

C O U N C I L L O R S

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# ATTACHMENT

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## **9.1.3** Baynton West Family Centre

Project Design Brief

Ordinary Council Meeting  
Monday 21 September 2009

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## BAYNTON WEST FAMILY CENTRE

### PROJECT DESIGN BRIEF ATTACHMENT ITEM 9.1.3.

#### Updates to Draft Submitted With Agenda.

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##### Notes:

All updates to the Frat Project Design brief have been highlighted in **RED**  
Hyperlinks are yet to be inserted and will be completed prior to submission consultants.

##### Updates:

##### Clause 4.4 Maintenance Management

Wording updated on advice from Kott Gunning. Has the effect of ensuring responsibility for preparation is clear from the outset.

##### Clause 4.5 "As Constructed Drawings"

Wording updated on advice from Kott Gunning. Has the effect of ensuring responsibility for preparation is clear from the outset and is to be read in conjunction with Clause 4.3.

These clauses will be replicated in all contract documentation.

##### Clause 4.7 Life Cycle Cost report

Wording updated on advice from Kott Gunning. Has the effect of ensuring responsibility for preparation is clear from the outset and the Life Cycle Cost report are prepared according to an Australian Standard.

##### Clause 6.6 Electrical Supply

Wording updated top provide for Project Architect to make all applications for connection.

##### Clause 6.6 Communications

Working updated on the advice of the Manager Information Technology.

##### Clause 7.7 Room Data Schedules

All schedules have been added.

##### Clause 7.7.1 Room Date Schedule Summary

Added to provide an oversight of the notional areas of each of the rooms as provided for in the individual Room Data Schedules.



# K2020



## BAYNTON WEST FAMILY CENTRE

### PROJECT DESIGN BRIEF

September 2009.

Attachment 9.1.3  
Ordinary Meeting of Council 21 September 2009

NOTE: HYPERLINKS TO BE INSERTED.



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# K2020

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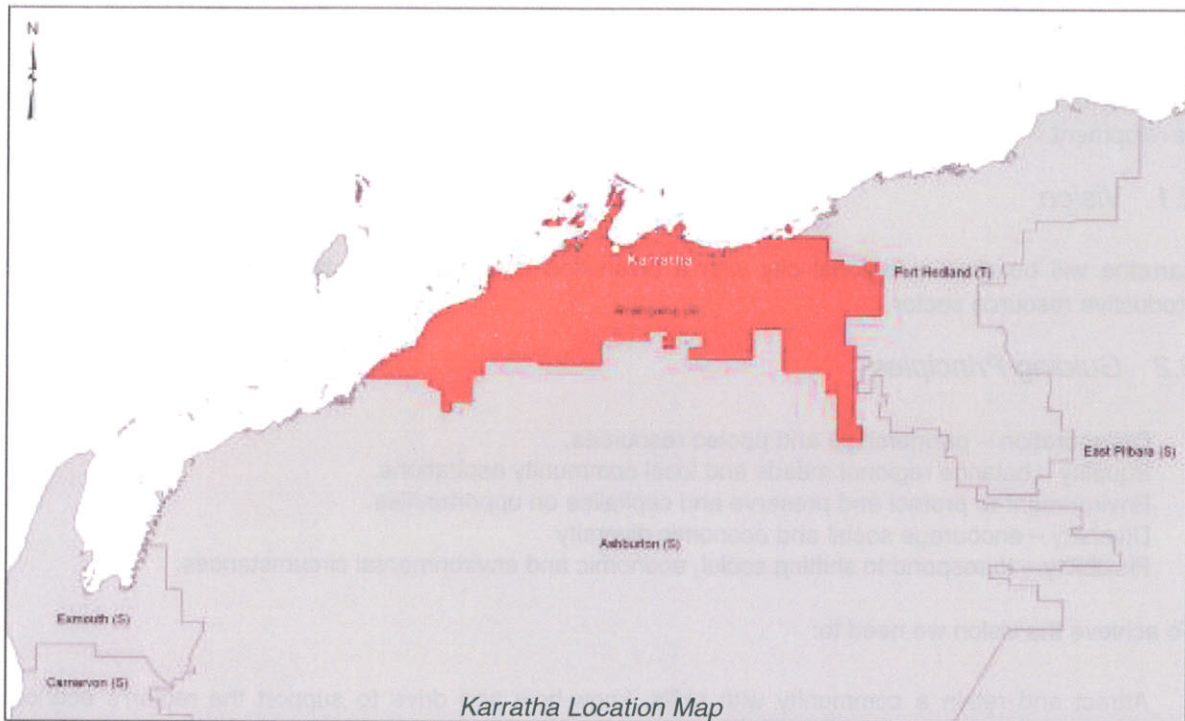
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# 1 INTRODUCTION

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Located 1,500kms north of Perth and 15kms east of the Burrup Peninsula, Karratha is at the pointy end of the Australian resources boom. Its role as a service, housing and governance centre for the rapidly expanding resource sector has necessitated a critical review of the town's function, size and required community facilities and services.



Recognising this, the Shire of Roebourne in partnership with the state government and industry commissioned a facilities and services plan for the township to 2020. Using a combination of demographic analyses, comparative profiling of other regional towns, one-on-one interviews, literature review and community surveys, a number of needs have been identified, costed and prioritised.

The Karratha townsite was gazetted in the late 1960s to serve the expanding iron ore industry. Starting in the eastern suburb of Bulgarra, the town has extended to the west and now has an estimated resident population of approximately 13,000, and a further 2,000 fly-in/fly-out workers. Driven by industry expansion demand for labour, 'development ready' land banks are currently being prepared to house an additional 5,000 residents and workers north of the Karratha Hills by 2020. Growth in the region will also place additional pressure on existing town services and facilities. Including land to the south of the hills, the town is gazetted to support a population of 35,000.



## 2 KARRATHA 2020 VISION AND COMMUNITY PLAN (K2020)

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K2020 is the driving force behind the Shire's community infrastructure development programme.

Council has supported K2020 by virtue of Resolution # 14290 18/02/08 7.1.2 Karratha 2020 Vision and Community Plan –

*That Council support in-principle the development of the Karratha 2020 Vision and Community Plan and work in partnership with the project steering group to oversee the development of the Plan.*

The Bulgarra Community Centre is one of the projects identified within K2020 as having a high priority for development.

### 2.1 Vision

Karratha will become a regional city with a diversified economic base, healthy local community and productive resource sector.

### 2.2 Guiding Principles

- Collaboration – partnerships and pooled resources.
- Equality – balance regional needs and local community aspirations.
- Environment-to protect and preserve and capitalise on opportunities.
- Diversity – encourage social and economic diversity
- Flexibility – to respond to shifting social, economic and environmental circumstances.

To achieve the vision we need to:

- Attract and retain a community with skills, know-how and drive to support the region's economic sectors
- Facilitate accessible and affordable accommodation
- Create a strong economic base with a diverse resource sector, robust retail and hospitality businesses, and sound government and community services
- Invest in projects that enhance the town's appeal as a place to live, work, recreate and visit.
- Include the local indigenous population in the opportunities that a diverse economy brings.

## 3 BAYNTON WEST FAMILY CENTRE

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Karratha's demographic indicate a higher proportion of young families and young children aged 0-9. With further planned subdivision development the need for additional community infrastructure is critical. The Karratha 2020 Plan has identified an opportunity to address these needs within the new Baynton West Subdivision.

*“With over 3,000 children under the age of 10 living in the Shire of Roebourne, there is demand for a range of infant health, childcare, parenting, playgroup and family facilities and services. One concept that is being considered is an integrated family/community centre from which most of these needs can be met. The facility should include office, clinic and playgroup space, incorporate a toy library and be staffed on a semi-regular basis. The community purposes site in the Baynton West subdivision is a potential location.”*

*Extract from the K2020 Vision and Community Plan Scoping Paper.*

## 4 BACKGROUND INFORMATION

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### 4.1 Project Objective

To develop a contemporary, innovative family centre providing a “one stop” facility for parent/child development. (The Centre)

### 4.2 Project Vision

To meet the key needs of the community that have been determined in the community consultation process which have been identified as follows::

- Meeting space for the community,
- Activity Room for community hire,
- Infant Health Clinic,
- Childcare facility for 50 children,
- Playgroup and occasional care space with toy library facilities,
- Offices for lease to “Not For Profit” groups,
- Administration Office
- Central covered “Courtyard”.
- External play areas.
- Vehicle parking and service areas
- Landscaping

A key element of the design will be to construct an innovative “**go to**” facility that successfully addresses the climatic conditions and provides a “haven” for children and their carers.

### 4.3 Design Philosophy

The primary objective of the design is to create a facility which meets all of the identified functional needs and integrates with the existing and planned facilities on the site.

The essential elements which must take priority will include:

- functionality of design
- compatibility with the local environment
- ease of management
- durability and maintenance minimisation
- adequacy of plant and equipment
- design and materials innovation.

The use of a variety of materials and colours and the creation of shady protected external spaces that add to appeal of the structure will be encouraged within the context of budgetary constraints. Landscaping will complement the Centre and vehicle parking areas will have a focus on shade through landscape design.

Consideration is also to be given to covered pathways leading from vehicle parking areas to the Centre to provide protection for infants in prams and young children.

The Centre will add to the aesthetic of the neighbourhood which is a new residential area where innovative residential design is being encouraged. The adjacent primary school will also add architectural presence to the immediate area and the development of the public open space adjoining the primary school will add to the overall amenity of the suburb.

An important element to take into account in the overall design is that the Centre will provide a very important social networking environment for parents and children. The opportunity presents itself to provide a number of symbiotic family oriented services that will be a boon to the community.

#### *4.4 Maintenance Management*

Maintenance management will be a key element of the design process. The preparation of detailed Operation and Maintenance Manuals including preventive maintenance programming will be a mandatory element.

