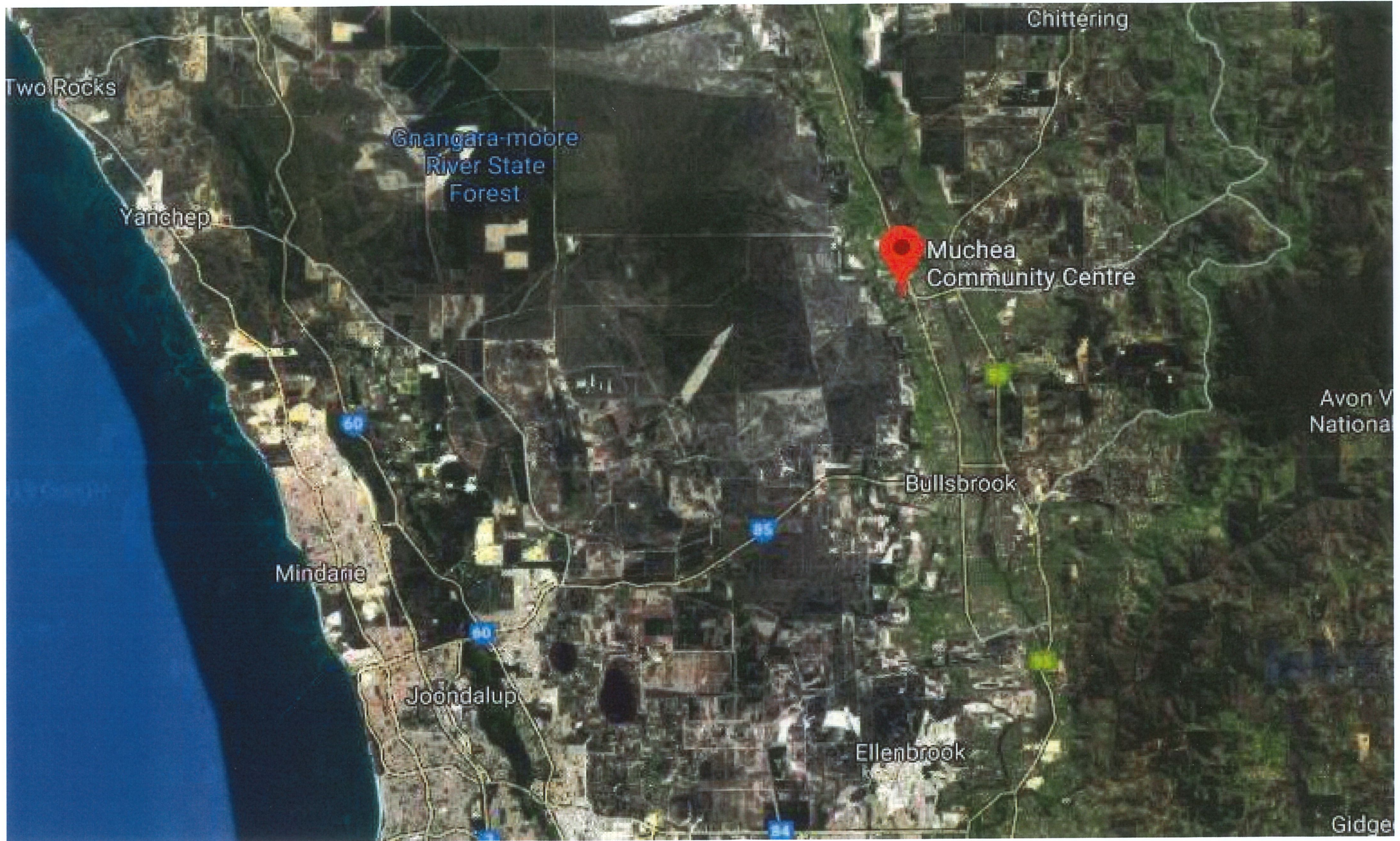


LOCALITY MAP



MUCHEA SPORTING & COMMUNITY HALL TENDER DOCUMENTS

SPECIFICATIONS

1.0 GENERAL

- 1.1 Preliminary design only. DevelopingWA Pty Ltd reserves the right to make any necessary amendments as the design may be subject to changes after local authority development assessment.
- 1.2 All materials shall comply with relevant current Australian Standards.
- 1.3 All workmanship shall comply with relevant current Australian Standards and to good trade practices.
- 1.4 All work shall be in accordance with the requirements of the respective Authority.
- 1.5 The architectural drawings shall be read in conjunction with the following documentation where applicable: Site Inspection Report, Engineers Structural Drawings, Energy Efficiency Report, Bushfire Attack Level Report, Development Approval, Certificate of Design Compliance, Building Permit.
- 1.6 Do not scale from drawings. Notify of any errors or omissions before proceeding with any works.
- 1.7 All dimensions shall be checked on site prior to commencement of any works.
- 1.8 Supply of all equipment necessary for the completion of the respective works.
- 1.9 Fire hazard properties to comply with BCA C.1.10.
- 1.10 Portable fire extinguishes to BCA E1.6.
- 1.11 Signage to BCA D3.6

2.0 DEMOLITION

- 2.1 Demolition of structures and removal of debris. (Note: Green sheds relocated by site prior).
- 2.2 All demolition works to be completed to Australian Standards by relevantly qualified trades.

3.0 GROUNDWORK

- 3.1 All site works to be completed to Australian Standards by relevantly qualified trades.
- 3.2 Sitework rectification to provide an "A Class" site.
- 3.3 Removal of surface vegetation within 3.0m of Building area.
- 3.4 Limestone retaining to be provided at earthworks and built to engineers detail due to the close proximity to the structure.
