

An illustration of a vibrant park scene. In the foreground, a group of people, including children and an elderly woman, are gathered on a grassy area. A dog is visible near them. In the middle ground, more people are walking and playing on the lawn. A colorful striped canopy is set up in the background. The background features modern buildings with balconies and large trees. The sky is clear and blue.

# Macmillan Precinct

# 1 Introduction



# Introduction

## Background

While the Macmillan Precinct is today a much-valued hub of community services, ageing buildings and changing community needs will require significant renewal and investment over the coming decades. These challenges offer a unique opportunity to build on the Macmillan Precinct's strategic location at the heart of the Town, renew its existing facilities and establish new and exciting functions to support the needs of the community into the future.

To do this, the Town has been working closely with local clubs, groups and residents to collaboratively shape a Masterplan fit for the future.

The Concept Planning phase 1 of the process is now complete, the outcome of which was a preferred Concept Plan and endorsement by the Town to proceed to the next phase of more detailed Masterplanning. Refer to Concept Plan Report for more details. At the heart of the precinct and the Maserplanning process is the proposed Facility subject to this Design Brief.

## Aim

The aim of this Facility Design Brief is to:

- Guide the architectural design of the Facility, comprising the proposed community, recreation and other uses
- Achieve a level of support for the Design Brief from key stakeholders (represented by the Working Group) before preparing design options
- Provide a framework to guide the preparation of Facility design options with regard to the endorsed Precinct Vision and Principles and Concept Plan
- Consider the management, operation and programming of the Facility relevant to its physical design

**\* NOTATION THROUGHOUT THE DOCUMENT REFERS TO REVISIONS MADE TO THE DRAFT FACILITY DESIGN BRIEF IN RESPONSE TO WORKING GROUP FEEDBACK**

## Precinct Vision & Principles

The Macmillan Precinct is Victoria Park's shared commons, where culture, community and creativity intertwine.

Welcoming community facilities and events, immersive green spaces and an eclectic mix of uses shape a unique destination that is deeply connected to its history while boldly embracing a new future.

### Green Forever



The Macmillan Precinct will remain a focal green space, both a relaxing retreat from inner city life and a dynamic stage for unique experiences and major events.

### Space for All



The Macmillan Precinct will become the heart of East Vic Park, a place of community wellness and belonging that sustains the Town's valued services through flexible design.

### Mixed Together



The Macmillan Precinct will seamlessly connect with and complement Albany Highway's thriving entertainment scene, retail core and public transport linkages.

### Local Character



The Macmillan Precinct will re-imagine the 'civic precinct' and evolve into an energetic local hub that embodies East Vic Park's unique identity and character.

## Facility Key Considerations

Facilities are Town or privately operated community groups, sporting clubs and the buildings, activities, events and services they provide to the local community.

Key considerations for Facility design in response to this Design Brief include:

1. Provide certainty as to the ultimate provision and location of facilities for existing community groups, sports clubs stakeholders and service providers who operate from the site today.
2. Reinforce community wellbeing, health and fitness and cultural expression and as the primary focus of the precinct to maintain its status as the Town's civic heart.
3. Re-imagine public assets to meet future needs and ensure their ongoing viability through innovative and efficient design and management which promotes an inclusive events calendar that provides day and night activity for groups of all ages and cultural backgrounds.
4. Strengthen relationships and partnerships with community groups and service providers through flexible governance structures which support independent group activities and service delivery
5. Create 'one destination' where all community services come together within a multiple use facility using innovative design to deliver a range of diverse community, cultural, recreation and educational services.
6. Prioritise the delivery of Town services within the Facility\*
7. Enhance and elevate –the relationship between indoor and outdoor activities through considered facility design, programming and service delivery.
8. Consider the views and priorities of the local community in the planning, management and balancing of competing requirements between differing services and community groups.

## Facility Co Design Process

The Facility will be co designed with key stakeholders through a comprehensive engagement process, involving:

- Technical Advisory Group (relevant representatives from the Town)
- Working Group (elected member, existing key user groups and community representatives)
- Bowls Club specialist consultation
- Formal advertising and promotion of Draft Masterplan via Your Thoughts and social media, respectively
- Masterplan finalisation in response to community feedback

# 2 Existing Key User Group Needs Analysis

Provided is a summary and analysis of recent targeted engagement undertaken with existing key user groups, which has been used to inform the Design Brief, particularly the Requirements Schedule



## 2.1 Leisurelife

### Key\* Observations

- Existing facility approx. 5,813m<sup>2</sup>
- 3 multi-use courts, 4 squash courts, gym, meeting spaces, club offices, café/kiosk, back of house, community centre
- 274,000 users per annum. Around 50% of capacity with full capacity indicatively 548,000 p.a.
- 37% sports and programs, 13% room bookings, 21% health and fitness, 4% Bingo, 13% Court bookings
- Total demand for indoor recreation forecast to increase 50% from 2016 to 2036

### Key\* Opportunities/ Shared Use Considerations

- Future requirements for 4,000-5,000 m<sup>2</sup> facility with 2-4 courts, contingent on co-location with other uses
- With South Perth RAF, attendance expected to rise to 328,000 across all uses by 2036, net increase of 18% (60% of existing capacity)

## 2.2 Library

### Key\* Observations

- Existing facility approx. 844 sqm (1,054 including Law Centre) (refer attached plans)
- Current size substantially below benchmark per capita requirements
- Visitors - approx. 136,000 in 2018/19 (69% of benchmark visitation performance due to size limits)
- Expected 109-153% increase in attendance from 2018 to 2036 (total 284,000-345,000 visitors)

### Key\* Opportunities /Shared Use Considerations

- Requirement for 2,200-2,500 sqm Library by 2036, flexible and adaptive space able to accommodate changing needs
- Adequate work space provision for staff\*
- Theatrette (different scale to performing arts space – 80-100 people)\*
- Flexibility for exhibitions (complement Centre for Arts)
- Dedicated digital services (20-25 people) (separate computer lab, recording / film), and up-to-date technology in all rooms (AV / VR headsets)
- Wet spaces (Arts + Crafts, School Holiday Programs)
- Range of flexible meeting rooms (considerations - quiet spaces / meeting rooms / contested use)
- Local History Display (including large screen)
- Clear delineation of users - babies, young older children and teens\*
- Maker spaces



## 2.3 Vic Park Community Centre

### Key\* Observations

- Opportunity to grow public programs. Programs are currently restricted to availability of current space (2 x large rooms, noise transfer, smaller rooms in demand)
- Deliver targeted public programmes to key demographics
- Unique situation – most Community Centre's are run by the local government. Well supported by the community, with a well-represented board.
- Evenings are all full. Occasional free space in the afternoons.

### Key\* Opportunities /Shared Use Considerations

- Efficient / easy to use shared booking system will free up administrative resources. Staff could focus on programming.
- Branding / Signage will be important, with a dedicated office – so that the VPCC is viewed as a stand-alone entity (and not absorbed into the Community Hub / Library). The community needs to know they have a Community Centre.
- Sound considerations are important (currently have dance, orchestra. Can only hire one room at a time).
- Access to a greater range of different sized meeting rooms would be beneficial (diverse sizes that could be hired out). Would need certainty of access to space.
- Access to a commercial kitchen would enable facilitation of a great range of programs.
- Storage is important (indoor + outdoor) - AV equipment, furniture (kids + adults), cleaning equipment etc.



