

SITE Architecture Studio Sport & Community Projects

22 JULY 2021 - SHIRE OF CHITTERING





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Cover image: Rockingham Youth Centre, City of Rockingham



Eaton Community College - New Science Building - Department of Education and Department of Finance



Hale Junior School \$13.8M, Wembley - Hale School



Mary Davies Library and Community Centre, Baldivis - City of Rockingham

AWARDS

SITE ARCHITECTURE STUDIO

Master Builders - WA Chapter Excellence in Construction Awards Winner of Peter Hunter Memorial Architects Award 2018

EATON COMMUNITY COLLEGE - NEW SCIENCE BUILDING

Learning Environments Australasia - WA Chapter Overall Winner for Excellence in Educational Learning Facilities, 2020

Learning Environments Australasia - WA Chapter Winner New Construction / New Individual Facility over \$8M, 2020

HALE JUNIOR SCHOOL

Australian Institute of Architects - WA Chapter Winner Education 2019

Learning Environments Australasia - WA Chapter Winner New Construction / New Individual Facility over \$8M 2018

HALE JUNIOR ARTS BUILDING

Australian Institute of Architects - WA Chapter Commendation for Education Architecture 2016

MARY DAVIES' LIBRARY AND COMMUNITY CENTRE

ALIA Australian Library Design Awards - Highly Commended for Australian Public Library 2017

Australian Institute of Architects - WA Chapter Commendation for Sustainable Architecture 2015

Master Builders - WA Chapter Excellence in Construction Awards Winner Best Public Use Building under \$20M 2015 (PACT Construction)

MERCEDES COLLEGE COADY SPORTS CENTRE AND NEW SERISIER BUILDING

Australian Institute of Architects - WA Chapter Public Building Commendation 2012

Project Experience

SITE has been providing architectural services to urban and remote Western Australia for over ten years. We are highly skilled architects with a broad base of experience and a proven track record in delivering successful, site specific projects across the following sectors:

CIVIC / COMMUNITY

We bring a wealth of knowledge to our civic projects and an understanding of local authority processes and regulations to facilitate a smooth design process and delivery of each project. Our commitment to stakeholder engagement ensures our community centre, library, sporting club, pavilion and visitor centre designs meet the current and future needs of the local community.

Our dedication to designing sites, not just buildings, results in an architecture with a design narrative informed by the local identity. This is culturally powerful as it instills local pride and a strong sense of ownership by the occupants and community creating meaningful and timeless architecture.

EDUCATION

We are passionate about designing flexible teaching and learning environments that promote a sense of community and belonging. Our education work includes primary and secondary school builds, refurbishments and master planning for both the state and private sectors.

We have recently expanded our practice into the university sector with engagements with Curtin University and through teaching for Notre Dame and the University of Western Australia.

COMMERCIAL

We bring creative architecture, clever interior design solutions and a strong economic sensibility to our commercial projects.

We have completed many master plans, feasibility studies and full architectural services for private clients with commercial and industrial projects. Our through design briefing process and site analysis has resulted in outcomes which have challenged conventions and regulations to produce outstanding design outcomes. Our adaptive reuse / re-purposing projects maximise usability and flexibility in existing constrained built conditions to provide future proof solutions.

We are committed to making workspaces aesthetically and functionally harmonious. From concept to completion, our collaborative approach and careful project management ensures successful delivery on time and on budget.



Baldvis District Sports Complex uses the local landscape to inform the design narrative behind the roof form and materials.
City of Rockingham

Sport, Community & Civic

With over 20 years' in practice, SITE has undertaken civic, community, library, sports and recreation work for the following clients;

Community and Civic Projects

City of Rockingham

- Baldvis District Sports Complex - \$24.5M
- Mary Davies (Baldvis) Library - \$11.5M
- Rockingham Youth Centre - \$2M
- Golden Bay Sports Pavilion - \$4.2M
- Singleton Sports and Community Centre - \$4.3M

City of Swan

- Beechboro Community Hub - \$3M
- Dayton Community Centre - \$2.5M
- Brabham Pavilion - \$2.5M
- Ballajura Place Office and Refurbishment of Existing Library - \$3.6M
- Ballajura Youth Centre - \$1.5M
- Percy Cullen Indoor Sports Courts - Feasibility
- Ellenbrook Youth Centre - Feasibility and Concept Design - \$4.5M
- Aveley Community Centre - \$2.4M
- Charlotte's Vineyard Pavilion - \$1.5M
- Jane Brook Community Centre - Feasibility and Concept Design \$2.5M
- SES New Unity Facility Middle Swan

City of Wanneroo

- Quinns Mindarie Surf Life Saving Club and Community Centre - \$3.2M
- Grandis Park (Banksia Grove) Sports Pavilion - \$2.3M
- Gumblossom Sports Pavilion - \$1M

Town of Claremont

- McKenzie Pavilion Extension and Refurbishment

City of Mandurah

- Mandurah Surf Life Saving Club San Remo - \$2.6M

Regional Local Government Projects

- Ningaloo Centre, Shire of Exmouth - \$35M
- Dalwallinu Recreation Centre Redevelopment & Refurbishment, Shire of Dalwallinu - \$3.5M
- Bencubbin Multipurpose Complex, Shire of Mount Marshall - \$2.6M
- Goomalling Sports and Recreation Centre, Shire of Goomalling - \$3M
- Medland Sports Pavilion Broome - \$1.9M

Building Management & Works - Department of Finance (DoF)

- Bushfire Centre of Excellence, DFES (Department of Fire and Emergency Services) BMW (Building Management and Works) - \$11M

Venues West - Sports and Recreation

- HBF Arena (Will Thomson) Whilst at JCY Architects and Urban Designers - \$21M
- Bendat Basketball High Performance Centre
- Dryland Diving Facility (Challenge Stadium)
- ACSRA Community Centre and Clubrooms - \$2M

Other Community Government Projects

- RAFA Gordon Lodge, Northerly Group Australia
- RAAFA McNamara Lodge, Northerly Group Australia
- RAAFA Tuart and Karri Lodges Merriwa, Northerly Group Australia
- RAAFA Erskine Grove, Erskine, Northerly Group Australia



Cockburn Wetlands Precinct Redevelopment for the City of Cockburn.



Beechboro Community Hub, Workplace and Cafe. The project was refurbishment and extension to the existing Alton Place facility.

Project Information Sheets

Details of Similar Work



Goomalling Sport & Recreation Centre

The project delivered new club house for the Mortlock Sports Council in Goomalling. The council consisted of three clubs being football, cricket and bowling.

The site layout and design of the building created connections with activities associated with the clubs and provided amenities for not only the clubs but the broader community of Goomalling.

The architectural style was informed by other buildings around the sports facility and general rural character of the town, with a pitched roof and covered verandahs for spectators.

The development accommodates 200 persons and also included the construction of a new 8 rick synthetic bowling green and site access for delivery of products and visitors to the centre.

The centre was elevated to provide an enhanced outlook over the existing oval and bowling greens. The Centre is fully air conditioned and provides for sports viewing and audio visual presentations

The project includes:

- Function Hall
- Meeting room and offices
- Full commercial kitchen, cool room and Bar
- Toilets and store rooms

KEY PROJECT OUTCOMES

- Design consistency and rigour
- Holistic and community focused approach
- Design solution informed by rural character
- Connecting three diverse sporting clubs and Goomalling community

Scope Full Architectural Services including design and documentation of 8 rick synthetic bowling green, Paul Edwards Project Leader and Stephen Hart Specification and Documentation Review

Client Shire of Goomalling

Reference Jo Bywaters
Project Manager
(08) 9629 1101
sports@goomalling.wa.gov.au

Duration April 2014 - November 2015

Status Completed - on time

Value \$3M - within budget



Bencubbin Multi-Purpose Complex

The redeveloped Bencubbin Multi-Purpose Complex is located on the Southern Side of the Town of Bencubbin within the Shire of Mt Marshall.

The project brief included an extension to the already existing Recreation Centre. The much needed extension provides a hub for sports, social, recreational activities, club rooms and much needed upgrades to toilet, shower and gym facilities.

The architecture for the extension is in keeping with Bencubbin's rural setting and the internal finishes are durable and low maintenance.

The project includes:

- Bar and Function Space
- Lounge and Clubroom
- Cool room
- Furniture, dry and Keg store
- Commercial kitchen
- Gymnasium
- Changerooms
- Amenities
- Umpires room
- Verandah / undercover sports viewing areas

KEY PROJECT OUTCOMES

- Amenities upgrades and refurbishment
- Community and outcome focused approach
- No generic / standard design solutions
- Regional and Community Sporting Hub

Scope Full Architectural Services, Stephen Hart and Naomi McCabe

Client Shire of Mt Marshall

Reference John Nuttall
Chief Executive Officer
9685 1202
ceo@mtmarshall.wa.gov.au

Duration June 2016 - June 2018

Status Completed

Value \$2.6M



Dalwallinu Recreation Centre Redevelopment

Dalwallinu Recreation Centre Redevelopment is an extension and renovation of the existing centre.

Dalwallinu is located within the golden outback of regional Western Australia and attracts local and international visitors during the wildflower season.

The Shire conducted a workshop with the recreation centre user groups and commercial operators of the gym and fitness classes. The report identified much needed architectural and functional upgrades were required to meet community expectations including a new multi-purpose function hall for formal events.

