

SHIRE OF KATANNING KATANNING LEISURE CENTRE

CONCEPT DESIGN REPORT

1

INTRODUCTION

1.1

FOREWARD

The Shire of Katanning engaged Bernard Seeber Pty Ltd to provide Architectural Services to undertake Concept Design for the redevelopment and upgrading of the Katanning Leisure Centre and site.

The site is located in Katanning Western Australia. The area is predominately agricultural use; with the town serving as a regional centre providing access to recreation, leisure facilities, government, health, education services and businesses. The Katanning Leisure Centre is the primary community and recreation hub for the Shire of Katanning and the surrounding Shires that include Kojonup, Wagin, Broomehill-Tambellup, Woodanilling, Kent, Gnowangerup and Dumbleyung.

The site comprises of a number of buildings dating from 1997 to present. The current facilities are inadequate in supporting contemporary demands and require upgrading to provide a fit for purpose community facility.

Primary aspects of this Project includes:

- Quartermaine Oval
- Sprigg Bar, Change Rooms, Terrace Area and Viewing Platform
- New Gymnasium
- Upgrade of Multipurpose Room
- Top Oval

This document presents the following:

- Concept Design
- Cost Estimate

An analysis of the proposed scheme is outlined within the report document. It conceptually demonstrates use of the proposed facilities.

1.2

PROJECT CONSULTANT TEAM

Architectural Consultant: Bernard Seeber Pty Ltd

Bernard Seeber Pty Ltd has engaged the following sub-consultants for this Project:

Quantity Surveyor: Owen Consulting

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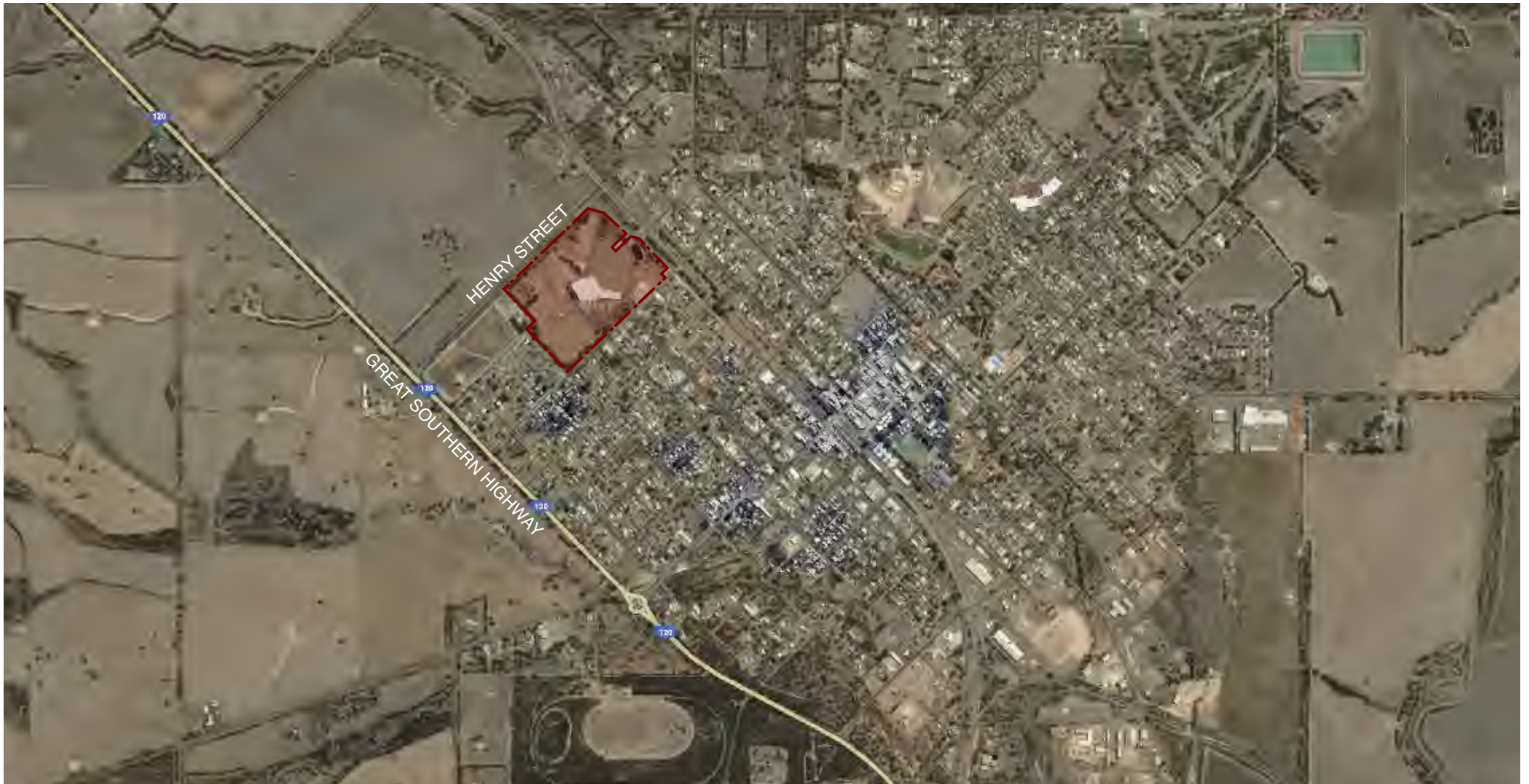
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SITE LOCALITY DESCRIPTION

Katanning Leisure Centre is located on the northwestern edge of the Katanning Town Site, bounded by Henry Street, Hassell Street, Pemble Street and Blantyre Street.
Great Southern Highway runs parallel to the site with Henry Street providing immediate access as a primary distributor road.

The site is approximately 18.2 hectares, and sits within surrounding land zoning that includes:

- urban development
- residential
- public purposes
- public open space



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Since the opening of the centre in 1997, the site has provided facilities to the local and wider community. The site is also a venue of regular community events and festivals.

The Katanning Leisure Centre built structures and general site uses include:

- Main Building
- Quartermaine Oval
- Top Oval
- Clubhouse
- Ram Pavilion
- Equestrian Centre
- Storage sheds
- Athletics Carnivals
- Sporting Carnivals
- Katanning Farmers Markets
- Katanning Agricultural Society Annual Show

The Katanning Leisure Centre facilities are used by a diverse range of community groups these primarily include:

- Wanderers Cricket Club
- Wanderers Football Club
- Katanning Junior Football Club
- Australs North Cricket Club
- Katanning Junior Cricket Club
- Katanning Cougars Hockey Club
- Netball WA - Great Southern
- Katanning Basketball Association
- Great Southern Merino Sheep Breeders Association
- Katanning Primary Schools
- Katanning High School
- Katanning Auskick Centre
- Katanning Equestrian Association
- Katanning Agricultural Society
- Local Health Agencies
- Seniors Groups
- Great Southern GymSports
- Katanning Autumn Club
- Other



LEGEND

EXISTING SITE FACILITIES

1. MAIN BUILDING
2. QUARTERMAINE OVAL CLUBHOUSE
3. QUARTERMAINE OVAL
4. RAM PAVILION
5. TOP OVAL
6. SHARED KIOSK & STORAGE
7. KATANNING EQUESTRIAN CENTRE
8. AGRICULTURAL SOCIETY FACILITIES
9. MACHINERY RESTORATION GROUP
10. CARPARK 1
11. CARPARK 2
12. CARPARK 3
13. DAM 1
14. DAM 2



EXISTING SITE DESCRIPTION

The site comprises of a existing built structures primarily centrally located within the site.

Primary vehicle access to the site is by Pemble Street, where existing Carpark 1 and Carpark 2 are immediately south of the Main Building and Ram Pavilion.

Internal roads provide access to Katanning Equestrian Centre and Quartermaine Oval.

Carpark 3 is accessed from Blantyre Street and provides parking in association with Top Oval Facilities, Netball Courts and Equestrian Centre. Carpark 3 is non sealed and informal.

Informal non sealed access is also provided east of the Agricultural Society Facilities with informal non sealed parking to the north.

Informal non sealed parking also occurs around the perimeter of the Quartermaine Oval.

Pedestrian and bicycle access to the site is primarily from Pemble Street, however predominant access is via vehicles.

Generally the topography of the site is higher to the south bounding Blantyre and Pemble streets with a gradual fall towards the north.

Site levels significantly vary around the Main Building, Ram Pavilion, Quartermaine Oval and Quartermaine Oval Clubhouse with the Quartermaine Oval nominally 3 meters below ground floor level of the Quartermaine Oval Clubhouse.

The site has historically been cleared of endemic flora species. Existing endemic trees are in selected areas of the site and are predominantly located along the boundaries of the site.

A current site land and feature survey has not been carried out in association with this reporting. Site features, levels, trees, buildings and boundary in association require confirmation for future development.

CLIMATIC CONDITIONS

Katanning experiences significant seasonal variation over the course of the year. The area has a temperate climate with warm summers and cool winters.

