



Recreation Hub – Master Planning

CONSULTANT BRIEF

April 2017

INTRODUCTION

The Shire of Goomalling is 132 km north-east of the Perth Metropolitan area, and surrounded by the rural Shires of Toodyay, Northam, Cunderdin, Wongan Ballidu, Dowerin and Victoria Plains. Goomalling district spans an area of 1,845 square kilometres.

The Goomalling towns site, which is the primary service area of the Shire, is situated approximately a 1.25 hours' drive from Midland via Northam or Toodyay. The majority of settlement is consolidated within and around the Goomalling town site, though there are also ten rural localities throughout the district. While most residents use Goomalling as their primary service centre, those residing in the outer localities are likely to use the larger settlements of Northam, Toodyay and Wongan Hills, in the case of Jennacubbine, Wongamine and Konnongorring respectively.

The Shire has a current population of approximately 1100 persons having experienced stable population over the past ten years and expected growth due to our proximity to Perth and housing affordability.

PROJECT BACKGROUND

Council is seeking expressions of interest from suitably qualified and experienced consultants to develop a Master Plan for the Goomalling Recreation Hub. The site is approximately 6.1 hectares in area and is located on a number of Reserve land holdings in control of the Shire of Goomalling. The site is currently well utilised by the community and houses a Main Pavilion, bowling green, Football Oval, Hockey Oval, Cricket Nets, Tennis/Netball complex, 24 hr. Gymnasium and town hall. It is important to note a section of Quinlan Street separates the two main parcels of land that make up the recreation hub. Site one is the main recreation ground and site two is the town hall reserve which currently houses youth services, childcare Centre, and Karate.

Council is currently embarking on a Recreation Strategic Planning and asset prioritisation process across the Shire, looking the future needs in regards to community infrastructure including collocation of facilities to one connected recreation hub. In 2016, a new Recreation Strategy was developed, however the document has not yet been endorsed by Council.

In 2015 the construction of the new Goomalling Sport & Community Centre was completed which included the collocation of the bowling green to the recreation ground and commence the consolidation of services to the recreation hub.

Preliminary planning for the youth precinct was undertaken by CONVIC, however since planning took place Council has decided to purpose the town hall precinct to accommodate youth services. Consideration of features in the initial planning is required.

There are several current issues facing the users of the Goomalling Recreation Hub Site.

Site One – Recreation Ground

- Parking at the recreation including provision for no parking area close to entrance of Goomalling Sport & Community Centre to allow for disability access and landscaping.
- Drainage on Quinlan Street and the requirement for over flow parking spaces on Quinlan Street.
- Entrance access
- Suitability of trees and damages to infrastructure
- Location of playground
- Connectivity to site two (town hall reserve)

Site Two – Town Hall Reserve (new development of Youth Precinct)

- Site size constraints
- Gradient of land for basketball court and skate park
- Parking and access to daycare in lesser hall
- Disability access to town hall
- Lighting

PROJECT REQUIREMENTS

The Shire of Goomalling is seeking the development of a Master Plan over the Goomalling Recreation Hub site that will guide future development of the site in a controlled, coordinated manner. Ultimately the plan will set the future vision for the site for all users, Council and the community. The plan will ensure that various users develop their respective areas or infrastructure with regard and consistency to the longer term development of the site.

CONSULTATION

The Consultant shall arrange for various forms of community consultation and surveys to ensure that the findings are consistent with community expectations.

Consultation methodologies should be clearly identified by the Consultant and may include, but not be restricted to:

- Interviews with recreational and cultural groups
- Public meetings
- Media releases and advertising
- Focus workshops with key groups (e.g. Mortlock Sports Council) and individuals
- Public submissions
- Surveys

Consultation / Surveys are expected of residents and relevant sporting and community groups within the Shire of Goomalling, including but not limited to:

- Mortlock Sports Council
- Goomalling Historical Society
- South West Land and Sea Council
- Goomalling Cricket Club
- Goomalling Gumnuts
- Goomalling Football Club (Juniors & Seniors)
- Goomalling Hockey Club
- Goomalling Tennis Club
- Goomalling Wado Ryu Karate Club
- Goomalling Netball Club
- Goomalling Youth Advisory Committee – Gooma Squad
- Goomalling Seniors
- Goomalling CWA
- Goomalling Primary School
- Goomalling Community Garden Advisory Committee
- Sacred Heart Catholic Primary School Goomalling

A committee will be formed with at least one representative from each of the above community groups.

