



Deans Marsh Community Hub Facility Development Plan

Surf Coast Shire

May 2023 Draft



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1 Executive Summary

1.1 Purpose

This Report is the Community Hub Facility Development Plan, for the development of a Community Hub, located at the Deans Marsh Memorial Reserve. This Hub is to meet the current and future needs of the Deans Marsh Community, considering the unique character and local significance of the Memorial Reserve.

Since the start of the 2022 the project team has been working hard to understand the issues, challenges, needs and opportunities associated with a thriving community hub for the Deans Marsh community.

This Report provides an overview of the site investigations, community engagement, brief preparation and design options, for the Facility Development Plan. The Plan development process was structured in 5 phases as follows:

PHASE 1 – Project Establishment

The project was established in response to investigations that identified signs of significant structural issues associated with the building and drainage challenges associated with the site. A detailed structural assessment identified that extensive building works will be required before any new or upgrade works can take place in the existing facility. Brand Architects were appointed to undertake the Development plan. Project governance was also established in this initial phase, with the formation of a Project Control Group and a Project Steering Group.

PHASE 2 – Situation Analysis: Issues and Opportunities

An Issues and Opportunities report was developed based on community engagement and extensive investigations of existing building condition audits, regulatory context and specialist consultant input.

A variety of engagement tools were utilised to help understand the needs of the Deans Marsh community in terms of a space to gather and connect with one another, and to take part in a diversity of activities. A facilities schedule was prepared based on this feedback.

The Project Steering Group met each fortnight through this phase to provide valuable insight into the project. community feedback formed the basis for the two draft concept designs that were presented to the community.

PHASE 3 – Concept Design and Cost Plan Development

Based on the findings of phase 1 and 2, two concept design options for the Deans Marsh Community Hub were prepared and presented to the community for review and feedback.

The designs included the components and spaces that allow for the needs, services and functions identified as being important to and for the community. We tested these designs with the community and received feedback on the space, features and functionality of each option to help inform a final concept design.

Community engagement was launched with an open community session presenting the features of each design, the engagement then remained open for the following four weeks. Feedback was provided during this period via our website, in writing or through our wonderful Project Steering Group.

Following community engagement, feedback was collated, which informed the development of the preferred design option. A cost plan was then prepared based on the preferred design. Now the design and cost have been established, we can start to explore a funding and implementation strategy.

PHASES 4 and 5

The final two phases are the drafting and finalisation of the Facility Development Plan. These two phases will be led by Surf Coast Shire.



1.2 Report Recommendations

The purpose of the project is to prepare a Community Hub Facility Development Plan for the future development and improvement of the Deans Marsh Community Hall, located within the Deans Marsh Memorial Reserve. The project includes the development of a detailed concept design and associated costings of a new multi-purpose community hub that meets the current and future needs of the Deans Marsh community and that also considers the unique character and local significance of the existing site.

To achieve this, we have undertaken holistic planning that reflects a healthy, active, safe and socially connected community and that promotes the ongoing liveability of the Deans Marsh community. Protecting and enhancing the social, environmental and heritage values and character of the reserve has been a key focus. This included the identification and assessment of the cultural and local heritage values of the reserve and its buildings to determine its aesthetic, historic and/or social significance.

It is the recommendation of this Report that the Hall be replaced with a new building that will better serve the community into the future.

This building will have:

- NCC compliant facilities and construction
- 6 Star GreenStar ESD performance which will deliver excellent environmentally sustainable design principles and thermal performance measures
- Comfortable “Fit for purpose” spaces and facilities.
- The inclusion of spaces that will enable additional services and activities to operate in the building
- Good natural daylight
- Good natural ventilation
- A design that speaks to the site context and community aspirations
- An efficient, practical and logical building plan
- Effective site and building zoning that enhances the use of external spaces and maximises the potential for community engagement.
- Effective spatial relationships between principal rooms within the building and adjacent external areas.
- Waterproofing access construction detailing and arrangements to comply with current codes.
- DDA compliant success and universal design principles.

To preserve the Historic and Social Significance of the Hall within the precinct, the design of the new building will incorporate the following:

- Architectural response that references the old Hall such as the form of the ceiling and roof.
- If possible (and compliant), reuse select elements of the existing Hall in the new building.
- Make provision for the curation and display of historic artifacts pertaining to the History of the Hall.
- Design a building that will enable ongoing community activities at the Memorial Reserve.



1.3 Summary of Issues and Opportunities

To arrive at a clear direction for this Facility Development Plan, extensive investigations of existing building condition audits, regulatory context, Specialist Consultant input and community engagement was undertaken.

The detailed outcomes of this investigation can be found in the Issues and Opportunities Report.

A summary of the findings of that Report are as follows:

- Integral to the assessment of the facility, was determining the viability of retaining the existing Memorial Hall within or as part of new Community Hub Development.
- Based on our assessment of the following documents and regulations, it has been determined that it is not viable or cost effective to retain the existing Hall and achieve the best outcome for the community.
- This assessment was made on the following documents:
 - Building Condition Report Prepared by Yttrup 10th Sept 2021
 - Building Regulation 233 (more than 50% of the volume of the building will be affected, requiring full compliance of ALL elements of the building with current regulations).
 - NCC requirements for a Class 9B building (Including structure, fire, smoke indices, access compliance, thermal performance)
 - AS 1428 (Access Codes)
 - Assessment of the functional performance of the building
 - Bryce Raworth PL Heritage Advice
 - Pre-planning permit advice from Council's Heritage Advisor
- The existing hall has been found to be so altered that it has no Architectural Heritage significance.
- The building has poor compliance with the relevant access codes making it an impediment to full community participation.

The key opportunities identified were that, the Community Hall has a rich history of being the key focal point for community activities in Deans Marsh and that this was very highly valued. Through the redevelopment of the site a vastly improved facility can be provided which will better serve the community and enable the enrichment and progression of that valued local engagement



2 Overall Project Description

The proposed project resulting from this Facility Development Plan, is the construction of a new integrated intergenerational Community Hub. The facility will be fit for purpose. It will contain a variety of community learning, meeting and activity spaces, a performance space, provision for an Early Learning Facility and Maternal and Child Health and Allied Health spaces.

As a public facility the building and site works must be exemplars in universal access ensuring that participation by all members of the community is enabled.

It is intended to develop a building that is well integrated into the existing Reserve infrastructure, taking advantage of orientation, street address and access to other Reserve Facilities, including the adjacent Municipal Playground, the Cricket Oval and an open space Plaza for servicing community activities associated with the Hub Building.

The building is to adopt good environmentally sustainable design principles, mediate some of the site drainage issues, upgrade the existing site infrastructure servicing the building and provide a facility that could be used as an Emergency Relief Centre in the future. The landscape will be developed to integrate the building into the overall Reserve.



3 Facility Brief

Following extensive consultation with the community, a Facility Brief was developed for the proposed Hub.

A Facility Brief is a description of the type and size of each space required, identifying essential spatial relationships and qualities.

Key spaces were identified as necessary and these included a Community Hall with performance capacity, a large Activity Room for maker and art activities, Lounge areas, a Semi-Commercial Kitchen, an Early Learning Facility, Office and Administration space and Small Meeting Room come Consultation space.

On this basis, the Facilities Schedule indicated on the following page was developed.



Room	Indicative dimensions (m x m)	Area (m2)
Deans Marsh Community Hub		
Transition and Social Spaces		
Airlock	3x3	9
Lobby	4 x 5	20
Foyer/Gallery	5.5 x 10	60
Lounge	6.5 x 6	40
		129
Community Office and Meeting spaces		
Community Office	3 x 4	12
Community Workspace	3 x 5	15
Community Café Kitchen	3.3 x 3	10
Community Admin Store	2.5 x 3.6	9
Meeting Room 2/MCH/Aliead health consulting	4.4 x 5	22
		68
Hall and Ancillary Spaces		
Large Multipurpose Hall	12 x 13	150
Stage Area	6 x 7.5	45
Store 1 Multipurpose Hall	3 x 5	15
Store 2 Multipurpose Hall	4 x 5	20
Store 3 Multipurpose Hall	3 x 4	12
Store 4 Multipurpose Hall	2.5 x 3.2	8
Dressing Room/Change facilities	5 x 3 (x 2)	30
		280
Activity Spaces		
The Big Room (Community Meeting and Activitiy Space)	8.5 x 10	85
General store	2 x 5	10
Sewing store	3.3 x 3	10
		105
Long Day Care Spaces		
Long Day Care -0-5 Years Room	9 x 10	90
Long Day Care - Kitchenette	2.5 x 4	10
Long Day Care storage	2.5 x 4	10

Room	Indicative dimensions (m x m)	Area (m2)
Long Day care children's toilet	4 x 4.25	17
Long Day Care staff toilet	2.5 x 2.7	7
		134
Hospitality Spaces		
Commercial Kitchen or High Level Domestic	5 x 5	25
Pantry / Cool Room	2 x 5	10
Kitchen Buffet	5 x 6	30
		65
Toilets and Amenities		
Accessible Facilities (Inside building)	2.5 x 2.7	7
Cleaner	2 x 2	4
Toilets/shower Amenities (Inside building)	5 x 5 (x 2)	50
		61
Sub-Total (Net Area)		842
Circulation		84
Wall thicknesses		32
Total Building Area		959
Site Spaces		
Long Day Care Playground		220
Community Garden		70
Car Parking		650
Forecourt		100
North Courtyard		50
Plaza		100
Waste Management		10
Tanks/services		60
Site Access road		325
Total external spaces		1585
TOTAL SITE AREA REQUIRED		2544

4 Environmental Sustainability Statement

Sustainability Rating Score

Consistent with Surf Coast Shire sustainability policy for a project of this construction value the proposed development will be required to achieve a 6 Star Green Star certified rating. The 6 Star Green Star Certification will require the building design, construction, construction methodology and operation to satisfy a broad array of sustainability measures. The following is an indication of some of those measures and the design response.

Waste

The Deans Marsh Community aims to increase waste recycling and implement effective waste management. The project specification will contain a requirement that the Builder provide a Construction Waste Management Plan in accordance with best practice. Majority of the demolition materials will be diverted away from landfill, amounting to approximately 80% of the total waste generated.

Water

The aim is to reduce water consumption per capita, and to increase waste-water reuse. Plumbing fixtures will have a water efficient rating of 5 stars WELs. As the building is not on mains water, all rainwater from the roof will be harvested for both potable and non-potable purposes including the fire service.

Biodiversity

Landscape planting will consist of drought tolerant plants using a combination of exotic and indigenous.

Emissions

To the extent practicable, the project will facilitate the Hub's reduction in greenhouse gas emissions and improved air quality in several ways. The building construction and its operation will be carbon neutral as far as practicable. No Gas will be provided to the site.

Passive Solar Design: Efficient window shading to reduce solar heat gain. Minimisation of east and west-facing glazing where possible and provision of clerestory windows for natural light, ventilation, and night purging.

Exposed Thermal Mass: Where possible the building will incorporate exposed thermal. This will most likely be in the form of internal rammed earth walls and concrete slab floors. While the thermal mass will assist in achieving energy savings in winter heating by stabilising overnight temperatures, their primary function will be to work with other building elements to create a more comfortable internal environment in Summer.

Well-Designed Roofs: The building will be designed with a combination of roofs with cavities and vaulted ceilings. To areas with roof cavities insulation will be largely provided at the base of the cavity while reflective foil will be provided under the roofing to limit direct radiant gain. These roof cavities will be naturally ventilated to minimise heat build-up in Summer. Insulation to satisfy Greenstar 6 Star R values will be provided to sections of roof with no cavity. Light-coloured Colorbond roofing will be specified to limit the amount of solar gain and maximization reflection of heat from the roofs. Thermal insulation will be provided in accordance with the requirements of the Greenstar 6 Star and the BCA.

Natural Daylight

By designing buildings to maximise the amount of controlled natural ventilation and daylight, the requirement for artificial lights and mechanical ventilation needs are greatly reduced. Appropriate daylight levels also enhance the occupants' sense of wellbeing.

