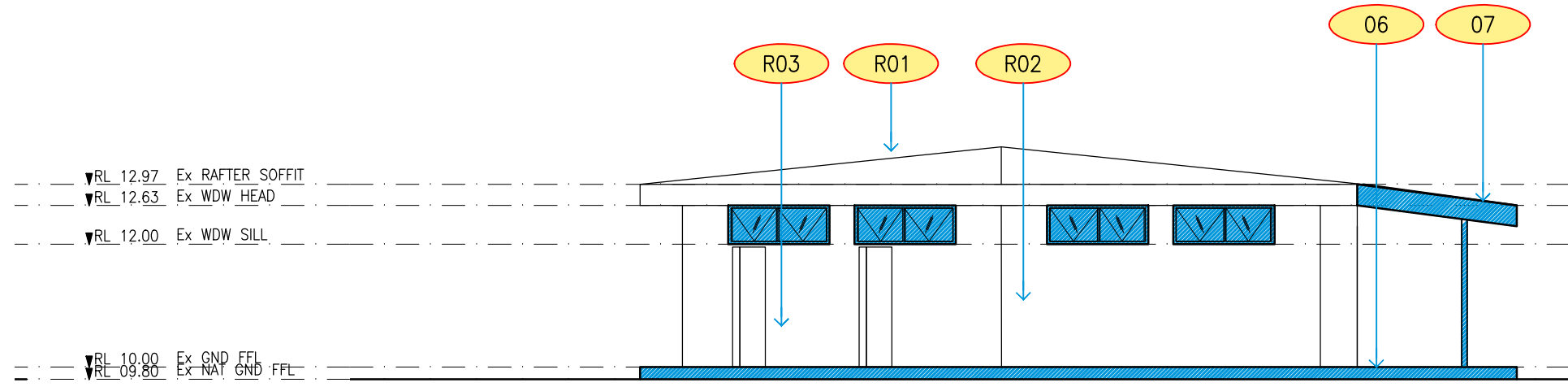
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DEMOLITION NOTES

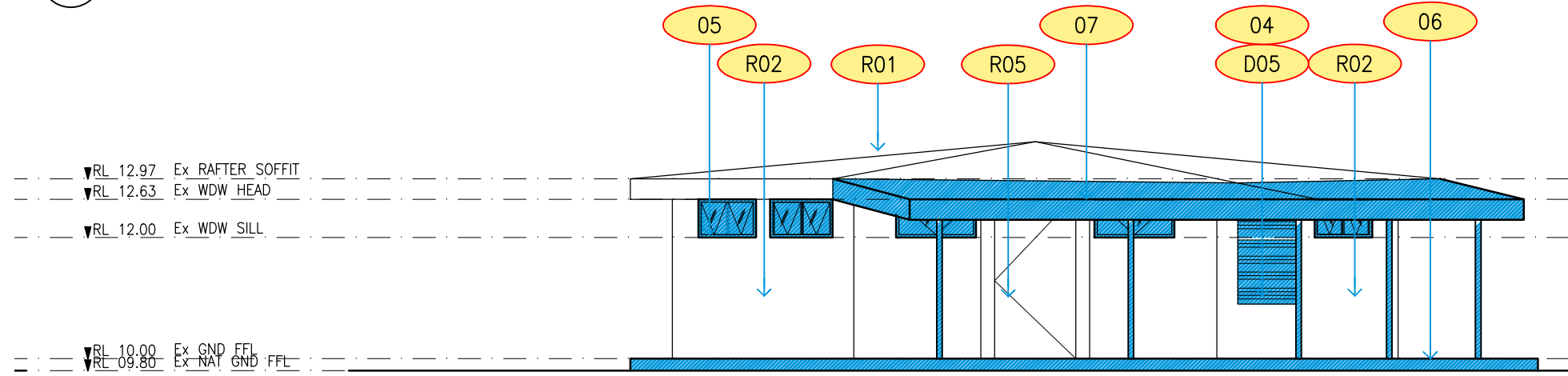
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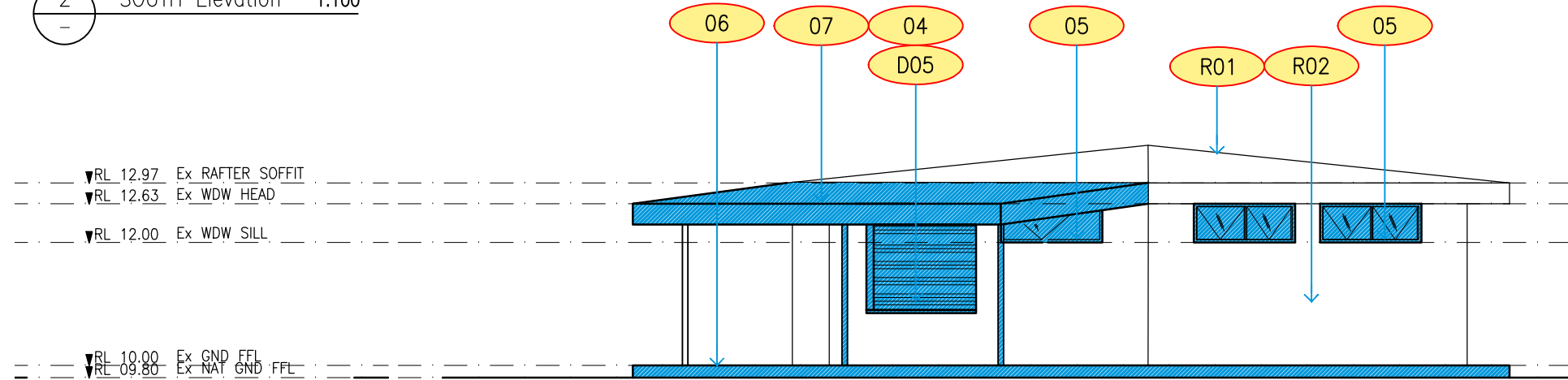
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1 EAST Elevation 1:100



2 SOUTH Elevation 1:100



3 WEST Elevation 1:100

D TUNKS PARK RESERVE

C Tunks Park Reserve
B Cammeray, NSW

A Project Title
North Sydney Council

AMENITIES REFURBISHMENT

Proposed Elevations

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Description	Date	Issue
DA ISSUE	16.02.21	1