



Donnybrook Sporting and Events Precinct Redevelopment Functional Brief

19 March 2021 MCG Project No 2072

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Revision	Issue For	Date
A	Draft – Issued for review	09/03/2021
B	Draft – Issued for review	19/03/2021

1.0 Project Description

This project is the redevelopment and rejuvenation of the Donnybrook Sporting and Events Precinct (DSEP) in Donnybrook, Western Australia.

The project will include, but will not necessarily be limited to

- New buildings
- New sports playing surfaces
- New and upgraded carparks
- New sports and precinct lighting infrastructure
- Upgrade of services (power, water and sewer)
- Possible upgrade of fire services
- New linkage and pathways within the precinct

It is proposed that Stage 1 of the Works (to be determined) shall be procured via a Design and Construct tender during 2021.

2.0 Budget

The project budget is as follows

Consultant fees external to D&C Contract	\$420,000
Construction Costs including Consultant Fees (As part of D&C Contractor engagement)	\$7,930,000
Contingencies	\$600,000
Other Project Costs	\$50,000
Total Budget	\$9,000,000

Source: Shape Management Presentation to Council

3.0 Background – As provided by the Shire

The Donnybrook Sporting and Events precinct (VC Mitchell Park) is the Shire of Donnybrook Balingup's (The Shire) premiere multidisciplinary sporting precinct and currently comprises:

- VC Mitchell Oval including Football Clubroom, spectator seating, home game changing facilities and ablutions
- Away team separate change rooms
- Tennis Courts, Clubroom and hit up wall
- External Basketball courts (disused)
- Vin Farley Rotary playground
- Recreation Centre including indoor basketball / netball courts, 25m pool, gym and associated facilities
- Carparks, access roads and paths

Facilities are of varying condition and functionality with feedback received from users and stakeholders being many elements are not fit for purpose and will not accommodate future growth of many sporting disciplines.

In early 2019, The Shire engaged ABV Consultants to develop a Master Plan for the VC Mitchell Park. This included assessment of trends in sporting participation and usage, a needs assessment of sporting facilities within the Shire and particularly VC Mitchell Park, assessment of the existing assets and development of a Master Plan including assessment of construction costs and potential funding opportunities.

This Master Plan concluded that upgrades and new facilities within the Park should where practical be multi purpose in order to maximise usage of grounds and facilities. This also determined that upgrades to infrastructure will improve usage through extended available hours as well as improved safety and amenity for users and spectators.

In parallel with development of the Master Plan, the Shire has successfully secured funding from the State Government for \$6M. They are also intending to supplement these funds with additional monies internally through potential loans to the Shire.

*Extract from Shire of Donnybrook Balingup
RFQ 260-20/21 document, Clause 2.1*

4.0 Planning and Design Objectives – As provided by the Shire

Ensure there is a holistic understanding of the buildings, facilities, playing areas and services infrastructure and all its complexities, including existing constraints and future opportunities.

Delivery of documentation which incorporates staging so that all works may be delivered to meet priority requirements;

Maximisation of delivery of scope in alignment with budgetary constraints;

Achieve an overall engineering and architectural solution that meets the requirements of the Shire and its key stakeholders and end users;

Be in accordance with all Shire planning and design principles, including those within:

- Strategic Community Plan 2017
- Corporate Business Plan 2017-2021
- Design and Construction Standards
- Alignment and compliance with the relevant sporting precinct guidelines and legislation specifically in relation to those disciplines that will utilise the facilities
- Time

The delivery of the VC Mitchell Park redevelopment is influenced by funding grants requirements and particularly Council commitments to their constituents and facility users.

Construction activities are also influenced by scheduled seasons for various disciplines, particularly the 2021 AFL season which concludes in September / October 2021.

Quality

It is recognised that a key deliverable of the project is the maximisation of scope delivery in accordance with the budget. As part of this however is the requirement for ongoing maintainability of the facilities with quality of finishes and infrastructure to reflect low maintenance requirements and longevity are also a key consideration.

While high quality architectural outcomes are desirable particularly for the Club room, the focus is for functional spaces and resilience of finishes. The solution presented must therefore be cost effective and functional for its intended purposes to ensure Shire requirements of functionality, safety and maintainability are considered within the overall project approach.
Health, Safety and Environment

Health, safety and the environment is at the forefront of the agenda for the project, and must be considered from project initiation to completion and beyond. Construction projects in a live environment have inherent risks that must be assessed and managed throughout all phases of the project, by those who are best placed to own them.

The Shire recognises that while the majority of the assessment will be carried out in the Consultants own offices, there will be a need for staff to enter the site and various Council owned properties. Respondents are therefore required to be aware of the Shire's and Sporting Facility safety requirements and conform to them when entering and working on the site.

Safety In Design will be a requirement of all design activities and stages with the LDC to prepare this documentation in consultation with the Project Manager and Shire representatives.

*Extract from Shire of Donnybrook Balingup
RFQ 260-20/21 document, Clause 2.3.1*

5.0 Scope of Services

The scope of services to be provided by the DSEP precinct and its facilities include, but are not necessarily limited to:

- Provision of a Community "Hub" for all of the community
- Provision of facilities for carrying out sporting activities
- Provision of facilities for carrying out other passive and active Community activities

These services shall be managed and provided on a variety of delivery models including Local and/or State Government sponsored, individual Club sponsored and corporate sponsored on a pay as you go, annual subscription or season subscription system.

Access to the services shall be during most hours of the day, with the possibility that some services (gym) may become accessible 24/7.

6.0 Current and Future Trends

For the purpose of understanding Current and Future trends of sporting precincts, we draw your attention to the very comprehensive Master Plan report 2020 by ABV Leisure Consultancy Services, Sections 8 and 9.

