Community & Place

Community Facilities

Cr Huntley declared an impartiality interest in item CP01-07/23 due to being the president of the Wanneroo Historical Society and the group use the facilities.

CP01-07/23 Wanneroo Recreation Centre (Sports Hub) - Concept Design for Community Engagement

File Ref: 40791V001 – 23/159572
Responsible Officer: Director Community & Place
Attachments: 1

Issue

To consider the proposed concept design and cost estimate for the Wanneroo Recreation Centre Sports Hub at Scenic Park, Wanneroo.

Background

The Wanneroo Recreation Centre Master Plan (Master Plan) was developed in 2020 and in consultation with Council Members it was determined that there was a need for additional investigations to be undertaken. These investigations relate specifically to the Wanneroo Recreation Centre, rather than the wider precinct, to consider the needs and requirements of the groups who currently use the facilities at the site and to address the demand for additional indoor sports courts in the Wanneroo region.

Following these investigations, several options were developed and considered initially by Council Members based on provision of two separate facilities - a Sports Hub and a Community Hub. This approach was preferred as redevelopment of the existing Wanneroo Recreation Centre would not be able to accommodate all user group requirements due to footprint limitations at the site and challenges with constructing multiple levels. It is considered that the Sports Hub and Community Hub would complement each other and their co-location within the existing Wanneroo Recreation Centre precinct would accommodate all user group requirements and enable existing user groups to maintain a presence at their current location.

In order to progress the project, a proposed Sports Hub concept has been developed for Council's consideration and endorsement (**Attachment 1**).

Detail

It is proposed that the development of a Sports Hub and a Community Hub be undertaken in two stages:

Stage One - development of the Sports Hub to accommodate some of the existing users of the Wanneroo Recreation Centre and surrounding precinct, noting that due to funding constraints it is proposed that the Sports Hub be delivered utilising a staged approach.

Stage Two - redevelopment of the Wanneroo Recreation Centre as the Community Hub at a later point, dependent on availability of funding.

A concept plan has been prepared for the development of a single-storey Sports Hub on the adjacent playing field to the south of the existing Wanneroo Recreation Centre, Scenic Park (**Attachment 1**).

The architectural commentary and design principles for the Wanneroo Recreation Centre Sports Hub are as follows:

Concept Plan	Design Principles
Wanneroo Recreation Centre Sports Hub (**Attachment 1**)	• Create a building that embraces a context and sense of place for all existing elements. • Includes provision for future growth in the various sports listed in design brief. • Create simple and useful connections to existing landscapes and buildings. • Minimise impact on views from residential area by minimising frontage, keep single storey elements on the Scenic Drive side and the Hall (courts) furthest away from the road. • Establishes a new crossover to a new parking facility of 72 bays which links back to existing crossover and parking area. • Establishes a youth/public art wall which creates the centre's identity and entrance to the new sports hub building. • Is planned around a central foyer/ kitchen/changeroom hub with direct access to all sports and meeting related rooms. • Retains the existing playground, petanque pitch and relocated soccer pitch. • Design retains all existing trees and bushland, noting further civil investigation and arborist reports are required.

The proposal is for Council to consider the Sports Hub design and endorse progressing to community consultation to seek feedback on the proposal from the local community and relevant groups.

Consultation

Preliminary consultation was undertaken with key stakeholders as part of the initial Wanneroo Recreation Precinct Master Plan from July 2019 - August 2020. Additional consultation was then undertaken as part of the Wanneroo Recreation Feasibility Study.

At present, no external consultation has been undertaken as part of this latest concept design for a Sports Hub at Scenic Park. It is recommended that if this concept design is endorsed by Council, wider community consultation will be undertaken in line with the City's Community Engagement Policy, including Aboriginal elders, groups and individuals who were previously consulted on the Wanneroo Recreation Precinct Master Plan and Wanneroo Recreation Feasibility Study. The results of this consultation would be presented to Council for consideration.