- 3.5 Limestone access track

4.0 DRAINAGE / SERVICES

- 4.1 All stormwater to be plumbed to soakways.
- 4.2 Three phase power run in and any required upgrades to supply.

5.0 HYDRAULIC / PLUMBING

- 5.1 Provide Aerobic Treatment Unit and irrigation area suitable for maximum capacity of complex.
- 5.2 Retention of and connection to existing bore facility.
- 5.3 Gas bottles.
- 5.4 Pexley and prelinharates
- 5.5 Fittings and fixtures as per plan
- 5.6 Sanitary fit out including compliance with AS 1428.1
- 5.7 Hot Water units suitable for load

6.0 CONCRETE

- 6.1 Concrete and reinforcement to engineers specification.
- 6.2 Additional concrete path extent as per plan.
- 6.3 Concrete jump to footing, slabs & path.
- 6.4 Any piling due to Bore location

7.0 WALL

- 7.1 Wall construction as per plan - Brickwork, please specify if builders preference / quoted on double leaf brickwork.
- 7.2 External brickwork - Face brick
- 7.3 Internal brickwork - Half wall plaster with metal corner beads
- 7.4 Internal framing - builders preference (timber or steel) with gyprock cladding
- 7.5 External framing - builders preference (timber or steel) with selected weatherboard cladding
- 7.6 Framing localions - over eastern glazing and to partitioning.
- 7.7 Fire separation walls between main hall and changerooms.

8.0 CEILING & LININGS

- 8.1 All materials shall comply with relevant current Australian Standards.
- 8.2 Ceiling flush lined with cornice. Heights as per plan
- 8.3 Raked ceiling to Social Room and Changerooms
- 8.4 R3.0 Bulk insulation to all ceilings at minimum.

9.0 ROOFING

- 9.1 Skillion roof with metal sheeting @ 5° pitch.
- 9.2 Roof construction method to be specified in quote (Timber Truss or Steel)
- 9.3 Exposed feature to overhang
- 9.4 Anticon to entire roof.

