APPENDIX A



Beale Park – Aerial Photograph of existing conditions with Cockburn City Soccer Club's current field layout overlaid.

APPENDIX B



LEGEND

TREES TO BE REMOVED (58 TREES)

Facility Development
Relocated Clubhouse facility to include:
1. 3 home and away unisex changing rooms.
2. Function space (260m2)
3. External and internal storage areas
4. Public toilets (including ambulant toilet
5. Offices
6. First Aid
7. Referees/officials room
8. Bar and kiosk

Acquisition of adjacent land on Kent Street and demolition of community buildings to repurpose the land as an extended car park

Rationalisation and development of car park (185 bays) off Kent Street with protected Norfolk Pine as an Entry statement.

6 full size soccer pitches and one junior/small sided soccer pitch.

Relocated playground adjacent to pavilion.

Phased removal of trees to increase ground capacity and replacement on a 3:1 basis.

New floodlighting (100lux) to service all pitches, including power upgrade.

Mains sewerage connection.

Additional tree planting along Hamilton Road to prevent unauthorised verge parking.

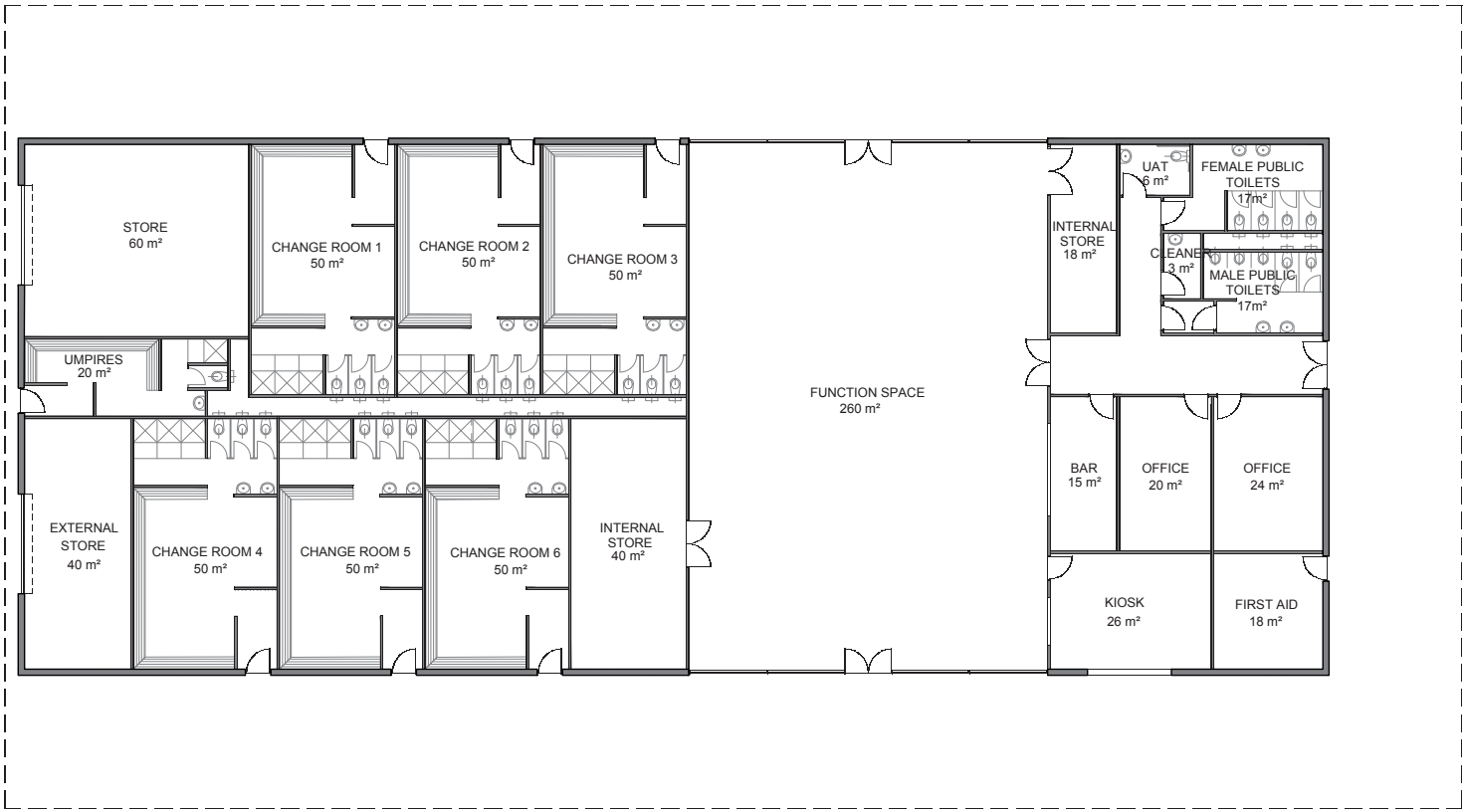
cockburn western suburbs sporting precinct
beale park

proposed site plan

9 kent street
spearwood
wa 6163

SK01 REV. K
17-107 sep 2018
0 1:1000 @A1 50m

PGA PATERSON GROUP ARCHITECTS
www.patersongroup.com.au



PROPOSED FLOOR PLAN
SCALE 1:100 @ A1, 1:200 @ A3

TOILET REQUIREMENTS BASED ON 260m² FUNCTION SPACE
1m² PER PERSON. MAX CAPACITY 260 PEOPLE

MALE WC REQUIREMENTS
2 WC
3 URINALS
2 HAND BASIN

FEMALE WC REQUIREMENTS
4 WC
2 HAND BASINS

cockburn western suburb sporting precinct
beale park

proposed floor plan

9 kent street
spearwood
wa 6163

SK02 REV. B
17-107 aug 2017
0 1 : 100 @A1 5m

PGA
PATERSON GROUP ARCHITECTS
www.patersongroup.com.au

Model, 17/05/2018 7:41:17 PM, Paterson Group Architects

APPENDIX C



A PROPOSED SITE PLAN
SCALE 1 : 500



- PROPOSED SITE PLAN
SCALE NTS

LEGEND

- LP — PROPOSED FLOODLIGHT LOCATIONS - 100 LUX TO SERVICE ALL PITCHES.
- 1 — PROPOSED NEW CLUBHOUSE.
  - 3 HOME & AWAY UNISEX CHANGEROOMS.
  - REFEREES / OFFICIALS ROOM.
  - FUNCTION & CLUB ROOM (270 SQM).
  - EXTERNAL & INTERNAL STORAGE AREA.
  - PUBLIC TOILETS (INCLUDING AMBULANT TOILETS).
  - OFFICE & MEETING ROOM.
  - FIRST AID ROOM
  - BAR & KIOSK.
  - NATURE / MOVEMENT / LOCAL HISTORY THEMED PUBLIC ARTWORK INCORPORATED INTO PROPOSED NEW CLUBHOUSE.
- 2 — EXISTING CLUBHOUSE & VERANDAH TO BE DEMOLISHED.
- 3 — EXISTING MAIN CLUBHOUSE & VERANDAH TO BE DEMOLISHED.
- 4 — PROPOSED NEW BBQ AREA WITH SHADE STRUCTURE.
  - BBQ EQUIPMENT, PICNIC TABLES & SEATING, WATER FOUNTAIN WITH DOG BOWL & BINS.
- 5 — PROPOSED NEW NATURE BASED PLAYGROUND AREA WITH SHADE SAILS.
  - PLAY EQUIPMENT WITH JUMPING, SLIDING AND SWINGING FEATURES. CLIMBING FRAMES.
  - SEATING & FENCING.
- 6 — PROPOSED HAMILTON ROAD CARPARK UPGRADE.
  - 43 VISITOR CARBAYS.
  - 2 UNIVERSAL ACCESSIBLE BAYS.
  - 1 AMBULANCE BAY.
  - 1 LOADING BAY.
- 7 — EXISTING TREES TO BE REMOVED SHOWN IN DASHED RED LINES - 12 TREES.
- 8 — PROPOSED KENT ST. CARPARK UPGRADE & EXTENSION.
  - 105 VISITOR BAYS.
  - 2 UNIVERSAL ACCESSIBLE BAYS.
  - 1 AMBULANCE BAY.
  - 1 LOADING BAY.
- 9 — EXISTING CVES BUILDING TO BE DEMOLISHED.
- 10 — EXISTING PLAYGROUND TO REMAIN.
- 11 — PROPOSED BIKE RACKS.
- 12 — PROPOSED OUTDOOR GYM EQUIPMENT AREA.
- 13 — EXISTING NORFOLK PINE TREE TO REMAIN AS ENTRY STATEMENT TO UPGRADED CARPARK.
- 14 — NEW TREE PLANTING SHOWN HATCHED IN YELLOW (APPROXIMATELY 170 TREES IN TOTAL).
  - ALONG HAMILTON ROAD TO PREVENT UNAUTHORISED VERGE PARKING.
  - TO SOUTH OF END OF BEALE PARK.
- 15 — EXISTING DRAINAGE SUMP TO BE RETAINED.
- 16 — PROPOSED PARK BENCHES.
- 17 — PROPOSED BIN LOCATIONS.

SK06 REV K

BEALE PARK SPORTING & COMMUNITY FACILITY

PROPOSED DEMOLITION & SITE PLAN

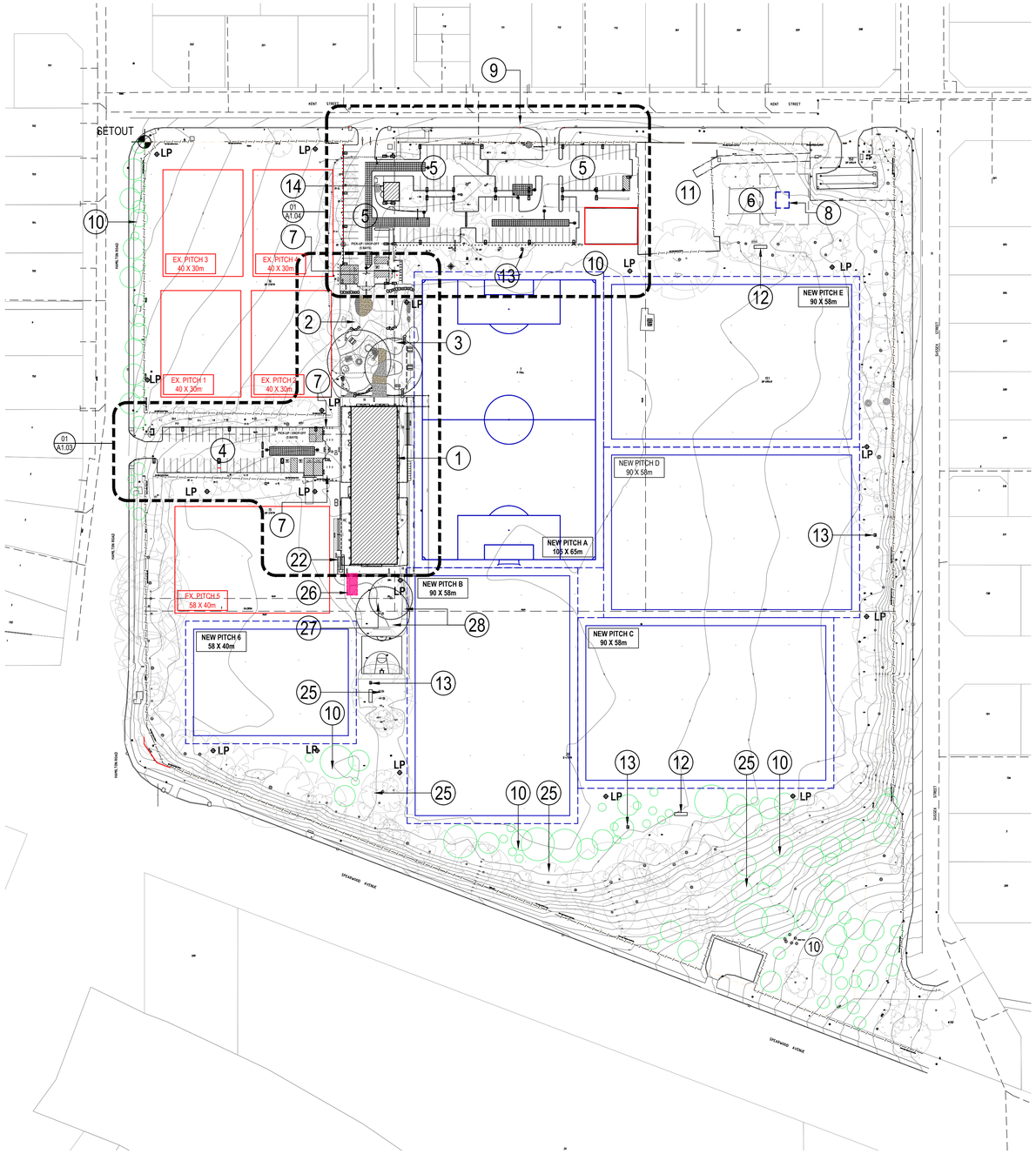
NOV. 2021 SCALE : AS SHOWN @ A1 JOB NO. BDG 2054

