

MUCHEA RECREATION CENTRE REFERENCE (MRC) GROUP



AGENDA

Monday, 30 August 2021

Shire Chambers

6177 Great Northern Highway, Bindoon WA 6502

1. DECLARATION OF OPENING OF MEETING - Cr Ross

Meeting open at 5.06pm

Welcome to everyone.

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:

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

2.2 Attendance

Cr Ross (Chair), Liz, Brian, Simon, Will, Lachlan, Steve & Naomi (Site Architects), Matthew, Nathan (Project Manager), Lisa (note taker)

2.3 Apologies

- Louise Yates

3. DISCLOSURE OF INTEREST

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

4. PREVIOUS MINUTES

Netball - Seeking clarification on movement of 4th court. Understand that things need to be moved for access reasons and to accommodate the building. Seeking confirmation that the 4th court is part of this

project or will this be something that will need to be funded in the future. If the netball courts are not considered as part of this project, this could reduce current netball activities down approx. 25% capacity. When considering increasing the overall capacity of the facility shouldn't we be considering the court as a component of this project? Understand that proposed site over the netball court is the best position for the overall facility however, would like reassurance that the intention would be, to as soon as possible, install a 4th court. Inside the building is the least of the netball clubs priority, the courts are the biggest priority. The 4th court that is at the northern part of the building was built through hard work and contributions of the club.

Brian – back court is pretty average, a whole new court needs to be installed. Cricket was in a similar position previously where to accommodate building upgrades, they played fixture games at a different facility for the duration. There are options for the Netball to use other facilities locally if needed for the duration of the build, although recognise that this is not ideal.

Matt: for this project we are expecting some unexpected costs. Can never say definitively what the final project cost is going to be but work within the constraints of the budget as determined by Council. If we identify additional needs as a result of the project then we can put recommendations to Council for consideration. Would see the netball court as an additional project as a consequence of this project and will be asking Lisa to work closely with both the Muchea and IHC Netball Clubs to identify needs and prepare a project brief for Council consideration for next year's budget. If there is an immediate need then this process will enable you to present to Council before next year's budget. If considered for next year's budget, will most likely be built prior to the new building being completed. Looking at approx. \$200,000 including fencing etc. It is important to understand that Council determine budgets but dependent on Council priorities the identified projects and related budget lines can be changed. Our aim for this project is to make sure it is the best facility for the community it can be, incorporating all needs. We did consider alternative positions of the new facility and it was the entire reference group's opinion at the last meeting that we need to retain 4 courts. Taking money out of this project will impact the build considerably. When Council consider next year's budget (infrastructure) will include consideration for the courts as consequential issues as a result of the MRC project. Neither Matt nor Carmel can provide guarantee of Council's decision on this. What they can say from experience over the past few months is that Council has had a fundamental shift towards looking at whole projects and a long-term perspective, seeing them completed to an expected standard, rather than separate activities that are patch up projects.

Outcome: Netball clubs to discuss needs with Lisa and Matt and pursue these separate to the MRC project.

5. ARCHITECT PRESENTATION OF PLANS

Site Architecture Studio provided a recap of last meeting outlining why we have determined the new position for the building. This included:

- Connection to building and site.
- General arrangement keeps netball facilities well together.
- New building positioned for relationship with netball, football and general community is good.
- Elevated level from oval, ramps and steps to active playing surface.
- General entrance – additional car parking and vehicle access point to the carpark – improved forecourt – pre arrival to all activities undertaken in the main hall. Provides emergency vehicle access and some further development at the northern end of the oval.

Also considered that it is the appropriate solution to try and limit the fire compartment size to 500 by separating community facilities and the changerooms. This enables a connection between the separate playing services and could have the potential for another gathering space between the buildings.

Site Architecture have maintained a focus on spaces that we have been briefed on providing, how these relate to each other and the connectivity to activities occurring around the building. This is not cast in stone, it is a step in developing the concept design. Throughout this process they will be drawing on knowledge of how similar facilities have been designed and function.

The below comments should be read in reference to the attached concept plan provided by Site Architecture Studio.

Both the Changeroom and Main Pavilion have been sized according to the brief provided by the Shire and the previous plan provided by MHUG.

Changeroom - incorporates 2 dividable changerooms, showers toilets, first aid and clumped amenities for cost effectiveness.

Pavilion - large main hall, outdoor viewing area, incorporate terracing between viewing area and edge of playing field. Key ingredient is the main hall viewing area connection to netball and oval. Judo, dry store and coolroom store (space informed on input from clubs but seeking further input from Judo).