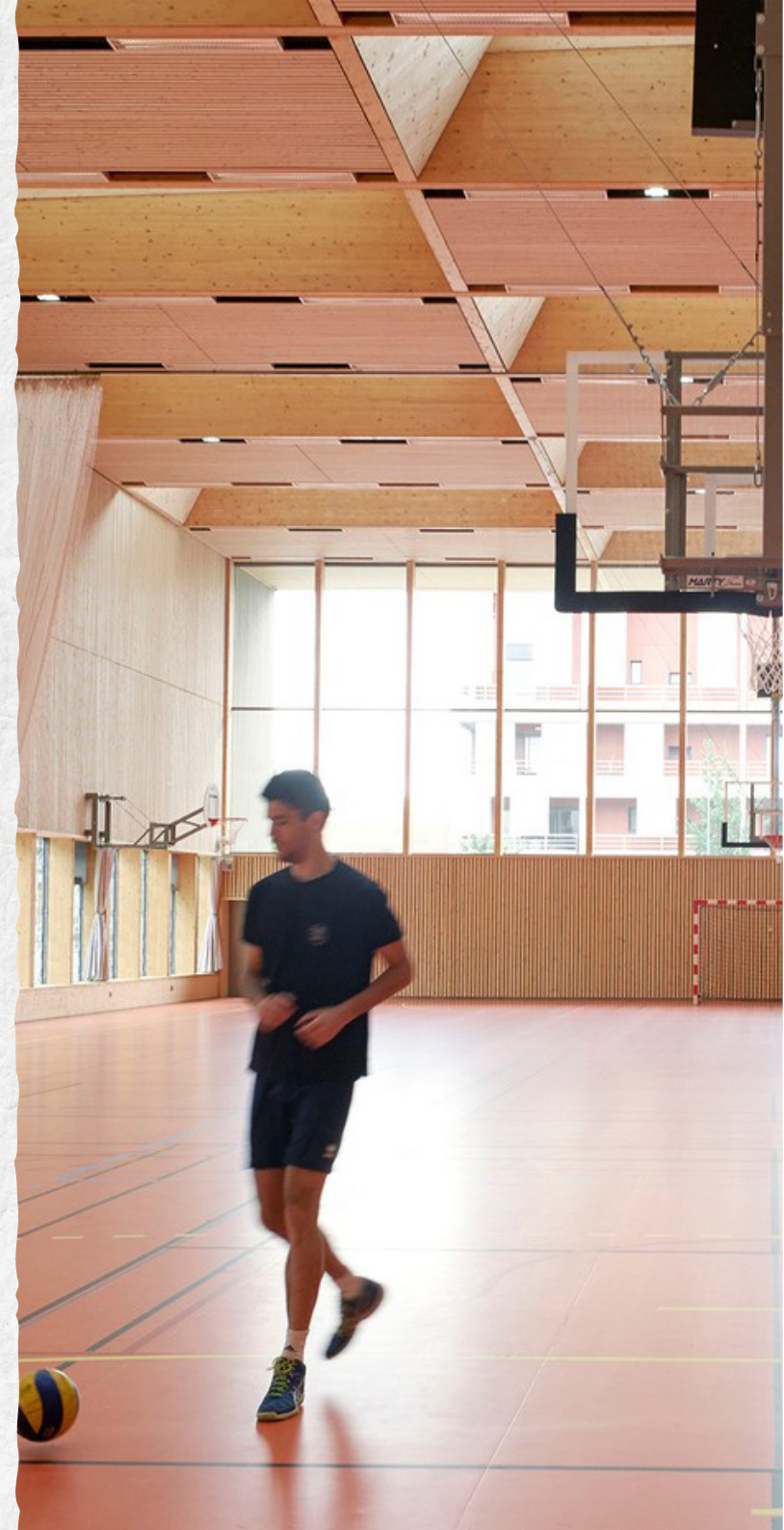
## 2.4 Perth Redbacks

### Key\* Observations

- Currently operate out of 23 facilities across the CBD. Would like to shift this to around 4 facilities.
- Ideal scenario is to have access to a dedicated 8-court facility. Exploring partnership opportunities with the volleyball club that operates out of Aquinas.
- Reality if a stand-alone facility is supported, demands will change. Weekend use would not be clear. But would still require access to other courts for overflow.
- Mid-week / Evening slots are a problem – this is when facilities are in highest demand.
- Participants travel from a long distance to play at MacMillan. Its important offer a canteen / café. Perth Redbacks currently runs the Canteen on behalf of the Town (on weekends and for special events)
- Facilities are dated. WABL games have been impacted by the leaking roof. Very limited seating on any of the courts.

### Key\* Opportunities / Shared Use Considerations

- Opportunity for multi-purpose courts (multi-sport + function spaces / special events)
- Cited exponential growth demand for indoor sports. Suggests Macmillan should plan to build no-less than 4 courts (all sports, not just basketball)
- Evolution of basketball – 3 x 3 game will grow – increased demand for half-court
- Half court spaces in outdoor environments are very popular. Very few are provided indoors.
- Fixed and / or retractable seating
- Investment in technology also important (sound systems, AV equipment, camera's + screens)



## 2.5 Bowling Club

### Key\* Observations

- Membership is declining. Social memberships / Barefoot Bowls is growing in popularity
- Large commercial kitchen rarely used. Catering is a challenge – cannot compete with surrounding cafes
- Popular space for functions / events
- Bar - important revenue source for the club (non-negotiable).
- Bowls club does not support a roof top venue (ease of access, prevailing winds + sun)\*
- Bowls club would like to remain in the precinct\*

### Key Opportunities\* /Shared Use Considerations

- Future growth areas – Corporate Bowls/ Barefoot Bowls
- Destination rooftop bowls, bar, function centre and events space with sweeping river and city views (equivalent of 4 storeys up)
- Sun shading and wind protection to manage the elements\*

## 2.6 Other Users

### Key\* Observations

- 5-a-side soccer currently occupies the equivalent of 1 bowling green, providing 2 soccer pitches on the site
- Roller hockey will be building a concrete pad on one other bowling green
- Existing other community uses operating within the Precinct, such as the Law Centre, Arts Centre and Community Centre
- Currently Sunday markets in Macmillan Park that is popular with the community
- There a range of other recreation and community activities that are accommodated within the park, such as dog walking and the the recent 'Mactivation' improvements

### Key\* Opportunities /Shared Use Considerations

- Investigate sharing of synthetic bowling green with 5-a-side soccer, if not the same space possibly a side-by-side arrangement
- Investigate opportunities for a shared hardcourt area within Macmillan Park, which could accommodate, 5-a-side soccer, basketball and netball
- Accommodate other community uses and not-for-profits within the Precinct, possibly the Facility
- Provide storage and power for markets with Macmillan Park
- Consider the relationship between the Facility and Macmillan Park, including existing and proposed activities within the park, and the flow/synergies between uses within the building



# 3 User Group /Matrix

The purpose of the matrix is to demonstrate how key user groups will be accommodated within the new Facility and the extent to which sharing or multi-purposing can occur

	LEISURE LIFE	LIBRARY	VPCC COMMUNITY CENTRE	PERTH REDBACKS	BOWLS CLUB	OBSERVATIONS / CONSIDERATIONS
Multi-purpose courts / Sport Facilities and Large Function Space	X			X	X	Multi-purpose sport + function space
Bar and Function Rooms	X	X	X		X	Bar and function room currently key revenue source for the bowls club*
Storage	X	X	X	X	X	High demand for all uses
Meeting Rooms / Flexible spaces for programs	X	X	X			Opportunity to establish a shared booking system
Creche / Playgroup / Kids Play Space	X	X	X			Consider various and different needs. Playgroup / Library / After school care / Creche
Commercial Kitchen			X		X	Bowls club currently have a commercial kitchen which is not well used. VPCC have indicated a commercial kitchen would be valuable for programming.
Toilets / Change Rooms	X	X	X	X	X	Consider various needs. <ul style="list-style-type: none"> <li>◆ Referee change rooms</li> <li>◆ Changing place facility / Disability access</li> <li>◆ Facilities for homeless (showers)</li> </ul>
Computer Lab		X	X			Booking priority for library programming over general public use*
Maker Space		X	X			Consider integration of library work space into creative environments*
Office / Administration / Staff Facilities	X	X	X	X	X	Consider space for all TOVP staff, not just library + recreation centre. Differing peak periods Line of sight (across different floors)
Foyer / Entrance	X	X	X			Consider different needs in terms of secure vs open access and branding*

# 4 Precedents /Examples

A selection of International and National precedents have been identified as benchmarks for the proposed Facility, to provide design inspiration and also as references for the Requirements Schedule. While not all aspects of the precedents are necessarily considered desirable, each has at least one highlight relevant to Macmillan



## 4.1 International

### Amager Sandwich Copenhagen, Denmark

- Stacked community and recreation uses
- Multi-purpose courts on first floor
- Active ground floor uses and frontage treatments
- Acoustic separation of courts and uses that require quiet (residential above)
- Upper level apartments to help fund new facility



## Sports & Arts Gymnasium Sao Luis, Brazil

- Stacked community and recreation uses
- Rooftop recreation use and activation (5 a side soccer and clubrooms)
- Multi-purpose courts on first floor
- Showcourt with retractable seating
- Active ground floor uses and frontage treatments
- Basement parking
- Public and private realm legibility (glazing)
- Memorable landmark building