The project includes:

- New Entrance
- Foyer / breakout space
- Lesser Hall (new extension)
- Bar (new extension)
- Commercial Kitchen (new extension)
- Meeting Room
- Leasable space (proposed Gym)
- Additional amenities and changerooms
- Umpire's match room
- Refurbishment works for the existing centre facilities

KEY PROJECT OUTCOMES

- Holistic and outcome focused approach
- Refurbishment and extension to extend the life of the facility
- Understanding of the regional and community context

Scope Full Architectural Services, Stephen Hart, Christian Wetjen and Anjalee Patel

Client Shire of Dalwallinu

Reference Joanne Guest
Strategic Projects and Marketing Officer
9661 0500
sppo@dallwallinu.wa.gov.au

Duration April 2017 - March 2019

Status Completed

Value \$3.5M



Brabham Pavilion - City of Swan

Brabham Pavilion is a new community building in one of Perth's growing suburbs of Brabham within the City of Swan. The facility provides community, sporting and recreational services supporting the adjacent park. SITE are also providing contract administration services for the adjacent neighborhood park where the pavilion is located for an AFL oval, floodlighting, playground, cricket wickets, car park and landscaping.

The project includes:

- Activity Room
- Kitchen
- Male and female toilets
- U.A.T
- Change rooms and Amenities
- Covered Veranda for sports viewing
- Mechanical plant
- External and internal storage
- Car Park
- New Sports Oval

KEY PROJECT OUTCOMES

- Design consistency and rigour
- Community and outcome focused approach
- No generic / standard design solutions
- Understanding of local government facility planning and management

Scope Full Architectural Services, Stephen Hart
Project Director, Grace Kocsis Graduate Architect

Client City of Swan

Reference Sinead McGuire
Project Manager - Public Open Spaces
(08) 9267 9010
Sinead.McGuire@swan.wa.gov.au

Duration 2020 March - July 2021

Status Completed

Value \$2.5M



Dayton Community Centre

Dayton Community Centre is a new build in the community of Dayton located within the City of Swan.

The site is located within a residential subdivision that has strong connections to the adjacent park and playground with the proposed shopping precinct planned across Arthur Street.

The orientation of the building took into consideration the proposed shopping precinct and in-depth site analyses informed the final location of the new Community Centre within the Southwest corner of the allotment.

This allowed for adequate car parking and created a buffer between the new build and overhead power lines. To offset the build form, landscape is and vegetation is used to soften the hard edges.

The project includes:

- Function Hall
- Foyer and Breakout space
- Activity and meeting room
- Kitchen
- Privacy Room

KEY PROJECT OUTCOMES

- Design consistency and rigour
- Holistic and site focused approach
- Natural light and ventilation
- Consideration for future development surrounding the Community Centre

Scope Full Architectural Services, Paul Edwards Design / Project Director and Laura Adams Project Architect

Client City of Swan

Reference Neil Brown
Project Manager
(08) 9267 9320
neil.brown@swan.wa.gov.au

Duration March 2016 - May 2017

Status Completed - ahead of program

Value \$2.5M

Dayton Community Centre

SITE DRIVEN DESIGN

The planning of the centre focuses on activating the functional spaces which are serviceable facilities in order to create flexibility throughout the building. The centre has civic qualities whilst settling amongst the residential surrounds

FLEXIBLE INTERNAL SPACES

The centre's internal spaces focuses on active functional spaces with amenity. The location of the Function Hall and Activity Room are separated by the kitchenette and storage facilities.

This promotes sharing of resources and minimising services, whilst creating an acoustic separation between two separate functions.

The central foyer which is the main entry point into the community centre from both the north car park and St. Leonard's Boulevard becomes a threshold between main functional spaces and smaller community spaces.

MATERIALITY

External materials are a combination of bricks and painted sand render in 'off white' contrasting the window frames.

The South facade has a feature coloured panel in the City of Swan signature red. Internally the external materials are repeated. Plywood acoustic ceiling panels are used in the main activity areas creating a softer warm internal environment.

FOLDED ROOF LINE

The building takes on a folded roof form set at varying heights, promoting higher volumes to the facades and internal foyer, which differs from residential roofing.

In addition, the folded roof forms high volumes that allow the building to employ natural daylight and ventilation into the internal spaces.

The North and South facades have been articulated under the folded roof form and using a combination of selected materials and finishes helps define the spaces internally.

The East and South facades have been articulated under the folded roof form and using a combination by careful detailing which eludes to the people that the roof form is folding down the face of the building.





Golden Bay Sports Pavilion

This project involved the development of a new sports pavilion at Rhonda Scarrott Reserve. The pavilion will be the new home of the Secret Harbour Dockers Football and Cricket Club.

The pavilion includes a social function space, amenities, universal access, office and an outdoor spectator area.

Located between two playing fields, the curved glass facades provide panoramic views to both ovals. The building provides a seamless flow of internal function spaces and external protected spectator areas on both sides.

The simple layout of the pavilion allows not only the seasonal operation by two diverse clubs, but also creates a spectacular function hall for local community events and private functions.

The project includes:

- Function Hall
- Club room
- Kitchen and Bar
- Change room and toilets
- Administration
- Storage
- Umpire and first aid room

KEY PROJECT OUTCOMES

- Simple and flexible design
- Season operation by sporting clubs
- No generic / standard design solutions
- Celebrates rich sporting history at Rhonda Scarrott Reserve

Scope Full Architectural Services, Paul Edwards Project Leader, Christian Wetjen Project Architect, Stephen Hart Independent Review and Specification

Client City of Rockingham

Reference Gary Rogers
Manager of Community Infrastructure Planning
(Previously Manager of Procurement and Projects)
(08) 9528 0307
gary.rogers@rockingham.wa.gov.au

Duration January 2015 – May 2017

Status Completed

Value \$4.2M – below original budget of \$4.8M

SAFETY & SECURITY

The project site, being located between two ovals, is quite exposed, yet considerable distant from neighbouring residents.

SITE consider CPTED principles in all of our projects and their vulnerability for antisocial behavior. With Golden Bay Pavilion we designed the following elements:

- Curved facade and form to delete corners and recesses.
- Openings and screening glass glazed with Stormshield safety glass to withstand high impact from cricket balls (testing conducted during the design phase),
- High levels of transparency to improve safety and security after hours for community functions.
- Upgraded landscaping and wayfinding from the car park to improve access, safety and security.
- Anti-climbing external fixtures and fittings,
- No veranda columns to prevent climbing and accessing roofs.
- concealed mechanical plant and equipment to minimize vandalism and allow on-ground access for servicing.
- No doors on the public toilet entrances accessed from the foyer to minimise anti-social / criminal behavior.

CRITICAL ISSUES

The following critical issues were addressed by the project:

- Maintenance minimisation through research, selection, testing and certification of structural steel protection treatments.
- Research and testing patterned glass weather screen for impact against objects (vandalism and cricket balls) which withstood higher impacts than perforated metal screens, louvres and other alternatives. The support structure was also designed in collaboration with the glass manufacturer and installer to enable installation, thermal movement, weathering and replacement.
- Creating a sense of ownership for the local youth sporting clubs by engaging them in the design process. The Clubs contributed photographs of their history at the site and we used these to create a collage of people in sport at Golden Bay on the glass weather screen. We believe this, in combination with the CPTED principles, has resulted in there being no reported incidents at the facility since it has opened.





Singleton Sports & Community Centre

The Sports and Community Centre at Laurie Stanford Reserve provides a new home for seven diverse clubs, ranging from soccer, bowling and tennis to playgroups.

The facility caters for sports and recreation training, community groups and social functions by providing multi-purpose rooms, social club hall and universal access.

The new Centre replaces and combines existing buildings: the Comet Bay bowling club, Singleton Hall and Community Centre.

This project involved a refurbishment and extension of the existing facilities. Based on SITE's extensive study it was highly desirable to retain the existing hall as it was in good condition and held fond memories for the local community.

The project includes:

- Social Club Hall
- Meeting room
- Kitchen and bar
- Change room, toilets and storage
- Umpire, first aid and administration
- Foyer / break out spaces
- Under cover areas

KEY PROJECT OUTCOMES

- Passive solar and sustainable design principles
- Community and context focused approach
- No generic / standard design solutions
- Retaining sense of place and community through architectural response

Scope Full Architectural Services, Paul Edwards Project Leader, Christian Wetjen Project Architect, Stephen Hart Independent Review and Specification

Client City of Rockingham

Reference Gary Rogers
 Manager of Community Infrastructure Planning
 (Previously Manager of Procurement and Projects)
 (08) 9528 0307
 gary.rogers@rockingham.wa.gov.au

Duration January 2015 - May 2017

Status Completed

Value \$4.3M - below original budget of \$4.8M

Singleton Sports & Community Centre

INDOOR / OUTDOOR

The building provides strong visual connections to all external sporting and playing grounds. Extensive landscaping and nature playgrounds integrating the building into the Reserve.

FLEXIBILITY

The building is designed to allow maximum flexibility for all of the diverse user groups needs.

ENTRY AND WAYFINDING

A new foyer provides a easily identifiable entry into the facility at the junction between new and existing buildings. The foyer provides access to all function spaces and shared toilet facilities without the need for corridors.

SENSE OF PLACE

By retaining the existing Singleton Hall, the new combined facility buildings with local heritage and blends new and old seamlessly together. The selection of materials and colours respects and reflects the setting of the building within the park surrounded by sporting fields in close proximity to the coastal dunes and nearby ocean.

COMMUNITY

Combining the previously scattered facilities in on location will enhance the local community and foster cooperation and relationships between the diverse clubs.

SUSTAINABILITY

The layout was carefully considered to maximise the benefits of passive solar design principles.

Solar pergola louvers to the large Northern openings are complimented by full 'barn door' shutters to the West and extensive shading to the East.

The foyer is naturally ventilated with the support of the ceiling fans.

The new building fabric is highly insulated which is further supported by upgrades to the existing buildings insulation.

Waterless urinals and low flow fixtures as well as a small solar PV system are installed in the centre.

Waterwise landscaping and use of landscaped stormwater swales for the car park drainage complete the holistic approach.





