

# Minutes



## Our Corporate Values

- We serve the community
- We work together with honesty and respect
- We have a 'can do' attitude
- We take responsibility
- We listen, learn and improve
- We communicate effectively
- We take pride in the way we work

## Wickham Community Hub (WCH) – Reference Group Meeting

Date: 26 February 2015

Time: 6.00pm – 8.00pm

Meeting Room: Wickham Library

**Attendees:** Richard Goscombe – Wickham Chaplain  
Yohanna Kelly – Wickham Community Association  
Deb Ross - CSSU  
Ross Humphries – Wickham Wolves & Wickham Warriors  
Jo Halpin – Pilbara Health Network  
Kelly Nunn – Wickham Playgroup  
Taryn Higgins – Point Samson Community Association  
Eddie Kovac – Wickham Squash Club  
Liam Kelly – Wickham Youth Group  
Brittany Cover – City of Karratha Youth Services  
Melissa Munday – Wickham Library  
Kim Riordan – Wickham Art Group  
Leigh Cover – City of Karratha  
Sean Shields – City of Karratha Project Manager  
Natasha Hombsch – City of Karratha  
Philip Gresley – Gresley Abas Architects  
Alex Quin – Gresley Abas Architects

**Apologies:** Fiona White-Hartig – Wickham Community Association  
Kelly Franklin – Wickham Kindergym  
Courtney Butler – Wickham Craft Room  
Matt Emery – Wickham Soccer  
Naomi Randall – Netball  
Brett Marsh – 6720 Muay Thai  
Michelle Cross – Wickham Art Group  
Coral Callan – CSSU  
Andrew Ward – City of Karratha

## Meeting Purpose:

Gresley Abas Architects to present Master Plan ideas resulting from previous WCHRG meetings and individual consultation sessions with Wickham Community Groups. Wickham Community Hub Master Plan to be finalised through consensus of the WCHRG.

## Agenda Items Discussed:

### 1. Introductions

Richard Goscombe (RG) called for acceptance of minutes from January 2015 WCHRG meeting. *Outcome: All members accepted January 2015 WCHRG minutes of meeting.*

Leigh Cover (LC) introduced Gresley Abas Architects (GA), Philip Gresley (PG) and Alex Quin (AQ) to present their WCH Master Plan ideas and outlined the following key points:

- Master Plan (MP) diagrams presented today will provide the location of each space;
- Feedback is required from all WCHRG members regarding the advantages and disadvantages of the proposed MP options;
- GA will collate all feedback from members and provide a final MP diagram after this meeting;
- March and April 2015 WCHRG meetings will be Concept Design, therefore the focus of this meeting is for the WCHRG members to deliver consensus regarding the location of WCH spaces.

### 2. Gresley Architects Master Planning Presentation

2.1 GA summarised their learnings about Wickham and the Wickham Community detailing the following key points:

- Wickham is at the centre of, and services surrounding towns and facilities including Point Samson, Roebourne, Cossack and Port Walcott;
- 40% of youth in Wickham are aboriginal;
- In summer, no one plays outside unless the area is shaded, therefore shaded external areas within the WCH are essential;
- Children and youth need to cool down after sport;
- The dual use path is well utilised with majority of people and youth walking to activities and sport;
- It was a shared opinion the Splash Pad should not be in view from the Early Learning Centre (ELC), Multi-Purpose Room 1 (Playgroups) or the entry of the WCH;
- Storage is essential;
- Separation is required between youth and young children;
- Groups appear happy to compromise and share multi-purpose spaces.

