

PRELIMINARY (SCHEMATIC) DESIGN REPORT

BEALE PARK REDEVELOPMENT for City of Cockburn



Prepared by: Bollig Design Group Pty Ltd

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1.0 EXECUTIVE SUMMARY

1.1 Purpose of report

Bolig Design Group (BDG) is engaged by the City of Cockburn to provide architectural services for the Beale Park Redevelopment project. The purpose of this Preliminary (Sketch) Design Report is to summarise preliminary design development to date.

The Project Overview section provides a brief overview of the local demographic and trend-based drivers which initiated the Beale Park Redevelopment project as a means to cater for projected long-term community needs.

A description of the proposed master plan and a brief breakdown of its individual components is provided in this report to connect design outcomes and responses to project issues and objectives. A functional and technical brief is attached to this report under Appendix H which summarises the functional and technical requirements and design outcomes in addressing them.

1.2 Project overview

The Project Working Group met with the Cockburn City Soccer Club (CCSC) on the 16th of November 2020 to kickstart the Concept Design phase of the project. CCSC and BDG were notified by the City of a potential project environmental issue concerning Beale Park as a confirmed cockatoo roosting site.

The Preliminary Concept Master Plan September 2018 (Appendix B) went through a protracted period of re-design to address community and environmental concerns surrounding Beale Park as a cockatoo roosting site. Tree removals were significantly reduced to mitigate the redevelopment's impact on the cockatoo's habitat. The Options Studies Report (Appendix J) summarises the different site and club room options explored to address the needs of the Cockburn City Soccer Club (CCSC – main user group) and the community, while keeping tree removals to a minimum.

Master plan options were presented to the City of Cockburn's Executive Committee and elected members on the 17th of August 2021. A preferred master plan layout was selected and prepared for the community consultation phase (Appendix C) which commenced on the 8th of November 2021. Community feedback was generally positive and the re-design process was successful in addressing concerns about maintaining Beale Park as cockatoo roosting site.

The project progressed into the preliminary design phase at the conclusion of the community consultation phase. The Kent Street car park layout was reviewed to maximise car bay numbers, include a bin enclosure and allow access for waste trucks and potential retention of part of the CVES Building for storage.

Secondary consultants were formally brought onboard the project to begin preliminary design development and coordination of disciplines. All consultants engaged on this project are listed in item 2.0 Project Consultant Team. Preliminary design feedback to date from secondary consultants are attached to this report as appendices.

Documentation for the project is currently under review with the City of Cockburn with the intent of submitting for Development Approval.

1.0 PROJECT CONSULTANT TEAM

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Building Surveyor:	Resolve Group Pty Ltd Suite 3 / 48 Kishorn Road, Applecross WA Australia 6153 Ph: 08 9364 3395 Contact: Kieran Hunt
Quantity Surveyor:	WT Partnership Aust PTY LTD Level 23, Exchange Tower, 2 The Esplanade, Perth WA 6000 Ph: 08 9202 1233 Contact: Scott Muirden
Traffic Consultant:	Stantec Australia Ground Floor, 226 Adelaide Terrace, Perth WA 6000 Ph:08 6222 7000 Contact: Tim Judd
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2.0 INTRODUCTION

Bollig Design Group (BDG) along with a secondary consultant design team, has been engaged by the City of Cockburn to design, document and administer the contract, for the Beale Park Redevelopment project.

The redevelopment of Beale Park was identified within the Western Suburbs Sporting Precinct Study as being a priority to meet the future sport and recreation needs of the western suburbs within the City of Cockburn. The outcome of the study was the development of a high-level master plan for the site.

The master plan aims to address the key issues at the site which is as follows:

- Age and condition of the clubroom building.
- Lack of active playing field space.
- Lack of parking.
- Poorly lit playing fields.

3.0 SITE DESCRIPTION

Beale Park is located at 9 Kent Street, Spearwood and is a combination of 7 separate but adjacent lots, zoned DCA 13, LR Parks and Recreation. The site is approximately 8ha in combined size and has two existing and aging clubroom buildings, community and storage facilities, sports field lighting, two carpark areas and a playground. There is an existing stormwater drainage compensating basin to the North East corner of the site.

Natural ground levels at the site fall from RL 8.00 at the south east corner and RL 5.00 at the north west corner, down to where the existing CCSC club room is located at approximately RL 2.50. There are existing embankments to the east, south and south west perimeter of the park. Significant ground level differences occur to the south east corner of the park.

