



Additional information

Finance, Policy, Operations
and Legislation Committee

Wednesday 12 October 2022 - 6pm



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FPOL2210-1 SOUTH BEACH FACILITIES 2

CITY OF FREMANTLE SOUTH BEACH FACILITIES

SCHEMATIC DESIGN REPORT



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FOREWORD

The City of Fremantle engaged Bernard Seeber Pty Ltd to provide Architectural Services for the design of New Public Facilities at South Beach.

Current Facilities sited in the South Beach foreshore park comprise primarily of Change Room and Toilets, with an abutting Café and car parking. The upgrading of built facilities to suit contemporary demand is required for this important community asset.

Primary aspects of this document includes:

- Building Siting
- Concept Designs
- Cost Estimate

This document presents the following schemes:

- Concept 1
- Concept 2
- Concept 3
- Concept 1A (development from Concept 1)

A comparison analysis of the schemes is outlined within the report document. It conceptually demonstrates use of the proposed facilities.

Approved Concept 1A was developed, with the report outlining the proposed scheme.

ISSUE RECORD

DATE	ISSUE
24 March 2022	220324_CITY OF FREMANTLE
21 March 2022	220321_DRAFT TO QUANTITY SURVEYOR

2.2

PROJECT CONSULTANT TEAM

Architectural Consultant: Bernard Seeber Pty Ltd

Bernard Seeber Pty Ltd has engaged the following sub-consultants on behalf of the City of Fremantle for this Project:

Structural Engineer: WA Structural Consulting Engineers Pty Ltd

Hydraulic Engineer: Hydraulics Design Australia

Electrical Engineer: E-Consulting Engineers

The following sub-consultants are proposed to be engaged throughout the course of the project:

Access Consultant: OHA O'Brien Harrop Access

Building Surveyor: Building Lines

Geotechnical Engineer: Local Geotechnics

Sustainability Consultant: Fini Sustainability

Note:

Quantity Surveyor has been directly engaged by the City of Fremantle
Mechanical Engineering Services are proposed not to be required for the project. Ventilation of the building is to be resolved passively.

2.3

COST ESTIMATE

Refer to attached Quantity Surveyor Cost Estimate for the Project.

3

LOCATION

3.1

SITE LOCALITY DESCRIPTION

South Beach is located within the City of Fremantle, with the City of Cockburn bordering to the south. The site sits within a long established area with surrounding uses that include:

- sailing club
- cafés and restaurants
- retail
- commercial
- a growing residential catchment



4

SITE CONTEXT

4.1

CONTEXT DESCRIPTION

The Site is located between two groynes. South Beach Dog Beach is to the north with City of Cockburn Islands Reserve is to the South.

Since the late 1890's South Beach has been used as a beach and park recreation area providing facilities to local and wider community. The site is also a venue of regular community events and festivals.

Existing Public Facilities are centrally located and include a Cafe and Change Rooms that were originally built circa 1970.

During the 1990's, the City carried out successful dune and planted landscape works achieving significant stabilisation of the beach and park and confirming the character of the setting. Indigenous species (including Rottnest Island Teatree) are dominant along the beachfront, although many of the Norfolk Island Pines and Moreton Bay figs remain in the local were planted in the 1920's.



5 FACILITY LOCATION

5.1 LOCATION ANALYSIS

The City of Fremantle through on site community consultation identified three possible Facility location options. Location A, B and C.

These location options were presented to the City of Fremantle Reference Group Workshop.

Location A was confirmed as the preferred Option, noting the following:

Proximity to existing electrical and hydraulic services

Allows for future development of Cafe

Allows for landscaping opportunities between Public Facilities and Cafe

Good proximity to playground

Protection to the Cafe from prevailing winds

Good access for different community groups



6

SITE ANALYSIS

6.1

EXISTING SITE DESCRIPTION

The site comprises of a grassed park, dune system and beach to the west of Ocean Drive.

The dune system runs parallel to the park consisting of typical coastal dune vegetation to the locality. The park vegetation consists of Tea Trees, Norfolk Island Pines and Moreton Bay Figs.

The topography of the site is higher to the east bounding the car park. Centrally there is a nominal fall of one a half meters to the west.

Pedestrian, bicycle and vehicle access borders the site to the east.

Existing Sports Court is centrally located directly west of the existing Public Facilities.

Existing Public Facilities are centrally located within the site. The Cafe is located on the north side and Change Rooms on the south side of the building.

6.2

ACTIVITY AREAS

South Beach can be divided in four main activity areas. These include:

Activity Area 1 - Built Amenities: Playground, BBQ, Picnic Shelters

Activity Area 2 - Built Amenities: Sports Court, Cafe & Facilities

Activity Area 3 - Passive Open Space

Activity Area 4 - Beach

6.3

COASTAL SEA-LEVELS

Cockburn Sound Coastal Alliance carried out their Coastal Vulnerability and Flexible Adaptation Pathways Project. The project identified the coastal assets affected by coastal hazards, erosion and inundation within South Beach.

Sand nutrition and dune restoration to South Beach, including rising of sea levels sets out that any new development is to occur east of the high risk area depicted by the blue line labeled 2070.



7 PLANNING CONCEPT 1

7.1 SCHEME DESCRIPTION

being provision of:

Enclosure	Facilities are provided in a securable enclosed space with additional facilities shown to the exterior.
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Outdoor	Communal outdoor facilities (weather protected)
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Indoor	Gender separated for changing & toilet facilities Unisex/Universal/Family Rooms After hours securable
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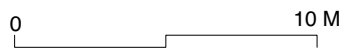
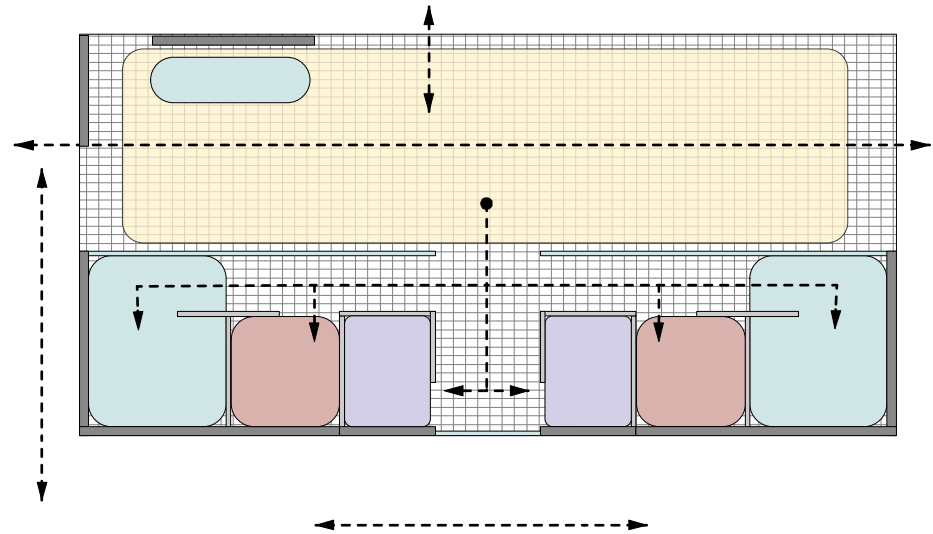
7.2 COMMENT

Generally:

A'traditional' approach to planning with gender separation
Concern for children's/elderly safety is reduced with gender separation
Toilet facilities are visually separated from changing facilities
Limited facilities for gender diverse people

LEGEND

- Communal spaces
- Toilets
- Showers/Changing
- Unisex/Universal/Family Rooms



8 PLANNING CONCEPT 2

8.1 SCHEME DESCRIPTION

being provision of:

Enclosure	Facilities are provided in a securable enclosed space with additional facilities shown to the exterior.
Outdoor	Communal outdoor facilities (weather protected)
Indoor	Gender separated for changing facilities Unisex toilet facilities. Larger cubicles to accomodate adult & child. Communal hand washing station/other Unisex/Universal/Family Rooms After hours securable

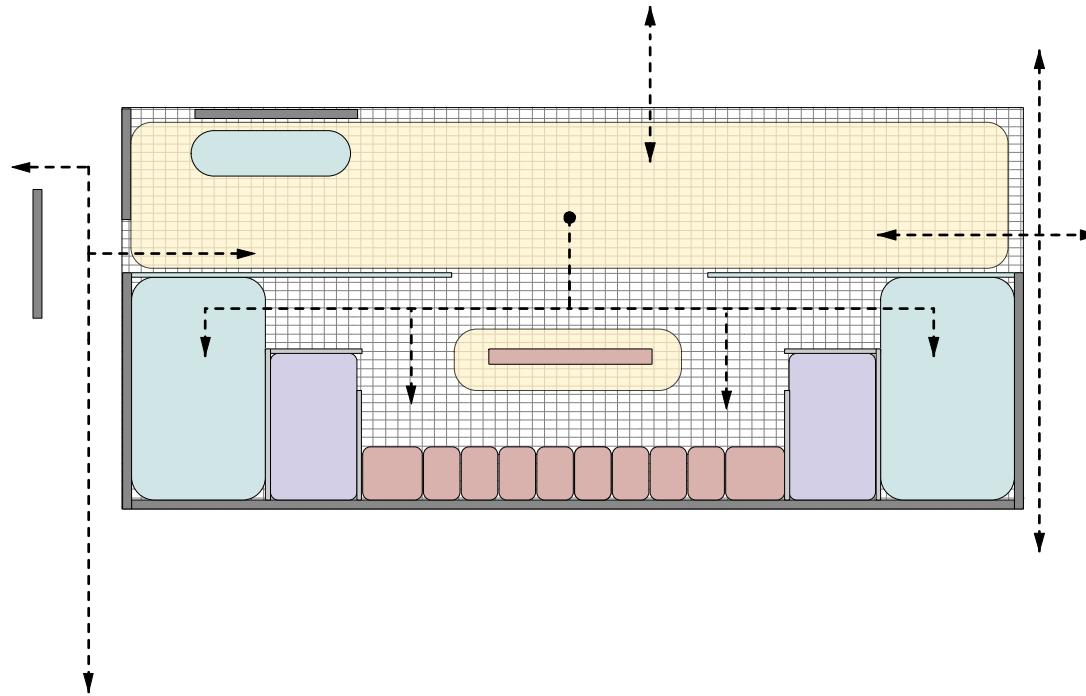
8.2 COMMENT

Generally:

Approach to planning is to accomodate the range of community needs including: gender diversity, families, universal accessibility and community groups.

