



PARKS & LEISURE
AUSTRALIA
(WA)



WESTERN AUSTRALIA LEISURE AND RECREATION PLANNING DEFINITIONS GUIDELINES

DECEMBER
2023



ACKNOWLEDGEMENTS

The Leisure and Recreation Planning Definitions Guidelines (Guidelines) have been developed by Parks and Leisure Australia, Western Australia (PLAWA) workshop attended by 17 Western Australian local government authorities and industry organisations. City of Wanneroo Place Specialist, Nerisa Finau and Senior Consultant at Otium Planning, Wayne Stuart were instrumental in developing this resource. Our sincere appreciation to all the participating LGAs and the following individuals for their valuable contribution and advice.

- **Wayne Stuart**, Otium Planning
- **Nerisa Finau**, City of Wanneroo
- **David Lanfear**, Otium Planning
- **Peta-Maree Ashford**, Emerge Associates
- **Paul Edwards**, Site Architecture Studios

Parks and Leisure Australia WA acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.



The State government through the Department of Local Government, Sport and Cultural Industries is a major supporter of Parks and Leisure Australia in Western Australia. Sport and recreation builds stronger, healthier, happier and safer communities.

PLAWA would like to thank and acknowledge organisations that provided the examples and images used throughout this document. Cover Image courtesy of Emerge Associates, Wootton Reserve City of Bayswater.

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Front Cover: Wootton Reserve - Emerge Associates and City of Bayswater.
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Page 3: Concept of a Recreation Centre, City of Swan.
Page 9: Jo Wheatley All Abilities Playspace Nedland, Wayne Stuart.
Page 10: Wanneroo Recreation Centre, Julian Croudace, Propagule.

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INTRODUCTION

Leisure and recreation planning is a strategic discipline of planning high quality, functional and purposeful leisure and recreation facilities.

This includes:

- Public open space (recreation, nature, and sport);
- Sporting pavilions;
- Aquatic, recreation and leisure centres;
- Community centres and facilities;
- Civic buildings and spaces;
- Libraries;
- Art and cultural facilities, including tourism and events;
- Play spaces;
- Youth centres and facilities;
- Small wheel facilities; and
- Tracks and trails.

A core component of leisure and recreation planning is the development (or contract management) of documents such as strategies, needs analysis, feasibility studies, master plans and various types of designs or drawings.

It has been acknowledged that the industry has a broad range of definitions in relation to leisure and recreation planning, which often appear to differ between industries (architects and landscape architects), local government authorities and even within internal business units. For example:

- How does a concept plan differ from a schematic design?
- Is a concept plan the same for buildings and open space?
- What forms a master plan?
- What is the difference between a needs analysis and a feasibility study?



These are just some examples that demonstrate the need in developing this guide.

Not being able to “speak the same language” may cause a breakdown in communication and differing expectations - which can lead to wasted resources that could be better spent on the community, lead to the wrong design or drawing being produced or insufficient funds to undertake the planned works.

Acknowledging that different industries have their own interpretations for various terms used in the planning for community facilities, Parks and Leisure Australia WA (PLAWA) consulted with a number of representatives to assist in the development of this guide. It determined that three key areas of concern, related to:

- Strategic Facility Planning;
- Landscape Design; and
- Building Design.

With this in mind, these Guidelines have been prepared to provide the WA industry with a set of standard definitions and guidance on some commonly used terms by Leisure and Recreation planners and builds on the previous work by PLAWA and the Department of Local Government Sport and Cultural Industries.

Furthermore, these Guidelines provide examples that meets the requirements of the definitions, providing the Leisure and Recreation Planner with a minimum standard. These are shown from Appendix 2 through 10. Additional examples are provided in Appendix 11 to 13, to demonstrate the detail in the next stages of design only. These are not to be reference as a minimum standard.

It is not intended for this document to be applied as a standard or rule, but rather as a reference or guide in the absence of any other agreed definitions. It can be used in a number of ways, including:

- **As an internal document** – this can be used to develop a consistent language that establishes a baseline for the future works. For example, when you are asked to prepare a concept plan for a community centre, you will be able to clarify their

requirements by using the elements contained within the definition. Furthermore, you will be able to reference examples, Appendix 2 through to 10, to establish what the final drawing should look like.

- **Design brief** – it can be used to inform a consultants brief, providing them with language that will provide you with what the organisation requires. For example, in seeking a concept plan, you can use the above definition, and choose the elements you require to be included (spatial relationship diagram, site plan, floor plan, elevations etc.) and include an example image. This will reduce some of the ambiguity prior to the development of the concept plan, or in the case of a procurement process – enable the respondent to quote accordingly.
- **Plan a project** – it provides an organisation with an understanding of the various terms and associated outcomes, used in the delivery of a project. Through the use of this document, you will be able to establish where you are in the project planning process and enable you to determine to best path forward. The type, intent or deliverables of the project will determine what may be required, and the order in which you do them.



1. STRATEGIC DOCUMENTATION

Strategic Facility Planning is the structured and intentional process to align the provision of leisure and recreation facilities with vision of the local government (or organisation). It sets goals / priorities and identifies what need to be done to achieve these outcomes. The flow chart below describes the typical strategic facility planning process.