**The request for tender for the Construction Contract will contain a requirement that the Contract Sum must include a fixed lump sum of \$50,000, allocated to the preparation of the Operation and Maintenance Manuals and this requirement will later be incorporated in the Construction Contract itself.**

Such manuals, data and drawings shall include but not be limited to the following:

- general description of installation;
- systems (with a separate description for each system);
- start and stop procedures;
- equipment suppliers/manufacturers (including names, address and telephone numbers);
- equipment details;
- maintenance requirements;
- manufacturer's handbooks;
- performance data sheets;

- wiring diagrams and the like, as applicable;
- warranties and guarantees;
- emergency service contractor;
- list of suppliers; and contact telephone numbers.
- Submit 2 copies of maintenance manuals per trade.
- Submit manuals for mechanical, electrical, plumbing, kitchen equipment, floor finishes.

These documents are to be provided to the Superintendent's Representative by the contractor within 28 days of Practical Completion and certified as correct by the Project Architect.

#### 4.5 "As Constructed Drawings"

On complete set of "as constructed" auto positive plans and a complete set of all drawings including "as constructed" in AutoCAD format indicating precise location of building service reticulation systems (including electrical), room layouts, fixed equipment layouts, site plan with all services to be accurately located (including electrical and reticulation).

These documents are to be provided with 28 days of Practical Completion by the Project Architect.

#### 4.6 Drawing Standards

All drawings from all consultants will be prepared in accordance with the following Shire of Roebourne standards.

##### *Drafting Requirements*

*All drawings are to be supplied in an electronic format in the form of Autodesk 2004/2007 DWG files. The purpose of this section is to outline general AutoCAD practices that have been implemented to promote drafting efficiency, access, and portability of the design drawings.*

- Use of multiple sheets in a single electronic file should be avoided.*
- Regarding units used to create entities in the drawing model, plan work shall be drawn in metres, and all detail work drawn in millimetres when the largest dimension involved is less than 1000mm or precision is critical.*
- The plan shall be positioned and orientated using the GDA94 geodetic system whenever a site survey serves as the basis for the plan.*
- All text shall be in a standard AutoCAD vertical font (not slanted). Character height will be at minimum 2.0mm and at most 5.0mm.*
- Hatch patterns, fonts, and linetypes used shall be the standard types available in the standard version of AutoCAD. The only exception to this shall be if the drawing files are exported from AutoCAD, using the integrated export function, and all files associated with the drawing are included in the export.*
- A logically named and comprehensive layering system will form the basis of all drawings. The system should allow for the isolation of any entity type by layer.*

*When saving the electronic file, the GRID and UCIC Icon shall be off, unnecessary views and sections shall be eliminated, and any other extraneous information shall be purged.*

*Dimension styles and associated variables have default values. These values should not be changed or modified except for the length scale factor, which may be modified for auxiliary views and section views, depending on their scale.*

#### *Dimensioning*

##### *Application*

*Dimensions are applied with dimension lines or as notes with leaders. Dimension lines indicate linear distance between feature centres or surfaces directly or by the use of extension lines.*

##### *Rules*

*Dimensioning of parts must convey enough information to define clearly the engineering intent, so that no scaling of drawings is required, nor any assumptions need to be made. Functional dimensional values is the preferred method.*

- a) Each dimension must be expressed clearly so that it will be interpreted only one way. No fractional dimensions are to be used only decimal dimension is the accepted practice.*
- b) No surface, line, or point may be located by more than one toleranced dimension in any one direction. If a dimension is repeated, it is marked REF.*
- c) Dimensions shall be selected and arranged to avoid accumulation of tolerances.*
- d) Dimensions are shown on the view that most clearly represents the form of the feature being dimensioned.*
- e) Dimensioning to hidden lines shall be avoided.*
- f) Dimensions out of scale shall be avoided.*
- g) Unidirectional dimensioning is to be used, that is, all dimensions and notes should be aligned with the bottom of the drawing.*

##### *Electronic Drawings Files*

*Electronic drawing files will be submitted at the end of the project and shall adhere to the general drafting standards as specified.*

*The electronic files should conform to the standards listed below and the following generally accepted CAD practices.*

- a) Unnecessary fragmented lines.*
- b) Improper layering as described.*
- c) Improper text size and fonts.*
- d) Scale.*
- e) Dimensioning Scale.*
- f) Unnecessary electronic files.*
- g) Pieces or blocks outside the electronic border.*
- h) Multiple blocks, lines, text inserted on top of each other, etc.*

#### 4.7 Life Cycle Cost Report

A detailed Life Cycle Cost report will be prepared at the Concept Design stage which will be reviewed at all subsequent design and construction stages.

The Life Cycle Cost Report will be the primary responsibility of the Project Architect to prepare in consultation with the Quantity Surveyor.

The Life Cycle Cost report shall be in accordance with the Better Practice Guide to Life-Cycle Costing of December 2001 issued by the Australian national Audit Office and Standards Australia/Standards New Zealand joint standard AS/NZ 4536: *Life Cycle Costing – An Application Guide*

#### 4.8 Energy Management

The design will comply with current Building Code of Australia Energy Efficiency Provisions for Multi-Residential and Commercial Buildings. An appropriate audit of the plans and specifications will be conducted at schematic/design development stage to ensure compliance.

In general the design will cater for all reasonable energy management devices to be installed. It will also comply with Local Planning Policy for Satellite Dishes, Wind Turbines and External Fixtures.

#### 4.9 Universal Design

The design shall comply with all relevant Australian Standards relating to disability access and universal design and the Shire of Roebourne's Disability Access Policy. **The Policy is available ([insert hyperlink](#)).**

#### 4.10 Climatic Conditions

The design will specifically take into account the particular environmental conditions that prevail in Karratha.

The Project Architect will have regard for wind, temperature and rainfall records in order to identify the particular conditions to be considered. Orientation and materials will have to be carefully selected to ensure that the facility is available for all year round use.

#### 4.11 Facility Management

The Bulgarra Community Centre will be managed by the Shire of Roebourne as part of its portfolio of community facilities. There will not be a permanent tenant and all usage will be occasional and arranged through the Shire's casual booking system.

The functional layout of the facility will take this into account and key, lighting, mechanical services and security installations will be designed accordingly.

#### 4.12 Compliance with Standards, Regulations, Local Laws.

The building and complex is to comply with all regulations, By-Laws and Local Laws of authorities having jurisdiction over the building and works. The building will be classified **Public Building 9b** in accordance with the Building Code of Australia

All relevant Australian Standards will be complied with.

## 5 SITE

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### 5.1 General

The site is centrally located in the Baynton West a residential subdivision currently under development.

### 5.2 Title Details

#### 5.2.1 Community Purpose Site

The site is described as Lot 402 on preliminary deposited plan 61453 and known as Lot 402 Gardugarli Drive, Baynton having an area of 8450 sqm.

The site is bounded on the south by an undeveloped R40/R40 site, Thardna Road to the east, Marri Marri Drive to the north and Gardugarli Drive to the west. The proposed Baynton West Primary School will be constructed adjacent to lot 402 with a Regional Playground being developed to the north of that site.

It is presently contemplated that title to the site will issue in April 2010.

The Development Plan is available on [INSERT HYPERLINK](#) and the conditionally approved subdivision can be viewed in [INSERT HYPERLINK](#).

#### 5.2.2 Building Location

The Project Architect will determine, in liaison with the Project Manager, the most effective location on the site in order to achieve design and functional objectives. Given the relative size of the site, there will need to be an early determination of the area required for the Baynton West Family Centre and associated infrastructure.

As a guide, the Shire is of the view that 50% or thereabouts of the site area should be made available for the Baynton West Family Centre.

The Shire intends to determine other types of community development to be accommodated on the balance of the site.

### *5.3 Zoning and Permitted Uses*

The Baynton West Family Centre Zoning is reserved under the Town Planning Scheme 8: Urban Development.

### *5.4 Survey Details*

A survey has not been undertaken on the site. The Project Architect will need to engage the services of a licensed surveyor to undertake any survey work required. In general terms the site is flat and featureless.

### *5.5 Geotechnical Report*

A geotechnical survey and report has been commissioned and will be made available to Project Architect prior to the commencement of the design process. LandCorp will also make available additional information on the site as required.

### *5.6 Climatic Conditions*

The design will specifically take into account the particular environmental conditions that prevail in Karratha.

The Project Architect will have regard for wind, temperature and rainfall records in order to identify the particular conditions to be considered. Orientation and materials will have to be carefully selected to ensure that the facility is available for all year round use.

### *5.7 Environmental Issues*

The site is not subject to any Bush Forever or Native Title constraints. However, the Project Architect will be required to make themselves thoroughly conversant with local climatic conditions and cater for these in the design.

The building will have to meet a Cyclone Region D Terrain Category 2 High Wind Area Rating Seismic Activity Acceleration Coefficient of 0.12.

### *5.8 Facility Management*

The Baynton West Family Centre will have a variety of tenancy arrangements from leasing (Child Care Centre and Playgroup) to casual bookings.

The functional layout of the facility will need to take this into account and key, lighting, mechanical services and security installations will be designed accordingly.



### 5.9 Compliance with Standards, Regulations, Local Laws.

The building and complex is to comply with all regulations, By-Laws and Local Laws of authorities having jurisdiction over the building and works. The building will be classified Public Building 9b in accordance with the Building Code of Australia

All relevant Australian Standards will be complied with.

## 6 SERVICES AND EXTERNAL WORKS

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### 6.1 Sewer Drainage

LandCorp has made available current engineering detail indicating the location of sewer mains servicing the site. [INSERT HYPERLINK](#)

The Project Architect will be required to liaise with Watercorp and make all necessary applications for connection.

### 6.2 Main Water Supply

LandCorp has made available current engineering detail indicating the location of water mains servicing the site. [INSERT HYPERLINK](#)

The Project Architect will be required to liaise with Watercorp and make all necessary applications for connection.

### 6.3 Grounds Reticulation

The grounds reticulation system will initially be sourced from mains water supply. However, the system will be designed and engineered to be switched to sourcing treated effluent in the future.

Reticulation design shall be to the Shires standard – refer [HYPERLINK](#)

### 6.4 Gas Reticulation

Where required, gas supply will be by bottled gas. The Project Architect will ensure that the design caters for secure storage of gas bottles.