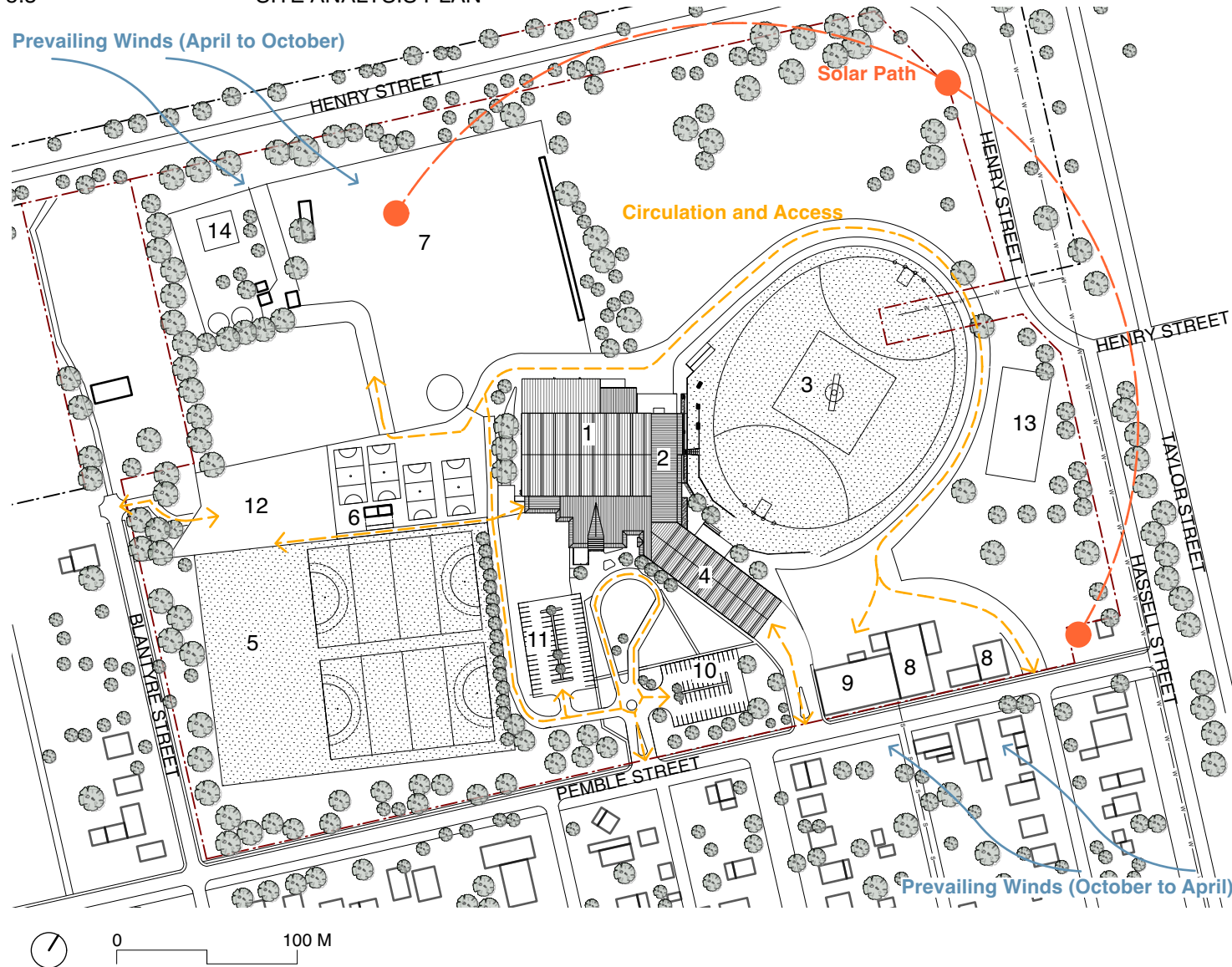
Winds speeds are the greatest from November to to March with May being the calmest month of the year. The wind direction is predominantly from the west between April to October and east from October to April.

Rainfall occurs throughout the year with the highest amount of rain falling in July. February is the direst month, receiving the least amount of rain.

5.3

SITE ANALYSIS PLAN

Prevailing Winds (April to October)



LEGEND

EXISTING SITE FACILITIES

1. MAIN BUILDING
2. QUARTERMAINE OVAL CLUBHOUSE
3. QUARTERMAINE OVAL
4. RAM PAVILION
5. TOP OVAL
6. SHARED KIOSK & STORAGE
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8. AGRICULTURAL SOCIETY FACILITIES
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10. CARPARK 1
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12. CARPARK 3
13. DAM 1
14. DAM 2

6 SCOPE OF PROJECT

6.1 OVERVIEW

The project involves the upgrades of facilities for Katanning Leisure Centre on selected areas. This includes upgrades of:

- Quartermaine Oval
- Sprigg Bar, Change Rooms, Terrace Area and Viewing Platform
- New Gymnasium
- Upgrade of Multipurpose Room
- Top Oval

6.2 RETURN BRIEF

The return brief references the following documents:

- Government of Western Australia Department of Local Government, Sport and Cultural Industries.
- Relevant Australian Standards
- National Construction Code 2022
- AFL Preferred Facility Guidelines - State, Regional, Local, School and Remote Facilities (2019)
- Netball Australia National Facilities Policy
- Cricket Australia Community Cricket Facilities Guidelines
- Hockey Australia Resource Guides
- Community Sporting Facility Lighting Guide for Australian Rules, Football (Soccer) and Netball

The following reporting provides a summary of brief items as follows.

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
1. Quartermaine Oval	a. Surface Upgrade/replacement: Full remediation including irrigation, raise level of pitch new turf/seed and address any flooding.	New natural turf to playing field. Size as per AFL Facility Guidelines recommendation 165m x 135m with 5m run off area. Raise level 250mm and re-orientate Playing field markings Reticulation to natural turf Subbase fill nominally 500mm
	b. Goal Posts: Allow for new posts. AFL Preferred Facility Guidelines recommendation at State Level. Replace to current Australian Standard.	New goal posts. Goal Posts 12m out of ground Point Posts 8m out of ground Post to comply with current Australian Standard.
	c. Oval Lighting to suit Australian Football: Australian Standard AS2560.2.3, Semi Professional Level	Full extent of oval playing field only. Semi professional level to AS2560.2.3 Match Practice 100 Lux Competition 200 Lux
	d. Boundary Fencing: Full extent of oval and run off area. Behind Goal Netting to northern end of oval.	New boundary fence to comply with Australian Standard AS1725.5 (2010) – Chain link fabric fencing – Sports ground fencing. 900mm high. Behind Goal Netting to northern end of playing field.
	e. New aligned turf pitch: Allowance 3 no. natural turf pitches	3 no. new natural turf pitches centered on Quartermaine Oval
	f. New cricket practice nets: Allowance for 2 no.	2 no. new cricket nets, synthetic turf with fencing enclosure
	g. AFLW Changerooms	New Playing Field Facility to accommodate all genders. 4 no. Changerooms allowing for back to back schedule of games. AFLW to be accommodated within new facility.

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Quartermaine Oval	h. Playing Field Facility	<p>New Playing Field Facility of nominally 590m².</p> <hr/> <p>4 no. 100m² player Changerooms. Each includes: Player amenities (showers/toilet) 35m² - 5 no. shower cubicle per amenity (1 no. ambulant) 5 no. toilet cubicles per amenity (1 no. ambulant) Player change area 60m² - 30 no. individual lockers and associated bench</p> <hr/> <p>Gender neutral facilities shown.</p> <hr/> <p>2 no. Universal Accessible/Family Room/Public/Player Rooms. Each facility general area 9m². Each includes: 1 no. toilet pan 1 no. shower with bench seat 1 no. hand basin 1 no. baby change</p> <hr/> <p>Compliance with Australian Standard AS1428 shown.</p> <hr/> <p>2 no. Umpire Facilities 1 no. Male Umpire Change Room 1 no. Female Umpire Change Room</p> <p>Each facility general area 23m². Each includes: 1 no. ambulant toilet cubicle 1 no. standard toilet cubicle 1 no. standard shower cubicle 1 no. hand basin 4 no. locker store with bench 1.8m L bench</p> <hr/> <p>1 no. Storage Area general area 12m².</p>

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Quartermaine Oval	i. Playing Field Support Facilities: Allow as for AFL Preferred Facility Guidelines State Level	2 no. Coaches Boxes Elevated above interchange bench
		2 no. Interchange Benches 6m L x 1.2m W (seat 10 people)
		New Interchange/ Umpires / Officials Box 6m L x 1.2m W (seat 10 people)
		Allowance for new relocation and installation of existing Scoreboard
	j. Carpark 4 and Access Road	New bituminous Carpark 04 and access road in association with Quartermaine Oval and Playing Field Facilities. New planting area with endemic species of trees and understory planting suited to the locality.
2. Sprigg Bar, Change Rooms, Terrace Area and Viewing Platform	a. Clubhouse renovations (Sprigg Bar): Connectivity required between both Main Stadium and Terrace Area.	All new, includes: Kitchen and Bar (incl. cool room) 45m ² Kiosk 27m ² Internal Multipurpose Area 235m ² Store 12m ² Other
		Upper Floor refurbishment nominally 135m ² , includes: Corporate Box Timekeeper Other

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Sprigg Bar, Change Rooms, Terrace Area and Viewing Platform	b. Changerooms: Upgrade/compliance of male /female ablutions DDA. Must comply to current BCA/ DDA and Premises Standard. Must be multi facet to accommodate current utilisation with a 20% increase for future.	<p>Playing Field Facilities including Player Changerooms in association with Quartermaine Oval are accommodated independently in a stand alone building. Existing building footprint could not accommodate the facilities based on the Shire of Katanning brief requirements.</p> <p>Sanitary and other public facilities are provided within the existing building footprint in association with Sprigg Bar are scheduled below. Facilities shown comply with NCC 2022 requirements for Class 9b - Function Room.</p> <p>2 no. Public Facilities. Each facility general area 21m². Each includes: 4 no. toilet cubicles per amenity (1 no. ambulant) 2 no. hand basins</p>
	c. Terrace Area: Extend terrace to allow for better flow and capacity of patrons/ viewers.	<p>New Terrace Area shown. All weather roof cover Single level for universal access View to Quartermaine Oval maintained</p>
	d. Open Viewing Deck	<p>New Open Viewing Deck is shown between Playing Field Facilities and Sprigg Bar. Terraced seating for patrons and viewers suited to reorientation of oval. Outdoor area shown within a planted landscape with endemic species of trees suited to the locality. Covered all weather canopy connecting Spring Bar to Playing Field Facilities</p>
	e. Storage: To be in line with concept design and requirements. Existing storage is providing basic service level. Existing 14m ² Storage Allowance for 25m ² minimum	<p>Storage Areas provided: 9m² shown with immediate access off Sprigg Bar 110m² shown to lower level of Main Building.</p>

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Sprigg Bar, Change Rooms, Terrace Area and Viewing Platform	f. Universal Access	Existing ramp from upper entry level of Main Building to lower level of Main Stadium is non compliant. New ramp shown to comply with Australian Standard AS1428 shown.
		Existing Upper Floor of Clubrooms (Corporate Box and Timekeeper) is currently non compliant with universal access and National Construction Code Section D Access and Egress. New internal lift and new internal stair shown.
		Existing ramp from Terrace Area to Quartermaine Oval is non compliant. New ramp shown to comply with Australian Standard AS1428 shown.
		Existing Ramp from Terrace Area to Function Room is non compliant and requires augmentation to suit proposed planning. New ramp shown to comply with Australian Standard AS1428 shown.
3. Upgrade Multipurpose Room (KLC Offices & Foyer, Creche, Ablutions)	a. Multipurpose Room: Currently existing Gymnasium.	New floor finish to be provided
	b. KLC Offices and Foyer: Requires better circulation when staff/ patrons are entering.	New Floor finish to Foyer and circulation areas (Excludes offices, creche). Existing waist height turnstile to be reused and relocated to suit proposed planning. New cabinetwork to Foyer. Inclusion of Universal Access.
	c. Creche and outdoor Playground	New perimeter fencing to Playground. Fencing to comply with relevant Australian standards at a height of 1800mm. Single hinged gate for access from public area. Galvanised steel fencing with powder coat finish. 25x25mm steel SHS for uprights and 40x40 head and base rail. 2400 post spacing.