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PRELIMINARY

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Architecture Urban Design Master Planning Interior Design
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APPENDIX D



MASTER SITE PLAN
SCALE 1 : 1000

NOTES

1. PROPOSED NEW CLUBHOUSE.
   - 2 HOME & AWAY UNISEX CHANGEROOMS.
   - REFEREES / OFFICIALS ROOM.
   - FUNCTION & CLUB ROOM.
   - EXTERNAL & INTERNAL STORAGE AREA.
   - PUBLIC TOILETS (INCLUDING AMBULANT TOILETS).
   - OFFICE & MEETING ROOM.
   - FIRST AID ROOM
   - BAR & KIOSK.
   - NATURE / MOVEMENT / LOCAL HISTORY THEMED PUBLIC ARTWORK INCORPORATED INTO PROPOSED NEW CLUBHOUSE.
2. PROPOSED PLAYSPACE & AMENITY AREA - INFORMAL SEATING & SHADE STRUCTURES WITH BBQs.
3. 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) SUITABLE FOR ROOSTING, 2 HIGH VALUE TREES (31, 35) AND 2 LOW VALUE TREES (32,33) BASED ON THE TREE SURVEY REPORT
4. PROPOSED HAMILTON ROAD CARPARK UPGRADE.
   - 40 VISITOR CARBAYS.
   - 2 UNIVERSAL ACCESSIBLE BAYS.
   - 1 AMBULANCE BAY.
   - 1 LOADING BAY.
   - UPGRADE OF CONCRETE KERBING & CARPARK SURFACE TO BE CARRIED OUT WITH ARBORIST ADVICE.
5. PROPOSED KENT ST. CARPARK UPGRADE & EXTENSION.
   - PROPOSED CAR PARK LAYOUT TO BE REVIEWED BY ARBORIST IN RELATION TO EXISTING TREE TPZs.
   - 96 VISITOR BAYS.
   - 2 UNIVERSAL ACCESSIBLE BAYS.
   - 1 AMBULANCE BAY.
   - 1 LOADING BAY.
   - UPGRADE OF CONCRETE KERBING & CARPARK SURFACE TO BE CARRIED OUT WITH ARBORIST ADVICE.
6. EXISTING PLAYGROUND TO REMAIN.
7. PROPOSED BIKE RACKS.
8. OUTDOOR EXERCISE STATION & LANDSCAPING.
9. EXISTING NORFOLK PINE TREE TO REMAIN AS ENTRY STATEMENT TO UPGRADED CARPARK.
10. PROPOSED PLANTING OF SUPPLEMENTARY ENDEMIC SPECIES SHOWN IN GREEN (APPROXIMATELY 170 TREES IN TOTAL). REFER TO LANDSCAPING SCHEMATIC DESIGN FOR PLANTING SELECTION.
    - ALONG HAMILTON ROAD TO PREVENT UNAUTHORISED VERGE PARKING.
    - TO SOUTH OF END OF BEALE PARK.
11. EXISTING DRAINAGE SUMP TO BE RETAINED.
12. PROPOSED PARK BENCHES.
13. PROPOSED BIN LOCATIONS.
14. PROPOSED BIN ENCLOSURE.
    - FACE BRICK BIN ENCLOSURE WITH SEALED CONCRETE ON-GROUND FLOOR SLAB & STEEL FRAMED COLORBOND PROFILED METAL SHEET ROOFING. NO CEILINGS.
    - PAINT FINISHED CEMENT RENDERED INTERNAL WALLS.
    - LOCKABLE STEEL DOUBLE LEAF SWING GATE WITH DROP BOLT MOUNTED INTERNALLY.
      - ** WEATHERPROOF STEEL LOUVRES WITH STEEL MESH TO INTERNAL SIDE OF LOUVRES.
    - INDUSTRIAL FLOOR WASTE TO THE CITY'S SPECIFICATION & REQUIREMENTS.
    - POWDERCOAT FINISHED SECURITY SCREENS WITH ANTI-VANDAL FIXINGS AT HIGH LEVEL FOR VENTILATION.
15. INDICATIVE ON-SITE & UNDERGROUND STORMWATER DRAINAGE CELLS. REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION.
16. SURFACE TREATMENT & / LANDSCAPING OF CAR PARK TRAFFIC ISLANDS PENDING ARBORIST ADVICE.
17. BIN LAY DOWN AREA.
18. LOCAL AUTHORITY WASTE TRUCK (HINO 816) INDICATIVE SWEPT PATH.
19. EXISTING BRICK FENCE TO BE DEMOLISH
20. EXISTING CYCLONE FENCING TO ASSESSED FOR SOUNDNESS & TO BE RETAINED WHERE POSSIBLE.
21. NEW CYCLONE FENCING.
22. PROPOSED NEW ACCESSIBLE RAMP TO COMPLY WITH AS1428.1
23. NEW LOW TIMBER LOG BOLLARD TO LOCAL AUTHORITY REQUIREMENTS.
24. NEW LOW BOLLARD TO MATCH EXISTING AT CAR PARK.
25. INFORMAL HABITAT TRAIL MAKING USE OF EXISTING TREES. PUBLIC ART & INTERPRETIVE OPPORTUNITIES AT SELECTED LOCATIONS.
26. REMOVE EXISTING CONTAINER TO CITY'S DIRECTION
27. NATIVE GARDEN BED OF SMALL SHRUBS & GROUND COVER.
28. AT SOUTH END OF BUILDING, RETAIN 2 TREES (39 &41 - SUITABLE FOR ROOSTING) & REMOVE 3 TREES (36,37,38 - LOW VALUE)
29. EXISTING CVES BUILDING PARTIALLY DEMOLISHED TO STRUCTURAL RECOMMENDATION TO RETAIN ONLY GARAGE PART AS STORAGE. EXISTING REDUNDANT SERVICES CONNECTIONS TO BE DECOMMISSIONED & TERMINATED TO SERVICES CONSULTANT'S REQUIREMENTS.

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2. PROPOSED CAR PARK UPGRADES & EXTENSIONS, INDICATIVE CAR PARK LIGHTING POLE & SPORTS LIGHTING POLE LOCATIONS ARE TO BE REVIEWED WITH FORTHCOMING ARBORIST ADVICE.
3. PROPOSED INDICATIVE CAR PARK LEVELS ARE TO BE REVIEWED WITH FORTHCOMING ARBORIST ADVICE.

LEGEND

- LP — INDICATIVE SOCCER PITCH FLOODLIGHT POLES - 100 LUX TO SERVICE ALL PITCHES. LOCATIONS TO BE REVIEWED WITH ARBORIST IN RELATION TO EXISTING TREE TPZs.
- LP — INDICATIVE CAR PARK LIGHTING POLE. LOCATIONS TO BE REVIEWED WITH ARBORIST IN RELATION TO EXISTING TREE TPZs.
- INDICATIVE SEWER GRATE. REFER TO CIVIL DRAWINGS FOR STORMWATER DRAINAGE, STORAGE & DISPOSAL.
- INDICATIVE SEWER MANHOLE. REFER TO CIVIL DRAWINGS FOR STORMWATER DRAINAGE, STORAGE & DISPOSAL.
- SB — SPEED HUMP TYPE 1 IN COMPLIANCE WITH AS 2890.1.

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SK1.01 REV P

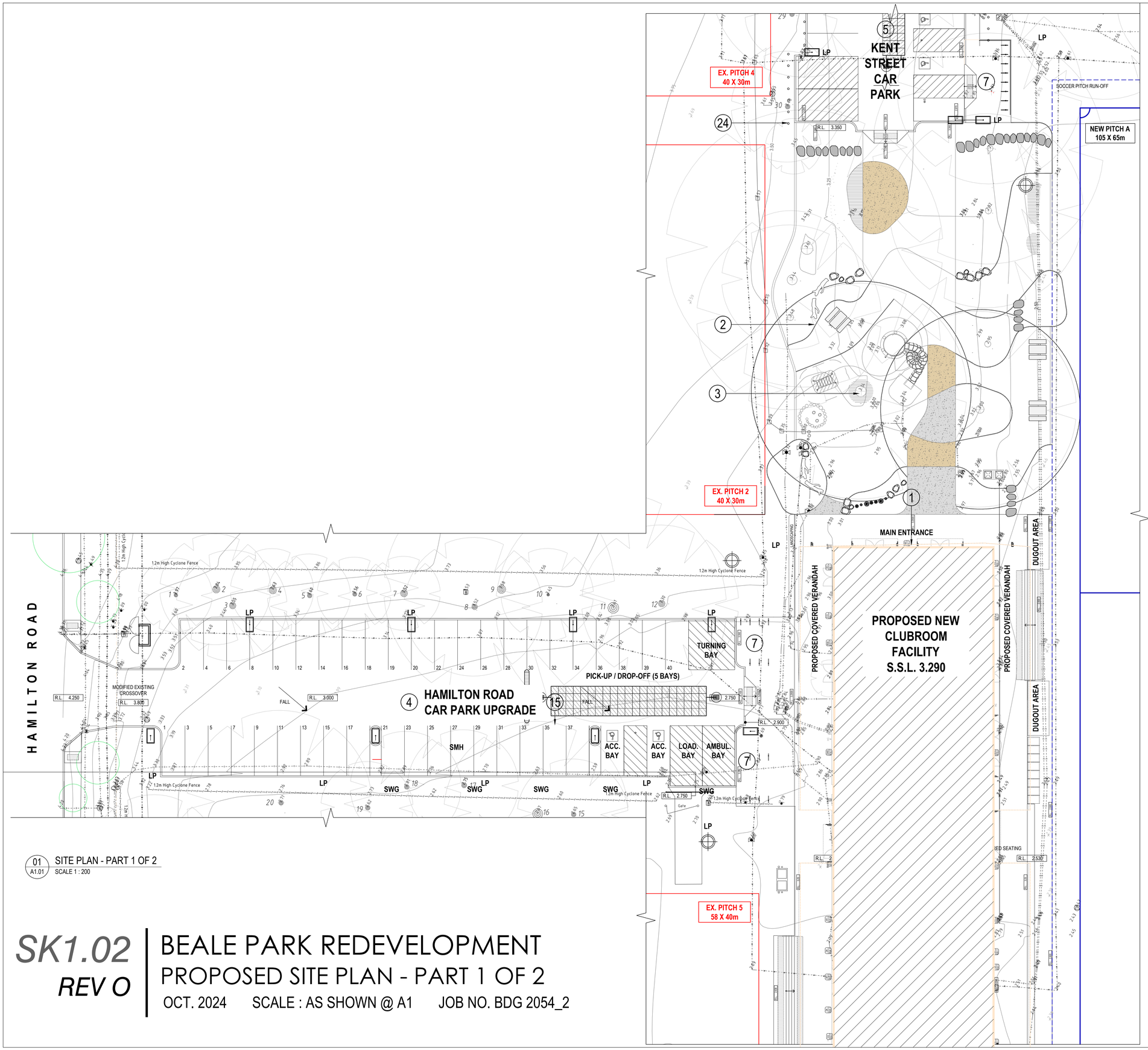
BEALE PARK REDEVELOPMENT

PROPOSED MASTER SITE PLAN

OCT. 2024 SCALE : AS SHOWN @ A1 JOB NO. BDG 2054_2

DEVELOPMENT APPROVAL

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Urban Design
Master Planning
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01 A1.01 SITE PLAN - PART 1 OF 2
SCALE 1 : 200

NOTES

1. PROPOSED NEW CLUBHOUSE.
   - 2 HOME & AWAY UNISEX CHANGEROOMS.
   - REFEREES / OFFICIALS ROOM.
   - FUNCTION & CLUB ROOM.
   - EXTERNAL & INTERNAL STORAGE AREA.
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   - OFFICE & MEETING ROOM.
   - FIRST AID ROOM
   - BAR & KIOSK.
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4. PROPOSED HAMILTON ROAD CARPARK UPGRADE.
   - 40 VISITOR CARBAYS.
   - 2 UNIVERSAL ACCESSIBLE BAYS.
   - 1 AMBULANCE BAY.
   - 1 LOADING BAY.
   - UPGRADE OF CONCRETE KERBING & CARPARK SURFACE TO BE CARRIED OUT WITH ARBORIST ADVICE.
5. PROPOSED KENT ST. CARPARK UPGRADE & EXTENSION.
   - PROPOSED CAR PARK LAYOUT TO BE REVIEWED BY ARBORIST IN RELATION TO EXISTING TREE TPZs.
   - 96 VISITOR BAYS.
   - 2 UNIVERSAL ACCESSIBLE BAYS.
   - 1 AMBULANCE BAY.
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   - UPGRADE OF CONCRETE KERBING & CARPARK SURFACE TO BE CARRIED OUT WITH ARBORIST ADVICE.
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- INDICATIVE SEWER MANHOLE. REFER TO CIVIL DRAWINGS FOR STORMWATER DRAINAGE, STORAGE & DISPOSAL.
- SB — SPEED HUMP TYPE 1 IN COMPLIANCE WITH AS 2890.1.