Comment

The latest concept design work indicates that the development of the Sports Hub at the site on Scenic Park is achievable. The space required for the facility will result in a decrease in size of the Scenic Park playing field (which currently has low utilisation) however a

realignment of the pitch would mean the space is still usable. Any future increase in demand for active reserve space in the area could be accommodated with additional infrastructure, such as floodlights, on the second (separate) playing field within the Scenic Park site.

The development of a Sports Hub facility would then enable the future redevelopment of the existing Wanneroo Recreation Centre as a Community Hub, to support the various community groups who currently use the centre and other facilities within the surrounding precinct.

If the community consultation outcome supports progressing the Sports Hub concept, it is proposed to construct the Sports Hub facility in two stages so that the first stage can be completed with existing funding. Stage two of the Sports Hub would follow once additional funding has been secured.

It will be important to ensure that the proposed community consultation for the Sports Hub on Scenic Park is framed to ensure that there is an understanding of the approach to deliver this Hub in two stages to manage user group and community expectations.

It is proposed that a concept plan for the Community Hub will be finalised following the outcome of the consultation on the Sports Hub proposal to support advocacy for additional funding to complete both Hubs.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

1 ~ An inclusive and accessible City with places and spaces that embrace all

1.3 - Facilities and activities for all

Risk Appetite Statement

In pursuit of strategic objective goal 1, we will accept a Medium level of risk. The recent pandemic has challenged our previous event delivery, place activation and community connection processes, and the City accepts that meeting community expectations in a more restrictive environment needs flexibility and innovation if community connection is to develop and grow in contrast to social and individual isolation.

Risk Management Considerations

Risk Title	**Risk Rating**
ST-G09 Long Term Financial Plan	Low
Accountability	**Action Planning Option**
Director Corporate Strategy & Performance	Manage

Risk Title	**Risk Rating**
ST-S23 Stakeholder Relationships	Medium
Accountability	**Action Planning Option**
Director Corporate Strategy & Performance	Manage

Policy Implications

Nil

Financial Implications

A summary of the cost estimates for the Wanneroo Recreation Centre Sports Hub concept plan delivered in two stages is provided below:

Cost Estimate – Detail	Quote Date	Quote
WRC Sports Hub (Scenic Park)	June 2023	$ 18,431,015

The Wanneroo Recreation Centre Precinct upgrade is currently listed in the City's Long Term Financial Plan as follows:

Year	Detail	Muni	Grant	Reserve	Total
2023/24	Concept, site investigations, approvals	-		$50,000	**$50,000**
2024/25	Detailed design	-		$650,000	**$650,000**
2025/26	Construction	-	$2,375,000	$1,125,000	**$3,500,000**
2026/27	Construction cont.		$2,625,000	$1,285,000	**$3,910,000**
	Total		**$5,000,000**	**$3,110,000**	**$8,110,000**

Given the Sports Hub cost estimate is greater than the current available funding, and subject to the outcome of the community consultation process and approval by Council, it is proposed to construct the Sports Hub facility in two stages so that the first stage can be completed with the existing funding. Stage two would follow once additional funding has been secured.

Based on the most recent cost estimate, the suggested approach to achieve this is to construct the two indoor sports courts plus supporting amenities, such as the car park, reception/foyer, toilets, changerooms and storage, as Stage one. The cost of this is estimated at approximately $8.3M including project costs such as external services, builder's preliminaries, professional fees and contingencies. Given the current available funding of $8.1M, an additional $200,000 would need to be sourced to achieve the first stage of the Sports Hub.

Stage two would then include the calisthenics and boxing spaces, meeting room, kitchen and additional storage areas, and is estimated to cost $10.1M.

The exact components for each stage of the Sports Hub would be finalised through the detailed design process, giving consideration to updated cost estimates.

It is noted that there is an additional cost of approximately $1.3M for the full Sports Hub when a staged approach is undertaken.

The State Government has committed $5M for the redevelopment of Wanneroo Recreation Centre and, in principle supports the Sports Hub concept for Scenic Park. However further detail on the project scope is needed to inform the development of the funding agreement between the City and the State Government. Continuing to progress the Sports Hub concept plan would enable timely use of the State Government funding.