## 4.1 International

### Brits Bowling Club Minneapolis, USA

- Rooftop bowling – league and public bowls on rooftop
- Brits Bowling Club is fully subscribed with a 15 year waiting list
- Integrated with a bar, restaurant and 3 private function spaces, including rooftop garden deck and bowls
- Integrated destination offering voted Minneapolis pub of the year 2021 and one of the best rooftop bars in America (4 star Trip Advisor rating 1500+ reviews)





## Every One Every Day Program (Participatory City) Barking and Dagenham, UK

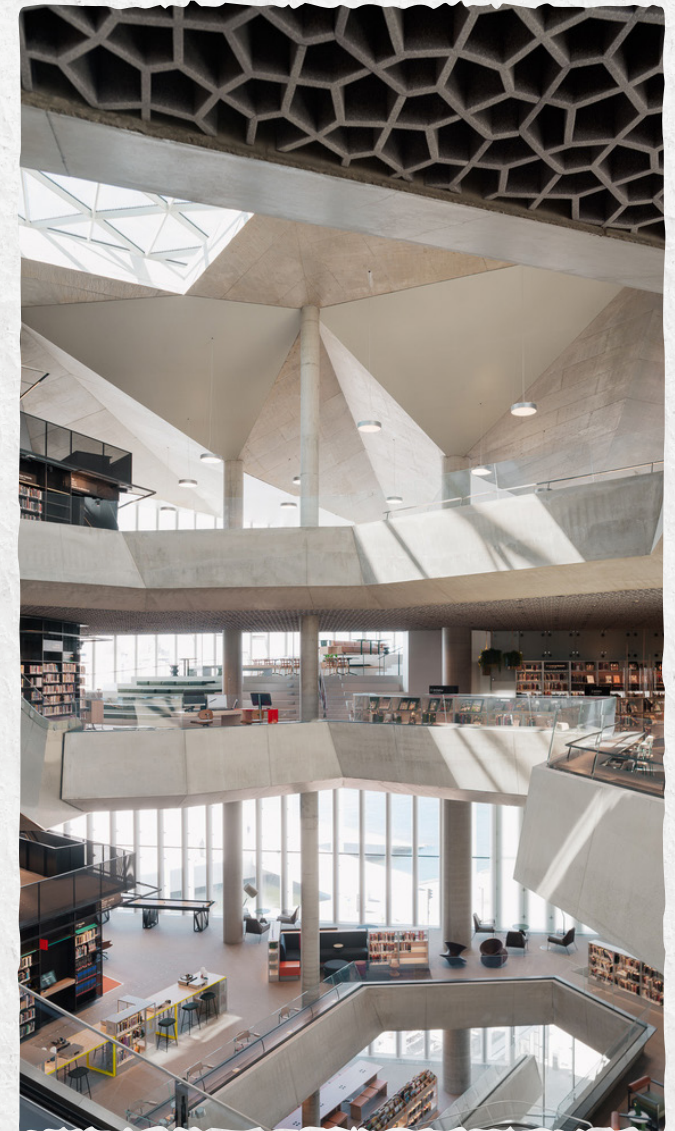
- Example of different management regime that could work in combination with management by the Town, with existing local examples including Vic Park Community Centre and Connect Vic Park
- Community-led initiative working with residents and local organisations to create a network of 250 projects across the LGA
- While the initiative operates from multiple locations, it offers insights for Macmillan in terms of programming, management and the importance of creating a 'local vibe'
- Project includes sharing knowledge, spaces and resources, for families to work and play together, for bulk cooking, food growing, tree planting, for trading, making and repairing, and for growing community businesses



## 4.1 International

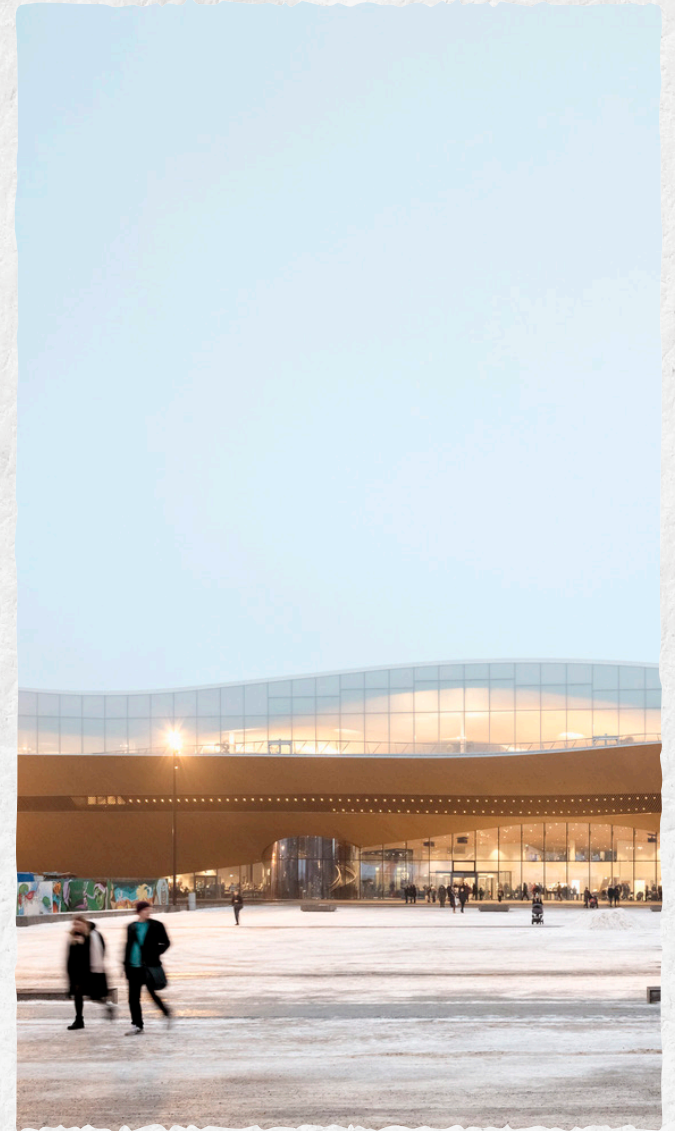
### Deichman Bjørvika Public Library\* Oslo, Norway

- Daylight is distributed through the building all day through transparent ground floor and skylight
- Variety of rooms, public areas and niches allow for temporal installations and exhibitions
- Uses within the library include cinema, 200-seat auditorium, wide range of literature, reading rooms, Future Library art project, recording studio, cafe and restaurant
- Designed as a place for books, but also for people to gather and meet



## Oodi Central Library\* Helsinki, Finland

- Multi-purpose rooms in middle floor used as offices, studios, meeting areas and maker spaces
- Moving away from traditional book loaning library to include a cafe, restaurant, public balcony, movie theatre, audio-visual recording studios and a maker space.
- Ground floor extends town square into an interior space - meant to be fast-paced and ever-changing
- Contemporary shift from traditional library to reading room and civic centre
- Lots of areas to catch up, relax and people watch below



## 4.2 National

### Green Square Library\* Sydney, NSW

- Combination of a public plaza and a library
- Flexible, informal spaces to cater to continually evolving role of a library
- Maximisation of public space at a ground level by placing the library underground.
- Includes a garden, play space, classroom, cafe, music room, reading spaces and meeting rooms



## Prospect Library\* Payinthe, SA

- Library consolidates Council administration, the library and art gallery - used by community groups day and night
- Design nods to the past and embraces the future
- Full integration of 112 year old heritage listed town hall
- Indoor and outdoor seating
- Office space integration



## 4.2 National Precedents

LOCATION	HIGHLIGHT
<b>Marrickville, NSW</b> - <b>Morris Lemma Indoor Sports Centre</b>	<ul style="list-style-type: none"> <li>◆ Contemporary health and fitness club integrated into sports facility</li> </ul>
<b>Gilberton, SA</b> - <b>Walkerville Civic and Community Centre</b>	<ul style="list-style-type: none"> <li>◆ Flexible reading and study space</li> </ul>
<b>Surry Hills, NSW</b> - <b>Library and Community Centre</b>	<ul style="list-style-type: none"> <li>◆ Children's play space / wet area</li> <li>◆ Aspirational sustainability design, focusing on energy savings, water conservation and carbon reduction</li> <li>◆ Sustainability measures doubling as building articulation</li> <li>◆ Ground floor articulation</li> <li>◆ Outdoor play space</li> </ul>
<b>Melton, VIC</b> - <b>Melton Central Community Centre</b>	<ul style="list-style-type: none"> <li>◆ Stacking of booking rooms</li> </ul>
<b>Melton, VIC</b> - <b>Melton Library and Learning Hub</b>	<ul style="list-style-type: none"> <li>◆ First library in Australia to be awarded a 5 Star Green Star Rating from the Green Building Council of Australia (GBCA)</li> </ul>



