

ATTACHMENT B

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FOUR COURT STUDY PRESENTATION

Perry Park Multipurpose Recreation Centre

Corner Bourke Road and Maddox Street
Alexandria

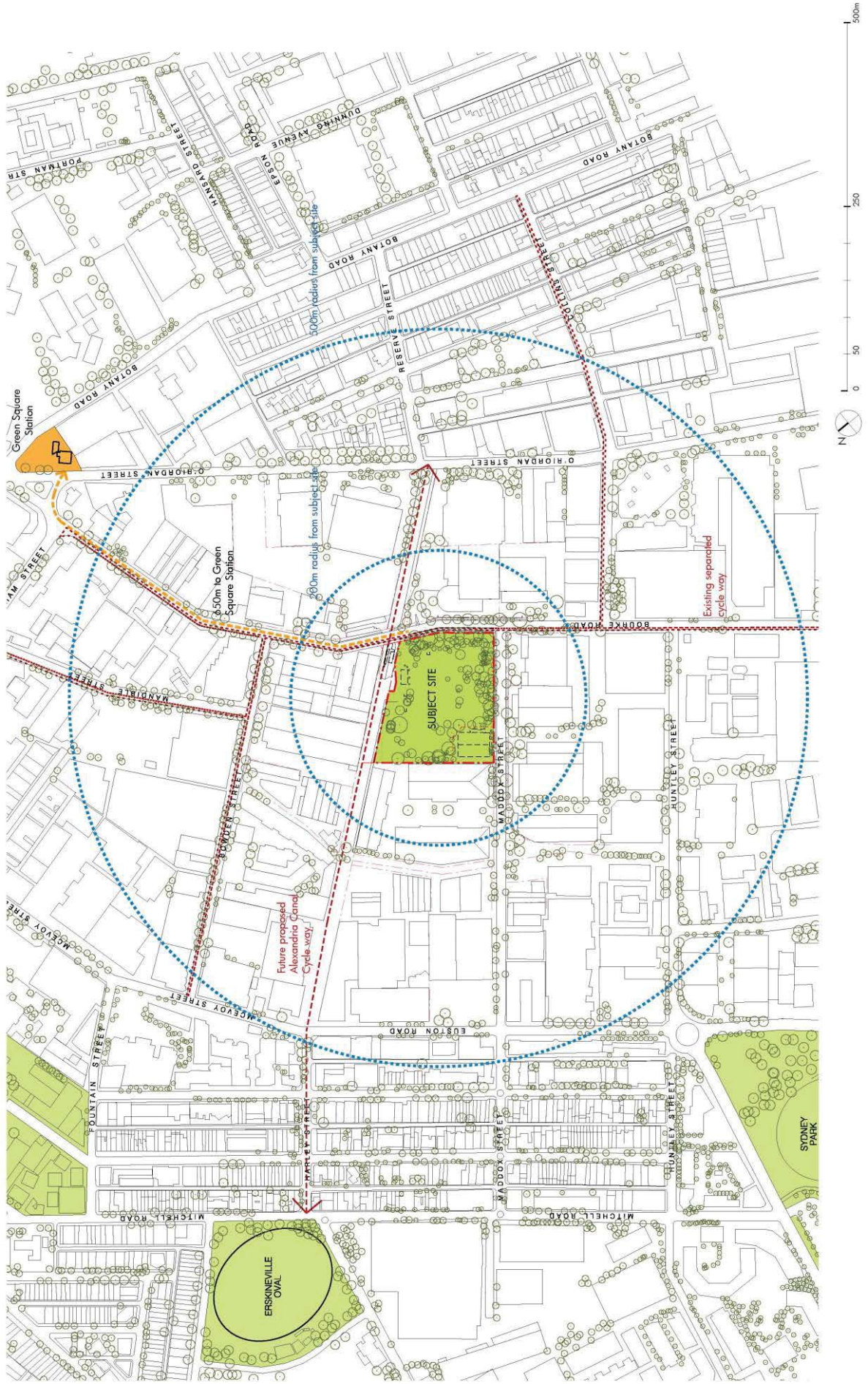
Scoping Update
Council Meeting
9 December 2013

Resolution of Council – 24.06.13

A four court study has been completed in response to Resolution of Council dated 24 June 2013:

Capital Works, including the allocation of \$10M relating to Perry Park, noting that:

- a) the City will work with the City of Sydney Basketball Association to develop a more cost effective way of delivering the additional four basketball courts they require;
- b) advice detailing future options for the facility will be provided to Councillors prior to the end of the calendar year; and
- c) the City will work with the City of Sydney Basketball Association to support their efforts to State and Federal Government funding, and/or private contributions to construct an expanded stadium.