In acknowledging the above, this document has identified the following definitions:

- Strategy;
- Plan;
- Needs analysis;
- Feasibility study;
- Master plan;
- Business case;
- Design brief; and
- Design*.

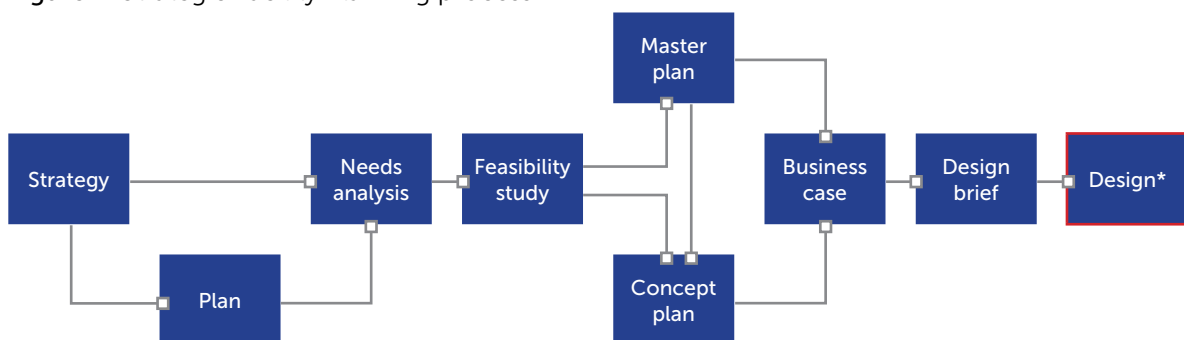
*Note that this component is informed by the outcomes of the documentation identified in Section 2.

Strategy

A strategic approach to planning for the current and future provision of leisure and recreation facilities. It is the overarching guiding document that coordinates all the research, documentation and engagement outcomes at a broad level. A strategy tackles the question of why and encompasses a large scope and looks at the end result as well as the many paths to the desired outcome. It looks at every possible influencing factor, both seen and unforeseen and comes to terms with the whole situation, not just one end result.

A strategy generally involves setting recommendations, goals and priorities, determining actions to achieve the goals, and mobilising resources to execute the actions. It describes how the ends (goals) will be achieved by the means (resources). Typically, focuses on municipal-wide provisions such as open space and buildings. It is not a policy, an operational plan or a prescriptive process of implementation.

Figure 1: Strategic Facility Planning process



It generally involves:

- Vision;
- Timeline;
- Purpose;
- Goals / Principles;
- Current situation;
- Future desired position:
 - Constraints and challenges which need to be overcome;
 - Analysis of options and rationale for desired direction;
- Recommendations;
- Actions to achieve the goals / recommendations (action plan);
- Resourcing; and
- Monitoring and evaluation.

Plan

A plan is typically a chronological list of steps with details of timing and resources, used to achieve or accomplish a goal. A plan tackles questions like how, when, where, who, and what. A plan is vital to the success of almost any effort, however developing a plan should not be the first step in addressing a task. Typically, a plan differs from a strategy, as it provides the methodology to implement the outcome – often created as a result of the strategy. For this reason, many strategies use this term interchangeably.

Needs Analysis

A comprehensive information gathering process to determine the need for an idea or proposal. It seeks to identify any gaps between current and desired conditions and provides the analysis to determine if the need exists and how to best meet that need. Typically, a needs analysis focuses on facilities within an area or specific group of facilities. Once a need has been proven it can be tested in a feasibility study.

The process typically includes:

- The purpose and extent of the needs analysis;
- Alignment to organisational values, principles, vision or philosophy;
- Review relevant documentation;
- Review existing and future provision:
 - Audit of facility / organisation / service / site etc;
 - Participation and usage;
 - Catchment analysis;
 - Demographics;
 - Trends;
 - Benchmarking;
- Identify any gaps and / or duplication in provision;
- Community and stakeholder consultation;
- Clarify needs vs wants (normative, relative, perceived and expressed);
- Analysis of information gathered;

- Options for development:
 - Master plan / concept design(s);
 - Project costs; and
- Recommendations.

Feasibility Study

The purpose of a feasibility study is to examine the viability of a proposal so that any decision can be informed by objective analysis. It takes into account the financial, social, environmental and historical aspects of the proposal. It builds on the information collected and analysed to date and highlights any planning issues that need to be considered.

Key elements may include:

- Purpose and rationale;
- Confirm the preliminary planning process undertaken and alignment to broader policies and plans;
- Market analysis;
- Location rationale;
- Technical analysis:
 - Location, orientation, topography;
 - Civils, utilities and services;
 - Access - vehicular, public transport, pedestrian, bike, disability;
 - Environmental - flora and fauna, conservation and sustainability;
 - Heritage;
 - Water management;
- Facility specification;
- Site capability and concept design(s), including staging / phasing;
- Draft management / operational plan;
- Whole of life costs:
 - Capital;
 - Operational;
 - Maintenance;
 - Replacement;
- Financial projections (income and expenditure);
- Management options;
- Community consultation; and
- Recommendations and implementation plan.