LEGEND

- Communal spaces
- Toilets
- Showers/Changing
- Unisex/Universal/Family Rooms



0 10 M

9 PLANNING CONCEPT 3

9.1 SCHEME DESCRIPTION

being provision of:

Enclosure	Facilities are provided in a securable enclosed space with limited facilities shown to the exterior.
Outdoor	Limited communal outdoor facilities
Indoor	Continuous perimeter screening Dual entry point. After hours securable. Unisex pods toilet facilities Communal hand washing station Unisex pods changing facilities Unisex/Universal/Family Pods Communal showers

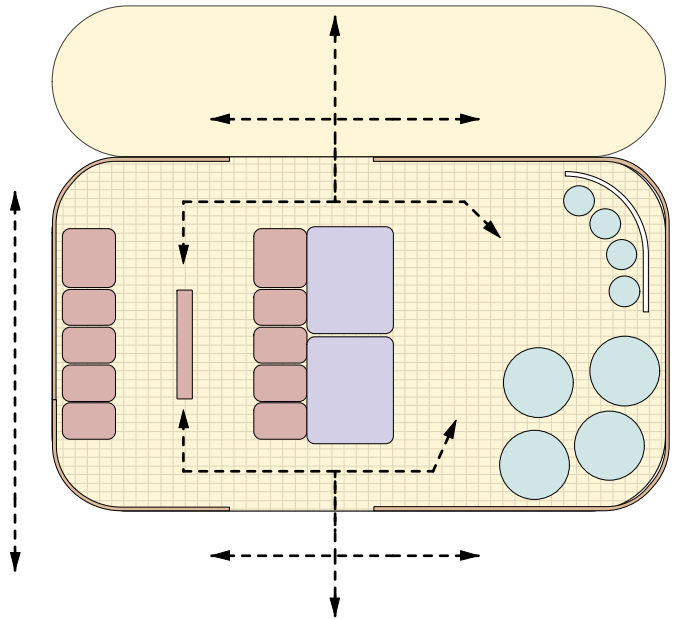
9.2 COMMENT

Generally:

Approach to planning is to accomodate the range of community needs including: gender diversity, families, universal accessibility and community groups.
Safety concerns for children/elderly without gender separation

LEGEND

- Communal spaces
- Toilets
- Showers/Changing
- Unisex/Universal/Family Rooms



10 PLANNING CONCEPT 1A

10.1 SCHEME DESCRIPTION

being provision of:

Enclosure	Facilities are provided in a securable enclosed space with additional facilities shown to the exterior.
Outdoor	Communal outdoor facilities (weather protected)
Indoor	Gender separated for changing & toilet facilities Cubicle and open showers to gender separated facilities Unisex/Universal Room Unisex/Family Rooms Single entry point. After hours securable





10.2 COMMENT

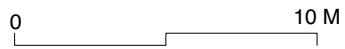
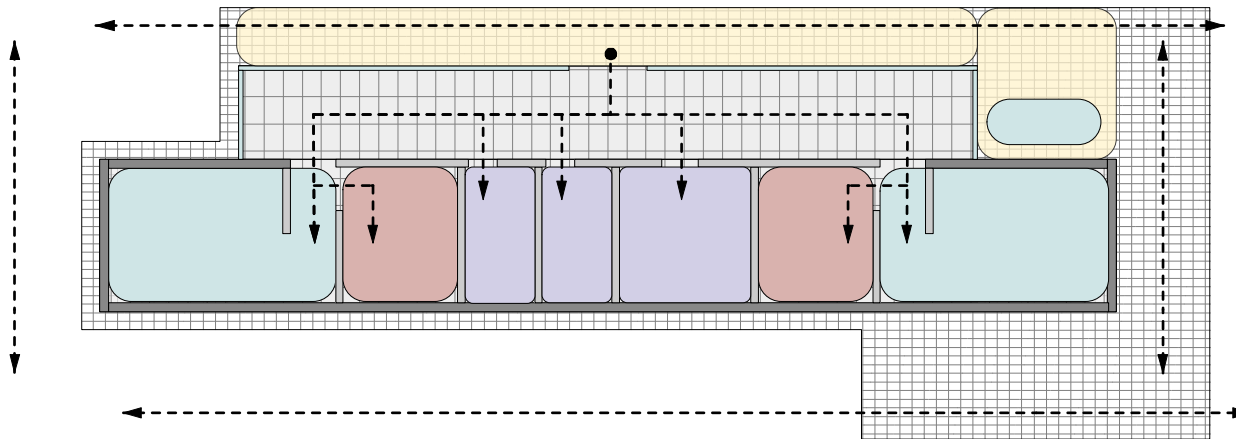
Generally:

Following the City of Fremantle Reference Group Workshop it was confirmed to proceed with Planning Concept 1 for the development of Schematic Design. Concept 1A proceeded on the basis of gender separation for toilet and showering facilities; with the inclusion of family, unisex and universal accessible facilities to also be accommodated.

It is intended the facilities provided are to accommodate the range of community needs including: gender diversity, families, universal accessibility and community groups.

LEGEND

-  Communal spaces
-  Toilets
-  Showers/Changing
-  Unisex/Universal/Family Rooms



11 SKETCH DESIGN

11.1 SITE PLANNING

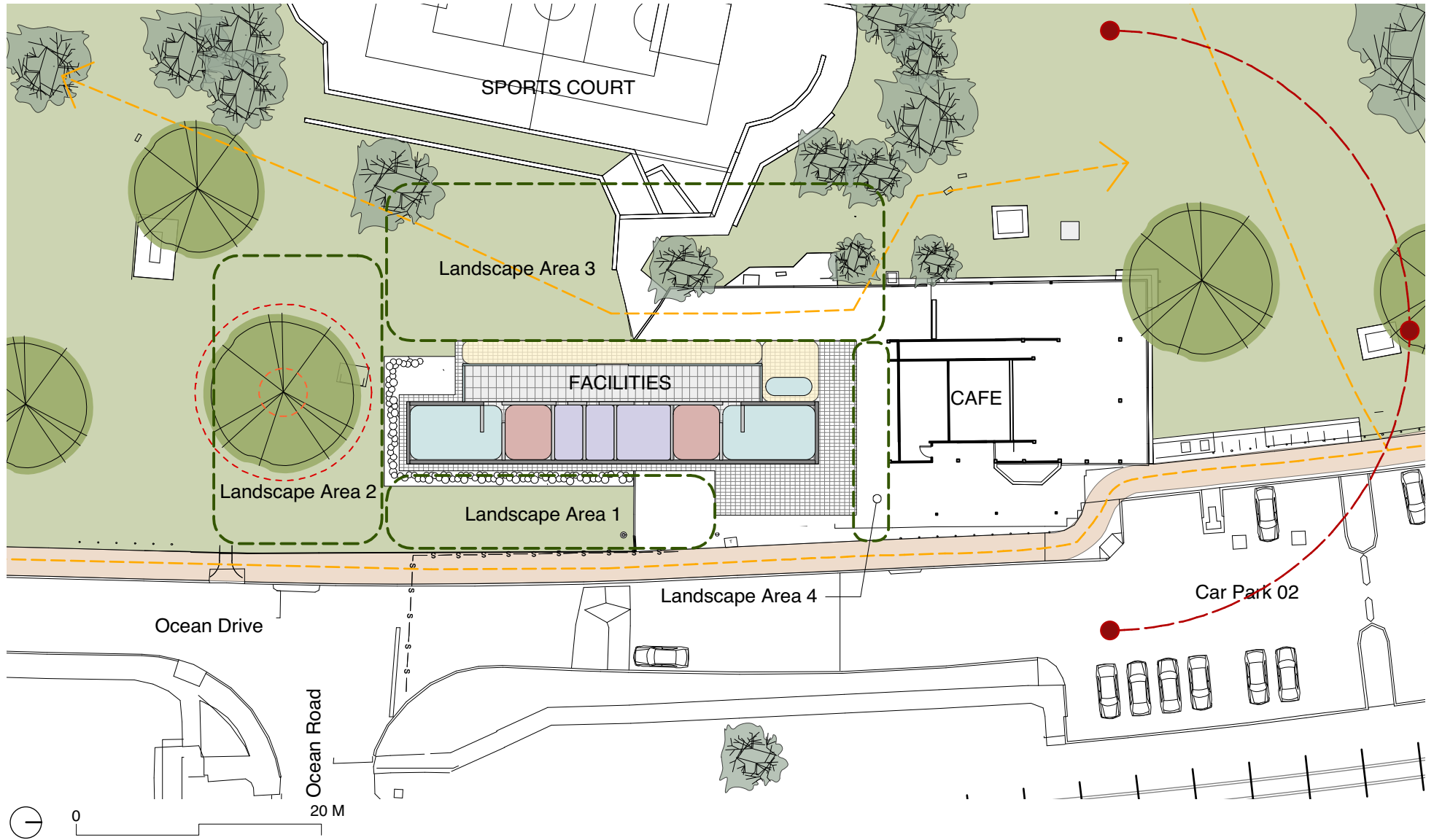
being provision of:

Location

Building is shown to be within Location A, with encroachment into Location B.
Consideration is given to the existing Norfolk Island Pine immediately to the south of the Facility. Any building works are proposed to be outside of the tree protection zone and root protection zone.
Consideration is given to future development of the existing Cafe to the north.
Consideration is given future development of landscape areas to the east allowing for dual use pathways and soft landscaping.
Consideration is given to future development of landscape areas to the west allowing for soft landscaping, outdoor seating and universal accessible ramping to Sports Court.

Landscape Areas

Landscape Areas are to be developed in conjunction with the City of Fremantle Parks and Landscaping Teams.
Soft planting to consist of native coastal vegetation to provide shading, develop local biodiversity and enhance the site in association.
Landscape Areas 01, 02, 03 and 04 are outside the Project Works.