Quinns Mindarie Community Centre

Quinns Mindarie Community Centre is an additional new building to an existing facility. The new building delivers a multipurpose community centre above and adjoining the existing lower level building for The Quinns Mindarie Surf Lifesaving Club (QMSLC).

Referencing the 'beach shack' neighborhood character which is evident in the Quinns Mindarie area, the two pitched roof forms of the building extension create a focal point and identity for both the QMSLC and the local community.

Given the severe coastal location of the Community Centre with functional facilities needed for community activities durable materials were sourced. The new building is environmentally sustainable and easy to manage facility which shaped SITE's design response.

The project includes:

- Function room and kitchen
- Entry forecourt
- Upper Foyer
- Training room
- Playgroup rooms
- Outdoor Play area
- Internal and external storage

KEY PROJECT OUTCOMES

- Design consistency and rigour
- Multiple user focused design approach
- No generic / standard design solutions
- Durable materials minimising ongoing maintenance and coastal conditions

Scope Full Architectural Services, Stephen Hart Project Director, Kevin Truscott Project Architect, Naomi McCabe Interior Architect

Client City of Wanneroo

Reference Mark Little
Project Manager of Infrastructure and Capital Works
(08) 9045 5665
mark.little@wanneroo.wa.gov.au

Duration September 2016 – May 2017

Status Completed – 2 months ahead of program

Value \$3.2M

Quinns Mindarie Community Centre

FLEXIBLE + MULTI TENANT DESIGN

The integration of the new building facilities through staging the construction reduced the disruption to QMSLC club activities.

The configuration and orientation of the building form along with the internal areas utilises the current site conditions along with passive solar design principles.

The design accommodated for multiple tenants, play and community groups

INTERNAL LAYOUT

The internal planning of the areas limit excessive circulation space whilst encouraging incidental gathering with breakout spaces within the building plan.

The internal spaces provide flexibility to the needs of the community, user groups and QMSLC.

The design of the balcony terraces facing west of the building take full advantage of the unique coastal location and views to the Indian ocean.

MATERIALITY

Durable and hard wearing material selection addresses the coastal location and conditions of Quinns Mindarie Community Centre.

The materials used minimises ongoing and recurrent building maintenance and repairs whilst exposed to a highly corrosive environment.

The use of pre finished aluminum pressed panels and colorbond steel to the roof and walls combined with lightweight composite panels and pre finished timber cladding to the exterior of the new build require minimal maintenance thus future proofing the building.

The internal material selections have followed a neutral scheme in fitting with its coastal surrounds with accents of blue.

Provisions have been made within noise sensitive areas suppresses noise during community events for the comfort of surrounding residents.





Beechboro Community Hub Workplace, Cafe & Library

SITE worked in consultation with the City and key stakeholders, including Place and Community/Youth Services, Library and Leisure personnel to create a design solution that provides a suitable and flexible office space to meet the functional needs of staff, with a simple and modern design solution to allow the amalgamation of the different divisions into a collaborative workspace.

The design aimed to provide a layout of connecting rooms and open work areas that addresses and maintains the individual nature and requirements of the 3 services, and creating opportunities for private and collaborative work.

The project includes:

- Refurbished foyer / main entrance
- New relocated cafe
- Open plan offices and managers private offices
- Meeting rooms
- Kitchenette and staff room
- Utility room
- Community Lounge
- Storerooms
- Library book returns
- New Artworks and sculptures
- Courtyards

KEY PROJECT OUTCOMES

- Design consistency and rigour
- Working on an occupied site
- No generic / standard design solutions
- Stakeholder engagement creating solutions to accommodate multiple stakeholders

Scope Full Architectural Services, Paul Edwards, and Naomi McCabe

Client City of Swan

Reference Julie-Anne Pettit
Project Manager
(08) 9267 9362
julie-anne.pettit@swan.wa.gov.au

Duration October 2016 - November 2018

Status Completed

Value \$3M

Beechboro Community Hub Workplace and Cafe

The open plan environments were designed with workstations being grouped into the different service areas to enable team working, with the layout of the groups positioned with circulation and storage between to create a sense of separation between each of the services while still maintaining the open office feel.

Familiar with the challenges that arise from the need to accommodate different divisions that are currently working independently, each with their own functional requirements within one space, SITE engaged with stakeholders to create a solution that accommodates each groups requirements and wishes into an environment that offers maximum flexibility to allow for future changes.

Working within the framework of the existing Altone Park Recreation Centre, this project also demonstrates SITE's ability to create a unique solution to work within the limitations of an existing building, and the ability to address and resolve the issues that arise from refurbishment work when required to change the function of a portion of a building.

Altone Place Office and Beechboro community Hub demonstrates SITE's ability to analyse the existing space and work out the best solution for accommodating the new uses and requirements.

The key Personnel involved in this project have also had previous experience in the design and documentation of a variety of commercial office fitouts and other workplace environments.

Familiar with the requirements and key design criteria's required in the design of modern workplaces such as flexibility, privacy, functionality and comfort, Site Architecture have the ability to work with the staff to create working environments that can improve workplace moral and efficiency through the creation of a pleasant and functional space.





Rockingham Youth Centre

As a result of the closure of the youth drop in centre in 2017 the City of Rockingham identified a need for a new youth centre that provides a diverse range of services for young people.

In order to best understand and address the needs of the end users SITE engaged in a series of stakeholder workshops to form a vision for the space. At all stages of the project SITE worked collaboratively with representatives from the City and youth reference groups to develop the design solutions including hierarchy of spaces, selections of finishes and furniture and design of graphics and signage to create a facility that celebrates the end users contribution,

The project includes:

- Main entry court and reception
- Private and Open Study Spaces
- Active and Passive Spaces
- Chill-out Zone
- Workshop
- Outdoor Active Space
- Counselling Offices
- Multi Purpose Rooms
- Breakout Spaces
- Staff Offices and Room

KEY PROJECT OUTCOMES

- Design consistency and rigour
- Welcoming entrance
- No generic / standard design solutions
- Efficient layout encouraging interaction between staff and youth user groups

Scope Full Architectural Services Paul Edwards Project Director and Naomi McCabe Project Architect and Interior Designer, Aaron Bills Graduate Architect

Client City of Rockingham

Reference Robert Pollock
Major Community Infrastructure Project Officer
(08) 9528 8610
robert.pollock@rockingham.wa.gov.au

Duration November 2018 - February 2021

Status Completed February 2021

Value \$2M

Rockingham Youth Centre

The new facility is located over 2 levels of an existing commercial building within the suburb of Rockingham. The main entrance is located off MacKinnon Street.

WELCOMING ENTRANCE

A new improved street presence was created at the front of the building with a recessed entrance opening into the double height entry court. Painted cladding on all sides of the recess defines the building entrance and assists in wayfinding for visitors.

Full height glass on the front facade creates transparency into the building and passive surveillance of passing traffic from inside.

The new entry court acts as a foyer, presenting a welcoming space for visitors and allowing counseling spaces, toilets and the first floor level to be accessed independently of the main activity space out of hours. A secondary point of entry is at the rear of the building through an external active space.

SPATIAL PLANNING

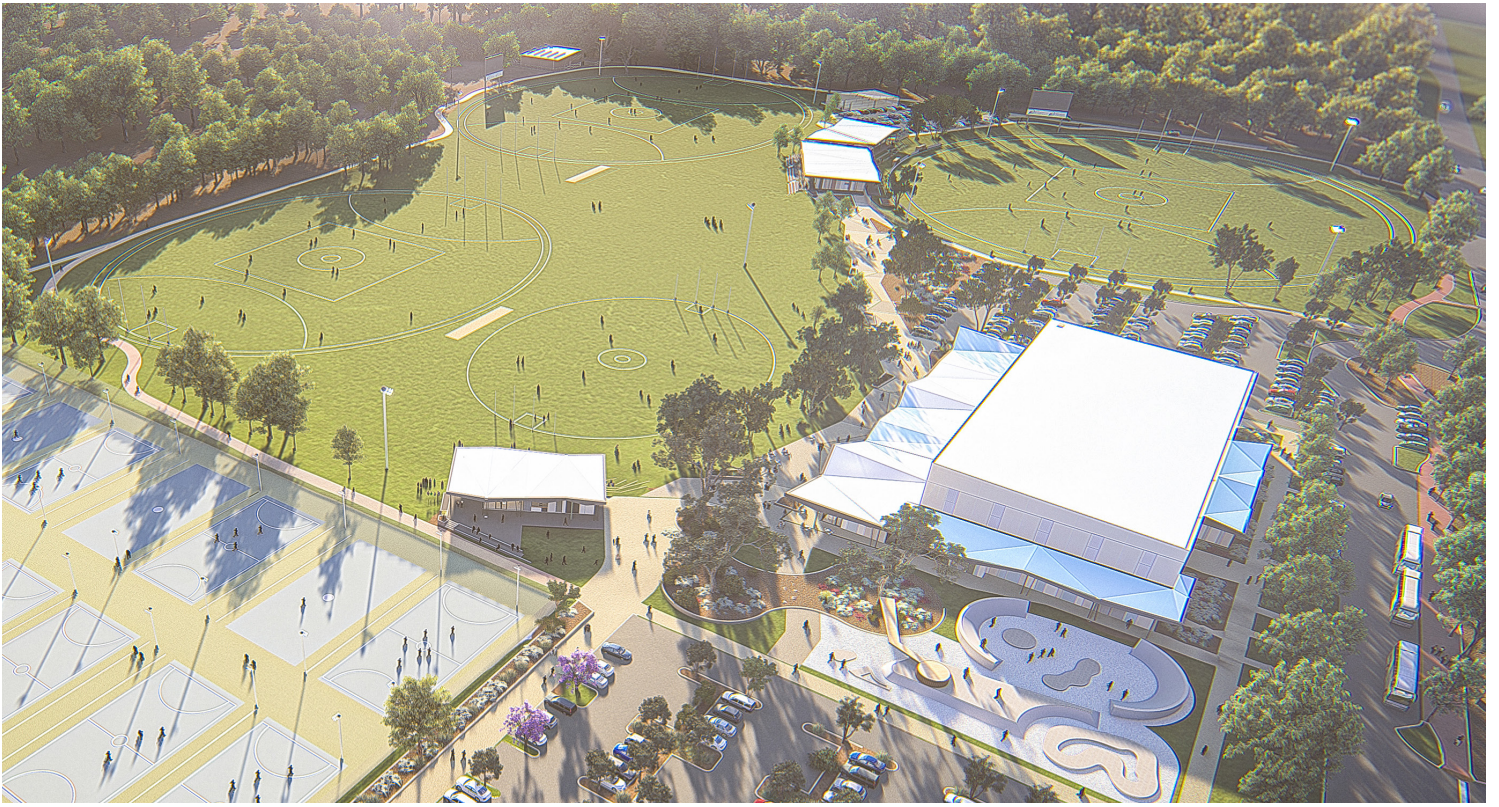
The new facility is made up of the following key areas, arranged to provide a functional and efficient layout that encourages interaction between staff and users, provides spaces for group and individual activities while maintaining surveillance and security for all users.