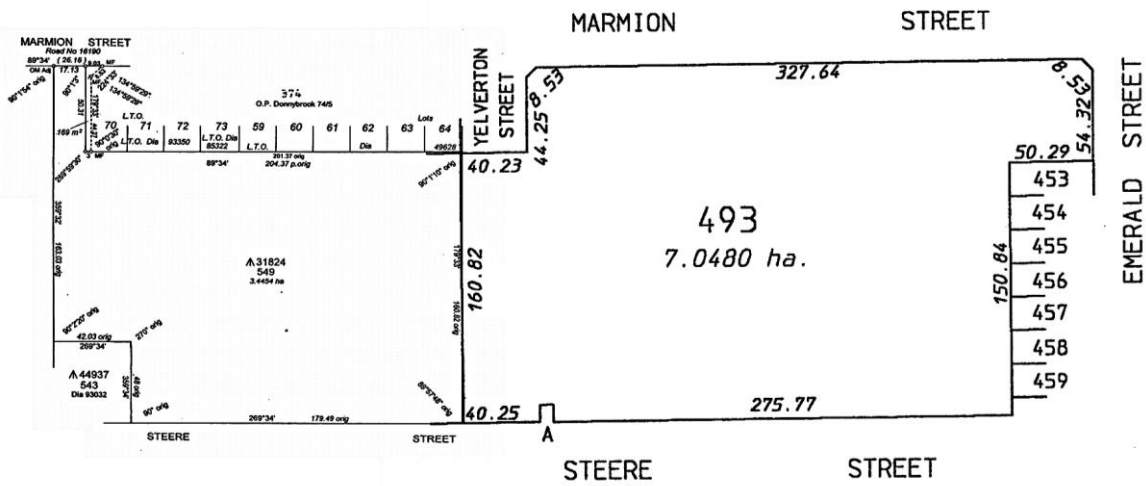
This report provides a current, in-depth summary of industry trends across different precincts, codes of sport and regional vs metropolitan venues as well as national participation trends.

7.0 Existing Facilities and Constraints

The site is made up of two (2) lots, numbers 493 and 549, bounded by Marmion Street to the north, Emerald Street to the east and Steere Street to the south.

Site sizes

Lot 493: 7.0480 hectares
 Lot 549: 3.4454 hectares
 Total area: 10.4934 hectares



As can be seen above, the majority of the existing improvements (buildings, sport playing areas, parking etc) sit on Lot 493, whilst the Recreation Centre sits on Lot 549.

The site is multi-leveled, falling from the West to the East with a significant difference in levels. Refer to future feature and contour survey for confirmation of levels.

Existing improvements / facilities

Existing improvements and facilities on the site include, but are not necessarily limited to:

- Football oval
- Football pavilion including clubroom and change rooms
- Football Away change room building
- Tennis Club rooms
- Eight (8) grass tennis courts
- Four (4) hard tennis courts
- Tennis hit up wall and fenced enclosure
- Tennis maintenance shed
- Recreation Centre including
 - Swimming pool and change rooms
 - Two (2) indoor multi-purpose courts
 - Gym
 - Crèche
 - Upper floor exercise class area
 - Function room with kitchen
 - Two (2) squash courts
 - Toilets
 - Plant room and service areas/sheds
- Car parks of varying condition and standards
- Fences and gates of varying condition and standards
- Services and infrastructure to support the above
- Some sports field lighting

For a summary of existing facilities condition, we draw your attention to the Master Plan Report 2020 by ABV Leisure Consultancy Services, Section 10.1.

8.0 Stakeholders

The existing stakeholders include, but are not necessarily limited to the following; some of which are not located on this precinct, but use the facilities:

- ✓ The Shire of Donnybrook Balingup
- Department of Local Government, Sport and Cultural Industries
- The wider Donnybrook Balingup communities
- ✓ Donnybrook Recreation Centre management
- ✓ Donnybrook Football Club
- ✓ Donnybrook Tennis Club
- ✓ Donnybrook Hockey Club – Ladies and Men
- ✓ Donnybrook Netball Association
- ✓ Donnybrook Basketball Club
- ✓ Donnybrook Cricket Club
- District High School
- Primary School
- Numerous other stakeholders relating to sporting and community activities carried out within the precinct including, swimming, badminton, gym, volleyball, spin classes, athletics, dance and gymnastics.

Stakeholder Consultations

With the assistance of the Shire Officers and their external Project Manager, Shape Management, MCG Architects have consulted with the above key stakeholders as marked with a tick. Summaries of those consultations can be found in the Appendix to this document.

MCG Architects have also reviewed past consultations, surveys and submissions, made during and since the Master Plan was prepared by ABV Consultancy in 2020.

The following summary of requirements are not intended to be a replacement for the extensive work and contributions that have been made to date. This Brief is however, intended to be a reflection of a review of past work and a refreshment of the aspirations and desires of stakeholders.

The following summarises MCG Architects understanding of the goals, aspirations and objectives of the Shire, the Community and the various local sporting groups that have key stakeholdings within the precinct. This serves as a guide for the design process ahead.

9.0 User Requirements

The following sections record and reflect a summary of the functional expectations and desires of the stakeholders that have been consulted regarding this project and the proposed new facilities

9.1 Football

Donnybrook Football & Sporting Club Inc.

