Community & Place

Community Facilities

4.5 Proposed Wanneroo Community Hub

File Ref: 51861 – 26/319396
Responsible Officer: Director Community & Place
Attachments: 5
Previous Items: CP04-06/24 - Wanneroo Recreation Centre Sports Hub - Consultation Outcomes - Ordinary Council - 18 Jun 2024 6:00pm

Changes to Report and Additional Information Arising from Agenda Briefing

Any changes or additional information following Agenda Briefing will be shown here.

Issue

To consider the preferred concept design for the renewal and upgrade of the Wanneroo Recreation Centre as a contemporary Community Hub.

Background

Existing Facilities

The Wanneroo Recreation Centre (**WRC**) was originally constructed in the early 1970s and is located on Scenic Drive, Wanneroo, within Lake Joondalup Park, with Rotary Park situated to the north.

The existing building comprises of the following spaces:

Amenity	Comments
Central Basketball Court	• Hall is currently inaccessible and acts as a barrier to accessing other rooms and spaces within the building. • Not compliant to basketball standards.
Activity Spaces x 4	• Pottery room - includes a dedicated Kiln and storeroom. • General activity room. • Before and after school care – includes a kitchenette area. • Wanneroo Day Club (seniors) – includes 2 x UAT facilities and a kitchenette area.
Multipurpose Meeting Room	• Large meeting room including kitchenette area. • 2 x large storage rooms with direct access.
Staff office and Reception area	• Large, underutilised reception desk. • Managers office. • Toilet. • Comms area.
Changeroom Facilities	• 1 x Female changeroom. • 1 x Male changeroom. Neither changeroom is compliant to current standards.
Toilets	• 2 x separate unisex toilets – each with private sink area.
Storerooms	• 5 x Additional storage areas.

The broader area accommodates a diverse range of formal and informal recreational and sporting activities, supporting organised sport, passive recreation and community use. The area represents an important community asset, providing spaces and facilities that support sport, recreation, leisure and social connection, while also possessing significant environmental and cultural value as part of the Yellagonga Regional Park.

The area currently accommodates a number of established facilities that support a broad range of community activities; however, after more than 50 years of operation, several of these assets are ageing and approaching the end of their functional life and require significant upgrades to ensure they remain fit-for-purpose and responsive to current and future community needs.

Previous Planning Processes

Wanneroo Recreation Centre Precinct Master Plan

In 2020 the City prepared the Wanneroo Recreation Centre Precinct Master Plan (Master Plan) to identify opportunities to enhance and improve the Wanneroo Recreation Centre and surrounding area to ensure that it could continue to meet evolving community needs.

The Master Plan made a number of recommendations in relation to the WRC, including (but not limited to):

- Essential inclusions
    - Redevelopment of WRC.
    - Incorporate Boxing Club and Scouts within WRC.
    - Redeveloped changing facilities to service Lake Joondalup Oval.
- Medium to long term development considerations
    - Changeroom facilities to service Scenic Park Ovals (potentially as part of the redeveloped WRC).
    - Potential realignment of the Pétanque Court to respond more effectively to the WRC.

Feasibility Investigations

Following completion of the Master Plan, specific feasibility investigations were initiated for the redevelopment of the WRC (as opposed to the wider precinct). In 2021 a Feasibility Study was prepared to provide direction on the potential development opportunities, having regard to the existing and other potential sites in the locality. A summary of the findings included:

- Irrespective of the preferred site, one facility cannot cater for the future growth within the catchment, with the optimum solution being to separate functions across multiple sites i.e. a Sports Hub building and a Community Hub building.
- Maintaining the status quo will not enable community groups to grow and evolve over time.
- There is a need to provide a range of community, sport and recreation infrastructure to cater for the growing and diverse community across all age ranges, specifically:
    - Community rooms and meeting spaces for playgroups, music, arts and crafts and other socialisation activities;
    - Function rooms to cater for larger events and programs such as dance and martial arts;
    - Sports courts to enable the continuation of basketball and badminton; and
    - Education spaces that can provide for environmental and Aboriginal cultural experiences
- It is not feasible or cost effective to “build up” on the existing site while accommodating for all the requirements.

Based on all the above, and the recommendations of the Feasibility Study, Council had previously been considering the redevelopment of the existing WRC through two separate but related projects – the construction of a new Wanneroo Sports Hub, and the redevelopment or replacement of the WRC to create a new Community Hub.

Sports Hub Proposal

As part of the 2021 State Election, the State Government, through the (then) Department of Local Government, Sport and Cultural Industries (**DLGSC**), committed $5M to the City for the redevelopment of the existing Wanneroo Recreation Centre in Scenic Park, Wanneroo. In consultation with DLGSC, the City commenced planning for the Sports Hub facility as the first phase of a staged approach to the redevelopment of the WRC.

Council resolved to accept the $5M funding from the State Government for the development of the Sports Hub at its meeting in December 2024 (CP04-12/24).

Following concept planning, detailed site investigations and schematic design phases, Council considered the outcomes of community engagement on the proposed Wanneroo Sports Hub at Ordinary Council Meeting in December 2025 (Item CP02-12/25 refers). Its decision on this matter had implications for both projects as outlined below:

"*That Council: -*

1. *ACCEPTS the outcomes of the community engagement and NOTES Administration's responses to the key issues as outlined in the body of this report;*

2. *DISCONTINUES work on the development of the Wanneroo Sports Hub at Scenic Park, Wanneroo;*

3. *REQUESTS Administration progress the replacement of the Wanneroo Recreation Centre with the intent to establish two buildings:*

    a) *a new or refurbished Community Hub on the site of the existing Wanneroo Recreation Centre; and*
    b) *a new Sports Hub – Administration to investigate alternate sites within the Central Ward for a new Sports Hub including lot 504 (11) Leach Road, Wanneroo adjacent to the Wanneroo Sports & Social Club;*

4. *REQUESTS Administration to maintain the current project timelines and design consultants if possible;*

5. *SUPPORTS Petition PT03-11/25 and Petition PT05-11/25 and AUTHORISES Administration to advise the lead petitioners of its decision; and*

6. *REQUIRES the City to consult with the Local Member (Sabine Winton MLA) throughout every stage of this project.*"

In response to Part 3(a) of Council's decision, Administration re-engaged consultant architects Hodge Collard Preston to identify options to redevelop the existing WRC facility as a community hub. The aim of the concept design process was to address the asset renewal requirements informed by the City's most recent building condition audit and meet the functionality requirements for a community hub which were informed by the original masterplan and feasibility study processes. These are summarised below and outlined in detail in **Attachment 1**.

Community Hub to include:
• Community rooms and function spaces. • Pottery room. • Scout Hall. • Calisthenics Hall. • Café with Alfresco area. • Community kitchen. • Environmental and cultural heritage education rooms.

Detail

Four preliminary concept options have been developed to establish an appropriate balance between the need for asset renewal with improved community outcomes, affordability and deliverability. These range from essential refurbishment through to complete redevelopment, providing Council with a clear basis to consider the level of investment and community benefit sought from the facility.

Options Analysis

The following preliminary concept design options and cost estimates have been developed for the proposed Wanneroo Community Hub as outlined below:

Option Description	Pros	Cons
Status Quo (do nothing) Estimated Cost: $0 The City defers or discontinues the WRC redevelopment project, with no refurbishment, renewal or upgrade works undertaken.	• No immediate capital expenditure required for refurbishment or redevelopment. • Avoids disruption associated with construction works in the short term. • Provides additional time to investigate alternative facility provision, redevelopment options or future funding arrangements.	• Continued deterioration of the facility, increasing maintenance and future renewal costs. • Existing building compliance and accessibility issues remain unresolved. • Ongoing health and safety risks. • Potential service disruptions or facility closures due to asset failures. • Existing functional and layout limitations remain, restricting the facility's ability to meet community needs. • Increased risk of unplanned expenditure and more costly future repairs. • Existing deficiencies preventing the facility from meeting evacuation centre requirements remain unresolved.

Option Description	Pros	Cons
Option 1 - Refurbishment and renewal (Attachment 2 Estimated Cost: $8.21m (including escalation) This option does not change the functionality of the facility. It purely involves renewal works and upgrades to address asset end of life or compliance issues as outlined below: Renewal works to address asset end-of-life • Kerbing/Pathways/carpark to comply with accessibility standards. • Internal ceilings . • Replacement of Pottery Room doors and roller shutter . • HVAC System. • Roof Sheeting, skylights and gutters. • Parapets flashing. • Wall Cladding. • Kiln Room. • Toilets/Showers to comply with standards. Upgrades • Painting all existing internal walls • Replacing existing floor finishes with new carpet and vinyl flooring • Upgrades to accessible carparking bays to achieve compliance.	• Addresses asset end-of life issues. • Addresses access non-compliance. • Does not impact surrounding vegetation. • Can be delivered using existing funding allocations. • Meets intent of state funding commitment. • May be able to be substantially delivered within funding timeframes.	• Does not address current functionality requirements. • Does not include sufficient numbers of showers/toilets. • Does not meet requirements for evacuation centre. • May involve some sacrificial works if future upgrades are implemented.

