



# VC MITCHELL PARK

## *DONNYBROOK*

DESIGN DEVELOPMENT REPORT  
JUNE, 2023

# DOCUMENT CONTROL

**DOCUMENT PREPARED BY**

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**VC MITCHELL PARK, DONNYBROOK, WA - DESIGN DEVELOPMENT REPORT**

REV. NO	DATE	REVISION DETAILS	AUTHORS	VERIFIER	APPROVER
Rev. A	05/05/2023	DESIGN DEVELOPMENT REPORT	FF	RN	PK
Rev. B	08/05/2023	DESIGN DEVELOPMENT REPORT	FF	RN	PK
Rev. C	09/05/2023	DESIGN DEVELOPMENT REPORT	FF	RN	PK
Rev. D	26/05/2023	DESIGN DEVELOPMENT REPORT	FF	RN	PK
Rev. E	30/05/2023	DESIGN DEVELOPMENT REPORT	FF	RN	PK
Rev. F	08/06/2023	DESIGN DEVELOPMENT REPORT	FF	RN	PK



# PROJECT INFORMATION



**PRINCIPAL** SHIRE OF DONNYBROOK BALINGUP  
**PROJECT NO.** P22023  
**PROJECT TITLE** VC Mitchell Park Donnybrook  
**CONTRACTOR** PERKINS BUILDERS  
**CONTRACTOR CONTACT** Gavin Bell- Project Manager  
**KEY STAKEHOLDERS** Shire of Donnybrook Balingup  
Department of Local Government, Sport and Cultural Industries  
Donnybrook Football Club  
Donnybrook Tennis Club  
Donnybrook Balingup Communities  
Donnybrook Women's Hockey Club  
Donnybrook Men's Hockey Club  
Donnybrook District High School  
Donnybrook Primary School  
Donnybrook Recreation Centre  
Donnybrook Cricket Club  
Donnybrook Netball Club  
Donnybrook Basketball Club

**CONSULTANT TEAM:**

- **STRUCTURAL AND CIVIL** Forth Consulting – Colin Rose
- **MECHANICAL** Link Engineering Consultants - Sven De Jonghe
- **ELECTRICAL, COMS AND DRY FIRE** ESC Engineering - Tarron Abraham
- **HYDRAULIC AND WET FIRE** Stantec - Ben Hyde
- **CERTIFIER** Tecon Australia: Gary Fitzgerald
- **ACOUSTIC** Stantec - Imran Khan
- **ESD** Full Circle - Graham Agar

# PROJECT INFORMATION

## INTRODUCTION

Under the Head Design & Construct Contract with the Shire of Donnybrook Balingup, Perkins Builders have engaged Cameron Chisholm Nicol as Architects for the design and documentation for the proposed stage 1 redevelopment of the VC Mitchell Park pavilions in Donnybrook, WA.

The scope of works includes

### PAVILION 1 (NEW MULTI-PURPOSE FACILITY ADJACENT TO THE MAIN OVAL REPLACING THE CURRENT PAVILION), including:

- Lower level: Multi-Purpose sporting change rooms and warm-up room, public toilets, first aid, umpire change facilities, service areas, GMO store, canteen with lift and stairs to upper levels, ramp to oval, and new seating plats overlooking the oval.
- Upper level: Community rooms, bar and kitchen with associated stores and services areas, public toilets, secure storage, multi-purpose rooms, and community centre manager's office. Lobby with lift and stairs to lower level.

### PAVILION 2 (ALTERATIONS AND ADDITIONS TO TENNIS PAVILION), INCLUDING

- New toilet and changeroom facilities
- New roof cover with new roof insulation
- New terrace and steps to tennis court.
- New entry statement
- New path to tennis courts

### NEW SERVICES INFRASTRUCTURE (REFER TO ENGINEERING REPORTS FOR DETAILS)

This Design Development Report, includes the earlier Schematic Design work, describes the changes made from Schematic Design to Design Development and describes other development of the design, for Perkins to Undertake more detailed costing of the project.



# PROJECT INFORMATION

## PROJECT BACKGROUND

### KEY ASPIRATIONS/DELIVERABLES

- Rejuvenation of sport and recreation facilities within the Shire.
- Opportunity for shared-use community facilities and events in the VC Mitchell Park precinct.
- Deliver broader social, health and economic benefits to the local community.

### KEY DRIVERS

#### *Community Hub Development*

To fully utilise the synergies, advantages and benefits of co-locating a variety of sport, recreation and community activities within a single, integrated precinct. To create:

- New passive recreational facilities/amenities and initiatives.
- Indoor and outdoor events space.
- Consideration for improved sports facility usage through sports lighting and other services infrastructure. (pending budget availability).
- Flexible community-use space.

To prioritise flexibility in the accommodation of the varying needs of the multiple sporting clubs and community organisations as stated within the Functional Brief and Master Plan.

#### *Sport Club Growth*

Support the growth requirements of sporting clubs in the region through improved facilities, allowances for growth in population as the region expands as well as ability to support increased divisions such as State or Regional competitions.

**Ageing Infrastructure** – to facilitate identified functional shortcomings with the existing Infrastructure, and to consider resolution of existing technical faults within the precinct in the context of the Master Plan. This includes replacement of aged and inefficient services infrastructure to and within the site.

**Sustainability** – To develop facilities that are operationally sustainable by virtue of the co-location, of multipurpose and energy efficient facilities. This will include consideration of environmental sustainability in particular where the initiatives support the longer-term efficiency and operational costs for the precinct.

**Accessibility** – Community facilities should be designed to comply with the principles of universal access and inclusive design by facilitating access and use of the facility by individuals and groups of all abilities.





# PROJECT INFORMATION

## DESIGN APPROACH

On initial engagement Cameron Chisholm Nicol undertook an Opportunities and Constraints Analysis that is included within this schematic design report. This analysis identified several planning opportunities and compliance issues in relation to the initial concept designs prepared by MCG architects.

Alternative planning options were presented to the Principal and stakeholders, and following an iterative design process the planning was agreed as finalised in this report.

Once the planning was resolved, the 3d form of the Pavilion was developed, informed by contextual analysis of the Donnybrook region site topography climatic analysis including passive solar design principles, building function, low maintenance, and durability considerations.

### MATERIALS AND FINISHES:

The built form and materiality proposed, have been selected in response to the local vernacular architecture, particularly the rural shed vernacular, reinterpreted into a contemporary and low maintenance building. The robust materials palette is simple and honest. Materials such as a masonry (face block) to the ground floor and corrugated Colorbond Custom Orb sheeting above, with low maintenance and visually permeable galvanised steel balustrades and a simple and functional roof form that avoids roof penetrations where possible, dry pans to kitchen exhaust penetration, and avoids box or valley gutters. This will provide a low maintenance, rural inspired yet contemporary community facility. Furthermore, the roof structure will be designed to make allowance to the provision for future photovoltaic panels to roof and future proof conduits.

### SUSTAINABILITY:

Passive solar design principles have been a key driver of the proposed plans with function rooms that have been located to have a northern orientation whilst also overlooking the oval. This will provide optimum protection from southerly wind and rain and better passive solar design whilst not compromising the outlook across the oval to the Donnybrook town and hills beyond.

Natural ventilation has been used where possible, and where not possible, mechanical extraction will be used in lieu of more costly HVAC systems which are reserved for the function rooms and other public communal spaces.

Water minimisation will be addressed through the appropriate use of timer taps for public amenities, low flush urinals and water saving shower heads.

Robust, low maintenance materials will be selected, particularly for external cladding and player change-areas

Structural provision for future PV cell installation on the roof is also accommodated.



# PROJECT INFORMATION

## CHANGES FROM SCHEMATIC DESIGN

CHANGE	REASON / COMMENT
Away change rooms reduced in size to match home change rooms	Value Management.
Dumb waiter removed in canteen	Value Management.
GMO office changed to GMO Store	Value Management - Services maintained if store were to change back to office.
Stair and lift moved west, bar space enlarged	Opportunity to enlarge bar space and clearer opening / connection to community room.
Access to oval changed from path beyond battery limits - 1:20 ramp	Contract requirement.
Public WCs flipped with office and Store 2	More efficient use of space required, as a result of stair and lift move.
Back of house circulation space reduced	Value Management
Dry store added and coolroom reduced	Client request post catering workshop outcome, efficient use of space, reduced cooling costs.
Kitchen area modified	Improved space efficiency and client request post catering workshop outcome.
Doors to balcony changed to swing doors	Improved functionality/ compliance / Value Management
Balustrade changed from mesh to galvanised rod	Value Management and consistent to stairs and balance of balustrades to project, low maintenance benefit.
Balcony detail changed from tiles on Pedestals to tiles on screed with drains at the doorways	Value Management
Mechanical plant deck extended	Spatial requirement impacted by replanning and services development.
External storage on ground – removed all doors down to two only.	Value Management subject to PCG review.
Canteen window changed to roller door- reduced from two to one opening.	Client request post catering workshop outcome, efficient use of space.
Gate number 2 added to service lane way	Location to be reviewed
Pavilion 2 extension reduce by 1.0m in width	Value Management- client request
Entry steps aligned at pavilion 2 – which comes out of battery limit slightly.	Functional efficiency
Ramp to suit tennis fenced entry point is also out of battery limit slightly	Functional efficiency
Canteen to allow full cook kitchen with a hood. Allow for kitchen exhaust duct riser and grease trap connection.	Client request post catering workshop outcome efficient use of space.
Kitchen toilet changed to store	Value Management / Client request
Reduced Community Function area by bringing North wall back	Value Management
Concrete tiered seats reduced from 4 to 3- width made wider	Functional efficiency

# PROJECT INFORMATION

## CHANGES FROM SCHEMATIC DESIGN

THE FOLLOWING ADDITIONAL DETAILS HAVE BEEN INCLUDED IN THE DESIGN DEVELOPMENT DOCUMENTATION:

ADDITIONAL RESOLUTION	COMMENT/ REFER TO
Interior design finishes and fixtures	Finishes and fixtures schedule
Bespoke interior details (Bar and joinery)	Bar detail
Tiling layouts indicated	Room layout sheets
Balcony threshold details	Refer to typical details
Balustrade detail	Refer to typical details
Concrete outline drawing including setdown levels	Concrete outline drawings
Building dimensions aligned with blockwork dimensions (GF)	Drawings
Reflected ceiling plans provided	RCPs
Preliminary coordination and allowance for all services included	
Preliminary coordination and allowance for structural framing included	

# PROJECT INFORMATION

## CROSS REFERENCE / MITIGATION FROM FUNCTIONAL BRIEF

FUNCTIONAL BRIEF - PAVILION 1	PRESENT DESIGN
Co-location with tennis pavilion	Met with connecting bridge / walkway
250 sit down function space and sub dividable	Met (community room = 236 sqm - bar 97 sqm ) - sit down area 208 pax
Good panoramic viewing from functional room over oval	Met - 2.4m height glazing along balcony length, pelmet above for memorabilia / audio visual. Areas restricted to stop creep, consider digital memorabilia.
Memorabilia display	Met - provided on level 1 foyer - Community only to this space.
Commercial kitchen and bar to service function space as one large function or concurrent smaller functions	Met - it is noted there are operational constraints of serving food directly from kitchen to the function / community room. various measures to mitigate this constraint were explored but not pursued by the client and stakeholders as they involved the creation of additional corridors and / or compromises to the functionality of the bar. The client accepted that functions would need to be served via the bar or through the lobby and corridor to the kitchen. It is noted that the furniture store room could also function as a serving room with appropriate finishes and power.
Community Club office	Met
Four equal change rooms and ablutions male and female	Met
Large umpire facilities male and female	Met - potential to reduce size and make canteen bigger. Client and PCG support provided.
Storage internal and external	Met
Possible kiosk for external service - possible serviced by kitchen	Heat only canteen provided previously - mitigated by client request to change canteen to a full cook kitchen - servery at concourse ground level as a result of catering workshop, dumb waiter removed for cost saving.
Coaches room for team talks / large warm up rooms one for home , one for away teams	Met-this space is multi-purpose - warm up, team meetings, post game awards, coordination area for multi - sports.
Large medic room / first aid with ambulance access	Met - first aid room located north east corner - close to access driveway.
Time keepers space - elevated	Met - multi-purpose room provided on level 1 facing oval.
Good signage / way finding	Met
Spectator seating - tiered seating - grass embankment	Met
Children's area near by the pavilion	Not included in Contract scope.
Field lighting for training and matches	Not required in Contract scope as user upgrade has been completed pre-contract.