Glazing will be carefully considered so that it is balanced across spaces to provide even natural light and further reduce dependence on artificial lighting. Glazing to the east and west elevations has been minimised.



Light coloured internal finishes to walls and ceilings maximise daylight within spaces and reduce the need for artificial lighting.

Natural Ventilation

Poor air movement has been proven to result in a reduced general performance and comfort. Activity spaces have been designed to vent to high level clerestory windows that create stack-effect ventilation through the building. Manually operated openable windows allow building occupants to have control over ventilation and the indoor environment.

Openable windows will be located to maximise the potential for cross flow ventilation where possible. Ceiling fans will also be provided.



5 Design Response

The concept designs for the Community Hub have been developed to ensure the building has warm, comfortable well-arranged spaces that enjoy good natural daylight and ventilation. The colour palette shall promote wellbeing and relate to the site context. Environmental sustainability measures will be incorporated.

The **site planning** has been developed to achieve the following outcomes:

- Safe separation of car park from pedestrian precincts around the building.
- Direct and easy access into the car park from Pennyroyal Valley Road.
- Compliant pedestrian access from the carpark to the building.
- Orientation of the building to maximise northern sun exposure to principal Activity areas and rationalise the available site area, to achieve a licence playground for the Early Learning Centre.
- Edible garden to service the kitchen.
- North facing courtyard.
- Open plaza space linking to the principal playground and other facilities to the south.

The **building plan** has been arranged to:

- Locate the Early Learning Centre at the north-east of the site, so it is directly accessible from the main entry and provides a well activated street frontage.
- The Office and Administration are located near the main entry and provide both easy access and good visual supervision of arrivals to the building
- A large central Foyer that links the entry to the Hall and Performance space to the west, this forms a strong axis in the east-west direction.
- In the north-south direction, another axis is formed which provides visual permeability between the north and south of the building.
- The Big Room and Lounge have good northern solar access.
- A well serviced Kitchen that effectively links to the Hall, Foyer, and Plaza.

Visual Language and Materiality.

- The visual language of the building has been developed to ensure that it is contextually appropriate to the Deans Marsh Community.
- The external form shall have pitched roofs, with expressed gables over key elements of the building. These pitched roofs will have the same pitch as the old Hall and make direct aesthetic references to it.
- The external cladding of the building shall be a mixture of masonry veneer and lightweight cladding, in colours, tones and textures that anchor in its rural context.
- A strong driver in the development of the interior architecture of the building, is the visual referencing back to the original Memorial Hall.



- The remnant vaulted ceiling of the original Hall with its timber lining and corbelled struts, shall be reconstructed in the Lounge and Foyer spaces. The vaults meet in a cruciform over the centre of the Foyer. This design response speaks to the heritage direction to make architectural references to the original building. The ceiling lining to these two spaces, shall be detailed to evoke the old timber lining, in contemporary and compliant materials.
- Rammed earth will be introduced in key walls, to provide clear architectural definition to principal spaces.
- All principal rooms shall have maximum permeability to adjacent external areas.
- The main Foyer links directly south on to the southern courtyard and plaza beyond.

The objective has been to achieve an overall design outcome that is a finely grained, appropriately scaled, contextually sympathetic building.



6 Options Considered

In response to all the above, two concept plans were developed:

- Enable the development of a public facility where the building and site works are to be exemplars in universal access ensuring that participation by all members of the community is enabled.
- Provide a building that is well integrated into the existing reserve infrastructure, taking advantage of orientation, street address and access to other reserve facilities, including the adjacent municipal playground, the cricket oval and an open space plaza for servicing community activities associated with the hub building.

These plans were developed to:

- Adopt good environmentally sustainable design principles.
- Mediate some of the site drainage issues.
- Upgrade the existing site infrastructure servicing the building.
- Provide a facility that could be used as an Emergency Relief Centre in the future.
- The landscape will be developed to integrate the building into the overall Reserve.

After rigorous exploration of various planning arrangements two preferred options were developed. These options both meet the requirements of the design response outlined above. These options are referred to as Option 1 and Option 2.

The principal differences between the options are as follows:

OPTION 1

- Locates the toilets to the south of the building enabling managed external access to the toilets when required for events in the Plaza.
- Locates the small Kitchenette adjacent to the Lobby and the Foyer as well as the Plaza enabling multiple serving points.
- The Long Day Care is accessed off the Lobby.
- The Long Day Care store and staff toilet are located internally, providing good opportunity for windows along the front of the building.
- The Big Room general store is a separate enclosed store.
- The Lounge is broader to the north.
- The Foyer is longer.
- The whole building is all in the same orientation.
- The main entrance is located closer to the carpark providing potential for smaller covered drop off.
- North light to Office via clerestory windows.
- The Plaza is larger.



- The skate park could be retained.

OPTION 2

- Locates toilets to the north allowing for internal use only. No external access to toilets is provided.
- Locates the small Kitchenette adjacent to the MCH, serving to the Plaza only.
- The Long Day Care is accessed off the airlock.
- The Long Day Care store and staff toilet are located on the front of the building, limiting the placement of windows along that wall.
- The Big Room store is in the form of a wall of cupboards.
- The Lounge is deeper to the north.
- The Foyer is shorter.
- The entry and Administration part of the building are oriented to face the street frontage more directly.
- The main entry sits further back from the carpark requiring a longer canopy for covered drop off.
- There is the opportunity for more direct north facing windows to the Office.
- The south face of the Hall has the whole wall presenting to the Plaza.
- The north courtyard and kitchen garden are larger.
- The overall length of the building is longer than Option 1.
- The skate park cannot be retained in its current location.

Artist's Impressions:

Based on the feedback received from the community consultation regarding the preferred feel, imagery and materials for the building the following artist's impressions have been prepared. These give an indication of the types and quality of spaces proposed.

The spaces shall have:

- Good natural light and ventilation
- Vaulted ceilings
- Warm and natural colour palettes
- Good views and connections to the outside
- Comfortable furnishings.

The exteriors will have:

- Pitched roofs, expressed gables with a mixture of masonry and light weight cladding to reflect the rural setting.





Room Area_Basic OPTION 1		
	Name	Area
GROUND		
G293	BIG ROOM	75.32 m²
G294	HALL	154.45 m²
G295	STORE	10.83 m²
G296	STORE	18.95 m²
G298	FOYER	110.57 m²
G299	CIRC	14.31 m²
G301	ACC WC	9.94 m²
G302	MALE WC	13.56 m²
G304	KITCHEN	27.15 m²
G305	GEN. STORE	9.48 m²
G306	SEW. ALCOVE	12.41 m²
G307	CHILD WC	17.82 m²
G308	KITCHEN	10.35 m²
G309	STORE	9.09 m²
G310	STAFF WC	6.53 m²
G311	CLUBS	3.20 m²
G312	LOBBY	19.58 m²
G313	LONG DAY CARE	87.15 m²
G314	AIRLOCK	9.36 m²
G315	OFFICE	12.60 m²
G316	WAITING	18.65 m²
G318	WORK ROOM	13.69 m²
G319	STORE	14.40 m²
G320	MCH	22.38 m²
G321	STAGE	54.38 m²
G323	EXTNL STORE	9.26 m²
G418	KITCHEN LOBBY	33.49 m²
G419	LOUNGE	48.12 m²
G420	FEMALE WC	11.59 m²
G421	KITCHEN	11.38 m²
G422	LICENSED PLAYGROUND	207.75 m²
G423	PLAZA	288.91 m²
G427	AIRLOCK	4.90 m²
G430	CHANGE	31.02 m²
Grand total	34	1802.37 m²



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CLIENT- SITE PLAN UPDATE 06/11/2022 2
CLIENT- FINAL REPORT ISSUE 06/11/2022 1
DESCRIPTION DATE REV

SCALE: 1 : 200
QA: DESIGN
DATE: 06/11/2022

DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 1 [FS 2]

SITE PLAN



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DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 1. [FS 1]

FLOOR PLAN



Room Area_Basic OPTION 2		
Name	Area	
GROUND		
G386	STAGE	54.11 m²
G387	HALL	161.26 m²
G388	STORE	18.95 m²
G389	STORE	10.25 m²
G390	BIG ROOM	74.89 m²
G391	SEW	19.34 m²
G392	KITCHEN	32.24 m²
G393	KITCHEN LOBBY	28.94 m²
G394	LOUNGE	46.86 m²
G395	FOYER	83.84 m²
G396	MCH/ MEET	21.02 m²
G397	KITCHEN	6.39 m²
G398	STORE	14.10 m²
G399	WORK ROOM	13.79 m²
G400	OFFICE	12.31 m²
G401	AIRLOCK	14.28 m²
G402	KITCHEN	9.38 m²
G403	ACC WC	7.49 m²
G404	CHILD WC	15.87 m²
G405	FEMALE WC	11.87 m²
G406	MALE WC	10.41 m²
G407	LONG DAY CARE	86.43 m²
G408	STAFF WC	7.49 m²
G409	STORE	8.72 m²
G410	WAITING	17.72 m²
G411	LOBBY	31.46 m²
G412	EXTN'L STORE	9.28 m²
G413	EXTN'L STORE	9.28 m²
G414	LICENSED PLAYGROUND	277.49 m²
G415	GEN. STORE	6.89 m²
G416	CIRC	13.39 m²
G417	PLAZA	498.96 m²
G425	CLR	5.34 m²
G426	AIRLOCK	5.47 m²
G429	CHANGE	31.25 m²
Grand total: 34		1697.88 m²



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QA: DESIGN
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DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 2 [FS 2]

SITE PLAN



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DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 2. [FS 1]

FLOOR PLAN

7 Community Consultation

The two design options described in the previous section of this report, were then made available for community engagement and feedback. This consultation was launched at a public meeting, held at Deans Marsh Community Hall on Sunday, 6th November 2022 at 4:00pm.

At that meeting Brand Architects presented the two design options, followed by a questions and answers session and then an outline of the “next steps” to be undertaken in the Facility Development Plan process, presented by the Surf Coast Shire.

The material presented at that meeting was then made available on Council’s website and a community engagement process was opened, seeking submissions, on the two design options. This engagement closed on the 4th of December for the general public and then the 9th of December, for Reference Groups. Refer to the Appendix for the full Deans Marsh Engagement Responses Analysis.

There was a very active participation in the consultation process and valuable feedback and insights were provided by the community and Reference Groups, to enable the refinement of the ultimate building design.



8 Final Design Option

A wealth of information was provided through the community consultation process. In general, the feedback was positive and from it, we were able to establish a clear direction for the adjustments required to the building layout, to best meet the aspirations expressed in that feedback.

Some of the feedback received related to detailed aspects of the building and development, that will be explored when the project documentation progresses to a more detailed level. The preferred design adopted retains much of the fundamentals of the building arrangement as presented in Options 1 and 2. It still holds true to the aspirations of the Design Response and the Project Brief.

The preferred Design Option is a synthesis of Options 1 and 2, with the following adjustments to better meet community and functional requirements, as expressed through community engagement:

- The placement and configuration of the Kitchen should be such, that it can maximise serverly directions and connectivity to adjacent spaces, both inside and out.
- The placement of the main centre Toilets to be accessed from inside the building and the provision of a separate external accessible and ambulant Toilet accessible from the Plaza and Playground beyond.
- Maximise the flexibility of the Hall by the deletion of a raised Stage. This will also rationalise floor levels around the Backstage and Hall Storage areas. There will be provision for a demountable Stage.
- Make provision for the Marjorie Lawrence memorial curtain.
- Increase and clearly indicate storage areas.
- Review the configuration and placement of the Sewing Alcove and Arts Store.
- Better resolve the MCH Waiting.
- Adjust the access to the MCH / Meeting space.
- Provide a small Kitchenette to service the Administration Office areas.
- Soften the landscape treatment to the Plaza.