Option 2 - Refurbishment with architectural upgrades (Attachment 3)
 	
Estimated Cost:
 	
$14.15m (including escalation)
 	
This option involves a number of architectural upgrade works and significant internal reconfiguration to improve the functionality of the facility for community use, as outlined below:
 	
• Conversion of the indoor sports court into a number of flexible multi-purpose community spaces – 2 x community rooms, 1 x activity room and a joint exhibition/education room – each with their own storage.
• Conversion of the multipurpose room into a multifunctional craft room, incorporating a new kiln and a larger storage area.
• Activity Room 1 is increased in size, with larger storage and supporting amenities focused on before/after school care (children toilet, tea preparation, locker facilities)
• Conversion of Activity Room 2 and Pottery Room into a larger kitchen facility with appropriate storage.
	• Addresses asset end-of life issues.
	• Addresses access non-compliance.
	• Addresses majority of community functionality requirements.
	• Meets intent of state funding commitment.
		• Minor impacts on vegetation that directly abuts the building.
		• Does not address all community functionality requirements, with the following spaces unable to be accommodated:
		  ○ Scouts room
		  ○ Café facilities
		• May not be fully delivered within funding timeframes.

Option Description	Pros	Cons
In addition to the above upgrades, this option also addresses the same asset end-of-life and compliance issues as Option 1, however also includes: • New façade openings for additional doors/windows to facilities access to new community spaces. • Improved public amenities with increased numbers of showers/toilets for the building's capacity. • Changing Place facility • Compliance works to meet the requirements of an evacuation centre.		
Option 3 - New single-storey Community Hub (Attachment 4) Estimated Cost: $24.33m (including escalation This option involves the demolition of the existing building and constructing a new single-storey Community Centre, focused on providing the following spaces: • Scouts/cultural room. • Art/pottery room. • Activity rooms. • Community rooms. • Kitchen. • Education/exhibition spaces. • Toilets/changerooms/amenities. • External upgrade works.	• Addresses asset end-of life issues. • Addresses access non-compliance. • Addresses all community functionality requirements.	• Significant impact on surrounding vegetation. • Does not meet intent of state funding commitment.
Option 4 - New two-storey Community Hub (Attachment 5) Estimated Cost: $27.34m (including escalation This option involves the demolition of the existing building and constructing a new two-storey Community Centre, focused on providing the same spaces as Option 3, but over two levels to minimise the impact on surrounding vegetation.	• Addresses asset end-of life issues. • Addresses access non-compliance. • Addresses all community functionality requirements.	• Moderate impact on surrounding vegetation. • Does not meet intent of state funding commitment.

Consultation

Throughout 2026, Administration has engaged with the Strategic Projects Working Group (**SPWG**), the Member for Wanneroo and the Department of Creative Industries, Tourism and Sport (**DCITS**) regarding the redevelopment of the WRC and the planning of the future Sports Hub.

Strategic Projects Working Group

The SPWG received project updates in June and August 2026. Although staging the project was discussed, progressing straight to Option 2 was ultimately seen as a preferred approach as it proposes both a comprehensive refurbishment of the WRC, and internal reconfiguration to improve the functionality and amenity of the facility, and its ability to better meet community need.

As this option proposes converting the existing indoor basketball courts into community rooms, the dependency on the Sports Hub project to support the broader provision of indoor sporting facilities was noted.

While the Community Hub and Sports Hub projects are strategically related, they have distinct project scopes, funding arrangements, stakeholder requirements and delivery constraints. Accordingly, SPWG requested Administration investigate options to eliminate the dependency between the two projects and allow Option 2 to be progressed independently of the Sport Hub project timelines.

Member for Wanneroo

In accordance with Item 6 of item CP02-12/25, Administration has engaged with the Member for Wanneroo, Sabine Winton, on 6 March 2026 and 11 September 2026 to discuss the intent of the $5M election commitment. The meeting on 6 March confirmed that her preference was for the election commitment be put towards the upgrade, redevelopment or refurbishment of the existing Wanneroo Recreation Centre, and not a future sports hub facility. At the meeting on 11 September 2026 the design options were discussed, and the Member for Wanneroo has subsequently confirmed her support for Option 1 in writing. Further engagement with the Member will be required to ascertain whether the funding commitment can be applied to Option 2.

Department of Creative Industries, Tourism and Sport

Administration also met with DCITS on 12 March and 24 August 2026 to provide project updates and discuss implementation considerations associated with the State Government's funding commitment. DCITS confirmed that the existing funding agreement remains in place until March 2029 and advised that it would continue working with the City to facilitate any necessary amendments, informed by ongoing engagement with the Member for Wanneroo.

User Group and Stakeholder Engagement

Subject to Council endorsement of the preferred concept option, Administration is proposing to undertake further community and stakeholder engagement to inform the next phase of design. Given that it has been some time since user group needs were documented, it is proposed that engagement involve targeted meetings with existing WRC user groups and key stakeholders to ensure that any proposed redevelopment responds to community needs and expectations. This could run concurrently with broader community engagement on the preferred concept option, with a view that both community and stakeholder engagement inform an updated concept plan for Council's consideration before progressing to detailed design.

Details of the proposed engagement are outlined below:

Engagement Approach	Consult
Timeframe for Engagement	28 Days
Engagement Methods	• Interviews/workshops and targeted surveys with Wanneroo Recreation Centre / Lake Joondalup Pavilion User Groups. • Stakeholder meetings with relevant State Government departments and funding bodies. • Project information on the City's Your Say page. • Notices via the City's media and social media. • Correspondence with previous submitters on the Sports Hub and project subscribers. • Mailout to residents within 400m of the WRC. • Signage communicating the community engagement opportunity at the existing WRC.

Comment

Need for Renewal

Due to the City's growing population, previous community engagement has indicated that the ageing WRC facility is not only non-compliant with current standards but also fails to adequately meet the needs of the community and existing user groups. In addition, the City's own building condition and compliance audits have identified a number of areas where the subject building either did not comply with the standard relevant at the time of construction, or where it does not meet current requirements. These asset issues were the trigger for the initial master planning process in 2020.

Options Assessment

The identification of a preferred design option for the new Wanneroo Community Hub requires consideration of a number of factors, including compliance and asset end-of-life issues, the functionality requirements of key user groups, impact on surrounding environment, and funding and project timelines.

- Option 3 and 4, although meeting more of the community needs, involve significant disruption the site and surrounding vegetation, which would be detrimental to the amenity of the local area. These options also involve significantly higher capital costs which adds to the financial risk of the project. These options are therefore not considered feasible.
- Option 1 may potentially be more achievable in the short term given its primary focus on addressing essential asset renewal and compliance requirements, however, it does not actually improve the functionality of the building or meet the needs of the key user groups identified through previous planning stages.
- Option 2 addresses both asset renewal/compliance issues and addresses the majority of community needs. It incorporates architectural upgrades, internal reconfiguration and improved amenities to create a more contemporary and functional community facility within the footprint of the existing building, thereby avoiding any significant impact on surrounding vegetation.
- Option 2 is therefore considered to be the best option in terms of meeting community need, while minimising impacts on surrounding environment. However, it should be noted that there are constraints to working within the existing building framework. As a result, the Option 2 concept has been unable to accommodate a purpose-built scouts room or café. While the café would be considered an optional provision, under this option the City would need to investigate an alternate solution to accommodating the Scout group's requirements, potentially through an upgrade to their current premises at Lake Joondalup Pavilion or as part of the Sports hub facility.
- Option 2 also presents operational challenges during construction, which would require the temporary closure of some or all of the WRC. Further design development and construction planning will need to assess whether the works can be staged to minimise disruption and whether existing user groups, including the pottery group and before and after school care provider, can continue operating during construction. Where this is not practicable, alternative accommodation would need to be investigated and potential costs of temporary arrangements considered as part of the delivery strategy. Administration has investigated potential alternative locations for sport court users to remove the dependency between the Sports Hub and Community projects, with alternative venues being identified for over half of the user groups. Further works would be required as the project progresses, to confirm a solution to this issue.

Deliverability is also a key consideration in relation to the State Government's $5 million election commitment and the existing funding agreement, which expires on 29 March 2029. The additional scope associated with Option 2 will require careful planning of detailed design, procurement and construction to establish a realistic delivery program and satisfy applicable funding conditions.

The Member for Wanneroo has expressed her support for Option 1 on the basis that it is most likely to be delivered prior to the March 2029 deadline. Further engagement with the Member will be required to ascertain whether the funding commitment can be applied to Option 2, given that it still involves a refurbishment of the existing facility and also would result in improved functionality for the community. Any extension or variation to the existing funding agreement will be subject to State Government approval and should not be assumed in project planning.

Relationship to the Proposed Sports Hub

One of the complexities of this project is the relationship between the proposed sports hub project and the redevelopment of the WRC to create a new community hub. The 2021 feasibility investigations confirmed that it was not possible to accommodate all community uses within a single facility, and this was the basis for the proposal to develop two facilities. The previous approach to developing a Sports Hub before any redevelopment of the WRC would have allowed a progressive transition of uses between the two facilities, however Council's 2025 decision to discontinue work on the Sports Hub at Scenic Park has made this more difficult.