# PROJECT INFORMATION

## CROSS REFERENCE / MITIGATION FROM FUNCTIONAL BRIEF

FUNCTIONAL BRIEF - PAVILION 2	PRESENT DESIGN
Co-location with football pavilion	Met with connection bridge / walkway.
Function space approx 75 sqm	Met (69 sqm)- existing.
Memorabilia display	Not met - proposed location not ideal.
Function space storage	Met
Good indoor / outdoor relationship	Not met - pending on budget
Kitchen	Not included in Contract scope.
Tournament room overlooking courts	Met - multi-purpose room
Toilets, change room, locker area , disabled facilities	Met
Easy access to change rooms	Met
Maintenance shed - court level	Not included in Contract scope.
Stand alone shade structures next to some courts on west side of courts	Not included in Contract scope.
Outdoor area with sun and wind protection 100 sqm	Not included in Contract scope, PCG input required, to be reviewed on-site.
Tiered seating located north of court 1	PCG request contract scope to be retained.
Lighting to hard courts	Infrastructure provided for future provision.



# PROJECT INFORMATION

## VALUE MANAGEMENT

THE FOLLOWING ITEMS CAN BE VALUE MANAGED OUT TO REDUCE CONSTRUCTION COST / MEET BUDGET.

1.	Reduce extent of tiling in wet areas	
2.	Remove storage room-adjacent managers' office	
3.	Remove managers office	
4.	Review interior finishes – lift lobby	
5.	Reduce glazing to balcony / reduce glazing height to 2.4m	
6.	Replace operable wall with hinge doors	
7.	Simplify /omit entry canopy	
8.	Remove remaining window hoods	
9.	Omit ramp outside battery limit (council to undertake)	
10.	Remove north-western external stair up retaining wall	

# PROJECT INFORMATION

## DESIGN QUALITY SUMMARY AGAINST SPP 7.0

DESIGN PRINCIPLE	DESCRIPTION	APPROACH
Context and Character	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	The built form and materiality proposed, responds to the rural shed vernacular of the Donnybrook region yet is distinctively contemporary. The use of 'honest', robust materials is proposed such as a masonry (face block) and corrugated Colorbond sheeting above, with low maintenance and visually permeable and robust galvanised steel balustrades and a simple and functional roof form that avoids box or valley gutters. This will provide a low maintenance, rural inspired yet contemporary community facility.
Landscape quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	The proposed new multi-purpose pavilion will be a new building within an existing landscape. There will be minimal impacts to the existing landscape with some feathering of levels to match the new footprint. The addition to the tennis pavilion will integrate with the existing landscape with no impact on existing vegetation. New screen planting is proposed between the existing pavilion and the carpark.
Built form and scale	Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	One of the key features of the proposed new pavilion is the utilisation of the significant level change across the site for access to the new pavilion from the upper tennis court pavilion level, thereby better connecting Pavilion 1 and 2 and consolidating access. The new pavilion will therefore be well integrated into the natural contours of the site.
Functionality and build quality	Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.	The new pavilion 1 has been designed to optimise the functionality requested by stakeholders, providing high quality change areas with gender neutral amenities, flexible change rooms that can accommodate back to back games without needing to share change rooms, dual umpires rooms catering for male and female umpires and a canteen connected to the kitchen level above. Lobby and sports bar have been designed to operate flexibly to accommodate simultaneous functions or for integration into one open space.
Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	One of the other key changes to the design has been the decision to flip the former plan so that the functions rooms have a northern orientation whilst also overlooking the oval. This will provide optimum protection from southerly wind and rain and better passive solar design whilst not compromising the outlook across the oval to the Donnybrook town and hills beyond.
Amenity	Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.	Robust, low maintenance materials will be selected, particularly for external cladding and player change-areas. Gender neutral change room facilities for Pavilion 1 will accommodate male and female teams playing back to back games. Additional storage rooms, additional public toilet facilities and a meeting room have been provided in response to opportunities and constraints analysis and stakeholder feedback respectively. Pavilion 2 will include new change rooms and amenities and a new roof, integrated with the existing pavilion. Passive solar design principles have been the driver for significant changes to the planning of pavilion1.

# PROJECT INFORMATION

## DESIGN QUALITY SUMMARY AGAINST SPP 7.0

Legibility	Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	Public access to the new Pavilion via the upper level (tennis pavilion level) is a key feature of the proposed design to improve legibility and provide DDA access to community rooms. Internal circulation to the lower level change rooms and access to the change rooms from lower level parking, provides grade separation of players and public and the ability for player training and functions to occur simultaneously without conflicting with each-other.
Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	Access to player change rooms has been relocated to the North-East and South elevations for improved passive surveillance. Further signage to be provided on northern elevation directing players toward Home Entry access point. Consolidated public access from the upper level also provides improved passive surveillance opportunities. DFES hardstand and access has been addressed, pending further consultation with DFES.
Community	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	DDA access to all levels of the club, gender-neutral change facilities as well as ambulant and UAT facilities and flush thresholds to both Pavilion 1 and 2, optimises inclusion and addresses DDA considerations for these community facilities. Universal access between the Pavilion and oval is also achieved via a 1:14 ramp.
Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	The design aesthetic is inspired by the tradition of practical, simple and honest rural buildings that have an unconscious beauty in their strength of purpose and visual impact.

# PROJECT INFORMATION

## CRITICAL ISSUES



1. Waste Management review including operational requirements for the requested garbage chutes.
2. Preliminary services coordination has commenced and included.
3. Roof penetrations have been avoided apart from the kitchen exhaust which is required to be exhausted vertically. Flashing this penetration will follow best practice and proven details.
4. Improved entry statement and connectivity without adding load to existing retaining wall and retaining separate roofs.
5. Acoustic review of wall types and finishes is pending.
6. Stakeholder review of external storage lockers is recommended.
7. Pending preparation of pricing of the current scope as documented, the extent of further works requested for Pavilion 2, including new openings, and additional landscaping, will be confirmed.



# PROJECT VISION AND OBJECTIVES

## BATTERY LIMITS



-  BATTERY LIMIT
-  DFES HARDSTAND







# CONTEXT & CHARACTER

## LOCATION



## LEGEND

-  SITE
-  PUBLIC RECREATION
-  PUBLIC OPEN SPACE/PARKS
-  EDUCATION

- 1 SITE
- 2 BOYANUP STATE FOREST
- 3 TREE HOUSE CHILD CARE CENTRE
- 4 DONNYBROOK DISTRICT PRIMARY AND HIGH SCHOOL
- 5 ST MARY'S PRIMARY SCHOOL
- 6 OUR LADY OR ASSUMPTION CHURCH
- 7 DONNYBROOK DISTRICT HIGH SCHOOL
- 8 APEX PARK / DONNYBROOK AMPITHEATRE
- 9 EGAN PARK / CRICKET GROUNDS
- 10 APPLE FUN PARK



# CONTEXT & CHARACTER

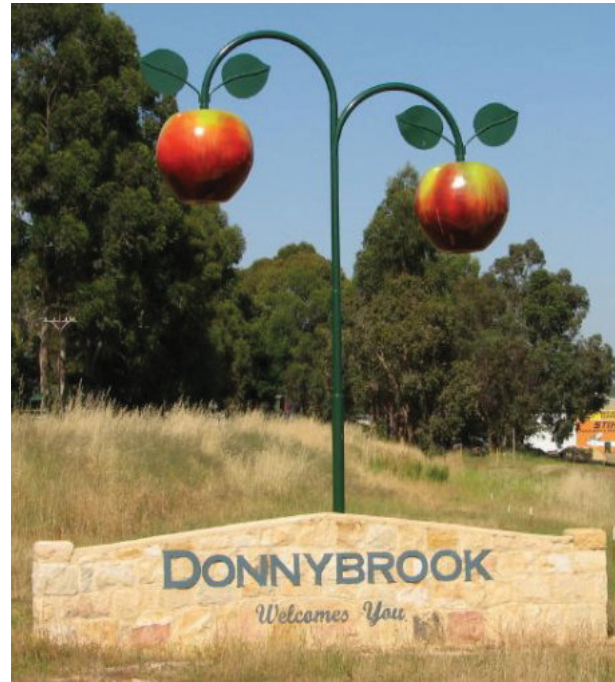
## SITE ANALYSIS





# CONTEXT & CHARACTER

## DONNYBROOK



*DONNYBROOK IS SITUATED ON THE BANKS OF THE PRESTON RIVER AND WAS ORIGINALLY A TIMBER MILL SETTLEMENT. THE TOWN BECAME THE SCENE FOR ONE OF THE NATION'S GOLD RUSHES IN THE 19TH CENTURY. FOLLOWING ON FROM THE GOLD RUSH, MINERS EVENTUALLY TURNED THEIR SKILLS TO GROWING FRUIT; GIVING WAY FOR THE ESTABLISHED APPLE CAPITAL OF THE WEST.*

*THE TOWN IS ALSO RECOGNISED FOR ITS WARM CLIMATE AND BEAUTY OF THE LOCAL SANDSTONE THAT HAS BEEN USED FOR LOCAL BUILDINGS AS WELL AS LANDMARKS SUCH AS THE PERTH GPO. IT IS ALSO KNOWN FOR ITS BACKGROUND OF STUNNING JARRAH AND MARRI BUSHLAND.*

*THE VALLEY SLOPES HAVE BEEN EVOLVED INTO VINEYARDS PRODUCING GRAPES, OLIVES AND NUTS.*

*NOONGAR PEOPLE BORN IN THIS AREA BELONG TO TWO FAMILY GROUPS; REPRESENTED BY THE WHITE COCKATOO (MANTJIMAT) MONARCH SPIRIT TOTEM OR THE CROW (WARDING) TOTEM.*





# CONTEXT & CHARACTER





# CONTEXT & CHARACTER

## DONNYBROOK SANDSTONE & JARRAH



DONNYBROOK SANDSTONE, DATING BACK TO THE JURASSIC PERIOD, IS A FELSPATHIC SANDSTONE WITH A PRINCIPLE BONDING OF KAOLIN OR HALLOYSITE.

THE COLOUR OF THE STONE VARIES FROM WHITE TO DEEP BUFF OR PINK. DONNYBROOK SANDSTONE IS AVAILABLE IN THE VICINITY OF DONNYBROOK, SOUTH WESTERN AUSTRALIA.

THE TOWN IS ALSO KNOWN FOR ITS BACKGROUND IN JARRAH AND MARRI TREES ALONG WITH ITS ABUNDANT OLD GROWTH FORESTS.



# CONTEXT & CHARACTER

## A MULTI-PURPOSE COMMUNITY FACILITY



### STAKEHOLDERS:

- THE WIDER DONNYBROOK BALINGUP COMMUNITIES
- SHIRE OF DONNYBROOK BALINGUP
- DEPARTMENT OF LOCAL GOVERNMENT, SPORT AND CULTURAL INDUSTRIES
- DONNYBROOK FOOTBALL CLUB
- DONNYBROOK TENNIS CLUB
- DONNYBROOK COMMUNITIES
- DONNYBROOK HOCKEY CLUB
- DONNYBROOK DISTRICT HIGH SCHOOL
- DONNYBROOK PRIMARY SCHOOL
- DONNYBROOK RECREATION CENTRE
- DONNYBROOK CRICKET CLUB
- DONNYBROOK NETBALL CLUB
- DONNYBROOK BASKETBALL CLUB

VC MITCHELL PARK IS A ONCE-IN-A-GENERATION INVESTMENT INTO COMMUNITY FACILITIES IN THE SHIRE, FOCUSED ON REFRESHING THE PRECINCT FOR THE PUBLIC, AND FOR THE FUTURE. IT IS ONE OF THE MAJOR HUBS OF OUTDOOR ACTIVITY IN DONNYBROOK. THE FACILITY ACCOMMODATES COMPETITIVE AND SOCIAL SPORTING FIXTURES.