Project Direction Simplified Scope

Building:

- Basic accommodation
 - > 4 x practice courts with or without event court, entry and staff areas, changerooms and amenities, store, plant and circulation
- Retain existing basketball facility building
- Simple and cost effective construction systems, materials, ESD initiatives
- Flexible centre operation
- Plan to allow for future development

Field:

- Space allocation for a future multipurpose playing field, spectator viewing and amenities

Park:

- Plan to allow for future park improvements
- Space allocation for minimum parking

Scope Comparison

Option A

DRAFT DA (6 COURTS) - OCTOBER 2012

BUILDING AREA 8,194 sqm
SPORTS FIELD AREA 6,811 sqm
CARPARKING AREA 4,147 sqm

ITEM	AREA (sqm)
ENTRY	628
COURTS	5,524
CHANGE ROOMS	376
STAFF	163
PROGRAM SPACE	536
PLANT/ OTHER	967
TOTAL FLOOR AREA	8,194

BUILDING POPULATION	
PARTICIPANTS	120
SPECTATORS	1,880
TOTAL	2,000

Option B

SIMPLIFIED SCOPE (2 COURTS) - NOVEMBER 2013

BUILDING AREA 2,285 sqm
SPORTS FIELD AREA 0 sqm
CARPARKING AREA (OPTIONAL) 0 sqm

ITEM	A AREA (sqm)
ENTRY	6
COURTS	1,800
CHANGE ROOMS	79
STAFF	35
PROGRAM SPACE	0
PLANT/ OTHER	365
TOTAL FLOOR AREA	2,285

BUILDING POPULATION# (excluding existing stadium population)	
PARTICIPANTS	25
SPECTATORS	14
TOTAL	39

SIMPLIFIED SCOPE (4 COURTS) - JULY 2013

BUILDING AREA 3,875 sqm
SPORTS FIELD AREA 0 sqm
CARPARKING AREA (OPTIONAL) 2,400 sqm

ITEM	AREA (sqm)
ENTRY	6
COURTS	3,390
CHANGE ROOMS	79
STAFF	35
PROGRAM SPACE	0
PLANT/ OTHER	365
TOTAL FLOOR AREA	3,875

BUILDING POPULATION#	
PARTICIPANTS	50
SPECTATORS	28
TOTAL	78

Scope Comparison

Option C

REFINED ASSOCIATION SCOPE (4 COURTS)
- OCTOBER 2013

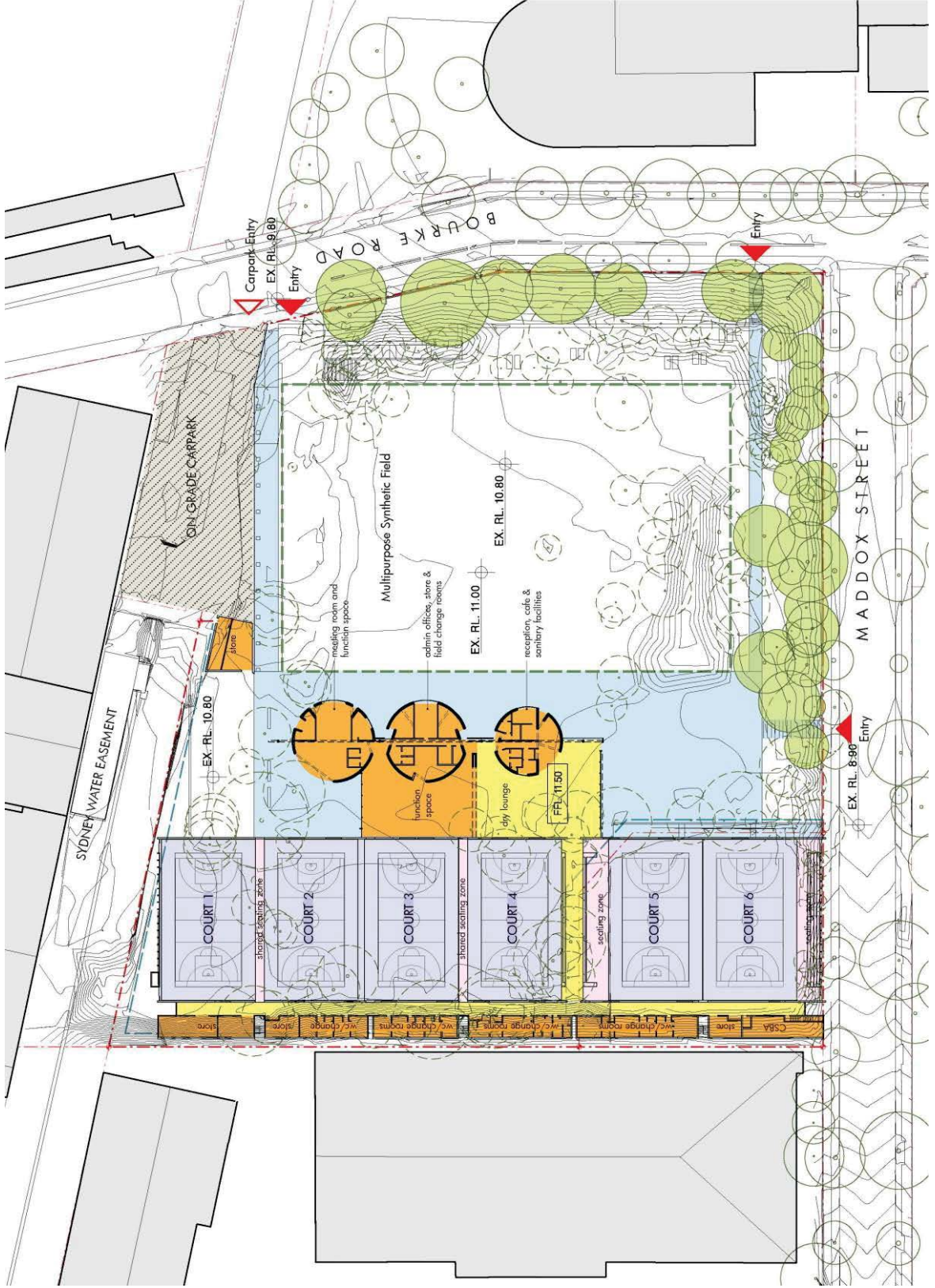
BUILDING AREA 4,225 sqm
SPORTS FIELD AREA 0 sqm
CARPARKING AREA (OPTIONAL) 1,098 sqm

