

**ITEM 2. WATERLOO YOUTH FACILITY REFURBISHMENT – CONCEPT DESIGN ENDORSEMENT****FILE NO: S064998****SUMMARY**

This report outlines the scope for the refurbishment of the existing Waterloo Youth Services building, Waterloo Oval, for Council endorsement.

The building is in a sensitive park location. Three concepts were developed and presented to the City of Sydney Design Advisory Panel meeting on 12 August 2008. The Panel endorsed the scheme by Collins and Turner Architects as the preferred concept design. This concept proposes a strong 'green' and sculptural response which integrates the building into its park setting.

**RECOMMENDATION**

It is resolved that Council endorse the preferred design (Scheme A) by Collins and Turner Architects for the Waterloo Youth Facility refurbishment works as described in the subject report and proceed with design development and lodgement of a Development Application.

**ATTACHMENTS**

**Attachment A:** Location plan and building photographs.

**Attachment B:** Design schemes A, B and C.

**BACKGROUND**

1. The Waterloo Youth Facility is located on the southern end of Waterloo Park, Waterloo. It is one of nine youth facilities within the City of Sydney local government area. It is operated by South Sydney Youth Service (SSYS). The building is owned by the City. The building was originally an amenities block which was converted to house the youth services in 1991. Currently the building suffers from poor interior layout and limited connection to its park setting (**refer Attachment A**).
2. The City of Sydney Youth and Skate Facility Needs Study endorsed by Council on 7 August 2006, identified the need to refurbish the existing facility. The study cited a need for better quality, multipurpose facility, co-located with other programs and services in areas which young people frequent.
3. The Youth and Facility Needs Study also recommended redeveloping the existing facility to augment future Green Square youth services development. The 2008/09 capitals works program allocated funding for the project which will allow a moderate level of refurbishment.
4. The objectives of the project are to:
  - (a) improve the condition and amenity of the building which reflects the current community and client needs;
  - (b) improve the relationship of the building to its park setting; and
  - (c) strengthen local (youth) community participation and networks by revitalising local facilities and environment.
5. The project brief includes refurbishment to the internal layout and façade, integrates a toilet facility for the skate park users, and incorporates sustainable initiatives to align with the City of Sydney 2030 Sustainable Sydney strategic directions.
6. Three emerging architectural studios were selected to develop a concept design option within the budget and brief (**refer Attachment B**). The aim of this process was to seek a range of approaches to a building in a sensitive open space location. They include:
  - (a) Collins and Turner Architects (Scheme A);
  - (b) Day Bukh Architects (Scheme B); and
  - (c) MarshCashmanKoolhoos (MCK) Architects (Scheme C).
7. The proposals were presented to the Design Advisory Panel meeting on 12 August 2008. The panel supported Scheme A (Collins and Turner) as the preferred design noting that “this option best responded to the context and needs for the youth facility”.
8. The preferred scheme proposes a flexible and efficient office and layout plan, central courtyard to improve environmental performance, and a green ‘crown’ roof to shroud the building in greenery, emphasising its landscape setting.

**KEY IMPLICATIONS****9. Strategic Alignment**

- (a) Sydney 2030 Strategic elements:
  - (i) Liveable green network; and
  - (ii) Transformative development.
- (b) Sydney 2030 Strategic directions:
  - (i) A leading Environmental Performer; and
  - (ii) Sustainable Development, Renewal and Design.

**10. Social / Cultural / Community** – an improved youth facility for the young people of Redfern and Waterloo will deliver many positive community outcomes including:

- (a) educational provision for more courses and workshops;
- (b) the refurbishment will incorporate a specialist doctor service and counselling for amphetamine users (the first in NSW);
- (c) practical involvement in construction and horticulture;
- (d) business and enterprise training;
- (e) counselling and family therapy with the Aboriginal and Torres Strait Islander community;
- (f) arts, film and music courses;
- (g) monitoring of skate park and program development; and
- (h) reduced crime rates and youth related public disturbances.

**11. Environmental** – the refurbishment will comply with the City's Environmental Management Plan targets including:

- (a) the project is a refurbishment to an existing building. The focus will be retaining existing structure and materials where possible. New materials will be low embodied energy;
- (b) maximise use of natural ventilation, and stack effect via central courtyard;
- (c) maximise use of natural light through shallow floor plan and low energy artificial lighting;
- (d) passive thermal heating and cooling through use of high 'thermal mass' materials;
- (e) rainwater collection and reuse; and
- (f) green roof and landscape integration.

**BUDGET IMPLICATIONS**

12. There are funds allocated for this project C17063 Waterloo Youth Facility refurbishment in the 2008/09 Capital Works Budget and in the 2009/10 forward estimates.
13. The brief for the architects is to provide and develop a design that complies with the budget limits.

**RELEVANT LEGISLATION**

14. Environmental Planning and Assessment Act 1979.
15. Crown Lands Act 1989.
16. Local Government Act 1993.

**CRITICAL DATES / TIME FRAMES**

17. The program is:

Design endorsement by Council	November 2008
Consult detail design with neighbours	December 2008
Submit Development Application to Council	February 2009
Tender period	May – July 2009
Approval of construction contractor by Council	July 2009
Commence construction	August 2009
Anticipated construction period	6 – 10 months

**PUBLIC CONSULTATION**

18. Extensive consultation has taken place with the major stakeholder for the project - SSYS and their service users, predominantly Aboriginal and Torres Strait Islander young people from the Redfern and Waterloo area.
19. Future consultations will include surrounding residents and the SSYS youth will be engaged in further consultations and play a role in internal demolition and selections and plantings in the green component of the new building. It is planned that the youth involvement in the building will complement courses run by the SSYS.

**MICHAEL LEYLAND**  
Director City Projects

Narelle Naumcevski, Architect