Any proposal to redevelop the existing WRC (other than the renewal works envisaged in Option 1) therefore needs to consider the impact on user groups and the functionality of any new/upgraded facility relative to what is currently provided. Currently, Options 2, 3 and 4 would result in the loss of the indoor sports court which would displace existing user groups if an alternative venue could not be provided (either through a new Sports Hub or in alternative venues).

Administration has investigated the feasibility of aligning the project timelines for the Sports Hub and Community Hub projects. Although the projects are strategically related, they have distinct scopes, funding arrangements, stakeholder requirements and delivery constraints. From a project programming perspective, aligning their delivery schedules is not considered feasible. Attempting to synchronise the projects' design, procurement and construction programs could introduce unnecessary dependencies, increase the risk of delays and create uncertainty regarding facility availability.

Delaying the WRC refurbishment to align with the Sports Hub could defer essential asset renewal, accessibility improvements and compliance works. Conversely, proceeding with the WRC refurbishment before the Sports Hub becomes operational may result in a temporary gap in indoor court provision.

Administration has investigated the availability, capacity and suitability of alternative sporting facilities and the feasibility of interim arrangements required to minimise disruption to existing users of the indoor court at WRC. However, a suitable option has not been identified. It is therefore considered necessary for the WRC redevelopment and the Sports Hub projects to be planned, programmed and delivered independently, with coordination limited to key strategic interfaces, including facility provision, user accommodation and stakeholder communication.

Next Steps

Subject to Council's endorsement of Option 2, Administration is proposing to progress the project in accordance with the following high level project plan:

Task	Action	Date
Planning	• Stakeholder and Community engagement	Nov 2026 – Feb 2027
	• Updated Concept design (if required) • Updated Cost estimate (if required) • Report to Council	Apr 2027
Execution	• Architect Consultant Procurement	Feb 2027 – Jun 2027

Task	Action	Date
	• Detailed Design	Jun 2027 - Jan 2028
Delivery	• Construction Procurement	Jan 2028 – April 2028
	• Construction	May 2028 – May 2029
	• Defects Liability Period	Jun 2029 – May 2030
Closure Activities & Finish	• Closure Report	Jun 2030

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Council Plan 2025 – 2035:

4 ~ A Connected and Liveable City

4.1 - Create welcoming community spaces

Risk Appetite Statement

In pursuit of Strategic Goal 4, the City adopts an Opportunistic risk position. The City accepts considered risk in infrastructure, community spaces and service delivery where investment supports connected, resilient places for people and nature, consistent with the City's Risk Appetite Administration Guidance.

Risk Management Considerations

RISK TITLE		RISK RATING
Level 1 Strategic Risk	1.0 Financial Sustainability	Medium
Level 2 Corporate Risk	1.1 Long Term Financial Planning	Low
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

RISK TITLE		RISK RATING
Level 1 Strategic Risk	3.0 Community Engagement & Stakeholder Relationships	Medium
Level 2 Corporate Risk	3.2 Stakeholder Relationships	Medium
ACCOUNTABILITY		**ACTION PLANNING OPTION**
Director Corporate Strategy & Performance		Manage

Policy Implications

Nil

Financial Implications

The Community Hub is currently listed in the Long-Term Financial Plan (**LTFP**) as shown in the table below:

Year	Detail	Municipal Funds	Grants	Reserve	Total
2030/31	Concept Design, site investigation and approvals	$72,000	-	-	$72,000
2031/32	Detailed Design	$500,000	-	-	$500,000
2032/33	Construction	-	$2,000,000	$4,713,000	$6,713,000
2033/34	Construction Continued		$10,600,000	$113,000	$10,713,000
Overall Total Budget		**$572,000**	**$12,600,000**	**$4,826,000**	**$17,998,000**

As the above funding model does not accurately reflect the current cost estimates or committed funding contributions, it is proposed that consideration be given to updating the budget allocations and funding sources through the current review of the LTFP.

Voting Requirements

Simple Majority

Recommendation

That Council: -

1. **ENDORSES Option 2 (Refurbishment with Architectural Upgrades) as the preferred concept option for the upgrade of the Wanneroo Recreation Centre as the Wanneroo Community Hub;**

2. **REQUESTS the Chief Executive Officer to undertake community and stakeholder engagement for the proposed redevelopment of the Wanneroo Recreation Centre as the Wanneroo Community Hub; and**

3. **REQUESTS the Chief Executive Officer to report back to Council on the outcomes of community and stakeholder engagement for the proposed redevelopment of the Wanneroo Recreation Centre as the Wanneroo Community Hub to consider progressing to detailed design.**

Attachments:

1	*Attachment 1 - Community Hub - Functionality Table*	*25/267469*
2	*Attachment 2 - Community Hub Refurbishment (Option 1)*	*26/196225*
3	*Attachment 3 - Community Hub Refurbishment & Upgrade (Option 2)*	*26/196229*
4	*Attachment 4 - Community Hub Single Storey (Option 3)*	*26/48984*
5	*Attachment 5 - Community Hub Double Storey (Option 4)*	*26/87140*

City of Wanneroo

Wanneroo Recreation Centre Community Hub - Functionality Table

(25/267469)

The redevelopment of the Wanneroo Recreation Centre into a Community Hub requires further planning and investigation to define the scope and specific requirements of the project. All redevelopment requirements will meet the City's building specifications, as shown in the table below:

Room Name	Min Size (m^2)	Functionality /Purpose	Specific Requirements
MAIN ENTRANCE/FOYER			
Outdoor Spaces	To be determined by design	A well-designed outdoor space is required to encourage regular, high quality social interactions. It is crucial that these areas feel like a natural extension of the indoor facility, offering comfortable seating where people can sit and feel welcome. Well-placed seating areas and drinking fountain are required to act as a convenient and inviting stopping point for pedestrians and cyclists on the eastern side of the Lake Joondalup. The outdoor design must be inviting, accessible, and well-connected to surrounding streets, with clear pathways and seating that invite people to enjoy the space.	• Benches (No: TBC) • Drinks Fountain with dog bowl • Accessible pathways connecting the facility, carpark and surrounding streets • Passive lighting • Supplementary low rise hard and soft landscaping. Consider CPTED principles in providing for security and safety (user and building). • Tree planting in vicinity
Main Entrance / Foyer	To be determined by design	This is the main entry point/space for all customers to enter and exit the building. It will lead to the various areas of the building. It needs to provide sufficient access for all, including emergency services and mobility transport devices. It is also the first element of the building people will see, and as such could be an opportunity to include public art to highlight the entrance with a statement piece. Provide a welcoming area that allows users to relax, meet up and socialise before entering the central areas.	• Provision of electronic marketing boards/TV. (Total No: TBC) • Dual GPOs are to be no further than 30m apart throughout this space • Must provide space for notice boards (digital or otherwise) within this space • Fire Indicator Panel (FIP) as per BCA, NCC and Australian Standards • Provision of artwork near entrance (internal/external TBC) • Sliding glass doors (airlock entry system)
SCOUTS/CULTURAL ROOM			
Scouts	240	Must be easily accessible with connecting pathways and access doors from the carpark. The area should be a large open space with a concrete floor suitable for group meetings and activities. High ceilings are required to facilitate indoor games and activities. There should also be a designated tea preparation area with stove, and easy access to a communal kitchen is preferable. Maximise natural light whilst providing adequate artificial lighting. The area should be well ventilated.	• Electricity – ensure sufficient capacity to allow for lighting, ventilation, cooking and activities to run simultaneously. • Requested floor space of at least 240m. This includes a tea prep area with cooking stove. • Appropriate Ventilation system • LED lighting
Scouts – Storeroom	60	Needs to be directly accessed via the Scout's Hall, preferably additional external doors with direct access to outside pickup/drop off areas.	• Concrete finishes • Fixed storage shelving and storage hooks. • Sufficient lighting • Access via a roller shutter door or double leaf door, ground should be level with no step. • Tables and chairs to be stored, total number TBC

