



BROWN PARK RECREATION PRECINCT PLAN

DRAFT PRECINCT MASTERPLAN REPORT

25 AUGUST 2023

NBQSS



gresleyabas
architecture environment design





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A	Phase 1 Report - Needs Assessment
B	Masterplan Cost Plan

Issued

180823 Rev 1
250823 Rev 2

1. INTRODUCTION

Brown Park Recreation Precinct Plan

Executive Summary

Gresley Abas Architects has been engaged by the Shire of Mundaring to prepare a Precinct Plan to guide the development of potential new facilities and improvements to the existing facilities at Brown Park Recreation Precinct (BPRP) in Swan View. Community Planners CCS Strategic and Quantity surveyor NBQSS Cost Planners are part of the Gresley Abas team.

The 2019 Shire of Mundaring Recreation Facilities Informing Strategy recommends the Shire “Undertake a Recreation Precinct Plan for Brown Park”. The strategy outlines a clear vision for recreation facilities in the Shire of Mundaring being; A high-quality network of fit-for-purpose sustainable recreation facilities which caters for a diversity of interests across the Shire and supports residents to actively participate in recreational pursuits within their community.

The purpose of the Precinct Plan is to set out key principles and objectives along with an infrastructure action plan for the reserve that will ensure that any new facilities and improvements to the existing facilities align with community needs and cater to existing user groups as well as regular and incidental community users.

It is anticipated that the consolidated BPRP Plan will improve multi-generational and cross-cultural inclusion, activation and social engagement at the precinct by focussing on future investment and asset management of recreation spaces and facilities.

This document outlines the investigation and analysis of the project objectives, planning factors, needs assessment, the stakeholder consultation process and outcomes, project staging, indicative costings as well as the final masterplan developed.

Project Principles

The key principles considered in developing the BPRP Plan include:

- Sustainability;
- Long term viability;
- Rationalisation;
- Co-location;
- Multi functionality;
- Cost; and
- Value for money.

Project Objectives

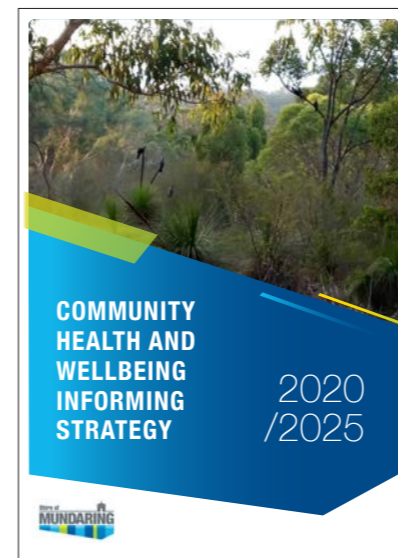
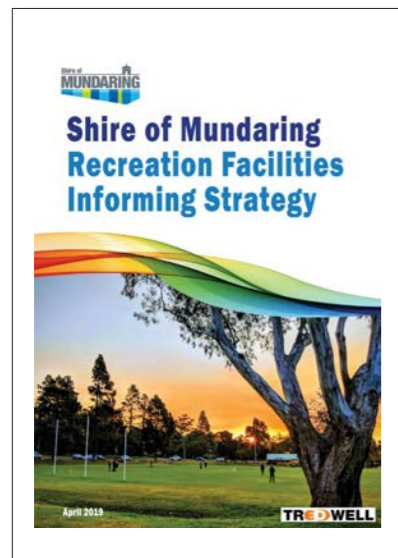
The key objectives of the BPRP Plan include:

- Improve accessibility for all users;
- Improve the visual amenity of the landscape and built elements;
- Identify possible additional / improvements to sporting facilities to meet the changing needs of the users;
- Improve accessibility for pedestrians and cyclists;
- Identify an area for a local level skate park;
- Identify an area for public toilet amenities;
- Improve safety and passive surveillance;
- Improve parking by providing spaces and safe traffic flows within the site;
- Create an inclusive and safe environment;
- Improve connectivity between roadway and pathway to Shire buildings and facilities and;
- Consider the creation of a unified precinct identity promoting ownership and pride in the precinct.

2. KEY DOCUMENTS

A number of key reference documents have informed the development of the BPRP Plan. The following studies and reports have been provided by the Shire.

Document	Author
Shire of Mundaring Recreation Facilities Informing Strategy. 2019	Shire of Mundaring
Shire of Mundaring Strategic Community Plan 2020/2030	Shire of Mundaring
Shire of Mundaring Long Term Financial Plan 2022/23 to 2031/32	Shire of Mundaring
Shire of Mundaring Shire of Mundaring Corporate Business Plan 2018/19 to 2021/22	Shire of Mundaring
Shire of Mundaring Shire of Mundaring Local Planning Strategy. 2014	Shire of Mundaring
Shire of Mundaring Community Perceptions Survey. 2017	Shire of Mundaring
Shire of Mundaring Access and Inclusion Informing Strategy 2022 – 2026	Shire of Mundaring
Shire of Mundaring Age Friendly Informing Strategy 2020-2025	Shire of Mundaring
Youth Informing Strategy 2017-2022	Shire of Mundaring
Disability Access and Inclusion Plan 2017-2021	Shire of Mundaring
Community Health And Wellbeing Informing Strategy -2020-2025	Shire of Mundaring



3. THE PRECINCT

Brown Park is a 9 hectare Recreation Reserve in Swan View located in the west end of the Shire of Mundaring. Key facilities and recreation areas are indicated below.



4. PROJECT PROCESS

The project methodology outlines a process to investigate, test and validate the specific requirements for the future facilities with the objective of delivering a cohesive Precinct Plan supporting community sports and recreation activities, as well as other community users, uses and events. The development of the Precinct Plan was undertaken in a series of stages and are described as shown below.

1. Project Initiation

- Development of a Project Charter and confirmation of the project objectives, principles, purpose and outcomes
- Site visit(s) and investigation with Shire representatives
- Review of background information and materials

2. Needs Assessment

- Assessment of existing precinct facilities. Assessment of the provision, condition, capacity, utilisation and fitness of existing facilities located in the BPRP
- Stakeholder consultation to understand the specific needs, expectations and aspirations of existing and emerging user groups and the local residents
- Place analysis
- Catchment and economic profile analysis
- Rationale for future facility provision deduced from;
 - » The review of background information and materials
 - » Stakeholder consultation and specific facility requests

- » Functional requirements for provision of sporting facilities and infrastructure
- » Facility provision benchmarks and guidelines.
- » Case study investigations of successful developments in similar local governments.
- » The design philosophy and objectives adopted

See **Appendix A - Phase 1 Report** which provides a full breakdown of the Needs Assessment undertaken.

3. Design Brief

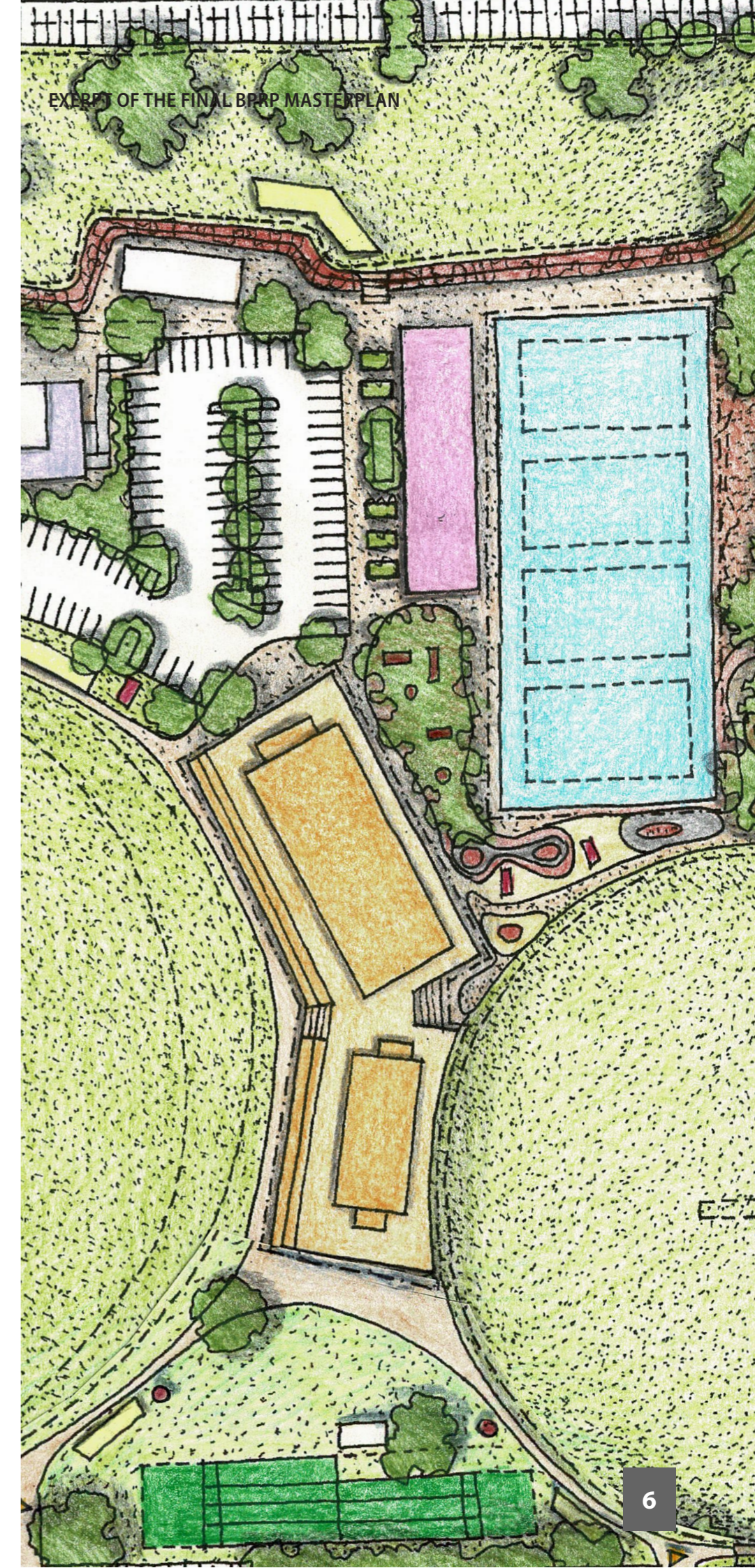
- Opportunities and Constraints analysis
- Analysis of key principles and planning factors
- Site relationship drawings
- Production and development of a design brief

4. Draft Precinct Plan

- Development of the Draft Precinct Plan
- Development of a Cost Plan (NBQSS)
- Draft Precinct Plan Presentations (3)

5. Final Precinct Plan

- Refine and finalise the Final Precinct Plan
- Endorsement by Shire



5. STAKEHOLDER CONSULTATION

Stakeholder Engagement Process

Gresley Abas led the stakeholder consultation process throughout April to July of 2023. The objective of the consultation process was to identify the specific needs, expectations and aspirations of existing and emerging user groups, local residents and the Shire. The following activities were undertaken;

- Site visit(s) and investigation with Shire representatives
- 1:1 meetings with 28 (out of 31) key user groups and stakeholders (In person + Online) to identify and better understand their needs as well as the condition and current level of utilisation of facilities within the precinct.
- User Groups Survey, distributed to the key user groups and stakeholders who use the facilities. The survey was completed by 16 of the groups.
- Open workshop with the local residents and community, held at Brown Park and attended by 20 community members.
- An online Local Residents and Community Survey accessed via the Engage Mundaring *Have Your Say* platform. The survey obtained a total of 73 responses from 24 April - 19 May 2023.
- Meetings with internal Shire of Mundaring Departments and Executive Management Team.
- Meeting with the Shire of Mundaring Councilors

Key User Group Meetings

The complete list of 1:1 meetings with identified BPRP user groups, clubs and organisations held a Brown Park or Online are provided below.

