



25 August 2023

NOTICE OF SPECIAL MEETING

Dear Council Member,

The Shire President has called a Special Meeting of Council to be held in the Council Chamber at 6.30pm on Tuesday, 5 September 2023.

The purpose of the meeting is for Council to endorse a preferred Concept Sketch and Masterplan option for the proposed Mundaring Multi-Purpose Community Facility and Cultural Precinct.

The attached agenda is presented for your consideration.

Yours sincerely

Jonathan Throssell
CHIEF EXECUTIVE OFFICER

Please Note

If a Council Member has a query regarding a report item or requires additional information in relation to a report item, please contact the senior employee (noted in the report) prior to the meeting.



AGENDA
SPECIAL COUNCIL MEETING
5 SEPTEMBER 2023

ATTENTION/DISCLAIMER

The purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Council Member or employee, or on the content of any discussion occurring during the course of the Meeting. Persons should be aware that regulation 10 of the *Local Government (Administration) Regulations 1996* establishes procedures to revoke or change a Council decision. No person should rely on the decisions made by Council until formal written advice of the Council decision is received by that person.

The Shire of Mundaring expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Council Member or employee, or the content of any discussion occurring during the course of the Council Meeting.

CONTENTS

1.0	OPENING PROCEDURES	4
1.1	ANNOUNCEMENT OF VISITORS.....	4
1.2	ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE	4
2.0	ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION	4
3.0	DECLARATION OF INTEREST	4
3.1	DECLARATION OF FINANCIAL INTEREST AND PROXIMITY INTERESTS	4
3.2	DECLARATION OF INTEREST AFFECTING IMPARTIALITY.....	4
4.0	PUBLIC QUESTION TIME	4
5.0	PRESENTATIONS	5
5.1	DEPUTATIONS	5
5.2	PETITIONS	5
5.3	PRESENTATIONS	5
6.0	REPORTS OF EMPLOYEES	6
6.1	MUNDARING TOWN CENTRE REVITALISATION AND MULTI-PURPOSE COMMUNITY FACILITY - CONCEPT SKETCH AND PRECINCT MASTERPLAN OPTIONS	6
7.0	CLOSING PROCEDURES	240
7.1	DATE, TIME AND PLACE OF THE NEXT MEETING	240
7.2	CLOSURE OF THE MEETING	240

**SPECIAL COUNCIL MEETING
COUNCIL CHAMBER – 6.30PM**

1.0 OPENING PROCEDURES

Acknowledgement of Country

Shire of Mundaring respectfully acknowledges the Whadjuk people of the Noongar Nation, who are the traditional custodians of this land. We acknowledge Elders past, present and emerging and respect their continuing culture and the contribution they make to the region.

Recording of Meeting

Members of Council and members of the gallery are advised that this meeting will be livestreamed and audio-recorded.

1.1 Announcement of Visitors

1.2 Attendance/Apologies/Approved Leave of Absence

Staff

Apologies

Leave of Absence	Cr Matthew Corica	West Ward
-------------------------	-------------------	-----------

Guests

2.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

3.0 DECLARATION OF INTEREST

3.1 Declaration of Financial Interest and Proximity Interests

Council Members must disclose the nature of their interest in matters to be discussed at the meeting (*Part 5 Division 6 of the Local Government Act 1995*).

Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting (*Sections 5.70 and 5.71 of the Local Government Act 1995*).

3.2 Declaration of Interest Affecting Impartiality

A Council Member or an employee who has an interest in a matter to be discussed at the meeting must disclose that interest (*Shire of Mundaring Code of Conduct, Local Government (Admin) Reg. 34C*).

4.0 PUBLIC QUESTION TIME

15 minutes (with a possible extension of two extra 15 minute periods) are set aside at the beginning of each Council meeting to allow members of the public to ask questions of Council.

Public Question Time is to be conducted in accordance with Shire of Mundaring Meeting Procedures Local Law 2015.

5.0 PRESENTATIONS

5.1 Deputations

- (1) Members of the public may, during the deputations segment of the order of business and with the consent of the Presiding Member, make a public statement on any matter that appears on the agenda for that meeting provided that –
 - a) the deputation is limited to a maximum of 3 minutes, unless otherwise determined by the Presiding member;
 - b) the deputation is not offensive or defamatory in nature, providing that the Presiding Member has taken all reasonable steps to assist the member of the public to phrase the statement in a manner that is not offensive or defamatory; and
 - c) no discussion or questions relating to the deputation are permitted, unless otherwise determined by the Presiding Member.
- (2) Fifteen minutes is to be allocated for deputations.
- (3) Once all statements have been made, nothing prevents the unused part of the deputation time period from being used for other matters.
- (4) If the 15 minute period set aside for deputations is reached, Council may resolve by resolution that statement time be extended for no more than two 15 minute extensions.

5.2 Petitions

- (1) A petition is to –
 - a) be addressed to the President;
 - b) be made by electors of the district;
 - c) state the request on each page of the petition;
 - d) contain the legible names, addresses and signatures of the electors making the request;
 - e) contain a summary of the reasons for the request;
 - f) state the name of the person to whom, and an address at which, notice to the petitioners can be given; and
 - g) not contain offensive or insulting language.
- (2) On the presentation of a petition –
 - a) the member presenting it or the CEO is confined to reading the petition; and
 - b) the only motion that is in order is that the petition be received and that it be referred to the CEO for action.
- (3) At any meeting, the Council is not to vote on any matter that is the subject of a petition presented to that meeting, unless –
 - a) The matter is the subject of a report included in the agenda; and
 - b) The Council has considered the issues raised in the petition.

5.3 Presentations

Nil

6.0 REPORTS OF EMPLOYEES

6.1 Mundaring Town Centre Revitalisation and Multi-Purpose Community Facility - Concept Sketch and Precinct Masterplan Options

File Code	MP.002
Author	Liam Sexton, Senior Project Officer
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Options Report ↓2. Design Drawings ↓3. Area Schedule ↓4. Engagement Outcomes Report ↓5. Cost Plan ↓6. Referenced Documents ↓7. Environmental Asset Inspection ↓8. Precedent Project Summary ↓9. Funding Strategy ↓10. Decision Making Framework ↓

SUMMARY

The Shire, community members and key stakeholders have dedicated significant time and resources to delivering Council's vision for the Mundaring Town Centre, including the actions identified in Council's Mundaring Town Initiative Masterplan (2017). This includes planning for:

- high-quality community facilities which maximise benefits to all of the community;
- a new cultural heart, anchored by Sculpture Park;
- improved streetscapes and vibrant public places; and
- improved circulation and connectivity.

To implement this vision, the Mundaring Town Centre Revitalisation and Multi-Purpose Community Facility (MPCF) project has been progressing since 2018/19. The project seeks to deliver:

- a rationalisation of the majority of existing community facilities with the Mundaring Town Centre, into a collocated community hub;
- repurposing of some existing Shire facilities; and
- investment in place-making initiatives needed to deliver a reimagined Cultural Precinct for the Mundaring Town Centre.

This transformative project is currently in the second of five stages, to be delivered over a total of eleven years. The project is progressing well through Stage 2 (Planning and Design) [2022-2025], with the Shire collaborating with community members and key stakeholders to:

- develop a deeper understanding of their needs and shared aspirations; and
- develop community-led concept sketch and masterplan options for the MPCF and the reimagined cultural/community precinct in which the MPCF will be built.

The final concept sketch and masterplan options are described in detail within the Options Report at **Attachment 1**. High resolution plans are shown in **Attachment 2**.

The Shire engaged TRCB as the consultant to undertake community engagement and concept sketch development. TRCB have assessed three design options against Council's approved Decision Making Framework for the MPCF (see **Attachment 10**) and recommend the project progress to operational modelling, business case development and developed concept design based on Option B: Circular (East) – Medium Scenario as a preferred concept, with the following justifications:

“Option B: Circular (East):

- *This option delivers the project in an appropriate timeframe.*
- *Enables quality interaction of built form with Sculpture Park and establishes a coherent and more contiguous public-open-space between the site and the Park.*
- *Has support for the key elements of the design by the broader community as it brings together the strengths from the alternative concept sketch options.*
- *Has positive implications for future development in terms of location, flexibility of options and a maximisation of flexibility for the Shire freehold land.*
- *It does not require wholesale disruption of the existing community facilities and services.”*

Officers support the justifications provided by TRCB for recommending Option B: Circular (East) – Medium Scenario as a preferred concept. It is therefore recommended that Council, in considering the significant contribution made by the community and key stakeholders in developing the concept sketch and masterplan options for the proposed MPCF and Cultural Precinct, and to enable the project to progress to Stage 2B:

- 1) Endorses Option B: Circular (East) – Medium Scenario as detailed in Attachment 1: Options Report as a preferred design concept for delivering the proposed Mundaring Multi-Purpose Community Facility and surrounding Cultural Precinct; and
- 2) Notes that decisions relating to:
 - a) determining a final building design;
 - b) committing to construction of the proposed Multi-Purpose Community Facility;
 - c) determining the future purpose of existing community facilities; or

- d) consideration of any other development on Shire owned or managed land in and around the proposed Multi-Purpose Community Facility and Cultural Precinct

will be considered by Council at later stages.

BACKGROUND

Endorsing a preferred concept sketch and masterplan option is an important milestone in Council's commitment to plan strategically for the changing needs of its community, through revitalisation of the Mundaring Town Centre. The Shire has undertaken significant work over a number of decades to ensure it is best placed to accommodate growth of the Mundaring Town Centre in a way that retains its highly valued characteristics and meets the needs and aspirations of the community.

Shire records reflect that planning for the Civic and Cultural Precinct commenced in the mid 1980's with the strategic acquisition of land for development within the precinct. A Civic Facilities Reserve was established in the same decade to enable long term funding for this and other key capital upgrades. A Civic and Cultural Precinct Plan for this area and a Precinct Structure Plan for the District Business Zone on the northern side of Great Eastern Highway were developed in 1997 to help guide growth and development of this mixed-use land area and to cater for a full range of retail, business, commercial, civic and cultural uses. The Civic and Cultural Plan contemplated many components which are still relevant today, including provision of a new library, art gallery, youth activity space, seniors citizens (now Hub of the Hills), infant health (now Community Health) and not for profit service providers.

Since the inception of the Integrated Planning and Reporting Framework for all local governments in 2013, Council has annually adopted a Corporate Business Plan and Long Term Financial Plan that have made provision for planning of the Civic and Cultural Precinct. This has included provision for capital budget to build the proposed multipurpose community centre, as well provision of budget for Stage 1 from 2018/19 (over 3 years) and Stage 2 from 2022/23 (over 3 years).

More recently, the Shire's Mundaring Town Initiative Masterplan, endorsed by Council in 2017 (**C10.03.17**), established a clear vision for revitalising the Mundaring Town Centre through a range of 'impact actions' aimed to *"ensure that it is a vibrant and desirable place for the community to enjoy..."* and *"...become an enviable place where the living, shopping and working needs of the Mundaring Community and its visitors are met now and into the future."*

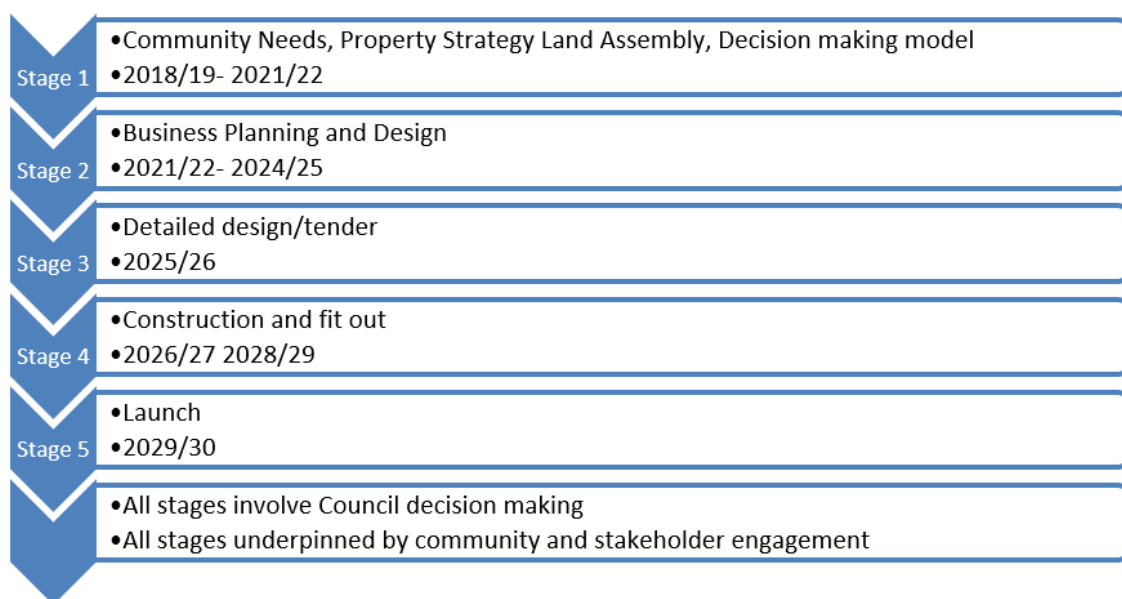
In addition to those actions listed in the Masterplan report summary, Council also committed to:

- investing in place-making and marketing;
- being ready for investment towards mixed-use development and increased residential densities;
- leading the way to overcome servicing difficulties and promote new investment;
- rationalising Shire-owned land, services and facilities; and
- making it easier and safer to cross Great Eastern Highway.

In 2018 (**C3.11.18**), Council endorsed the Mundaring Activity Centre Plan, ensuring the Shire's planning framework aligned with its strategic objectives for accommodating growth within the town centre.

To progress the actions committed to in the Mundaring Town Initiative Masterplan (2017), Stage 1 of the Mundaring Town Centre Revitalisation and MPCF project commenced in 2018/19.

The project is envisioned as a multi-year project with five key stages, with Council decision points throughout each stage.



Stage 1 involved:

- significant consultation with community and key stakeholders to understand their needs and aspirations;
- a robust assessment of community facility needs and land rationalisation options; and
- preliminary planning for the MPCF and identified land assembly opportunities.

Stage 1 resulted in Council's endorsement to progress planning of the MPCF based on a Hub-Plus concept model, which included co-locating the majority of community facilities and services into the MPCF, while retaining productive re-use (or repurposing) of some existing Shire-owned community facilities (**SC2.10.20**). As part of the same decision, Council endorsed a decision making framework for considering the services to be delivered by the MPCF. Subsequently, in November 2020 Council resolved to include the Multi-purpose Community Centre as a lobbying and advocacy priority (**C8.11.18**), where it has since remained.

The current stage (Stage 2) began in 2022 and is scheduled to run over three years (concluding in 2025). The objectives of Stage 2 are to deliver:

- a concept design and operational model for the MPCF;
- preliminary land assembly actions;

- secured funding;
- initial precinct upgrades (subject to separate council decisions); and
- a detailed business case, which will seek Council's commitment to progress to the next stages, being construction of the proposed MPCF and significant precinct upgrades.

Stage 2A, which is the subject of this report, has involved community and stakeholder engagement and the development of concept sketch and masterplan options, which then inform the further implementation of Stage 2 (e.g. Stage 2B).

Most recently, at the 8 August 2023 Ordinary Council Meeting Council adopted **(C9.08.23)** the Recommended Priorities for Lobbying and Advocacy 2023-2025. Importantly, the primary focus of the Shire's lobbying and advocacy effort in this period will be targeted at the Mundaring Town Centre Revitalisation and construction of the MPCF, noting Council determined these as the only 'Tier 1 Priority' projects.

STATUTORY / LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

CD-04 Community Engagement

Engagement has been undertaken in accordance with the policy measures of CD-04 Community Engagement and Council's endorsed Engagement Strategy for Stage 2 of the project **(C3.02.23)**.

FINANCIAL IMPLICATIONS

There are no additional financial implications in endorsing a preferred concept sketch and masterplan option to allow the project to progress as scheduled, which is the subject of this report.

Consideration of a commitment of funding towards subsequent project stages (encompassing detailed design and construction) as part of a detailed business case is scheduled to be presented to Council early in 2025.

If Council does not endorse a preferred concept sketch and masterplan option there is a very high likelihood that the project will not be able to meet its current schedule, resulting in delayed opportunities for grant funding and significant increased project costs beyond those identified in Council's adopted Corporate Business Plan 2023/24 – 2026/27 (CBP 23-27).

The MPCF Funding Strategy (**Attachment 9**) summarises the Shire's initial plan for funding the MPCF. It is therefore considered critical that Council endorses a preferred MPCF concept sketch at this time, in order to:

- enable lobbying to commence ahead of the 2025 State and Federal Government elections;
- commence funding actions; and

- prevent project delays, which result in reputational damage, increased project costs and reduced social outcomes.

STRATEGIC IMPLICATIONS

Mundaring Strategic Community Plan 2020 - 2030

Priority 3 - Built environment

Objective 3.1 – Shire assets and facilities that support services and meet community need

Strategy 3.1.5 – Revitalise the Mundaring Town Centre

Council’s commitment to the project is reinforced by recent adoption of the Shire’s Economic Development and Tourism Informing Strategy (EDTIS) 2023-2028 **(C10.06.23)**. Specifically noted in the EDTIS is Action 2.1 - Progress the Mundaring Town Centre Cultural Precinct and Multi-purpose Community Facility to the next stages of design and development. The EDTIS identifies this project as a high priority and an opportunity for creating vibrant places, as follows:

“The town of Mundaring and the Shire’s unique village communities all have a strong sense of individual identity coupled with a collective vision for sustainable living. This network of vibrant village communities offers a variety of shopping, art, culture, food, recreation, leisure and entertainment.

To realise its vision for a thriving village lifestyle, Shire of Mundaring is investing in the revitalisation of the Mundaring Town Centre through the creation of a new ‘civic and cultural heart’.

This urban renewal investment will serve to position the appeal as a location of choice for businesses and for residents who value the area’s relaxed hills lifestyle in a beautiful natural setting underpinned by a vibrant retail sector, arts and culture, sport and recreation, health care and education and access to jobs and a diversity of housing.

The catalyst for Mundaring’s revitalisation is the proposed Multi-purpose Community Facility with a new library, cultural and art spaces and multifunction spaces, as well as further improvements to the Mundaring Town Centre to ensure that it is an enviable place to recreate, reside and visit.”

The project also provides significant opportunities to implement key actions identified within the following Council endorsed/approved strategies:

- Age Friendly Informing Strategy 2022-2025
- Access and Inclusion Informing Strategy 2022-2026
- Reconciliation Action Plan: Innovate 2022-2024
- Energy and Emissions Reduction Strategy 2018

SUSTAINABILITY IMPLICATIONS

Sustainability means meeting the needs of current generations, without compromising the needs of future generations, by employing good governance to ensure a balanced optimisation of environmental health, economic prosperity and social well-being.

Sustainability is one of the nine criteria underpinning Council’s Decision Making Framework for the project (**Attachment 10**). The sustainability implications of the concept options are assessed in the Options Report (**Attachment 1**).

The project represents a milestone opportunity for the Shire to plan for intergenerational equity by making a long-term investment in community infrastructure. The MPCF project has significant potential to improve efficiencies in energy use, facility maintenance and staff resourcing, in addition to filling existing deficits in the suitability, quality and capacity of existing community facilities.

RISK IMPLICATIONS

<p>Risk: Financial - Council decides to defer the project</p> <p>Parliamentary representatives have already begun seeking election commitments for the 2025 State and Federal elections, with advice being that potential projects need to be identified by end 2023.</p> <p>By deferring the project, it is almost certain that the Shire will miss the opportunity to lobby for external funding (via 2025 election commitments) required to co-fund construction of the proposed MPCF resulting in a requirement to wait until the 2028 and 2029 elections before this opportunity arises again.</p> <p>This will result in cost escalations for the project, ongoing maintenance costs for existing ageing facilities that are scheduled to be included in the facility, as well as a higher likelihood that the community engagement and needs analysis would be required to be redone or refreshed.</p>		
Likelihood	Consequence	Rating
Almost Certain	Extreme	Extreme
Action / Strategy		
<p>The risk rating is unacceptable.</p> <p>Recommended action/strategy: Avoid the risk –</p> <p>Enable the project to proceed as scheduled, by endorsing a preferred option for the proposed MPCF. This enables the lobbying effort to proceed with greater clarity and timeliness.</p>		

<p>Risk: Reputational - Council decides to stop the project</p> <p>Council may seek to stop the project at this stage, because of concern about high forecast construction costs (which are yet to be determined).</p> <p>By stopping the project, it is almost certain that the Shire will experience major adverse reputational impacts, due to not meeting the needs of community, which have been expressed and developed over several decades.</p> <p>Stopping the project mid-stage, without consideration of a detailed business plan to construct the proposed MPCF, could be viewed as an inefficient use of resources spent on the project to date.</p>		
Likelihood	Consequence	Rating
Almost Certain	Moderate	High
Action / Strategy		
<p>Recommended action/strategy: Avoid the risk –</p> <p>Enable the project to proceed through the planning and design stage as scheduled, by endorsing a preferred option for the proposed MPCF. This will ensure more detailed information on the option can be developed and presented to Council to inform future decision making (including a business case detailing costs and funding secured) as to whether the project proceeds and in what form.</p>		

<p>Risk: Reputational - Council decides to reduce the scale of the project (e.g. Shire functions only, such as a refurbishment/rebuild of the library)</p> <p>With an intent to reduce construction costs, Council may seek to reduce the scale of the project, by significantly reducing the number of services to be provided by the proposed MPCF.</p> <p>By redirecting the project at this stage of the planning, before funding opportunities have been explored, it is likely that the Shire will experience adverse reputational impact, due to not meeting community expectations.</p>		
Likelihood	Consequence	Rating
Likely	Major	High
Action / Strategy		
<p>The risk rating is acceptable, subject to appropriate controls being implemented.</p> <p>Recommended action/strategy: Avoid the risk –</p> <p>Enable the project to proceed as scheduled, by endorsing a preferred option for the proposed MPCF. Reduction in scale can be considered, as required, at later stages of the project once all funding avenues have been explored.</p>		

<p>Risk: Financial – Council decides to proceed with the project as recommended</p> <p>By proceeding with the project, it is possible that the Shire will not receive sufficient external funding required to co-fund construction of the proposed MPCF.</p>		
Likelihood	Consequence	Rating
Possible	Major	High
Action / Strategy		
<p>The risk rating is acceptable, subject to appropriate controls being implemented.</p> <p>Recommended action/strategy: Mitigate the risk –</p> <p>Overseen by executive staff, project planning is already underway to ensure all opportunities for external funding are monitored, researched and adequate resources directed to pursue potential funding opportunities. Should suitable funding not be secured, this would then inform future Council decision points for the project – that is, it will be open to Council to determine whether to proceed and in what form.</p>		

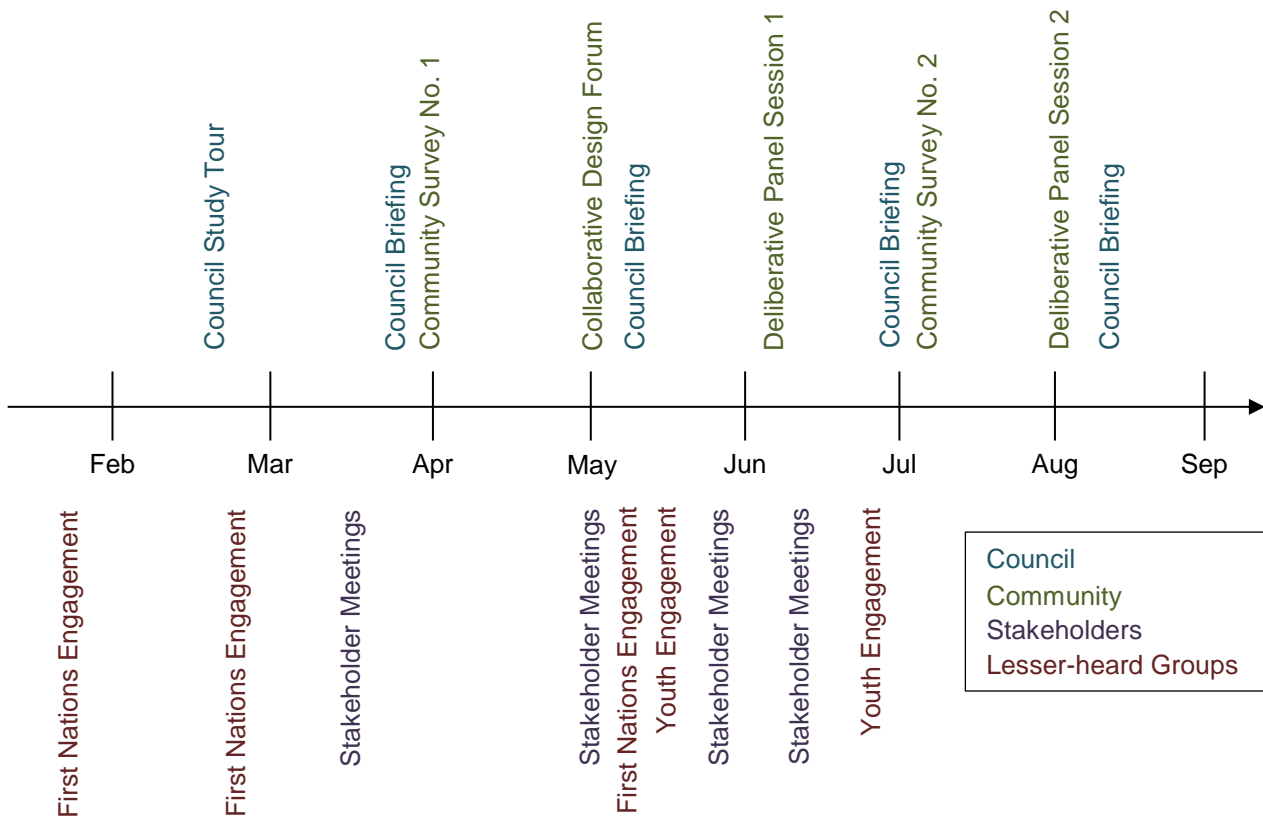
<p>Risk: Reputational – Council decides to proceed with Option B: Circular (East)</p> <p>The siting of Option B: Circular (East) was not presented as an option in the recent community survey.</p> <p>By proceeding with this option, it is possible that the Shire will experience adverse reputational impacts, due to not meeting community aspirations.</p>		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
<p>Option B: Circular (East) was developed in response to strong community aspirations derived from the community survey and deliberative panel for:</p> <ul style="list-style-type: none"> - a preference to the circular form of Option B; and - the facility to have a greater presence on Mundaring Weir Road. Locating Option B: Circular further east was a proposal raised by community. <p>Option B: Circular (East) is considered to best meet the identified aspirations of the community. The risk rating is considered acceptable, with no mitigating or avoidance measures proposed.</p>		

EXTERNAL CONSULTATION

In February 2023, Council endorsed the Stage 2 Engagement Strategy for the project **(C3.02.23)**, which provided a robust plan to ensure community and stakeholder collaboration to develop the concept sketch and masterplan options.

The Engagement Outcomes Report (**Attachment 4**) summarises the processes and outcomes of the engagement undertaken to develop the concept sketch options. The report demonstrates the significant involvement by a diverse range of community and stakeholders and clearly identifies the needs and aspirations of community.

Figure 1: Stage 2A Engagement Timeline (2023)



Engagement undertaken to develop the concept sketch and masterplan options has been consistent with Council’s endorsed Engagement Strategy and has been proven successful by the high level of participation and positive community feedback regarding the engagement processes. For example:

“...congratulations to the organisers - a well attended and collaborative workshop...”
 (Collaborative Design Forum participant)

“Congratulations to the Shire for adopting and approving this clear consultative process. The design team and staff have been exceptional in their attention to detail and taking into consideration the views expressed by community members through surveys, research and the panel process.”
 (Collaborative Design Forum/Deliberative Panel Participant)

Figure 2: Collaborative Design Forum (Session 1)



Figure 3: Deliberative Panel (Session 2)



Some key themes identified throughout the engagement/design process include:

- A significant need for considerable increase in the size and suitability of facilities to service existing community services/groups/organisations;
- A need for a diverse range of multi-purpose community spaces;
- Building design to integrate with the existing landscape;
- Preference for a more circular design;
- MPCF to provide for as many community services as possible;
- Strong desire for the project to progress;

Collaboration with community and key stakeholders undertaken throughout 2023 builds on the already significant body of consultation undertaken in recent years, to better understand the community's values and their aspirations for the Mundaring Town Centre. This deep understanding provides a very-high level of confidence that the Shire is well informed to progress the planning and design of the proposed Mundaring MPCF and development of the reimagined Cultural Precinct, in a way which meets needs and aspirations of community.

COMMENT

Design Development

Working with the Shire, community members and key stakeholders, the Shire's consultants (TRCB) worked to a complex brief of developing three concept sketch and masterplan options for the proposed MPCF and Cultural Precinct. With the assistance of sub-consultants Element (community engagement) and UDLA (landscape architects), TRCB tested a number of scenarios throughout concept development, including:

- several facility designs, based on community and stakeholder feedback;
- three 'accommodation' scenarios, testing the services to be provided within, and the amount of floor space provided by, the proposed MPCF;
- relocating community services into existing Shire facilities; and

- various development opportunities within the Railway Heritage Trail Reserve.

Undertaken over three days in May 2023, the Collaborative Design Forum produced eight 'design principles', eight 'key moves' and three design options (as shown below).

Figure 4: Option A - Iteration 1

Figure 5: Option B - Iteration 1

Figure 6: Option C - Iteration 1



Note: Option A (above) was referred to as Option B early on in the concept development stage and vice versa for Option B. To reduce confusion for the reader, the 'linear' option is referred to throughout this report as Option A and the 'circular' option(s) referred to as Option B.

Option C proposed the MPCF be constructed along Jacoby Street. Further development of this option was not undertaken due to limited support from the community and the cost prohibitive nature of diverting services located within the road reserve.

Some of feedback provided by community members about Option C was that it reduced access to the precinct, would result in a loss of the existing on-street parking and would result in a loss of the existing view corridor (looking down Jacoby Street).

In addition, the cost of relocating existing services within the road reserve was cost prohibitive: the cost of diverting the existing potable water lines alone were estimated by a Quantity Surveyor (QS) to be \$1.2m +GST. From here, feedback from community and key stakeholders helped inform the second iterations of design options A and B, as shown below.

Figure 7: Option A - Iteration 2

Figure 8: Option B - Iteration 2



Feedback on the second iteration of design options was provided by a Deliberative Panel, comprising 19 community members from a range of backgrounds, who were tasked with the role of representing the whole community. Based on feedback provided by the

Deliberative Panel, the concept options were developed further and a third iteration of the design options released for broad community feedback via a community survey (as shown below).

Figure 9: Option A - Iteration 3

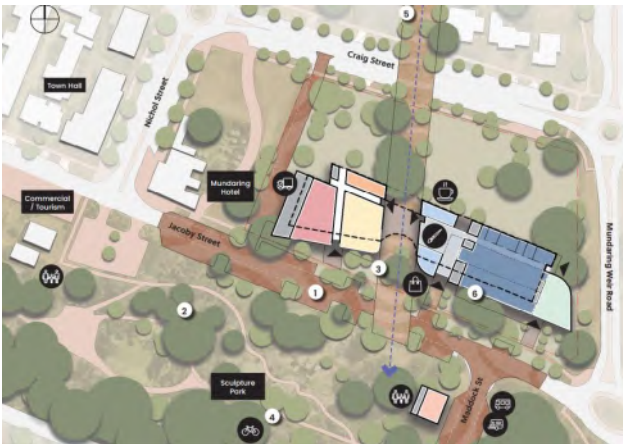


Figure 10: Option B - Iteration 3



Following the community survey, the results were shared with the Deliberative Panel, along with a further developed iteration of the concept options (fourth iteration). This fourth iteration included two accommodation scenarios for the linear option (Option A; medium and large) and three accommodation scenarios for the circular option (Option B; small, medium and large) [refer next section 'Accommodation Scenarios']. These scenarios are graphically represented below.

Figure 11: Option A (I4): Medium

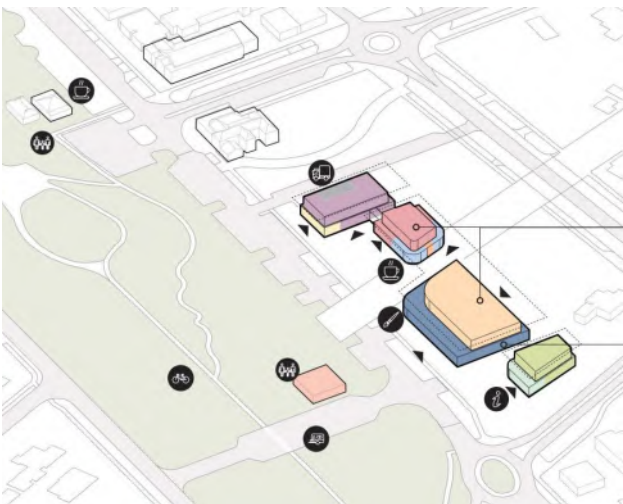


Figure 12: Option A (I4): Large

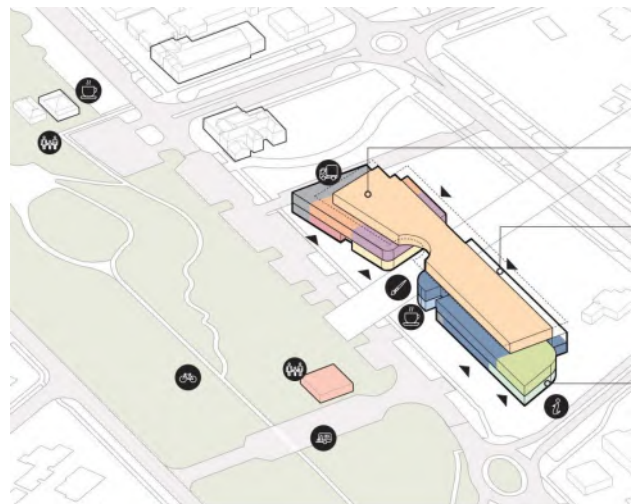


Figure 13: Option B (I4): Small

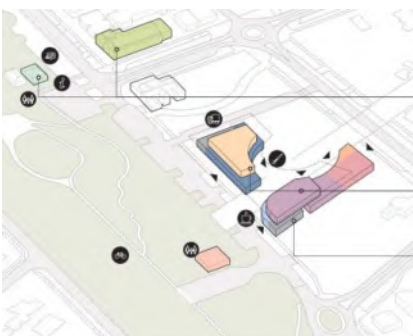


Figure 14: Option B (I4): Medium

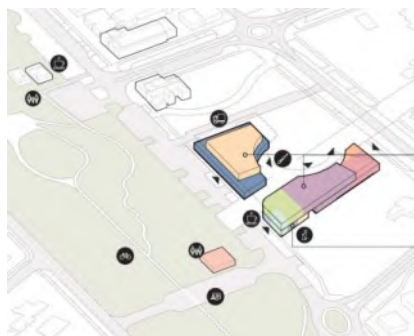
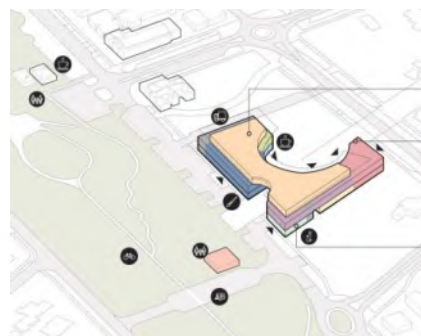


Figure 15: Option B (I4): Large



Presented with the estimated construction costs and Council's decision making framework for the project, the Deliberative Panel made recommendations that either Option B Medium or Large be pursued. The main reasons for this were because of the strong community preference for Option B and to ensure sufficient space is provided for future community demand. A more detailed summary of the Deliberative Panel's recommendations are provided in the Engagement Outcomes Report (**Attachment 4**)

Throughout the design and engagement process, it became clear that while the community preferred the circular form of Option B, its siting on the land meant that it lacked the distinct locational advantage offered by Option A, with its presence on Mundaring Weir Road (in particular the location of the visitor centre on the corner of Mundaring Weir Road and Jacoby Street). To address this disadvantage, a sub-option to Option B was developed, moving its location to the eastern-most siting on the site.

Final three options for Council's consideration

The following options represent the final three concept options for Council's consideration, based on a recommended Medium accommodation scenario (refer next section Accommodation Scenarios). The options are presented in more detail in **Attachment 1: Option Report** and **Attachment 2: Design Drawings**, with supporting information provided in **Attachment 3: Accommodation Schedules** and **Attachment 5: Cost Plan**.

Figure 16: Option A: Linear - Plan



Figure 17: Option A: Linear - Perspective Render



Figure 18: Option B: Circular (West) - Plan



Figure 19: Option B: Circular (West) - Perspective Render



Figure 20: Option B: Circular (East) - Plan

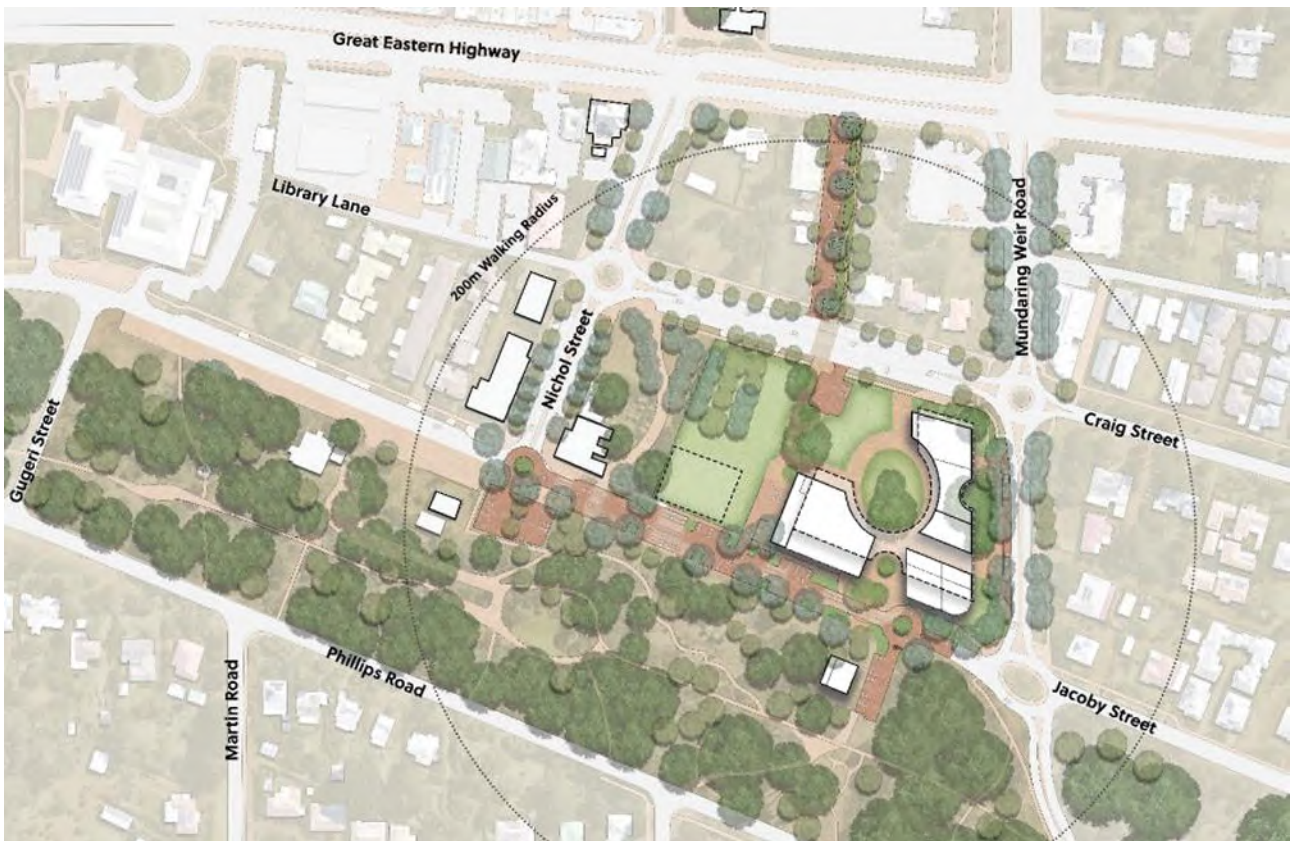


Figure 21: Option B: Circular (East) - Perspective Render



Accommodation Scenarios

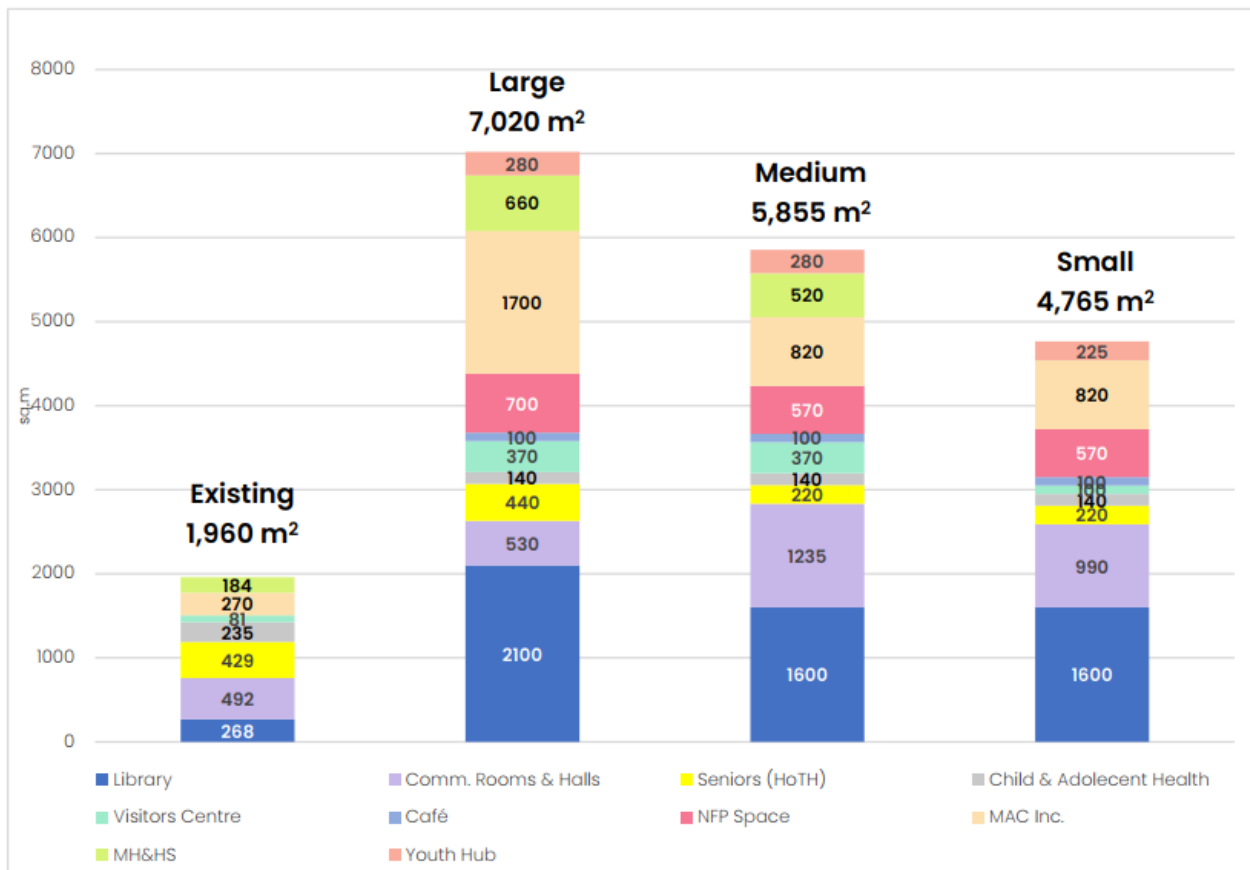
Refer **Attachment 3: Accommodation Schedules**

'Accommodation' refers to the amount of space/floor area proposed. TRCB have considered three accommodation scenarios for the proposed MPCF, presented as a 'large', 'medium' and 'small' scenario.

Research, benchmarking, consultation and needs analysis undertaken during Stage 1, in addition to further consultation and analysis undertaken throughout Stage 2, has identified a clear need to provide larger, more efficient and fit-for-purpose facilities for the majority of existing community services operating within the Mundaring Town Centre. For these reasons, provision has been made for the following services to be accommodated in all three accommodation scenarios, either in the MPCF itself, or within repurposed Shire buildings:

- A new Library (incorporating a range of space types and the Toy Library);
- A new Visitors' Centre;
- Several, various sized community halls/multi-purpose spaces, workshops, studios, meeting rooms and a community kitchen;
- Dedicated space for older adults;
- A new home for the Mundaring Arts Centre Inc. Administration and galleries;
- An artist-in-residence space;
- A new location for the Mundaring & Hills Historical Society (MHHS) administration;
- New Mundaring District Museum Display spaces (Permanent Gallery and rotating display);
- New meeting spaces and program space for not-for-profit community organisations and community groups;
- Replacement Child and Adolescent Health Service consulting rooms and associated spaces; and
- A separate but co-located, dedicated hub for young people.

Figure 22: Accommodation Scenarios



At approximately 7000sqm, the Large accommodation scenario includes all of the space required to meet benchmarks for the various services as identified in the MPCF Stage 1 Community Facility Needs Analysis Report (2020), as well as the aspirations identified by key stakeholders.

At approximately 6000sqm, the Medium accommodation scenario represents a rationalised version of the Large accommodation scenario. It does this by removing some potentially unnecessary space and reducing duplication by creating more multi-purpose spaces (in lieu of more spaces dedicated to specific services).

At approximately 5000sqm, the Small accommodation scenario includes a reduction in shared community spaces and locates the Visitors Centre within the Stations Master’s House, and the Museum and Mundaring and Hills Historical Society within the Mundaring Hall.

Officers agree with TRCB’s justifications for recommending the Shire proceed with the project based on the Medium accommodation option. TRCB’s justification for this option notes:

“This achieves the collocation required for economic and social sustainability, whilst not over-committing the Shire to an unnecessarily over-sized facility which adversely impacts both the project’s environmental and economic sustainability.”

Form and siting

Refer **Attachment 2: Design Drawings**.

In order to facilitate developed concept design and to support lobbying and grant applications as part of Stage 2B, it is recommended that Council endorses a preferred 'form' and 'siting' for delivering the proposed Multi-Purpose Community Facility (MPCF).

TRCB have developed three options for the form and siting of the proposed MPCF.

Consistent with the recommendations of the Mundaring Deliberative Panel – Multi-Purpose Community Facility (Deliberative Panel), the most important criteria for considering the form of the MPCF are:

1. Time taken to deliver the project;
2. Interaction with Sculpture Park;
3. Support by the broader community;
4. Implications for future development; and
5. Continuity of existing services.

Time taken to deliver the project

All options are likely to take a similar time to construct.

Interaction with Sculpture Park

Due to the nature of a linear design, 'Option A: Linear' is considered to provide the best interaction with Sculpture Park.

Both 'East' and 'West' variations of 'Option B: Circular' are considered more inward-facing, shifting the focus from Sculpture Park.

Notwithstanding, final building design (including the south-facing uses, openings, windows, façade treatments etc.) will heavily influence the successful interaction of any of the options with Sculpture Park.

Support by the broader community

At the time of the community survey in July 2023, 'Option B: Circular (East)' had not yet been developed. Of the two options presented in the survey, 'Option B: Circular (West)' was shown to be clearly preferred by the community over 'Option A: Linear'.

Some of the reasons people preferred the circular design include provision of a protected central focus/hub/gathering place, services closer to each other, circular/curved shape, and connection/frontage to both Craig Street and Jacoby Street.

For those that preferred the linear design, some of their reasons included park frontage, connection to open spaces around the building(s), location of the Visitors Centre/presence

on corner as landmark, better for future development options on Craig Street, buildings further away from the hotel and the northern aspect.

Implications for future development

All three options provide opportunity for future development on land not required for construction of the MPCF.