10.0 WINDOWS / GLAZING

- 10.1 Aluminium framing with keylocks to all windows. Includes any required commercial framed windows.
- 10.2 Glazing to be quoted on fit for purpose product to all relevant Australian Standards.
- 10.3 Fixed louvered vents to changerooms

11.0 HARDWARE

- 11.1 All hardware included
- 11.2 Operation of door latches to BCA D2.21

12.0 PARTITIONING & CABINETRY

- 12.1 Social / Main room partition to be lockable and hidden away in storage cupboard.
- 12.2 Changeroom junior dividers
- 12.3 Wall framing above partitions with selected cladding.
- 12.4 Wet area cubicles
- 12.5 Cabinetry to ablutions as per plan
- 12.6 Cabinetry to Bar service area

13.0 DOORS

- 13.1 External doors to Foyer, Main & Social room to be aluminium glazed hinged doors.
- 13.2 All Internal & External doors to be 920 wide for suitable disability access.
- 13.3 External timber doors to be solid and suitably BAL rated if required.

14.0 PAINTING

- 14.1 Patch and Preparation
- 14.2 Paint to all internal ceilings, cornices, exposed timber, doors and frames.
- 14.3 Paint to all external gutters, fascia, downpipes, service boxes, exposed plumbing, linings, mouldings, exposed timber, doors and frames.
- 14.4 Internal wall paint - Sealer and 2 coat Paint Finish to walls at a minimum.

15.0 MECHANICAL VENTILATION

- 15.1 Provide Airconditioning to Social, Main and First Aid rooms.
- 15.2 Provide exhaust and makeup air to kitchen.
- 15.3 Provide adequate ventilation to changerooms.
- 15.4 Provide exhausts to all ablutions to Australian Standards.

16.0 ELECTRICAL

- 16.1 Allowance for suitable lighting in commercial use, including exit lighting
- 16.2 One Double GPO allowed to each room, plus double GPO's to benches/tops, vanities and single GPO to appliances.

17.0 FINISHES

- 17.1 Commercial carpet tiles to Main and Social rooms.
- 17.2 Tiling to all wet areas, passage, Foyer, Kitchen and Bar.
- 17.3 Exposed concrete to Changerooms.

18.0 ALLOWANCES

- 18.1 Kitchen appliances \$50,000.00
- 18.2 Cool room \$20,000.00

DEVELOPING WA
DESIGN DEVELOPMENT CONTRACT

REVISION: 4

PROPOSED 'MUCHEA CRICKET CLUBROOMS' DEVELOPMENT
CNR PHILMORE ST/ARCHIBALD ST/ CARL ST, MUCHEA, WA 6501
MUCHEA SPORTING & COMMUNITY CENTRE