Not entirely happy with the layout but working to find a more sensible and less fragmented arrangement. Bar can serve function and social space collectively. Gallery leads people into the main hall – which can house and display club memorabilia.

Main hall is bigger than the existing hall. Existing hall measurements include the bar area and stage. New proposal includes a dividing wall between the main hall and club area that can be opened up to make a larger space for big functions that can't be accommodated in the existing facility.

Question from Brian - Is this going to be enough going forward? What we have now isn't big enough for us, will it meet the needs of future growth.

Response from Steve - In terms of the size of the building, it is a substantial building. Is difficult to determine what will be needed in 5 years when you consider the cost benefit over the times that it is used, new facilities across the Shire etc.

Carmel – what is the comparable m² comparison to other towns with similar population and memberships?

Response - Goomalling 200m² main room and a meeting room that does not connect with the main hall.

External sports stores - external to the building in the shed, other than those who utilise the internal building such as Judo.

Outdoor space – have increased the space between the buildings to incorporate an outdoor break out area and access to canteen/kitchen.

Reference group feedback on concept plan

Changerooms - separation of toilets for use by each changeroom with a 3 and 3 configuration of showers and toilets. These should be AFL sized changerooms based on plan provided by clubs which were 50m² combined, 25m² separated. Are the proposed changerooms to these AFL specifications?

Site asked if there is a need to combine them – no, when we discussed this previously determined that we would prefer 4 changerooms all the same size with their own ablutions. Would prefer treatment rooms per changeroom, but this can be incorporated into the space rather than a stand-alone sectioned area.

Matt outlined that this plan is based on the plan that was provided to the architects. If the clubs feel that there needs to be expansion to this plan then it needs to go to Council for approval if it exceeds the current budget for the project. What you present needs to be substantiated and discussed here for Council consideration. Site outlined that generally, additional floor area will cost more money. Whole changeroom block is 200sm.

With the current configuration there would be a need for the rooms to be opened up to meet regional guidelines.

Based on every ground that Will has been – nobody shares toilets between home and away teams. General discussion outlined that we could accommodate separation but would require an additional 2 shower and 2 toilets to what was originally planned. So that each changeroom had 2 shower, 2 toilets. If have 4 separate changerooms would need to be 45sm to meet guidelines which will increase again the overall m² of the facility. Overall the original plan provided to Site Architecture was 706m². The current concept plan is 736m².

If retain divider between rooms then could meet these requirements. However we would need to find a solution to the dividers that addressed Brian's concerns over safety of minors. Some of these safety concerns can be met by the design of the facility, but it is also a management responsibility of the respective users to ensure the safety of its members, particular minors.

Depending on the configuration that we arrive at for the Changerooms there will still need to a component of management of change over between teams use of the changerooms. Umpire rooms require a toilet and shower. Currently have junior and multi gender umpires so need to address privacy concerns for them.

What is required: Will has requested that Site consider James Miller Oval in Manning as this is the standard that they are after. Site will investigate and consider for review of concept plans for the next MRC reference meeting.

Court 4 – is there potential to put 2 new courts at front of the facility rather than resurfacing old court and building one new one at the front of the facility. General consensus was that this could be more cost effective but would increase the disconnect from the facility and reduce parking at the front of the facility.

Pavilion – include a prep area for social room as if this was hired separate to the main hall there is no access to the kitchen. Could be incorporated into the Bar area.

Would be Ideal to have a store area for the social room.

Verandah – would prefer to see glass fronts and cantilever roof with no poles to improve viewing of the oval.

Space for kitchen has been based on the equipment that has been purchased and need to look closer at what is needed – i.e. combined walk in freezer, under bench fridges. Consideration to what is being cooked in there. Currently looking at a pass through dishwasher which takes up quite a bit of space. Is this needed? Cricket club would like use of this for club functions and need to consider use of kitchen and bar to suit community use of the facility.

Will there be adequate vehicle access for external catering providers to the main kitchen?

Where to next: Sleep on proposal with consideration to costs and needs the facility can reasonably meet.
Feedback to Lisa/Nathan by 6 September 2021.

Site Architecture will collate feedback and visit James Miller and then update plan.

Muchea Community Forum, Wednesday, 1 September – Lisa provide copies the Muchea Recreation Centre Community Update at this forum and make available through Shire communications including the project page on the Shire website.

6. NEXT MEETING

Confirmed for Monday 13 September 5pm, Shire Chambers.

7. CLOSURE

Meeting closed 7:05pm