As expressed in the Shire's *Mundaring Town Initiative Masterplan 2017*, one of the actions needed to revitalise Mundaring Town Centre is to encourage mixed-use development and increased residential density. If such development was to be considered by Council at a future point regarding the balance of Shire land in the precinct not utilised for the MPCF, the balance of land created by 'Option A: Linear' is considered likely to be the most suitable for this purpose, due primarily to its limited exposure to the medium-high traffic volumes of Mundaring Weir Road.

The Shire owns the western-most portion of the subject site in freehold, accounting for approximately 40% of the subject site. The Shire also own the vacant lot on the corner of Mundaring Weir Road and Jacoby Street (1138sqm; <8% of the site). The majority of the remaining land (eastern portion) is Crown land vested to the Shire. The exception is the existing ambulance site (537sqm; <4% of the site) which is Crown land currently vested to St John Ambulance.

The Shire's *Property Strategy and Land Assembly Plan (PSLAP 2021)* recommends the Shire seek to have the MPCF constructed on Crown land (vested in the Shire), with the majority of the land not required for the MPCF to be transferred (if required) to Shire freehold land. The intent of this recommendation is to provide greater opportunities for future use and/or development of the land not required to construct the MPCF.

All options require the existing ambulance site to relocate and for the land to be vested to the Shire. St John WA have advised that the size of the land holding for the existing ambulance site does not meet their operational needs. The Shire and St John WA are currently working together to find a larger site for the Mundaring ambulance service, which better meets their operational needs.

'Option B: Circular (East)' significantly reduces the risk of the State Government not agreeing to swap Shire freehold land with Crown land, as this option would be constructed on a majority of Crown land already vested to the Shire and maximises the amount of Shire freehold land not required for construction of the MPCF.

Continuity of existing services

'Option A: Linear' presents the least impact to the continuity of existing services. Noting that the Mundaring Men's Shed has a new location in the light industrial area, the layout of this option means that the only service to be impacted is the Mundaring Ambulance Station. All other services can continue operating during construction of the facility.

Summary of 'form' and 'siting' considerations

Option A: Linear –

- except for the ambulance service, will allow existing services to continue operating during construction of the MPCF;
- integrates optimally with Sculpture Park (subject to building design); and
- is likely to create a more desirable location for future residential development on the balance land, should Council pursue this in the future.

Option B: Circular (West) –

- is preferred by the community over the linear option as a preferred design outcome.
- is predominantly sited on land owned freehold by the Shire, limiting future development opportunities on the Crown land not required for construction of the MPCF (should the State Government not agree to swap the Shire's freehold land with Crown land).

Option B: Circular (East) –

- maintains the circular design preferred by the majority of community;
- achieves a greater presence within the townsite, due to maximum frontage to Mundaring Weir Road; and
- has the benefit of being sited predominantly on Crown land vested in the Shire, maximising future development opportunities on Shire freehold land not required for construction of the MPCF.

In considering the advantages of each 'siting and form' option, it is evident that there are clear benefits and trade-offs in any option. Considering these on balance, Option B: Circular (East) is recommended, as it:

- delivers the form preferred by the community;
- achieves a greater presence within the Mundaring Town Centre while maintaining a high level of integration with the Sculpture park, ensuring strong engagement by both community and visitors; and
- reduces the risk associated with securing land tenure swaps with the State Government, ensuring future development opportunities are maximised.

Recommendation

Community and key stakeholders have invested significant time and effort in engagement with the Shire to ensure the proposed MPCF meets the needs and aspirations of the whole community, and to ensure the project delivers on Council's well established vision to

revitalise the Mundaring Town Centre. It is important that their contributions to the project over the past six months be recognised.

The options presented to Council are the culmination of decades of community aspirations, many years of background work and an intense community-led design process. In order to allow the time critical lobbying and advocacy to continue and for planning and design of the proposed Multi-Purpose Community Facility and reimagined Cultural Precinct to continue as scheduled, it is recommended that Council endorses a preferred concept sketch and masterplan option. The recommended concept sketch and masterplan is Option B: Circular (East) – Medium Scenario.

It is considered important to highlight that, by endorsing a preferred concept sketch and masterplan, Council is not committing to a number of related decisions, which would be made as part of subsequent project stages, including such decisions as:

- determining a final building design;
- committing to construction of the proposed Multi-Purpose Community Facility;
- determining the future purpose of existing community facilities; or
- consideration of any other development on Shire owned or managed land in and around the proposed Multi-Purpose Community Facility and Cultural Precinct.

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That Council, in considering the significant contribution made by the community and key stakeholders in developing the concept sketch and masterplan options for the proposed MPCF and Cultural Precinct, and to enable the project to progress to the next step (i.e. operational modelling, developed concept design, seeking external funding, progressing land assembly negotiations and undertaking initial place making initiatives): –

1. Endorses Option Circular (East) – Medium Scenario as detailed in Attachment 1: Options Report, as a preferred design concept for the proposed Mundaring Multi-Purpose Community Facility and surrounding Cultural Precinct, including:
 - a. the general form, layout and siting for the Multi-Purpose Community Facility;
 - b. the services to be accommodated within the Multi-Purpose Community Facility, including:
 - i. Library;
 - ii. Multi-Purpose Community Rooms for Meetings, Functions and Activities;
 - iii. Visitor Centre;

-
- iv. Museum;
 - v. Art Gallery and Studios/Workshops;
 - vi. Dedicated Spaces for Children, Young People and Older Adults;
 - vii. Administration and program space for not-for-profit organisations and community groups (e.g. Mundaring Arts Centre, Mundaring and Hills Historical Society, Mundaring Toy Library, Mundaring Senior Citizens Association, Mundaring CWA, Mundaring RSL, RISE, Community Health Clinic (Early Childhood)); and
 - viii. Complimentary Commercial Space (e.g. Café, shop);
- c. the precinct upgrades to be undertaken, including:
- i. upgraded public amenities;
 - ii. streetscape and other landscape enhancements;
 - iii. improved pedestrian connectivity and amenity;
 - iv. modified carriageway(s) (e.g. Jacoby Street) and parking;
 - v. upgraded outdoor amphitheatre;
 - vi. new bicycle jumps and pump track;
 - vii. new dedicated 'hang-out' space for young people;
 - viii. relocated long-vehicle parking;
 - ix. identifying new services to support tourism (e.g. café, bike hire etc.)
2. Notes the following decisions will be considered by Council at later stages of the project:
- a. endorsement of a final building design (developed concept design);
 - b. commitment to construction of the proposed Multi-Purpose Community Facility;
 - c. the purpose of existing community facilities; and
 - d. development on Shire owned or managed land in and around the proposed Multi-Purpose Community Facility and Cultural Precinct.



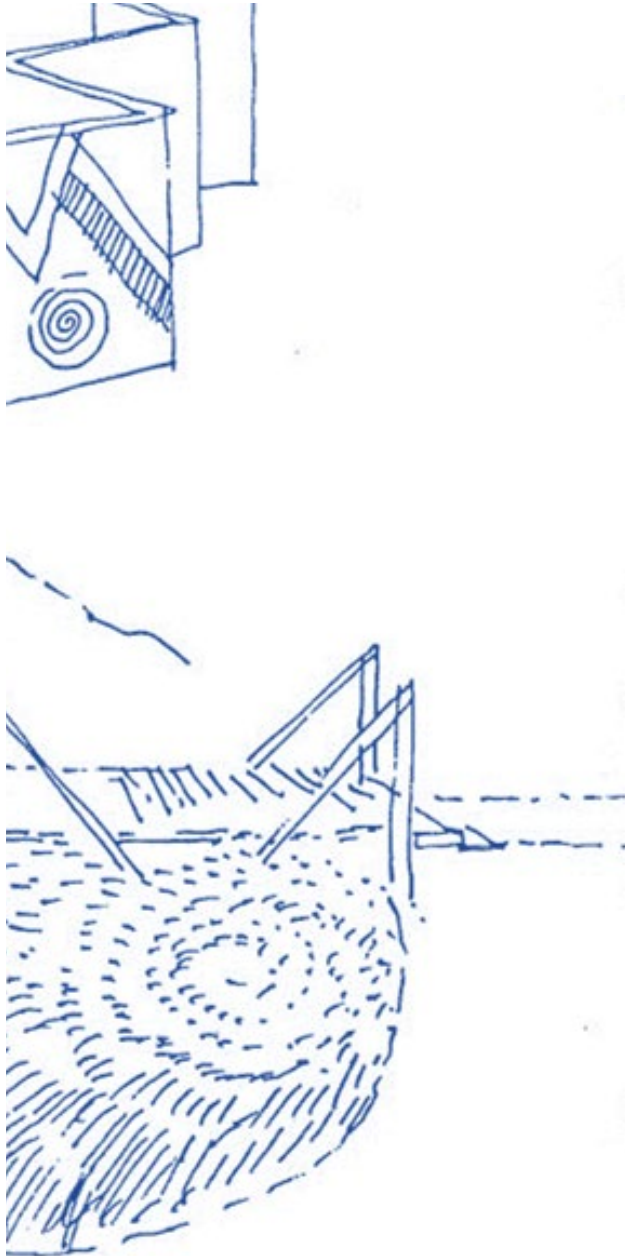
Mundaring Multi-Purpose Community Facility

Stage 2a – Concept Sketch and Master plan Options Report

August 2023







*Mundadjalina-k ngala kaditj Noongar moort nidja Wadjak boodjar-ak
kalyakool moondang-ak kaaradj-midi.*

Ngala Noongar Moort wer baalabang moorditj kaadidjiny koota-djinanginy.

Ngala Noongar wer Torres Strait Moort-al dandjoo koorliny kwaba-djinanginy.

*Koora, yeyi wer kalyakool, ngalak Aboriginal wer Torres Strait birdiya wer
moort koota-djinanginy.*

Shire of Mundaring and TRCB respectfully acknowledge the Whadjuk people of the Noongar Nation, who are the traditional custodians of this land.

We acknowledge Elders past, present and emerging and respect their continuing culture and the contribution they make to the region.

4 Mundaring Multi-purpose Community Facility (MPCF)

Document Information

Project Ref.	Project Name	Document	For	By
23023	Mundaring Multi-purpose Community Facility	Stage 2a – Concept Sketch and Master plan Options Report	Shire of Mundaring	TRCB

Revision History

No.	Date	Purpose of Issue	Prepared	Reviewed	Received	Rep.
i.	11/08/2023	Internal review	BT, JM	FC	-	-
ii.	21/08/2023	Draft for comment	BT, JM	FC	Shire of Mundaring	LS, MG
0	25/08/2023	Final Draft for Council	BT, JM	FC	Shire of Mundaring	LS, MG

Cover and inside cover image acknowledgement: *Trevor Woodward, artist.*



Fred Chaney
Director

T (08) 9388 6111
E fchaney@trcb.com.au

Whadjuk Noongar Country
Level 4, 22 Delhi Street
West Perth WA 6005

trcb.com.au

In partnership with:
Landscape Architecture
& Urban Design

Quantity Surveying

Traffic Engineering

Engagement

For:



Copyright © TRCB

All rights reserved. Other than for the purposes of and subject to the conditions prescribed under the Copyright Act 1968 (Cth), no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic or otherwise, without the prior written permission of TRCB.

No express or implied warranties are made by TRCB regarding the information and analysis contained in this report. In particular, but without limiting the preceding exclusion, TRCB will not verify, and will not assume responsibility for, the accuracy and completeness of information provided to us.

This report has been prepared with particular attention to our client's instructions and the relevant features of the subject site. TRCB accepts no liability whatsoever for: a third party's use of, or reliance upon, this report; Use of, or reliance upon, this report in relation to any land other than the subject site; or The Client's implementation, or application, of the strategies recommended in this report.

Contents

Executive Summary	9
1.0 Introduction	11
1.1 Purpose of this Report	13
1.2 Work to date	13
1.3 Project Vision & Objectives	16
1.4 Team	17
2.0 Engagement	19
2.1 Community	20
2.2 Stakeholders	21
3.0 The Design	25
3.1 Site Context and Character	26
3.2 Heritage	33
3.3 Benchmarking and precedents	35
3.4 Environmental Sustainability	37
3.5 Design principles	38
3.6 Brief Development	40
3.7 Project assumptions	43
4.0 Concept Sketch and Master plan Options	45
4.1 Master planning	46
4.2 Concept Sketch Options	49
4.3 Option A – Linear	52
4.4 Option B – Circular (West)	55
4.5 Comparative Cost Analysis	58
4.6 Assessment of the Concept Sketch Design Options	59
5.0 Recommendation	65
6.0 Next steps	69
Appendices	70
Appendix A – Design Drawings	70
Appendix B – Accommodation Schedules	71
Appendix C – Engagement Outcomes Report	72
Appendix D – Order of Magnitude Cost Plan	73
Appendix E – Referenced Documents	74
Appendix F – Environmental Asset Inspection – Town Centre	76
Appendix G – Precedent project summary	77

List of Figures

Figure 1: Project timeline. Stage 2a highlighted in orange.	12
Figure 2: Purpose of the Stage 2a report.	13
Figure 3: Community involvement in the multi-day Collaborative Design Forum (Charette)	20
Figure 4: Community involvement identified strengths and weaknesses for the MPCF	21
Figure 5: Shire of Mundaring Reconciliation Action Plan. Mundaring Weir, Rohin Kickett, 2022	23
Figure 6: Shire of Mundaring Municipality Context	26
Figure 7: The Subject Site.	27
Figure 8: Existing site and surrounding site context.	29
Figure 9: Existing Amphitheatre - Sculpture Park	30
Figure 10: Sculpture Park sculptures (left) and Boo Park Pump track, Fremantle (right)	31
Figure 11: Great eastern highway and Nichol Street intersection (left) and Sculpture Park	32
Figure 12: Lots with heritage significance	33
Figure 13: Heritage context. The Mundaring Station (left) and Railway heritage in Sculpture Park.	34
Figure 14: MPCF Design Principles	39
Figure 15: Spatial Relationships diagram collocation of proposed MPCF uses.	40
Figure 16: Brief analysis – Small, Medium and Large Accommodation Schedule Scenario's	42
Figure 17: MPCF Key moves	48
Figure 18: Option A: Linear (Left) and (Right) Option B: Circular (West)	50
Figure 19: Option A: Linear Master plan	52
Figure 20: Option A: Linear- Approach from the north looking through to Sculpture Park	53
Figure 21: Option A: Linear – Interface between the MPCF and the 'great verandah' to the north.	54
Figure 22: Option A: Linear Massing Studies. 'Large' and 'Medium' Scenarios (left to right)	54
Figure 23: Option B: Circular (West) Master plan Diagram	55
Figure 24: Option B: Circular (East) Master plan	56
Figure 25: Option B: Circular looking south toward Sculpture Park	57
Figure 26: Option B: Circular Massing Studies. 'Large', 'Medium' and 'Small' Scenario (left to right)	58
Figure 27: Option A: Linear. Aerial view showing the great verandah and Sculpture Park frontage beyond.	63
Figure 28: Option B: Circular northern courtyard and surrounding context	66
Figure 29: Option B: Circular northern oculus, community courtyard and surrounding context	67
Figure 30: Zig Zag Cultural Centre	78
Figure 31: Kalamunda Community Centre	78
Figure 32: Belmont Hub	79
Figure 33: Walyalup Civic Centre	79
Figure 34: Dandenong Civic Centre	80
Figure 35: Boya Community Centre	80
Figure 36: Blue Mountains Cultural Centre, Katoomba	81
Figure 37: Margaret River HEART (Hub of Entertainment, Arts and Regional Tourism)	81

List of Tables

Table 1: Boya and Mundaring Library Membership	15
Table 2: Boya and Mundaring Library event attendance	15
Table 3: Project Team Roles and Responsibilities	17
Table 4: Subject Site Lot Details	28
Table 5: Relevant surrounding site details	28
Table 6: Relevant Heritage Listings	34
Table 7: Additional project benchmark references	36
Table 8: Stage 1 'Hub Plus' Model Accommodation Schedule	41
Table 9: Current MPCF project assumptions	43
Table 10: Order of Magnitude Cost Option A: Linear	53
Table 11: Order of Magnitude Cost Option B: Circular	57
Table 12: Design Option and Accommodation Scenario Order of Magnitude Cost Comparison	58
Table 13: Order of Magnitude Costs for various works potentially associated with the MPCF.	59



Executive Summary

The Mundaring Multi-Purpose Community Facility (MPCF) will be a welcoming, inclusive space that celebrates the site, and Mundaring's natural beauty through an integration of the indoor and outdoor spaces. The MPCF will be a consolidated community asset that, through enhanced interactions between users, enriches the experience of residents and visitors.

To date in Stage 2 (Planning and Design) of the Mundaring Town Centre Revitalisation and MPCF the Shire has collaborated with community members and key stakeholders to:

- Gain a deeper understanding of their needs and shared aspirations.
- Develop concept sketch and master plan options for the MPCF and the reimagined cultural/community precinct.

To realise the Shire's vision for the Mundaring Town Centre, it has been identified that the following aims be explored:

- Establishing high-quality community facilities.
- Creating a new cultural hub centred around Sculpture Park.
- Enhancing streetscape and public spaces.
- Improving circulation and connectivity throughout the precinct.

Structured engagement has been pivotal in stakeholder and community involvement. These included: meetings, workshops, a three-day Collaborative Design Forum (Charette), establishment of and meetings with a Deliberative Panel, Council briefings and contributions. Additionally, community surveys and targeted engagement with key stakeholders ensured a broad range of diverse perspectives were heard and considered, including those from lesser heard groups. These inputs directly shaped the development of the concepts presented in this report.

The visions and objectives for the Cultural Precinct and MPCF project developed in the previous stage (Stage 1) were reviewed and refined throughout this stage of the project (Stage 2a). Guiding Design Principles and master planning Key Moves were developed collaboratively and implemented.

This stage of the project also included evaluation of potential spatial relationships of the MPCF users, and an analysis of programming and accommodation options based on end-user stakeholder briefs from Stage 1. The design team generated, tested, and refined several concept options for the MPCF and the Cultural Precinct master plan.

Following assessment of these concept options against Shire of Mundaring's endorsed decision-making criteria for the MPCF, it is recommended to proceed to Stage 2b with 'Option B: Circular (East)' as the preferred concept sketch and master plan option. This recommendation aligns with the preferences communicated during project's extensive community engagement approach, keeping the community's aspirations and preferences at the forefront.



1.0 Introduction

Shire of Mundaring is committed to enhancing the Mundaring Town Centre, as evidenced by the Mundaring Multi-purpose Community Facility (MPCF) and town centre revitalisation project. This report outlines the two-fold objectives of Stage 2a of this project: conducting comprehensive community and stakeholder engagement to inform design options; and creating a number of design options for the proposed Multi-purpose Community Facility (MPCF) and the broader Cultural Precinct Master plan.

Context and Rationale

The Mundaring Town Centre plays a pivotal role as a regional activity hub, serving a diverse range of community needs. Its unique location and broad catchment area require tailored approaches to effectively realise its potential. The need to replace the Albert Facey Memorial Library (Mundaring) with a functionally suitable contemporary facility is a key component of the project. Further, the area identified as the Cultural Precinct, south of the Great Eastern Highway (GEH) currently contains a range of Shire of Mundaring and community facing organisations. Through consolidation of these facilities a new civic and cultural heart for the Shire will be established. The Mundaring Town Initiative Master plan, developed with extensive community consultation (adopted in 2017), and the Mundaring Activity Centre Plan (adopted in 2018) outline the path for revitalisation and the framework for this to be achieved within.

Engagement

Community and stakeholder engagement in relation to this project began in October 2019. In October 2020, momentum for the project increased and saw Council endorsement of the ‘Hub-Plus’ model, which aims to colocate several disparate community facilities. This will result in optimised community resources and the coalescing of community and other uses that have shared strategic objectives.

Project Scope and Phases

The central focus of this project is the MPCF. Stage 1 included community and stakeholder engagement resulting in: a community facility needs analysis, an endorsed decision-making criteria; and a property strategy and land assembly plan. Over three years, Stage 2 encompasses planning, design, community involvement, operational modelling, business case development and more. An endorsed Engagement Strategy and key Council decision points guide this phase. This report and the subsequent Council determination is the conclusion of Stage 2a of the agreed project programme.

Guiding Framework

Aligned with the Engagement Strategy, Mundaring Town Initiative Master plan, Mundaring Activity Centre Plan, and ‘Hub-Plus’ model, this report ensures the project remains aligned to both the community’s aspirations and the Shire’s vision.

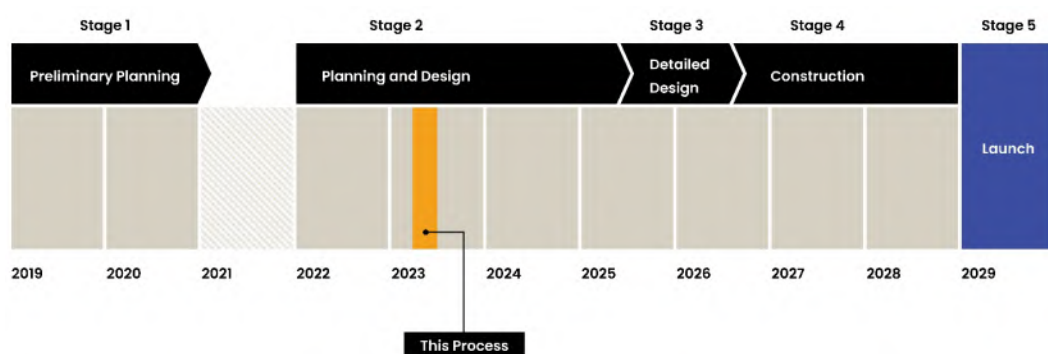


Figure 1: Project timeline. Stage 2a highlighted in orange.

1.1 Purpose of this Report

This design report has been prepared to present several architectural concept sketches and related Master plans for the proposed Mundaring Multi-purpose Community Facility (MPCF) and Cultural Precinct.

The report details the design progression carried out in Stage 2a of the project, following the completion of Stage 1 (by others). This report and its appendices include the development of the project brief and site development strategies as well as preliminary concepts for the project. As this report develops on the Stage 1 documentation, it is intended to be considered as a part of the suite of documents for the project. This report aims to provide Shire of Mundaring with sufficient detail to proceed to Stage 2b of the project, per the figure below.

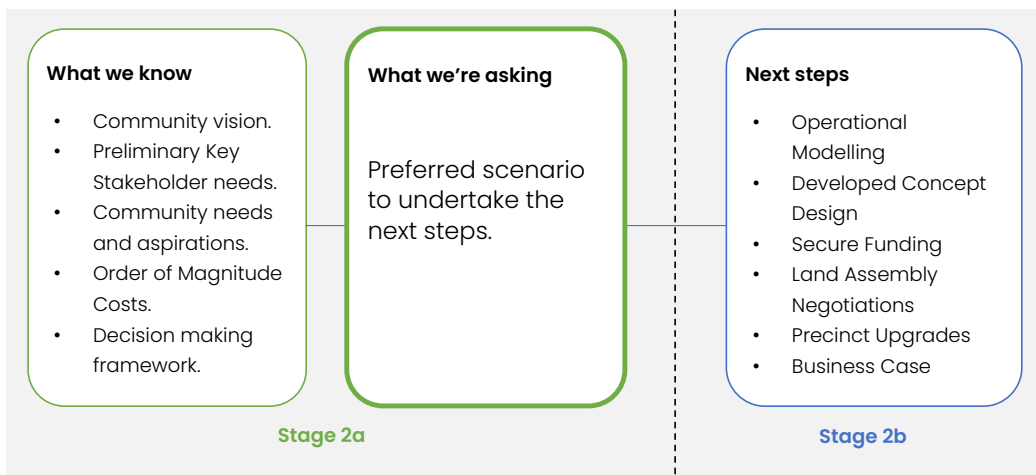


Figure 2: Purpose of the Stage 2a report.

1.2 Work to date

In 2017, following extensive community consultation, Council adopted the Mundaring Town Initiative Master plan, which outlined the Shire’s commitment to the revitalisation of the Mundaring Town Centre. The approval of the Mundaring Activity Centre Plan followed in November 2018, guiding the development of the Town Centre.

In 2019, a consultant team was engaged to carry out Stage 1 of the four-stage process (refer Figure 1). The consultant team undertook extensive investigations while engaging with stakeholders and the community and working closely with Shire of Mundaring. Community consultation into the implementation of the proposed Master plan outcomes occurred from October 2019 to March 2020. Three reports comprising Stage 1 have been completed:

14 Mundaring Multi-purpose Community Facility (MPCF)

1. Stage 1 Consultation Report (March 2020)
2. Community Facility Needs Analysis and Land Assembly Options and Constraints (September 2020)

In October 2020, Council endorsed the 'Hub-Plus' model and the suggested. Subsequently, the final report of Stage 1 was completed:

3. Property Strategy and Land Assembly Plan (PSLAP, June 2021)

In July 2022, Council approved the Shire's Budget, Long Term Financial Plan, and Corporate Business Plan, allowing Stage 2 of the MPCF to proceed.

In February 2023, Council endorsed an Engagement Strategy for the project, and then in March 2023, Shire of Mundaring engaged the TRCB led consultant team to complete Stage 2a of the project. This report summarises Stage 2a of the project.

Previous Shire Projects – Lessons Learnt

Engagement with the Shire, community, and stakeholders revealed that two recent significant Shire projects held relevance as touchpoints for the MPCF project. Namely, the Mundaring Arena (2018), and the Boya Community Centre (2017).

The Mundaring Arena project is relevant due to scale and the project's effectiveness in fostering community engagement. It serves as an exemplar of the opportunities for growth that exist within the Shire. The Boya Community Centre project aligns more closely to the proposed MPCF brief as both have a Library and supporting community spaces at their core. Lessons learnt concerning future growth and capacity are available from these projects.

Constraints and opportunities that emerged during the Mundaring Arena and Boya Community Centre projects are applicable to the MPCF project. The Shire's post-occupancy analysis has underscored the significance of addressing the future growth capacity within future Shire projects whilst working within realistic project budgetary constraints.

A holistic approach, encompassing both successful practices and challenges faced in prior projects, will guide the decision-making process for the MPCF.

Previous Shire Projects – Measures of success and illustrated demand

The following graphs chart the impact on Library membership and event participation for Shire of Mundaring following the completion of the Boya Community Centre. Even with the unprecedented interruption of the Covid-19 pandemic and subsequent State Government imposed visitation limitations, there was a significant growth in Library memberships, and the use of not only the new Boya Community Centre facility, but also the Albert Facey Memorial Library (Mundaring). Library membership, utilisation and engagement has continued to grow in the Shire.

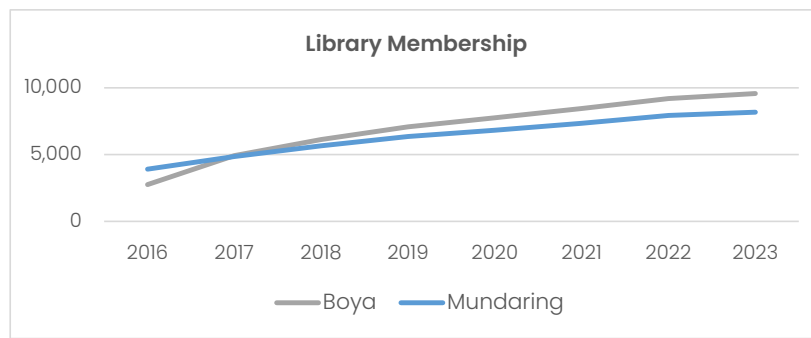


Table 1: Boya and Mundaring Library Membership

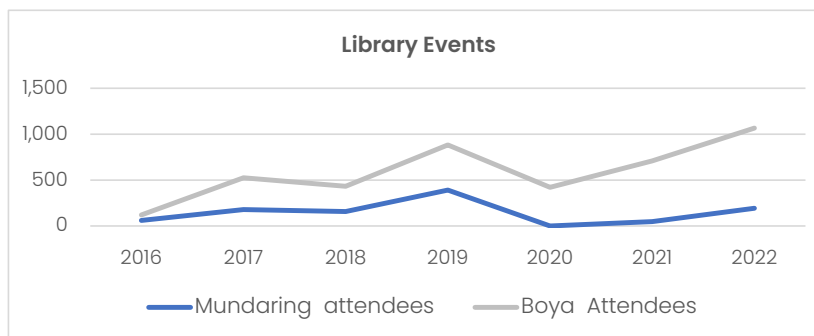


Table 2: Boya and Mundaring Library event attendance

Further to the above, following its opening in February 2017, the Boya Community Centre, which houses the Katharine Susannah Prichard (KSP) Library, saw the following impact:

- 59% increase in patronage to KSP Library; 2016 to 2017
- 100% increase in attendance to writer talks; 2016 to 2017

Across both Shire of Mundaring libraries (2016 to 2017) there was a:

- 648% increase in Audiobook downloads; and
- 324% increase in eBook downloads

The above graphs, align with the input from the community, suggesting that the MPCF will likely have a similar impact on the Shire’s library patronage and memberships. Further analysis of utilisation requirements will be addressed in the Operational Modelling included within the Business Case for the project, to occur in the next project stage.

1.3 Project Vision & Objectives

Vision

The Mundaring Multi-Purpose Community Facility (MPCF) will be a place of inclusivity, accessibility and warmth, where all community members are embraced and valued.

The development will celebrate the beauty of the natural surroundings typical of the place, integrating buildings and landscape and fostering a sense of place and belonging.

By consolidating essential services within a unified location, Shire of Mundaring aims to create a convenient multi-functional facility that enhances Mundaring's quality of life for residents and visitors and enriches daily lives for the community.

The MPCF will celebrate Mundaring's rich artistic and cultural identity and history, nurturing creativity and artistic endeavour and encouraging stronger bonds within the community. High-quality outdoor spaces will offer havens for relaxation and meaningful personal connections. Informal and more organised events enabled by the new facility will strengthen Mundaring's sense of community.

The project will be a catalyst for revitalisation and urban renewal within the Mundaring Town Centre. The project is a key initiative in the development of Mundaring as a vibrant and desirable place to live, shop, work and visit both now and into the future.

Objectives

The following objectives serve as the guiding principles for the project. These objectives encompass a range of aims, from enhancing efficiency and sustainability, to fostering innovation and stakeholder engagement.

The objectives are:

1. To establish a new cultural community heart, anchored by Sculpture Park.
2. To provide convenient, high-quality, and functionally suitable community facilities to residents and visitors to access a wide range of services.
3. To be a flexible and multi-use facility which enables operational efficiencies.
4. To create an active and inviting public domain that contributes to the sense of place and encourages people to interact.
5. To have a civic quality with an interpretation of a 'hills style' of architecture, and level of amenity that identifies the MPCF as part of an important precinct in the Mundaring town centre.
6. To improve streetscape and vibrant public spaces.
7. To provide improved circulation, connectivity and legibility.
8. To enhance the potential of mixed-use developments and increased residential densities within the precinct.

1.4 Team

The project team, led by TRCB, comprised the following Shire of Mundaring staff and consultants. Regular Project Control Group meetings occurred throughout Stage 2a, framing and responding to the engagement-led project methodology.

Organisation	Role	Name	Position
Shire of Mundaring	Project Sponsor	Megan Griffiths	Director Strategic and Community Services
	Project Manager	Liam Sexton	Senior Project Officer
	Communication and Engagement Lead	Shannon Foster	Manager Libraries, Communications and Engagement
	Town Planning Lead	Angus Money	Manager Planning and Environment
	Lobbying and Advocacy Lead	Michael Pengelly	Strategic Projects Advisor
	Infrastructure Lead	Shane Purdy	Director Infrastructure Services
TRCB Architecture and Urban Design (Lead Consultant)	Technical Lead - Buildings	Rene Baur	Manager Building Assets
	Project Director	Fred Chaney	Director
	Project Architect (lead)	Josh Mangan	Associate
	Project Architect	Bianca Triscari	Architect
	Project Team Member	Marnie Allan	Graduate
	UDLA Landscape Architecture and Urban Design	Project Director	Daniel Firms
Project Landscape Architect		Riley De Campe	Landscape Architect
Element Advisory Engagement consultant		Engagement Lead	Misha White
	Engagement Consultant	Josh Scrutton	Senior Consultant
RPS	Project Director	Daniel Butterick	Director
	Quantity Surveyor	Camille Sevestre	Senior Consultant
Porter Consulting Engineers Traffic Engineers	Traffic Engineer	Jennie Porter	Senior Traffic Engineer

Table 3: Project Team Roles and Responsibilities



2.0 Engagement

Community and stakeholder engagement throughout this stage of the project was integral to realising the Shire's aim of achieving an informed outcome that is aligned with community aspirations. This approach is built on previous stakeholder consultations to identify and further develop project opportunities, constraints, and possible gaps as identified by end-user stakeholder groups and the broader community.

Element Advisory (Element) collaborated with TRCB to advance the community engagement process for MPCF, Stage 2a.

Structured engagements were integral to the stakeholder engagement process, encompassing meetings, workshops, Collaborative Design Forum (or Charette), and Deliberative Panel meetings occurred throughout, as well as community surveys which captured the broader perspectives effectively. Additional targeted meetings conducted by the Shire with lesser heard groups importantly informed the development of the design.

Appendix C - Engagement Outcomes Report details the stakeholder consultation approach, outcomes, and their influence on the development of the design options through this stage of the project, Stage 2a. This report illustrates the iterative feedback loop incorporated by the design team.

2.1 Community

At the commencement of Stage 2a of the project, Shire of Mundaring undertook an online community survey (Stage 2 - Community Survey No.1). This survey re-engaged with the community following a break in the programme due to the Covid-19 pandemic. The survey results outlined the following community aspirations for the MPCF:

- Respondents prioritised high amenity spaces that provide shade, seating and landscaping, with good access to parking set within safe streets.
- Respondents want the Town Centre and MPCF to be inclusive, accessible and welcoming.
- It should cater for a variety of demographics and attract visitors to Mundaring.
- To celebrate the natural environment.
- To bring together disparate services and facilities.
- To celebrate local arts and culture.
- Not-for-profit Community Support Organisations and Multi-Purpose Activity/Meeting spaces were seen as the highest priority use to accompany the new Library.
- Environmentally Sustainable Design and a design response that is sympathetic to the natural environment were deemed the most important project attributes.

Refer Appendix C, for further detail on the Community's engagement throughout Stage 2a of the project.



Figure 3: Community involvement in the multi-day Collaborative Design Forum (Charette)

2.2 Stakeholders

Key Stakeholders

Identified by the Shire and community throughout Stage 1 of the project, engagement was undertaken with the following stakeholders throughout the Stage 2a process:

- Lesser-heard groups, including and First Nations People and Young People
- Mundaring Arts Centre Incorporated. (MAC Inc.)
- Mundaring & Hills Historical Society (MHHS)
- Mundaring Visitors Centre
- Shire of Mundaring Library Service
- Mundaring Toy Library
- Child and Adolescent Health Services
- Mundaring Seniors Incorporated
- The Hub of the Hills
- Rise Community Services
- Little Possums' Day Care
- Mundaring Hotel
- St John's Ambulance
- Public Transport Authority (PTA)
- Department of Planning, Lands and Heritage (DPLH)
- WA Police
- Western Power
- Water Corporation
- Adjoining landowners
- Rotary Club of Mundaring
- Marloo Theatre, Greenmount

Stakeholder engagement throughout Stage 2a ensured a comprehensive understanding of the diverse needs present and resulted in informed decision-making and design responses.



Figure 4: Community involvement identified strengths and weaknesses for the MPCF

First Nations Engagement

In line with its Reconciliation Action Plan (RAP) Shire of Mundaring envisions a reconciled Australia that acknowledges its past and embraces an inclusive future. The MPCF affords the Shire the opportunity for meaningful engagement and the development of improved relationships and partnerships with local First Nations communities.

The Shire's RAP holds substantial significance within the Shire's integrated planning and reporting framework. It outlines commitments that the Shire has undertaken to promote reconciliation and foster unity, mutual understanding, and respect between Aboriginal and Torres Strait Islander people and non-Indigenous Australians.

Shire of Mundaring has conducted ongoing meetings with local Aboriginal communities. These sessions yielded the following insights and aspirations for the MPCF project:

1. Enhance Mundaring Town Centre's welcoming atmosphere for Aboriginal people, contributing to reconciliation efforts.
2. Acknowledge the historical impact of colonial policies on First Nations people as a crucial initial step.
3. Identify passionate community members dedicated to creating inclusive spaces for further ongoing engagement.
4. Mundaring serves as a significant rest point for Aboriginal individuals before bush journeys or city visits.
5. Integrate valuable Indigenous knowledge with respect and trust-building.

Throughout these discussions, further ideas were proposed for incorporation into the MPCF. It is recommended that these be revisited regularly throughout the project with appropriate community representatives. It has been suggested that the project should:

- Establish a yarnning circle.
- Create tranquil rest areas.
- Include Aboriginal art.
- Prioritise organic and interactive building design.
- Address colonial heritage's impact on architecture.
- Develop spaces for children's play.
- Offer information on local experiences.
- Establish a community kitchen and public BBQ facilities.
- Provide accessible technology.
- Allocate parking for mobile community support vehicles near amenities.

Shire of Mundaring remains committed to engaging with, learning from, and collaborating with local Aboriginal communities to ensure these insights not only guide the project, but are realised in tangible outcomes, that promote cultural inclusivity.

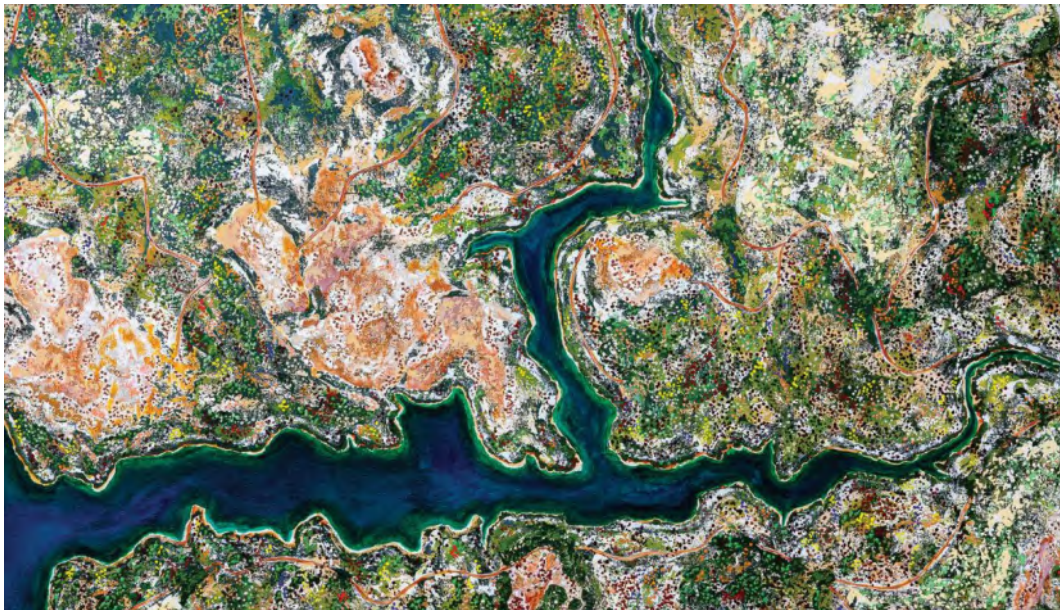


Figure 5: Shire of Mundaring Reconciliation Action Plan. Mundaring Weir, Rohin Kickett, 2022



3.0 The Design



3.1 Site Context and Character

Shire of Mundaring

Mundaring is the largest townsite within the Shire. An outer eastern Perth metropolitan local government with a workforce of over 200 employees. The Shire is home to over 40,000 residents.

Situated approximately 35 kilometres from the Perth CBD, the Shire covers a land area of 644 sq.km, with nearly half of that area designated as National Park, State Forest, or water catchments. The land is traditionally owned by the Noongar Aboriginal people, who named the area 'Mundaring' due to its distinct geographic features. 'Mundaring' translates to 'a high place on a high place' or 'the place of the grass tree leaves' in Aboriginal language. While mainly located within the Whadjuk region, the Shire also extends northeast into the Ballardong region.

Comprising 22 distinct localities across rural, bush, and urban environments, the Shire encompasses Bailup, Beechina, Bellevue, Boya, Chidlow, Darlington, Glen Forrest, Gorrie, Greenmount, Helena Valley, Hovea, Mahogany Creek, Malmalling, Midvale, Mount Helena, Mundaring, Parkerville, Sawyers Valley, Stoneville, Swan View, The Lakes, and Woorloo.

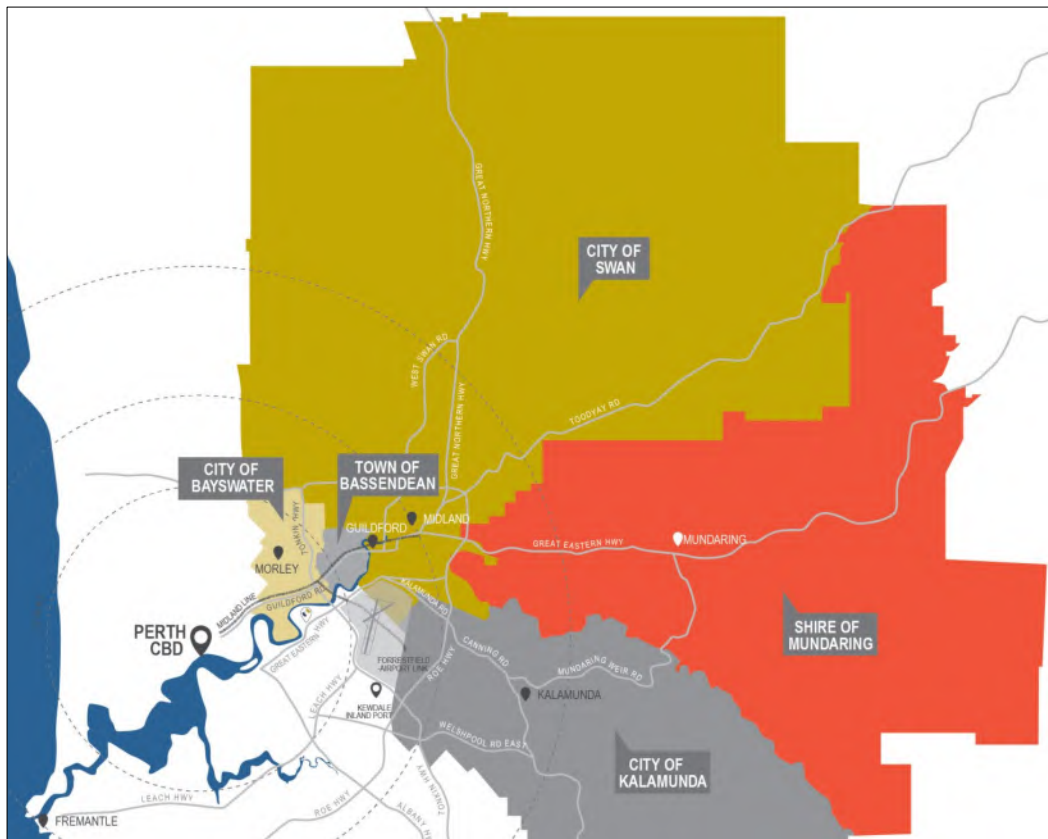


Figure 6: Shire of Mundaring Municipality Context

The Subject Site

Adjacent to the Mundaring Community Sculpture Park (Sculpture Park) within the Mundaring townsite, the subject site is bordered by an envious natural bushland setting.

Positioned within the 'Core South' zone of the Mundaring Activity Centre Plan, the objectives of this precinct are to:

- Establish a fresh cultural centre and extending an activated main street into the Mundaring town site, fostering cohesion among the community and visitors.
- Develop new buildings on consolidated plots, up to five stories high, which incorporate adaptable commercial spaces on ground and first floors, complemented by residential dwellings above.
- Expanding Nichol Street from 'Core North' (north of the Great Eastern Highway) to Jacoby Street, reinvigorating it into a 'main street' suitable for increased activity, including festivals and markets.
- Orientate buildings towards the street, enhancing street-level engagement, particularly with active uses along Nichol Street.
- Realise buildings, structures and landscapes that interpret and honour the essence of this place wherever possible. Integrate contemporary artistic design, using local materials and earthy tones to echo the natural surroundings.

The subject site is composed of eleven separate lots, totalling 14,754 sqm, zoned Town Centre by the Shire's Local Planning Scheme No.4 (LPS4). Development on these lots is allowable in line with LPS4.

Located in a Bush Fire Prone Area, the subject site is currently exposed to an acceptable maximum Bushfire Attack Level (BAL) rating of BAL-29.



Figure 7: The Subject Site.

No.	Description	Area (sqm)	Notes
1	2 Craig Street	1,037	Rise Community Services
2	4 Craig Street	971	Rise Community Services, administration.
3	6 Craig Street	1,052	
4	Lot 277 Craig Street (Reserve R11099)	3,509	Hub of the Hills
5	12 Craig Street (Reserve R24252)	1,300	Child and Adolescent Health Centre and Toy Library
6	8 Mundaring Weir Road (Reserve R20951)	2,190	
7	3315 Jacoby Street	1138	Corner of Mundaring Weir Road
8	3245 Jacoby Street (Reserve 39183)	537	Not managed by the Shire. Existing Ambulance Facility.
9	3205 Jacoby Street	997	Mundaring Community Men's Shed
10	3185 Jacoby Street (1052 sqm)	1,052	
11	3165 Jacoby Street (971 sqm)	971	
	Total	14,754	

Table 4: Subject Site Lot Details

Consideration has also been given to several existing proximate sites that are currently occupied by either Not-for-Profit (NFP) community groups and organisations, or Shire services. These include:

No.	Description	Area (sqm)	Notes
12	3060 Jacoby Street	809	Station Master's House. Mundaring and Hills Historical Society (MHHS) Administration
13	1 Nichol Street	2,029	Town Hall, Lesser Hall and A B Facey Library
14	7190 Great Eastern Highway	860	Former Post Office. Mundaring Arts Centre (MAC Inc.) gallery, shop and offices.
15	7225 Great Eastern Highway	1,135	Former School Building. Visitor Information Centre and MHHS Museum
16	7300 Great Eastern Highway, and 5 Craig Street	1,012 1,012	Existing long vehicle layover area
17	3280 Jacoby Street	491	Country Women's Association (CWA) Hall
	Total	7,348	

Table 5: Relevant surrounding site details

Sense of Place and Identity

Throughout the community consultation and stakeholder engagement process for Stage 2a of the MPCF project, the team sought to define the identity of, not only Shire of Mundaring, but also of the project site itself.

The shared community vision and aspiration was for a cultural precinct that resonates with their connection to nature, artistic endeavour, and the local environment. This identity was outlined through the following themes:

1. **Integration of nature:** With a strong affinity for nature, the design embraces organic forms within structures and surroundings, blurring the line between indoor and outdoor spaces. Seamlessly merging with the landscape, the MPCF should connect to its surrounds through thoughtful landscaping. Outdoor spaces are to serve dual roles—both aesthetic and productive, with potential for renewable energy, edible gardens, and the like.
2. **Open Spaces:** Acknowledging the significance of exterior spaces akin to internal ones, the design underscores the importance of ample and welcoming outdoor spaces.
3. **Well-Being Focus:** The design caters to the community’s well-being by providing spaces that resonate with nature and offer moments of tranquillity.
4. **Creating Community:** The design is to foster a sense of connection among generations, enabling formal and informal interactions and communal gatherings. Prioritising pedestrian pathways, it will link seamlessly with the adjacent Sculpture Park.
5. **Integration:** Seamlessness with the surroundings is key, featuring multiple entry points and discreet parking to ensure unobstructed views. Eliminating perimeter parking where possible will contribute a desired visual cohesion.
6. **Artistry:** The MPCF building transcends function to become a work of art, embodying Mundaring’s cultural essence and showcasing local artistic talent.

Aligned with these themes, the MPCF and Shire of Mundaring will develop a cultural precinct that honours and embodies the community’s unique values. The design of the MPCF aligns with the broader vision for the Cultural Precinct within the Town Centre incorporating natural elements, legible sightlines and the outdoors at every opportunity.

Identified in the previously completed master plans for Sculpture Park, the broader precinct will benefit from the identification and implementation of shared themes. These themes, which will be developed through targeted stakeholder engagement in future design phases, will help to unify the broader precinct by providing legible and cohesive responses to all interventions be they artistic, landscaping or built form.