SCHEME DESCRIPTION

being provision of:

Male & Female
Changerooms

New Change Room facilities including:

Toilets
Change areas
Cubicle showers
Open showers
Hand basin
Ambulant compliant AS1428.1 for Toilet

Family Rooms

New Family Room facilities including:

Toilet
Change area
Shower
Baby change
Hand basin
Ambulant compliant AS1428.1

Universal Accessible

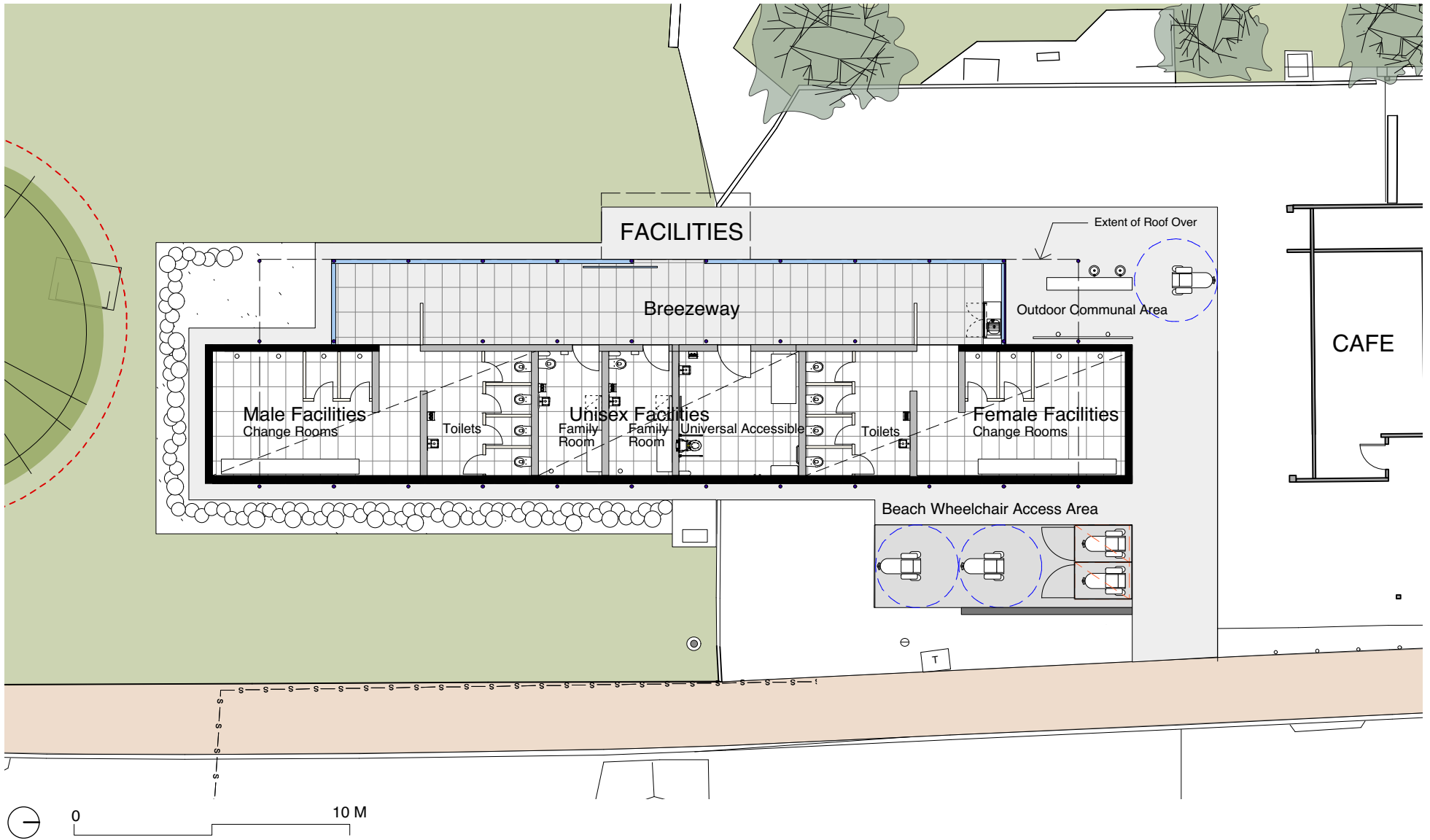
New Universal Accessible Room facilities including:

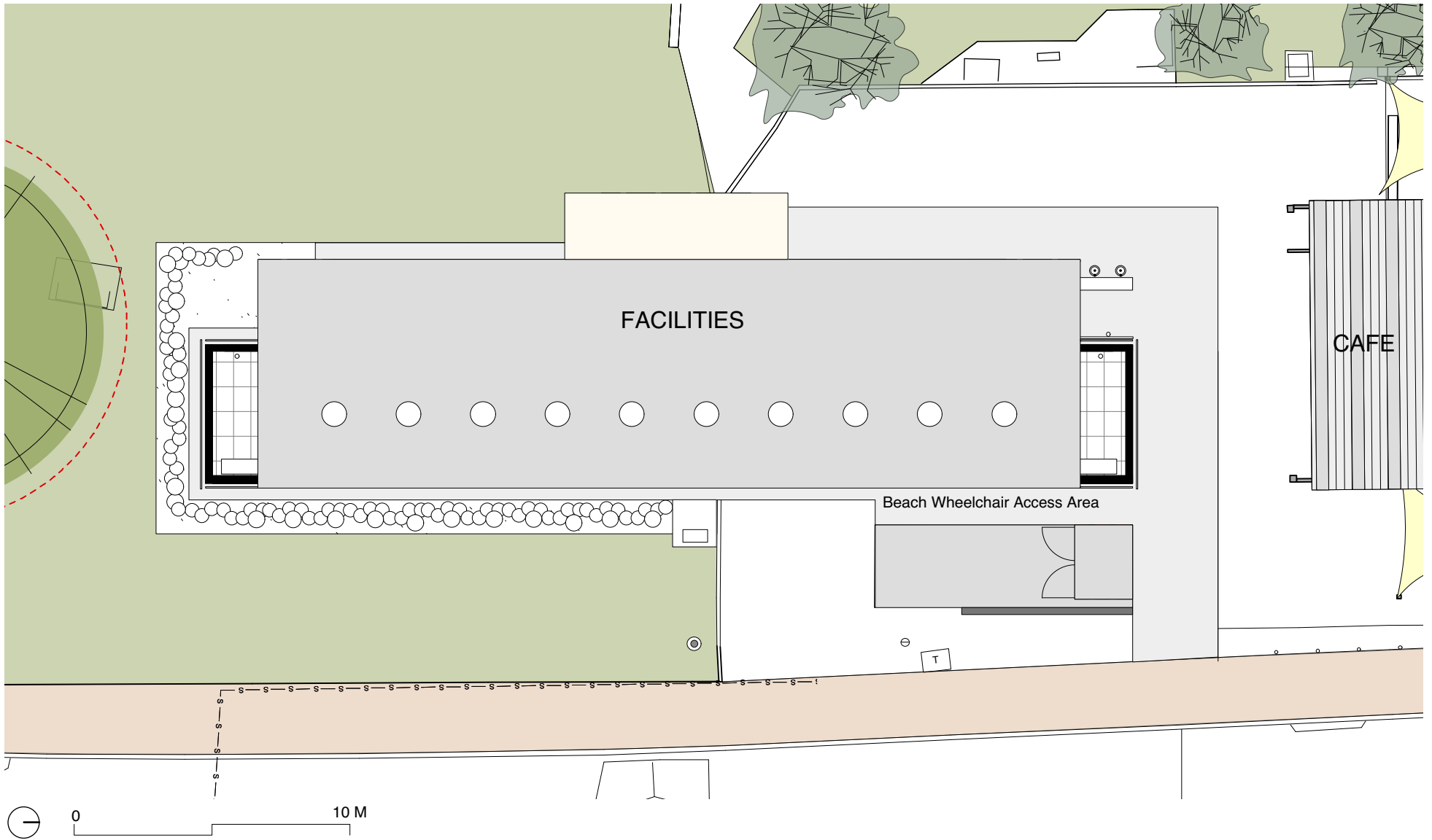
Toilet
Change area
Shower
Bench
Hand basin
Universal Accessible compliant AS1428.1

Communal Areas

New outdoor Communal Area facilities including:

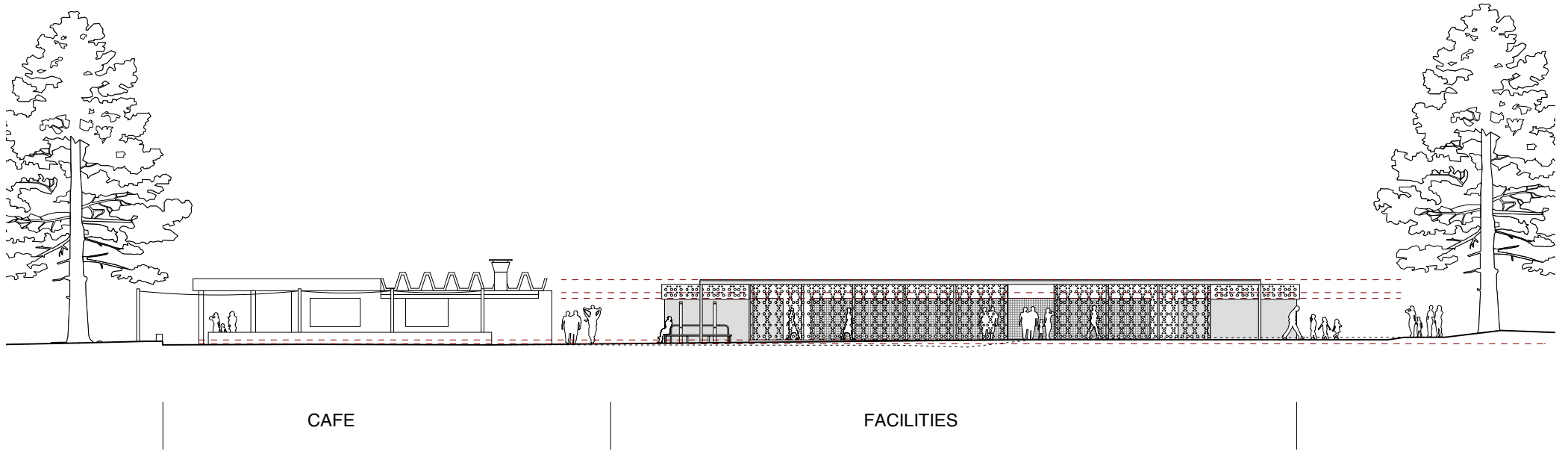
Showers
Hand basin
Drink fountain





11.6

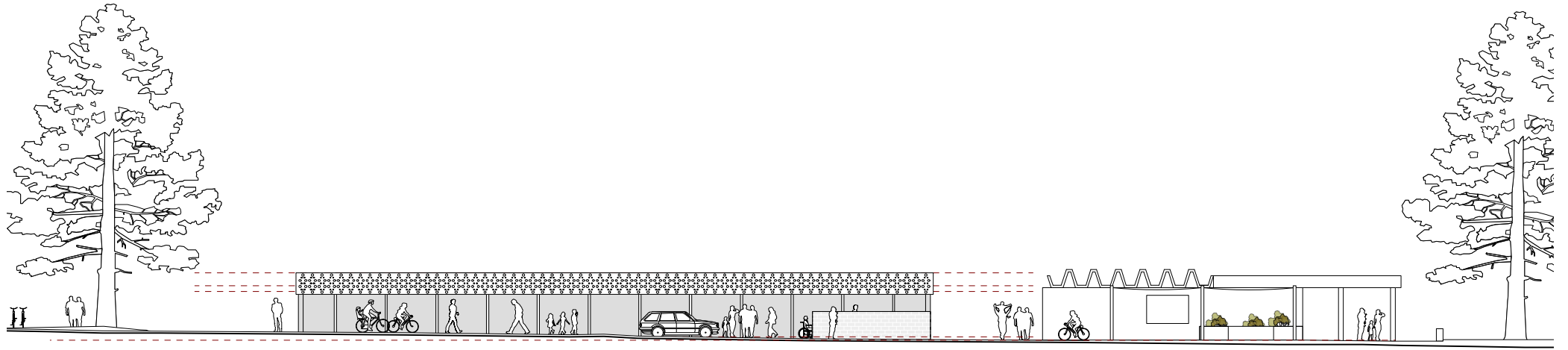
WEST ELEVATION



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11.7

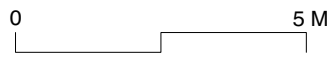
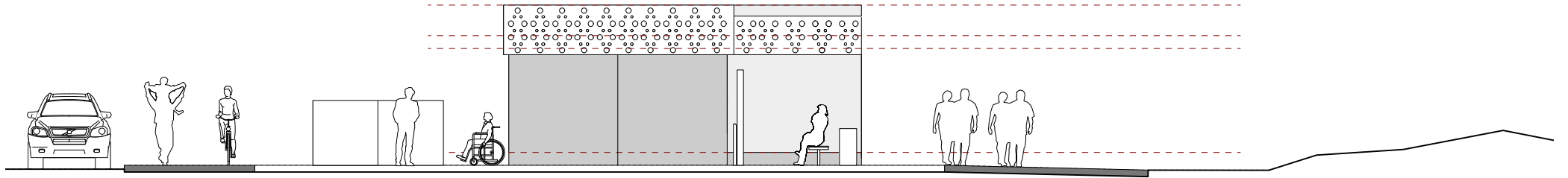
EAST ELEVATION

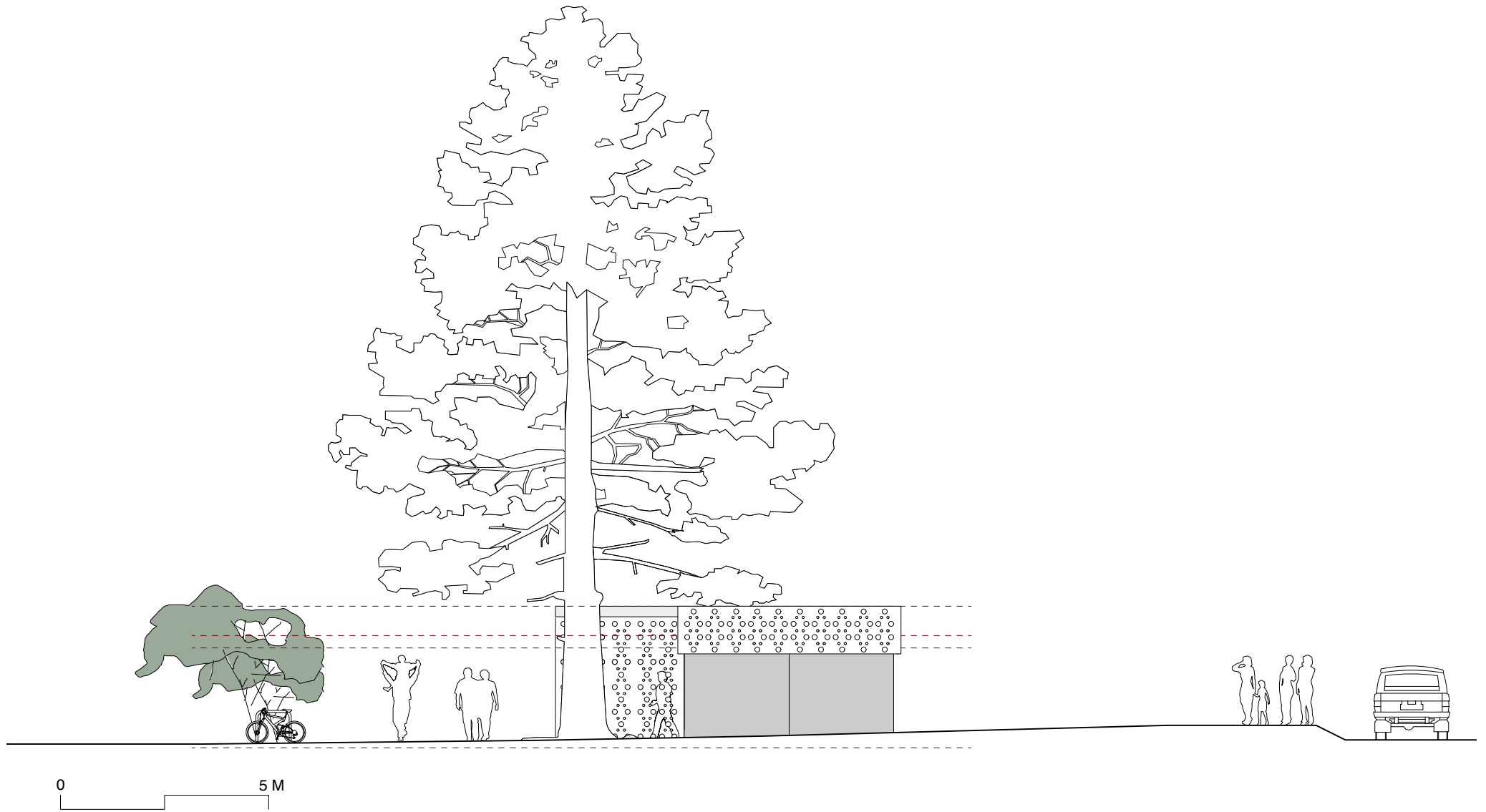


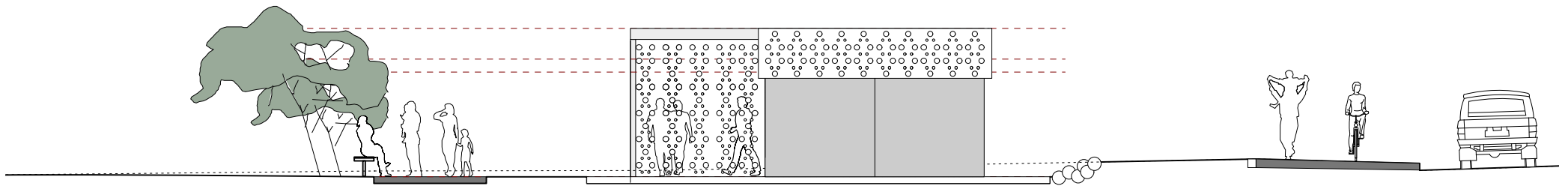
FACILITIES

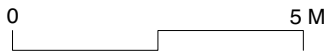
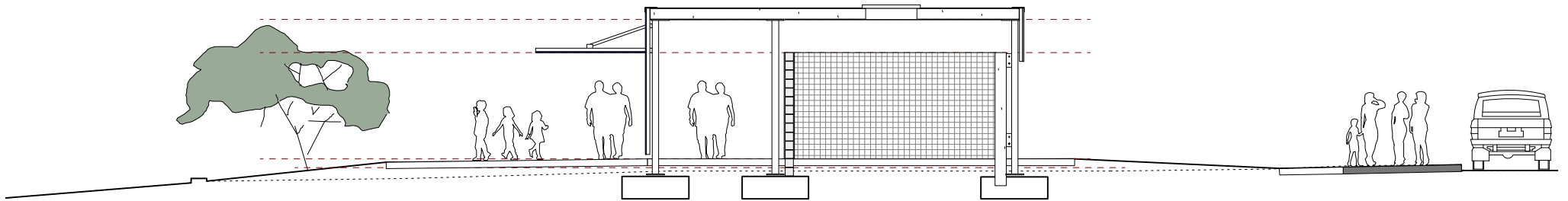
CAFE

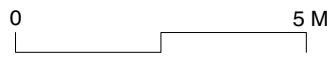
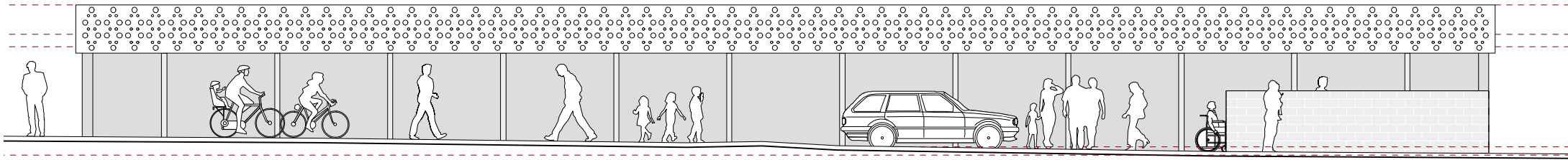