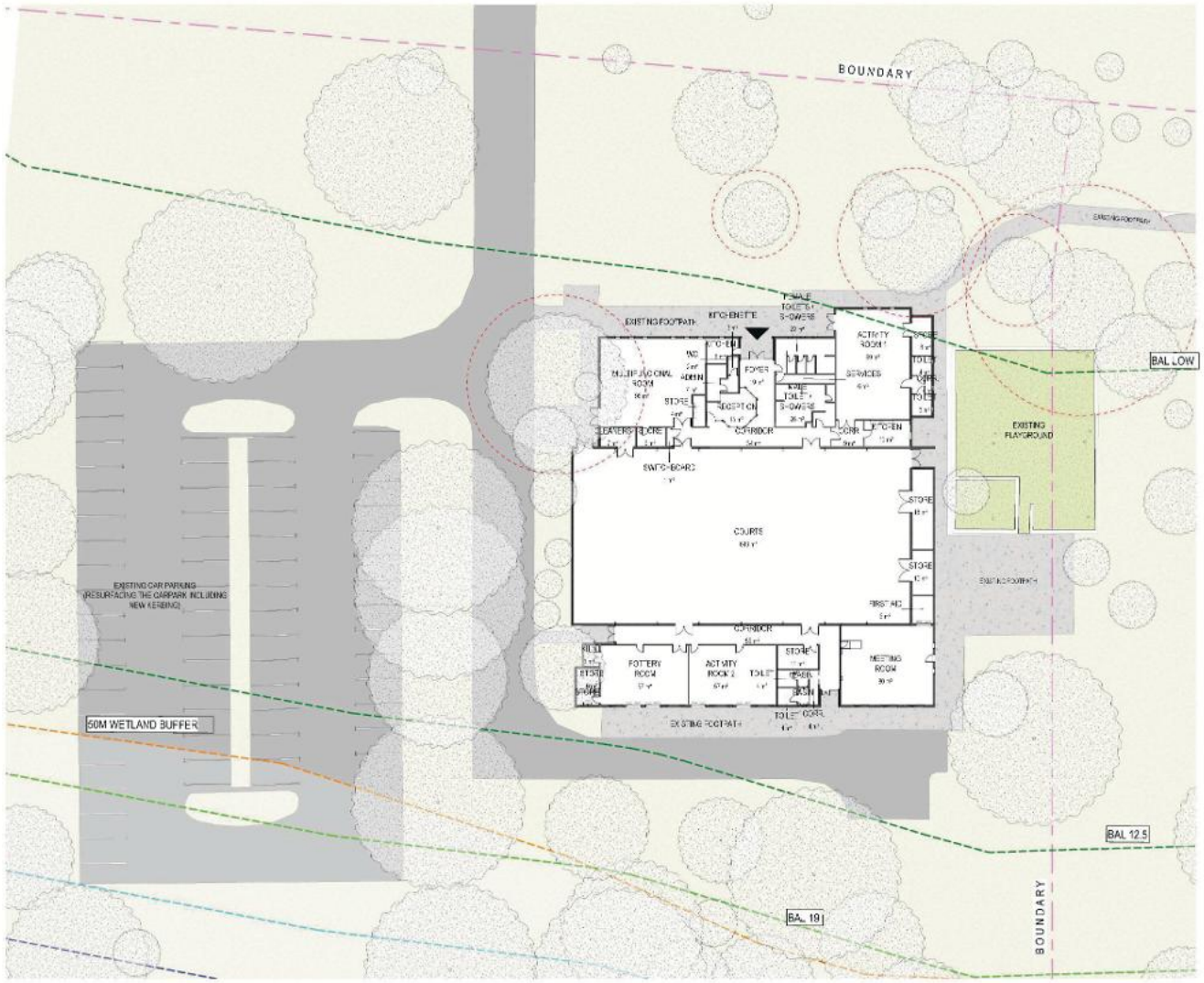
External storeroom	To be determined by design (Approx 100)	External hardstand, that can be compartmentalised in the future. This area should be fully secured, preferably with a roof covering for added security.	• Concrete hardstand should be large enough to store 5 x trailers to transport canoes. • Access via a roller shutter door, with direct access to the carpark and loading area. • If possible, consideration to be given to linking this area with the internal storage areas to provide safe easy access to load and unload trailers.
ART/POTTERY ROOM			
Pottery Room	80	Large open space with accessible sturdy work benches. Accessible shelving is required for storing tools and materials. Adequate lighting and ventilation to manage heat and fumes, as well as direct access to the carpark for deliveries. Prefer to retain the use of a roller shutter door, alternatively a double leaf door is required. Sufficient drainage is required to facilitate easy cleaning and washing down of the area, a clay drainage trap is preferred. Concrete floor is required. A tea prep area with double sink also fitted with a clay trap.	• Level concrete floor • Maximal shelving and lockable storage options for drying and storing art/pottery. • Clay drainage trap • Access via a roller shutter door or double leaf door, ground should be level with no step. Direct access to carpark is preferred to allow for easy delivery of materials. • Double sink with clay trap fitted to one side • Tea prep area • Ventilation System • Tables and Chairs to be provided, Total No: TBC
Pottery Storeroom	40	Shelving should be provided for storing raw materials as well as finished pieces. Consider hooks and racks for safe storage of tools.	• Shelving (Total No: TBC). • Storage hooks (Total No: TBC).
Kiln room	20	Suitable to contain one kiln. Suitable access and shelving for loading and unloading the kiln should also be included.	• Adequate Lighting - Natural daylight and artificial task lighting for crafting activities – lux level TBC) • Mechanical Ventilation system • Shelving with suitable load rating for drying pottery - (Total No: TBC) • Kiln – specifications to be confirmed in consultation with the club *Note: consider an electrical option if there is capacity within the available power supply*
CAFÉ			
Café Indoor	100	Café should be designed to attract both users of the facility and passersby. Must have capacity to operate independently from the rest of the building and include dedicated compliant toilet facilities. Note – this space is likely to be leased to an external vendor.	• As per building specifications
Café Outdoor Dining area	50	A suitable space for the provision of outdoor furniture and seating arrangements	• As per building specifications • Tables and Chairs Total No: TBC
Kitchen	65	Should include provision for deep fat fryers including adequate ventilation and grease trap.	• As per building specifications • Electric appliances not Gas
Café storeroom	20	Provision of sufficient shelving, fridges and chest freezers. Must include a separate dry food storage and beverage room (lockable).	• As per building specifications
Café Office	15	For the purpose of the Café Manager/Owner	• As per building specifications

			•
ACTIVITY ROOM 1			
Activity Room 1 - (Before/After School Care)	100	Multipurpose space for clubs and community use. Maximise lockable storage space for multiple users and provide adequate lighting and ventilation to heat/cool the room. Include a tea preparation area. Room should have a durable carpet (tiles)/floor finishes for easy cleaning and maintenance.	• Tea prep area • Lockable storage cabinets (Total No: TBC). • Reverse cycle air-conditioned (inverter or the like)
Activity Room 1 Storeroom	10	Activity Room Storeroom	• Provide adequate shelving • Tables and Chairs Total No: TBC
COMMUNITY ROOMS			
Activity Room 2 (Wanneroo Day Club)	100	Multipurpose space for community groups including senior groups. Include unisex accessible toilet inside the room. The room should have access to a kitchen including a microwave, Fridge, Stovetop, Dishwasher and Hot Water. Maximise accessible storage with lockable doors for multiple user groups. Area should have easy clean durable carpet,	• Reverse cycle air-conditioned (inverter or the like) • Maximise natural lighting • Internal window coverings for privacy • External window security coverings • TV aerial connection • Double GPO on every wall
Activity 2 Room furniture store	20	As per building specifications	• Doors should be tall enough to cater for the storage of tables and stacking chairs. Chairs will be transported using a trolley. • Tables and Chairs Total No: TBC
Activity Room 2 - accessible toilet Unisex	15	As per National Construction Code and Australian Building Standards	• Walls tiled (floor to ceiling) • Motion sensor light • Baby change table • Colours to be same in all internal toilets
Community room 1 **(Potential for community environmental/cultural/ historical groups to book)**	100	Multipurpose space for club and community use.	• Carpet (tiles) with matting inside entryways to dry/wipe feet • Reverse cycle air-conditioned (inverter or the like) • Internal window coverings (Decals) for privacy. • External window security coverings (bars) • TV aerial connection (free to air), acoustic treatment, and AV infrastructure to support flexible booking arrangements; • Double GPO on every wall
Community room 2 **(Potential for community environmental/cultural/ historical groups to book)**	100	Multipurpose space for club and community use.	• Carpet (tiles) with matting inside entryways to dry/wipe feet • Reverse cycle air-conditioned (inverter or the like) • Internal window coverings (Decals) for privacy. • External window security coverings (bars) • TV aerial connection (free to air), acoustic treatment, and AV infrastructure to support flexible booking arrangements; • Double GPO on every wall
Community room storeroom	50	Capacity to stack and store tables and chairs	• Adequate Shelving for storing large boxes • Doors should be tall enough to cater for the storage of tables and stacking chairs. Chairs will be transported using a trolley. • Tables and Chairs Total No: TBC