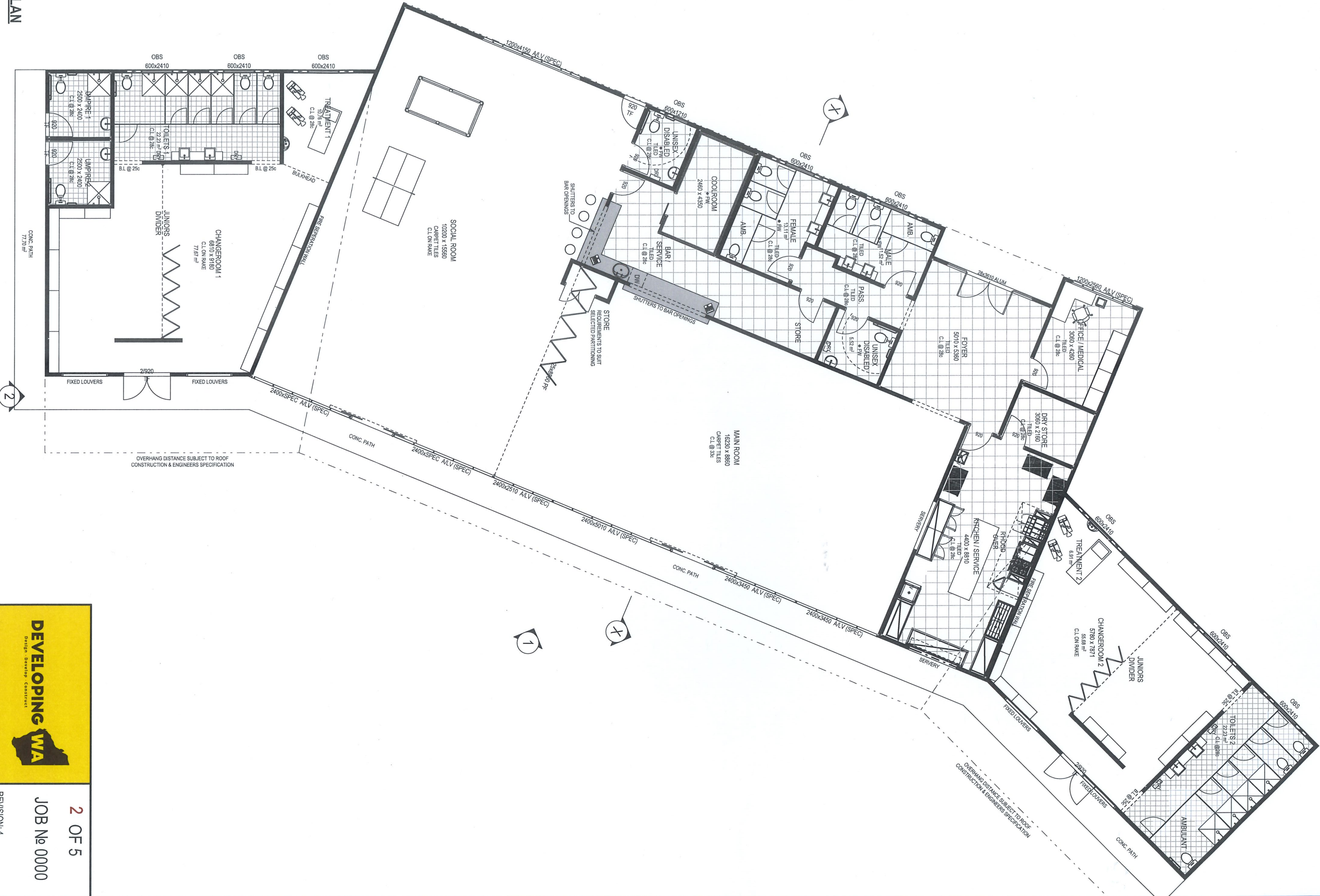
1 OF 6 JOB № 0000

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WRITTEN ASSIGNMENT OR LICENSE
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Floor Area		
Location	Area	Perimeter
CLUBROOMS	488.83	96.66
CHANGEROOMS 1	125.19	45.85
CHANGEROOMS 2	92.43	40.39
	706.45 m²	