## 4.2 National Precedents

LOCATION	HIGHLIGHT
<b>East Perth, WA - Trinity College</b>	<ul style="list-style-type: none"> <li>◆ Multi purpose sports and large function space</li> <li>◆ Retractable seating</li> </ul>
<b>Armadale, WA</b>	<ul style="list-style-type: none"> <li>◆ Recording space / Podcasts</li> </ul>
<b>Wanneroo, WA - Library</b>	<ul style="list-style-type: none"> <li>◆ Historical display / artwork storage</li> <li>◆ Large size areas for guest presenters</li> <li>◆ Capacity to use at different times</li> </ul>
<b>Riverton, WA - library</b>	<ul style="list-style-type: none"> <li>◆ Separate rooms for activities</li> <li>◆ Small pods (acoustically fit for purpose)</li> </ul>
<b>Manning, WA - Community Hub</b>	<ul style="list-style-type: none"> <li>◆ Moveable Glass Doors (buffer noise)</li> </ul>
<b>Belmont, WA - Belmont Hub</b>	<ul style="list-style-type: none"> <li>◆ Good range of small study / meeting spaces (4-6 people, 2-10 people)</li> </ul>
<b>Cockburn, WA - Bowling Club</b>	<ul style="list-style-type: none"> <li>◆ Co-located with other uses (surf Lifesaving and Volleyball)</li> </ul>
<b>Mosman Park, WA - Bowling Club</b>	<ul style="list-style-type: none"> <li>◆ Corporate with Barefoot Bowls that support pennants</li> </ul>
<b>Cockburn, WA - Aquatic and Recreation Centre</b>	<ul style="list-style-type: none"> <li>◆ Multi-court facility convertible to show-court and large function space</li> </ul>
<b>Ellenbrook, WA - Community Centre</b>	<ul style="list-style-type: none"> <li>◆ Cafe and Canteen</li> </ul>
<b>Floreat, WA - Bendat Basketball Stadium</b>	<ul style="list-style-type: none"> <li>◆ Multi-court facility convertible to show-court and large function space</li> </ul>
<b>South Perth, WA Wesley College</b>	<ul style="list-style-type: none"> <li>◆ Multi-purpose courts &amp; function space</li> <li>◆ Acoustic separation of performance and court space*</li> </ul>



# 5 Preliminary Options for design development

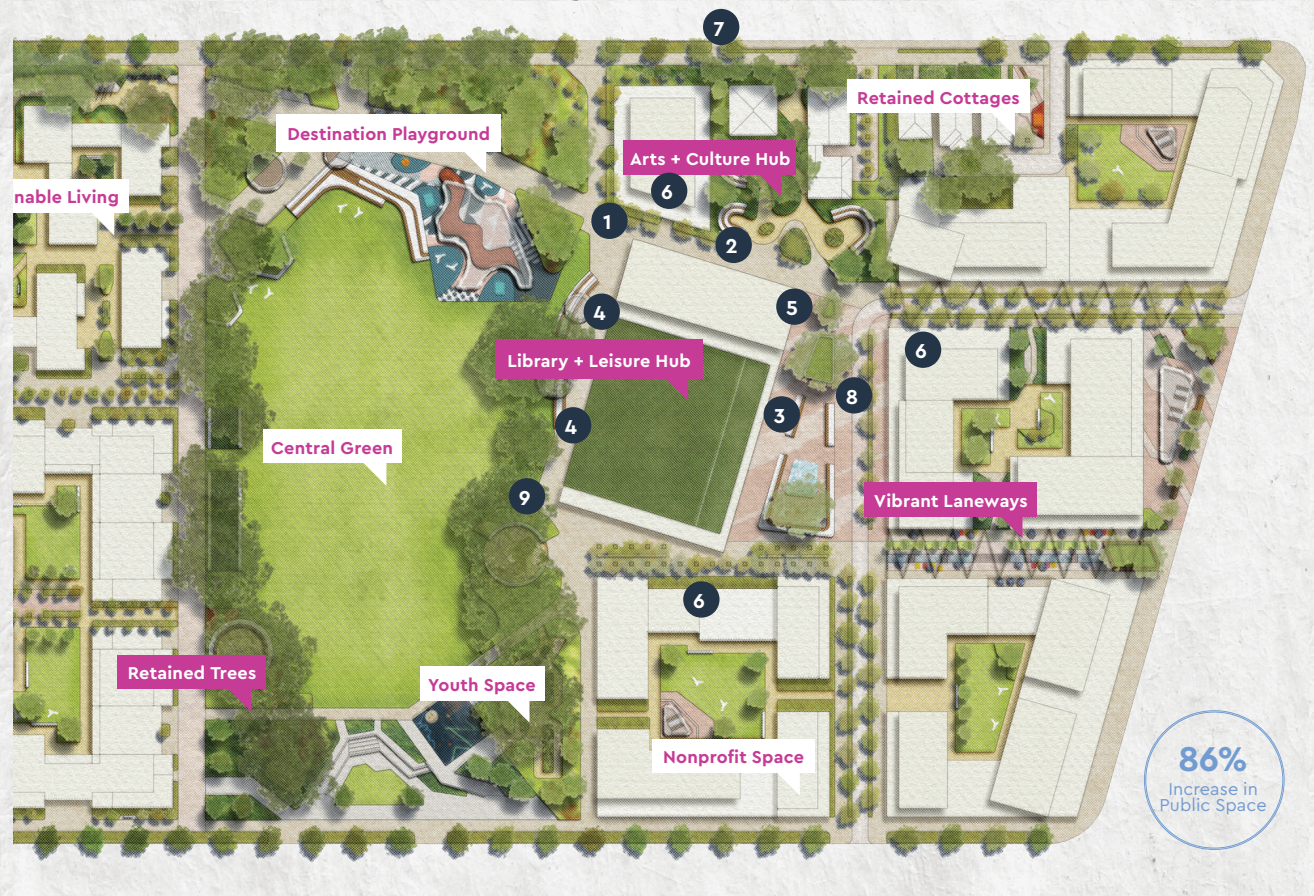
The endorsed Concept Plan included a 'Stacked' and 'Clustered' option in the preferred location east of Macmillan Park. These options are to be investigated in detail as part of this process with regard to the specific and general urban design considerations outlined. There is scope to investigate one additional Facility option, in response to new ideas, in this case a Stacked + option.





# General Urban Design Considerations

1. Diagonal pedestrian connection uninterrupted by vehicle movements
2. Active ground floor frontage to Arts and Culture Hub, maximizing northern orientation + pedestrian shelter (awning or collonade)
3. Active ground floor frontage to Culture Courtyard + pedestrian shelter (awning or collonade)
4. Active ground floor frontage to Macmillan Park, particularly northern extent providing seamless integration with the destination playground and Macmillan Park proper. Investigate as potential cafe location
5. Prominent corner visible from Albany Highway
6. Consider impacts on adjacent upper level residential, including noise, overshadowing and privacy
7. Potential pick-up and drop off zone, including buses
8. Some disabled parking (plus within off street parking facility)
9. Retain and ensure no adverse impact to large existing trees along park edge. Refer to detailed Feature Survey



# Option 1 - Stacked

<b>MODEL</b>	Stacked; community and recreation
<b>KEY DIFFERENCES</b>	3 Courts Bowls on Hub Roof*
<b>SPECIFIC URBAN DESIGN CONSIDERATIONS</b>	<ol style="list-style-type: none"> <li>1. Potential basement parking access from south side via new shared street and Sussex St</li> <li>2. Potential alternative or additional basement parking access from Kent St, diving under diagonal pedestrian connection</li> <li>3. Entry activating Arts and Culture Hub public space and/or Culture Courtyard</li> <li>4. Prominent corner treatments visible from Albany Highway</li> <li>5. Prominent corner treatment visible from Kent Street, being visible above potential future mixed use building to the north</li> </ol>