Season	April to September	
Members	Juniors	M 200
		F 48
	Seniors	M 88
		F 38
Use of Facilities	Training	Weekly - Friday
	Home games	Fortnightly – Saturday and Sunday
	Finals	Annually
Expected Facility Level	Social, Local and Regional with the possibility of WAFL exhibition matches	

Functional expectations for new facilities

- Accepting of co-location with Tennis
- Fully fenced field and facilities with ticketed control – retain free access to other precinct users
- 250 pax sit down function space and sub dividable
- Good panoramic viewing from function room over oval
- Consider display of memorabilia
- Commercial kitchen and bar to service function space as one large function or concurrent smaller functions
- Club office
- Four (4) equal change rooms and ablutions – catering for male and female players. Probably share with tennis
- Large umpire facilities – catering for male and female
- Consider which standard code compliance to attract exhibition games
- Storage – internal and external
- Possible kiosk for external service at oval level – possibly serviced by kitchen
- Coaches room for team talks – needs to accommodate whole team (25 pax)
- Large medic room/first aid with ambulance access
- Large warm up space(s) – one for Home, one for Away teams
- Time keepers space – elevated
- Good signage/way finding
- Spectator seating – Tiered seating, grass embankment, in vehicles
- Children's play area near by the pavilion
- Field lighting for training and matches – refer to Section 10.0

9.2 Tennis

Donnybrook Tennis Club

Season Summer, but can be all year round

Members Juniors M 13
F 15
Seniors M 36
F 37

Use of Facilities Social
Training
Coaching
Competitions
Pennants
Tournaments

Expected Facilities Level Social and Regional

Functional expectations for new facilities

- Accepting of co-location with Football
- Facilities need to address tennis courts
- NE court is court 1 – match court
- Function space to be separable from football but part of overall function space – approx. 75m²
- Consider display of memorabilia and trophies
- Function space storage
- Good indoor/outdoor relationship
- Don't require commercial kitchen and bar facilities however will share with football
- Minimum require a kitchen
- Tournament room overlooking courts – ideally elevated to see far courts
- Toilets, change rooms, locker area including disabled facilities – some co-located with football
- Need easy access to change rooms
- Net storage area within tournament room
- Space for trophies and memorabilia – possibly in entry foyer

External

- Maintenance shed – preferred at court level
- Stand alone shade structures next to some courts – on west side of court
- Outdoor area with sun and wind protection – approx. 100m²
- Tiered seating located north of court 1
- Lighting to hard courts – refer to sports surface lighting Section 10.0

9.3 Netball

Donnybrook Netball Association (DNA)

Season	May to September
Members	??
Use of Facilities	Training Net-Set-Go Junior matches Senior matches Workshop/Clinics Demonstration matches/Regional Events S.W. Netball Association development "Hub"
Expected Facilities Level	Social, Regional and State

Functional expectations of facilities

- Need access to Clubrooms, Toilets and outdoor courts outside of Recreation Centre operating hours
- Clubrooms equal to or larger than existing
- Accepting of co-locating with others but need to retain identity.
- Kitchenette/Kiosk/Canteen with storage within
- Storage
 - Internal for uniforms, equipment, etc
 - Internal for tables, chairs and training equipment
 - External for court furniture (nets) and banners
- Access to change rooms and toilets
- Spectator seating, ideally covered
- Preference is for outdoor courts but could work with both indoor and outdoor if together
- Will required minimum five (5) courts in total
- Warm up space required
- Facility needs to be "Home" of DNA
- Space for memorabilia
- Water fountains/bubblers near courts
- Access to 1st Aid
- Lighting to outdoor courts – refer to sports surface lighting Section 10.0

9.4 Basketball

Donnybrook Basketball Association

Season August to March (Mon, Tue, Thur)

Members 250 total

	Juniors	Junior
		Intermediate
		Senior
		Ozzie Hoops
	Senior	Men's only

Use of Facilities 2 indoor courts
Change rooms
Toilets
Kitchen
Storage

Expected Facilities Level Social, Local and Regional

Functional Expectations for new facilities

- 3 indoor courts. Plan outdoor courts for training if possible
- Backboards – swing out and dual level
- Desire for more courts to expand competition
- Dividing net between existing courts to be fixed
- New indoor court could be match court
- Need “Home” for Basketball, ideally with an office
- Existing change rooms need refurbishment
- Existing kitchen needs refurbishment – electrical issues
- Need space(s) for wind up gatherings
 - 50-60 pax. General competitions
 - 100 pax intermediate competitions
 - 200 pax whole of juniors – usually held on court
- Existing courts have very poor airflow
- Need drink fountains
- Need basketball storage independent of others
- Would be good to have seating outside of over runs
- Servery access from kitchen required
- Space for referees to regroup/briefing
- Agreeable to colocation with other sports

9.5 Hockey

Donnybrook Hockey Clubs

Season	February to September
Members	
Donnybrook Ladies Hockey Club Inc	F 25
Donnybrook Razorback Men's Hockey Club	M 30
Use of Facilities	Training only Club rooms for meetings (shared with Netball)
Expected Facilities Level	Training only but on synthetic surface Training 2 x per week 6-8pm

Functional Expectations for new facilities

- Need to find permanent home for Hockey – avoid double move
- Key requirements – pitch, lights and fence
- Lights are essential – all training is at night time
- Possibility of night hockey in summer
- Male and female train on same the same night, possible in the future, different nights
- If there is no pavilion nearby, need shelter – 30-50 pax
- Clubrooms would be good for meetings and memorabilia
- Honor boards, flags
- An office space with cupboards would be useful
- New facilities will create opportunities for other towns to train in Donnybrook

9.6 Cricket

Donnybrook Cricket Club

Season	October to March/April
Members	
	Juniors M 40 F 6
	Seniors M 55 F 25
Use of Facilities	Primarily for junior's second team (50m oval)
Expected Facilities Level	Social, Local and Regional