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DEVELOPMENT APPROVAL

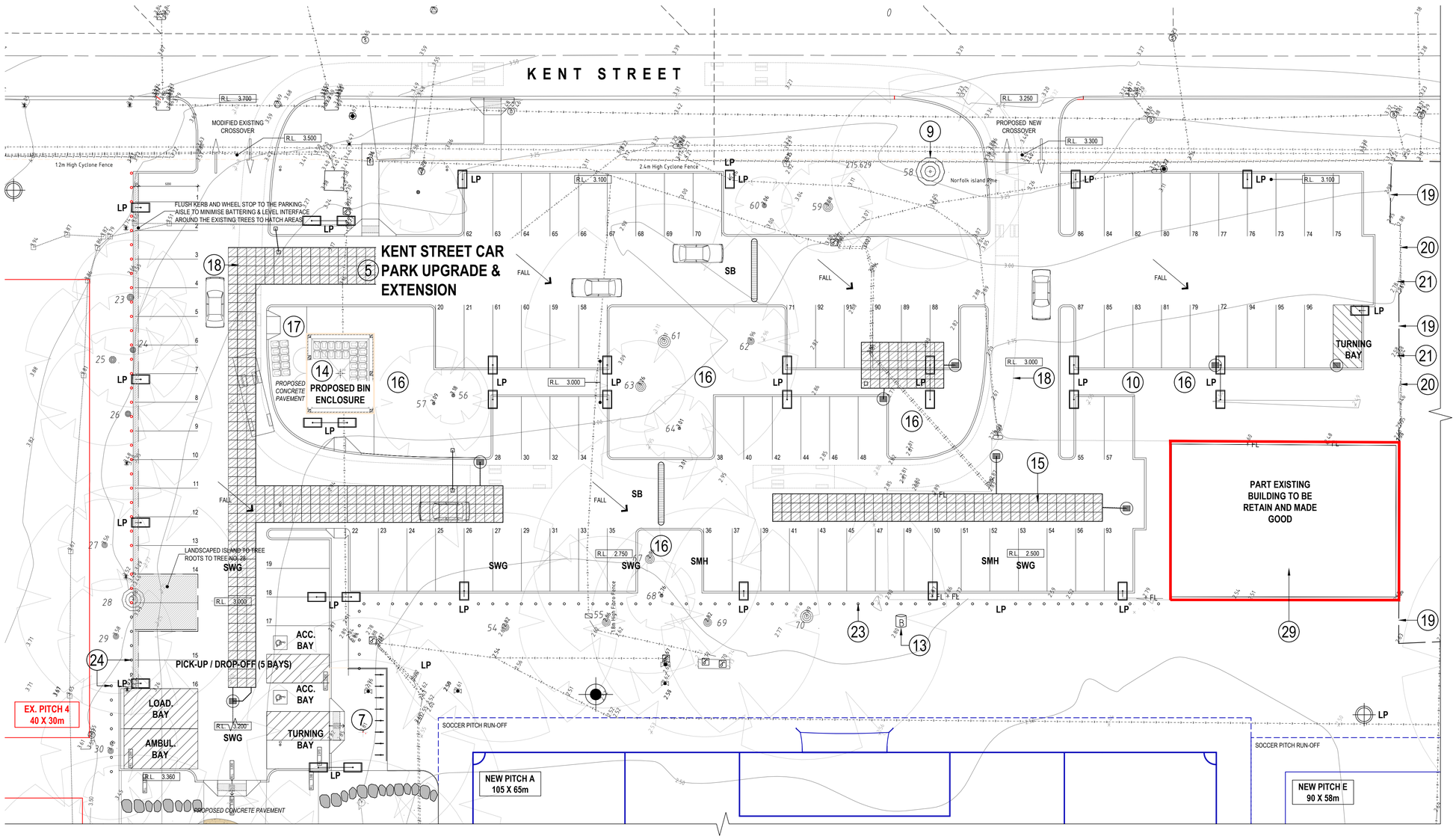
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SK1.02 REV O

BEALE PARK REDEVELOPMENT

PROPOSED SITE PLAN - PART 1 OF 2

OCT. 2024 SCALE : AS SHOWN @ A1 JOB NO. BDG 2054_2



02 A1.01 SITE PLAN - PART 2 OF 2
SCALE 1 : 200

NOTES

1. PROPOSED NEW CLUBHOUSE.
   - 2 HOME & AWAY UNISEX CHANGEROOMS.
   - REFEREES / OFFICIALS ROOM.
   - FUNCTION & CLUB ROOM.
   - EXTERNAL & INTERNAL STORAGE AREA.
   - PUBLIC TOILETS (INCLUDING AMBULANT TOILETS).
   - OFFICE & MEETING ROOM.
   - FIRST AID ROOM
   - BAR & KIOSK.
   - NATURE / MOVEMENT / LOCAL HISTORY THEMED PUBLIC ARTWORK INCORPORATED INTO PROPOSED NEW CLUBHOUSE.
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4. PROPOSED HAMILTON ROAD CARPARK UPGRADE.
   - 40 VISITOR CARBAYS.
   - 2 UNIVERSAL ACCESSIBLE BAYS.
   - 1 AMBULANCE BAY.
   - 1 LOADING BAY.
   - UPGRADE OF CONCRETE KERBING & CARPARK SURFACE TO BE CARRIED OUT WITH ARBORIST ADVICE.
5. PROPOSED KENT ST. CARPARK UPGRADE & EXTENSION.
   - PROPOSED CAR PARK LAYOUT TO BE REVIEWED BY ARBORIST IN RELATION TO EXISTING TREE TPZs.
   - 93 VISITOR BAYS.
   - 2 UNIVERSAL ACCESSIBLE BAYS.
   - 1 AMBULANCE BAY.
   - 1 LOADING BAY.
   - UPGRADE OF CONCRETE KERBING & CARPARK SURFACE TO BE CARRIED OUT WITH ARBORIST ADVICE.
6. EXISTING PLAYGROUND TO REMAIN.
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    - ALONG HAMILTON ROAD TO PREVENT UNAUTHORISED VERGE PARKING.
    - TO SOUTH OF END OF BEALE PARK.
11. EXISTING DRAINAGE SUMP TO BE RETAINED.
12. PROPOSED PARK BENCHES.
13. PROPOSED BIN LOCATIONS.
14. PROPOSED BIN ENCLOSURE.
    - FACE BRICK BIN ENCLOSURE WITH SEALED CONCRETE ON-GROUND FLOOR SLAB & STEEL FRAMED COLORBOND PROFILED METAL SHEET ROOFING. NO CEILINGS.
    - PAINT FINISHED CEMENT RENDERED INTERNAL WALLS.
    - LOCKABLE STEEL DOUBLE LEAF SWING GATE WITH DROP BOLT MOUNTED INTERNALLY.
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20. EXISTING CYCLONE FENCING TO ASSESSED FOR SOUNDNESS & TO BE RETAINED WHERE POSSIBLE.
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26. REMOVE EXISTING CONTAINER TO CITY'S DIRECTION
27. NATIVE GARDEN BED OF SMALL SHRUBS & GROUND COVER.
28. AT SOUTH END OF BUILDING, RETAIN 2 TREES (39 &41 - SUITABLE FOR ROOSTING) & REMOVE 3 TREES (36,37,38 - LOW VALUE)
29. EXISTING CVES BUILDING PARTIALLY DEMOLISHED TO STRUCTURAL RECOMMENDATION TO RETAIN ONLY GARAGE PART AS STORAGE. EXISTING REDUNDANT SERVICES CONNECTIONS TO BE DECOMMISSIONED & TERMINATED TO SERVICES CONSULTANT'S REQUIREMENTS.

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LEGEND

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- LP — INDICATIVE CAR PARK LIGHTING POLE. LOCATIONS TO BE REVIEWED WITH ARBORIST IN RELATION TO EXISTING TREE TPZs.
- INDICATIVE SEWER GRATE. REFER TO CIVIL DRAWINGS FOR STORMWATER DRAINAGE, STORAGE & DISPOSAL.
- INDICATIVE SEWER MANHOLE. REFER TO CIVIL DRAWINGS FOR STORMWATER DRAINAGE, STORAGE & DISPOSAL.
- SB — SPEED HUMP TYPE 1 IN COMPLIANCE WITH AS 2890.1.

N

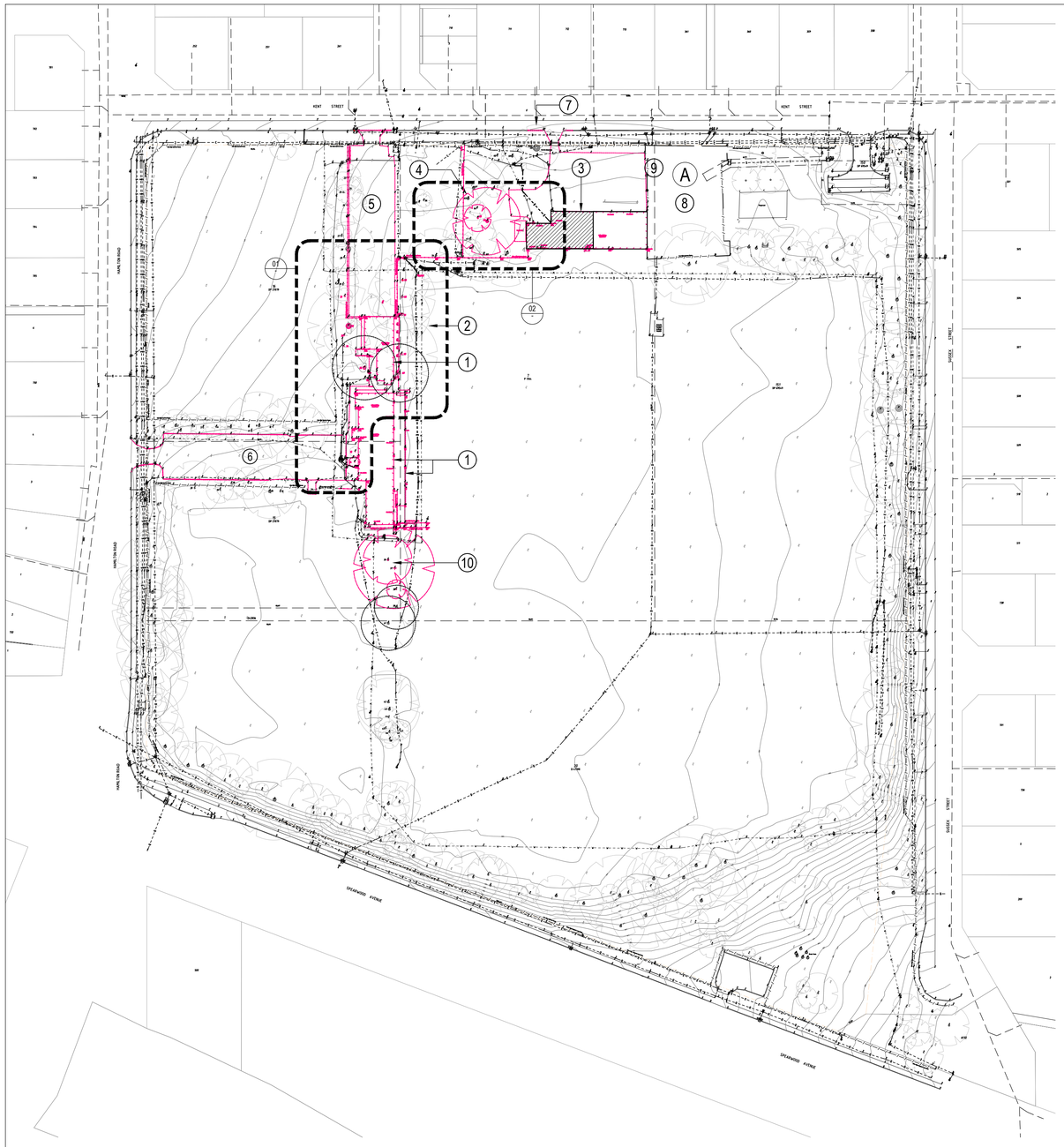
SK1.03 REV P

BEALE PARK REDEVELOPMENT
PROPOSED SITE PLAN - PART 2 OF 2

OCT. 2024 SCALE : AS SHOWN @ A1 JOB NO. BDG 2054_2

DEVELOPMENT APPROVAL

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Architecture Urban Design Master Planning Interior Design
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PO Box 1224, West Perth 6872
E. bdg@bollig.com.au W. bollig.com.au