ITEM	AREA (sqm)
ENTRY	131
COURTS	3,504
CHANGE ROOMS	79
STAFF	108
PROGRAM SPACE	0
PLANT/ OTHER	403
TOTAL FLOOR AREA	4,225

BUILDING POPULATION# (excluding existing stadium population)	
PARTICIPANTS	50
SPECTATORS	28
TOTAL	78

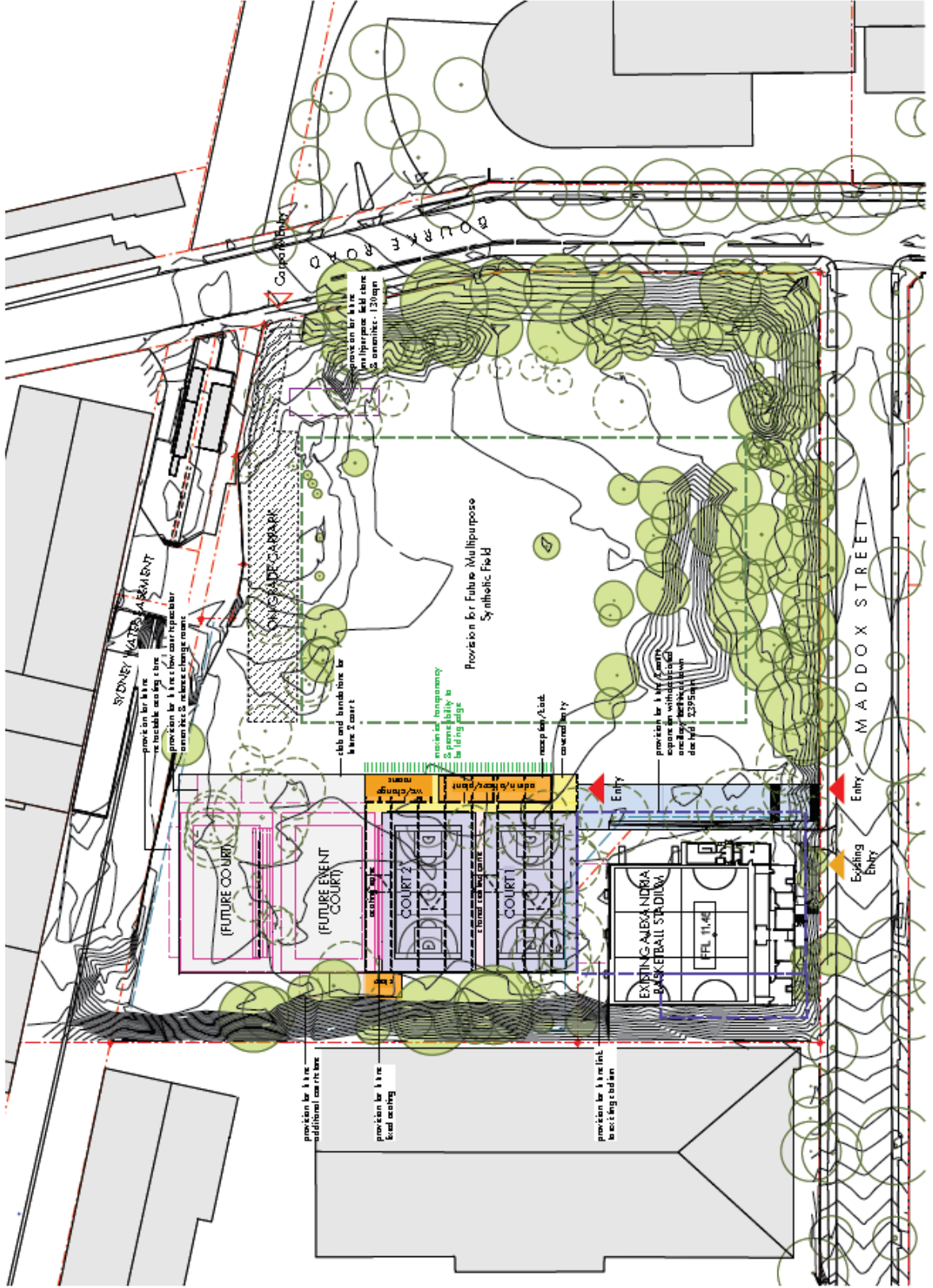