In making these adjustments, the Building Plan was refined so the Kitchen Buffet and Community Café/Kitchen allowed for in the original Facility Schedule, were no longer required.

All these adjustments have made significant improvements to the overall design of the building, resulting in a well resolved plan.

The design has created a building that presents well to the street, with a well-proportioned Lobby off which the Administration spaces and MCH are located.

At the heart of the building is the Foyer and Lounge, which provide transparency through the building in the north-south direction and allow northern sunlight deep into the building. The Lounge at the north links to a Courtyard and the Edible Garden beyond.

There is provision for the Long Day Care Centre that enjoys good northern solar access, to both the Playroom and the Children's Playground, locating it at the front of the building so that it activates the building with respect to Pennyroyal Valley Road.

The Toilets are located conveniently off the central circulation space, within the building and additional externally accessed Toilets are provided at the south of the building.

The Big Room is located at the north of the building, so it will enjoy good natural daylight levels for activities being undertaken in there. It has been configured to allow flexible use of the space and secure storage and Activity areas for specific User Groups.



The Centre Kitchen is now located on the south of the building, so that it has direct access to the Foyer, Hall and Plaza, enabling it to optimally serve the building and the adjacent external spaces, allowing the community to continue their much cherished and lively use of this precinct.

The Hall is a well-proportioned flexible space, enjoying northern light and access from the service road. The glazed wall to the south will provide even light and visual connection to the park beyond. The floor levels have been rationalised with respect to the Stage Change and Storage areas, maximising the buildings flexibility and provision has been made to rehang the Marjorie Lawrence memorial curtain.

Storage has been provided throughout the Centre.

A large focus in the design has been to maximise the natural daylight levels within the building and ensure occupant comfort.

The building external form has been developed to directly reference the gable roof of the old Memorial Hall. A main central gable runs in the east/west direction from the point of entry through to the west of the Hall. Two secondary gables have been introduced in the north/south direction, across the Long Day Care Centre and the Big Room, to enable natural daylight deep into these rooms and provide spaces that have an open airy ambience.

The exterior of the building will have a combination of brick and lightweight fire-resistant materials, that are responsive to the bush fire tack level requirements, yet anchor the building in the local landscape.

The ceiling form to the main gables will be expressed internally, to give the volumes of the spaces a sense of openness and interest. To the Lounge and the Foyer, the ceiling form will directly reflect the ceiling of the old Memorial Hall, providing the historic referencing to the much-loved old Hall ceiling.

Colours throughout the building will be in warm and neutral tones promoting a sense of comfort and wellbeing.

The landscape treatment will anchor the building in the local environment and connect it through to the other Reserve infrastructure. An accessible path of travel will be provided between the proposed new Car Park to both the Plaza and the existing Children's Playground. On street parking has been modified to reflect updated traffic engineering advice. Refer to appendix A2.

The Plaza design has been modified to provide a combination of both permeable and non-permeable pavements.

Overall, we believe the design of the preferred option, provides a highly functional building design that meets the needs of the community and responds to community feedback and aspirations. The quality of spaces provided and the aesthetics of the building, are sympathetic and responsive to the rural location and historic referencing to the old Memorial Hall.

The final design is provided on the following pages, including elevations and 3D renders.





REV	DESCRIPTION	DATE
Contractors must verify all dimensions on site before commencement of any work or making of any shop drawings. Inform Architect of any discrepancies. Do not scale off drawings. All drawings to be read in conjunction with the specification		



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brandarc@brandarchitects.com.au

JOB NO.5102
DEANS MARSH COMMUNITY
HUB
20 PENNYROYAL VALLEY ROAD,
VICTORIA, 3235

SITE PLAN - PARALLEL
PARKING 7 SPACES

QA STATUS:	DESIGN	DRAWN:	SL
DATE:	21/03/23	SCALE:	1 : 200

Room Area DMCH		
Name	Area	
GROUND		
G293	BIG ROOM	75.32 m²
G294	HALL	154.45 m²
G295	STORE	10.83 m²
G296	STORE	18.95 m²
G298	FOYER	141.87 m²
G299	CIRC	14.31 m²
G301	ACC WC	9.94 m²
G302	MALE WC	13.56 m²
G304	KITCHEN	27.15 m²
G305	GEN STORE	9.48 m²
G306	SEW	12.41 m²
G307	CHILD WC	17.62 m²
G308	KITCHEN	10.35 m²
G309	STORE	9.09 m²
G310	STAFF WC	6.53 m²
G311	CLNRS	3.20 m²
G313	LONG DAY CARE	87.15 m²
G314	AIRLOCK	9.35 m²
G315	OFFICE	12.60 m²
G316	WAITING	18.65 m²
G318	WORK ROOM	13.69 m²
G319	STORE	14.40 m²
G320	MCH	22.39 m²
G321	STAGE	54.38 m²
G323	EXTNL STORE	9.25 m²
G418	KITCHEN LOBBY	33.49 m²
G420	FEMALE WC	11.59 m²
G422	LICENSED PLAYGROUND	207.75 m²
G423	PLAZA	688.91 m²
G427	AIRLOCK	4.90 m²
G430	CHANGE	31.02 m²
Grand total: 31		1754.59 m²

N



REV	DESCRIPTION	DATE
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VICTORIA, 3235

QA STATUS:	DESIGN	DRAWN:	SL
DATE:	29/03/23	SCALE:	1 : 200

A001A [FS]

N



REV12	DESCRIPTION	DATE
1	Contractors must verify all dimensions on site before commencement of any work or making of any shop drawings. Inform Architect of any discrepancies. Do not scale off drawings. All drawings to be read in conjunction with the specification.	

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JOB NO.5102
DEANS MARSH COMMUNITY HUB
20 PENNYROYAL VALLEY ROAD,
VICTORIA, 3235

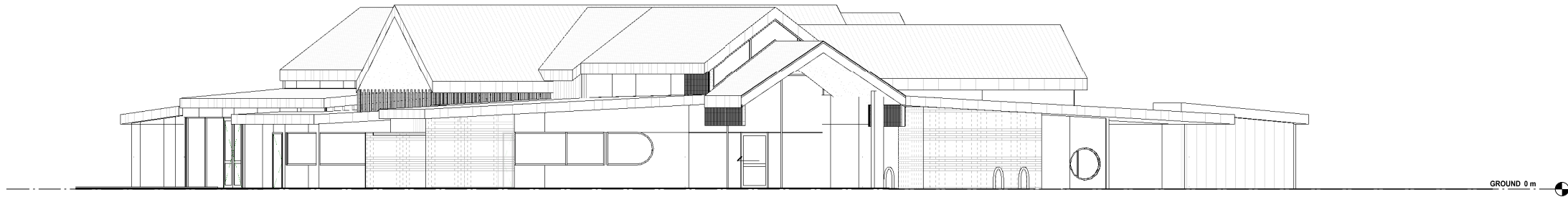
BLDG - GROUND
ARRANGEMENT PLAN

QA STATUS:	DESIGN	DRAWN:	SL
DATE:	29/03/23	SCALE:	1 : 100

A100 [FS]

N

2 SOUTH EAST
1 : 100



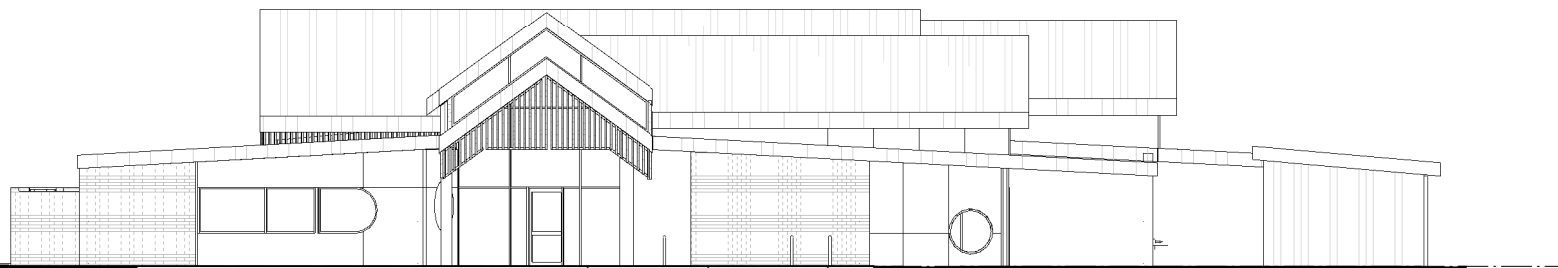
4 SOUTH
1 : 100



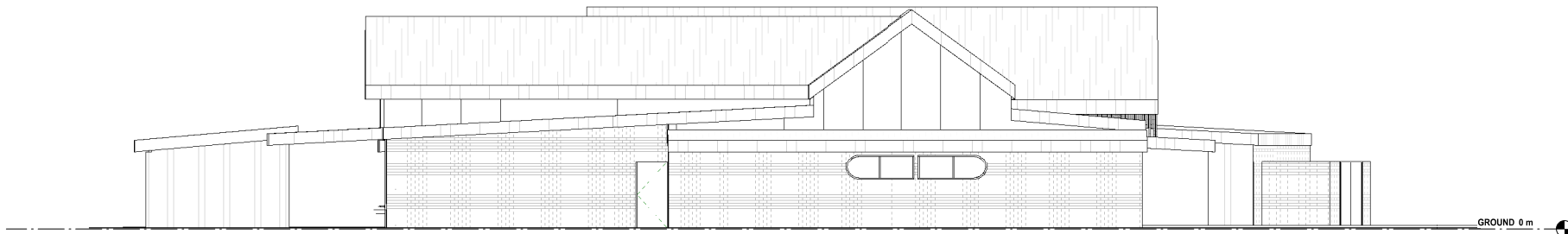
6 NORTH
1 : 100



3 EAST
1 : 100



5 WEST
1 : 100



REV	DESCRIPTION	DATE
Contractors must verify all dimensions on site before commencement of any work or making of any shop drawings. Inform Architect of any discrepancies. Do not scale off drawings. All drawings to be read in conjunction with the specification		



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JOB NO.5102

DEANS MARSH COMMUNITY
HUB
20 PENNYROYAL VALLEY ROAD,
VICTORIA, 3235

BLDG - ELEVATIONS

QA STATUS:	DESIGN	DRAWN:	SL
DATE:	21/03/23	SCALE:	1 : 100

A150 [FS]

















9 Cost Plan

A Cost Plan has been prepared by David Dyson-Holland, Quantity Surveyors, for the proposed development. This is a Cost Plan A, based on Feasibility Drawings. The anticipated total project value in September 2024 excluding GST is \$7.7M. Refer to Appendix for full Cost Plan.

The construction funds will be sought from a combination of grant and funding streams. If value management is required to meet the funding opportunities available, the building could be staged into one or two stages. For example, either the Big Room and/or the Early Years components of the building could be constructed in a later stage.

Proposed Building & External Works

19 April 2023

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
1.0	Demolition, Asbestos & Hazardous Material Removal			\$169,307.00
2.0	Proposed Single Storey Community Hub	897.0	\$4,709.52	\$4,224,438.00
3.0	Siteworks & Landscaping	3585.0	\$175.64	\$629,652.00
4.0	Crossover & Main Carpark	722.0	\$345.75	\$249,631.00
5.0	Street Parallel Carspaces	119.0	\$439.02	\$52,243.00
6.0	External Services			\$437,729.00
7.0	Site Restoration Works			\$60,000.00
8.0	Building Permit & Signage/ Way-Finding			\$50,000.00
Sub Total Excluding GST				\$5,873,000.00
9.0	Cost Escalation to Tender - September/ October 2024			\$447,000.00
Estimated Total Construction Cost Excluding GST				\$6,320,000.00
10.0	Contingency During Construction (5%)			\$316,000.00
Estimated Total Net Project Cost Excluding GST				\$6,636,000.00
11.0	Consultant Fees (10%)			\$632,000.00
Estimated Total Gross Project Cost Excluding GST				\$7,268,000.00
12.0	Authorities Fees & Etc.			\$10,000.00
13.0	Loose Furniture & Equipment			\$150,000.00
14.0	IT Equipment			\$100,000.00
15.0	Abnormal Ground Conditions			\$172,000.00
16.0	Project Management Fees			\$250,000.00
Estimated Total Project Cost Excluding GST				\$7,700,000.00
	Add - GST			\$770,000.00
Estimated Total Project Cost Including GST				\$8,470,000.00



10 Management Models (by council officers)

In line with contemporary management of a community hub facility of this type, Surf Coast Shire Council will undertake future work to consider a management model commensurate with the provision of a range of services, programs, and activities to meet community expectations.