These initiatives, including future Public Art commissions and streetscape regeneration projects, will enhance Mundaring’s reputation as a leading arts and cultural precinct in WA as well as assist in establishing a more cohesive relationship between the retail and cultural halves of the town centre.



Figure 8: Existing site and surrounding site context.

Opportunities & Constraints

A summary of the opportunities and constraints that were identified during the development of the designs for the Mundaring Town Centre Cultural Precinct and Multi-Purpose Community Facility is as follows:

1. Mundaring Community Sculpture Park (Sculpture Park)

Sculpture Park contains a district level playground that is a destination for both the local community as well as a tourism attractor for visitors. Within the Park setting is the heritage listed Station Master's House. This facility is the current home of the Mundaring & Hills Historical Society (MHHS) and has the potential to leverage its heritage value, rail history connection and unique Park location.

Furthermore, the Park encompasses a community green space, zones dedicated to the rejuvenation of bushland, a market area situated on the former station siding platform, and an amphitheatre. These components have been recognised in prior plans as items for investment. This report, following a thorough evaluation, aligns with this established perspective and underscores the importance of planned, sustained investment in the existing infrastructure. It also highlights the ongoing and proposed growth of the sculpture collection within the park. The Shire is urged to contemplate these items to elevate this enviable community resource.

The site's inherent attributes contribute to its distinct identity. Sculptural artworks set amongst the natural surrounds result in an immersive experience, coalescing artistry and the environment.

The Sculpture Park playground offers a chance for the subject site to engage with this valuable community asset through a reimagined Jacoby St which will prioritise this community asset and the safety of its users.

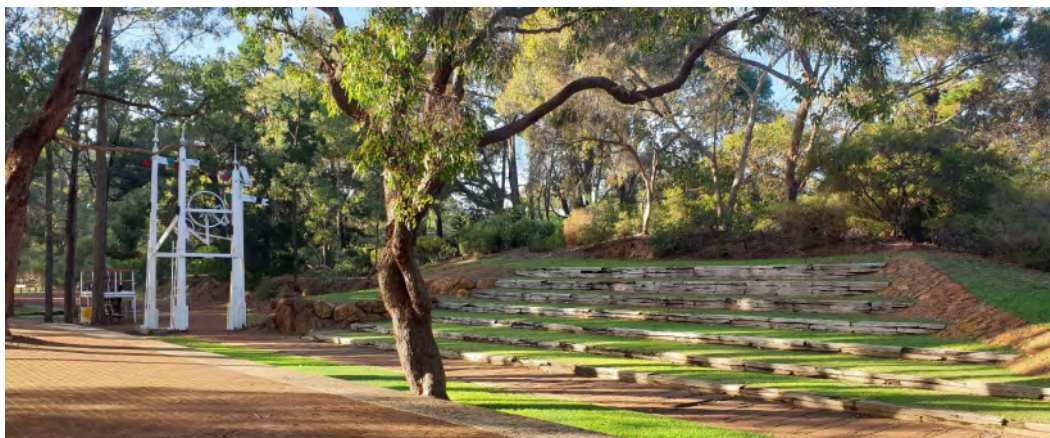


Figure 9: Existing Amphitheatre - Sculpture Park

2. Recreation

Within the railway heritage reserve adjacent to the subject site is the northern terminus of the Munda-Biddi trail which attracts local, national and international recreational users to the area. The Munda Biddi Trail is a 1000-kilometre off-road cycling route extending from Mundaring throughout Western Australia's Southwest. Its name, derived from the Noongar Aboriginal language, translates to 'path through the forest'. Further, the Railway Reserves Heritage Trail, located adjacent in Sculpture Park, is a further attraction for locals and visitors. The significance of these elements provide opportunities to both the MPCF and the precinct for enhanced and broadened visitation.

3. Great Eastern Highway (GEH)

The Great Eastern Highway, to the north of the site, represents a significant constraint for the Shire as it separates the Mundaring town centre into two: the Commercial Centre (shopping and retail) to the north and the Cultural and Civic heart to the south. The designs have pinpointed possibilities for creating more convenient north-south travel routes through the precinct. The interface of these with the Highway, merit further exploration in future project stages. It's important to acknowledge that previous work to improve access across GEH took substantial time, and this pattern is likely to persist.

During the engagement process, the project's vicinity to the GEH was also recognised as a possible constraint for the project due to the negative impact of noise generated by heavy vehicles on the roadway.



Figure 10: Sculpture Park sculptures (left) and Boo Park Pump track, Fremantle (right)

32 Mundaring Multi-purpose Community Facility (MPCF)

4. Existing land use

The lots which comprise the subject site for the project currently contain a number of community focussed activities and services, be they either Shire operated or via not-for-profit providers. The development of the MPCF will require consideration be given to the interim locations for these services should they require relocation during construction. The Mundaring Men's Shed has secured a new site for its facilities in the Mundaring industrial area, and building of this facility is in progress.

5. Site ownership

In Stage 1 of the project the Shire has completed extensive analysis of site ownership and land assembly. This item will be a key element for the future business case for the project and is given due regard in the recommendations of in this report.

6. Existing landscaping

Shire of Mundaring completed a review of the existing environmental assets on and around the subject site. Whilst much of the existing flora is introduced species, there remains a strong opportunity and desire to incorporate and maintain significant extents of landscaping with a focus on maintaining tree canopy wherever possible.

Refer Appendix F – Environmental Asset Inspection – Town Centre for further detail.



Figure 11: Great eastern highway and Nichol Street intersection (left) and Sculpture Park

3.2 Heritage

Heritage listings

There are several properties within the Mundaring Town Centre that have recognised Heritage value. A number of these are considered as part of this stage of the MPCF as they are either proximate or contain existing community uses that are marked for relocation into the MPCF.



Figure 12: Lots with heritage significance

No.	Description	inHerit Heritage Place No.	State register	Local register	Shire of Mundaring Heritage List Significance category
1	Mundaring Sculpture Park (Mundaring Community Park, Mundaring Railway Station & Railway Reserve) Jacoby Street, Mundaring	08577	✓	✓	1 - Exceptional
2	Mundaring Station Master's House 3060 Jacoby Street, Mundaring <i>Current uses: Mundaring and Hills Historical Society (MHHS) Administration</i>	08531	-	✓	2 - Considerable

No.	Description	inHerit Heritage Place No.	State register	Local register	Shire of Mundaring Heritage List Significance category
3	Mundaring Hotel 3115 Jacoby Street, Mundaring. <i>Under private ownership, not in the control of Shire of Mundaring</i>	01674	-	✓	2 - Considerable
4	Mundaring Hall (Mundaring Agricultural Hall) Cnr. Jacoby and Nichol Streets, Mundaring	08532	-	✓	2 - Considerable
5	Former School Building 7225 Great Eastern Highway, Mundaring <i>Current uses: Perth Hills Mundaring Visitor Centre and the Mundaring District Museum</i>	01682	-	✓	2 - Considerable
6	Mundaring War Memorial and Gardens Cnr. Nichol Street and Great Eastern Highway, Mundaring	08533	-	✓	2 - Considerable
7	Captain Scott's Cottage 2965 Jacoby Street, Mundaring	08525	-	✓	2 - Considerable
8	Faversham 2075 Jacoby Street <i>(Outside of map area)</i>	04546	✓	✓	1 - Exceptional
9	Old Post Office (Mundaring Post Office) <i>Current use: MAC inc. Administration and Galleries</i>	N/A	-	-	Included in SOM Heritage Survey, but not the local register.

Table 6: Relevant Heritage Listings



Figure 13: Heritage context. The Mundaring Station (left) and Railway heritage in Sculpture Park.

Aboriginal Heritage

The site is contained within Aboriginal Cultural Heritage (ACH) Directory Place 3758 (ACH Identifier: ACH-00003758): Helena River which is defined as a culturally sensitive place with no gender or initiation restrictions.

Further understanding of the importance and implications of this listing will occur in the next stage of the project.

3.3 Benchmarking and precedents

The evolution of Cultural Building and Precincts

Cultural buildings have undergone significant evolution over time, adapting to changing societal needs, technological advancements, and cultural shifts. Several trends have shaped these changes, including:

- **Entertainment & Recreation:** Cultural buildings prioritise immersive experiences for entertainment and recreation.
- **Creative/Maker Spaces:** Integration of spaces for artistic creation and collaboration.
- **Shared & Dynamic Spaces:** Flexibility for overlapping events and diverse activities.
- **Broadened Demographic:** Design and programming appeal to a wider range of people.
- **Connections & Collocations:** Cultural districts and colocated amenities enhance appeal.
- **Sustainability & Reuse:** Focus on eco-friendly design and repurposing.
- **Digital Integration:** Use of technology for engagement and accessibility.
- **Community Engagement:** Spaces for local participation and co-creation.
- **Global Connectivity:** Promoting cross-cultural exchange and understanding.

The evolution of Public Space

Similarly, over time public spaces have evolved to become more inviting, inclusive, and adaptable environments that cater to a variety of activities and users, while also addressing broader societal and environmental concerns. Some of the changes over time include:

- **Formal to Casual:** External public areas have shifted from rigid formal layouts to more casual and inviting spaces. This change reflects a desire for spaces that feel comfortable and accessible, encouraging people to linger and engage.
- **Research to Entertainment:** Previously focused on administration and research, modern library spaces now prioritise entertainment and leisure. Surrounding landscapes are often designed with features that encourage social interaction, events, and performances.
- **Insular to Shared:** Public spaces were once isolated or inward-looking, catering only to specific groups or functions. Today, there's a trend towards creating open and shared spaces that foster community interaction and develop relationships.
- **Ceremonial to Recreational:** While historically used for ceremonial events and gatherings, contemporary public spaces have shifted towards more recreational and informal use.

- **A Broadened Demographic:** Public spaces today consider a diverse range of users, including youth, children, and indigenous communities. Inclusivity and accessibility are emphasised, leading to spaces that cater to different ages, cultural backgrounds and abilities being welcomed.
- **Health and Well-being:** Public spaces increasingly incorporate amenities that promote physical activity and well-being, such as fitness equipment, walking paths, and contemplative spaces.

Precedent projects

Similar or relevant projects were identified where required in Stage 2a. The following projects recognised innovation and/or baseline space allocations which are relevant to the MPCF project. These investigations helped to inform fundamental principles and assumptions for the project and were largely suggested by stakeholder groups throughout the process.

Further, the Brief Development section of this report details specific user benchmarks that were referenced by End User Stakeholders and the project team to develop the Stakeholders' aspirational brief and further refinements.

Refer to Appendix G – Precedent Projects Summary, for further information on the following projects which were referred to throughout Stage 2a:

- Zig Zag Cultural Centre, Kalamunda
- Kalamunda Community Centre, Kalamunda
- Belmont Hub, Belmont
- Walyalup Civic Centre, Fremantle
- Dandenong Civic Centre, Dandenong Victoria
- Boya Community Centre, Shire of Mundaring
- Blue Mountains Cultural Centre, Katoomba
- Margaret River Heart – Nala Bardip Mia, Margaret River

Further to the overall Project Precedents and Benchmarks that were used for the MPCF, a series of use-specific benchmarks were used to test stakeholder spatial assumptions and aspirations. These are outlined in the below table.

MPCF Use	Additional Benchmarking Facility
Youth Hub	Ellenbrook Youth Centre
Mundaring Arts Centre Inc.	Midland Junction Arts Centre
Performing Arts Facility	Marloo Theatre John Forrest Performing Arts Building
MHHS Museum	Ruth Falkner Library (Belmont) local history museum.
Pump tracks	Boo Park Pump Track, Fremantle BMX Track, Shire of Dandaragan

Table 7: Additional project benchmark references

Refer to Appendix B for the expanded Accommodation Schedules.

3.4 Environmental Sustainability

Environmentally Sustainable Design (ESD) is encouraged for the overall building design. This theme has been identified not only as fundamental to the success of the project, but also as a prominent part of the community's identity. The following ESD strategies will provide reductions in operational costs and increased user comfort and wellbeing over time.

The 'baseline' sustainability initiatives that should be incorporated in the MPCF are:

- Building Orientation
- Designing for Natural Daylighting
- Passive Solar Design
- Solar Performance Glazing / Shading
- Low Volatile organic compound (VOC) paints and Adhesives
- Use of Forest Stewardship Council (FSC) Certified Timbers
- Selection of Recyclable Materials
- Low Flow Hydraulic Fittings
- Low-Maintenance Finishes
- Design for Acoustic Comfort
- Low-Energy Light-emitting diode (LED) Light Fittings / Motion Sensors
- Insulation and Building Sealing
- Water-wise Landscaping
- Efficient Mechanical Heating and Cooling Systems
- Solar Panels

Environmentally sustainable design principles, where cost-effective, are recommended to be incorporated in the development, including:

- Design to Reduce Light Pollution
- Rainwater Harvesting
- Building Management System (BMS) Control for Night Purging and Climate Control
- Metering and Monitoring / Commitment to Review and Performance of Building Systems
- Grey Water Recycling
- Sustainable Transport / Site Location
- Innovative Construction Systems that have Lower Embodied Energy or use Waste Products
- Procurement Strategies to Reduce Carbon Footprint
- Construction Demolition and Waste Management
- Design to reduce the 'Heat Island' Effect
- Stormwater Retention / Filtration
- Refrigerant Impacts

Shire of Mundaring may wish to consider a formalised approach to ESD for the project by way of a Green Star certification in the future design stages of the project. A certification provides independent assurance that high standards have been met across a range of sustainability categories. The certification trademark is intended to indicate to consumers that these standards have been met and supports the promotion of a socially responsible corporate brand.

These initiatives focus on creating spaces that are both practical and serve as an educational conduit for eco-friendly practices. By referencing the community's dedication to nature, the MPCF presents the Shire with an opportunity to lead by example.

3.5 Design principles

In the architectural methodology for Stage 2a of the MPCF project, design principles assume an important role. These principles align the design with project objectives, values, and constraints.

By adhering to established design principles, the design team ensures that each decision contributes cohesively to the realisation of the project goals. This consistent framework streamlines decision-making, resulting in a coherent final design that meets project requirements.

The incorporation of design principles also enhances operational efficiency by helping to prevent pursuit of options misaligned with the MPCF’s objectives.

The design principles established, tested and agreed for Stage 2a were as follows. These are in no order of priority as they are deemed to carry equal weight and merit.



A welcoming place

Mundaring’s new community hub will be designed to be welcoming, not intimidating; inclusive, not excluding; open, not ‘closed’; transparent, not forbidding. The planning and architecture of the new buildings can respond directly to these attributes.



A place for all

The functions and activities of the community hub and surrounding precinct will attract a broad range of ages, demographics and community members. The relationship between different functions and external spaces will be developed to maximise complementary and symbiotic relationships and to minimise functional and user conflicts.



Celebrate the natural beauty

New buildings and structures will celebrate the natural beauty of the place. Nature will be put at the forefront of the precinct, and buildings will be located and scaled to maintain the primacy of the forest, the park and substantial trees on the site.



A variety of spaces

The precinct will provide spaces and places for exploration, discovery, reflection, active recreation, community, gathering and celebration. It will include spaces where kids feel comfortable; where families feel comfortable; where the elderly feel comfortable; and, we hope, where all ages and members of the Mundaring community can come together.



Places for connection

The Mundaring community hub will facilitate and enable connection: between people; between different activities and attractions; between people and nature; between people and history and art and stories.



Acknowledgement of history

The precinct and the new buildings will expand existing acknowledgements of many histories, cultures and traditions, with particular emphasis on traditional custodians' recognition and celebration, and local history and culture.



A sustainable precinct

The new development will be conceived and developed as a sustainable project and place, 'from the ground up': ecologically sustainable, culturally and socially sustainable, economically sustainable.



The building as art

The concept of 'building as art' is a traditional definition and expression of architecture. We can still conceive of building as art by considering the craft, material and aesthetic qualities of a building and its spaces, and by the relationship of a building to its setting. Mundaring's natural beauty and recognised visual arts community and industry form the basis of the community's stated artistic ambitions for the new buildings and precinct.

Figure 14: MPCF Design Principles

3.6 Brief Development

Spatial relationships

The baseline brief outlined in the MPCF Community Facility - Needs Analysis and Land Assembly Options and Constraints report (2020). Alongside input from community survey results, previous engagement, and key stakeholders, the following spatial relationships diagram was developed tested with the community and agreed.

This diagram illustrates how different elements of the brief connect and interact. It shows how spaces may be arranged, and how they could function together. This diagram helps provide an understanding of how the design could work as a set of relationships.

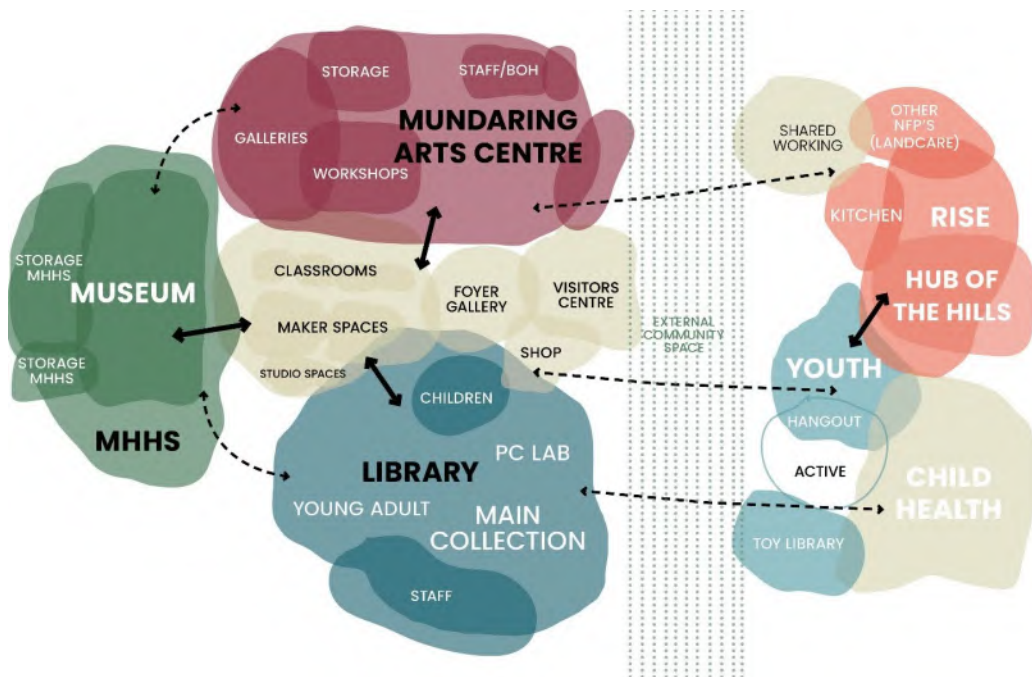


Figure 15: Spatial Relationships diagram collocation of proposed MPCF uses.

The spatial relationships diagram outlined collocation of the MHHS, Library and MAC Inc. as beneficial due to their shared ambitions and requirements for visitor interaction and share spaces. The balance of the MPCF users also had collocation benefits with the separation via external spaces. This allowed the various users to benefit from independent external access and frontage.

Program analysis

The work completed to date by the Shire in Stage 1 of the project outlined the 'Hub-plus' model as the community's preferred option. This baseline accommodation schedule included a recommendation for the Multi-purpose Community Facility provision as stated in the following table.

Facility	Indicative Location	Indicative area (sqm)
Multi-purpose Community Centre ('Hub')		
Library	MPCF hub between Craig St and Jacoby St	1,700
Function Hall / Performance / Large Exhibition Space	MPCF hub between Craig St and Jacoby St	1,000 – 1,500
The Hub of the Hills	MPCF hub between Craig St and Jacoby St	600
Maternal and Child or Community Health	MPCF hub between Craig St and Jacoby St	500
Visitor Centre	MPCF hub between Craig St and Jacoby St	250
Foyer/Café/Lounge/Small Exhibition Space	MPCF hub between Craig St and Jacoby St	200
Not For Profit Office Space	MPCF hub between Craig St and Jacoby St	500 – 1,000
Total MPCF potential		5,500
Stand-alone facilities ('plus')		
Art Gallery/Workshop	Existing site adjacent Great Eastern Highway	300
Museum	Potential re-purposed Mundaring Hall	500 – 1,000
Youth Space	Potential re-purposed CWA Hall and Sculpture Park, Jacoby Street	300
Total 'Plus' potential		1,600
GRAND TOTAL	Sum of the 'Hub' and 'Plus' components	7,100

Table 8: Stage 1 'Hub Plus' Model Accommodation Schedule

By engaging with end users, stakeholders, the Shire, and the broader community, the project team refined the above accommodation schedule into an aspirational brief for the end users of the facility. This accommodation schedule, or brief, referred to within this report as the 'Large' Accommodation Schedule Scenario ('Large' Scenario). This developed brief contained some overlapping requirements and commonalities across user-defined spaces. These were subsequently reviewed and refined; however, this aspirational brief has been maintained to provide ease of comparison for the various cost planning, site planning and concept design options.

The above-mentioned refinement rationalised and removed what was deemed possibly unnecessary duplication of facilities. This accommodation schedule, referred to as the 'Medium' Accommodation Schedule Scenario ('Medium' Scenario), emerged as a result of this process.

Lastly, guided by targeted stakeholder input, the team developed a 'Small' Accommodation Schedule Scenario ('Small' Scenario), which excludes the Mundaring & Hills Historical Society (MHHS) facilities from the MPCF. Instead locating this user in the existing Mundaring Town Hall building.

The various accommodation schedule scenarios are illustrated in the following table.

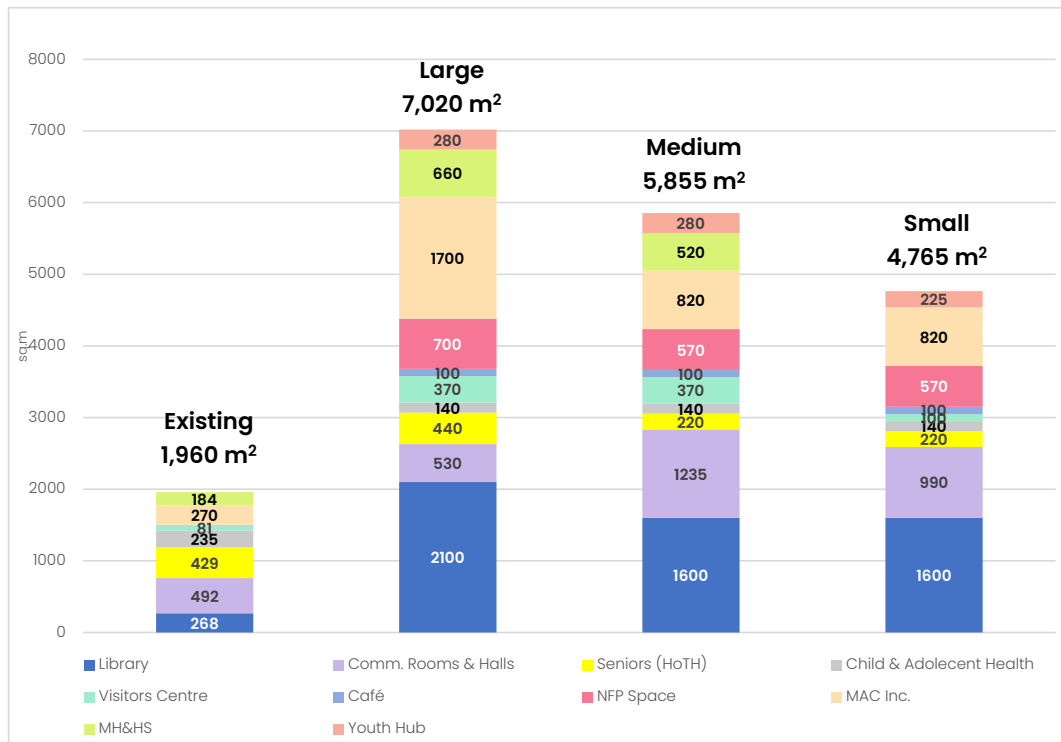


Figure 16: Brief analysis – Small, Medium and Large Accommodation Schedule Scenario's

The three accommodation schedule scenarios: Small, Medium and Large, were presented to, challenged and reviewed by the community-led Deliberative Panel as well as Council members. From this process there resulted a preference for either the 'Large' or 'Medium' Scenario to be provided. This is reflected in the recommendation section of this report.

This decision was largely impacted by the marginal cost difference between the 'Medium' and 'Large' Scenarios. The projects that have been completed by the Shire in recent times, due to their popularity and success, have suffered from a shortfall in future growth capacity. The feedback from the Deliberative Panel suggested that an allowance be made on top of the 'Medium' Scenario for future expansion and growth of the buildings users to build some operational resilience into the project.

Refer to Appendix B - Accommodation Schedules for more detail.

Refer to Appendix C - Engagement Outcomes Report for more detail.

3.7 Project assumptions

The project assumptions related to Stage 2a of the MPCF project are detailed in the following table.

Ref	Description
a.	The MPCF is a community facility and therefore will provide a limited number of spaces for commercial lease. Only the Café, Hub-shop and Not-for-profit (NFP) offices are proposed as commercial spaces.
b.	The project is a stand-alone community facility and will not incorporate Build-to-rent or Build-to-sell residential options within this development.
c.	The Shire will maintain ownership or management control of its existing facilities and sites of some heritage significance (be that on the Municipal Inventory, or the State Register). Some of which are slated for examination as possible commercial lease hold use in the future.
d.	The project does not include allocation for a new community Aquatic Centre.
e.	St. John Ambulance can be accommodated on another site, outside the Mundaring Cultural Precinct. St. John's preference is to remain within the Town Centre.
f.	The Mundaring Men's Shed will be accommodated at a new facility, which has already been identified and construction substantially progressed.
g.	A childcare centre would likely be viable in the town centre and benefit from colocation with the MPCF. The Shire will not undertake development of a childcare centre, however, may explore the realisation of this use via a partnership agreement.
h.	There is demand for a contemporary theatre space to update the current offering, the Marloo Theatre. It is assumed that this new theatre space would be best suited to the Cultural Precinct, however further investigation and benchmarking of the requirements of this facility are needed should this be an option to consider in the future.
i.	The support of local not-for-profit organizations, which offer mutually beneficial partnerships for the Shire, will continue. The services provided by not-for-profit organisations often fill possible services gaps for the community in an agile and innovative manner.

Table 9: Current MPCF project assumptions

These assumptions will be reviewed and closed out throughout the future stages of the project.



4.0 Concept Sketch and Master plan Options

Collaboration among key stakeholders, the community, and Shire of Mundaring council members and staff enabled the development of multiple concept sketch options for the Mundaring Town Centre Cultural Precinct and MPCF. These concept sketch options include a Master plan for the Cultural Precinct and outlined the various accommodation schedule scenarios (Small, Medium and Large) outlined previously.

This collaboration results in an alignment of community aspirations and needs, whilst leveraging stakeholder expertise and Shire of Mundaring insights. The resulting concept sketches and Master plans provide options to illustrate potential responses to the project brief and subject site.

4.1 Master planning

Design Summary

The Master plan for the MPCF and surrounding Cultural Precinct presents a vision for the establishment of the area as a cultural destination. The MPCF aims to be a catalyst and benchmark for future development within the Town Centre.

The Master plan aims to elevate this region as a destination, celebrating its cultural history and embracing the values of the Mundaring community. Above all, the Mundaring Cultural Precinct will be an inclusive and inviting space.

Key moves

The Master plan illustrates a forward-thinking vision and lays the groundwork for tangible development commitments within the precinct's public spaces. At the core of the project's Master planning framework are six strategic 'key moves'. These have been examined and refined through feedback from various stakeholders and the broader community. The key moves serve as specific actions in planning, development, and urban design.

The Master plan's framework is a direct response to the precinct's core challenges and seeks to reshape the Mundaring Cultural Precinct into a multifaceted hub that encapsulates the aspirations and values of the local community.



1. Park as heart

The project reshapes Sculpture Park as the heart of the Cultural Precinct. It celebrates the natural beauty of the park and informs all elements of the project. Enhancing the existing Park facilities is key to recognising its importance.



2. Extend the parkland

Using the strength of the bushland setting, this move looks to bring the park north through the site and, where possible, change the nature of existing leftover urban spaces, verges and the like, through to the Great Eastern Highway.



3. New meandering pathways

The meandering informal paths through Sculpture Park will inform the character of new pathways through the cultural precinct and MPCF. They will be embedded with endemic landscape and new art in keeping with the unique character of Mundaring.



4. Indoor-outdoor

Connection to nature and preservation of open space are essential. The new facility will maximise natural light and provide generous views to its surrounding environment, blurring the boundary between indoor and outdoor spaces.



5. Create a permeable precinct

The cultural precinct will be people-focused prioritising pedestrian-friendly pathways, open space, and public gathering areas. It allows for easy movement and interaction to promote a sense of community and well-being.



6. Address the traffic

To achieve a more pedestrian focused precinct, traffic calming measures to slow down traffic and prioritise safety will be introduced to Jacoby Street. Whilst the significance of implementing this change is understood, addressing the ability to safely cross the Great Eastern Highway will form part of the master plan.

Figure 17: MPCF Key moves

Background documents

Background documents were studied to gather insights and perspectives. This analysis enabled a comprehensive understanding of the work to date which shaped subsequent discussions and decisions. Some previous assumptions, decisions or commentary and directions contained within those reference documents have been interrogated through this stage of the project. These items and comments against each are as follows:

Nichol Street

In the 2017 Mundaring Town Initiative Master plan, Nichol Street is identified as the preferred north-south connection linking the forthcoming MPCF site and the established retail centre to the north of the Great Eastern Highway.

A comprehensive assessment of the current streetscape character of Nichol Street underscores certain constraints that could potentially curtail the viability of positioning this street as a new focal 'main street' within the precinct. Factors such as the historical significance of existing buildings,

established floor levels, the topography of Nichol Street, and property ownership south of the Great Eastern Highway collectively contribute to this context. Considering the above, the strategic approach within the proposed Master plan regards Nichol Street as one component among a series of winding pathways traversing the emerging cultural precinct, leading to the retail district north of the Great Eastern Highway.

CWA Hall (Sculpture Park)

Previous reports for the project note the existing CWA Hall and associated site as an area that may not be considered in the future stages of the project. Through an analysis of a range of factors, including: compliance with existing building codes (thermal performance, accessibility & materiality), proximity to the subject site, vehicular access, the parkland setting and the consolidation of not-for-profit uses within the proposed facility; the developed concept options and master plans do consider this site and use.

Mundaring Arts Centre Incorporated (MAC Inc.)

Stage 1 identified MAC Inc. as a key stakeholder in the project, however suggested that their relocation into the MPCF be considered in the future as part of a possible component of, the MPCF as a standalone colocated facility. This approach suggested MAC Inc. remain in their current location on the corner of Nichol Street and Great Eastern Highway.

Given the MPCF's significance within the new Cultural Precinct, and MAC Inc's primacy in the cultural identity of the Shire, the developed concept options and master plans incorporate MAC Inc's operations into the MPCF.

4.2 Concept Sketch Options

Working with the Shire, community members and key stakeholders TRCB worked to develop the complex project brief into a range of concept sketch and master plan options.

Several options, and sub-options, were explored throughout the development of the final concept sketch and master plan options, including:

- Various facility designs, based on community and stakeholder feedback.
- Three accommodation schedule scenarios, testing the services to be provided within, and the amount of floor space provided by, the proposed MPCF.
- Relocating community services into existing Shire owned buildings.
- Various development opportunities within the Railway Heritage Trail Reserve.

Refer to Appendix C – Engagement Outcomes Report for a summary of the iterative development of the designs and how they have incorporated and responded to the community feedback.

Design Summary

With shared Design Principles and Master planning Key Moves, the concept sketch design options share several attributes.

Both options demonstrate an orientation towards Sculpture Park and provide access to a new, enhanced north-south parkland trail which effectively integrates the Shire's existing land holdings. Both options promote

pedestrianisation along Jacoby Street to connect to Sculpture Park, while also acknowledging the significance of, and nodding to the scale of, the Mundaring Hotel and the existing tree canopy heights.

The options acknowledge the potential for external social spaces and explore opportunities to breathe new life into existing Shire facilities, such as the Station Master's House (MHHS Administration), Town Hall, Old Post Office building (MAC Inc.), and Old School building (Perth Hills Mundaring Visitor Centre and the Mundaring District Museum). They also demonstrate an understanding of the scale of nearby structures and incorporate passive solar design principles by embracing a northern orientation.



Figure 18: Option A: Linear (Left) and (Right) Option B: Circular (West)

Additionally, both options serve as catalysts for enhanced visitor engagement south of the Great Eastern Highway, attracting passing traffic along Mundaring Weir Road. The proposed facility will seamlessly connect with Sculpture Park through a redesigned Jacoby Street, offering a new civic space.

The parkland's intrinsic character will be further enriched by the inclusion of a youth facility and pump track. Concurrently, Sculpture Park's revitalisation will be a carefully curated endeavour, incorporating new artworks over time. A network of wandering north-south trails and canopied pathways will meander through the built environment and street network, fostering a seamless link to Mundaring's town centre.

Landscape

The new facility will connect with Sculpture Park by reimagining Jacoby Street as a low-key civic spine that can accommodate slow speeds, parking, clear trunked native trees, and a sequence of varied gathering spaces for people. In this way the street and parking are 'hidden in plain sight': the street is absorbed into the bushland park rather than framing or defining it. In effect, the park expands northwards to include the street and embrace the new building. It will be safe for children and prioritise pedestrian movement. Where possible, mature healthy trees will be retained and protected, supplemented by new trees.

War Memorial

Relocation of the War Memorial and Rose Garden to Sculpture Park was presented to stakeholders throughout the process. The Mundaring branch of the RSL have noted that they are not opposed to the relocation, however the suitability of the exact siting would require consideration at a more detailed stage of design. The general community stance was that the relocation of this Memorial to either Sculpture Park or to the nearby Lions Park (near the Coles shopping centre) was not preferred. It is noted that the specific reasons why the relocation is not preferred by the community should be further investigated, as the current location on Great Eastern Highway is sub-optimal from a usability, access, safety and contemplative engagement perspective.

Youth Hub

A pivotal factor for the success of the Youth Hub is the establishment of a dedicated space accessible through the Maddock Street no-through road. This approach allows users to personalise and inhabit the space freely, which has been identified as a vital driver for the success of the proposed facility.

Traffic and Access

The current area is served by a bus stop located on Craig Street. Anticipating an increase in area utilisation due to the MPCF, there is an envisaged need for improved frequency and extended hours of public transportation to the site. The presence of adjacent cycling tracks encourages the consideration of alternative transportation options to the facility and Cultural Precinct, reducing future reliance on automobiles. The current parking capacity within a 400-meter radius of the site is considered sufficient for shared use. The proposed master plans include the formalisation of existing parking areas to adequately cater to the facility's requirements. This strategy aligns with the projected decline in car dependence and contributes to enhanced facility functionality and accessibility.

4.3 Option A – Linear

Design Summary

'Option A: Linear' strategically utilises the corner of Jacoby Street and Mundaring Weir Road to maximise engagement with the park orientation, whilst also providing a clear landmark for effective wayfinding and orientation to the MPCF. It positions Sculpture Park as the central focal point, allowing the building to gradually evolve in alignment with the Park's core over time.

Furthermore, this approach establishes a centralised covered community space as a prominent feature, and the building's orientation aligns with the proposed north-south parkland trail.

This configuration provides a distinct Jacoby Street address for all facility users while contributing to the activation of Jacoby Street with a strong pedestrian focus. Additionally, 'Option A: Linear' allows future complementary development opportunities along Craig Street over time.

In terms of built form and scale, this option is designed to sit harmoniously with the existing scale of both the Mundaring Hotel and the adjacent tree canopy.



Figure 19: Option A: Linear Master plan

Enhancing legibility is a key element of this approach, as it situates the new Visitors Centre on the corner of Jacoby Street and Mundaring Weir Road, ensuring clear wayfinding and easy recognition for visitors arriving from both the Weir and the Great Eastern Highway. The boundary alignment to Mundaring Weir Road benefits visitors approaching from the traffic lights on the Great Eastern Highway due to the available sightlines.



Figure 20: Option A: Linear- Approach from the north looking through to Sculpture Park

The linear planning in 'Option A: Linear' affords the MPCF the absolute maximisation of northern frontage and solar access to the building users. The 'great verandah' runs along this façade and filters both light and breezes to provide a high-quality public space. The shallow plan provides ample opportunities for the maximisation of both natural ventilation and the use of natural daylight.

Order of Magnitude (OoM) Cost

Refer to Appendix D for Detailed Cost breakdowns for each accommodation schedule scenario.

Option A: Linear	Accommodation Scenario		
	Small	Medium	Large
Total Building Works Estimate (+ GST)	\$ 41 Million	\$ 47 Million	\$ 57 Million
Forecast End Cost (+ GST)	\$ 56 Million	\$ 64 Million	\$ 77 Million

Note: Forecast End Cost includes estimates for related 'non-building works'. This includes: project and professional services fees and Project Contingencies. Escalation has been included within the Total Building Works Estimate.

Table 10: Order of Magnitude Cost Option A: Linear



Figure 21: Option A: Linear – Interface between the MPCF and the 'great verandah' to the north.

Refer Appendix A – Design Drawings for detailed concept sketches and stacking diagrams.

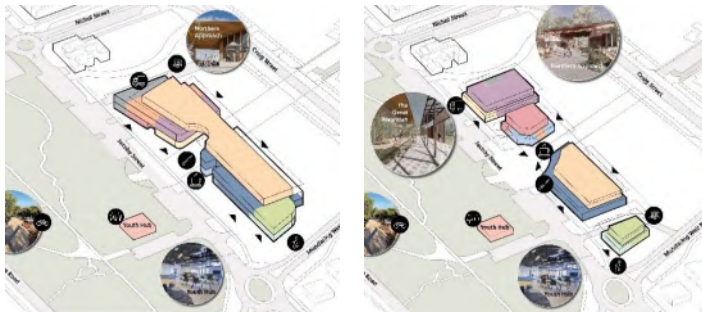


Figure 22: Option A: Linear Massing Studies. 'Large' and 'Medium' Scenarios (left to right)

4.4 Option B – Circular (West)

Design Summary

This design establishes a sheltered, colonnaded native garden courtyard that offers an inviting and tranquil space. It directly connects the northern laneway, Craig Street, Jacoby Street, and the park, facilitating seamless movement throughout the precinct. The Library and MAC's placement in relation to the park and central courtyard ensures a cohesive user experience, with these facilities serving as focal points to the south-west of the buildings plan.

Additionally, this design aligns with the newly established north-south parkland trail, contributing to a logical flow within the precinct. This option anticipates future development potential along Mundaring Weir Road, providing opportunities for complementary structures that enhance the overall precinct.

A service lane is thoughtfully incorporated, enhancing functionality and accessibility. This lane serves practical purposes while maintaining the integrity of the surrounding spaces. Overall, this design reflects careful consideration of immediate functionality and future possibilities within the broader precinct context.



Figure 23: Option B: Circular (West) Master plan Diagram

Sub Option – Option B: Circular (East)

Whilst maintaining the community’s preferred aesthetic of the circular central community space within the facility, a sub-option exists where ‘Option B – Circular’ is moved east to engage with Mundaring Weir Rd therefore benefiting from the legibility and wayfinding strengths identified in ‘Option A – Linear’.

This option also provides a more contiguous external space from the central courtyard around and through the MPCF via the north-south alignment and into Sculpture Park. The way that this sub option sits on the site provides a slightly more cohesive link back to Maddock St and the proposed youth hub located on the site of the existing CWA Hall.

Refer Appendix A – Design Drawings for detailed concept sketches and stacking diagrams.



Figure 24: Option B: Circular (East) Master plan

Order of Magnitude Cost

Refer to Appendix D for Detailed Cost breakdowns for each accommodation schedule scenario. The estimates, at this early stage of the project are equal for the two sub-options of concept sketch 'Option B: Circular'.

Option B: Circular	Accommodation Scenario		
	Small	Medium	Large
Total Building Works Estimate (+ GST)	\$ 43 Million	\$ 48 Million	\$ 58 Million
Forecast End Cost (+ GST)	\$ 58 Million	\$ 65 Million	\$ 78 Million

Note: Forecast End Cost includes estimates for related 'non-building works. This includes: project and professional services fees and Project Contingencies. Escalation has been included within the Total Building Works Estimate.

Table 11: Order of Magnitude Cost Option B: Circular



Figure 25: Option B: Circular looking south toward Sculpture Park

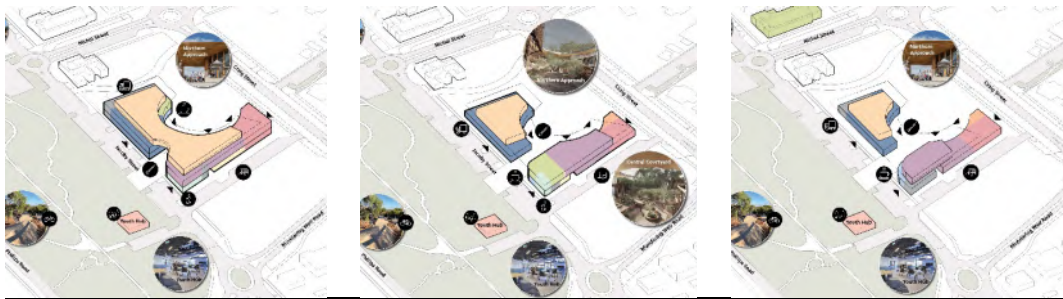


Figure 26: Option B: Circular Massing Studies. 'Large', 'Medium' and 'Small' Scenario (left to right)

4.5 Comparative Cost Analysis

The high-level figures outlined above are restated in the below table for ease of comparison.

	Concept Sketch Design Option and Accommodation Schedule Scenario					
Accommodation Scenario	Small		Medium		Large	
Design Option	Option A: Linear	Option B: Circular	Option A: Linear	Option B: Circular	Option A: Linear	Option B: Circular
Total Building Works Estimate (+ GST)	\$ 41 Million	\$ 43 Million (+ \$2 M)	\$ 47 Million	\$ 48 Million (+ \$1 M)	\$ 57 Million	\$ 58 Million (+ \$1 M)
Forecast End Cost (+ GST)	\$ 56 Million	\$ 58 Million (+ \$2 M)	\$ 64 Million	\$ 65 Million (+ \$1 M)	\$ 77 Million	\$ 78 Million (+ \$1 M)

Note: Forecast End Cost includes estimates for related 'non-building works'. This includes: project and professional services fees and Project Contingencies. Escalation has been included within the Total Building Works Estimate. Refer to Appendix D – Order of Magnitude Cost Plan for the detailed breakdown of costs.

Table 12: Design Option and Accommodation Scenario Order of Magnitude Cost Comparison

Additional Options - Order of Magnitude Costs

The following items are included as additional options for consideration for the Shire following input throughout Stage 2a from the various project stakeholders. Whilst these items may not form part of the baseline project brief, it was considered suitable to outline some Order of Magnitude costs for the Shire's consideration either as part of this project, or as something that may form part of a future capital works budget for the Shire. These costs are broken into the various areas of the Master plan and are consistent, no matter the accommodation schedule scenario (Small, Medium, or Large), as they are not impacted by this brief. This is on the basis that the 'Small' Scenario's uses the station masters house and the Hall on an as-is basis. The option exists for these works (nominally \$4.95 M) to be incorporated into the 'Small' Scenario.

Description	Rounded Cost (+ GST)
Performing Arts Facility	\$ 13,900,000
Amphitheatre Tensile Canopy	\$ 200,000
Amphitheatre Lighting Upgrades	\$ 140,000
Additional Terraced Seating to Sculpture Park Amphitheatre	\$ 60,000
Minor renovation works (tidy-up) of existing Sculpture Park Amphitheatre	\$ 40,000
Miscellaneous Landscaping Upgrades to Sculpture Park	\$ 190,000
Streetscape upgrades to Craig Street and new North-South parkland trail	\$ 690,000
New and additional End of Trip (EOT) and Public Toilets to Sculpture Park	\$ 720,000
New playground equipment to Sculpture Park	\$ 280,000
Major heritage refurbishment works to Station Master's House and Mundaring Town Hall.	\$ 4,950,000

Table 13: Order of Magnitude Costs for various works potentially associated with the MPCF.

Refer to Appendix D – Order of Magnitude Cost Plan for the detailed breakdown of costs.

4.6 Assessment of the Concept Sketch Design Options

The Council's endorsed decision-making criteria for the MPCF was established in the Shire of Mundaring Strategic Community Plan and expanded on as part of the MPCF Community Facility Needs Analysis and Land Assembly Options and Constraints Report. The following is an assessment of the various options and sub-options against this framework.

Council's endorsed decision-making criteria (for MPCF)

The following is an assessment of the concept sketch design options against each section of Shire of Mundaring's endorsed decision-making criteria for the MPCF:

1. Compliance

All the proposed options align to the Shire's boarder policy framework and have considered the aspirations for future development within the town centre.

Further input into the financial and asset sustainability ratios will be completed in the Operational Modelling of the next stage of the project, however the consolidation of disparate Shire assets currently housed in not fit-for-purpose, aging facilities will likely result in financial efficiency and sustainability.

The location of 'Option B: Circular (East)', toward the eastern boundary of the subject site allows much of the new facility to be located on Crown land already vested to the Shire. This would reduce the extent of land-swaps required to have the MPCF wholly located on Crown land.

2. Capacity

All options presented for the MPCF can attract external funding and increased income for the Shire. The return on investment for the Shire will be dependent on increased visitation rates associated with the new and improved destination. Consolidation of the Shire assets enables existing facilities and sites to be repurposed. This could see additional revenue by way of rental income and/or property sales / property development partnerships.

Given the input to date the new facility will likely see increased utilisation resulting in increased revenue from facility rentals, memberships, and program fees.

Consolidation of the various uses into the MPCF is best achieved in the 'Medium' or 'Large' Accommodation Schedule Scenarios. These offer the benefits of collocation, staffing and maintenance efficiencies for the precinct.

The benefits listed above can contribute to both financial and social returns on investment for the MPCF. The overall impact on the community's cohesion and sense of belonging can be equally valuable and should be strongly considered alongside financial gains.

Through its location 'Option B: Circular (East)' is largely sited on crown land that is vested to the Shire. Provided that the appropriate approvals and land assembly occur, this option would maximise Shire of Mundaring freehold sites for future complimentary development within the parkland setting.

3. Risks

Some risks for the development of the MPCF are as follows, these are consistent across the two options. While they are present, they are deemed manageable throughout the future project stages.

- **Budget Overruns:** Unforeseen construction costs, change orders, or underestimated expenses can result in exceeding the project budget, affecting overall financial viability.
- **Funding Shortfalls:** Inadequate funding or delays in securing financing can hinder project progress or compromise the quality of the facility.
- **Reputational Damage:** Negative public perception due to construction delays, design flaws, or operational issues can damage the reputation of the facility and the organisation responsible for it.
- **Property Value Impact:** Poorly executed construction or design that doesn't align with the surrounding area can negatively affect property values in the vicinity.
- **Operational Disruption:** Delays in construction or facility opening can disrupt planned programs and services, causing inconvenience to users and affecting the community.
- **Transition Challenges:** The transition from old to new facilities can lead to logistical challenges, confusion, and temporary service disruptions.
- **Stakeholder Dissatisfaction:** Miscommunication, poor engagement, or unmet expectations among stakeholders can lead to dissatisfaction and a strained relationship between the community and project team.

Addressing these risks requires careful planning, effective communication, compliance monitoring, financial management, and a commitment to stakeholder engagement throughout the project's lifecycle.

'Option A: Linear', sees the least disruption to existing services that are to be relocated within the new MPCF. This would see a reduced risk to Operational Disruptions. 'Option B: Circular (East)' also benefits from the ability for Rise and the Hub of the Hills to continue to function during construction.

The 'Medium' Scenarios for both concept sketch options are deemed to strike the most appropriate balance of stakeholder needs and aspirations and financial implications.

4. Sustainability

All concept sketch design options present a balanced consideration of social, environmental, economic and governance issues to deliver improved outcomes for the Mundaring community.

Environmentally Sustainable Design (ESD) initiatives have been implemented as far as practicable at this early stage of the concept development (site location, building orientation and existing landscape retention) with further exploration to occur in future stages, as outlined in section '3.4 – Environmental Sustainability'.