Master Plan

A dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Typically conducted for large sites where function and provision of outcomes is not yet known, or where the site is complex due to major constraints such as existing buildings, sports fields etc. A master plan can be used to demonstrate a visual representation of the outcomes of the needs analysis and feasibility study.

The key objectives are to:

- Provide a future vision and guide development;
- Manage growth, change and predict development;
- Protect environmental resources;
- Build consensus amongst differing stakeholder views;
- Set priorities for developing and maintaining infrastructure and public facilities;
- Strengthen local identity; and
- Create a framework for future policy decisions.

Master plans typically include:

- Data analysis (the need for development);
- Existing conditions, site assessment, inter-relationships and uses;
- Trends, issues and future projections - demographic, participation, growth;
- Options analysis, scenario planning;
- Site / precinct plan that illustrates how the options / scenarios can be incorporated within the allocated site;
- Concept plans (generally for buildings or other specialist infrastructure);
- Order of probable costs / cost estimates; and
- Recommendations, including prioritised phasing and implementation.

Refer to Appendix 2 for examples of master plan drawings.

Business Case

A business case provides justification for undertaking a project, program or works. It evaluates the benefit, costs and risk of alternative options and provides a rationale for the preferred solution. The objective of developing a robust a business case is to ensure resource allocation decisions are well timed, offer value for money, consider and mitigate risks and are consistent with priorities and objectives.

It may include:

- Current and previous concept designs and order of probable costs / cost estimates;
- Market analysis;
- Income and expenditure analysis and forecasting;
- Utilities and service data;
- Operational plans:
 - Programming / usage / membership;
 - Staff structure and pay levels;
- Financial modelling;
- Return on investment modelling - social, environmental and economic;
- Risk management plans; and
- Asset management plans.

Design Brief

The aim of a design brief is to convert the proposal into delivery stage, that defines the core details of the design project. The proposed infrastructure is usually derived from outcomes of the needs assessment, feasibility study, and / or business case but may be as a result of external funding commitments.

It includes a set of expectations and instructions, deliverables and requirements, including:

- Project description, purpose, history and users;
- General design characteristics;
- Site details, clearing constraints, environmental issues;
- Accommodation schedule, functionality table, standards of quality / finishes;
- Management plan;
- Project budget and funding;
- Project schedule and key dates; and
- Engagement plan and list of stakeholders.

The design brief may take one of two forms, depending on the stage of works or its intent, as follows:

- **Informing a design** – a design brief can be used to inform the development of a master plan or concept plan to illustrate the purported facility components. It sets the parameters of the physical project and final outcome of a design project. The design brief normally sits within the overall project brief. The key elements required include:
 - **Accommodation schedule** – rooms, dimensions, sizes (m²) and quantity (buildings) and embellishments, zones, dimensions, sizes (m²) and quantity (landscapes).
 - **Functionality table** – commentary explaining what the elements in the accommodation schedule are for (intended purpose) and specific requirements such standards of quality, finishes, materials, furniture and equipment.
 - **Design philosophy** – a set of core principles that provides guidance for the overall facility design. Examples include access and inclusion, environmentally sustainable design and facility orientation.
- **Project delivery** – the design brief may inform a project brief, charter or mandate and may be used in procurement documentation. It provides the requirements to deliver the project, including the process and activities required by the entire project team to deliver the final, physical outcome.

2. DESIGN

An integral part of the facility planning design process is the need to develop test and verify the findings within strategic documentation through the development of 'drawings' that illustrates the design intent requirements needed for the community facility. A Leisure and Recreation Planner may be charged with developing these drawings, which are often used for community and stakeholder engagement and initial budgeting purposes.

The other component of the design process is as an output of previous documentation, where the design brief (often through a project charter or mandate) is handed over to a project manager, taking the design process through to construction. Typically, this involves developing procurement documentation to engage an architect or landscape architect to undertake the design for the community facility, after the facility planning undertaken by a Leisure and Recreation Planner.

Therefore, it is important to establish the differences between the terminology and phasing of respective industries to minimise ambiguity and have a common language. The following flow diagrams (Figure 3) demonstrate the process that Landscape Architects (green) and Architects (yellow) use in the development of designs which are important to note if you are the one preparing the design brief or procurement documents.

The guidelines outlines the processes, and subsequent terms to provide the reader with an understanding of the differences between the landscape and building design industry, and how both differ from that undertaken by a Leisure and Recreation Planner (shown in red – Figure 3).

