

Wonthella Community Sports Centre

The proposed Wonthella Community Sports Centre provides seven new courts, administration spaces and allied facilities, integrated with the existing Aquarena to provide a centre with a single point of entry. The proposal includes the following new facilities:

- 6 indoor multi-purpose courts;
- 1 arena style multi-purpose (basketball) show-court
- Total of 7 indoor courts and associated change rooms
- Sports House and the Sport Academy having direct access to indoor courts, outdoor courts, indoor/outdoor pool, athletic track and sports fields;
- Wellness Centre and Allied Health Professional Centre;
- Creche;
- Café

The proposal aims to meet the following objectives stated by the Greater Geraldton Council:

- It will deliver a multi-use base for the precinct which will enable sale of memberships (to create a revenue stream) and provide access for casual use, social sports programs and exhibition matches;
- It will result in common management of Aquarena, Indoor Sports, the Mid West Sports Academy and Mid-West Sports House (providing significant savings of operating/management and staffing costs);
- It will allow sporting groups to focus on sports development and programming rather than asset development and management/funding;
- It will provide a financially sustainable model (through reduced costs and increased revenues); and
- It will provide a model which conforms to the requirements of CSRFF and Royalties for Regions funding.

Careful planning seeks to manage pedestrian movements to the various facilities to provide security and simple way-finding, to avoid conflict between disparate uses, and to separate public from private functions. In particular:

- Entry to the Centre is via a single, centralised Reception. Option B proposes an alternative, direct entry to the arena show court;
- Public facilities (crèche, café) are directly accessed from the Reception area;
- Access points to all distinct user groups are separated but are all visible from the Reception.
- Separate, control/entry points are provided to;
 - Indoor sports: Ground level to the left of Entry Lobby
 - Aquarena: Ground level to the right of Entry Lobby
 - Arena spectators: Upper Level via stairs (Option A) or Direct from Car Park (Option B)
 - Administration offices: Upper Level via stairs
 - Wellness Centre and Allied Health Professionals: both levels, accessed directly off lobby. (Alternatively at a 'half-level' adjacent to the outdoor pool.)
- Access points are able to be controlled individually to provide secure access in accordance with varied operating hours.

STAGING

The arena style show-court is located (both Options) to allow it to be completed as a second, discrete construction stage.

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| | 1/1/12 | REVISED FEASIBILITY | |

| NOTES | | |
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| PROJECT NUMBER | | 60224511 |

Wonthella Community Sports Centre
City of Greater Geraldton



Design Assumptions

BCA Classification

The building is a Class 9b – Public Building and includes an Early Childhood Centre (Creche) and an Assembly Building (for recreational or sporting purposes).

Type of Construction

The building will be primarily Type C construction (single storey parts) and Type B construction (2 storey parts). Note that an Indoor Sports Stadium may be Type C, if (refer BCA C1.7):

- It has not more than 1 tier of seating
- It is non-combustible construction
- It has only change rooms and the like below tiered seating

Compartmentation

BCA limits the maximum floor area of a Type C fire compartment to 3,000m² and the maximum volume to 18,000m³

- Six multi-use courts has a floor area of approx. 5,000 m² , and a volume of approx. 45,000m³.
- For Type C construction fire separation by a 2 hour (120/120/120) wall shall be provided between each pair of courts ie floor area of approx. 1,650 m² , and a volume of approx. 15,000m³.

Sanitary Facilities (BCA requirements)

450 participants (225 M and 225 F) based on BCA req.10m²/p over 6 courts

| Pans | Urinals | Basins | Showers | |
|----------------|---------|--------|---------|----|
| Participants M | 13 | 24 | 24 | 23 |
| F | 24 | - | 24 | 23 |