### 6.5 Electrical Supply

LandCorp has made available current engineering detail indicating the location of power mains servicing the site. [INSERT HYPERLINK](#)

The Project Architect will make all necessary applications for the connection of power to the site.

The Project Architect will be required to advise on the cost benefits of utilising photo voltaic cells to provide all or portion of the power for the Centre. This report will also advise on Commonwealth and State Governments Grants that may be applicable for the implementation of solar power.

## 6.6 Communications

The design will provide for the following:

- A structured cabling system having regard to Australian/New Zealand Standard for Wiring Rules (AS/NZS 3000:2007).
- Voice, data, video, audio and telephony connections with outlets as per the Room Data Schedule.
- An audio announcement system which caters for internal and external public address announcements.

## 6.7 Stormwater Drainage

A stormwater dispersal Plan will be submitted to the Shire's Manager Technical Services for approval at the Schematic/Design Development stage.

## 6.8 Waste Disposal

Provide for a Bin Enclosure to Shire standards for a bulk bin for waste disposal which are as follows:

### **Suitable Enclosure**

44. (1) An owner or occupier of premises -

(a) consisting of more than four (4) dwellings that have not been provided with individual receptacles; or

(b) used for commercial or industrial purposes, or as an eating house or food premises, that have been provided with receptacles, shall -

(c) if required by the Principal Environmental Health Officer -

(i) provide a suitable enclosure for the storage and cleaning of receptacles on the premises; and

(ii) install in the enclosure a tap connected to an adequate supply of water.

(2) An owner or occupier of premises required to provide a suitable enclosure under this Section shall keep the enclosure thoroughly clean and disinfected.

(3) For the purposes of this Section, a "suitable enclosure" means an enclosure -

(a) of sufficient size to accommodate all receptacles used on the premises but in any event having a floor area not less than a size approved by the Principal Environmental Health Officer;

- (b) constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the Principal Environmental Health Officer;*
- (c) having walls not less than 1.5 metres in height and having an access way of not less than 1 metre in width and fitted with a self-closing gate;*
- (d) containing a smooth, non-slip and impervious floor -
  - (i) of not less than 75 millimetres in thickness; and*
  - (ii) which is evenly graded to an approved liquid refuse disposal system;**
- (e) which is easily accessible to allow for the removal of the receptacles;*

The Shire generally requires a minimum of one 100mm trapped floor waste to be provided in the middle of the compound to collect the wastewater and deliver to the approved liquid waste disposal system

## 6.9 Security

The design will provide the following:

- an electronic security alarm system for the building,
- external security lighting,
- security lighting in pedestrian ways,
- controlled access for staff and building hirers,
- perimeter fencing,
- security fencing to the building.

All keying will be to the Shire of Roebourne's Master Key System – Lockwood Generation 6. However, having regard to the varied tenancy arrangements that are to apply a variety of security and keying systems will no doubt be called for. These will be finalised during the design process.

For information purposes, the keying schedule will be determined in consultation with the Shire's Manager, Community Facilities and Manager Infrastructure Operations.

Fencing shall comply with the Shires requirements available in [HYPERLINK](#)

## 6.10 Vehicle Parking Area's

The Shire will require the provision of a minimum of 100 vehicle parking bays with associated circulation, transport turning areas, covered pedestrian ways, disabled bays, bus parking bays, lighting and landscaping.

The Shire design standards are available on [INSERT HYPERLINK](#).

## 6.11 Site Signage

The design will provide for signage as follows:

- All regulatory signage
- Building Name signs - provide for 2 x 6000mm x 1500mm metal signs fixed to the front and rear of the building and all sign writing.

Refer to [\(insert hyperlink\) for the Shires Sign policy.](#)

In addition there is a requirement to provide signage which acknowledges the role of the Shires partners in the K2020 project. At this stage, this has not been determined and a Provisional Sum of \$30,000 should be provided for this promotional signage.

## **7 FACILITY REQUIREMENTS**

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### *7.1 Project Overview*

Baynton West is currently under development with an anticipated 950 dwellings when completed with an optimum population of 3,000. There is a variety of lot sizes designed to meet the “Karratha” accommodation needs and the design and construction of innovative housing is being actively encouraged.

It can be anticipated that the current demographic will be replicated in the suburb which will result in a high demand for quality and varied family services. Climatic conditions, especially in summer months, means that the “walk to” population will be substantially replaced with a “drive to” population. The majority of vehicles are 4 wheel drives and consequently take more manoeuvrability and parking space.

### *7.2 Innovation*

The Shire is desirous of constructing an innovative visually exciting building that fulfils all of the functional requirements whilst at the same time, establishing architectural standards in Karratha and demonstrating economies in construction methods.

As previously stated the Shire is looking to create a “go to” facility that will reflect the “newness” of the suburb and provide a catalyst for adventurous innovative sustainable housing design.

The adjacent primary school will possibly be constructed on a similar time frame as the Baynton West Family Centre and will add to the contemporary nature of the suburb. There will be a need to coordinate some aspects of design with this being managed through the Shire of Roebourne.

### *7.3 Emergency Evacuation Plan*

It is essential that an Emergency Evacuation Plan be prepared which meets the standards required by the Shire. In the regard, liaison should be made with the Shire’s Manager Environmental Health Services as to details required.

## 7.4 Public Art

Provide for a Provisional Sum of Fifty thousand (\$95,000) for the commissioning and installation of Public Art.

## 7.5 Functional Elements

The key functional elements of the Centre are as follows:

- Meeting space for the community,
- Activity Room for community hire,
- Infant Health Clinic,
- Childcare facility for 50 children,
- Playgroup and occasional care space with toy library facilities,
- Offices for lease to "Not For Profit" groups,
- Administration Office
- Central covered "Courtyard".
- External play areas.
- Vehicle parking and service areas
- Landscaping

Specific details are provided in the Room Data Schedules.

## 7.6 Specific Design Criteria - Exterior

The materials selected for the exterior of the building shall be robust, capable of withstanding the rigours of the climate, be easily maintainable and, as far as is reasonably practicable, resistant to vandalism and graffiti.

The built structure will blend in with the landscaped area with both being of complimentary design.

## 7.7 Room Data Schedules

### 7.7.1 Summary

The following summary shows the nominal area assigned to each of the components of the Baynton West Family Centre. These areas could be amended due to design criteria, cost implications or rationalisation of some requirements.

ROOM DATA SCHEDULE REFERENCE	ROOM NAME	PURPOSE	AREA sqm
<b>FAMILY SERVICES MODULE</b>			
7.7.2.1	Infant Health Clinics	Double clinic for Infant Health and allied services. Can be converted to one single 40sqm area for workshops and group sessions	40
7.7.2.2	Clinicians Suite	Specialist suite for medically oriented services	20
7.7.2.3	Counselling Rooms	Specialist suites for confidential counselling	20
7.7.2.4	Office	Office for use by health and allied services professionals and visiting clinicians and health service providers.	15
7.7.2.5	Reception/Waiting Room	Common area for all offices and suites	30
7.7.2.6	Staff Room	Tea preparation and quite area	15
7.7.2.7	Amenities	Male/Female and Disabled toilet	20
7.7.2.8	Store	General purpose store	12
<b>TOTAL INDICATIVE AREA</b>			<b>172</b>
<b>PLAYGROUP MODULE</b>			
7.7.5.1	Playgroup Rooms	Double playgroup room. Can be converted into large area for special events. Includes kitchen, servery areas, children's toilets, stores	300
7.7.5.2	Administration Office	Requested area is for staff of 7 including and office for CEO. To be assessed during design as there is office accommodation provided in the adjoining Community Centre Module for NFP's and NGO's	50
7.7.5.3	Lobby/Reception	Provides for reception desk and general entry area	30
N/A	Adult toilets	Additional to those in Playgroups and as an adjunct to office accommodation	0
N/A	Activity Rooms	Provision has been made in the adjacent Family Services and Community Centre modules for multi use activity rooms.	0
N/A	Storage	General storage over and above cupboard storage in Playgroup rooms. Allowed for in general design of Playgroup.	0
<b>TOTAL INDICATIVE AREA</b>			<b>380</b>
7.7.5.4	External Playground area	There are no standards. Allowance is 100 sqm per unit. Sun protection to be considered. Portion in courtyard.	200

ROOM DATA SCHEDULE REFERENCE	ROOM NAME	PURPOSE	AREA sqm
<b>COMMUNITY CENTRE MODULE</b>			
7.7.4.1	Workshops	Two adjoining multi functional workshop areas for 30 persons each which can be converted in 30 person unit	60
7.7.4.2	Committee Rooms	Two Committee Rooms to cater for 10 persons.	30
7.7.4.3	Amenities	Amenities for male/female and disabled.	30
7.7.4.4	Lobby	Entry circulation area	40
7.7.4.5	Coffee Shop	Small "coffee shop" to add value to the Centre as a whole and to add vibrancy and appeal to the "Courtyard".	30
7.7.4.6	Cleaners Room	Cleaners room to service Family Centre, Community Centre and Playgroups.	12
7.7.4.7	Office Accommodation	Office Accommodation for NGO's and NFP's . Notionally 3 off at 15sqm	45
7.7.4.8	Storage	Storage for chairs (80), trestle tables (10) chair trolley (1) trestle trolley (1) lectern (2) sundry materials	30
<b>TOTAL INDICATIVE AREA</b>			<b>277</b>
<b>CHILD CARE MODULE</b>			
7.7.2.1	Child Care	To be designed to comply with regulations for a 50 place centre. Note: This area is not tested and taken from K2020 report. To include an area of 20sqm for occasional care creche to be provided by lessee as a service to the Family Centre as a whole.	270
<b>TOTAL INDICATIVE AREA</b>			<b>270</b>
7.7.2.2	Outdoor play area	Regulations appear to indicate a minimum of 450 sqm of external secure play area. Due to local conditions ideally should be covered.	450
<b>COURTYARD MODULE</b>			
7.7.6	Courtyard	Outdoor covered area to link the "modules" and provide a pleasant landscaped environment for socialisation and networking. Part area will taken up by covered playground space for Child Care and Playgroups.	400
Area is an estimate only for design purposes. Will form a key element of design.			
<b>TOTAL ESTIMATE FOR "COURTYARD"</b>			<b>400</b>