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Upgrade Multipurpose Room (KLC Offices & Foyer, Creche, Ablutions)	d. Upgrading of amenities to be compliant with NCC and relevant Australian standards.	<p>Existing facilities are non compliant. Refurbishment of Changerooms Facilities 1, includes:</p> <ul style="list-style-type: none"> 1 no. Male Change Room 1 no. Female Change Room 1 no. Universal Accessible/ Family Room/Public/Player Room <hr/> <p>Male and Female Change Rooms each include:</p> <ul style="list-style-type: none"> 1 no. ambulant toilet cubicle 3 no. standard toilet cubicle 2 no. standard shower cubicle 2 no. hand basin 12 no. locker store and bench <hr/> <p>Universal Accessible/Family Room/Public/Player Room includes:</p> <ul style="list-style-type: none"> 1 no. toilet pan 1 no. shower with bench seat 1 no. hand basin 1 no. baby change <p>Compliance with Australian Standard AS1428 shown.</p> <hr/> <p>Existing Female Change and Universal Accessible Room to circulation area of Foyer is non compliant. Refurbishment to allow for:</p> <ul style="list-style-type: none"> 1 no. Universal Accessible/ Family Room/Public/Player Room <p>Compliance with Australian Standard AS1428 shown.</p> <hr/> <p>Existing Function Room amenities are non compliant Refurbishment to both male and female rooms to allow for:</p> <ul style="list-style-type: none"> 1 no. ambulant toilet cubicle 3 no. standard toilet cubicle <p>Augmentation to circulation areas to comply with AS1428 requires deletion of 1 no. toilet pan to each room.</p>

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
4. Gymnasium	a. New Gymnasium: Existing Gym is too confined to enable patrons the required experience. Allow for 2.5x the current size.	<p>Gymnasium is shown independent from existing Main Building to allow for:</p> <ul style="list-style-type: none"> Natural ventilation, light, solar access Pedestrian circulation and movement from Top Oval to Main Building Visual access across and around the site Construction technology complexity reduced <p>New all weather walkway shown to connect to the existing Main Building.</p> <p>New Gymnasium 765m² total area. Includes:</p> <ul style="list-style-type: none"> 420m² Activity Space 345m² Amenities (sanitary facilities, change areas, reception, store, circulation) <p>Sanitary and other facilities include:</p> <ul style="list-style-type: none"> 1 no. Male Change Room 1 no. Female Change Room 1 no. Universal Accessible/ Family Room/Public/Staff 1 no. Staff Amenities Room <p>Calculation of sanitary and other facilities are as per NCC and AS1428 requirements.</p> <p>Each Male and Female Changerooms includes:</p> <ul style="list-style-type: none"> 1 no. ambulant toilet cubicle 6 no. standard toilet cubicle 5 no. standard shower cubicle 6 no. hand basin 26 no. locker store and bench 3 no. 1.8m L bench <p>1 no. Universal Accessible toilet/public/staff. Includes:</p> <ul style="list-style-type: none"> 1 no. toilet pan 1 no. shower with bench seat 1 no. hand basin 1 no. baby change
	b. Soft Landscaping	The building is shown within a planted landscape. Reinstatement of endemic species of trees and understory planting suited to the locality.

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
5. Top Oval	a. Top Oval Clubhouse: Location to be central to Top Oval facilities. Multipurpose Area/Bar to overlook cricket pitch rather than the hockey fields.	<p>Clubhouse is shown as an independent building, raised nominally 500mm above existing finished ground level. Proposed building location and orientation allows for:</p> <ul style="list-style-type: none"> Natural ventilation, light, solar access Pedestrian circulation and movement from Top Oval Main Building and Carpark 03 Visual access across and around the site Passive separation between outdoor activity areas and circulation routes to netball courts and oval <p>The building is shown within a planted landscape. Reinstatement of endemic species of trees and understory planting suited to the locality.</p> <hr/> <p>New Clubhouse 860m² total area. Includes:</p> <ul style="list-style-type: none"> 620m² Building 240m² Verandah <p>Outdoor Activity 365m² total area. Includes:</p> <ul style="list-style-type: none"> 85² Nature Playground 280m² Terrace Seating and Grassed Area <p>New universal accessible ramp and stair. Compliance with Australian Standard AS1428 as shown.</p> <hr/> <p>Clubhouse breakdown of internal areas includes:</p> <ul style="list-style-type: none"> Kitchen and Servery 35m² Internal Multipurpose Area 175m² Storage total 38m² Other
	b. Toilet/Change Room Facility	<p>Toilet/Change Facility is incorporated within Top Oval Clubrooms</p> <hr/> <p>2 no. 70² player Changerooms. Each includes:</p> <ul style="list-style-type: none"> Player amenities (showers/toilet) 30m² - <ul style="list-style-type: none"> 4 no. shower cubicle per amenity (1 no. ambulant) 4 no. toilet cubicles per amenity (1 no. ambulant) Player change area 30m² - <ul style="list-style-type: none"> 18 no. individual lockers and associated bench <p>Gender neutral facilities shown.</p>

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Top Oval		<p>2 no. Universal Accessible/Family Room/Public/Player Rooms. Each facility general area 9m². Each includes:</p> <ul style="list-style-type: none"> 1 no. toilet pan 1 no. shower with bench seat 1 no. hand basin 1 no. baby change <p>Compliance with Australian Standard AS1428 shown.</p> <p>2 no. Umpire Facilities 1 no. Male Umpire Change Room 1 no. Female Umpire Change Room</p> <p>Each facility general area 16m². Each includes:</p> <ul style="list-style-type: none"> 1 no. ambulant toilet cubicle 1 no. ambulant shower cubicle 1 no. hand basin 4 no. locker store with bench 1.8m L bench <p>2 no. Public Facilities. Each facility general area 22m². Each includes:</p> <ul style="list-style-type: none"> 4 no. toilet cubicles per amenity (1 no. ambulant) 2 no. hand basins
	c. Top Oval lighting tower upgrade for Australian Football	<p>Full extent of oval playing field only Allowance for Lux Level 300</p> <p>Note: Australian Hockey requirements for regional, state and club level competition Lux Level 300 average required. Amateur Level AS2560.2 Football (all codes) Lux Level 150 average</p>
	d. Fenced Playground	<p>Nature Playground included within Top Oval Clubrooms New perimeter fencing comply with relevant Australian standards at a height of 1200mm. 2 no. single hinged gates Galvanised steel fencing with powder coat finish. 25x25mm steel SHS for uprights and 40x40 head and base rail. 2400 post spacing.</p>

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Top Oval	e. Complete and extend existing bitumen carpark	New bituminous Carpark 03 and access road off Blantyre Street as shown. 25 no. standard bays 1 no. universal accessible bay
		Pole top security lighting
	f. Netball Court Markings	Original brief required 6 no. outdoor netball courts to Top Oval. Site constraints: Katanning Equestrian Centre dressage arena fencing to remain Vehicle access to Katanning Equestrian Centre north of Netball Court Area 1 to be maintained. SoK confirmed fencing to remain with a revised number of courts to 5 no. required. Netball court orientation does not meet the recommended guidelines setout by The Department of Local Government Sport and Recreation of between 20° west of north and 35° east of north. Netball court orientation is based on existing site constraints and is shown at 38.1° west of north.
		New bituminous Netball Court Area 1 and Area 2 New line markings to courts
	g. Netball Court Fencing	Perimeter fencing as shown Australian Standard AS1725.5 (2010) – Chain link fabric fencing 3000mm high black powder coated chainmesh fencing with top and bottom rails.
	h. Netball Court Lighting	Netball Court Area 1 and Netball Court Area 2 lighting. Allowance for Lux Level 200 Suited to mid-level local and regional competition, high level training

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Top Oval	i. Netball Courts Playing Field Support Facilities	4 no. 36600mm L x 1600mm W shelters and bench seating (officials, teams, spectators) 5 no. 15500mm L x 1600mm W shelters and bench seating (spectator)
	j. Soft Landscaping	Top Oval Clubhouse is shown within a planted landscape. Reinstatement of endemic species of trees and understory planting suited to the locality.
	k. Katanning Equestrian Centre Road Access	New bituminous access road north of Netball Court Area 1 to Katanning Equestrian Centre.
	l. Outdoor Activity Area	Allow for grassed lawn with planting of endemic species of trees. Allow for concrete terrace seating
	m. Katanning Equestrian Centre Road Access	New bituminous access road north of Netball Court Area 1 to Katanning Equestrian Centre.
6. Head Services	a. Hydraulic Services - Stormwater	Existing capacity is unknown. Allow for new stormwater collection and underground disposal on site for proposed new development.
	b. Hydraulic Services - Flood mitigation Quartermaine Oval & Top Oval: Top Oval does not flood and stormwater management is adequate. Quartermaine Oval floods seasonally, occurring all of winter months. Existing soil condition is sand over clay, contributing to the stormwater drainage issues.	Quartermaine Oval is proposed to be raised 250mm for extent of playing field and 5 meter run off area. Allow for new subbase fill nominally 500mm to assist in addressing flooding and provide a drainage channel to perimeter of oval. Collected stormwater to drain into existing Dam 1. Overflow of Dam 1 is to Dam 2.
	c. Hydraulic Services - Potable water: 50/60 meter of head pressure at KLC. Pressure is adequate to support new development. Extent of Site potable water reticulation is unknown.	Allow for capacity to accommodate proposed development. Water Corp. documentation shows mains connection north east of Site off Henry Street. Allow for new services reticulation to mains connection.