# Option 2 - Stacked +

<b>MODEL</b>	Stacked; community, recreation and commercial*
<b>KEY DIFFERENCES</b>	Additional levels of 'commercial' use 3 Courts Bowls on Other Site (outside of precinct)
<b>ADDITIONAL INFORMATION</b>	<ul style="list-style-type: none"> <li>• Additional 'commercial uses' owned and leased by the Town, targeting revenue generation to offset development costs (future proof for possible conversion to additional community space)</li> <li>• Target ground floor activation and rooftop views</li> </ul>



# Option 3 - Clustered

<b>MODEL</b>	Side by side; central entry
<b>KEY DIFFERENCES</b>	4 courts Bowls on Side of Park, possibly on Hub Roof or Other Site*
<b>SPECIFIC URBAN DESIGN CONSIDERATIONS</b>	<ol style="list-style-type: none"> <li>1. Potential basement parking access via new shared street and Sussex</li> <li>2. Potential alternative or additional basement parking access from Kent St, diving under diagonal pedestrian connection</li> <li>3. Entry activating shared street</li> <li>4. Leisurelife active ground floor frontage - glazing with sun shading devices (ground floor activation to all public realm edges of community uses)</li> </ol>

## Bowls Club Options\*





# 6 Requirements Schedule

Requirements have been sourced from:

- **Urbis Community Facility Needs Analysis (2019):**
  - **Leisure Life/Recreation Facility Requirements - 4,000-5,000 sqm (approx.) contingent on co-location with other uses**
  - **Library, Community Centre and Co-located Meeting Rooms - 2,200-2,500m<sup>2</sup> (approx.) total area**
- **Stakeholder engagement - Concept Plan and Master Plan to date**
- **Macmillan Masterplan TAG Workshop and feedback (2021)**
- **International and National Facility Design Precedents (Section 7)**

Specifications are intended to serve as a guide only and need to be investigated as part of the design process, including costs and funding

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Multi-purpose Courts and Extra Large Function Space	x3	x4	<ul style="list-style-type: none"> <li>Min 3 courts including min 1 show court. Adjacent tiered seating can pull out over secondary courts for show court.(2500-3000m<sup>2</sup>)</li> <li>Refer Department of Sports and Recreation, “Sport Dimensions Guide For Playing Areas. Note need for sufficient run off area. FIBA approved</li> </ul>	<ul style="list-style-type: none"> <li>28 x 15m with an additional 2m overrun perimeter and shared seating zone of min 2m.</li> <li>Assume 34 x 19m + seating zone.</li> </ul>	<ul style="list-style-type: none"> <li>Accommodates basketball, netball, volleyball, indoor football, badminton. Note netball courts and run-off areas require the most space*</li> <li>Provide filtered light and avoid direct light onto court areas</li> <li>Adjustable backboards</li> <li>Linemarkings / court layouts (multi-sport/ show court)</li> <li>Sound proofing / Acoustic separation to library and community rooms</li> <li>First aid room / Change rooms (separate for referees)</li> <li>Configurable to function as event/function space/town hall (protect floor)</li> <li>Seating for everyday court spectator use</li> <li>Retractable court area and adjacent tiered seating can pull out over secondary courts for show court.</li> <li>Potential ‘town hall’ and large functions, including non-sports</li> <li>Stage for major events and multiple setups</li> <li>Technology (Lighting, Quality of Sound Systems (fixed vs portable), Audio Visual (fixed camera’s, score boards, screens)</li> </ul>
Court Storage	x3		20m <sup>2</sup> each		<ul style="list-style-type: none"> <li>Adjacent to courts. Reflects existing arrangements – consider consolidating.</li> </ul>
Squash	x0	x2	<ul style="list-style-type: none"> <li>140m<sup>2</sup> (2 x squash courts)</li> <li>Refer Department of Sports and Recreation, “Sport Dimensions Guide For Playing Areas</li> </ul>		<ul style="list-style-type: none"> <li>Option to include two multi-purpose squash courts within fitness club. Prefer larger fitness club due to cost recovery and usage.</li> </ul>

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Health and Fitness Club	x1	x1	600-800m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Cardio gym - 150m<sup>2</sup></li> <li>◆ Weights gym - 150m<sup>2</sup></li> <li>◆ Group fitness Studio - 200m<sup>2</sup></li> <li>◆ Spin room - 60m<sup>2</sup></li> <li>◆ Health club- 200m<sup>2</sup></li> <li>◆ Consider additional storage requirements</li> </ul>	<ul style="list-style-type: none"> <li>◆ Single point of access (crowd control)</li> <li>◆ Access via lobby, connected to other Leisurelife amenities</li> <li>◆ Town-managed facility</li> <li>◆ Consider proximity, visibility, and view-lines to creche</li> <li>◆ Gym visible over the library</li> <li>◆ Group Fitness (could be level 1)</li> </ul>
Core Library (shelving, flex space etc.)	x1	x1	650m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ 400m<sup>2</sup> core library for shelving</li> <li>◆ Flexible seating (Future expansion - 200m<sup>2</sup>)</li> </ul>	<ul style="list-style-type: none"> <li>◆ To incorporate expanded shelving for collection (currently approx. 400sqm)</li> <li>◆ Digital lending</li> <li>◆ Outdoor reading area – security of loan items</li> </ul>
Flex Reading/ study Space*	x1	x1	520m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Flexible seating space for a total of 260 (Urbis 2019)</li> <li>◆ 2m<sup>2</sup> per person seated (TEFMA)</li> </ul>	<ul style="list-style-type: none"> <li>◆ Open lounge/reading areas; working/study desks, etc.</li> <li>◆ Consider flow and delineations of users - babies, young children, older children and teens*</li> <li>◆ Significantly expanded reading, study, co-working spaces</li> <li>◆ Small + Larger study spaces / meeting rooms (4-6 people)</li> <li>◆ Acoustic separation (seating/dividers)</li> <li>◆ Hot-desks and co-working space</li> <li>◆ Moveable furniture - shelves, lounges, seating, etc</li> <li>◆ Locate adjacent to main shelving</li> </ul>
Local History Display	x1	x1	65m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ 15m<sup>2</sup> for storage</li> </ul>	<ul style="list-style-type: none"> <li>◆ Separate area for display of historical items, ephemera</li> <li>◆ Interactive listening space, compactus</li> <li>◆ Storage / Climate control</li> <li>◆ Locate adjacent to lobby and main collection</li> <li>◆ Storage should be accessible from display area, but may need additional long term storage which be sub floor or an alternative location</li> </ul>
Digital Services / Computer Lab	x1	x1	100m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ 18-24 public access computers (Urbis 2019)</li> <li>◆ 3m<sup>2</sup> per person/computer (TEFMA)</li> </ul>	<ul style="list-style-type: none"> <li>◆ Visible but acoustically separated (enclosed glass doors etc.)</li> <li>◆ Printers, scanners, etc.</li> </ul>

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Shared Meeting/ Programming Rooms (included in Library floor area)*	x6*	x6*	285m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ 2 x small meeting rooms of 8-10 people - 30m<sup>2</sup>. Operable wall for larger space - 60m<sup>2</sup></li> <li>◆ 4 x large meeting/Flexible rooms of 25 people - 50m<sup>2</sup> each. Operable wall for larger activities - 100m<sup>2</sup></li> <li>◆ 2m<sup>2</sup> per person seated (TEFMA)</li> <li>◆ Function Room to offer additional extra large meeting and programming space, which can be subdivided into large and small meeting rooms*</li> </ul>	<ul style="list-style-type: none"> <li>◆ Flexible space with retractable walls offering a range of room sizes, including larger and smaller rooms</li> <li>◆ Must accommodate sport and community functions and be designed/located accordingly: Corporate events, meetings, training, physio, karate, dance groups, performance space, book clubs, playgroups corporate events, library play and reading groups, etc. Programming during school holidays and weekends</li> <li>◆ Capacity for use at different times, including peak morning and evening times and attracting new user groups during the afternoon</li> <li>◆ High degree of access from Library for classes and events, however some/all rooms require acoustic and access separation from core library area and in some cases each other</li> <li>◆ External access from ground floor for out of hours use.</li> <li>◆ AV equipped for virtual meetings, video, multimedia exhibitions, movie screenings, seminars and lecture/presentations.</li> <li>◆ Storage space (furniture, technology, cleaning and high demand equipment)</li> <li>◆ Direct public street/space access for at least 1 large meeting room and ideally in a discrete location to meet the needs of existing VPCC centre programs for vulnerable groups*</li> <li>◆ 2 x large meeting spaces prioritised for library use (convertible to larger space suitable for 50 attendees*)</li> <li>◆ 1 large meeting space prioritised as VPCC Programming Room with separate access, ideally external. Homeliness. Look and Feel that is inviting and members can hang out*</li> </ul>