Existing tree distribution to the site is most dense to the perimeter of the site, existing car park areas and to the south of the existing club room. There are no existing trees to the north east corner of the site which functions as an ad hoc but unwelcomed parking area due to safety and traffic issues.

A tree survey was commissioned for the site in March 2021, with a further peer review and of this survey and tree assessment, commissioned in July 2021. Please refer to Appendix W for the 2021 Tree survey and Appendix X for the 2021 Tree Survey Peer Review and Tree Assessment.

Vehicular access to the site is via two main points of entry, from Kent Street and Hamilton Road. Off street car parking is located off these access points and there is approximately a total of 94 existing car bays, with 44 bays to the Kent Street car park, and 48 bays to the Hamilton Road car park. In addition to this, 2 accessible bays are provided to the Hamilton Road car park.

The site is currently home to the CCSC and is used as the club's playing grounds. Refer to Appendix A for the current and indicative CCSC soccer pitch layout for Beale Park.

5.0 PROJECT USER GROUPS

5.1 Cockburn City Soccer Club.

Beale Park is home to the Cockburn City Soccer Club (CCSC). The club train 12 months a year and is the main user group for the Beale Park sports/club facility and park grounds. Current club membership and potential growth indicates a need to provide new and enhanced facility infrastructure to meet the needs of the elite team and developmental pathway which has been created by the club.

BDG met with the club on the 25th of November 2020 to discuss the redevelopment of Beale Park. The club reiterated their priority requests for the park redevelopment which is as outlined in the City of Cockburn's Needs Assessment and Feasibility study May 2019:

- An increase of active space to six full size senior pitches and one junior pitch.
- New floodlighting (100 lux) to service all pitches, including a power upgrade.
- Development of consolidated parking space, with 185 car parking bays.
- New clubroom facility with 3 home and away unisex change rooms and storage.
- Elevated spectator / social area with internal viewing to playing fields.

5.2 TS Cockburn Navy Cadets & Friends of The Community.

TS Cockburn Navy Cadets and Friends of The Community occupy the larger existing building to the north of Beale Park which is accessible from Kent Street. Both user groups were consulted in the City of Cockburn's Needs Assessment and Feasibility study, and identified needs which required significant areas of storage and better location. The City of Cockburn have consequently allocated funding to support the relocation of both user groups.

5.3 Other user groups.

Beale Park is also frequented and utilised by the wider community for use of the playground, dog walking activities, casual play, personal / group fitness and general park ambience.

6.0 BUSHFIRE ATTACK LEVEL ASSESSMENT

The south perimeter of Beale Park is designated a Bush Fire Prone Area by the Department of Fire and Emergency Services (DFES). Refer to Appendix F for a screen shot of the bush fire prone area map.

The City was consulted as to whether a Bush Fire Attack Level (BAL) assessment was required for the site. BDG was advised by the City that a Bush Fire Attack Level assessment would not be required as the proposed building and lighting poles would be outside the bush fire prone area and the additional planting of trees would not trigger a requirement for a BAL assessment. Refer to Appendix G for a record of correspondence confirming this.

7.0 PROJECT OBJECTIVES

The following are project objectives as listed in the architectural services RFT :

- Accommodation of increased participation and growth of the club/s.
- Enhanced facility provision and increased access and utilisation rates by the general community.
- Greater opportunities for participation in sport and recreation for all ages, abilities and genders.
- Enhanced lighting which increases capacity for practice and playing time.
- Provision of an attractive and modern facility for local and regional events and tournaments.
- Assist with the development of a staging plan to include space planning and layouts for the establishment of temporary accommodation for the club in either existing accommodation on site or temporary facilities
- Improved sustainability of the club/s and facility.

8.0 SCOPE OF WORKS

8.1 CONFIRMATION OF BEALE PARK AS AN EXISTING COCKATOO ROOSTING SITE AND IMPACT ON PROJECT SCOPE.

Confirmation of Beale Park as an existing cockatoo roosting site significantly impacted the redevelopment master plan. The master plan in its current form differs from the original due to efforts to preserve Beale Park as a cockatoo roosting site by greatly reducing tree removals.

BDG provided master plan and clubroom facility options to reduce tree removals. These options and corresponding feedback have been collated in the Options Studies Report attached as an appendix to this document (Appendix J).