- **Entry Court** - A formal 'street' entry into a 2 storey volume, with landscaping / greenery, paving, casual seating chairs and tables. Space can be used for some small group or one on one passive activities.
- **Counselling** - accessed off the entry court and direct from the reception area allowing multi use

and discretion. Secure egress from both rooms into reception passage for staff security.

- **Active Space** - at the rear of the facility it has a kitchen at the heart and can be suitably zoned for a range of activities, linking to external spaces and workshops when required.
- **Outdoor Active Space** - lets natural light into the flexible active space and connects to the rear workshop. This is an informal entry for 'walk-in's and can also be used for out of hours access, separated / locked off from remainder of ground and first floors.
- **Amenities** - refurbished to meet current requirements and codes and located in their current position on both floors to minimise costs. Fully contained individual unisex facilities are provided to cater for all users, with frosted glass panels located at high level to allow for borrowed light from other areas. UAT's are located on both levels, with the first floor also containing shower facilities.
- **Offices** - Service provider workstations located within the ground floor reception area, with all Youth Workers and City staff workstations located on the first floor with hot desks for additional space for other service providers. Glazing to ground floor void allows for visual connection and security between levels.
- **Group and Multi-purpose activity rooms** are clustered at rear to be independently accessed from main street entry (lift and stair) or from ground floor rear stair. A shared common area / breakout space with kitchenette facilities links these spaces for added flexibility / amenity. Glazed frontages provide borrowed light to the breakout space, with custom designed glazing film maintaining privacy.





Baldivis District Sports Complex

SITE was commissioned for the Baldivis District Sport Complex (BDSC) by the City of Rockingham in mid-2019 following the completion of a masterplan report prepared by Hames Sharley. The masterplanned sport and recreation open space included multiple playing fields serviced by the following facilities:

- 4 Court Indoor Recreation Centre with 3 Multi-purpose function rooms and Café.
- A District level Sports Pavilion with social space, bar / kiosk, administration spaces, change rooms and storage, as well as City administration offices.
- A Junior Pavilion, with small social space, kiosk, administration and amenities for Junior Sports.
- A Maintenance facility to house equipment and operations to service the City's ovals, parks and gardens.

SITE 's commission was for the design and delivery of the 4 main buildings and interconnecting landscaping with the ovals, internal road and carpark works being completed under a separate forward works package.

KEY PROJECT OUTCOMES

- Creating a Community Hub & Meeting Point
- District Level Sports Facility
- Design consistency across multiple buildings
- Landscape focused Design Concept

Scope Full Architectural Services, Paul Edwards Project Director, Will Thomson Design Review & QA, Christian Wetjen Project Leader, Chris Perry Project Architect, Anjalee Patel Interior Designer, Aaron Bills & Grace Kocsis Graduate Architects & Drafting Support, Stephen Hart QA & Specification Writer

Client City of Rockingham

Reference Gary Rogers
Manager Community Infrastructure Planning
(08) 9528 0307 | gary.rogers@rockingham.wa.gov.au

Duration June 2019 - Early 2023

Status Currently under construction, projected completion early 2023

Value \$25M

Baldivis District Sports Complex City of Rockingham

DESIGN RESPONSE

The Master Plan had developed some design ambitions and principles for the new buildings which we challenged through our internal process of site investigation and enquiry. We held a series of internal design charrettes with staff to identify and understand the broader context of this new sport and recreation precinct. We established a strong design narrative for the new facilities which were deeply local, referencing the existing surrounding natural woodland through the analogy of a tree canopy. The overall experience of the place is for the spectators to feel like they gathering under the trees - a sheltered refuge within the vast open fields.

The buildings take the verandah, the primary spectator experience, as a linking device across the precinct. A 3- 4m deep veranda is insulated and lined to offer protection to spectators all year round. This undulating roof form lowers and raises to suit its function internally and is expressed as a dark contrasting ribbon wrapping the building, opening up to reveal fully glazed internal spaces and closing down against coloured and textured concrete walls reminiscent of the natural woodland and tree bark. Columns are minimized and irregularly spaced to optimize viewing, structural efficiencies and stormwater management.

Each building is visually connected above, through the sheltering roof tree canopy verandahs and physically connected below, by a landscaped pedestrian spine in the ground plane. This spine creates a natural, elevated ridge line connecting the built elements of the site from north to south with views across the grassed playing fields in between.

OUTCOMES

The BDSC is a project based on the idea of site & place. This is evident on a human scale as The City of Rockingham established a clear vision for the project based on the idea of a "healthy community". The community outcomes outlined in the masterplan report have been developed by SITE to provide a facility which will be a centre for the community in Rockingham long into the future.

With a large focus on the natural surrounds for every part of the site, the BDSC aims to provide a new facility that builds upon its surrounds. The creation of the roof forms and canopies will provide a beautiful piece of Architecture, but more importantly creates a cohesive site that responds to the climatic conditions, functional requirements and natural surrounds.

The Project is currently under construction and we look forward to BDSC providing a great addition to the growing community of not only Rockingham but throughout WA over the many years to come.



External View of spectators area at the District Pavilion



External View of the Indoor Recreation Centre with strong roof canopy linking the different pavilions location though out the complex

Feedback for Site Architecture Studios

					These clubs were not involved in the development of the concept plan.		
	CJFC	CJCC	MSCC	MNC	Konga	Judo	IHC
Club Numbers	<p>239 kids + 31 adults (Junior / Youth database</p> <p>83 Auskick database (2 adults included</p>	90	50			<p>little interest in current concept plans as it is all about footy and cricket with no input from other users of the facility.</p> <p>Up to a maximum of 20 kids</p>	
Current Building use numbers and projected growth	<p>120 participants (3 games cross over) 200 spectators game day/night. 4 teams Mon – Thurs night 70 – 90 participants</p> <p>Expected growth of 3 teams with 60 participants and 120 spectators</p>	10% increase per season	10% increase per season			Maximum class size of 20.	
Kitchen usage / menu / operating times	Canteen. Bacon and Egg Rolls, Hotdogs, Hamburgers, Pies and Chips. Coffee, Soft Drink and Juice. Friday Night, Saturday morning and All-day Sunday.	Mainly Thursday 4-9PM, Friday 4-9PM and Saturday's/ Sunday 1pm-9pm.	Mainly Thursday 4-9PM, Friday 4-9PM and Saturday's/ Sunday 1pm-9pm.			Only for club functions at Christmas time.	

Is the Kitchen operated by volunteers or caterers or both	Volunteers (managed by honorarium)	Volunteers, sometimes caterers.	Volunteers, sometimes caterers.			volunteers	
Bar usage – list of beverages (wine beer and spirits?), operating times, kegs or packaged beer.	N/a	N/a	Fully licensed bar. Every night apart from Monday's. All packaged alcohol, possibility to have beer tap.			N/a	
Does the MHUG have a supply agreement with a beverage supplier, if not how does the club intend to procure alcohol in the future.	N/a	N/a	Bullsbrook hotel.			N/a	
Does the MHUG have a liquor license and if what type	N/a	N/a	Yes September to April. Club restricted License.			N/a	
What are the range of activities the Main Room and the Social Room are	Club wind-up and Trophy presentation. Fundraiser Evenings. Meetings and Training/Education.	Socialising after training and game days, fundraising events, band nights, quiz nights,	Socialising after training and game days, fundraising events, band nights, quiz nights,		These groups were not consulted on the development of the concept plan as the original intention was to retain the existing hall for group fitness based activities. With the demolition of the existing hall, these activities will need to be accommodated within the new facility		