LANDSCAPING			0
	Site utilisation	Site area	8450
		Potential building footprint	1499
		Potential external additional play areas (to be covered?)	700
ROOM DATA SCHEDULE REFERENCE	ROOM NAME	PURPOSE	AREA sqm
		Provision for vehicle parking, ingress and egress, footpaths, etc.	1500
		Other municipal purposes	4000
		<b>APPROXIMATE AREA FOR LANDSCAPING AND RETICULATION</b>	<b>751</b>
VEHICLE PARKING			0
	Vehicle Parking	Estimated area for 100 bays, circulation, driveways, footpaths	1500
		<b>APPROXIMATE AREA FOR VEHICLE PARKING</b>	<b>1500</b>

## 7.7.2 Child Care Centre Module

### 7.7.2.1 Child Care Centre

<b>Room Name</b>	<b>CHILD CARE CENTRE</b>
<b>Function</b>	To provide child care facilities in accordance with the Child Care Services Act 2007 and the Child Care Services (Child Care) Regulations 2007.
<b>Net Area (if known)</b>	Notionally 270 sqm but as required by the Act and Regulations
<b>Location</b>	Will form the Child Care Module of the overall facility.
<b>Occupancy</b>	50 children from babies to 5 years olds.  The design numbers should be: Babies 2-3 years old 4-5 years old



<p><b>Furniture and Fittings</b></p>	<p>Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i></p> <p>The design will incorporate all furniture and fittings as required in terms of the Child Care Services Act 2007 and the Child Care Services (Child Care) Regulations 2007.</p> <p>The construction will incorporate telephone and data cabling throughout as well as TV/Audio circuitry back to the main office.</p> <p>The Centre shall be of a high quality in order to attract a reputable child care operator which will lease the Centre.</p> <p>The outdoor play area will need to be designed in conjunction with the Playground to ensure maximum of covered and protected area.</p>
	<p>Shire supplied and installed: <i>Complete in the context of the above</i></p> <p>The Shire will not be providing any loose furniture and equipment as this will be the entire responsibility of incoming tenant</p>
<p><b>Comments</b></p>	<p>The design of this leased module will form part of the overall Family Centre and will add to and complement the overall innovative features. It will add to the aesthetic and be a seamless part of the whole.</p> <p>The notional area allows for an occasional care crèche to service the Family Centre as a whole which will be provided by the Child Care lessee as a condition of tenancy.</p>

7.7.2.2 Child Care Centre External Playspace

<b>Playspace</b>	<b>Child Care Playspace</b>						
<b>Function</b>	Children's secure outdoor play area.						
<b>Net Area</b>	As defined by the Child Care Services Act 2007 and the Child Care Services (Child Care) Regulations 2007.  Notionally 450sqm						
<b>Location</b>	Abutting the Child Care Centre						
<b>Occupancy</b>							
<b>Special Features</b>	The area will be securely fenced and will be provided with a lockable service vehicle entry gate. The aspect from the Child Care Centre must be open in order to facilitate supervision of children Having regard to the climatic conditions, the Project Architect will be required to call for innovative cyclone proof shade structures to provide year round shade.						
<b>Special Equipment</b>	Play equipment will be provided by the lessee.						
<b>Noise Output</b>							
<b>Services</b>	<table border="0"> <tr> <td>Electrical:</td> <td>A minimum of two all weather lockable double GPO's</td> </tr> <tr> <td>Lighting:</td> <td>Lighting to enable night use with a separate security lighting system linked to the complex as a whole.</td> </tr> <tr> <td>Water:</td> <td>Cold water drinking fountain Low trough for hand washing.</td> </tr> </table>	Electrical:	A minimum of two all weather lockable double GPO's	Lighting:	Lighting to enable night use with a separate security lighting system linked to the complex as a whole.	Water:	Cold water drinking fountain Low trough for hand washing.
Electrical:	A minimum of two all weather lockable double GPO's						
Lighting:	Lighting to enable night use with a separate security lighting system linked to the complex as a whole.						
Water:	Cold water drinking fountain Low trough for hand washing.						
<b>Finishes</b>	Floor: A mixture of sand, rubber soffit and grass – consider indoor/outdoor carpet.						
<b>Furniture and Fittings</b>	Contractor supplied and installed: All as required by the Child Care Services Act 2007 and the Child Care Services (Child Care) Regulations 2007.						
<b>Comments</b>	The design of this Playspace will be fully coordinated with the Playspace for the Playgroup module.  Where practical and permitted by statute, the Shire will encourage shared use in order to maximise the value and use of the Playspace.						

7.7.3 Family Services Module

7.7.3.1 Infant Health Clinic (x 2)

<b>Room Name</b>	<b>INFANT HEALTH CLINIC</b>	
<b>Function</b>	<p>To provide for a variety of child care related services. These services will include:</p> <ul style="list-style-type: none"> <li>• Infant Health Services</li> <li>• Occupational Therapy</li> <li>• Physiotherapy</li> <li>• Speech Therapy</li> <li>• Group Counselling</li> </ul> <p>Additionally it is anticipated that the adjoining Baynton West Primary School will use the facility for child related uses.</p>	
<b>Management:</b>	Use of the facility will be managed by the Pilbara Population Health-West office of the WA Country Health Service.	
<b>Area (if known)</b>	40 sqm or thereabouts divided into two suites by an operable sound proof door.	
<b>Location</b>	A component of the Family Services Module. Must be adjacent to the Reception/Waiting Area.	
<b>Occupancy</b>	The space will be occupied on a sessional basis by a variety of health professionals. At most 1 staff member per "unit". Patient numbers will vary according to session type.	
<b>Openings</b>	Doors	2 lockable entry doors from the Reception/Waiting Room.
	<i>(Describe type and purpose)</i>	Operable dividing Hufcor type sound proof dividing door.

	Servery/Other Openings	Nil.
	Windows	2 external windows with venetian blinds. Glazing to be treated with heat reflecting film. <i>Note: Advise on cost benefit of double glazing.</i>
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	See Contractors fit out.	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Nil.	
<b>Noise Output</b>	Minimal.	
<b>Services</b>	Electrical:	<ul style="list-style-type: none"> <li>• 2 x wall mounted double GPO's in each unit. (4 off)</li> <li>• 1 x double GPO in each "Service Cupboard" (2 off)</li> </ul>
	Lighting:	Standard office type overhead fluorescent, movement operated.
	Computer:	Laptop.
	Water:	Hot and cold water to hand basin in each section (2 off).
	Sanitary Fittings:	Not applicable.
	Basins:	Hand basin for hand washing in each section (2 off).
	Sinks:	Nil.

	Troughs:	Nil.
	Telephone Fax/Modem:	1 outlet per section (2 off).
	Air conditioning:	Yes.
	Fire Detection:	Yes.
	TV/Audio:	No.
	Security/CCTV:	Lockable doors, all cupboards to be secure.
	Ventilation:	To suit air-conditioning.
<b>Finishes</b>	Floor:	Carpet.
	Walls:	Painted.
	Ceiling:	Painted.
	Insulation:	Yes.
	Special:	Not applicable.

<p><b>Furniture and Fittings</b></p>	<p>Contractor supplied and installed:</p> <p>The design will cater for a “secure wall cupboard” in each unit which will cater for all Infant Health Clinic equipment. This will include:</p> <ul style="list-style-type: none"> <li>• Lowered bench for scales with cupboard under (1000mm)</li> <li>• Work bench open under (2000mm)</li> <li>• Staff washbasin with clinical provision with cupboard under(1000mm)</li> <li>• Wall mirror over</li> <li>• Liquid soap dispenser</li> <li>• Paper towel dispenser</li> <li>• Wall cupboard with 4 shelves and secure doors (1000mm)</li> </ul> <p>Cupboards to have adjustable shelves.</p> <p>All to be contained within a secure “cupboard” type arrangement.</p> <p>Pin up board 1200mm x 900mm.</p> <p><i>Note: Dimensions may vary slightly in final design provided functionality is maintained.</i></p>
	<p>Shire supplied and installed:</p> <p>All loose furniture and equipment to be provided by Pilbara Population Health. This will include, in each “unit”:</p> <ul style="list-style-type: none"> <li>• Consulting desk with drawer unit and office chair.</li> <li>• Visitor chair</li> <li>• Children’s table and 2 chairs</li> <li>• Eye chart on wall</li> <li>• Height scale on wall</li> <li>• Rubbish bin</li> </ul>

### 7.7.3.2 Clinicians Suite

<b>Room Name</b>	<b>CLINICIANS SUITE</b>	
<b>Function</b>	To provide for a variety of child care related services. These services will include: <ul style="list-style-type: none"> <li>• Allied Health Services</li> <li>• School Nurse</li> <li>• Immunisation</li> <li>• Visiting Clinicians</li> <li>• Women's Health Services</li> </ul>	
<b>Management:</b>	Use of the facility will be managed by the Pilbara Population Health-West office of the WA Country Health Service.	
<b>Area (if known)</b>	20sqm.	
<b>Location</b>	A component of the Family Services Module". Must be located off the Reception Area/Waiting Room.	
<b>Occupancy</b>	Generally by 1 clinician or health practitioner and patients(s).	
<b>Openings</b>	Doors:	1 lockable door to Reception/Waiting Area.
	Servery/Other Openings:	Not applicable.
	Windows:	Minimum of 1 external window with venetian blinds.
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	See Contractors Fit Out.	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Video Conferencing ability in Multi Use Clinic; Counselling Rooms and Infant Health Clinics.	

<b>Noise Output</b>	Minimal.	
<b>Services</b>	Electrical:	2 x wall mounted double GPO's.
	Lighting:	Normal office lighting.
	Computer:	Laptop.
	Water:	Hot and cold to washbasin.
	Sanitary Fittings:	Nil.
	Basins:	1 hand basin with cupboard under. Complete with mirror, liquid soap dispenser, paper towel dispenser.
	Sinks:	Nil.
	Troughs:	Nil.
	Telephone Fax/Modem:	Telephone.
	Air conditioning:	Yes.
	Fire Detection:	Yes.
	TV/Audio:	Yes – TV outlet.
	Security/CCTV:	No.
	Ventilation:	To suit air-conditioning.
<b>Finishes</b>	Floor:	Linoleum or rubberised material. Must be readily cleanable.
	Walls:	Painted.
	Ceiling:	Painted.
	Insulation:	Yes.