1200 patrons to Sports Arena (600 M and 600 F)

| Pans | Urinals | Basins | Showers | |
|-----------|---------|--------|---------|---|
| Patrons M | 4 | 7 | 5 | - |
| F | 12 | - | 7 | - |

| Area Summary (m ²) | Previous Option | Option A | Option B | Notes |
|-----------------------------------|-----------------|---------------|---------------|----------------------------------|
| Common Areas | | 1780 | 1650 | 1650 |
| Circulation | 1,400 | | | |
| Lobby | 380 | | | Incl. Reception |
| Creche | | 160 | 160 | 160 |
| | | | | 40 persons @ 4m ² /p |
| Cafe | | 150 | 150 | 150 |
| | | | | 150 persons @ 1m ² /p |
| Wellness Centre | | 250 | 235 | 235 |
| Professional Suites | | 250 | 235 | 235 |
| Sports Courts | | 5,810 | 4,600 | 4,300 |
| Change Facilities | | 650 | 580 | 580 |
| Arena | | 2,550 | 2,500 | 2,400 |
| Court | 850 | | | |
| Tiered Seating | 850 | | | 1200 spectators |
| Change Rooms | 250 | | | Home / away / officials |
| Store Room | 250 | | | Incl. access to outside courts |
| Patrons Facilities | | 200 | 150 | 150 |
| Office / Academy | | 300 | 300 | 300 |
| 10 offices @ av. 12m ² | 120 | | | 10 persons |
| Open plan offices | 80 | | | 12-16 workstations |
| Meeting Room 1 | 40 | | | 20 person |
| Meeting Room 2 | 20 | | | 10 person |
| Reception / Other | 40 | | | |
| Terrace | | 0 | 90 | 240 |
| | | | | Roof of Change Rooms below |
| TOTAL | | 12,100 | 10,650 | 10,400 |

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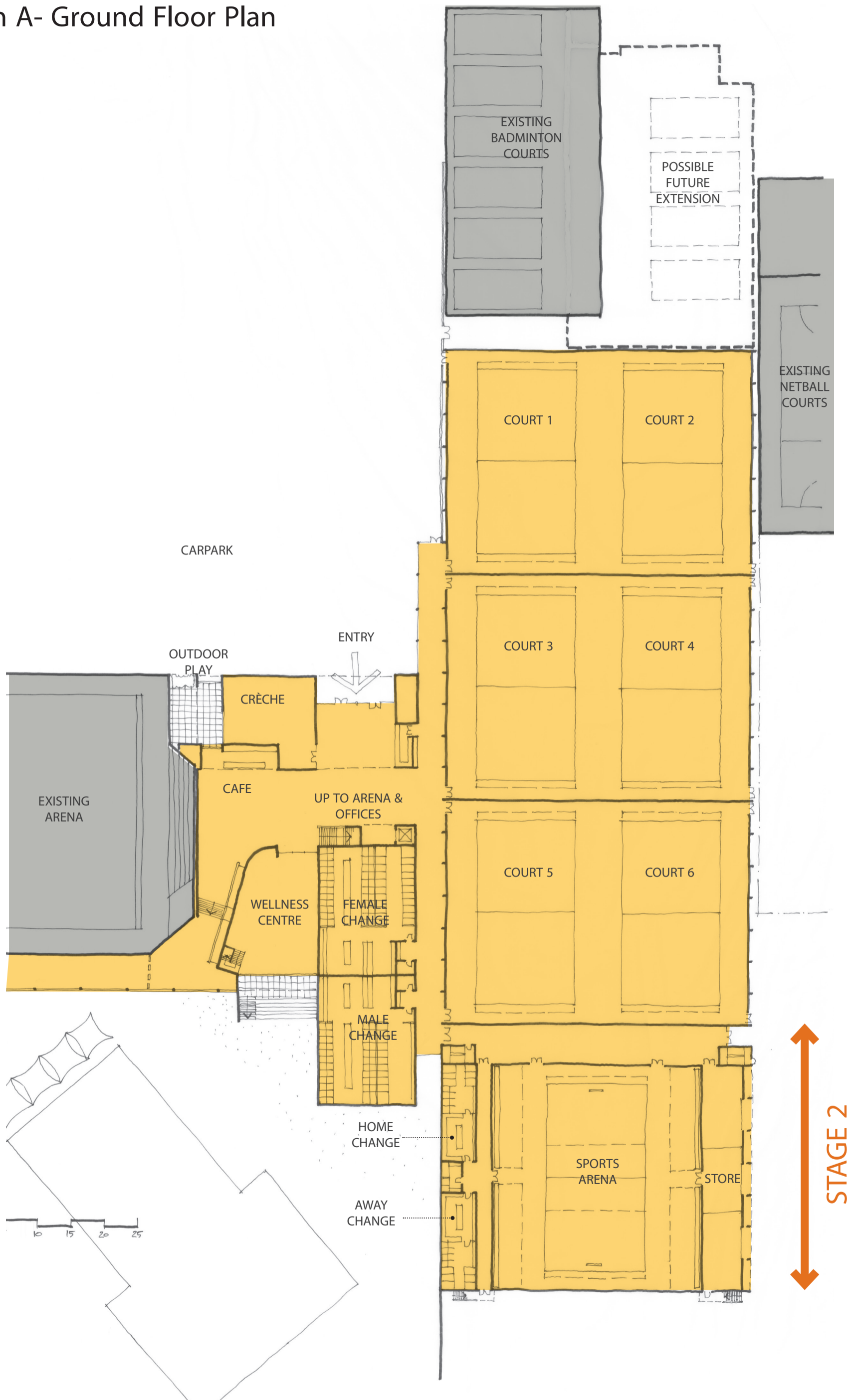
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Option A- Ground Floor Plan



