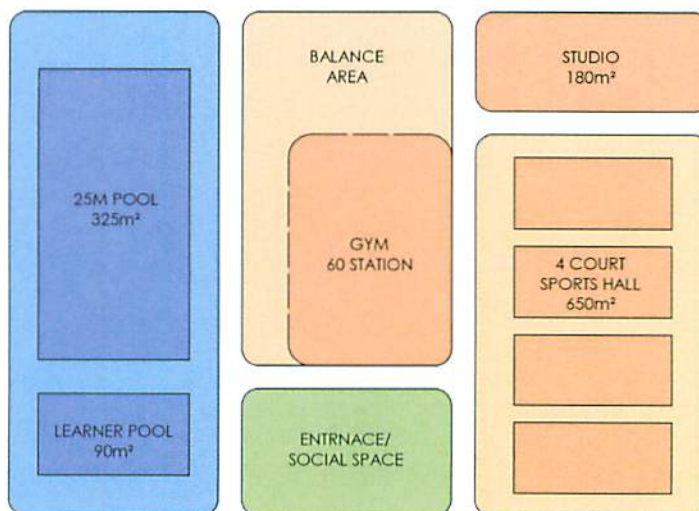


BERWICK LEISURE CENTRE - CORE BRIEF



TOATL GIA = 3500m²



WET SIDE:

6 Lane 25m Pool	= 325m ²
Learner Pool	= 90m ²
Total Active Wet	= 415m²

Gross wet side area = **1700m²**

Includes balance area of changing, plant, cafe, circulation etc.

DRY SIDE:

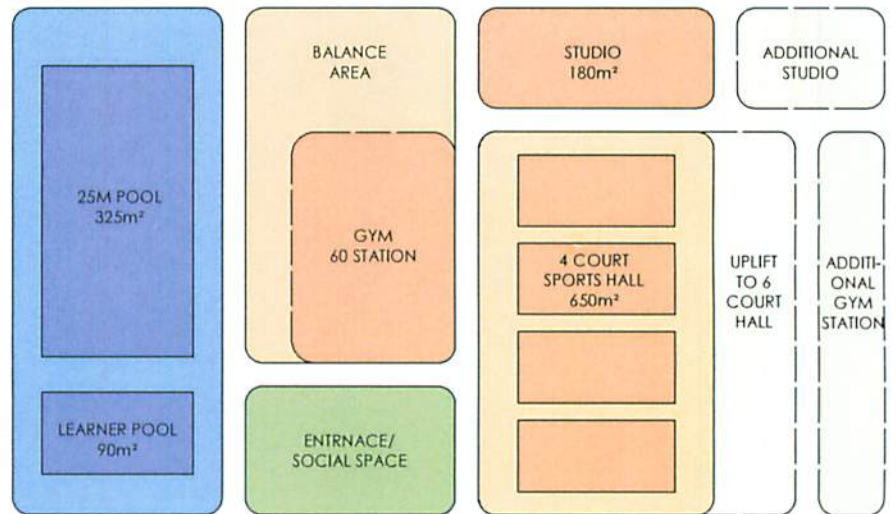
4 Court Badminton	= 650m ²
60 Station Gym	= 300m ²
1 Studio	= 180m ²
Total Active Dry	= 1130m²

Gross dry side area = **1800m²**

Includes for dry change, plant, circulation etc.

This core Brief represents a good base level of community provision.

BERWICK LEISURE CENTRE - CORE BRIEF



TOATL GIA = 4200m²



Additional 700m² Dry

= 450m² Active Dry

- Uplift to 6 court Hall = 310m²

A
- Additioinal medium studio = 140m²

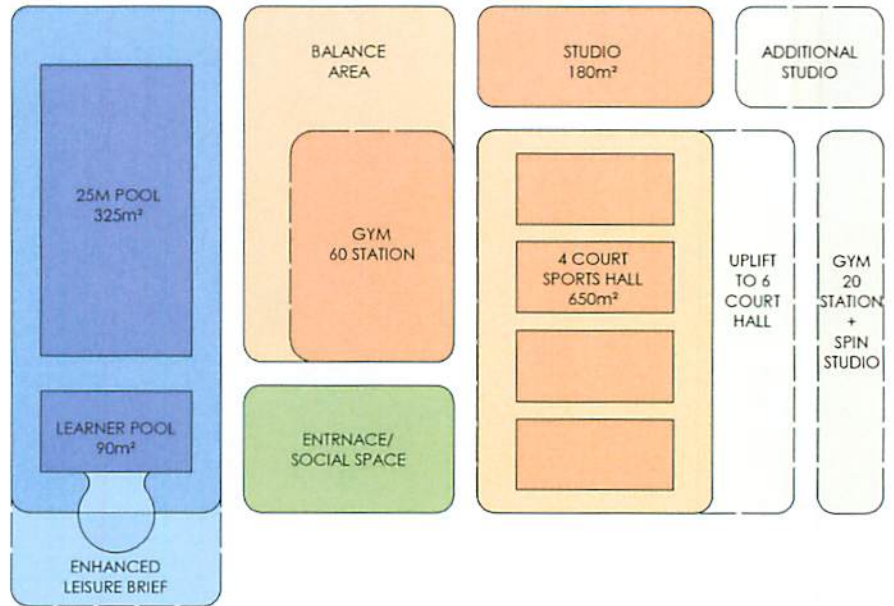
OR

B
- Additioinal small studio = 90m²

- Additional 10 station gym = 50m²

450m²

**BERWICK LEISURE CENTRE -
ADDITIONAL ADDED VALUE BRIEF**



TOATL GIA = 5000m²



Consider 1500m² re additional brief

WET SAY: 500m²

Consider:

- Wow Ball
- Elevation (Play structure) (0-11 years)
- Enhanced Leisure Learner Pool

DRY SAY: 1000m²

Consider:

Additional 625m² Active Dry:

- uplift to 6 court Hall = 310m²
 - Additional studio = 125m²
 - Additional 20 piece gym = 100m²
 - Small spin studio = 90m²
- 625m²**