

## Darebin Multi Use Sports Centre – Component Schedule V7 13-04-18

### Key

Field of Play - Essential (meeting minimum compliance and sport codes)	
Supports main activities	

ACTIVITY AREA	FACILITY COMPONENTS	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER FEATURES TO CONSIDER	AREA SCHEDULES	TOTAL AREA Guide (m <sup>2</sup> )
<b>Indoor Sports Hall</b>	<p>4 x Full size indoor sports courts suitable for competition netball</p> <p>One court to be developed as show court with temporary seating overlay</p>	<ul style="list-style-type: none"> <li>▪ Education</li> <li>▪ Competition</li> <li>▪ Events</li> <li>▪ Training</li> </ul>	<ul style="list-style-type: none"> <li>• Provide indoor sports courts for:                             <ul style="list-style-type: none"> <li>▪ Basketball</li> <li>▪ Netball</li> <li>▪ Badminton</li> <li>▪ Volleyball</li> <li>▪ Futsal</li> </ul> </li> <li>• Meet Universal design principles as a minimum</li> </ul>	<ul style="list-style-type: none"> <li>▪ Adjacent to spectator areas.</li> <li>▪ Adjacent to amenities block</li> <li>▪ Linkage to food and beverage area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Curtain/netting between courts.</li> <li>▪ Lighting levels 500 lux (appropriate for all proposed sports and various uses from cleaning, training to competition)</li> <li>▪ Evaporative and other natural ventilation, night purge and other ESD initiatives to make a comfortable environment for users and spectators.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4 indoor sports courts</li> <li>▪ Crts. 15.25m x 30.5m (as appropriate for all proposed sports)</li> <li>▪ Runoff to netball dimensions or as appropriate to all proposed sports - 3.05 m unencumbered (4 m clearance between courts)</li> <li>▪ Roof height 8.3m at highest point unencumbered.</li> <li>▪ Futsal court – minimum 25m x 15m</li> <li>▪ Provide adequate clearance for scorers bench and seating between each court (approx. 1.5m)</li> <li>▪ Provide adequate clearance for circulation space between courts (1.5m-1.8m).</li> <li>▪ Provide adequate clearance for wheel chair access.</li> </ul>	3,800 m <sup>2</sup>

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	Spectator Area	<ul style="list-style-type: none"> <li>▪ Education</li> <li>▪ Competition</li> <li>▪ Events</li> <li>▪ Casual spectator</li> </ul>	<ul style="list-style-type: none"> <li>▪ Show court – provide fixed seating provision for 300ppl.</li> <li>▪ Other courts – single row of seating along each court</li> </ul>	<ul style="list-style-type: none"> <li>▪ Along one side of court one.</li> </ul>		<ul style="list-style-type: none"> <li>▪ Row of seating between courts for spectator viewing additional area requirement</li> </ul>	200m <sup>2</sup>
	Control/operations room	<ul style="list-style-type: none"> <li>▪ Education</li> <li>▪ Competition</li> <li>▪ Events</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide single control point for competitions and tournaments</li> </ul>	<ul style="list-style-type: none"> <li>▪ Direct access and viewing over courts preferable.</li> <li>▪ Players to collect and drop off team /score sheets.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Access to both indoor and outdoor courts to submit scoresheets</li> <li>▪ Capacity for 3/4 people</li> <li>▪ Sliding window</li> <li>▪ Potential link to reception</li> </ul>	<ul style="list-style-type: none"> <li>▪ Room 30m<sup>2</sup></li> </ul>	30m <sup>2</sup>
	Break out space	<ul style="list-style-type: none"> <li>▪ Education</li> <li>▪ Competition</li> <li>▪ Events</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provision of team break out areas for pre and post-game briefings. Extra space provided off the court zone or in close proximity to courts. Separate rooms are not required.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Away from courts to avoid disruption to games</li> </ul>	<ul style="list-style-type: none"> <li>▪ Off court</li> <li>▪ Wheel chair areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ 8 x break out areas x 3m<sup>2</sup> each</li> <li>▪ Potential for 2 larger areas (as part of 12) for wheel chair teams</li> </ul>	30m <sup>2</sup>