Per item 3, above, refinement of the aspirational brief for the project, results in a preference for the 'Medium' Accommodation Schedule Scenario. This achieves the collocation required for economic and social sustainability, whilst not over-committing the Shire to an unnecessarily over-sized facility which adversely impacts both the project's environmental and economic sustainability.

5. Community visions and priorities

Throughout the engagement process of Stage 2a of the project the Community input has been extremely valuable. The vision and priorities of the community were insightful and well considered. The preference from the Community is for 'Option B: Circular' concept sketch option combined with the 'Medium' Accommodation Schedule Scenario, provided it has sufficient allowance for future growth.

This combination was seen by the Deliberative Panel as the most appropriate response to the Community views and feedback and will suitably build the community's capacity within the Shire of Mundaring.

From the early sketches by community members in the three-day Collaborative Design Forum (or Charette), the community (as represented in the Community Survey responses and the preferences of the Deliberative Panel) has by in large preferred the 'Option B: Circular' form for the MPCF. Reasons for this preference include:

- the provision of a protected central gathering place.
- closer proximity of services to one and other.
- the circular/curved shapes were seen as more organic and therefore of the place; and
- the Option provides visual and physical connection and street frontage to both Craig Street and Jacoby Street.

The development of the concept sketch options for the MPCF, both now and into the future should maintain the facility being set within a coherent and high-amenity landscape setting. The provision of sufficient Public Open Space (POS) around and through the building and precinct have been established by the community as key measures of success.

Whilst 'Option B: Circular' has been the preference of the majority throughout the community did raise concern that the development did not engage with the corner of Mundaring Weir Road and Jacoby Street. This location is rightly identified for an entry statement into the Town Centre in the Mundaring Town Initiative Master plan. Resultantly, on assessment 'Option B: Circular (East)' achieves the consolidated site planning aspirations of the community.

6. Fairness

The notion of 'Fairness' within the MPCF involves finding a balance that accommodates the diverse needs of different stakeholders ensuring that both the majority and specific interest groups are catered to adequately. At the conclusion of this stage, it is suggested that the 'Medium' Scenario strikes the best balance by thoughtfully addressing the needs of the diverse stakeholder groups, and planning, whilst suitably limiting the capital expenditure the delivery of these needs.

The MPCF will achieve intergenerational equity – the balancing of who carries cost and who benefits over time – by ensuring that this development offers a community asset that aids operational sustainability and longevity of the user groups housed within.

7. Standards

The 'Medium' Accommodation Schedule Scenario is the most appropriate as it delivers the expectations and needs of the community whilst giving due consideration to the financial constraints of the Shire.

8. Practicality

The 'Medium' or 'Large' Accommodation Schedule Scenarios best incorporate the practicality of use-consolidation whilst providing the opportunity for alternative and more 'fit-for-purpose' uses in the Shire owned decanted facilities. As a result of this consolidation, the MPCF project will improve efficiencies in energy use, facility maintenance and staff resourcing, in addition to the practical benefits of contemporary functionally suitable spaces for the community.

The incorporation of these considerations into the planning and design of the facility will result in a versatile, efficient, and resilient space that serves the needs of the community, whilst promoting collaboration, optimisation of resource usage, and alignment to the Shire and community's goals.

9. Timing

It is envisaged that the construction of both 'Option A: Linear' and 'Option B: Circular (East / West)' would be able to be delivered within a similar timeframe. The timing impacts and considerations for the various concept sketch options are as follows:

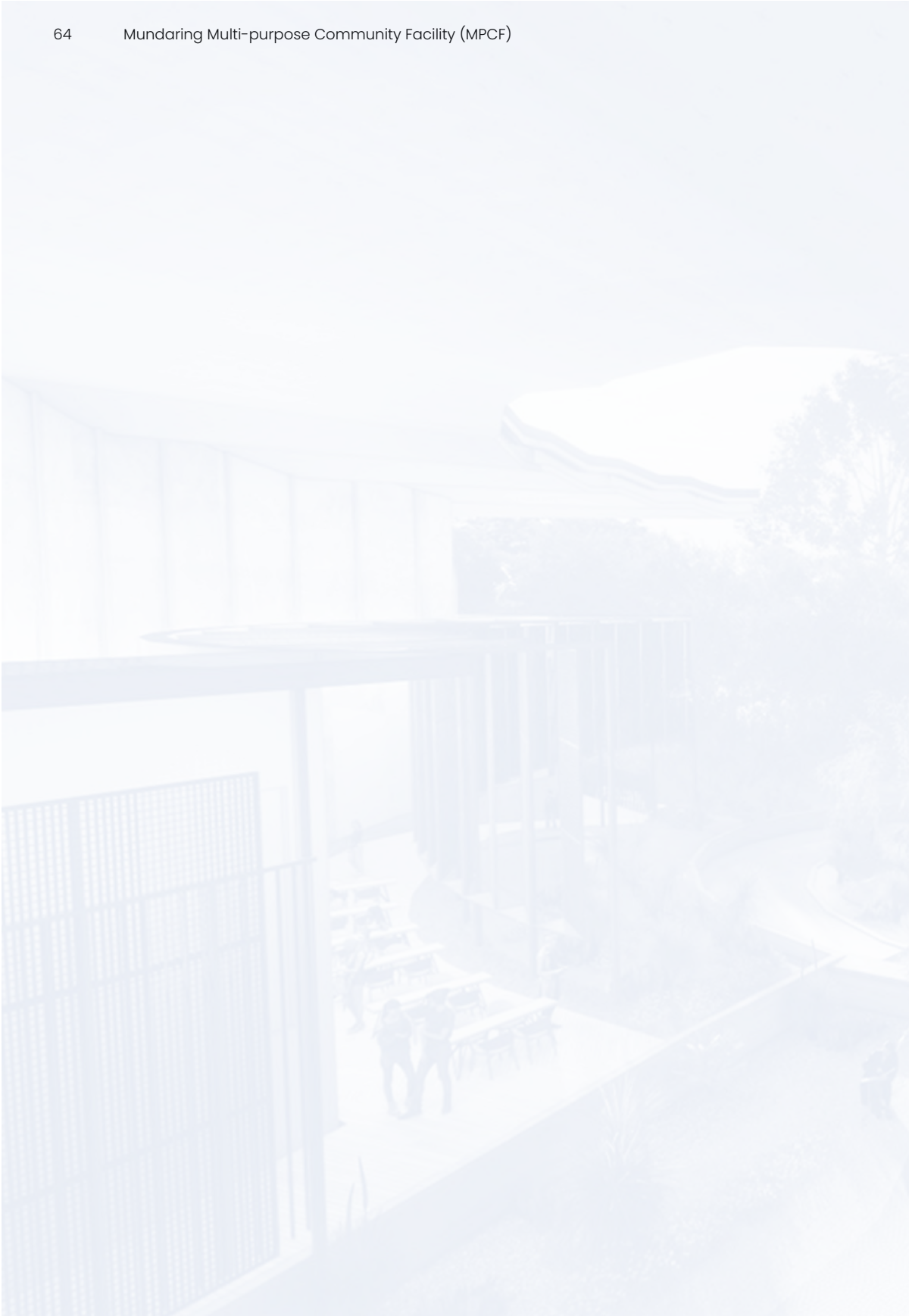
- **Option A: Linear**
Due to the configuration of the floor plan, this sketch option has the greatest ability for staging. The location of 'Option A: Linear' on the site allows the Hub of the Hills, Health Centre and Toy Library, Rise and Rise Administration to remain in operation in their existing facilities whilst construction of the MPCF takes place.
- **Option B: Circular (West)**
Due to the configuration of the floor plan, this option has less ability for staging. The majority of existing site users will need to be relocated whilst construction takes place.
- **Option B: Circular (East)**
Due to the configuration of the floor plan, this option has less ability for staging. Some existing site users will need to be relocated whilst construction takes place. Namely: The Hub of the Hills, Toy Library and Child Health Clinic and St. John's Ambulance.

All concept sketch options rely on the existing St John’s Ambulance site being transferred to the management of the Shire. As mentioned in this report, the Shire and St John’s Ambulance WA are open to relocation.



Figure 27: Option A: Linear. Aerial view showing the great verandah and Sculpture Park frontage beyond.

Refer to the Recommendation section of this report for the consolidated assessment against the above framework and recommended concept sketch option.

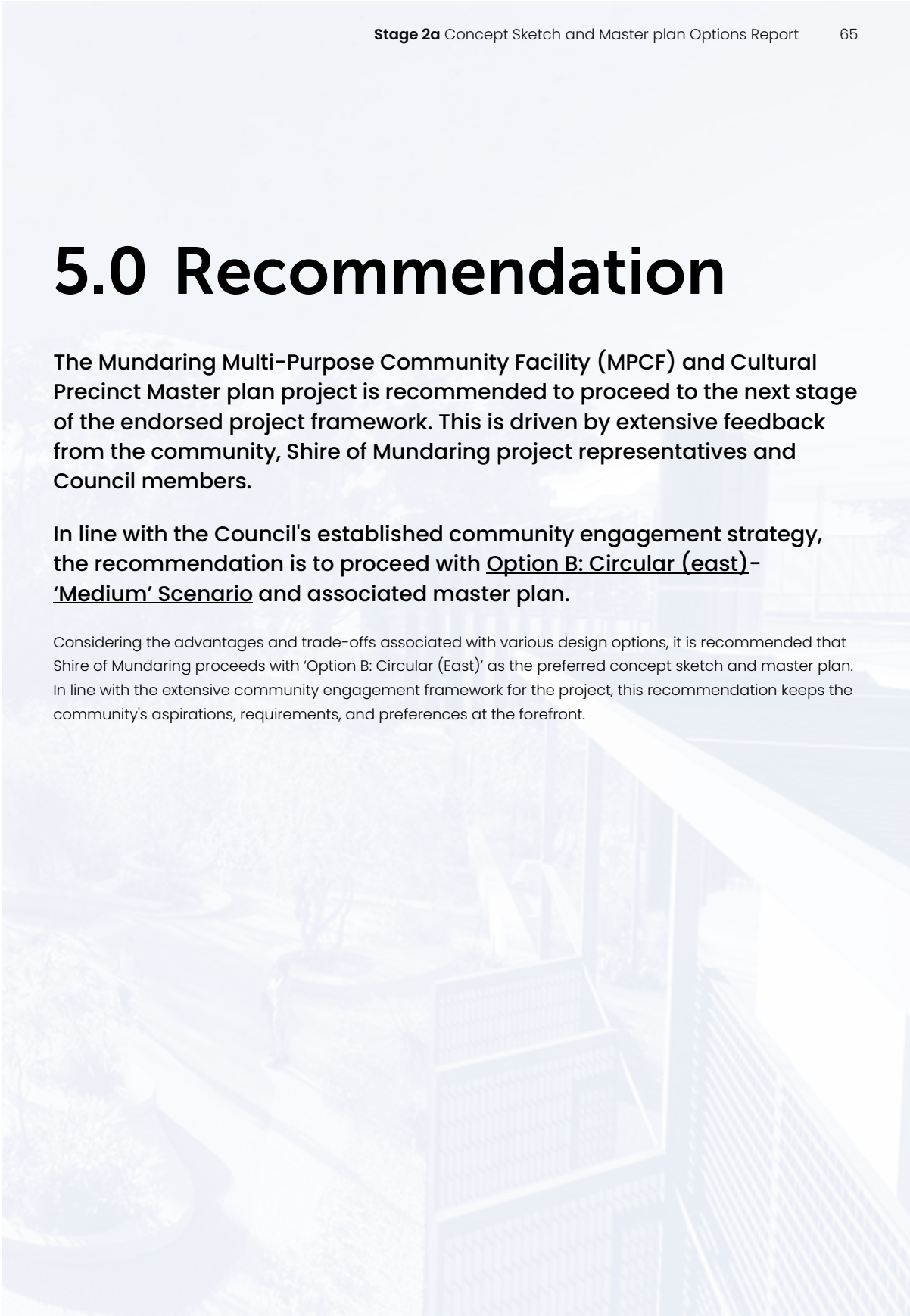


5.0 Recommendation

The Mundaring Multi-Purpose Community Facility (MPCF) and Cultural Precinct Master plan project is recommended to proceed to the next stage of the endorsed project framework. This is driven by extensive feedback from the community, Shire of Mundaring project representatives and Council members.

In line with the Council's established community engagement strategy, the recommendation is to proceed with Option B: Circular (east)- 'Medium' Scenario and associated master plan.

Considering the advantages and trade-offs associated with various design options, it is recommended that Shire of Mundaring proceeds with 'Option B: Circular (East)' as the preferred concept sketch and master plan. In line with the extensive community engagement framework for the project, this recommendation keeps the community's aspirations, requirements, and preferences at the forefront.



This option includes the incorporation of various components, such as:

- A new Library (incorporating a range of space types and the Toy Library),
- A new Visitors Centre,
- A Café,
- A small retail space to showcase art and produce from the community,
- Several various community hall/multi-purpose spaces, workshops, studios, meeting rooms and a community kitchen,
- A new Hub of the Hills and associated dedicated Senior's space,
- A new home for the Mundaring Arts Centre Inc. Administration and galleries,
- An artist-in-residence space,
- A new home for the Mundaring & Hills Historical Society (MHHS) administration,
- A MHHS Local History Research room,
- New Mundaring District Museum Display spaces (Permanent Gallery and rotating display),
- New space for Not-for-profit organisations. Prioritising those who are currently active in the area (i.e., Rise Community Services, CWA) and provision for other NFP organisations,
- Child and Adolescent Health Service consulting rooms and associated spaces, and
- A separate but colocated dedicated Youth Hub.

While distinct spaces are allocated for different user groups, be it Youth, Seniors, MHHS, or Galleries, it is recommended that future stages of the project regard these spaces as primary but supported by a range of secondary spaces throughout the facility. For example, the library should incorporate a young-adults space. This strategy fosters enhanced opportunities for new and mutually beneficial connections within the community.

The 'Medium' Accommodation Schedule Scenario for the MPCF is recommended. It is noted that operational modelling, funding commitments and land-swap requirements will further shape the size and shape of the MPCF. In alignment with the Shire and community inputs, the next stage of the project should include a detailed review of the spatial requirements for the MPCF's future growth.

The Town Hall's status as a community hall space is recommended to be retained. Constraints that limit the utilisation of the existing facility should be reviewed and wherever possible reconsidered to increase the community occupation of the space. Alternative uses, such as the MHHS Museum and administration, have been examined, and it is suggested that the adaption of the Hall does not represent a cost-effective, environmentally sustainable, or sensitive heritage response.



Figure 28: Option B: Circular norther courtyard and surrounding context

Exploration of commercial leasing possibilities for the Station Master’s House (MHHS Administration), The Old Post Office (MAC Inc., GEH), and the Old School Building (Visitors Centre and Mundaring District Museum, GEH) are encouraged. Consideration should be given to possible food and beverage or retail operators on the Great Eastern Highway (GEH) sites and a possible recreational tourism operator(s) in the Station Master’s House in Sculpture Park.

The development of the concept sketch options for the MPCF, both now and into the future should maintain the facility being set within a coherent and high-amenity landscape setting. The provision of sufficient Public Open Space (POS) around and through the building have been established by the community as key measures of success. Future stages should continue to consider the incorporation of a future performing arts facility within the cultural precinct to ensure the future requirement can be achieved.

In line with section 4.6 - Assessment of the Concept Sketch Design Options, above ‘Option B: Circular (East)’ achieves the best outcome for the Shire against the stakeholder and community identified project measures for success. These measures are the pertinent items extracted from the Council’s endorsed decision-making criteria by the community. ‘Option B: Circular (East)’:

- Delivers the project in an appropriate timeframe.
- Enables quality interaction of built form with Sculpture Park and establishes a coherent and more contiguous public-open-space between the site and the Park.
- Has support for the key elements of the design by the broader community as it brings together the strengths from the alternative concept sketch options.
- Has positive implications for future development in terms of location, flexibility of options and a maximisation of flexibility for the Shire freehold land.
- It does not require wholesale disruption of the existing community facilities and services.

Subject to endorsement of this report, it is recommended that Council proceed with Stage 2b of the MPCF project based on Concept Sketch ‘Option B: Circular (East)’ and associated master plan.



Figure 29: Option B: Circular northern oculus, community courtyard and surrounding context



6.0 Next steps

In July 2022, the Council approved the Budget, Long-Term Financial Plan, and Corporate Business Plan, enabling the MPCF project to advance to Stage 2, scheduled to occur over a three-year period. This stage involves detailed planning, design, community engagement, business case development, operational modelling, concept design, land arrangements, cost estimates, and funding attainment.

The next phase of the project involves practical actions to allow the Shire to move forward efficiently. They include:

- Operational Modelling
- Concept Development and Detailed Designs
- Design Planning
- Securing Funding
- Land Assembly
- Project Negotiations and Agreements
- Business Case Development

The upcoming Business Case will delve deeper into the project's financials and benefits. It will analyse aspects such as:

- A comprehensive funding model which highlights dependencies, like grants or any required property transactions.
- Project cash flows covering initial investments, operational expenses, and maintenance.
- Savings from decommissioning unnecessary assets and reduced operational costs.
- Projected income and costs once the facility and surrounding projects are operational.
- Further development of the accommodation schedule for the building. 'Right-sizing' the usable space within the project for current and future uses to meet established and agreed needs and plans.
- Assessing economic benefits in terms of local jobs and community impact.

The objective of the business case is to demonstrate an increased level of service delivery and/or lower costs under the new development as compared to a business-as-usual approach.

Appendices

Appendix A – Design Drawings

Appendix B – Accommodation Schedules

Appendix C – Engagement Outcomes Report

Element Advisory

Appendix D – Order of Magnitude Cost Plan

RPS Quantity Surveyors

Appendix E – Referenced Documents

Appendix F – Environmental Asset Inspection – Town Centre

Shire of Mundaring

Appendix G – Precedent project summary

Whadjuk Noongar Country
Level 4, 22 Delhi Street, West Perth WA 6005
PO Box 1360, West Perth WA 6872

+61 8 9388 6111

reception@trcb.com.au

trcb.com.au



Mundaring Multi-purpose Community Facility (MPCF)
23023
Design Drawings | Stage 2a Concept Sketch and Master plan Options Report

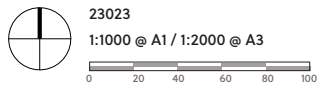
Revision A
August 2023





LEGEND

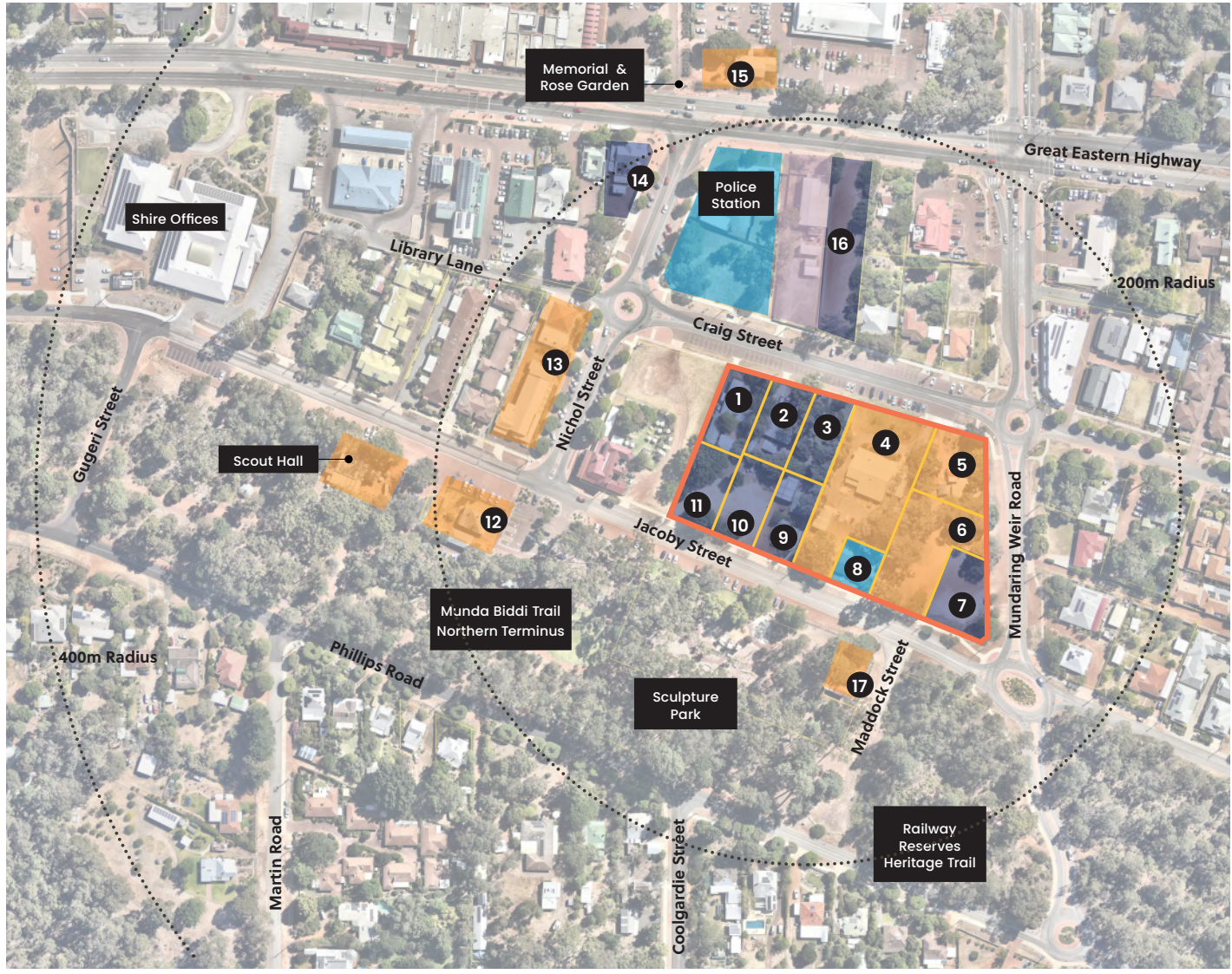
- Site
- Heritage Trail
- Existing Facilities
- Facilities to be relocated
- Facilities to be relocated to MPCF



Mundaring MPCF
 Existing Site Conditions
 Stage 2a Concept Sketch and Master plan Options Report

Rev - A
 SK-1
 Aug 2023



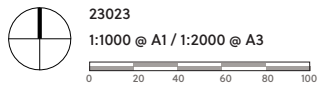


LAND OWNERSHIP

- Shire Freehold
- Crown land (Non-Shire Reserve)
- Shire of Mundaring (Reserve)
- Australian Gov. Freehold

LEGEND

1. 2 Craig Street (Rise)
2. 4 Craig Street (Rise)
3. 6 Craig Street
4. Lot 277 Craig Street (HotH)
5. 12 Craig Street (Toy Library)
6. 8 Mundaring Weir Road
7. 3315 Jacoby Street
8. 3245 Jacoby Street (Ambulance)
9. 3205 Jacoby Street (Men's Shed)
10. 3185 Jacoby Street
11. 3165 Jacoby Street
12. 3060 Jacoby Street (MHHS)
13. 1 Nichol Street (Town Hall, Lesser Hall, Library)
14. 7190 Great Eastern Hwy (MAC)
15. 7225 Great Eastern Hwy (Visitor)
16. 7300 Great Eastern Hwy (Long Vehicle Layover)
17. 3280 Jacoby Street (CWA Building)



23023
1:1000 @ A1 / 1:2000 @ A3

Mundaring MPCF | Rev - A
 Subject Site | SK-2
 Stage 2a Concept Sketch and Master plan Options Report | Aug 2023



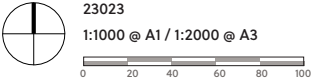


HERITAGE SIGNIFICANCE

- Exceptional
- Considerable
- SoM Heritage Survey; Moderate

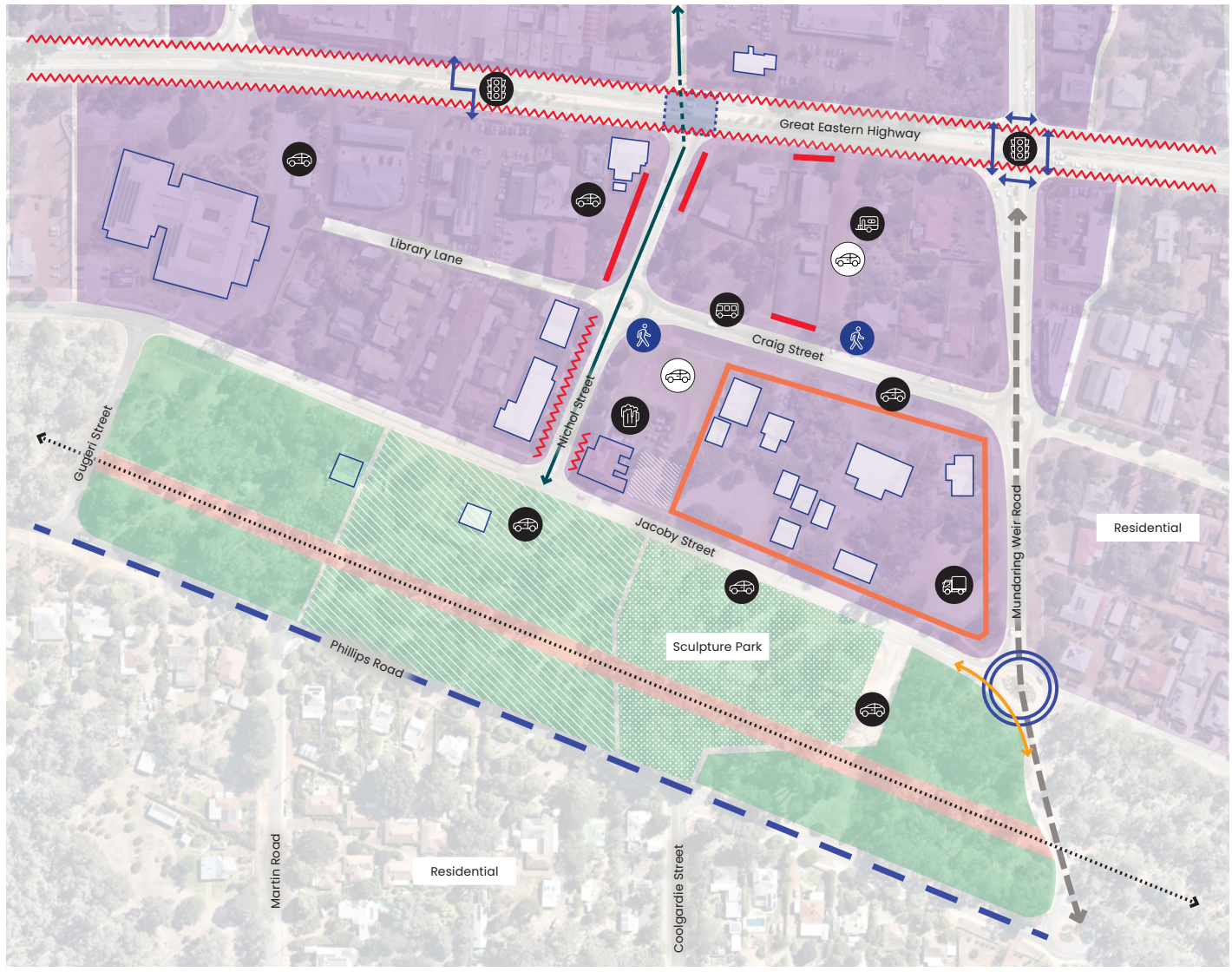
LEGEND

1. Mundaring Sculpture Park
2. Mundaring Station Master's House
3. Mundaring Hotel
4. Mundaring Hall
5. Former School Building
6. Mundaring War Memorial and Gardens
7. Captain Scott's Cottage
8. Faversham
9. Old Post Office

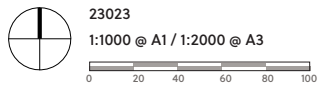


Mundaring MPCF | Rev - A
 Heritage Sites | SK-3
 Stage 2a Concept Sketch and Master plan Options Report | Aug 2023





- KEY**
- Site
 - Existing Pedestrian Crossing
 - ⋮ Future Pedestrian Crossing Opportunity
 - Town Centre Core (4 - 5 Storeys)
 - Town Centre Fringe (2 - 4 Storeys)
 - Town-site Entry
 - Shire Facilities For MPCF Consideration
 - ▨ Service/Loading Zone
 - Rehabilitation Zone
 - Hub Zone
 - Play / Explore Zone
 - Sculpture Axis
 - ⋯ Heritage Trail
 - ↘ High Speed Corner
 - ⋈ Sub-Optimal Interface
 - Inactive Streetscape
 - Nichol Street Core
 - Vehicular And Bicycle Neighbourhood Connection
 - Town Centre Boundary
 - ⤴ All Weather Pedestrian Node
 - ⚡ Traffic Light
 - 🚌 Bus Stop
 - 🚗 Long vehicle parking
 - 🚗 Car Parking
 - 🚗 Informal Car Parking
 - 🚚 Food Trucks



Mundaring MPCF Site Analysis Rev - A SK-4 Aug 2023
 Stage 2a Concept Sketch and Master plan Options Report



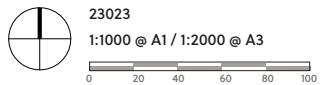


KEY

- Major Pedestrian
- Minor Pedestrian
- Primary vehicle route
- Slow vehicle movement
- Town-site Entry Statement
- Existing Buildings
- New Buildings (MPCF)

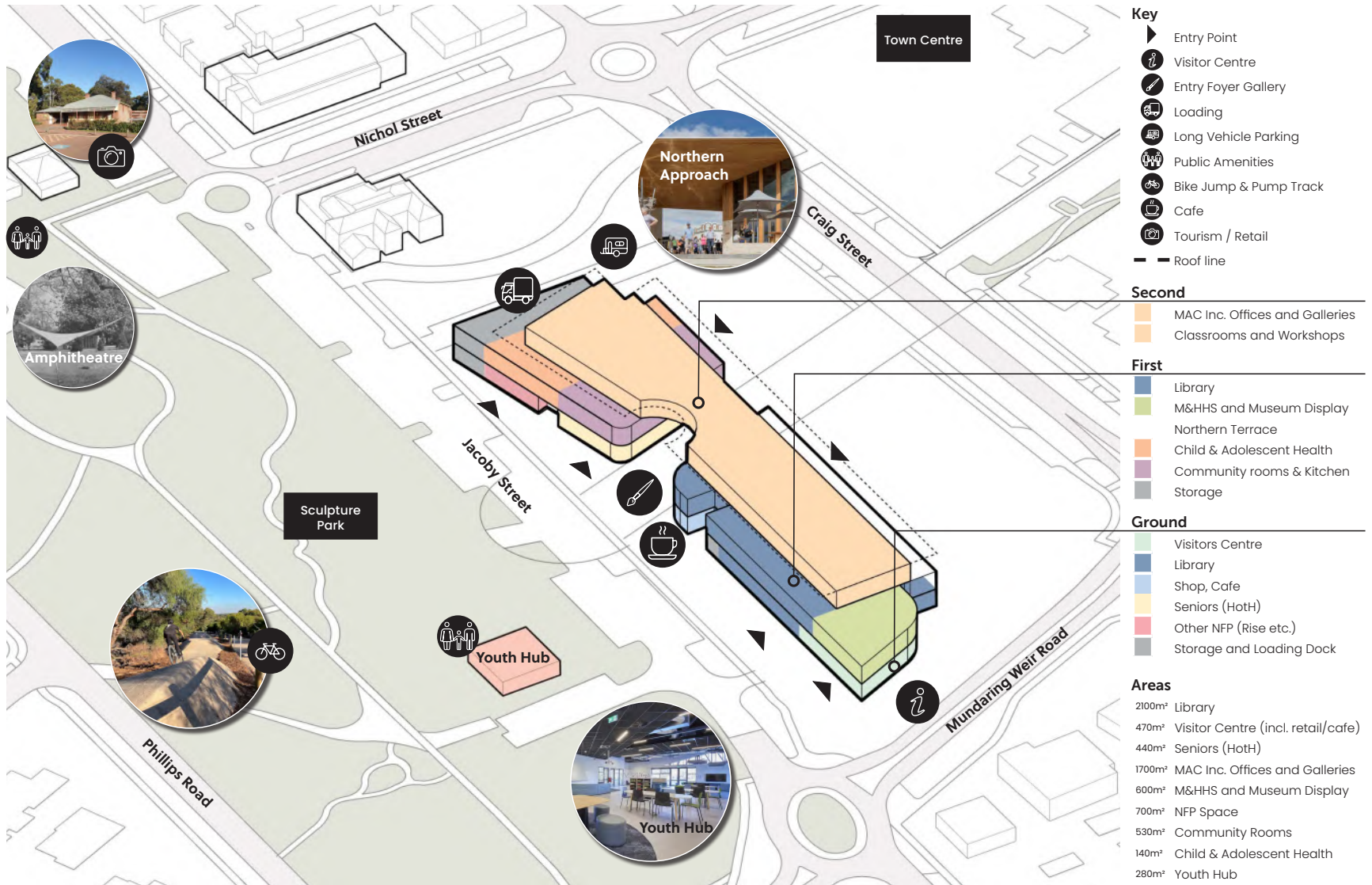
LEGEND

1. Old School Building
2. Old Post Office (MAC Inc.)
3. Civic Centre
4. Town Hall
5. Mundaring Hotel
6. Scout Hall
7. Station Masters House
8. New End Of Trip Facility & Ex. WC's
9. Enhanced Amphitheatre
10. Munda Biddi Trail North Terminus
11. Sculpture Park
12. North-South Trail
13. Pedestrianise Jacoby Street
14. Covered Community Space
15. Yarning Circle,
16. Community Garden
17. Youth Hub
18. New Bike & Pump Track
19. Short Term Long Vehicle Parking
20. Caravan Dump Point
21. Future Performing Arts
22. Future Development
23. Bus Terminus



Mundaring MPCF | Rev - A
 Master plan - Option A: Linear | SK-5
 Stage 2a Concept Sketch and Master plan Options Report | Aug 2023



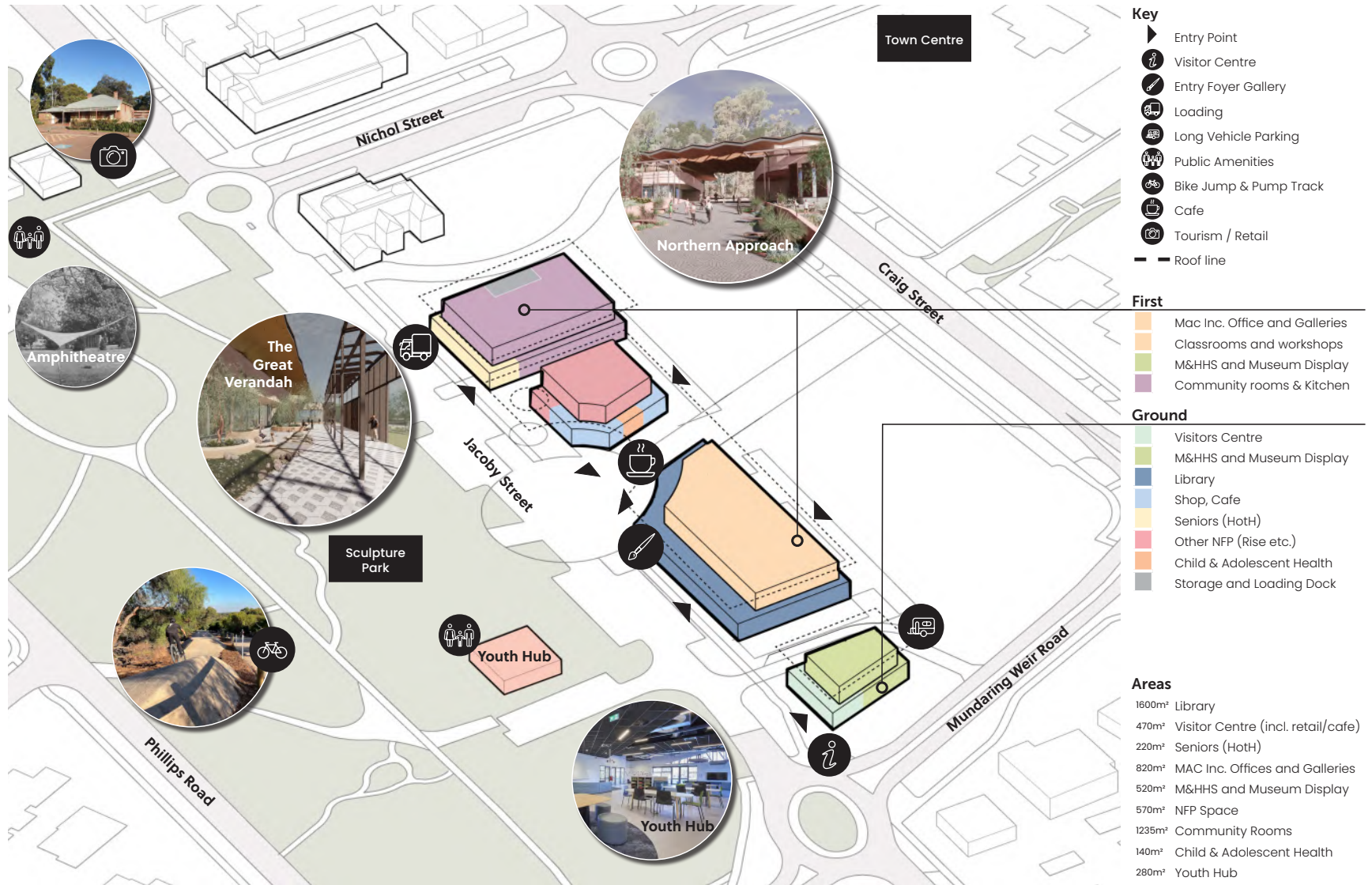


23023
NTS

Mundaring MPCF
Option A: Linear - Large Scenario
Stage 2a Concept Sketch and Master plan Options Report

Rev - A
SK-6
Aug 2023





23023
NTS

Mundaring MPCF
Option A: Linear - Medium Scenario
Stage 2a Concept Sketch and Master plan Options Report

Rev - A
SK-7
Aug 2023



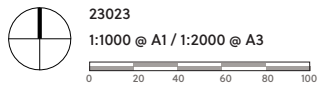


KEY

- Major Pedestrian
- Minor Pedestrian
- Primary vehicle route
- Slow vehicle movement
- * Town-site Entry Statement
- Existing Buildings
- New Buildings (MPCF)

LEGEND

1. Old School Building
2. Old Post Office (MAC Inc.)
3. Civic Centre
4. Town Hall
5. Mundaring Hotel
6. Scout Hall
7. Station Masters House
8. New End Of Trip Facility & Ex. WC's
9. Enhanced Amphitheatre
10. Munda Biddi Trail North Terminus
11. Sculpture Park
12. North-South Trail
13. Pedestrianise Jacoby Street
14. Covered Community Space
15. Yarning Circle, Community Garden
16. Youth Hub
17. New Bike & Pump Track
18. Short Term Long Vehicle Parking
19. Caravan Dump Point
20. Future Performing Arts
21. Future Development
22. Bus Terminus



23023
1:1000 @ A1 / 1:2000 @ A3

Mundaring MPCF
Master plan - Option B: Circular (West)
Stage 2a Concept Sketch and Master plan Options Report

Rev - A
SK-8
Aug 2023





KEY

- Major Pedestrian
- Minor Pedestrian
- Primary vehicle route
- Slow vehicle movement
- Town-site Entry Statement
- Existing Buildings
- New Buildings (MPCF)

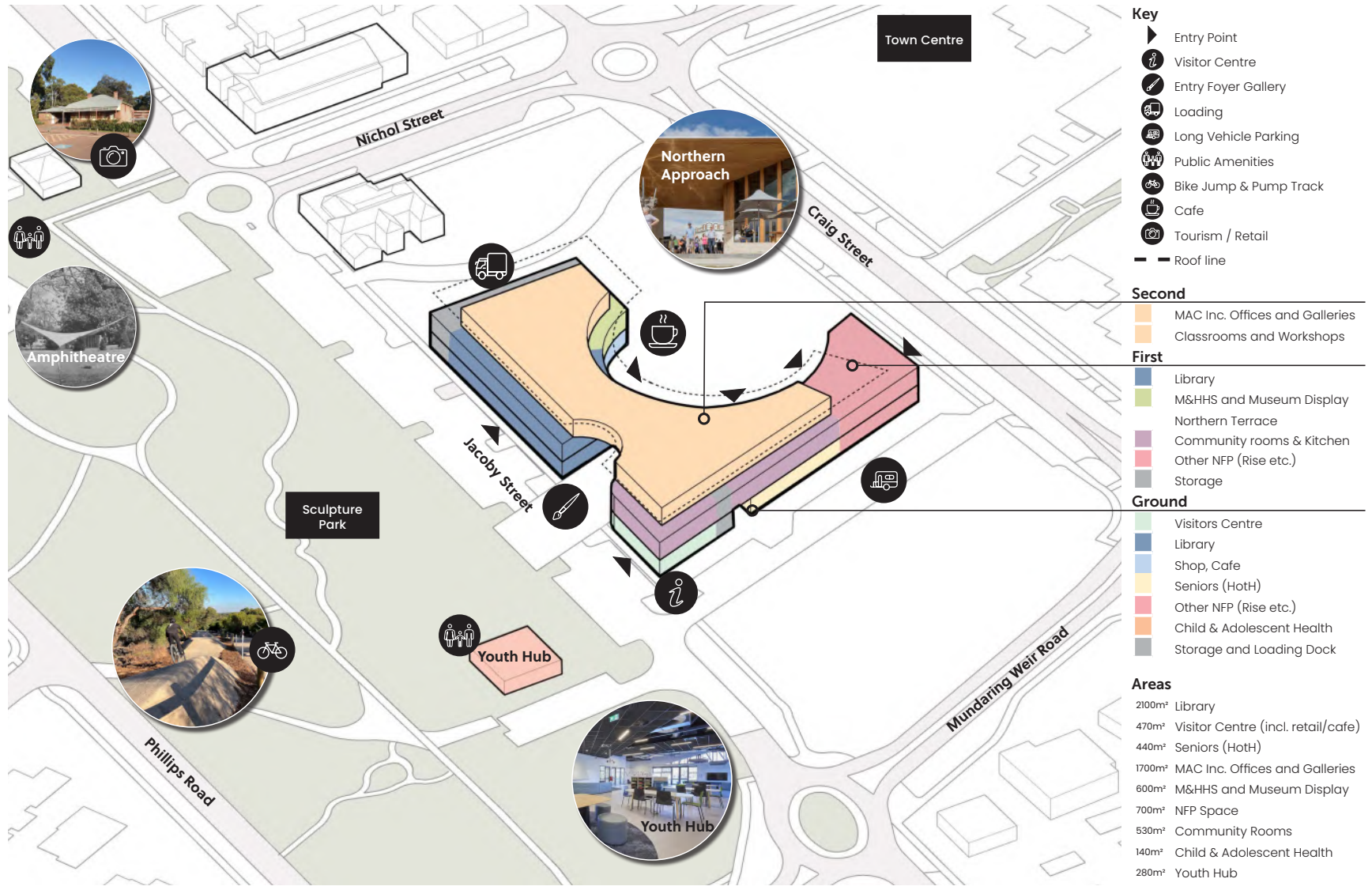
LEGEND

1. Old School Building
2. Old Post Office (MAC Inc.)
3. Civic Centre
4. Town Hall
5. Munding Hotel
6. Scout Hall
7. Station Masters House
8. New End Of Trip Facility & Ex. WC's
9. Enhanced Amphitheatre
10. Munda Biddi Trail North Terminus
11. Sculpture Park
12. North-South Trail
13. Pedestrianise Jacoby Street
14. Covered Community Space
15. Yarning Circle, Community Garden
16. Youth Hub
17. New Bike & Pump Track
18. Short Term Long Vehicle Parking
19. Caravan Dump Point
20. Future Performing Arts
21. Future Development
22. Bus Terminus



Munding MPCF
 Master plan - Option B: Circular (East)
 Stage 2a Concept Sketch and Master plan Options Report
 Rev - A
 SK-9
 Aug 2023



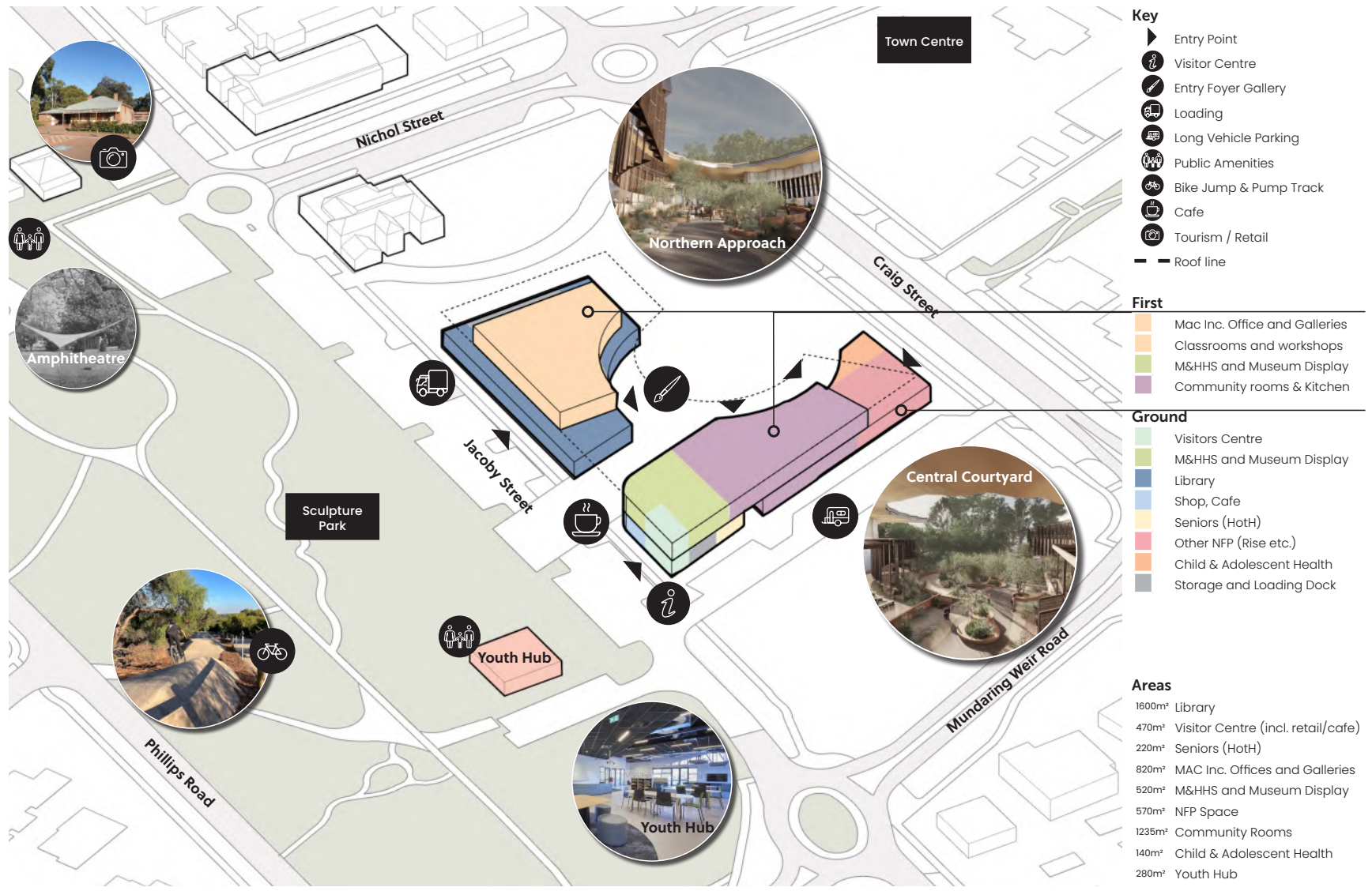


23023
NTS

Mundaring MPCF
Option B: Circular (West) - Large Scenario
Stage 2a Concept Sketch and Master plan Options Report