Both master plan and clubroom options were presented to the City's Executive committee and elected members and a preferred master plan and clubroom option were selected for further development.

The original master plan required the removal of 58 existing trees to allow for the expansion of active playing space, increased parking bays, new club house and sports lighting upgrade. In contrast, the current master plan requires the removal of only 12 existing trees.

Reduced tree removals significantly impacted the master plan by altering the way in which project objectives were addressed and resulted in the following modifications to the original master plan as well as project scope as outlined.

- Upgrades and extensions to existing car park areas in lieu of one large amalgamated car park area to address inadequate off-street car parking.
- The number of full-sized competition soccer pitches were reduced from six to one.
- The new clubhouse is now proposed to be located where the current clubhouse is, in between trees to the north and south of the original clubrooms that are deemed significant cockatoo roosting trees with a new playground and BBQ area to the Northern side.

8.1.2 2023 PROJECT UPDATE TO COCKATOO ROOSTING SITE AND IMPACT ON PROJECT SCOPE.

In December 2023, the Department of Climate Change, Energy, The Environment and Water (DCCEEW) provided written notification to the City of Cockburn that they had decided to uphold their original controlled action decision for the Beale Park Redevelopment project. This means that the project would be required to progress through a formal assessment process, requiring submission of additional information and documentation

The City then met with officers of the DCCEEW to discuss the option of potential re-design to reduce the impact on mature roost trees at the site.

Based on this, Bollig Design Group has been given the task to investigate with the direction for the viability of relocating the proposed building footprint, southwards to retain 10 trees which were originally agreed to be removed for the new location of the proposed building which will further be explain in the proposed site layout section.

8.2 PROJECT SCOPE OF WORKS SUMMARY

- Demolition of existing main, secondary clubhouse & attached verandahs.
- Partial Demolition of CVES building & retaining of Garage Section.
- Staging of works to accommodate Cockburn Soccer Club operations.
- One full sized competition standard senior soccer pitch, with all other senior soccer pitches being as large as feasibly possible.
- New club room facility.
 - 6 home and away unisex change rooms.
 - Referees / official's room.
 - Function and club room.
 - External and internal storage area.
 - Public toilets (including ambulant toilets)
 - Office and meeting rooms.
 - First aid room.
 - Kitchen, bars and kiosk.
 - Nature / movement / local history themed public artwork incorporated into the proposed new clubhouse.
 - Photovoltaic panels to roof.
 - Spectator viewing and seating area.
- New BBQ area with shade structure.
 - BBQ equipment, picnic tables and seating, water fountain with dog bowl and bins.
- New nature-based playground area with shade sails.
 - Play equipment with jumping, sliding and swinging features. Climbing frames.
- Hamilton Road car park upgrade.
 - 41 visitor car bays (Potential loss of 4-5 bays subject to final Arboriculture report)
 - 2 universal accessible car bays.
 - 1 ambulance bay.
 - 1 loading bay.
 - Car park pole lighting
- Kent Street car park upgrade and extension.

- 96 visitor bays (Potential loss of 6-8 bays subject to final Arboriculture report)
 - 2 universal accessible car bays.
 - 1 ambulance bay.
 - 1 loading bay.
 - Car park pole lighting.
- New enclosed bin store.
- Sports lighting upgrade.
- New outdoor gym equipment area.
- New tree planting along Hamilton Road and south end of Beale Park.
- New park benches.
- New park bins.

9.0 DESIGN OUTCOMES

9.1 Proposed site layout

The proposed site layout addresses project key issues and priorities within the limitations of maintaining the site as a cockatoo roosting habitat, as outlined in the scope of works. Refer to Appendix D for the current proposed master site plan.

Due to the retention, upgrade and extension of existing car parking areas to the site in lieu of amalgamation, the west end of Beale Park remains divided. The accommodation of full-sized soccer pitches to this side of the park is therefore not possible due to the Hamilton Road car park remaining. The junior soccer pitch layout and sizes to this area remain the same as is currently used by the CCSC.

The proposed soccer pitch layouts to the east of Beale Park aims to compensate for the unrealised potential for play area to the east by allowing for one full sized (105m x 65m) competition standard soccer pitch with the remaining four soccer pitches to be as large as feasibly possible. The proposed new soccer pitches to the east are longer than they are wider as CCSC's preference is to prioritise pitch length over width.