11 Implementation

Implementation

Endorsement of the Final Plan by Council will ensure investment-ready status for the project. This will enable several key activities to be undertaken:

- Officers will consider adding the project to Council's advocacy list for future funding.
- Officers will consider whether internal or external funding can be sourced for the next stage of design.
- Officers will consider funding opportunities for the project as they arise, noting the asset renewal program allocation can be used as leverage for external grants even though it is programmed for 2026/27.
- The community will be able to use the Plan when advocating for the project to potential funding partners.
- Recognising that obtaining external funding to add to Council's asset renewal program allocation for this project will take time, Officers will continue to communicate to the community on progress with the project.
- Officers will monitor the funding landscape and consider staging the project and adapting the funding strategy accordingly (e.g., deliver key components in stages as appropriate).
- With the current facility still required to provide services and programs for the community, Officers will continue to take all efforts to ensure the facility is safe to use through both proactive inspections and reactive maintenance and/or renewal works.



12 Appendix

- A1 Community Engagement**
- A2 Traffic Engineer Advice**
- A3 Cost Plan**



DEANS MARSH COMMUNITY HUB

ENGAGEMENT RESPONSES ANALYSIS

ENGAGEMENT SUMMARY

PHASE 3: Concept Design community consultation 6th November to 4th December (survey) and to 9th December (Reference Groups).

How the opportunity to be involved was promoted:

- Community meeting and engagement launch – 6 Nov 2022
- Advertising / promotion – social media and website (SCS and Cottage), newsletters (Cottage, Croaker, school), newspaper (Mayor's column), posters and email and mail out to residents.

How the community engaged on this project:

- Online (website and QR code) and hard copy surveys – 54 responses
- Community Reference Groups facilitated by PSG Members - 12 groups, 57 participants (Deans Marsh Primary School, Playgroup, Exercise, Kitchen, Events, Cottage, SPARK!, Music, CFA and Youth).

Other – Technical Reference Groups:

- Input from technical areas including: Aged, Youth and Access, Environment and Sustainability, Operations, Emergency Management, Arts and Creative Economy, Environmental Health and Community Health.

ANALYSIS METHODOLOGY

1. Officers reviewed all responses for each of the three questions (1. like, 2. improvements, 3. other feedback).
2. Topics and themes were identified in all responses.
3. Officers tallied responses for common themes for Community, Reference Groups and Technical Groups.
4. Single comments were also collated (those that didn't fit within identified themes).
5. Design considerations consolidated which will be provided to Brand Architects along with this analysis summary to help inform their revision of the concept design.

ENGAGEMENT QUESTIONS:

Q1: What features do you like about the options presented?

Q2: Do you have any suggested improvements you would like to share?

Q3: Do you have any other feedback?

Community Responses (n = 55)

Reference Group Responses (n = 11)

THEMES

HERITAGE THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Support new building	n=7			The concept design proposes construction of a new building to meet community needs.
Support retention of hall	n=4			We appreciate the value of the existing facility to the community and will celebrate this in the new facility by reusing materials if possible, replicating the hall ceiling and creating spaces to tell the local history.
Love replica ceiling	n=3	n=1		The design incorporates this to celebrate the feature of the original building.
Supports repair of hall and new separate facilities built for other services	n=3	n=1		A new building is proposed as this will best meet current and future community needs. The existing building requires full reconstruction due to its poor condition.
Support inclusion of heritage room	n=2			A heritage room won't be included in the design, however, there are areas and wall space to tell the local history.
Support historical exhibit in foyer	n=2			This is accommodated in the design.
Design is considerate of the history of the existing hall	n=2			This has been a key aim through the process.
Retain heritage parts of building if possible	n=2		n=1	This will be achieved if possible, and will be further considered through a future detailed design process.

ORIENTATION THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Support northern orientation	n=8			This is accommodated in the design.
Support building street frontage	n=3			This is accommodated in the design.
Support northern/natural light		n=2		This is accommodated in the design.

FOYER/ENTRY THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Supports how foyer opens to plaza	n=2			This is accommodated in the design.

COMMUNITY NEEDS THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
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Designs support diverse community needs and services	n=9			They have been based on a comprehensive community engagement process, and we've appreciated the input of all interested people.
Should be suitable for a bushfire/emergency refuge	n=3			This has been in scope through the concept design phase and will be further considered through a future detailed design process.

BUILDING DESIGN THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Large open and multipurpose spaces	n=14	n=1		This is accommodated in the design.
Supports angled offices in option 2	n=7			This is accommodated in the design labelled option 2. There has been a demonstrated preference for this option through this engagement period. This will be taken into consideration by the architects.
Supports materials and renders	n=4			The renders were based on previous engagement feedback (mood boards on 27/5/22).
Opportunity for lots of natural light	n=4			Maximising the northern aspect where possible has been a key aspect of the design.
Designs are functional	n=3			They have been based on a comprehensive community engagement process, and we've appreciated the input of all interested people.
Use practical/easy-to-clean flooring		n=2		This will be further considered through a future detailed design process.
Include family room (baby change table, breastfeeding, etc.)	n=1	n=1		This feedback will be taken into consideration by the architects.
Significant internal/external wall space to display artistic and cultural artefacts	n=1	n=1	n=1	This feedback will be taken into consideration by the architects.

KITCHEN THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Improve connection/flow with other rooms (i.e., hall, big room, foyer, plaza, lounge)	n=5	n=3		This feedback will be taken into consideration by the architects.
Needs to be larger	n=3	n=6		This feedback will be taken into consideration by the architects.
Location is away from outdoor events. Needs to be accessed from outside	n=3			This feedback will be taken into consideration by the architects, however a balance has to be found between locating the kitchen to

				access internal spaces and also access outdoors.
More storage / food storage	n=2			This feedback will be taken into consideration by the architects.
Council should not develop elaborate commercial kitchen facilities	n=2			The kitchen facilities will be in line with provision at other Council facilities to support community activities and events.
No easy connection between kitchen and vehicle delivery		n=2		This feedback will be taken into consideration by the architects.
Add bench to use as servery area or bar	n=2	n=2		This feedback will be taken into consideration by the architects.
Reverse position of kitchen and kitchen lobby with lounge		n=2		This feedback will be taken into consideration by the architects.
Enable operable/bi-fold walls between kitchen lobby and adjoining spaces (i.e., lounge, foyer)	n=1	n=1		This feedback will be taken into consideration by the architects.

ENVIRONMENTAL THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Ensure sustainable design (i.e. solar panels, double glazed windows, no gas)	n=4		n=1	Sustainable design principles have been a key aspect of the concept design and will be further explored in a future detailed design process.
Plaza should be landscaped not hard standing	n=3	n=1	n=1	This feedback will be taken into consideration by the architects both from an environmental perspective and also functionality.
Increased water storage (community food growing in mind)	n=2			Architects will consider if the current storage requirements are sufficient.

TOILET THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Supports external access to toilets	n=7	n=2		It has been noted from the feedback received that some respondents would value access to an accessible toilet located within close proximity to the playground and other outdoor facilities.
Prefer location of toilets in option 2 (inside building)	n= 8			The design needs to balance the needs of all users; both internal and external. This feedback will be taken into consideration by the architects.
Prefer toilets away from plaza	n=4	n=1		The design needs to balance the needs of all users; both internal and external. This feedback will be taken into consideration by the architects.
Support internal toilet without public access		n=4		The design needs to balance the needs of all users; both internal and

				external. This feedback will be taken into consideration by the architects.
Do not support toilets on south of building	n=2	n=1		Feedback noted.
Public toilets should be separate to hub	n=3			The design needs to balance the needs of all users; both internal and external. The existing public toilets do not meet all external user's needs.
Supports accessible public toilets	n=3			Council is committed to providing toilets that are accessible by the public and that are compliant with the Disability Discrimination Act and relevant accessibility standards.
Do not support hub having toilets that have 24hr access (i.e. should only be available during hub hours)	n = 1	n=3		Feedback noted.
Existing external toilet block needs to be upgraded and enable disabled access	n=3			The scope of this project does not involve the upgrade of existing public toilets, and they are not yet due for renewal.
Need accessible DDA compliant toilet	n=3			Council is committed to providing toilets that are accessible by the public and that are compliant with the Disability Discrimination Act and relevant accessibility standards.
Include internal and external toilets	n=2			The design needs to balance the needs of all users; both internal and external. This feedback will be taken into consideration by the architects.
Toilets shouldn't be hidden and on northern side	n=2			This feedback will be taken into consideration by the architects.
Disabled toilet should not have two entrances	n=1	n=1		Feedback noted.
Gender neutral toilet/s should be included	n=2		n=1	Agreed and this feedback will be taken into consideration by the architects.

SKATE PARK/BIKE PARK THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Retain skate park	n=6			Depending on the final design, the skate park may need to be modified or re-located. Either way, a skate park will be provided within the reserve.
Move skate park/BMX to allow more space for hub	n=5			Depending on the final design, the skate park and/or bike park may need to be modified or re-located. Either way, a skate park and bike park will be provided within the reserve.

Skate park needs to be rebuilt if impacted	n=2			Depending on the final design, the skate park may need to be modified or re-located. Either way, a skate park will be provided within the reserve.
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LONG DAY CARE THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Supports improved space for child care	n=3			This is accommodated in the design.
Supports allowance of future kinder	n=2			This is accommodated in the design.

CAR PARK THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Supports re-location of car park	n=5			This is accommodated in the design.

PLAZA THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Supportive of the plaza	n=3			This is accommodated in the design.

ACCESSIBILITY/INCLUSIVITY THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Designs offer inclusivity	n=2			Council is committed to a building design that offers inclusivity to the whole community.
Hub should be inclusive and accessible space for all	n=1	n=1		Council is committed to a building design that offers inclusivity to the whole community.

KITCHEN GARDEN THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Supports kitchen garden	n=3			This is accommodated in the design.
Suggest to move kitchen garden	n=2			This feedback will be taken into consideration by the architects.

STORAGE THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Need to include more storage (i.e., art, kitchen garden, foyer, hall, cleaning, exercise equipment)	n=14	n=6		Specific feedback on storage requirements for different users will be taken into consideration by the architects.

HALL THEMES

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Reduce stage size	n=3	n=3		It's acknowledged that this would provide greater flexibility within the space and the feedback can be further considered in a future detailed design process
Demountable stage	n=3			It's acknowledged that this would provide greater flexibility within the space and the feedback can be further considered in a future detailed design process
Access to natural light and ventilation	n=3			This feedback will be taken into consideration by the architects in balancing the needs of all likely uses of the hall.
Ensure good acoustics	n=2		n=1	This will be accommodated in a future detailed design process.

OTHER

THEME	COMMUNITY	REF GROUPS	INTERNAL	RESPONSE
Concerns about continuity of services during construction	n=1	n=2		The construction process will ensure continuity of services through temporary infrastructure or other arrangements.