Kitchen	70	Includes fridge/cool room space. Must be accessible to all community rooms and the scout hall	• Microwave • Fridge • Stovetop • Dishwasher • Boiling water • Sink • Hygiene sink • Bench tops • Storage cabinets
Kitchen storeroom	35	Should have direct access to the Kitchen.	• Adequate strong shelving to store equipment
Education room / Exhibition/Display area	60	Include central partition to separate into two separate spaces if required. Consider advice on acoustics and make allowance to minimise noise if both rooms are in operation at once.	• Partition Wall • Double GPO on every wall • Carpet with matting inside entryways to dry/wipe feet • Reverse cycle air-conditioned (inverter or the like) • Internal window coverings for privacy • External window security coverings • TV aerial connection (free to air), acoustic treatment, and AV infrastructure to support flexible booking arrangements; •
Education room furniture store	10	Must have direct access from the education room	• Adequate Shelving for storing large boxes
Meeting room	20	Multipurpose space for club and community use.	• Carpet (tiles) with matting inside entryways to dry/wipe feet • Reverse cycle air-conditioned (inverter or the like) • Internal window coverings (Decals) for privacy. • External window security coverings (bars) • TV aerial connection (free to air), acoustic treatment, and AV infrastructure to support flexible booking arrangements; • Double GPO on every wall
Research area	20	Multipurpose space for community groups.	• Carpet (tiles) with matting inside entryways to dry/wipe feet • Reverse cycle air-conditioned (inverter or the like) • Internal window coverings (Decals) for privacy. • External window security coverings (bars) • TV aerial connection (free to air), acoustic treatment, and AV infrastructure to support flexible booking arrangements; • Double GPO on every wall
FACILITY AMENITIES			
Female Toilets (Public)	20	Individual cubicles with locked doors and pan toilets. Consideration will be given to increasing facilities including individual shower cubicles etc, should the building be used as an evacuation centre.	• Tiled floor to ceiling • 5 x W/C • 4 x basin
Male Toilets (Public)	20	Individual cubicles with locked doors and pan toilets	• Tiled floor to ceiling • 5 x W/C • 4 x basin

		Consideration will be given to increasing facilities including individual shower cubicles etc, should the building be used as an evacuation centre.	
Changing Places Facility	TBC	Yet to be confirmed if the City will progress with area, but include in concept design.	• Specifications to be aligned with the Changing Places Accreditation Guidelines
OPERATIONAL COMPONENTS			
Plant room	10	All electrical switch boards, plant equipment such as air-conditioner and water heating units etc. located on the ground floor to minimize roof access.	• As per building Australian standards, including: o Hand-wash basin o Lockable storage for first-aid supplies o Privacy
Communication room /CCTV	5	Provision to be made for CCTV equipment	• As per building specifications • CCTV coverage: - Internal spaced (tbc) - perimeter of building (windows, door entry/exists, points of recesses or areas of security concerns - external surveillance of surrounding area and carparks
Office	10	Staff office	• Carpeted (tiles) • Accessible Desk space • Internal window coverings for privacy • External window security coverings • Double GPO on every wall • Wi-fi and phone connection
First aid room	12	Size to meet current compliance standards, easily accessible with clear signage indicating the room's purpose.	• Specifications to be aligned with Australian building standards, including: - Hand-wash basin - Lockable storage for first-aid supplies - Privacy screens - Examination bed - Non-slip vinyl flooring - Power points (No: TBC)
Bin storeroom	10	Area to allow for bins to service the entire centre.	• As per building specifications • Storage for 10 bins • Attached to the building • Close to car park for waste access. Access provisions
Cleaner's room/toilet duct	10	Price should reflect inclusion of floor waste, cleaner's trough and cold water.	• As per building specifications • Cleaners' trough • Floor drainage • Accessible shelving • Cold Water
EVACUATION CENTRE REQUIREMENTS			
Centre requirements as per the Department of Communities	N/A	Refer to the Australian Institute Disaster Resilience handbook for the required evacuation specifications: handbook_evacuation_planning_2023.pdf.	Gold Standard requirements according to the Department of Communities: • Safety: The location of the building must be outside a potential hazard zone and secure. • Capacity: Large, open spaces to accommodate a significant number of evacuees comfortably. • Accessibility: Full accessibility for people with disabilities and mobility needs. This includes accessible entrances, bathrooms, and facilities. • Basic Amenities: Sufficient toilets, showers, and handwashing stations.

			• Privacy: Designated spaces for families, individuals, and staff to have private conversations or seek respite. • Food Preparation: A functional kitchen capable of preparing meals for a large number of people. This could be a commercial kitchen or a space that can be adapted for safe food handling. • Essential Utilities: Access to power, water, and communication is crucial



OPTION 1 NOTES:

- THIS OPTION COMPRISES THE SCOPE OF WORKS IDENTIFIED WITHIN THE 'NCC COMPLIANCE & CONDITION REPORT' DEVELOPED BY MACKENZIE GROUP CONSULTING, INCLUDING:

  - THE CITY SCOPE UPGRADES DUE TO END OF LIFE / DETERIORATION / CORROSION / COMPLIANCE ISSUES:
    - KERBING / PATHWAYS / CARPARK - TO COMPLY WITH ACCESSIBILITY STANDARD.
    - INTERNAL CEILINGS
    - POTTERY ROOM DOORS AND ROLLER SHUTTERS REPLACEMENT.
    - HVAC SYSTEM
    - ROOF SHEETING AND GUTTERS
    - SKYLIGHTS
    - PARAPETS FLASHING
    - WALL CLADDING
    - KILN ROOM
    - TOILETS / SHOWERS – TO COMPLY WITH STANDARDS.

  - ADDITIONAL NCC NON-COMPLIANCE ITEMS;
  - COMPLIANT ITEMS REQUIRING IMPROVEMENT.

  *FURTHER INFORMATION REQUIRED' ITEMS ARE EXCLUDED FROM THIS OPTION.

  PLEASE REFER TO THE OPTION 1 - COST PLAN ATTACHED.

- PROPOSED ARCHITECTURAL UPGRADES LIMITED TO:

  - PAINTING ALL EXISTING INTERNAL WALLS.
  - REPLACING EXISTING FLOOR FINISHES WITH NEW CARPET AND VINYL FLOORING.

- EXISTING ACCESSIBLE CAR PARKING BAYS DO NOT COMPLY WITH NCC AND AS 1428 REQUIREMENTS. REMOVAL OF 1 CAR PARKING BAY IS REQUIRED TO ACHIEVE COMPLIANCE.

THIS OPTION DOES NOT ACHIEVE / PROVIDE:

- SCOUTS AND STOREROOMS
- CAFE FACILITIES
- LARGER KILN
- LARGER ACTIVITIES ROOMS AND STORGROOMS
- LARGER KITCHEN AND KITCHEN STORE
- SUFFICIENT NUMBER OF TOILETS AND SHOWERS
- RESEARCH AND MEETING ROOMS
- EDUCATION AND EXHIBITION ROOMS
- CHANGING PLACE FACILITY
- PLANT ROOM
- COMMUNICATION ROOM
- FIRE INDICATOR PANEL
- LAUNDRY
- COMPLIANCE WITH FULL REQUIREMENTS APPLICABLE TO AN EVACUATION CENTRE

PRELIMINARY / DRAFT
DATE: 22/05/2026

1 OPTION 1 - GROUND LEVEL
1 : 250

DISCLAIMER:

- THIS CONCEPT DESIGN OPTION IS BASED ON THE INFORMATION PROVIDED BY THE CITY OF WANNEROO FOR THE PURPOSES OF BUDGET ESTIMATION AND PRELIMINARY DISCUSSION ONLY.

- NO SITE AND BUILDING INVESTIGATIONS, TESTING AND SIMILAR HAVE BEEN UNDERTAKEN.

- NO SPECIALIST CONSULTANTS' INPUT AND ENGINEERING (BUILDING SURVEYOR, STRUCTURAL & CIVIL CONSULTANT, ELECTRICAL, HYDRAULIC & MECHANICAL CONSULTANTS AND SIMILAR) HAVE BEEN OBTAINED FOR THE DEVELOPMENT OF THIS CONCEPT DESIGN OPTION. IT IS HIGHLY RECOMMENDED SPECIALIST CONSULTANTS ARE ENGAGED AND THEIR INPUT IS OBTAINED FOR FURTHER DEVELOPMENT OF THIS OPTION.

SITE PLAN LEGEND

- 34_40
- 34_29
- 34_19
- 34_125
- CADASTRAL BOUNDARY
- 50m WETLAND BUFFER

SYMBOLS / ABBREVIATIONS

- EXISTING TREES
- TREE PROTECTION ZONE

SITE PLAN NOTES

- SURVEY & TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM SURVEY DWG 251140, REV 3, DATED 25/10/2024, BY JURDEN SURVEYING

CAR BAYS

- 2 NON-COMPLIANT CAR BAYS TO BE REPLACED BY ONE COMPLIANT CAR BAY IN THE EXISTING CAR PARK

OPTION 1 OPTION 1 - GROUND LEVEL - MINOR REFURBISHMENT & MAJOR RENEWAL WORKS **SK007**

WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO. 130.25 DATE 22/05/2026

Hodge Collard Preston ARCHITECTS



1 OPTION 2 - GROUND LEVEL
1:250

OPTION 2 NOTES:

- THIS OPTION COMPRISES THE SCOPE OF WORKS IDENTIFIED WITHIN THE 'WCC COMPLIANCE & CONDITION REPORT' DEVELOPED BY MACKENZIE GROUP CONSULTING, INCLUDING:

  - THE CITY SCOPE UPGRADES DUE TO END OF LIFE / DETERIORATION / CORROSION / COMPLIANCE ISSUES:
    - KERBING / PATHWAYS / CARPARK - TO COMPLY WITH ACCESSIBILITY STANDARD.
    - HVAC SYSTEM
    - ROOF SHEETING AND GUTTERS
    - SKYLIGHTS
    - PARAPETS FLASHING
    - WALL CLADDING

  - ADDITIONAL WCC NON-COMPLIANCE ITEMS
  - COMPLIANT ITEMS REQUIRING IMPROVEMENT.