<b>Furniture and Fittings</b>	<p>Contractor supplied and installed:</p> <ul style="list-style-type: none"> <li>• Wall cupboard with 4 adjustable shelves and lockable doors</li> <li>• Examination table</li> <li>• Privacy curtain on ceiling rail.</li> <li>• White board 900mm x 600mm</li> <li>• Notice Board 900mm x 600mm</li> <li>• 2000mm bench top with lockable safety cupboard under and 2 adjustable shelves fitted with medical hand basin.</li> </ul>
	<p>Shire supplied and installed: <i>Complete in the context of the above</i></p> <ul style="list-style-type: none"> <li>• Consultation desk and chair</li> <li>• 2 x visitors chairs</li> <li>• Filing cabinet.</li> <li>• Examination Table screen</li> </ul>

### 7.7.3.3 Counselling Rooms

<b>Room Name</b>	<b>COUNSELLING SUITES</b>
<b>Function</b>	<p>To provide for a variety of child care related services. These services will include:</p> <ul style="list-style-type: none"> <li>• Allied Health Services</li> <li>• School Nurse</li> <li>• Immunisation</li> <li>• Visiting Clinicians</li> <li>• Women's Health Services</li> </ul>
<b>Management:</b>	Use of the facility will be managed by the Pilbara Population Health-West office of the WA Country Health Service.
<b>Area (if known)</b>	Two Counselling Suites each of 10 sqm or thereabouts.
<b>Location</b>	A component of the Family Services Module.
<b>Occupancy</b>	Counsellor and up to 3 clients.

<b>Openings</b>	Doors:	Single lockable. Must be solid core and sound rated.
	<i>(Describe type and purpose)</i>	Must have exit door directly to the exterior to the exterior for privacy reasons.
	Servery/Other Openings:	Nil
	Windows:	1 in each module to the exterior. To have venetian blinds. Consider double glazing for energy efficiency and sound rating.
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Nil	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Nil	
<b>Noise Output</b>	Minimal but the use is for confidential and sensitive purposes.	
<b>Services</b>	Electrical:	2 x wall mounted double GPO's
	Lighting:	Normal office with dimmers.
	Computer:	Lap top
	Telephone Fax/Modem:	Yes
	Air conditioning:	Yes
	Fire Detection:	Yes
	TV/Audio:	Video Conferencing

	Security/CCTV:	Lockable doors
	Ventilation:	To suit air conditioning
<b>Finishes</b>	Floor:	As per Lobby
	Walls:	Painted
	Ceiling:	Painted
	Insulation:	Yes
	Special:	Must be as sound proof as reasonably practicable.
<b>Furniture and Fittings</b>	Contractor supplied and installed:  Fixed cabinet with adjustable shelves	
	Shire supplied and installed: <i>Complete in the context of the above</i>  Coffee table 4 x lounge type chairs Wall hangings Small table for magazines	

#### 7.7.3.4 Administration Office

<b>Room Name</b>	<b>FAMILY SERVICES ADMINISTRATION OFFICE</b>
<b>Function</b>	To provide office accommodation for the users of the Family Services Module on an “ad hoc” and “sessional” basis.
<b>Management:</b>	Use of the facility will be managed by the Pilbara Population Health-West office of the WA Country Health Service.

<b>Area (if known)</b>	16 sqm	
<b>Location</b>	A component of the Family Services Module".	
<b>Occupancy</b>	Anticipated to be 2 people at any one time with possibly up to 2 visitors.	
<b>Openings</b>	Doors:	Single lockable entry door.
	Servery/Other Openings:	Hatch to reception area/waiting room. Must be glazed sliding type and lockable.
	Windows:	1 to exterior with venetian blinds. Consider double glazing for energy conservation.
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	N/A	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	N/A	
<b>Noise Output</b>	Minimal.	
<b>Services</b>	Electrical:	2 double wall mounted GPO's.
	Lighting:	Normal office.
	Computer:	Desktop.
	Water:	Nil.
	Sanitary Fittings:	Nil.
<b>Services cont'd</b>	Basins:	Nil.
	Sinks:	Nil.

	Troughs:	Nil.
	Telephone Fax/Modem:	Yes.
	Air conditioning:	Yes.
	Fire Detection:	Yes.
	TV/Audio:	No.
	Security/CCTV:	Lockable doors.
	Ventilation:	To suit air conditioning.
<b>Finishes</b>	Floor:	Carpet.
	Walls:	Painted.
	Ceiling:	Painted.
	Insulation:	Yes.
	Special:	N/A
<b>Furniture and Fittings</b>	<p>Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i></p> <ul style="list-style-type: none"> <li>• Credenza with adjustable shelves</li> <li>• Wall mounted overhead cabinet with adjustable shelves</li> <li>• Wall cupboard with adjustable shelving</li> <li>• White Board 1200mm x 900mm</li> <li>• Pin Up Boards 2 off 1200mm and 600mm</li> <li>• Brochure racks (Off the shelf clear plastic)</li> </ul>	

	<p>Shire supplied and installed: <i>Complete in the context of the above</i></p> <ul style="list-style-type: none"> <li>• Standard office Desk</li> <li>• Office Chair</li> <li>• 2 x visitors chairs</li> <li>• 4 drawer filing cabinet</li> <li>• Waste bin</li> </ul>
<b>Comments</b>	To determine telephone type, reticulation and “who provides”

#### 7.7.3.5 Reception/Waiting Room

<b>Room Name</b>	<b>RECEPTION / WAITING ROOM</b>	
<b>Function</b>	To provide a common reception and waiting area for visitors to the Family Centre and to accommodate a range of promotional and information material.	
<b>Management:</b>	Use of the facility will be managed by the Pilbara Population Health-West office of the WA Country Health Service.	
<b>Area (if known)</b>	30sqm or thereabouts. Final area to be determined by layout.	
<b>Location</b>	A component of the Family Services Module”.	
<b>Occupancy</b>	Needs to accommodate 10 adults and 5 children at any one time.	
<b>Openings</b>	Doors:	Main entry door. To be solid core and vandal resistant. Lockable
	<i>(Describe type and purpose)</i>	Secondary exit/entry door to the central “Courtyard”. To be solid core and vandal resistant. Lockable.

	Windows:	If design permits, window to exterior. Venetian Blinds. Consider double glazing.	
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Must be bright colourful and present a welcoming environment.  Design to cater for secure reception area manned by 1 person with counter, desk top, office chair, computer.		
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	N/A		
<b>Noise Output</b>	High with normal activity from children.		
<b>Services</b>	Electrical:	2 double wall mounted GPO's.	
	Lighting:	Standard reception/lobby.	
	Computer:	Yes	
	Water:	Provide cold water drinking fountain.	
	Sanitary Fittings:	Nil.	
	Basins:	Nil.	
	Sinks:	Nil.	
	Troughs:	Nil.	
	Telephone Fax/Modem:	Yes	
	Air conditioning:	Yes	
	Fire Detection:	Yes.	
		TV/Audio:	Yes.
		Security/CCTV:	Lockable entry/exit doors.

	Ventilation:	To suit air conditioning.
<b>Finishes</b>	Floor:	Impervious surface – linoleum or similar. Easy cleanable and stain proof.
	Walls:	Painted.
	Ceiling:	Painted.
	Insulation:	Yes.
<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i>	
	Provide for ample wall mounted brochure racks and notice boards.	
	Shire supplied and installed: <i>Complete in the context of the above</i>	
	<ul style="list-style-type: none"> <li>• Client seating (20 off)</li> <li>• Small tables for brochures</li> <li>• Wall hangings</li> </ul>	

#### 7.7.3.6 Staff Room

<b>Room Name</b>	<b>STAFF ROOM</b>
<b>Function</b>	To provide amenities area and quiet room for staff and service providers.
<b>Management:</b>	Use of the facility will be managed by the Pilbara Population Health-West office of the WA Country Health Service.
<b>Area (if known)</b>	15 sqm or thereabouts.
<b>Location</b>	A component of the Family Services Module.



<b>Occupancy</b>	Up to 6 persons at any one time.	
<b>Openings</b>	Doors:	Single entry door with glazed panel. Lockable.
	Servery/Other Openings:	Nil.
	Windows:	If practicable in design 1 external window with venetian blinds and consider double glazing.
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	.Typical staff amenities room.	
<b>Noise Output</b>	Minimal.	
<b>Services</b>	Electrical:	2 x wall mounted double GPO's.
	Lighting:	Overhead fluorescent.
	Computer:	Nil.
	Water:	<ul style="list-style-type: none"> <li>Hot and cold to wash basin</li> <li>Hot and cold tea making unit</li> </ul>
	Sinks:	1 x kitchen basin with cupboard under.
	Air conditioning:	Yes.
	<b>Services cont'd</b>	Fire Detection:
	TV/Audio:	Yes.
	Security/CCTV:	Lockable door.
	Ventilation:	To suit air conditioning.
<b>Finishes</b>	Floor:	Linoleum.