RETURN BRIEF

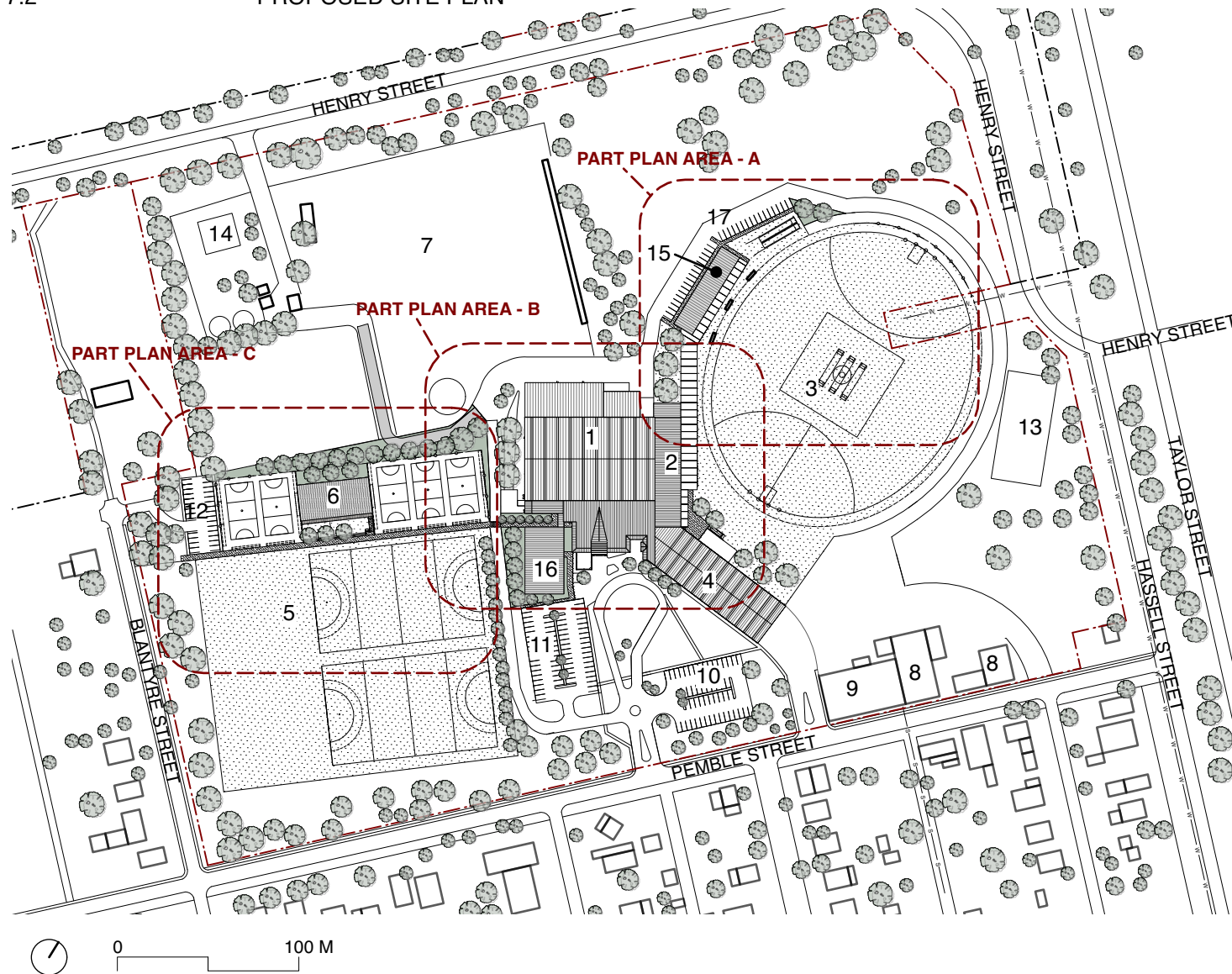
	Shire of Katanning Item:	Being provision of:
Head Services	d. Hydraulic Services - Septic systems KLC is connected to Sewer Main. Extent of Site drainage reticulation is unknown.	Allow for capacity to accommodate proposed new development. Water Corporation documentation shows connection at south east corner of Site between Aberdeen Street and Amherst Street. Allow for new drainage reticulation to sewer main for proposed works.
	e. Electrical Services - Power and Lighting: There are 3 no. existing SMSB and 1 no. KVA Generator. Capacity is unknown.	Allow for upgrade for capacity to accommodate proposed development.
	f. Electrical Services - Solar PV System: Solar PV System potentially to be installed on site. Solar PV System to not be included within scope of works of Leisure Centre Concept Design Report. Katanning Energy to provide extent of works and costing separately to Leisure Centre Concept Design Report.	Include item within QS estimate, noting SoK to carry out as separate works.
	g. Electrical Services - Emergency Exit, Emergency Lighting and Smoke Alarms: Partial lighting was upgraded last year and complies with NCC 2019 Building regulations and standards.	Allow for upgrade for proposed works of Emergency Exit, Emergency Lighting and Smoke Alarms for NCC 2022 Building regulations and standards. SoK advised the Site contains a Central Fire Indicator Panel within Main Building Foyer.
	h. Mechanical Services - Intake Air and Exhaust Air	New mechanical services to Sprigg Bar, split system. New mechanical services to Corporate Box and Time Keeper Room, split system. New mechanical services to sanitary and other associated facilities - Ducted ventilation and extract system. Multipurpose Room (existing Gymnasium) has existing ducted AC system installed. Retain existing.

RETURN BRIEF

	Shire of Katanning Item:	Being provision of:
Head Services		Creche has existing ducted AC system. Outdoor condenser units located on western external wall. Retain existing.
		Office and Managers Room has existing ducted AC system installed. Outdoor condenser units located on western external wall. Retain existing.
		New mechanical services to new Changeroom 1 to Main Building. - Ducted ventilation and extract system.
	i. Fire Services	Extent of existing head fire services is unknown, including the potential upgrading requirements to pumps and tanks to accommodate new building works. Fire Services Consultant has not been engaged at this stage.

CONCEPT DESCRIPTION

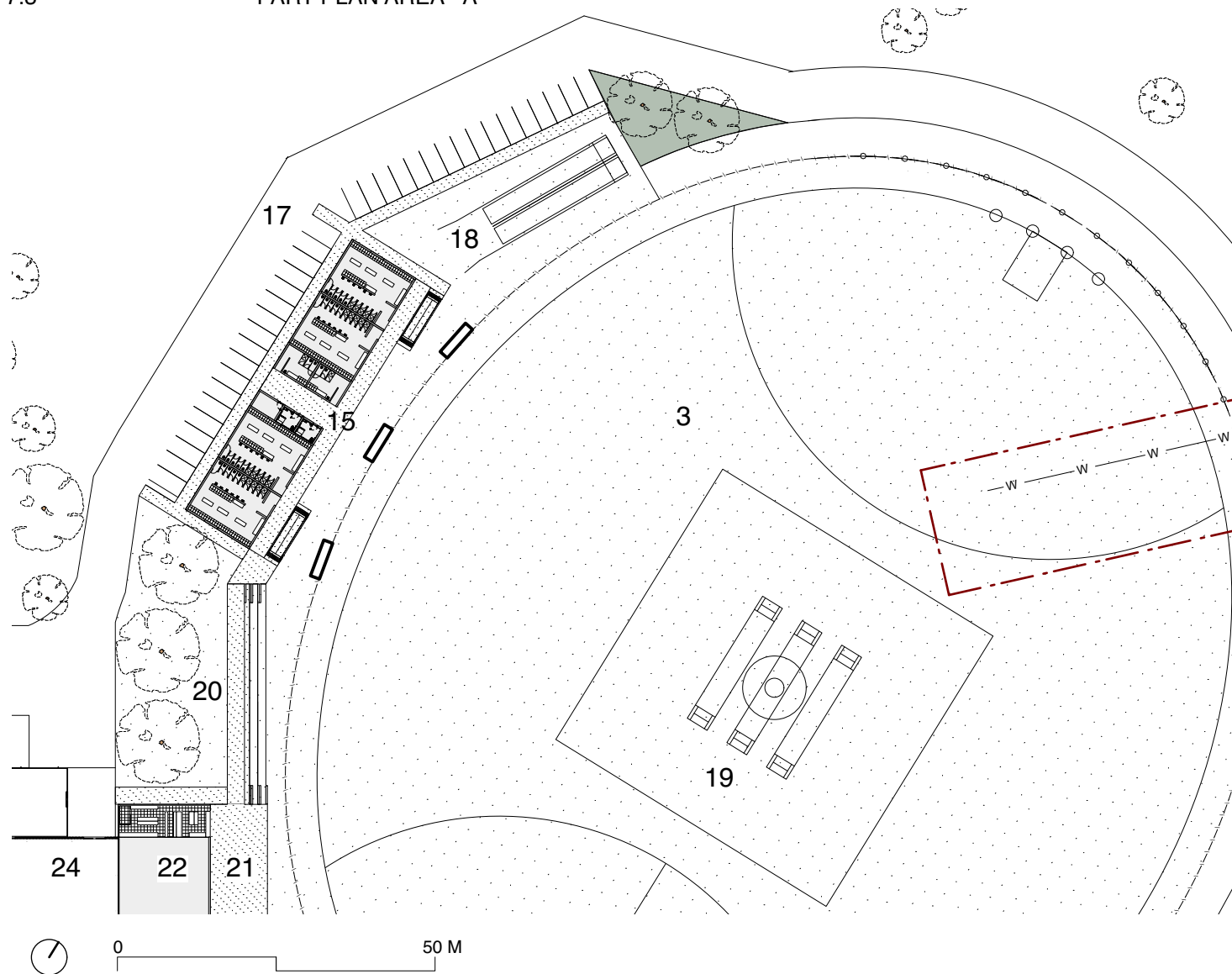
The concept design sets out to provide a fit for purpose contemporary facility that supports a cohesive and active community for people of all ages and backgrounds.
Responding to the Return Brief , the proposed upgrading and expansion of the Katanning Leisure Centre is intended to improve capacity and take into account whole of life costs and compliance.