2.2 GA presented their learnings on spatial relationships between groups and functions (refer to Attachment 1, page 6 - Spatial Relationships), with key points as follows:

- Spaces to be co-located;
- Need for multi-function and flexible spaces;
- Three main spaces – Youth Centre, Early Learning Centre (ELC) and Library;
- Synergy between ELC and Library;
- Synergy between Multi-Purpose Room 1 (MP1) and Library;
- Synergy between MP1 and ELC;
- Youth Centre to be independent;

- Co-location of spaces to make a larger function space for events and functions for both youth and the public, such as laser tag, discos, birthday celebrations. Proposal to co-locate a Multi-Purpose Room, Youth Centre (part of) and Medium Hall to open into one large space using operable walls between these spaces.
- One Multi-Purpose Room (MP1) can be well utilised by young children, such as playgroup, 3+ program and ELC before and after school care. The second Multi-Purpose Room (MP2) can be well utilised by groups such as Art, Craft, Scrapbooking and Yoga.
- Toilets and amenities (named “Change” on Diagram) are to be shared between spaces and to be accessible for the public. ELC and Youth Centre (and potentially Library) will have its own toilet amenities.
- The proposed location for the Not-For-Profit (NFP) Offices is directly connected to the Library at the entrance of the WCH.

Clarifications:

- *Taryn Higgins (TH) – where is the Health Space?*
  - LC responded during the January 2015 WCHRG meeting, it was identified by Pilbara Health Network (PHN) that the proposed allocated space in the WCH for Health Services was not sufficient. The City met with Rio Tinto (RTIO) and PHN representatives to discuss options. The current Wickham Early Learning Centre leased to CSSU, was identified as suitable facility for Health Services to occupy once the WCH (including new ELC) is built. Both Deb Ross (DR) and Jo Halpin (JH) have been consulted.
- *Sean Shields (SS) questioned any changes to funding due to the proposed relocation of the Health Services?*
  - LC responded the funding amount for Health Services stays in the scope until the proposal is confirmed. Additionally, the spaces should remain for PHN to promote services and site temporary allied services.
- *Brittany Cover (BC) questioned the kitchen location as it is not marked on the diagram?*
  - GA advised it will be located in the Youth Centre and has been noted the kitchen is required to service the Youth Centre, youth external area and Medium Hall.
  - LC confirmed the positioning of the kitchen/kiosk will be discussed and determined in the Concept Design stage – March 2015 meeting.
  - Kelly Nunn (KN) asked if this kitchen will service other spaces, such as Multi-Purpose Rooms.
  - GA advised the kitchen will be designed to be flexible for users, however will mainly service Youth Centre, youth external area and Hall.
  - LC advised the Multi-Purpose Rooms will include basic kitchen/tea prep facilities.
- *SS questioned the dashed lines on the Spatial Relationships Diagram?*
  - GA advised the spaces connected by dashed lines share synergy, but have been determined as a secondary preference to connect.

2.3 Splash Pad – GA advised clarification is required from the WCHRG to determine what will provide meaningful engagement with water for both children and youth, summarising the following key points:

- Through previous consultation sessions, the majority of the WCHRG members stated the Splash Pad will cater for mainly younger children;

- Location of the Splash Pad needs to be determined. Logical positioning is near existing pool area for filtration and utility purposes (refer to Attachment 1, page 11 – Opportunities and Constraints).
- What about other water engagement opportunities for older children 8+? Something that does not require filtration or re-use of water. GA suggested an art piece with water mister as one example.

RG confirmed clarifications are required with regard to the Splash Pad and the location of it. RG requested GA to move forward with the presentation and this can be determined in the next WCHRG meeting, March 2015.

#### 2.4 Proposed location of the WCH and Site Analysis:

- GA provided an update on the refurbishment of the existing Wickham Community Hall, including permanent soft flooring, moorings in the floor and/or beams on the wall to be used by groups such as Kindergym, Gymnastics, Boxing and Martial Arts. The new Medium Hall in the WCH will fulfil the existing Wickham Community Hall function.

*Clarification: LC confirmed the upgrade of the existing Wickham Community Hall is part of the WCH Project and therefore will be funded from the WCH budget.*

- GA reiterated it has been proposed Health Services will use the current Wickham ELC facility once WCH is built.
- All other groups will be placed in the WCH.