- SITE DEMOLITION PLAN
- SCALE 1 : 1000

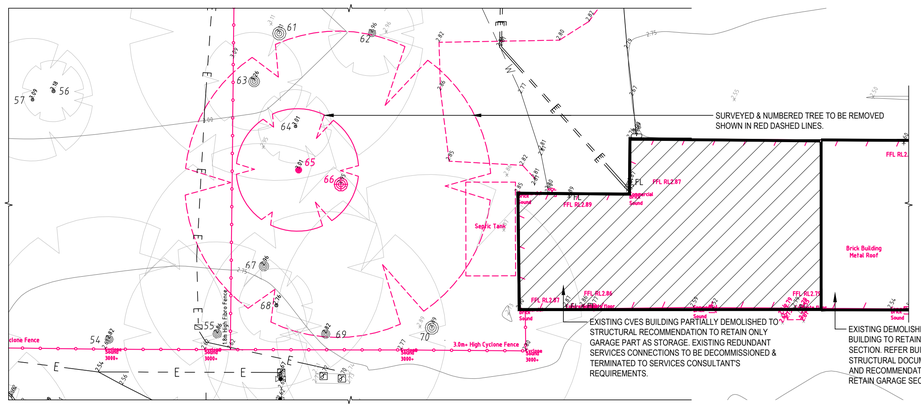
NOTES

1. EXISTING CLUBHOUSE FACILITIES, VERANDAHS & RAMPS TO BE DEMOLISHED. EXISTING REDUNDANT SERVICES CONNECTIONS TO BE DECOMMISSIONED & TERMINATED TO SERVICES CONSULTANT'S REQUIREMENTS.
2. EXISTING TREES TO THIS AREA BE REMOVED SHOWN IN DASHED RED LINES - 12 TREES. REFER TO DEMOLITION PLAN.
3. EXISTING CVES BUILDING PARTIALLY DEMOLISHED TO STRUCTURAL RECOMMENDATION TO RETAIN ONLY GARAGE PART AS STORAGE. EXISTING REDUNDANT SERVICES CONNECTIONS TO BE DECOMMISSIONED & TERMINATED TO SERVICES CONSULTANT'S REQUIREMENTS.
4. EXISTING TREE TO BE DEMOLISHED. REFER TO DEMOLITION PLAN 02.
5. EXISTING KENT STREET CAR PARK TO BE UPGRADED & EXTENDED. DEMOLITION WORKS TO FACILITATE UPGRADE & EXTENSION ARE TO BE CARRIED OUT WITH ARBORIST ADVICE.
6. EXISTING HAMILTON ROAD CAR PARK TO BE UPGRADED & EXTENDED. DEMOLITION WORKS TO FACILITATE UPGRADE & EXTENSION ARE TO BE CARRIED OUT WITH ARBORIST ADVICE.
7. EXISTING NORFOLK PINE TREE TO REMAIN AS ENTRY STATEMENT TO UPGRADED CARPARK.
8. EXISTING DRAINAGE SUMP TO BE RETAINED.
9. EXISTING BRICK FENCE TO BE ASSESSED FOR SOUNDNESS & TO BE RETAINED WHERE POSSIBLE.
10. AT SOUTH END OF BUILDING, RETAIN 2 TREES (39 &41 - SUITABLE FOR ROOSTING) & REMOVE 3 TREES (36,37,38 - LOW VALUE)

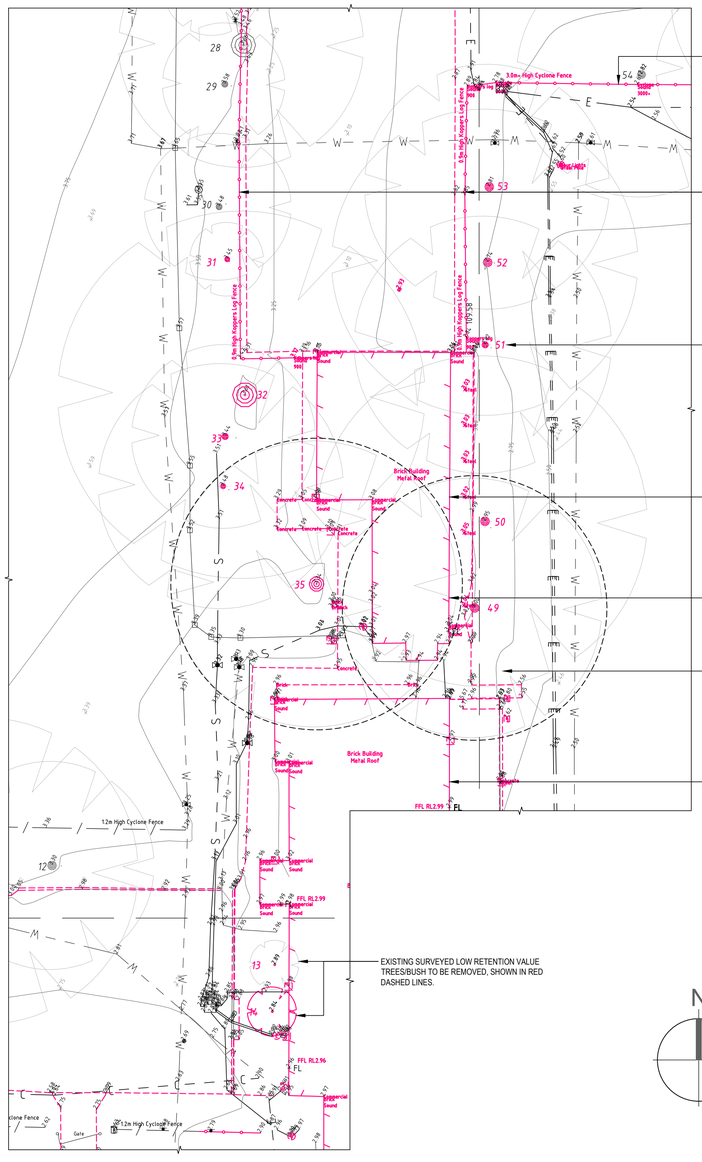
SK1.05 REV G

BEALE PARK REDEVELOPMENT
PROPOSED DEMOLITION SITE PLAN

OCT. 2024 SCALE : AS SHOWN @ A1 JOB NO. BDG 2054_2



02 SURVEYED DEMOLITION PLAN
SCALE 1 : 250



01 SURVEYED DEMOLITION PLAN
SCALE 1 : 250

NOTE - CONTRACT TO CHECK & VERIFY ALL DIMENSIONS, LEVELS, & ANGLES ON SITE BEFORE COMMENCING. ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, APPROVED DOCUMENTS & RELEVANT AUSTRALIAN STANDARDS

GENERAL NOTES

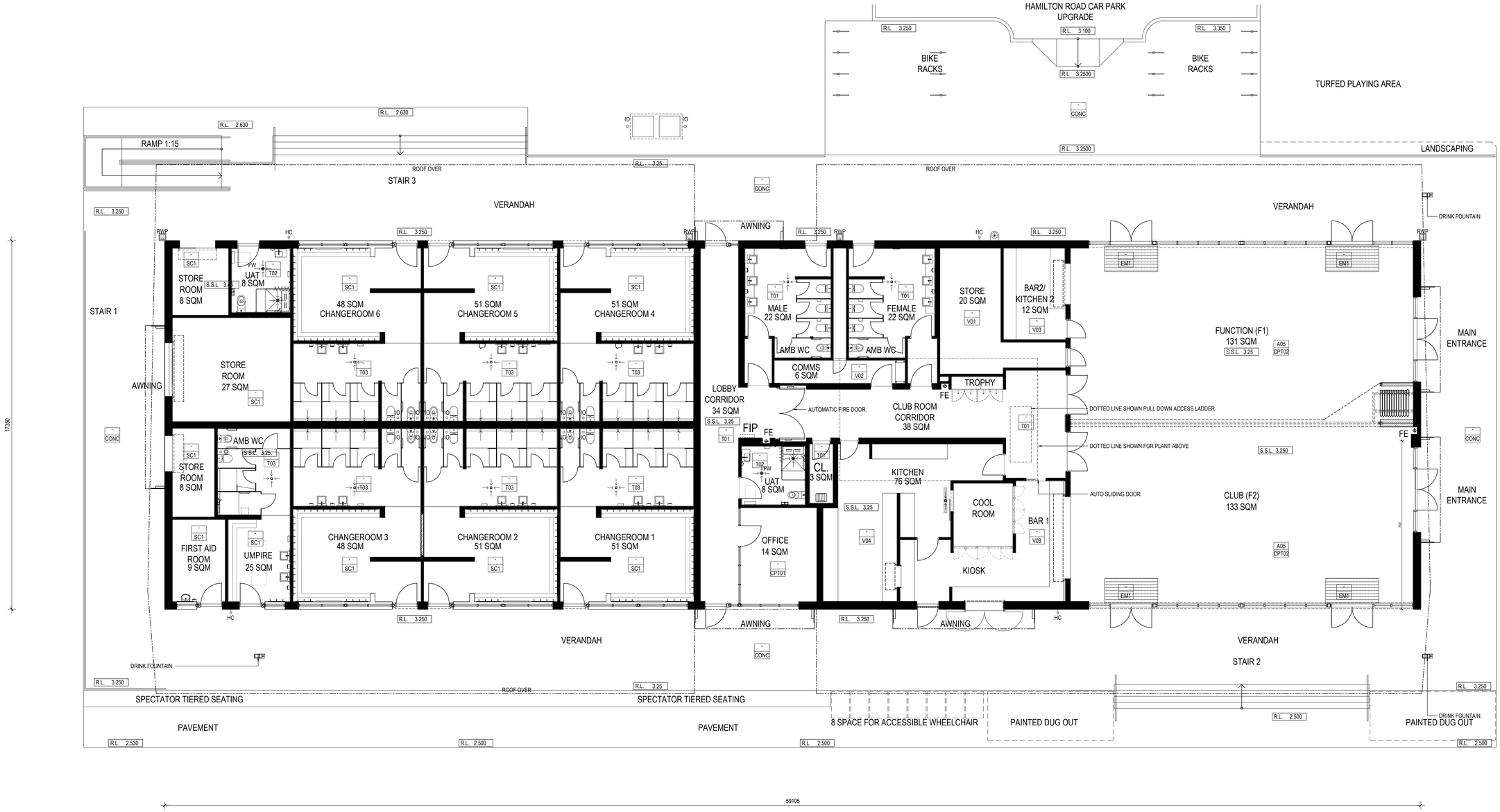
- ALL SERVICES, LANDSCAPING & STRUCTURAL INFORMATION SHOWN ON ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY. REFER TO CONSULTANT DRAWINGS FOR SERVICES & STRUCTURAL REQUIREMENTS.

1. EXISTING SITE SERVICES MAINS & ROUTES ARE CURRENTLY SHOWN WITHOUT MODIFICATIONS FOR THE PURPOSES OF DEVELOPMENT APPROVAL. SERVICES MODIFICATIONS TO BE CONFIRMED IN THE BUILDING PERMIT APPLICATION.
2. PROPOSED DEMOLITION WORKS ARE TO BE REVIEWED WITH FORTHCOMING ARBORIST ADVICE.