SINGLE COMMENTS – Community

TOPIC	COMMENT	SCS RESPONSE
HERITAGE	Concern on cost of ceiling (n=1)	Feedback noted.
	Indigenous history should be focussed on (n=1)	Traditional Owner engagement will be during the detailed design process.
	Don't support proscenium arch (acoustics) (n=1)	Feedback noted.
ORIENTATION	Love the placement further to the south-west (n=1)	Feedback noted.
	Supports set back from boundary in option 2 (n=1)	Feedback noted.
	Street frontage for Cottage - security/safety (n=1)	Feedback noted.
FOYER/ENTRY	Love having foyer area for cottage (n=1)	Feedback noted.
	Suggested increase in size of the foyer (n=1)	Feedback noted; architects to consider.
	Supports foyer area (n=1)	Feedback noted.
	Consider bi-fold between foyer and hall. (n=1)	Feedback noted; architects to consider.
COMMUNITY NEEDS	Suggest inclusion of Asset Committee office (n=1)	There are several multiuse spaces for the Community Asset Committee to operate from.
	Consult with the community cottage and school (n=1)	This has been undertaken through the engagement process and PSG.
	Opportunity to reimagine a community hub (n=1)	Feedback noted.
BUILDING DESIGN	Love clear vision between south/north through lounge (n=1)	Feedback noted.
	Scope to offer interesting façade (n=1)	Feedback noted; architects to consider.
	Opening between inside and outside spaces (n=1)	Feedback noted.
	Supports general layout, kitchenette and MCH area in option 1 (n=1)	Feedback noted.
	Supports larger courtyard and lounge in option 2 (n=1)	Feedback noted.
	Preferred integrated design in option 1 (n=1)	Feedback noted.
	Designs have cavernous spaces which lack ambiance and warmth (n=1)	Feedback noted; architects to consider.
	Ensure day care facilities allow for growth (n=1)	This is factored into the design in space capacities.
	Include dark room (n=1)	An additional space won't be included, however existing spaces may be able to accommodate this function.
	Meeting room/art/craft needs good light (n=1)	Feedback noted; architects to consider.
	Move sew alcove (n=1)	Feedback noted.
	Operable wall between kitchen lobby and lounge (n=1)	Feedback noted; architects to consider.
	Need to cater for 11 - 17 years (n=1)	Feedback noted – programming will support this.

	Consider swipe card system (24hr entry to some spaces) (n=1)	Feedback noted; architects to consider.
	Separate male and female areas given F.V when bushfires/floods take place (n=1)	Feedback noted.
	Love the covered areas (n=1)	Feedback noted.
	Turn building around (n=1)	The orientation will remain as is.
	Include a space that is designed to be shared (auspice managed and articulated) (n=1)	This is incorporated in the design.
	'Sewing alcove' be more inclusive and maybe called an 'arts/craft/book club' alcove - support kids activities and other groups (n=1)	Feedback noted; architects to consider.
KITCHEN	Functional kitchen (n=1)	Feedback noted.
	Not safe to walk from kitchen to plaza with hot food (n=1)	Feedback noted.
	Design should allow for local businesses to rent (n=1)	Spaces will be available for hire.
	Not best suited for northern sun (n=1)	Feedback noted.
ENVIRONMENTAL	Use materials that are fire resilient (n=1)	Feedback noted; architects to ensure standards/ requirements are met.
	Need an allocated space for community recycling and food sharing (grow/make/gather) (n=1)	An additional space won't be included, however existing spaces may be able to accommodate this function.
TOILETS	Make all unisex and accessible (except within child care) (n=1)	Feedback noted; architects to consider.
	Will all toilet be externally accessed for parents and older children? (n=1)	No they won't; see notes above.
	Need a toilet store (east) (n=1)	Feedback noted; architects to consider.
	Toilets should be near hall (n=1)	Feedback noted.
	Adult toilets should not be in same area as day care (n=1)	Feedback noted; architects to consider.
	Suggest adding showers (for emergencies) (n=1)	Feedback noted; architects to consider.
SKATE PARK/BIKE PARK	Park upgrades should be part of project (n=1)	Depending on the final design, the skate park may need to be modified or re-located. Either way, a skate park will be provided within the reserve.
LONG DAY CARE	Prefers long day space in option 1 (n=1)	Feedback noted.
YOUTH	Designs provides undercover area for youth to gather (n=1)	Feedback noted.
KITCHEN GARDEN	Does not support kitchen garden (n=1)	Feedback noted.
STORAGE	Sew alcove could also be used for storage (n=1)	Feedback noted.
	Consider allocated space for bin storage (n=1)	Feedback noted; architects to ensure space is designated and located suitably.
HALL	Include rigging for good lighting (n=1)	To be considered in a future detailed design process.
	Needs good insulation (n=1)	Agreed.

BIG ROOM	Improved access to big room not through kitchen lobby (n=1)	Feedback noted; architects to consider.
	Room dividers in large room for flexibility (n=1)	Feedback noted; architects to consider.
BOCCE	Keep bocce location as is (n=1)	Feedback noted.
	Move bocce near plaza (n=1)	Feedback noted.

SINGLE COMMENTS – Reference Groups

TOPIC	COMMENT	SCS RESPONSE
ORIENTATION	Reconsider orientation of the facilities to be more reserve-facing.	Street frontage has been the focus of the design, with the plaza facing the reserve.
FOYER/ENTRY	Liked architectural front entry structure for option 2	Feedback noted.
	Entrance should be light filled area with double doors.	Feedback noted.
	Concern about entry point for events	Feedback noted; architects to consider.
COMMUNITY NEEDS	Excited for the possibilities of uses	Feedback noted.
	Not an inclusive space for interaction with community	Feedback noted.
BUILDING DESIGN	Good ability for indoor/ outdoor usage on northern side	Feedback noted.
	Support ability to utilise access road on north side	Feedback noted.
	Flexibility to sanction off spaces	Feedback noted.
	Breastfeeding friendly chair in lounge/ or other is a MUST	Feedback noted.
	Greater physical separation between the Hall and Cottage is required.	A key aim of the project is to consolidate the built form within the precinct. The office spaces need to be designed to complement all uses of the facility and with flexibility for the future. A separate building for the office area to be utilised by the Cottage does not meet the project aim.
	Cottage doesn't require waiting room more welcoming foyer	Feedback noted; architects to consider.
	More direct sunlight needed (to Cottage)	Feedback noted; architects to consider.
	Need kiosk access to plaza	Feedback noted; architects to consider.
	The Cottage requires its own lounge and kitchenette in a "homely" way – with option to have open plan or separate the two, with kiosk access to the outside courtyard / plaza.	The size of the facility needs to be managed. The lounge nearby supports the entire facility, and the kitchenette is adjacent to the spaces to be used by the Cottage.
	Outdoor undercover area accessible 24/7 as a community interface for recycling programs, Grow Make Gather pantry and Community Food Project.	Feedback noted; architects to consider.
	Additional "Business Room" as a part of the Cottage including a hot desk space for 2 computers and printers – which is accessible by key code 24 hours a day.	The Office and Work Room are designed to provide hot desk/printer use.
	The Maternal Child Health / Consultation Room needs to be a separate meeting room.	The size of the facility needs to be managed. The MCH/meeting room will be a flexible space to support multiple uses.
	Storage room is required (Cottage).	A storage room is located adjacent to the spaces to be used by the Cottage.

	Staff unit sex toilet in cottage space.	Depending on the design option chosen, toilets for use by Cottage staff would be a maximum of 20m from the office.
	Move lounge to the Cottage	The lounge is a space to support the entire facility.
	Reduce size of facility	Feedback noted; architects to consider.
	Reduce size of waiting room	Feedback noted; architects to consider.
	A lot of unused space (i.e., lobbies, waiting area lounge)	Feedback noted; architects to consider.
KITCHEN	Suggest move kitchen and extend kitchen lobby	Feedback noted; architects to consider.
	Enable kitchen lobby to be used as tea and coffee station	Feedback noted; architects to consider.
	Keep kitchen as open as possible	Feedback noted; architects to consider.
ENVIRONMENTAL	Support 2x 10,000 tanks	Feedback noted.
	Removal (and disposal and replacement) of the skate park would have large environmental cost	Feedback noted.
	Retaining hall would be most environmentally sustainable option	Feedback noted.
	Large concrete (building and plaza) may cause further drainage issues	Feedback noted; architects to consider.
TOILETS	Entry to toilets opposite kitchen not appropriate	Feedback noted; architects to consider.
	Toilets within facility should be a higher standard for specific use	Feedback noted; architects to consider.
LONG DAY CARE	Long day care room requires separate sleeping room, undercover play area	Feedback noted; architects to consider.
PLAZA	Could be utilized by exercise groups in good weather	Feedback noted.
ACCESSIBILITY/ INCLUSIVITY	Stage, store and change need to be accessible for all	Feedback noted; architects to consider.
STORAGE	Need more storage near stage for tables and chairs	Feedback noted; architects to consider.
	Need dedicated storage in kitchen	Feedback noted; architects to consider.
	Enough storage for 2x table tennis tables with easy access	Feedback noted; architects to consider.
	Require dedicated walk-in exercise storage that are easy to access	Feedback noted; architects to consider.
HALL	Great that the sides of the stage are level with the stage and not creating corners that are difficult to be seen around	Feedback noted.
	Lower stage would be adequate	Feedback noted.
YOUTH	Lounge suitable for youth to spend time	Feedback noted.
	Youth should have access to exercise equipment	Feedback noted.
	Include additions such as climbing wall, basketball hoop, four square court	Feedback noted; architects to consider (in terms of space for future developments).

	Solid western wall for minimum glare	Feedback noted; architects to consider.
	Storage for art and fitness could be stored next to sew store	Feedback noted; architects to consider.
	Include large industrial sink (possibly outside)	Feedback noted; architects to consider.
SEW ALCOVE	Sewing machines set up permanently in sewing alcove and easy locked away behind concertina doors	Feedback noted; architects to consider (noting other comments about versatile storage).
	Permanent tables	Feedback noted; architects to consider (noting other comments about versatile storage).
	Room for industrial sewing machine	Feedback noted; architects to consider.
	Minimum size alcove is 1.5x6-8mtrs	Feedback noted; architects to consider.
	Can open doors during workshops	Feedback noted; architects to consider.
	Window in sew alcove	Feedback noted; architects to consider.
OTHER	Could access to the oval be via service road in emergencies?	Feedback noted; architects to consider.
	The traditional curtain would be valued at stage	Feedback noted.
	Include recognition of First Nations Peoples in the design/interior decorating	Feedback noted; detailed design architects to consider.

SUGGESTIONS FOR NEXT STAGE

SUGGESTION	RESPONSE
Provide more information about materials and sustainability (n=2)	Feedback noted; detailed design architects to consider.
Next stage of design should include detailed inclusion of links to the old hall and its memorabilia (n=1)	Feedback noted; detailed design architects to consider.
For next stage - Perhaps label storage areas - e.g. store 1, 2, 3, 4 rather than for a specific use, i.e., sewing (n=1)	Feedback noted; architects to consider.

Subject: FW: 220510_5102_Deans Marsh Car Parking Assessment

From: Tony Dinh <tonyd@tatsolutions.com.au>
Sent: Tuesday, March 28, 2023 1:19 PM
To: Kate Reed <KateR@brandarchitects.com.au>
Cc: Sandra Lin <SandraL@brandarchitects.com.au>; Michael Marsicovetere <michael@tatsolutions.com.au>
Subject: RE: 220510_5102_Deans Marsh Car Parking Assessment

Hi Kate,

Thanks for confirming the car parking on Pennyroyal Valley Road.

Based on the updated uses, areas and occupant numbers, we have completed the parking assessment for the Deans Marsh Community Hub in accordance with Clause 52.06 of the Surf Coast Shire Planning Scheme and provide our findings below.

Existing Use:

- The Deans Marsh Memorial Hall consists of the following on site uses:
 - Child Care Centre - 14 Children capacity, operating Monday to Friday 7am to 6pm.
 - Multipurpose Hall - 159 Patron capacity. operating Monday to Friday 5pm to late, and Weekends 9:00am to late.
 - Community Cottage – Operating Tuesday to Thursday 8am to 4pm.
 - Adult education facility - 11 Student capacity.
 - Office space - 12sq.m Net Floor Area.
- An off-street gravel car park with capacity for 20 vehicles services the Deans Marsh Memorial Hall.
- On-street parking is provided on Pennyroyal Valley Road as follows:
 - North side – 7 No. parallel car parking spaces.
 - South side – 12 No. 45 degree angled car parking spaces.