Development Options

October 2012 Scheme - 6 Court Building



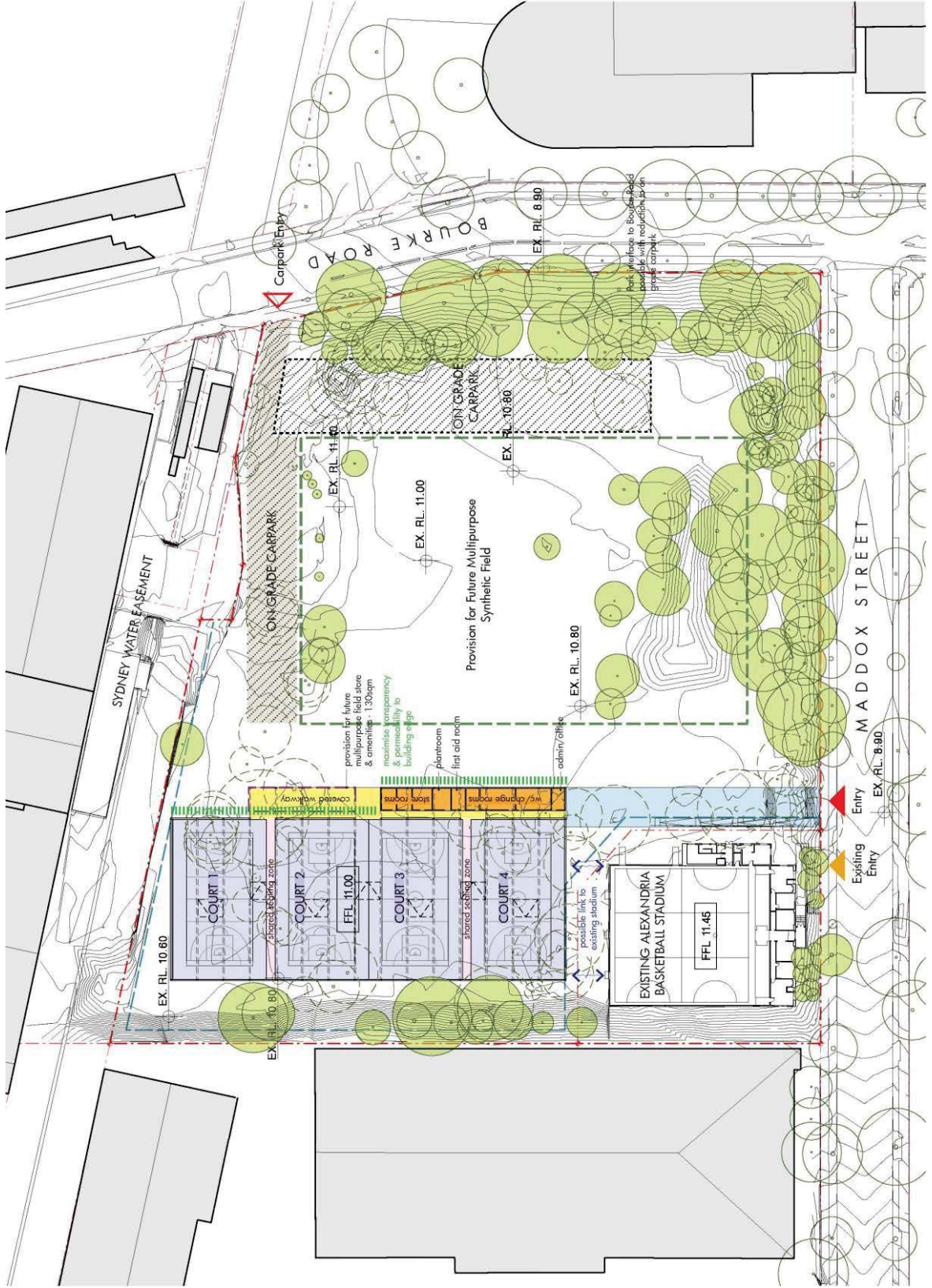
Development Options

Option A – Two practice centre without event court



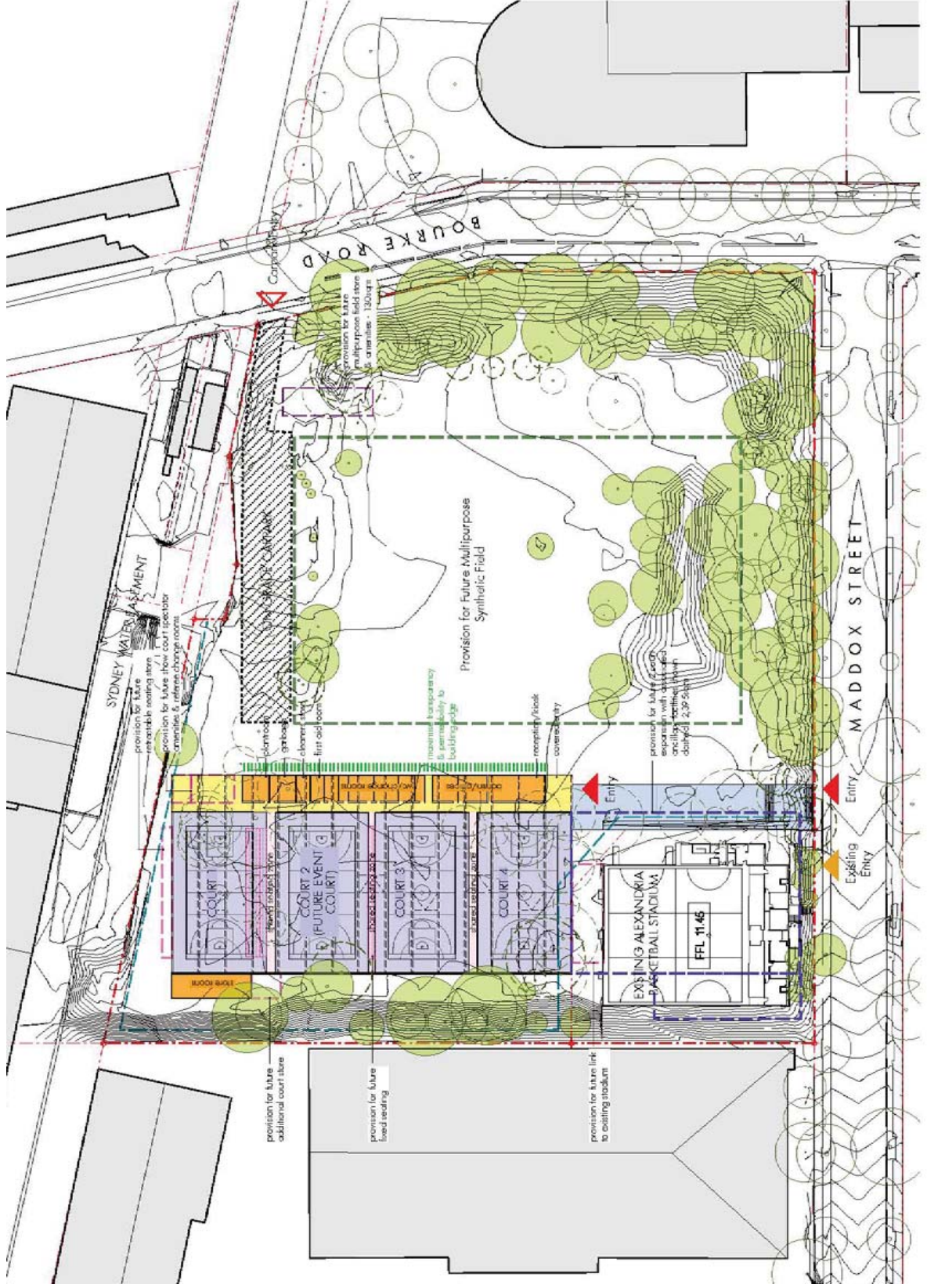
Development Options