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Theatrette*	x1	x1	200m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ 2m<sup>2</sup> per person seated (TEFMA)</li> </ul>	<ul style="list-style-type: none"> <li>◆ Large library events such as authors for book week and Scribblers festival*</li> <li>◆ Consider multi-purpose design opportunities such as retractable seating, which could provide additional programming space*</li> <li>◆ Locate 1 x small programming room adjacent to Theatrette, with shelving and workspace. Example: Woodlawn Public Library – Nova Scotia <a href="https://www.halifaxpubliclibraries.ca/blogs/post/the-woodlawn-auditorium/">https://www.halifaxpubliclibraries.ca/blogs/post/the-woodlawn-auditorium/</a>*</li> </ul>
Library BOH	x1	x1	130m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Delivery and BOH areas - 50m<sup>2</sup></li> <li>◆ Storage/archive Space - 50m<sup>2</sup></li> <li>◆ Repairs &amp; processing - 30m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>◆ Dedicated space for book storage, repairs, processing</li> <li>◆ Daily deliveries</li> <li>◆ Storage and temperature control of archival items</li> </ul>
Youth/Maker Space*	x1	x1	100m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Space allowance for 20 people</li> <li>◆ Assume 5m<sup>2</sup>/person as per Engineering laboratory (TEFMA)</li> <li>◆ Allowance for 3d printers, fume hoods etc</li> </ul>	<ul style="list-style-type: none"> <li>◆ Drawing and 3D printing, tools and materials</li> <li>◆ Art and craft area, maker space, etc</li> <li>◆ Integrate library work space into creative spaces*</li> <li>◆ Recording studio, videogames, hang out space</li> <li>◆ Highly visible but able to accommodate noise</li> </ul>
Kids/play Space*	x1	x2	210m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Space allowance for 20 people</li> <li>◆ 3m<sup>2</sup> per person seated (TEFMA)</li> <li>◆ 60m<sup>2</sup> including amenities</li> <li>◆ 100-150m<sup>2</sup> outdoor playspace</li> </ul>	<ul style="list-style-type: none"> <li>◆ Integrate library work space into creative spaces*</li> <li>◆ Wet area</li> <li>◆ Lego</li> <li>◆ Play area*</li> <li>◆ Rhyme time / Storytime</li> <li>◆ Acoustic separation</li> <li>◆ Outdoor access/gardening</li> <li>◆ Adjacent and contained small outdoor playground space co-located with shared community rooms (playgroups) and creche. Consider relationship with public playground / nature play</li> </ul>
Creche	x1	x1	200m <sup>2</sup> (excluding outdoor area)	<ul style="list-style-type: none"> <li>◆ Accommodate Approx. 1,403 Creche uses per annum (2018)</li> <li>◆ 80m<sup>2</sup> creche</li> <li>◆ 120m<sup>2</sup> adjacent activity room with operable wall (oversized for creche growth)</li> </ul>	<ul style="list-style-type: none"> <li>◆ Assume growth over time</li> <li>◆ Consider window visibility from Library and Gym</li> </ul>



FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Office and Admin.	x1	x1	120m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Open office for 10 FTE - 88m<sup>2</sup></li> <li>◆ 2 Offices - 15m<sup>2</sup></li> <li>◆ 8m<sup>2</sup> per person for open office</li> <li>◆ 10-15m<sup>2</sup> per office (TEFMA)</li> </ul>	<ul style="list-style-type: none"> <li>◆ Shared office space for flexible use</li> <li>◆ Dedicated offices for Key Users that require a permanent presence and branding, such as the Community Centre</li> </ul>
Lobby/Foyer*	x1	x1	70m <sup>2</sup> - 100m <sup>2</sup> *	<ul style="list-style-type: none"> <li>◆ Shared single primary entry with secondary entries into key uses*</li> </ul>	<ul style="list-style-type: none"> <li>◆ Centralised concierge desk to monitor all movement in and out*</li> <li>◆ Consider no scan or gated entry to the library as it inhibits user access*</li> <li>◆ Library Admin desk to be integrated into creative spaces to avoid silos and promote creative environment. Eg Riverton or Willetton library*</li> <li>◆ Scan access to Gym and other member areas*</li> <li>◆ Community Centre – accommodate personalized signage / brand</li> <li>◆ Consider Town customer service hub</li> <li>◆ Out of hours access for community rooms</li> <li>◆ Minimise foyer size, utilising adjacent public realm meeting space</li> </ul>
Bath/Change Rooms	x1	x1	490m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Change rooms M/F - 200 - 250m<sup>2</sup></li> <li>◆ Referee change rooms (M/F) - 20m<sup>2</sup> each</li> <li>◆ Library amenities (M/F and parent's/nursing rooms) - 50m<sup>2</sup></li> <li>◆ End of Trip (EoT) facilities inc. Bike store - 150m<sup>2</sup>.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Shared use between Library and Leisure desired, noting access filtering may need to separate Library facility.</li> <li>◆ Bike storage</li> <li>◆ Lockers</li> <li>◆ Changerooms, including separate referees change rooms</li> <li>◆ Showers</li> <li>◆ Bathrooms</li> </ul>
Staff Facilities	x1	x1	40m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Library staff breakout/kitchenettes - 24m<sup>2</sup></li> <li>◆ LeisureLife breakout/kitchenettes - 16m<sup>2</sup></li> <li>◆ 2m<sup>2</sup> per person (TEFMA)</li> </ul>	<ul style="list-style-type: none"> <li>◆ Shared-located staff facilities e.g. Kitchenette, bathrooms</li> <li>◆ Dedicated / separate office for the VPCC</li> <li>◆ Accommodate 10.9 FTE Library Staff (18 staff and 8 casuals)</li> <li>◆ Accommodate 24 FTE Leisurelife Staff, 7 FTE present at any one time</li> <li>◆ Accommodate growth and Community Centre staff 2 FTE</li> </ul>
Café/Canteen	x1	x1	50m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Kitchen included</li> </ul>	<ul style="list-style-type: none"> <li>◆ Private tenant, lobby or external access. Small footprint/hole in wall with alfresco, which could double as canteen. Consider frontage onto park and relationship with creche and library indoor play areas</li> </ul>

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Commercial/ Teaching Kitchen*	x1	x1	50m <sup>2</sup> 20m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Kitchen space</li> <li>◆ Storage and cool rooms</li> </ul>	<ul style="list-style-type: none"> <li>◆ Consider visibility to promote community interaction and theatre</li> <li>◆ Fully equipped kitchen for function/catering and Community Centre classes</li> <li>◆ For Clustered Option 2- consider locating on ground floor adjacent to large multi purpose function space*</li> <li>◆ For Stacked Options 1 and 3 Consider alternative location adjacent to Function Space adjacent to Bowling Green*</li> </ul>
Pop-Up / Flexible Shopfront Space*	x0	x2	30-50m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ Sharing of bathroom and kitchen with the Facility</li> </ul>	<ul style="list-style-type: none"> <li>◆ Small, flexible space with a frontage to a public street or space, which is suitable as a shopfront for Town Services (sale of books, artwork made on site)</li> <li>◆ Potential pop-up shopfront that could be used to support not for profits (sharing economy) and start up local businesses</li> </ul>
Large Function Space and Bar*	x0	x1	225m <sup>2</sup> - 350m <sup>2</sup>	<ul style="list-style-type: none"> <li>◆ 200m<sup>2</sup> Large Function Space suitable for 120-150 people in different configurations</li> <li>◆ Bar area of 25-150m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>◆ Acoustic treatment must be considered to minimise the noise and provide acoustic comfort</li> </ul>
Commercial Uses (Town owned and leased)*			TBC based on Stacked + Option	<ul style="list-style-type: none"> <li>◆ NA</li> </ul>	<ul style="list-style-type: none"> <li>◆ Investigate opportunities for additional revenue streams to help fund Facility upfront costs and running costs</li> <li>◆ Consider allied Health associated with recreation and community, such as physiotherapy and child health</li> </ul>
Outdoor Events Storage and Power			TBC		<ul style="list-style-type: none"> <li>◆ Phase 3 power - 10 + 15 AMP at both ends of the park)</li> <li>◆ Event storage (i.e. markets)</li> <li>◆ Vehicle access</li> <li>◆ Waste disposal</li> <li>◆ Sound + stage shell</li> </ul>