	Walls:	Painted.
	Ceiling:	Painted.
	Insulation:	Yes.
<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i>	
	<ul style="list-style-type: none"> <li>• Typical cabinet to store crockery, cutlery etc.</li> <li>• Bench top for tea and light meal preparation.</li> <li>• Fire extinguisher</li> <li>• Notice Board</li> <li>• Pamphlet Holder</li> <li>• Tea towel hanger</li> </ul>	
	Shire supplied and installed: <i>Complete in the context of the above</i>	
	<ul style="list-style-type: none"> <li>• Dining table and chairs for 6</li> <li>• Upright refrigerator</li> <li>• Micro wave oven</li> <li>• Toaster</li> </ul>	

### 7.7.3.7 Amenities

<b>Room Name</b>	<b>MALE FEMALE AND DISABLED AMENITIES</b>	
<b>Function</b>	To provide male; female and disabled toilet amenities	
<b>Net Area (if known)</b>	Notionally 20 sqm but as required.	
<b>Location</b>	Community Centre Module	
<b>Occupancy</b>		
<b>Openings</b>	Doors:	As required by design and statute
	Servery/Other Openings	Nil

	Windows.	As required by design and statute
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>		
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	.Baby change facility in disabled toilet	
<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	1 x wall mounted double GPO in each of Male, Female and Disabled facilities.
	Lighting:	Ceiling mounted fluorescent
	Water:	Hot and Cold Water
	Sanitary Fittings	
	Basins	1 hand basin in each of Male, Female and Disabled toilet with mirror over
	Air conditioning:	Yes
	Fire Detection:	Yes
	Ventilation:	To suit air conditioning
<b>Finishes</b>	Floor:	Tiles
	Walls:	Tiles
	Ceiling:	Painted

	Insulation:	Yes
	Special:	Nil
<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i>	
	Liquid soap dispenser Electric hand dryer Paper hand towel dispenser. Toilet roll holders	
	Shire supplied and installed: <i>Complete in the context of the above</i>	
	Nil	

#### 7.7.3.8 Store

<b>Room Name</b>	<b>FAMILY SERVICES STORE</b>	
<b>Function</b>	To provide general storage space for the user groups within the Family Services module.	
<b>Management:</b>	Use of the facility will be managed by the Pilbara Population Health-West office of the WA Country Health Service.	
<b>Area (if known)</b>	12 sqm or thereabouts	
<b>Location</b>	Within the Family Services Module	
<b>Openings</b>	Doors:	1.5 door width to allow for large items to be readily stored and removed.

<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Nil.	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Fixed floor to ceiling metal shelving to available walls.	
<b>Noise Output</b>	Minimal.	
<b>Services</b>	Electrical:	1 Wall mounted double GPO.
	Lighting:	Overhead lighting operated by movement detector.
	Fire Detection:	Yes.
	Security/CCTV	Lockable door.
	Ventilation:	Yes.
<b>Finishes</b>	Floor:	Concrete.
	Walls:	Painted.
	Ceiling:	Painted.
	Insulation:	Yes.
	Special:	No.
<b>Furniture and Fittings</b>	Contractor supplied and installed . Floor to ceiling adjustable metal shelving to be provided to 3 walls.	

	Shire supplied and installed: <i>Complete in the context of the above</i>
	Nil

#### 7.7.4 Community Centre Module

##### 7.7.4.1 Workshops (2)

Room Name	WORKSHOP (S)	
<b>Function</b>	To provide a multi purpose room for meetings, training, workshops, programmes, seminars, group sessions accessible to the community, health and allied professionals, service providers.	
<b>Net Area (if known)</b>	Two adjoining rooms each of a minimum of 30 sqm with a central noise rated operable door. This will enable the areas to be used for additional larger scale uses.	
<b>Location</b>	Community Centre Module	
<b>Occupancy</b>	30 persons seated theatre style.	
<b>Openings</b>	Doors:	Sound rated operable door
	<i>(Describe type and purpose)</i>	Double entry door
	Servery/Other Openings	Nil
	Windows.	Design permitting, windows to exterior. Consider double glazing. Venetian Blinds

<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>		
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Each room to have inbuilt overhead projector with wiring to wall cabinet. Orientation will differ in each room to cater for double room use. Walls to be painted for screen.	
<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	1 double GPO on bench top 2 x wall mounted double GPO's
	Lighting:	Normal office with dimmers
	Computer:	Data cabling for overhead projector, training etc. Provide wiring for video conferencing.
	Water:	Hot and Cold Water Hot and cold water for tea making
	Sanitary Fittings	Nil
	Basins	Nil
	Sinks	As described later.
	Troughs	Nil
	Telephone Fax/Modem	Data cabling - yes
	Air conditioning:	Yes
	Fire Detection:	Yes

	TV/Audio	Yes
	Security	Lockable doors
	Ventilation:	To suit air conditioning
<b>Finishes</b>	Floor:	Carpet
	Walls:	Painted
	Ceiling:	Painted
	Insulation:	Yes
	Special:	To be reasonably sound proofed
<b>Furniture and Fittings</b>	<p>Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i></p> <p>Cupboard to end wall with closed adjustable shelves under.  Sink in bench top for tea making washing up and cleaning of craft materials  1 white board 1200mm x 900mm  Liquid soap dispenser  Paper hand towel dispenser.</p>	
	<p>Shire supplied and installed: <i>Complete in the context of the above</i></p> <p>80 stackable chairs  10 x 6 seat trestle tables  Chair and trestle trolleys  Lectern x 2</p>	

#### 7.7.4.2 Committee Rooms (x 2)

<b>Room Name</b>	<b>COMMITTEE ROOMS</b>
<b>Function</b>	To provide Committee Rooms for use by the community and Family Centre user groups.



<b>Net Area (if known)</b>	Two off adjoining rooms each of an area of 15 sqm or thereabouts capable of being converted to one room.	
<b>Location</b>	Community Centre Module	
<b>Occupancy</b>	10 persons in a board room setting.	
<b>Openings</b>	Doors:	Sound rated operable door
	<i>(Describe type and purpose)</i>	Single entry door
	Server/Other Openings	Nil
	Windows.	Design permitting, windows to exterior. Consider double glazing. Venetian Blinds
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>		
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Provide wiring for in ceiling overhead projector unit.	
<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	1 double GPO on bench top 2 x wall mounted double GPO's
	Lighting:	Normal office with dimmers
	Computer:	Generally laptops only
	Water:	Hot and Cold Water Hot and cold water for tea making
	Sanitary Fittings	Nil

	Basins	Nil
	Sinks	As described later.
	Telephone Fax/Modem	Data cabling - yes
	Air conditioning:	Yes
	Fire Detection:	Yes
	TV/Audio	Yes
	Security	Lockable doors
	Ventilation:	To suit air conditioning
<b>Finishes</b>	Floor:	Carpet
	Walls:	Painted
	Ceiling:	Painted
	Insulation:	Yes
	Special:	To be reasonably sound proofed
<b>Furniture and Fittings</b>	<p>Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i></p> <p>Cupboard to end wall with closed adjustable shelves under. Sink in bench top for tea making washing up and cleaning of craft materials 1 white board 1200mm x 900mm Liquid soap dispenser Paper hand towel dispenser.</p>	
	<p>Shire supplied and installed: <i>Complete in the context of the above</i></p> <p>Dining Room (Board Room) Table 10 chairs</p>	

### 7.7.4.3 Amenities

<b>Room Name</b>	<b>MALE FEMALE AND DISABLED AMENITIES</b>	
<b>Function</b>	To provide an amenities area to cater for the Community centre module	
<b>Net Area (if known)</b>	Notionally 30sqm but as required	
<b>Location</b>	Community Centre Module	
<b>Occupancy</b>	To cater for 90 people	
<b>Openings</b>	Doors:	As required
	Windows:	As required
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Nappy change table to Disabled toilet	
<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	1 double GPO on bench top 1 x wall mounted double GPO's
	Lighting:	Fluorescent Movement operated
	Water:	Hot and Cold Water
	Basins	As required
	Air conditioning:	Yes
	Fire Detection:	Yes
	Security	Lockable doors

	Ventilation:	Yes
<b>Finishes</b>	Floor:	Tiles
	Walls:	Tiles
	Ceiling:	Painted
	Insulation:	Yes
<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i>	
	All as required by Health Regulations.	

#### 7.7.4.4 Lobby/Circulation

<b>Room Name</b>	<b>LOBBY/CIRCULATION</b>	
<b>Function</b>	To provide access to all amenities with room for networking and conversation..	
<b>Net Area (if known)</b>	Notionally 40 sqm but as required by design..	
7.7.4.4.1 Location	Community Centre Module	
<b>Occupancy</b>	Variable	
<b>Openings</b>	Doors:	Entry/Exit to Courtyard and others as necessary
	Windows.	To exterior if design permits
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Nil	

<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Water Cooler Pamphlet racks Notice Boards .	
<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	Up to 4 x wall mounted double GPO's
	Lighting:	Normal office with dimmers Provide lighting for wall art
	Water:	For water cooler
	Telephone Fax/Modem	Data cabling - yes
	Air conditioning:	Yes
	Fire Detection:	Yes
	TV/Audio	Yes
	Security	Lockable doors
	Ventilation:	To suit air conditioning
<b>Finishes</b>	Floor:	Carpet
	Walls:	Painted
	Ceiling:	Painted
	Insulation:	Yes

<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i>  Picture rails to suit
	Shire supplied and installed: <i>Complete in the context of the above</i>  6 visitor chairs 2 occasional tables Indoor plants for decoration

#### 7.7.4.5 Coffee Shop

<b>Room Name</b>	"COFFEE SHOP"	
<b>Function</b>	To provide a fully equipped "Coffee Shop" to service the centre as a whole	
<b>Net Area (if known)</b>	Notionally 20 sqm but as required	
7.7.4.5.1 Location	Community Centre Module	
<b>Occupancy</b>	Potential to be leased or to be operated by a community group.	
<b>Openings</b>	Doors:	In/Out doors for serving staff.
	<i>(Describe type and purpose)</i>	Door for goods entry
	Servery/Other Openings	Servery to Courtyard.
	Windows.	
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>		

<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	To be fitted out to Class 3 Kitchen.	
<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	4 x wall mounted double GPO's
	Lighting:	Fluorescent ceiling
	Computer:	Point of Sale
	Water:	Hot and Cold Water
	Basins	As required
	Sinks	As required
	Telephone Fax/Modem	Data cabling - yes
	Air conditioning:	Yes
	Fire Detection:	Yes
		TV/Audio
	Security	Lockable doors
	Ventilation:	To suit air conditioning
<b>Finishes</b>	Floor:	Tiled
	Walls:	Tiled
	Ceiling:	Painted

	Insulation:	Yes
	Special:	Nil
<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i>  See previously	
	Shire supplied and installed: <i>Complete in the context of the above</i>  Nil	