LEGEND

PROPOSED SITE FACILITIES

1. MAIN BUILDING
2. QUARTERMAINE OVAL CLUBHOUSE
3. QUARTERMAINE OVAL
4. RAM PAVILION
5. TOP OVAL
6. TOP OVAL CLUBHOUSE
7. KATANNING EQUESTRIAN CENTRE
8. AGRICULTURAL SOCIETY FACILITIES
9. MACHINERY RESTORATION GROUP
10. CARPARK 1
11. CARPARK 2
12. CARPARK 3
13. DAM 1
14. DAM 2
15. PLAYING FIELD FACILITIES
16. GYMNASIUM
17. CARPARK 4



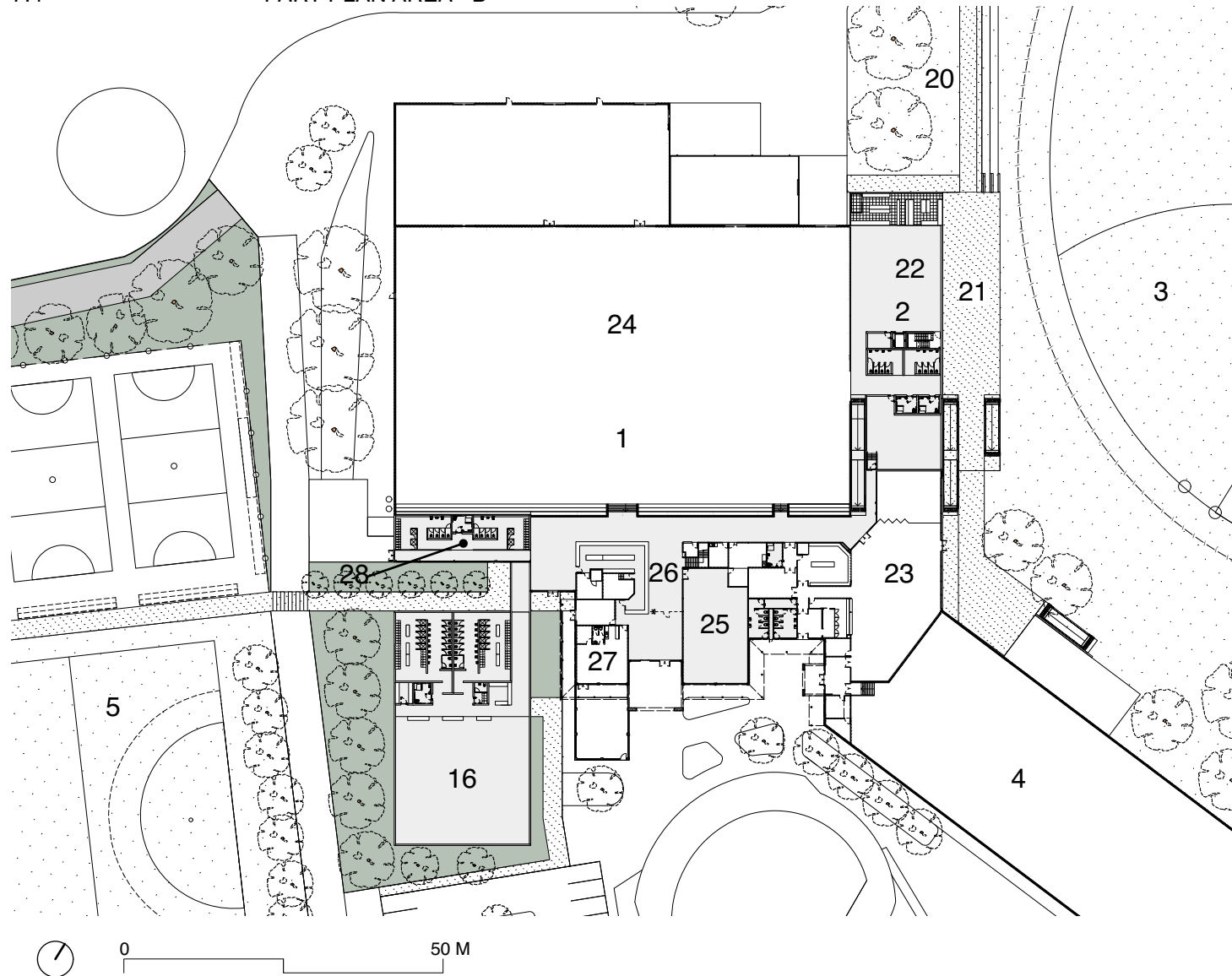
LEGEND

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12. CARPARK 3
13. DAM 1
14. DAM 2
15. PLAYING FIELD FACILITIES
16. GYMNASIUM
17. CARPARK 4

PROPOSED SUB AREAS

18. CRICKET NETS
19. TURF PITCH
20. OPEN VIEWING DECK
21. TERRACE AREA
22. SPRIGG BAR
23. FUNCTION ROOM
24. MAIN STADIUM
25. MULTIPURPOSE ROOM
26. FOYER AREA
27. CRECHE
28. CHANGEROOM FACILITIES 1



LEGEND

PROPOSED SITE FACILITIES

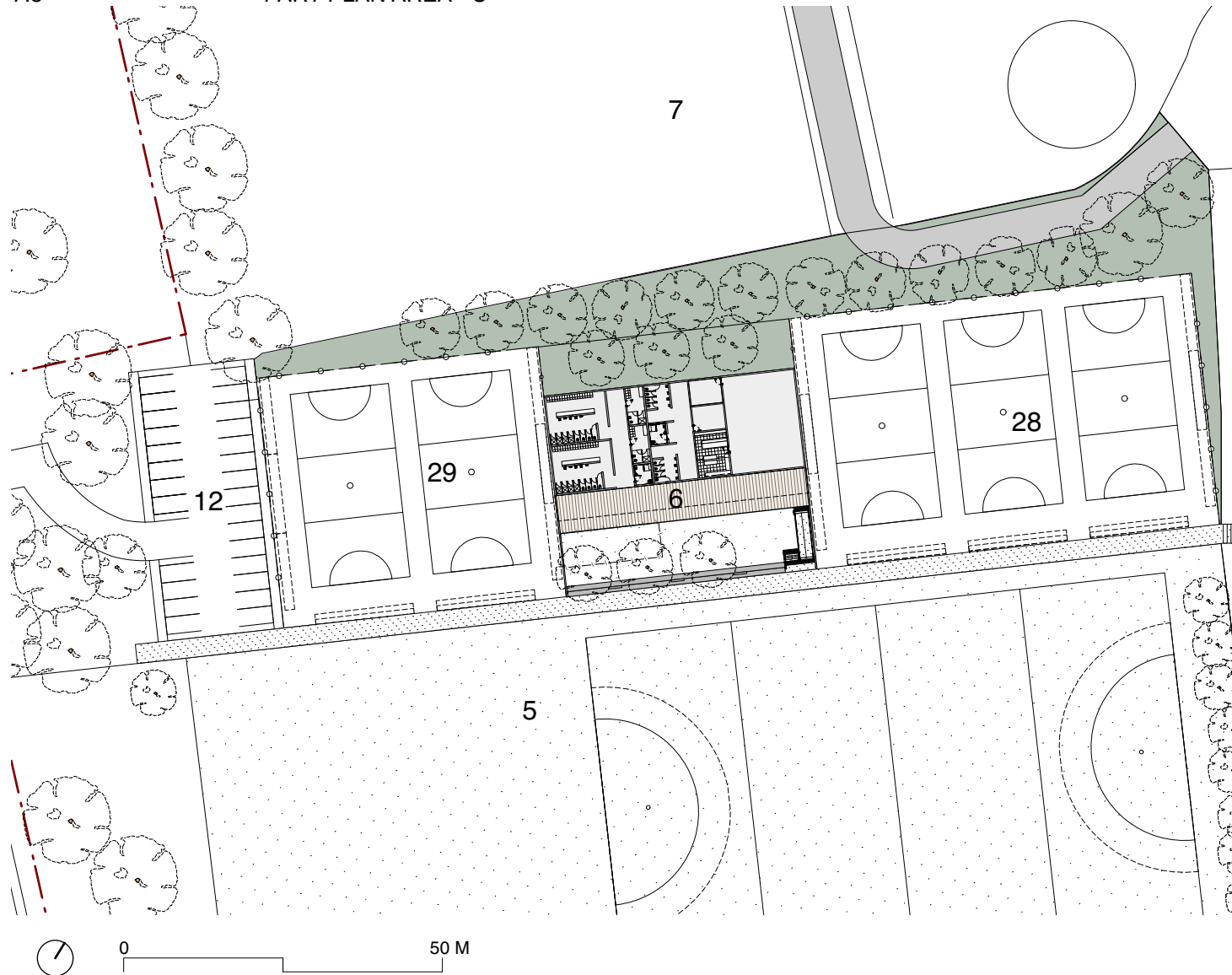
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4. RAM PAVILION
5. TOP OVAL
6. TOP OVAL CLUBHOUSE
7. KATANNING EQUESTRIAN CENTRE
8. AGRICULTURAL SOCIETY FACILITIES
9. MACHINERY RESTORATION GROUP
10. CARPARK 1
11. CARPARK 2
12. CARPARK 3
13. DAM 1
14. DAM 2
15. PLAYING FIELD FACILITIES
16. GYMNASIUM
17. CARPARK 4

PROPOSED SUB AREAS

18. CRICKET NETS
19. TURF PITCH
20. OPEN VIEWING DECK
21. TERRACE AREA
22. SPRIGG BAR
23. FUNCTION ROOM
24. MAIN STADIUM
25. MULTIPURPOSE ROOM
26. FOYER AREA
27. CRECHE
28. CHANGEROOM FACILITIES 1