Existing Car Parking Requirement

- Based on Clause 52.06-5 of the Surf Coast Shire Planning Scheme the Deans Marsh Memorial Hall has an existing car parking requirement equivalent to 54 car parking spaces.
- Clause 52.06-7 of the Surf Coast Shire Planning Scheme allows a reduction in the number of car parking spaces required under the planning scheme, provided it is accompanied by a car parking demand assessment. Considering that the existing on-site uses operate at different times during the weekday, it is expected that the sites peak demand for parking is likely to occur between 5pm and 6pm when both the child care centre and multipurpose hall are operating simultaneously. During this time the site has a car parking requirement equivalent to 50 car parking spaces (3 No. for the childcare centre & 47 No. for the multipurpose hall).
- Taking into account that the site has provision of an off-street car park with capacity for 20 vehicles, it can be concluded that Deans Marsh Memorial Hall has an approved car parking reduction equivalent to 30 car parking spaces.

Proposed Use:

The proposal consists of the following:

- Constructing a Community Hub to replace the Memorial Hall that will consist of the following on site uses:
 - Child Care Centre - 22 Children capacity, operating Monday to Friday 7am to 6pm.

- Multipurpose Hall - 150 Patron capacity. operating Monday to Friday 5pm to late, and Weekends 9:00am to late. May also be used for Out of School Hours Care Monday to Friday 7:00am-9:00am and 3:00pm to 6:00pm.
 - The Big Room (Community Meeting & Activity Space) - Adult activities or Out of School Hours Care, 20 patron/child capacity, operating Monday to Friday 10am to 4pm.
 - Community Office & Workspace – 27 sq.m area, operating Tuesday to Thursday 8am to 4pm.
 - MCH & Allied Health Consulting – 1 Practitioner capacity, operating Monday to Friday 9:00am to 4:00pm.
- Upgrading the existing off-street gravel car park to a new sealed and linemarked carpark with capacity for 20 car parking spaces including one accessible car parking space for disabled users.
 - Converting the 7 existing parallel on-street car parking spaces on the north side of Pennyroyal Valley Road to 10 No. 45 degree angled car parking spaces.

Proposed Car Parking Requirement

- Based on Clause 52.06-5 of the Surf Coast Shire Planning Scheme the proposed Deans Marsh Community Hub will have a car parking requirement equivalent to 62 car parking spaces.
- Considering that the proposed on-site uses will operate at different times during the weekday (as per the existing conditions), it is expected that the site's peak demand for parking will likely to occur between 3pm and 4pm when the child care centre, multipurpose hall, the Big room, Community Office & Workspace, and MCH & Allied Health are operating simultaneously. During this time the proposal has a car parking requirement equivalent to 50 car parking spaces (4 No. for the childcare centre, 33 No. for the multipurpose hall (out of school care), 8 No. for the Big Room and 5 No. for the MCH & Allied Health). This equates to the same car parking requirement as the existing use.
- Therefore, provided that no car parking spaces will be removed from the site and on street, and that the proposed use will generate a demand for parking similar to the existing use, then no additional car parking spaces are required to be provided off-street or on-street.

Bicycle Parking Facilities

- Based on Clause 52.34 of the Surf Coast Shire Planning Scheme the proposed Deans Marsh Community Hub will have a bicycle parking requirement equivalent to:
 - 2 bicycle parking spaces for visitor use for the Multipurpose Hall.
 - 1 bicycle parking spaces for student use for the Big Room.
- Therefore, it is recommended that four bicycle parking spaces via two bicycle hoops be provided on site for visitor use.

Let me know if you have any questions.

Kind regards,

Tony Dinh
 Traffic Engineer
 m: 0488 030 712
 e: tonyd@tatsolutions.com.au
 w: www.tatsolutions.com.au

Deans Marsh Community Hub

20 Pennyroyal Valley Road, Deans Marsh

Concept Design Cost Plan

19 April 2023



DDH Quantity Surveyors Pty Ltd

ACN 651 583 854 ABN 41 651 583 854

A: 2.01/ 17-19 Yarra Street,
Abbotsford VIC 3067

T: 03 9417 5505

TO: Surf Coast Shire
C/O: Kate Reed
Senior Associate
Brand Architects
Level 8, 176 Wellington Parade,
East Melbourne VIC 3002

19 April 2023

**Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh**

Dear Kate,

In accordance with your instructions, we have prepared a Concept Design Cost Plan based on drawings provided, and report herein the total estimated project cost as follows:

Proposed Building & External Works Incl. Tender Options

Excluding GST

Estimated Total Project Cost Based on Project Being Tendered in September/ October 2024

\$7,700,000.00

Exclusions

In compiling this costing, we have not allowed for the following:

- Bank charges and financing costs
- Future maintenance & replacement of equipment due to wear & tear
- Energy consumption costs
- Decanting costs
- Boundary fencing
- Auto sliding gates/ fencing to main carpark
- Cost escalation beyond October 2024

We trust that this is satisfactory for your purposes at this stage.

Yours faithfully,

Gareth Tiong
Director

Member of AIQS - MAIQS 10619

Registered Building Practitioner - QS 47529

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh
Concept Design Cost Plan
Summary

Proposed Building & External Works

19 April 2023

Ref.	Items	Area m2 FECA	Rate \$/m2	Estimated Cost
1.0	Demolition, Asbestos & Hazardous Material Removal			\$169,307.00
2.0	Proposed Single Storey Community Hub	897.0	\$4,709.52	\$4,224,438.00
3.0	Siteworks & Landscaping	3585.0	\$175.64	\$629,652.00
4.0	Crossover & Main Carpark	722.0	\$345.75	\$249,631.00
5.0	Street Parallel Carspaces	119.0	\$439.02	\$52,243.00
6.0	External Services			\$437,729.00
7.0	Site Restoration Works			\$60,000.00
8.0	Building Permit & Signage/ Way-Finding			\$50,000.00
Sub Total Excluding GST				\$5,873,000.00
9.0	Cost Escalation to Tender - September/ October 2024			\$447,000.00
Estimated Total Construction Cost Excluding GST				\$6,320,000.00
10.0	Contingency During Construction (5%)			\$316,000.00
Estimated Total Net Project Cost Excluding GST				\$6,636,000.00
11.0	Consultant Fees (10%)			\$632,000.00
Estimated Total Gross Project Cost Excluding GST				\$7,268,000.00
12.0	Authorities Fees & Etc.			\$10,000.00
13.0	Loose Furniture & Equipment			\$150,000.00
14.0	IT Equipment			\$100,000.00
15.0	Abnormal Ground Conditions			\$172,000.00
16.0	Project Management Fees			\$250,000.00
Estimated Total Project Cost Excluding GST				\$7,700,000.00
	Add - GST			\$770,000.00
Estimated Total Project Cost Including GST				\$8,470,000.00

Tender Option

Ref.	Items	Estimated Cost
TO1.	Construct 10 Street Angled Carspaces	\$76,000.00
Sub Total Excluding GST		\$76,000.00
	Cost Escalation to Tender - September/ October 2024	\$6,000.00
Estimated Total Construction Cost Excluding GST		\$82,000.00
	Contingency During Construction (5%)	\$4,000.00
Estimated Total Net Project Cost Excluding GST		\$86,000.00
	Consultant Fees (10%)	Incl.
Estimated Total Gross Project Cost Excluding GST		\$86,000.00
	Add - GST	\$8,600.00
Estimated Total Project Cost Including GST		\$94,600.00

Drawings Used

Architecture Drawings

A001, A001A, A20, A100, A140, A150

Services Report

BRTFeasibility report

Covid 19 Impact

This Cost Plan is prepared based on normal conditions and current material cost. The tender prices may be affected by unforeseeable consequences of Covid-19 pandemic such as spike in plant and material costs, shortage of materials and labour, unanticipated material delivery delay, government mandated shutdowns, on-site outbreak/quarantine or the like.

Deans Marsh Community Hub
20 Pennyroyal Valley Road, Deans Marsh

Contact Details

19 April 2023

Discipline	Consultant	Phone Number
Architect	Brand Architects	03 9419 3500
Structure Engineer	TBA	
Civil Engineer	TBA	
Mech. & Elec. Engineer	BRT Consulting	03 9417 2971
Hydraulic Engineer	BRT Consulting	03 9417 2971
Quantity Surveyors	DDH Quantity Surveyors	03 9417 5505

Elemental Summary

Project: Deans Marsh Community Hub	Details: 1. Concept Design Cost Plan
Building: 20 Pennyroyal Valley Road, Deans Marsh	

Code	Description	Quantity	Unit	Rate	Total
	<u>Areas Analysis</u>				
00	Areas Analysis				0
	<u>Demolition</u>				
01	Demolition				149,307
02	Asbestos & Hazardous Materials Removal				20,000
	Sub Total Excluding GST				169,307
	<u>Proposed Single Storey Community Hub</u>				
03	Preliminaries				408,433
04	Substructure				351,700
05	Stage & Stage Curtains				47,450
06	Columns				80,730
07	Roofing & Roof Plumbing				656,922
08	External Walls				279,580
09	Internal Walls				200,585
10	Windows, Internal Glazed Screens & Window Furnishings				300,080
11	Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware				264,628
12	Wall, Floor & Ceiling Finishes				394,256
13	Joinery & Toilet Partitions				217,383
14	Toilet Accessories, Internal Signs & Kitchen Appliances				70,625
15	Painting				64,584
16	Sanitary Fixtures, Taps & Plumbing				129,090
17	Electrical Services				283,675
18	Solar Panels				46,000
19	Security System				67,051
20	Sound Field System				48,875
21	Mechanical Services				206,310
22	Fire Protection				3,500
23	Design Variable				102,981
	Sub Total Excluding GST (Building) - FECA	897	m2	4,709.52	4,224,438
	<u>External Works</u>				
24	Siteworks & Landscaping	3,585	m2	175.64	629,652
25	Crossover & Main Carpark	722	m2	345.75	249,631
26	Street Parallel Carspaces	119	m2	439.02	52,243
27	External Services				437,729
	TOTAL Excluding GST (Demolition + Building + External Works)				5,763,000
	<u>Site Restoration Works</u>				
28	Site Restoration Works				60,000
	TOTAL Excluding GST (Demolition + Building + External Works + Site Restoration Works)				5,823,000

Elemental Summary

Project: Deans Marsh Community Hub

Details: 1. Concept Design Cost Plan

Building: 20 Pennyroyal Valley Road, Deans Marsh

Code	Description	Quantity	Unit	Rate	Total
<u>Building Permit & Signage/ Way-finding</u>					
29	Building Permit & Signage/ Way-finding				50,000
	TOTAL Excluding GST (Demolition + Building + External Works + Site Restoration Works + Building Permit + Signage/ Way-finding)				5,873,000
<u>Tender Option:</u>					
TO1.	Street Angled Carspaces				76,000

Elemental Details

Project: Deans Marsh Community Hub	Details: 1. Concept Design Cost Plan
Building: 20 Pennyroyal Valley Road, Deans Marsh	

Code	Description	Quantity	Unit	Rate	Total
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00 Areas Analysis

<u>Fully Enclosed Covered Area (FECA)</u>					
	FECA to building (incl. bins area)	897	m2		
<u>Gross Floor Area (GFA)</u>					
	GFA to building (incl. bins area)	940	m2		