Roof Area		
Pitch	Area (flat)	Area (pitched)
5.00°	828.01	831.18

FLOOR PLAN
NTS



OVERHANG DISTANCE SUBJECT TO ROOF CONSTRUCTION & ENGINEERS SPECIFICATION

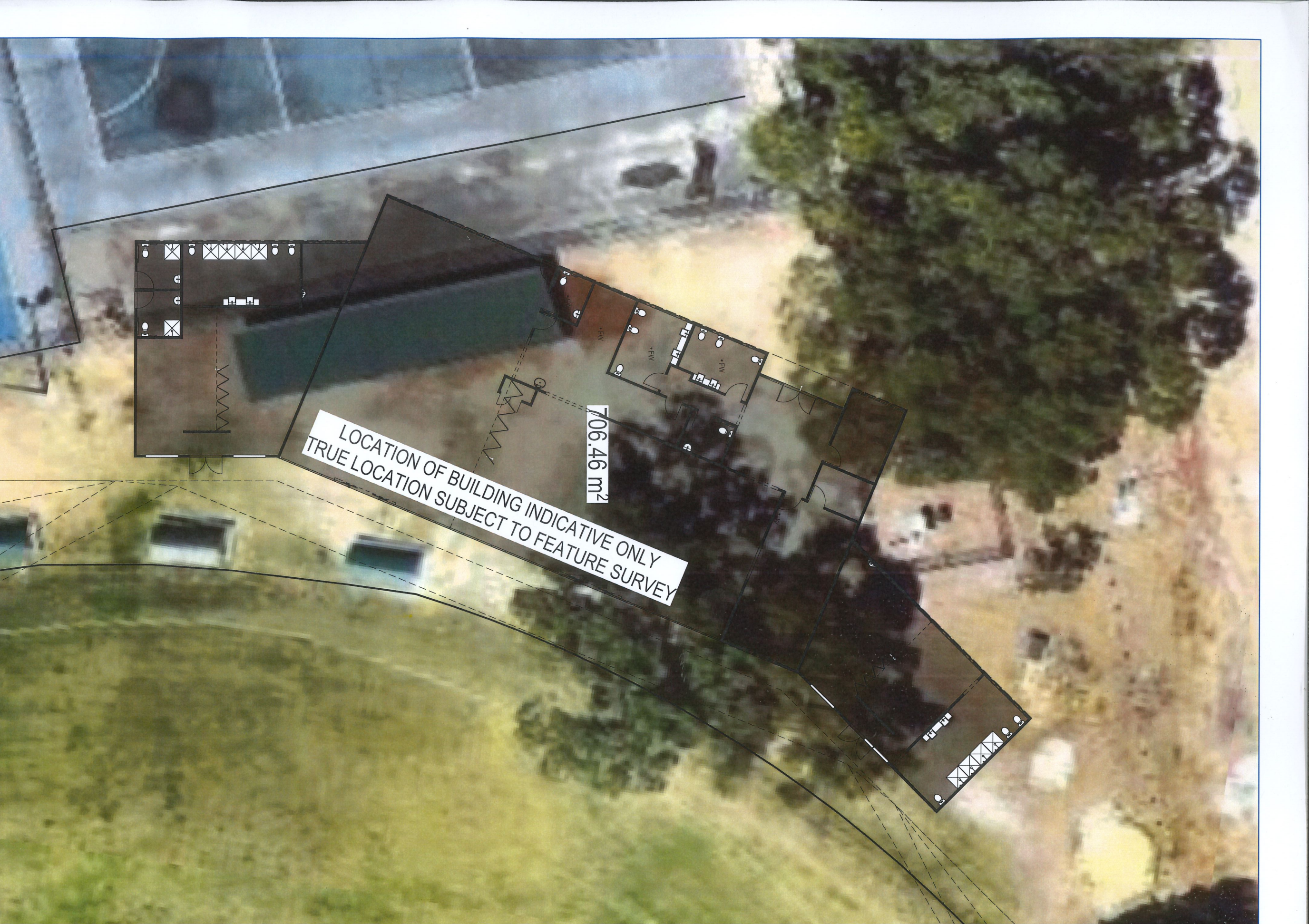
OVERHANG DISTANCE SUBJECT TO ROOF CONSTRUCTION & ENGINEERS SPECIFICATION

DEVELOPING WA
Design Develop Construct

2 OF 5

JOB No 0000

REVISION: 4



LOCATION OF BUILDING INDICATIVE ONLY
TRUE LOCATION SUBJECT TO FEATURE SURVEY

706.46 m²



PROPOSED 'MUCHEA CRICKET CLUBROOMS' DEVELOPMENT
CNR PHILMORE ST/ARCHIBALD ST/ CARL ST, MUCHEA, WA 6501
MUCHEA SPORTING & COMMUNITY CENTRE

Muchea Sporting and Community Centre Project Timeline

OPTION 2 – 3 Year Plan

2019/20 (Pre-planning)

2020/21

2021/22

2022/23 (Operations)

Function/Project Stage

PLANNING AND FEASIBILITY

- Development of required planning
- Council Endorsement
- Community engagement
- Define and document design, project outputs and outcomes

Outputs of Planning and Feasibility Assessment

FUNDING STRATEGY
(October) Δ

CSRFF Funding Application

COST-BENEFIT ANALYSIS

BUSINESS CASE
(September) Δ

Pre-existing/Current Works

- Temporary female changing rooms to be set up adjacent to existing visitor team changing rooms
- Define initial design concept
- Seek initial quotes for proposed concept design
- Developed master plan 2019-2025
- Lighting upgrade for Cricket nets
- Move current infrastructure to allow for proposed structure.