7.5

PART PLAN AREA - C



LEGEND

PROPOSED SITE FACILITIES

1. MAIN BUILDING
2. QUARTERMAINE OVAL CLUBHOUSE
3. QUARTERMAINE OVAL
4. RAM PAVILION
5. TOP OVAL
6. TOP OVAL CLUBHOUSE
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26. FOYER AREA
27. CRECHE
28. CHANGEROOM FACILITIES 1

8

APPENDIX ONE

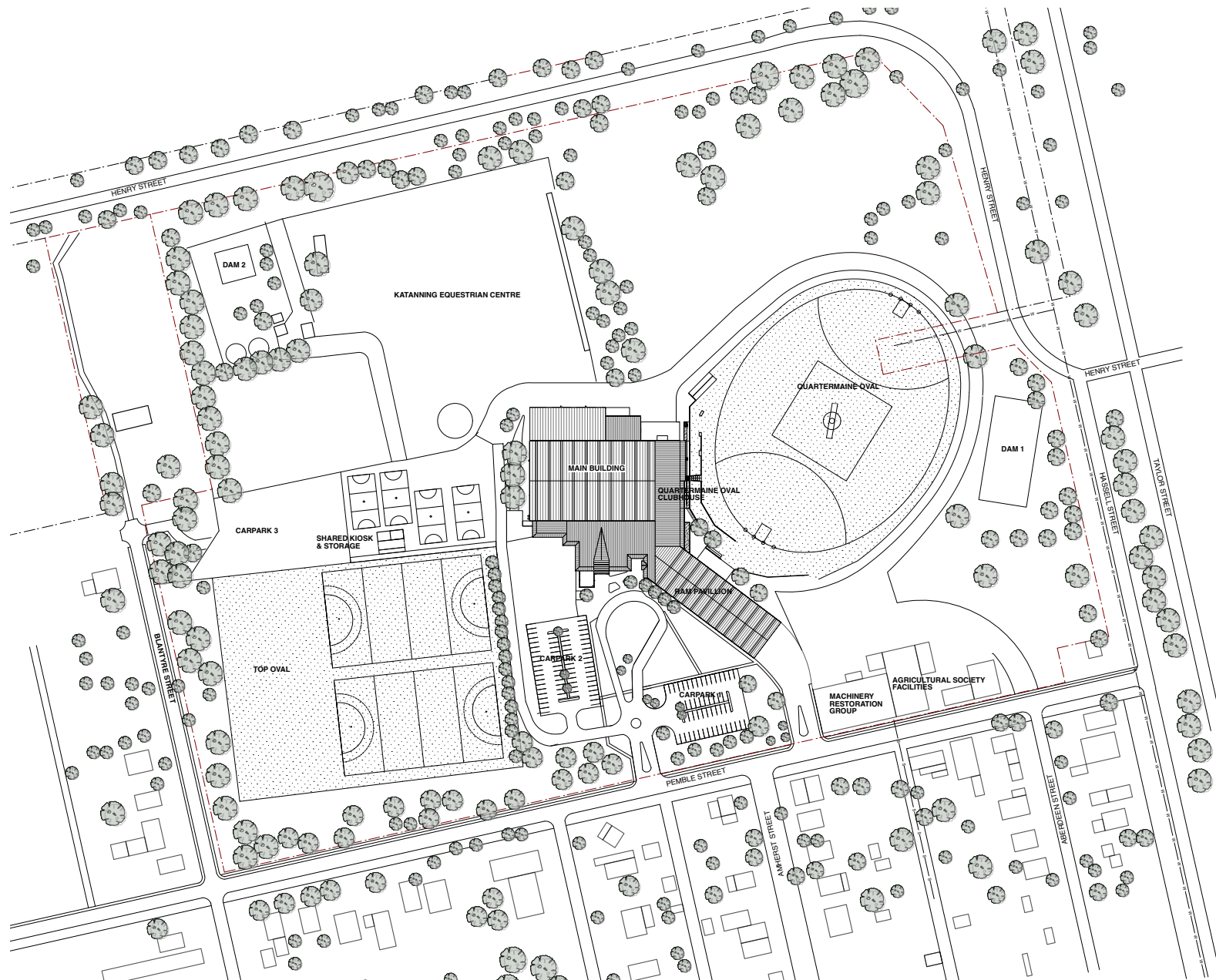
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COST ESTIMATE

Refer to Quantity Surveyor Cost Estimate for the Project.

DRAWINGS

Schedule of Drawings		Page
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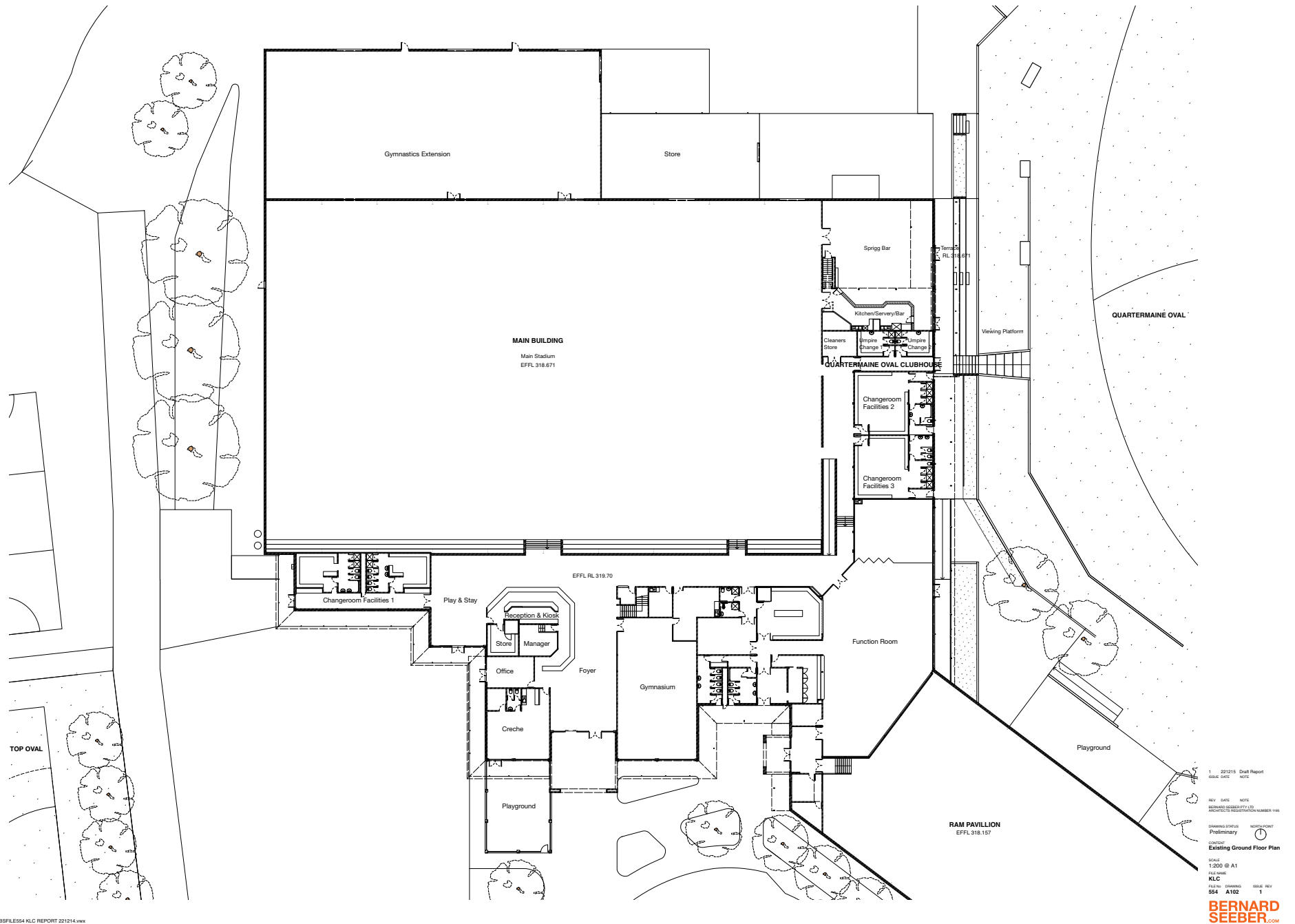
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Preliminary
CONTENT
Existing Site Plan

SCALE
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ISSUE REV 1

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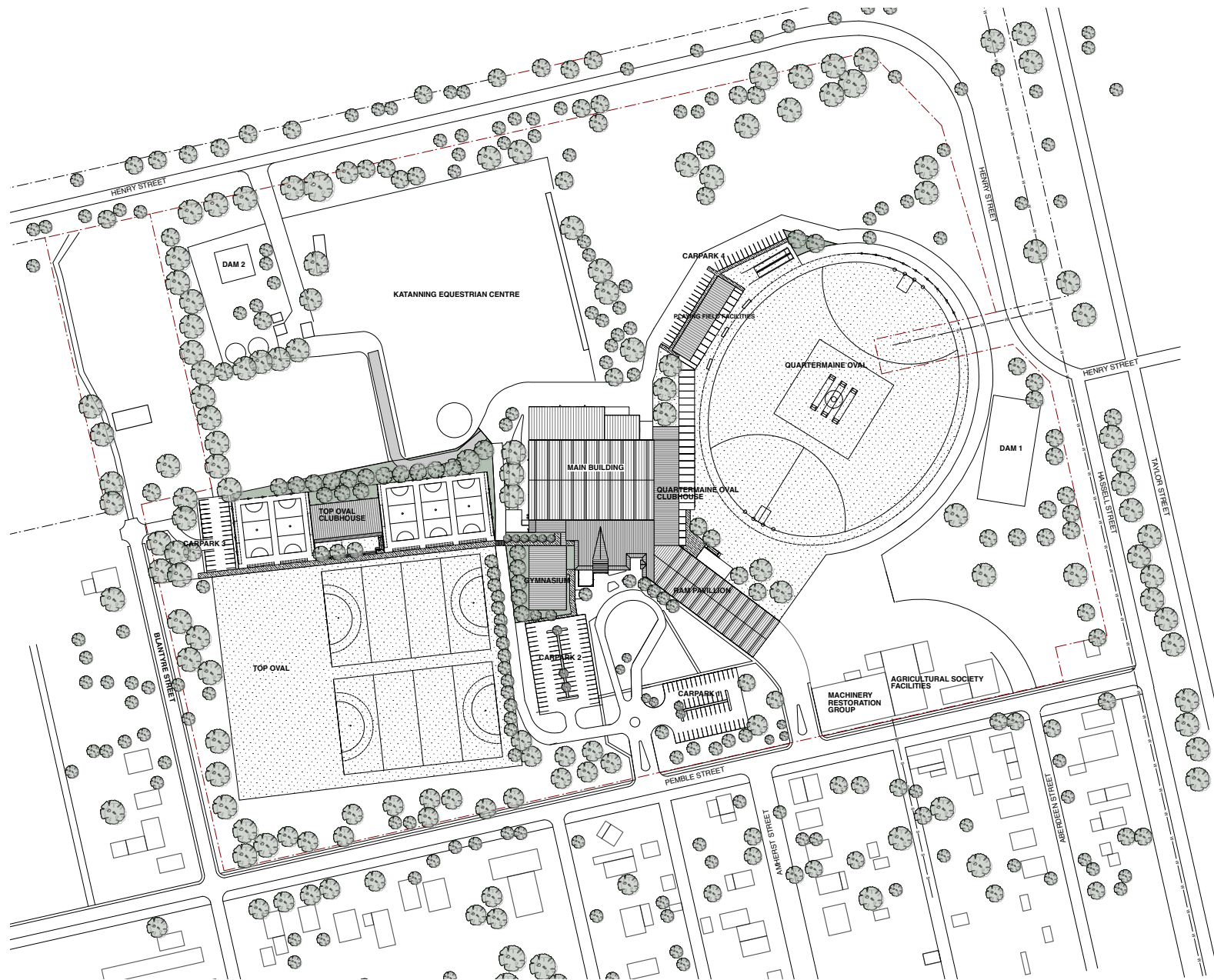
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Preliminary