The latest cost estimate for the Sports Hub does not include funding required for the redevelopment of the existing Wanneroo Recreation Centre. The Wanneroo Recreation Centre Upgrade is included as part of the City's current advocacy plan to seek an additional $25M from external sources. It is anticipated that if secured, this additional funding could be utilised to complete Stage 2 of the Sports Hub and for the development of the proposed Community Hub to replace the existing Wanneroo Recreation Centre.

Voting Requirements

Simple Majority

Moved Cr Cvitan, Seconded Cr Treby

That Council:-

1. **ENDORSES Attachment 1 as the guiding concept design for the Wanneroo Recreation Centre Sports Hub at Scenic Park and the project progressing to community consultation based on this concept; and**
2. **NOTES the City's current advocacy plan to seek further funding for the Wanneroo Recreation Centre Upgrade project.**

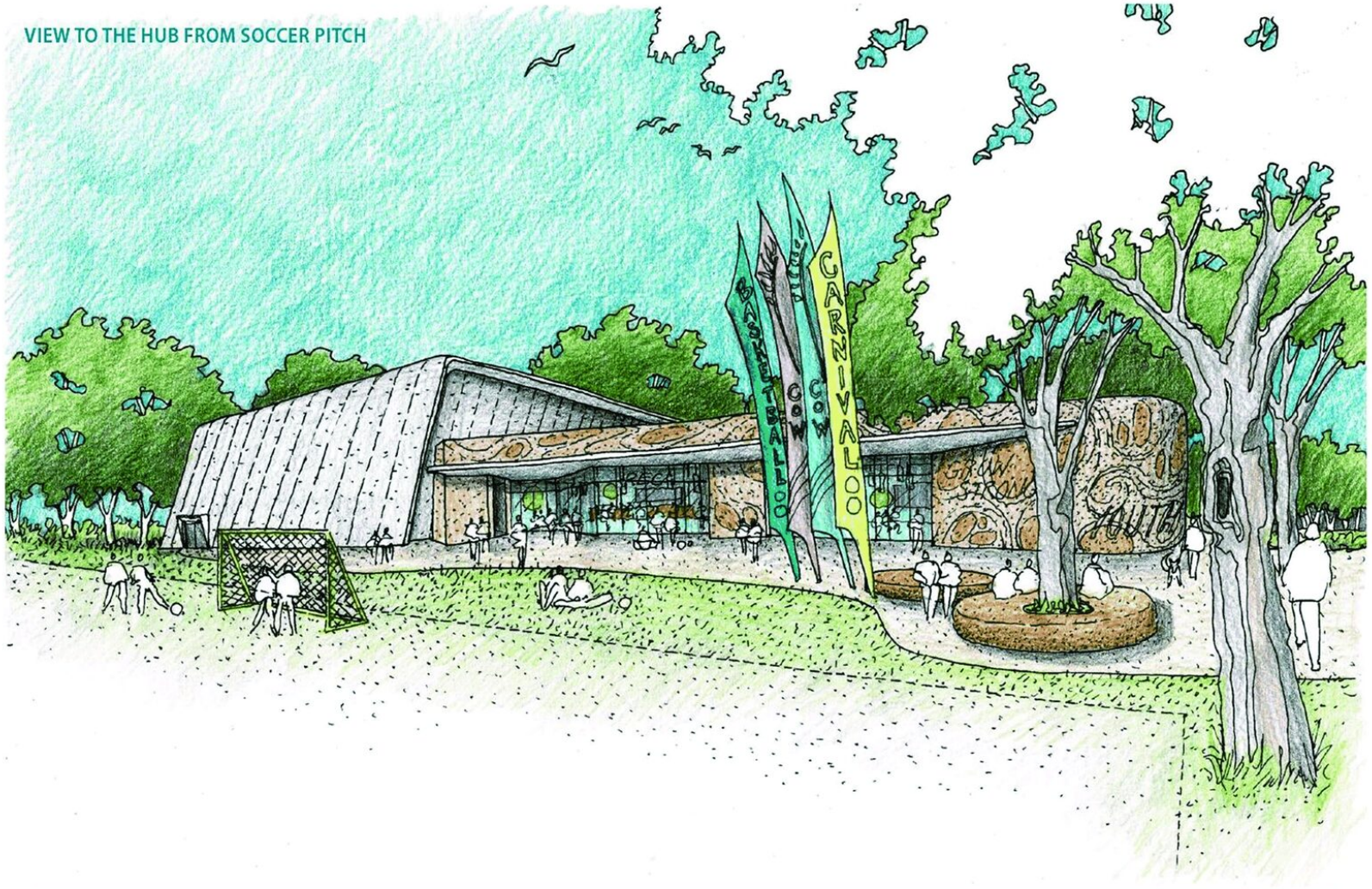
CARRIED UNANIMOUSLY
11/0

For the motion: **Mayor Aitken, Cr Berry, Cr Coetzee, Cr Cvitan, Cr Herridge, Cr Huntley, Cr Miles, Cr Parker, Cr Smith, Cr Treby and Cr Rowe**

Against the motion: **Nil**

Attachments:
1⇩. Wanneroo Recreation Centre Sports Hub - Concept Design 23/160226


VIEW TO THE HUB FORM SCENIC DRIVE WITH LAKE VIEWS BEYOND RETAINED
HUB
WANNEROO RECREATION CENTRE SPORTS HUB
PETANQUE
YOUTH PRECINCT
gresleyabas
architecture environment design
ccs strategic
City of Wanneroo
New Wanneroo Recreation Centre Sports Hub
DATE
21/02/2023


VIEW TO THE HUB FROM SOCCER PITCH
BASKETBALLOO
CARNIVALOO
gresleyabas
architecture environment design
ccs strategic
City of Wanneroo
New Wanneroo Recreation Centre Sports Hub
DATE
21/02/2023