Functional Expectations for new facilities

- Use of oval and facilities for juniors second team only
- Good to have use of pavilion and associate facilities
- Will encourage post game socialising to occur at Egen park club rooms
- No need for use of bar
- Possible use of kiosk
- Will need drop in cricket wicket – concrete with synthetic finish
- Would be good to have cricket nets near pavilion
- Lights not necessary but would be nice to have

9.7 Recreation Centre

Donnybrook Recreation Centre

Season	All year
Members	Gold 60 pax Casual Various
Use of Facilities	Various user groups and groups within groups including: <ul style="list-style-type: none">• Swim• Gym• Group fitness• Squash• Basketball• Netball• Volleyball• Badminton• Crèche• Functions• Training workshops
Expected Facilities Level	Regional

Functional Expectations for new facilities

- Recreation Centre to be “Hub” and accessible to all
- Middle part of roof requires replacement – rest have already been replaced
- Kitchen needs upgrade – no need for full commercial kitchen
- Crèche needs upgrade – currently used a great deal 6 days/week
- Gym equipment soon due for replacement
- Gym needs refurbishment
- Gym potentially could go 24/7 access if toilets can be facilitated
- Mezzanine group fitness area needs enclosing and air-conditioned
- Solar panels need full review
- Squash court in very low demand. Both have been temporarily re-purposed. Consideration to permanently repurpose
- Need strong linkage with football/tennis pavilion(s)
- Opportunities for Rec Centre include;
 - Dog Training
 - True Grit classes
 - Biking community – end of trip facilities
 - Transient workers amenities
 - E-sports – dependent on Internet connection
 - Parkour
- Desire to have hydrotherapy pool
- Function room currently under utilised. Kitchen needs upgrade. Ceiling being replaced
- Administration offices need configuration to create private office
- Meeting room not big enough or private enough. Need to rethink
- Currently no staff room – desirable
- Need to explore larger community/entertainment co-operation

- If netball relocated to Rec Centre, they need minimum three (3) courts
- Many (8-10) user groups coming through Centre – needs to be multifunctional

9.8 Shire of Donnybrook Balingup

Shire of Donnybrook-Balingup

Season	All year round
Members	Whole community
Use of Facilities	Sport, Recreation, Social, Community and Special events
Expected Facilities Level	Varied

Functional Expectations for new facilities

- Consider whole of life cycle costs
- Maximise accessibility as much as possible
- Maximise multifunction use of all facilities
- Aim to activate precinct 12 months / year
- Consider expansion of user groups other than sports
- Develop synergies in design across the precinct – branding
- Consider wayfinding
- Review accessibility to mains sewer
- Create child friendly sensory precinct
- Consider simple storage solutions for bulky sports/maintenance equipment
- Consider toilet “nodes” centrally located
- All sports – connectivity between players and spectators very important
- Review staging plan once Master Plan finalised
- Develop cohesion and connectivity between all stakeholders
- New buildings to consider local scalability
- Aesthetic vs Value for money 40/60 balance
- Sustainability of high importance
- Consider cost vs durability
- External works to consider cost vs durability

ACCOMMODATION SCHEDULES

Building: Multipurpose Sports Pavilion

The following Accommodation Schedules reflect functional assumptions and comments and pose additional questions for Stakeholders to respond to.

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
Foyer	40	Assumptions / Comments <ul style="list-style-type: none"> • Memorabilia and trophies to be displayed • Acts as an air lock • Possibly access to toilets off foyer • Transition to Football OR Tennis spaces • Welcoming space • Soft transition space 	
		Questions <ul style="list-style-type: none"> • Any lounge space? • Can accommodate football and tennis memorabilia? 	
Function room	375	Assumptions / Comments <ul style="list-style-type: none"> • Aiming for 250 pax seated functions • Overall space to be divisible • Shared between Football, Tennis and Community uses • Indoor / outdoor relationships • Volume to suit size of area • Good acoustics – reverberation and absorption • Main function room to overlook oval • Smaller function space to overlook Tennis Courts • Both spaces joinable 	
		Questions <ul style="list-style-type: none"> • What level of acoustic separation between spaces? • What extent of Audio-Visual is required? • Stage? • Dance Floor? • Is bar to open onto function room(s)? • Is Kitchen to open onto function room(s)? 	

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
Commercial kitchen	60	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> Needs to be a medium risk classification commercial kitchen – restaurant. Ref Health WA standards To be built to health Dept. requirements Commercial grade equipment Commercial grade mechanical exhaust and A/C <p>Questions</p> <ul style="list-style-type: none"> How many meals and type of meals? How isolated from function room for noise? What equipment is to be installed? Any equipment to be reused for other places? Who's providing equipment? 	
Cool room (Kitchen)	6	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> Some form of cool room / fridges required for food <p>Questions</p> <ul style="list-style-type: none"> Cool room vs Fridges? Walk in Freezer vs free standing Freezer? Sizes of both coolroom and freezer? 	
Bar	30	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> Fully licenced <p>Questions</p> <ul style="list-style-type: none"> Is existing licence to carry over? Extent of licenced area? Servery only bar or sit up bar? What length of bar? Tap or bottled beers? Fully lockable or open? 	
Cool room (Drinks)	20	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> Some form of cool room / fridges required for drinks <p>Questions</p> <ul style="list-style-type: none"> How big? Keg or bottled beers? What extent of racking / shelves Any lockable cages within? 	
Function room	50	Assumptions / Comments	

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
store		<ul style="list-style-type: none"> • Located off Function Room • Large • Needs easy access in and out • For storage of tables, chairs, conference equipment <p>Questions</p> <ul style="list-style-type: none"> • What amount of storage required? 	
Multipurpose Club meeting room	40	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Meeting space for committee and group meetings <p>Questions</p> <ul style="list-style-type: none"> • How many people? • Any tea prep bench within room? • What audio visual is required? • Access without entering main spaces? 	
Toilets	60	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • To Building Code Australia (BCA) requirements • Accessible and ambulant toilets required as per BCA • Finishes to liquor licence requirements – tiles to 1800mm above floor level • Distributed on both levels if two level building <p>Questions</p> <ul style="list-style-type: none"> • How many UATs with showers (UAT = Universal Access Toilet)? 	
Football Club office	12	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Dedicated office for Football administration <p>Questions</p> <ul style="list-style-type: none"> • How big? • Location – upper floor or lower floor if 2 storey? • Any storage required within office? • Fixed or loose furniture? 	
Tennis Club office	12	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Dedicated office for Tennis administration <p>Questions</p> <ul style="list-style-type: none"> • How big? • Combined with Tournament Room? • Combined with net storage? 	

