

Donnybrook Community, Sporting, Recreation and Events Precinct (VC Mitchell Park) Project: Scope Considerations

Item	Scope Inclusion	Stage 1 Scope	Stage 2 Scope (funding dependent)	Comments
1	Multipurpose Pavilion - Concept design 3	Scenario 3 being: <ul style="list-style-type: none"> Two storey building with 'bridge/overpass' from mid-level carpark. Four changerooms and associated facilities at lower level. Upper level amenities (ablutions, kitchen, bar, events/function space, office, balcony). No tiered seating or undercover allowed for with exception of undercroft to viewing deck. 	<ul style="list-style-type: none"> Spectator seating Cover to spectator seating Children's playground Perimeter path to oval Cricket nets Carpark to south of pavilion 	
2	Multipurpose Pavilion - Existing tennis building	<ul style="list-style-type: none"> Refurbished existing Tennis building. Extension to include combined ablution/change room facilities to west. New roof to extend to connect to new Multipurpose pavilion lower-level. New accessible complaint paths and stairs. 	<ul style="list-style-type: none"> Book-a-court system 	Tennis, Hockey and community use of refurbished building (dual purpose).
3	Recreation Centre	<ul style="list-style-type: none"> Potential new access between indoor courts and outdoor courts through existing "spin class". May include new ablutions which could be locked from inside for use out of hours. 	<ul style="list-style-type: none"> Extension to Recreation Centre for indoor courts, clubrooms and facilities. Note that extension will involve reconfiguration of outdoor netball courts to accommodate 	
4	Multiuse playing field		<ul style="list-style-type: none"> Courts and lighting 	
5	Northern carpark		<ul style="list-style-type: none"> Delivery of full carpark and lighting 	
6	Oval lighting	<ul style="list-style-type: none"> Currently discretionary item for inclusion in Stage 1. Subject to cost feedback from Tender. Project team packaging this with other lighting projects seeking alternative funding. 		Potential funding through CSRFF Application (Club Night Lights programme).

7	Tennis lighting	<ul style="list-style-type: none"> • Currently discretionary item with inclusion in Stage 1. Scope subject to cost feedback from Tender. • Project team packaging this with other lighting projects seeking alternative funding. 		Potential funding through CSRFF Application (Club Night Lights programme).
8	Hockey practice pitch	<ul style="list-style-type: none"> • Adjacent to tennis hit-up wall. • Cost at this location will be <\$250k including lighting. Cost on hard tennis courts, including lighting, estimated at >\$450k. 		
9	Cricket drop-in wicket	<ul style="list-style-type: none"> • Supply and install 1 Gabba drop-in synthetic wicket concrete panels (or similar). • Finished slab of 22m long x 2.4m wide. • Supply and install 1 Gabba Grass portable synthetic wicket 22m x 2.4m. 		The turf area 22m x 2.6m x 50mm deep is to be cut out, levelled, and prepared by the club. Lifting slings supplied for future installations and removals. Portable stumps with flat base are to be used.
10	2 x outdoor netball / basketball courts with lighting	<ul style="list-style-type: none"> • To be located adjacent to Recreation Centre and on current carpark location. • Courts to be hardstand and dual use with basketball. • Existing veranda space from Recreation Centre potentially for shaded area for spectators. • Lighting to be done irrespective of alternative funding outcome as part of Stage 1 works. 		Potential lighting funding through CSRFF Application (Club Night Lights programme).

11	New carpark north of netball courts and Recreation Centre	<ul style="list-style-type: none"> • New carpark with connection to existing carpark east of Recreation Centre. • Carpark may accommodate up to 200 bays with sufficient space for bus turning and drop off. • Surface currently specified as “chip seal” to reduce cost. 	<ul style="list-style-type: none"> • Carpark to be re-surfaced with full surface treatment, drainage, kerbing, line-marking etc. 	
12	Avenue of Honour	<ul style="list-style-type: none"> • New road connection from Marmion Street to new carpark and Recreation Centre entrance. 		Intention to channel traffic through more logical entries to the VC Mitchell Park site with minor entries from Steere Street.
13	Connecting paths and landscaping	<ul style="list-style-type: none"> • Provision of path network between new Pavilion to east up to Recreation Centre to the west including mid-level and hockey training pitch. • Paths to provide DDA compliant access between levels with appropriate gradients and ramps. • Minor landscaping allowed to make area tidier. 	<ul style="list-style-type: none"> • Additional landscaping to complete packages 	
14	Services upgrades	<ul style="list-style-type: none"> • Allowances to upgrade infrastructure services including power, water, drainage, sewer and fire. 	<ul style="list-style-type: none"> • Services upgrades to Recreation Centre 	Potential to upgrade services to Recreation Centre in Stage 2 subject to scope of Stage 1
14	On-costs	<ul style="list-style-type: none"> • Allowances made for additional Builders Preliminaries and Margin, Professional Fees, Approvals, Contingency and Regional Loading. 	<ul style="list-style-type: none"> • Note escalation to Stage 2 may increase. 	