KEY
Δ indicates a Project Milestone

FUNDING

- Submission of Funding Applications
- Funding Secured Δ
- Allocate funding annually for project expenditure according to cost forecast.

DESIGN

- Confirm site plan
- Detailed floor plans
- Confirm design with costings vs available capital funding from secured sources
- Finalise Design Δ

PROJECT GOVERNANCE
Determine financial model and desired expenditure structure.

- Project Steering Group
- Responsibilities:
 - Project Manager
 - Tender Panel
 - Building Supervisor
- Communication Plan
- Resource Management Plan

COMMUNICATION STRATEGY

- Identify key stakeholders
- Develop community engagement strategy
- Draft and implement Communications Plan

FINANCIAL MANAGEMENT

- Determine revenue streams (Funding from grants, tenancies and commercial operations)
- Budget Forecasting over project lifecycle
- Annual budget allocation for 2020/21

PLANNING/APPROVALS

- Planning approvals Δ
- Development application (DA)
- Building Permit Applications
- Other approvals as required

TENDERING

- Determine tender model and assessment model
- Prepare tender documentation and requirements Δ
- Issue tender for works Δ
- Conduct assessment of submissions
- Award and sign contract Δ

Construction Commences

- Site works Commence including surveying, demolition and installation of site services Δ
- Construction commences for items within project scope Δ

ASSET MANAGEMENT

- Prepare acquisition schedule for future assets

- Finalise acquittals for 2019/20 (if required)
- Reconcile revenues and expenditure with forecast and budget 2020/21
- Annual budget allocation for 2021/22

- Construction 50% complete Δ
- Continued Construction
- Construction of car park at north end of facility
- Fit out procurement and installation

- Asset management plan created Δ
- Existing Infrastructure Operations and maintenance

- Finalise acquittals for 2020/21 (if required)
- Reconcile revenues and expenditure with forecast and budget 2021/22
- Annual budget allocation for 2022/23

Planning and Execution of proposed future upgrades

- Oval lighting
- Change rooms
- Second Oval
- Netball courts
- Clubroom gym upgrade
- Playground
- Muchea Hall and toilets

- Complete Construction and Fit out Δ
- Handover/Site Possession to the Sporting Clubs, Members and Community

1st Year of operations for new infrastructure

Asset Maintenance and operations commence.
Asset Plan operational

- Finalise acquittals for 2021/22 (if required)
- Reconcile revenues and expenditure with forecast and budget 2022/23
- Annual budget allocation for 2023/24

Renewal and replacement fund established Δ

- Clubs hand over existing facilities to Chittering Council for community leasing purposes

PROJECT COMPLETION Δ

- Operational management
- Financial close out

MUCHEA SPORTING AND COMMUNITY CENTRE MASTERPLAN

SCALE 1:500



POSSIBLE OVERFLOW CARPARK
NOTE: OWNERSHIP OF LAND TO BE
CONFIRMED WITH SHIRE

- STAGE 1:**
 - CONSTRUCTION OF SPORTING CLUB AND CHANGEROOMS
- STAGE 2:**
 - CONSTRUCTION OF CARPARK (AND OVERFLOW CARPARK IF REQUIRED)
 - RELOCATION/CONSTRUCTION OF PLAYGROUND
- STAGE 3:**
 - CONSTRUCTION OF COMMUNITY CENTRE
 - DEMOLITION OF EXISTING MUCHEA HALL
 - LANDSCAPING
 - CRICKET NET LIGHTING
 - OVAL LIGHTING