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Car Parking	199 bays	199 bays	Australian Standards	<p>Process and assumptions used to determine car parking include:</p> <ul style="list-style-type: none"> <li>◆ Total parking requirement for Leisure life, library, bowls, community centre and proposed associated uses</li> <li>◆ Determining the approximate existing parking provision for each use</li> <li>◆ Applying a 15% in parking bays for the uses occupying a single location with some shared ancillary uses</li> <li>◆ Determining the statutory parking requirements based on estimated floor areas for each use</li> <li>◆ Applying a percentage allocation of future parking bays to each use based on the existing parking allocation</li> <li>◆ Determining the parking space requirement based on the above for the hours of operation and hours of peak attendance (using Google's popular times feature)</li> </ul> <p>Calculating an estimated maximum car parking demand based on the proposed uses and operation of the site.</p>	<ul style="list-style-type: none"> <li>◆ ACROD bays should be included within the above provision as per Australian Standards, including spaces as on the street adjacent to the Facility Entry*</li> <li>◆ Spaces lost on surrounding street network as a result of new street connections, pick up and drop off areas and the like to be reprovided within the Precinct</li> </ul>
Bike Parking	22	22		<ul style="list-style-type: none"> <li>◆ Town has no bicycle parking rate within its Local Planning Policies or Planning Scheme</li> <li>◆ A review has been undertaken of the bicycle parking rates utilised by the other Local Government areas of City of Stirling, City of Joondalup and City of Vincent</li> <li>◆ 1 space per 400m<sup>2</sup> of gross floor area, for use of employees, residents and student for 'all other uses'.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Safe, accessible and secure with weather protection where possible</li> <li>◆ Could comprise bike parking within the building structure and adjacent public realm</li> <li>◆ Associated End of Trip facilities (Bath/Change Rooms)</li> </ul>

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Bowls*	0	1	Refer to Appendix 1	<ul style="list-style-type: none"> <li>Specialist consultants Otium Planning have identified a series of requirements specific to the bowls, based on their specialist expertise and the needs expressed by the bowls club. This Requirements Schedule shall be the starting point for developing design options and be subject to functional design and feasibility analysis.</li> </ul>	Refer to Appendix 1

The table below is a summary of governance and management model scenarios for the bowls and relevant spatial implications, including specific to the the preliminary options for design development. The scenarios are based on feedback from the bowls and the specialist expertise of Otium Planning.

GOVERNANCE / MANAGEMENT MODEL SCENARIOS	SPATIAL IMPLICATIONS	HUB ROOF	SIDE OF PARK	OTHER SITE
1. Bowls Club remains solely responsible for all operational costs <ul style="list-style-type: none"> <li>◆ Retained management of the Function Room / Bar (by the bowls club) important as a key source of revenue</li> </ul>	<ul style="list-style-type: none"> <li>◆ Per Requirements Schedule</li> </ul>	x	x	
2. Stand-alone bowls facility (not responsible for management costs) <ul style="list-style-type: none"> <li>◆ Basic infrastructure is required to serve functional needs.</li> <li>◆ Needs to be underpinned by an agreed financial model</li> <li>◆ Agreement in place to determine who is responsible for on-going maintenance / future replacement of turf</li> </ul>	<ul style="list-style-type: none"> <li>◆ Reduced requirements, including Bar and Servery,</li> <li>◆ Small meeting/gathering space,</li> <li>◆ Toilets and Change and</li> <li>◆ Storeroom for bowls equipment.</li> </ul>		x	
3. Town operates (or sub-leases) a co-located Function Room / Bar (to a commercial entity) <ul style="list-style-type: none"> <li>◆ An alternative income stream would need to be identified for the bowls club - to cover their ongoing operation costs.</li> <li>◆ Need to provide guaranteed access for bowls club to the adjacent Function Room and Bar</li> </ul>	<ul style="list-style-type: none"> <li>◆ Per Requirements Schedule</li> </ul>	x		x
4. Co-located / Integrated Facility (with another Club) <ul style="list-style-type: none"> <li>◆ Shared operation costs with other club</li> <li>◆ Retained management of the Function Room / Bar important as a key source of revenue</li> <li>◆ Consider the financial/asset management obligations of each party</li> </ul>	<ul style="list-style-type: none"> <li>◆ Per Requirements Schedule</li> </ul>			x

# Facility Management and Programming

Careful consideration should be given to the management of the facility, particularly for the Stacked options\*. Specifically:

- ◆ Access and wayfinding generally, particularly after hours
- ◆ Manage prioritised access to facilities for Town core services in the first instance (vs other uses)
- ◆ Single booking system – regular bookings for regular users. Visibility through live availability tracking
- ◆ Target partnerships with schools, with school programs filling the gap in the 11am-3pm “dead times”; exercise programs, activities for disabled users/intellectual disability programs
- ◆ Plan for appropriate activities (i.e. multi-purpose activities are encouraged, but performances that require extended bump in/out time times will not be appropriate, if the activities impact on other core business)
- ◆ Scaled pricing for commercial, not for profit and community members to hire spaces within the Facility in a way that provides equitable access to ratepayers. This should be subject to ongoing monitoring and review
- ◆ The Commercial Kitchen needs to accommodate library programming in its booking and pricing system
- ◆ Programming of the Digital Services / Computer Lab needs to prioritise Town programming needs over public use
- ◆ Management arrangement whereby the bowls club to have access to the Function Centre and Bar Area at all times during their hours of operation



# 7 Sustainability

The Town of Victoria Park is committed to protecting and enhancing its environment, showing leadership through best practice environmental management, as well as promoting growth and development within defined environmental parameters. Exemplifying this, is the Town's Climate Emergency Plan and Climate Change Adaption Plan, which addresses actions that the Town can take in managing assets, delivering services and assisting the community. Sustainability also emerged as a theme during community engagement for the Concept Plan; reflected in the Green Forever Principle 1 that underpins the Vision and talks to green infrastructure and sustainable design.

The brief requires compliance with the energy efficiency requirements of section J outlined in the Building Codes of Australia and the key sustainability targets below. In cases where Aspirational targets need to be prioritized, careful consideration should be given to running cost savings over the life of the asset, broader community benefits and climate resilience of the Town.

The Draft Design Brief includes Baseline and Aspirational Sustainability targets. An important role of the Working Group and Technical Advisory Group is to provide guidance on the preferred sustainability targets.





## 7.1 Baseline

### General

- A minimum 5 Star Green Star New Buildings certification from the Green Building Council of Australia (GBCA) or equivalent, **or** Demonstrate that all minimum requirements under the Green Star for New Buildings Positive category from the GBCA have been met, **or** A minimum 5 Star NABERS Energy and Waste rating for the commercial office space.\* Note: requirement from Draft Climate Emergency - Implementation Plan yet to be endorsed by Council. Hence, subject to feasibility analysis.