Note: 'Potential' user group First Friends Playgroup located in Swan View was also consulted as requested by the Shire

User Group	Engagement Activity	
	1:1 Meeting Attended	Survey Response Received
Brown Park Community Centre Users		
Irina Asotoff Ballet School	x	x
Valued Lives		
Rise	x	
Grace Baptist Church	x	x
Healthcare & Fitness	x	
Jungle Sports		
The Jungle Academy	x	
Chaos Program (Netball)	x	
Cirquest	x	
Binar Futures	x	x
Swan View Badminton	x	x
Swan View Baddie Club	x	x
Swan Table Tennis Club	x	
Swan View Toy Library	x	x

Swan View Youth Centre Users	1:1 Meeting Attended	Survey Response Received
Aerodance		x
Darlington Theatre Players	x	x
Perth Tabernacle Church	x	
Youth Futures	x	
Homework Club	x	

Bruce Douglas Pavilion Users	1:1 Meeting Attended	Survey Response Received
Teresa Stokes Tai Chi		x
Foothills Circle of Friends Craft	x	x
Midland Friendly Garden Club	x	x
Swan View Community Association	x	x

Brown Park Ovals/Car Park Users	1:1 Meeting Attended	Survey Response Received
Swan View Football Club	x	
Swan View Cricket Club	x	x
Midland Puffin Billies Rugby	x	x
Swan View Agricultural Society	x	x
Perth Hills Events - Swan View Night Markets	x	
Midland Junction Poultry Society	x	
Casual tennis players - Ladies	x	

5.1 CONSULTATION OUTCOMES

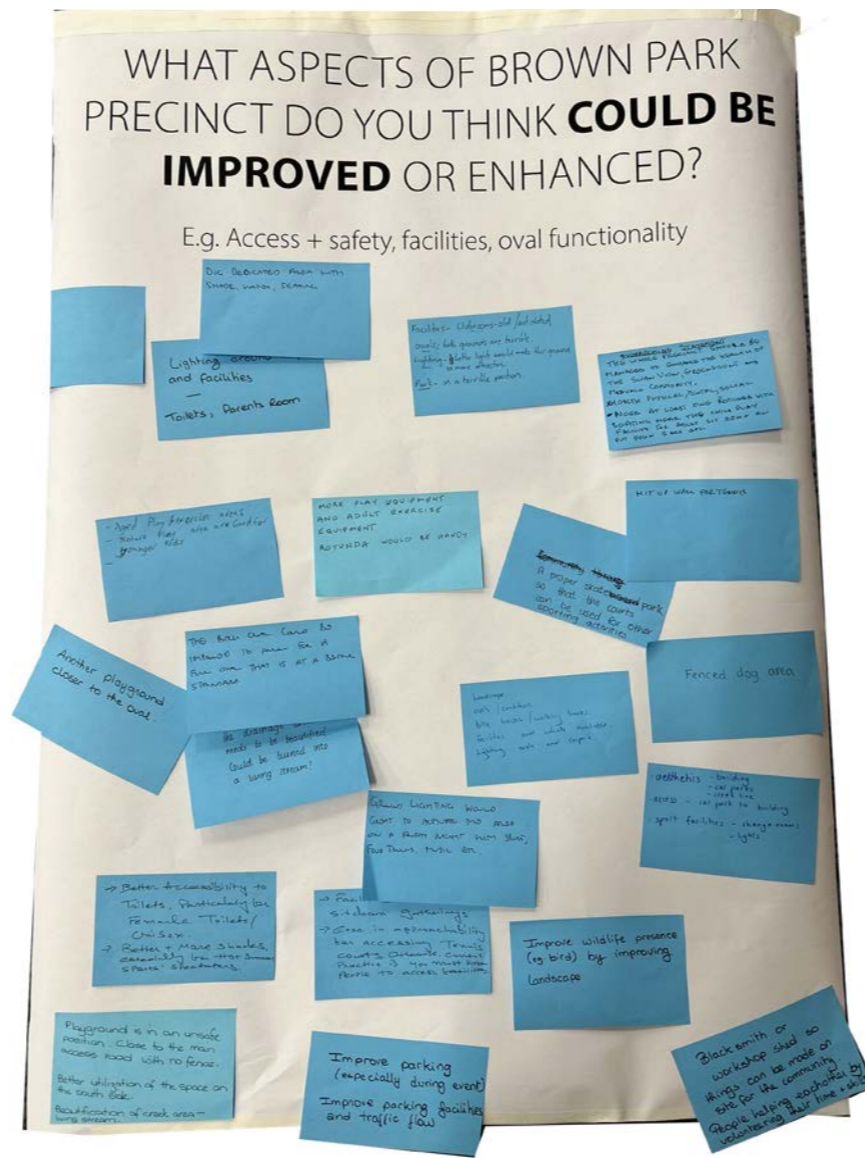
Key Takeaways and Design Drivers

The following summarises the key outcomes of the engagement process which have informed the design process and outcomes for the BPRP Plan. Contained in **Appendix A - Phase 1 Report** are the detailed outcomes related to each meeting plus a set of graphic summaries which describe the information gathered through the engagement process.

Brown Park: The Status Quo

Brown Park is a **LIVING** organism!

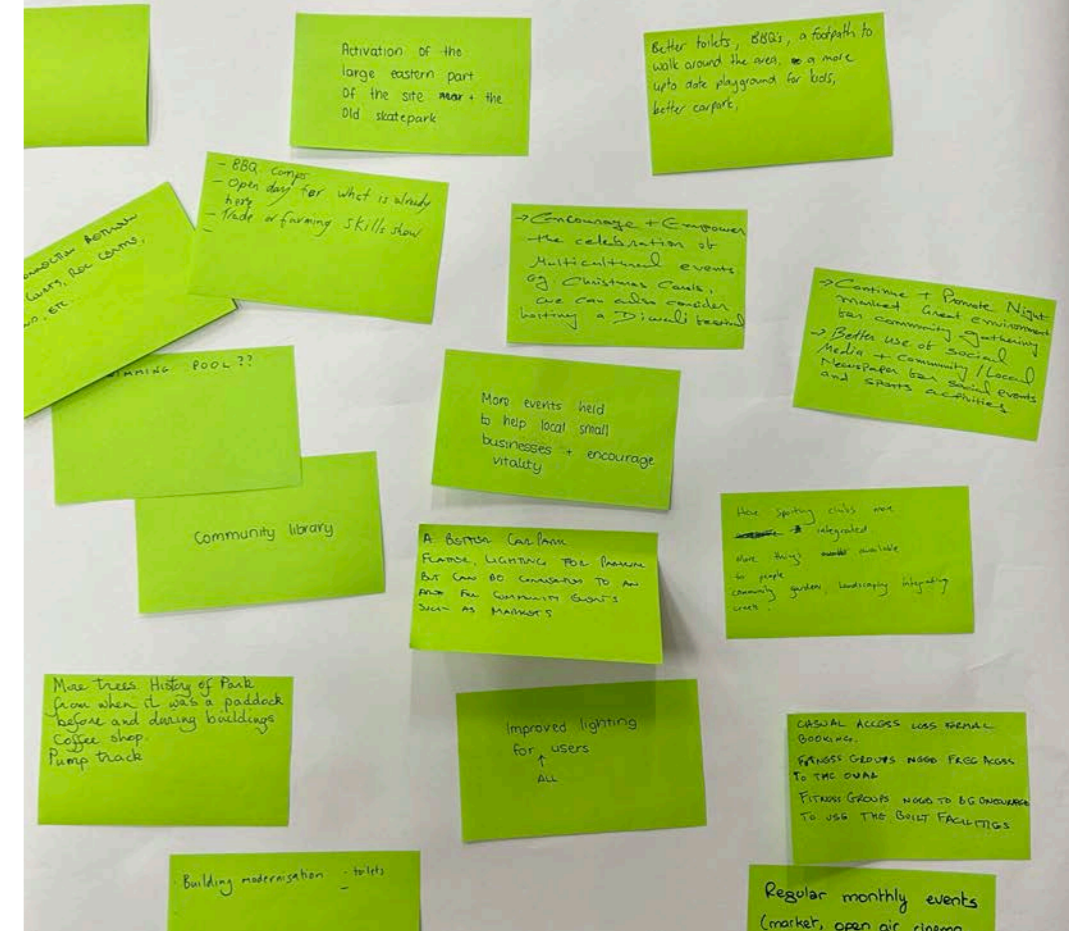
- Brown Park has longevity
- Brown Park has flourished because of people while ‘making do’
- Brown Park is universally loved
- Brown Park is ‘home’
- Brown Park is multi-generational
- Brown Park is a significant place for past and future social, community and sporting histories and heritage



LOCAL RESIDENTS/COMMUNITY WORKSHOP ACTIVITY

WHAT WOULD MAKE THIS PLACE A FANTASTIC 'COMMUNITY SPORTING & RECREATIONAL HUB'?

(What would you like to see here?)



5.1 CONSULTATION OUTCOMES

Key Takeaways and Design Drivers

Great things!

- The large amount of open space for people to use and the sense of nature, birds etc.
- Variety of sports and other sport and community facilities available
- Very 'well used'
- Affordable
- Community hub : many age groups and intergenerational
- Sense of ownership by everyone who uses it and the community
- Long meaningful histories of site, community as well as al of the user groups: significant physical and oral histories
- Can always find parking
- Community / residents happy with day to day and special events and parking and overflow related to both
- A great place to bring / exercise dogs
- A place which bonds people and makes connections
- A place for families
- A place where people grow up and then bring their children and grandchildren
- People come here many times a week for different purposes

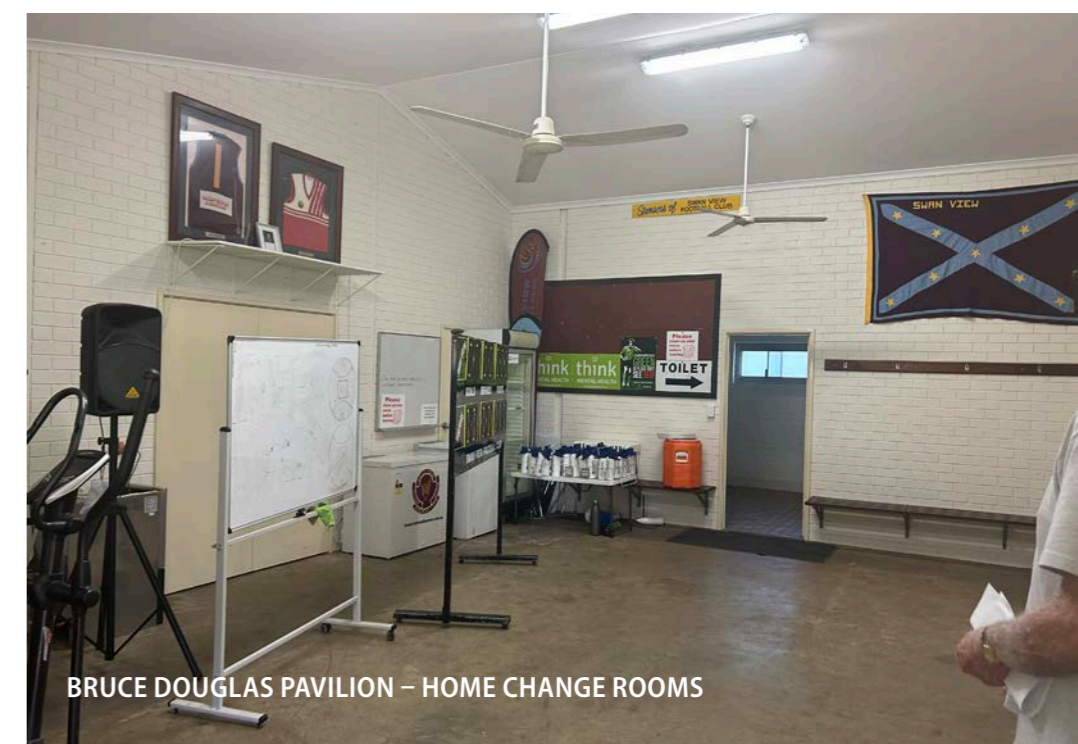
Things that could be better

- Provision of protected viewing areas
- Shaded areas to sit, BBQ's etc.
- Improve availability of indoor sports courts facilities

- More enclosed basketball courts
- Improved AC / ventilation etc
- Additional and appropriate storage
- Improve maintenance/cleaning
- Improved key management
- Oval surface/functionality (lower oval)
- Lighting for sports fields, generally etc
- Only one public tennis court
- Move cricket nets
- Specific toilet and wet area upgrades
- Public toilet facilities
- Drinking fountains
- Upgrade parking/traffic movement
- More trees + natural landscape + play
- Nature based play/fitness areas
- More play areas for kids
- Proper skate park / pump and close access to public accessible basketball courts
- General upgrade of park aesthetics
- Improved access, security and safety
- Better signage throughout, pathways and connections
- Dedicated dog park area
- Create a 'community shed' for 'making'
- Bring back night markets
- Improve communication/events etc.