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	Other support facilities - Storage - Plant rooms	<ul style="list-style-type: none"> <li>Service areas</li> </ul>	<ul style="list-style-type: none"> <li>Service areas</li> </ul>	<ul style="list-style-type: none"> <li>Storage off main sports hall</li> </ul>	<ul style="list-style-type: none"> <li>Storage of sports equipment for multi lined sports courts.</li> <li>Consider storage options under seating</li> <li>Consider storage systems to maximise storage capacity.</li> <li>Lockable storage areas to accommodate different users.</li> </ul>	<ul style="list-style-type: none"> <li>Storage – 150m<sup>2</sup></li> <li>Plant – 200m<sup>2</sup></li> </ul>	350m <sup>2</sup>
<b>Subtotal Indoor Sports Hall</b>							<b>4410 m2</b>
<b>Front of House Areas</b>	Foyer / Reception / Merchandising Breakout space	<ul style="list-style-type: none"> <li>All customers</li> </ul>	<ul style="list-style-type: none"> <li>Provide welcoming entry area that allows users to relax and socialise before entering main activity areas.</li> <li>Social areas that encourage casual stay and increased secondary spending.</li> </ul>	<ul style="list-style-type: none"> <li>Links to lounge and café</li> <li>Links to main activity areas</li> </ul>	<ul style="list-style-type: none"> <li>Universal Design</li> <li>Way finding Principles</li> <li>Allowance for vending machine locations</li> <li>Location for vending machines and ATM</li> </ul>	Area allowance to be confirmed based on participation of all courts in use and spectator seating capacity of 300ppl.	250m <sup>2</sup> (size to be confirmed based on court and seating number)
	Management Offices/administration	<ul style="list-style-type: none"> <li>Centre staff</li> </ul>	<ul style="list-style-type: none"> <li>Provide areas for staff and centre administration.</li> </ul>	<ul style="list-style-type: none"> <li>Close to reception</li> <li>Vision into activity circulation spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Possible extension of areas if further centre activity areas added</li> </ul>	<ul style="list-style-type: none"> <li>Capacity for min 4 staff</li> </ul>	50m <sup>2</sup>

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	Sporting Associations Office/Hot Desks	<ul style="list-style-type: none"> <li>Tenant Groups</li> </ul>	<ul style="list-style-type: none"> <li>Provide administration area for sporting competition administration</li> </ul>	<ul style="list-style-type: none"> <li>Area for 4 to 5 people.</li> <li>Office accommodation space to be separate space to centre management office accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>Hot desks</li> <li>Shared use of office equipment</li> </ul>	<ul style="list-style-type: none"> <li>20m<sup>2</sup></li> </ul>	20m <sup>2</sup>
	Kiosk/ Lounge	<ul style="list-style-type: none"> <li>All customers and staff</li> </ul>	<ul style="list-style-type: none"> <li>Provide food area that attracts high secondary spend.</li> <li>Key socialisation area</li> </ul>	<ul style="list-style-type: none"> <li>Links to foyer</li> <li>Ability to serve to indoor facilities and external netball courts</li> </ul>	<ul style="list-style-type: none"> <li>Linkage to other activity areas for sales</li> <li>Break out area</li> </ul>	<ul style="list-style-type: none"> <li>Lounge – 70m<sup>2</sup></li> <li>Kitchen – 25m<sup>2</sup></li> <li>Kiosk serveries – 30m<sup>2</sup></li> <li>-</li> </ul>	125m <sup>2</sup>
	First aid	<ul style="list-style-type: none"> <li>All Centre users</li> </ul>	<ul style="list-style-type: none"> <li>Provide access to first aid room linked to sports hall</li> <li>Informal collegial space</li> </ul>	<ul style="list-style-type: none"> <li>All Centre users</li> </ul>	<ul style="list-style-type: none"> <li>Emergency service vehicle access</li> <li>Include toilet and sink for drug testing capability</li> </ul>	<ul style="list-style-type: none"> <li>First aid room 15 m<sup>2</sup></li> </ul>	15 m <sup>2</sup>
	Other support facilities - Storage - Plant rooms	<ul style="list-style-type: none"> <li>Service areas</li> </ul>	<ul style="list-style-type: none"> <li>Service areas</li> </ul>	<ul style="list-style-type: none"> <li>Storage for administration area</li> </ul>	<ul style="list-style-type: none"> <li>Storage of sports equipment for multi lined sports courts</li> </ul>	<ul style="list-style-type: none"> <li>Cleaners Storage – 10m<sup>2</sup></li> <li>Furniture store – 20m<sup>2</sup></li> <li>Plant – 90m<sup>2</sup></li> </ul>	120m <sup>2</sup>
<b>Subtotal Front of House</b>							<b>580m<sup>2</sup></b>
<b>Amenities / Change</b>	Change Rooms	<ul style="list-style-type: none"> <li>All customers</li> </ul>	<ul style="list-style-type: none"> <li>Provide modern change rooms for the elite “home teams”</li> </ul>	<ul style="list-style-type: none"> <li>Possible link to external courts</li> <li>Easy access to the show court</li> <li>Easy access from main entrance</li> </ul>	<ul style="list-style-type: none"> <li>Space for ice machine and physio table(s) in each change room</li> <li>Storage</li> <li>Consider capacity to share amenities between change areas.</li> </ul>	<ul style="list-style-type: none"> <li>2 dedicated change rooms servicing indoor courts.</li> <li>Uni sex design.</li> <li>Each 70m<sup>2</sup></li> <li>3 toilets and showers per change area</li> <li>1 accessible toilet and shower per change area. 10m<sup>2</sup></li> </ul>	150m <sup>2</sup>