The prioritisation of pitch area, retention of existing car parking areas and spectator views to the competition standard soccer pitch, limits the location and orientation of the new club room facility to where the existing club room is currently located.

The existing car park areas accessed off Hamilton Road and Kent Street are proposed to be retained, upgraded and extended to address CCSC's need for more car bays. The proposed car park layouts maximise overall number of car bays while retaining existing trees.

The proposed location of the new playground and BBQ area next to the new club room facility allow for an overlap of activities which enhances the experience of the site as an all ages and multi-activity park facility for both CCSC as the main user group and the community at large. These amenities are also located to the south of the new club room to avoid taking up valuable pitch space and to take advantage of existing low-level space beneath tree canopies.

In addition to the proposed new playground and BBQ area, additional park amenities such a park benches, new outdoor gym equipment and new park bins are provided to address the needs of community. New outdoor equipment is proposed to be located next to the existing playground on Kent Street.

The proposed bin enclosure is located to the North of the new club room to allow for the convenient access of the City's Hino 816 waste truck for waste collection. This location within the looped portion of the Kent Street car park allows for easy and efficient access, egress and turning of waste trucks.

Further to the controlled action decision for the Beale Park Redevelopment project, the proposed building has now been relocated southwards from its original location.

The relocation of the proposed building to the south will retain 10 trees no. 32, 33, 34, 35, 49, 50, 51, 52 & 53. Out of the ten, 6 trees (34,49,50,51,52 & 53) are deemed suitable for roosting, 2 high value trees (31, 35) and 2 low value trees (32,33) based on the Tree Survey Report by Arbor Logic.

This will impact, 5 trees (36,37,38, -3 low value & 39, 41 -suitable for roosting) at the south end will fall under the building footprint and will have to be removed based on this new location. (BDG has been advised that tree 40 is no longer present on site)

The new proposed location has now been established which site between tree 49 and 39

To further maintain the trees to the south, the proposed building has now been reduced in size which has impacted the accommodation of the building and certain rooms will no longer be accommodated(removed) based on the direction of the city.

At the main pitch, the main stair is now relocated to line up with the main access to the club and function rooms. The dug out which will still remain as painted lines on the ground, has been centred along with any concrete seating for spectators towards the main pitch. Due to the building moving, there are less opportunities to add more concrete seating and space allocation for accessible wheelchair space. Instead of additional concrete seating the landscape design will introduce more passive seating strategy in these areas the Northern area of the newly site building.

The stair and ramp originally to the north may be removed as the building is now located at a distance where a gradual travel incline will be acceptable. With original south playarea is now relocated to the northern side of the building and falls under the landscape scope to form a wheelchair friendly pathway through the 10 trees leading towards the building from the Northern carpark.

9.2 Proposed car park upgrades and extension.

The following are proposed car bay numbers based on the current master plan layout. Refer to Appendix D for proposed carpark layouts.

- Kent Street Car Park upgrade and extension:
 - 96 proposed visitor bays (inclusive of 5 pick-up / drop-off bays & potential loss of 6-8 bays subject to final Arboriculture report).
 - 2 universally accessible bays.
 - 1 ambulance bay.
 - 1 loading bay.
 - Approximately 44 existing car bays on site currently.
 - Partial Demolition of CVES building & retaining of Garage Section.

- Hamilton Road Car Park upgrade:
 - 41 proposed visitor bays (inclusive of 5 pick-up / drop-off bays & potential loss of 4-5 bays subject to final Arboriculture report).
 - 2 proposed universally accessible bays.
 - 1 proposed ambulance bay.
 - 1 proposed loading bay.
 - Approximately 48 existing car bays and 2 universally accessible car bays on site currently.

The proposed Hamilton Road car park area upgrade achieves less visitor car bays than currently exists. This is due to the provision of an ambulance bay and a loading bay to service the new club room facility. The overall car bay numbers have increased and the provision of ambulance and loading bays to both carparks can be reviewed in the next stage. Universally accessible car bays are proposed for both car parks as is required by NCC.

Traffic consultant STANTEC, has provided a Traffic Impact Statement, a summary of which can be found under item 12.9 of this report.