### Energy

- Provide effective sun shading measures to windows, particularly to western elevations and designed to serve the dual purpose of building articulation
- Photovoltaic cells for solar energy generation where possible and associated battery storage / future proofing
- Utilise green infrastructure to naturally cool the building, balancing up front and maintenance cost considerations
- Provide effective heating and cooling that meets the needs of patrons and staff in all areas of the facility
- Minimise carbon emissions through use of automated natural ventilation to activity

rooms and override controls through BMS to AC system

- Use of natural light to balance artificial light, whilst still complying with appropriate lighting levels and including automated controls to the facilities that manage lights when there is sufficient natural light
- Electric vehicle charging station
- Install the energy monitoring/quality management system
- Undertake a consideration for a Power Purchase Agreement contract that provides power that produces 20% less carbon than the grid
- Investigate the feasibility of replacing gas use (a non-renewable resource with a carbon impact) with electricity, geothermal or renewable hydrogen for council facilities

### Water

- Include waterwise fixtures, landscaping and operational systems



## 7.1 Baseline

### Technology, Materials and Waste

- All appliances to be withing 1.5 stars from the highest available utilising the EER rating\*
- Ensure all new and existing facilities and assets are resilient to extreme weather impacts through:-
  - Build quality and effective maintenance
  - Preparation and implementation of emergency response plans
- Minimise carbon emissions through the use of motion detector lighting controls to all support spaces, amenities and Activity Rooms
- Inclusion of LED lighting with time activated sensor controls
- Provide metering and control systems to optimise operational performance
- Incorporate materials that capture carbon wherever possible
- Incorporate green accredited materials: there are a range of materials accreditation organisations including GECA (See Green Building Council of Australia)
- Incorporate low VOC products: (Volatile organic compounds commonly found in materials such as paints, polyurethanes, particle board, adhesives): reducing VOCs will provide a much healthier indoor environment



## 7.2 Aspirational

- Promote vertical stacking of land uses to create more compact and walkable environments
- Rainwater harvesting and re-use in irrigation and toilet flushing
- Grey and blackwater systems
- Consider rooftop wind turbines.
- Bike/scooter sharing scheme
- Car sharing scheme
- Support localised manufacturing in construction, maintenance and operation
- Building designed for 100 year lifespan
- Zero carbon emissions arising from day 1 of operations
- Energy and waste neutral Facility
- Electric bike and scooter charging station
- Other measures that further reduce carbon emissions and promote climate change resilience

**THE AGREED TARGETS WILL ULTIMATELY NEED TO BE WEIGHED UP AGAINST FINANCIAL FEASIBILITY, INCLUDING THE UPFRONT EXPENSE AND LONGER TERM RUNNING COSTS**



**Appendix 1**  
**Bowls Requirement**  
**Schedule**

Room Name	Min (m <sup>2</sup> )	Shared (√/X)	Functionality /Purpose
Main Entry Point	10	√	This is the main entry point/space for all customers to enter and exit the building. It will lead to the various areas of the building. Needs to provide sufficient access for all, including ambulance stretcher beds and mobility transport devices.
Clubhouse office	15	X	This office space should be large enough to house two full-time staff members. Needs to include storage cupboards, IT and desks.
Storeroom(s)	40	X	This storeroom (or equivalent cupboard capacity) will store stationary, files, merchandise, spare equipment. Should be rectangular in shape with shelving (and cages) to assist in maximising the space.
First Aid room/s	5	X	The first aid room needs to be able to service the facility. Will need an entry door/s wide enough to cater for ambulance patient beds. BCA should determine size based on circulation.
Cleaners Room	5	X	This needs to cater for not only general cleaning items, and other service equipment. Note: this will be used by both staff and cleaners. Should not have toilet cisterns intrude on this space.
Female Toilets and Change	30	√	Bench Style seating in change rooms, strong enough for seniors use. All showers need to be lockable and made with a durable and robust material. Each shower should have a bench on the inside of the cubicle. As per BCA standards & Australian Standards.
Male Toilets and Change	30	√	Bench Style seating in change rooms, strong enough for seniors use. All showers need to be lockable and made with a durable and robust material. Each shower should have a bench on the inside of the cubicle. As per BCA standards & Australian Standards.
UAT Toilets	10	√	This could be incorporated into the above WC. As per BCA standards & Australian Standards.
Storage - external	40	X	This storeroom will be predominantly used to store sport equipment and maintenance machinery. Needs to be accessed externally, not internally.
Furniture storage - external	20	X	Specific storeroom for external table and chairs only. Should be rectangular in shape with doors swinging outwards (doors should have open position lock mechanism installed). Combined with above
Kitchen	30	√	Determination as to whether this is a full commercial kitchen. As per BCA & Australian Standards. This component services both the external and internal needs of the club. To be designed for use by user groups, with opening into the function room and members area. Consideration could be given to an external serving window. If this kitchen is to be leased, consideration for a small office (6m <sup>2</sup> ) to be provided.
Kitchen Store room	10	√	Provision of sufficient shelving and space for large boxes. Needs to have separate dry food storage and beverage area.
Kitchen cool rooms	10	√	A cool room will be required for cold food and a freezer room will be required - this could either be designed in the same manner as the cool room or could simply be upright freezer units.

Room Name	Min (m <sup>2</sup> )	Shared (√/X)	Functionality /Purpose
Function Room	200	√	The function room with dance floor catering for club, corporate and public bookings. Acoustic treatment must be considered to minimise the noise and provide acoustic comfort. It is to be designed to cater for 120-150 people in various configurations and be capable of being subdivided for smaller areas (through the use of bifold doors). Should be connected to the outdoor veranda area for larger events.
Members / Darts Area	30	X	The member's area is for members and invitees only for discrete club / activity groups where dedicated space is required. Could be combined with bar area.
Bar area	24	X	Design this area so that it can act as an area to service both food and drinks. Needs to be wide/long enough to fit in beer taps, have up to four (4) people work behind the counter for large events but suitable for single staff operation when operating as a members only bar. Bench height should be considerate of people in wheelchairs. A cool room will be required for separated cold food and drinks chillers that can be filled from the inside (behind). Allowance for tap beer equipment and keg storage. A freezer room will be required - this could either an integral cool room or upright freezer units. It needs to be able to service both the function room and the member's area independently and in isolation.
Group Meeting room	30	√	Capable of being accessed and booked for use by community groups and used as club cttee / board room. Needs to accommodate up to 20 people. This meeting room can be used as a green room/artist dressing room, and should be located close to the function area but separate.
Furniture Storeroom	20	X	This storeroom (or equivalent cupboard capacity) will be predominantly used to store chairs and tables for the meeting rooms. It should be rectangular in shape.
Additional Office space	10	X	Community office for additional community not for profit organisations, local community groups and/or City service providers (if required and not within an adjacent / co-located facility). These offices need to be located adjacent to the administration office as it could be utilised as a members sales area.
Group storage	30	√	This storeroom will be predominantly used to store items for regular user groups. Should be rectangular in shape with shelving down both sides to assist in maximising the space. Note: this could be broken up into two smaller storage areas.
Tools / Maintenance	20	√	This storeroom will be predominantly used to store tools and equipment. Should be rectangular in shape with shelving down both sides to assist in maximising the space. Note: this could be broken up into two smaller storage areas.
Stairs and Lift (service)	Only if multi-level	√	Doors and lift itself needs to be wide and tall enough to accept a pallet of goods, including a pallet jack and an ambulance bed or person on a stretcher. Needs to be a minimum of length of 2m and width (including the doors) of 1.5m and height of 2.2m.

Room Name	Min (m <sup>2</sup> )	Shared (√/X)	Functionality /Purpose
Plant Room	10	√	Storage of electrical, mechanical and hydraulic equipment.
Bin Storage	10	√	Town standards need this area to be designed away from the building but should be incorporated into the delivery dock bay area.
Communication room/Fire Indicator Panel	12	√	Storage of communications equipment including AV systems, IT control boards, servers, PA system, green sense monitoring and CCTV controls.
Bowling Green (12 rinks / lanes)	60 (3m run off each end) x 38 (plus 5m runoff each end)	X	Synthetic Green Model on Willetton as one continuous green. Accommodates two pennant teams – likely to allow for growth Shade structure above (optional) Floodlighting towers – subject to lighting assessment – Potentially 6 floodlight pylons) 5m runoff permits shaded player / spectator structures 3m run-off to permit overrun and space for floodlight pylons
Covered terrace	150	X	This is required to the of the building to provide shelter for spectator viewing, with an opportunity to have an outdoor licensed/food and BBQ area. The veranda should cover the entrance areas to the public access amenities.
Circulation	10%	√	All elements within the facility should be connected via continuous and accessible path of travel. Circulation should be minimised to ensure that the building is fit for purpose as per BCA standard.
Car Parking & Transport	N/A	X	Subject to local planning policy - The standard generally used for community buildings for parking allocation is 1:5 people. Within the parking design, consideration must be given to vehicles with side and rear loading capacity for people who use mobility aids, as well as enough overhead clearance where required. Provide sufficient space for drop-off areas (for both cars and buses) where possible. Provide suitable space for cycle and mobility scooter parking in areas of good surveillance and close proximity to the facility. Path networks should be provided with direct access to the facilities.
Landscaping		√	Landscaping should be sympathetic to surrounding area. Footpaths must be provided and linked to all external doorways. Where the building or is raised, disabled ramps and access will need to be provided. To be finalised early in the design process to identify the most appropriate positioning and site for the path elements and integration into broader site.



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