Rev - A
SK-10
Aug 2023



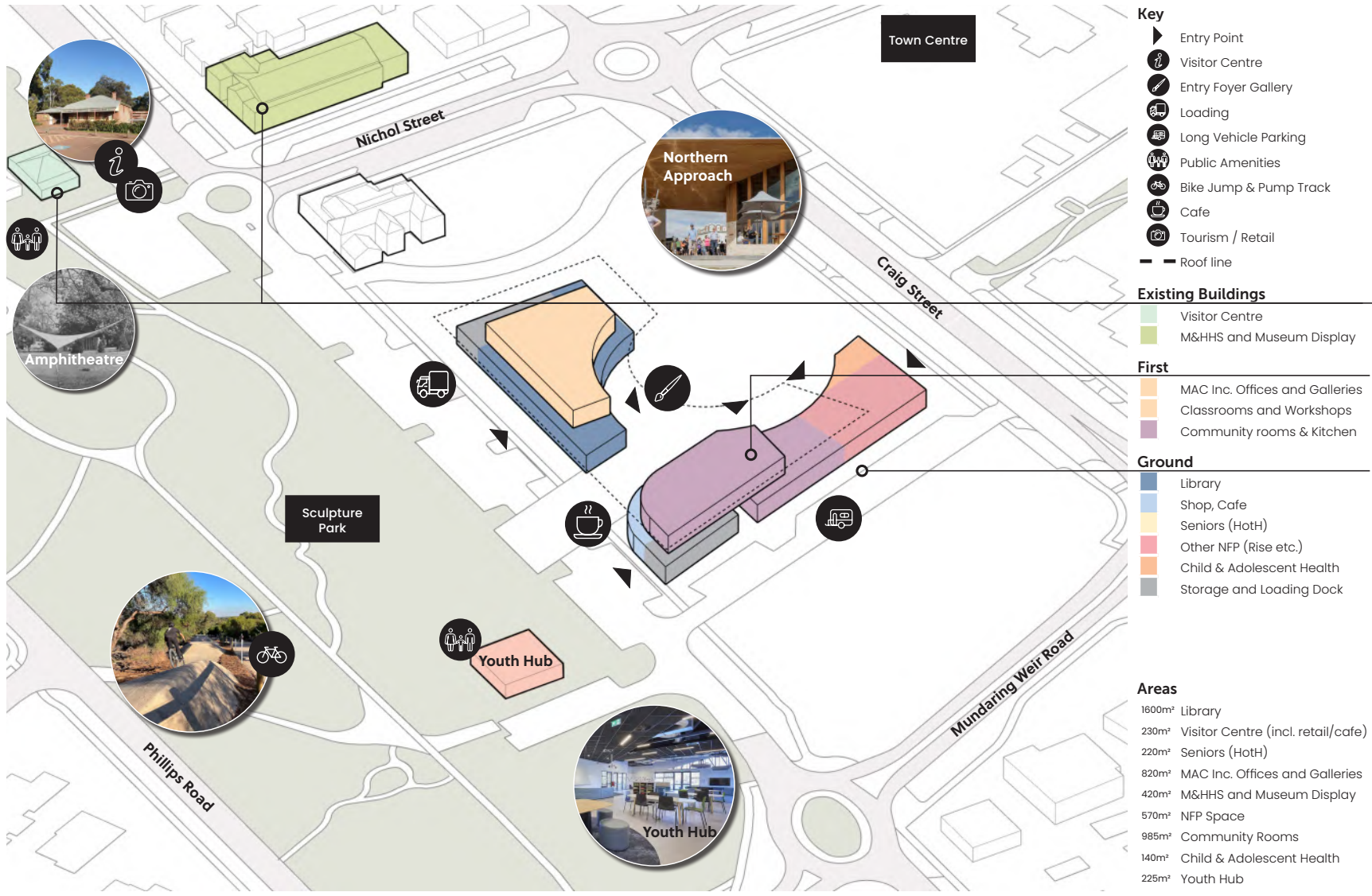


23023
NTS

Mundaring MPCF
Option B: Circular (West)- Medium Scenario
Stage 2a Concept Sketch and Master plan Options Report

Rev - A
SK-11
Aug 2023





23023
NTS

Mundaring MPCF
Option B: Circular (West) - Small Scenario
Stage 2a Concept Sketch and Master plan Options Report

Rev - A
SK-12
Aug 2023



Attachment 3 to Report 6.1

Shire of Mundaring
Mundaring Multi-purpose Community Facility (MPCF)



Mundaring Multi-purpose Community Facility (MPCF)		23023		Rev D
SCHEDULE OF ACCOMMODATION: Existing Facilities Analysis				23-Aug-23
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Hub of the Hills (Mundaring Senior Citizen Centre)				
Male Toilets		14		
Female Toilets		19		
Cleaners		4		
Medical Room		12		
Office		12		
Reading Room		20		
Passage/ Circ.		41		
Services		9		
Hall		149		
Stage		36		
Dining Room		48		
Kitchen		44		
Store Room		22		
Sub Total		429		
Mundaring Arts Centre (Old Post Office)				
Display Space		14		
Gallery/ Exhibition Space		89		
Craft Shop		41		
Tea Room		10		
Office 1		22		
Office 2		25		
Meeting + Studio		31		
Store		8		
WC		4		
UAT		4		
Shed		21		
Services		0		
Sub Total		270		
Mundaring CWA Hall				
Hall		23		
Toilet Facilities		50		
Sub Total		73		
Mundaring Town Hall				
Meeting		30		
Kitchen		21		
Lesser Hall		54		

Attachment 3 to Report 6.1

Shire of Mundaring
Mundaring Multi-purpose Community Facility (MPCF)



Mundaring Multi-purpose Community Facility (MPCF)		23023		Rev D
SCHEDULE OF ACCOMMODATION: Existing Facilities Analysis				23-Aug-23
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Stage		43		
Main Hall		173		
Foyer		22		
Store 1		8		
Store 2		9		
Store 3		9		
Store 4		3		
UAT		15		
Male WC		7		
Female WC		13		
Cleaners		4		
Circulation		6		
Services		3		
Sub Total		419		
Mundaring Albert Facey Library				
Entry		10		
Office		13		
Staff		11		
WC		2		
Library		233		
Sub Total		268		
Mundaring Station Master's House				
Bedroom		33		
Living Room		15		
Circulation		13		
Kitchen		12		
Laundry		10		
Bath		5		
Store 1		3		
Store 2		11		
Male WC		10		
Female WC		12		
UAT		6		
Duct Store		4		
Sub Total		134		

Attachment 3 to Report 6.1

Shire of Mundaring
Mundaring Multi-purpose Community Facility (MPCF)



Mundaring Multi-purpose Community Facility (MPCF)		23023		Rev D
SCHEDULE OF ACCOMMODATION: Existing Facilities Analysis				23-Aug-23
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Toy Library and Child Health Clinic				
Garage		23		
External Store		112		
Store		19		
Toilet		9		
Circulation Space		5		
Main Desk		17		
Health Clinic		50		
Sub Total		235		
Mundaring Visitors Centre & Museum (Old School Building)				
Hallway		21		
Store		10		
Museum		50		
Visitors Centre		50		
Sub Total		131		
Boya Community Hub				
Hall 1		150		
Store 1		15		
Hall 2		150		
Store 2		15		
Kitchen		22		
Exterior Seating		115		
Airlock		10		
Foyer / Exhibition		87		
Amenities		59		
Staff Work Room		76		
Staff Amenities		11		
Staff Store		14		
Lunch room		22		
Comms		8		
Managers Office		14		
Meeting Room		11		
Circulation Desk		23		
Library Reception		22		

Attachment 3 to Report 6.1

Shire of Mundaring
Mundaring Multi-purpose Community Facility (MPCF)



Mundaring Multi-purpose Community Facility (MPCF)		23023		Rev D
SCHEDULE OF ACCOMMODATION: Existing Facilities Analysis				23-Aug-23
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Self Check Out		11		
Lounge		45		
Collection		500		
Circulation		71		
Sub Total		1451		
Midland Junction Arts Centre				
Ceramics Studio		47		
Print Studio		49		
Studio 1 +		85		
Studio 2 +		60		
Verandah Studio		47		
Hallway Gallery		60		
Function Room		95		
Meeting Room		55		
Office		47		
Toilets		24		
Office		48		
East Gallery		48		
West Gallery		52		
Classroom 3		52		
Classroom 5		50		
Classroom 7		51		
Dance Rehearsal Studio		109		
WC		9		
Auditorium		167		
Circulation		147		
Sub Total		1302		
TOTAL		4713		

Attachment 3 to Report 6.1

Shire of Mundaring
Mundaring Multi-purpose Community Facility (MPCF)



Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: Proposed from Needs Report				23-Aug-23
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
MULTI-PURPOSE COMUNITY CENTRE (HUB)				
Library		1700		
Function Hall / Performance / Large Exhibition Space		1500		
Hub of the Hills Community Centre		600		
Maternal & Child or Community Health		500		
Visitors Centre		250		
Foyer/Café/Lounge/Small Exhibition Space		200		
NFP Office Space (Possible staged delivery)		1000		
Sub Total		5750		
STAND ALONE FACILITY				
Art Gallery / Workshop	Existing site	300		
Museum	Re-purpose mundaring hall	1000		
Youth space	Re-purpose cwa hall & sculpture park	300		
Sub Total		1600		
Total		7350		

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'SMALL' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
1. LIBRARY				
Collection				
Entrance		40		
After Hours Book Return	Accessed externally	10		
Collection space		600		<i>Nom. double primary collection space for Boys (ex. Youth & Childrens)</i>
Returns		25		
Meeting & Training				
Training Room				
Meeting Room 1		15		<i>Computers and training</i>
Meeting Room 2		15		
Meeting Room 3		15		
Administration & Back of House (BOH)				
Public Amenities				
Changing Places Facility		15		<i>2 MWC + 3 UR, 5 FWC, 1 UAT, Cleaners. Access from shared foyer, close to Library entry.</i>
Staff Work Room		75		
Staff Amenities		15		
Staff Store		15		
Lunch room		25		
Managers Office		20		
Meeting Room		15		
Parents Room		20		<i>Baby change, WC, Feeding Chairs.</i>
Childrens Area				
Collection and play area		120		<i>Includes internal Toy Library Display</i>
Store		10		
Parents Room		20		<i>Baby change, WC, Feeding Chairs</i>
Young Adults Area				
Collection and reading area		64		
Breakout room 1		12		
Breakout room 2		12		
Breakout room 3		12		
Toy Library				
Internal toy display / store		-		<i>50m2 allocation nominally. Allowed for in the Children's Collection area. Refer above</i>
External toy display / store		50		
Workshop	For toy repair, cleaning etc.	25		<i>Located adjacent external toy display / store</i>
Equipment store	enclosed storage for chairs, table, equipment	-		
Circulation & Other	15%	208		
TOTAL AREA (FECA)		1593		
<i>Total Unenclosed Covered Area (including plant)</i>				
Delivery Area	Enclosed/ covered loading dock	-		

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'SMALL' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
2. VISITORS CENTRE - Refurbish the Station Master's House (135m2)				
Office Space	Office for 3-4 people.	0		Including storage, staff WC's etc. - included in Visitors Centre allowance.
Shop	To serve the whole facility	100		Store space included. Located in the MPCF
Café		100		Related to primary external public space located in the MPCF
Visitors Centre				Refurbish existing Station Master's House. Heritage fabric constraints.
Amenites	Public amenities for visitors, shared by café	0		Existing adjacent
Circulation & Other	15%	30		For circulation in and around the shop and café.
TOTAL AREA (FECA)		230		1 level
				Space for coach parking (20m long bay)
				Spaces for caravan parking (5 x 15m long bays). Forward gear exit.
3. SENIORS (HUB OF THE HILLS)				
Office Space	Office for 2-3 people.	45		Including storage, staff WC's etc.
Consult Room		20		
Seniors Hall		-		Divisible into two smaller spaces. Use community rooms.
Kitchen		-		Refer community spaces
Pantry		15		
Dining Room		50		Keep for ease of use for HOTH +
Amenites	Public amenities for visitors, shared by café	60		2 x MWC + 3 UR, 4 x FWC, 1 x UAT
Reading Room		-		Excluded - space provision in Library.
Circulation & Other	15%	29		
TOTAL AREA (FECA)		219		1 level
				Space for coach parking (20m long bay)
				Spaces for caravan parking (5 x 15m long bays). Forward gear exit.
4. MAC INC.				
Gallery Spaces				
Reception area / foyer		25		Adjacent to primary MAC gallery spaces
Gallery Space 1	To be dedicated space: Display conditions - climate control/lux levels/pest mgmt - as per National Standards for Australian Museums and Galleries. Preferably no natural light	200		To be adjoined to Gallery 2 via operable wall
Gallery Space 2	G1 & G2 to be adjoining with acoustic operable wall between. Display conditions as per Gallery Space 1.	100		To be adjoined to Gallery 1 via operable wall
Gallery Space 3	Dark space/media room/audio visual, requires custom inbuilt tech storage/access	50		
Gallery Space 4 (Community Gallery / Foyer Gallery)	Project space to host programming and activations with less stringent display requirements (pop-up displays, collaborative programming, community projects) Standard power, AV, data requirements & hanging infrastructure. Can have some natural light			Foyer gallery
Artwork Storage	Climate controlled for artwork storage	40		
Artist in Residency Studio Apartment 1	Studio apartment with kitchen, bedroom, WC etc.	40		Nominal allowance for a "twin-key" suite for family accommodation
Artist in Residency Studio Apartment 2	Studio apartment with kitchen, bedroom, WC etc.	40		Nominal allowance for a "twin-key" suite for family accommodation

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'SMALL' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Administration / Offices				
Open plan office	Space for 8 workspaces	80		
Hot-desking locations	Space for 3 workspaces	30		
Meeting room (Small)	AV/data requirements for conference & online meetings, inbuilt cabinetry/tea prep OR co-location to Kitchenette	35		<i>Small and large combined. Operable wall between.</i>
Meeting room (Large)	AV/data requirements for conference & online meetings, inbuilt cabinetry/tea prep OR co-location to Kitchenette	-		
Kitchenette	Co-location with Function Room & ideally located close to shared/hireable spaces (meeting room & classrooms)	15		<i>Use commercial kitchen for functions. Functions in community spaces / use the combined gallery space.</i>
Performance Space				
Auditorium	Acoustic treatment as required, fixed seating, external access for emergency evacuation of large groups	-		<i>Refer community rooms</i>
Rehearsal/Dance Studio		-		<i>Refer community rooms</i>
Green Room 1	Adjoining Auditorium and Rehearsal Studio. Including: Showers, toilets, changing facilities, clothing racks, kitchenette.	-		<i>Refer community rooms</i>
Green Room 2	Adjoining Auditorium and Rehearsal Studio. Including: Showers, toilets, changing facilities, clothing racks, kitchenette.	-		<i>Refer community rooms</i>
Deliveries/Dock				<i>Nom. 60 sq.m - External space - excluded</i>
BOH				
Public amenities		80		<i>6 Male Pans, 6 Female pans, UAT</i>
Circulation & Other	15%	110		
TOTAL AREA (FECA)		820		
Total Unenclosed Covered Area				
5. PERFORMING ARTS CENTRE (FUTURE DEVELOPMENT)				
<i>Excluded in this schedule. Refer separate Future Performing Arts Centre accommodation schedule.</i>				
TOTAL AREA (FECA)		0		
6. M&H HISTORICAL SOCIETY - Located in Town Hall and Lesser Hall (420m2 refurbishment)				
Administration space		0		<i>Equivalent to station masters house</i>
Local History Room - Research		0		<i>PC's for review. Acoustically separate. Large format review table.</i>
Museum Display 1 - Permanent Gallery		0		<i>Current museum space 50 sq.m. Located to accommodate with others.</i>
Museum Display 2 - Rotating display		0		<i>Current museum space 50 sq.m. Located to accommodate with others.</i>
Storage		0		<i>Located with loading dock. Goods lift required if galleries and/or storage are off ground.</i>
Circulation & Other	15%	0		
TOTAL AREA (FECA)		0		
Total Unenclosed Covered Area (including plant)				
7. NOT FOR PROFIT (NFP) SPACE				
Rise				

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'SMALL' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Open plan office	Open plan for 4 staff	60		
Directors office		15		
Hotdesks	Desks for 10 staff	50		
Kitchen		40		
Pantry		15		
Dining Room		65		
Consulting room 1		15		
Consulting room 2		15		
Multi-purpose 1		0		Use colocated community multi-purpose space
Multi-purpose 2		0		Use colocated community multi-purpose space
Multi-purpose store		15		
Meeting Room (Large)		35		Shared between all NFP providers (divisible into 2). Community rooms
NFP Office				
Office 1 (& Store)		30		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.). 5m2 Store Included.
Office 2 (& Store)		30		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.). 5m2 Store Included.
Office 3 (& Store)		30		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.). 5m2 Store Included.
Office 4 (& Store)		30		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.). 5m2 Store Included.
External store (Large)	Shared by all NFP providers	50		
Circulation & Other	15%	74		
TOTAL AREA (FECA)		569		1 level
Total Unenclosed Covered Area (including plant)				
8. COMMUNITY ROOMS				
Hall 1		200		Adjoined to Hall 2 via operable wall. Able to operate as a light-touch performance space / auditorium.
Green Room		25		
Green Room		25		
Hall 1 Store		50		Storage for furniture and equipment for regular users.
Hall 2		150		Adjoined to Hall 2 via operable wall
Hall 2 Store		50		Storage for furniture and equipment for regular users.
Kitchen		50		
Hall 3		0		Excluded
Hall 3 Store		0		Excluded
Studios & Workshops				
Studio/Workshop 1	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Studio/Workshop 2	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Studio/Workshop 3	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Studio/Workshop 4	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		



Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'SMALL' SCENARIO				23-Aug-23
Changes since last revision highlighted <i>red</i> for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Workshop Storage Rooms		25		
Community Room / Teaching Space 1		80		
Community Room / Teaching Space 2		80		
<i>Circulation & Other</i>	15%	128		
<i>Community meeting rooms - Rise & NFP's</i>				
TOTAL AREA (FECA)		983	<i>1 level</i>	
<i>Total Unenclosed Covered Area (including plant)</i>				

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'SMALL' SCENARIO				23-Aug-23
Changes since last revision highlighted <i>red</i> for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
9. CHILD & ADOLESCENT HEALTH SERVICE				
Consult Room 1		20		To Australasian HFG Standard Components: CONS-UN
Consult Room 2		20		To Australasian HFG Standard Components: CONS-UN
Waiting Room		20		
Reception		10		
Kitchenette		10		
Public Amenities		15		1 MWC, 1FWC, 1 UAT
Staff Amenities		6		1 UAT
Storage		20		
Circulation & Other	15%	18		
TOTAL AREA (FECA)		139		1 level
<i>Total Unenclosed Covered Area (including plant)</i>				
10. YOUTH HUB				
Breakout room 1		0		Consulting space / quiet room / group meeting / ...
Breakout room 2		0		Consulting space / quiet room / group meeting / ...
Breakout room 3		0		Consulting space / quiet room / group meeting / ...
Breakout room 4		0		Consulting space / quiet room / group meeting / ...
Lounge Room	Hang-out, gaming space.	40		
Kitchen		20		Located adjacent the Lounge & Active space
Active Space	Pool room, dance floor, etc.	65		
Staff Office		15		
Public Amenities		30		2 MWC, 2 FWC, 1 UAT
Staff Amenities		6		1 UAT
Storage		20		
Circulation & Other	15%	29		
TOTAL AREA (FECA)		225		1 level
<i>Total Unenclosed Covered Area (including plant)</i>				
	Bicycle parking			Located adjacent the external "pump track"
11. SCULPTURE PARK AMENITIES				
Public Amenities - Eastern end		30		3 UAT
End of Trip Facilities - Western End	Collocated with the existing amenities. Providing EOT facilities for the Munda Biddi Trail head.			4 UAT + Showers
TOTAL AREA (FECA)		30		1 level
<i>Total Unenclosed Covered Area (including plant)</i>				
OVERALL TOTAL FECA		4809		
OVERALL TOTAL UCA ALLOWANCE		1202		(UCA/FECA = 25% max) - includes covered links



Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'MEDIUM' SCENARIO				23-Aug-23
Changes since last revision highlighted <i>red</i> for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
1. LIBRARY				
Collection				
Entrance		40		
After Hours Book Return	Accessed externally	10		
Collection space		600		<i>Nom. double primary collection space for Boys (ex. Youth & Childrens)</i>
Returns		25		
Meeting & Training				
Training Room				
Meeting Room 1		15		<i>Computers and training</i>
Meeting Room 2		15		
Meeting Room 3		15		
Administration & Back of House (BOH)				
Public Amenities				
Changing Places Facility		15		<i>2 MWC + 3 UR, 5 FWC, 1 UAT, Cleaners. Access from shared foyer, close to Library entry.</i>
Staff Work Room		75		
Staff Amenities		15		
Staff Store		15		
Lunch room		25		
Managers Office		20		
Meeting Room		15		
Parents Room		20		<i>Baby change, WC, Feeding Chairs.</i>
Childrens Area				
Collection and play area		120		<i>Includes internal Toy Library Display</i>
Store		10		
Parents Room		20		<i>Baby change, WC, Feeding Chairs</i>
Young Adults Area				
Collection and reading area		64		
Breakout room 1		12		
Breakout room 2		12		
Breakout room 3		12		
Toy Library				
Internal toy display / store		-		<i>50m2 allocation nominally. Allowed for in the Children's Collection area. Refer above</i>
External toy display / store		50		
Workshop	For toy repair, cleaning etc.	25		<i>Located adjacent external toy display / store</i>
Equipment store	enclosed storage for chairs, table, equipment	-		
Circulation & Other	15%	208		
TOTAL AREA (FECA)		1593		
<i>Total Unenclosed Covered Area (including plant)</i>				
Delivery Area	Enclosed/ covered loading dock	-		

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'MEDIUM' SCENARIO				23-Aug-23
<i>Changes since last revision highlighted red for clarity</i>				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
2. VISITORS CENTRE				
Office Space	Office for 3-4 people.	60		Including storage, staff WC's etc.
Shop	To serve the whole facility	100		Store space included
Café		100		Related to primary external public space
Visitors Centre		100		To have street presence
Amenities	Public amenities for visitors, shared by café	50		3 x MWC, 3 x FWC, 1 x UAT
<i>Circulation & Other</i>	15%			
TOTAL AREA (FECA)		472		1 level
				Space for coach parking (20m long bay)
				Spaces for caravan parking (5 x 15m long bays). Forward gear exit.
3. SENIORS (HUB OF THE HILLS)				
Office Space	Office for 2-3 people.	45		Including storage, staff WC's etc.
Consult Room		20		
Pantry		15		
Dining Room		50		Keep for ease of use for HOTH +
Amenities	Public amenities for visitors, shared by café	60		2 x MWC + 3 UR, 4 x FWC, 1 x UAT
Reading Room		-		Excluded - space provision in Library.
<i>Circulation & Other</i>	15%			
TOTAL AREA (FECA)		219		1 level
				Space for coach parking (20m long bay)
				Spaces for caravan parking (5 x 15m long bays). Forward gear exit.
4. MAC INC.				
Gallery Spaces				
Reception area / foyer		25		Adjacent to primary MAC gallery spaces
Gallery Space 1	To be dedicated space; Display conditions - climate control/lux levels/pest mgmt - as per National Standards for Australian Museums and Galleries. Preferably no natural light	200		To be adjoined to Gallery 2 via operable wall
Gallery Space 2	G1 & G2 to be adjoining with acoustic operable wall between. Display conditions as per Gallery Space 1.	100		To be adjoined to Gallery 1 via operable wall
Gallery Space 3	Dark space/media room/audio visual, requires custom inbuilt tech storage/access	50		
Gallery Space 4 (Community Gallery / Foyer Gallery)	Project space to host programming and activations with less stringent display requirements (pop-up displays, collaborative programming, community projects) Standard power, AV, data requirements & hanging infrastructure. Can have some natural light			Foyer gallery
Artwork Storage	Climate controlled for artwork storage	40		
Artist in Residency Studio Apartment 1	Studio apartment with kitchen, bedroom, WC etc.	40		Nominal allowance for a "twin-key" suite for family accommodation
Artist in Residency Studio Apartment 2	Studio apartment with kitchen, bedroom, WC etc.	40		Nominal allowance for a "twin-key" suite for family accommodation
Administration / Offices				
Open plan office	Space for 8 workspaces	80		

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'MEDIUM' SCENARIO				23-Aug-23
Changes since last revision highlighted <i>red</i> for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Hot-desking locations	Space for 3 workspaces	30		
Meeting room (Small)	AV/data requirements for conference & online meetings, inbuilt cabinetry/tea prep OR co-location to Kitchenette	35		<i>Small and large combined. Operable wall between.</i>
Meeting room (Large)	AV/data requirements for conference & online meetings, inbuilt cabinetry/tea prep OR co-location to Kitchenette	-		
Kitchenette	Co-location with Function Room & ideally located close to shared/hireable spaces (meeting room & classrooms)	15		<i>Use commercial kitchen for functions. Functions in community spaces / use the combined gallery space.</i>
Performance Space				
Auditorium	Acoustic treatment as required, fixed seating, external access for emergency evacuation of large groups	-		<i>Refer community rooms</i>
Rehearsal/Dance Studio		-		<i>Refer community rooms</i>
Green Room 1	Adjoining Auditorium and Rehearsal Studio. Including: Showers, toilets, changing facilities, clothing racks, kitchenette.	-		<i>Refer community rooms</i>
Green Room 2	Adjoining Auditorium and Rehearsal Studio. Including: Showers, toilets, changing facilities, clothing racks, kitchenette.	-		<i>Refer community rooms</i>
Deliveries/Dock				<i>Nom. 60 sq.m - External space - excluded</i>
BOH				
Public amenities		80		<i>6 Male Pans, 6 Female pans, UAT</i>
Circulation & Other	15%	110		
TOTAL AREA (FECA)		820		
<i>Total Unenclosed Covered Area</i>				
5. PERFORMING ARTS CENTRE (FUTURE DEVELOPMENT)				
<i>Excluded in this schedule. Refer separate Future Performing Arts Centre accommodation schedule.</i>				
TOTAL AREA (FECA)		0		
6. M&H HISTORICAL SOCIETY				
Administration space		100		<i>Equivalent to station masters house</i>
Local History Room - Research		50		<i>PC's for review. Acoustically separate. Large format review table.</i>
Museum Display 1 - Permanent Gallery		100		<i>Current museum space 50 sq.m. Located to accommodate with others.</i>
Museum Display 2 - Rotating display		100		<i>Current museum space 50 sq.m. Located to accommodate with others.</i>
Storage		100		<i>Located with loading dock. Goods lift required if galleries and/or storage are off ground.</i>
Circulation & Other	15%	68		
TOTAL AREA (FECA)		518		
<i>Total Unenclosed Covered Area (including plant)</i>				
7. NOT FOR PROFIT (NFP) SPACE				
Rise				
Open plan office	Open plan for 4 staff	60		
Directors office		15		



Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'MEDIUM' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Hotdesks	Desks for 10 staff	50		
Kitchen		40		
Pantry		15		
Dining Room		65		
Consulting room 1		15		
Consulting room 2		15		
Multi-purpose 1		0		To use colocated community multi-purpose space
Multi-purpose 2		0		To use colocated community multi-purpose space
Multi-purpose store		15		
Meeting Room (Large)		35		Shared between all NFP providers (divisible into 2). Community rooms
NFP Office				
Office 1 (& Store)		30		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.). 5m2 Store Included.
Office 2 (& Store)		30		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.). 5m2 Store Included.
Office 3 (& Store)		30		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.). 5m2 Store Included.
Office 4 (& Store)		30		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.). 5m2 Store Included.
External store (Large)	Shared by NFP providers	50		
Circulation & Other	15%	74		
TOTAL AREA (FECA)		569		1 level
<i>Total Unenclosed Covered Area (including plant)</i>				
8. COMMUNITY ROOMS				
Hall 1		200		Adjoined to Hall 2 via operable wall. Able to operate as a light-touch performance space / auditorium.
Green Room		25		
Green Room		25		
Hall 1 Store		70		Storage for furniture and equipment for regular users.
Hall 2		150		Adjoined to Hall 1 via operable wall
Hall 2 Store		50		Storage for furniture and equipment for regular users.
Kitchen		50		
Hall 3		150		
Hall 3 Store		50		Storage for furniture and equipment for regular users.
Studios & Workshops				
Studio/Workshop 1	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Studio/Workshop 2	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Studio/Workshop 3	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Studio/Workshop 4	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Workshop Storage Rooms		25		

Attachment 3 to Report 6.1

Shire of Mundaring
Mundaring Multi-purpose Community Facility (MPCF)



Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'MEDIUM' SCENARIO				23-Aug-23
Changes since last revision highlighted <i>red</i> for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Community Room / Teaching Space 1		80		
Community Room / Teaching Space 2		80		
Circulation & Other	15%	161		
Community meeting rooms - Rise & NFP's				
TOTAL AREA (FECA)		1236		<i>1 level</i>
Total Unenclosed Covered Area (including plant)				

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'MEDIUM' SCENARIO				23-Aug-23
Changes since last revision highlighted <i>red</i> for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
9. CHILD & ADOLESCENT HEALTH SERVICE				
Consult Room 1		20		To Australasian HFG Standard Components: CONS-UN
Consult Room 2		20		To Australasian HFG Standard Components: CONS-UN
Waiting Room		20		
Reception		10		
Kitchenette		10		
Public Amenities		15		1 MWC, 1FWC, 1 UAT
Staff Amenities		6		1 UAT
Storage		20		
Circulation & Other	15%	18		
TOTAL AREA (FECA)		139		1 level
<i>Total Unenclosed Covered Area (including plant)</i>				
10. YOUTH HUB				
Breakout room 1		12		Consulting space / quiet room / group meeting / ...
Breakout room 2		12		Consulting space / quiet room / group meeting / ...
Breakout room 3		12		Consulting space / quiet room / group meeting / ...
Breakout room 4		12		Consulting space / quiet room / group meeting / ...
Lounge Room	Hang-out, gaming space.	40		
Kitchen		20		Located adjacent the Lounge & Active space
Active Space	Pool room, dance floor, etc.	65		
Staff Office		15		
Public Amenities		30		2 MWC, 2 FWC, 1 UAT
Staff Amenities		6		1 UAT
Storage		20		
Circulation & Other	15%	37		
TOTAL AREA (FECA)		281		1 level
<i>Total Unenclosed Covered Area (including plant)</i>				
	Bicycle parking			Located adjacent the external "pump track"
11. SCULPTURE PARK AMENITIES				
Public Amenities - Eastern end		30		3 UAT
End of Trip Facilities - Western End	Collocated with the existing amenities. Providing EOT facilities for the Munda Biddi Trail head.	40		4 UAT + Showers
TOTAL AREA (FECA)		70		1 level
<i>Total Unenclosed Covered Area (including plant)</i>				
OVERALL TOTAL FECA		5916		
OVERALL TOTAL UCA ALLOWANCE		1479		(UCA/FECA = 25% max) - includes covered links



Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'LARGE' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
1. LIBRARY				
Collection				
Entrance		50		
After Hours Book Return	Accessed externally	10		
Collection space		1000		
Returns		25		
Meeting & Training				
Training Room				
Meeting Room 1		30	Computers and training	
Meeting Room 2		15		
Meeting Room 3		15		
Meeting Room 4		15		
Administration & Back of House (BOH)				
Public Amenities		80	2 MWC + 3 UR, 5 FWC, 1 UAT, Cleaners	
Staff Work Room		75		
Staff Amenities		15		
Staff Store		15		
Lunch room		25		
Managers Office		20		
Meeting Room		15		
Childrens Area				
Collection and play area		100		
Store		10		
Parents Room		30	Baby change, WC, Feeding Chairs.	
Young Adults Area				
Collection and reading area		100		
Breakout room 1		10		
Breakout room 2		10		
Breakout room 3		10		
Breakout room 4		10		
Toy Library				
Internal toy display / store		50		
External toy display / store		50		
Workshop	For toy repair, cleaning etc.	25	Located adjacent external toy display / store	
Equipment store	enclosed storage for chairs, table, equipment	-		
Circulation & Other				
	10%	189		
TOTAL AREA (FECA)		2079		
<i>Total Unenclosed Covered Area (including plant)</i>				
Delivery Area	Enclosed/ covered loading dock	-		
2. VISITORS CENTRE				

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'LARGE' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Office Space	Office for 3-4 people.	60		Including storage, staff WC's etc.
Shop	To serve the whole facility	100		Store space included
Café		100		Related to primary external public space
Visitors Centre		100		Street presence preferred
Amenities	Public amenities for visitors, shared by café	50		3 x MWC, 3 x FWC, 1 x UAT
Circulation & Other	15%	62		
TOTAL AREA (FECA)		472		1 level
				Space for coach parking (20m long bay)
				Spaces for caravan parking (5 x 15m long bays). Forward gear exit.
3. SENIORS (HUB OF THE HILLS)				
Office Space	Office for 2-3 people.	45		Including storage, staff WC's etc.
Consult Room		20		To Australasian HFG Standard Components: CONS-UN
Seniors Hall		150		Divisible into two smaller spaces.
Kitchen		40		
Pantry		15		
Dining Room		50		
Amenities	Public amenities for visitors, shared by café	60		2 x MWC + 3 UR, 4 x FWC, 1 x UAT
Reading Room		-		Excluded - space provision in Library.
Circulation & Other	15%	57		
TOTAL AREA (FECA)		437		1 level
				Space for coach parking (20m long bay)
4. MAC INC.				
Gallery Spaces				
Gallery Space 1	To be dedicated space; Display conditions - climate control/lux levels/pest mgmt - as per National Standards for Australian Museums and Galleries. Preferably no natural light	200		To be adjoined to Gallery 2 via operable wall
Gallery Space 2	G1 & G2 to be adjoining with acoustic operable wall between. Display conditions as per Gallery Space 1.	100		To be adjoined to Gallery 1 via operable wall
Gallery Space 3	Dark space/media room/audio visual, requires custom inbuilt tech storage/access	50		
Gallery Space 4 (Community Gallery / Foyer Gallery)	Project space to host programming and activations with less stringent display requirements (pop-up displays, collaborative programming, community projects) Standard power, AV, data requirements & hanging infrastructure. Can have some natural light	50		
Artwork Storage	Climate controlled for artwork storage	40		
Studios & Workshops				
Studio/Workshop 1	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Studio/Workshop 2	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'LARGE' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Studio/Workshop 3	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Studio/Workshop 4	inbuilt storage/cabinetry, induction fans, 3 phase power, sinks & water access	30		
Workshop Storage Rooms		25		
Community Room / Teaching Space 1		90		
Community Room / Teaching Space 2		90		
Community Room / Teaching Space 3		90		
Artist in Residency Studio Apartment 1	Studio apartment with kitchen, bedroom, WC etc.	40		Nominal allowance for a "twin-key" suite for family accommodation
Artist in Residency Studio Apartment 2	Studio apartment with kitchen, bedroom, WC etc.	40		Nominal allowance for a "twin-key" suite for family accommodation
Artist in Residency Studio Apartment 3	Studio apartment with kitchen, bedroom, WC etc.	40		
Administration / Offices				
Open plan office	Space for 8 workspaces	80		
Hot-desking locations	Space for 3 workspaces	30		
Meeting room (Small)	AV/data requirements for conference & online meetings, inbuilt cabinetry/tea prep OR co-location to Kitchenette	16		
Meeting room (Large)	AV/data requirements for conference & online meetings, inbuilt cabinetry/tea prep OR co-location to Kitchenette	50		
Kitchenette	Co-location with Function Room & ideally located close to shared/hireable spaces (meeting room & classrooms)	25		
Performance Space				
Auditorium	Acoustic treatment as required, fixed seating, external access for emergency evacuation of large groups	170		
Rehearsal/Dance Studio		90		
Green Room 1	Adjoining Auditorium and Rehearsal Studio. Including: Showers, toilets, changing facilities, clothing racks, kitchenette.	25		
Green Room 2	Adjoining Auditorium and Rehearsal Studio. Including: Showers, toilets, changing facilities, clothing racks, kitchenette.	25		
Deliveries/Dock				Nom. 60 sq.m - External space - excluded
BOH				
Public amenities		80		6 Male Pans, 6 Female pans, UAT
Circulation & Other	10%	157		
TOTAL AREA (FECA)		1723		
Total Unenclosed Covered Area				
5. PERFORMING ARTS CENTRE (FUTURE DEVELOPMENT)				
Excluded in this schedule. Refer separate Future Performing Arts Centre accommodation schedule.				
TOTAL AREA (FECA)		0		

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'LARGE' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
6. M&H HISTORICAL SOCIETY				
Administration space		100		Equivalent to station masters house
Local History Room - Research		50		PC's for review. Acoustically separate. Large format review table.
Museum Display 1 - Permanent Gallery		150		Current museum space 50 sq.m
Museum Display 2 - Rotating display		150		Current museum space 50 sq.m
Storage		150		Located with loading dock and Goods lift as required
Circulation & Other	10%	60		
TOTAL AREA (FECA)		660		
Total Unenclosed Covered Area (including plant)				
7. NOT FOR PROFIT (NFP) SPACE				
Rise				
Open plan office	Open plan for 4 staff	60		
Directors office		15		
Hotdesks	Desks for 10 staff	50		
Kitchen		40		
Pantry		15		
Dining Room		50		
Consulting room 1		15		
Consulting room 2		15		
Consulting room 3		15		
Multi-purpose 1		80		
Multi-purpose 2		80		
Multi-purpose store		40		
Meeting Room (Large)		30		Shared between NFP providers
Meeting Room (Small) 1		15		Shared between NFP providers
Meeting Room (Small) 2		15		Shared between NFP providers
NFP Office				
Office 1		25		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.)
Office 2		25		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.)
Office 3		25		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.)
Office 4		25		Office space for NFP providers & Community Groups (i.e., CWA, Landcare, etc.)
Circulation & Other	10%	64		
TOTAL AREA (FECA)		699		1 level
Total Unenclosed Covered Area (including plant)				
8. COMMUNITY ROOMS				

Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'LARGE' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
Function room	Requires co-located catering/kitchen facilities. Location adjoining Auditorium and outdoor courtyard/breakout space	100		
Hall 1		150		Adjoined to Hall 2 via operable wall
Hall 1 Store		20		
Hall 2		150		Adjoined to Hall 1 via operable wall
Hall 2 Store		20		
Kitchen		40		
Circulation & Other	10%	48		
TOTAL AREA (FECA)		528		1 level
Total Unenclosed Covered Area (including plant)				
9. CHILD & ADOLESCENT HEALTH SERVICE				
Consult Room 1		20		To Australasian HFG Standard Components: CONS-UN
Consult Room 2		20		To Australasian HFG Standard Components: CONS-UN
Waiting Room		20		
Reception		10		
Kitchenette		10		
Public Amenities		15		1 MWC, 1FWC, 1 UAT
Staff Amenities		6		1 UAT
Storage		20		
Circulation & Other	15%	18		
TOTAL AREA (FECA)		139		1 level
Total Unenclosed Covered Area (including plant)				
10. YOUTH HUB				
Breakout room 1		12		Consulting space / quiet room / group meeting / ...
Breakout room 2		12		Consulting space / quiet room / group meeting / ...
Breakout room 3		12		Consulting space / quiet room / group meeting / ...
Breakout room 4		12		Consulting space / quiet room / group meeting / ...
Lounge Room	Hang-out, gaming space.	40		
Kitchen		20		Located adjacent the Lounge & Active space
Active Space	Pool room, dance floor, etc.	65		
Staff Office		15		
Public Amenities		30		2 MWC, 2 FWC, 1 UAT
Staff Amenities		6		1 UAT
Storage		20		
Circulation & Other	15%	37		
TOTAL AREA (FECA)		281		1 level
Total Unenclosed Covered Area (including plant)	Bicycle parking			Located adjacent the external "pump track"



Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: 'LARGE' SCENARIO				23-Aug-23
Changes since last revision highlighted red for clarity				
FACILITY	ROOM AREAS			COMMENTS
	TYPE / DESCRIPTION	sq.m	details	
11. SCULPTURE PARK AMENITIES				
Public Amenities - Eastern end		15		1 MWC, 1FWC, 1 UAT
End of Trip Facilities - Western End	Collocated with the existing amenities. Providing EOT facilities for the Munda Biddi Trail head.	40		4 M Showers, 4 F Showers, 1 UA Shower
TOTAL AREA (FECA)		55		1 level
<i>Total Unenclosed Covered Area (including plant)</i>				
OVERALL TOTAL FECA		7071		
OVERALL TOTAL UCA ALLOWANCE		2475	<i>(UCA/FECA = 35% max) - includes covered links</i>	



Mundaring Multi-purpose Community Facility		23023		Rev D
SCHEDULE OF ACCOMMODATION: NOMINAL Performing Arts Centre				23-Aug-23
FACILITY	ROOM AREAS		COMMENTS	
	TYPE / DESCRIPTION	sq.m	details	
PERFORMING ARTS CENTRE				
Foyer		100		
Box Office, Kitchenette & Bar		35		
Public Amenities		90		2 MWC + 2 UR, 4 FWC, 1 UAT
Theatre	As advised by Marloo Theatre	380	250 pax.	Retractable seating. Divisible into two spaces. Nom. 7.5m high
Bio box, Storage, Airlock		45		Located at upper level.
Music				
Music Classroom 1		80		
Music Classroom 2		80		
Music Store		40		
Dance Studio		120		
Music Practice 1		10		
Music Practice 2		10		
Music Practice 3		10		
Ensemble Room		40		
Media				
Media Studio 1		40		
Media Studio 2		40		
Visual & Audio Control Room		20		
Media Store		30		
Back of House (BOH)				
Green Room 1		20		
Green Room 2		20		
Store 1		30		
Store 2		30		
Store 3		30		
Props / Flats / Chair Store		60		
Amenities		50		2 MWC Cubicles, 2 FWC Cubicles, 1 UAT
Circulation & Other	15%	212		
TOTAL AREA (FECA)		1622		
OVERALL TOTAL FECA		1622		
OVERALL TOTAL UCA ALLOWANCE		568	(UCA/FECA = 35% max) - includes covered links	



Mundaring Cultural Precinct and Multi-Purpose Community Facility

Engagement Outcomes Report 23-078

August 2023

We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Document ID:					
Issue	Date	Status	Prepared by Name	Approved by Name	Signature
D1	18.08.23		Yasmine Mhany, Misha White	Misha White	

This report has been prepared for the exclusive use of the Client, in accordance with the agreement between the Client and Element Advisory Pty Ltd (**element**) ('Agreement'). **element** accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any person who is not a party to the Agreement or an intended recipient. In particular, it should be noted that this report is a qualitative assessment only, based on the scope and timing of services defined by the Client and is based on information supplied by the Client and its agents. **element** cannot be held accountable for information supplied by others and relied upon by **element**. Copyright and any other Intellectual Property arising from the report and the provision of the services in accordance with the Agreement belongs exclusively to **element** unless otherwise agreed and may not be reproduced or disclosed to any person other than the Client without the express written authority of **element**. This document is in a draft form and not a final issued form. **element** reserves the right, at any time with or without notice, to amend, modify or retract any part or all of this document including any opinions, conclusions, or recommendations contained therein. Unauthorised use of this draft document in any form whatsoever is strictly prohibited. To the maximum extent permitted by law, **element** disclaims any responsibility for liability whatsoever arising from or in connection with this draft document.



Contents

- 1. Introduction..... 1**
 - 1.1 Project Overview 1
 - 1.2 Project Objectives 2
 - 1.3 Communications 2
- 2. Engagement Methodology..... 3**
 - 2.1 Methods of Engagement 3
 - Stakeholder Conversations 4
 - Council Workshop 5
 - Collaborative Design Forum (charrette)..... 5
 - Digital Roundtable 5
 - Deliberative Panel..... 5
 - Online Survey..... 6
- 3. Concept Development 7**
 - 3.1 Key Stakeholders 7
 - 3.2 Community Aspirations 7
 - 3.3 Initial Concepts 8
 - 3.4 Refined Concepts..... 12
 - 3.5 Developed Concepts 13
 - 3.6 Final Concepts 15
- 4. Detailed Findings 16**
 - 4.1 Key Stakeholder Sessions 16
 - Pre-Design Engagement (conducted by Shire)..... 16
 - Pre-Design Forum Engagement with Key Stakeholders – 1 May 2023..... 16
 - Digital Roundtable – State Agency Engagement – 7th June 2023 St John’s Ambulance 17
 - Post Design Forum Engagement with Key Stakeholders – 12 June Visitor Centre..... 18
 - Post-Design Engagement (conducted by Shire)..... 19
 - First Nation’s People Engagement (conducted by Shire) 19
 - 4.2 Collaborative Design Forum (charrette) 20
 - Community Session 1 20
 - Community Session 2 25
 - 4.3 Deliberative Panel 26
 - MDP Session 1 26
 - MDP Session 2 26
 - 4.4 Community Survey 27



Appendix A.....37
Appendix B38

element.

This page has been left blank intentionally.

v

1. Introduction

1.1 Project Overview

Shire of Mundaring is committed to revitalising the Mundaring Town Centre through the creation of a new civic and cultural heart (Cultural Precinct). A key component of this commitment is the rationalisation of a range of civic and community facilities into a proposed new Multi-Purpose Community Facility (MPCF). The facility will house the replacement Albert Facey Memorial Library as well as a range of other community services.

In 2017, Council adopted the Mundaring Town Initiative Masterplan (the Masterplan), which set out Council's commitment to revitalise and renew the Mundaring Town Centre. In November 2018, Council adopted the Mundaring Activity Centre Plan to guide the future development of the Mundaring Town Centre as a District Centre under State Planning Policy 4.2 – Activity Centres for Perth and Peel.

The first round of community and stakeholder engagement for implementing the impact actions identified in the Masterplan occurred between October 2019 and March 2020. In October 2020, Council endorsed a 'Hub-Plus' model and a decision-making criteria for the MPCF. The 'Hub-Plus' model proposed to co-locate the majority of community facilities and services, while retaining productive use of nearby facilities.

In July 2022, Council adopted the Shire's Budget, Long Term Financial Plan and Corporate Business Plan, enabling the MPCF project to progress to Stage 2 and in February 2023, Council endorsed an Engagement Strategy for this.

The commencement of Stage 2 involved the development of three concept sketch options for the Mundaring Town Centre Cultural Precinct and Multi-purpose Community Facility. Each of the three concepts was to include a Masterplan for the Cultural Precinct and concept sketches for the proposed Multi-purpose Community Facility. The concepts were to explore the location of the MPCF on the site, the potential users of the space, the amount of space required and consideration of the surroundings.

The site for the location of the proposed MPCF is bordered by Craig Street, Mundaring Weir Road and Jacoby Street opposite Sculpture Park as shown overleaf.

Figure 1 – MPCF Location



1.2 Project Objectives

The main objectives of the engagement were to:

- Involve key stakeholders and the community in a collaborative design process for the MPCF concepts and Cultural Precinct Master Plan.
- Incorporate a range of engagement methods to broaden reach, ensuring a diversity of voices and opinions were heard.
- Gather knowledge and input from stakeholders and community to inform aspects of the concept designs.
- Understand what the needs of potential MPCF users might be, spatially, aesthetically and functionally.
- Keep council informed and involved throughout the process.

1.3 Communications

All communications and meetings with stakeholders for the community engagement program were organised by the Shire of Mundaring.



2. Engagement Methodology

2.1 Methods of Engagement

The objectives of community and stakeholder engagement for this project were to 'inform', 'consult' and 'involve' the community for the development of the design concepts for the MPCF and Cultural Precinct Master Plan. Several engagement methodologies were used to enable an authentic, considered, and robust approach to collect, collate, and interpret feedback from community and stakeholders as it happened. This process sought to provide a balance of input and ideas to assist with creating an appealing and functional community facility that complemented the local area.

The engagement process involved an iterative approach to the concept design. Each round of engagement led to the further refinement and detailing of the concept sketches, leading to a collaborative, community led design process that embraced all user groups and aimed to embody the "hills" feeling.