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
		<ul style="list-style-type: none"> Any other storage required within office? Fixed or loose furniture? 	
Tennis Locker room	16	Assumptions / Comments <ul style="list-style-type: none"> Members lockers large enough for sports bag and tennis rackets 	
		Questions <ul style="list-style-type: none"> How many lockers? For tennis use only, or everyone? Possibly located off foyer? 	
Timekeeper / Scorers box	12	Assumptions / Comments <ul style="list-style-type: none"> Overlooking oval Elevated 	
		Questions <ul style="list-style-type: none"> How big? How many persons to be accommodated? What equipment is required? Connectivity to scoreboard(s) – how? 	
Cleaners room	6	Assumptions / Comments <ul style="list-style-type: none"> One on each level if 2 storey 	
		Questions <ul style="list-style-type: none"> How big? Storage of consumables? 	
Stairs	18	Assumptions / Comments <ul style="list-style-type: none"> To Building Code Australia (BCA) requirements 	
		Questions <ul style="list-style-type: none"> If 2 storey, access down to oval indoor or outdoor? 	
Lift – if 2 storey	5	Assumptions / Comments <ul style="list-style-type: none"> To Building Code Australia (BCA) requirements 	
		Questions <ul style="list-style-type: none"> Any more than minimum requirements to comply? 	
Football Change rooms (assume 4 @ 75m ²)	300	Assumptions / Comments <ul style="list-style-type: none"> With associated wet areas Benches and hooks Ventilated Daylight if possible 	

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
		<ul style="list-style-type: none"> • Linked to warm up space • Linked to strapping room 	
		Questions <ul style="list-style-type: none"> • Quantity? • Size? AFL 90m² Regional 75m²? • Open or cubicle showers? • Urinals in all, some or any at all? 	
Tennis & Other Change Rooms (Assume 2 @ 20m ²)	40	Assumptions / Comments <ul style="list-style-type: none"> • With associated wet areas • Benches and hooks • Ventilated • Daylight if possible • Linked to Tennis Courts and/or other courts 	
		Questions <ul style="list-style-type: none"> • Are these big enough? 	
Warm up areas (assume 2 @ 80m ²)	160	Assumptions / Comments <ul style="list-style-type: none"> • Assume two (2) warm up areas • Large enough for whole team 25 pax • Undercover not necessarily indoors • Clear open space • Durable surface 	
		Questions <ul style="list-style-type: none"> • Can coach's room be in this space? • Does this have to be indoors? 	
Umpires rooms (Assume 2 @ 20m ²)	40	Assumptions / Comments <ul style="list-style-type: none"> • Two Umpires Rooms, able to be unisex • Change, toilet, shower, lockers 	
		Questions <ul style="list-style-type: none"> • How big and for how many? 	
Medic / 1st aid room	15	Assumptions / Comments <ul style="list-style-type: none"> • Direct Ambulance access • Stretcher access off oval 	

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
		<p>Questions</p> <ul style="list-style-type: none"> • Used for strapping or separate room required? • Accessed by sports other than Football? • How big? • One or two beds? 	
Grounds manager office	12	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • At oval level 	
		<p>Questions</p> <ul style="list-style-type: none"> • How big? 	
Coach's office	12	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Nominal office for coach's base • Connected to warm up space/coach's room 	
		<p>Questions</p> <ul style="list-style-type: none"> • How big? • Fixed or loose furniture? 	
Coach's room	40	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Space for 25 pax • For pre-game strategy talks • Stepped seating • Whiteboard facility • 	
		<p>Questions</p> <ul style="list-style-type: none"> • Any audio visual required – TV? • Can this be combined with warm up space? 	
Kiosk	10	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Servery to oval at oval level • Sufficient for cold drinks, pies, nibbles and tea & coffee 	
		<p>Questions</p> <ul style="list-style-type: none"> • Linked to Kitchen and if so, how? • What about servicing Tennis? • Is tennis to have a servery off main kitchen? 	
TOTAL	1391 m ²		

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
EXTERNAL TO PAVILION			
Football external equipment store	40	Assumptions / Comments Can be an external shed	
		Questions <ul style="list-style-type: none"> • How big and what for? • Level with oval? • Can this be shared with cricket? Large enough for drop in wicket?	
Tennis external equipment store	20	Assumptions / Comments <ul style="list-style-type: none"> • Can be external shed – reuse existing 	
		Questions <ul style="list-style-type: none"> • Is the existing big enough? • Is it ok to relocate to court level? 	
Viewing deck - If 2 storey	200	Assumptions / Comments <ul style="list-style-type: none"> • Connected direct off Function room • Balustrades to BCA 	
		Questions <ul style="list-style-type: none"> • Fully covered or partially covered? • How big, what capacity? • Flat or tiered or both? 	
Football Tiered seating	300	Assumptions / Comments <ul style="list-style-type: none"> • 4-5 rows for full width of pavilion • Nominal 400mm high • Simple concrete construction • No seats • Steps up and down • Disabled ramp from oval to upper level 	
		Questions <ul style="list-style-type: none"> • How many to be seated? • Under cover? • What other seating to be considered? 	
Tennis Tiered seating	50	Assumptions / Comments <ul style="list-style-type: none"> • 2-3 rows for full width of court 1 	

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
		<ul style="list-style-type: none"> • Nominal 400mm high • Simple concrete construction • No seats • Steps up and down Disabled ramp from oval to upper level Questions <ul style="list-style-type: none"> • How many to be seated? • Under cover? What other seating to be considered?	