#### 7.7.4.6 Cleaners Room

<b>Room Name</b>	<b>CLEANERS ROOM</b>	
<b>Function</b>	To provide a cleaners room to service Centre as a whole	
<b>Net Area (if known)</b>	Notionally 12 sqm but as required.	
7.7.4.6.1 Location	Community Centre Module	
<b>Occupancy</b>	Nil	
<b>Openings</b>	Doors:	Secure door
	Servery/Other Openings	Nil
	Windows.	Nil
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Nil	



<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Typical cleaners room with slop hopper, shelving and racking for cleaning materials .	
<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	1 wall mounted double GPO
	Lighting:	Normal
	Water:	Hot and Cold Water
	Sanitary Fittings	Slop Hopper
	Troughs	Yes
	Telephone Fax/Modem	No
	Air conditioning:	No
	Fire Detection:	Yes
	TV/Audio	No
	Security	Lockable doors
	Ventilation:	Yes
<b>Finishes</b>	Floor:	Concrete
	Walls:	Painted
	Ceiling:	Painted
	Insulation:	Yes
	Special:	To be reasonably sound proofed

<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i>  As described
	Shire supplied and installed: <i>Complete in the context of the above</i>  Usual cleaning gear

#### 7.7.4.7 Office Accommodation (NFP's) (3 off)

<b>Room Name</b>	<b>COMMUNITY GROUP OFFICE ACCOMMODATION</b>	
<b>Function</b>	To provide office accommodation for Not for Profit and Non Government Agencies providing Family oriented services.	
<b>Net Area (if known)</b>	Notionally 3 x offices each of 15sqm.	
<b>Location</b>	Community Centre Module	
<b>Occupancy</b>	Potentially up to three. Will be leased to occupants	
<b>Openings</b>	Doors:	Single entry door
	Servery/Other Openings	Nil
	Windows.	Design permitting, windows to exterior. Consider double glazing. Venetian Blinds
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Nil	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Nil .	

<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	2 x wall mounted double GPO's
	Lighting:	Normal office with dimmers
	Computer:	Desk Top
	Water:	Nil
	Sanitary Fittings	Nil
	Basins	Nil
	Sinks	Nil
	Troughs	Nil
	Telephone Fax/Modem	Yes
	Air conditioning:	Yes
	Fire Detection:	Yes
	TV/Audio	Yes
	Security	Lockable doors
	Ventilation:	To suit air conditioning
<b>Finishes</b>	Floor:	Carpet
	Walls:	Painted
	Ceiling:	Painted

	Insulation:	Yes
	Special:	To be reasonably sound proofed
<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i> Nil	
	Shire supplied and installed: <i>Complete in the context of the above</i>  All loose furniture and equipment to be provided by tenant.  However this could include up to:  3 standard office desks 3 x office chairs 3 x visitor chairs 3 x filing cabinets Free standing wall cupboard Credenza	

#### 7.7.4.8 Store

<b>Room Name</b>	<b>STORE</b>
<b>Function</b>	To provide storage facilities for chairs and tables.
<b>Net Area (if known)</b>	Notionally 20 sqm but as required.
<b>Location</b>	Off lobby
<b>Occupancy</b>	To cater for: 80 stackable chairs in stacks of 10 10 trestle tables 1 chair trolley 1 trestle trolley 1 lectern Shelving for sundry materials

<b>Openings</b>	Doors:	Double lockable door
	Windows:	Ventilation only
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Nil	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Nil.	
<b>Noise Output</b>	Minimal	
<b>Services</b>	Electrical:	1 double GPO
	Lighting:	Normal office with dimmers
	Telephone Fax/Modem	No
	Air conditioning:	No
	Fire Detection:	Yes
	TV/Audio	No
	Security	Lockable doors
	Ventilation:	Yes
<b>Finishes</b>	Floor:	Concrete
	Walls:	Painted
	Ceiling:	Painted

	Insulation:	Yes
	Special:	To be reasonably sound proofed
<b>Furniture and Fittings</b>	Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i>  As previously described	
	Shire supplied and installed: <i>Complete in the context of the above</i>  80 stackable chairs in stacks of 10 10 trestle tables 1 chair trolley 1 trestle trolley 1 lectern Shelving for sundry materials	

### 7.7.5 Playgroup Module

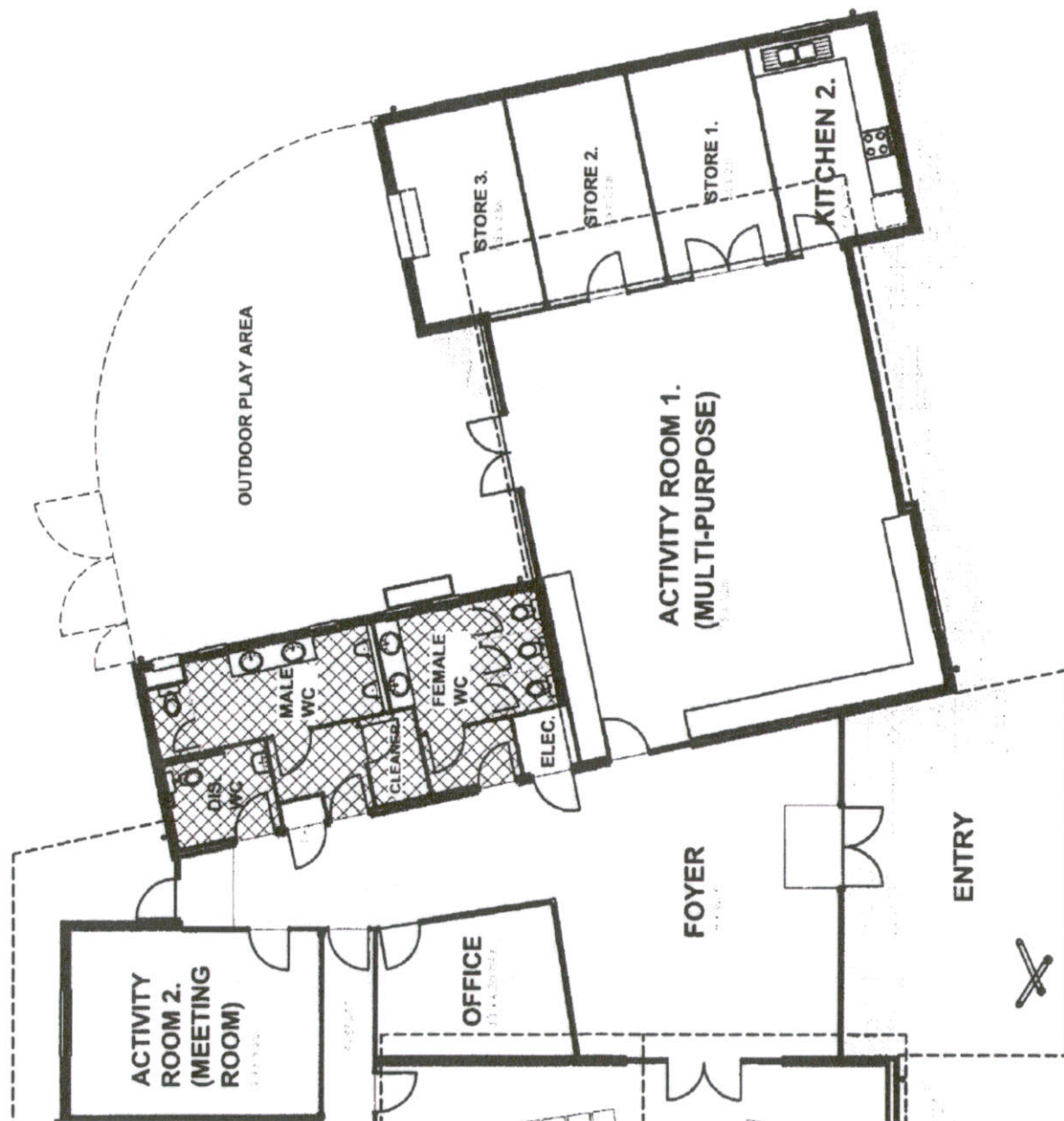
#### 7.7.5.1 Playgroup Rooms

<b>Room Name</b>	<b>PLAYGROUP ROOMS</b>
<b>Function</b>	To provide two areas suitable for use by playgroups.
<b>Net Area (if known)</b>	<p>Maximum 300 sqm subject to further refinement during the design process. If functional objectives can be met, a reduction in area will be an objective in order to control capital and operating costs.</p> <p>The Project Architect will be required to research metropolitan playgroup (as distinct from child care) to determine average layouts and amenity provision.</p>

<b>Location</b>	Playgroup module
<b>Occupancy</b>	Sessional basis 7 days per week.
<b>General Design Outline</b>	<p>An illustrative layout is appended below which incorporates:</p> <ul style="list-style-type: none"> <li>• Playgroup area</li> <li>• Store</li> <li>• Kitchen</li> <li>• Amenities</li> <li>• Lobby/Foyer</li> <li>• Office</li> <li>• Activity Room</li> <li>• Outdoor play area.</li> </ul> <p>The Brief will be to develop two facilities separated by a soundproof operable door each having a notional area of 150sqm.</p> <p>Facilities to be shared will include:</p> <ul style="list-style-type: none"> <li>• Kitchen</li> <li>• Children's/Adults toilet and wash facilities.</li> <li>• Storage</li> <li>• Outdoor play area</li> </ul> <p>Areas to be designed as separate components will include:</p> <ul style="list-style-type: none"> <li>• Lobby/Foyer</li> <li>• Office Accommodation</li> </ul> <p>Facilities to be provided elsewhere include:</p> <ul style="list-style-type: none"> <li>• Activity Room</li> </ul> <p>The User Groups have also sought the provision of a separate food preparation area in each unit for the serving of drinks and basic foods.</p> <p>This element will need to be assessed in the design process as the kitchen could well serve this function.</p>