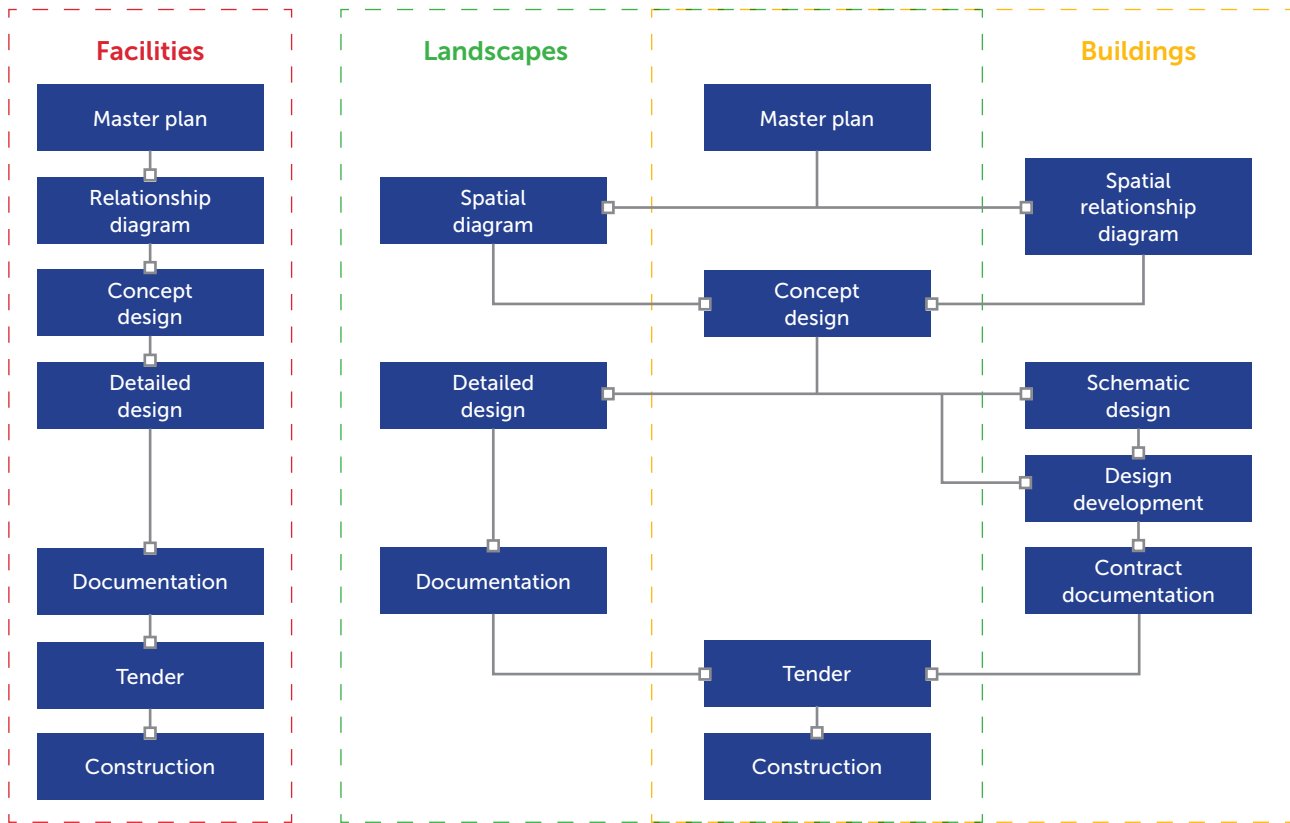
In acknowledging the figure below, this document has identified the following definitions:

Figure 2: Differences in design terminology

Relationship diagram	
Concept plan	
Schematic design (Buildings)	Detailed design (Open Space)
Design development (Buildings)	
Contract and tender documentation (Buildings)	Documentation (Open Space)
Construction	
Other definitions	

It should be noted that the components within relationship diagram and concept plan are the same regardless of what stage of the process it is being developed. Should additional elements, drawings or plans be needed, it must be outlined in the initial procurement brief.

Figure 3: Industry design process



Relationship Diagram

Often referred to as a ‘bubble diagram’ this simple drawing shows the overall spatial arrangement and relationships of a site, precinct or facility being planned. Once the spaces are defined, they are arranged so they relate to each other in the appropriate way to achieve the desired objectives. In the case of buildings, these are not floor plans, which normally describe exact spatial sizes, configurations, and corridor distances between spaces.

It generally involves:

- Base area relationships, describing only circulatory relationships among spaces.
- Connections, providing guidance how each space may relate to each other, for example:
 - Space within a space;
 - Interlocking spaces;
 - Spaces linked by a common space;
 - Adjacent spaces;
- Zones at relative size and scale - The bubbles representing spaces show only gross, relative sizes and the shape does not represent the shape of the area; and
- Used to test the schedule of accommodation / priorities / functions.

Examples are provided in Appendix 3 and 4 for open spaces and buildings.

Concept Plan

Sketches, diagrams and other information that represent a visualisation of the proposal, showing the relationships of space and layout. The concept plan stage allows for problem solving and stakeholder feedback, that illustrates all components of the scope. It represents the design team’s initial response to a design brief, to test any potential planning options, before progressing to the next phase of design.

It should include at a minimum:

- Review existing concept designs (if applicable);
- Site analysis;
- Spatial relationship diagrams;
- Site plans;
- Basic floor plans (buildings), landscape plan (open space and / or its embellishments);
- Staging plan (if applicable);
- Accessibility requirements of refurbishments (if applicable);
- Design briefs for sub-consultants (accommodation schedule / functionality table);
- Preliminary assessment of authority regulations and requirements;
- Sustainability proposals;
- Initial services review (electrical, hydraulic, mechanical, lighting, irrigation); and
- Preliminary cost estimates (where required).