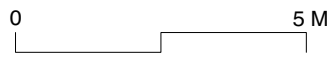
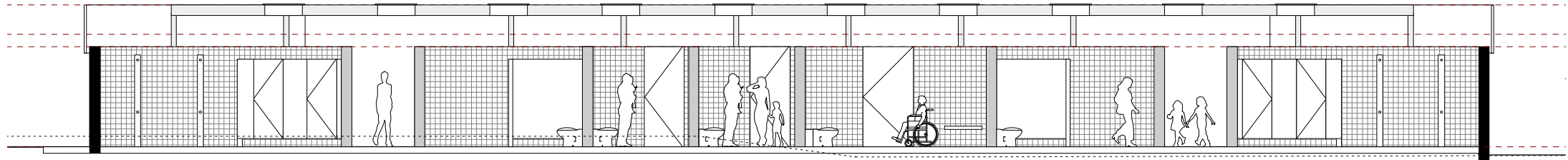


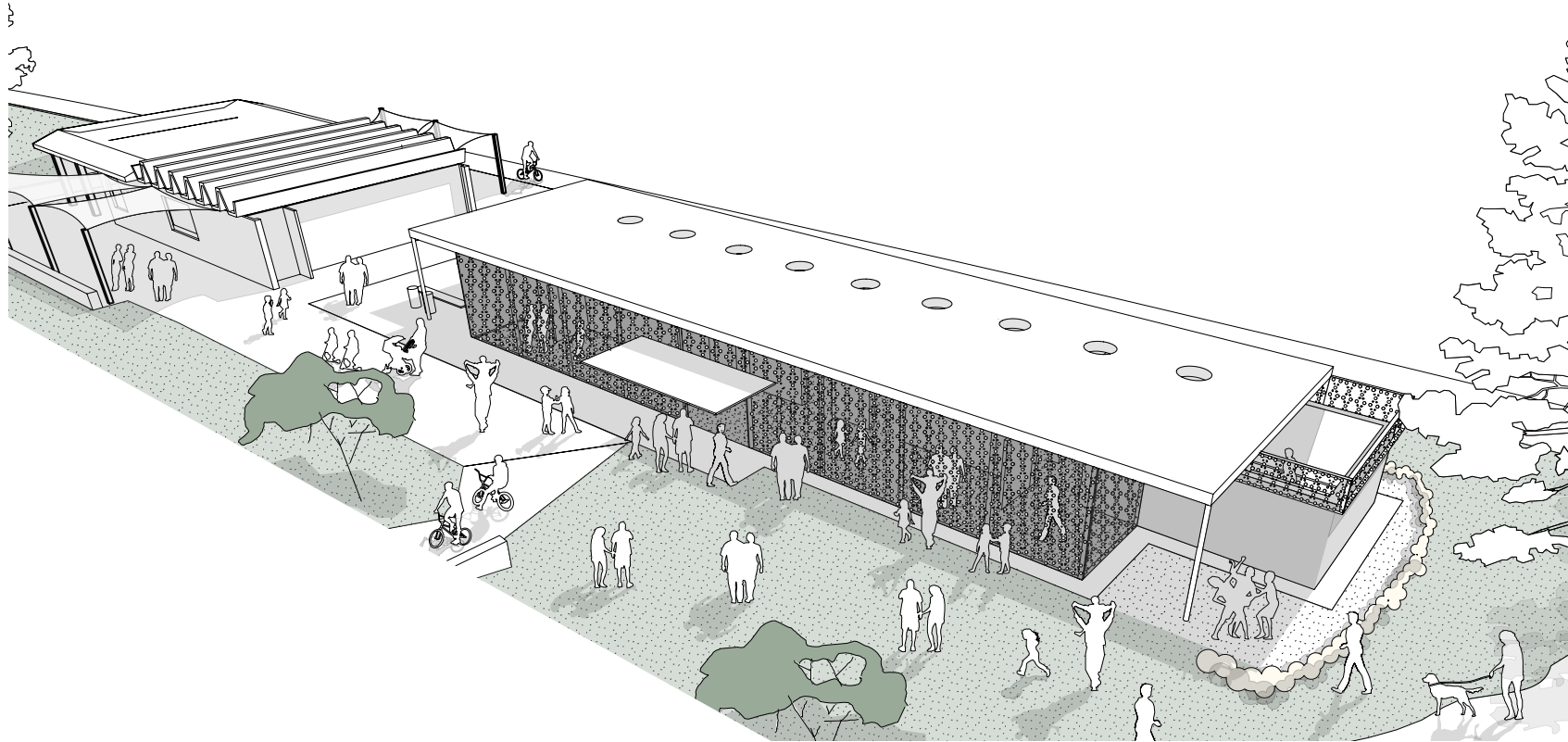












12 ACCESS AND EQUALITY

12.1 DESCRIPTION

The facilities accommodate a range of community needs in association with access and equality; with reference to the City of Fremantle Access and Inclusion Plan 2012-2025 focus areas include:

- Disability
- Access
- Inclusion
- Attitudinal

The facilities include the provision of:

- Unisex Facilities to Family Rooms and Universal Accessible Room
- Cubicle toilet and cubicle showering facilities to gender separated facilities
- Outdoor showering facilities to Communal spaces
- Open showering facilities to gender separated Change Rooms

12.2 UNIVERSAL ACCESSIBILITY

The Universal Accessible Room accommodates the requirements of:
Australian Standard AS1428 Universal Accessible Design Requirements
National Construction Code (NCC)
Occupational Safety and Health Regulations

Additional requirements include the accommodation of turning circles and use of:

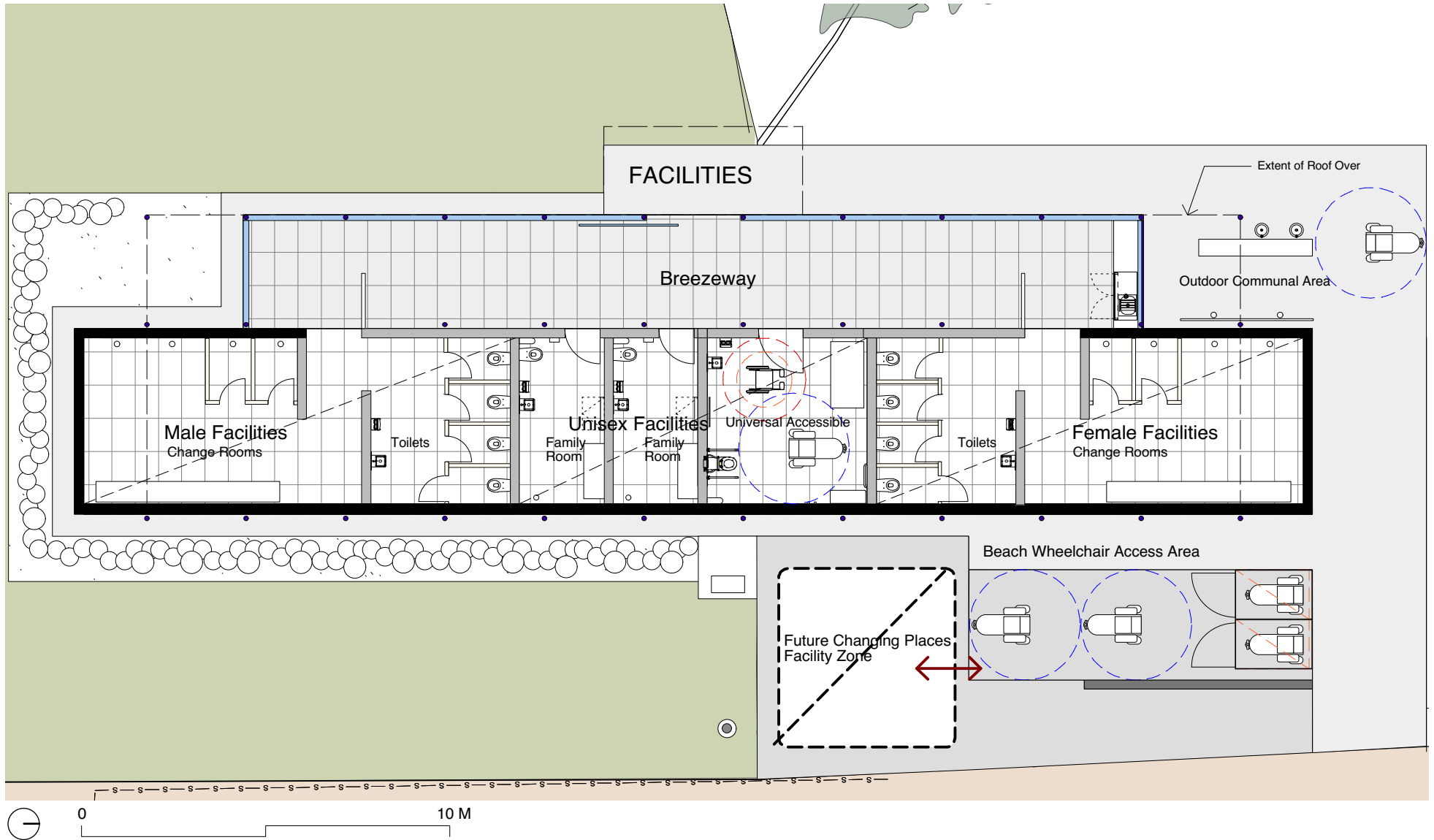
- Mobi-Chair beach wheelchair
- Electric wheelchair
- Standard wheelchair

12.3 CHANGING PLACES

Current Brief requirements outlined by the City of Fremantle:
Proposed Universal Accessible Room to allow for the provision for future installation of:

- Hoist (beam),
- Motorised change table (terminated power supply)
- Changing rails
- Wipe dispensers
- Privacy screen
- all other

Future Changing Places Facility to be considered as a separate structure. Location advised by City of Fremantle as shown.



13

MATERIAL & FINISHES

13.1

SCHEDULE

Items	Materials	Finishes
Floor	In-situ Concrete	Tiles
Walls External	Precast Concrete Panels	Class 1 Smooth
Walls Internal	Blockwork	Tiles
Roof	In-situ Concrete	Class 1 Off Form
Screens	Aluminium Sheet with Lazer Cut Pattern	Mill Finish
Paving	In-situ Concrete	Honed/Broomed
Partitions	Terrazzo	Polished

14 SAFETY IN DESIGN

14.1 PRINCIPLES AND REFERENCES

The Code of Practice 'Safe Design of Buildings and Structures' is part of meeting the requirements of 'The Occupational Safety and Health Act' and it requires all who are providing design services to take action within the Act where practical. A primary aspect of this action is the elimination of and or control of hazards.