DRAINAGE AREA. MORE SHADE, TREES + ENHANCED LANDSCAPE



BRUCE DOUGLAS PAVILION – HOME CHANGE ROOMS



BROWN PARK HARD COURTS, TEMPORARY SKATE PARK AND BMX PUMP TRACK. LOWER OVAL BEYOND.

5.1 CONSULTATION OUTCOMES

Brown Park: The Transformation

The Physical : The 'Hardware'

- Create a focus on 'viewing' of ovals
- Create a series of linked 'activity zones'
- Establish and implement a complete lighting strategy throughout the site
- Establish well placed, accessible and safe public amenities
- Rationalise levels of embankment area
- Establish a flexible space for a creche
- Create an 'off leash' enclosed dog exercise area on the site. Make it attractive and include a covered area
- Build the framework for 'incidental' community use – this is the soul of Brown Park
- Establish a 'community shed'
- Establish ways that histories can be told
- Establish a community garden
- Improve overall identity of the site and to each building, precinct and space
- Undertake universal maintenance of all existing buildings retained
- Rationalise / upgrade central parking area and road access
- Establish a centralised 'covered' sports club pavilion
- Establish a 'creek line' corridor which includes natural vegetation and nature based play areas

- Undertake modifications and additions to the existing community centre including opening up foyer to view oval, addition of undercover verandah to the oval, new kitchen/ kiosk, external public toilets, plus internal modifications.
- Establish the potential of adding one or two additional enclosed multi-marked courts attached to the existing court (4 covered/ enclosed courts would be ideal)
- Upgrade and modify as required all existing buildings (as will be noted in schedule)



'CREEK LINE' CORRIDOR (TULLAMORE SOUTHERN GULLY RESERVE, VIC)



COMMUNITY SPORTS PAVILION (SHIRLEY STRICKLAND SPORT AND COMMUNITY PAVILION, WA)



COMMUNITY SPACES

5.1 CONSULTATION OUTCOMES

Brown Park: The Transformation

The Things That Happen : The 'Software'

- Establish how clubs and community can come together on the site – to know 'what's on'
- Establish an 'open community day' once or twice a year where all groups / clubs can show everyone what's happening
- Bring back the night markets and other regular events
- Establish a quarterly 'club/user' meeting schedule
- Establish an effective social media platform
- Establish a strategy for a shire presence on site
- Consider the significant history of the site, the community, clubs and user groups and how these histories can begin to be captured
- Importance of memorabilia
- Strengthen the focus on families and strong intergenerational ties
- Embrace opportunities for public art
- Build multicultural presence and use including both Aboriginal and non-Aboriginal communities and cultures
- Embrace community through events and celebrations i.e. NAIDOC week, Chinese New Year, Diwali Festival etc.
- Build the framework for 'incidental' community use – this is the soul of Brown Park

Brown park is 'HOME' and it's also where the community can play, meet, eat and socialise together.



6. THE PRECINCT MASTERPLAN

Brown Park Recreation Precinct Plan

The Vision

The Vision for the Brown Park Recreation Precinct is to create a vibrant, flexible, functional and welcoming home for the community as well as existing and future sports and users which is founded on the rich and meaningful histories which have defined the Precinct to the present day and establish a wonderful physical, sporting, community and social framework for all into the future.

The Drawings That Follow

The following drawings provide a holistic description of the intent of the Precinct Plan for Brown Park, the physical and philosophical framework, precinct components and functionality, conceptual zones and uses, potential development parcels, regular uses and event configurations and how the precinct knits into the community to strengthen and invigorate the bonds that have been established over the years. The drawings contained in this part of the document include the following:

- Brown Park Recreational Precinct Plan – Masterplan
- Brown Park Recreational Precinct Plan – Conceptual Zones
- Brown Park Recreational Precinct Plan – Potential Development Packages
- Brown Park Recreational Precinct Plan – Places and Identities
- Brown Park Recreational Precinct Plan – Events, Festivals and Community Celebrations
- Brown Park Recreational Precinct Plan Project Precedents

Principles – Planning And The Site

Brown Park is currently comprised of a number of zones, primarily structured around the upper and lower ovals, the existing Brown Park Community Centre and Swan View Youth Centre, the wooded creek and drainage channel zone, a number of small buildings and courts which are functionally inadequate and under-utilised respectively. In addition there is a significant amount of space which is rendered unusable due to a significant embankment as well as an area of remnant asphalt requiring significant rectification in order to be safe and usable.

When aggregating the areas which are currently not or underused as outlined above, close to 40% of the land which defines Brown Park has no purpose and therefore no use.

Conceptual Zones

The Precinct Plan for Brown Park establishes a series of key zones for the future which are loosely structured around the current site framework and work towards strengthening a number of them and redefining and creating a series of new zones through the rationalisation of a number of the underutilised current site areas. As illustrated in the Conceptual Zones Diagram, the following zones have been identified and described:

- **COMMUNITY ZONE** which includes the existing Brown Park Recreation Centre and Swan View Youth Centre and proposed associated works, the existing playground, new BBQ and undercover seating areas, the new proposed 'Community' Shed and Community Garden, the Brock Pavilion, the Poultry building and the new Dog Park terrace
- **SPORTS ZONE** which includes the two ovals, the cricket nets, the new Club House and Pavilion as well as the new 4 undercover multimarked courts pavilion which is also an integral part of the next zone which is focussed on outdoor play spaces for young people (while not directly connected to the primary sports areas the tennis courts also form a part of this zone)
- **THE 'CREEK ZONE'** which includes the drain/creek that flows when there is rain in the winter and it's mature trees, the new landscape and nature play trail proposed for this area, the enhanced Bike Pump and Trail, a new extensive Skate Park including an undercover pavilion and as noted above the 4 undercover multimarked courts pavilion which also forms part of the Sports Zone

6. THE PRECINCT MASTERPLAN

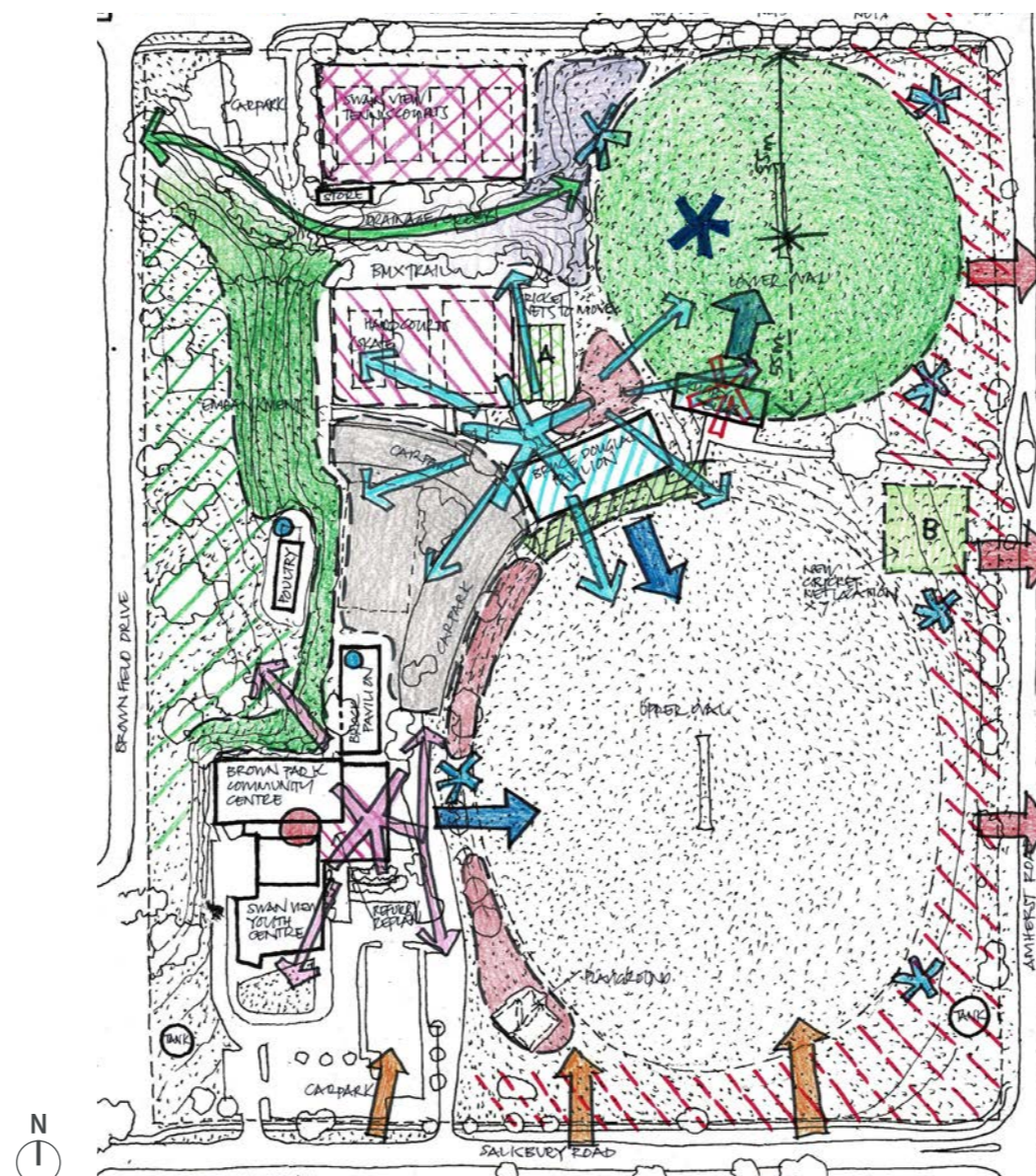
Opportunities and Constraints

The diagrams shown on the right in conjunction with the detailed outcomes of the engagement process outline the key opportunities for the Precinct as well as understanding that approximately forty percent (40%) of the current site is either unused or underutilised for numerous reasons including;

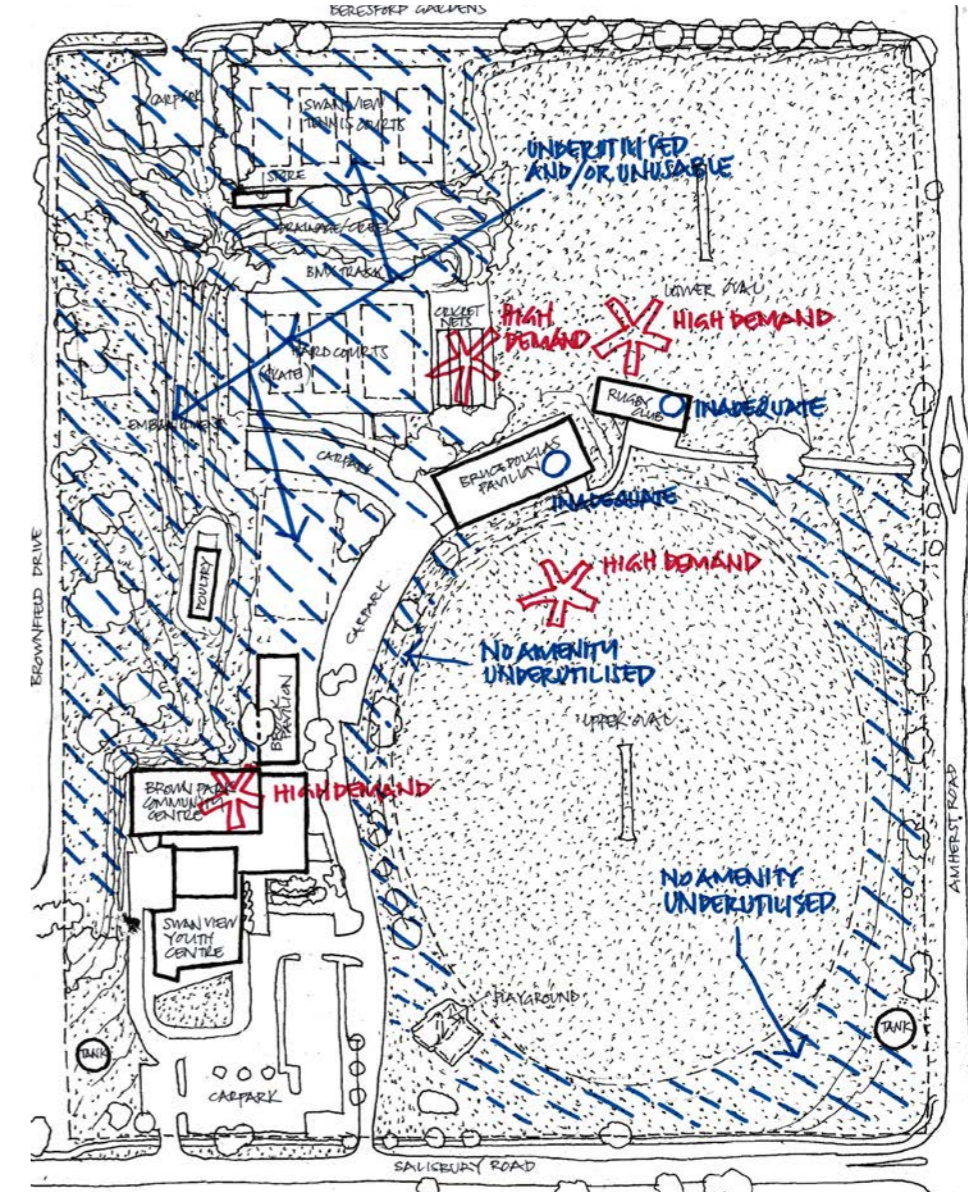
- Steep embankments and terrain
- Temporary skate park and unsafe surface for existing outdoor basketball courts.
- Underutilised tennis courts
- Inadequate shade, seating, tables and amenities, BBQ's etc.
- The centre of the site is unkempt and unsafe hardstand
- No lighting at night
- Limited accessibility and safety in many area
- Current 'creek' area is unsafe and not accessible for passive recreation
- Not enough trees, natural shade - perimeter of ovals too exposed



Legend



Opportunities and Constraints Diagram (Not to scale)



High demands + unusable/underutilised areas diagram (Not to scale)

6. THE PRECINCT MASTERPLAN

The Brief

The following summary outlines the primary elements which define the scope for the Brown Park Precinct development including both external/site and built elements.