THE DONNYBROOK FOOTBALL & SPORTING CLUB WAS FOUNDED IN 1897 AND HAS A PROUD HISTORY OF PROVIDING AN INTERACTIVE CLUBHOUSE INVOLVING THE MEMBERS, PLAYERS AND LOCAL COMMUNITY. PRIOR TO 1953 THERE WERE ALWAYS TWO DONNYBROOK TEAMS WHICH PLAYED AGAINST LOCAL CLUBS; KIRUP, BALINGUP, NANNUP, NOGGERUP, ARGYLE AND OTHER SMALL LOCALITIES OVER THE EARLY YEARS.

THE DONNYBROOK TENNIS CLUB INCLUDES: 8 GRASS COURTS MAINTAINED BY VOLUNTEER LABOUR AND IN SUPERB CONDITION. 4 NEWLY RE-SURFACED HARD COURTS WHICH ARE AVAILABLE FOR HIRE.



# CONTEXT & CHARACTER

## SITE ANALYSIS





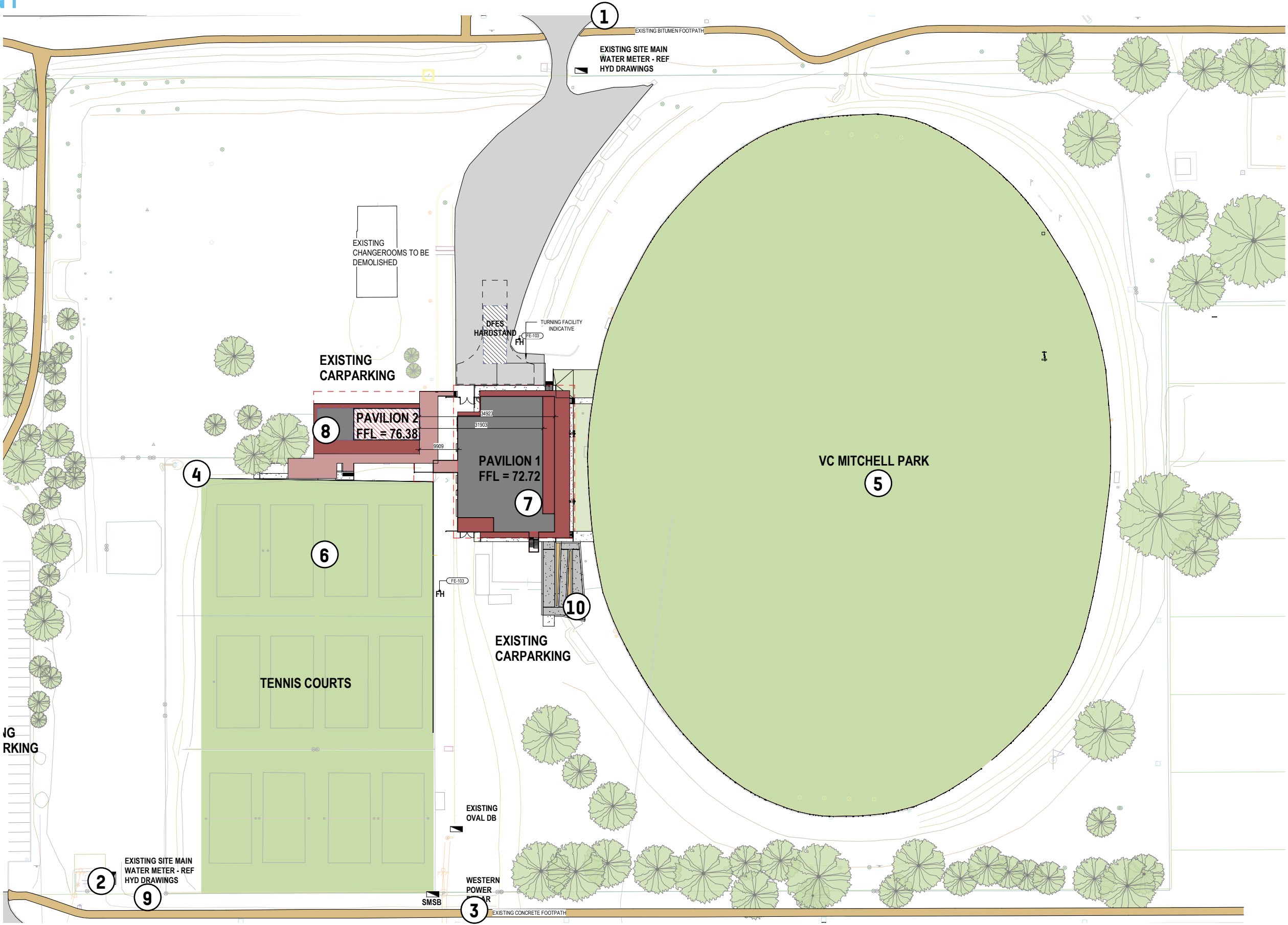
# DESIGN DEVELOPMENT

## OVERALL SITE PLAN

- BATTERY LIMIT
- NEW CONSTRUCTION - BUILT FORM
- NEW CONSTRUCTION - EXTENT
- EXISTING BUILDING

- BATTERY LIMIT**
- 1 CONNECT NEW SEWER PUMP STATION TO EXISTING MAINS SEWER
  - 2 UPGRADE / NEW TRANSFORMER TO SERVICE PAVILION 1 & PAVILION 2
  - 3 CONNECT PAVILION 1 TO EXISTING WATER TO SERVICE FIRE HYDRANT/S
  - 4 CONSTRUCT NEW PATHWAY BETWEEN PAVILION 1 AND EXISTING HOCKEY FIELD. (REVIEW OPTION TO RECREATION CENTRE)
  - 5 OVAL LIGHTING PROVISIONS
  - 6 TENNIS LIGHTING PROVISIONS
  - 7 CONSTRUCTION OF A MULTI-STOREY COMMUNITY SPORTS FACILITY
  - 8 EXTENSION OF THE EXISTING TENNIS CLUB AND REFURBISHMENT OF ROOF SHEETING
  - 9 EXISTING WATER METER TO BE RETAINED AND RPZ INSTALLED DOWNSTREAM
  - 10 RAMPS & PATHS BETWEEN BUILDING AND OVAL TO BE REVIEWED. CURRENTLY OUTSIDE ORIGINAL LIMITS