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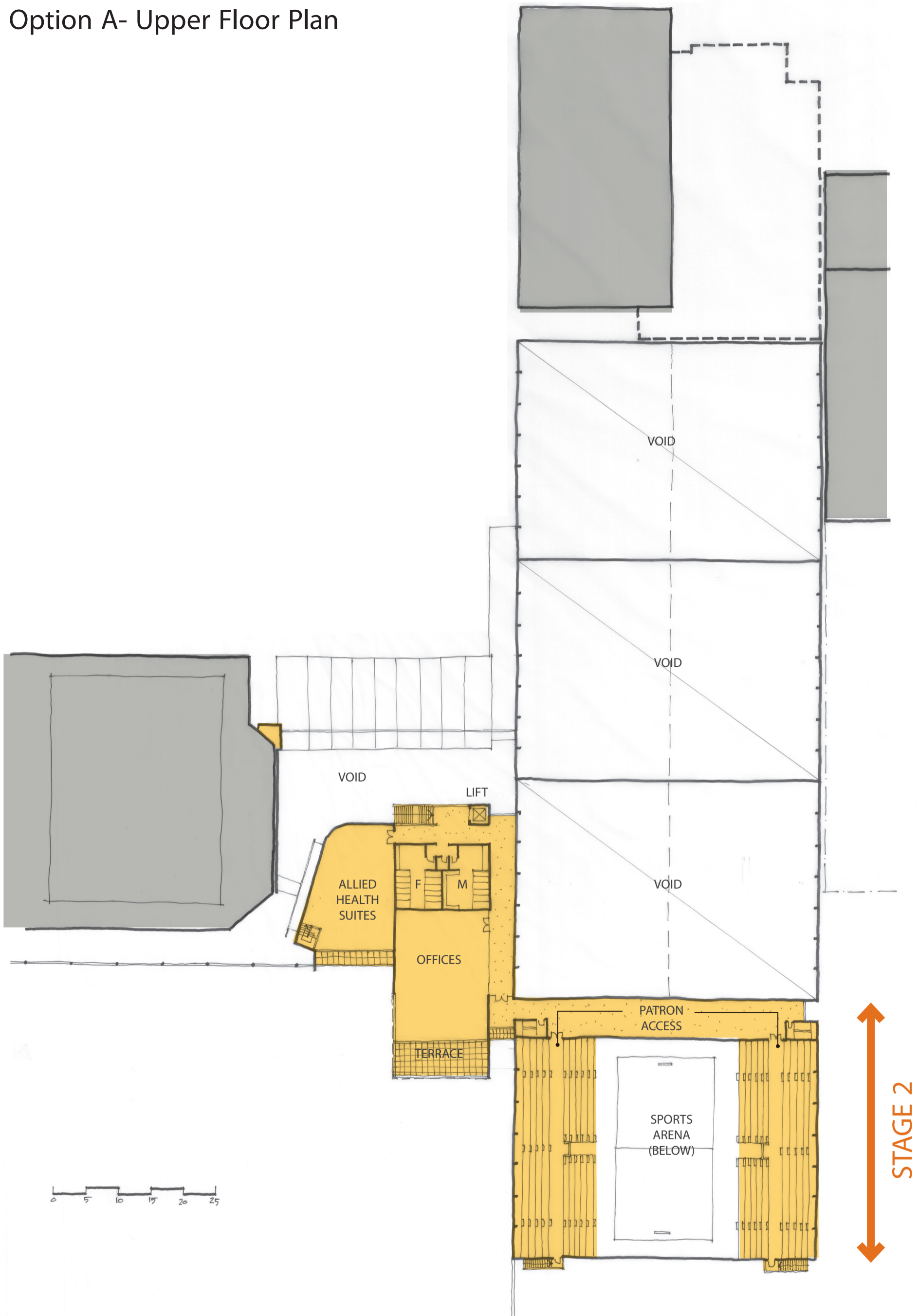
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FLOOR PLAN
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Option A- Upper Floor Plan