New Undercover Courts

- » 4 x multi-marked undercover courts – area approx 3200sqm
- » Note: These courts could be fully enclosed in the future if that was required.

Creek Landscape and Bike Pump Trail

- » Creation of a landscape incorporating nature play through the existing 'creek' area establishing a quality natural creek environment which can be used as a nature play area
- » Establish a sculptural bike pump trail which while separated from the creek landscaped area is designed so it feels intertwined with it creating a whole landscape identity

New Skate Park

- » Creation of a high quality skate park which interacts with the bike pump track and the creek environment and with a strong relationship with the lower oval and the undercover court building
- » Create a 170sqm undercover pavilion overlooking the skate park
- » Provide a 30sqm store

A New Clubhouse Pavilion

Replace the two current pavilions housing rugby, cricket and football with a new multi-use 2 storey clubhouse building accommodating a major club room and related facilities and viewing verandah on the first floor overlooking both the upper and lower ovals with undercover and terraced viewing space, change rooms, stores, public toilets and other sporting facilities on ground level accessible from both the upper and lower ovals.

The following facilities are to be contained in this building.

Ground floor

- » 4 x change rooms at 50sqm each – total 200sqm
- » Changing places facilities – 20sqm
- » Umpires room – 20sqm
- » Public toilets – 60sqm
- » 1st aid room – 20sqm
- » Rugby space – 60sqm
- » Stores – 90sqm
- » Cleaners – 10sqm
- » Circulation – 120sqm
- » External undercover and seating area with viewing to both ovals – 800sqm

First floor

- » Kitchen, bar, stores and related facilities – 100sqm
- » Club room – 280sqm
- » Toilets – 40sqm
- » Meeting room/s – 60sqm
- » Cleaners – 10sqm
- » Circulation – 110sqm
- » External undercover verandah with viewing to both ovals – 600sqm

Other related elements such as stairs, a lift, plant space and the like will also form part of the building.

New Practice Net Area

- » 4 x relocated existing cricket nets
- » 3 x new cricket nets
- » Store

New Fenced Dog Park

- » Fenced dog park located on the highest point of the eastern side of the site created by terracing this section of the site and establishing a retaining wall between the dog park and the rest of the site
- » Provide an undercover seating area – 100sqm

Community Shed and Garden

- » Workshop – 220sqm
- » Stores – 60sqm
- » Meeting – 40sqm
- » Kitchen – 20sqm
- » Public toilets – 60sqm
- » Undercover area – 100sqm
- » External large community garden area

New Verandah, Kiosk, Public Toilets, Extension to Foyer and internal changes to the existing Brown Park Community Centre

- » New verandah connecting the Brown Park Community Centre to the Brock Pavilion
- » New kiosk/kitchen serving to the verandah and the foyer – 45sqm
- » New public toilets accessible from the verandah – 32sqm
- » Modification and extension to the existing foyer incorporating the space currently housing the room on the north west corner – convert to indoor café seating area and glaze/open up to the verandah to the west
- » Modify/reduce internal kitchen
- » Create a new multi-use space which opens to the foyer
- » Create a new toy library space which opens directly to the foyer
- » Relocate the office

6. THE PRECINCT MASTERPLAN

The Brief

Playgroup

- » Investigate the potential of sharing of the existing Youth Centre with a Play Group through programming and incorporating some lockable cupboards

Walking Trails, BBQs, Seating, Undercover Pavilions, External Exercise Stations Etc.

- » Establish a walking trail around the site and the ovals which incorporates BBQs, seating areas, outdoor exercise stations etc.
- » Provide a minimum of 5 undercover pavilions and seating around the ovals
- » Provide wayfinding and interpretive signage related to the site, its history and the history of the user groups and the community

New Parking

- » Establish a new parking area within the centre of the site on the existing hard stand area and connect with the current entrance to the Community Building site
- » Increase the number of parking bays around the location of the existing car park near the existing Community Building
- » Formalise and extend the area of parking off Amherst Road
- » Establish an area of parking on the east of the site to service the new Dog Park and the central part of the site
- » Establish an area of parking to the south of the site to service the lower oval and skate park
- » The total number of bays on the site once fully developed should be between 400 and 450

Lighting

- » Provide new lighting for the upper oval
- » Provide new and safe lighting through out the site including around buildings, along pathways, throughout parking areas,

through landscaped areas, play areas, the skate park, the Creek and bike pump track, the dog park and any other area connecting buildings and spaces as well as the lower oval

Landscaping

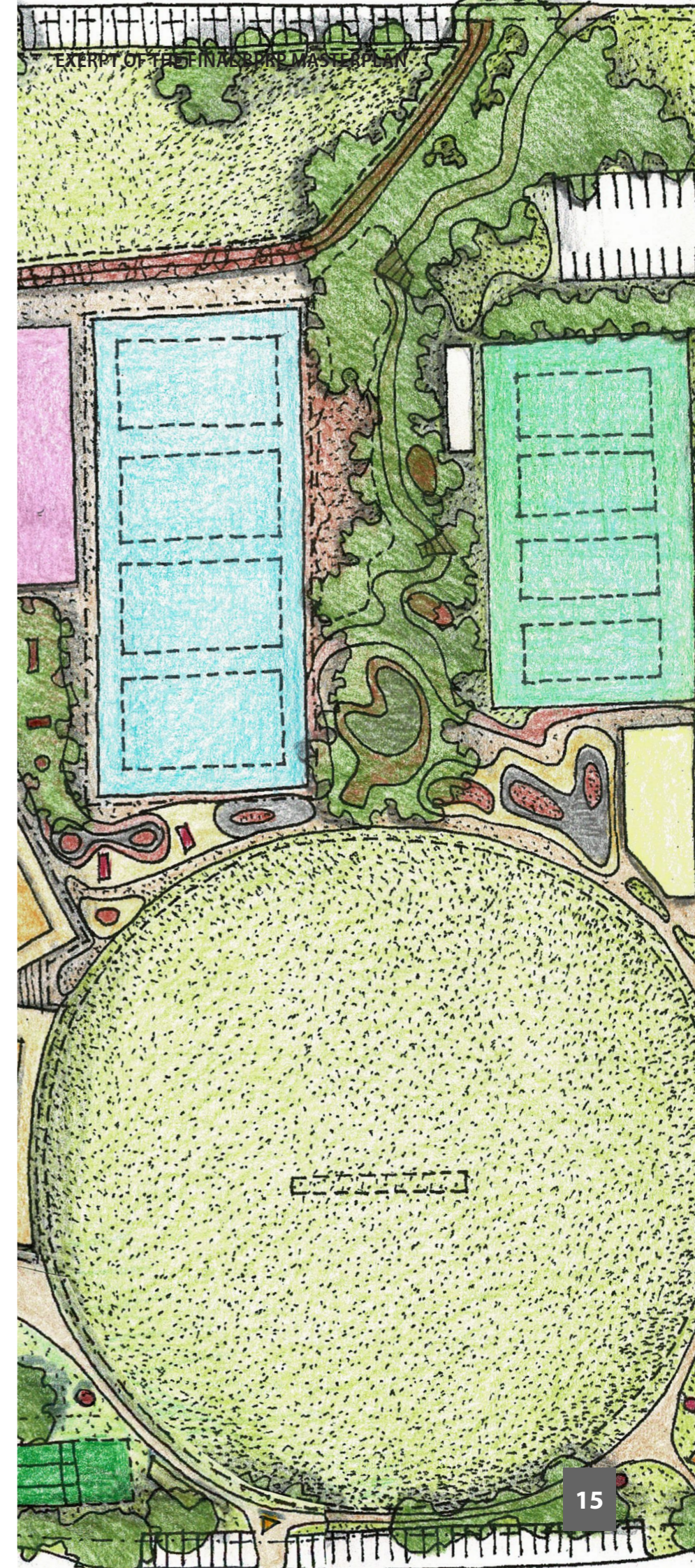
- » Enhance landscaping throughout the site ensuring it requires minimum watering and maintenance
- » Increase the number of trees around the entire site creating more shading and enhancing the sense of place in reference to the many trees that form the structure of the surrounding natural areas of bushland

Wayfinding, Signage and Storytelling

- » Create a whole site wayfinding and signage strategy which identifies key entry points, directional and site information, building signage (external and internal) and 'place' signage throughout the site – also include all statutory signage
- » In developing the whole signage strategy, draw inspiration from the historical and cultural richness related to the site, the community, sporting groups and activities
- » Establish a storytelling and interpretive signage/installation strategy throughout the site and at all buildings and places that incorporates histories and cultures as well as community, and natural histories

Site Amenities

- » Provide public amenities such as toilets, drinking fountains, taps, bins, seats etc in appropriate spaces throughout the site
- » Ensure that the site and buildings provide optimum accessibility and safety throughout



6. THE PRECINCT MASTERPLAN

Proposed Redevelopment Packages

An important aspect of the development of the Precinct Plan for Brown Park has been the identification of a series of development zones which can inform costs, potential works packages and highlight the potential synergies between packages of work, their location and their transformational potentials. While these packages have been identified, the timing of their implementation has not been defined and in a number of cases the packages are able to be broken down into smaller groupings of works depending on future priorities and funding. For the purposes of this document, the following outlines the proposed redevelopment packages:

- **PACKAGE A:** New undercover 4 x multi-marked courts pavilion, the 'Creek' landscape and nature play, the reworked Bike Pump/Trail, a new significant Skate Park and an undercover Skate Park Pavilion
- **PACKAGE 1A:** While not formalised as a project and not specifically identified this package could be considered if there is a want to fully enclose the courts
- **PACKAGE B:** A new 2 storey Clubhouse/Pavilion to service the two ovals including undercover terrace and upper verandah viewing, an informal playground and BBQ area related to the pavilion, the redevelopment of the Lower Oval which will be expanded, resurfaced, remarked etc and a new landscaped entrance from Amherst Road
- **PACKAGE C:** A new practice cricket net facility composed of 7 nets and a store (4 of the nets will be relocated from their current position with 3 new nets installed alongside)
- **PACKAGE D:** The development of a new fenced Dog Park created by

terracing the embankment on the eastern side of the site creating a flat terrace accessed from Brownfield Road which also includes an undercover seating area

- **PACKAGE E:** The development of a new 'Community' Shed and community garden
- **PACKAGE F:** The addition of an extensive verandah to the west of the existing Community Centre and the Brock Pavilion which provides outdoor seating with views to the oval, a new Kitchen/Kiosk, Public Toilets as well as modifications to the northwest corner and interiors of the Community Centre
- **PACKAGE G:** The investigation for the potential of sharing the existing Youth Centre with a play space when not being used as a Youth Centre
- **PACKAGE H:** The development of a walking trail around the ovals which includes outdoor exercise stations, undercover seating areas, interpretive signage telling the history of the site and its community and sporting groups, BBQs and informal community amenities
- **PACKAGE I:** New parking areas around the site – these can be developed in specific locations as smaller packages
- **PACKAGE J:** The installation of competition lighting to the Upper Oval
- **PACKAGE K:** Enhanced landscaping around the site with a focus on establishing more trees and a much higher quality of lighting throughout the site
- **PACKAGE L:** New entrance and identity signage on the perimeter of the site with new wayfinding throughout the interior of the site and into new and existing buildings and facilities

Minor Works, Maintenance And Areas Highlighted During Engagement

While the Precinct plan has identified a number of development opportunities for the future of Brown Park which will enhance the ability to accommodate community and sporting activities, an assessment of the current building and site conditions has been undertaken as well as detailed engagement with the site's users in order to establish a summary of key minor works and enhancements which are required in the short term.