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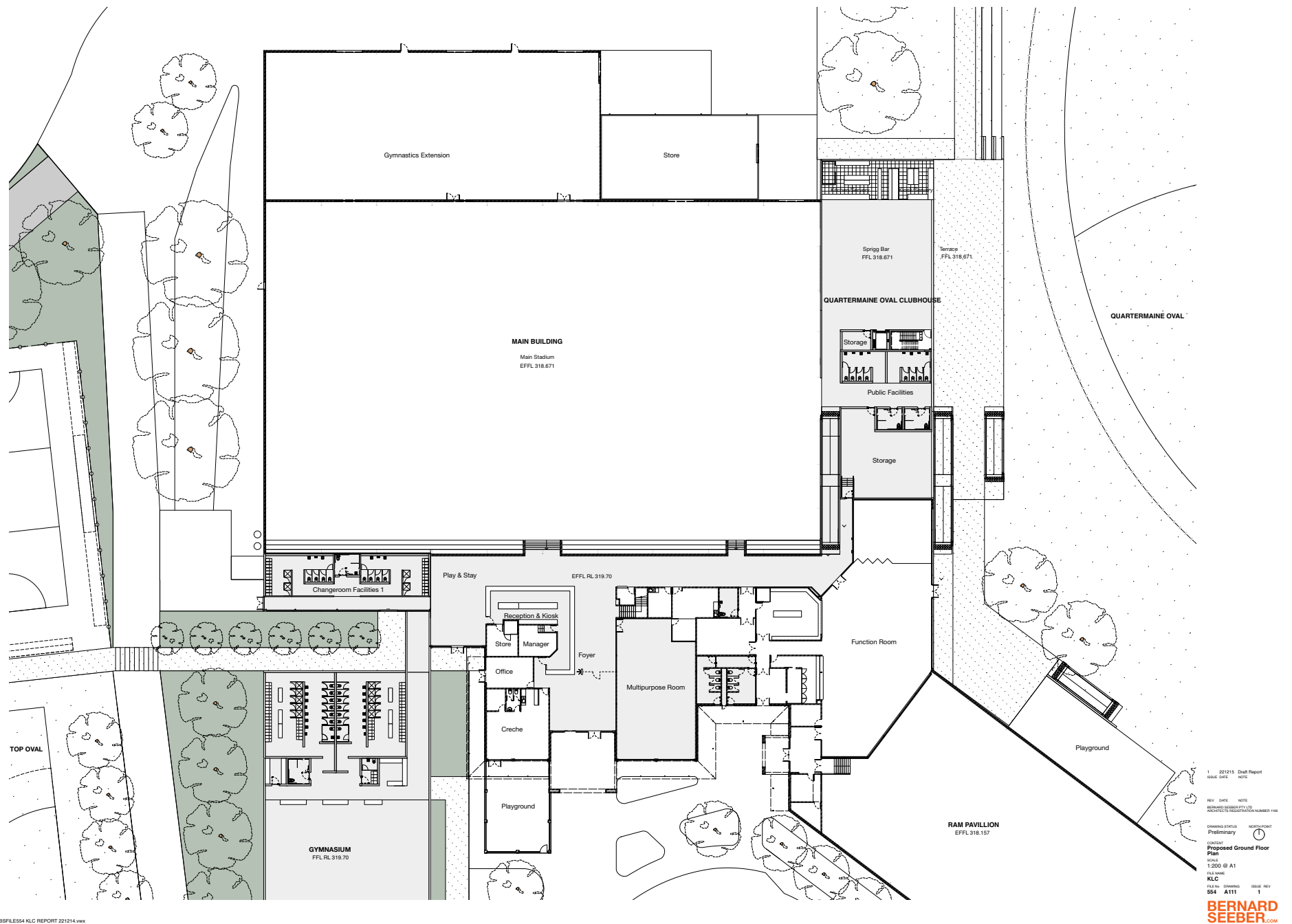
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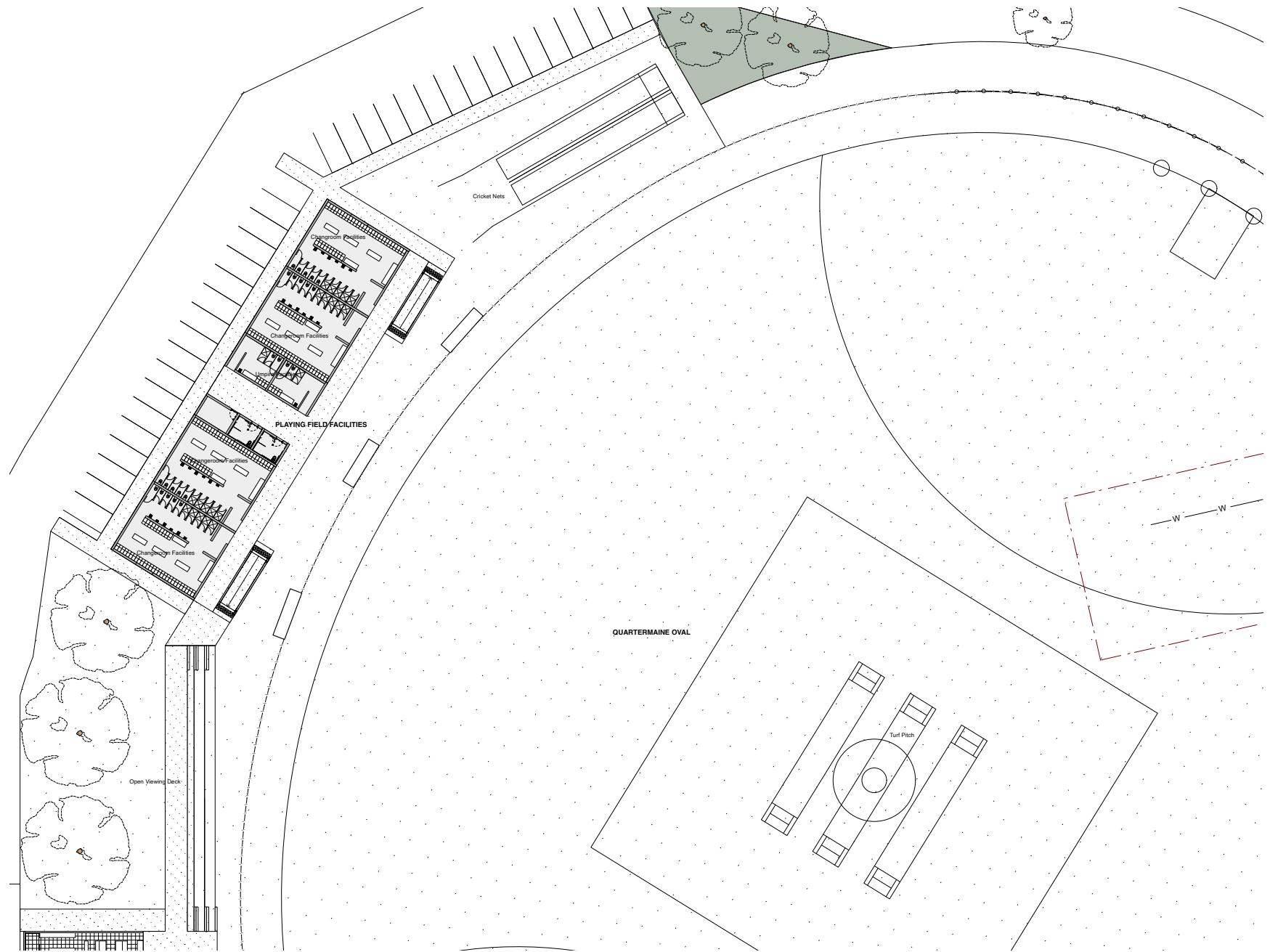
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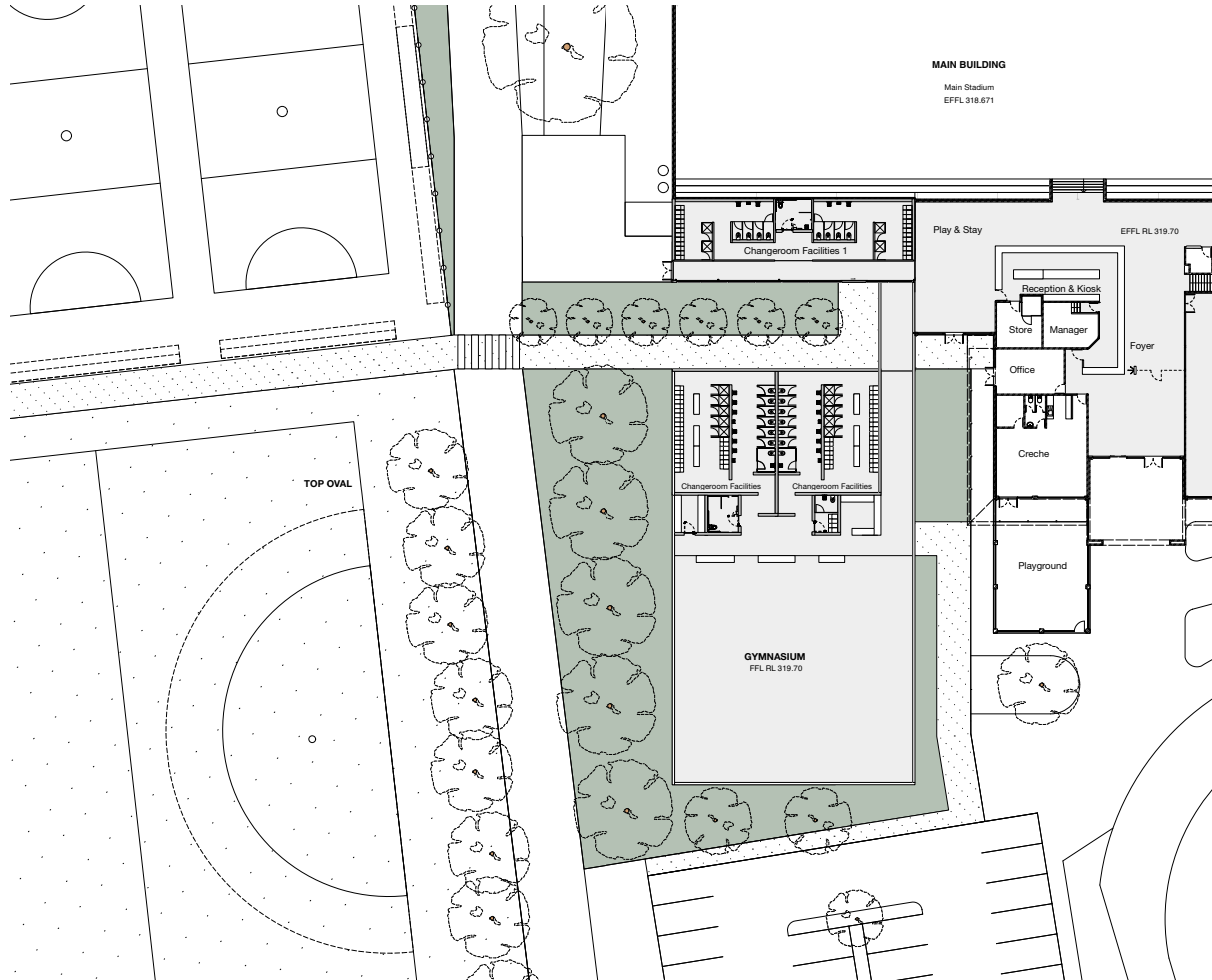
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Preliminary