Often a spatial relationship diagram is developed prior to the concept plan, in an effort to understand and test the requirements, graphically depicting the components as they relate to each other in respect to the known specific site conditions.

Concept plans should be in colour, drawn to scale at a suitable ratio and in a format suitable for your organisation. If seeking imagery for marketing purposes, these should be requested to be in a high-resolution electronic format that can be printed at A0. It should be noted that imagery for marketing purposes may be limited to coloured site / floor plans as the plan may not be sufficiently developed.



Specific differences

Buildings	Open Spaces
Identify the constraints for the building envelope.	Identify the constraints for the proposal design requirements, dimensions and embellishments.
Provide a scaled drawing showing a view from above (horizontal plane) of the relationships between rooms and spaces, identifies basic features such as doors and windows and fixed furniture and equipment at one level of a structure. It is intended to show the relationships between rooms, spaces, circulation and other physical features.	Connections and relationships between spaces e.g.: <ul style="list-style-type: none"> • Space within a space. • Interlocking spaces. • Spaces linked by a common space. • Adjacent spaces.
Provides some detail of fixed furniture and equipment such as toilets and sinks.	Provides detail of embellishments such as toilets, lighting, playspaces and park furniture.
Provide a 'key' that references the room name of each component, and its gross floor area (m ²) for the current and potential future stages.	Provide general detail on: <ul style="list-style-type: none"> • Existing trees. • Proposed trees and plantings. • Irrigated turf and non-irrigated turf areas including size (m²). • Drainage areas.
Identify circulation spaces (internal and external) such as footpaths.	Identify circulation spaces such as footpaths, including material type.
Provide options for footpaths, and car parking.	Provide options for car parking.
Allow for additional outdoor or future expansion infrastructure.	Allow for additional future infrastructure.
May provide commentary to support the design philosophy, including materiality to inform a future cost estimate.	May provide commentary to support the design philosophy, including materiality to inform a future cost estimate.
The building floor plan should be overlaid on an aerial image of the site (at scale) to demonstrate the sites capacity.	

Examples are provided in Appendix 5 and 6 for open spaces and buildings.

Other Plans

The following is a list of plans / drawings that a Leisure and Recreation Planner often develops as a part of the master plans or concept plan process, with the intent to provide visual context for the community, elected members and funding bodies.

Site Plan: Shows the overall context of the development in relation to the rest of the site such as streets, access, services, existing buildings, levels, fences, carparks etc. Examples are shown in Appendix 7.

Conceptual Render: A conceptual render or perspective, seeks to express an idea without the prior need for detailed analysis. It shows height, width and depth of the idea, as perceived by the eye and typically represented as a two dimensional drawing. These include water coloured or hand drawn sketches or lower quality (not photo realistic)

computer generated imagery are a simpler, more cost effective outcome than a 3D Image. Examples are shown in Appendix 8.

3D Render: A three dimensional image of the proposed design represented on a two dimensional (flat) drawing, providing an 'artistic' impression of the proposed building or facility. 3D Images are typically high quality computer generated photo realistic renders printed onto a 2D drawing sheet. A more expensive and time consuming outcome over a Perspective. These images indicate height, width and depth, and may be used to illustrate massing, density, look and a feel of the facility. Examples are shown in Appendix 9.

Elevation: A two dimensional view of a building's finished appearance seen from one side. Also known as an 'elevation drawing'. Examples are shown in Appendix 10.



3. DETAILING PHASES

The following phases of design are often managed by the organisations project management or design team. It should be noted, that in many cases, the initial concept plan will be reworked through the eyes of the appointed design company. As such, a Leisure and Recreation Planner may be involved in these stages, to ensure the initial design intent is being met, but not leading process.

Detailed Design (Open Spaces / Landscapes)

A stage where the preferred concept is refined and developed, defining the necessary specifications to provide a greater understanding of the design. It includes all the necessary calculations and accounts for design implications and constraints such as topographic, access, services, drainage, materials and budget. It involves the specialists disciplines start to investigate and design their own design with greater detail.

This plan includes specifics about aesthetics and construction methods. It addresses potential issues, including accessibility, drainage, traffic, planting, materiality, and zoning requirements.

It generally involves:

- A detailed scaled drawing showing a view from above (horizontal plane) of the relationships between all spaces, identifies features such as park furniture, public art, lighting, irrigation etc. at one level of a structure. This can show the property lines, building locations (if any), utilities, roads etc;
- Planting plan, identification of materials and colour palette;
- Elevations (external and internal), dimensioned, noting materials, architectural finishes, structural elements, colours, finishes and materiality, planting and wayfinding signage;
- Sections, dimensioned, noting materials, thicknesses and types, space names and typical details clarifying construction systems; and
- Service information would be included with specialist input such as hydraulics, irrigation, electrical and structural if required.

Refer to Appendix 11 for as examples of detailed design drawings for open spaces.

Documentation

During this stage, the landscape architect develops construction documents including plans, sections, schedules, construction details, quantities and a specification for landscape construction companies to be price and build the project.