The summary of both the facility/site investigation and the outcomes of engagement with users and the community can be found in the **Appendix A - Phase 1 Report**.

6. THE PRECINCT MASTERPLAN

Landscape and Activation

Brown Park and its surroundings are both characterised by a rich backdrop of existing mature trees and the bushland landscape of the greater environment. In addition, the Brown Park site benefits from its elevated location enjoying long vistas and spectacular sunsets.

While there are numerous mature trees on the site, future landscape work should still focus on increasing the tree canopy around the ovals and other external spaces of the site enhancing shading and also creating places where people can come together, relax and enjoy both the sports being played on the site as well as more passive community and family activities.

In addition to increasing the tree canopy at Brown Park, a number of areas have been identified where more intimate landscapes can be created for quiet recreational and educational activities as well as the establishment of more informal spaces for nature play as well as the creation of community gardens. These opportunities exist in numerous areas including the 'creek', skate park and bike pump area where there is a wonderful opportunity to create a rich interactive landscape, the landscaped area between the Clubhouse pavilion and the Community Shed where a nature play space would provide a place for kids to play while families watch the sports on the ovals and the undercover courts and the space to the north of the Community Shed which could be a perfect space for the establishment of a community garden. While these specific areas have been identified, opportunities for smaller more intimate landscapes throughout the site including areas identified for external exercise equipment, BBQ and seating areas and other spaces which lend themselves to create active and passive places.

While the majority of the site will have lawn to support the sporting activities as well as spaces for the dog park and general passive recreation, the precinct plan outlines the importance of establishing paved walking trails, forecourts and activity zones which must include high quality lighting for night time use as well as heritage and culturally focussed interpretive and directional wayfinding. The development of the site over time will require a clear focus on the paths and movement of people throughout to ensure functionality, safety and security and ensuring the minimisation of maintenance while also creating a lovely sense of meandering and engagement by all users and the community. The inclusion of carefully located drink fountains, water taps, bins, seats etc will be important as will be their location and integration into key activity zones.

Play Spaces

Play is an important underpinning activity for all parts of Brown Park. Numerous larger formal and informal play zones including a specific playground, active nature play zones and the sporting facilities themselves have already been identified but just as important are all the informal ways play happens on the site.

Fundamentally, all perimeters of the ovals and the areas between the ovals and the boundary are important spaces for incidental play as are undercover verandahs, viewing spaces and incidental landscaped areas including the dog park. While not formalised in any way it is important that this use is recognised and these spaces are cognisant of allowing for play in a safe and inclusive way.

The primary existing formal playground is already fenced and secure however whether any of the other spaces including the nature play

spaces are fenced with gates will be something that will need to be assessed and determined at the time of their detailed design.

Above all else, all established play spaces must be engaging, encourage activating imaginations and interactions and safe while not limiting in their sense of place and ability to allow for creativity.

Community Spaces and Incidental Activity Zones

One of the most important aspects of the engagement process with the community and user groups was a strong want to establish and support a greater range of spaces and places throughout the site which would provide informal community spaces and incidental activity zones.

Shaded and undercover seating areas, BBQ areas, and places that people and families could come together for picnics and the like were seen to be a key to establish places for people to use the park even when not engaged in formal sporting or community events. These spaces would also encourage groups and families to linger longer before or following any formal activities by sharing meals, having a coffee or simply allowing kids to play as part of the whole experience. The locations of these various elements should be located around the site as well as near any areas like the Clubhouse Pavilion, skatepark etc. so as to provide a diverse range of places and identities.

6. THE PRECINCT MASTERPLAN

Identity and Wayfinding: Getting Around Easily and Safely

The development of the Precinct Plan and its focus on various use zones highlights the need for clear and attractive signage around the site which clearly indicates the most appropriate place to access the site for various uses. The current site signage is limited to primarily the entrance from Salisbury Road however even now the majority of people accessing the ovals park on Amherst Road and enter the site from that location. This in itself indicates that recognising the best place to enter the site according to use is an important part of the finalisation of the Precinct Plan.

The Precinct Plan and its zones clearly establish a number of key parking and entry points distributed on all four boundary roads which require clear signage. These are:

1. The primary current entrance point of Salisbury Road which would continue to serve as the primary entrance for most general community functions including the Community Centre, Brock Pavilion, the new Community Shed and to the new Clubhouse Pavilion and undercover courts
2. A new parking and entrance point from Brownfield Drive which would primarily serve the new enclosed Dog Park and the 'Creek' landscape zone
3. A new parking and entrance point on Beresford Gardens which would primarily serve the tennis courts, the 'Creek' landscape zone and the new skatepark
4. Formalised parking and entrance from Amherst Road which would primarily serve oval sporting activities and the Clubhouse Pavilion

While these 4 entrance and parking zones have been identified and will need to be signed, each one ultimately provides access to all zones via internal paths and circulation zones.

The importance of signage and wayfinding becomes even greater once within the site. Each building would clearly have signage identifying it and its various entrances and internally each building would have signage related to rooms, uses etc. however the most important wayfinding signage will be required through the site to allow people to clearly navigate their movements from one zone to another.

A useful starting point would be the location of a simple mapping sign at each site entrance location. From there the establishment of a 'street/locality' signage system will most simply and interactively assist visitors in navigating the site. The visual identity of each building and space and its specific signage will assist in guiding people around the site as well.

An important element of the signage and wayfinding graphics for Brown Park will be using the rich history of the Park and its users as the foundation of its graphics. Embedding stories and histories into the wayfinding signage as well as through the landscape and on/in each building will recognise the richness that defines Brown Park, its users and its community.

Statutory and safety signage will also form an important part of the functionality of all aspects of the site but it is important that the interpretive and navigational aspects of signage throughout are enhanced and form part of the transformation of Brown Park into the future.

Site Access and Parking

The current status of site access and parking is limited to the formal entrance and parking area off Salisbury Road. All other parking is informal verge parking and a limited amount of parking on a central portion of unkempt handstand in the centre of the site.

The Precinct Plan establishes the following:

5. An increase in the number of carbays accessed from Salisbury Road including the rectification and formalisation of parking on the currently unkempt handstand in the centre of the site – the increase in parking bays in this area achieves 53 additional bays (north) + 90 additional bays (central)
6. The establishment and formalisation of a new verge parking area on Brownfield Drive achieves 78 additional bays.
7. The establishment and formalisation of a new verge parking area on Beresford Gardens achieves an additional 35 bays.
8. The formalisation of verge parking on Amherst Road achieves an additional 105 Bays.

This distribution of parking around the site supports the new use zones and allows for the development of increased parking to be undertaken in discreet parcels and apart from the increase in bays on the interior of the site accessed from Salisbury Road will not cause disruption to the site's activities. Importantly, there is the ability to circulate around the site as a pedestrian without having to cross a road or parking area if needed.

6. THE PRECINCT MASTERPLAN

Celebrating All Histories and Cultures: Past, Present and Future

Brown Park has a rich, long and enduring history as does its community and the user groups that call it home. This is not always something that is evident in other similar places and it must be recognised and celebrated here. Importantly, engagement meetings have highlighted the fact that the histories and the heritage of the site, the community and user groups is not commonly known generally and even within each group. In essence the majority of these histories remain in the realms of oral histories kept within the framework of mainly individual memories. It is important that these histories are gathered, recorded and shared and this needs to be done before they are lost with the passing of each elderly person associated with Brown Park.

Apart from the physical and functional findings of the Precinct development process, the revealing of these rich histories is one of the most significant aspects of this project and it is important to highlight the need to address the possibility of mobilising a project which can collect these stories and record them for future use.

The development of the various Precinct packages creates an opportunity to display and embed those histories and stories as part of the physical fabric of Brown Park.

Establishing a way to capture these histories also enables a culture of celebrating and recording both present and future histories ensuring that Brown Park continues to exist as the living organism it is and remain 'home' to all who use and love it.

Welcoming New Uses and Users: Flexibility

One of the most important aspects that must be embodied in the Precinct Development of Brown Park is the need to ensure that flexibility and adaptability are an intrinsic part of the design of both internal and external spaces. Achieving this will ensure longevity and the ability to welcome new users and uses well into the future as well as supporting a high level of utility of all facilities during each day and night, 365 days a year.

Sustainability and Wellbeing

Sustainability at all levels of planning, physical structure, functionality, management, minimisation of maintenance and resource use and utilisation is critical to the longevity of Brown Park, its facilities and its community. Achieving an optimum and practical level of sustainability is possible in numerous ways, including and not limited to the following:

- Site planning, building locations, landscaping, water management, wind and ventilation management, power generation, maintenance minimisation and use etc
- Orientation of buildings, shading, materials and insulation, ventilation, passive design initiatives, embodied energies, solar power, water collection, effective and flexible planning, maintenance minimisation, low recurring costs etc
- Water sensitive urban design and landscaping – native species, creating natural micro-climates and environment, low water use, filtering systems and water drainage etc

- Renewable energy systems for lights, electricity etc
- Site and building design which allow for simple management and maintenance

Festivals And Increased Site Events

Brown Park has had a tradition of accommodating various festivals, markets and night markets. In recent years this has become too difficult and costly for some organisers who have had to bring lighting, toilets, power supplies etc. to the site to set up and run and have also been hindered by areas of the site which have been unusable because of poor surface conditions, steep slopes and limited internal and external spaces in which to set up and display. These difficulties and the lack of site lighting and clear, safe walking areas has meant that many of these activities no longer occur.

Engagement has made it very clear that the broader community want these events and festivals to return with regularity and new opportunities encouraged. In order to achieve this the elements of improvement described in this report are of importance going forward and as part of the ongoing development of the precinct:

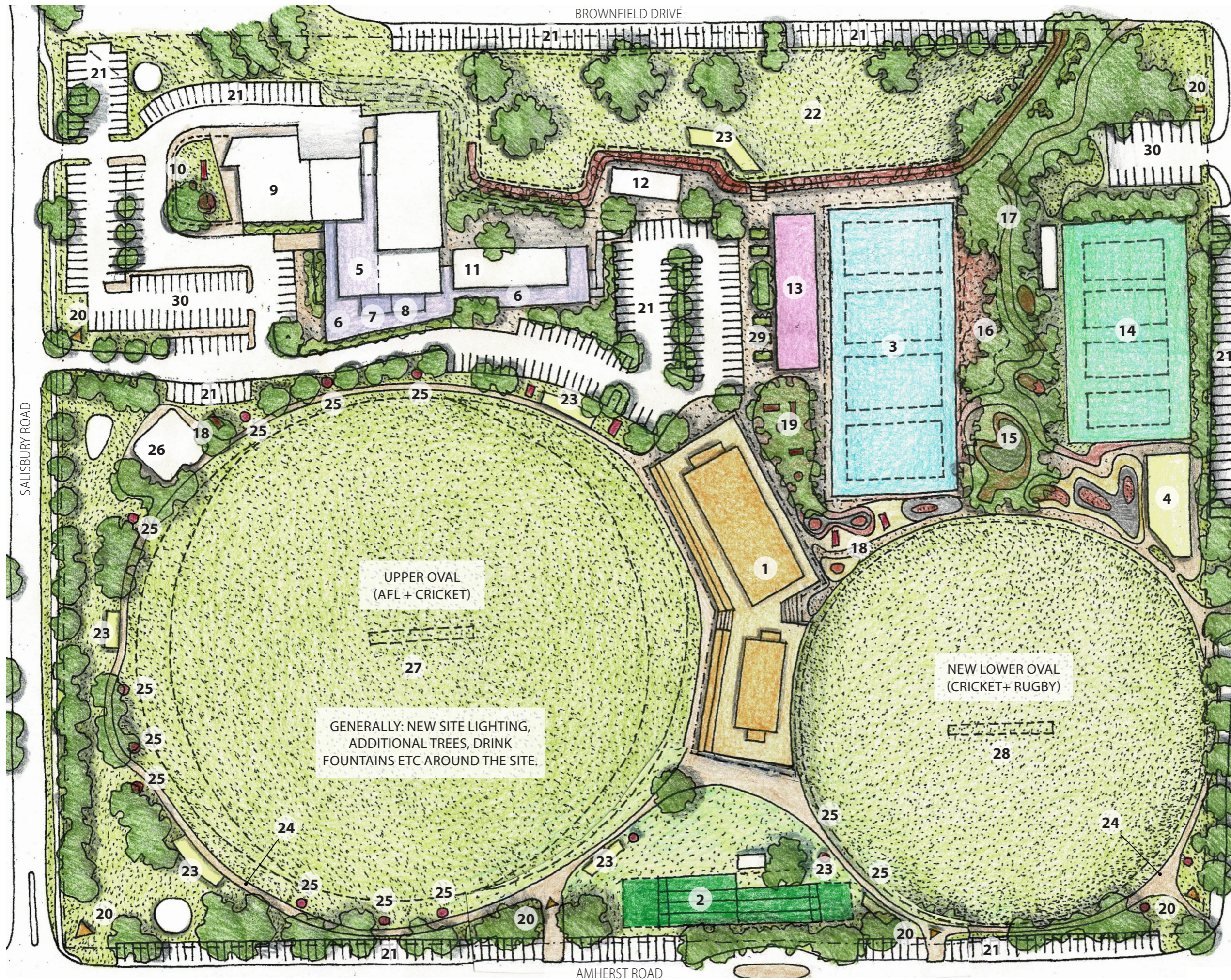
The 'Software': Communication and Participation