*Clarification: LC confirmed the City fitness groups/classes can book and use the WCH spaces in the same capacity as all other users of the WCH.*

- GA presented a diagram of identified sites listing the advantages and disadvantages of each of these sites (refer to Attachment 1, page 10 – Identified Sites).
- GA confirmed the proposed site north-west of the squash facility proves to be the most advantageous site for the WCH. The following advantages and disadvantages were discussed:
  1. Good proximity to existing facilities, car parks, courts, residential areas, dual use path;
  2. Degraded site with no amenity;
  3. Good solar orientation;
  4. Will integrate existing squash facility into the WCH;
  5. Can capture cool breeze;
  6. Disadvantages – potential disturbance to residential area and squash court will visually dominate.
- GA advised a meeting was held on the 26<sup>th</sup> February 2015, between engineers, architects, sub-consultants, Rio Tinto representatives and City representatives to undertake a comprehensive site analysis of the proposed WCH site. Site investigation topics included civil, structural, hydraulic, electrical, mechanical, acoustic and landscape. Discussions included roads, breezes, wind direction, sun path, other existing buildings and spaces.
- GA provided an overview of advantages and constraints of other identified sites refer to Attachment 1, page 10 – Identified Sites, for all detail.
- GA proposed three Splash Pad locations (refer to Attachment 1, page 11 – Opportunities and Constraints):
  1. On the southern side of the existing pool, close to Sailor Park;
  2. On the northern side of the existing pool, close to the existing mango tree;

### 3. Adjacent to WCH site.

#### Discussion:

- LK questioned the size of the proposed Splash Pad sites, advising Vortex quoted the Wickham Community Association approximately \$1.15 million for a 600m<sup>2</sup> Splash Pad.
- LC responded the Vortex quote detailed exclusions to the price and highly doubts a 600m<sup>2</sup> Splash Pad can be delivered for the Splash Pad budget allocation of approximately \$1 million. LC stated if Vortex can deliver the original Splash Pad design within the allocated budget, this would be a fantastic outcome for the community and he would welcome the submission by Vortex, through a formal procurement process, when the opportunity is presented.

*Post meeting clarification: Actual budget for the Splash Pad is \$1.6 million – this allocation includes any water play elements and senior play elements.*

RG reiterated the Splash Pad requires clarifications, and is to be discussed next meeting, March 2015.

- 2.5 GA presented two Master Plan (MP) options for the WCH (refer to Attachment 1, pages 11 - Master Planning Option 1 and page 12 – Master Planning Option 2), detailing the following key points:

- Covered outdoor space is important;
- Outdoor spaces need to capture breezes;
- The Youth Centre needs to be independent and have its own entry, while incorporated within the WCH. The Youth centre in both MP options is close to the residential area, close to the Skate Park, existing courts, and provides entry from the dual use path way.

#### Discussion – Master Plan Option 1 (MPO1):

- LK concerned the Skate Park seems locked in is this design.
- SS believes the Skate Park should be kept separate from other facilities.
- RG concerned the buildings block the cool breeze, with the hot air coming directly into outside areas. GA advised their brief was to capture NW wind.

#### Discussion – Master Plan Option 2 (MPO2):

- Eddie Kovak (EK) suggested the landscape area adjacent to the Hall could be another multi-purpose room in place of an external area to better cater for town expansion.
- TH suggested the external area adjacent to the Hall could be used as a multi-purpose external area. GA advised all spaces (including multi-purpose rooms) will have an external area designed for its purpose.
- DR is satisfied with the location of the ELC.
- SS prefers the Multi-Purpose Room 1 (MP1) in the middle so it can be utilised by both the Library and the ELC.
- GA confirmed there will be independent access to each space.
- Melissa Munday (MM) confirmed preference for MP1 in the middle to segregate ELC from Library for noise purposes. Also, for the Library to have access to an external area.