<p><b>Playgroup Area Notes</b></p>	<p>Each will cater for 15 children and 10 adults per 2 hour session. To have:</p> <ul style="list-style-type: none"> <li>• linoleum easy clean floor surfaces,</li> <li>• storage cupboards doubling as padded benches along available walls</li> <li>• water fountain</li> <li>• air-conditioning</li> <li>• generous natural and artificial lighting</li> <li>• entry from the foyer to be by way of double doors</li> <li>• at least 4 wall mounted double GPO's per unit</li> <li>• Internal access to store areas</li> </ul> <p>The shared kitchen to be Class 3 only and have servery's to each area.</p> <p>The shared toilets to have a proportion of child sized toilets with one adult pedestal pan for male and female. The disabled toilet is also to cater for a nappy change table.</p> <p>The User Groups will be responsible for providing all loose furniture and equipment for the playgroups.</p>
<p><b>Comments</b></p>	<p>The design objective is to satisfy, in a practical sense, the functional requirements of the Use Groups whilst ensuring effective cost management and multi use objectives for the Centre.</p> <p>The playgroup area will potentially be managed by a Karratha User Group.</p> <p>The User Groups have also sought Consultation Rooms, Activity Rooms, General Meeting Space, Crèche and additional amenities areas. These facilities are provided elsewhere within the Centre and it is not considered desirable or cost effective to duplicate them</p>





7.7.5.2 Administration Office

<b>Room Name</b>	<b>PLAYGROUP ADMINISTRATION OFFICE</b>	
<b>Function</b>	To provide office accommodation for the administration of the playgroups and allied services	
<b>Management:</b>	The office accommodation will be utilised by the Karratha Community House Inc.	
<b>Area (if known)</b>	A notional area of 50 sqm has been allowed subject to later commentary	
<b>Location</b>	A component of the Playgroup Module".	
<b>Occupancy</b>	6 FTE's plus Manager.	
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	The area component has been assessed as 5 sqm per FTE in a modular furniture arrangement with 20sqm for the Manager.	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	Design to provide for unisex toilet for staff.	
<b>Noise Output</b>	Minimal.	
<b>Services</b>	Electrical:	2 x double GPO's per workstation.
	Lighting:	Normal office.
	Computer:	Desktop.
	Telephone Fax/Modem:	Yes.
	Air conditioning:	Yes.
	Fire Detection:	Yes.
<b>Services cont'd</b>		

	TV/Audio:	Yes
	Security/CCTV:	Lockable doors.
	Ventilation:	To suit air conditioning.
<b>Finishes</b>	Floor:	Carpet.
	Walls:	Painted.
	Ceiling:	Painted.
	Insulation:	Yes.
<b>Furniture and Fittings</b>	Contractor supplied and installed: <ul style="list-style-type: none"> <li>• White Board 1200mm x 900mm</li> <li>• Pin Up Boards 2 off 1200mm and 600mm</li> <li>• Brochure racks (Off the shelf clear plastic)</li> <li>• Wall cupboards and credenza</li> <li>• Low level partitions</li> </ul>	
	Tenant supplied and installed: <i>Complete in the context of the above</i> <ul style="list-style-type: none"> <li>• 7 Standard office Desk</li> <li>• 7 Office Chair</li> <li>• 2 x visitors chairs</li> <li>• 4 x 4 drawer filing cabinet</li> <li>• Waste bin</li> </ul>	
<b>Comments</b>	It is considered that the Community Centre will provide some of the office accommodation sought by the Karratha Community House Inc. This will be resolved at the outset of the design process with a view to reducing the area requested.	

### 7.7.5.3 Lobby

<b>Room Name</b>	<b>RECEPTION /LOBBY</b>	
<b>Function</b>	To provide a reception and waiting area for Playgroup users	
<b>Area (if known)</b>	30sqm or thereabouts. Final area to be determined by layout.	
<b>Location</b>	A component of the Playgroup Module".	
<b>Occupancy</b>	Needs to accommodate 10 adults and 5 children at any one time.	
<b>Openings</b>	Doors:	Main entry door. To be solid core and vandal resistant. Lockable
	<i>(Describe type and purpose)</i>	Secondary exit/entry door to the central "Courtyard". To be solid core and vandal resistant. Lockable.
	Windows:	If design permits, window to exterior. Venetian Blinds. Consider double glazing.
<b>Special Features</b> <i>Describe any special features to be designed. This could include such items as stage, PA Systems etc.</i>	Must be bright colourful and present a welcoming environment.  Design to cater for secure reception area manned by 1 person with counter, desk top, office chair, computer.	
<b>Special Equipment</b> <i>Detail any special equipment required. This will ensure that any services are allowed for in the design</i>	The area will also be designed to accommodate a small (10sqm) toy library to be managed by the Karratha Community House. .	
<b>Noise Output</b>	High with normal activity from children.	
<b>Services</b>	Electrical:	2 double wall mounted GPO's.
	Lighting:	Standard reception/lobby.
	Computer:	Yes
	Water:	Provide cold water drinking fountain.

	Sanitary Fittings:	Nil.
	Basins:	Nil.
	Sinks:	Nil.
	Troughs:	Nil.
	Telephone Fax/Modem:	Yes
	Air conditioning:	Yes
	Fire Detection:	Yes.
	TV/Audio:	Yes.
	Security/CCTV:	Lockable entry/exit doors.
	Ventilation:	To suit air conditioning.
<b>Finishes</b>	Floor:	Impervious surface – linoleum or similar. Easy cleanable and stain proof.
	Walls:	Painted.
	Ceiling:	Painted.
	Insulation:	Yes.
<b>Furniture and Fittings</b>	<p>Contractor supplied and installed: <i>(Briefly describe cupboards, benches, desks, chairs, filing cabinets, tables, etc. Break up between FIXTURES and LOOSE FITTINGS)</i></p> <p>Provide for ample wall mounted brochure racks and notice boards.</p>	
	<p>Tenant supplied and installed: <i>Complete in the context of the above</i></p> <ul style="list-style-type: none"> <li>• Client seating (20 off)</li> <li>• Small tables for brochures</li> <li>• Wall hangings</li> </ul>	

#### 7.7.5.4 External Playground Area

<b>Playspace</b>	<b>Playgroup Playspace</b>						
<b>Function</b>	Children's secure outdoor play area.						
<b>Gross Area</b>	Notionally 200sqm						
<b>Location</b>	Abutting the Playgroup Areas						
<b>Occupancy</b>							
<b>Special Features</b>	<p>The area will be securely fenced and will be provided with a lockable service vehicle entry gate.</p> <p>The aspect from the Playgroup area must be open in order to facilitate supervision of children</p> <p>Having regard to the climatic conditions, the Project Architect will be required to call for innovative cyclone proof shade structures to provide year round shade.</p>						
<b>Special Equipment</b>	Play equipment will be provided by the lessee.						
<b>Noise Output</b>							
<b>Services</b>	<table border="1"> <tr> <td>Electrical:</td> <td>A minimum of two all weather lockable double GPO's</td> </tr> <tr> <td>Lighting:</td> <td>Lighting to enable night use with a separate security lighting system linked to the complex as a whole.</td> </tr> <tr> <td>Water:</td> <td>Cold water drinking fountain Low trough for hand washing.</td> </tr> </table>	Electrical:	A minimum of two all weather lockable double GPO's	Lighting:	Lighting to enable night use with a separate security lighting system linked to the complex as a whole.	Water:	Cold water drinking fountain Low trough for hand washing.
Electrical:	A minimum of two all weather lockable double GPO's						
Lighting:	Lighting to enable night use with a separate security lighting system linked to the complex as a whole.						
Water:	Cold water drinking fountain Low trough for hand washing.						
<b>Finishes</b>	<table border="1"> <tr> <td>Floor:</td> <td>A mixture of sand, rubber sofffall and grass – consider indoor/outdoor carpet.</td> </tr> </table>	Floor:	A mixture of sand, rubber sofffall and grass – consider indoor/outdoor carpet.				
Floor:	A mixture of sand, rubber sofffall and grass – consider indoor/outdoor carpet.						
<b>Furniture and Fittings</b>	Contractor supplied and installed: Nil.						
<b>Comments</b>	<p>The design of this Playspace will be fully coordinated with the Playspace for the Playgroup module.</p> <p>Where practical and permitted by statute, the Shire will encourage shared use in order to maximise the value and use of the Playspace.</p> <p>All equipment will be provided by the user groups</p>						

### 7.7.6 Central Courtyard

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The Central Courtyard is envisaged to be a key element of the Baynton West Family Centre.

Social networking has been highlighted as an important function of the Centre as it will provide parents the opportunity of meeting other Karratha residents, many for the first time, in an inviting informal atmosphere. It is intended to act as a haven within the Centre as a whole.

The vision is for a covered informal external paved and landscaped area that will link the modules and provide breezeways from all directions of the compass.

The Coffee Shop in the Community Centre module will enhance the functionality and informality of the Courtyard with outdoor café style tables and chairs adding to the overall ambience.

The roof area may be the platform for innovative power generation solutions that may attract additional Federal and State Government funding and also add to the contemporary nature of the structure.

The area of the courtyard is not fixed with the design ultimately dictating the most effective size. Notionally however, an area of up to 400 sqm has been considered.

## 8 FITTING OUT

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The Room Data Sheets list fixtures and fittings to be provided as part of the building contract.

The Shire of Roebourne will be responsible for the selection, supply and installation of all other loose furniture and equipment.

## 9 BUDGET

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The MAXIMUM budget for the project excluding Shire fitting out but including all professional fees and charges, services provision, design and construction contingencies and all other costs for the works incorporated in this design brief shall not exceed \$5,700,000 as at 30/6/10.

## 10 APPROVALS

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### 10.1 Development Approval

Application will need to be made for Development Approval at Concept Design stage and any conditions of approval will need to be incorporated during the schematic/design development stage. No fees will be payable.

### *10.2 Building Licence*

Application will need to be made a Building Licence during the tender period. It is anticipated that discussions will have been held with the Shire's regulatory approvals units to ensure compliance in every respect prior to application for a Building Licence being made.

A Building Licence fee will not be payable however allowance must be made for payment of the BCITF Levy.

## **11 COUNCIL APPROVAL**

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Approved at a meeting of Council held on 21 September 2009 vide Resolution ??? Item Number