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	Amenities	<ul style="list-style-type: none"> <li>All customers</li> </ul>	<ul style="list-style-type: none"> <li>Provide access to separate amenities to service both indoor and outdoor courts</li> </ul>	<ul style="list-style-type: none"> <li>Adjoining all main activity areas</li> </ul>	<ul style="list-style-type: none"> <li>Fully accessible amenities</li> <li>Baby change provision</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor accessible amenities – male 10m<sup>2</sup> Female 10m<sup>2</sup></li> <li>Separate indoor public toilets male/female/ accessible - 120 m<sup>2</sup> (in line with BCA requirements)</li> <li>Service areas – 20m<sup>2</sup></li> </ul>	160m <sup>2</sup>
	Changing Place Facility	<ul style="list-style-type: none"> <li>Building users</li> <li>Broader Darebin Community</li> </ul>	<ul style="list-style-type: none"> <li>Provide access to changing place facilities for building users as well as the broader precinct and Darebin Community</li> </ul>	<ul style="list-style-type: none"> <li>Situated on ground floor and accessible 24hrs to service the precinct and broader community.</li> </ul>	<ul style="list-style-type: none"> <li>Ref. Changing Places Transforming lives Information Guide &amp; Technical Standard June 2017</li> </ul>	<ul style="list-style-type: none"> <li>24hr external access</li> </ul>	15m <sup>2</sup>
	Referees control room and change room	<ul style="list-style-type: none"> <li>Referees</li> </ul>	<ul style="list-style-type: none"> <li>Provide modern amenities easily maintained</li> </ul>	<ul style="list-style-type: none"> <li>Adjoining all main activity areas</li> </ul>	<ul style="list-style-type: none"> <li>Fully accessible amenities</li> </ul>	<ul style="list-style-type: none"> <li>Staff room</li> <li>2 x Change room Toilet and shower (could be shared)</li> <li>Uni sex amenities/ accessible</li> <li>Kitchenette</li> </ul>	60m <sup>2</sup>
	Multi-purpose Space	<ul style="list-style-type: none"> <li>Community Groups</li> <li>Netball users</li> </ul>	<ul style="list-style-type: none"> <li>Multi-purpose space for community groups and room hire.</li> <li>Provide social area for netball associates/clubs</li> </ul>	<ul style="list-style-type: none"> <li>Functional space to accommodate a variety of users and community groups.</li> <li>One large space to be provided with separating partitions.</li> <li>Referee training.</li> <li>Sports presentations.</li> <li>Catering food served in area.</li> </ul>	<ul style="list-style-type: none"> <li>Furniture Room storage space</li> <li>Kitchenette</li> <li>AV Equipment</li> <li>Acoustic dividing doors between rooms</li> </ul>	<ul style="list-style-type: none"> <li>Furniture store 12m<sup>2</sup></li> <li>Kitchenette 16m<sup>2</sup></li> <li>Social Room 80m<sup>2</sup></li> <li>120 m<sup>2</sup> (2 x 60m<sup>2</sup>)</li> </ul>	120m <sup>2</sup>
<b>Subtotal Amenities / Lounge</b>							<b>505m<sup>2</sup></b>