\*REFER TO CONSULTANT DRAWINGS AND SURVEY FOR MORE INFORMATION



# DESIGN DEVELOPMENT

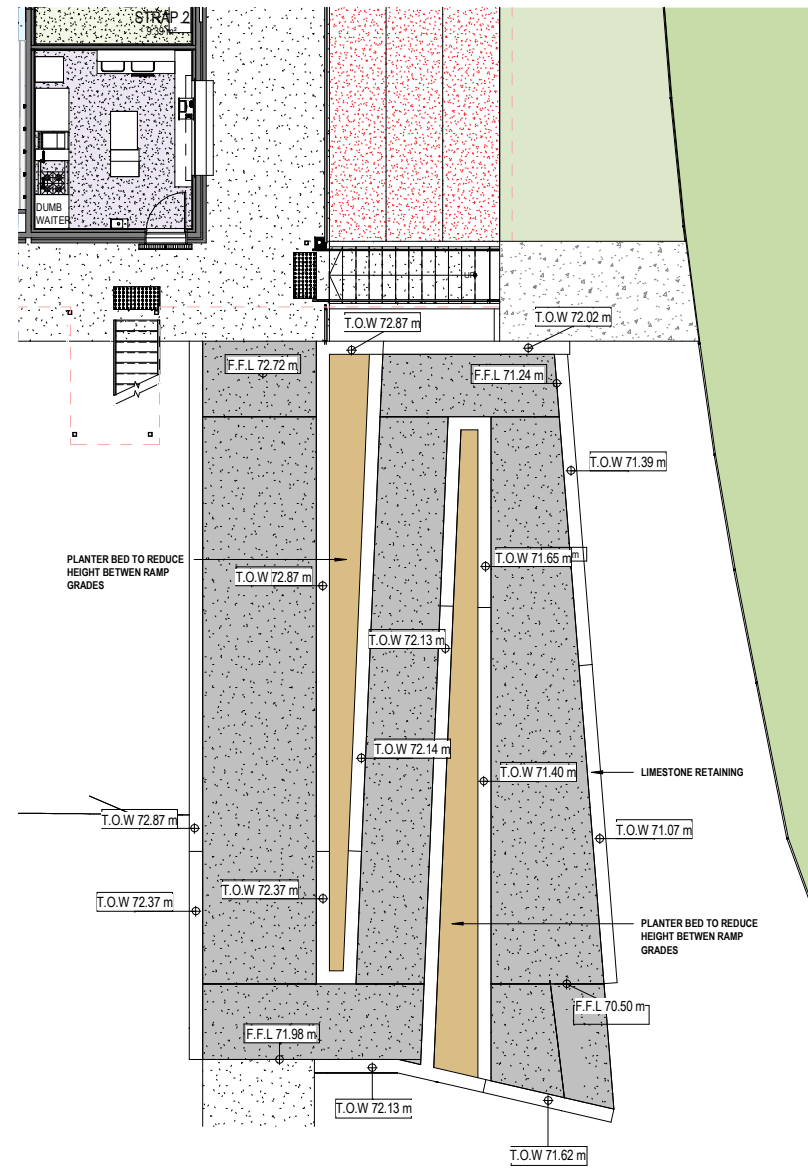
## PAVILION 1 GROUND FLOOR

 BATTERY LIMIT



# DESIGN DEVELOPMENT


## PAVILION 1 GROUND FLOOR - 1:20 RAMP OUTSIDE BATTERY LIMIT

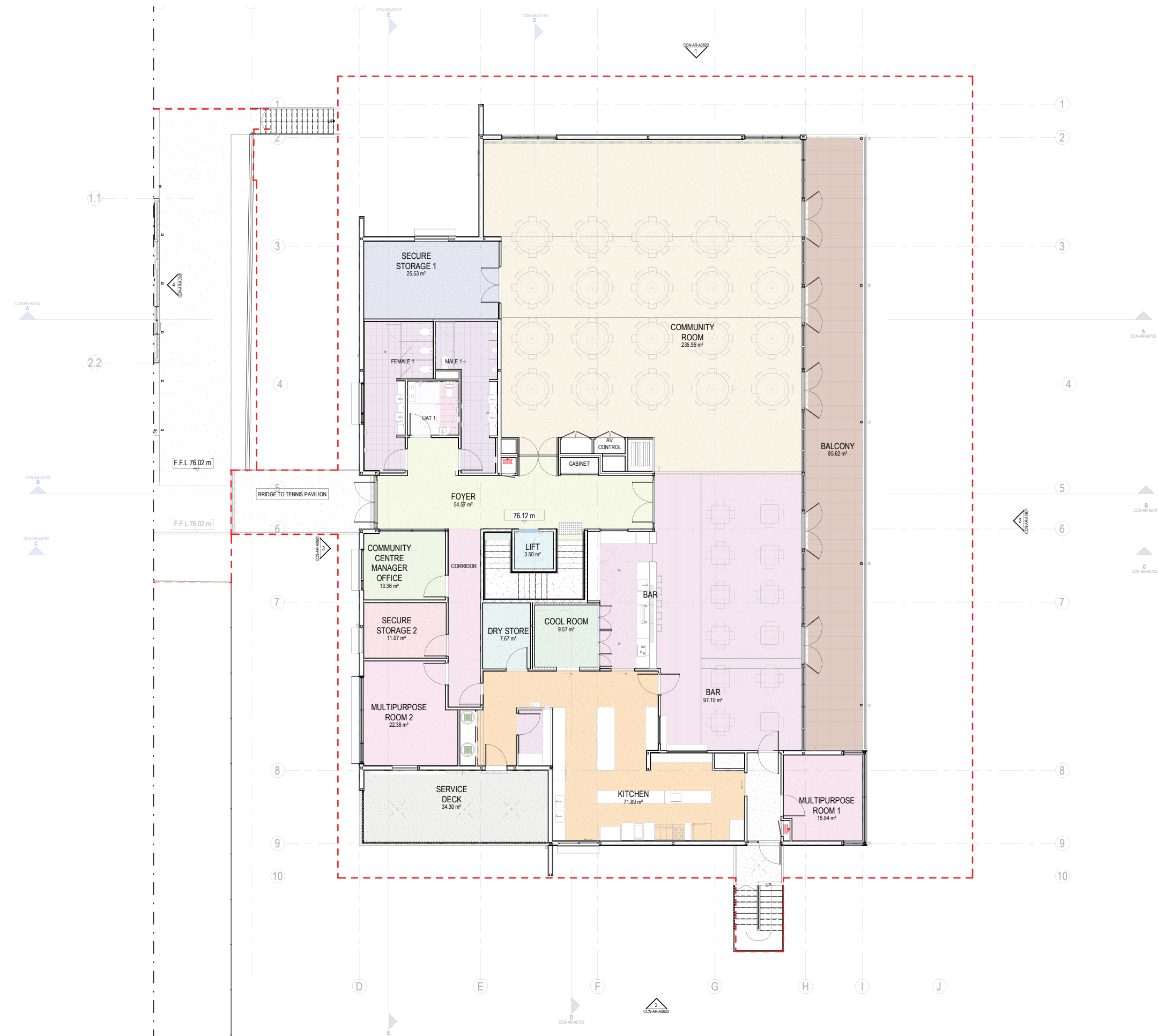




# DESIGN DEVELOPMENT

## PAVILION 1 FIRST FLOOR


 BATTERY LIMIT

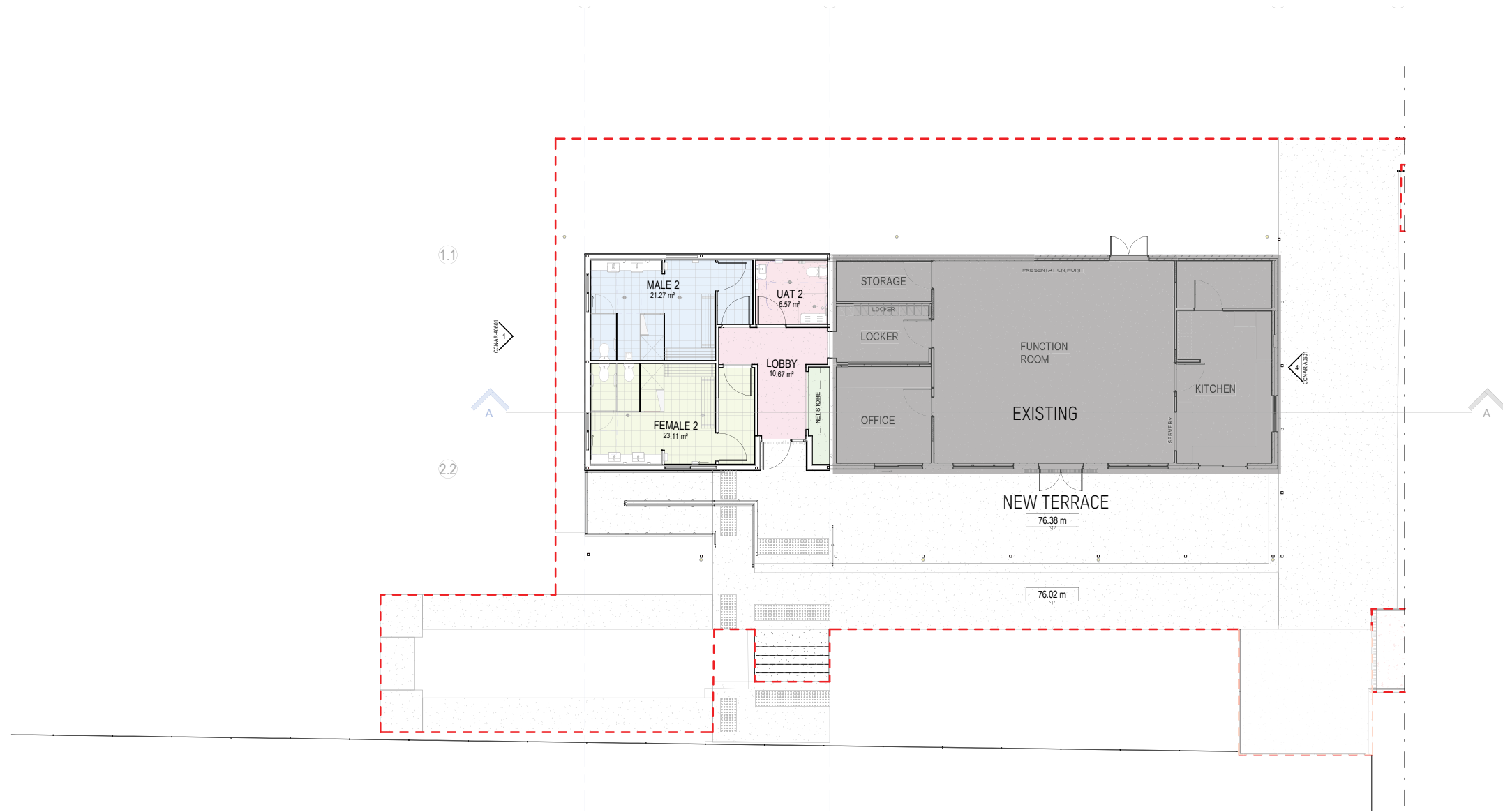




# DESIGN DEVELOPMENT


## PAVILION 2 PLAN

 BATTERY LIMIT



# DESIGN DEVELOPMENT

## PAVILION 1 GROUND FLOOR RCP









 BATTERY LIMIT

### REFLECTED CEILING PLAN - GENERAL NOTES








- ALL REFLECTED CEILING DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ACOUSTIC REPORT, NCC REPORT, FIRE REPORT AND ESD REPORT. LIGHTING SELECTIONS AS PER ELECTRICAL SCHEDULES
- SETOUTS OF CEILING SERVICES ARE FOR DESIGN INTENT PURPOSE ONLY. THE CONTRACTOR SHALL CHECK ON SITE AND CONFIRM AND COORDINATE WITH ALL SERVICES DRAWINGS AND FITTING AND FIXTURES SELECTION AND PROVIDE SHOP DRAWINGS DEMONSTRATING COORDINATION BETWEEN THE TRADES PRIOR TO INSTALLATION. FURTHER SETOUT MAY BE PROVIDED BY THE SUPERINTENDENT. HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION TO ENSURE ACCURACY. PROVIDING SETOUT PLANS TO THE CONTRACTOR DOES NOT ALLEVIATE THE CONTRACTOR OF ANY OBLIGATION TO ENSURE COORDINATION AND CHECKING ON SITE.
- ALL NCC AND FIRE REQUIREMENTS NOT LIMITED TO FIRE COMPARTMENTS, EXTENT OF FIRE WALLS AND CEILINGS, FIRE OR SMOKE DOORS, VERTICAL AND HORIZONTAL FIRE SPANDRELS SHALL BE FULLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO INSTALLATION.
- RONDO P50 SHADOWLINE TO ALL PLASTERBOARD CEILING AND WALL JUNCTIONS UNLESS STATED OTHERWISE. ENSURE INSTALLATION TO MANUFACTURER'S REQUIREMENTS.
- ALL ACOUSTIC AND THERMAL REQUIREMENTS AS PER THE ACOUSTIC AND ESD REPORTS SHALL BE ADHERED TO AND THE CONTRACTOR SHALL PROVIDE CONFIRMATION OF REVIEW AND VERIFY ALL REQUIREMENTS ARE INCLUDED FOR COMPLIANCE PRIOR TO ORDERING AND INSTALLATION. IMMEDIATELY NOTIFY THE SUPERINTENDENT IF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL COORDINATE THE SETOUT OF ALL CEILING SERVICES TO PLANT ROOMS WITH ALL SERVICES DRAWINGS, EQUIPMENT LAYOUTS AND FITTING AND FIXTURES SELECTION AND PROVIDE SHOP DRAWINGS DEMONSTRATING COORDINATION BETWEEN THE TRADES PRIOR TO INSTALLATION.
- ALLOW FULLY PAINTED RECESSED COFFER IN CEILING AS INDICATED. ADOPT 13mm THICK MOISTURE RESISTANT PLASTERBOARD COFFER IN WET AREAS AS DETAILED. ADOPT 25mm THICK MDF COFFER TO ACCOMMODATE ROLLER BLIND AND FIXING AS DETAILED.
- ALLOW ADDITIONAL NOGGINGS AND BRACKET SUPPORTS CONCEALED WITHIN SOFFITS OR CEILINGS AS REQUIRED TO SUPPORT FIXTURES AND FITTINGS. THIS INCLUDES BUT NOT LIMITED TO SPORTING LIGHTS, SPEAKERS, SIGNS AND THE LIKE.

### RCP LEGEND














#### CEILINGS

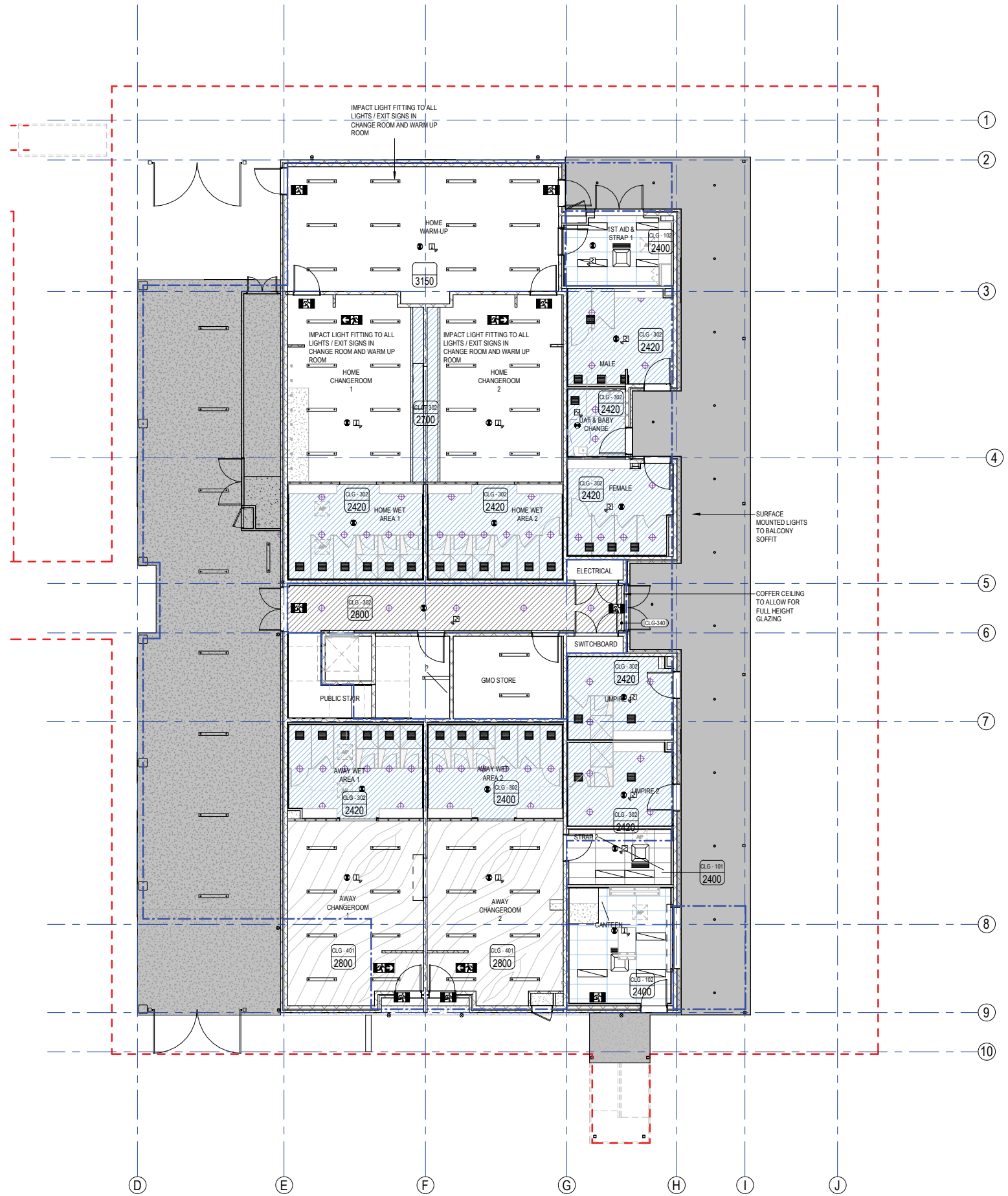
-  **CLG-101**  
SUSPENDED GRID CEILING
-  **CLG-102**  
SUSPENDED GRID CEILING - HYGENIC & HUMIDITY RESISTANT
-  **CLG-310**  
FIBRE CEMENT SOFFIT LINING WITH EXPRESSED JOINTS
-  **CLG-302**  
SUSPENDED 13MM PLASTERBOARD CEILING
-  **CLG-401**  
SUSPENDED PLYWOOD CEILING
-  **CLG-304**  
SUSPENDED 12.5MM PERFORATED PLASTERBOARD CEILING
-  OFF FORM CONCRETE TO SOFFIT
-  **INS-210**  
THERMAL INSULATION (UNDERSIDE SLAB) - 40MM THICK WITH R VALUE 2.15