Construction documents have several purposes and in general, are comprised of construction drawings and specifications. The technical information communicated in the drawings indicates physical location of the improvements proposed for the project, the details of components to be built and installed, and the quantity of design elements. Specifications deal with the standards of quality expected in the construction of the improvements and the procedures to be used throughout the construction process.

This stage often requires coordination with other consultants to reduce the possibility for construction issues and also to allow for resolution of overlapping design elements (architecture, landscape, lighting, engineering, etc).

It generally involves drawings:

- For tender – set of drawings provided as a part of the tender process, for potential companies to provide a detailed quote against;
- For specification – provided to specialist to prepare the specifics associated with the project. This may include electrical, hydraulic, mechanical, drainage, irrigation etc.
- Issued for construction – final set of drawings provided to the successful construction company to follow; and
- As constructed – the final plans and specifications for all disciplines associated with the project. This may include photo imagery, GPS coordinates for infrastructure, warranties and manuals.

Schematic Design (Buildings)

The schematic design phase develops and builds on a single design option from the concept phase for buildings. The intent of the schematic design is to contextualise and develop the shape and size of the building along with some basic design elements including exterior areas. It is informed by the design brief and will depict how the building will look and operate, and test the design on the site. It is a good instrument for consultation or engagement and suitable for lodgement for Development Approval.

It should address the project specifications which includes:

- Design philosophy;
- Site and authority constraints;
- Construction staging plan;
- Relationship diagrams;
- CAD drawings site feature survey and site plan, floor plan, elevations and 3D images;
- Floor plan with materials, finishes, wall thickness and types, room / space names and net floor area; and
- Cost estimate.

This is the stage where base level services (hydraulic, mechanical, electrical, landscaping etc.) are now being considered within the design.

Refer to Appendix 12 for examples of schematic designs.

Design Development (Buildings)

The design development phase follows schematic design and seeks to develop the approved design with structural and services design works. It involves coordinating the work of specialist consultants, provides a schedule of proposed materials and finishes, development of the design against the budget and coordinates preparation of an updated estimate of the cost of the works.

It should include at a minimum drawings of the following:

- Location and site plans incorporating survey information and showing proposed buildings, carparks, roads, trees, contours, landscape design, adjoining properties and existing assets;
- Floor plans with materials;
- Ceiling plans, dimensioned and noting materials;
- Roof plans, dimensioned and noting materials;
- Elevations (external and internal), dimensioned, noting materials, architectural finishes, structural elements, building services equipment and building signage;
- Sections, dimensioned, noting materials, wall thicknesses and types, room / space names and typical details clarifying construction systems;
- Construction details as required; and
- Updated cost estimate.

This stage is critical as it presents the last opportunity to move fixed components with the design, prior to detailing towards construction.

Refer to Appendix 13 for examples of design development drawings.

Contract Documentation

In this next phase of the architectural design process, the architect produces additional drawings, schedules and specification to the Design Development documents suitable to fully construct the project. It generally involves and / or includes:

- Design development documents;
- Details and specifications;
- Door and window schedules;
- Detailed colours & finishes schedule;
- Room elevations; and
- Furniture & equipment schedules.

It must be noted that this is construction documentation - not tender documentation.

Tender Documentation

This involves the preparation of suitable documents which include the Construction and Contract Documentation, which suitably describe the conditions and requirements of the tender process. Tender documentation should be easy to read, cost effective, produce a quality result, and minimise the chance of variations or incorrect work. Documents include:

- Conditions of Tendering;
- Preliminaries;
- Conditions of Contract (Schedules); and
- Documents – Drawings and specifications.

At this stage, the Architect and Landscape Architects usually assisting procurement teams by preparing the specifications and preliminaries that are included with Conditions of Tendering. It is also not unusual for them to be involved in tender assessment panels and provide recommendations.

Construction

In this final phase, the architect's and land architects role shifts from creative design to project management. While they may not physically manage the job site, they make regular site visits to ensure that the project is being executed according to their plans. The role of the Architect and Landscape Architect depends on the type of construction contract and may include any or all of the following:

- Acting as Superintendent to the Contract;
- Superintendent's Representative;
- Design / technical advice only; and / or
- Quantity Surveyor involvement.

4. APPENDICES

Appendix 1: Planning Processes

Figure 4: Buildings

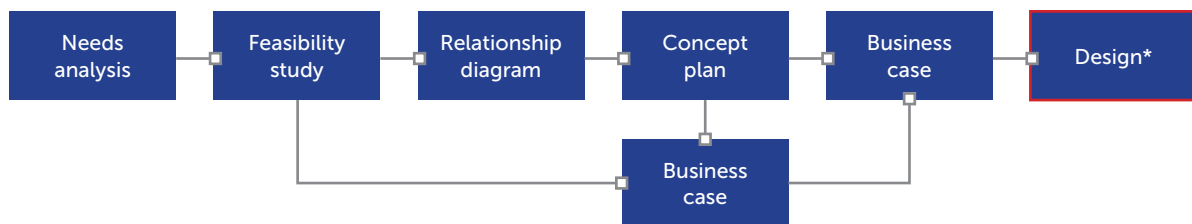


Figure 5: Landscape (open space – precinct, district sporting spaces and large / complex reserves)