PROJECT
Proposed Ground Floor
Plan Quartermaine Oval

SCALE
1:200 @ A1

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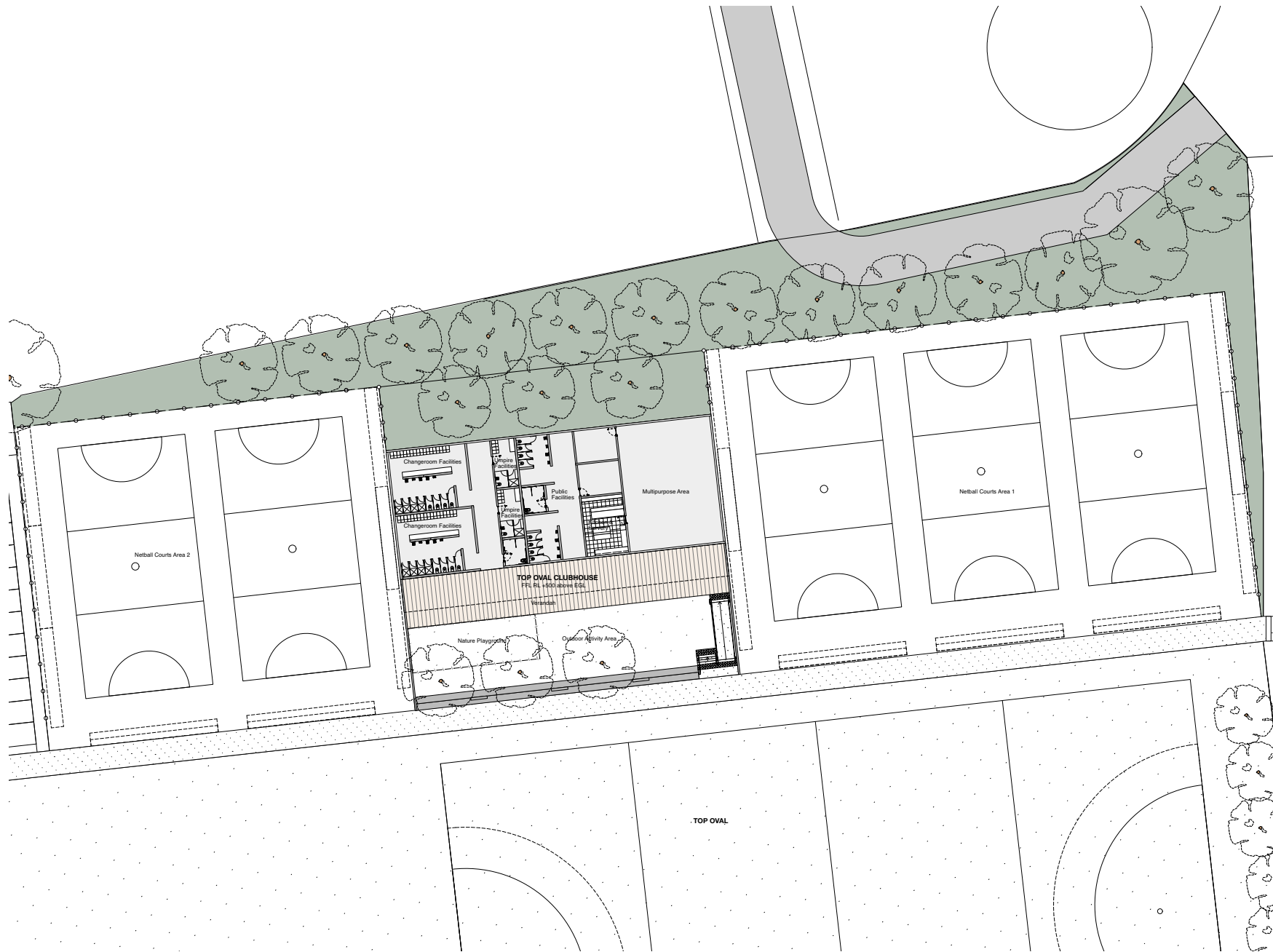
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Preliminary
PROJECT
Proposed Ground Floor
Plan Gymnasium
SCALE
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DRAWING STATUS NORTH POINT
Preliminary


PROJECT
Proposed Ground Floor
Plan Top Oval

SCALE
1:200 @ A1

FILE NO. DRAWING ISSUE REV
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CERTIFICATE OF TITLE

 WESTERN AUSTRALIA	<table border="1" style="margin: auto;"> <tr> <td colspan="2">REGISTER NUMBER</td> </tr> <tr> <td colspan="2">100/DP411678</td> </tr> <tr> <td>DUPLICATE EDITION</td> <td>DATE DUPLICATE ISSUED</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">13/9/2018</td> </tr> </table>	REGISTER NUMBER		100/DP411678		DUPLICATE EDITION	DATE DUPLICATE ISSUED	1	13/9/2018	<table border="1" style="margin: auto;"> <tr> <td>VOLUME</td> <td>FOLIO</td> </tr> <tr> <td style="text-align: center;">2954</td> <td style="text-align: center;">534</td> </tr> </table>	VOLUME	FOLIO	2954	534
REGISTER NUMBER														
100/DP411678														
DUPLICATE EDITION	DATE DUPLICATE ISSUED													
1	13/9/2018													
VOLUME	FOLIO													
2954	534													

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


 REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 100 ON DEPOSITED PLAN 411678

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SHIRE OF KATANNING OF 16-24 AUSTRAL TERRACE KATANNING WA 6317
(AF N972759) REGISTERED 27/8/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. SPECIAL CONDITIONS AS TO ROYALTIES ON MINERALS CONTAINED IN T1157/1891 NOW VESTED IN HER MAJESTY 60 VIC. NO 43. AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1756 FOLIO 112.
2. T1890/1891 SPECIAL CONDITIONS AS TO ROYALTIES ON MINERALS CONTAINED IN T1890/1891 NOW VESTED IN HER MAJESTY 60 VIC NO 43. AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1380 FOLIO 43. REGISTERED 3/11/1891.
3. I377686 CONDITIONAL TENURE LAND. LAND SUBJECT TO CONDITIONS PURSUANT TO S75 LAA. MINISTER'S CONSENT REQUIRED TO TRANSFER OR ENCUMBER LAND. SEE INSTRUMENT I377686. AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 2542 FOLIO 811. REGISTERED 9/7/2003.
4. K790529 LEASE TO OPTUS MOBILE PTY LTD OF 1 LYONPARK ROAD, MACQUARIE PARK, NEW SOUTH WALES EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED 3/12/2008.
5. *K836946 MEMORIAL. LAND ADMINISTRATION ACT 1997. SECTION 16. AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 2542 FOLIO 811. REGISTERED 28/1/2009.
6. N293660 LEASE TO OPTUS MOBILE PTY LIMITED OF 1 LYONPARK RD, MACQUARIE PARK NSW 2113 EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 6/4/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.


-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP411678

END OF PAGE 1 - CONTINUED OVER

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