Option B – Four practice centre without event court



Development Options

Option C – Four practice centre with space for event court



Association Consultation Summary August + September + October 2013

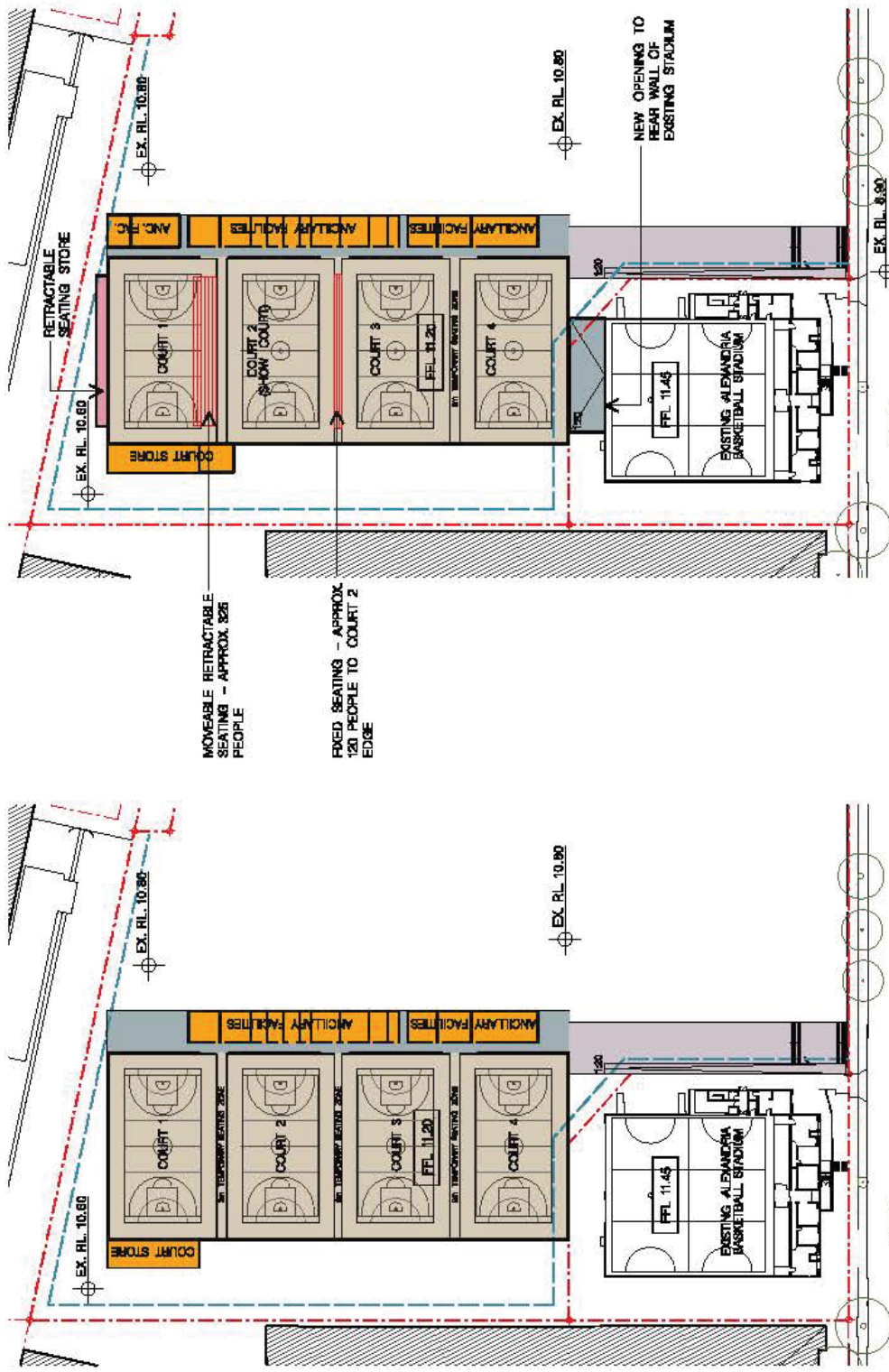
Add:

- Possibility of link between existing facility and new 4 court facility
- Entry space including reception/ kiosk/ merchandising
- Develop one of the 4 courts into a show court with associated seating
- Additional changeroom amenities (event court + referee change)
- Additional staff area
- Additional court storage and circulation (associated with event court)

Prefer:

- One operator
- 4 court arrangement (4 court square or 4 in a row, for budget reasons)
- Acoustic ceiling (improved management of space)
- Timber roof structure (warmth within space)

Association Consultation Seating (Event Ready + Event)



MOVEABLE RETRACTABLE SEATING - APPROX 325 PEOPLE

FIXED SEATING - APPROX 120 PEOPLE TO COURT 2 EDGE

ASSOCIATION REFINED OPTION
"EVENT READY" MODE SEATING

FIXED SEATING - N/A
TEMPORARY SEATING ZONE - APPROX. 120 PEOPLE

TOTAL SPECTATOR SEATING - APPROX. 120 PEOPLE

city of villages

ASSOCIATION REFINED OPTION
EVENT COURT MODE SEATING (CALCULATION FOR EVENT COURT ONLY)

FIXED SEATING - APPROX. 120 PEOPLE
RETRACTABLE SEATING - 325 PEOPLE

TOTAL SPECTATOR SEATING - APPROX. 445 PEOPLE

Structure, Materials & ESD

Simplified Scope:

- Steel truss portal frame
- Masonry walls with impact resistant lining
- High level windows
- Metal external cladding
- Sprung timber floor
- Daylight, efficient lighting, natural ventilation, rainwater harvesting and reuse, sustainable materials, waste management

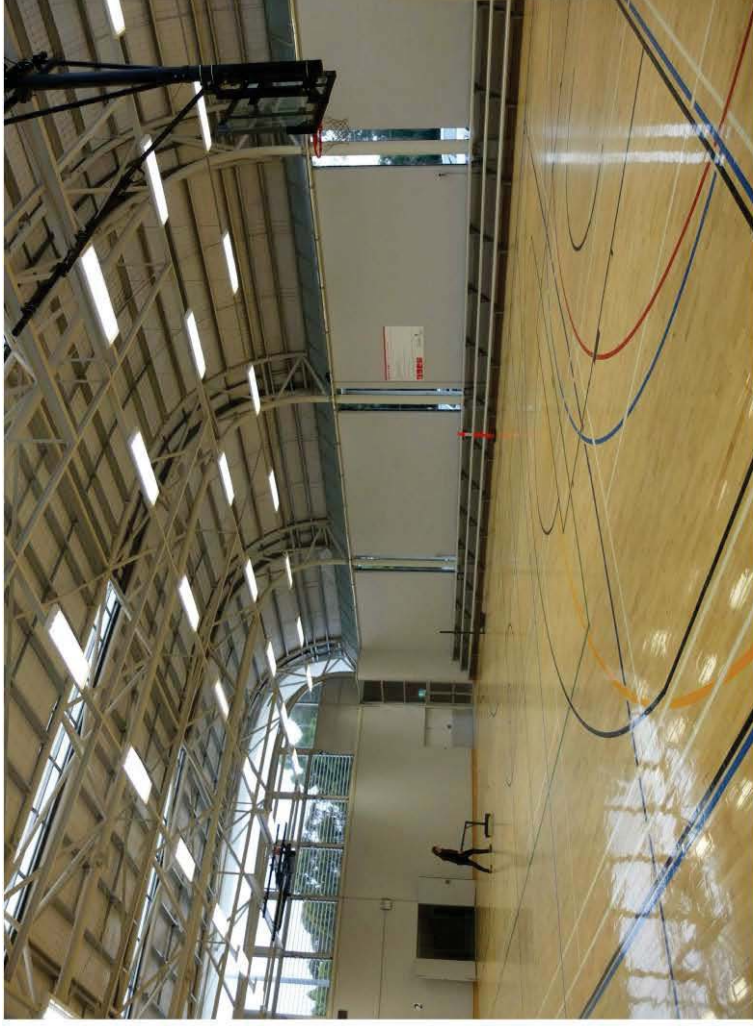
Optional:

- Timber roof frame – timber beams or timber/ steel trusses
- Acoustic ceiling – plywood or plasterboard
- Concrete walls – Insitu or precast
- Rubber flooring
- Photovoltaics, solar thermal water heating, building management

