

## Regional Aquatic, Arts and Leisure Centre Design Principles

Through the development of the project and in consultation with the project sunset committee the following design principles have been developed and shall be incorporated in both concept and final designs of the facility.

### A. For how the centre sits in the Mackay Park Precinct:

The site of the proposed facility is a **key landmark site** in Batemans Bay, connecting the wetlands and sportsground to the west to the town centre to the east. The site will also play an important role as the gateway into an important new recreation, community and tourism precinct for the town. It is, and will increasingly be, a **key destination** in Batemans Bay and the region for residents and visitors and a **significant community asset**. The design of the new Regional Aquatic, Arts and Leisure Centre should recognise and respond to the site's location and surrounds, and its important role and function, through:

- A1 Sensitive integration of development with the adjoining wetlands.
- A2 Physical and visual connections to the Batemans Bay Town Centre, including vistas to enhance the visual connection between the waterfront/wetlands and the central business area.
- A3 Strong physical and visual relationships with existing and future uses on surrounding and adjoining lands, including the Mackay Park ovals and any future use of the former Bowling Club site.
- A4 High quality visual presentation to public spaces, including the Princes Highway (and from the new elevated bridge over the Clyde River that is currently being designed), that demonstrates to passing travellers and local residents that artistic and cultural activities, as well as health and sporting activities, rank highly in the priorities of the local community.
- A5 Excellence in architecture that enhances the streetscape and complements the existing waterfront character of the town.
- A6 Design that reflects in an appropriate manner elements of Batemans Bay's history (natural and cultural) and its present coastal character, while also looking to its future, through building form and materials, landscaping and public art.
- A7 Landscaping that adds to the unique setting and contributes positively to the development of a landmark building on a landmark site.
- A8 Activation of public spaces, including streets and public open space, creating meeting places and other opportunities for social interactions.
- A9 High levels of pedestrian amenity both day and night in relation to daylight, and lighting, water views, wind, sunlight, safety and visual interest.
- A10 High levels of accessibility for people of all ages and abilities (universal design).
- A11 Ensuring the development contributes to a night time economy by enhancing the streetscape at night through illumination that supports safety and accessibility.
- A12 All buildings, car parks, walkways, cycleways and their immediate environs shall be designed to incorporate Crime Prevention through Environmental Design (CPTED) concepts and strategies.
- A13 The location and design of car parks, loading bays and services areas do not dominate the public domain.

## **B. For the design of the centre:**

The Regional Aquatic, Arts and Leisure Centre will be a **high quality facility** that is attractive and welcoming, while being **affordable** and **fit for purpose**. The design needs to work for the key components/services within the centre (arts, aquatic, leisure, visitor information, community) and also operate and flow successfully as a whole. The design of the centre will achieve this through:

- B1 Innovation in the design of the centre to ensure that both the arts and the aquatic components are prominent and identifiable, and that neither appear as an “add-on” to the other.
- B2 Integration and combination of the two main uses (aquatics and arts) in a manner that accommodates the needs of all potential users of the facility (including community users and visitors seeking tourist information) and provides for the sharing of ‘front of house’ and ‘back of house’ uses. .
- B3 Maximising flexibility in the design of the internal spaces – including potentially through the provision of moveable walls and the allocation of meeting and storage spaces, to make programming of the centre easy and maximise use to meet the needs of users of both aquatic and arts components.
- B4 Internal design that reflects in an appropriate manner elements of Batemans Bay’s (and the wider region’s) history (both natural and cultural) and its present coastal character, while also looking to its future, through internal building form, materials, colours and through opportunities for public art.
- B5 Internal design that reflects the primary uses of the different spaces within the centre, as follows:
  - The aquatic centre components should reflect health, fitness, fun and adventure;
  - The arts centre components should reflect creativity, learning, new and engaging experiences, cultural expression, imagination and exploration;
  - The foyer areas, including the gateway visitor centre, should reflect a sense of welcome and discovery in relation to Eurobodalla, Batemans Bay, and the facilities in the Mackay Park precinct,with common design elements throughout that identify each component is part of one combined centre and where appropriate indicates the connections and relationships between the different spaces in the centre.
- B6 Foyer size and width to be chosen to allow for high-level use periods, circulation, and multiple uses. Foyer design to be flexible to facilitate the gathering of arts patrons before and after events in a relaxed and comfortable setting suitable for a performing arts venue. Consideration to be given to shared and/or separate entrances to the major components of the centre.
- B7 Building legibility – ready identification of entry/ access points, CPTED, effective way finding.
- B8 High levels of accessibility for people of all ages and abilities (universal design).
- B9 Minimising any sense of isolation and locating facilities such as toilets in areas of high circulation and natural surveillance.
- B10 Ensuring the size and scale of the centre and the components within are appropriate having regard to the needs of the community, the available project budget and the long term financial sustainability of the centre.

- B11 Facilitating the appropriate staging of construction of the facility, if required, and maximising potential opportunities for expansion of the centre in the future (potentially through an expanded footprint and/or additional stories).
- B12 Allowing transition from within the centre to the outdoors (including potentially to external gardens, decks, outdoor eating areas, outdoor performance spaces and the existing sports fields) to support activities requiring indoor/outdoor space.
- B13 Incorporating appropriate (and emerging) technologies, including communications, acoustics and lighting, suitable for the intended use of the various components of the centre.
- B14 The use of innovative, best practice, urban design and building techniques, plant and materials that incorporate environmentally sustainable design principles.
- B15 Managing acoustics & odour issues between the two main uses of the centre, aquatics and arts, and between the centre and surrounding uses, considering user's needs in relation to comfort and working environments.
- B16 Orientation and positioning of building and location of windows to facilitate appropriate solar control, maximise natural lighting to the interior where appropriate and take advantage of views from the building.

## Design Principle suggestions from Sunset Committee

Suggestion	Design Principle
Include accessibility and inclusion principles (car parking, internal design, etc).	A10, B8
High quality visual appearance.	A4, A5
Incorporate arts and aquatics equally (both should be prominent).	B1
Allow for facility expansion.	B11
Provide for indoor/outdoor spaces.	B12
Consider how facility fits into Mackay Park precinct.	A1, A2, A3
Foyer design to allow for pre and post-performance activity.	B6
Flexible use of spaces.	B3
Incorporate emerging technologies.	B13

Other issues raised:

Suggestion	Response
Size and heating of change rooms.	Too detailed for EOI stage design principles. Will keep in mind for later detailed tender stage.
Healthy food options at café.	A management issue rather than a design issue.
Swimming club needs a club room.	Facility will include meeting rooms for multi-purpose use.
Provide a crèche.	A management issue rather than a design issue.
Incorporate retail space.	Already factored into concept design.
Future improvements of Mackay Park ovals and club house?	Not directly relevant to the design principles for the Regional Aquatic, Arts and Leisure Centre
Community engagement.	For discussion at Committee meeting.
Council's soft drink and alcohol policy?	The facility would need a liquor licence to serve alcohol. Council has a policy to discourage consumption of soft drinks at Council facilities.