Table 1: Engagement Methodologies

Method	Targeted Stakeholders	Purpose	Participants
Stakeholder Conversations	Key potential user groups and invested parties	Key stakeholders were communicated with to understand the use of their current facilities, their desire to be relocated to the MPCF and their future use needs as part of the new facility. Meetings occurred throughout the concept design process.	13 key stakeholder groups were interviewed by the Project Team.
Council Workshop	Elected members and key council officers	An initial workshop held to understand the perspective of councillors.	8 attendees
Digital Roundtable	Key infrastructure and services stakeholders	This online meeting with infrastructure and services bodies was designed to understand any fatal flaws, key requirements or future plans that may impact the project.	5 key stakeholders
2-day Collaborative Design Forum (charrette)	Shire of Mundaring community members	Community members were invited to attend a 2-day collaborative design forum in order to understand what was important in terms of the	77 registered 47 attended

		design aesthetically and functionally as well as the types of users for the MPCF.	
Deliberative Panel	Shire of Mundaring community members Collaborative	An EOI process was open to Design Forum attendees to be part of the Deliberative Panel. The Panel reviewed concept designs and provided input to further refine these.	18 attendees Session 1 10 attendees Session 2
Community Survey	Shire of Mundaring community members	Community members were presented with the most current concept designs and provided feedback along with their preference.	230 Respondents

Stakeholder Conversations

The following Stakeholder groups were invited to participate in the engagement process via face-to-face interviews individually or in small groups with other stakeholders. These were held onsite in Mundaring and often involved a visit to their current premises. Stakeholder conversations were organised by the Shire of Mundaring and were conducted between 1st May 2023 – 12th June 2023.

A number of discussions held prior to the community workshop so that their needs of key users could be considered prior to the initial concept designs. The remainder of the interviews occurred during the design process and were used to refine the concept designs and user locations.

Discussions included understanding their current needs and facilities, the key positives and negatives of their current premises, future aspirations and potential co-location preferences.

The key stakeholders interviewed during this period are shown below.

Table 2: Key Stakeholder Groups and Interview Dates

Stakeholder	Pre-Design Consultation	Post Design Consultation
Visitor Centre	1 May 2023	12 June 2023
Mundaring Seniors		12 June 2023
Nearby Landowners and residents		12 June 2023
Rotary (Mundaring markets)		12 June 2023
Mundaring Toy Library		12 June 2023
Mundaring Arts Centre	1 May 2023	12 June 2023
Mundaring Hills Historical Society & Museum	1 May 2023	12 June 2023
Hub of the Hills		12 June 2023
Library	1 May 2023	

RISE	5 May 2023	12 June 2023
Little Possums		12 June 2023
Mundaring Hotel	24 May 2023	12 June 2023

The Shire of Mundaring also engaged with some stakeholders separately in relation to the project. These included CWA, Little Possums, Mundaring RSL, Child and Adolescent Health Service, First Nations People, Youth, and the Munda Biddi Trail Foundation

Council Workshop

A workshop was held on 8 May at the Shire offices with councillors to understand what their aspirations were regarding the MPCF design, facilities and potential users that could be co-located at the site.

Collaborative Design Forum (charrette)

The MPCF Collaborative Design Forum (charrette) was undertaken over 3 consecutive days from the Thursday the 1st of June to Saturday the 3rd of June. A charrette is an intense collaborative process where individuals come together to generate ideas over a short period of time.

The first day consisted of a workshop with community members. The first half of the workshop involved information sharing about the context of the site and project as well as explaining what makes a good place and cultural centre. The second half of the workshop involved the community brainstorming about their aspirations for the cultural precinct and MPCF.

Day two of the charrette involved the architect and landscape team taking these insights and developing design principles and key moves for the cultural precinct, which then guided the development of three concept sketches for the MPCF.

Day three involved a second workshop with community members (who had committed to attending both days). The first half of the session involved sharing the design team's initial ideas based on what the community had brainstormed. Community members then provided feedback on these design concepts.

Digital Roundtable

The digital roundtable was held on 7 June, 2023. Key infrastructure and services bodies were invited to an online meeting that was designed to understand whether the current site and the initial design concepts might be impacted by any future plans, constraints or fatal flaws. The meeting was attended by Mundaring Police, St Johns Ambulance, Department of Planning, Lands and Heritage, Public Transport Authority and WaterCorp.

As a result of this meeting one of the design concepts was rejected due to a fatal flaw.

Deliberative Panel

The purpose of the Mundaring Deliberative Panel (MDP) was to assist in the preparation of concept sketch and masterplan options for the proposed Multi-purpose Community Facility (MPCF) Mundaring Town Centre Cultural Precinct.



Community members were invited to be part of the MDP via an EOI process. Attending both sessions of the Collaborative Design Forum was a prerequisite for being a member. Members were chosen via a blind selection process to incorporate a broad cross-section of the community.

Two MDP sessions were held, being on the 8th June and 1st August, 2023. During the first session, members were presented with two updated design concepts based on input gathered so far during the process. Members then worked together to provide consolidated feedback about the co-location of users and design direction for both concepts, as representatives of the Mundaring Shire community. At the second MDP session, members were presented with further refined concept designs, user details and base costings to provide feedback on a preferred option including several space options.

Online Survey

The online survey was promoted by the Shire of Mundaring and was open to the public from 29th June 2023 – 12th July 2023. The survey presented two refined design concepts, including spatial representations of the potential users for the community to consider for the MPCF site. Community was asked to provide feedback on each of the designs and to indicate which was their preferred. They also asked to provide feedback on the types of facilities in the MPCF and upgrades to the surrounding cultural precinct. A total of 230 respondents participated.

3. Concept Development

The development of the design concepts for the MPCF and the surrounding cultural precinct was based on an iterative process. Each engagement stage led to a further development and refinement of each design concept.

This Section outlines the journey from aspiration through concept development to preferred option via the engagement process. It outlines the key insights and themes that were gleaned from the face-to-face and online engagement activities with key stakeholder groups and the broader community. Detailed results for each of the engagement methods are shown in the Section 4.

3.1 Key Stakeholders

Key stakeholder themes included

- Current buildings are not fit for purpose which constrains service.
- More space is needed to satisfy demand.
- A better interface with public is desirable for many stakeholders. The MPCF provides an opportunity for retail element/improved connection with community.
- There were opportunities for services to co-locate and share spaces – kitchen, art and craft, venue hire

3.2 Community Aspirations

The key themes that arose from the initial community engagement regarding creating a cultural precinct and MPCF that reflected the local community and “hills” feel are outlined below.

1. Nature themes – the local community had a deep connection to nature which was expressed in a number of ways
 - The shape of the built form and surrounds should have a natural, organic form.
 - The separation between the indoor and outdoor environment should be blurred
 - The MPC should fit into and sit within the landscape/ environment
 - There should be a link to the broader area through landscaping
 - The outdoor should be productive as well as aesthetic – including features such as renewable energy, edible garden.
2. The open spaces are important as building.
3. There is a sense of sense of well-being and feeling of being healthy from being in the hills with nature and the fresh air.
 - There is also a desire for spaces of tranquility/ quietude within the area where the sounds of the bush can be heard

4. A sense of connection needed to be created
 - Locally connected to the place and each other over generations.
 - Encouraging casual coincidental connections and the ability to gather together
 - Pedestrian focused
 - Connected to Sculpture Park as an adjunct to the site
5. There should be no hard borders, the site should be seamless with its surroundings
 - There should be multiple entry points to access the MPCF.
 - Car parking should be invisible and not interrupt the sightlines of the site.
 - There should be no carparking around the edges
6. Building = art. A cultural building should have a wow factor for Mundaring that hints at what the building is for and reflects the local artistic community.
7. Hidden gem, in plain sight. The building should be something to discover that creates wonder in the centre of the cultural centre.

3.3 Initial Concepts

Based on the key themes and the input from key stakeholders the following initial design concepts were developed by the design team. Each of these design concepts were then tested with the community during day 3 of the charrette.

The preference for each of these design concepts was roughly split across the attendees for day two of the charrette.

The overall insights for the MPCF and cultural precinct were;

- Symmetrical and organic shaped designs were favoured.
- A central courtyard is key and is closely aligned to the community's need for connection
- Start with prioritising existing trees and vegetation on the site and design the built form based on that.
- Enhance the feeling of being integrated with nature by reinforcing the connection to Sculpture Park.
- Consider changes to Jacoby Street to link to Sculpture Park.
- Consider the northern aspect for solar access was important
- Don't put parking on the corners – these areas should be better utilised.
- Relocate the Visitor Centre
- Relocate the ANZAC Memorial
- Include a Cafe

Concept A



Participants loved the building's symmetry, the central courtyard or green space, and connection between the courtyard and building. They appreciated the green corridor to the north, the visitor centre being relocated to the corner of Jacoby Street and Mundaring Weir, and the overall sense of connection created by the design.

They suggested placing the building within Jacoby Street (as per concept C), slowing traffic or pedestrianising Jacoby Street in order to create an extended green space into Sculpture Park. Incorporating a care and incorporating passive solar design were also suggestions.

However, they discouraged placing a memorial in the Sculpture Park, introducing residential areas, and using corners for parking.

Concept B



The participants loved the north-facing, solar passive design, the layout that 'hugs' Jacoby Street and brings the built form closer to the trees in the Sculpture Park. They appreciated the internal green space and its potential for social interactions, the V-shaped courtyard and the design's connection to nearby shops and the hotel. They also appreciated the separation from the Sculpture Park to maintain open space, the multiple access points, and the inclusion of a café.

Suggestions for improvement included joining the area to Sculpture Park, creating a stronger north-south corridor, improving building symmetry and focusing on tree retention. Closing Jacoby Street, integrating the visitor centre into the MPCF, and providing a better outdoor central area were also mentioned.

The participants preferred that the corners were not used for parking.

Concept C



Participants preferred the design's link to Sculpture Park and its integration with nature through the closure of Jacoby Street. They loved the retention of trees and vegetation, the link to visitors travel route via Mundaring Weir Road, and that there was little interference with current services on the site. The north-facing aspect, park views, and the interest created by the asymmetrical building were also preferred.

Concept C was also seen as enhancing the existing north-south green links and maximising the separation from any future development. Including a café and bike shop within the park area were favoured.

Suggestions to improve the concept included adding more open space to the south, connecting to parking on Phillips Road, embracing the central green space in Sculpture Park, and creating a corridor through the site. Participants also suggested a better connection or relation of the buildings to each other and incorporating large vehicle parking.

Similar to other concepts, participants were against using corners for parking and introducing residential areas on the site.

3.4 Refined Concepts

Further to the above, secondary stakeholder conversations were conducted, along with the digital roundtable based on the three initial concepts. During the digital roundtable, Watercorp noted that there were critical issues associated with concept C due to major water infrastructure being located along Jacoby Street. This posed a significant risk if the proposed built form was constructed above this infrastructure. Based on this concept C was dismissed as a viable option.

Two remaining concepts were further developed based on the feedback and then presented to the MDP. The refined designs are shown below.

Concept A



Concept B



Both concepts were presented to the MDP for their consideration. Of the two options presented, concept A was preferred by the majority; 16 participants preferred concept A, 2 preferred concept B.

Preference for concept A was driven by its unique, organic circular shape which added interest to the design. The central courtyard or hub reflected the community's desire for the space to feel organic,

connected to nature and a representation of “the hills”. The central courtyard also represents a meeting space and opportunities for connection to each other.

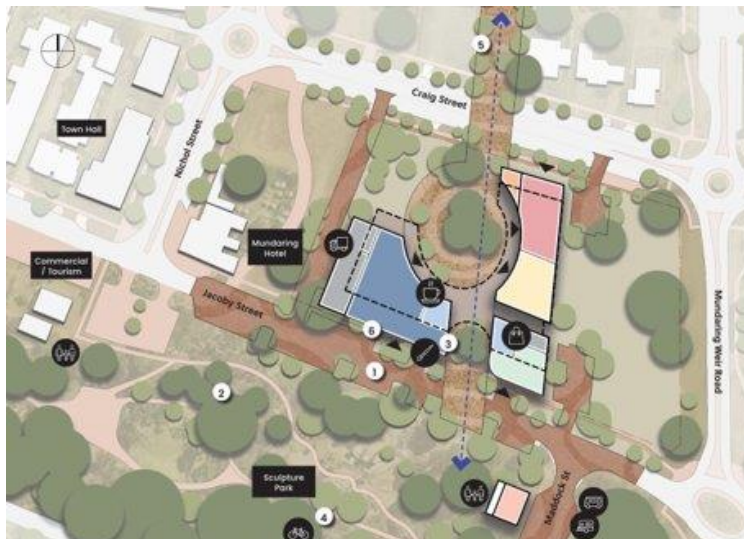
Concept A appeared to better accommodate existing trees and sit harmoniously within the landscape. There was an appreciation for its interaction with green spaces, connection of the buildings, and its frontage to Craig & Jacoby, thus linking the town centre and park. The design was seen as more likely to be a "statement" building.

Concept B, on the other hand, was favoured for its relationship to the park and potential for the Visitor Centre on the corner to be iconic and visually compelling. However, it was noted that this design still needed a 'heart'. The potential for tree retention, future building flexibility, and connection to Mundaring Weir Road and Great Eastern Highway were seen as significant advantages. Participants also felt that concept B had a better solar passive orientation.

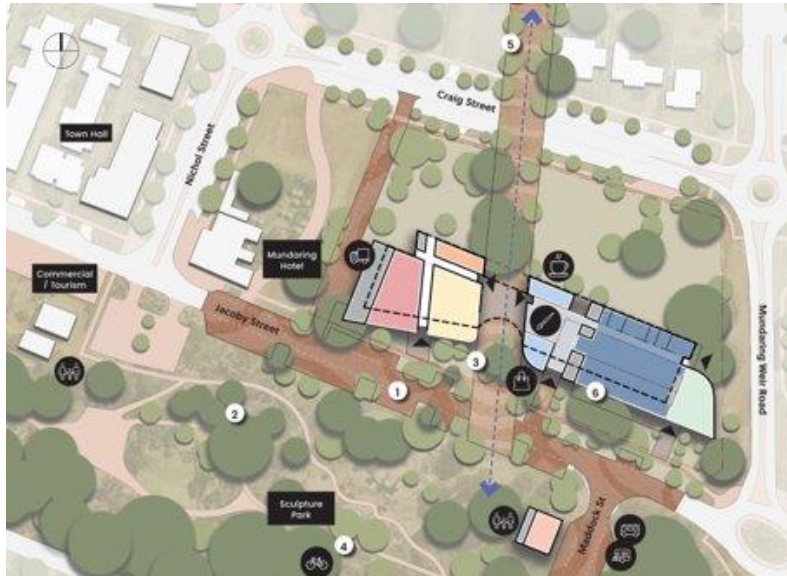
3.5 Developed Concepts

Following the MDP meeting the feedback was incorporated and the designs were developed further, with the below concepts resulting. Both of these concepts were presented to the broader community via an online survey.

Circular concept



Linear concept



The circular concept was greatly preferred by the community. The full survey responses are shown in Section 4.4.

The key themes from the workshops and design principles continued to influence preference for the circular concept. These features included the following:

Connection

- The central courtyard of the circular concept represents a meeting space and opportunities for connection.
- The enclosed aspect creates a more intimate, inclusive, protected space and feels more welcoming.
- The individual facilities within the building feel integrated, linked and closer - creating a hub.

Nature

- The preference for the shape of the buildings in the circular concept reflects the desire for the space to feel organic and connected to nature – to reflect a sense of identity about what represents "the hills".
- The central courtyard in the circular concept also provides an outdoor space and connection to nature.

Aesthetics

- The circular concept was seen as having a more appealing, interesting design while the linear concept was seen as plain and straight.

3.6 Final Concepts

Further adjustments were made to the concept designs based on the survey results. The final concepts were then presented to a second meeting of the MDP. The circular concept was presented as three options – large, medium and small; while two versions of the linear concept were discussed – large and medium. These concept options accommodated varied user groups, a range of sizes for shared spaces and differing heights of two or three storeys. The indicative construction costs and square metreage for each option (across users) were also presented.

The MDP was instructed to work collaboratively to interrogate each of the 5 options and decide the most appropriate concept option to recommend to the Shire. The Shire's decision-making framework for the MPCF were also distributed to the MDP as a reference, to assist with the process.



Whilst the circular concept was still the preferred design, the MDP was split regarding the preferred concept option between large and medium.

Those preferring the large circular option felt that there was not a lot of difference in the cost and considered potential future demand.

The medium circular option was preferable to keep the scale at two storeys. However, some of the MDP who preferred this, wanted the hall and station masters house to be retained for the visitors centre and museum freeing up space in the MPCF for other users.

4. Detailed Findings

The following sections provides the key results from each of the engagement methods. As this was an iterative process each engagement stage lead to a refinement of the design concepts.

4.1 Key Stakeholder Sessions

Various engagement sessions were held with key stakeholders throughout the project. A summary of key takeaways can be found below:

Pre-Design Engagement (conducted by Shire)

Mundaring RSL

Aspirations: Supportive of relocating the war memorial and rose garden.

Requirements: High-standard relocation of war memorial and rose garden, visibility and accessibility, parade space for 1500-2000 people.

Desires: Identity within a new club meeting space, memorabilia display space.

Child and Adolescent Health Service

Expectations: Maintain existing services, potential for funding replacement facility within the MPCF.

Requirements: Include clinic room, waiting room, storage room, toilets, kitchenette, large group room, car parking.

Little Possums Day Care (conducted by Shire)

Aspirations: Maintain large outdoor play spaces; potential expansion if viable.

Youth (Hills Rangers Football Club) (conducted by Shire)

Aspirations: Pump Track, Dirt Jumps, Skate Park, Basketball Court.

CWA Craft Class – 12 April 2023 (conducted by Shire)

Members desire to maintain the existing premises.

Pre-Design Forum Engagement with Key Stakeholders – 1 May 2023

Mundaring Arts Centre

Aspirations: Build a new, standalone facility opposite sculpture park, expansion of services.

Requirements: Accessible space, exhibition spaces, retail space, staff facilities, storage, office for 8-10 people.

Desires: Design flow, performance space, dedicated studios, residence for visiting artists, outdoor integration.

Mundaring Hills Historical Society

Aspirations: Consolidated facility, preference for location within Town Hall.

Requirements: Space for various collections, public-access library, exhibition space, storage, office space, accessibility for elderly visitors.

Rise

Aspirations: Expand services to youth, Aboriginal, and disability services.

Requirements: Specific existing and future facility needs, considering increased client and staff ratios.

Desires: Suitable toilets, additional office space, technology upgrades, sensory spaces, multipurpose spaces.

Synergies: Possibility to share various facilities with other services.

Mundaring Library Services

Aspirations: Expanded Library to meet high demand, resolve storage issues.

Required: Display spaces, 100% borrowable collection, accessibility features, charging stations, digital collection infrastructure, larger facility, children's area, quiet/study zones, staff facilities, public toilets, loading dock.

**Digital Roundtable – State Agency Engagement – 7th June 2023
St John's Ambulance**

Requires a larger facility planning for 20 years ahead. Approx. 2000m2 site requirement.

WA Police

No expansion/improvement plans for their existing site and no concerns regarding the concepts.

DPLH

Discuss potential land swap with the Shire in more detail once there is a clear vision and programme.

PTA

Desire to retain the bus terminus in the area; challenges with justifying more services due to declined patronage.

WaterCorp

Noted water mains surrounding the site and potential issues with the closure of Jacoby Street, and potential constraints with current sewers.

**Post Design Forum Engagement with Key Stakeholders – 12 June
Visitor Centre**

Preference for location at the corner of Mundaring Weir Road and Jacoby Street.

Support for the level of car parking in Option B.

Emphasis on co-locating complimentary use or service.

Importance of shaded parking, water, and light features to highlight landmarks.

Library

Need for an event space with a capacity of 150 persons.

Equal floor area in both options.

Preference for Option B.

Rise

Preference to swap seniors and youth in both options.

Desire to be co-located with a childcare centre.

Special design considerations for shared kitchen.

Clear designation for Rise car parking.

Hub of Hills and Seniors

Importance of accessible and co-located services and facilities for seniors.

Preference for Option B.

Hub should be in the MPCF; not located in town hall and library.

Specific design details, such as seating and water fountains, are important.

Landowners + Rotary (Market Operators)

Lack of cultural focused activity/space.

Reconsideration of the use of Lot 3 and 4.

Critical for the MPCF to be staged without disrupting service provision.

Preference for Option B and concern about bulky interface in Option A.

Need for legible parking, traffic management plans, and water management.

Mundaring Toy Library

Desire to be in the main building of MPCF, co-located with library.

Importance of nearby parking and substantial storage space.

Requirement for easy lift access if located above the ground floor.

MAC

Preference for Option A, considering the possibility of a natural amphitheatre space.

Emphasis on equitable space in Option B and clearly located auditorium or event space.

MHHS

Preference for Option A, desire for collaboration with the Toy Library.

Concern about the impact of Option B on Jacoby Street and the decision-making process regarding costs and disruption.

Post-Design Engagement (conducted by Shire)

Munda Biddi Trail Foundation (MBTF)

Feedback on joint Bibbulman and Munda Biddi services.

Questioning what services will be constantly open.

Highlighting the Dwelling Trails Centre as a key facility.

Need for bike maintenance stations, e-bike charging, iconic signage, and connectivity to other areas.

Youth Engagement

Indoor preferences: Group study space (highest priority), technology, youth hang-out area, maker space.

Outdoor preferences: Pump track (highest priority), skate park, basketball court, youth hang-out area.

Suggestions from online community board: skate park, pump track, 'chill out' room, and inclusive murals.

First Nation's People Engagement (conducted by Shire)

The Shire of Mundaring met with Aboriginal stakeholders on three occasions.

Key findings

- There is opportunity to make Aboriginal people feel more welcome in Mundaring Town Centre and work towards reconciliation via this project.
- Reconciliation includes recognising the hurt that colonial policy caused to First Nations people, including severe hurt directly experienced by many people still alive today. This is a fundamental first step.
- There are First Nations people in our community who are passionate about making spaces more welcoming for all
- For many Aboriginal people living in Perth, Mundaring is a place to rest and refuel, before heading out bush or visiting family. This is similar for families who live further east and are visiting the city.
- There is a lot of local knowledge held by Aboriginal Elders (plant uses, language, stories and other culture). This knowledge will add great value to the project, however must be offered. It will take time, understanding and resources to build trust with knowledge holders and to learn. Any knowledge given must be used with respect.

Ideas from individuals for the MPCF:

- Yarning circle
- Quiet places to rest
- Aboriginal art
- Building design is important

- Architecture doesn't need to be represent Aboriginal culture, however there are benefits to buildings designed to emulate nature and allow organic movement and interaction of people;
- colonial heritage can make Aboriginal people feel unwelcome (e.g. architecture)
- Buildings which are open to the outdoors, and don't internally focussed
 - Places for children to play and get dirty
- Information about what is to experience in the region
- Community kitchen (public BBQ +)
- Technology, for those they don't have
- Spaces to park mobile community support vehicles, close to amenities.

4.2 Collaborative Design Forum (charrette)

Community Session 1

During Day 1 of the charrette participants were asked what was required to create a hub or heart of the Mundaring cultural precinct in terms of community, function and design, connection and users/activities. They were also asked to outline what might embody the "hills vibe" in a Mundaring MPCF.



The participants of the charrette envision a town centre that celebrates nature, embedding the local flora, fauna, and topography into its design. The presence of trails, green spaces, water bodies, and a strong emphasis on sustainability create an 'outside-in' experience. Buildings, built with natural materials like corten steel, wood, and heritage brick, would blend traditional and contemporary elements, and avoid visible car parking.

The envisioned centre fosters a village-like atmosphere, casual and relaxed, yet infused with creativity and cultural vibrancy. The design should reflect the local heritage and promote a deep sense of

connection across generations. The town centre would be a 'hidden gem', offering tranquillity, healthy spaces, and a unique gourmet culture.

Walking accessibility, integration of indigenous culture, and a thoughtful selection of outdoor art are also seen as vital. The centre should avoid kitsch art and instead showcase pieces reflecting the community's unique spirit. All in all, the town centre is seen as more than a functional space; it's a reflection of the collective spirit and unique charm of the community.

Opportunities identified to be considered include building on Aboriginal, colonial, and railway history, providing wayfinding to other landmarks, and including a large commercial kitchen for multiple uses.

Finally, the community stressed the importance of sustainable design, preservation of the area's character, and avoiding too much concrete, limited vantage points, and duplication of existing facilities or services. The overarching vision is to have a lasting design that serves the community for generations

Community groups evaluated what existing spaces they'd like to remain in place, and which ones they'd like relocated. These results can be found in the table overleaf.

Existing Uses to Stay	Uses to Relocate
Toy library	Library
Rise	Visitor Centre
Seniors Club	War memorial
Child Health Centre	MHHS
	Hall
	MAC retail display

Participants brainstormed the following ideas for what should go in the MPCF and cultural precinct.

Key Ideas	Additional Features & Suggestions
Art gallery/exhibition space	Art collection
Art and craft workspaces	Artists in residence 3D printing Arts and crafts spaces
Venue hire space	Functions Seminars Exercise groups Larger group hire Dance

Café/rest space	
Commercial kitchen	
Creche/childcare	
Performance space	<ul style="list-style-type: none"> Concert Recording Rehearsal Cinema
Environmental education centre/land care	
Youth centre	Hangout
Museum and MHHS	<ul style="list-style-type: none"> Aboriginal history History of area
Meeting spaces/co-working office	Innovation hub
Parking	
Residential	
Outdoor theatre	Yarning circle
Outdoor	<ul style="list-style-type: none"> Atrium courtyard Casual recreation Egg shape Botanical Landscape Kid water garden Sensory garden Market Trees

The Hills Feel was expressed as the following;

Key Area	Character/ Design
Nature	<ul style="list-style-type: none"> Trees, forest, canopy Hills/topography Local flora and fauna Trails – heritage, bike, walking etc Bike rides

	<p>Surrounded by nature</p> <p>Connection to nature</p> <p>Green spaces</p> <p>Weir – water, lake leshanaultia, rivers</p>
Sense of space/natural	<p>Outside in</p> <p>Sustainability</p> <p>Sense of space/Space btw buildings</p> <p>No visible car parking</p> <p>Organic landscaping</p>
Built form	<p>Corten steel</p> <p>Wood</p> <p>Fire proof</p> <p>Rustic</p> <p>Natural materials/rocks</p> <p>No limestone, concrete</p> <p>Heritage brick</p> <p>Traditional form with contemporary elements</p> <p>Recycled</p> <p>low rise - scale</p> <p>Without hard surfaces</p> <p>Blurring of inside outside space, Windows-glass</p> <p>Outdoor art/sculpture</p>
Character	<p>Village feel/safe</p> <p>Home</p> <p>Relaxed</p> <p>Casual</p> <p>Artistic</p> <p>Cultural</p> <p>DIY</p> <p>Creative</p> <p>Locally connection, generations, friendly, welcoming</p> <p>Hidden gem</p> <p>Reflective/quiet/tranquility</p>

Healthy space – pollution free
 Individual
 Gourmet culture – food, distillery, wineries
 Indigenous culture
 Walkability
 No bad/kitsch art

Participants identified what they felt would contribute to making the cultural precinct and the MPCF into a successful place according to the following characteristics.

Placemaking Quality	Features
<p>Accessible and connected</p>	<p>Need to connect with broader town centre, resolve safety - Tunnel beneath highway, Bridge, Landmark entry to connect with wider town centre.</p> <p>Pedestrian focused precinct – removal of cars</p> <p>Parking - Underground parking, parking at edges, sleeved parking, putting car parking elsewhere, away from the area</p> <p>Connection to surrounds - Connection to sculpture park, environment – seasons, Closing of Jacoby and /or Craig Street, link to sculpture park and trails, connection with the outside/hall, art centre/ sculpture, multiple entry points, no hard borders, clear access into the building, connect to local businesses, easily accessible from town centre, activation around hotel</p> <p>Landscaping frames movement network</p> <p>First Nations people</p>
<p>Design and function</p>	<p>Connect to cultural/art, ephemeral art</p> <p>Native species, Edible native garden/Sensory</p> <p>Shade, sheltered</p> <p>Blends into landscape, sympathetic to landscape</p> <p>Sustainability – water re-use, EV, incorporating renewable energy into design, solar passive design</p> <p>Welcoming, attractive and warm</p> <p>Tranquility – sense of calm in a courtyard, sound dampening</p> <p>Safe, ages, Accessible for all, inclusion of ACROD, multi-generational</p> <p>Community meeting place, Seating for groups</p> <p>Link to history, cultural heritage, mix of civic/commercial to attract visitors</p>

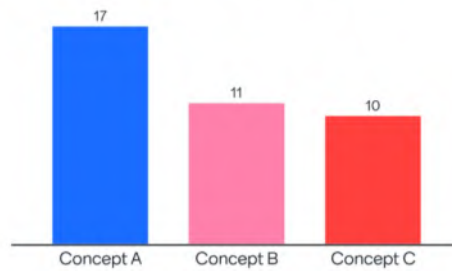
	<p>Flexible layout, future proofing, easily extended</p> <p>Way finding</p> <p>Primary interfaces – Jacoby, Nichol</p> <p>Open spaces/gathering spaces, low level planting</p> <p>Central core/courtyard with hub and spokes</p> <p>Storage near meeting rooms</p> <p>Hills Feel materiality - Not all glass and steel, rustic</p> <p>Hidden parking</p> <p>Additional public transport, bikes</p>
Community	<p>Connection to all people, all cultures, inclusive, Multi-age</p> <p>Dog friendly</p> <p>Youth hang out</p> <p>Feel safe, Promote gathering, Promote staying</p> <p>Seating to promote socialising</p> <p>Tables for wheelchairs, accessible for wheelchairs and prams</p> <p>Café</p> <p>Promote community interaction, Central focal attraction, Meeting spaces, yarning circle</p> <p>Landmark entry to connect with wider town centre</p> <p>Promote activity throughout the day through varied use, varied services,</p>

Community Session 2

Session two involved presenting the 3 design concepts that the design team had developed based on community and stakeholder input. Once the concepts were shown the community undertook an interactive and instantaneous poll. The results (below) were shown to the group. Refer to Section 3.3 for the various concept designs.

Overall concept A was preferred, although there was still a significant number preferring the other designs.

What is your preferred concept?



Participants were then split into groups according to their preferred concept. Each group were then asked why they preferred that concept and any suggestions to improve that concept.

A detailed summary of these results is shown in Appendix A.

4.3 Deliberative Panel

MDP Session 1

Revised concepts were presented to the MDP with concept A was preferred by 16 participants compared to two for concept B. (Refer to Section 3.4 for concept designs). The MDP worked collaboratively in small groups to assess each of the concepts in terms of likes and dislikes as well as present suggestions for improvements and the locations of user groups. The MDP also discussed the best location for the visitor centre in relation to the cultural precinct and the MPCF.

A detailed summary of these results is shown in Appendix B.



MDP Session 2

As the last piece of the engagement process (post community survey) the final concepts were presented during meeting 2 of the MDP. Small, medium and large options were presented for the circular concept with medium and large versions shown for the liner concept (refer Section 3.6 for the final concept designs).

Whilst the circular concept was preferred size option was split.

Five preferred the large Circular option -The reasons for the large option was that there was not a lot of difference in the cost and it was thinking about future demand.

Four preferred the medium Circular option - The medium option was preferable to keep the scale at 2 storeys. Three MDP members preferring a medium option wanted the hall and station masters house to be utilised for visitor's centre and museum, allowing space for future use

1 preferred the medium Linear option -This was related to scale and interaction with the park.

Some of the decision-making considerations that the groups discussed as being important were;

- Maximising the number of users to be included
- Time taken to deliver the project
- Materiality of the built form
- Cost and debt
- Maximising the interaction with the Park
- Scale of the building (2 vs 3 storeys)
- Having more user specific space
- Future development opportunities / design guidelines for future development
- Architectural Style
- Maintenance and management costs
- Does it fit the vision of the Precinct?

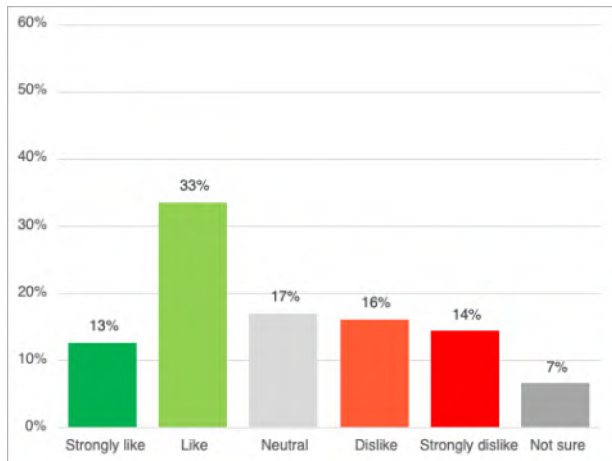
Representatives of the MDP also attended a council briefing on the concept options to explain the preferences for both the medium and large options in their own words.

4.4 Community Survey

The objective of the survey was to measure the community's preference between the two design options - circular and linear (See Section 3.5 for concept design), and their thoughts on the proposals.

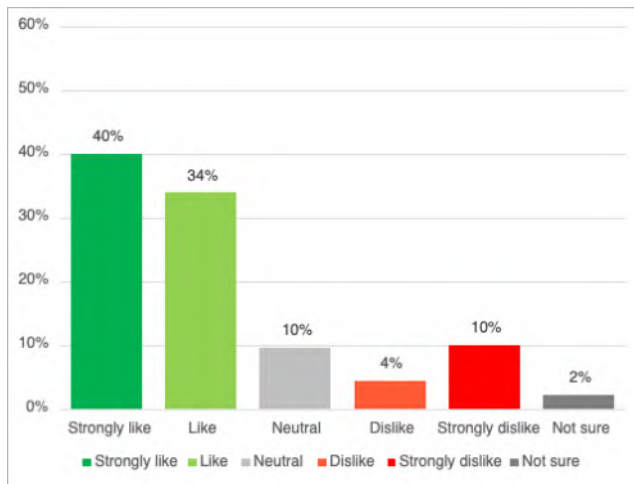
Respondents were asked what appealed to you about (the linear) concept?

- 46% Liked vs 30% Disliked



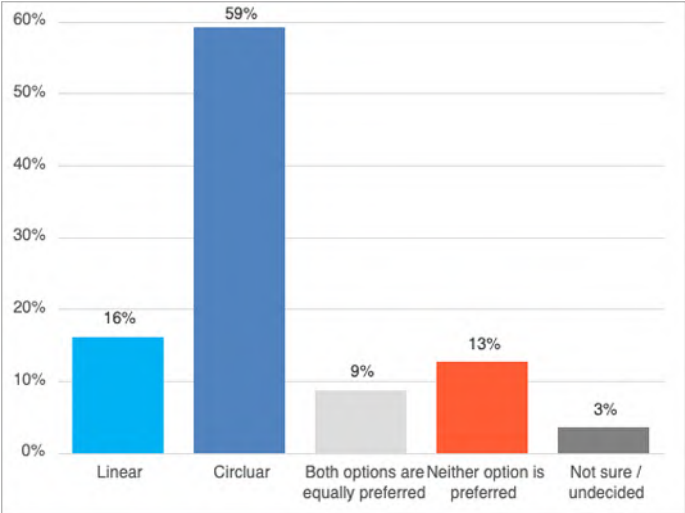
Respondents were asked what appealed to you about (the circular) concept?

- 74% Liked vs 14% Disliked



When asked what option do you prefer most, the circular concept was preferred with a 59% collective vote compared to the linear's 16%.

element.



The main sentiments in regard to the concepts are shown below.

Linear Concept	
Why do you prefer the linear concept?	<ul style="list-style-type: none"> • More open, open spaces around the building • All buildings front the park, better views • Location of the visitors building, presence on corner, allows for landmark on MWR • Better for future development options on Craig Street • More buildings further away from the hotel • Set back from Jacoby • Parking spread out • Use of Northern aspect • Visually appealing • Better connection
What was unappealing about the linear concept?	<ul style="list-style-type: none"> • Main focus is on the central courtyard – the rest is disregarded, a place for anti-social behaviour, dead zone, inward looking, takes focus away from Sculpture Park • Closed off • Cluster of buildings • Positioning the library near the hotel
What are some key improvements you can suggest for the linear concept?	<ul style="list-style-type: none"> • More parking required, particularly ACROD • More pronounced courtyard • MAC to be on ground floor • Space should have retail/hospitality options • Visitor centre not to be on outside • Round the square corners • Increase bush and pathways • Desire for environment education elements • Incorporate Mundaring Garden and Farmer/Rotary Markets in this precinct or near sculpture park • Amphitheatre/ semi-covered area for performances. • Other uses to be included such as landcare/environment • Remove the pump track.

Circular Concept	
Why do you prefer the circular concept?	<ul style="list-style-type: none"> • Central focus, central open space, creates a hub, meeting/gathering place, more inclusive • Facilities closer to each other, more entrances for greater access, links to buildings • Building layout more communal, building around an open green space, integrated spaces, Feels welcoming, friendly • Sheltered courtyard, protected core, wind protection • Less intrusive design – blends into environment, tucked away • Shape –circular, curved • Connection/ frontage to Craig St and Jacoby St • Fronting onto park • Trees retained along MWR • Focuses on MAC • Better use of space • More opportunity to wander
What was unappealing about the circular concept?	<ul style="list-style-type: none"> • Main focus is on the central courtyard - the rest is disregarded, a place for anti-social behaviour, dead zone, inward looking, takes focus away from Sculpture Park • Closed off • Cluster of buildings • Positioning the library near the hotel
What are some key improvements you can suggest	<ul style="list-style-type: none"> • Incorporate more food and beverage options • Ensure central courtyard is well curated. Suggested elements including; seating, community garden, art installations/sculptures to tie into sculpture park, contemplative spaces, water feature, shade. • Central courtyard maximised to allow for outdoor events/ enough room for kids & dogs. • Ensure there is a dedicated space for pop-ups, food trucks • Ensure adequate parking/underground parking, including short term parking for caravans and trailers - include EV charging • Coffee shop to face Jacoby Street • Desire for all corners of the courtyard has built form • Move the whole design closer to Mundaring Weir road to give more protected parkland in the opening of the C to the west • Desire for basketball, netball courts and a skate park

	<ul style="list-style-type: none"> • Ensure there is ample shelter and seating throughout the precinct • Remove or screen the pump / BMX track from the sculpture park
--	--

More detailed suggestions to improve both concepts were also collected.

Linear Concept	
Built Form	<ul style="list-style-type: none"> • Use of the second floor for other uses (roof top functions) besides the Mundaring Arts Centre. • 3 storey scale may be imposing in the context • Allow for weekly Farmers Market facilities at Scout hall • MAC better suited on ground floor. NGOs on top floor. • Location of youth hub – unclear • Keep it simple with gradual flows to connections, cut out the square corners. • Mundaring Garden, Farmer/Rotary Markets would be suited to be in this precinct or near sculpture park • Space should have retail/hospitality options • Unclear where the Ambulance centre and youth hub will be located • Desire for double glazed windows • Visitor building should be within the precinct. • Building design to keep with and reflect the natural surrounds and existing buildings (ie the Hotel)
Access & Links	<ul style="list-style-type: none"> • More bush and pathways • Needs a land care or environmental education • More parking required, particularly ACROD
Surrounding Landscaping & Recreation	<ul style="list-style-type: none"> • The pump track is in the wrong place in both options. • Desire for a space for food truck/pop-ups • As suggestions to remove the pump / BMX track from the sculpture park. • Amphitheatre/ semi-covered area for performances
Central Courtyard	<ul style="list-style-type: none"> • A more pronounced courtyard area

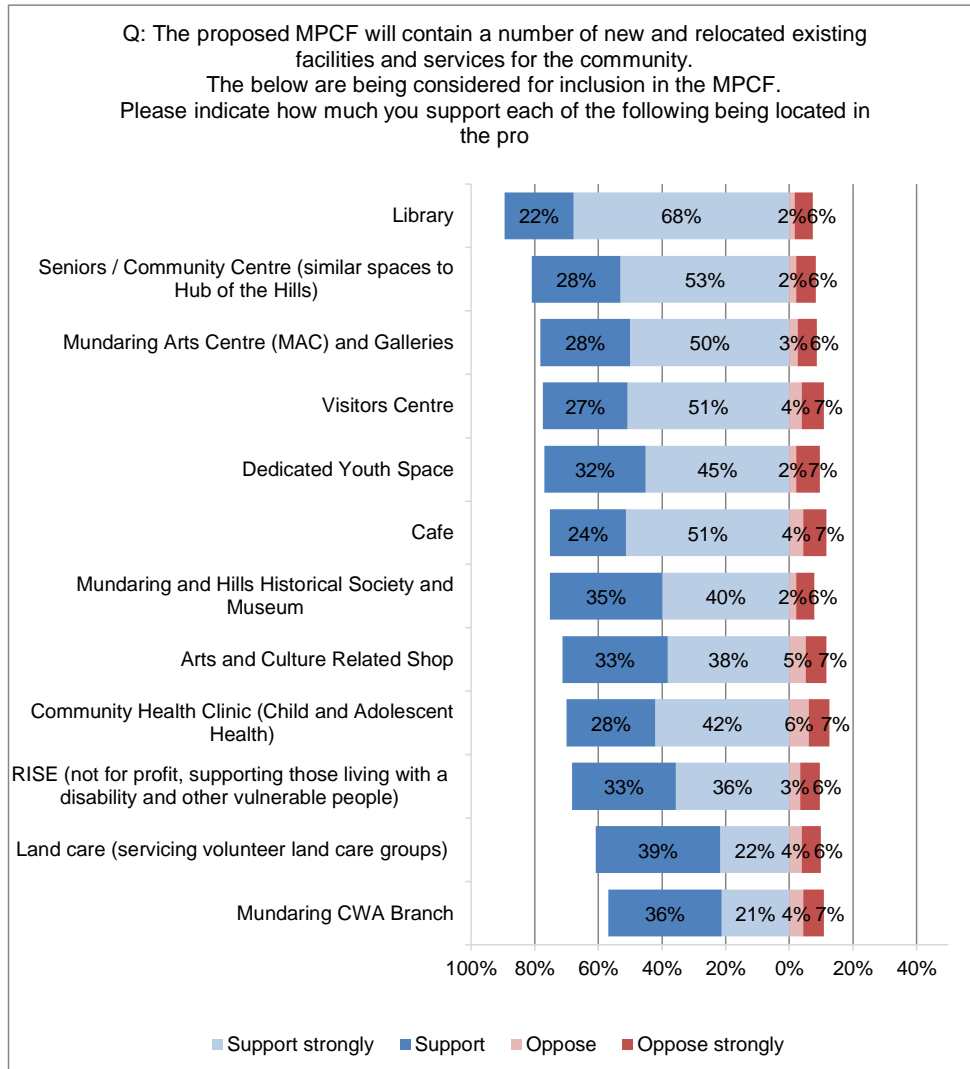
Circular Concept	
Built Form	<ul style="list-style-type: none"> • Multipurpose building to have capacity to run community workshops and has facilities for mixed age groups, include gymnasium, common areas, media and meeting rooms. • Have some public toilets on the GEH side of the complex • Ensure all corners of the courtyard has built form surrounding it and remains under Shire control

	<ul style="list-style-type: none"> • Ensure the Visitor Information Centre has very good visibility and remains on the highway • Keep the child service building • Architecture should keep with the country/small town aesthetic (not too modern) and reflect the age, history and natural setting of Mundaring. • More development for dining/bars/cafes. One suggested on Jacoby street facing sculpture park. • Move the whole design closer to Mundaring Weir road to give more protected parkland in the opening of the C to the west. • The area for the Arts Centre needs to be larger • Youth services not near the hotel • Ensure parameters for complementary future development are direct and will enhance town centre.
<p>Access & Links</p>	<ul style="list-style-type: none"> • Install two electric vehicle charging stations • Ensure adequate parking: Off street parking on Mundaring Weir. Parking near the library for seniors. • Suggests a safe pathway, bike tracks, foot bridge or underpass across the highway to the shopping precinct. • Human-scale design: Pedestrians, cyclists, skateboarders, prams etc to move around unimpeded by traffic • Ensure entry points with car-accessible drop-offs are friendly to limited mobility users, has shelter for bad weather. • Distinct short-term parking arrangements for caravans and trailers. • Safe Bike tracks, Pathways going across to Great Eastern Highway
<p>Surrounding Landscaping & Recreation</p>	<ul style="list-style-type: none"> • Basketball/netball courts and skate park • Include water features • Ensure a dedicated space for pop-ups, food trucks • Include an open herb plants, garden space, community garden or orchard (one suggested Market Lane). • Ensure there is shade and external areas • Art installations, sculptures etc that flow through to the sculpture park. • Leave Rose garden and war memorial as is • Lots of green, use of timer and natural light • Make sure the pump track is screened by trees all round • Plenty of benches and shelters • The pump track is in the wrong place in both options. • Ensure easy access to sculpture park (current fence is • Use more scattered open green spaces from Option A to tie in the surrounding areas to the main street passing traffic and the pub and sculpture park • Memorial also questionable as the park itself is so nice and undeveloped.



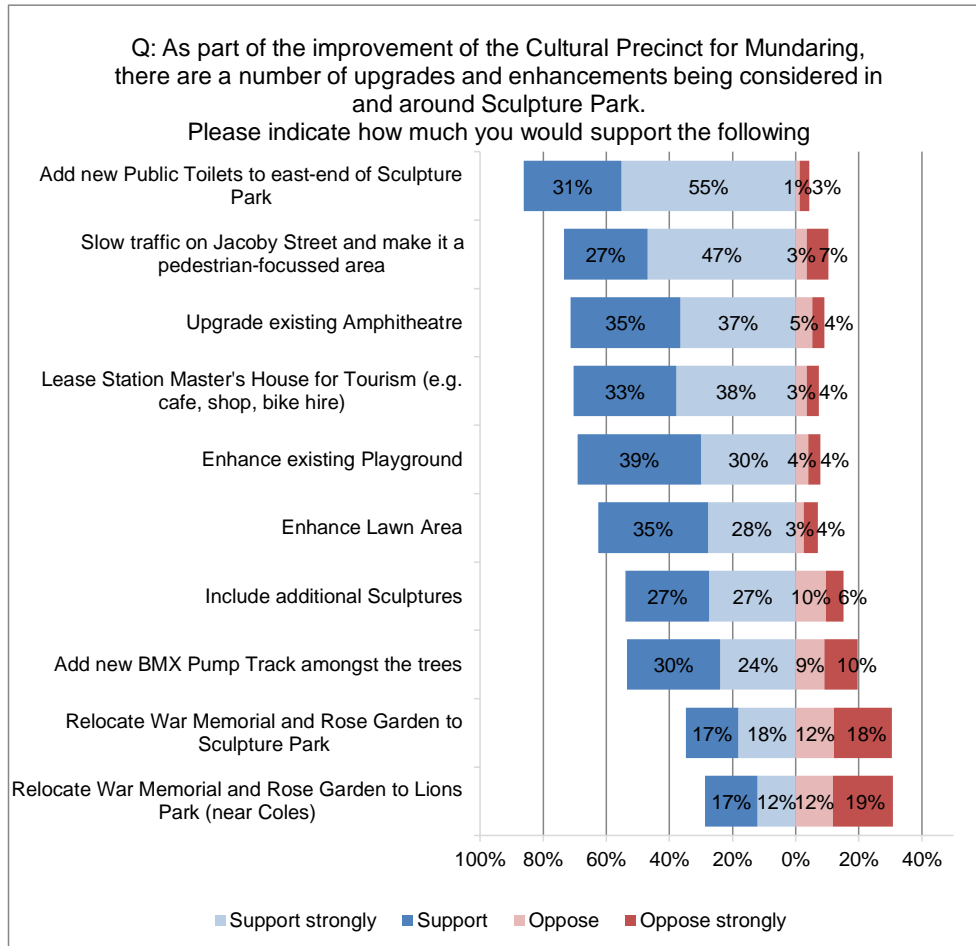
	<ul style="list-style-type: none"> • The large grassed area is a huge benefit to have as a flexible space.
<p>Central Courtyard</p>	<ul style="list-style-type: none"> • A fountain in the courtyard surrounded by wooden bench seats with built-in facilities for charging phones. • It should be lit with soft lighting Include a screen such (as the existing one at Sculpture Park). • Ensure there is shade and external areas including courtyard have art installations, sculptures etc that flow through to the sculpture park. • Landscaping focus to reflect local flora and fauna, first nation seasons, language etc, history, local artistry • Shelters and materials should fit the local environment and reflect the local small town/Perth hills aesthetics - move away from modern designs. • Plenty of benches for the community to sit and enjoy the surroundings and shaded areas for hot days. • Possibly locate memorial and rose garden in centre • Ensure it can be used for community events • Central section could be even larger and allow outdoor space • water feature at southern end of the central walkway in the circular centre of the buildings.