FLOOR PLAN

LEGEND

*Refer to Brief for full areas

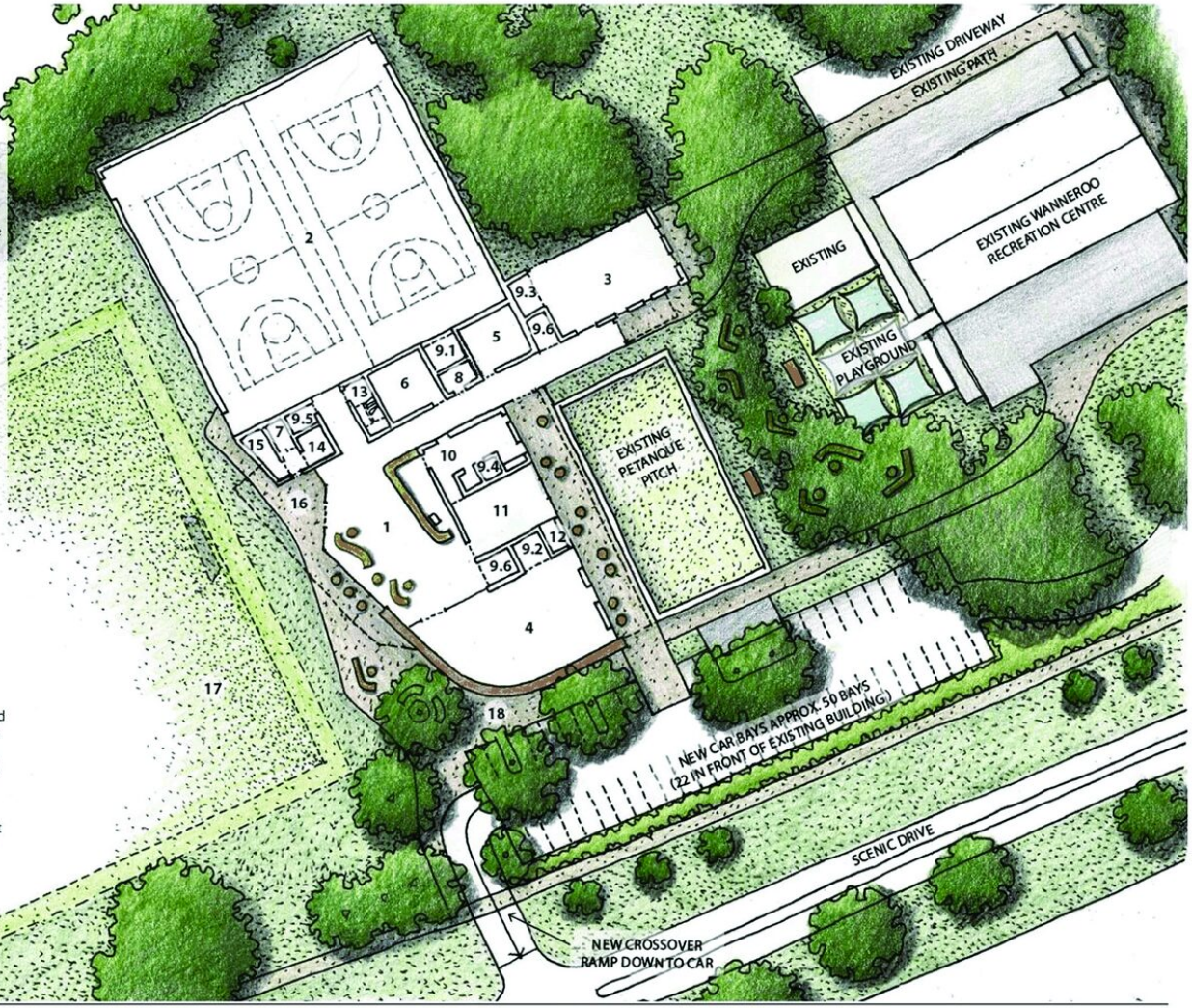
1	Entry/Foyer/Reception	250m²
2	2 x Indoor Basketball Courts / 8 x Badminton Courts	1631m²
3	Calisthenics Room	204m²
4	Boxing Room	301m²
5	Female Change	60 m²
6	Male Change	60 m²
7	UAT (outside access)	
8	UAT/ Accessible Changerooms	
9	7 x Storage Spaces (9.1 - 9.6) - refer to brief	
10	Kitchen + Servery	100 m²
11	Large Meeting Room	100 m²
12	Meeting Room Store	
13	Access To Rooftop Plant + Plant Space	
14	Female Toilets (outside access)	
15	Male Toilets (outside access)	
16	Undercover Entrance	
17	Relocated Soccer Pitch	
18	Youth Public Arts Graphic Entry Wall	

NOTE:

—This proposal was prepared using scaled site images downloaded via Near Maps due to limited documented information available from Council.

—No survey information other than that related to the Petanque Pitch was available for the site. Any informed assumptions made are only through basic observations.

—All aspects of the concept and related costs must be verified going forward through the provision of a full site survey and a concept review undertaken against these drawings.



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New Wanneroo Recreation Centre Sports Hub

N | DATE 21/02/2023 | SCALE 1:500 @ A3 | 0 5 15 25m

SITE PLAN

LEGEND

1 New Wanneroo Recreation Sports Hub
1a Entry Canopy
1b Sports Hall (Higher Roof)
1c Roof Top Plant
1d Youth Public Art Graphic Entry Wall
2 Relocated Soccer Pitch
3 New Crossover Ramp Down To New Parking Areas
4 New parking areas connected back to existing crossover (72 bays)
5 Existing Petanque Pitch
6 Existing Playground + External Spaces
7 Existing Recreation Centre Building
8 Existing Car Park
9 Existing Car Park Entrance