- Kent Street Car Park.
 - The car park is proposed to be extended to the east of its current location to avoid intrusion into existing valuable sports ground area to the west. The extension stops short and is limited by the existing fenced off drainage sump area which is to be retained.
 - The existing portion of the car park is proposed to be upgraded, with the existing hardstand to be resurfaced, new concrete kerbing and new car parking lines.
 - The car park layout design aims to be user friendly and practical, while accommodating the retention of existing trees.
 - Upgrade works are proposed to accommodate existing tree protection zones and structural root zones and to maintain tree health and survival through the construction works for the redevelopment.
 - It is noted at this stage that existing concrete kerbs to the carpark have deteriorated due to existing tree root growth over the years. Many of the existing shade trees lining the car park have trunks immediately next to the kerb line, if not on the kerb line.
 - The proposed car park works are to be reviewed with arborist advice in the next phase, to further refine the scope of works required to upgrade and extend the car park, whilst taking tree protection into account.
 - The car park layout is based on the module of a 2.5m x 5.5m car bay for visitor bays and compliance with AS2890.1 Off-street car parking, AS2890.6 Off-street parking for people with disabilities and NCC Accessible car parking requirements.

- There is no provision in this design for bus parking and lay-offs as it was determined in discussions with the City that car park optimisation is a priority and bus parking could occur off-site with bus lay-offs occurring on-street.
 - Two points of access are proposed for the Kent Street Car Park to manage traffic within the car park area and allow for convenient entry and egress for visitors and waste trucks.
 - The car park roadways accommodate the swept path for a Hino 816 waste truck due to the proposed location of the bin store in this car park, as requested by the City.
 - Proposed road markings for legibility and visibility to be considered and developed in the next phase.
 - Pick-up / drop-off, accessible, loading and ambulance bays have been proposed close to the north entry of the new clubhouse with provision of a blind aisle to facilitate vehicle turns.
 - New car park pole lighting locations are proposed by the electrical consultant and will be further reviewed with arborist advice to take into account existing tree protection zones and structural root zones.
 - As part of a new scope, advised in a meeting by the City in August 2024 to retain the existing CVES building to the south east of the existing carpark has now been change to partial Demolition of CVES building & retaining of Garage Section for the submission of the D.A.
- Hamilton Road Car Park
 - The current existing car park is proposed to be upgraded, with the existing hardstand to be resurfaced, new concrete kerbing and new car parking lines.
 - Upgrade works are proposed to accommodate existing tree protection zones and structural root zones and to maintain tree health and survival through the construction works for the redevelopment.
 - It is noted at this stage that existing concrete kerbs to the carpark have deteriorated due to existing tree root growth over the years. Many of the existing shade trees lining the car park have trunks immediately next to the kerb line, if not on the kerb line.
 - The proposed car park works are to be reviewed with arborist advice in the next phase, to further refine the scope of works required to upgrade and extend the car park, whilst taking tree protection into account.
 - The car park layout is based on the module of a 2.5m x 5.5m car bay for visitor bays and compliance with AS2890.1 Off-street car parking, AS2890.6 Off-street parking for people with disabilities and NCC Accessible car parking requirements.

- Pick up / drop off, accessible, loading and ambulance bays have been proposed close to the new clubhouse with provision of a blind aisle to facilitate vehicle turns.
- New car park pole lighting locations are proposed by the electrical consultant and will be further reviewed with arborist advice to take into account existing tree protection zones and structural root zones.

9.3 Proposed new club room facility

BDG designed the new 1025 sqm club room and sports facility as a blockwork and steel framed wall construction, with concrete slab on ground, steel framed roof. Covered verandah areas are also proposed, with steel framed verandah roofs to the perimeter of the facility. Refer to Appendix D for proposed new club room facility floor plan.

The new club room caters to the facility and amenity needs of the Cockburn City Soccer Club and that of the wider local community. The club room layout is designed to be multi-purpose for efficient use of the clubhouse. While a majority of the clubroom area is dedicated to facilitating the operations of the CCSC, rooms such as the function rooms, kitchen, bars, meeting room and ancillary storage areas are designed and laid out to be multi-purpose to suit the general needs of other community user groups.

In addition to this, the proposed facility also provides a universally accessible toilet amenity for public access to enhance the community's use of the park.

Originally the accommodation amenities provided in this new club room facility and its associated requirements, are outlined in the attached Schedule of Accommodation (Appendix I).