This Section sets out known and potential risks and hazards and requires submissions in advance of Work features and activities that address the elimination of and or control of hazards through:

- Methodologies
- Safety Plans

14.2 DESIGN STATEMENT SCHEDULE

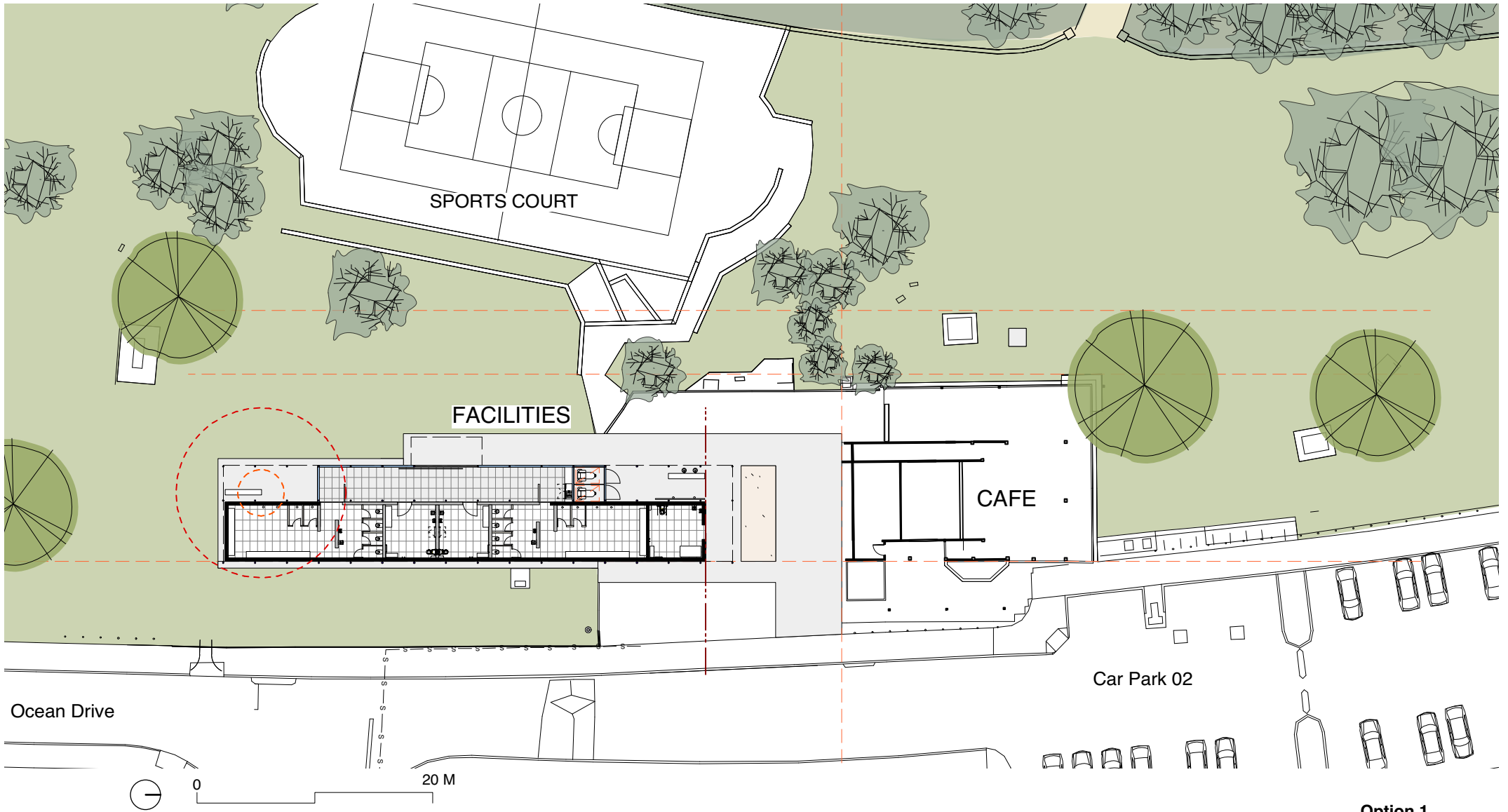
This Schedule sets out Safety in Design action by the Owner and Consultants.

By	
All	Regular assessment during briefing, design and documentation of activities of the Project enabling advanced opportunity for the identification of risk. (Eg. Working at heights and hazardous materials)
All	Specifying Management activity through Submission requirements that address identified risk.

14.3 IDENTIFICATION OF ITEMS OF RISK SCHEDULE

This Schedule is indicative of items of the Works that require action in the elimination of and or control of hazards.

Hazard Identification	Risk Assessment	Risk Control
Heights	All are noted here as a high risk and require Works Contractor Submissions of Safety Management and Methodology.	Advanced planning addressing each activity.
Confined Space		Works Contractor assessment and approval of Sub-contractor Safety Management and Action Methodology.
Hazardous Materials (ACM)		