The success of all places like Brown Park is clearly a result of the quality and functionality of its built and external environments 'The Hardware' but to truly succeed and create a holistic longevity, the 'Software', people, interactions, inclusivity, community building, communication etc. must be developed, nourished and celebrated at the same time.

MASTERPLAN

LEGEND

- 1 New 2 storey clubhouse/change/stores/meeting/public WCs on ground + club/function room/kitchen/toilets/meeting room/s etc on first
- 2 New cricket nets/store (up to 7 nets)
- 3 4 x undercover multi-marked courts (potentially enclosed in future)
- 4 Undercover skate park pavilion (potential future Youth Centre)
- 5 Internal modifications to existing Brown Park Community Centre
- 6 New 'verandah'
- 7 New 'kiosk/kitchen'
- 8 New public toilets
- 9 Existing Swan View Youth Centre (Playgroup to share)
- 10 Lawn/play area
- 11 Existing Brock Pavilion
- 12 Existing Cattle Shed
- 13 New 'community shed' + public toilets
- 14 Existing tennis courts (potential future parking)
- 15 Skate park
- 16 Bike pump track
- 17 'The creek' landscape + nature play
- 18 BBQ's
- 19 Nature play
- 20 Gateway signage
- 21 New parking
- 22 New fenced dog park
- 23 Seating pavilion
- 24 Path
- 25 Outdoor exercise station
- 26 Existing playground
- 27 Existing upper oval + new lighting
- 28 New sized/located lower oval, lighting etc
- 29 Community garden
- 30 Existing parking