With the new direction provided by the city in June 2024, to reduce the size and to relocate the new clubhouse southwards, in between TPZ of the trees to the north and south of the original clubrooms, several of the accommodation as noted in the original schedule in Appendix I have been removed. Listed below are the rooms the city has removed from the clubroom:

1. office store
2. resident's association store
3. user group store
4. furniture store 2
5. club/external/laundry
6. summer group store
7. Roof access rooms

BDG produced a number of club room layout options in consultation with the City and the CCSC. The current plan revised in October 2024 combined with the Functional and Technical Brief (Appendix H) and the removed rooms, summarises the functional and technical requirements for the club room facility.

In addition to the functional and technical requirements as summarised in the above-mentioned document, the following design elements and outcomes were considered and included:

- Construction type
 - The club room facility was initially documented at a preliminary level, as a steel framed wall building with concrete on-ground slab and steel framed roofing as a response to labour shortages.
 - The wall construction type was switched to mostly brickwork and blockwork with some steel framed walls due to budget constraints and escalating trends in labour and supply costs.
 - The roof construction proposed remains steel framed.
 - The ceiling construction is proposed to be a combination of rod suspended framing and steel joist (purlin) direct fixed framing.

- Fire walls.

- The National Construction Code (NCC) stipulates the following under clause E1.3 Fire Hydrants:

E1.3 Fire hydrants

(a) A fire hydrant system must be provided to serve a building—

- (i) having a total floor area greater than 500 m²; and

- The new club room facility is proposed to be fire separated into 2 separate buildings, each with an area less than 500sqm, through the use of fire separating walls to remove the requirement for a fire hydrant system.
 - This proposal will be further developed, taking into account the certifier's advice and feedback.
- Building floor level:
 - The new club room facility floor level is proposed to be at approximately SSL 3.290 to allow for the inclusion of spectator tiered seating to the east of the club room building where the competition sized soccer pitch is located.
 - This proposed building level also allows for the North West levels of the verandah to meet with natural ground levels.
- Roofing:

- The roof design to the club room consists of steel framed roofs, All steel framed roofs are to be clad in rib and pan Colorbond metal profiled roof sheeting.
- Aesthetically, the club room roof and plant deck are proposed to be hidden deep in the floor plan to minimise its visual impact. The ends of the building incorporate orthogonal forms to bring focus to the faceted facades as the main visual focus to the building elevations. The entrances are defined by curved portal elements.
- Functionally, the roof design prioritises the mitigation of roof drainage blockage by using a combination of traditional roof rainwater drainage and siphonic systems.
- Refer to the functional and technical brief (Appendix H) for further elaboration of this functional aspect of the roof design.
- The steel framed verandah roofs provide covered spectator gathering and viewing areas.
- Building elevation and external materials:
 - Refer to Appendix D for proposed club room facility elevations.
 - The main external wall materials proposed are, rib and pan Colorbond metal profiled wall sheeting, face blockwork, timber look aluminium battens, prefinished compressed fibre cement sheeting, steel, glass and aluminium windows. These materials were selected for their robustness against vandalism and damage.
 - Please refer to the preliminary External Finishes Schedule for more information on external finishes (Appendix K).
 - The metal profiled wall sheeting and face blockwork combination is to contrast and make legible differing building elements. change in external materials also assists in breaking down a large and long building to a more relatable scale.
 - Entry statements by way curved mild steel portals are proposed to offset and balance the regularity and orthogonal form of the rest of the building elevation.
 - The faceted facades are applied to the northern and southern elevations to provide visual interest as a draw to potential venue hire clientele.
 - The portal frames of the main entrance façade to the North, East and West club and function rooms have been proposed to be significantly high and wide to create a sense of openness so as to be inviting and to also create informal and external gathering spaces tied to the function and use of the internal spaces adjacent.
 - It is proposed that the CCSC club colour of yellow is included as an internal lining accent colour at the entrance portals to the building.