Building: Recreation Centre Additions

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
Multipurpose Indoor sports court	800	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Size based on Netball court plus over runs (21.35 x 36.60m) • Sprung/ air thrust timber flooring • Swing out basketball hoops • Court furniture for Netball, Basketball, Volleyball, Badminton • Seating plats down one side • Linkage with rest of Rec Centre • Linkage with outside • Naturally ventilated • Possibly overlooked from existing mezzanine floor <p>Questions</p> <ul style="list-style-type: none"> • What height clearance over courts? • Scoreboards – how many and operated from where? • What finishes inside of walls? 	
Clubrooms	100	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Colocation use by Netball, Basketball and Hockey • Adjacent to new indoor courts • Direct service from kitchen • Big enough for about 60-75 pax • Audio visual equipment for meetings • Direct access to new toilets/change rooms • Requires store room for tables, chairs etc <p>Questions</p> <ul style="list-style-type: none"> • 	
Toilets	30	<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • To Building Code Australia (BCA) requirements • Accessible and ambulant toilets required as per BCA • Finishes to liquor licence requirements – tiles to 1800mm above floor level • Accessible from outside for outdoor courts • UAT with showers (UAT = Universal Access Toilet) 	

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
		Questions •	
Change rooms (Assume 2 @ 30m ²)	60	Assumptions / Comments • Assume two (2) change rooms • With associated wet areas • Benches and hooks • Ventilated • Daylight if possible • Linked to indoor court and outside	
		Questions • Quantity – assume M+F? • Open or cubicle showers? • Urinals in all, some or any at all?	
Club room stores	30	Assumptions / Comments • Located off Club room • Divided into three (3) 10m ² stores • Needs easy access in and out • For storage of tables, chairs, conference equipment	
		Questions • What amount of storage required?	
Store off indoor court	30	Assumptions / Comments • Located directly off indoor court • Possible outside access for outdoor courts • Roller door and passage door access • Possibly divided for each sport	
		Questions •	
Kitchen	Existing	Assumptions / Comments • Reuse existing but refurbished • Refit to cater for desired menus • Need to check mechanical is compliant	
		Questions • Is a cool room needed? • Are larger cooking facilities needed?	
Kitchen store	4	Assumptions / Comments	

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
		<ul style="list-style-type: none"> • Dry store • Immediately accessible off kitchen 	
		Questions <ul style="list-style-type: none"> • Does store need lockable cupboards for different user groups? 	
TOTAL	1054 m ²		

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
EXTERNAL TO RECREATION CENTRE ADDITIONS			
Covered alfresco area	100	Assumptions / Comments <ul style="list-style-type: none"> • Linked to Clubroom • Possibly space for BBQ • Linked to outdoor courts 	
		Questions <ul style="list-style-type: none"> • 	
New outdoor courts	800 each	Assumptions / Comments <ul style="list-style-type: none"> • Two or Three new outdoor courts • All new courts to be orientated North-South • Courts sized for Netball, thus big enough for other sports • Surface to be suitable for all sports • Lighting to suit sports – refer section 10.0 • Possibly include tiered seating using natural topography 	

		Questions <ul style="list-style-type: none"> • Which sports are to be marked on courts? 	
Playgrounds		Assumptions / Comments <ul style="list-style-type: none"> • To be located near sports playing areas for passive surveillance • Sized appropriate to anticipated used 	
		Questions <ul style="list-style-type: none"> • How many play grounds and where? • What style – plastic and metal or nature play? 	

Toilet number calculations for Function Room(s). BCA Table F2.3. Class 96. Public Halls etc.

The following calculations of toilets are based on two scenarios, 250 and 375 pax.

Total Pax	50/50 Split	M & F	WC	Urinal	WHB
250	Male	125	2	3	2
	Female	125	4	-	2
375	Male	190	2	4	2
	Female	190	5	-	3

SITE ELEMENTS

Space/Room	Area	Assumptions/Comments & Questions	Comments / Answers from Stakeholders
<p>Car parking (across whole site)</p>		<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Generally designed to AS2890 • To be conveniently located for accessing activities and buildings • Acrod bays to provide easy front door access to AS1428 • As many car bays as affordable to be bitumised with kerbing, drainage and line marked • As many car bays as affordable to be flood lit • Allow movement and parking for buses • Allow movement and parking for service deliveries and waste collection 	
		<p>Questions</p> <ul style="list-style-type: none"> • Are there any works required for parking around the oval? • What ticket booths are required? What size? • How many buses need to be able to parked and where? • Any other large vehicles need to be considered? • What is the minimum number of car bays for: <ul style="list-style-type: none"> - Football/Tennis area? - Recreation centre area? 	
<p>Pedestrian foot paths and linkages</p>		<p>Assumptions / Comments</p> <ul style="list-style-type: none"> • Maximise pathways and linkages across the precinct to enhance connectivity across the site • Paths to be AS1428 compliant (disabled accessible) • Any steps to be accompanied by an accessible ramp • Ideally foot paths to be lit where affordable 	
		<p>Questions</p> <ul style="list-style-type: none"> • Should there be a perimeter foot path around the whole site? • Should there be exercise stations along foot path? • Should there be seating stations along foot paths? 	