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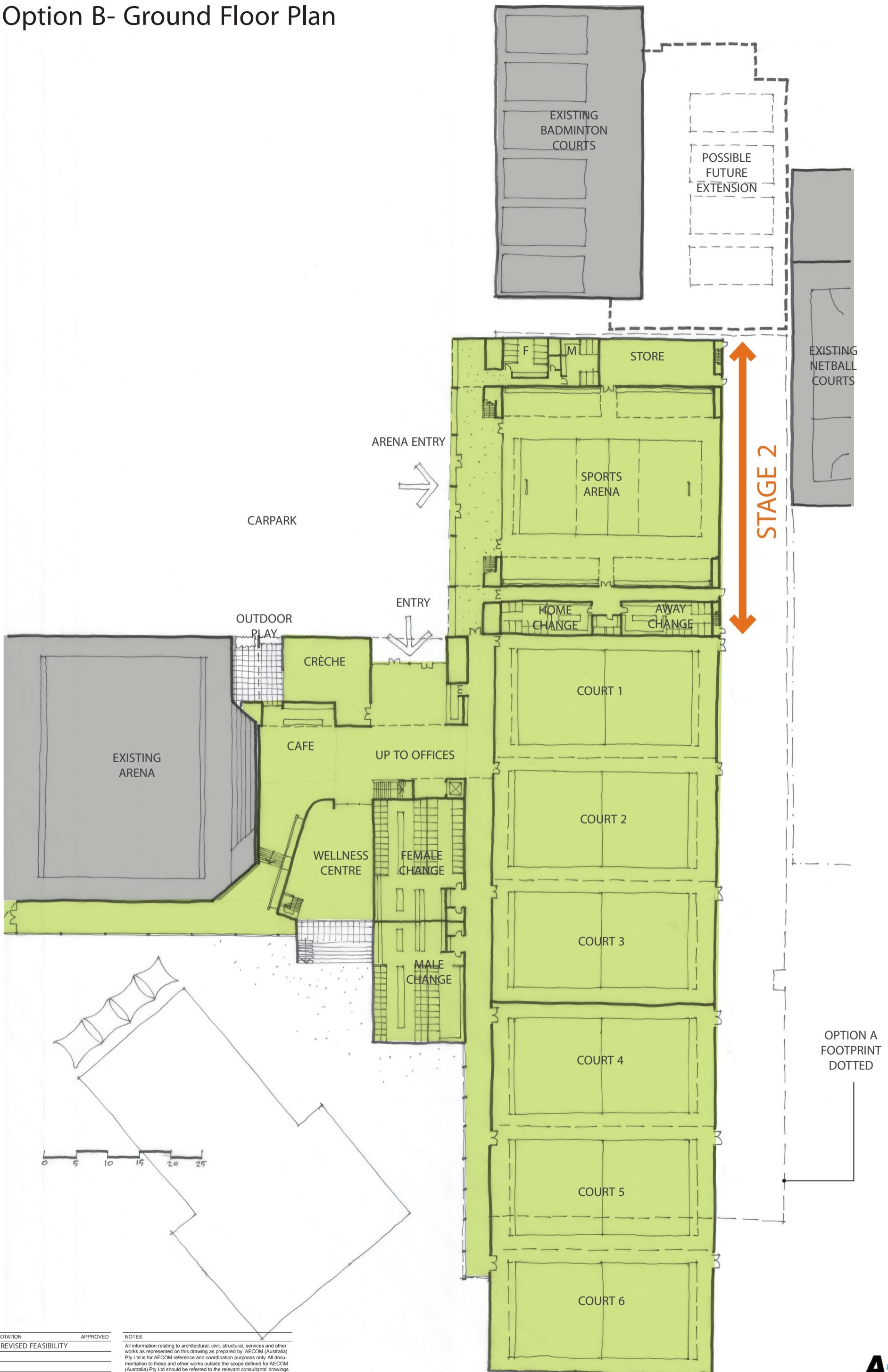
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Option B- Ground Floor Plan