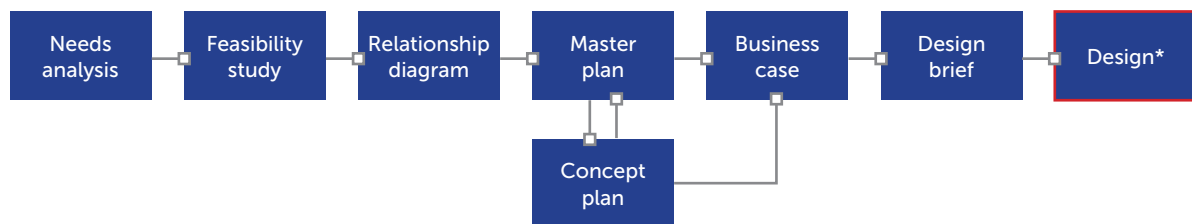


Figure 6: Landscape (skateparks, neighbourhood sporting spaces, tracks and trails)

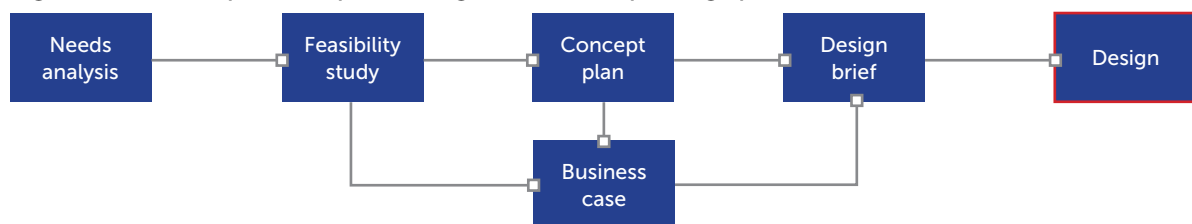
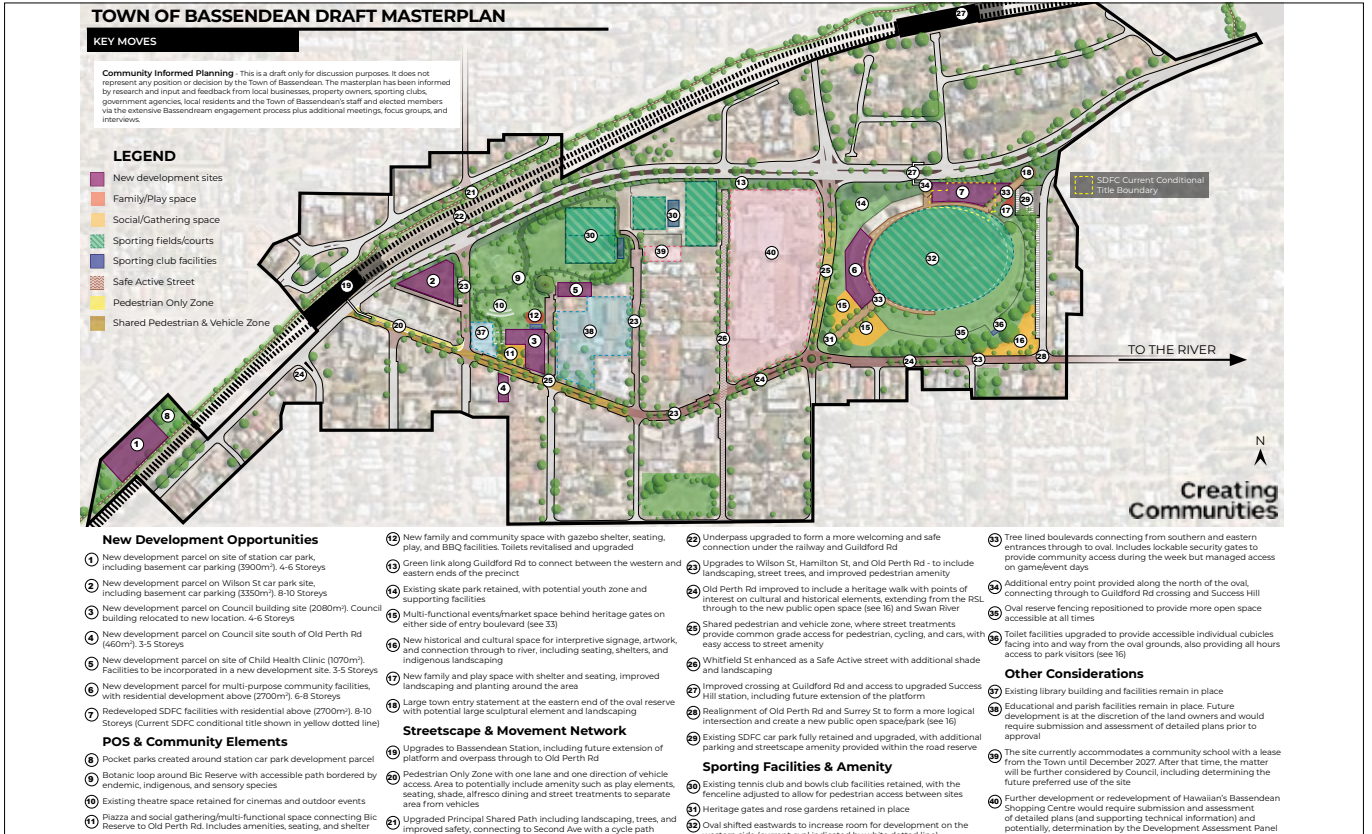