#### LIGHT FITTINGS

-  RECESSED PANEL LIGHT
-  BATTEN LIGHT
-  RECESSED DOWNLIGHT
-  WALL MOUNTED KIK 140 BEAM
-  WALL MOUNTED B-K LIGHTING
-  LINEAR SURFACE MOUNTED LIGHT
-  SURFACE MOUNT DOWN LIGHTS

#### ELECTRICAL FITTINGS

-  SMOKE DETECTOR
-  HEAT DETECTOR
-  RECESSED SPEAKER
-  PA SPEAKER
-  AFL SIREN
-  MOTION DETECTOR
-  EMERGENCY LUMINAIRE
-  EYELASH DIFFUSER
-  SWIRL DIFFUSER
-  HALF CHEVRON RETURN AIR GRILLE
-  CASSETTE UNIT
-  EXHAUST
-  1500 x 400 LBG





# DESIGN DEVELOPMENT

## PAVILION 1 FIRST FLOOR








 BATTERY LIMIT

### REFLECTED CEILING PLAN - GENERAL NOTES




1. ALL REFLECTED CEILING DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ACOUSTIC REPORT, NCC REPORT, FIRE REPORT AND ESD REPORT. LIGHTING SELECTIONS AS PER ELECTRICAL SCHEDULES
2. SETOUTS OF CEILING SERVICES ARE FOR DESIGN INTENT PURPOSE ONLY. THE CONTRACTOR SHALL CHECK ON SITE AND CONFIRM AND COORDINATE WITH ALL SERVICES DRAWINGS AND FITTING AND FIXTURES SELECTION AND PROVIDE SHOP DRAWINGS DEMONSTRATING COORDINATION BETWEEN THE TRADES PRIOR TO INSTALLATION. FURTHER SETOUT MAY BE PROVIDED BY THE SUPERINTENDENT, HOWEVER THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION TO ENSURE ACCURACY. PROVIDING SETOUT PLANS TO THE CONTRACTOR DOES NOT ALLEVIATE THE CONTRACTOR OF ANY OBLIGATION TO ENSURE COORDINATION AND CHECKING ON SITE.
3. ALL NCC AND FIRE REQUIREMENTS NOT LIMITED TO FIRE COMPARTMENTS, EXTENT OF FIRE WALLS AND CEILINGS, FIRE OR SMOKE DOORS, VERTICAL AND HORIZONTAL FIRE SPANDRELS SHALL BE FULLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO INSTALLATION.
4. RONDO P50 SHADOWLINE TO ALL PLASTERBOARD CEILING AND WALL JUNCTIONS UNLESS STATED OTHERWISE. ENSURE INSTALLATION TO MANUFACTURER'S REQUIREMENTS.
5. ALL ACOUSTIC AND THERMAL REQUIREMENTS AS PER THE ACOUSTIC AND ESD REPORTS SHALL BE ADHERED TO AND THE CONTRACTOR SHALL PROVIDE CONFIRMATION OF REVIEW AND VERIFY ALL REQUIREMENTS ARE INCLUDED FOR COMPLIANCE PRIOR TO ORDERING AND INSTALLATION. IMMEDIATELY NOTIFY THE SUPERINTENDENT IF ANY DISCREPANCIES.
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### RCP LEGEND

#### CEILING







-  CLG-101  
SUSPENDED GRID CEILING
-  CLG-102  
SUSPENDED GRID CEILING - HYGIENIC & HUMIDITY RESISTANT
-  CLG-310  
FIBRE CEMENT SOFFIT LINING WITH EXPRESSED JOINTS
-  CLG-302  
SUSPENDED 13MM PLASTERBOARD CEILING
-  CLG-303  
SUSPENDED 13MM MOISTURE RESISTANT PLASTERBOARD CEILING
-  CLG-304  
SUSPENDED 12.5MM PERFORATED PLASTERBOARD CEILING
-  INS-210  
THERMAL INSULATION (UNDERSIDE SLAB) - 40MM THICK WITH R VALUE 2.15

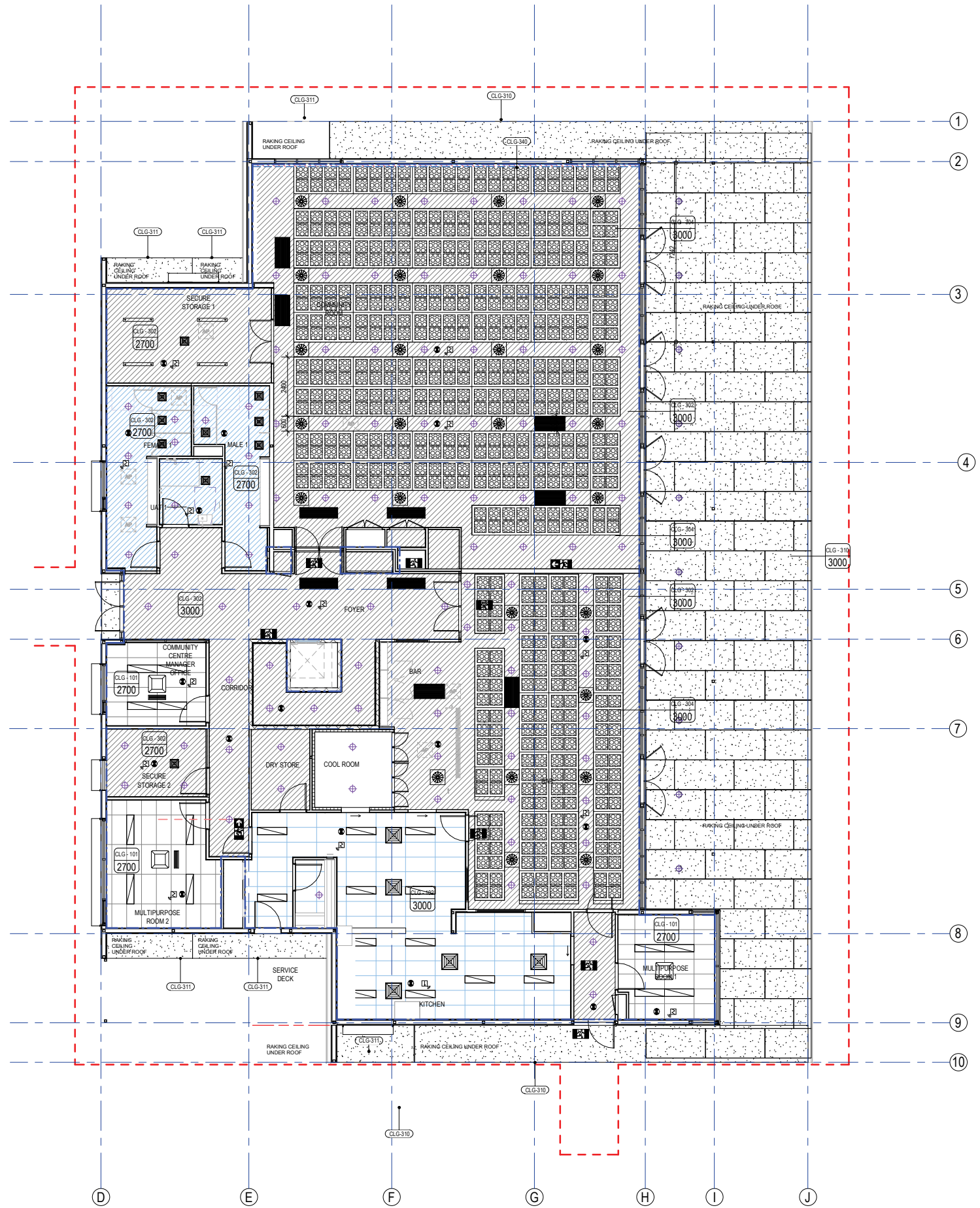
#### LIGHT FITTINGS

-  RECESSED PANEL LIGHT
-  BATTEN LIGHT
-  RECESSED DOWNLIGHT

#### ELECTRICAL FITTINGS


-  SMOKE DETECTOR
-  HEAT DETECTOR
-  RECESSED SPEAKER
-  PA SPEAKER
-  AFL SIREN
-  MOTION DETECTOR
-  EMERGENCY LUMINAIRE

-  EYELASH DIFFUSER
-  SWIRL DIFFUSER
-  HALF CHEVRON RETURN AIR GRILLE
-  CASSETTE UNIT
-  EXHAUST
-  LBG



# DESIGN DEVELOPMENT

## PAVILION 2 PLAN








 BATTERY LIMIT

### REFLECTED CEILING PLAN - GENERAL NOTES







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### RCP LEGEND

#### CEILING







-  CLG-101  
SUSPENDED GRID CEILING
-  CLG-102  
SUSPENDED GRID CEILING - HYGENIC & HUMIDITY RESISTANT
-  CLG-310  
FIBRE CEMENT SOFFIT LINING WITH EXPRESSED JOINTS
-  CLG-302  
SUSPENDED 13MM PLASTERBOARD CEILING
-  CLG-303  
SUSPENDED 13MM MOISTURE RESISTANT PLASTERBOARD CEILING
-  CLG-304  
SUSPENDED 12.5MM PERFORATED PLASTERBOARD CEILING
-  CLG-801  
SPORTS NETTING (SOFFIT APPLICATION)