10.0 Consideration of lighting to sports playing surfaces

The ideal for any sports precinct is that all sports playing surfaces are flood lit for night time activities. Unfortunately this would be at a significant capital cost and in Donnybrook's instance, would be disproportionate to the potential usage.

However, the following clubs have expressed a desire for sports field and indoor court lighting as detailed below.

Lux levels to follow after Consultation with Lighting Specialist

Sports Surface	Current Lighting	Desired Lighting Levels and Priority	Remarks
Football/Cricket Oval	Yes	Training 100 lux Match 200 lux High priority	Existing lighting poor and inadequate Prefer new taller towers and LED lights for better light distribution
Tennis Courts	Nil	Hard courts only Social ?? lux Medium priority	Lighting will open opportunities for evening hire of hard courts
Netball/Basketball Courts	Yes, indoor	Training/Social ?? lux Match ?? lux High priority	Existing indoor Must be in new indoor
	No, outdoor	Social ?? lux Low priority	
Hockey Practice Field	Yes	Training ?? lux High priority	Hockey only train at night time in winter months. Lights are essential
Multipurpose Field	N/A	Training/social ?? lux Low priority	Lights would be a bonus Suggest plan for them with conduits as necessary

Other External Lighting

In addition to the above a priority needs to be given to external lighting around buildings, in carparks, along linkage paths and at key areas throughout the precinct for safety and hazard avoidance.

11.0 Design Principles

Following Community and Sporting Group Consultations and in addition to the above detailed reports, the following Functional Design Principles were established based on contributions and feedback from Stakeholders.

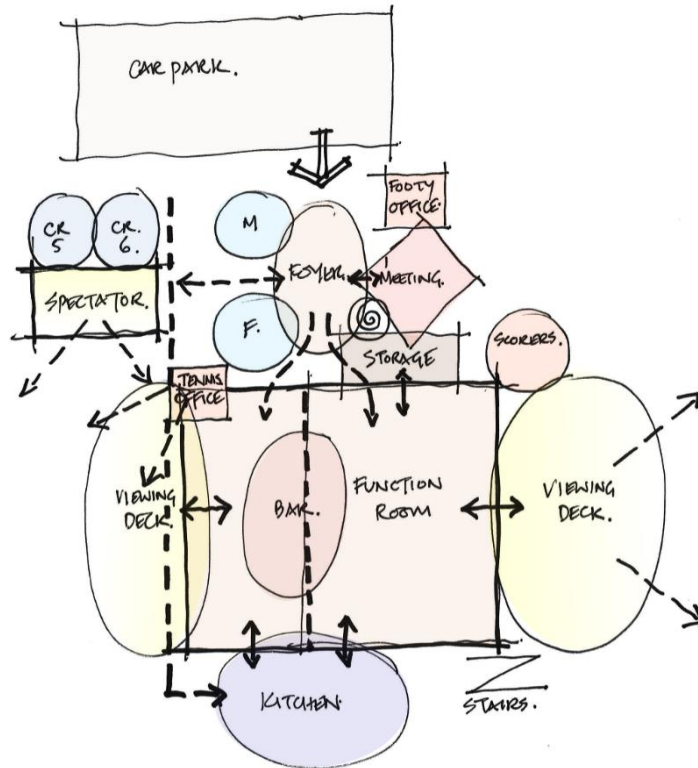
- Develop the Precinct as a “**Community Hub**”
- Utilise local vernacular aesthetics
- Maximise multi-purpose and shared uses
- Co-locate compatible user groups
- Broaden the involvement of other potential user groups across the Community
- Maximise universal design across the Precinct
- Maximise accessible design across the Precinct
- Design for crime prevention and public safety
- Design for health and safety of all users
- Maximise functionality for all users at all levels of sport (social – competitive)
- Keep pedestrian and vehicular networks simple and logical
- Aim for “smart” expenditure and value for money without compromising quality and functionality
- Maximise local content through specifications and tender conditions
- Utilise local and regional construction methodologies to “keep it simple”
- Design to minimize maintenance where possible

12.0 Functional Zones

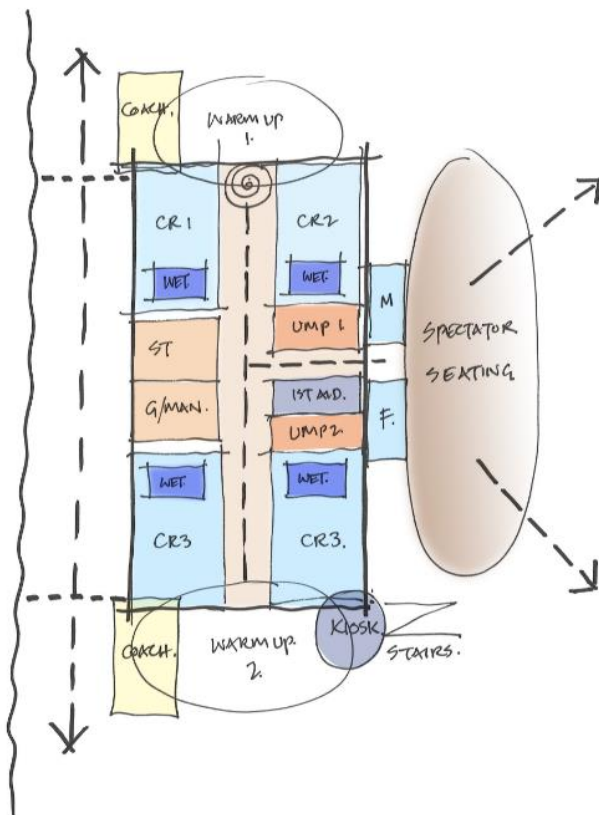
The following Functional Zones have been identified across the Precinct, thus setting a perspective of key nodes, outdoor spaces and ancillary elements.