N

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DEVELOPMENT APPROVAL



- GROUND FLOOR PLAN
SCALE 1 : 100

SK2.01 REV G

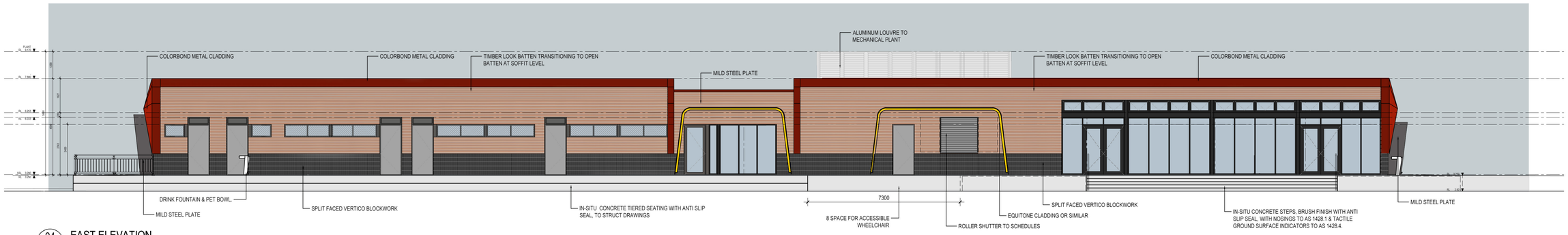
BEALE PARK REDEVELOPMENT
PROPOSED CLUB ROOM FACILITY FLOOR PLAN

OCT. 2024 SCALE : AS SHOWN @ A1 JOB NO. BDG 2054_2

N

DEVELOPMENT APPROVAL

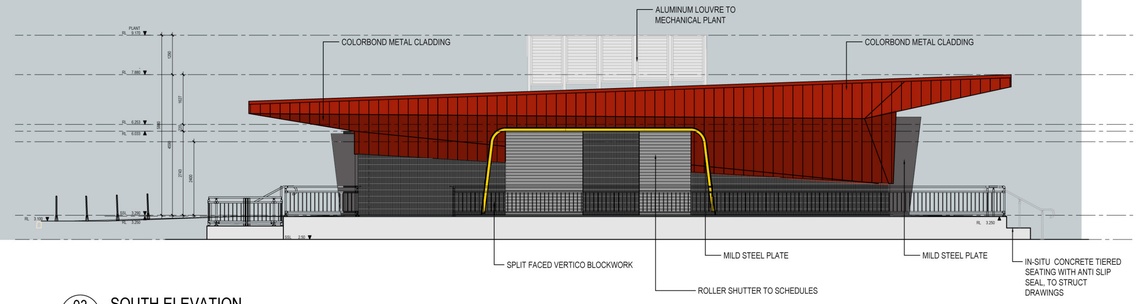
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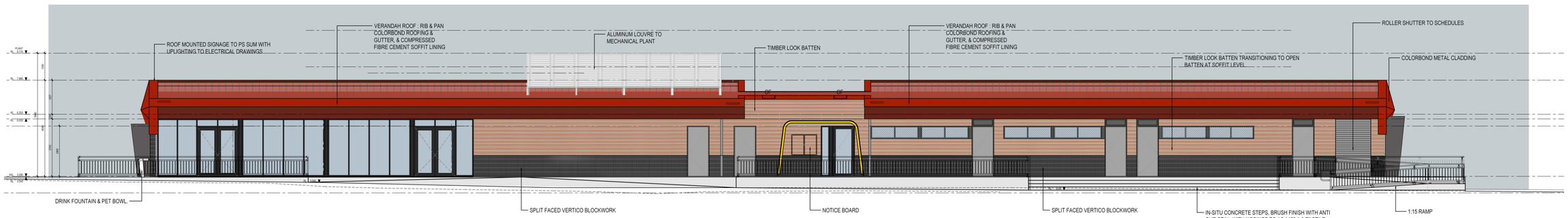
04 - EAST ELEVATION
SCALE 1 : 200



01 - NORTH ELEVATION
SCALE 1 : 100



03 - SOUTH ELEVATION
SCALE 1 : 100



02 - WEST ELEVATION
SCALE 1 : 200

SK3.01 REV E

BEALE PARK REDEVELOPMENT
PROPOSED CLUB ROOM FACILITY ELEVATIONS

OCT. 2024 SCALE 1 : 100 @ A1 JOB NO. BDG 2054_2

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SK3.02
REV A

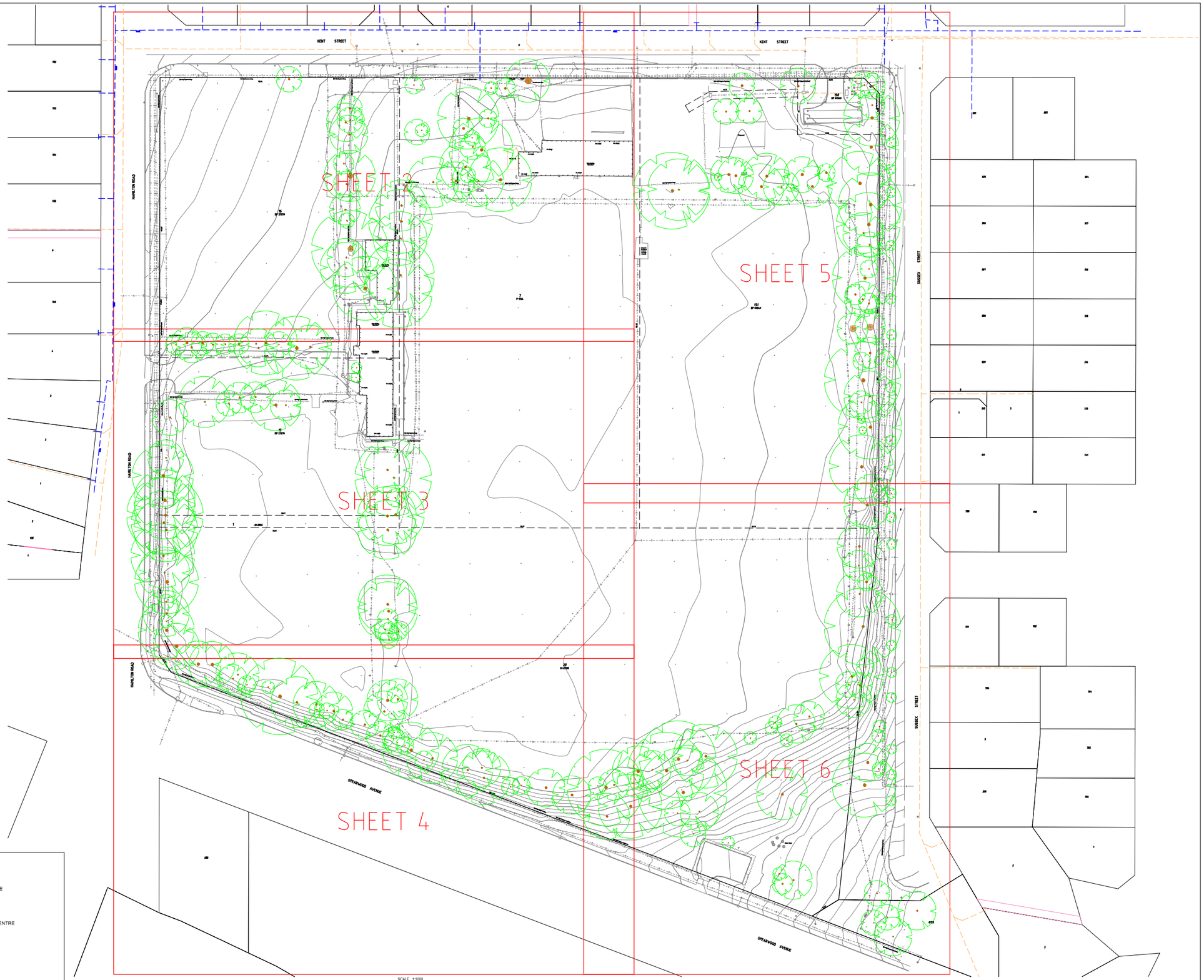
BEALE PARK REDEVELOPMENT
PROPOSED CLUB ROOM FACILITY ARTIST IMPRESSION

OCT. 2024 JOB NO. BDG 2054_2

DEVELOPMENT APPROVAL

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APPENDIX E



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LEGEND

COMMUNICATIONS
- CONDUIT - UNDER GROUND (QL-B)
- PIT EDGE
- PILLAR
- PIT CENTRE

DRAINAGE
- GULLY EDGE
- PIPE - UNDER GROUND (QL-B)
- SIDE ENTRY PIT EDGE
- MANHOLE EDGE/CENTRE
- DOWNPIPE

ELECTRICAL
- CONDUIT - UNDER GROUND (QL-B)
- TRANSFORMER EDGE (DOUBLE)
- CABLE PIT EDGE/CENTRE
- DOME/PILLAR
- EARTHING POINT
- LIGHT POLE POINT
- POWER POLE
- STAY WIRE ANCHOR

GAS
- PIPE - UNDER GROUND (QL-B)

SEWERAGE
- PIPE - UNDER GROUND (QL-B)
- MANHOLE EDGE/CENTRE
- INSPECTION OPENING
- VALVE
- VENT

WATER
- PIPE - UNDER GROUND (QL-B)
- HYDRANT (GROUND)
- METER
- RETICULATION - CONTROL VALVE
- SPRINKLER
- TAP
- VALVE

UNDEFINED
- SERVICE LINE/POINT

'DIAL BEFORE YOU DIG' (DBYD)
- DBYD SEWER (QL-D)
- DBYD WATER (QL-D)
- CADASTRAL BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR (Contour Interval 0.25m)

STRUCTURE
- BUILDING - EDGE
- CONCRETE - EDGE
- FENCE
- GATE
- WALL - BASE
- COLUMN EDGE/CENTRE
- FL FLOOR LEVEL
- LITTER BIN
- POLE
- POST/BOLLARD
- SIGN - ONE POLE

TOPOGRAPHY
- NATURAL SURFACE

ROAD
- BITUMEN ROAD EDGE
- CENTRE OF ROAD
- FOOTPATH - EDGE
- KERB - TOP

VEGETATION
- BUSH/SHRUB
- TREE

SURVEY
- CONTROL STATION
- STANDARD SURVEY MARK

SCALE 1:1000
10 0 10 20 30 40 50
ALL DISTANCES ARE IN METRES

NOTES

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Levels are based on AHD.

This note is an integral part of this plan.

Rev.	Date	Description	Surveyor	Drawn	Approved
02	03/05/2021	ADDITIONAL TREES AND TREE NUMBERS ADDED	BB	TRM	NK
01	08/12/2020	ADDITIONAL SURVEY AND PLAN EDITS	RM	TRM	NK
00	01/12/2020	FIRST ISSUE	RM	RCS	NK

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DEVELOP WITH CONFIDENCE ™

Client: City of Cockburn

Surveyed By:	RM	Survey Date:	25/11/2020
Drawn By:	RCS	Drawn Date:	1/12/2020
Approved By:	NK		
Scale (A1):	1:1000		
Hor Datum:	PCG94		
Vert Datum:	AHD (Based on SSM SPEARWOOD 23 RL 6.721)		

Beale Park
Underground Service & Contour and Feature

Job No	Item No	Plan No	Rev
636444	001	001	02

Sheet 1 of 6

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KENT STREET

HAMILTON ROAD

100RC

450mm Dia Concrete Drainage

225mm Dia Concrete Drainage

225mm Dia Concrete Drainage

450mm Dia Concrete Drainage

100mm Dia Comms Conduit

15mm Dia Copper Water

375mm Dia Concrete Drainage

50mm Dia PVC Comms

100mm Dia Asbestos Comms

100mm Dia PVC Comms

100mm Dia Asbestos Comms

HV & LV Power

LV Power

LV Power

600mm Dia Concrete Drainage

100mm Dia PVC Gas

150mm Dia PVC Comms

610mm Dia Concrete Sewer Pressure Main

460mm Dia Concrete Sewer Pressure Main

Unknown Service

Unknown Service

150mm PVC Water

P50 LV Power

LV Power

20mm PVC Telstra

15mm Dia Copper Water

WP Power Bank

Septic Tank

Brick Building Metal Roof

200mm PVC Water Main

LV Power

150mm PVC Water Main

2x LV Power

Unknown Service

Brick Building Metal Roof

150mm PVC Water

100mm PVC Sewer

100mm PVC Sewer

100mm PVC Water Main

LV Power

15mm Copper Water

2x LV Power

610mm Dia Concrete Sewer Pressure Main

600mm Dia Concrete Drainage

50mm Dia PVC Comms

225mm Dia Concrete Drainage

100mm Dia PVC Gas

460mm Dia Concrete Sewer Pressure Main

12m High Cyclone Fence

SCALE 1:250

ALL DISTANCES ARE IN METRES

16
DP 27079

7
P 1764

SHEET 5
SHEET 3
SHEET 4
SHEET 6

NOTES

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Surveyed By:	RM	Survey Date:	25/11/2020
Drawn By:	RCS	Drawn Date:	1/12/2020
Approved By:	NK		
Scale (A1):	1:200		
Hor Datum:	PCG94		
Vert Datum:	AHD (Based on SSM SPEARWOOD 23 RL 6.721)		