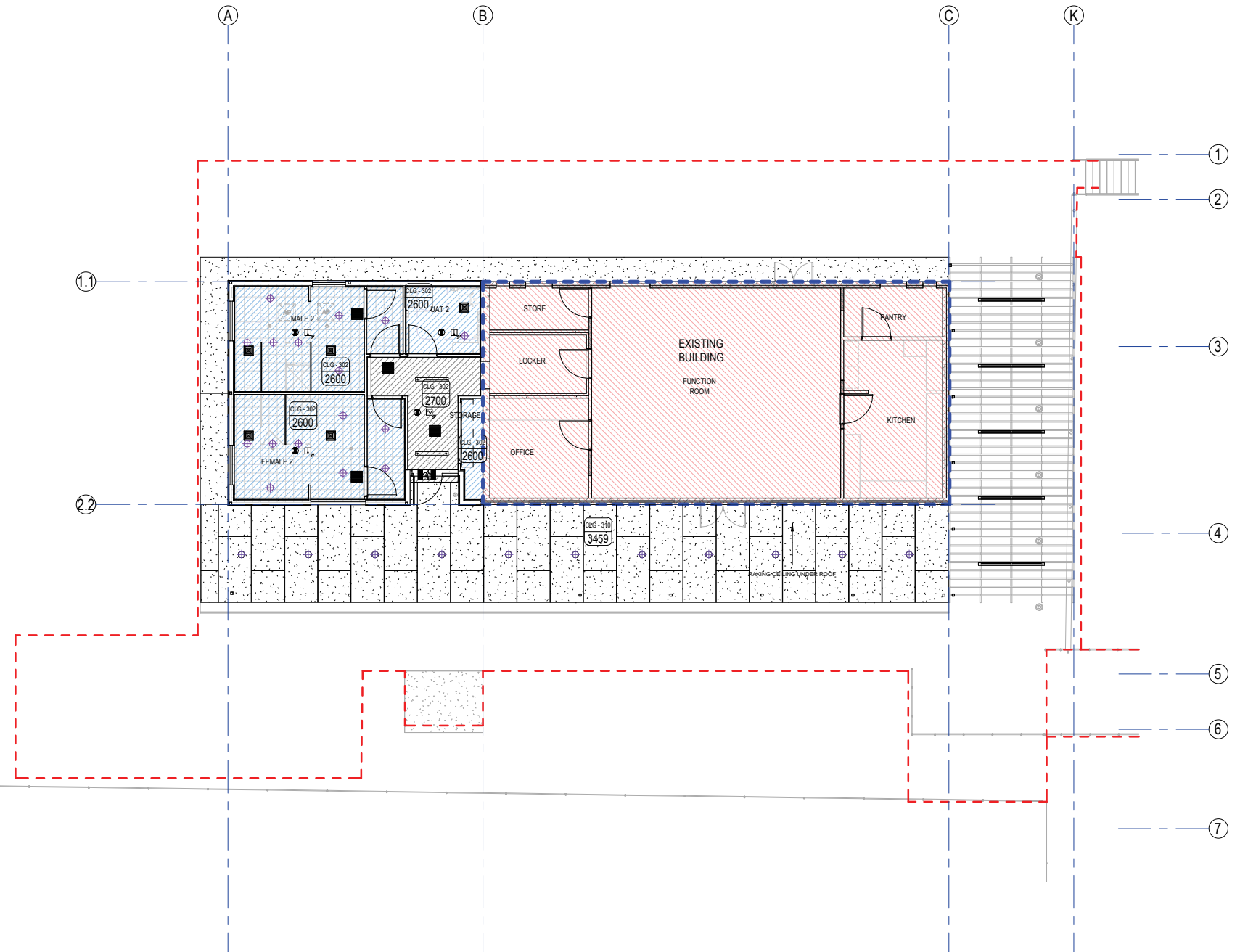
#### LIGHT FITTINGS

-  RECESSED PANEL LIGHT
-  BATTEN LIGHT
-  RECESSED DOWNLIGHT
-  RECESSED LED STRIP LIGHT
-  BOLLARD LIGHT
-  WALL MOUNTED B-K LIGHTING

#### ELECTRICAL FITTINGS

-  SMOKE DETECTOR
-  HEAT DETECTOR
-  RECESSED SPEAKER
-  PA SPEAKER
-  AFL SIREN
-  MOTION DETECTOR
-  EMERGENCY LUMINAIRE

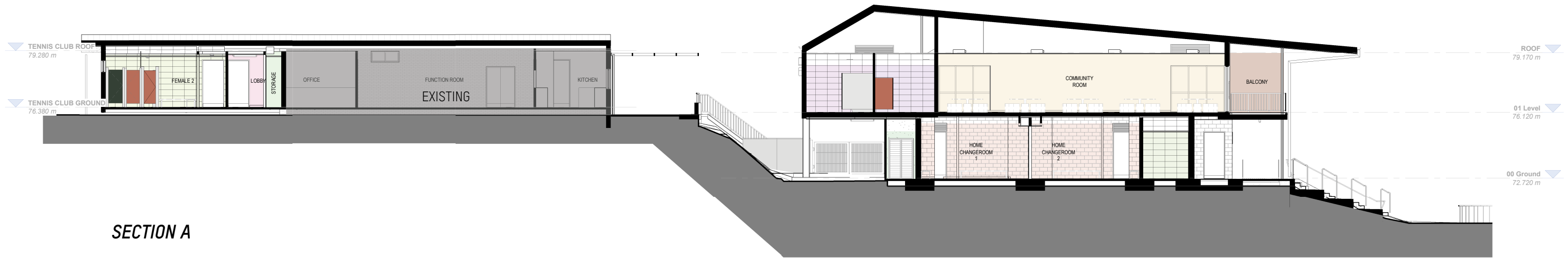
-  EYELASH DIFFUSER
-  SWIRL DIFFUSER
-  HALF CHEVRON RETURN AIR GRILLE
-  CASSETTE UNIT
-  EXHAUST
-  LBG