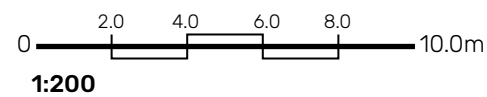
intended to accommodate?		presentation nights etc.	presentation nights etc.		JUDO - With current concept design would need use of whole main area for my activities uninterrupted by others. If you plan a bar then needs to be separate from main hall I think like it is currently		
What is the proposed use of the combined Office Medical Room	?	A Merchandise room may be more important.	A Merchandise room may be more important.				
Is there a reason for placing the change rooms at either end of the building	It is a good Idea for Football to separate the teams at Half/Full time in case there has been any incidents. Also it is not very welcoming to send visiting teams around the back of the building as we do now.	How else would you design it, you want the home and away teams apart and you want the social room looking out on the oval without the change rooms been in the way.	How else would you design it, you want the home and away teams apart and you want the social room looking out on the oval without the change rooms been in the way.		JUDO - change room and toilet at one end of the main area makes sense.		
Are equipment stores required for the clubs and if so what size is required	Currently, we use 2 sheds and a Merchandise room. Combined is maybe 10m x 10m. If it is just the Merch room, it would need to be around 5m x 5m.	We have the green sheds that are probably okay at this stage, the council could swap their part of the shed with us to allow us more room. Don't want to lose m2 of the main building.	We have the green sheds that are probably okay at this stage, the council could swap their part of the shed with us to allow us more room. Don't want to lose m2 of the main building.			I need the same storage as the existing store area in the hall with the expectation of the area used for storing chairs and tables. Would require that the store be lockable and only used for Judo with direct access to the room that Judo	

						activities are being undertaken.	
--	--	--	--	--	--	--	--

3.0 BRIEF

3.1 SCHEDULE OF ACCOMMODATION

No.	Room Name	Existing area (approx.)	RFT floor plan areas	Proposed Area (recommended option)
1	FOYER		27m2	11m2
2	OFFICE		13m2 combined with first aid	10m2
3	SOCIAL ROOM	90m2	158m2	151m2
4	MAIN HALL	228m2 + 31m2 STAGE	143m2	150m2
5	BAR	16m2	25.6m2	37m2
6	COOL ROOM		10.7m2	14m2
7	KITCHEN	30m2	38.7m2	32m2
8	DRY STORE		6.6m2	6m2
9	COOL ROOM / FREEZER			14m2
10	UAT		11m2 (2 x 5.5m2)	10m2
11	MALE	24m2	11.52m2	13m2
12	FEMALE	24m2	13.11m2	13m2
13	CLEANER			6m2
14	JUDO STORE	33m2		15m2
15	FURNITURE STORE			16m2
16	FIRST AID			11m2
17	UMPIRE 1		6m2	7m2
18	UMPIRE 2		6m2	7m2
19	HOME CHANGE ROOM 1	55m2	31.25m2	29m2
20	HOME CHANGE ROOM 2		31.25m2	29m2
21	HOME TOILETS & SHOWERS		22.23m2	18m2
22	HOME TREATMENT ROOM		10.76m2	11m2
23	AWAY CHANGE ROOM 1	55m2	22.7m2	29m2
24	AWAY CHANGE ROOM 2		22.7m2	29m2
25	AWAY TOILETS & SHOWERS		22.23m2	18m2
26	AWAY TREATMENT ROOM		6.97m2	11m2
27	NETBALL STORE	6m2		11m2
28	FOOTBALL STORE (SHED)	35m2		
29	CRICKET STORE (SHED)	35m2		
30	MECHANICAL			
31	CIRCULATION		6.4m2	29m2
	TOTAL BUILDING AREA	634m2 including transportable, excluding shed	706m2	753m2



3.0

BACKGROUND

AREA ANALYSIS AND ACCOMMODATION SCHEDULE

18/08/21

REV -

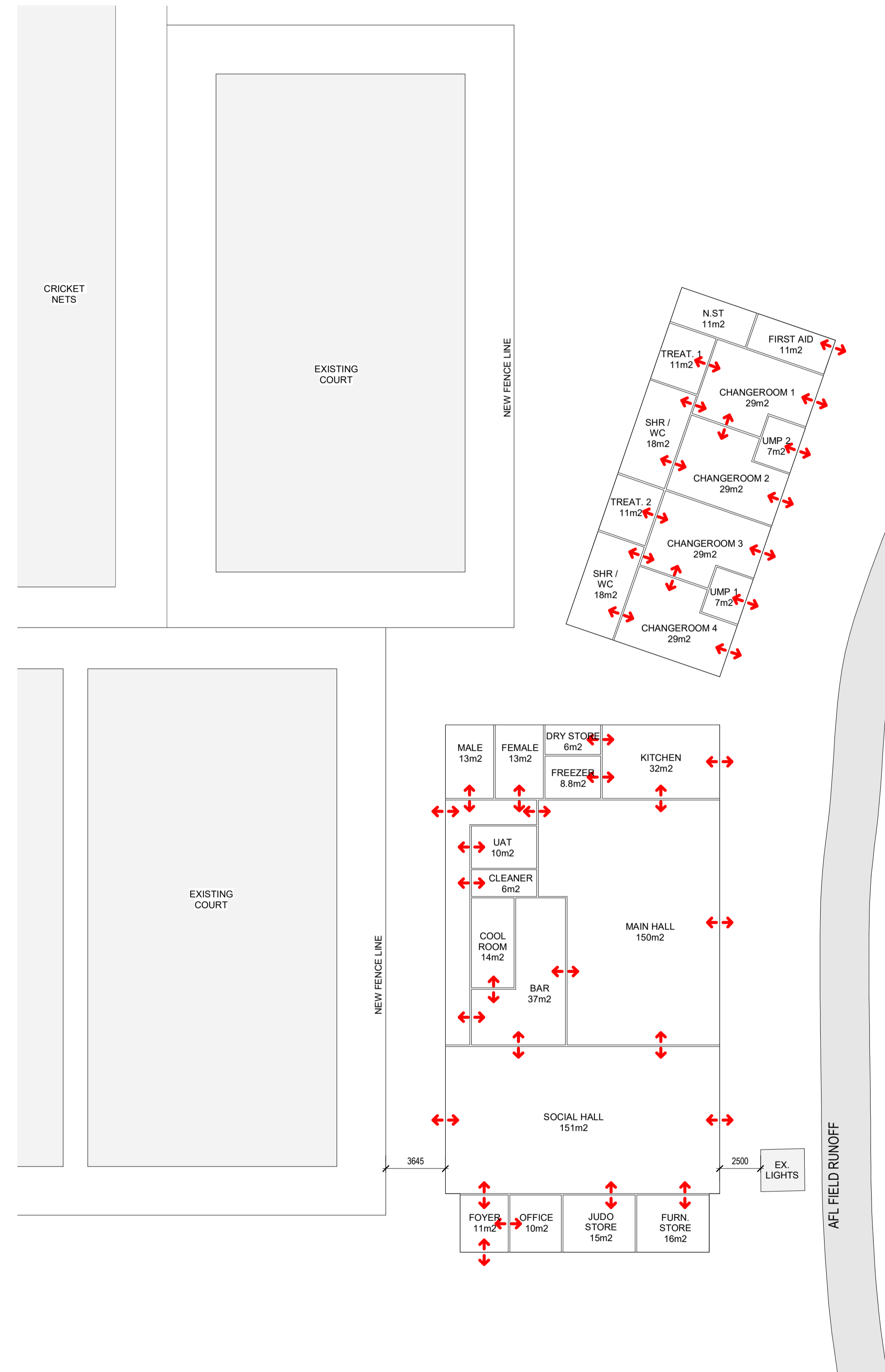
SHIRE OF CHITTERING MUCHEA RECREATION CENTRE. SITE ARCHITECTURE STUDIO

ACCOMMODATION SCHEDULE OPTION 3

NUMBER	ROOM	AREA
2.1	Social Hall	151m ²
2.2	Main Hall	150m ²
2.3	Furniture Store	10m ²
2.4	Judo Store	21m ²
2.5	Bar	37m ²
2.6	Cool room	14m ²
2.7	Kitchen	32m ²
2.8	Dry Store	6m ²
2.9	Cool room / freezer	8.8m ²
2.10	Office	10m ²
2.11	UAT	10m ²
2.12	Male	13m ²
2.13	Female	13m ²
2.14	Cleaner	6m ²
2.15	First Aid	11m ²
2.16	Umpire 1	7m ²
2.17	Umpire 2	7m ²
2.18	Home Changeroom 1	29m ²
2.19	Home Changeroom 2	29m ²
2.20	Home Shower and Toilets	18m ²
2.21	Away Changeroom 1	29m ²
2.22	Away Changeroom 2	29m ²
2.23	Away Shower and Toilets	18m ²
2.24	Treatment Room 1	11m ²
2.25	Treatment Room 2	11m ²
2.26	Football Store	0
2.27	Cricket Store	0
2.28	Netball Store	11m ²
2.29	Foyer	11m ²
2.30	Circulation	29m ²
2.31	TOTAL BUILDING AREA	753m ²



SITE LAYOUT
1:500



SPATIAL RELATIONSHIP PLAN
1:200

MUCHEA RECREATION CENTRE

Shire of Chittering

Project number 22105
MONTH YEAR



COUNCIL RESOLUTION 080321

Moved Cr Angus / Seconded Cr Curtis

That Council:

1. Allocate funding of \$2,707,964 for the construction of a multi-purpose community facility at Muchea Oval that incorporates Clubroom and Change room facilities.
2. Allocate funding of \$80,500 in the 2021-2022 Annual Financial Budget For the demolition of the Muchea Hall, with the demolition to be carried out at the completion of the construction of the new facility.
3. Cease aesthetic maintenance of the Muchea Hall due to the impending construction of the new facility. Maintenance is to be carried out only to ensure the safety of Muchea Hall Users.
4. Approve a loan of \$1,998,251 for a period of 20 years as per Section 6.20(1)(a) of the *Local Government Act 1995*;
5. Instruct the Chief Executive Officer to commence public advertising of the loan as per Section 6.20(2)(b) of the *Local Government Act 1995*.
6. Instruct the Chief Executive Officer to commence public advertising of the Major Land Transaction Business Plan as per Section 3.59 of the *Local Government Act 1995 and* ensure that the content of this document aligns with the Council resolution.
7. Incorporate the requested lighting upgrade into the plan.