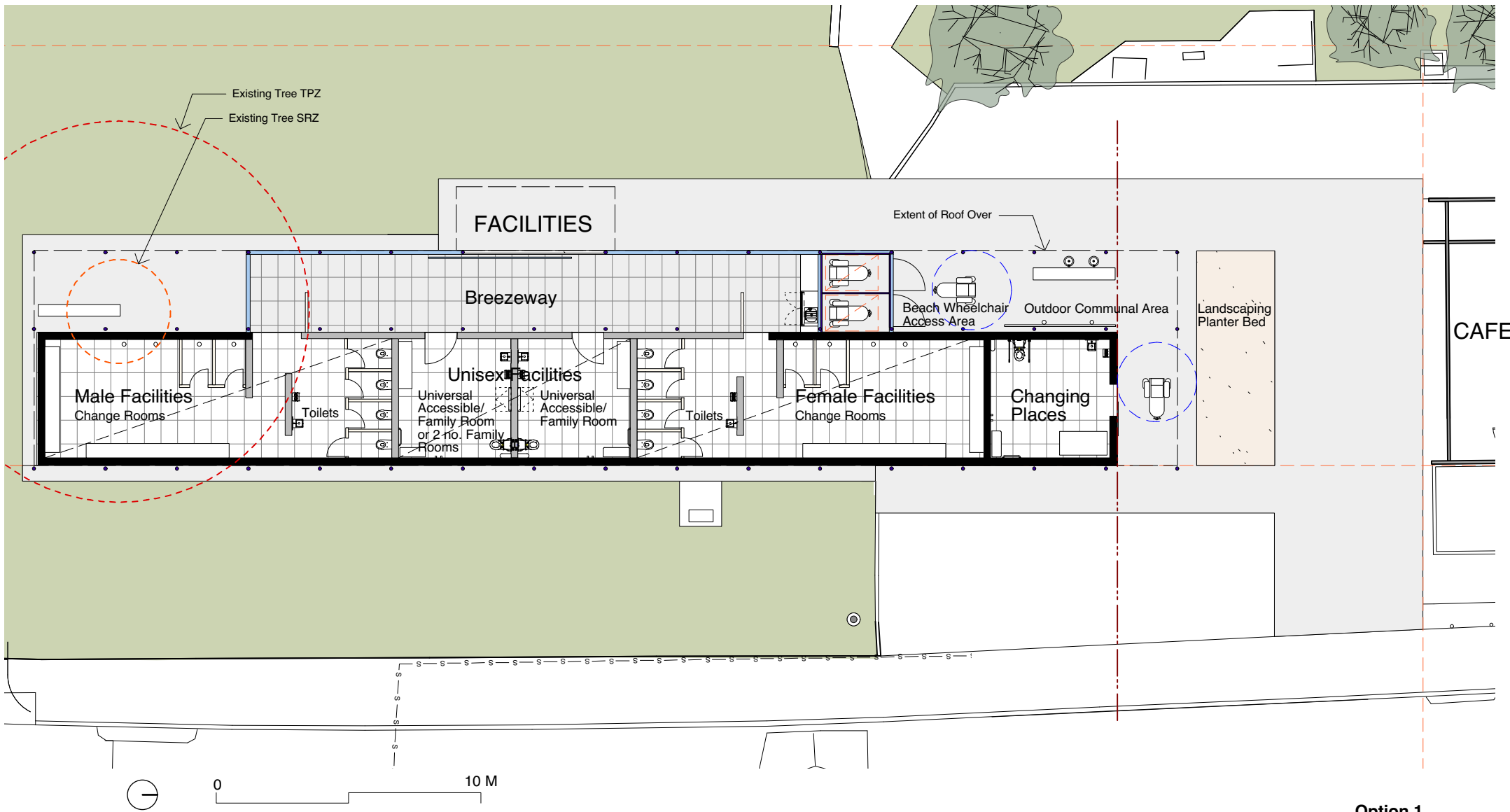


**Option 1
Site Plan**

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FACILITIES

Breezeway

Male Facilities
Change Rooms

Toilets

Unisex Facilities

Universal
Accessible/
Family Room
or 2 no. Family
Rooms

Universal
Accessible/
Family Room

Toilets

Female Facilities
Change Rooms

Changing
Places

Extent of Roof Over

Beach Wheelchair
Access Area

Outdoor Communal Area

Landscaping
Planter Bed

CAFE

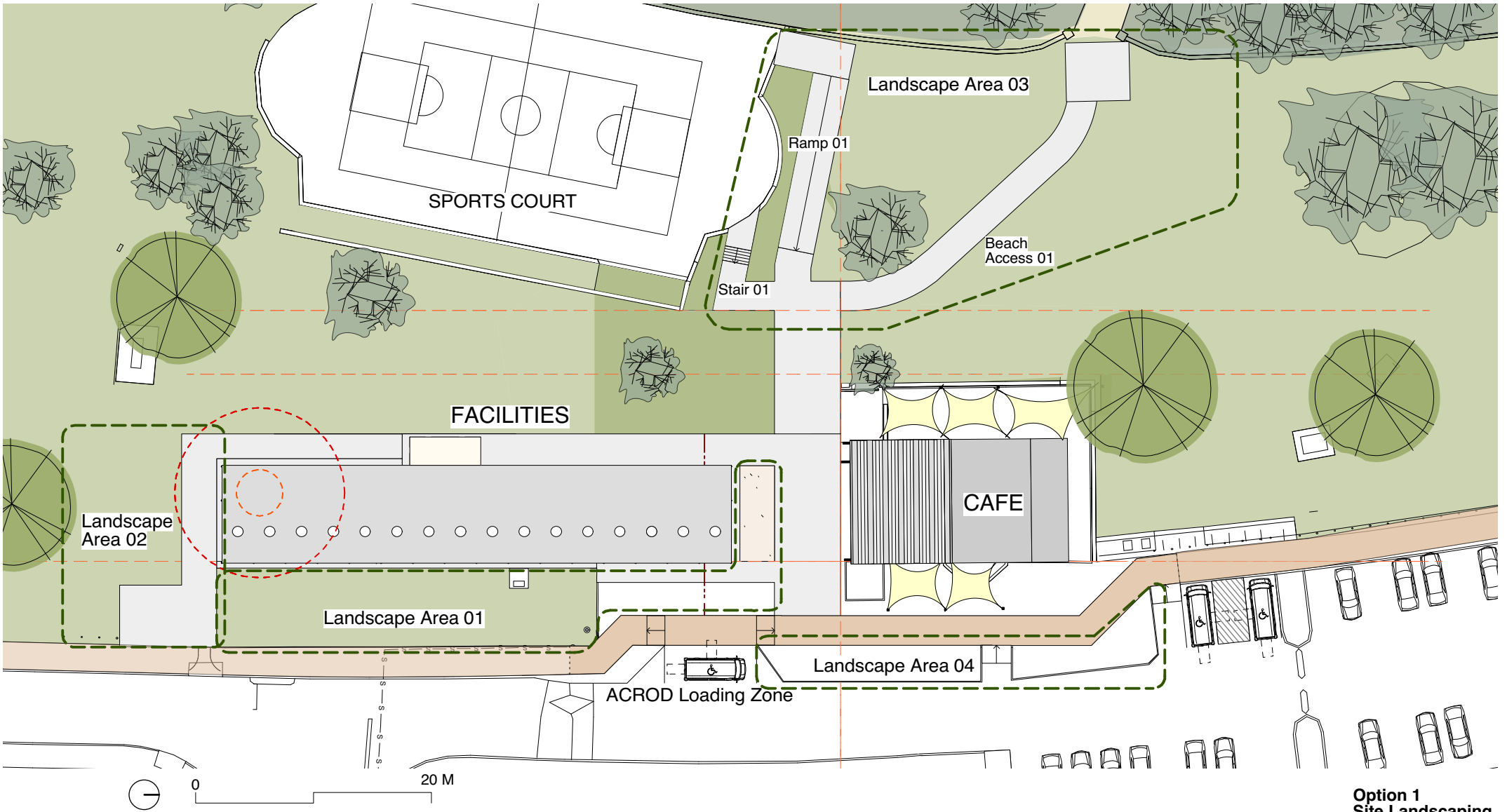
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Option 1
Floor Plan

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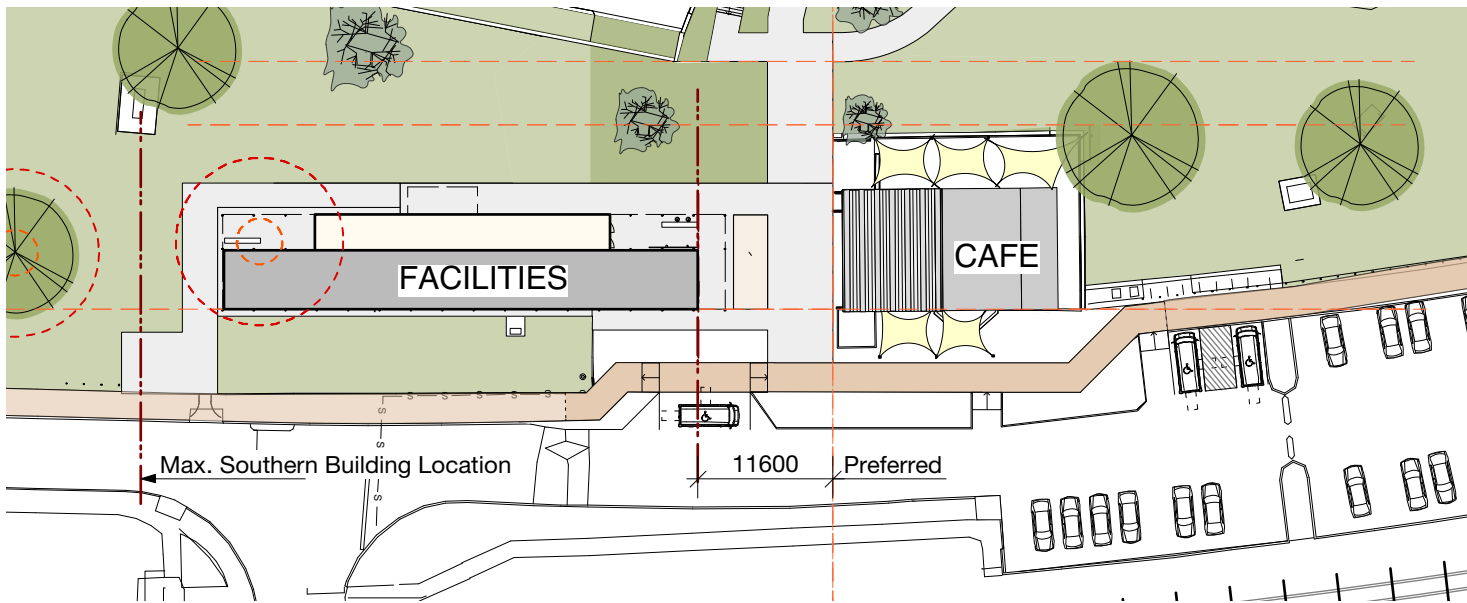


**Option 1
Site Landscaping
Plan Stage 1**

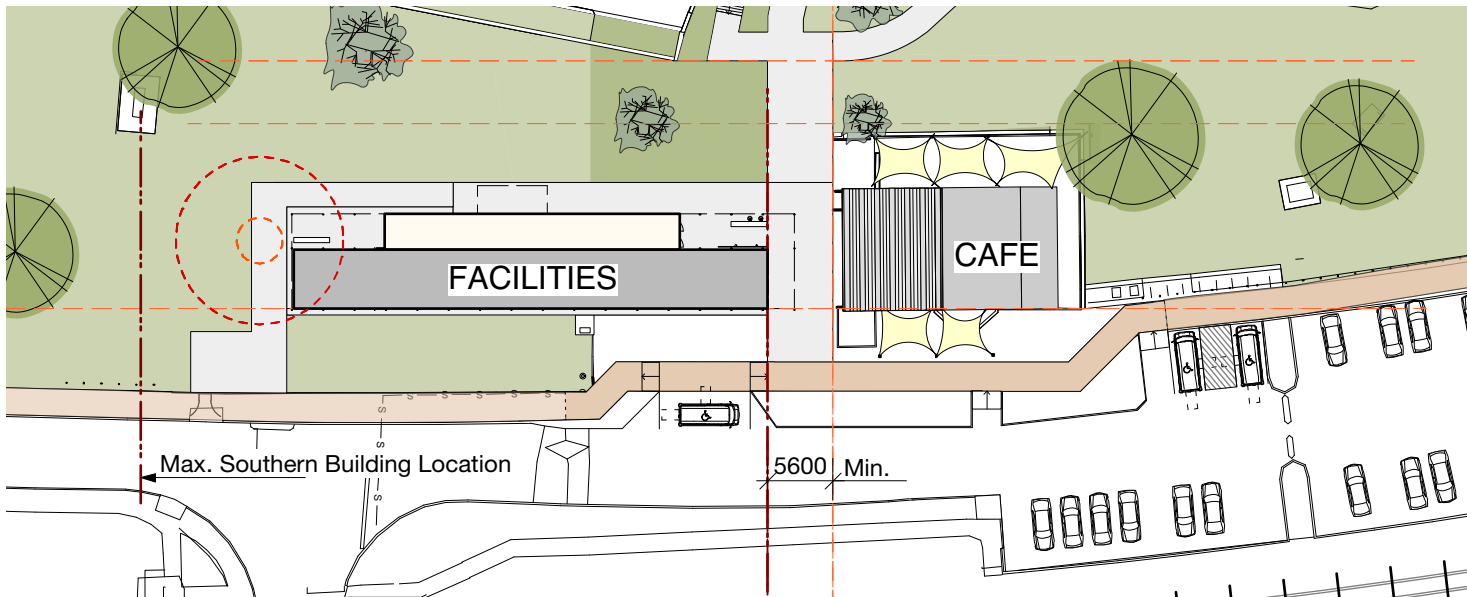
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Preferred Location Diagram 1