Structure & Materials Simplified Scope



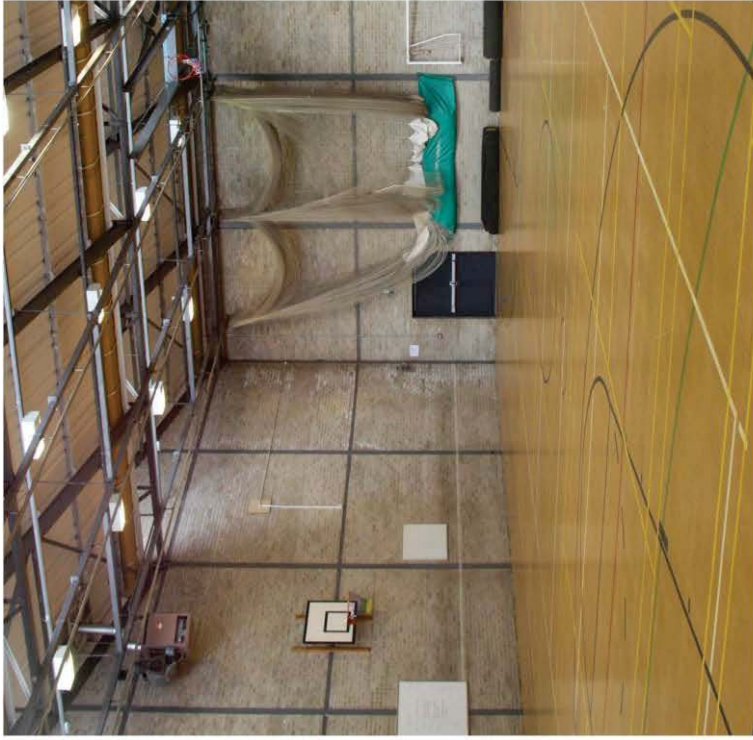
Northern Suburbs Basketball Association, Crows Nest, Sydney



Ryde Community and Sports Centre, Ryde, Sydney | SARM Architects

Steel truss portal frame, sprung timber floor

Structure & Materials Simplified Scope



St Mary's Menston School Gym, West Yorkshire, United Kingdom



House at Big Hill, Lorne, Victoria | Kerstin Thompson

Masonry walls with impact resistant lining

Structure & Materials Simplified Scope



McWilliam's Wines administration and laboratory building, Hanwood, NSW | C4 Architects

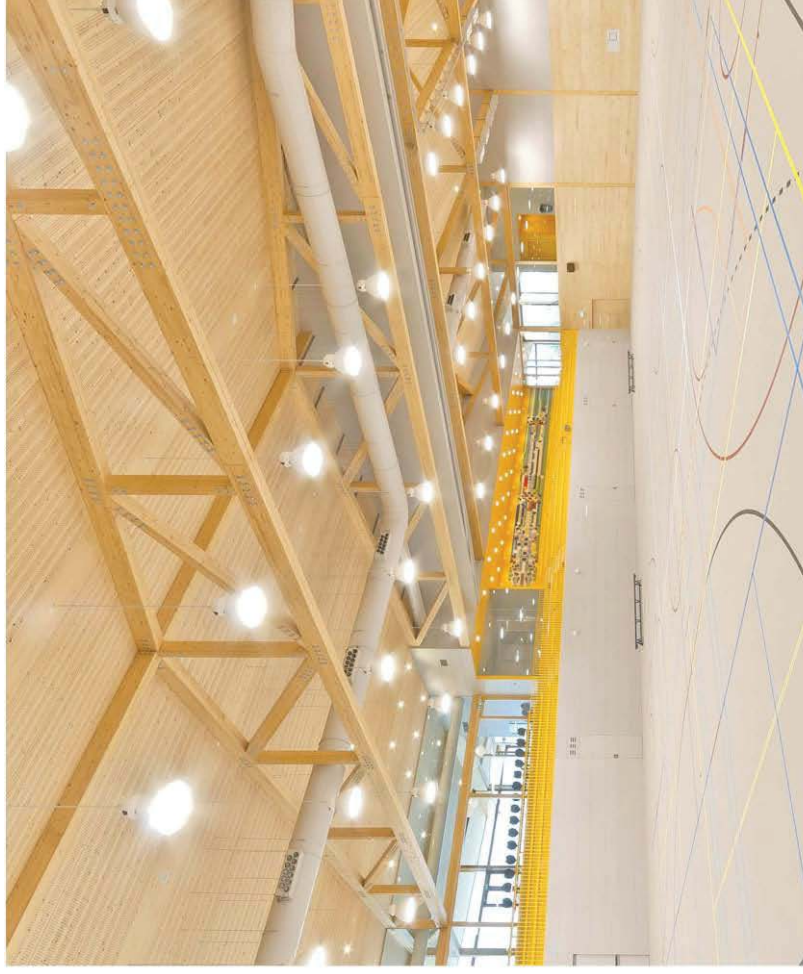
Metal external cladding, high level windows