Key Nodes	Recreation Centre Multi-purpose Sports Club rooms at Recreation Centre Multi-Purpose Sports Pavilion (collocated Football and Tennis Clubs)
Outdoor Spaces	Oval Tennis Courts Netball / Basketball Courts Hockey Practice Field Multi-purpose Field
Ancillary Elements	Carparks and access roads Pedestrian Linkages General landscaped and bush areas Sports Field lighting Sub-station Bore(s) Fire tanks and pumps Fences and gates Ticketing boxes Service areas

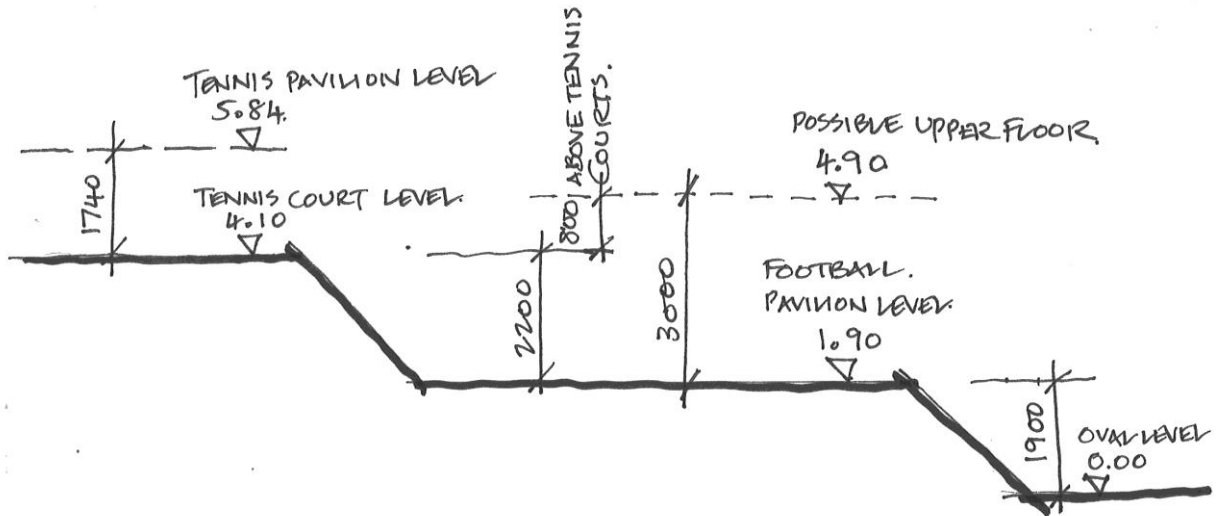
FUNCTIONAL DIAGRAMS



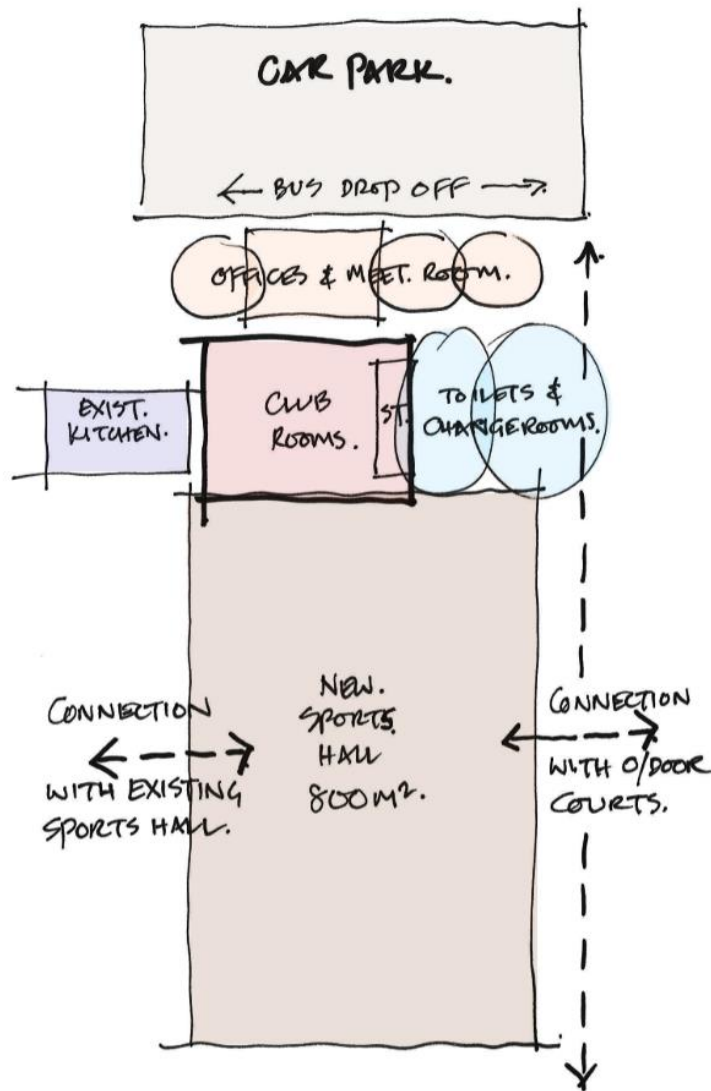
Pavilion Upper Level Functional Diagram



Pavilion Lower Level Functional Diagram



Existing Football pavilion indicative levels



Recreation Centre Additions Functional Diagram