Beale Park
Underground Service & Contour and Feature

Job No	Item No	Plan No	Rev
636444	001	001	02

Sheet 2 of 6

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HAMILTON ROAD

12m High Cyclone Fence
50mm Dia PVC Comms
15mm Dia Copper Water
460mm Dia Concrete Sewer
600mm Dia Concrete Drainage
50mm Dia Poly Water
610mm Dia Concrete Sewer
LV WP Power
25mm Dia PVC Comms
100mm Dia PVC Gas
35mm Dia PVC Comms
150mm Dia PVC Water
100mm Dia PVC Sewer
63mm Dia PVC Sewer
100mm Dia PVC Sewer Breather
Brick Building Metal Roof
FFL RL2.99
FFL RL2.97
FFL RL2.96
LV Power
20mm Dia Steel Water
2x Western Power
100/150mm Dia PVC Water
2.1m High Cyclone Fence
15mm Dia Steel Water
FFL RL3.00
93.97
15
DP 27079
1
D42836
460mm Dia Concrete Sewer
610mm Dia Concrete Sewer
100mm Dia PVC Gas
50mm Dia PVC Comms
PVC Comms
650mm Dia Concrete Drainage
420mm Dia Concrete Sewer
610mm Dia Concrete Sewer
50mm Dia PVC Comms
150mm Dia PVC Water
LV Power
150mm Dia PVC Water
Western Power
100mm Dia Steel Water
2xWestern Power
Western Power
100mm Dia Steel Water
LV Power
150mm Dia Steel Water
SCALE 1:200
ALL DISTANCES ARE IN METRES

SHEET 2
SHEET 5
SHEET 4
SHEET 6

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Beale Park
Underground Service & Contour and Feature

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636444	001	001	02

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HAMILTON ROAD

SPEARWOOD AVENUE

300mm Dia Concrete Drainage
1.2m High Cyclone Fence
0.4m
225mm Dia Concrete Drainage
HV Power
300mm Dia Concrete Drainage
300mm Dia Concrete Drainage
300mm Dia Concrete Drainage
600mm Dia Concrete Drainage
900mm Dia Concrete Drainage
225mm Dia Concrete Drainage
350mm Dia Concrete Drainage
150mm Dia PVC Water
600mm Dia Concrete Drainage
600mm Dia Concrete Drainage
150mm Dia PVC Water
20
D 47590
HV Power
1.2m High Cyclone Fence
0.9m High Koppers Log Fence
350mm Dia Concrete Drainage
500

SCALE 1:200

2 0 5 10

ALL DISTANCES ARE IN METRES

SHEET 2
SHEET 5
SHEET 3
SHEET 6

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Beale Park
Underground Service & Contour and Feature

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636444	001	001	02

Sheet 4 of 6

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KENT STREET

SUSSEX STREET

150
DP 69549

151
DP 69549

100RC

LV Power

300mm Dia Concrete Drainage

300mm Dia Concrete Drainage

525mm Dia Concrete Drainage

50mm Dia PVC Comms

100mm Dia Asbestos Comms

450mm Dia Concrete Drainage

375mm Dia Concrete Drainage

525mm Dia Concrete Drainage

LV Power

50mm Dia PVC Comms

100mm Dia Asbestos Comms

225mm Dia PVC Sewer

525mm Dia Concrete Drainage

40mm GI Comms

100mm PVC Comms

525mm Dia Concrete Drainage

100mm Dia PVC Gas

225mm Dia Concrete Drainage

300mm Dia Concrete Drainage

2x300mm Dia Concrete Drainage

0.9m High Koppers Log Fence

0.9m High Koppers Log Fence

LV Power

25.98

225mm Dia PVC Sewer

61.77

450mm Dia Concrete Drainage

0.9m High Koppers Log Fence

65.99

100mm Dia Concrete Water

3x Watercorp Sewer Overflow Storage Tanks

31.99

Playground

FFL RL2.60

FFL RL2.48

Brick Building Metal Roof

100mm Dia RC Water

40mm GI Comms

100mm Dia PVC Gas

100mm Dia RC Water

2.1m High Cyclone Fence

LV Power

150mm Dia PVC Water

LV Power

100mm Dia RC Water

LV Power

150mm Dia PVC Water

100mm Dia RC Water

600mm Dia Concrete Drainage

40mm GI Comms

40mm GI Comms

Concrete Structure Possible Drainage Chamber

100mm Dia RC Water

450mm Dia Concrete Drainage

LV Power

100mm Dia RC Water

100mm Dia RC Water

116.92

150mm Dia PVC Water

100mm Dia PVC Gas

154.1

600mmmm Dia Concrete Drainage
93.76
525/600mm Dia Concrete Drainage
600mmmm Dia Concrete Drainage
150mm Dia PVC Water
HV Power
1.8m High Koppers Log Fence
Grass Trees
150mm Dia PVC Water
150mm Dia Via Water
LV Power
LV Power
150mm Dia Via Water
150mm Dia PVC Water
525mm Dia Concrete Drainage
100mm Dia PVC Gas
LV Power
150mm Dia Via Water
LV Power
LV Power
150mm Dia PVC Water
1.8m High Koppers Log Fence
146.197
1.8m High Koppers Log Fence
15mm Dia Copper Water
450mm Dia Concrete Drainage
100mm Dia RC Water
450mm Dia Concrete Drainage
100mm Dia RC Water
15mm Dia Copper Water
15mm Dia Copper Water
100mm Dia PVC Gas
100mm Dia RC Water
15mm Dia Copper Water
SUSSEX STREET

APPENDIX F



DFES Bush Fire Prone Area Map for Beale Park, Spearwood.

APPENDIX G

Marlene - Bollig Design Group

From: Michael Emery <memery@cockburn.wa.gov.au>
Sent: Tuesday, 22 March 2022 11:35 PM
To: Rohan Blee
Cc: Dean Burton; David King; 'Graham Nash'; Edwin Bollig; Marlene - Bollig Design Group
Subject: RE: Beale Park Redevelopment - Bushfire Prone Area / Fire Management Requirements

Hi Rohan,

As discussed, a BAL report wouldn't be required in the case as the development is outside of the Bushfire Prone Area. The poles or planting of trees wouldn't effect this either.

Regards,

Mike

Michael Emery
Head of Community Safety and Ranger Services
P 08 9411 3745 **M** 0409 687 404
E memery@cockburn.wa.gov.au

City of Cockburn
wetlands to waves

Cockburn Nyungar moort Beeliar boodja-k kaadadjiny. Koora, yeyi, benang baalap nidja boodja-k kaaradjiny.
Cockburn acknowledges the Nyungar people of Beeliar boodja. Long ago, now and in the future they care for country.

From: Rohan Blee
Sent: Tuesday, 22 March 2022 3:45 PM
To: Michael Emery <memery@cockburn.wa.gov.au>
Cc: Dean Burton <dburton@cockburn.wa.gov.au>; David King <dking@cockburn.wa.gov.au>; 'Graham Nash' <gnash@savills.com.au>; Edwin Bollig <edwin@bollig.com.au>; 'Marlene - Bollig Design Group' <marlene@bollig.com.au>
Subject: Beale Park Redevelopment - Bushfire Prone Area / Fire Management Requirements

Good afternoon Mike,

Thanks for your time on the phone this afternoon to discuss potential fire management requirements to support a Development Application for the Beale Park Redevelopment project.

As discussed and as per the attached PDF, the southern portion of Beale Park intersects with a Bushfire Prone Area buffer, which I believe largely relates to a site further south.

As you can see within the attached site plan concept design, the only works proposed within the bushfire prone area buffer is the planting of trees and the possible installation of approximately four sports floodlighting towers.

Can you please confirm whether we will be required to engage a consultant to prepare a Bushfire Attack Level (BAL) Basic Plan to support our Development Application?

Any feedback you have on this matter would be greatly appreciated.

Kind regards

Rohan Blee
Project Manager
Building and Security Projects | Projects

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Cockburn Nyungar moort Beeliar boodja-k kaadadjiny. Koora, yeyi, benang baalap nidja boodja-k kaaradjiny.
Cockburn acknowledges the Nyungar people of Beeliar boodja. Long ago, now and in the future they care for country.

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APPENDIX H

BEALE PARK REDEVELOPMENT

SPEARWOOD, WA.

BOLLIG DESIGN GROUP (BDG) FUNCTIONAL & TECHNICAL PROJECT BRIEF

ISSUE DATE : 5/5/2022

REVISION : B

Notes :

1. CoC – City of Cockburn; Feedback and comments shown in red italics.
2. CCSC – Cockburn Soccer Club ; Feedback and comments shown in blue italics.
3. TSCNC – TS Cockburn Navy Cadets.
4. FOC – Friends of the Community.
5. BDG – Bollig Design Group.
6. All document amendments in this issue have been shown in red text.

	KEY ISSUES	RESPONSE & PROJECT PRIORITIES	FUNCTIONAL & TECHNICAL REQUIREMENTS	DESIGN RESPONSE & COMMENTS
1	Lack of active playing field space.	• Expansion of the existing playing field space. • Develop soccer pitch layout and redevelopment master plan in consultation with CCSC with minimal impact on cockatoo roosting site.	The following are original CCSC requirements for the soccer pitch layout. • JAN 2021 - Initial requirements. ○ 1 x senior pitch – minimum 105 x 68m. ○ 1 x NPL junior soccer pitch – minimum 100 x 68m. ○ Remaining pitches to meet the Department of Local Government, Sport & Cultural Industries (DLGSC) recommended pitch sizes. ○ Pitch sizes and layouts to allow feasible locations for new flood lighting. ○ Pitch layouts to minimise impact on cockatoo roosting site. The following are current CCSC requirements for the soccer pitch layout, addressing the additional requirement of minimising the redevelopment's impact on cockatoo roosting trees. • SEPT 2021 - Current requirements (Based on CCSC feedback of CoC ExCo approved site layout Option 3. Refer to Site Planning Options Analysis Presentation.) ○ 1 x senior pitch – minimum 105 x 68m, if possible. ○ Retained existing field configuration to the west of the site to CCSC approval (no significant works required). ○ Retain existing field configuration to east of site but increase size of other pitches to a minimum of 90 x 45m is possible. • In addition to the above : ○ Pitch sizes and layouts to allow feasible locations for new flood lighting. ○ Minimum overrun distances to new proposed soccer pitches are to be comply with DLGSC requirements.	• Soccer field sizes and layout were reconfigured from the original layout shown in the initial masterplan to reduce existing tree removal. • A number of soccer pitch layouts were explored and the options were presented to the City's ExCo and elected members for consideration and support (refer to Options Studies Report). • The city supported Layout Option 3 as shown in the Site Planning Options Analysis Presentation. • The width of the senior soccer pitch was compromised from 68m down to 65m to achieve the minimum 90m length requirement for the east soccer pitches, to CCSC's preference and approval. • Minimum overrun clearances were provided as per DLGSC requirements. • All proposed soccer pitches to the west of the reserve, which the CCSC views as competition pitches are within the DLGSC requirements for soccer pitch (90m to 120m long, 45m to 90m wide) and overrun sizes (refer to SK06 PROPOSED SITE PLAN_REV K, in Appendix S, of the Options Studies Report).
2	Age and condition of the club room facility building.	• Propose new multipurpose club room facility to service Cockburn Soccer Club (CCSC), TS Cockburn Navy Cadets (TSCNC) & Friends of the Community (FOC). (TSCNC and FOC to be relocated to the proposed new club room facility).	• Refer to schedule of accommodation for detailed outline of club room facility functional and technical requirements. • Proposed facility rooms to be multi-purpose for efficient use of the facility. • The proposed new club room facility is to be in compliance with the NCC and Australian standards. • The proposed new club room facility is to be universally accessible in compliance with the NCC and Australian Standards. • An alternate fire solution to divide the facility into fire compartments is preferred to a DTS solution which would require a fire hydrant system, an added cost to the project. • Spectator tiered seating. • Roof design to mitigate risk of gutter blockage due vegetation and plant matter from existing trees adjacent. • Mechanical roof plant. • Covered area for spectators viewing matches. • Amenities accessible to visitors without entering club room facilities. • Design with CPTED principles taken into consideration. • Flexibility to a couple of change rooms to allow for one to be temporarily converted into treatment room during training. • Each function room to be serviced by it's own bar, both with access to	• 2 additional concept design options were produced in addition to earlier concept design options, to reduce tree removals and minimise the proposed club room facility's impact on the cockatoo roosting site. • The current concept design for the proposed club room facility includes universal access shown at a preliminary design stage. This is to be further developed by BDG, reviewed and approved by the certifier. • Refer to the following concept drawings under the Options Studies Report for the current proposed club room facility design : ○ SK08 ELEVATIONS_REV A, in Appendix Q. ○ SK01 PROPOSED CLUBHOUSE PLAN_REV B, in Appendix R of the Options Studies Report for current proposed club room facility design. • Proposed new club room facility to be separated into 3 fire compartments to avoid the need for fire pumps and tanks. • Building floor level raised to provide spectator seating to the east, west and south sides of the new club room. • Roof design : ○ Prioritises the mitigation of gutter blockage by using a combination of conventional roof drainage and siphonic systems. ○ Generous eaves gutter overflow slots are used in areas where overflows can occur externally and at a low risk. ○ Siphonic systems are proposed for box gutters for their increased rate of flow and drainage.