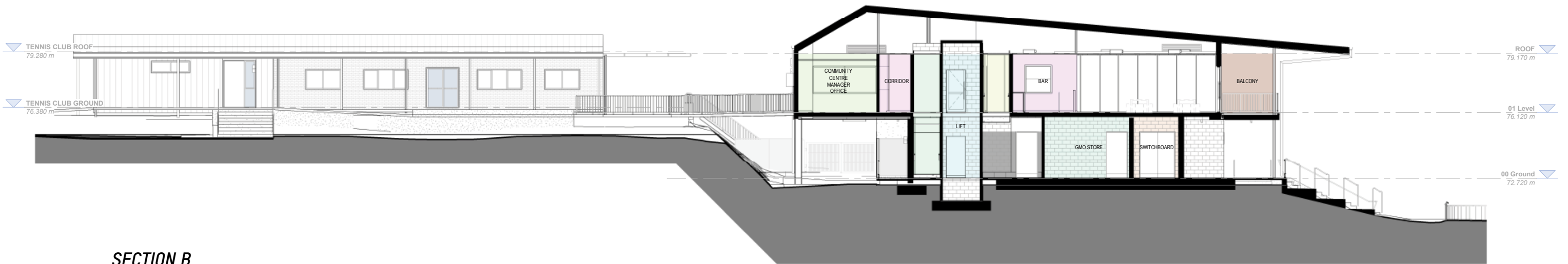


# DESIGN DEVELOPMENT

## SECTIONS A & B



SECTION A



SECTION B

# DESIGN DEVELOPMENT

## SECTION C



SECTION C



# DESIGN DEVELOPMENT

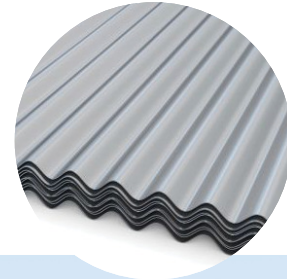
## ELEVATIONS



**EAST ELEVATION**



SANDSTONE WALL CLADDING TO EXISTING LIMESTONE WALL AT ENTRY



COLORBOND CUSTOM ORB CLADDING

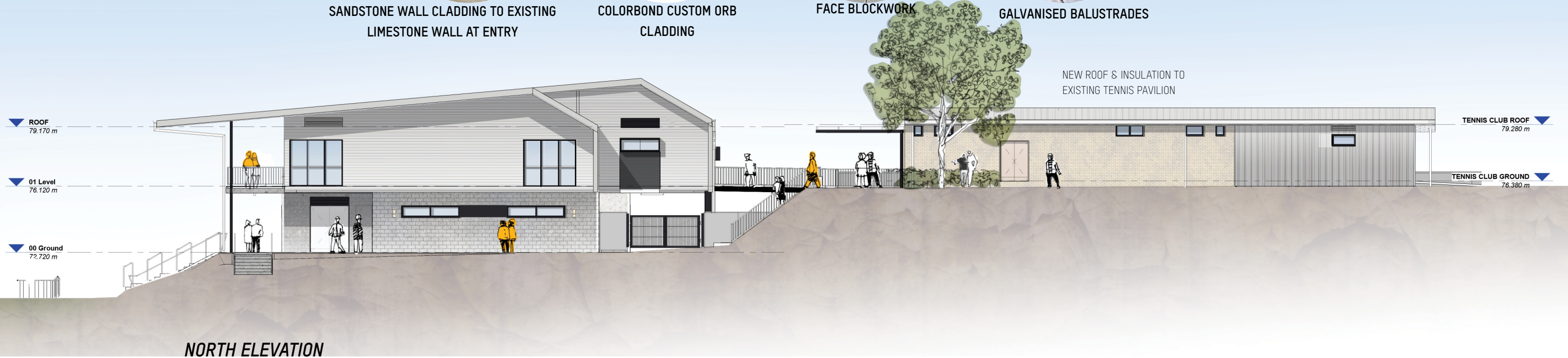


FACE BLOCKWORK



GALVANISED BALUSTRADES

NEW ROOF & INSULATION TO EXISTING TENNIS PAVILION



**NORTH ELEVATION**



# DESIGN DEVELOPMENT

## ELEVATIONS



WEST ELEVATION



COLORBOND CUSTOM ORB  
CLADDING



FACE BLOCKWORK



GALVANISED BALUSTRADES

NEW ROOF & INSULATION TO  
EXISTING TENNIS PAVILION

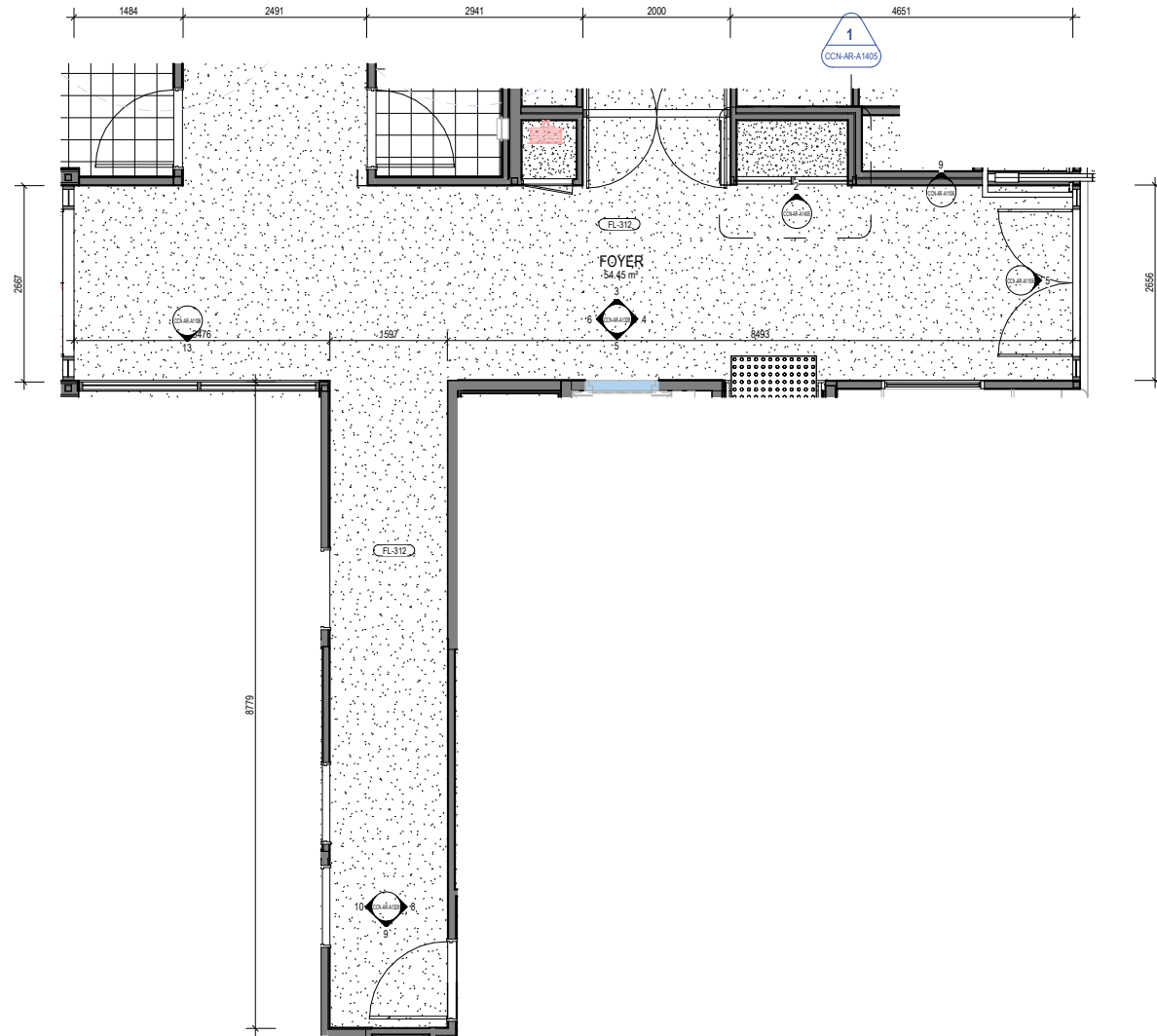


SOUTH ELEVATION

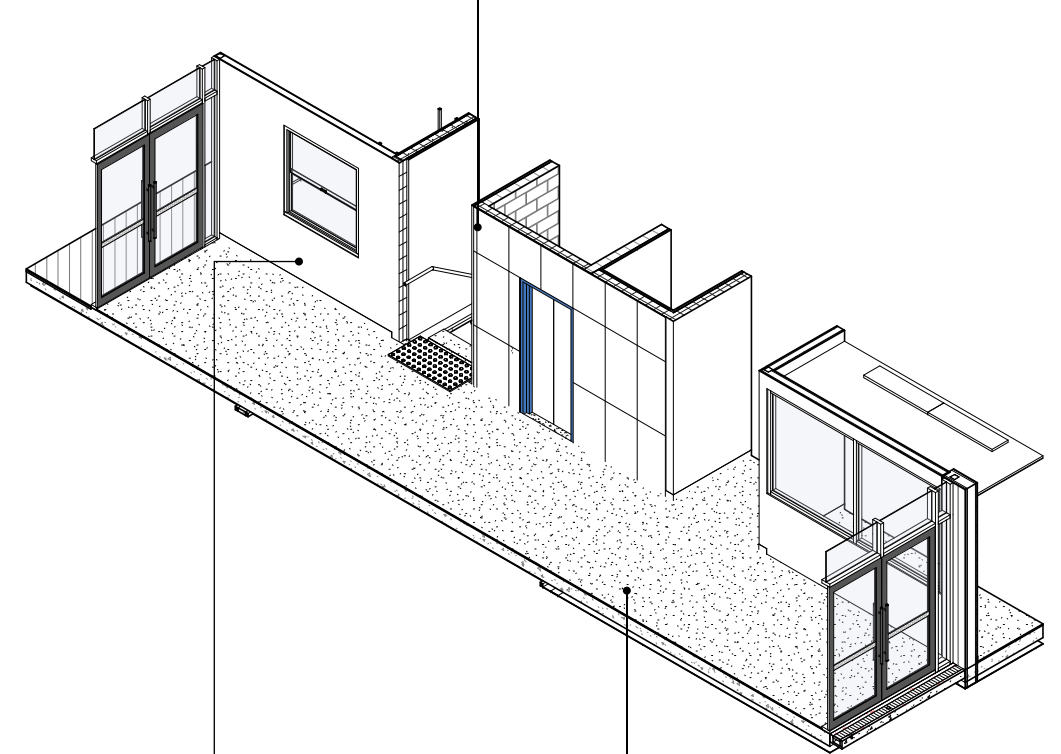


# DESIGN DEVELOPMENT

## INTERIOR DESIGN - LOBBY



SANDSTONE WALL TILE



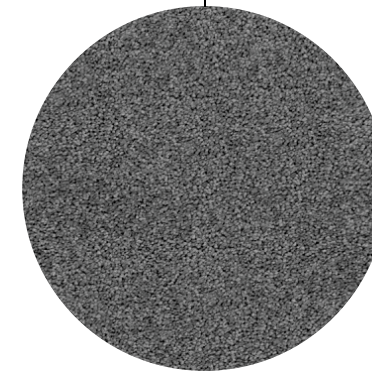
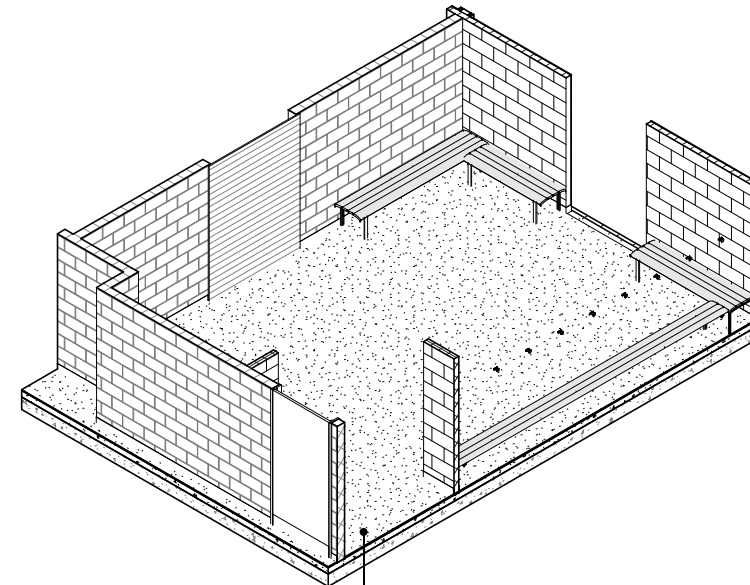
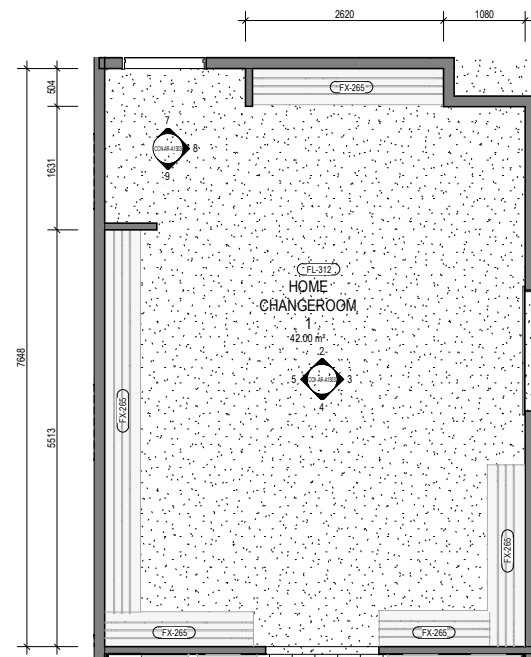
WHITE PAINT

FLOTEX CARPET CEMENT

KEYNOTE VALUE	KEYNOTE TEXT
FL-312	FLOTEX CARPET TILE CALGARY CEMENT
IL-403	600 X 1200 WALL TILES
PT-101	INTERNAL WALL PAINT DRY AREAS - WHITE
TRM-105	FLAT SKIRTING 100MM HIGH

# DESIGN DEVELOPMENT

## INTERIOR DESIGN - HOME CHANGEROOM



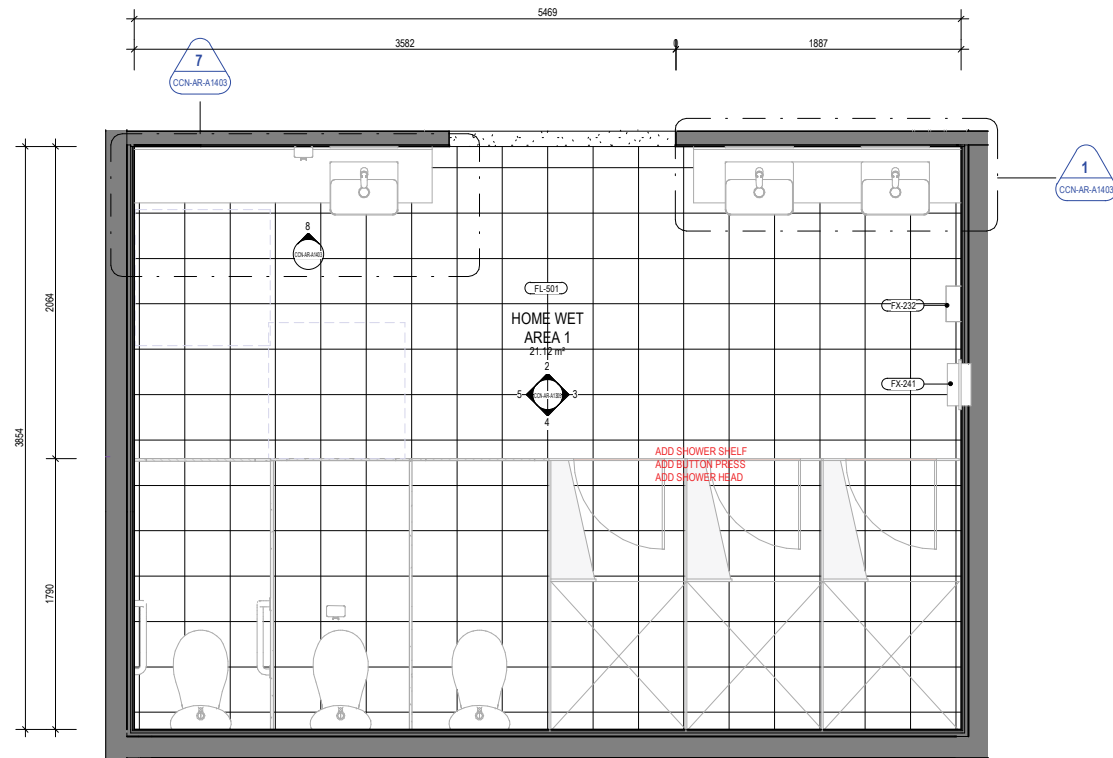
FLOTEX CARPET CEMENT

KEYNOTE VALUE	KEYNOTE TEXT
<b>BLK-102</b>	<b>140MM BLOCKWORK</b>
<b>FL-312</b>	<b>FLOTEX CARPET TILE CALGARY CEMENT</b>
<b>FX-265</b>	<b>BENCH SEAT</b>
<b>FX-290</b>	<b>CHANGE ROOM ROBE HOOKS</b>
<b>PT-103</b>	<b>INTERNAL WALL PAINT_WET AREAS - LIGHT GREY</b>
<b>TRM-103</b>	<b>COVERED CINYL SKIRTING 150MM HIGH</b>
<b>TRM-105</b>	<b>FLAT SKIRTING 100MM HIGH</b>