city of villages

Structural & Materials Optional



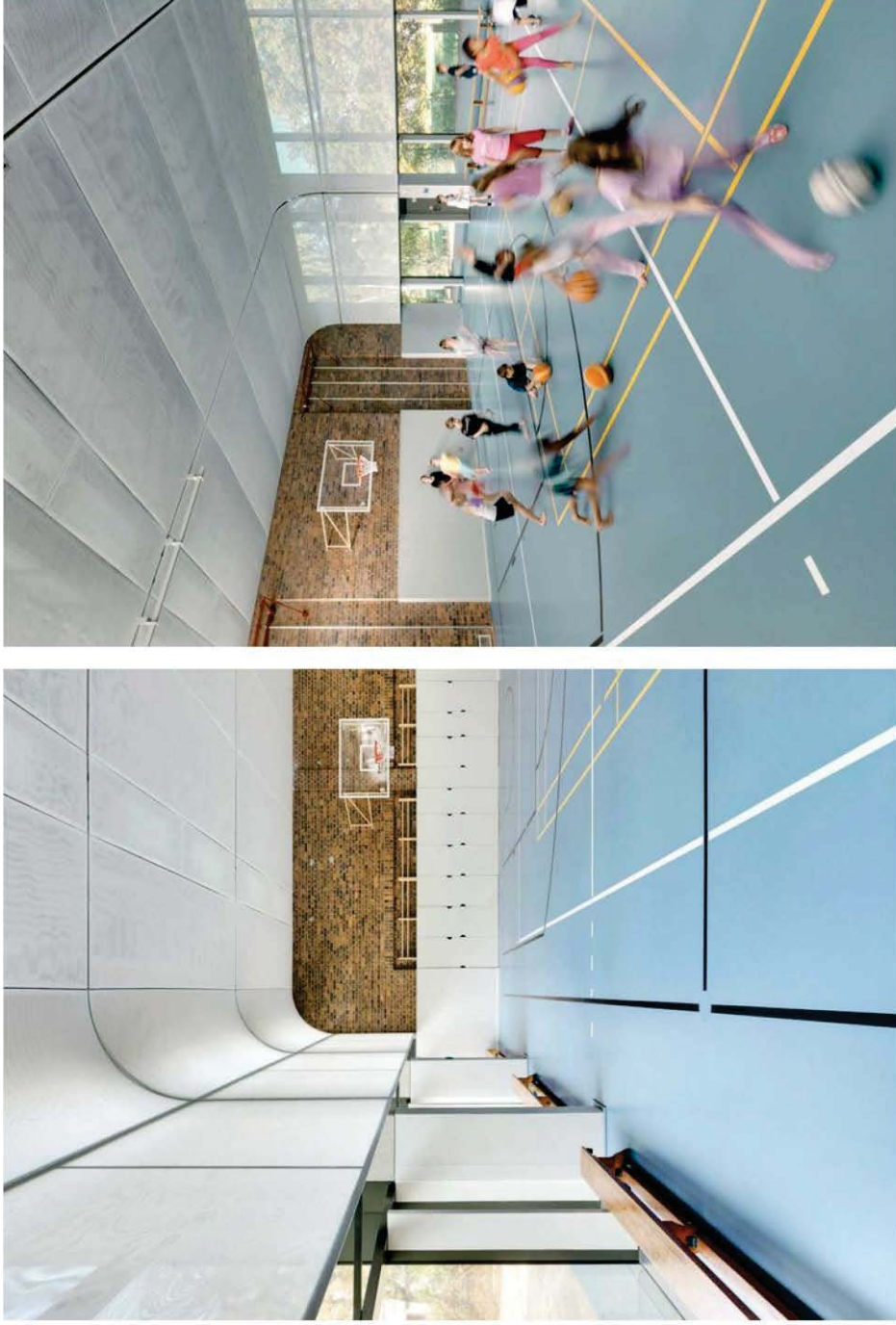
Barakaldo Sports Hall, Cruces, Spain | Germendis Architects



Sportcentrum Nieuw Zuilen, Utrecht, Netherlands | Koppert + Koenis Architect

Timber roof frame – timber beams or timber/ steel trusses

Structural & Materials Optional



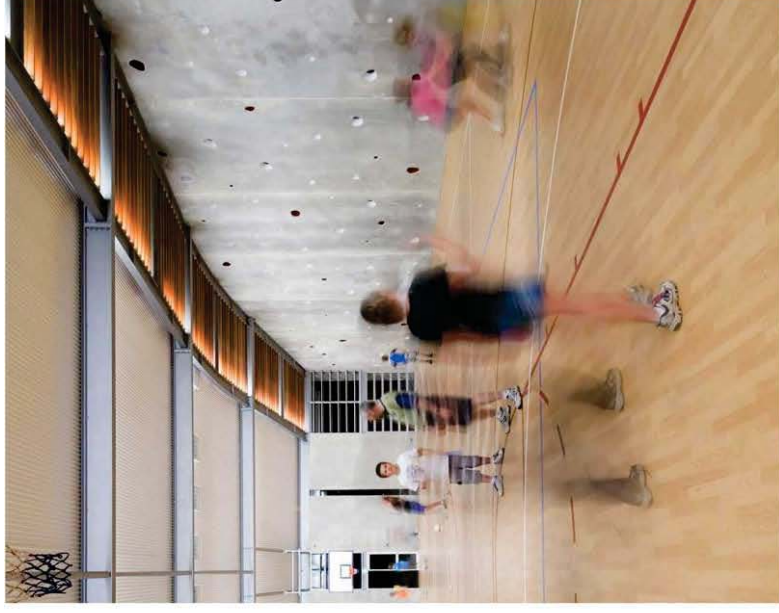
Berlin Sportshall, Berlin, Germany | Ludloff + Ludloff Architects

Acoustic ceiling – plywood or plasterboard

Structural & Materials Optional



All Saints' Gymnasium, Belmore, NSW | Candlepots Associates



Berry Sports and Recreation Centre, Berry, NSW | Allen Jack + Collier

Concrete walls – insitu or precast