Areas Analysis

0

01 Demolition

<u>Preliminaries</u>					
	Preliminaries	1	item	14,797.00	14,797
<u>Demolition Works</u>					
	Demolish of the existing community hall (GFA)	478	m2	115.00	54,970
	Demolish existing galvanized iron shed	9	m2	125.00	1,125
	Demolish existing chubby house colorbond	3	m2	125.00	375
	Demolish existing covered sand pit	11	m2	115.00	1,265
	Demolish of the existing concrete skate park	147	m2	85.00	12,495
	Remove existing tree	23	no.	940.00	21,620
	Remove existing concrete paving	34	m2	70.00	2,380
	Remove existing gravel carpark, bollard, post & rail	535	m2	52.00	27,820
	Remove existing post & wire fence	92	m	20.00	1,840
	Remove existing woven wire fence	43	m	20.00	860
	Remove existing picket fence	12	m	20.00	240
	Disconnection of existing water tanks for reinstatement	4	no.	600.00	2,400
	Demolish existing concrete tank	1	no.	1,200.00	1,200
	Remove existing hard & soft landscape where required	2,368	m2	2.50	5,920

Demolition

149,307

02 Asbestos & Hazardous Materials Removal

<u>Asbestos & Hazardous Materials Removal</u>					
	Asbestos & hazardous materials removal	1	ps	20,000.00	20,000

Asbestos & Hazardous Materials Removal

20,000

03 Preliminaries

<u>Preliminaries</u>					
	Preliminaries	1	item	408,433.00	408,433

Elemental Details

Project: Deans Marsh Community Hub	Details: 1. Concept Design Cost Plan
Building: 20 Pennyroyal Valley Road, Deans Marsh	

Code	Description	Quantity	Unit	Rate	Total
03	Preliminaries				<i>(Continued)</i>
	Preliminaries				408,433
04	Substructure				
	<u>Blinding Concrete</u>				
	Allow for blinding concrete & excavation	1	ps	18,000.00	18,000
	<u>Pad & Strip Footings</u>				
	Allow for pad & strip footing where required (GFA)	940	m2	25.00	23,500
	<u>Ground Slab</u>				
	125 Thk. reinforced concrete slab with thickenings, 0.2 thk. moisture proof membrane, 50 thk. sand bed, excavation & edge form	940	m2	315.00	296,100
	<u>Termite Treatment</u>				
	Allow for termite treatment (GFA)	940	m2	15.00	14,100
	Substructure				351,700
05	Stage & Stage Curtains				
	<u>Stage</u>				
	Stage	29	m2	550.00	15,950
	<u>Stage Curtain</u>				
	Stage curtain (provisional sum)	42	m2	750.00	31,500
	Stage & Stage Curtains				47,450
06	Columns				
	<u>Steel Columns, Mullions & Stub Columns</u>				
	Allow for steel column, mullion & stud column (FECA)	897	m2	90.00	80,730
	Columns				80,730
07	Roofing & Roof Plumbing				
	<u>Roof Framing</u>				
	Roof framing	1,389	m2	300.00	416,700
	<u>Roof Insulation</u>				
	Roof insulation & sarking	1,389	m2	25.00	34,725
	<u>Roofing</u>				
	Colorbond custom orb metal roof sheet	1,389	m2	75.00	104,175
	Ridge capping	97	m	70.00	6,790
	Barge capping	146	m	65.00	9,490
	Flashing	165	m	130.00	21,450

Elemental Details

Project: Deans Marsh Community Hub		Details: 1. Concept Design Cost Plan			
Building: 20 Pennyroyal Valley Road, Deans Marsh					
Code	Description	Quantity	Unit	Rate	Total
07	Roofing & Roof Plumbing	<i>(Continued)</i>			
	<u>Roof Plumbing</u>				
	Allow for roof plumbing	1	ps	23,342.00	23,342
	<u>Roof Access & Fall Arrest Systems</u>				
	Allow for roof access & fall arrest systems	1	ps	37,000.00	37,000
	<u>Pergola</u>				
	Allow for pergola post & beam to Courtyard	26	m	125.00	3,250
	Roofing & Roof Plumbing				656,922
08	External Walls				
	<u>External Walls</u>				
	Double face brick wall	11	m2	575.00	6,325
	Face brick, cavity, 90 stud, insulation, sarking & plasterboard	157	m2	480.00	75,360
	Trimdek metal sheet, 35 thk. top hat, 90 stud, insulation, sarking & plasterboard/ fiberock	15	m2	310.00	4,650
	Trimdek metal sheet & top hat to roof fascia	153	m2	175.00	26,775
	Compressed fibre cement sheet, 35 thk. top hat, 90 stud, insulation, sarking & plasterboard/ fiberock	163	m2	410.00	66,830
	Standing seam cladding, batten, stud, insulation, sarking & plasterboard/ fiberock	36	m2	750.00	27,000
	300 Thk. rammed earth	39	m2	550.00	21,450
	<u>Aluminium Battens</u>				
	Powdercoated aluminium batten to Entry	26	m2	815.00	21,190
	<u>Steel Door/ Window Headers, Lintels, Wall Bracings, Architraves & Etc.</u>				
	Allow for steel door/ window headers, lintels, wall bracings, architraves & etc.	1	ps	30,000.00	30,000
	External Walls				279,580
09	Internal Walls				
	<u>Internal Walls</u>				
	92 Thk. stud & 13 thk. plasterboard/ fiberock both sides	489	m2	215.00	105,135
	300 Thk. rammed earth wall	74	m2	550.00	40,700
	<u>Timber Batten Screens</u>				
	Timber batten screen to Lobby	5	m2	950.00	4,750
	<u>Steel Door/ Window Headers, Lintels, Wall Bracings, Architraves & Etc.</u>				
	Allow for steel door/ window headers, lintels, wall bracings, architraves & etc.	1	ps	50,000.00	50,000

Elemental Details

Project: Deans Marsh Community Hub	Details: 1. Concept Design Cost Plan
Building: 20 Pennyroyal Valley Road, Deans Marsh	

Code	Description	Quantity	Unit	Rate	Total
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09 Internal Walls (Continued)

Internal Walls **200,585**

10 Windows, Internal Glazed Screens & Window Furnishings

Windows

Powdercoated aluminium framed full height window	125	m2	1,500.00	187,500
Powdercoated aluminium framed window	27	m2	960.00	25,920
Ditto high level window	48	m2	1,045.00	50,160
Extra over operable window & auto operate	1	ps	7,500.00	7,500

Internal Glazed Screens

Powdercoated aluminium framed internal glazed screen	28	m2	750.00	21,000
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Insect Screens

Allow for insect screen to operable windows	1	ps	8,000.00	8,000
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Window Furnishings

Allow for window furnishing - Part of FFE		note		
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Windows, Internal Glazed Screens & Window Furnishings **300,080**

11 Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware

Roller Doors

2000 Wide x 1500 high external/ internal roller door	3	no.	2,000.00	6,000
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Bi-Fold Doors

Glazed bi-fold door	52	m2	2,360.00	122,720
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External Doors

920 Wide x 2040 high single swing timber door complete with frame & hardware	5	no.	1,795.00	8,975
1000 Wide x 2040 high double swing door complete with frame & hardware	1	no.	1,846.00	1,846
1024 Wide x 2034 high single sliding glazed door with sensor opening device & hardware	1	no.	13,410.00	13,410
1840 Wide x 2557 high double swing glazed door complete with frame & hardware	4	no.	5,952.00	23,808
1840 Wide x 2779 high ditto	2	no.	6,468.00	12,936

Internal Doors

820 Wide x 2040 high single swing timber door complete with frame & hardware	1	no.	1,730.00	1,730
920 Wide x 2040 high ditto	21	no.	1,795.00	37,695

Elemental Details

Project: Deans Marsh Community Hub		Details: 1. Concept Design Cost Plan			
Building: 20 Pennyroyal Valley Road, Deans Marsh					
Code	Description	Quantity	Unit	Rate	Total
11	Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware	<i>(Continued)</i>			
	1840 Wide x 2040 high double swing timber door complete with frame & hardware	6	no.	2,884.00	17,304
	1278 Wide x 2034 high single sliding glazed door with sensor opening device & hardware	1	no.	14,540.00	14,540
	1420 Wide x 2040 high unequal double swing glazed door complete with frame & hardware	1	no.	3,664.00	3,664
	Roller Doors, Bi-Fold Doors & Timber/ Glazed Doors & Hardware				264,628
12	Wall, Floor & Ceiling Finishes				
	<u>Wall Finishes</u>				
	Allow for wall vinyl	164	m2	95.00	15,579
	Laminated splashback	13	m2	250.00	3,250
	Waterproofing	177	m2	35.00	6,195
	<u>Floor Finishes</u>				
	Carpet tile	206	m2	82.00	16,892
	Linoleum	79	m2	105.00	8,295
	T&G timber board	476	m2	205.00	97,580
	Vinyl	125	m2	95.00	11,874
	Sheet vinyl safety (SVS1)	17	m2	120.00	2,040
	Waterproofing	100	m2	35.00	3,500
	<u>Skirtings</u>				
	Skirting (FECA)	903	m2	20.00	18,060
	<u>Ceiling Finishes</u>				
	Timber board ceiling	137	m2	275.00	37,675
	Plasterboard ceiling	789	m2	85.00	67,065
	<u>Eave Soffit Finishes</u>				
	Allow for villaboard eave soffit lining	448	m2	200.00	89,600
	<u>Corbels & Feature Ceiling Framing</u>				
	Corbel	17	no.	250.00	4,250
	Feature ceiling framing	62	m	200.00	12,400
	Wall, Floor & Ceiling Finishes				394,256
13	Joinery & Toilet Partitions				
	<u>Joinery</u>				

Elemental Details

Project: Deans Marsh Community Hub	Details: 1. Concept Design Cost Plan
Building: 20 Pennyroyal Valley Road, Deans Marsh	

Code	Description	Quantity	Unit	Rate	Total
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13 Joinery & Toilet Partitions

(Continued)

Sew.					
	600 Deep joinery	2.52	m	1,933.00	4,871
Big Room					
	600 Deep joinery	5.92	m	1,933.00	11,443
Passage to Big Room					
	800 Deep joinery	4.10	m	2,270.00	9,307
Pantry/ Store					
	350 Deep joinery	6.63	m	1,510.00	10,011
Kitchen					
	700 Deep bench cupboard	14.62	m	2,565.00	37,500
	800 Deep island bench cupboard	2.28	m	2,846.00	6,489
	320 Deep external benchtop	2.00	m	475.00	950
MCH/ Meet					
	900 Deep work bench	3.71	m	1,337.00	4,960
	600 Deep under bench cupboard/ drawer	3.00	m	1,173.00	3,519
Wet Area					
	650 Deep bench cupboard	2.99	m	1,702.00	5,089
Lobby					
	500 Deep bench seat	6.22	m	1,226.00	7,626
	600 Deep ditto	2.39	m	1,427.00	3,411
Store					
	400 Deep shelving	5.96	m	1,242.00	7,402
	450 Deep	3.73	m	1,326.00	4,946
Long Day Care					
	400 Deep joinery	5.03	m	1,242.00	6,247
Kitchenette					
	600 Deep bench cupboard	3.44	m	1,602.00	5,511
Sundry Joinery					
	Sundry joinery	1	ps	30,000.00	30,000
<u>Pinboards & Whiteboards</u>					
	Pinboards & whiteboards	1.00	ps	50,000.00	50,000
<u>Toilet Partitions & Doors</u>					
	Toilet partition & door	6.00	item	1,350.00	8,100

Joinery & Toilet Partitions

217,383

Elemental Details

Project: Deans Marsh Community Hub	Details: 1. Concept Design Cost Plan
Building: 20 Pennyroyal Valley Road, Deans Marsh	

Code	Description	Quantity	Unit	Rate	Total
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14 Toilet Accessories, Internal Signs & Kitchen Appliances

<u>Toilet Accessories</u>					
	Allow for toilet accessories	1	ps	38,625.00	38,625
<u>Internal Signs</u>					
	Allow for internal signs	1	item	7,000.00	7,000
<u>Kitchen Appliances</u>					
	Semi commercial kitchen appliance to main kitchen	1	ps	25,000.00	25,000
<u>Equipment</u>					
	Part of FFE		note		