  *FURTHER INFORMATION REQUIRED TEMS ARE EXCLUDED FROM THIS OPTION.

- PROPOSED ARCHITECTURAL UPGRADES:
  - REDUCED STORAGE AREA PROPOSED FOR THE MULTIFUNCTIONAL ROOM, ACTIVITY ROOM 1 AND 2.
  - NEW FACADE OPENINGS PROPOSED FOR ADDITIONAL DOORS AND WINDOWS
  - NEW STEEL WORK, INCLUDING BEAMS AND COLUMNS, TO BE INCORPORATED TO SUPPORT NEW OPENINGS IN EXISTING DOUBLE BRICK WALLS (SHOWN DASHED)
  - SHOWER AREAS - EXISTING GROUND LEVEL SLAB DOES NOT ALIGN BUILDINGS FINISH FLOOR LEVEL - TO BE DEMOLISHED. SERVICES ARE TO BE INCORPORATED AND NEW CONCRETE SLAB IS TO BE DESIGNED AND POURED IN THIS AREA
  - FOOTPATH AREA TO BE EXTENDED IN FRONT OF THE COMMUNITY ROOMS, CHANGING PLACE AND ON THE LEFT SIDE OF THE EXISTING PLAYGROUND.
  - COMPLIANCE WITH REQUIREMENTS APPLICABLE TO AN EVACUATION CENTRE.

THIS OPTION DOES NOT ACHIEVE / PROVIDE:

- SCOUTS AND STOREROOMS
- CAFE FACILITIES
- LARGER KILN
- LARGER STOREROOMS FOR THE ACTIVITIES ROOMS

OPTION 2 - COMMUNITY CENTRE ROOM SCHEDULE

Name	Area
ACTIVITY ROOM 1	126 m²
ACTIVITY ROOM 2	112 m²
BIN STORE	12 m²
BOH CORRIDOR	31 m²
CHANGING PLACE	18 m²
CHILDREN'S TOILET	13 m²
CIRCULATION	94 m²
CLEANERS	9 m²
CONNS	11 m²
COMMUNITY ROOM 1	105 m²
COMMUNITY ROOM 2	121 m²
EDUCATION ROOM	53 m²
EXHIBITION ROOM	54 m²
FEMALE TOILETS / AMBULANT	26 m²
FIP	2 m²
FIRST AID	14 m²
FOYER	56 m²
KILN	12 m²
KITCHEN	60 m²
KITCHEN STORE	31 m²
LAUNDRY	14 m²
MALE TOILETS / AMBULANT	27 m²
MEETING/ RESEARCH	18 m²
MULTIFUNCTIONAL CRAFT ROOM	107 m²
OFFICE	13 m²
PLANT ROOM	15 m²
SHOWERS FEMALE	27 m²
SHOWERS MALE	25 m²
STORE	5 m²
STORE	11 m²
STORE	11 m²
STORE	12 m²
STORE	17 m²
STORE	23 m²
STORE	24 m²
SWITCHBOARD	4 m²
UAT	8 m²
UAT	9 m²
TOTAL AREA	1364 m²

PRELIMINARY / DRAFT
DATE: 09/09/2025

DISCLAIMER

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- NO SPECIALIST CONSULTANTS' INPUT AND ENGINEERING (BUILDING SURVEYOR, STRUCTURAL & CIVIL CONSULTANT, ELECTRICAL, HYDRAULIC & MECHANICAL CONSULTANTS AND SIMILAR) HAVE BEEN OBTAINED FOR THE DEVELOPMENT OF THIS CONCEPT DESIGN OPTION. IT IS HIGHLY RECOMMENDED SPECIALIST CONSULTANTS ARE ENGAGED AND THEIR INPUT IS OBTAINED FOR FURTHER DEVELOPMENT OF THIS OPTION.

SITE PLAN LEGEND

- BAL 40
- BAL 29
- BAL 12.5
- BAL 19
- CADASTRAL BOUNDARY
- 50m WETLAND BUFFER

SYMBOLS / ABBREVIATIONS

- EXISTING TREES
- EXISTING TREES TO BE REMOVED - 5no. TOTAL
- TREE PROTECTION ZONE

SITE PLAN NOTES

- SURVEY & TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM SURVEY DWG: 2511843, REV B, DATED 25/10/2024, BY JURGMOK SURVEYING

CAR BAYS

- 2 NON-COMPLIANT CAR BAYS TO BE REPLACED BY ONE COMPLIANT CAR BAY IN THE EXISTING CAR PARK

OPTION 2 OPTION 2 - GROUND LEVEL - MAJOR REFURBISHMENT & MAJOR RENEWAL & COMPLIANCE WORKS **SK010**

WANNEROO RECREATION SPORTS HUB
275 SCENIC DRIVE, WANNEROO WA 6065
REVISION A PROJECT NO: 13325 DATE:22/05/2025

Hodge Collard Preston ARCHITECTS



SITE PLAN LEGEND

- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- CADASTAL BOUNDARY
- 50m WETLAND BUFFER

SYMBOLS / ABBREVIATIONS

- EXISTING TREES
- EXISTING TREES TO BE REMOVED - 17no. TOTAL
- TREE PROTECTION ZONE
- NEW TREES - 9 TOTAL

SITE PLAN NOTES

- SURVEY & TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM SURVEY DWG. 25116-03, REV B, DATED 25/10/2024, BY JURONICH SURVEYING

CAR BAYS

- 6 NEW CAR BAYS PROVIDED.

OPTION 2 - 1 STORY | OPTION 2 - SITE PLAN OVERALL | SK004 | WANNEROO COMMUNITY CENTRE
LOT 39, 2/5 SCENIC DRIVE, WANNEROO WA 6065
REVISION B PROJECT NO. 133.25 DATE 06/02/2026
Hodge Collard Preston ARCHITECTS



1 OPTION 2 - GROUND LEVEL
1 : 250

AREAS LEGEND

- CAFE / CAFE KITCHEN / STORE / CAFE FACILITIES
- RESEARCH AREA / MEETING ROOM
- KITCHEN & STORE
- ACTIVITY ROOM / STORE
- SCOUTS & STORE
- STORAGE / SERVICES
- TOILET / EVAC CENTRE SHOWERS
- MULTIFUNCTIONAL CRAFT ROOM / STORE / KILN
- CIRCULATION
- COMMUNITY / EDUCATION / EXHIBITION ROOM / STORE
- OFFICE

OPTION 2 - COMMUNITY CENTRE ROOM SCHEDULE

Name	Area	Department
GROUND LEVEL		
ACTIVITY ROOM 1	115 m²	ACTIVITY ROOM & STORE
ACTIVITY ROOM 2	100 m²	ACTIVITY ROOM & STORE
CHILDREN TOILETS	17 m²	ACTIVITY ROOM & STORE
STORAGE	11 m²	ACTIVITY ROOM & STORE
KITCHE	20 m²	ACTIVITY ROOM & STORE
TEA	11 m²	ACTIVITY ROOM & STORE
UNIT	5 m²	ACTIVITY ROOM & STORE
CAFE INDOOR	127 m²	CAFE / CAFE KITCHEN / STORE
CAFE KITCHEN	58 m²	CAFE / CAFE KITCHEN / STORE
CAFE OFFICE	14 m²	CAFE / CAFE KITCHEN / STORE
CIRCULATION	24 m²	CAFE / CAFE KITCHEN / STORE
CLEANER	5 m²	CAFE / CAFE KITCHEN / STORE
DRY STORE	14 m²	CAFE / CAFE KITCHEN / STORE
FEMALE TOILET	14 m²	CAFE / CAFE KITCHEN / STORE
MALE TOILET	14 m²	CAFE / CAFE KITCHEN / STORE
STORE	14 m²	CAFE / CAFE KITCHEN / STORE
UNIT	5 m²	CAFE / CAFE KITCHEN / STORE
CIRCULATION	192 m²	CIRCULATION
FOYER	102 m²	CIRCULATION
KIOSK / CONNECTION	30 m²	CIRCULATION
COMMUNITY ROOM 1	100 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
COMMUNITY ROOM 2	100 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
EXHIBITION / DISPLAY	30 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
STORE	22 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
KITCHE	76 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
STORE	11 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
KITCHEN	70 m²	KITCHEN / STORE
KITCHEN STORE	30 m²	KITCHEN / STORE
KILN	21 m²	MULTIFUNCTIONAL / KILN / STORE
MULTIFUNCTIONAL CRAFT ROOM	100 m²	MULTIFUNCTIONAL / KILN / STORE
STORE	40 m²	MULTIFUNCTIONAL / KILN / STORE
OFFICE	18 m²	OFFICE
MEETING	31 m²	RESEARCH AREA / MEETING ROOM
RESEARCH	70 m²	RESEARCH AREA / MEETING ROOM
EXTERNAL STORE	56 m²	SCOUTS / STORE
SCOUTS	250 m²	SCOUTS / STORE
SCOUTS STORE	61 m²	SCOUTS / STORE
BINS	16 m²	STORAGE / SERVICES
CLEANER	9 m²	STORAGE / SERVICES
COMMS	10 m²	STORAGE / SERVICES
FIP	4 m²	STORAGE / SERVICES
FIRST AID	14 m²	STORAGE / SERVICES
LAUNDRY	31 m²	STORAGE / SERVICES
PLANT ROOM	19 m²	STORAGE / SERVICES
CHANGING PLACE	27 m²	TOILET / EVAC CENTRE SHOWERS
FEMALE SHOWERS	38 m²	TOILET / EVAC CENTRE SHOWERS
FEMALE TOILETS	33 m²	TOILET / EVAC CENTRE SHOWERS
MALE SHOWERS	38 m²	TOILET / EVAC CENTRE SHOWERS
MALE TOILETS	31 m²	TOILET / EVAC CENTRE SHOWERS
UNIT	9 m²	TOILET / EVAC CENTRE SHOWERS
TOTAL AREA	2293 m²	