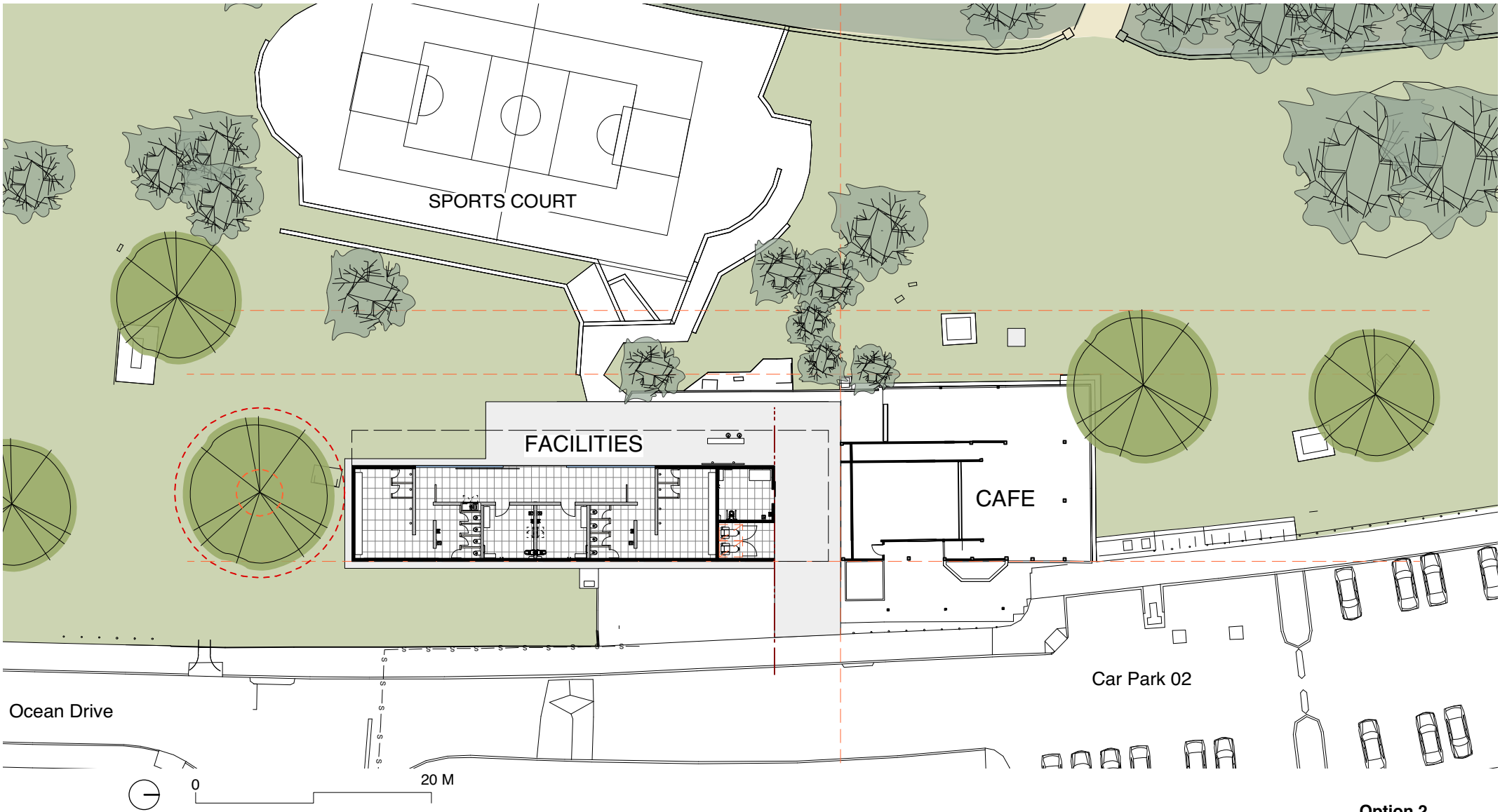
Location Diagram 2

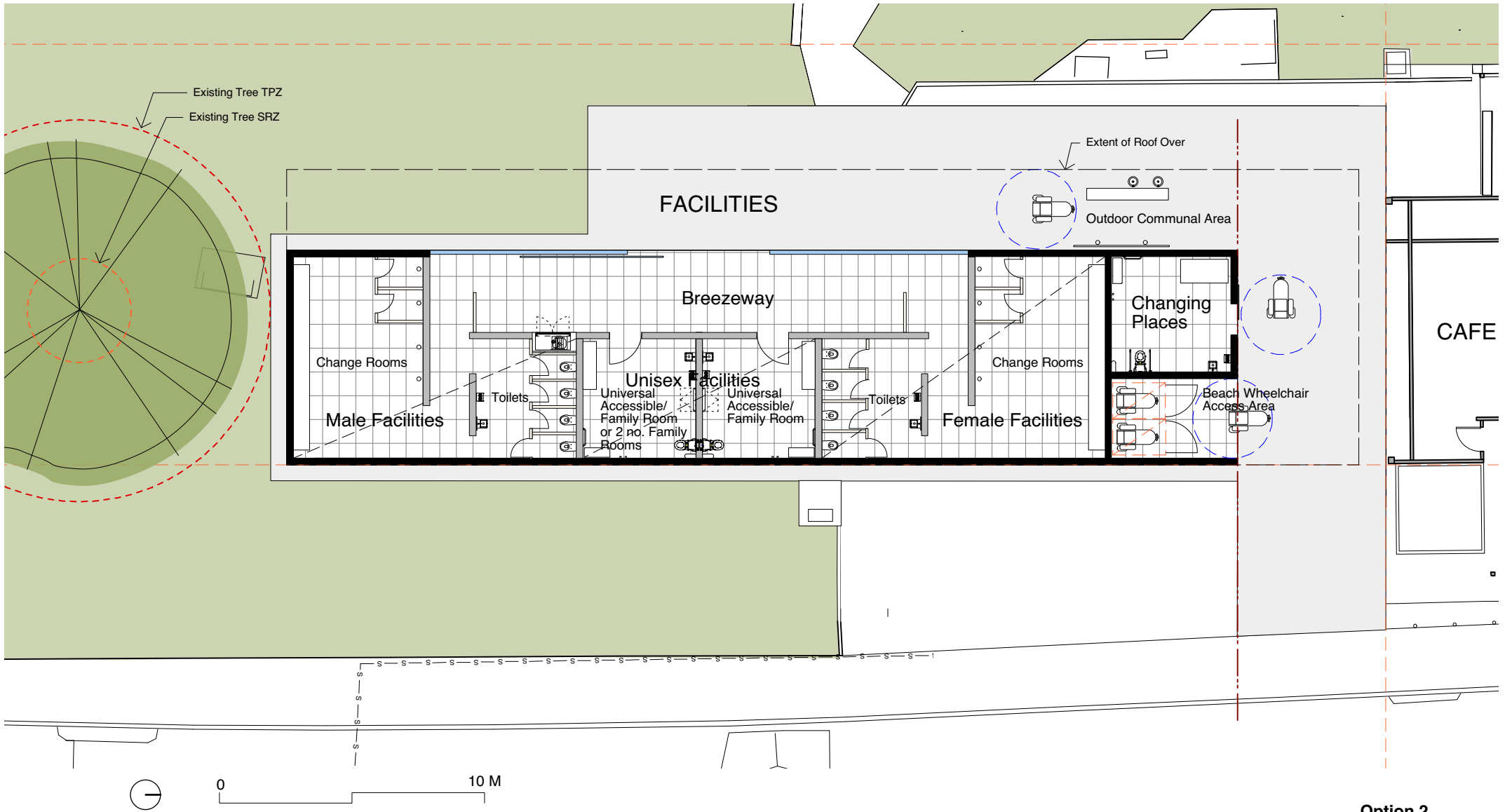


**Option 1
Location Diagrams**

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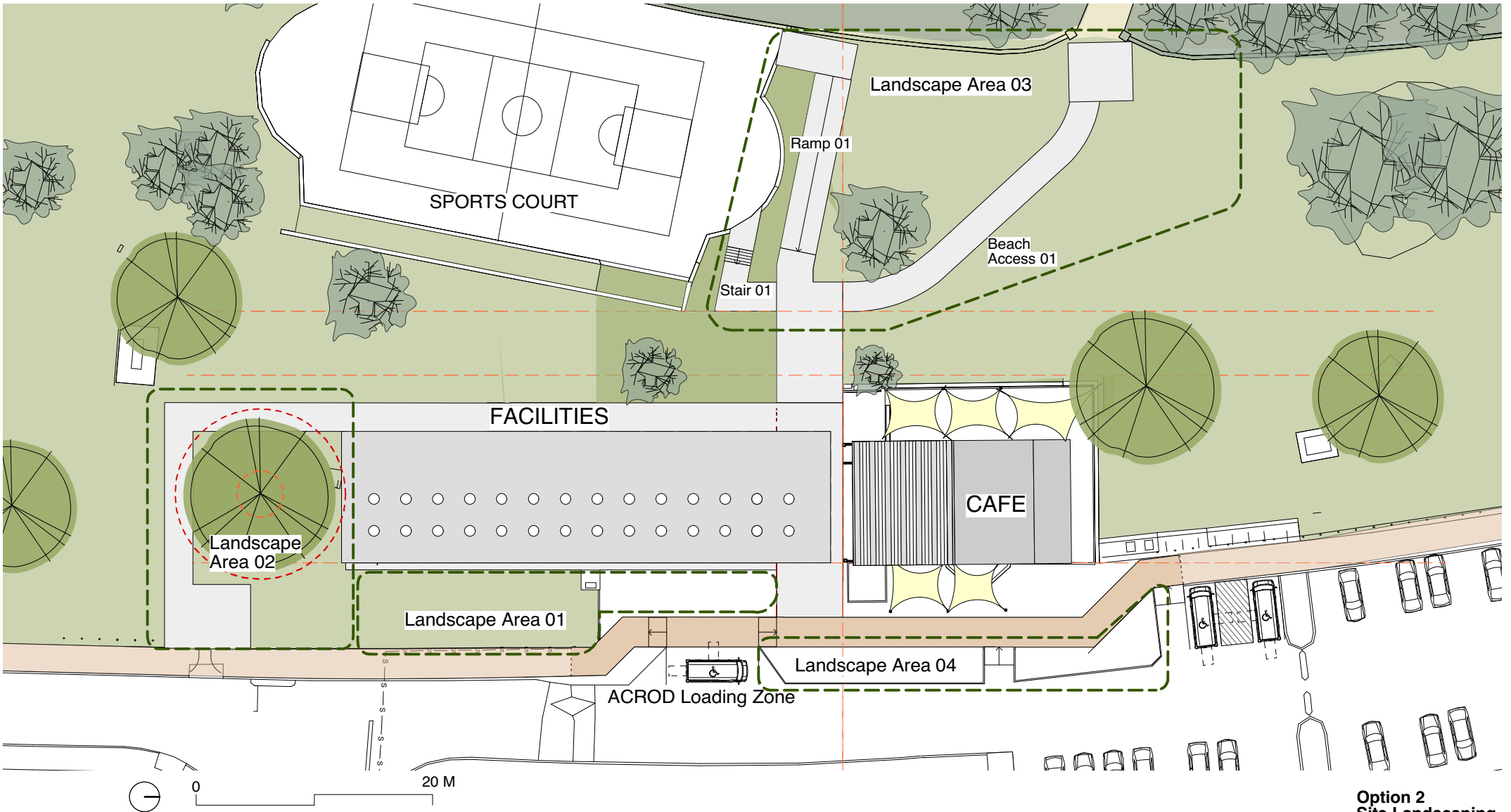


**Option 2
Floor Plan**

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**Option 2
Site Landscaping
Plan Stage 1**

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