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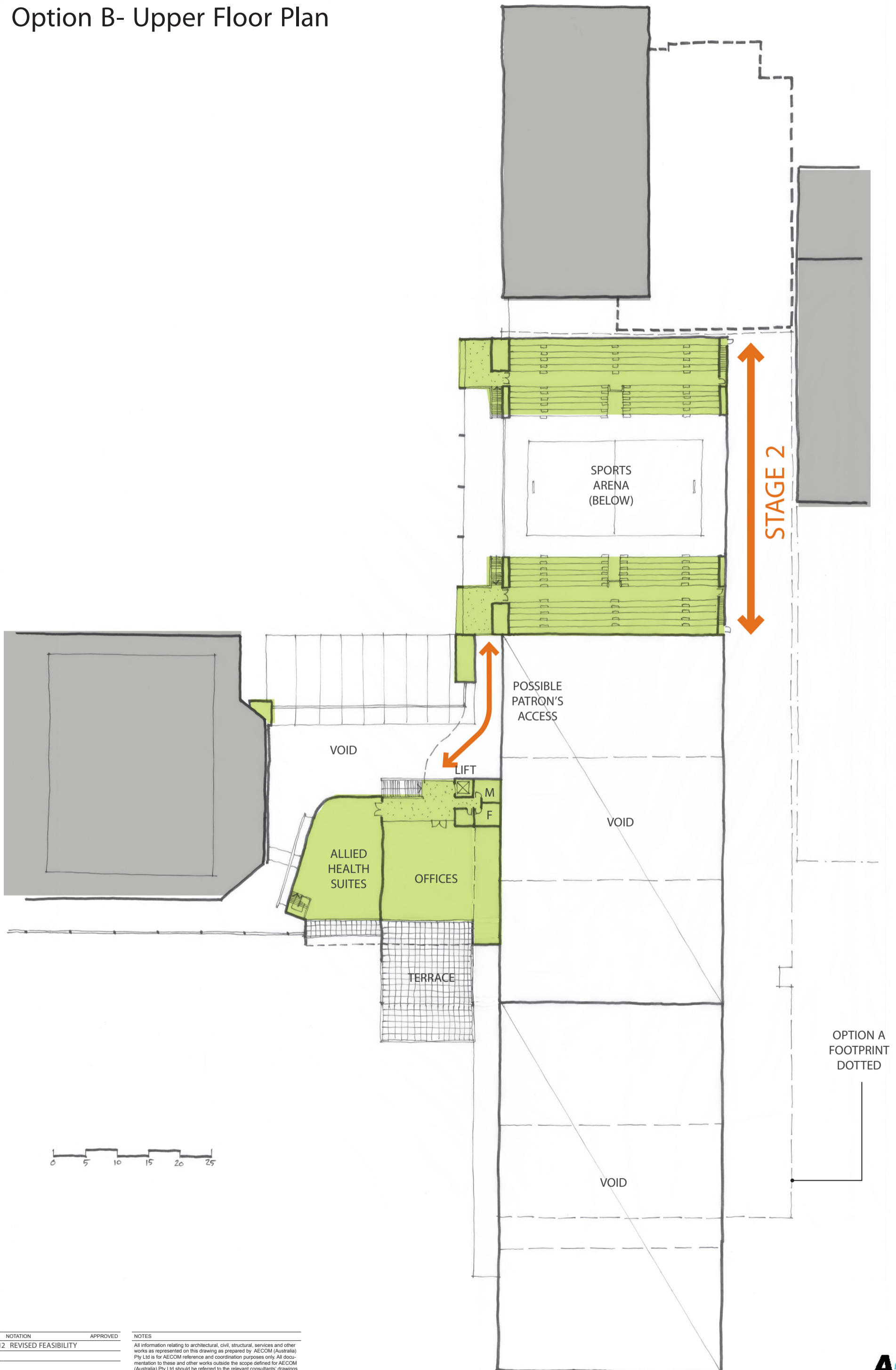
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Option B- Upper Floor Plan



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