RG requested all WCHRG members to advise preference of Master Planning Option 1 or Master Planning Option 2.

| Name             | MP Option 1                          | Comment   | MP Option 2 | Comment   |
|------------------|--------------------------------------|---|-------------|---|
| Sean Shields     | Right                                | ELC and Library use for MP1.  | Left        | All areas can be used simultaneously with no impact on other areas.   |
| Kelly Nunn       | Right                                | Concern re: access for walking mums with prams through the northern car park.   | Left        |   |
| Deb Ross         | Right                                |   | Left        |   |
| Kim Riordan      | Right                                |   | Left        |   |
| Melissa Munday   | Right                                |   | Left        | Easy access to kitchen facilities for events.<br>Good layout for security.  |
| Taryn Higgins    | Right                                |   | Left        | Suggested Skate Park should be integrated and within view (for example from the existing courts), not isolated in the back corner. <i>BC advised Skate Park should also have good lighting for night time.</i>  |
| Eddie Kovak      | Right                                | Good split, noisy youth one end and sensible the other end.   | Left        |   |
| Richard Goscombe | Right                                |   | Left        | Swap Skate Park and Youth Sitting Area.   |
| Liam Kelly       | Right                                |   | Left        | Happy with other Hall and MP2 spaces available to open into larger area for youth.  |
| Yohanna Kelly    | Right                                |   | Left        | Happy with portion of Youth Centre to be sole use so larger equipment doesn't have to be moved.<br>Happy the Youth Centre is next to Skate Park.  |
| Ross Humphries   | Both left and right side of Option 1 | Captures spatial relationships between groups.<br>Captures dual use pathway.<br>Sufficient shaded outdoor areas.<br>Creates wind tunnel effect if leg taken off Youth Centre. |             |   |
| Jo Halpin        |                                      | Happy with positioning of NFP offices in both Master Plan options.<br>Health can display educational material at front entrance of the WCH.                                   |             |   |
| Brittany Cover   | Right                                |   |             | Detailed the following concerns:<br><ul style="list-style-type: none"> <li>- Operable walls for access and noise. Need to consider acoustics. Young people are very loud.</li> <li>- Need to ensure the operable walls lockable.</li> <li>- Split outdoor areas, Skate Park and Youth Sitting Area need to be combined for supervision purposes.</li> </ul> |

**RG confirmed consensus of the WCHRG is the following:**

- **Master Plan Option 1 – right side (refer to Attachment 1, page 11 – MPO1).**
- **Master Plan Option 2 – left side (refer to Attachment 1, page 12 – MPO2) with the WCHRG members agreeing on the following changes:**
  - **Integrate Youth Sitting Area and Skate Park as one outside area.**
  - **Ensure the Skate Park is not isolated and can be in view from other facilities, mainly the existing courts.**

**3. Next WCHRG Meeting**

- Next meeting confirmed for Wednesday, 25<sup>th</sup> March 2015 6pm – 8pm.
- Next meeting will be held at the Wickham Library.

**4. Closing comments**

- RG thanked all WCHRG members for a productive meeting, reaching not only consensus but unanimity for the WCH Master Plan, noting the location and details regarding the Splash Pad are to be determined next meeting.
- LC also thanked WCHRG members for a constructive meeting determining the location of spaces within the WCH; this providing a good foundation to move into the next stage of Concept Design. The next two WCHRG meetings, March and April will be Concept Design, followed by an information sharing session to the wider community end of April or start of May. All WCHRG members are to ensure they continue to share information from these meetings with their respective groups. SS advised information from the first two WCHRG meetings will be included in the Wickham March quarterly newsletter. Information from this newsletter can then be used as an update on the Wickham Facebook Page.
- GA advised Concept Design determines the functionality and delineation of each space and external area within the WCH. GA will present proposed plans and drawings for each space for the next two meetings.
- RC closed the meeting at 8.10pm.