Toilet Accessories, Internal Signs & Kitchen Appliances

70,625

15 Painting

<u>Painting</u>					
	Internal & external painting where required (FECA)	897	m2	72.00	64,584

Painting

64,584

16 Sanitary Fixtures, Taps & Plumbing

<u>Sanitary Fixtures & Taps</u>					
	DDA toilet suite with back rest & stop cock	3	no.	3,880.00	11,640
	Ambulant toilet suite & stock cock	4	no.	2,200.00	8,800
	Toilet suite & stop cock	2	no.	1,650.00	3,300
	Accessible basin, bottle trap & tap	3	no.	2,580.00	7,740
	Wall basin & tap	6	no.	2,200.00	13,200
	Cleaner sink & tap	1	no.	2,480.00	2,480
	Single stall wall mounted urinal unit & sensor system	2	no.	4,250.00	8,500
	Shower set	2	no.	1,250.00	2,500
	Allow for one & half bowl sink & tap	2	no.	1,280.00	2,560
	Allow for trough 1800 long & 4 taps (External)	2	no.	2,360.00	4,720
	Allow for kitchen sink, wall basin & taps	1	ps	5,550.00	5,550
	Allow for child toilet suite & basin	1	ps	9,480.00	9,480
<u>Boiling Water Unit</u>					

Elemental Details

Project: Deans Marsh Community Hub	Details: 1. Concept Design Cost Plan
Building: 20 Pennyroyal Valley Road, Deans Marsh	

Code	Description	Quantity	Unit	Rate	Total
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16 Sanitary Fixtures, Taps & Plumbing (Continued)

	Allow for boiling water unit	1	no.	6,000.00	6,000
	<u>Hot Water Unit</u>				
	Allow for hot water unit c/w circulating pump, safe tray & tundish	1	no.	3,000.00	3,000
	<u>Water Services</u>				
	Cold water services	22	point	450.00	9,900
	Recycled water services	13	point	300.00	3,900
	Hot water services	18	point	500.00	9,000
	Sundry valves & TMVs	1	item	3,870.00	3,870
	<u>Internal Sewer Drains</u>				
	Sewer drain	11	point	950.00	10,450
	Floor waste gully	5	no.	300.00	1,500
	Vent pipe	1	item	1,000.00	1,000

Sanitary Fixtures, Taps & Plumbing **129,090**

17 Electrical Services

	<u>Electrical Services</u>				
	Allow for electrical services (FECA)	897	m2	275.00	246,675
	Builder's works & coordination	1	item	37,000.00	37,000

Electrical Services **283,675**

18 Solar Panels

	<u>Solar Power Panels</u>				
	Allow for solar PV system	1	ps	40,000.00	40,000
	Builder's works & coordination	1	item	6,000.00	6,000

Solar Panels **46,000**

19 Security System

	<u>Security System</u>				
	Allow for security system (excl. CCTV) (FECA)	897	m2	65.00	58,305
	Builder's works & coordination	1	item	8,746.00	8,746

Elemental Details

Project: Deans Marsh Community Hub		Details: 1. Concept Design Cost Plan			
Building: 20 Pennyroyal Valley Road, Deans Marsh					
Code	Description	Quantity	Unit	Rate	Total
19	Security System	<i>(Continued)</i>			
	Security System				67,051
20	Sound Field System				
	<u>Sound Field System</u>				
	Allow for sound field system	1	ps	42,500.00	42,500
	Builder's works & coordination	1	item	6,375.00	6,375
	Sound Field System				48,875
21	Mechanical Services				
	<u>Mechanical Services</u>				
	Allow for mechanical services (FECA)	897	m2	200.00	179,400
	Builder's works & coordination	1	item	26,910.00	26,910
	Mechanical Services				206,310
22	Fire Protection				
	<u>Fire Extinguishers & Signs</u>				
	Allow for fire extinguishers & signs	1	ps	3,500.00	3,500
	Fire Protection				3,500
23	Design Variable				
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	102,981.00	102,981
	Design Variable				102,981
24	Siteworks & Landscaping				
	<u>Preliminaries</u>				
	Preliminaries	1	item	59,427.00	59,427
	<u>Clear Site</u>				
	Clear site as required	2,764	m2	2.00	5,528
	Clear site to remaining area where required	821	m2	1.00	821
	<u>Bulk Cut & Fill</u>				
	Bulk cut & fill to building (GFA)	940	m2	15.00	14,100
	Extra over for engineered fill to the East building	1	ps	10,000.20	10,000
	Bulk cut & fill to paving & soft landscape	1,824	m2	12.00	21,888
	<u>Access Track & Fire Truck Hardstand</u>				
	Gravel access track along northern boundary	316	m2	60.00	18,959
	Concrete fire truck hardstand	44	m2	200.00	8,800

Elemental Details

Project: Deans Marsh Community Hub
Building: 20 Pennyroyal Valley Road, Deans Marsh

Details: 1. Concept Design Cost Plan

Code	Description	Quantity	Unit	Rate	Total
24	Siteworks & Landscaping	<i>(Continued)</i>			
	<u>Footpath</u>				
	Concrete paving & base	542	m2	150.00	81,300
	<u>Permeable Paving</u>				
	Permeable paving & base to Plaza	299	m2	125.00	37,375
	<u>Bicycle rails</u>				
	Bicycle rail	3	no.	390.00	1,170
	<u>Licensed Playground, Fencing & Play Equipment</u>				
	Licensed playground	268	m2	750.00	201,000
	2530 x 4360 Shed & base	1	no.	6,350.00	6,350
	Powdercoated fence & gate	57	m	225.00	12,825
	Fixed play equipment	1	ps	50,000.00	50,000
	<u>Existing Playground</u>				
	Retain existing playground		note		
	<u>Existing Oval</u>				
	Retain existing oval		note		
	<u>Edible Garden</u>				
	Edible garden	80	m2	125.00	10,000
	<u>Soft Landscaping</u>				
	Make good to existing soft landscape where required	821	m2	25.00	20,525
	New soft landscape, irrigation system, maintenance & establishment	264	m2	150.00	39,600
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	29,984.00	29,984
	Siteworks & Landscaping				629,652
25	Crossover & Main Carpark				
	<u>Preliminaries</u>				
	Preliminaries	1	item	23,561.00	23,561
	<u>Demolition Works</u>				
	Strip out where required	722	m2	22.00	15,884

Elemental Details

Project: Deans Marsh Community Hub		Details: 1. Concept Design Cost Plan			
Building: 20 Pennyroyal Valley Road, Deans Marsh					
Code	Description	Quantity	Unit	Rate	Total
25	Crossover & Main Carpark	(Continued)			
	<u>Clear Site</u>				
	Clear site	722	m2	2.00	1,444
	<u>Bulk Cut & Fill</u>				
	Bulk cut & fill to crossover, carpark & soft landscape	722	m2	15.00	10,830
	<u>Crossover</u>				
	Allow for asphalt crossover	83	m2	150.00	12,450
	<u>Main Carpark</u>				
	Allow for asphalt carpark & driveway	602	m2	110.00	66,220
	Allow for kerb or Kerb & channel c/w crushed rock base	121	m	174.00	21,054
	Line marking for carparking bay	20	no.	75.00	1,500
	Sundry signs & marking	1	item	1,000.00	1,000
	<u>Bollard</u>				
	Bollard	1	no.	750.00	750
	<u>Soft Landscaping</u>				
	Soft landscape, irrigation system, maintenance & establishment	37	m2	150.00	5,550
	<u>Agi. Drains</u>				
	Agi. pipe	1	ps	10,000.00	10,000
	<u>Stormwater Drains & Pits</u>				
	Stormwater drains & pits	1	ps	17,500.00	17,500
	<u>Carpark Lighting</u>				
	Allow for carpark lighting	1	ps	50,000.00	50,000
	<u>Design Variable</u>				
	Allow for variance in design during documentation development	1	item	11,888.00	11,888
	Crossover & Main Carpark				249,631
26	Street Parallel Carspaces				
	<u>Preliminaries</u>				
	Preliminaries	1	item	4,931.00	4,931

Elemental Details

Project: Deans Marsh Community Hub	Details: 1. Concept Design Cost Plan
Building: 20 Pennyroyal Valley Road, Deans Marsh	

Code	Description	Quantity	Unit	Rate	Total
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26 Street Parallel Carspaces (Continued)

<u>Demolition Works</u>					
	Strip out existing where required	119	m2	30.00	3,570
<u>Clear Site</u>					
	Clear site as required	119	m2	5.00	595
<u>Bulk Cut & Fill</u>					
	Bulk cut & fill where required	119	m2	20.00	2,380
<u>Street Parallel Carspaces</u>					
	Modify existing on street parallel parking	119	m2	150.00	17,850
	Allow for kerb & channel	66	m	174.00	11,484
	Agi. drains & connect to adjacent existing main/ pit	1	item	6,000.00	6,000
	Line marking for parking space	7	no.	135.00	945
<u>Existing Soft & Hard Landscaping</u>					
	Make good to existing soft & hard landscape where required	1	ps	2,000.00	2,000
<u>Design Variable</u>					
	Allow for variance in design during documentation development	1	item	2,488.00	2,488
Street Parallel Carspaces					52,243

27 External Services

<u>Preliminaries</u>					
	Preliminaries	1	item	39,435.00	39,435
<u>External Services</u>					
	External services incl:	1	ps	358,500.00	358,500
	- Supply & install 75k litre fire tank & pump				
	- Reinstall existing rain water tanks for domestic water supply				
	- 3 Phase power to be extended to site (approx. 100m)				
	- Sewerage tank & system to be upgrade				
	- Stormwater to be detained on site				
	- Water supply				
	- Fire services				
<u>Design Variable</u>					

Elemental Details

Project: Deans Marsh Community Hub		Details: 1. Concept Design Cost Plan			
Building: 20 Pennyroyal Valley Road, Deans Marsh					
Code	Description	Quantity	Unit	Rate	Total
27	External Services	<i>(Continued)</i>			
	Allow for variance in design during documentation development	1	item	39,794.00	39,794
	External Services				437,729
28	Site Restoration Works				
	<u>Site Restoration Works</u>				
	Site restoration works	1	ps	60,000.00	60,000
	Site Restoration Works				60,000
29	Building Permit & Signage/ Way-finding				
	<u>Building Permit & Signage/ Wayfinding</u>				
	Building permit	1	ps	35,000.00	35,000
	Signage/ Wayfinding	1	ps	15,000.00	15,000
	Building Permit & Signage/ Way-finding				50,000
TO1.	Street Angled Carspaces				
	<u>Preliminaries</u>				
	Preliminaries	1	item	7,202.00	7,202
	<u>Demolition Works</u>				
	Strip out existing where required	197	m2	30.00	5,910
	<u>Clear Site</u>				
	Clear site as required	197	m2	5.00	985
	<u>Bulk Cut & Fill</u>				
	Bulk cut & fill where required	197	m2	15.00	2,955
	<u>Street Angled Carspaces</u>				
	Modify existing on street parallel parking to angled parking	161	m2	150.00	24,150
	Allow for kerb & channel	82	m	174.00	14,268
	Agi. drains & connect to adjacent existing main/ pit	1	item	7,000.00	7,000
	Line marking for parking space	10	no.	100.00	1,000
	<u>Footpath</u>				
	Concrete paving & base	36	m2	200.00	7,200
	<u>Existing Soft & Hard Landscaping</u>				
	Make good to existing soft & hard landscape where required	1	ps	2,000.00	2,000
	<u>Design Variable</u>				

Elemental Details

Project: Deans Marsh Community Hub		Details: 1. Concept Design Cost Plan			
Building: 20 Pennyroyal Valley Road, Deans Marsh					
Code	Description	Quantity	Unit	Rate	Total
TO1.	Street Angled Carspaces	(Continued)			
	Allow for variance in design during documentation development	1	item	3,330.00	3,330
Street Angled Carspaces					76,000