SITE PLAN LEGEND

- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- CADASTRAL BOUNDARY
- 50M WETLAND BUFFER

SYMBOLS / ABBREVIATIONS

- EX STING TREES
- EX STING TREES TO BE REMOVED - 17ea TOTAL
- TREE PROTECTION ZONE
- NEW TREES - 9 TOTAL

SITE PLAN NOTES

- SURVEY & TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM SURVEY DWG 25116-02_REV B, DATED 25/10/2024, BY JUROVICH SURVEYING

CAR BAYS

- 6 NEW CAR BAYS PROVIDED.

OPTION 2 - 1 STORY | OPTION 2 - GROUND LEVEL | SK005

WANNEROO COMMUNITY CENTRE
LOT 39, 273 SCENIC DRIVE, WANNEROO WA 6065
REVISION E PROJECT NO. 130.23 DATE 05/12/2025

Hodge Collard Preston ARCHITECTS



SITE PLAN LEGEND

- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- CADASTAL BOUNDARY
- 50m WETLAND BUFFER

SYMBOLS / ABBREVIATIONS

- EXISTING TREES
- EXISTING TREES TO BE REMOVED - 9no. TOTAL
- TREE PROTECTION ZONE
- NEW TREES - 3 TOTAL

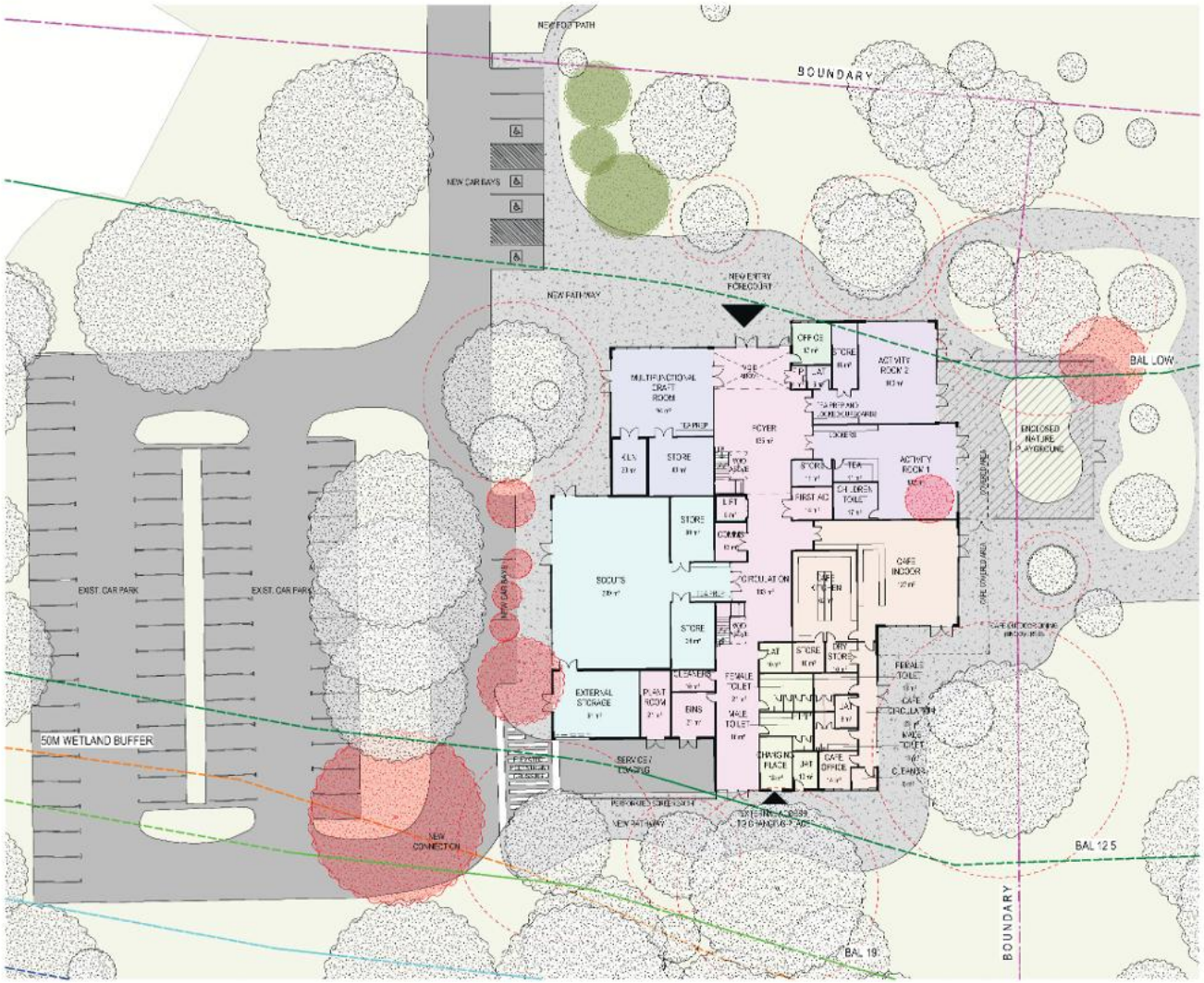
SITE PLAN NOTES

- SURVEY & TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM SURVEY DWG 25118-03, REV B, DATED 25/10/2024, BY JUROVICH SURVEYING

CAR BAYS

- 9 NEW CAR BAYS PROVIDED.

OPTION 1 - 2 STORY | OPTION 1 - SITE PLAN OVERALL | SK001 | WANNEROO COMMUNITY CENTRE
LOT 39, 275 SCENIC DRIVE, WANNEROO WA 6065
REVISION C PROJECT NO 110.25 DATE 09/03/2026
Hodge Collard Preston ARCHITECTS



1 OPTION 1 - GROUND LEVEL
1 : 250

AREAS LEGEND

- CAFE / CAFE KITCHEN / STORE / CAFE FACILITIES
- RESEARCH AREA / MEETING ROOM
- KITCHEN & STORE
- ACTIVITY ROOM / STORE
- SCOUTS & STORE
- STORAGE / SERVICES
- TOILET / EVAC CENTRE SHOWERS
- MULTIFUNCTIONAL CRAFT ROOM / STORE / KILN
- CIRCULATION
- COMMUNITY / EDUCATION / EXHIBITION ROOM / STORE
- OFFICE