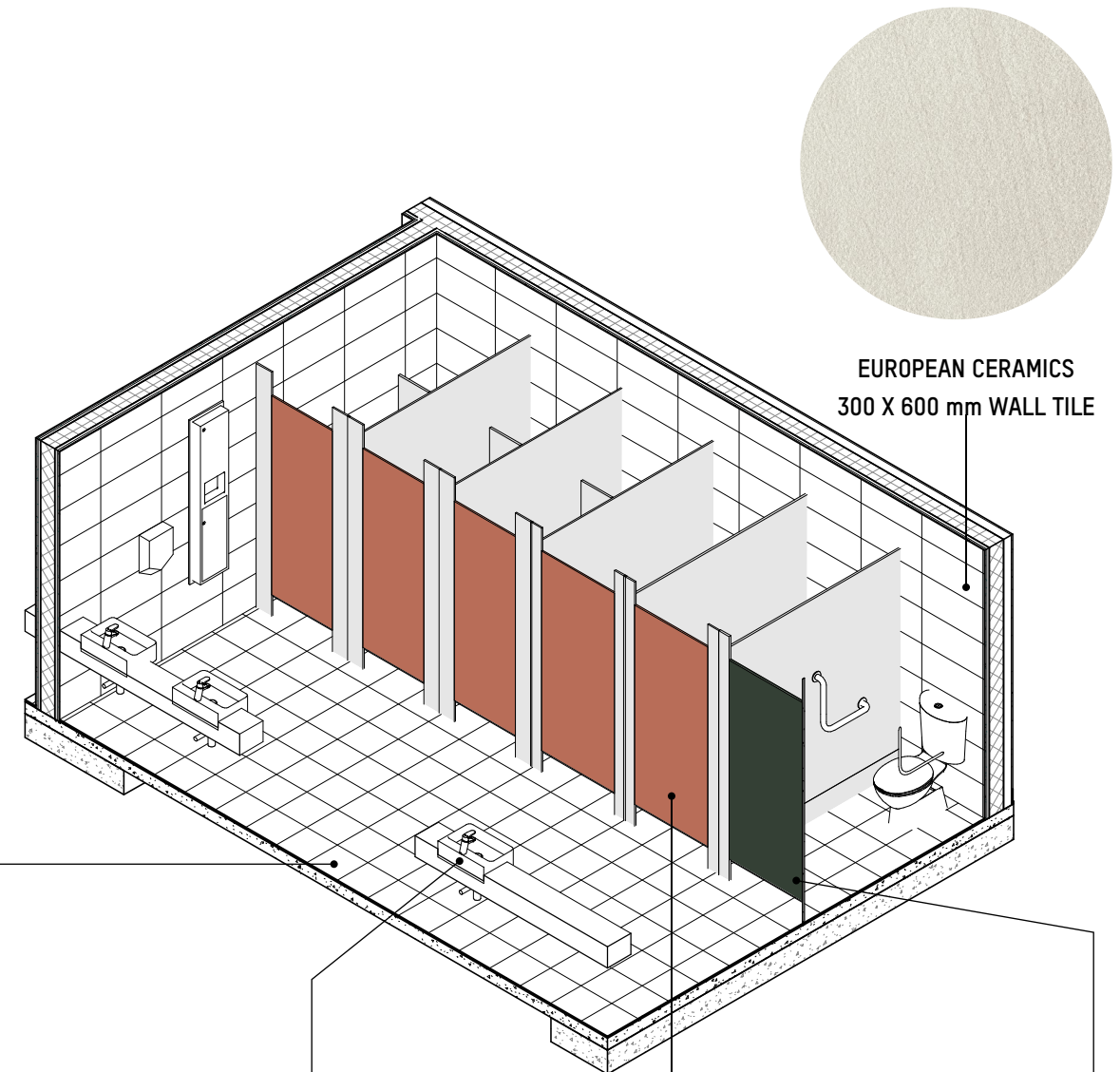


# DESIGN DEVELOPMENT

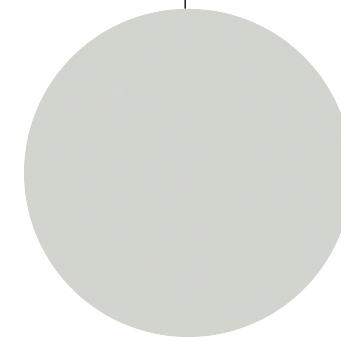
## INTERIOR DESIGN - HOME CHANGEROOM WET AREA



KEYNOTE VALUE	KEYNOTE TEXT
FL-501	300 X 300 FLOOR TILE
FX-201	SEMI RECESSED BASIN
FX-202	LEVER PILLAR TAP
FX-232	WALL MOUNTED HAND DRYER
FX-237A	MIRROR
FX-241	PAPER TOWEL DISPENSER
IL-401	600 X 600 WALL TILES
JF-102	MAICA 13MM COMPACT LAMINATE
JF-103	OTWAY 13MM COMPACT LAMINATE



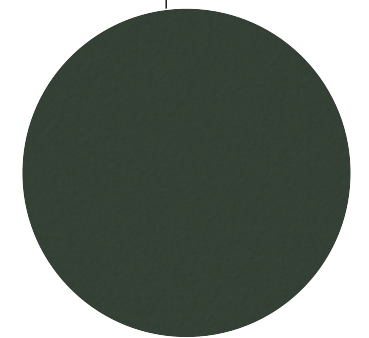
300 X 300 mm FLOOR TILE



VANITY LAMINEX OYSTER GRAY



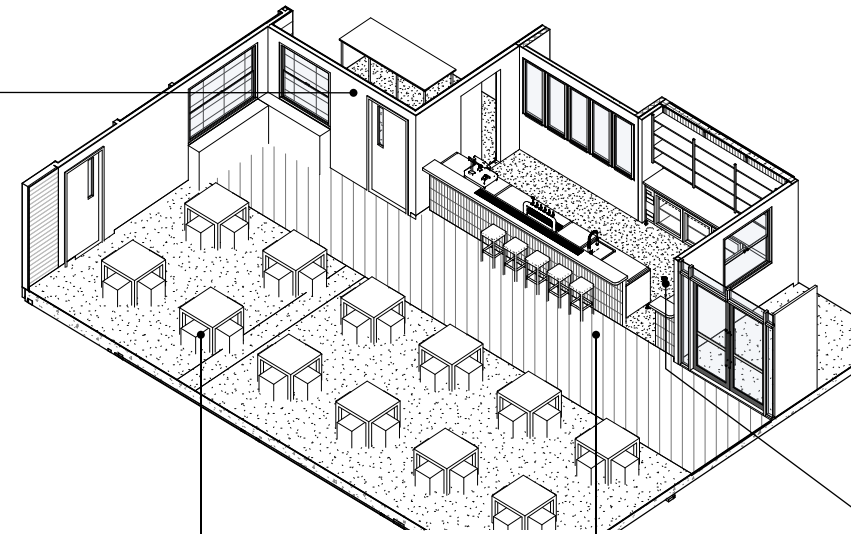
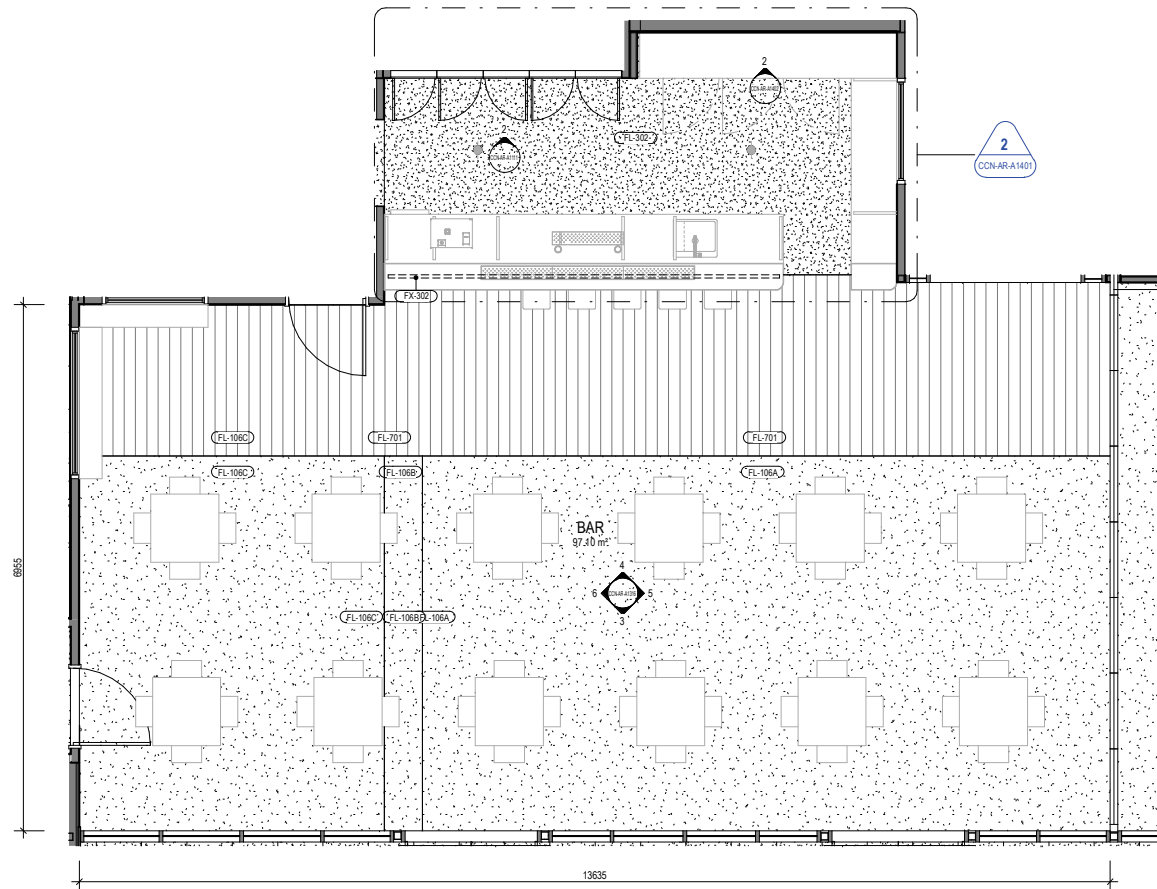
RURAL OAK



LAMINEX OTWAY

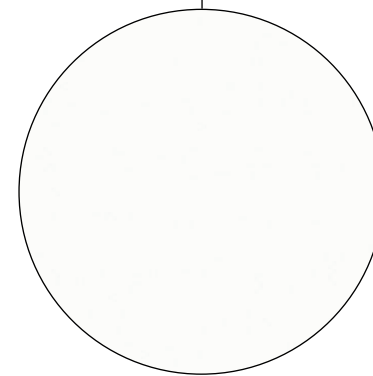
# DESIGN DEVELOPMENT

## INTERIOR DESIGN - BAR



KEYNOTE VALUE	KEYNOTE TEXT
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FL-106A	CARPET TILE TERRACOTTA
FL-106B	CARPET TILE TERRACOTTA / STONE
FL-106C	CARPET TILE STONE
FL-302	SPHERA ENERGETIC VINYL
FL-701	RECYCLED TIMBER JARRAH 12MM THK.
FX-301	SINGLE COAT HOOK, CEILING-MOUNT
FX-302	FOOT RAILING, END CAP ALIGNED TOWARDS FLOOR
IL-404	75 X 300 WALL TILES
P28A	
PT-101	INTERNAL WALL PAINT DRY AREAS - WHITE
TRM-103	COVED CINYL SKIRTING 150MM HIGH



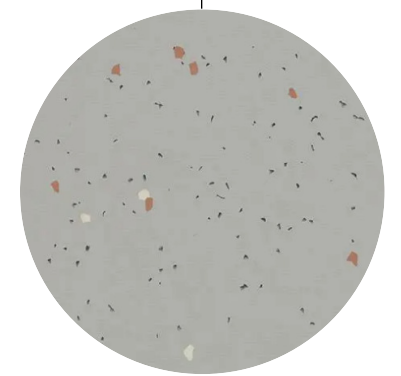
WHITE PAINT



CARPET DARK - TERRACOTTA



RECYCLED OILED JARRAH



GREY VINYL



# DESIGN DEVELOPMENT

## PAVILION 1 PERSPECTIVE





# DESIGN DEVELOPMENT

## PAVILION 1 & 2 ENTRY PERSPECTIVE