Consultation with Shire of Goomalling staff and Council, the Community Development Officer and Sport & Recreation Coordinator.

RELEVANT DOCUMENTS AND POLICIES

Regard should also be given to the Shire of Goomalling Community Strategic Plan (2013), Age Friendly Community Plan (2015), Access and Inclusion Plan (2013), Youth Friendly Community Plan (2017), Asset Management Plan (2013) and Corporate Business Plan (2013), Goomalling Recreation Strategy (draft), youth precinct business case, Goomalling Memorial Town Hall plans, Goomalling Sport & Community Centre Plans.

SCOPE OF SERVICES

Council requires concept and schematic design drawings showing a site plan, elevations and floor plans to be used as a public consultation exercise to establish the final design and architectural concepts drawings.

The intent of these designs is to enable them to be used as the basis for development of final detailed architectural designs that will form a separate project.

Requirements

The successful consultant will be required to:

1. Liaise with the Shire of Goomalling's Senior Building Surveyor regarding structural assessments that have already been carried out on existing buildings onsite;
2. Review services assessments (water supply (Bore tanks) / septic) and recommend required upgrades and re-siting;
3. Consider the long term use of the site as directed by the Committee and Council;
4. Review existing infrastructure and site constraints to ensure site conditions are considered in the planning process;
5. Consider existing and future sport and recreation needs of the community;
6. Consult with and consider the needs of the community and local sporting groups;
7. Consider the landscape and cultural heritage values of the location;
8. Develop and design concept and schematic plans and architectural concept drawings for sport and recreation facilities at the Goomalling recreation hub site;
9. Include climate change and energy efficiency initiatives;
10. Prepare a draft concept plan to present to the shire and community for feedback;
11. Present the final concept plans, schematic design drawings and architectural concept drawings in electronic format and as three (3) A1 hard copies.

PROJECT MANAGEMENT

The consultant will be required to work closely with the Shire of Goomalling, the community and any key stakeholders. Regular reporting to

the Chief Executive Officer or nominated Officer will be required throughout the project.

SELECTION CRITERIA

The successful consultant/s will need to demonstrate:

1. Relevant tertiary qualifications;
2. An understanding of rural community sporting facility needs;
3. An understanding of issues relating to sport and recreation & current trends in sport;
4. Experience in dealing with a range of stakeholders and rural communities;
5. Hold relevant qualifications for the design of commercial / recreation buildings to meet all requirements of the Building Code of Australia;
6. Be experienced in the full design of commercial / recreation buildings to a level of detail suitable for the calling of tenders for detailed architectural plans/construction;
7. Experience in the design of multi-purpose recreation centres;
8. Knowledge in the operation of recreation centres to the extent that layouts and floor plans provide optimum access;
9. Knowledge in the use of “alternative” materials to achieve longevity and maintenance advantages;
10. Ability to complete projects on time and on budget;
11. Ability to take heritage and environment into consideration of architectural design;

TERMS AND CONDITIONS

1. All prices for services offered under this Request will be fixed for term of contract and shall be paid on a milestone basis, not on an hourly rate.
2. Quotes are to be inclusive of all fees and associated expenses, and shall be shown as both inclusive and exclusive of GST. Any charge not stated will not be allowed.
3. If any part of the project is subcontracted, the appointed consultant will be responsible all works undertaken by and payments to the subcontractor.
4. All documents, materials, articles, information and plans produced as part of this contract will become property of the Shire of Goomalling.

SUBMISSIONS

The submission must include details of all person(s) who may form part of the consultancy team.

The submission should include a proposed methodology/approach and time frame for the project milestones.

The submission must clearly address each of the selection criteria, as this will be used to assess the submissions.

Submissions are to be clearly marked “Expression of Interest – Master Planning of the Goomalling Recreation Hub” and addressed to:

Tahnee Bird
Community Development Officer
Shire of Goomalling
PO Box 118
GOOMALLING WA 6460

E: cdo@goomalling.wa.gov.au

M: 0400 495 173

P: 08 9629 1101

Submissions are to be received by 12 noon, Thursday 1 June 2017.

Any expression of interest not necessarily accepted.

Any enquiries should be addressed to Tahnee Bird, Community Development Officer for the Shire of Goomalling **via email**.