- Internal building materials:
 - The internal building material selections are selected generally to withstand potential impact damage and vandalism. This is critical to the change rooms and storage areas where face brick walls, concrete floors and Colorbond profiled metal sheet ceilings are proposed. Refer to schedules, Appendix L for preliminary Internal Finishes Schedule.
 - Brick and blockwork walls to the administrative wing of the new club room are proposed to be hard wall plastered. Framed walls to the function and club room are to be lined with plasterboard sheeting.
 - Acoustic ceilings will be considered for the function and club rooms as well as the corridor spaces of the administrative wing of the facility to create acoustically functional spaces.
 - Internal flooring is proposed to be a combination of carpet tiles, vinyl, vitrified tiles and concrete finish for robustness and ease of maintenance.
- Ceilings and soffits.
 - The ceilings to the function and club room have been designed with acoustic panels with different height with acoustic lining selections to suit, for better acoustics and to manage sound reflections within these spaces.
 - The acoustic ceiling panel has also been dropped below window head height to allow for mechanical equipment clearance in ceiling voids.
- Sustainable design features:
 - The project requires compliance with Section J of the NCC. There is no requirement for Green Star accreditation, however industry best practices will be incorporated.
 - Sustainable design will be integrated into the project including use of energy efficient lighting, low water use plumbing fixtures and use of sustainable materials.
 - The East-West orientation of the club and function room for soccer pitch views is disadvantageous with regards to passive solar design. Sun shading devices as part of the required artwork component of the project have been proposed to address this.
 - A roof mounted photovoltaic system is required for this facility as requested by the City. Further technical and specification development will be required on the advice of the electrical consultant.
 - Refer to item 12.8 of this report for a brief summary of the facility's Section J compliance report.

- CPTED (Crime Prevention Through Environmental Design) design considerations.
 - CPTED design principles of natural surveillance are incorporated into the design of this facility as a deterrent to crime.
 - Design options with alcoves to the building perimeter were abandoned in favour of a rectilinear form with better natural surveillance.
 - A CCTV system and access control is required for this facility as requested by the City. Further technical and specification development will be required on the advice of the electrical consultant.

9.4 Bin enclosure

The bin enclosure is proposed to be a face brick enclosure, with steel framed roofing, sealed concrete slab and double leaf steel gates. The bin enclosure is designed to be a functional and practical response to the City's waste management requirements. Subtle and practical design features are incorporated so as not to draw unnecessary attention to the structure, given its function. The materials selected match with the new club room facility to integrate the bin enclosure to the site. Refer to Appendix H for the functional and technical requirement design responses.

9.4 Northern Playspace - playground and BBQ area

The Northern Playspace is part of the landscaping consultant's scope. Refer to Appendix S for the Landscape Schematic Design Report which includes a preliminary design for the playspace.

9.5 Artwork component

Phil Gamblen from Midnight Tuesday is engaged on the project to provide design for the artwork component to the project.

The themes of nature, movement and local history have been identified as popular themes which the community would like to see incorporated into the artwork. The artwork component of the project will be further developed in the next design stage.

Opportunities to integrate artwork into the project has been identified but is not limited to the list below:

- Art integration into building fabric

- Northen Playspace.
- Informal habitat trail to the south end of Beale Park. This is part of the proposed landscaping design; refer to the Schematic Activation Locations diagram in the Landscaping Schematic Design Report (Appendix S).

9.6 General park amenities & ambience.

Additional Park amenities are proposed to encourage the activation of Beale Park as a multi-activity park. New and additional park litter bins, park benches and additional planting of trees are proposed to lift the amenity of the park for community users. Proposed locations for litter bins and park benches will be discussed further with the City at a later design phase. Refer to item 12.6 Landscaping Design for further information on additional tree planting.

10.0 SURVEYOR DRAWINGS

Veris were engaged to undertake a feature and contour survey of Beale Park. Refer to Appendix E for the survey drawings.

11.0 GEOTECHNICAL REPORT

A geotechnical investigation has been completed and should be available from BPA.

12.0 SECONDARY CONSULTANT DESIGN FEEDBACK

The secondary consultants have reviewed the approved master plan and club room sketch plans. Consultant schematic design reports, mark-ups and feedback can be found under the following Appendix sections.

Appendix N:	Structural Engineering– BPA Engineering (BPA)
Appendix O:	Mechanical Services – Stantec (STANTEC)
Appendix P:	Electrical Services – Sage Consulting (SAGE)
Appendix Q:	Hydraulics Services – Stantec (STANTEC)
Appendix R:	Certifier Feedback Diagram – Resolve Group (RESOLVE)
Appendix S:	Landscaping consultant – Josh Byrne & Associates (JBA)
Appendix T:	Acoustic Report – Herring Storer (HS)
Appendix U:	NCC Section J Compliance Report – (STANTEC)

Appendix V: Traffic Impact Statement – (STANTEC)

Note: these are preliminary proposals and feedback only. Further coordination will be required during the future Design Development stages of the project.

12.1 Structural engineering

BPA provided preliminary structural advice, encompassing general structural member sizing and locations.

