

MUCHEA RECREATION CENTRE REFERENCE (MRC) GROUP



AGENDA

Tuesday, 28 September 2021

Muceha Hall Clubroom
Archibald Street, Muceha

1. DECLARATION OF OPENING OF MEETING - Cr Angus

Meeting open at 5:03pm

We wish to acknowledge the traditional custodians of the land we are meeting on, the Yued people. We would like to pay respect to the Elders of the Nyoongar nation, past and present, who have walked and cared for the land, we acknowledge and respect their continuing culture, and the contributions made to this region.

2. RECORD OF ATTENDANCE / APOLOGIES

2.1 MEMBERSHIP

Membership of the Reference Group shall consist of:

- o The elected representative appointed to the Muceha Hall User Group (MHUG)
- o Project Manager;
- o 4 representatives of the existing Muceha Hall User Group – 1 (Cricket) 1 (Football) 1 (Netball) 1 (Judo);
- o 3 independent Community representatives and;
- o Other intermittent stakeholders as determined and invited by the Project Manager.

2.2 Attendance

Cr Angus, Louise, Liz, Will, Brian, Naomi, Stephen, Matthew, Nathan, Lisa

2.3 Apologies

Cr Ross, Paul Kendrick, Lachlan Chilman

3. DISCLOSURE OF INTEREST

It is noted that the club representatives of Chittering Junior Football, Chittering Junior Cricket, Muceha Senior Cricket, Muceha Netball Club, and Muceha Judo Club have an inherent interest in this project as existing users of this facility.

4. PREVIOUS MINUTES

Consensus by all present that these are a true record.

5. ARCHITECT

5.1. Detailed floor plan –

Stephen provided a recap on the last meeting where there was a general endorsement of the changeroom arrangement. Outcome of this meeting for the main building (hall, kitchen and other amenities) was that the area of this building was putting pressure on the budget and special area challenges. Site Architecture Studio are working to providing sufficient details for a quantity surveyor to put some costs to the project. Aiming for connectivity within the building, existing sporting facilities and amenity. Suggestion that there was some

areas that could be sharpened up to reduce the size of the building.

Since last meeting and email consultation the architects have had a look at the spatial relationship diagram and critically analysed the spaces. Proposing 2 iterations of spatial diagram. Presented tonight and as attached.

Option 2 – this option was based on the option presented to clubs since the last meeting, as circulated via email. This included the capacity to section the main hall off into 4 different scenario 1 – 4. (Attachment 2)

General discussion on this option:

- Highlighted that having the canteen on the side or rear of building enables kids from accessing canteen without blocking the viewing area to the oval.
- Split the toilets in terms of numbers. Smaller function space enables access to bar and kitchenette with separate toilet.
- This option could manage the separate bar and kitchen arrangement.
- Capacity to section off large room into 4 different configurations depending on function and use.
- Adjoining kitchen and bar.
- Intention to have paved area around the facility and connectivity to netball dedicated toilets for each area will prevent patrons having to go outside to access the toilets.
- Room for spectators on netball courts cannot really be accommodated on the existing courts so would be useful having viewing areas around the new facility.
- Canteen placement at rear of the building is not suitable to the majority of needs and connectivity to all sports. Netball upgrades will need to be considered to ensure that the facility can be considered as focussed on the needs of the sporting users.
- Movement of food could be considered within the building which will increase the floor area again. Or a slightly enhanced staging kitchen in bar area/ kitchenette. Whole facility licenced with capacity for Cricket Club to retract their licence area to the area that is not required for specified use.

Site - This may not satisfy everyone but the facility needs to meet the needs of the brief. Community needs are being considered but the strong need has been representative of the sporting codes to ensure functionality to ensure a home that the clubs can be proud of. Having a level of flexibility to satisfy a casual community need requires a level of balance in the building design.

Option 1 – in principle this is unanimously the preferred option with capacity for licence capacity to retract to the necessary area. Similar to what they do now. Licencing the whole function space.

5.2. Budget – Nathan presented the below concerns over the budget.

The final budget cannot be estimated until there is:

- More detail on the building Plan and the Architecture.
- The results of the Geotechnical survey and soil classification have been completed. - That will affect the cost of the earthworks of the building and also the cost of the wastewater treatment disposal area.
- Results of testing the water from bore. -The quality of the water available from the bore will affect the type and cost of the treatment system

At the moment the indications are that we would still be on budget if the size of the Function area is reduced to 250m². That would mean that the hall would be licensed to accommodate 250 people. Or 167 people seated to have a meal. We could have an option that the hall could be opened up to an outdoor area to extend the floor area of the function area. It may be possible to reduce some costs and the building stay the same size **BUT** to avoid going back to council we really need to agree that if it is required to stay within budget you are prepared to reduce the size of the function area to approximately 250m².

Options available for the project to proceed include going to Council and ask for more money. Or we consider ways to reduce the floor area which could include the capacity to use external areas to increase function space and maybe reducing the area but have a more functional usable space. We run the risk of Council not supporting a further budget increase.

Site outlined that the budget is certainly being challenged with escalating material costs. There are some opportunities in existing budget but this will not be known until we have clearer costs and accurate indication of areas not currently considered in the spacial plans. More detailed info including water quality and soil will enable a more accurate cost report to the Quantity Surveyor. This will enable us to determine whether we are on budget or whether we need to consider reduction of floor space. Currently indicating that we may need to reduce the footprint but to what capacity this will not be known until we have the QS.

Outcome: Site recommend that they take away the discussions from tonight's meeting and develop a schematic design to provide to QS for more accurate costings. Current budget does have some contingency included however this has been chipped away and with escalating materials costs will expect increasing costs for the overall budget. Having said this, we can only work with the costs that we know now and prefer not to defer the project for this reason.

The Senior Cricket Club would be seeking to licence the whole function area. Would need to investigate through liquor and licencing whether this can be accommodated with closing of sections of the facility depending on the hiring configuration. Seeking a solution to make the facility the desired community hub whilst accommodating the needs of the clubs. WAFL with junior memberships may have some issues with a Tavern licence. Will need to investigate this as well. Cricket would consider the licenced area adjacent to the bar and southern end of the facility as there preferred club area but at times when functions are booked and require use of the kitchen they can utilise the southern section of the facility. Management processes will enable use of all parts of the facility to enable use of the kitchen and bar for all users.

Outcome: Shire and Cricket Club to investigate

Overall outcome of meeting:

General consensus that kitchen location in option 1 is the preferred location. Operational procedures will address some of the issues with regard to access to kitchen during club seasonal licence if the licenced area is at the southern end of the facility. Brian still concerned over how this can be managed and with regard to considering the communities issues going forward with hiring needs.

Site Architecture Studio to keep progressing to QS stage but everyone has heads up that we could be over budget and may need to reduce some areas to ensure that the project is still within the existing budget. Require 2 weeks prior to going to QS then about a week turn around. Everyone in agreeance that we reduce the footprint but would prefer no reduction to social area (this could include the office space, store areas etc.)

6. NEXT MEETING

Monday 25th October Muccha Clubroom 5pm.

7. CLOSURE: 6:54pm.