Participants were also asked to indicate what facilities they would support to be located in the proposed MPCF. A library, community centre and arts centre were most favoured (90%, 81% and 78% respectively).



When asked what other facilities or services should be included, a performance theatre or space was most mentioned. Other commonly mentioned suggestions included a childcare, meeting spaces for hire and food and beverage options.

Participants also expressed their support towards upgrades in and around the Sculpture Park. New toilets to the east-end of Sculpture Park were most supported with 86% positive sentiment. The relocation of the War Memorial and Rose Garden were most controversial.



element.

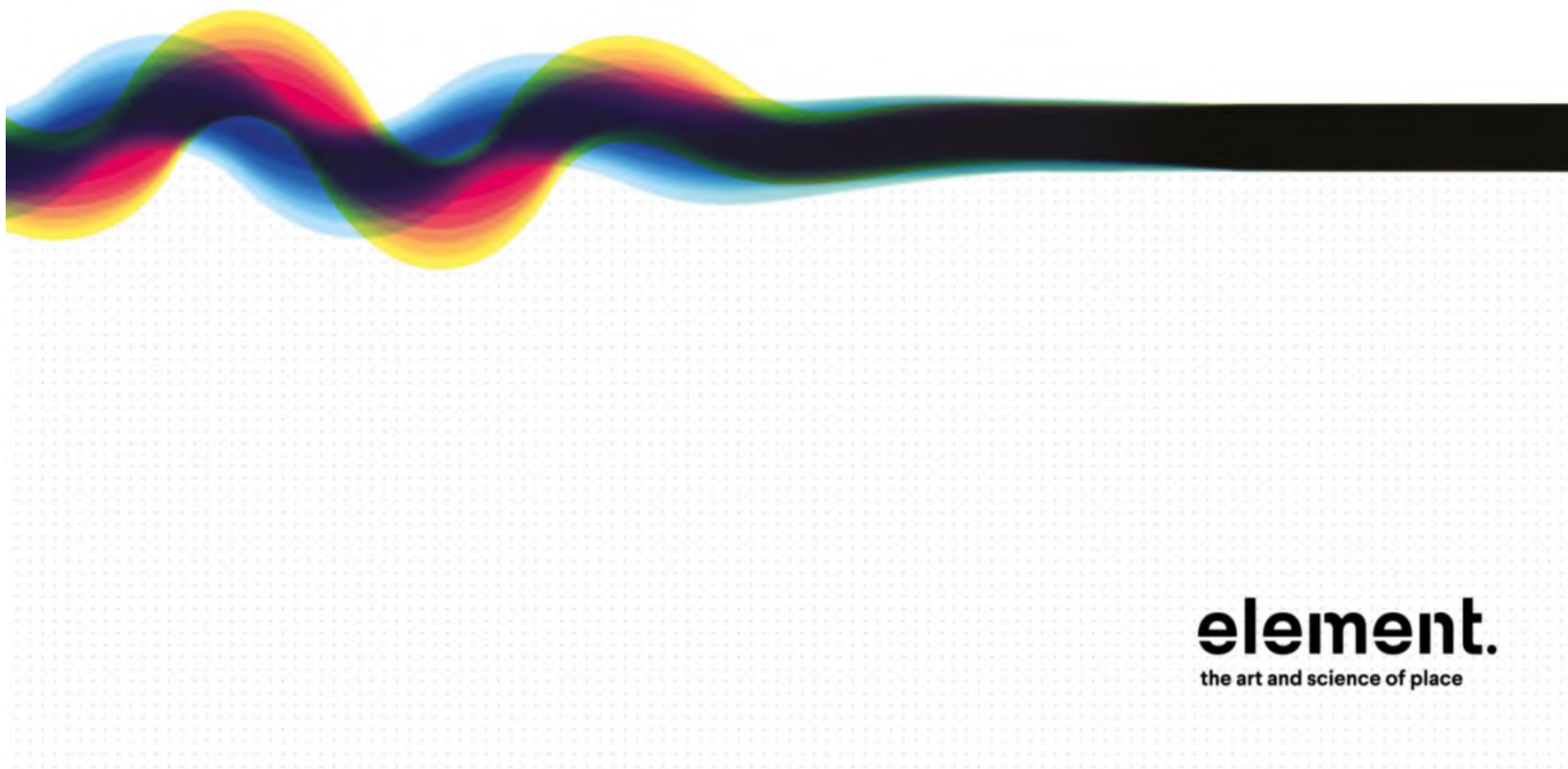
Appendix A

element.

Appendix B

Key Insights & Outcomes

Collaborative Design Forum Day 3



element.
the art and science of place



Key Insights

Definitely

Symmetrical and organic shaped designs favoured

A central courtyard is key and is about community connection

Start with prioritising existing trees and vegetation

Integrate with nature via connection to Sculpture Park (SP)

Change Jacoby Street: Closing v Slowing v Retaining

Northern aspect

Consider

- Giving a feeling of balance vs equal building sizes
- Have a concrete reason for asymmetry (ie retain trees, separate uses etc)

- Having a central space for gathering between the buildings.
- The feeling of an open green space but intimate enough to allow easy opportunities to connect with others.
- Having multiple entry points to the building to allow for multiple activities
- Position gathering space away from cars

- Design the building to maximise the existing trees vs designing the building and then considering what trees can be kept

- Feeling like you are part of the park but having open space
- There is a desire to integrate with nature, but this is about creating the feeling of being in nature – and a visual connection to SP - rather than being there physically

- The options of closing the street or slowing the traffic were preferable options
- Positioning the building within Jacoby Road was often reflective of the desire to retain trees/ vegetation rather than being within SP
- Incorporating the feeling of being closer to nature

- Passive solar considerations were favoured

Key Insights

Definitely

Relocate the Visitor Centre

Relocate the Memorial

Include a Cafe

Don't

Put parking in the corners

Consider

- Connection to town centre and aligning with visitor movement (NW or SW corner)
- Include as part of the MPCF to activate the space (preferable) vs utilise within a separate heritage building
- Enable long vehicle parking nearby
- Locating it in Lions Park was preferable
- Incorporating into the MPCF in order to activate the building vs incorporating into Sculpture Park to leverage this natural asset

Consider

- Utilising the corners as entrance statements to the cultural heart.
- Utilising the corners to connect to the adjacent neighbouring spaces
- Incorporate informal parking and vegetation to 'hide' the parking
- Incorporating the parking between the MPCF and the potential development area(s) to lessen impact and separate.

Love

- Building symmetry
- Central courtyard/ green space
- Connection of courtyard and building (many entries)
- Green corridor to the North
- Visitor centre relocation
- Sense of connection

Incorporate

- Moving buildings into (over) the street area
- Jacoby to be a slow zone
- Close/Pedestrianise Jacoby (and continue green space)
- Café
- Passive solar

Don't

- Put memorial in Sculpture Park
- Put residential
- Use corners for parking

Consider

- Long vehicle access to visitor centre
- Connection to Great Eastern Hwy
- Utilising the SW corner
- Gathering space should be away from cars
- Relocating memorial into Lions Park

OPTION A

Love

- North facing/ solar passive
- 'Hugs' Jacoby Street – closer to trees in Sculpture Park
- Internal green space – being able to meet others
- V shaped courtyard
- Connected to shops and hotel
- Separation from SP – having open space
- Multiple access points
- Café

Incorporate

- Join Sculpture Park and 'the heart'
- Protect the existing vegetation
- Create a stronger North-South Corridor
- Seating
- Building symmetry
- Tree retention
- Include Artist in residence
- Close Jacoby Street
- Include visitor centre in MPCF
- Outdoor central area

Don't

- Use corners for parking

Consider

- Relocating memorial at Amphitheatre
- Relocating memorial in Lions Park



OPTION B

Love

- Link to SP
- Integrated with nature
- Retaining trees and vegetation
- Linkage to Mundaring Weir Road for visitors
- Allowing for current services to remain
- Café, bike shop etc in park area
- Nature corridor N-S
- Maximising the separation from future development
- Road blocked/closed
- Increasing the size of the site
- North facing
- Park views
- Asymmetrical building is interesting

Incorporate

- More open space south
- Parking on Phillips Road
- Embrace central green space
- Multiple access routes - Corridor through site
- Better connection/relation of buildings to each other
- Large vehicle parking

Don't

- Use corners for parking
- Put residential

Consider

- Residential offsets
- Entry statement - identity

The image is a site plan for 'Option C' overlaid on an aerial photograph. The plan shows several building footprints outlined in black, some with red dashed lines indicating boundaries or setbacks. Green areas represent vegetation and a central green space. A red dashed line forms a path or corridor through the site. Surrounding streets are labeled: Nichol Street, Craig Street, Mundaring Weir Road, Jacoby Street, Coolgardie Street, and Great Eastern Highway. A '200m Radius' circle is shown around the site. Key locations are labeled: Police Station, Sculpture Park, Cafe, and Railway Reserves Heritage Trail. A 'Trail ninus' is also indicated. A white box in the top right corner contains the 'Consider' section. A black box at the bottom left contains the text 'OPTION C'.



Put yourself in the shoes of others and consider their likely needs:

- Children and Youth
- Seniors
- Workers
- Tourists/Visitors
- Artists
- People with Disabilities

What else would you add or change for your demographic group?

Artists

- Multipurpose performing arts centre with 200-250 seats max with access to foyer/bar facilities, dressing rooms etc.
- Upgrade the existing auditorium to accommodate “Summer Nights” and bands etc. (removing footpath through middle), sound shell etc.
- Storage
- Kiln facilities
- Wet areas
- Gallery space
- Recording studio/space
- Offices
- Rehearsal rooms
- Separate access for each “maker space” to facilitate access and reduce power usage
- Water stations for re-filling water bottles
- Drink fountains
- Age supportive
- Covered outdoor stage/performance area
- Teaching/educational facilities
- Rehearsal rooms
- Recording space
- Dance/movement space
- Tech and power access
- Access to bring equipment in and out
- Exhibition space for photography and art
- Advertising space for promotion
- Indoor performance space – music, theatre, drama etc.
- Accessible practical materials storage
- Reflective/quiet space – outdoors – inspirational space and ability to set up – learn/participating outside
- Cleaning stations for non-toxic substances

Youth/ Children

- Close Jacoby Street for safety of kids
- Bike Parking and quick service area (air, tools and chains) Bike access to library and activities
- Trike path
- Youth focused activities in Library – reading studio, 3D printing, youth suitable spaces
- Basketball hoop near Scout Hall (and other similar activities) – integrate
- Water access
- Youth – hang out, pool table, music, concept – safe zone
- Drop in space
- Skateboard zone in Sculpture Park - Consider skateboard users – roller scooters
- Climbing wall
- Look out tower
- Outdoor phone charging points
- Children – sensory building and gardens, water park space with jets
- Access/sensory/building/grounds
- Urban art walls
- Performance spaces – dance, music, theatre
- Radio station – info station – QR Code?
- Flexible external and internal space for children and youth to determine what to take place
- Allow for future technologies
- Young children’s playground close to Parents Room
- Link to cafe

Mundaring Workers

- Day and evening entertainment
- Theatre, dance, cinema
- WFH have access to hot desks and meeting space to hire – extended hours for shift workers
- Bus stop??
- Education – lessons for small business, professional development, seminars
- Creche facilities for works at meetings
- Locker space to hire short term - day
- Use local trades and craftspeople to build it to generate community ownership
- Daycare
- Changerooms/washing facility
- Places to eat lunch
- Bar/cafeteria – connected to internal and external function spaces
- Hot desks in library

Seniors

- Gradients, not steps
- Wider paths/doorways/halls
- Sensory plantings
- Good lighting – pathways and car parks
- Clear, quality signage
- Bus and Acrod parking
- Calm, welcoming entries – auditory
- Integrated services to entice intergenerational activity/cross pollination, active services
- Youth services and seniors linked interaction
- New build (unidentified) health?
- Food services/indoor and outdoor
- Shared commercial kitchen servery connected to event space
- Seating in shade/protected areas
- Undercover areas
- Flexible (moveable walls)
- Shared workshop spaces
- Space for health services to hire room
- Seating/passive reading areas within other services

People with Disabilities

- Hard surface for wheelchairs etc.
- Maintain level site for easy access in the design
- Hire of equipment
- Charging station for wheelchairs
- Catering for wheelchairs – BBQ's
- Covered walkways between buildings
- Disability access s- fat wheel W/C facility
- Seating – varies levels and heights

Tourists / Visitors

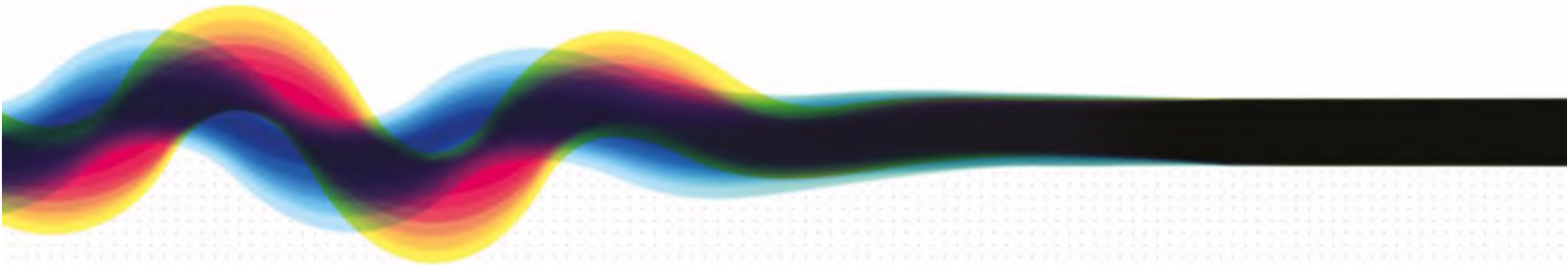
- Visitor centre location crucial to this development and being able to access with trailer, caravan etc.
- Where is the centre of town?
- What are events in area?
- Long vehicle parking
- Clear signage
- Include local artists shop to display and sell products
- Close peripheral road for events
- Markets
- Safety

Multicultural

- Flexible spaces for ceremonies and other uses
- “Private” withdrawal areas – gardens and quiet space – internal and external
- Indigenous Acknowledgement – learning, sound gates, sound posts, screens
- Language interpretation
- QR code to access info

Key Insights & Outcomes

Deliberative Panel 1



element.
the art and science of place

Key Insights

The preferred concept was A.

The main reasons for this were;

- The organic and interesting shape of the buildings
- Having a central courtyard
- The perceived integration and protection of mature trees

Key themes from the workshops and design principles appear to influence preference

- **Nature**
 - The preference for the shape of the buildings in Concept A reflects the desire for the space to feel organic and connected to nature – to reflect a sense of identity about what represents "the hills".
 - There is also the perception that Concept A sits within nature and retains more trees.
 - Even though there is potentially a greater opportunity for option B to have a visual link to nature via the park, participants were not able to interpret this easily.
 - The central courtyard in option A also provides a very clear link to an outdoor space.
- **Connections**
 - The central courtyard of Concept A represents a meeting space and opportunities for connection to each other, the natural environment and the uses in the site. It's intimacy also creates more of a "village" feeling.
 - The opportunities for connection are not as clear in Option B.
- **Building = art**
 - Concept A was seen as more interesting and more likely to be a "statement" building



Key Insights

Key Uses

- Future Residential
 - The future residential buildings often distracted participants from the design of the MPCF. Participants often spent time debating the impact of the future residential buildings on the MPCF. This impacted their thoughts and preference, particularly for Concept B, where it was seen as too intrusive.
- Visitor Centre
 - The key locations favoured for the visitor centre were;
 - Cnr Jacoby & Mundaring Wier Road
 - Southern end of the existing Hall
- Café
 - The location of the Café in Option B was preferred – this is likely due to the potential for a view to the park.
- Other Uses
 - Seniors should be included in the main MPCF building.

Things to consider:

- Keep the future residential as similar as possible for both Concepts – represent as organic shapes set back from the street edge of the site equally.
- Include the sqm of the MPCF designs – visually the uses look more generous in option A
- For Option B highlight the potential for views and interaction with the park, and how the spaces within the building are connected.

Likes

- *Shape – round, organic, curves, uneven size of buildings, more interesting*
- *Central courtyard*
- *Protection of mature trees*
- Connection/ frontage to Craig St and Jacoby St
- Buffer to future residential
- Slowing Jacoby and the potential for activities in that area
- Better flow and fit with the site and surrounds
- Traffic referred to Craig St

Dislikes

- *Buildings in Sculpture Park*
- *Café location - potential noise issues, no northerly aspect*
- Seniors centre not fit for purpose
- Doesn't maximise solar passive design

Suggestions

- Move youth centre closer to Gugerri St and bike track
- Include additional artworks, seating throughout precinct including Noogar artists
- Seniors to be closer to café
- Utilise corner of Jacoby and Mundaring Weir Road
- Only suitable activities in the park ie nature related
- Greater interaction facing park – verandah, outdoor function space etc
- Noongar names for buildings

Uses

- Swap Seniors and Rise – bring Seniors to the "heart"
- Overall co-located well
- Swap MAC and MHHS – so MAC is linked to Sculpture Park
- Swap Library and MAC – reduce solar impact on art



OPTION A



OPTION A

Likes

- *Café location*
- *Visitor centre location*
- Potential for long vehicle parking near CWA
- Additional access North-South next to hotel
- It faces the park
- Integrates Mundaring Wier Rd and Jacoby St
- Good solar passive design
- Jacoby St is more pedestrian friendly

Dislikes

- *Impact of future residential design - Blocky design, too close, feels cramped/busy*
- Missing central focus
- Less connection to the town
- Buildings in the Park
- Access road behind visitor centre – cuts it off from "heart"

Suggestions

- *Move residential closer to Craig St*
- More clarity on future residential and potential impact
- Use dense plantings to screen residential
- Increase size of community buildings
- Minimise buildings in Sculpture Park
- Make entrance from the park more interesting
- Low-rise - 2 storey rather than 3

Uses

- *Swap Seniors and Rise – bring Seniors to the "heart"*
- MAC and youth don't fit together



As well as working in groups – participants were also asked to give their individual preference

Concept A was preferred

- 16 Concept A
- 2 Concept B

Reasons for preference

Preference for A

- Shape – circular, organic, curves, interesting
- Central to area
- Central courtyard/hub, Meeting space
- Not impacted by /separation from future development
- Appears to be accommodating trees better
- Sits better in the landscape
- Interaction with green space/ more green space
- Connection/access to the other parts of the building
- Frontage/connection to Craig & Jacoby – connects to Town Centre and park
- Delivery access via Craig
- N-S connection, connected via walkways
- Uses appear to have more space
- Importance of café /cafe in centre
- "Statement" design – opportunity for building as art
- Good solar passive

Preference for B

- Relationship to the park
- Visitor Centre could be iconic and visual
- Still needs a heart
- Tree retention
- Building flexibility for the future
- Connection to Mundaring Weir Road and Great Eastern Highway
- Human scale /village like
- Better solar passive orientation

Visitor Centre Location

Two main locations with equal appeal:

- 1. Cnr Jacoby & Mundaring Wier Road**
Visibility, parking, good access (including long vehicle), good connections to park and cultural centre
- 2. Southern end of the existing Hall**
Away from busy road, use existing building/new build not needed, close to public toilets, good connections to park and cultural centre, near hotel



OPTION A



OPTION B



Mundaring Community Facility
Order of Magnitude Cost Model - Summary of Options

	Option A - Small Scenario			Option B - Small Scenario			Option A - Medium Scenario			Option B - Medium Scenario			Option A - Large Scenario			Option B - Large Scenario		
	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%
Total Construction Costs	\$ 24,427,419	\$ 26,534,273	\$ 36,641,128	\$ 25,654,833	\$ 27,074,267	\$ 38,437,250	\$ 28,286,278	\$ 35,258,272	\$ 42,399,866	\$ 28,593,018	\$ 35,788,240	\$ 42,889,978	\$ 34,008,722	\$ 42,518,993	\$ 51,013,084	\$ 34,360,958	\$ 43,002,717	\$ 51,541,436
Main Contractor Fees	\$ 1,055,381	\$ 1,351,581	\$ 1,861,988	\$ 1,099,973	\$ 1,311,853	\$ 1,849,960	\$ 1,113,052	\$ 1,411,315	\$ 1,949,579	\$ 1,174,311	\$ 1,573,050	\$ 2,106,396	\$ 1,411,396	\$ 1,811,214	\$ 2,462,093	\$ 1,457,751	\$ 1,859,638	\$ 2,545,631
Main Contractor Overhead & Profit	\$ 1,133,432	\$ 1,416,799	\$ 1,900,148	\$ 1,188,992	\$ 1,489,246	\$ 1,973,488	\$ 1,208,783	\$ 1,539,982	\$ 2,063,178	\$ 1,236,730	\$ 1,660,574	\$ 2,190,091	\$ 1,578,005	\$ 1,972,596	\$ 2,367,007	\$ 1,594,348	\$ 1,995,326	\$ 2,391,523
Excavation	\$ 3,233,875	\$ 4,067,862	\$ 4,830,843	\$ 3,313,979	\$ 4,277,806	\$ 5,120,098	\$ 3,377,494	\$ 4,408,631	\$ 5,338,456	\$ 3,458,921	\$ 4,602,493	\$ 5,573,333	\$ 4,528,889	\$ 5,658,798	\$ 6,729,483	\$ 4,577,102	\$ 5,728,549	\$ 6,854,663
Total Building Works Estimate	\$ 32,723,133	\$ 40,903,816	\$ 49,084,699	\$ 34,327,198	\$ 42,966,901	\$ 51,490,796	\$ 37,785,719	\$ 47,332,149	\$ 56,678,579	\$ 38,303,800	\$ 47,942,165	\$ 57,455,700	\$ 45,558,311	\$ 56,947,889	\$ 66,337,467	\$ 46,030,168	\$ 57,606,726	\$ 69,045,252
Industry Design Team Fee	\$ 4,226,776	\$ 4,288,170	\$ 4,890,184	\$ 4,114,064	\$ 4,126,878	\$ 4,718,899	\$ 4,234,486	\$ 4,260,858	\$ 4,801,429	\$ 4,256,456	\$ 4,272,050	\$ 4,804,684	\$ 4,458,977	\$ 4,473,277	\$ 5,000,496	\$ 4,524,620	\$ 4,538,487	\$ 5,065,489
Other Development / Project Costs	\$ 366,494	\$ 458,124	\$ 489,765	\$ 384,465	\$ 491,293	\$ 576,097	\$ 413,200	\$ 529,006	\$ 634,800	\$ 429,001	\$ 536,952	\$ 649,084	\$ 510,293	\$ 617,810	\$ 765,380	\$ 518,278	\$ 625,158	\$ 773,392
Client Fees (Management)	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.	Excl.
Base Cost Estimate	\$ 37,016,408	\$ 46,270,510	\$ 55,524,612	\$ 38,830,926	\$ 48,604,159	\$ 58,246,389	\$ 42,743,206	\$ 53,429,007	\$ 64,114,809	\$ 43,329,259	\$ 54,233,177	\$ 67,485,700	\$ 51,535,562	\$ 64,419,452	\$ 77,303,343	\$ 52,069,326	\$ 65,164,729	\$ 78,103,880
Contingency	\$ 7,403,282	\$ 9,254,102	\$ 11,104,922	\$ 7,666,185	\$ 9,720,832	\$ 11,649,278	\$ 8,248,621	\$ 10,689,801	\$ 12,822,962	\$ 8,645,852	\$ 10,846,435	\$ 12,998,778	\$ 10,307,112	\$ 12,883,890	\$ 15,460,669	\$ 10,413,865	\$ 13,032,946	\$ 15,629,798
Forecast End Cost (Excluding GST)	\$ 44,419,690	\$ 55,524,612	\$ 66,629,534	\$ 46,597,111	\$ 58,324,991	\$ 69,895,667	\$ 51,291,827	\$ 64,114,809	\$ 76,937,770	\$ 51,995,110	\$ 65,079,612	\$ 77,993,665	\$ 61,842,674	\$ 77,303,343	\$ 92,764,011	\$ 62,483,191	\$ 78,197,675	\$ 93,733,678
Forecast End Cost (Excl. GST Round \$900,000)	\$ 44,000,000	\$ 56,000,000	\$ 67,000,000	\$ 47,000,000	\$ 58,000,000	\$ 70,000,000	\$ 51,000,000	\$ 64,000,000	\$ 77,000,000	\$ 52,000,000	\$ 66,000,000	\$ 78,000,000	\$ 62,000,000	\$ 77,000,000	\$ 93,000,000	\$ 62,000,000	\$ 78,000,000	\$ 94,000,000
\$ per m ² - Forecast Final Cost	\$ 7,126	\$ 9,069	\$ 10,850	\$ 7,611	\$ 9,333	\$ 11,336	\$ 6,862	\$ 8,737	\$ 10,513	\$ 7,099	\$ 8,874	\$ 10,648	\$ 6,962	\$ 8,150	\$ 9,843	\$ 6,562	\$ 8,256	\$ 9,949
Total Building Works Estimate (Excl. GST Round \$900,000)	\$ 33,000,000	\$ 41,000,000	\$ 49,000,000	\$ 34,000,000	\$ 43,000,000	\$ 51,000,000	\$ 38,000,000	\$ 47,000,000	\$ 57,000,000	\$ 38,000,000	\$ 48,000,000	\$ 57,000,000	\$ 46,000,000	\$ 57,000,000	\$ 68,000,000	\$ 46,000,000	\$ 58,000,000	\$ 69,000,000
\$ per m ² - Building Works Estimate	\$ 5,344	\$ 6,400	\$ 7,935	\$ 5,506	\$ 6,964	\$ 8,355	\$ 4,188	\$ 6,416	\$ 7,782	\$ 5,188	\$ 6,553	\$ 7,792	\$ 4,869	\$ 6,013	\$ 7,192	\$ 4,869	\$ 6,139	\$ 7,201
Below the Line Item																		
Performers Arts Stioaca	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547
Allowance for new tensile canopy to Sculpture Park amphitheatre	\$ 156,579	\$ 195,723	\$ 234,868	\$ 156,579	\$ 195,723	\$ 234,868	\$ 156,579	\$ 195,723	\$ 234,868	\$ 156,579	\$ 195,723	\$ 234,868	\$ 156,579	\$ 195,723	\$ 234,868	\$ 156,579	\$ 195,723	\$ 234,868
Allowance for lighting upgrades to amphitheatre - assumed existing services to be reused with additional fittings only and minor external services works to connect to existing services.	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763
Allowance for additional terrace seating to Sculpture Park amphitheatre	\$ 47,719	\$ 59,649	\$ 71,579	\$ 47,719	\$ 59,649	\$ 71,579	\$ 47,719	\$ 59,649	\$ 71,579	\$ 47,719	\$ 59,649	\$ 71,579	\$ 47,719	\$ 59,649	\$ 71,579	\$ 47,719	\$ 59,649	\$ 71,579
Allowance for taking up of existing Sculpture Park amphitheatre	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737
Allowance for extra over minor miscellaneous landscaping upgrades to Sculpture Park	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684
Allowance for upgrade works to Craig St and Northern Link including new planting, retention of existing vegetation, minor paved elements, pea-gravel surface and minor seating allowance	\$ 552,947	\$ 691,183	\$ 829,420	\$ 552,947	\$ 691,183	\$ 829,420	\$ 552,947	\$ 691,183	\$ 829,420	\$ 552,947	\$ 691,183	\$ 829,420	\$ 552,947	\$ 691,183	\$ 829,420	\$ 552,947	\$ 691,183	\$ 829,420
Allowance for additional BOT facilities and public amenities to Sculpture Park	\$ 574,122	\$ 717,653	\$ 861,183	\$ 574,122	\$ 717,653	\$ 861,183	\$ 574,122	\$ 717,653	\$ 861,183	\$ 574,122	\$ 717,653	\$ 861,183	\$ 574,122	\$ 717,653	\$ 861,183	\$ 574,122	\$ 717,653	\$ 861,183
Allowance for playground equipment to Sculpture Park	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526
Allowance for refurbishment works to 2 no. existing buildings (understood to be of moderate heritage significance) - assumed major refurbishment	\$ 3,958,311	\$ 4,947,889	\$ 5,937,466	\$ 3,958,311	\$ 4,947,889	\$ 5,937,466	\$ 3,958,311	\$ 4,947,889	\$ 5,937,466	\$ 3,958,311	\$ 4,947,889	\$ 5,937,466	\$ 3,958,311	\$ 4,947,889	\$ 5,937,466	\$ 3,958,311	\$ 4,947,889	\$ 5,937,466

Order of Magnitude Cost Model - Option A - Mundaring Community Facility
Small Scenario



Elemental Breakdown			\$ per m ²			Order of Magnitude Cost (\$ AUD) - Full scope			Comments
	Quantity	Unit	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	
GFA	6,175								
Allowance for relocation of existing buildings	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for demolition of existing buildings and sheds	2,708	m2	\$ 80	\$ 100	\$ 120	\$ 216,640	\$ 270,800	\$ 324,960	
Allowance for demolition of existing car park	686	m2	\$ 44	\$ 55	\$ 66	\$ 30,184	\$ 37,730	\$ 45,276	
Allowance for protection of existing Mundaring Hotel - deemed not required as this is not close to the new site boundary	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for site preparation incl. site clearing	10,588	m2	\$ 8	\$ 10	\$ 12	\$ 84,700	\$ 105,875	\$ 127,050	
Allowance for site preparation to sculpture park	55,103	m2	\$ -		\$ -	Incl. below the line	Incl. below the line	Incl. below the line	
Allowance for earthworks - assumed maximum cut of 300mm across the site incl. allowance for rock. Allowance included to dispose off-site however materials are assumed to be uncontaminated	2,320	m3	\$ 276	\$ 345	\$ 414	\$ 640,210	\$ 800,262	\$ 960,314	
New building (Based on area schedule, excluding roof and facade)	6,175	m2	\$ 2,274	\$ 2,842	\$ 3,410	\$ 14,039,480	\$ 17,549,350	\$ 21,059,220	
Roofing									
Allowance for profiled metal roofing (roof structure included in base build cost above)	2,779	m2	\$ 280	\$ 350	\$ 420	\$ 778,050	\$ 972,563	\$ 1,167,075	Roof area applied as 45% of GFA above in line with average percentage for the medium and large option A drawings provided.
Facade (assumed 4m floor to floor height)									
Allowance for masonry, assumed 40%	1,235	m2	\$ 280	\$ 350	\$ 420	\$ 345,800	\$ 432,250	\$ 518,700	
Allowance for glazed external walls, assumed 45%, assumed double glazing	1,389	m2	\$ 560	\$ 700	\$ 840	\$ 778,050	\$ 972,563	\$ 1,167,075	Floor to wall ratio of 1.6 applied based on the ratio for the medium option A
Allowance for cladding, assumed 15%	463	m2	\$ 360	\$ 450	\$ 540	\$ 166,725	\$ 208,406	\$ 250,088	
Allowance for metal mesh screen, assumed 30%	463	m2	\$ 640	\$ 800	\$ 960	\$ 296,400	\$ 370,500	\$ 444,600	
Allowance for metal pergola with metal mesh screen	775	m2	\$ 400	\$ 500	\$ 600	\$ 310,000	\$ 387,500	\$ 465,000	Allowance for circa 775m2 based on Medium Option A pergola to GFA ratio.
Allowance for Car Park - assumed open parking area, allowance for 20 new car spaces	20	no.	\$ 6,400	\$ 8,000	\$ 9,600	\$ 128,000	\$ 160,000	\$ 192,000	
Allowance for hard landscaping, assumed 40%	3,000	m2	\$ 200	\$ 250	\$ 300	\$ 600,000	\$ 750,000	\$ 900,000	40% of full site area after building area deduction
Allowance for extra over to sloped pedestrian lane	3,243	m2	\$ 60	\$ 75	\$ 90	\$ 194,580	\$ 243,225	\$ 291,870	
Allowance for soft landscaping, assumed 60%	4,500	m2	\$ 80	\$ 100	\$ 120	\$ 360,000	\$ 450,000	\$ 540,000	60% of full site area after building area deduction
Extra over allowance for miscellaneous external equipment (park benches and the like)	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
Works to Jacoby St (resurfacing, planting and extension of through road to Phillips St)	5,000	m2	\$ 140	\$ 175	\$ 210	\$ 700,000	\$ 875,000	\$ 1,050,000	
Allowance for signage	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
FF&E & AV	6,175	m2	\$ 264	\$ 330	\$ 396	\$ 1,630,200	\$ 2,037,750	\$ 2,445,300	
ICT	6,175	m2	\$ 48	\$ 60	\$ 72	\$ 296,400	\$ 370,500	\$ 444,600	
Allowance for lift service, assumed 3 no.	3	no.	\$ 104,000	\$ 130,000	\$ 156,000	\$ 312,000	\$ 390,000	\$ 468,000	
Allowance for External Services	1	Item	\$ 1,600,000	\$ 2,000,000	\$ 2,400,000	\$ 1,600,000	\$ 2,000,000	\$ 2,400,000	
Allowance for New Substation	2	No	\$ 280,000	\$ 350,000	\$ 420,000	\$ 560,000	\$ 700,000	\$ 840,000	
Allowance for Building Specifics incl. ESD initiatives	1	Item	\$ 200,000	\$ 250,000	\$ 300,000	\$ 200,000	\$ 250,000	\$ 300,000	
Allowance for heritage art	1	%	\$ -		\$ -	\$ 244,274	\$ 305,343	\$ 366,411	
Subtotal Enabling & Building Works			\$ 3,956	\$ 4,945	\$ 5,934	\$ 24,427,419	\$ 30,534,273	\$ 36,641,128	
Main Contractor Premiums	16	%				\$ 3,908,387	\$ 4,885,484	\$ 5,862,580	
Main Contractor Overhead & Profits	4	%				\$ 1,133,432	\$ 1,416,790	\$ 1,700,148	
Escalation (mid-point construction assumed in Q1 2028 based on indicative construction dates of 2026-2029)	11	%				\$ 3,253,895	\$ 4,067,369	\$ 4,880,843	
Total Building Works Estimate			\$ 5,299	\$ 6,624	\$ 7,949	\$ 32,723,133	\$ 40,903,916	\$ 49,084,699	
Project / Design Team Fees	12	%				\$ 3,926,776	\$ 4,908,470	\$ 5,890,164	
Other development / project costs	1	%				\$ 366,499	\$ 458,124	\$ 549,749	
Client Fees (Management)	0	%				Excl.	Excl.	Excl.	
Base Cost Estimate			\$ 5,995	\$ 7,493	\$ 8,992	\$ 37,016,408	\$ 46,270,510	\$ 55,524,612	
Contingency	20	%				\$ 7,403,282	\$ 9,254,102	\$ 11,104,922	
Forecast End Cost (Excluding GST)			\$ 7,193	\$ 8,992	\$ 10,790	\$ 44,419,689	\$ 55,524,612	\$ 66,629,534	

Below the Line Item									Total Cost incl. fees and Contingency, assuming a similar construction period as the above the line works.
Performing Arts Space	2,190	m2	\$ 5,704	\$ 6,338	\$ 6,971	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	
Allowance for new tensile canopy to Sculpture Park amphitheatre	350	m2	\$ 447	\$ 559	\$ 671	\$ 156,579	\$ 195,723	\$ 234,868	
Allowance for lighting upgrades to amphitheatre - assumed existing services to be reused with additional fittings only and minor external services works to connect to existing services.	1	item	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	
Allowance for additional terrace seating to Sculpture Park amphitheatre	40	m	\$ 1,193	\$ 1,491	\$ 1,789	\$ 47,719	\$ 59,649	\$ 71,579	
Allowance for tidying up of existing Sculpture Park amphitheatre	1	item	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	
Allowance for extra over minor miscellaneous landscaping upgrades to Sculpture Park	1	Item	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	
Allowance for upgrade works to Craig St and Northern Link including new planting, retention of existing vegetation, minor paved elements, pea-gravel surface and minor seating allowance	2,472	m2	\$ 224	\$ 280	\$ 336	\$ 552,947	\$ 691,183	\$ 829,420	
Allowance for additional EOT facilities and public amenities to Sculpture Park	70	m2	\$ 8,202	\$ 10,252	\$ 12,303	\$ 574,122	\$ 717,653	\$ 861,183	
Allowance for playground equipment to Sculpture Park	1	Item	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	
Allowance for refurbishment works to 2 no. existing buildings (understood to be of moderate heritage significance) - assumed major refurbishment	553	m2	\$ 7,158	\$ 8,947	\$ 10,737	\$ 3,958,311	\$ 4,947,889	\$ 5,937,466	

Assumptions & Exclusions.

- We have not allowed for contamination removal
- 20% range on costing associated due to limited project definition at present. Cost drivers to be established
- 20% Contingency has been included
- We have not allowed for Client Management Fees
- We have allowed for a maximum 300mm depth excavation across the site with an allowance for excavation in rock included
- We have assumed a 4m floor to floor height with the façade broken down into 40% masonry, 45% glazing and 15% cladding
- We have allowed for 3 no. lifts and 2 no. substations

\$ 44,000,000	\$ 56,000,000	\$ 67,000,000	Forecast End Cost (Excl. GST Round \$000,000)
\$ 7,126	\$ 9,069	\$ 10,850	\$ per m2 - Forecast Final Cost
\$ 33,000,000	\$ 41,000,000	\$ 49,000,000	Total Building Works Estimate (Excl. GST Round \$000,000)
\$ 5,344	\$ 6,640	\$ 7,935	\$ per m2 - Building Works Estimate

Order of Magnitude Cost Model - Option B - Mundaring Community Facility
Small Scenario



Elemental Breakdown			\$ per m ²			Order of Magnitude Cost (\$ AUD) - Full scope			Comments
	Quantity	Unit	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	
GFA	6,175								
Allowance for relocation of existing buildings	1	Item	\$ -	\$ -	\$ -	Excl.	Excl.	Excl.	
Allowance for demolition of existing buildings and sheds	2,708	m2	\$ 80	\$ 100	\$ 120	\$ 216,640	\$ 270,800	\$ 324,960	
Allowance for demolition of existing car park	686	m2	\$ 44	\$ 55	\$ 66	\$ 30,184	\$ 37,730	\$ 45,276	
Allowance for protection of existing Mundaring Hotel - deemed not required as this is not close to the new site boundary	1	Item	\$ -	\$ -	\$ -	Excl.	Excl.	Excl.	
Allowance for site preparation incl. site clearing	12,088	m2	\$ 8	\$ 10	\$ 12	\$ 96,700	\$ 120,875	\$ 145,050	
Allowance for site preparation to sculpture park	55,103	m2	\$ -	\$ -	\$ -	Incl. below the line	Incl. below the line	Incl. below the line	
Allowance for earthworks - assumed maximum cut of 300mm across the site incl. allowance for rock. Allowance included to dispose off-site however materials are assumed to be uncontaminated	2,537	m3	\$ 276	\$ 345	\$ 414	\$ 700,157	\$ 875,196	\$ 1,050,235	
New building (FECA based on area schedule + assumed additional 30% for UCA)	6,175	m2	\$ 2,274	\$ 2,842	\$ 3,410	\$ 14,039,480	\$ 17,549,350	\$ 21,059,220	
Roofing									
New building (Based on area schedule, excluding roof and facade)	6,205	m2	\$ 280	\$ 350	\$ 420	\$ 1,737,400	\$ 2,171,750	\$ 2,606,100	Roof area applied as 47% of GFA above in line with average percentage for the medium and large option B drawings provided.
Façade (assumed 4m floor to floor height)									
Allowance for masonry, assumed 40%	1,235	m2	\$ 280	\$ 350	\$ 420	\$ 345,800	\$ 432,250	\$ 518,700	
Allowance for glazed external walls, assumed 45%, assumed double glazing	1,389	m2	\$ 560	\$ 700	\$ 840	\$ 778,050	\$ 972,563	\$ 1,167,075	Floor to wall ratio of 1.6 applied based on the ratio for the medium option A
Allowance for cladding, assumed 15%	463	m2	\$ 360	\$ 450	\$ 540	\$ 166,725	\$ 208,406	\$ 250,088	
Allowance for metal mesh screen, assumed 30%	463	m2	\$ 640	\$ 800	\$ 960	\$ 296,400	\$ 370,500	\$ 444,600	
Allowance for extra over to curved façade	10	%	\$ -	\$ -	\$ -	\$ 124,118	\$ 198,372	\$ 186,176	
Allowance for metal pergola with metal mesh screen	400	m2	\$ 400	\$ 500	\$ 600	\$ 160,000	\$ 200,000	\$ 240,000	Allowance for circa 400m2 based on Medium Option A pergola to GFA ratio
Allowance for Car Park - assumed open parking area, allowance for 20 new car spaces	20	no.	\$ 6,400	\$ 8,000	\$ 9,600	\$ 128,000	\$ 160,000	\$ 192,000	
Allowance for hard landscaping, assumed 40%	3,600	m2	\$ 200	\$ 250	\$ 300	\$ 720,000	\$ 900,000	\$ 1,080,000	40% of full site area after building area deduction
Allowance for extra over to sloped pedestrian lane	3,243	m2	\$ 60	\$ 75	\$ 90	\$ 194,580	\$ 243,225	\$ 291,870	
Allowance for soft landscaping, assumed 60%	5,400	m2	\$ 80	\$ 100	\$ 120	\$ 432,000	\$ 540,000	\$ 648,000	60% of full site area after building area deduction
Extra over allowance for miscellaneous external equipment (park benches and the like)	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
Works to Jacoby St (resurfacing, planting and extension of through road to Phillips St)	5,000	m2	\$ 140	\$ 175	\$ 210	\$ 700,000	\$ 875,000	\$ 1,050,000	
Allowance for signage	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
FF&E & AV	6,175	m2	\$ 264	\$ 330	\$ 396	\$ 1,630,200	\$ 2,037,750	\$ 2,445,300	
ICT	6,175	m2	\$ 48	\$ 60	\$ 72	\$ 296,400	\$ 370,500	\$ 444,600	
Allowance for lift service - assumed 3 no.	3	no.	\$ 104,000	\$ 130,000	\$ 156,000	\$ 312,000	\$ 390,000	\$ 468,000	
Allowance for External Services	1	Item	\$ 1,600,000	\$ 2,000,000	\$ 2,400,000	\$ 1,600,000	\$ 2,000,000	\$ 2,400,000	
Allowance for New Substation	2	No.	\$ 280,000	\$ 350,000	\$ 420,000	\$ 560,000	\$ 700,000	\$ 840,000	
Allowance for Building Specifics incl. ESD initiatives	1	Item	\$ 200,000	\$ 250,000	\$ 300,000	\$ 200,000	\$ 250,000	\$ 300,000	
Allowance for heritage art	1	%	\$ -	\$ -	\$ -	\$ 256,248	\$ 320,743	\$ 384,372	
Subtotal Enabling & Building Works			\$ 4,150	\$ 5,194	\$ 6,225	\$ 25,624,833	\$ 32,074,267	\$ 38,437,250	
Main Contractor Prelims	16	%	\$ -	\$ -	\$ -	\$ 4,099,973	\$ 5,131,883	\$ 6,149,960	
Main Contractor Overhead & Profits	4	%	\$ -	\$ -	\$ -	\$ 1,188,992	\$ 1,488,246	\$ 1,783,488	
Escalation (mid-point construction assumed in Q1 2028 based on indicative construction dates of 2026-2029)	11	%	\$ -	\$ -	\$ -	\$ 3,413,399	\$ 4,272,506	\$ 5,120,098	
Total Building Works Estimate			\$ 5,559	\$ 6,958	\$ 8,339	\$ 34,327,198	\$ 42,966,901	\$ 51,490,796	
Project / Design Team Fees	12	%	\$ -	\$ -	\$ -	\$ 4,119,264	\$ 5,156,028	\$ 6,178,896	
Other development / project costs	1	%	\$ -	\$ -	\$ -	\$ 384,465	\$ 481,229	\$ 576,697	
Client Fees (Management)	0	%	\$ -	\$ -	\$ -	Excl.	Excl.	Excl.	
Base Cost Estimate			\$ 6,288	\$ 7,871	\$ 9,433	\$ 38,830,926	\$ 48,604,159	\$ 58,246,389	
Contingency	20	%	\$ -	\$ -	\$ -	\$ 7,766,185	\$ 9,720,832	\$ 11,649,278	
Forecast End Cost (Excluding GST)			\$ 7,546	\$ 9,445	\$ 11,319	\$ 46,597,111	\$ 58,324,991	\$ 69,895,667	

Below the Line Item						\$	\$	\$	Total Cost incl. fees and Contingency, assuming a similar construction period as the above the line works.
Performing Arts Space	2,190	m2	\$ 5,704	\$ 6,338	\$ 6,971	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	
Allowance for new tensile canopy to Sculpture Park amphitheatre	350	m2	\$ 447	\$ 559	\$ 671	\$ 156,579	\$ 195,723	\$ 234,868	
Allowance for lighting upgrades to amphitheatre - assumed existing services to be reused with additional fittings only and minor external services works to connect to existing services.	1	item	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	
Allowance for additional terrace seating to Sculpture Park amphitheatre	40	m	\$ 1,193	\$ 1,491	\$ 1,789	\$ 47,719	\$ 59,649	\$ 71,579	
Allowance for tidying up of existing Sculpture Park amphitheatre	1	item	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	
Allowance for extra over minor miscellaneous landscaping upgrades to Sculpture Park	1	Item	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	
Allowance for upgrade works to Craig St and Northern Link including new planting, retention of existing vegetation, minor paved elements, pea-gravel surface and minor seating allowance	2,472	m2	\$ 224	\$ 280	\$ 336	\$ 552,947	\$ 691,183	\$ 829,420	
Allowance for additional EOT facilities and public amenities to Sculpture Park	70	m2	\$ 8,202	\$ 10,252	\$ 12,303	\$ 574,122	\$ 717,653	\$ 861,183	
Allowance for playground equipment to Sculpture Park	1	Item	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	
Allowance for refurbishment works to 2 no. existing buildings (understood to be of moderate heritage significance) - assumed major refurbishment	553	m2	\$ 7,158	\$ 8,947	\$ 10,737	\$ 3,958,311	\$ 4,947,889	\$ 5,937,466	

Assumptions & Exclusions

- We have not allowed for contamination removal
- 20% range on costing associated due to limited project definition at present. Cost drivers to be established
- 20% Contingency has been included
- We have not allowed for Client Management Fees
- We have allowed for a maximum 300mm depth excavation across the site with an allowance for excavation in rock included
- We have assumed a 4m floor to floor height with the façade broken down into 40% masonry, 45% glazing and 15% cladding
- We have allowed for 3 no. lifts and 2 no. substations

\$ 47,000,000	\$ 58,000,000	\$ 70,000,000	Forecast End Cost (Excl. GST Round \$000,000)
\$ 7,611	\$ 9,393	\$ 11,336	\$ per m2 - Forecast Final Cost
\$ 34,000,000	\$ 43,000,000	\$ 51,000,000	Total Building Works Estimate (Excl. GST Round \$000,000)
\$ 5,506	\$ 6,964	\$ 8,259	\$ per m2 - Building Works Estimate



Order of Magnitude Cost Model - Option A - Mundaring Community Facility
Medium Scenario