CARRIED 5 / 1

TIME 20.07pm

CEO02-03/21 Muchea Clubroom and Change room Upgrade

File ref	GRT.CSRFF.MUCHEA HALL
Author	Principal Building Surveyor/Project Manager
Authorising Officer	Chief Executive Officer
Disclosure of interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interests that requires disclosure
Voting requirements	Absolute Majority
Attachments	1. S3.59 Business Case

Executive Summary

Council is requested to consider three requirements for the Muchea Clubrooms and Change room Upgrade to proceed.

- The first is to consider the release of funds in the 2010/2021 budget for services necessary to get the project to a shovel ready stage so that it can commence when funding becomes available on 1 July 2021, or as soon as possible following that date.
- The second is to increase the amount of the Shire of Chittering funding to make up for the proposed Building Better Regions Fund reallocation of funding not be accepted and the full funding request to the Community Sport and Recreation Facilities Fund not being received, and to include the necessary ancillary infrastructure around the building.
- The third is to approve the advertisement of a Business Plan for a period of six weeks as is required under Section 3.59 of the *Local Government Act 1995*.

Background

In June 2019, the Muchea Hall Users Group presented a multi-year plan to Council for the upgrade of the facilities in Muchea. The Plan incorporated the following elements:

Year	Project
2020/21	Commence Construction of the Muchea Sporting and Community Centre
2021/22	Carpark on the Northern End of the Facility
2021/22	Completion of handover of the Muchea Sporting and Recreation Centre to sports clubs, existing members and community
2021/22	MHUG clubs hand back existing clubrooms, kitchen and storage to Council, so Council can rent this out to shire residents
2021/22	Upgrade existing lighting on the oval
2022/23	Old change rooms upgraded
2022/23	A 2nd oval built close to Muchea
2022/23	Re-surface netball court, install lights and build a patio to cover court from rain.
2022/23	Convert existing clubrooms to a community gym
2023/24	Move existing playground to Northern End of the facility so it is next to the Muchea Sporting and Community Centre
2023/24	Major upgrades to the existing Muchea Hall and toilets
2024/25	Upgrade car parking around the entire facility that has not already been finished
2024/25	Beautification of the facility especially around the Muchea Sporting and Community Facility
2025/26	Replace existing netball court patio
2025/26	Expansion of cricket nets

The plan was not adopted by Council; however, Council did support the construction of the Muchea Sporting and Community Facility and provided funding toward the development of a Business Case and grant application. During this process, the plan was refined to three stages comprising:

Stage 1:

- Construction of sporting club and change rooms.

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

In September 2020, a grant application was submitted for the State Government's Community Sport and Recreation Facility Fund (CSRFF) for the construction of new Clubrooms and Change rooms in Muchea. This development will replace the currently outdated facilities at Muchea.

Further to the design and costing, a project of this nature needs to be advertised to the public for comment, according to Section 3.59 of the *Local Government Act of 1995*, therefore the council resolution will include this compliance item.

Consultation/Communication Implications

Local

Council has been previously consulted regarding this process and the shire has been successful in securing grant funding. The community groups are also intimately involved, and has set aside funding which has been secured through fund-raisers for this project.

State

Not Applicable

Legislative Implications

State

Compliance with the Local Government Act 1995

Policy Implications

Nil

Financial Implications

This decision will lead to a commitment of \$2,676,308 capital expenditure. This will be funded through a loan of \$1,846,595.

Strategic Implications

The proposed development accords with the vision and aspirations of the community and the strategies of the Shire of Chittering's plans for the future and the project is incorporated in the Shire's strategic planning documents, as follows:

- Strategic Community Plan 2017-2027
 - Focus area: S1 Our Community: An Active and supportive Community
 - Strategy: S3.1.1 Develop and enhance existing recreation and social facilities for local communities
 - Action: Recreational and sporting facilities to service the growing population in Lower Chittering/Muceha

- The Corporate Business Plan 2017-2021 contained the following proposed initiatives:
 - Continued upgrade/enhancement of existing recreational facilities. This included \$98,000 for a pavilion & change room extension.
 - Community Gymsnasiums in Bindoon and Muceha

The development of this facility will achieve the implementation of a key element of these plans.

Site Inspection

Site inspection undertaken: Not applicable

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment/Details

The option presented to Council was for the construction of an additional building which will host the Clubroom and Change room, currently located within the Muceha Hall Facility. The cost of construction of this new building is estimated to be \$2,707,964 when constructed with only the ancillary infrastructure required to ensure compliance with *Western Australia Building Act 2011*, *Western Australia Building Regulations 2012* and *the National Construction Code 2019*. A further \$30,000 could be saved by utilising the current disabled car bays.

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Moved Cr Angus / Seconded Cr Curtis

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The development of this facility will achieve the implementation of a key element of these plans.

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A second option that would provide some savings in the short term but much greater savings in the long term would be to demolish the current Muchea Hall Facility and replace it with a multi-purpose facility that would provide the Clubroom and Change rooms facilities that are currently sought, but also provide a facility for community use. The estimated cost of this project is \$2,676,308. Savings are provided by utilising current existing ancillary infrastructure and services.

The greater saving would be in the reduction of longer term operating, maintenance and replacement costs which would only be required for one facility. The current Muchea Hall is estimated to require replacement in 2030, with an estimated cost of \$2,000,000, has been described as an embarrassment to the community and has recently been publicly criticised for failing to meet disability standards.

For a major refurbishment of the Muchea Hall, required to build a gym, the building would need to be brought up to current standards, including disability access and toilet facilities. Investigations would need to be undertaken to determine the cost of this, but it would likely be significant.

The proposed Clubroom and Change rooms has an overall size of 706m² and 326m² of clubroom space. The current Muchea Hall is around 500m² and the overall multipurpose space is 237m². This indicates that with the correct design, a multipurpose facility could be built that would accommodate current hall activities but not interfere with the size of the new change rooms.

An election promise of \$150,000 has been made, but this is contingent on the result of the election.

OFFICER RECOMMENDATION

That Council:

1. Allocate funding of \$2,707,964 for the construction of a multi-purpose community facility at Muchea Oval that incorporates Clubroom and Change room facilities.
2. Allocate funding of \$80,500 in the 2021-2022 Annual Financial Budget For the demolition of the Muchea Hall, with the demolition to be carried out at the completion of the construction of the new facility.
3. Cease aesthetic maintenance of the Muchea Hall due to the impending construction of the new facility. Maintenance is to be carried out only to ensure the safety of Muchea Hall Users.
4. Approve a loan of \$1,878,251 for a period of 20 years as per Section 6.20(1)(a) of the *Local Government Act 1995*;
5. Instruct the Chief Executive Officer to commence public advertising of the loan as per Section 6.20(2)(b) of the *Local Government Act 1995*.
6. Instruct the Chief Executive Officer to commence public advertising of the Major Land Transaction Business Plan as per Section 3.59 of the *Local Government Act 1995*.

AMENDMENT

Moved Cr Angus / Seconded Cr Ross

That an item be added: "To incorporate the requested lighting upgrade to the plan as point 7 and to amend point 4 accordingly".

CARRIED 6/0

AND FORMED PART OF THE SUBSTANTIVE MOTION

AMENDMENT

Moved Cr Curtis / Seconded

That an item be added that "The amendment to the Muchea Complex not be funded through a rates increase".

MOVE TO AMEND LAPSED DUE TO WANT OF A SECONDER

AMENDMENT

Moved Cr Ross / Seconded Cr Angus

That item 6 be amended to read:

"Instruct the Chief Executive Officer to commence public advertising of the Major Land Transaction Business Plan as per Section 3.59 of the *Local Government Act 1995* and ensure that the content of this document aligns with the Council resolution".

CARRIED 6/0

AND FORMED PART OF THE SUBSTANTIVE MOTION

The Council Decision differed from the Officer Recommendation due to the incorporation of oval lighting upgrade into the project and subsequent increase in loan funds required



Major Land Transaction Business Plan

Proposed Construction and Use
of the Muchea Clubroom &
Changerooms



Matthew Gilfellow - Chief Executive Officer
SHIRE OF CHITTERING

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1. EXECUTIVE SUMMARY

While the requirement to extend and upgrade the Muchea Clubrooms and Changerooms was included within Council's strategic plans, a proposal to build a new Clubroom and Changeroom Facility was first considered by Council in June 2019. This proposal was given "in-principle" support along with in-principle and financial support to proceed with the development of a CSRFF grant application.

At the September 2019 Council Meeting, Council committed to providing \$650,000 of funding for the project acknowledging that Council's contribution may require other projects to be deferred and/or scaled back and/or rates to be increased and that the increase in operating costs for the facility would be funded through rate revenue. Council also decided to investigate a no interest or deferred interest loan in the event that the clubs could not fundraise the entirety of their \$450,000 contribution.

This development will see the construction of a new Clubroom and Changerom Facility while retaining the existing hall, clubroom and changerom facility. Though not part of this project, there is funding within the Long Term Financial Plan to convert the current clubroom facility to an area that is capable of being leased to a private gymnasium.

The Muchea Changerooms and Clubrooms Redevelopment is expected to cost \$3,01million and the capital cost is to be met the following allocations:

- Department of Local Government, Sports and Communities: Community Sport and Recreation Facility Fund \$300,000;
- Muchea Hall User Group \$548,247;
- Shire of Chittering \$2,241,464.

Until the building is operational, actual costs will not be known, however an assessment of operating expenditure has been undertaken using a range of methodologies. The estimated Net Operating Result is outlined below:

	FY19/20 Budget	FY 20/21 Budget	FY 21/22 Budget	FY 22/23 Budget	FY 23/24 Budget	FY 24/25 Budget
Net Operating Result	-\$98,430	-\$200,196	-\$203,248	-\$206,361	-\$209,536	-\$212,774

The net operating cost does not include any loan repayment costs. The shire is able to access fixed rate loans for a period of 20 years. At approximate current interest rates, repayments for a loan would be \$117,081.77 per year, inclusive of principal and interest.