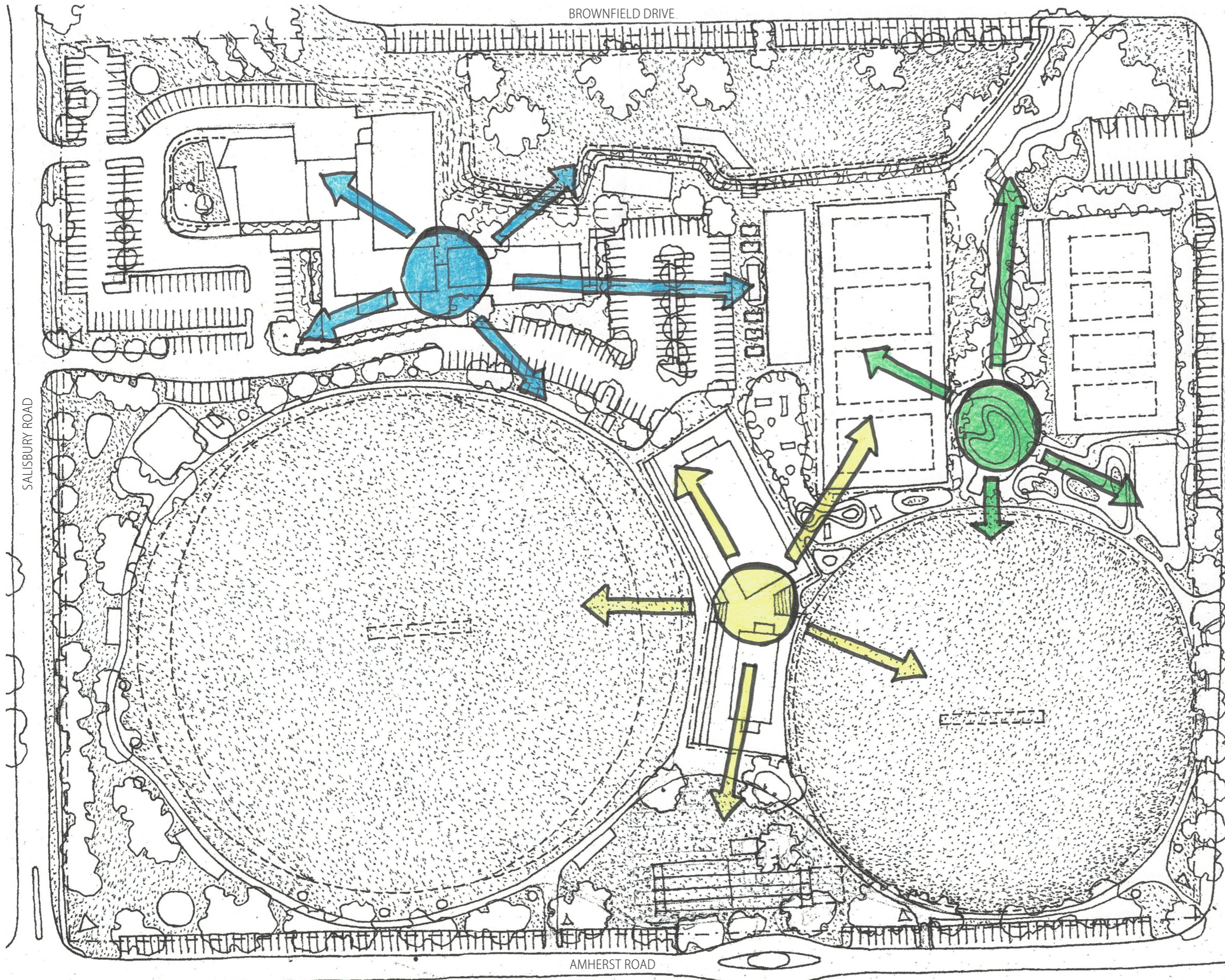


BROWNFIELD DRIVE

CONCEPTUAL ZONES

LEGEND

- Community Zone
- Sports Zone
- The 'Creek' Zone



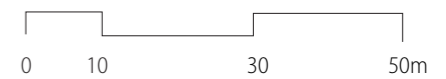
AMHERST ROAD

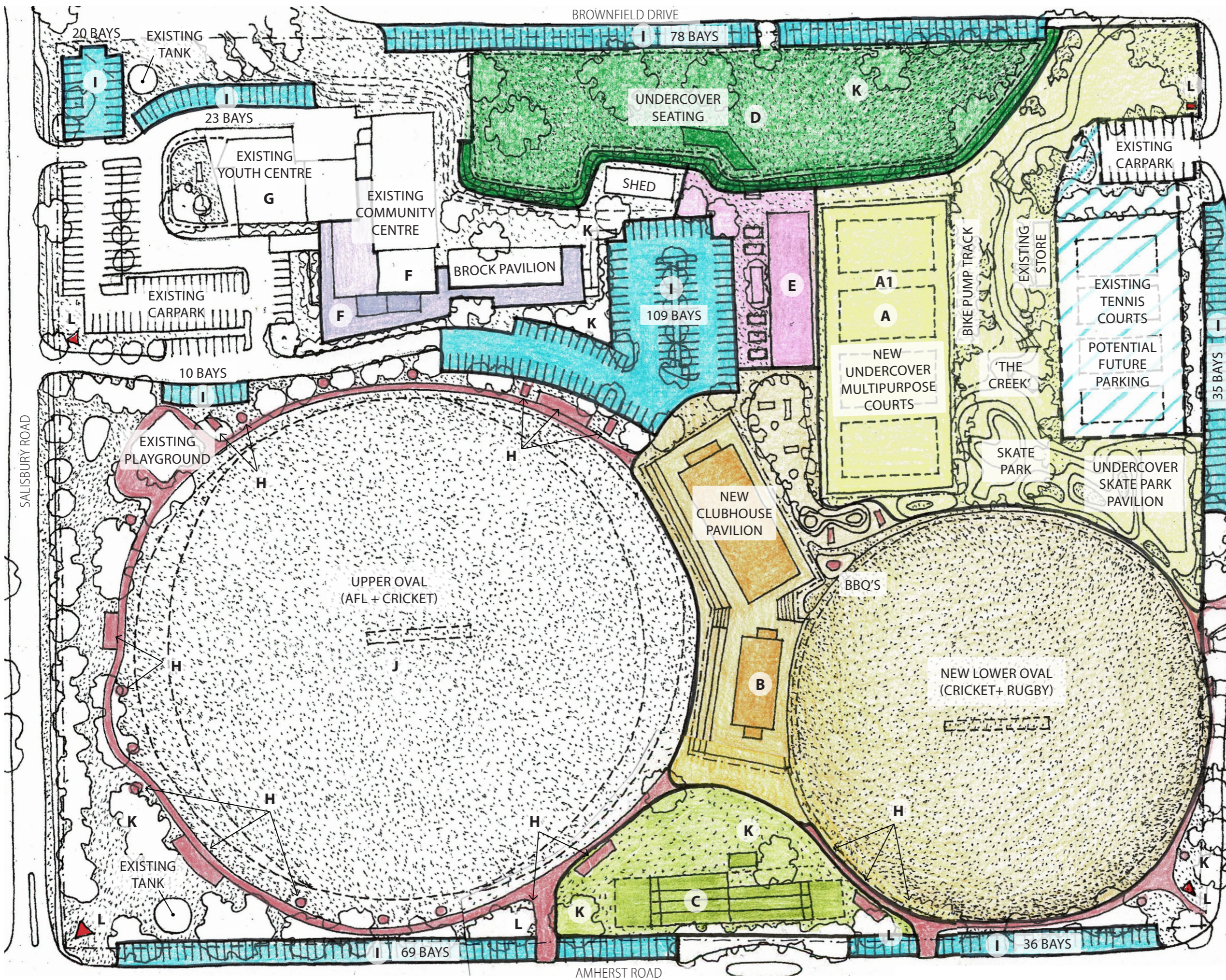
SALISBURY ROAD

BERESFORD GARDENS



SCALE
1:1000 @ A3



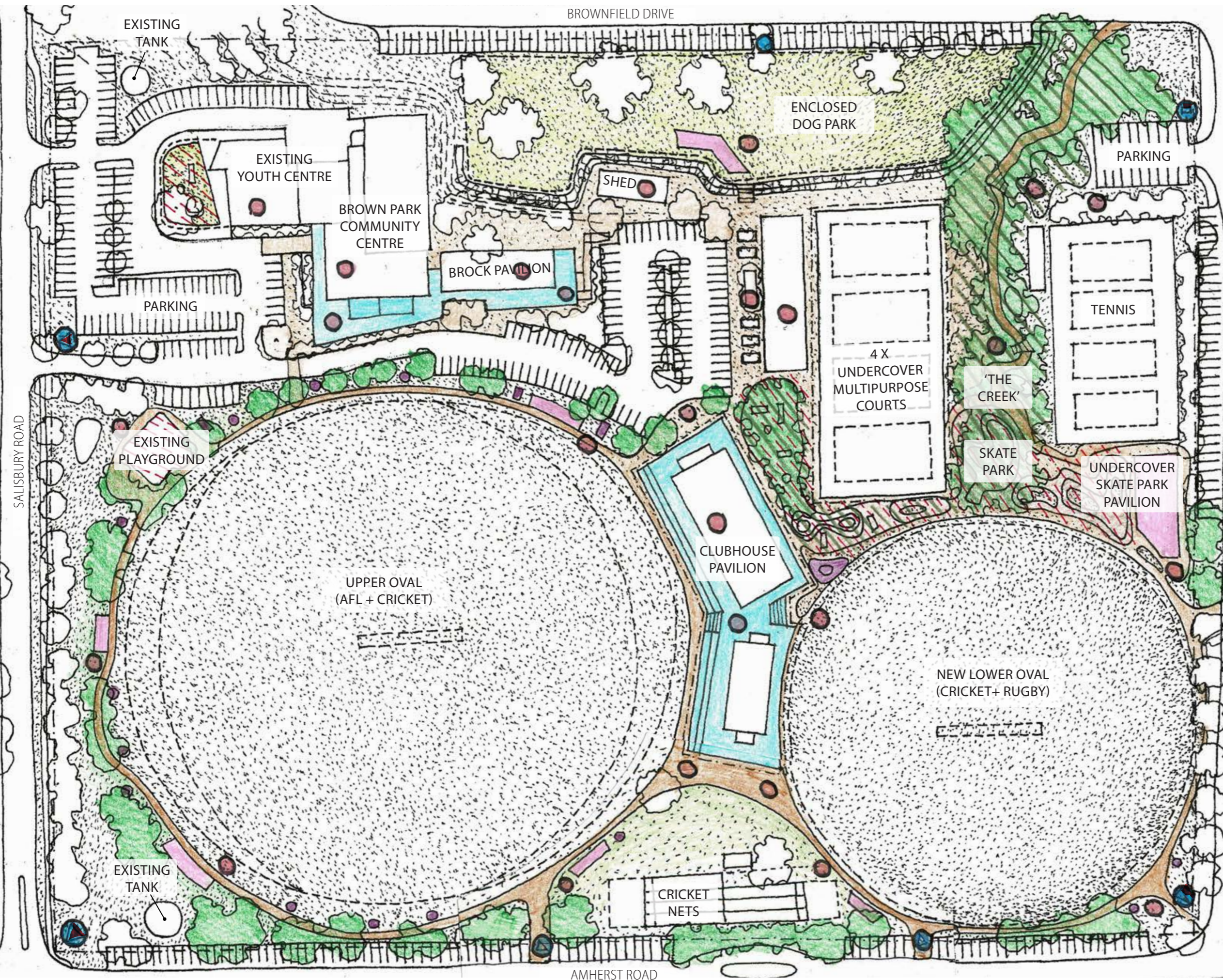


POTENTIAL WORKS PACKAGES







LEGEND

- A Undercover multi-marked courts, new skate park pavilion, skate park, bike pump, landscape etc
- A1 Potential enclosed 'stadium in future'
- B New sports club/pavilion, re-established lower oval + associated landscape
- C Relocated + new cricket nets
- D New retaining wall + fenced dog park
- E New 'community shed', public toilets + food garden
- F New 'verandah', kiosk/kitchen, public toilets + internal modifications
- G Youth Centre (Playgroup to share)
- H New paths, external exercise stations, covered seating, BBQ's etc
- I New parking areas (additional 380 bays total)
- J New lights to oval
- K Increased tree planting, better general lighting etc
- L New site/location signage

COMMUNITY, HISTORY, HERITAGE + NATURAL ENVIRONMENT



LEGEND

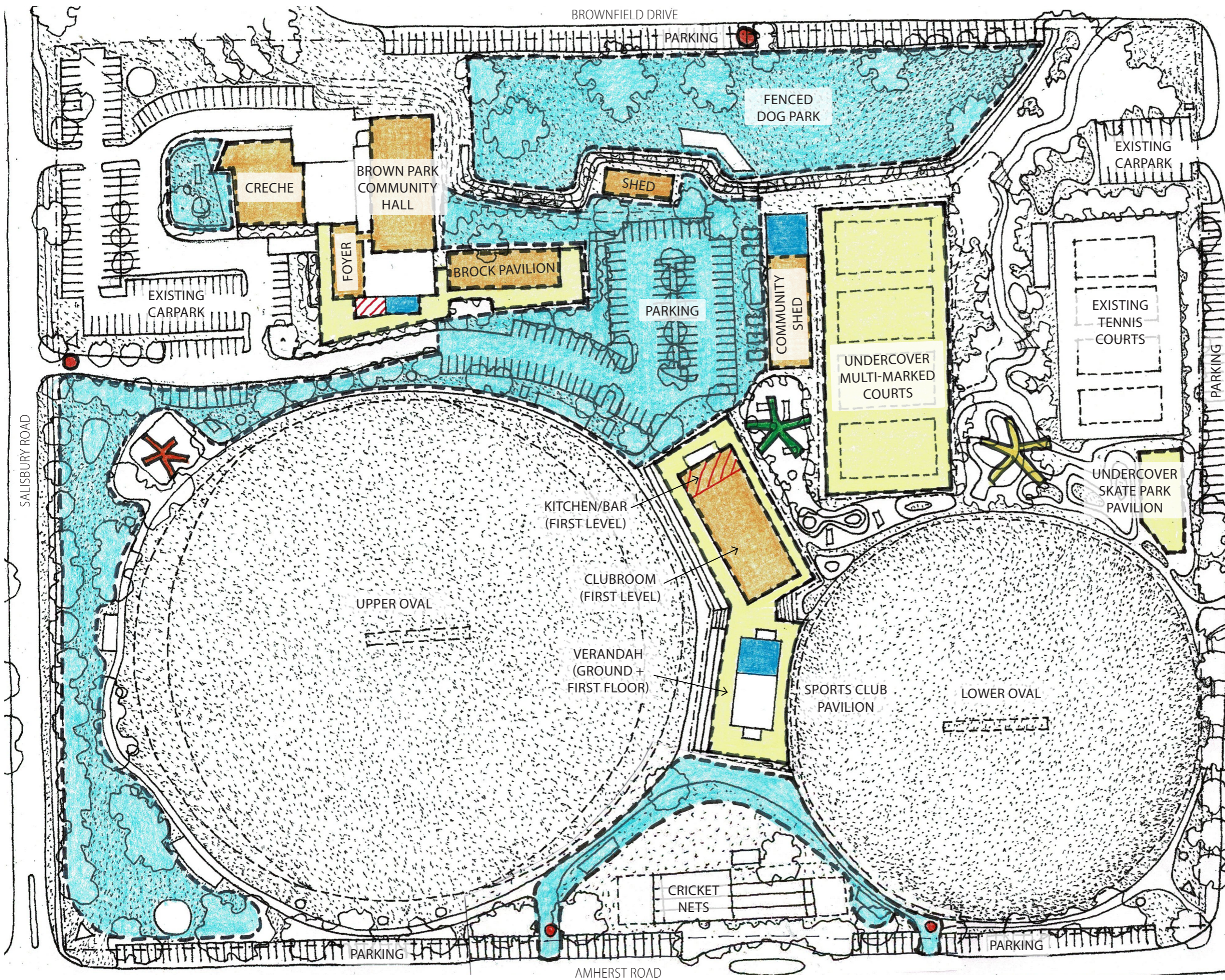
-  Community Trails
-  Natural Trails/Creek Nature Play
-  Outdoor Play Zones
-  Undercover Pavilions + Seating
-  Verandah/Undercover Community Spaces
-  BBQ's + External Exercise
-  Primary Entry Signage
-  Places to tell stories about history, heritage + cultures

SALISBURY ROAD

BROWNFIELD DRIVE

AMHERST ROAD

BERESFORD GARDENS

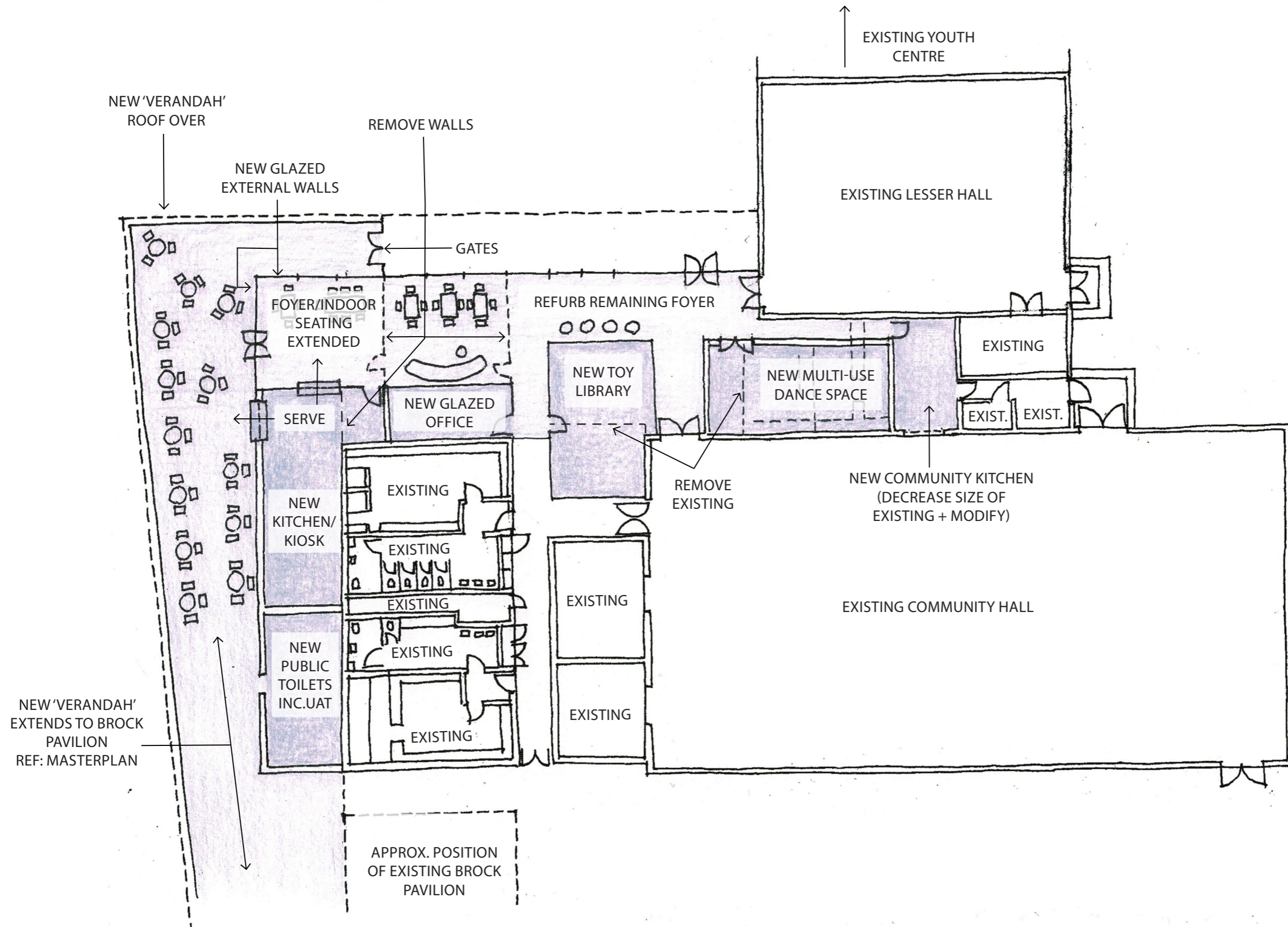


POTENTIAL EVENTS USAGE

LEGEND

- Enclosed display space
- Undercover display space
- External display space
- Public toilets
- Kiosk/kitchen
- Gold coin collection point
- Childrens playground
- Nature Play
- Skatepark, bike pump, creek nature play