	KEY ISSUES	RESPONSE & PROJECT PRIORITIES	FUNCTIONAL & TECHNICAL REQUIREMENTS	DESIGN RESPONSE & COMMENTS
			the kitchen. • Storage for other user groups. • Acoustics to function and club room. • Sustainable design features. • Robust external and internal materials.	○ Where box gutters are used, hail / leaf guard systems are proposed to be installed to reduce the potential for gutter blockage from vegetation litter and plant matter. ○ Box gutter overflows are also located on either end of the box gutter as an open incision to the façade so as to not obstruct gutter overflows when it occurs. • Mechanical concrete deck roof plant : ○ Proposed to be hidden behind to parapets to obscure view of mechanical equipment. ○ Concrete deck proposed for its monolithic nature to enable the combination of different waterproofing solutions to mitigate the risk of leaks. • Proposed new club room facility to be reviewed against arborist advice regarding redevelopment works around existing trees. • Main east and west spectator viewing verandah areas to be roofed. • Access to female and male toilet amenities from verandah and provision of public UAT in new club room. • Overall linear form of building without deep alcoves promotes natural and passive surveillance. • Connecting door between change room 2 and 3 to provide flexibility in converting one change room into treatment room. • 1 bar and separate kitchen access provided for function and club room. • Multiple storage areas provided for both CCSC and other community user groups. • Specification and details of acoustic treatment to function and club room to be further developed in the next phase. • Industry best practice for sustainable design to be incorporated. ○ Provision for photovoltaic panels to be further developed in the next phase. ○ Energy efficient lighting and low water use plumbing fixtures, use of sustainable materials. • Refer to external and interior finishes schedule (Appendix X). • Savills & CoC advised commercial kitchen consultant will be onboard for kitchen, kiosk & bar designs.
3	Waste management of new club room facility.	• New bin enclosure	• Enclosed structure for 34 bins as projected by the City. • External bin stores shall be surrounded by 1.8m high walls or fencing with a self-closing gate. • Bin stores shall be designed and erected in a manner that has regard for the design and appearance of the development of which they are a part. • Suitable clearance to enable safe and unimpeded collection is also required. In this regard, clearance to buildings, hard and soft landscaped elements, and on/off-site parking is to be taken into account. • Bin stores shall have 75mm concrete floors grading to a 100mm industrial floor waste (including a charged 'water-trap' connected to sewer or an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. An alternate floor surface may be approved by the City's Waste Manager. The bin store(s) must be a minimum of 2m wide to allow a horizontal bin wash and ensuring the effluent grades to sewer (not a storm water drain). • Bin store internal walls shall be cement rendered (solid and impervious) to enable easy cleaning. • Ceilings in bin stores shall be finished with a smooth faced, non-absorbent material capable of being easily cleaned	• 41sqm face brick bin enclosure with sealed concrete on-ground floor slab and steel framed Colorbond profiled metal sheet roofing. Face brick to match main club room facility face brickwork. • Kerb ramp and clear bin standing / collection area in front of enclosure to enable convenient waste collection. • Industrial floor waste & hose cock to CoC requirements to be specified by hydraulic consultant. • Paint finished cement rendered internal walls. • No ceilings to bin enclosure, exposed roof steel structure, framing and sheeting. • 2.4m wide lockable steel double leaf swing gate with drop bolt mounted internally. ○ Weatherproof steel louvres to allow 50% free airflow with steel mesh to internal side of louvres to prevent objects from being pushed through. • Powdercoat finished security screens with anti-vandal fixings at high level for ventilation. • Galvanised pipe restraining bars at low level. • Ventilation, lighting and structural requirements to be confirmed with relevant consultants. • Proposed roadways into Kent Street car park adjusted to allow for waste truck swept paths – to be reviewed by traffic management consultant. • Signage as required to be specified at a later stage.

	KEY ISSUES	RESPONSE & PROJECT PRIORITIES	FUNCTIONAL & TECHNICAL REQUIREMENTS	DESIGN RESPONSE & COMMENTS
			• Bin store walls and ceilings shall be finished or painted in a light colour. • Bin stores shall be constructed in a manner that prevents the entry of vermin. • Bin stores require the following signs and/or information to be displayed: ○ A sign stating "NO STANDING" at the entrance to the room/area. ○ A clearly visible "DANGER" sign in the vicinity of the entrance to the room/area. • Standard signage (details available in the City's Resource Recovery Calendar for Domestic Waste distributed with Rates Notices) explaining waste management and what materials are suitable for recycling (to be posted/erected in all bin stores. • Any external bin store greater than 20m² is required to be covered to prevent storm water entering the sewer. • Double doors should be fitted to bin stores to improve accessibility and bin movement. • Access to and from bin enclosure to accommodate a Hino 816 waste truck swept path.	
3	Lack of parking.	• Increase number of car parking bays with formalised car parking areas. • Prevent unauthorised verge parking.	• Reduce impact of redevelopment on existing tree removal. • Parking for weekly use of proposed club facility a higher priority as compared to community requested bus / coach parking for infrequent sporting events. • Car parking layout to be in compliance with the Australian Standards.	• Initial masterplan proposed 185 car bays in one consolidated car parking area (refer to Preliminary Concept Master Plan Sept 2018, in Appendix B of the Preliminary Design Report. • Current proposed master plan achieves a total of 153 car bays in two separate car park areas to reduce existing tree removal (refer to drawing SK1.01 Master Site Plan Rev N, in Appendix D of the Preliminary Design Report). • The existing Hamilton Road and Kent Street car park is proposed to be upgraded with the Kent Street car park extended to the East. • The following bays were provided to each car park as placeholders. Requirements for these are to be further reviewed and developed : ○ 2 x universally accessible car bays are provided for each carpark area. ○ 1 x loading bay. ○ 1 x ambulance bay. ○ 5 x pick up / drop off bays. • New tree planting along Hamilton Road verge to prevent unauthorised parking (refer to SK06 PROPOSED SITE PLAN_REV K, in Appendix S, of the Options Studies Report). • Drainage to car park areas to be addressed in preliminary schematic design with consultant feedback. • Proposed car park layouts to be reviewed against arborist advice regarding redevelopment works around existing trees. • Traffic management consultant to review and provide preliminary feedback.
4	Poorly lit playing fields.	• Provide new soccer pitch flood lighting and power upgrade to suit.	• 100 Lux flood lighting to serve all pitches. • Proximity of flood lighting to existing retained trees to be reviewed. • New pitch flood lighting to comply with Australian Standards.	• Existing tree canopies to be trimmed back to provide clearance required for new flood lighting. • Lighting clearances and power upgrade requirements to be developed further in consultation with electric consultant in preliminary schematic design stage. • Proposed locations of car park and sports lighting to be reviewed against arborist advice regarding redevelopment works around existing trees.
5	Confirmed black cockatoo roosting site.	• Reduce impact of redevelopment on black cockatoo roosting site.	• Reduce removal of trees to a minimum. • Removed trees to be replaced at a minimum, to a 3:1 ratio.	• Reduction of tree removal affects soccer pitch layout, proposed new car parking area & location and size of proposed new club room facility. ○ Refer to items 1, 2 and 3 of this schedule. • Landscaping consultant to propose new tree planting to south east corner of reserve as required in master plan, at minimum, 3 new trees for every tree removed.

	KEY ISSUES	RESPONSE & PROJECT PRIORITIES	FUNCTIONAL & TECHNICAL REQUIREMENTS	DESIGN RESPONSE & COMMENTS
6	Support of user group (club / organisation) operations and activities during construction works.	• Staging & temporary works.	• Establish temporary accommodation either on site by refitting existing building or temporary facilities or potentially relocate off site.	• CCSC to be temporarily accommodated in existing TSCNC community facility after demolition of CCSC's main club room facility. TSCNC and FOC to be relocated off-site to better suit their needs and operations.
7	Artwork component.	• Artwork integration.	• Nature / movement / local history themed public artwork incorporated into proposed new club room facility.	• Public artwork proposed to be integrated into new club room facility sun shading devices. • Project artist to explore possibility of integrating artwork into landscaping design and works.
8	Increased access and utilisation rates by the general community.	• New park amenities.	Playground areas : • Existing playground to be retained. Relocation not required. ○ CCSC requested that the new playground does not face the proposed club room facility's change rooms. ○ Community (through consultation process) requested a nature based, all abilities playground with safe sensory spaces. • Seating, fencing and shade sails.	• Location and size of playground dependent on final soccer pitch layout. • Landscape consultant to propose playground area layout. • Possible integration of playground area to south end of Beale Park through informal habitat trails. Informal trails to enhance connection of Beale Park to • Opportunity for informal trails to enhance connection of Beale Park to Peace Park.
			Proposed new BBQ area : • To be located next to new playground area with shade structure. • BBQ equipment, picnic tables & seating, water fountain with dog bowls and bins. • Ground surface treatment.	• Landscape consultant to propose BBQ area design and layout.
			Proposed outdoor gym area : • To be located next to existing playground. • Outdoor park & gym fitness equipment. • Ground surface treatment.	• Outdoor gym area design and layout to be advised.
			• New park benches, bins and dog bag dispensers. • Bike racks.	• Locations to be advised. • Bike racks shown located to east and north of proposed new club room facility.
9		• Beale Park Club House kitchen.	• Functional & technical requirements as per CoC Building Specifications.	• Savills & CoC advised commercial kitchen consultant will be onboard for kitchen design. • Savills & CoC to advise extent of kitchen consultant scope (inclusive / exclusive of kiosk & bars).
10	On-site drainage.	• Civil stormwater drainage	• Civil consultant to propose on-site stormwater drainage system in consultation with CoC. • Improve existing drainage conditions due to low lying site.	• To be advised by civil consultant. • Proposed civil stormwater drainage to be reviewed against arborist advice regarding redevelopment works around existing trees.

APPENDIX I

BEALE PARK REDEVELOPMENT

SPEARWOOD, WA.

PROPOSED NEW CLUB ROOM FACILITY - SCHEDULE OF ACCOMMODATION

ISSUE DATE : 5/5/2022

REVISION : B

NOTES

- Initial spatial requirements have been included in this schedule as a reference and to contrast with current proposed areas and requirements. This information is shown in green text.
    - Superseded area requirements have been shown as green strikethrough text.
- All document amendments in this issue have been highlighted yellow.
- City of Cockburn (CoC) requirements and comments are shown in red text.
- Cockburn Soccer Club (CCSC) requests and comments are shown in blue text.
- (CD) denotes area take offs from Concept Design Phase. Refer to SK01 PROPOSED CLUBHOUSE PLAN_REV B (Appendix R of the Options Studies Report).
- (SD) denotes area take offs from Preliminary (Sketch) Design. Refer to drawing A2.01 Rev D, A2.02 Rev D and A2.03 Rev D of Appendix L of the Preliminary Design Report.
- Net area take offs are from drawing SK1.01 Rev E of Appendix D of the Preliminary Design Report.

1. Proposed club room facility areas may differ from initial room areas due to changes in project and stakeholder requirements and priorities arising from the design and consultation process. In some cases, CPTED (Crime Prevention Through Environmental Design) best practice has been prioritised over required room areas to preserve the proposed club room facility's rectangular footprint.
    a. Proposed areas are approximate and dependent on final construction systems, structure, fire separation requirements, materials, finishes and the like, which effect overall wall thicknesses.
    b. Some room areas have reduced slightly due to preliminary design development, incorporating building element construction types. While slight variances can be captured in generic building element thickness (e.g. wall thickness), it is not likely that these variances can be completely avoided. BDG are mindful of keeping to the footprint of the building.
2. Additional or new requirements and requests are listed in a separate column to contrast with initial spatial requirements. These requirements are in addition to the City's building specifications for new build community facilities.
3. The confirmation of Beale Park as an existing cockatoo roosting site presented a new project priority, which was to minimise the reserve's redevelopment impact on the cockatoo roosting site. Cockburn Soccer Club requested a reduction in some room areas to assist in minimising the proposed club room facility's footprint and impact on the cockatoo roosting site.