Section 3.59 of the *Local Government Act 1995* requires that Council give state-wide and local public notice of the Major Land Transaction, inviting public submissions for a period of six weeks.

Submissions are to be addressed to:

Matthew Gilfellon

Chief Executive Officer

Shire of Chittering

6177 Great Northern Highway

PO Box 70 Bindoon WA 6502

chatter@chittering.wa.gov.au

2. BUSINESS PLAN OBJECTIVES

This business plan is designed to:

- a) Inform the residents of the Shire of Chittering of the proposal to undertake a ‘Major Land Transaction’ in respect to:
 - i. The proposed construction of the Muchea Clubroom and Changerooms; and
 - ii. The proposed use of that facility by sporting organisations, by the way of ‘use rights’, of portion of the proposed Facility.
- b) Provide the opportunity for the public to make submissions regarding the Business Plan; and
- c) Satisfy the requirements of Section 3.59 of the *Local Government Act 1995*.

3. MAJOR LAND TRANSACTION OVERVIEW

3.1 BACKGROUND

While the requirement to extend and upgrade the Muchea Clubrooms and Changerooms was included within Council’s strategic plans, a proposal to build a new Clubroom and Changeroom Facility was first considered by Council in June 2019. This proposal was given “in-principle” support along with in-principle and financial support to proceed with the development of a CSRFF grant application.

At the September 2019 Council Meeting, Council committed to providing \$650,000 of funding for the project acknowledging that Council’s contribution may require other projects to be deferred and/or scaled back and/or rates to be increased and that the increase in operating costs for the facility would be funded through rate revenue. Council also decided to investigate a no interest or deferred interest loan in the event that the clubs could not fundraise the entirety of their \$450,000 contribution.

The Strategic Community Plan contained the following:

S3 OUR BUILT ENVIRONMENT

Section 3.1 Outcome: Development of Local Hubs

S3.1.1 Plan for new and enhanced community facilities.

The Corporate Business Plan 2017-2021 contained the following proposed initiatives:

Continued upgrade/enhancement of existing recreational facilities. This included \$98,000 for a pavilion & changerroom extension.

Community Gymnasiums in Bindoon and Muchea

The facility will enhance the service delivery to the current sporting organisations. The changerrooms are outdated and not suitable for the use by the junior clubs and female sporting teams. The new clubrooms will enable the development of a gym in the current clubroom area. This will increase the number of users of the Muchea sporting facilities.

It is expected that the total project cost will be \$3.1 million which comprises both the new facility and groundworks for the facility. An additional \$50,000 has been allocated in the Long Term Financial Plan to develop the current clubrooms into a shell for a private gym business to lease.

3.2 SITE DESCRIPTION

The land is described as R11260. The oval and surrounds were vested to the Shire of Chittering on 27th March 1957 for the purposes of “Agricultural Hall Site and Recreation Ground”.



3.3 PROGRAM

This development will see the construction of a new Clubroom and Changerom Facility while retaining the existing hall, clubroom and changerom facility. Though not part of this project, there is funding within the Long Term Financial Plan to convert the current clubroom facility to an area that is capable of being leased to a private gymnasium.

The new facility will encompass the following:

- A large main club room (16230 x 8860) with access to, and windows facing, the sports oval;
- A slightly larger social room (10200 x 15560) also with access to, and windows facing the sports oval;
- Commercial kitchen with servery to the outside of the clubhouse (under cover) and inside to the main club room;
- Full bar facilities with cool room storage and opening to the main club room and social room;
- Community amenities consisting of male and female toilets, including ambulant accessible facilities and two unisex accessible (disabled) toilets;
- Two changerooms specifically for the use of sporting clubs with each changeroom comprising;

- Two separate shower and accessible (disabled) toilets for umpires, one dedicated accessible (disabled) shower and toilet, two additional toilets and three showers, two vanity basins and hand drier;
- Racks, benches and lockers for changing and storage of personal belongings;
- A treatment area for rubdowns, massages and strapping;
- Main foyer;
- Administration office;
- Storage areas.

Ancillary infrastructure to ensure compliance with *Western Australia Building Act 2011*, *Western Australia Building Regulations 2012* and the National Construction Code 2019 include:

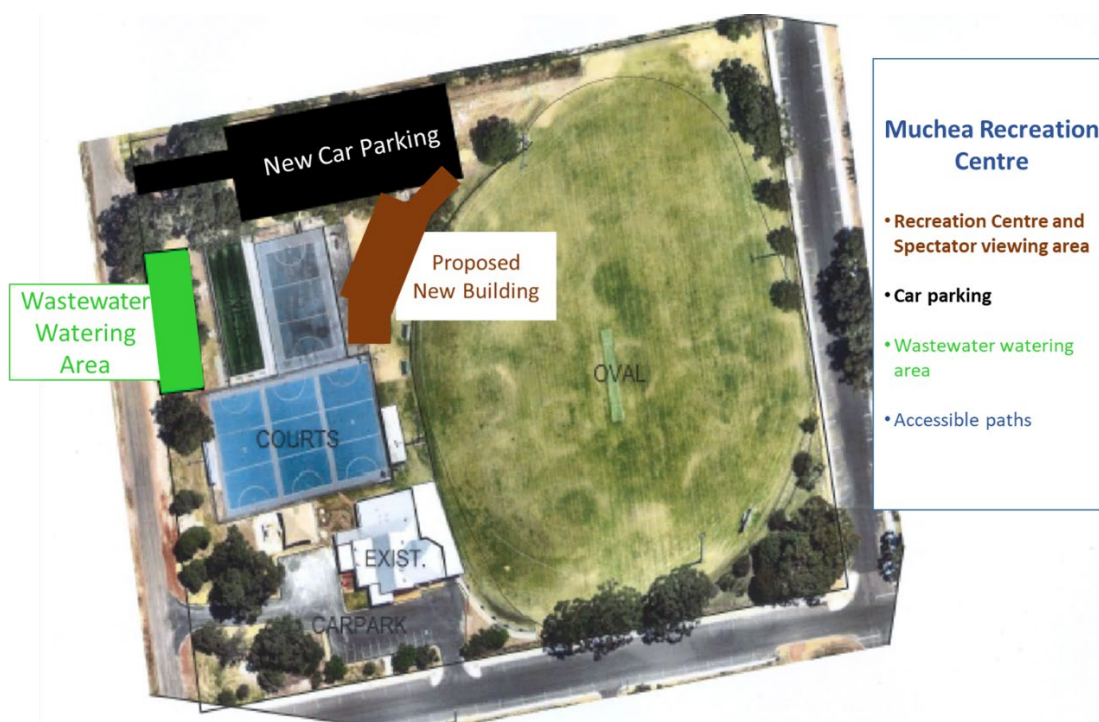
- Car parking and accessible pathways;
- Appropriate sewerage and waste water management;
- A safe, accessible spectator viewing area, with the related safety walls.

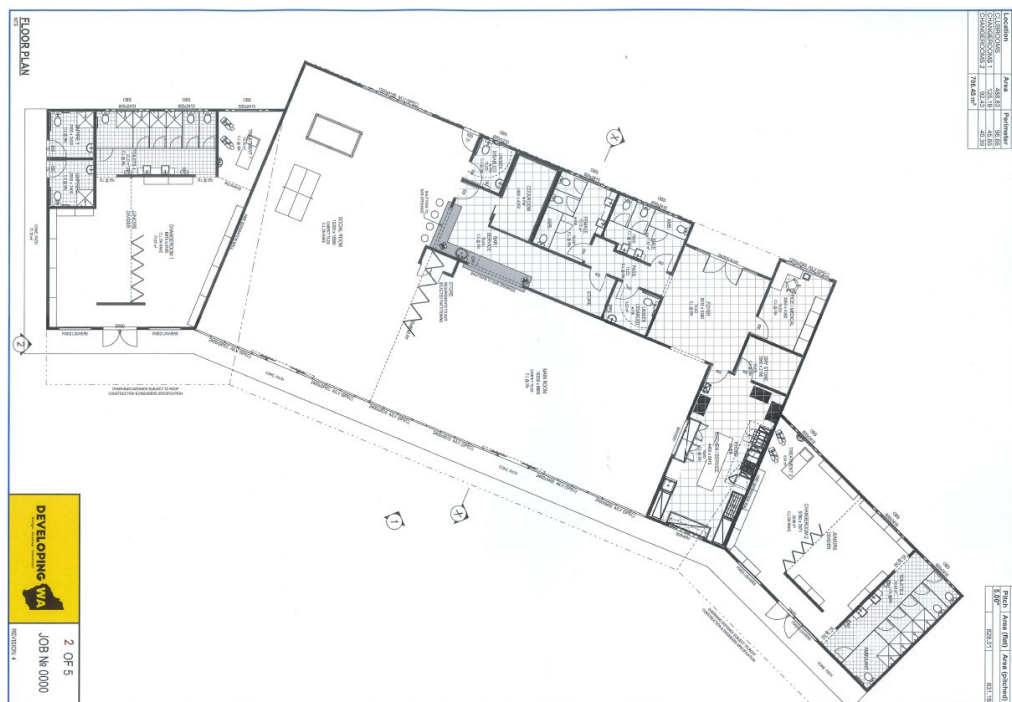
This current concept would see the facility being able to meet the current and future needs of sporting groups, provide modern inclusive fitouts which meet current building codes and cater for individual access needs of disabled and ambulant community members, as well as provision of hygienic amenities with a layout that offers privacy, space and a safe environment for sports participants to shower and get changed.