12.2 Mechanical services

STANTEC reviewed the approved club room sketch plan and have provided preliminary comments for coordination, in particular focusing on the mechanical system required for the function room.

STANTEC are currently having ongoing discussions with the City regarding preferred methods of operation for the exhaust systems to changerooms.

12.3 Electrical services

SAGE reviewed the approved sketch plans and provided preliminary external lighting locations and club room lighting layouts.

SAGE have advised that locations for soccer pitch lighting poles are limited due to the constraints on site with the maximising of soccer pitch sizes, existing trees TPZ and SRZ clearances and the compliance requirements for obtrusive lighting.

There does not appear to be any major electrical issues with the proposed club room facility at this stage. Some lighting fixture selections are to be re-considered.

12.4 Hydraulic Services

STANTEC reviewed the approved sketch plans and provided preliminary hydraulic layouts for the club room facility. STANTEC have advised that the proposed club room floor level is sufficient for sewage drainage and a sewer pump is not required.

STANTEC will develop the preliminary hydraulic design further, in particular considering options for grease arrestor locations, siphonic and conventional roof drainage systems.

12.5 Certifier

RESOLVE reviewed the approved sketch plan of the club room facility and provided a preliminary assessment on the basis that the club room facility is fire separated into three compartments to avoid the requirement for fire pumps and tanks. The certifier has found the proposed fire separation of the building to be acceptable at this preliminary stage.

12.6 Landscaping Design

JBA provided a Landscape Schematic Design Report which includes a proposed schematic landscaping design. The landscaping scope of works is currently still fluid and may require some coordination with the project artist's proposed works. The City is currently considering the landscaping proposal as shown in the attached Landscaping Schematic Design Report.

12.7 Acoustic Report

A preliminary acoustic review of the proposed club room facility was carried out by HS.

Requirements to address building noise emissions to comply with environmental protection regulations are outlined in this report, which include a minimum glazing specification for the function and club rooms as well as management controls by the City for patron functions.

In addition to this, recommendations were provided to address likely reverberation issues to various other areas of the proposed facility. This will be further coordinated in design development.

12.8 NCC Section J Compliance Report

STANTEC's review of the proposed club room facility has found it to be compliant with NCC Volume One Section J1 and J3 requirements, subject to conditions and requirements as noted in the report.

Minimum requirements provided in Stantec's Section J Compliance Report will be coordinated and incorporated in the architectural documentation in design development.

BDG has updated STANTEC with regards to the roof colour selection which affects STANTEC's Section J assessment. Upon preliminary review and discussion however, STANTEC has advised that the proposed club room facility still complies subject to

conditions and requirements. Stantec will update the report to include this selection in the next revision.

12.9 Traffic Impact Statement

STANTEC's review of the proposed Hamilton Road and Kent street carpark upgrades have found little to no additional impact on existing traffic conditions as the land uses remain similar. There is however, a reduction of parking bays to the site due to the limitations brought on by the Cockatoo habitat preservation efforts, which restrict the number of vehicles accessing the site.

STANTEC has also highlighted that the existing aisle widths to both carparks restrict manoeuvrability of small rigid vehicles to access designated loading and ambulance bays. STANTEC's recommendations in resolving this issue will be further investigated and coordinated by BDG in the design development phase.

12.10 Kitchen Consultants

Hospitality Total Services has been appointed and is currently progressing.

13.0 PROJECT RISKS

The following are project risks which have been identified at this stage:

- Project cost & budget
 - An ongoing concern to be monitored as the project progresses.
 - The City has advised that the design process is to continue while it addresses funding and budget concerns.
- Programme & Development Approval (DA) application
 - Project documentation for the purposes of Development Approval have been submitted for the City's review; BDG is currently awaiting feedback from the City.
 - BDG and the secondary consultants are currently working on the preliminary design and documentation process to keep pace with the program.
- Encroachment of Tree Protection Zones (TPZ)
 - Advice from an arborist about TPZ encroachments are pending. The proposed stormwater drainage design, car park layouts and external lighting pole locations are shown on the DA drawings as indicative only.
 - These preliminary design items are to be reviewed when arborist advice is available.

14.0 PRELIMINARY INTERIOR AND EXTERNAL FINISHES SCHEDULE

Refer to Appendix K and L for the preliminary interior and external finished schedule.

15.0 INTERNAL AND EXTERNAL PERSPECTIVES

Refer to Appendix M for internal and external perspectives of the proposed club room facility.