MODIFICATIONS + ADDITIONS PROPOSED FOR EXISTING BROWN PARK COMMUNITY CENTRE BUILDING



PROJECT PRECEDENTS, CHARACTER AND QUALITIES

COMMUNITY, SPORTS AND RECREATION



Kennedy Bay Golf Club, WA

COMMUNITY CENTRE, A VERANDAH & LINKAGES TO SPORTING FACILITIES & RECREATIONAL AREAS



Dendy Park Amenities, NSW

PAVILIONS, SHELTERS & AMENITIES



COMMUNITY EVENTS IE. SWAN VIEW SHOW



Dendy Park Sport, VIC

SPORTS CLUB PAVILION



Dendy Park Sport, VIC

CLUB AMENITIES



Shirley Strickland Sport and Community Pavilion, WA

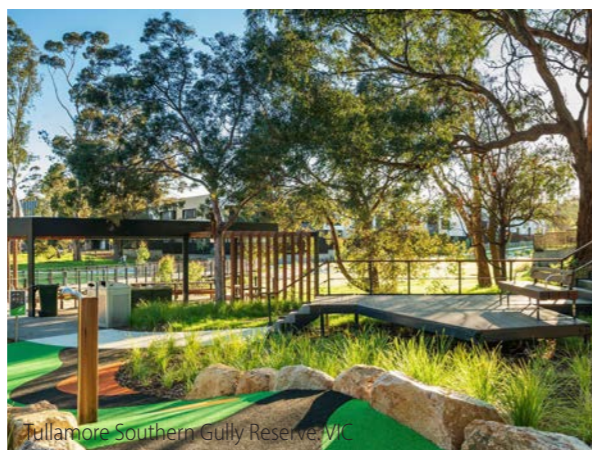
COMMUNITY SOCIAL SPACES + SPORTS VIEWING



Lathlain Precinct Community Parkland, WA

YOUTH SPACES

NATURAL, HEALTHY AND SAFE PLACES



Tullamore Southern Gully Reserve, VIC

PLAY SPACES



Sunvale Community Park, VIC

THE 'CREEK' ZONE

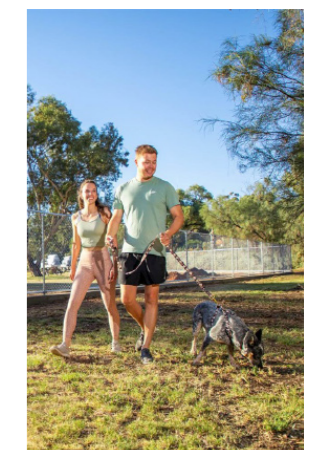


Madison Park, WA

PATHWAYS & LANDSCAPING



WALKING & FITNESS



7. MASTERPLAN COST PLAN

The overall summary of cost estimates for the final masterplan are summarised below. The works are costed as separate packages as outlined.

For detailed cost estimates refer to **AppendixB**.

Cost Planning

A	Undercover multi-marked courts, new Youth Centre, skate park, bike pump, landscape etc	\$6.93M
B	New sports club/pavilion, re-established lower oval + associated landscape	\$10M
C	Relocated + new cricket nets	\$0.30M
D	New retaining wall + fenced dog park	\$0.50M
E	New 'community shed', public toilets + food garden	\$1.85M
F	New 'verandah', kiosk/kitchen, public toilets + internal modifications	\$1.57M
G	Youth Centre (Playgroup to share)	-
H	New paths, external exercise stations, covered seating, BBQ's etc	\$0.97M
I	New parking areas	\$1.52M
J	New lights to oval	\$1.25M
	External Works	\$0.68M
	External Services	\$0.95M
	Other	\$0.1M
TOTAL		\$26.69M excl. GST

Concept Plan Costs - Summary											
Item	TMS	Description of Works	Construction Cost	Builders Preliminaries	Contingencies	Headworks	Public Art	Professional Fees	Furniture & Equipment	Escalation	TOTAL ESTIMATED COMMITMENT - Perth
1.0		BUILDING WORKS									
1.1	A	Package A	\$ 3,519,540	\$ 551,520	\$ 854,923	\$ -	\$ 49,260	\$ 943,757	\$ -	\$ 1,013,640	\$ 6,932,640
1.1.1	3	Under Cover Courts	\$ 2,477,615	\$ 601,831	\$ 601,831	\$ -	\$ 34,677	\$ 664,367	\$ -	\$ 713,562	\$ 5,093,883
1.1.2	4	Undercover Skate Pavilion	\$ 141,925	\$ 22,240	\$ 34,475	\$ -	\$ 1,986	\$ 38,057	\$ -	\$ 40,875	\$ 279,558
1.1.3	12	Skate Park	\$ 350,000	\$ 54,846	\$ 85,018	\$ -	\$ 4,899	\$ 93,852	\$ -	\$ 100,801	\$ 689,415
1.1.4	14	Bike Pump Track	\$ 150,000	\$ 23,505	\$ 36,436	\$ -	\$ 2,099	\$ 40,222	\$ -	\$ 43,201	\$ 295,464
1.1.5	13	Nature Play	\$ 300,000	\$ 47,011	\$ 72,872	\$ -	\$ 4,199	\$ 80,444	\$ -	\$ 86,401	\$ 590,927
1.1.6	20	Site Signage	\$ 100,000	\$ 15,670	\$ 24,291	\$ -	\$ 1,400	\$ 26,815	\$ -	\$ 28,800	\$ 196,976
1.2	B	Package B	\$ 5,091,078	\$ 797,784	\$ 1,236,661	\$ -	\$ 71,255	\$ 1,365,161	\$ -	\$ 1,466,249	\$ 10,028,187
1.2.1	1	New Sports Pavilion	\$ 4,541,575	\$ 711,676	\$ 1,103,183	\$ -	\$ 63,564	\$ 1,217,813	\$ -	\$ 1,307,990	\$ 8,945,800
1.2.2		Reestablish Lower Oval	\$ 249,503	\$ 39,098	\$ 60,606	\$ -	\$ 3,492	\$ 66,904	\$ -	\$ 71,858	\$ 491,459
1.2.3		Nature Play and Landscaping	\$ 300,000	\$ 47,011	\$ 72,872	\$ -	\$ 4,199	\$ 80,444	\$ -	\$ 86,401	\$ 590,927
1.3	C	Package C	\$ 155,990	\$ 24,444	\$ 37,891	\$ -	\$ 2,183	\$ 41,828	\$ -	\$ 44,926	\$ 307,262
1.3.1	2	Relocation and addition of cricket nets currently being undertaken. Actual costs to be verified	\$ 155,990	\$ 24,444	\$ 37,891	\$ -	\$ 2,183	\$ 41,828	\$ -	\$ 44,926	\$ 307,262
1.4	D	Package D	\$ 256,250	\$ 40,155	\$ 62,245	\$ -	\$ 3,587	\$ 68,713	\$ -	\$ 73,801	\$ 504,750
1.4.1	10, 11, 22, 23	New Retaining Wall and Fenced Dog Park	\$ 256,250	\$ 40,155	\$ 62,245	\$ -	\$ 3,587	\$ 68,713	\$ -	\$ 73,801	\$ 504,750
1.5	E	Package E	\$ 940,865	\$ 147,436	\$ 228,543	\$ -	\$ 13,168	\$ 252,291	\$ -	\$ 270,973	\$ 1,853,276
1.5.1	24	New Community Shed and Food Garden	\$ 940,865	\$ 147,436	\$ 228,543	\$ -	\$ 13,168	\$ 252,291	\$ -	\$ 270,973	\$ 1,853,276
1.6	F	Package F	\$ 800,515	\$ 125,443	\$ 194,451	\$ -	\$ 11,204	\$ 214,656	\$ -	\$ 230,551	\$ 1,576,820
1.6.1	6	New Verandah	\$ 266,763	\$ 41,802	\$ 64,799	\$ -	\$ 3,734	\$ 71,532	\$ -	\$ 76,829	\$ 525,457
1.6.2	7	Kiosk/Kitchen	\$ 190,450	\$ 29,844	\$ 46,262	\$ -	\$ 2,666	\$ 51,069	\$ -	\$ 54,850	\$ 375,140
1.6.3	8	Public Toilets	\$ 120,000	\$ 18,804	\$ 29,149	\$ -	\$ 1,680	\$ 32,178	\$ -	\$ 34,560	\$ 236,371
1.6.4	5	Internal Modifications	\$ 223,302	\$ 34,992	\$ 54,242	\$ -	\$ 3,125	\$ 59,878	\$ -	\$ 64,312	\$ 439,851
1.7	G	Package G	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.7.1	9	Youth Centre potentially shared with Playgroup	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.8	H	Package H	\$ 495,755	\$ 77,686	\$ 120,423	\$ -	\$ 6,939	\$ 132,936	\$ -	\$ 142,779	\$ 976,517
1.8.1	18	New Path	\$ 157,675	\$ 24,708	\$ 38,300	\$ -	\$ 2,207	\$ 42,280	\$ -	\$ 45,411	\$ 310,581
1.8.2	19	External Exercise Stations	\$ 154,000	\$ 24,132	\$ 37,408	\$ -	\$ 2,155	\$ 41,295	\$ -	\$ 44,353	\$ 303,343
1.8.3		Covered Seating	\$ 150,000	\$ 23,505	\$ 36,436	\$ -	\$ 2,099	\$ 40,222	\$ -	\$ 43,201	\$ 295,464
1.8.4		BBQ's etc	\$ 34,080	\$ 5,340	\$ 8,278	\$ -	\$ 477	\$ 9,138	\$ -	\$ 9,815	\$ 67,129
1.9	I	Package I	\$ 772,360	\$ 121,031	\$ 187,612	\$ -	\$ 10,810	\$ 207,107	\$ -	\$ 222,442	\$ 1,521,362
1.9.1	21	New Parking	\$ 772,360	\$ 121,031	\$ 187,612	\$ -	\$ 10,810	\$ 207,107	\$ -	\$ 222,442	\$ 1,521,362
1.10	J	Package J	\$ 635,000	\$ 99,506	\$ 154,246	\$ -	\$ 8,888	\$ 170,274	\$ -	\$ 182,882	\$ 1,250,796
1.10.1		New lights to oval currently being planned for implementation. Actual costs to be verified	\$ 635,000	\$ 99,506	\$ 154,246	\$ -	\$ 8,888	\$ 170,274	\$ -	\$ 182,882	\$ 1,250,796
		Sub-Total BUILDING WORKS	\$ 12,667,352	\$ 1,985,004	\$ 3,076,995	\$ -	\$ 177,294	\$ 3,396,721	\$ -	\$ 3,648,243	\$ 24,951,609
2.0		EXTERNAL WORKS									
2.1		Landscaping and Improvements	\$ 350,000	\$ 54,846	\$ 85,018	\$ -	\$ 4,899	\$ 93,852	\$ -	\$ 100,801	\$ 689,415
		Sub-Total EXTERNAL WORKS	\$ 350,000	\$ 54,846	\$ 85,018	\$ -	\$ 4,899	\$ 93,852	\$ -	\$ 100,801	\$ 689,415
3.0		EXTERNAL SERVICES									
3.1		External Stormwater Drainage	\$ 60,000	\$ 9,402	\$ 14,574	\$ -	\$ 840	\$ 16,089	\$ -	\$ 17,280	\$ 118,185
3.2		External Sewer Drainage	\$ 100,000	\$ 15,670	\$ 24,291	\$ -	\$ 1,400	\$ 26,815	\$ -	\$ 28,800	\$ 196,976
3.3		External Water Supply	\$ 20,000	\$ 3,134	\$ 4,858	\$ -	\$ 280	\$ 5,363	\$ -	\$ 5,760	\$ 39,395
3.4		External Fire Protection	\$ 20,000	\$ 3,134	\$ 4,858	\$ -	\$ 280	\$ 5,363	\$ -	\$ 5,760	\$ 39,395
3.5		External Electric Light and Power	\$ 175,000	\$ 27,423	\$ 42,509	\$ -	\$ 2,449	\$ 46,926	\$ -	\$ 50,401	\$ 344,708
3.6		External Communications	\$ 110,000	\$ 17,237	\$ 26,720	\$ -	\$ 1,540	\$ 29,496	\$ -	\$ 31,680	\$ 216,673
		Sub-Total EXTERNAL SERVICES	\$ 485,000	\$ 76,001	\$ 117,810	\$ -	\$ 6,788	\$ 130,052	\$ -	\$ 139,682	\$ 955,332
		Construction Costs	\$ 13,502,352	\$ 2,115,850	\$ 3,279,823	\$ -	\$ 188,980	\$ 3,620,625	\$ -	\$ 3,888,726	\$ 26,596,357
4.0		HEADWORKS	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
5.0		FURNITURE & EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		TOTAL ESTIMATED COMMITMENT (Including GST)	\$ 13,502,352	\$ 2,115,850	\$ 3,279,823	\$ 100,000	\$ 188,980	\$ 3,620,625	\$ -	\$ 3,888,726	\$ 26,696,357
		EXCLUDES GST									Excludes GST