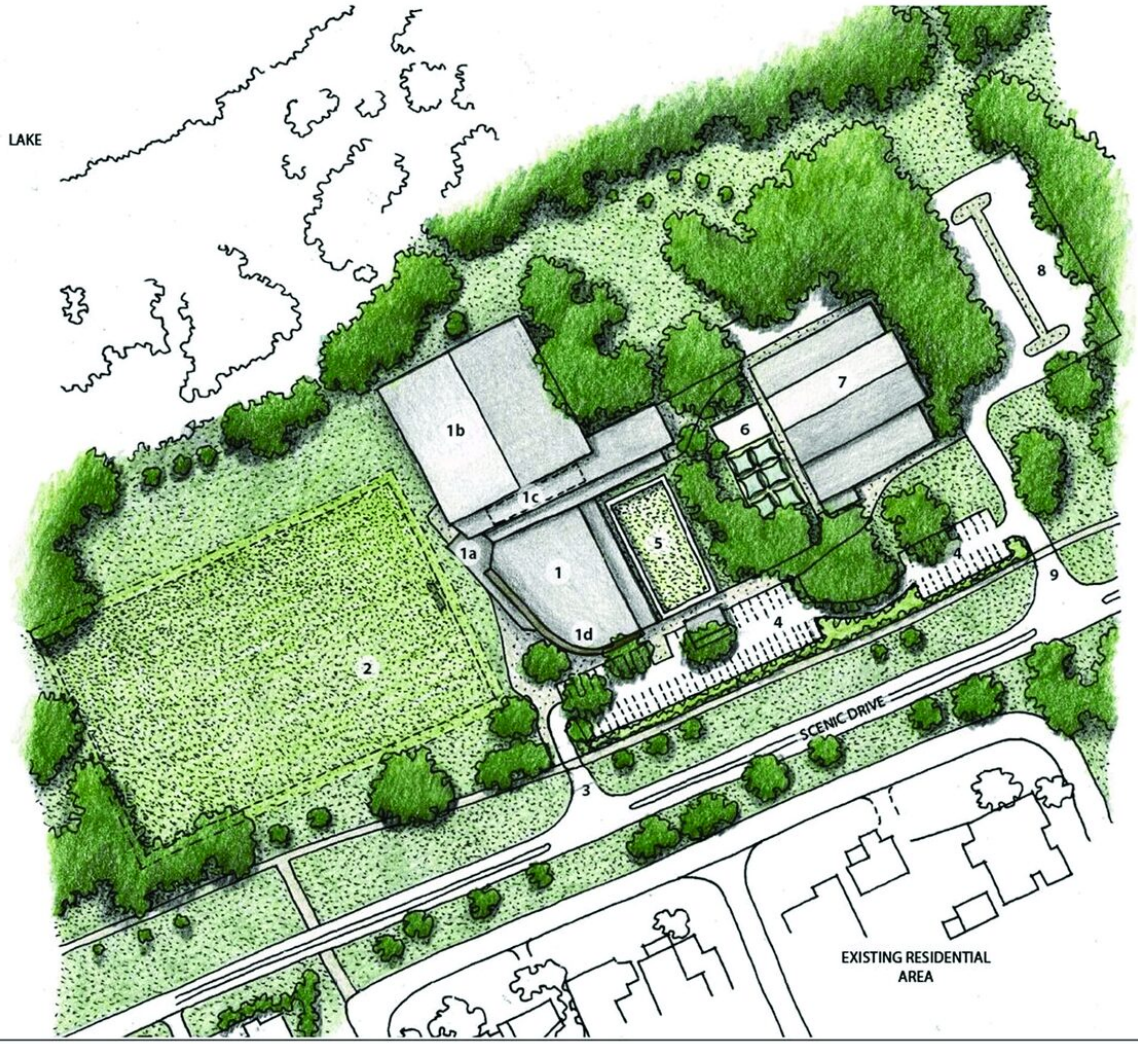
NOTE:

—Solar panels to be installed on the Sports Hall roof.

—This proposal was prepared using scaled site images downloaded via Near Maps due to limited documented information available from Council.

—No survey information other than that related to the Petanque Pitch was available for the site. Any informed assumptions made are only through basic observations.

—All aspects of the concept and related costs must be verified going forward through the provision of a full site survey and a concept review undertaken against these drawings.



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New Wanneroo Recreation Centre Sports Hub

N DATE 21/02/2023 SCALE 1:1000 @ A3 0 10 30 50m