Elemental Breakdown			\$ per m ²			Order of Magnitude Cost (\$ AUD) - Full scope			Comments
	Quantity	Unit	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	
GFA	7,325								
Allowance for relocation of existing buildings	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for demolition of existing buildings and sheds	2,708	m2	\$ 80	\$ 100	\$ 120	\$ 216,640	\$ 270,800	\$ 324,960	
Allowance for demolition of existing car park	686	m2	\$ 44	\$ 55	\$ 66	\$ 30,184	\$ 37,730	\$ 45,276	
Allowance for protection of existing Mundaring Hotel - deemed not required as this is not close to the new site boundary	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for site preparation incl. site clearing	11,163	m2	\$ 8	\$ 10	\$ 12	\$ 89,300	\$ 111,625	\$ 133,950	
Allowance for site preparation to sculpture park	55,103	m2	\$ -		\$ -	Incl. below the line	Incl. below the line	Incl. below the line	
Allowance for earthworks - assumed maximum cut of 300mm across the site incl. allowance for rock. Allowance included to dispose off-site however materials are assumed to be un-contaminated	2,320	m3	\$ 276	\$ 345	\$ 414	\$ 640,210	\$ 800,262	\$ 960,314	
New building (Based on area schedule, excluding roof and facade)	7,325	m2	\$ 2,274	\$ 2,842	\$ 3,410	\$ 16,654,120	\$ 20,817,650	\$ 24,981,180	
Roofing									
Allowance for profiled metal roofing (roof structure included in base build cost above)	4,028	m2	\$ 280	\$ 350	\$ 420	\$ 1,127,840	\$ 1,409,800	\$ 1,691,760	
Facade (assumed 4m floor to floor height)									
Allowance for masonry, assumed 40%	1,334	m2	\$ 280	\$ 350	\$ 420	\$ 373,632	\$ 467,040	\$ 560,448	
Allowance for glazed external walls, assumed 45%, assumed double glazing	1,501	m2	\$ 560	\$ 700	\$ 840	\$ 840,672	\$ 1,050,840	\$ 1,261,008	
Allowance for cladding, assumed 15%	500	m2	\$ 360	\$ 450	\$ 540	\$ 180,144	\$ 225,180	\$ 270,216	
Allowance for metal mesh screen, assumed 30%	500	m2	\$ 640	\$ 800	\$ 960	\$ 320,256	\$ 400,320	\$ 480,384	
Allowance for metal pergola with metal mesh screen	924	m2	\$ 400	\$ 500	\$ 600	\$ 369,600	\$ 462,000	\$ 554,400	
Allowance for Car Park - assumed open parking area, allowance for 30 new car spaces	30	no.	\$ 6,400	\$ 8,000	\$ 9,600	\$ 192,000	\$ 240,000	\$ 288,000	
Allowance for hard landscaping, assumed 40%	3,000	m2	\$ 200	\$ 250	\$ 300	\$ 600,000	\$ 750,000	\$ 900,000	40% of full site area after building area deduction
Allowance for extra over to sloped pedestrian lane	3,243	m2	\$ 60	\$ 75	\$ 90	\$ 194,580	\$ 243,225	\$ 291,870	
Allowance for soft landscaping, assumed 60%	4,500	m2	\$ 80	\$ 100	\$ 120	\$ 360,000	\$ 450,000	\$ 540,000	60% of full site area after building area deduction
Extra over allowance for miscellaneous external equipment (park benches and the like)	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
Works to Jacoby St (resurfacing, planting and extension of through road to Phillips St)	5,000	m2	\$ 140	\$ 175	\$ 210	\$ 700,000	\$ 875,000	\$ 1,050,000	
Allowance for signage	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
FF&E & AV	7,325	m2	\$ 264	\$ 330	\$ 396	\$ 1,933,800	\$ 2,417,250	\$ 2,900,700	
ICT	7,325	m2	\$ 48	\$ 60	\$ 72	\$ 351,600	\$ 439,500	\$ 527,400	
Allowance for lift service - assumed 3 no.	3	no.	\$ 104,000	\$ 130,000	\$ 156,000	\$ 312,000	\$ 390,000	\$ 468,000	
Allowance for External Services	1	Item	\$ 1,800,000	\$ 2,250,000	\$ 2,700,000	\$ 1,800,000	\$ 2,250,000	\$ 2,700,000	
Allowance for New Substation	2	No	\$ 280,000	\$ 350,000	\$ 420,000	\$ 560,000	\$ 700,000	\$ 840,000	
Allowance for Building Specifics incl. ESD initiatives	1	Item	\$ 200,000	\$ 250,000	\$ 300,000	\$ 200,000	\$ 250,000	\$ 300,000	
Allowance for heritage art	1	%	\$ -	\$ -	\$ -	\$ 282,066	\$ 352,582	\$ 423,099	
Subtotal Enabling & Building Works			\$ 3,851	\$ 4,813	\$ 5,776	\$ 28,206,578	\$ 35,258,222	\$ 42,309,866	
Main Contractor Prelims	16	%				\$ 4,513,052	\$ 5,641,316	\$ 6,769,579	
Main Contractor Overhead & Profits	4	%				\$ 1,308,785	\$ 1,635,982	\$ 1,963,178	
Escalation (mid-point construction assumed in Q1 2028 based on indicative construction dates of 2026-2029)	11	%				\$ 3,757,304	\$ 4,696,630	\$ 5,635,956	
Total Building Works Estimate			\$ 5,158	\$ 6,448	\$ 7,738	\$ 37,785,719	\$ 47,232,149	\$ 56,678,579	
Project / Design Team Fees	12	%				\$ 4,534,286	\$ 5,667,858	\$ 6,801,429	
Other development / project costs	1	%				\$ 423,200	\$ 529,000	\$ 634,800	
Client Fees (Management)		%				Excl.	Excl.	Excl.	
Base Cost Estimate			\$ 5,835	\$ 7,294	\$ 8,753	\$ 42,743,206	\$ 53,429,007	\$ 64,114,809	
Contingency	20	%				\$ 8,548,641	\$ 10,685,801	\$ 12,822,962	
Forecast End Cost (Excluding GST)			\$ 7,002	\$ 8,753	\$ 10,503	\$ 51,291,847	\$ 64,114,809	\$ 76,937,770	

Below the Line Item									
Performing Arts Space	2,190	m2	\$ 5,704	\$ 6,338	\$ 6,971	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	Total Cost incl. fees and Contingency, assuming a similar construction period as the above the line works.
Allowance for new tensile canopy to Sculpture Park amphitheatre	350	m2	\$ 447	\$ 559	\$ 671	\$ 156,579	\$ 195,723	\$ 234,868	
Allowance for lighting upgrades to amphitheatre - assumed existing services to be reused with additional fittings only and minor external services works to connect to existing services.	1	item	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	
Allowance for additional terrace seating to Sculpture Park amphitheatre	40	m	\$ 1,193	\$ 1,491	\$ 1,789	\$ 47,719	\$ 59,649	\$ 71,579	
Allowance for tidying up of existing Sculpture Park amphitheatre	1	item	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	
Allowance for extra over minor miscellaneous landscaping upgrades to Sculpture Park	1	Item	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	
Allowance for upgrade works to Craig St and Northern Link including new planting, retention of existing vegetation, minor paved elements, pea-gravel surface and minor seating allowance	2,472	m2	\$ 224	\$ 280	\$ 336	\$ 552,947	\$ 691,183	\$ 829,420	
Allowance for additional EOT facilities and public amenities to Sculpture Park	70	m2	\$ 8,202	\$ 10,252	\$ 12,303	\$ 574,122	\$ 717,653	\$ 861,183	
Allowance for playground equipment to Sculpture Park	1	Item	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	

Assumptions & Exclusions

- We have not allowed for contamination removal
- 20% range on costing associated due to limited project definition at present. Cost drivers to be established
- 20% Contingency has been included
- We have not allowed for Client Management Fees
- We have allowed for a maximum 300mm depth excavation across the site with an allowance for excavation in rock included
- We have assumed a 4m floor to floor height with the façade broken down into 40% masonry, 45% glazing and 15% cladding
- We have allowed for 3 no. lifts and 2 no. substations

\$ 51,000,000	\$ 64,000,000	\$ 77,000,000	Forecast End Cost (Excl. GST Round \$000,000)
\$ 6,962	\$ 8,737	\$ 10,512	\$ per m2 - Forecast Final Cost
\$ 38,000,000	\$ 47,000,000	\$ 57,000,000	Total Building Works Estimate (Excl. GST Round \$000,000)
\$ 5,188	\$ 6,416	\$ 7,782	\$ per m2 - Building Works Estimate

Order of Magnitude Cost Model - Option B - Mundaring Community Facility
Medium Scenario



Elemental Breakdown			\$ per m ²			Order of Magnitude Cost (\$ AUD) - Full scope			Comments
	Quantity	Unit	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	
GFA	7,325								
Allowance for relocation of existing buildings	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for demolition of existing buildings and sheds	2,708	m2	\$ 80	\$ 100	\$ 120	\$ 216,640	\$ 270,800	\$ 324,960	
Allowance for demolition of existing car park	686	m2	\$ 44	\$ 55	\$ 66	\$ 30,184	\$ 37,730	\$ 45,276	
Allowance for protection of existing Mundaring Hotel - deemed not required as this is not close to the new site boundary	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for site preparation incl. site clearing	12,663	m2	\$ 8	\$ 10	\$ 12	\$ 101,300	\$ 126,625	\$ 151,950	
Allowance for site preparation to sculpture park	55,103	m2	\$ -		\$ -	Incl. below the line	Incl. below the line	Incl. below the line	
Allowance for earthworks - assumed maximum cut of 300mm across the site incl. allowance for rock. Allowance included to dispose off-site however materials are assumed to be un-contaminated	2,537	m3	\$ 276	\$ 345	\$ 414	\$ 700,157	\$ 875,196	\$ 1,050,235	
New building (Based on area schedule, excluding roof and facade)	7,325	m2	\$ 2,274	\$ 2,842	\$ 3,410	\$ 16,654,120	\$ 20,817,650	\$ 24,981,180	
Roofing									
Allowance for profiled metal roofing (roof structure included in base build cost above)	4,482	m2	\$ 280	\$ 350	\$ 420	\$ 1,254,960	\$ 1,568,700	\$ 1,882,440	
Façade (assumed 4m floor to floor height)									
Allowance for masonry, assumed 40%	1,331	m2	\$ 280	\$ 350	\$ 420	\$ 372,736	\$ 465,920	\$ 559,104	
Allowance for glazed external walls, assumed 45%, assumed double glazing	1,498	m2	\$ 560	\$ 700	\$ 840	\$ 838,656	\$ 1,048,320	\$ 1,257,984	
Allowance for cladding, assumed 15%	499	m2	\$ 360	\$ 450	\$ 540	\$ 179,712	\$ 224,640	\$ 269,568	
Allowance for metal mesh screen, assumed 30%	499	m2	\$ 640	\$ 800	\$ 960	\$ 319,488	\$ 399,360	\$ 479,232	
Allowance for extra over to curved façade	10	%	\$ -		\$ -	\$ 133,786	\$ 213,824	\$ 200,678	
Allowance for metal pergola with metal mesh screen	589	m2	\$ 400	\$ 500	\$ 600	\$ 235,600	\$ 294,500	\$ 353,400	
Allowance for Car Park - assumed open parking area, allowance for 30 new car spaces	30	no.	\$ 6,400	\$ 8,000	\$ 9,600	\$ 192,000	\$ 240,000	\$ 288,000	
Allowance for hard landscaping, assumed 40%	3,600	m2	\$ 200	\$ 250	\$ 300	\$ 720,000	\$ 900,000	\$ 1,080,000	40% of full site area after building area deduction
Allowance for extra over to sloped pedestrian lane	3,243	m2	\$ 60	\$ 75	\$ 90	\$ 194,580	\$ 243,225	\$ 291,870	
Allowance for soft landscaping, assumed 60%	5,400	m2	\$ 80	\$ 100	\$ 120	\$ 432,000	\$ 540,000	\$ 648,000	60% of full site area after building area deduction
Extra over allowance for miscellaneous external equipment (park benches and the like)	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
Works to Jacoby St (resurfacing, planting and extension of through road to Phillips St)	5,000	m2	\$ 140	\$ 175	\$ 210	\$ 700,000	\$ 875,000	\$ 1,050,000	
Allowance for signage	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
FF&E & AV	7,325	m2	\$ 264	\$ 330	\$ 396	\$ 1,933,800	\$ 2,417,250	\$ 2,900,700	
ICT	7,325	m2	\$ 48	\$ 60	\$ 72	\$ 351,600	\$ 439,500	\$ 527,400	
Allowance for lift service ; assumed 3 no.	3	no.	\$ 104,000	\$ 130,000	\$ 156,000	\$ 312,000	\$ 390,000	\$ 468,000	
Allowance for External Services	1	Item	\$ 1,800,000	\$ 2,250,000	\$ 2,700,000	\$ 1,800,000	\$ 2,250,000	\$ 2,700,000	
Allowance for New Substation	2	No	\$ 280,000	\$ 350,000	\$ 420,000	\$ 560,000	\$ 700,000	\$ 840,000	
Allowance for Building Specifics incl. ESD initiatives	1	Item	\$ 200,000	\$ 250,000	\$ 300,000	\$ 200,000	\$ 250,000	\$ 300,000	
Allowance for heritage art	1	%	\$ -		\$ -	\$ 285,933	\$ 357,882	\$ 428,900	
Subtotal Enabling & Building Works			\$ 3,904	\$ 4,886	\$ 5,855	\$ 28,593,318	\$ 35,788,240	\$ 42,889,978	
Main Contractor Prelims	16	%				\$ 4,574,931	\$ 5,726,118	\$ 6,862,396	
Main Contractor Overhead & Profits	4	%				\$ 1,326,730	\$ 1,660,574	\$ 1,990,095	
Escalation (mid-point construction assumed in Q1 2028 based on indicative construction dates of 2026-2029)	11					\$ 3,808,821	\$ 4,767,232	\$ 5,713,231	
Total Building Works Estimate			\$ 5,229	\$ 6,545	\$ 7,844	\$ 38,303,800	\$ 47,942,165	\$ 57,455,700	
Project / Design Team Fees	12	%				\$ 4,596,456	\$ 5,753,060	\$ 6,894,684	
Other development / project costs	1	%				\$ 429,003	\$ 536,952	\$ 643,504	
Client Fees (Management)	0	%				Excl.	Excl.	Excl.	
Base Cost Estimate			\$ 5,915	\$ 7,404	\$ 8,873	\$ 43,329,259	\$ 54,232,177	\$ 64,993,888	
Contingency	20	%				\$ 8,665,852	\$ 10,846,435	\$ 12,998,778	
Forecast End Cost (Excluding GST)			\$ 7,098	\$ 8,884	\$ 10,647	\$ 51,995,110	\$ 65,078,612	\$ 77,992,665	

Below the Line Item									
Performing Arts Space	2,190	m2	\$ 5,704	\$ 6,338	\$ 6,971	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	Total Cost incl. fees and Contingency, assuming a similar construction period as the above the line works.
Allowance for new tensile canopy to Sculpture Park amphitheatre	350	m2	\$ 447	\$ 559	\$ 671	\$ 156,579	\$ 195,723	\$ 234,868	
Allowance for lighting upgrades to amphitheatre - assumed existing services to be reused with additional fittings only and minor external services works to connect to existing services.	1	item	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	
Allowance for additional terrace seating to Sculpture Park amphitheatre	40	m	\$ 1,193	\$ 1,491	\$ 1,789	\$ 47,719	\$ 59,649	\$ 71,579	
Allowance for tidying up of existing Sculpture Park amphitheatre	1	item	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	
Allowance for extra over minor miscellaneous landscaping upgrades to Sculpture Park	1	Item	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	
Allowance for upgrade works to Craig St and Northern Link including new planting, retention of existing vegetation, minor paved elements, pea-gravel surface and minor seating allowance	2,472	m2	\$ 224	\$ 280	\$ 336	\$ 552,947	\$ 691,183	\$ 829,420	
Allowance for additional EOT facilities and public amenities to Sculpture Park	70	m2	\$ 8,202	\$ 10,252	\$ 12,303	\$ 574,122	\$ 717,653	\$ 861,183	
Allowance for playground equipment to Sculpture Park	1	Item	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	

Assumptions & Exclusions

- We have not allowed for contamination removal
- 20% range on costing associated due to limited project definition at present. Cost drivers to be established
- 20% Contingency has been included
- We have not allowed for Client Management Fees
- We have allowed for a maximum 300mm depth excavation across the site with an allowance for excavation in rock included
- We have assumed a 4m floor to floor height with the façade broken down into 40% masonry, 45% glazing and 15% cladding
- We have allowed for 3 no. lifts and 2 no. substations

\$ 52,000,000	\$ 65,000,000	\$ 78,000,000	Forecast End Cost (Excl. GST Round \$000,000)
\$ 7,099	\$ 8,874	\$ 10,648	\$ per m2 - Forecast Final Cost
\$ 38,000,000	\$ 48,000,000	\$ 57,000,000	Total Building Works Estimate (Excl. GST Round \$000,000)
\$ 5,188	\$ 6,553	\$ 7,782	\$ per m2 - Building Works Estimate

Order of Magnitude Cost Model - Option A - Mundaring Community Facility Large Scenario



Elemental Breakdown			\$ per m ²			Order of Magnitude Cost (\$ AUD) - Full scope			Comments
	Quantity	Unit	Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	
GFA	9,448								
Allowance for relocation of existing buildings	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for demolition of existing buildings and sheds	2,708	m2	\$ 80	\$ 100	\$ 120	\$ 216,640	\$ 270,800	\$ 324,960	
Allowance for demolition of existing car park	686	m2	\$ 44	\$ 55	\$ 66	\$ 30,184	\$ 37,730	\$ 45,276	
Allowance for protection of existing Mundaring Hotel - deemed not required as this is not close to the new site boundary	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for site preparation incl. site clearing	12,224	m2	\$ 8	\$ 10	\$ 12	\$ 97,792	\$ 122,240	\$ 146,688	
Allowance for site preparation to sculpture park	55,103	m2	\$ -		\$ -	Incl. below the line	Incl. below the line	Incl. below the line	
Allowance for earthworks - assumed maximum cut of 300mm across the site incl. allowance for rock. Allowance included to dispose off-site however materials are assumed to be uncontaminated	2,320	m3	\$ 276	\$ 345	\$ 414	\$ 640,210	\$ 800,262	\$ 960,314	
New building (Based on area schedule, excluding roof and facade)	9,448	m2	\$ 2,274	\$ 2,842	\$ 3,410	\$ 21,480,973	\$ 26,851,216	\$ 32,221,459	
Roofing									
Allowance for profiled metal roofing (roof structure included in base build cost above)	3,455	m2	\$ 280	\$ 350	\$ 420	\$ 967,400	\$ 1,209,250	\$ 1,451,100	
Facade (assumed 4m floor to floor height)									
Allowance for masonry, assumed 40%	1,405	m2	\$ 280	\$ 350	\$ 420	\$ 393,344	\$ 491,680	\$ 590,016	
Allowance for glazed external walls, assumed 45%, assumed double glazing	1,580	m2	\$ 560	\$ 700	\$ 840	\$ 885,024	\$ 1,106,280	\$ 1,327,536	
Allowance for cladding, assumed 15%	527	m2	\$ 360	\$ 450	\$ 540	\$ 189,648	\$ 237,060	\$ 284,472	
Allowance for metal mesh screen, assumed 30%	527	m2	\$ 640	\$ 800	\$ 960	\$ 337,152	\$ 421,440	\$ 505,728	
Allowance for metal pergola with metal mesh screen	1,100	m2	\$ 400	\$ 500	\$ 600	\$ 440,000	\$ 550,000	\$ 660,000	Allowance for circa 1,100m2 based on Medium Option A pergola to GFA ratio
Allowance for Car Park - assumed open parking area, allowance for 40 new car spaces	40	no.	\$ 6,400	\$ 8,000	\$ 9,600	\$ 256,000	\$ 320,000	\$ 384,000	
Allowance for hard landscaping, assumed 40%	3,000	m2	\$ 200	\$ 250	\$ 300	\$ 600,000	\$ 750,000	\$ 900,000	40% of full site area after building area deduction
Allowance for extra over to sloped pedestrian lane	3,243	m2	\$ 60	\$ 75	\$ 90	\$ 194,580	\$ 243,225	\$ 291,870	
Allowance for soft landscaping, assumed 60%	4,500	m2	\$ 80	\$ 100	\$ 120	\$ 360,000	\$ 450,000	\$ 540,000	60% of full site area after building area deduction
Extra over allowance for miscellaneous external equipment (park benches and the like)	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
Works to Jacoby St (resurfacing, planting and extension of through road to Phillips St)	5,000	m2	\$ 140	\$ 175	\$ 210	\$ 700,000	\$ 875,000	\$ 1,050,000	
Allowance for signage	1	Item	\$ 120,000	\$ 150,000	\$ 180,000	\$ 120,000	\$ 150,000	\$ 180,000	
FF&E & AV	9,448	m2	\$ 264	\$ 330	\$ 396	\$ 2,494,272	\$ 3,117,840	\$ 3,741,408	
ICT	9,448	m2	\$ 48	\$ 60	\$ 72	\$ 453,504	\$ 566,880	\$ 680,256	
Allowance for lift service, assumed 3 no.	3	no.	\$ 104,000	\$ 130,000	\$ 156,000	\$ 312,000	\$ 390,000	\$ 468,000	
Allowance for External Services	1	Item	\$ 2,000,000	\$ 2,500,000	\$ 3,000,000	\$ 2,000,000	\$ 2,500,000	\$ 3,000,000	
Allowance for New Substation	2	No	\$ 280,000	\$ 350,000	\$ 420,000	\$ 560,000	\$ 700,000	\$ 840,000	
Allowance for Building Specifics incl. ESD initiatives	1	Item	\$ 200,000	\$ 250,000	\$ 300,000	\$ 200,000	\$ 250,000	\$ 300,000	
Allowance for heritage art	1	Item	\$ -		\$ -	\$ 340,087	\$ 425,109	\$ 510,131	
Subtotal Enabling & Building Works			\$ 3,600	\$ 4,499	\$ 5,399	\$ 34,008,722	\$ 42,510,903	\$ 51,013,084	
Main Contractor Prelims	16	%				\$ 5,441,396	\$ 6,801,744	\$ 8,162,093	
Main Contractor Overhead & Profits	4	%				\$ 1,578,005	\$ 1,972,506	\$ 2,367,007	
Escalation (mid-point construction assumed in Q1 2028 based on indicative construction dates of 2026-2029)	11	%				\$ 4,530,189	\$ 5,662,736	\$ 6,795,283	
Total Building Works Estimate			\$ 4,822	\$ 6,028	\$ 7,233	\$ 45,558,311	\$ 56,947,889	\$ 68,337,467	
Project / Design Team Fees	12	%				\$ 5,466,997	\$ 6,833,747	\$ 8,200,496	
Other development / project costs	1	%				\$ 510,253	\$ 637,816	\$ 765,380	
Client Fees (Management)	0	%				Excl.	Excl.	Excl.	
Base Cost Estimate			\$ 5,455	\$ 6,818	\$ 8,182	\$ 51,535,562	\$ 64,419,452	\$ 77,303,343	
Contingency	20	%				\$ 10,307,112	\$ 12,883,890	\$ 15,460,669	
Forecast End Cost (Excluding GST)			\$ 6,546	\$ 8,182	\$ 9,818	\$ 61,842,674	\$ 77,303,343	\$ 92,764,011	

Below the Line Item									Total Cost incl. fees and Contingency, assuming a similar construction period as the above the line works.
Performing Arts Space	2,190	m2	\$ 5,704	\$ 6,338	\$ 6,971	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	
Allowance for new tensile canopy to Sculpture Park amphitheatre	350	m2	\$ 447	\$ 559	\$ 671	\$ 156,579	\$ 195,723	\$ 234,868	
Allowance for lighting upgrades to amphitheatre - assumed existing services to be reused with additional fittings only and	1	item	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	
Allowance for additional terrace seating to Sculpture Park amphitheatre	40	m	\$ 1,193	\$ 1,491	\$ 1,789	\$ 47,719	\$ 59,649	\$ 71,579	
Allowance for tidying up of existing Sculpture Park amphitheatre	1	item	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	
Allowance for extra over minor miscellaneous landscaping upgrades to Sculpture Park	1	Item	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	
Allowance for upgrade works to Craig St and Northern Link including new planting, retention of existing vegetation, minor paved elements, pea-gravel surface and minor seating allowance	2,472	m2	\$ 224	\$ 280	\$ 336	\$ 552,947	\$ 691,183	\$ 829,420	
Allowance for additional EOT facilities and public amenities to Sculpture Park	70	m2	\$ 8,202	\$ 10,252	\$ 12,303	\$ 574,122	\$ 717,653	\$ 861,183	
Allowance for playground equipment to Sculpture Park	1	Item	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	

Assumptions & Exclusions

- We have not allowed for contamination removal
- 20% range on costing associated due to limited project definition at present. Cost drivers to be established
- 20% Contingency has been included
- We have not allowed for Client Management Fees
- We have allowed for a maximum 300mm depth excavation across the site with an allowance for excavation in rock included
- We have assumed a 4m floor to floor height with the façade broken down into 40% masonry, 45% glazing and 15% cladding
- We have allowed for 3 no. lifts and 2 no. substations

\$ 62,000,000	\$ 77,000,000	\$ 93,000,000	Forecast End Cost (Excl. GST Round \$000,000)
\$ 6,562	\$ 8,150	\$ 9,843	\$ per m2 - Forecast Final Cost
\$ 46,000,000	\$ 57,000,000	\$ 68,000,000	Total Building Works Estimate (Excl. GST Round \$000,000)
\$ 4,869	\$ 6,033	\$ 7,197	\$ per m2 - Building Works Estimate



Order of Magnitude Cost Model - Option B - Mundaring Community Facility Large Scenario

Elemental Breakdown	Quantity	Unit	\$ per m ²			Order of Magnitude Cost (\$ AUD) - Full scope			Comments
			Range -20%	Most Likely 0%	Range 20%	Range -20%	Most Likely 0%	Range 20%	
GFA	9,448								
Allowance for relocation of existing buildings	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for demolition of existing buildings and sheds	2,708	m2	\$ 80	\$ 100	\$ 120	\$ 216,640	\$ 270,800	\$ 324,960	
Allowance for demolition of existing car park	686	m2	\$ 44	\$ 55	\$ 66	\$ 30,184	\$ 37,730	\$ 45,276	
Allowance for protection of existing Mundaring Hotel - deemed not required as this is not close to the new site boundary	1	Item	\$ -		\$ -	Excl.	Excl.	Excl.	
Allowance for site preparation incl. site clearing	13,724	m2	\$ 8	\$ 10	\$ 12	\$ 109,792	\$ 137,240	\$ 164,688	
Allowance for site preparation to sculpture park	55,103	m2	\$ -		\$ -	Incl. below the line	Incl. below the line	Incl. below the line	
Allowance for earthworks - assumed maximum cut of 300mm across the site incl. allowance for rock. Allowance included to dispose off-site however materials are assumed to be un-contaminated	2,537	m3	\$ 276	\$ 345	\$ 414	\$ 700,157	\$ 875,196	\$ 1,050,235	
New building (Based on area schedule, excluding roof and facade)	9,448	m2	\$ 2,274	\$ 2,842	\$ 3,410	\$ 21,480,973	\$ 26,851,216	\$ 32,221,459	
Roofing									
Allowance for profiled metal roofing (roof structure included in base build cost above)	3,455	m2	\$ 280	\$ 350	\$ 420	\$ 967,400	\$ 1,209,250	\$ 1,451,100	
Façade (assumed 4m floor to floor height)									
Allowance for masonry, assumed 40%	1,472	m2	\$ 280	\$ 350	\$ 420	\$ 412,160	\$ 515,200	\$ 618,240	
Allowance for glazed external walls, assumed 45%, assumed double glazing	1,656	m2	\$ 560	\$ 700	\$ 840	\$ 927,360	\$ 1,159,200	\$ 1,391,040	
Allowance for cladding, assumed 15%	552	m2	\$ 360	\$ 450	\$ 540	\$ 198,720	\$ 248,400	\$ 298,080	
Allowance for metal mesh screen, assumed 30%	552	m2	\$ 640	\$ 800	\$ 960	\$ 353,280	\$ 441,600	\$ 529,920	
Allowance for extra over to curved façade	10	%	\$ -		\$ -	\$ 147,936	\$ 236,440	\$ 221,904	
Allowance for metal pergola with metal mesh screen	735	m2	\$ 400	\$ 500	\$ 600	\$ 294,000	\$ 367,500	\$ 441,000	Allowance for circa 735m2 based on Medium Option A pergola to GFA ratio
Allowance for Car Park - assumed open parking area, allowance for 40 new car spaces	40	no.	\$ 6,400	\$ 8,000	\$ 9,600	\$ 256,000	\$ 320,000	\$ 384,000	
Allowance for hard landscaping, assumed 40%	3,600	m2	\$ 200	\$ 250	\$ 300	\$ 720,000	\$ 900,000	\$ 1,080,000	40% of full site area after building area deduction
Allowance for extra over to sloped pedestrian lane	3,243	m2	\$ 60	\$ 75	\$ 90	\$ 194,580	\$ 243,225	\$ 291,870	
Allowance for soft landscaping, assumed 60%	5,400	m2	\$ 80	\$ 100	\$ 120	\$ 432,000	\$ 540,000	\$ 648,000	60% of full site area after building area deduction
Extra over allowance for miscellaneous external equipment (park benches and the like)	1	Item	\$ 80,000	\$ 100,000	\$ 120,000	\$ 80,000	\$ 100,000	\$ 120,000	
Works to Jacoby St (resurfacing, planting and extension of through road to Phillips St)	5,000	m2	\$ 140	\$ 175	\$ 210	\$ 700,000	\$ 875,000	\$ 1,050,000	
Allowance for signage	1	Item	\$ 120,000	\$ 150,000	\$ 180,000	\$ 120,000	\$ 150,000	\$ 180,000	
FF&E & AV	9,448	m2	\$ 264	\$ 330	\$ 396	\$ 2,494,272	\$ 3,117,840	\$ 3,741,408	
ICT	9,448	m2	\$ 48	\$ 60	\$ 72	\$ 453,504	\$ 566,880	\$ 680,256	
Allowance for lift service ; assumed 3 no.	3	no.	\$ 104,000	\$ 130,000	\$ 156,000	\$ 312,000	\$ 390,000	\$ 468,000	
Allowance for External Services	1	Item	\$ 2,000,000	\$ 2,500,000	\$ 3,000,000	\$ 2,000,000	\$ 2,500,000	\$ 3,000,000	
Allowance for New Substation	2	No	\$ 280,000	\$ 350,000	\$ 420,000	\$ 560,000	\$ 700,000	\$ 840,000	
Allowance for Building Specifics incl. ESD initiatives	1	Item	\$ 200,000	\$ 250,000	\$ 300,000	\$ 200,000	\$ 250,000	\$ 300,000	
Allowance for heritage art	1	%	\$ -		\$ -	\$ 343,610	\$ 430,027	\$ 515,414	
Subtotal Enabling & Building Works			\$ 3,637	\$ 4,552	\$ 5,455	\$ 34,360,958	\$ 43,002,717	\$ 51,541,436	
Main Contractor Prelims	16	%				\$ 5,497,753	\$ 6,880,435	\$ 8,246,630	
Main Contractor Overhead & Profits	4	%				\$ 1,594,348	\$ 1,995,326	\$ 2,391,523	
Escalation (mid-point construction assumed in Q1 2028 based on indicative construction dates of 2026-2029)	11	%				\$ 4,577,109	\$ 5,728,249	\$ 6,865,663	
Total Building Works Estimate			\$ 4,872	\$ 6,097	\$ 7,308	\$ 46,030,168	\$ 57,606,726	\$ 69,045,252	
Project / Design Team Fees	12	%				\$ 5,523,620	\$ 6,912,807	\$ 8,285,430	
Other development / project costs	1	%				\$ 515,538	\$ 645,195	\$ 773,307	
Client Fees (Management)	0	%				Excl.	Excl.	Excl.	
Base Cost Estimate			\$ 5,511	\$ 6,897	\$ 8,267	\$ 52,069,326	\$ 65,164,729	\$ 78,103,989	
Contingency	20	%				\$ 10,413,865	\$ 13,032,946	\$ 15,620,798	
Forecast End Cost (Excluding GST)			\$ 6,613	\$ 8,277	\$ 9,920	\$ 62,483,191	\$ 78,197,675	\$ 93,724,787	

Below the Line Item									Total Cost incl. fees and Contingency, assuming a similar construction period as the above the line works.
Performing Arts Space	2,190	m2	\$ 5,704	\$ 6,338	\$ 6,971	\$ 12,491,629	\$ 13,879,588	\$ 15,267,547	
Allowance for new tensile canopy to Sculpture Park amphitheatre	350	m2	\$ 447	\$ 559	\$ 671	\$ 156,579	\$ 195,723	\$ 234,868	
Allowance for lighting upgrades to amphitheatre - assumed existing services to be reused with additional fittings only and minor external services works to connect to existing services.	1	item	\$ 111,842	\$ 139,802	\$ 167,763	\$ 111,842	\$ 139,802	\$ 167,763	
Allowance for additional terrace seating to Sculpture Park amphitheatre	40	m	\$ 1,193	\$ 1,491	\$ 1,789	\$ 47,719	\$ 59,649	\$ 71,579	
Allowance for tidying up of existing Sculpture Park amphitheatre	1	item	\$ 29,825	\$ 37,281	\$ 44,737	\$ 29,825	\$ 37,281	\$ 44,737	
Allowance for extra over minor miscellaneous landscaping upgrades to Sculpture Park	1	Item	\$ 149,123	\$ 186,403	\$ 223,684	\$ 149,123	\$ 186,403	\$ 223,684	
Allowance for upgrade works to Craig St and Northern Link including new planting, retention of existing vegetation, minor	2,472	m2	\$ 224	\$ 280	\$ 336	\$ 552,947	\$ 691,183	\$ 829,420	
Allowance for additional EOT facilities and public amenities to Sculpture Park	70	m2	\$ 8,202	\$ 10,252	\$ 12,303	\$ 574,122	\$ 717,653	\$ 861,183	
Allowance for playground equipment to Sculpture Park	1	Item	\$ 223,684	\$ 279,605	\$ 335,526	\$ 223,684	\$ 279,605	\$ 335,526	
Assumptions & Exclusions						\$ 62,000,000	\$ 78,000,000	\$ 94,000,000	Forecast End Cost (Excl. GST Round \$000,000)
<ul style="list-style-type: none"> We have not allowed for contamination removal 20% range on costing associated due to limited project definition at present. Cost drivers to be established 20% Contingency has been included We have not allowed for Client Management Fees We have allowed for a maximum 300mm depth excavation across the site with an allowance for excavation in rock included We have assumed a 4m floor to floor height with the façade broken down into 40% masonry, 45% glazing and 15% cladding We have allowed for 3 no. lifts and 2 no. substations 						\$ 6,562	\$ 8,256	\$ 9,949	\$ per m2 - Forecast Final Cost
						\$ 46,000,000	\$ 58,000,000	\$ 69,000,000	Total Building Works Estimate (Excl. GST Round \$000,000)
						\$ 4,869	\$ 6,139	\$ 7,303	\$ per m2 - Building Works Estimate

Referenced Documents

1991

- Mundaring Park – The Art of Good Community, Donaldson Smith Architects and Urban Designers (c. 1991)
- Artworks Policy, Mundaring Park – Author unknown (c. 1991)

2012

- Blueprint Redevelopment – Mundaring Community Sculpture Park; Ecoscape & Shire of Mundaring (2012)

2016

- Mundaring Town Initiative Master plan, Calibre Consulting (Sep 2016)

2018

- Mundaring Activity Centre Plan, Calibre Consulting, (Oct. 2018)

2020

- Mundaring Multi-purpose Community Facility – Stage 1 Consultation Report, Various (March 2020)
- Mundaring Multi-purpose Community Facility – Community Facility Needs Analysis and Land Assembly Options and Constraints, Various (Sep 2020)

2021

- Mundaring Multi-purpose Community Facility – Property Strategy and Land Assembly Plan (PSLAP), Various (June 2021)

2023

- Mundaring Town Centre Cultural Precinct and Multi-purpose Community Facility (MPCF) Engagement and Communication Strategy, Aha Consulting (Jan 2023)

Other

- TCWA Visitor Centre Resource Booklet, Tourism Council and Visitor Centres Western Australia

Environmental Survey for proposed Multi-Purpose Facility
Nichol, Jacoby, Craig Street and Mundaring Weir Rd, Mundaring
14 February 2023

Mundaring Hotel – 3115 Jacoby Street



Photo 1: *Lophostemon confertus* (Queensland Box tree) on the verge along Nichol & Jacoby Street. Vegetation within the Mundaring Hotel was not surveyed.

Rise - 2-4 Craig Street



Photo 2 & 3: Inside the grounds of Rise (2 & 4 Craig Street). Planted, managed gardens. Cape lilac and Maple trees. No significant native vegetation.

Vacant Lot - 6 Craig Street



Photo 4 (left): Introduced species *Eucalyptus camaldulensis* (River red gums).
Photo 5 (right): Weedy vegetation in the northern section of the vacant lot.



Photo 6 (left): Bifurcated Maple tree in poor condition.

Photo 7 (right): Row of planted trees along the eastern boundary (near Hub of the Hills). One Pine tree with several planted Melaleucas (unsure of the species – may be *M. raphiophylla*)



Photo 8: Vegetation in the southern section of 6 Craig Street. Mix of Callistemon, Brachychiton (Kurrajong), Japanese pepper trees and fruit trees (oranges).

Hub of the Hills – Craig Street



Photo 9 (left): Three introduced Eucalyptus species close to the small shed on the western boundary.

Photo 10 (right): A couple of small Marri trees can be seen in the front of the photo with planted Tasmanian Blue Gum and Swamp Mahogany. On the verge, Queensland Box trees.



Photo 11: Vegetation to the south of the Hub of the Hills building. Consists of a mixture of *Eucalyptus sideroxylon* (Ironbark), weedy wattles and Tasmanian Blue Gums. One native Marri tree, dead.



Photo 12 (left): *Eucalyptus sideroxylon* (Ironbark)



Photo 13 (right): *Eucalyptus globulus* (Tasmanian Blue Gum)

8 Mundaring Weir Rd



Photo 14 (left): *Corymbia maculata* (spotted gum)

Photo 15 (right): Queensland box tree and flame tree



Photo 16 (left): 2 x *Corymbia calophylla* (Marri) trees significant in size.

Bifucated Marri tree is approximately 70cm on the main stem and in average health. Area is used for parking and is compacting the soil.

Marri tree to the right of the photo has a DBH of 80cm and is in good health.



Photo 17 (left): Marri Canker

Photo 18 (right): Cluster of Marri trees that have evidence of canker



Photo 19 & 20: *Corymbia calophylla* (Marri) trees significant in size. Scarring on the tree could be an indication that borers have been active. Tree is in good health.

Boundary of 8 Mundaring Weir Rd and 12 Craig Street



Photo 21: Vegetation along the boundary is a mix of woody wattles and *Corymbia calophylla* (Marri) trees that are significant in size.



Photo 22: Marri tree along the boundary that is in good health an approximately 80cm DBH.

Mundaring Child Health Centre - 12 Craig Street



Photos 23 & 24: Managed gardens surrounding the dwelling. One *Lagunaria patersonia* (Itchy bomb tree) near the eastern boundary. This tree is a known irritant and removal is recommended.

Precedent project summary

1. Zig Zag Cultural Centre

Location: Kalamunda, WA Year: 2011 Budget: ~\$ 5 M

Area: Nom. 1,000 sqm Gross Floor Area, plus external areas

Summary: Containing the Perth Hills Visitor Centre, the Zig Zag Gallery, seminar room facilities, and a gift shop featuring local produce and souvenirs.



Figure 30: Zig Zag Cultural Centre

2. Kalamunda Community Centre

Location: Kalamunda, WA Year: 2021 Budget: \$7 M

Area: 7 Activity Rooms, 2 Halls and 1 Kitchen

Summary: A brand-new, purpose-built community centre in the heart of the Perth Hills.



Figure 31: Kalamunda Community Centre

3. Belmont Hub

Location: Belmont, WA Year: 2021 Budget: \$41.5 Million Area: 12,300 sqm

Summary: Modern multi-purpose community building. A two-level library. Digital hub. Seniors' hub. State of the art museum. Office space. Café. 5-star green star rating.



Figure 32: Belmont Hub

4. Walyalup Civic Centre

Location: Walyalup Koort (Kings Square), Fremantle, WA Year: 2021 Budget: \$57 Million

Area: ~7,850 sqm

Summary: Civic building. Containing: Library, Visitor Centre, Function/exhibition spaces, Gaming Zone, Council Offices, Café, Customer Services Centre.



Figure 33: Walyalup Civic Centre

5. Dandenong Civic Centre

Location: Dandenong, Victoria Year: 2014 Budget: \$50 Million

Area: ~14,450 sqm

Summary: Civic square & multi-level building. Including: Regional library, Council chambers & administration, future growth for council offices, car parking, and retail. The project achieved a 5-star green star rating.



Figure 34: Dandenong Civic Centre

6. Boya Community Centre

Location: Boya, WA Year: 2016 Budget: \$5.6 Million

Area: ~1,500 sqm

Summary: The Boya Community Centre, incorporating the Katharine Susannah Prichard Library, functions as a community nucleus. It houses an assortment of resources suitable for various demographics. The facility curates scheduled events, workshops, and programs fostering learning and local involvement. Characterised by contemporary architecture and an inviting atmosphere, the Boya Community Centre stands as a commendable resource for learning and community interaction.



Figure 35: Boya Community Centre

7. Blue Mountains Cultural Centre

Location: Katoomba, New South Wales Year: 2012 Budget: \$38.9 Million

Area: ~1,500 sqm

Summary: The Blue Mountains Cultural Centre features the Blue Mountains City Art Gallery and World Heritage Exhibition which is devoted to education about the distinctive environment, history and culture of the Blue Mountains region. The Cultural Centre is co-located with the new Katoomba Library.



Figure 36: Blue Mountains Cultural Centre, Katoomba

8. Margaret River HEART – Nala Bardip Mia

Location: Margaret River, WA Year: 2019 Budget: \$9 Million

Area: -

Summary: Margaret River HEART is a multi-purpose and fully accessible entertainment venue, hosting events for up to 1100 people and is designed to cater for a wide array of entertainment, arts, community and business functions. This complex includes a 448-seat theatre, multipurpose room, exhibition spaces, cinema screens, an outdoor grassed area with sound shell and supporting facilities such as a kitchen, backstage and administration spaces.

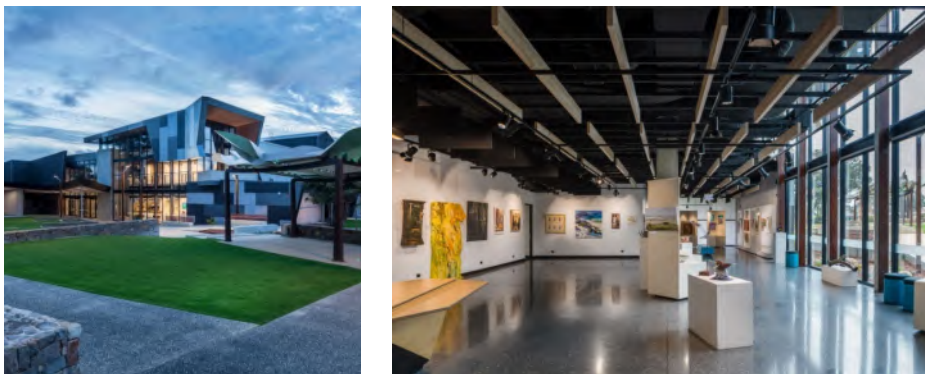


Figure 37: Margaret River HEART (Hub of Entertainment, Arts and Regional Tourism)

Stage 2 - Mundaring Town Centre Revitalisation and Multi-Purpose Community Facility (MPCF)

Funding Strategy

1.0 Project cost and budget

1.1 Project budget

The potential Shire budget for the project is approximately \$20million (reserve fund). Council has committed an initial \$860 000 towards the current stage of the project (Planning and Design) in its Corporate Business Plan (2022), which includes planning for the Cultural Precinct in which the MPCF will be located.

1.2 Project cost

At this stage, the cost to undertake the project is estimated to be approximately \$65 million. This includes planning, design and construction of the new multi-purpose facility, upgrades to existing buildings and works to develop the cultural precinct.

In September 2023 and informed by high-level costings, Council will be asked to determine a preferred concept sketch design for the MPCF, which will include the services proposed to be provided by the new facility. From here, operational modelling can be undertaken to inform developed concept design and more detailed cost estimates. The estimated project cost will be refined at each of these stages.

2.0 Funding

2.1 Funding Types

In order to provide an exceptional multi-purpose facility and undertake significant development within the Cultural Precinct, the support of external funding providers will be required.

An iterative register of grant/funding opportunities and indicative 'round open' dates has been developed by officers, with the details of new grant opportunities being added as they become known.

There is real potential for a significant portion of project cost to be funded by the State and Federal Government's, particularly where community facilities align with their grant programs and/or which cover multiple portfolios. In addition to directly lobbying elected members of parliament, a number of significant grant opportunities align with the objectives of the project, including:

Federal Government

- Urban Precincts and Partnerships Program
- Community Energy Upgrades Fund

State Government

- Lotterywest Community Investment Grants

There is also potential to seek funding or infrastructure partnerships from other government, commercial or not-for-profit agencies/organisations; potential partnerships can be explored through organisations such as Department of Health (WA) (e.g. for provision of the community health clinic) and Bendigo Community Bank.

The Community Grants Hub (communitygrants.gov.au) is being monitored for opportunities to fund relevant components of the project, including:

- heritage interpretation and conservation;
- environmental education;
- community health;
- adoption of renewable and low-emission technologies;
- adopting water-wise technologies and design;
- trails infrastructure and other facilities promoting tourism.

In addition to a number of other smaller grant opportunities, RAC's Reconnect WA program funds projects which transform local streets into safer environments for people. Officers are currently preparing an application for this grant. If successful, the funding would be used to trial streetscape improvements and traffic calming measures along Jacoby Street, before Council committed to more permanent measures to achieve these outcomes.

Other feasible funding pathways include leasing/selling underutilised property assets, lending for components of the project cost and/or undertaking a public-private partnership(s) (PPP) with a commercial land developer(s).

2.2 Short-cycle Grants Timeline

	Any Calendar Year <i>(indicative timing, based on current information and previously offered rounds)</i>											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
DLGSC Arts Under-\$15K												
DLGSC Arts \$15-60K												
DLGSC Connecting to Country												
DLGSC CSRFF Under-\$300K												
DLGSC CSRFF \$300K+												
Dept. Veteran Affairs: Saluting Their Service												
RAC Reconnect WA (2023)						Meet with RAC Grant Coordinators			Make Grant Application			

2.3 Medium-cycle Grants/Funding Timeline

Stage 2	2023				2024				2025			
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
Urban Precincts and Partnerships Program (Fed)												
Thriving Suburbs Program (Fed)												
Community Energy Upgrades Fund (Fed)												
Other Australian Govt. funding for Arts, Enviro, Climate Change												
Lotterywest			Multi-Year Grant Plan	Share Adopted Concept				Formal Application	Grant Approval			
Shire Reserves									Council Endorse Bus. Case			
Lobby Parliamentary Representatives								Election Commitments Known				

Council Decision Making Framework (SC2.10.20).

Criteria	Considerations
Compliance	Legislative requirements. Consistency with broader legislative and policy framework. Meeting financial and asset sustainability ratios.
Capacity	Cost and benefits/ Reallocation of resources/Non-rates revenue Return on Investment/Implications for Long Term Financial Plan /Renewal Life-cycle costs/Capital/Maintenance/Operations – including workforce implications Other delivery models/Partnerships Ability to attract external funding or increased income
Risks	Compliance/Financial Impact Reputation/Property People (Physical/Psychological) Interruption to service
Sustainability	Integrated and balanced consideration of social, environmental, economic and governance issues to deliver improved outcomes now and into the future
Community visions and priorities	Contribution to vision and priorities expressed in the Strategic Community Plan Community demand, views and feedback Demonstrably supported by the broader community Ability to inform and/or build capacity of community
Fairness	Balancing needs of majority with needs of specific interest groups Balancing current needs with future needs and capacity to pay Balancing across the whole Shire Geographical/demographical/ temporal Addressing disadvantage Intergenerational equity - balancing who carries cost and who benefits over time
Standards	Generally accepted standard (unless net benefit demonstrated and supported by community); i.e. not over-expending to deliver above expectations/needs
Practicality	Condition, capacity and functionality of existing facility Compatible with co-location and community hub model Opportunity to consolidate other Shire facilities into the MPCF and dispose of or re-purpose the other Shire facilities Adaptable to changing circumstances
Timing	Ability to achieve the optimal timeframe Suitable for staging if required

7.0 CLOSING PROCEDURES

7.1 Date, Time and Place of the Next Meeting

The next Ordinary Council meeting will be held on Tuesday, 12 September 2023 at 6.30pm in the Council Chamber.

7.2 Closure of the Meeting