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Other Areas	Cleaners Room / Store	<ul style="list-style-type: none"> <li>-Cleaning store</li> </ul>	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>Allowance</li> </ul>	10m <sup>2</sup>
	General Circulation Allowance (10%)	<ul style="list-style-type: none"> <li>-All users</li> </ul>	<ul style="list-style-type: none"> <li>-Provide additional space to enable ease of circulation</li> </ul>	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>Allowance</li> </ul>	TBDm <sup>2</sup>
<b>Subtotal Other Areas</b>							<b>10m<sup>2</sup> plus circulation allowance</b>
<b>ESTIMATED TOTAL BUILDING AREA</b>							<b>5,505 m<sup>2</sup> plus allowance for circulation</b>
Outdoor Area	4 outdoor netball courts linked to indoor facility	<ul style="list-style-type: none"> <li>Education</li> <li>Competition</li> <li>Events</li> <li>Training</li> </ul>	<ul style="list-style-type: none"> <li>Provide outdoor multi use sports courts for:</li> <li>Netball</li> <li>Soccer</li> </ul>	<ul style="list-style-type: none"> <li>Direct access to amenities block</li> <li>Linkage to internal food and beverage area</li> <li>Linked to internal change rooms</li> </ul>	<ul style="list-style-type: none"> <li>Disabled access</li> </ul>	<ul style="list-style-type: none"> <li>4 outdoor sport courts (netball)</li> <li>Runoff to netball specifications</li> <li>Lighting to competition and Australian Standards (200 lux)</li> </ul>	3,400m <sup>2</sup>
	Storage for outdoor courts	<ul style="list-style-type: none"> <li>Storage area for tenant clubs</li> </ul>	<ul style="list-style-type: none"> <li>Externally accessible storage</li> </ul>	<ul style="list-style-type: none"> <li>Accessible by key</li> </ul>	<ul style="list-style-type: none"> <li>Lockable</li> </ul>	<ul style="list-style-type: none"> <li>4 x roller door accessible storage cages</li> </ul>	8m <sup>2</sup>
	Other areas <ul style="list-style-type: none"> <li>Landscaping</li> <li>Children's playground</li> <li>Way finding signage (internal and External)</li> <li>Seating /shelters</li> <li>Under cover viewing area/sun shade</li> </ul>				<ul style="list-style-type: none"> <li>WSUD Landscaping.</li> <li>Public safety and lighting</li> <li>Public Art</li> </ul>		
	Driveway entrance and Intersection Upgrade	<ul style="list-style-type: none"> <li>All Users</li> </ul>	<ul style="list-style-type: none"> <li>Safe access to the site</li> </ul>	<ul style="list-style-type: none"> <li>Linking access to other venues and pavillions.</li> </ul>	<ul style="list-style-type: none"> <li>Road authority approvals</li> </ul>	<ul style="list-style-type: none"> <li>Formal traffic signals and pedestrian crossing at Darebin Road Entrance</li> </ul>	NA

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	Bin/Waste Storage Area	<ul style="list-style-type: none"> <li>▪ Facility Management</li> <li>▪ Council Operations and Waste Collection Services</li> </ul>	<ul style="list-style-type: none"> <li>▪ Secure area for waste bin storage.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Accessible for waste collection services.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Visibility to public.</li> <li>▪ Lockable and vandal proof location</li> </ul>	<ul style="list-style-type: none"> <li>▪ Accommodated up to 40 x 240L wheelie bins.</li> </ul>	20m <sup>2</sup>
<b>Subtotal Outdoor Areas</b>							<b>3,443m<sup>2</sup></b>
<b>Total Development Area</b>							<b>8,933 m<sup>2</sup> plus circulation allowance</b>
<p><b>Other Site Issues and Design Considerations</b></p> <ul style="list-style-type: none"> <li>▪ Car parking maybe an issue at the site and needs to be carefully considered to accommodate the proposed new stadium, velodrome, bowls and soccer events/activities New Car Parking 300 spaces for normal usage (allows for game cross over)</li> <li>▪ Accessible and parents parking spaces</li> <li>▪ Consider car park capacity within precinct to cater for major events</li> <li>▪ Consider location of car park on site – expandability and servicing for other venues within the precinct</li> <li>▪ Car and bus drop off area</li> <li>▪ Consider linkages to wider sporting precinct</li> <li>▪ Consider cost implication of multi / double story car park</li> <li>▪ Public Art to be incorporated into either the landscape of building elements.</li> <li>▪ A power supply upgrade will be required to the site to accommodate the new stadium and supporting facilities.</li> </ul>							TBCm <sup>2</sup>
<b>TOTAL DEVELOPMENT SITE</b>							<b>TBCm<sup>2</sup></b>