OPTION 1 - COMMUNITY CENTRE ROOM SCHEDULE

Name	Area	Department
GROUND LEVEL		
ACTIVITY ROOM 1	102 m²	ACTIVITY ROOM & STORE
ACTIVITY ROOM 2	100 m²	ACTIVITY ROOM & STORE
CHILDREN TOILET	17 m²	ACTIVITY ROOM & STORE
STORE	16 m²	ACTIVITY ROOM & STORE
STORE	11 m²	ACTIVITY ROOM & STORE
UAT	6 m²	ACTIVITY ROOM & STORE
CAFE CIRCULATION	23 m²	CAFE / CAFE KITCHEN / STORE
CAFE INDOOR	127 m²	CAFE / CAFE KITCHEN / STORE
CAFE KITCHEN	62 m²	CAFE / CAFE KITCHEN / STORE
CAFE OFFICE	14 m²	CAFE / CAFE KITCHEN / STORE
CLEANER	5 m²	CAFE / CAFE KITCHEN / STORE
DRY STORE	10 m²	CAFE / CAFE KITCHEN / STORE
FEMALE TOILET	13 m²	CAFE / CAFE KITCHEN / STORE
MALE TOILET	13 m²	CAFE / CAFE KITCHEN / STORE
STORE	10 m²	CAFE / CAFE KITCHEN / STORE
UAT	8 m²	CAFE / CAFE KITCHEN / STORE
CIRCULATION	163 m²	CIRCULATION
FOYER	135 m²	CIRCULATION
LIFT	8 m²	CIRCULATION
KILN	20 m²	MULTIFUNCTIONAL / STORE / KILN
MULTIFUNCTIONAL CRAFT ROOM	84 m²	MULTIFUNCTIONAL / STORE / KILN
STORE	40 m²	MULTIFUNCTIONAL / STORE / KILN
OFFICE	17 m²	OFFICE
EXTERNAL STORAGE	61 m²	SCOUTS / STORE
SCOUTS	239 m²	SCOUTS / STORE
STORE	30 m²	SCOUTS / STORE
STORE	31 m²	SCOUTS / STORE
BINS	21 m²	STORAGE / SERVICES
CLEANERS	10 m²	STORAGE / SERVICES
COMMS	12 m²	STORAGE / SERVICES
FIP	4 m²	STORAGE / SERVICES
FIRST AID	14 m²	STORAGE / SERVICES
PLANT ROOM	21 m²	STORAGE / SERVICES
CHANGING PLACE	18 m²	TOILET / EVAC CENTRE SHOWERS
FEMALE TOILET	21 m²	TOILET / EVAC CENTRE SHOWERS
MALE TOILET	16 m²	TOILET / EVAC CENTRE SHOWERS
UAT	10 m²	TOILET / EVAC CENTRE SHOWERS
UAT	10 m²	TOILET / EVAC CENTRE SHOWERS
	1535 m²	
LEVEL 1		
CIRCULATION	200 m²	CIRCULATION
LIFT	8 m²	CIRCULATION
COMMUNITY ROOM 1	122 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
COMMUNITY ROOM 2	115 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
COMMUNITY ROOM STORE	26 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
COMMUNITY ROOM STORE	27 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
EDUCATION ROOM	39 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
EXHIBITION / DISPLAY	61 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
STORE	10 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
STORE	22 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
KITCHEN	90 m²	KITCHEN / STORE
KITCHEN STORE	35 m²	KITCHEN / STORE
RESEARCH / MEETING	61 m²	RESEARCH AREA / MEETING ROOM
CLEANERS	11 m²	STORAGE / SERVICES
COMMS	7 m²	STORAGE / SERVICES
LAUNDRY / EVACUATION STORE	32 m²	STORAGE / SERVICES
FEMALE SHOWERS	25 m²	TOILET / EVAC CENTRE SHOWERS
FEMALE TOILETS	34 m²	TOILET / EVAC CENTRE SHOWERS
MALE SHOWERS	16 m²	TOILET / EVAC CENTRE SHOWERS
MALE TOILETS	21 m²	TOILET / EVAC CENTRE SHOWERS
UAT	9 m²	TOILET / EVAC CENTRE SHOWERS
	972 m²	
TOTAL AREA	2507 m²	

SITE PLAN LEGEND

- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- CADASTRAL BOUNDARY
- 50m WETLAND BUFFER

SYMBOLS / ABBREVIATIONS

- EXISTING TREES
- EXISTING TREES TO BE REMOVED - 5no. TOTAL
- TREE PROTECTION ZONE
- NEW TREES - 37 TOTAL

SITE PLAN NOTES

- SURVEY & TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM SURVEY DWG: 2518043, REV B, DATED 25/10/2024, BY JURDEN SURVEYING

CAR BAYS

- 5 NEW CAR BAYS PROVIDED.

OPTION 1 - 2 STORY | OPTION 1 - GROUND LEVEL | SK002

WANNEROO COMMUNITY CENTRE
LOT 39, 275 SCENIC DRIVE, WANNEROO WA 6065
REVISION: C PROJECT NO: 133.25 DATE: 09/03/2026

Hodge Collard Preston ARCHITECTS



1 OPTION 1 - FIRST FLOOR
1: 250

AREAS LEGEND

- CAFE / CAFE KITCHEN / STORE / CAFE FACILITIES
- RESEARCH AREA / MEETING ROOM
- KITCHEN & STORE
- ACTIVITY ROOM / STORE
- SCOUTS & STORE
- STORAGE / SERVICES
- TOILET / EVAC CENTRE SHOWERS
- MULTIFUNCTIONAL CRAFT ROOM / STORE / KILN
- CIRCULATION
- COMMUNITY / EDUCATION / EXHIBITION ROOM / STORE
- OFFICE

OPTION 1 - COMMUNITY CENTRE ROOM SCHEDULE

Name	Area	Department
GROUND LEVEL		
ACTIVITY ROOM 1	100 m²	ACTIVITY ROOM & STORE
ACTIVITY ROOM 2	100 m²	ACTIVITY ROOM & STORE
CHILDREN TOILET	17 m²	ACTIVITY ROOM & STORE
STORE	18 m²	ACTIVITY ROOM & STORE
STORE	11 m²	ACTIVITY ROOM & STORE
UAT	6 m²	ACTIVITY ROOM & STORE
CAFE CIRCULATION	23 m²	CAFE / CAFE KITCHEN / STORE
CAFE INDOOR	127 m²	CAFE / CAFE KITCHEN / STORE
CAFE KITCHEN	62 m²	CAFE / CAFE KITCHEN / STORE
CAFE OFFICE	14 m²	CAFE / CAFE KITCHEN / STORE
CLEANER	5 m²	CAFE / CAFE KITCHEN / STORE
DRY STORE	10 m²	CAFE / CAFE KITCHEN / STORE
FEMALE TOILET	13 m²	CAFE / CAFE KITCHEN / STORE
MALE TOILET	13 m²	CAFE / CAFE KITCHEN / STORE
STORE	10 m²	CAFE / CAFE KITCHEN / STORE
UAT	8 m²	CAFE / CAFE KITCHEN / STORE
CIRCULATION	160 m²	CIRCULATION
FOYER	136 m²	CIRCULATION
LIFT	8 m²	CIRCULATION
KILN	20 m²	MULTIFUNCTIONAL / STORE / KILN
MULTIFUNCTIONAL CRAFT ROOM	94 m²	MULTIFUNCTIONAL / STORE / KILN
STORE	40 m²	MULTIFUNCTIONAL / STORE / KILN
OFFICE	17 m²	OFFICE
EXTERNAL STORAGE	61 m²	SCOUTS / STORE
SCOUTS	736 m²	SCOUTS / STORE
STORE	30 m²	SCOUTS / STORE
STORE	31 m²	SCOUTS / STORE
KINS	71 m²	STORAGE / SERVICES
CLEANERS	10 m²	STORAGE / SERVICES
COMMS	13 m²	STORAGE / SERVICES
HYD	4 m²	STORAGE / SERVICES
FIRST AID	14 m²	STORAGE / SERVICES
PLANT ROOM	21 m²	STORAGE / SERVICES
CHANGING PLACE	10 m²	TOILET / EVAC CENTRE SHOWERS
FEMALE TOILET	21 m²	TOILET / EVAC CENTRE SHOWERS
MALE TOILET	16 m²	TOILET / EVAC CENTRE SHOWERS
UAT	10 m²	TOILET / EVAC CENTRE SHOWERS
UAT	10 m²	TOILET / EVAC CENTRE SHOWERS
	1585 m²	
LEVEL 1		
CIRCULATION	208 m²	CIRCULATION
LIFT	8 m²	CIRCULATION
COMMUNITY ROOM 1	122 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
COMMUNITY ROOM 2	115 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
COMMUNITY ROOM STORE	26 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
COMMUNITY ROOM STORE	27 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
EDUCATION ROOM	39 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
EXHIBITION / DISPLAY	61 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
STORE	10 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
STORE	22 m²	COMMUNITY / EDUCATION / EXHIBITION ROOM
KITCHEN	90 m²	KITCHEN / STORE
KITCHEN STORE	35 m²	KITCHEN / STORE
RESEARCH MEETING	61 m²	RESEARCH AREA / MEETING ROOM
CLEANERS	11 m²	STORAGE / SERVICES
COMMS	7 m²	STORAGE / SERVICES
LAUNDRY/ EVACUATION STORE	32 m²	STORAGE / SERVICES
FEMALE SHOWERS	25 m²	TOILET / EVAC CENTRE SHOWERS
FEMALE TOILETS	34 m²	TOILET / EVAC CENTRE SHOWERS
MALE SHOWERS	18 m²	TOILET / EVAC CENTRE SHOWERS
MALE TOILETS	21 m²	TOILET / EVAC CENTRE SHOWERS
UAT	9 m²	TOILET / EVAC CENTRE SHOWERS
	972 m²	
TOTAL AREA	2557 m²	

SITE PLAN LEGEND

- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- CADASTAL BOUNDARY
- 50m WETLAND BUFFER

SYMBOLS / ABBREVIATIONS

- EXISTING TREES
- EXISTING TREES TO BE REMOVED - 9no. TOTAL
- TREE PROTECTION ZONE
- NEW TREES - 3 TOTAL

SITE PLAN NOTES

- SURVEY & TOPOGRAPHICAL INFORMATION SHOWN HAS BEEN TAKEN FROM SURVEY DWG: 25118-03, REV B, DATED 29/10/2024, BY JUROVICH SURVEYING

CAR BAYS

- 9 NEW CAR BAYS PROVIDED

OPTION 1 - 2 STORY | OPTION 1 - FIRST FLOOR | SK003

WANNEROO COMMUNITY CENTRE
LOT 39, 275 SCENIC DRIVE, WANNEROO WA 6065
REVISION C PROJECT NO 130.25 DATE 03/03/2026

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