BEALE PARK REDEVELOPMENT

SPEARWOOD, WA.

	FUNCTIONAL SPACE / ROOM	REQ. NUMBER (Note 1)	REQ. AREA (sqm) (Note 1)	PROP. AREA (sqm) (Note 2 & 4)	NET AREA (sqm)	REQUIREMENTS (Note 1)	ADDITIONAL REQUIREMENTS & REQUESTS (Note 3)
1	Lobby	N/A	N/A	59 (CD) 59 (SD)	59	N/A	• CoC requested: ○ Entry points from east and west façade for spectator access to female and male amenities.
2	Club office	1	~~20~~ 25	27 (CD) 27 (SD)	27	• Office area with desk/bench area and appropriate office storage.	• CSC requested : ○ area to be reduced to 25 (refer to Note 4). ○ Wall storage for club merchandise.
3	Office store	N/A	~~N/A~~ 5	5 (CD) 5 (SD)		N/A	N/A
4	Meeting room	N/A	~~TBC~~ 30	24 (CD) 24 (SD)	24	N/A	• CCSC requested : ○ Area to be reduced to 20sqm (refer to Note 4). CoC supports this request.
5	Female amenity	TBC	TBC	23 (CD) 23 (SD)	19 3 (airlock)	• Compliant with BCA Requirements. UAT to include baby change facilities. Access options should be considered to maximise flexibility, security and level of use (internal / external / hallway).	• CCSC requested : ○ Direct external access into male and female amenities to serve both club room facility and spectators.
6	Male amenity	TBC	TBC	25 (CD) 25 (SD)	21 3 (airlock)	• Compliant with BCA Requirements. UAT to include baby change facilities. Access options should be considered to maximise flexibility, security and level of use (internal / external / hallway).	• CCSC requested : ○ Direct external access into male and female amenities to serve both club room facility and spectators.
7	Resident's Association store	N/A	~~N/A~~ 10	11 (CD) 12 (SD)	12	N/A	• CCSC requested : ○ Roller shutter door access. ○ Store to be located closer to the front of the facility and

	FUNCTIONAL SPACE / ROOM	REQ. NUMBER (Note 1)	REQ. AREA (sqm) (Note 1)	PROP. AREA (sqm) (Note 2 & 4)	NET AREA (sqm)	REQUIREMENTS (Note 1)	ADDITIONAL REQUIREMENTS & REQUESTS (Note 3)
							meeting room area which is where the resident's association is likely to frequent. • CoC additional requirements : ○ Chain link fence division with gates within store to accommodate storage for two user groups.
8	User Group store	N/A	~~N/A~~ 8-10	13 (CD) 11 (SD)	11	• Dry storage for club materials such as uniforms, merchandise, or stock?	• CoC additional requirements : ○ Chain link fence division with gates within store to accommodate storage for two user groups. • Parliament hinged double swing door access.
9	Communications room	1	~~TBC~~ 7- 8	9 (CD) 9 (SD)	9	• To include provisions for CCTV, access control, building management system, PV monitoring, NBN, etc.	N/A
10	SMSB	N/A	N/A	2 (CD) 2 (SD)	2	N/A	• CoC additional requirements : ○ SMSB be located on Comms room wall and for Comms room door to be off east-west lobby.
11	UAT (internal)	N/A	N/A	7 (CD) 7 (SD)	7	N/A	• Universal accessible toilet with shower.
12	Cleaner	1	5	3 (CD) 3 (SD)	3	• Wash down area with appropriate drainage, large sink, shelving, lockable cupboard.	N/A
13	Function room	1	~~130 - 150~~	135 (CD)	133	• Larger function space which can be	• CoC additional requirements :

	FUNCTIONAL SPACE / ROOM	REQ. NUMBER (Note 1)	REQ. AREA (sqm) (Note 1)	PROP. AREA (sqm) (Note 2 & 4)	NET AREA (sqm)	REQUIREMENTS (Note 1)	ADDITIONAL REQUIREMENTS & REQUESTS (Note 3)
			135	134 (SD)		utilised by the club for larger events, or by community groups when available, particularly in summer season. Access to kitchen, toilets and a furniture store.	○ Stacked acoustic operable wall as divider between function and club room. ○ Separate access to kitchen. • CCSC requested : ○ Size of combined function and club room to be reduced to approximately 270sqm (refer to Note 4).
14	Club room	1	~~130 – 150~~ 135	135 (CD) 134 (SD)	133	• Size to be suitable for level of use / membership of user groups. Access to kitchen/kiosk servery, toilets. To be joined to function room with a concertina retractable divider wall. Access to furniture store.	• CoC additional requirements : ○ Separate access to kitchen.
15	Furniture store 1	1 - 2	~~1:4 ratio~~ 18 - 20	16 (CD) 16 (SD)	15	• Direct access from clubroom / function spaces. Sufficient space to store furniture relative to size of rooms.	• Parliament hinged double swing door access. • BDG comment : ○ Room area has reduced slightly. Refer to Note 2b.
16	Furniture Store 2		~~1:4 ratio~~ 18 - 20	30 (CD) 30 (SD)	30	• Direct access from clubroom / function spaces. Sufficient space to store furniture relative to size of rooms.	• Parliament hinged double swing door access.
17	Kitchen	1	25	38 (CD) 35 (SD)	35	N/A	• CCSC requested : ○ Gas connection preferred. • CoC additional requirements : ○ Access into kitchen from both function and club room (shared

	FUNCTIONAL SPACE / ROOM	REQ. NUMBER (Note 1)	REQ. AREA (sqm) (Note 1)	PROP. AREA (sqm) (Note 2 & 4)	NET AREA (sqm)	REQUIREMENTS (Note 1)	ADDITIONAL REQUIREMENTS & REQUESTS (Note 3)
							kitchen space arrangement). • BDG comment : ○ Room area has reduced to allow for functioning bar area and bar benches.
18	Kiosk	1		15 (CD) 15 (SD)	14	• Medium-risk level kitchen facility in accordance with AS4674-2004 and Australian New Zealand Food Standards Code (Food Safety Standards). Must include a grease trap, stainless steel/aluminium bench tops, range hood, electric stove / oven, microwave, single door fridge. External access / servery window. Dry storage space to be included with lockable cupboards – consider additional fridges / freezers for storage if required.	
19	Bar 1	1	TBC	13 (CD) 15 (SD)	15	• Can be combined with kitchen space. Access to dry storage space for additional fridges.	• Servery opening with roller shutter to Club room. • BDG comment : • Room area has increased to allow for functioning bar area and bar benches.
20	Bar 2			7 (CD) 8 (SD)	8	• Can be combined with kitchen space. Access to dry storage space for additional fridges.	• CCSC requested : a. Larger bar area. CoC supports this request. • Servery opening with roller shutter to Function room. • BDG comment : ○ Room area has increased to

	FUNCTIONAL SPACE / ROOM	REQ. NUMBER (Note 1)	REQ. AREA (sqm) (Note 1)	PROP. AREA (sqm) (Note 2 & 4)	NET AREA (sqm)	REQUIREMENTS (Note 1)	ADDITIONAL REQUIREMENTS & REQUESTS (Note 3)
							allow for functioning bar area and bar benches.
21	Change room 1	6	50 - 60	52 (CD) 52 (SD)	49	• To all change rooms : Include wet areas with minimum three partitioned showers with privacy door, three WC's, 2 hand basins & mirrors. Sufficient bench space and clothing hooks. Wall space for white board. Privacy wall to obstruct views into change room.	• CCSC requested : ○ Change room sizes to be reduced to approximately 50sqm (refer to Note 4).
22	Change room 2		50 - 60	52 (CD) 52 (SD)	49		• CCSC requested : ○ Change room sizes to be reduced to approximately 50sqm (refer to Note 4). • CoC additional requirements : a. Secured access to connect to Change room 3.
23	Change room 3		50 - 60	52 (CD) 52 (SD)	49		• CoC additional requirements : ○ Secured access to connect to Change room 2. ○ This change room to double up as physical therapy area for club use, when needed.
24	Change room 4		50 - 60	52 (CD) 52 (SD)	49		• CCSC requested : ○ Change room sizes to be reduced to approximately 50sqm (refer to Note 4).
25	Change room 5		50 - 60	52 (CD) 52 (SD)	49		• CCSC requested : ○ Change room sizes to be

	FUNCTIONAL SPACE / ROOM	REQ. NUMBER (Note 1)	REQ. AREA (sqm) (Note 1)	PROP. AREA (sqm) (Note 2 & 4)	NET AREA (sqm)	REQUIREMENTS (Note 1)	ADDITIONAL REQUIREMENTS & REQUESTS (Note 3)
							reduced to approximately 50sqm (refer to Note 4).
26	Change room 6		50 - 60	52 (CD) 52 (SD)	49		• CCSC requested : ○ Change room sizes to be reduced to approximately 50sqm (refer to Note 4).
27	First Aid room	1	~~TBC~~ 15	19 (CD) 19 (SD)	19	• Configuration and size to be suitable to fit ambulance stretcher through the door and standard massage table. • Consideration for larger sized room considering the number of pitches at the reserve. Extra space can be used by the club for rehabilitation, treatment and recovery activities, provided there is still sufficient dedicated space for serious first aid incidents close to the entrance door. If club want to install laundry facilities in there, happy to consider. Club to provide own equipment.	• CoC additional requirements : ○ Increase room area to provide additional space for rehabilitation / injury activities as to CCSC preference.
28	Club external store 1	1	~~40~~ 20	21 (CD) 20 (SD)	20	• Externally accessible storage for sport related equipment or maintenance equipment (e.g. Line marking). Wash down area with appropriate drainage to be considered where needed.	• CCSC requested : ○ Roller shutter door access.
29	Club external store 2 / Laundry	N/A	~~N/A~~ 30-35	34 (CD) 33 (SD)	33	N/A	• CCSC requested : ○ Roller shutter door access. ○ Laundry facilities to be located in club external store 2. CoC initially did not support locating

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							laundry facilities in store room areas, but now supports CCSC's preferred location. • CoC supports reduction of area (refer to Note 4).
30	Umpire (Referee's / Official's room)	1 – 2	10	29 (CD) 29 (SD)	28	• Unisex change room with 1-2 partitioned showers with privacy doors, 1-2 WC's, 1-2 hand basins & mirrors.	• CoC supports increase of Umpire's room size to square up building envelope to south end of proposed club room facility for CPTED. • CoC additional requirements : o UAT amenity to Umpire's to be removed. o Provide 3 individual showers and 2 WCs. o External access only. • BDG comment : o 3 hand basins provided.
31	Summer Group store	N/A	~~N/A~~ 20	13 (CD) 13 (SD)	13	N/A	• CCSC requested : o Roller shutter door access. o Store to be located towards south end of building to be more central to site and better service multiple playing fields. • CoC additional requirements : o Chain link fence division with gates within store to accommodate storage for two

	FUNCTIONAL SPACE / ROOM	REQ. NUMBER (Note 1)	REQ. AREA (sqm) (Note 1)	PROP. AREA (sqm) (Note 2 & 4)	NET AREA (sqm)	REQUIREMENTS (Note 1)	ADDITIONAL REQUIREMENTS & REQUESTS (Note 3)
							user groups. • CoC supports reduction of area to square up building envelope to south end of proposed club room facility for CPTED.
32	UAT (external)	1	7	8 (CD) 8 (SD)	8	• External UAT for park users. Timed lock control system. Stainless steel fittings. Locate near playground.	N/A
33	Roof access (external)	N/A	N/A	4 (CD) 3 (SD)	3	• External access.	• CCSC requested : ○ Roof access to be located away from club's external storage areas, possibly near the external UAT.
	Roof access (internal)	N/A	N/A	2 (SD)	2	• N/A	• New secured access to roof plant deck off lobby.
34	Verandah	1	-	TBC	605	• Covered / sheltered veranda for spectators. Overlooking sporting space.	• Extent of universal accessibility requirements to be confirmed and reviewed by certifier.
35	Bin Store	1	33.3	41 (SD)	37	• Waste management requirements dependent on site and to be determined by Waste Services. Location to be as close to the road as possible, accessible for waste truck within car park. Can be separate structure to clubrooms building if required. Impermeable walls, linked to drainage & wash down facilities. • Refer to Functional & Technical brief (Appendix H of Preliminary Design Report) for additional requirements.	N/A
36	Plant and	1	N/A	93	78	N/A	• CoC additional requirements :

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	equipment						○ Separate access to plant and equipment area which is to be located on roof.