The project will provide the shire with a modern infrastructure asset where the community can gather for large events and be proud to have visitors come to the area and enjoy the facilities and picturesque setting of Muchea.

3.4 CONCEPT DESIGN INFORMATION

The Concept Designs for the Muchea Clubroom and Changeroom Redevelopment are outlined below:





These designs are conceptual only. Final designs will be determined as part of further consultation and the Architects' input.

4. CONSIDERATIONS

The Muchea Clubroom and Changeroom Redevelopment has a building cost of approximately \$2.1m, but the estimated total finished cost is \$3.1m. The capital cost is proposed to be met using the following contribution allocations:

Funding Source	Details
Community Sport and Recreation Facilities Fund Grant	\$300,000 (Grant)
Muchea Hall User Group	\$68,000 (Contributions) \$78,700 (Business Sponsorship) \$22,954 (Volunteer Labour) \$170,059 (Local Business Donated Materials) \$190,000 (Grants)
Shire of Chittering	\$2,241,464 (Loan)

5. LEGISLATIVE REQUIREMENTS

Section 3.59 of the *Local Government Act 1995* details the process governing 'Major Land Transactions'.

A 'Major Land Transaction' is defined by the Act and means a land transaction (other than an exempt land transaction) if the total value of -

- a) The consideration under the transaction; and
- b) Anything done by the local government for achieving the purpose of the transaction,

Is more, or is worth more, than the amount prescribed for the purposes of this definition.

For the Shire of Chittering, that means a transaction worth more than 10% of the operating expenditure of the local government, or \$2 million, whichever is lesser. In Chittering's case, the 10% rule applies and so the relevant sum is approximately \$1.2m.

A land transaction is an exempt land transaction for the purposes of Section 3.59 of the Act if the local government enters into it -

- a) Without intending to produce profit to itself; and
- b) Without intending that another person will be sold, or given joint or exclusive use of, all or any of the land involved in the transaction.

The construction of the Muchea Clubroom and Changeroom Redevelopment might otherwise be an exempt land transaction, but for the fact that there is an intention to enter into 'use rights' with the Chittering Broncos Junior Football Club, Muchea Senior Cricket Club, Muchea Netball Club, and Muchea Junior Cricket Club.

Before entering into a 'Major Land Transaction', the shire is required to prepare a Business Plan that includes an overall assessment of the land transaction including:

- Its expected effect on the provision of facilities and services by the local government; and
- Its expected effect on other persons providing facilities and services in the district; and
- Its expected financial effect on the local government; and
- Its expected effect on matters referred to in the local government's current plan prepared under section 5.56; and
- The ability of the local government to manage the undertaking or the performance of the transaction; and any other matter prescribed for the purposes of this subsection.

The Business Plan has been written so as to comply with the requirements of Section 3.59 "Commercial Enterprises by Local Governments" of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* and to provide members of the public with sufficient information so as to make an informed submission in respect to this proposal.

6. ASSESSMENT OF MAJOR LAND TRANSACTION

6.1 EFFECT ON THE PROVISION OF FACILITIES AND SERVICES BY THE SHIRE

This facility will enhance the service delivery options and capacity for sport, recreation and culture within the Shire of Chittering. The development of a new club house and changerooms will better meet the needs of the local sporting and Community Groups in Muchea. The standard of facility will meet the necessary standards for the growing female and junior teams, a standard that is not currently available.

The new facility will enable the hosting of sporting meets and events, and cater for larger groups of visitors, which will bring economic benefits to the region. Modern facilities with adequate toilets, commercial kitchen and bar facilities will provide enticement to the community to hold gatherings of a larger scale at the venue, thus maximising usage.

The existing hall will be retained for use by local community groups. The existing clubrooms will be modified to allow for a private gymnasium business to lease the space and run a gymnasium, a service not currently available within the shire.

6.2 EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES IN THE REGION

There are no known private providers of other facilities in the shire. Other similar facilities are provided by the shire, however these facilities are home ground to several clubs in the most densely populated areas of the Shire.

6.3 EXPECTED FINANCIAL EFFECT ON THE SHIRE OF CHITTERING

The Muchea Changerooms and Clubrooms Redevelopment is expected to cost \$3,071m (excl. GST) and the capital cost is to be met using the following contribution allocations.

Funding Source	Details
Community Sport and Recreation Facilities Fund Grant	\$300,000 (Grant)
Muchea Hall User Group	\$68,000 (Contributions) \$78,700 (Business Sponsorship) \$22,954 (Volunteer Labour) \$170,059 (Local Business Donated Materials) \$190,000 (Grants)
Shire of Chittering	\$2,241,464 (Loan)

Until the building is operational, actual costs will not be known, however an assessment of operating expenditure has been undertaken using a range of methodologies. These cost estimates are outlined below:

Operating Budget	FY19/20 Budget	FY 20/21 Budget	FY 21/22 Budget	FY 22/23 Budget	FY 23/24 Budget	FY 24/25 Budget
Operating Costs						
Operations for Existing Hall	\$12,916	\$13,174	\$13,438	\$13,707	\$13,981	\$14,260
Maintenance for Existing Hall	\$28,105	\$28,667	\$29,240	\$29,685	\$30,422	\$31,030
Operations & Maintenance for Oval	\$62,014	\$63,254	\$64,519	\$65,810	\$67,126	\$68,468
Operations for New Club & Changerooms	-	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236
Maintenance for New Club & Changerooms	-	\$37,500	\$38,250	\$39,015	\$39,795	\$40,591
Asset Renewal Fund for New Club & Changerooms	-	\$47,600	\$47,600	\$47,600	\$47,600	\$47,600
Total Operating Costs	\$103,035	\$205,196	\$208,348	\$211,563	\$214,842	\$218,187
Operating Revenue						
Annual Club Fees	\$4,221	\$4,500	\$4,590	\$4,682	\$4,775	\$4,871
Casual Hire Income	\$384	\$500	\$510	\$520	\$531	\$541
Total Operating Revenue	\$4,605	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412
Net Operating Result	-\$98,430	-\$200,196	-\$203,248	-\$206,361	-\$209,536	-\$212,774

The net operating cost does not include any loan repayment costs. The shire is able to access fixed rate loans for a period of 20 years. At approximate current interest rates, repayments for a loan would be \$117,081.77 per year, inclusive of principal and interest.

6.4 EFFECTS ON MATTERS REFERRED TO IN THE PLAN FOR THE FUTURE

The proposed development accords with the vision and aspirations of the community and the strategies of the Shire of Chittering's plans for the future and the project is incorporated in the Shire's strategic planning documents, as follows:

The Strategic Community Plan contained the following:

S3 OUR BUILT ENVIRONMENT

Section 3.1 Outcome: Development of Local Hubs

S3.1.1 Plan for new and enhanced community facilities.

The Corporate Business Plan 2017-2021 contained the following proposed initiatives:

Continued upgrade/enhancement of existing recreational facilities. This included \$98,000 for a pavilion & changeroom extension.

Community Gymsnasiums in Bindoon and Muchea

The development of this facility will achieve the implementation of a key element of these plans.

6.5 ABILITY OF THE SHIRE TO MANAGE THE UNDERTAKING

The Shire has considerable experience with managing grant funding projects, ranging from \$1,000 to more than \$2 million. Recent examples include \$438,581 under Lotterywest's Community Spaces grant for the Bindoon Town Hall Restoration Project (total cost of \$640,000); \$1,345,000 under the Department of Infrastructure and Regional Development's Regional Development Australia Fund (Round 3) for the Chittering Health Centre (total cost of \$1.9million); and \$53,000 under the WA Local Government Association's Age Friendly Communities grant for Clune Park and Muchea Hall/Oval Car Park Upgrade (totaling \$134,921).

The Shire will be responsible for the delivery of the project, including the administrative and financial obligations, along with the implementation of the project. The CEO of the Shire of Chittering will act as the Project Sponsor and will define the project parameters, oversee the project, make decisions and direct the Project Manager regarding issues and problems with the project, and review project status reports.

An existing Shire Officer has been allocated as the Shire's Project Manager, to oversee the implementation of this construction project. The Project Manager has formal building qualifications and is an experienced building and project supervisor. This officer will be responsible for accomplishing the project objectives including:

- Proactive management of the project on a day-to-day basis;
- Establish clear and achievable objectives and timelines;
- Balance the competing demands for quality, scope, time and cost;
- Adapt the project specifications to mitigate risks and issues; and
- Deliver the project in accordance with the specification.

The Muchea Hall User Group is an established group that has been working with the shire for a period of time to assist in managing the current Muchea Hall Facility. This group is comprised of representatives of the Muchea Senior Cricket Club, Muchea Netball Club, Chittering Junior Football Club, Chittering Junior Cricket Club, Muchea Judo & Konga, and will continue to act as a reference group during the development of the project.

7. BUSINESS PLAN ADVERTISING AND SUBMISSIONS

Section 3.59 of the *Local Government Act 1995* requires that Council give state-wide and local public notice of the Major Land Transaction, inviting public submissions for a period of six weeks.

A notice advertising this Business Plan and seeking public submissions in respect to its content will be placed in *The West Australian* newspaper and the Northern Valley News (district newspaper). This Notice and Business Plan will also be available to view at www.chittering.wa.gov.au

A copy of this Business Plan may also be inspected or obtained from the Shire of Chittering Administration Centre at 6177 Great Northern Highway, Bindoon.

Submissions in respect to this Business Plan are to be made in writing to the Chief Executive Officer.

Submissions are to be addressed to:

Matthew Gilfellow

Chief Executive Officer

Shire of Chittering

6177 Great Northern Highway

PO Box 70 Bindoon WA 6502

chatter@chittering.wa.gov.au