Figure 7: Landscape (playground, outdoor exercise equipment, path lighting, sports floodlighting)

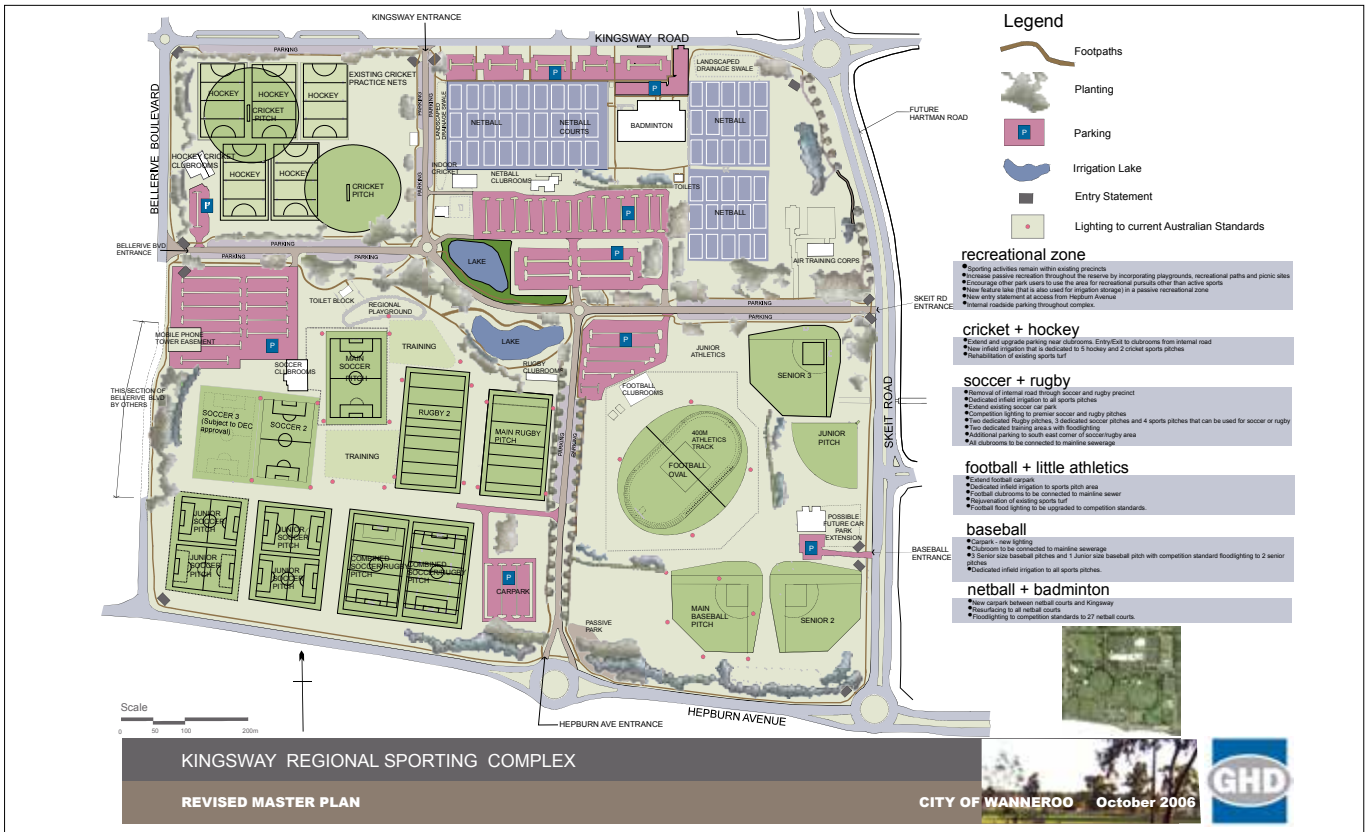


*Note that the design component is not usually undertaken by Leisure and Recreation Planners.

Appendix 2: Master Plan



Ref 1: Change to Creating Communities – Town of Bassendean



Ref 2: GHD – City of Wanneroo

Appendix 2: Master Plan (continued)



James Miller Pavilion, existing Demolish as Hub replaces sporting facilities and replace with smaller new Operations Service shed



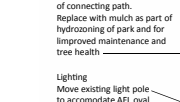
Local playground 6-12 age group removed
New path installed
+ Exercise circuit close to the path connects the Manning PS oval's existing circuit



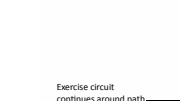
Trees
Retain all existing Peppermint, Cape Lilac & Coral Trees etc to perimeter



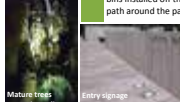
Hydrozoning:
Remove lawn underneath trees to west of path to south of connecting path.
Replace with mulch as part of hydrozoning of park and for improved maintenance and tree health



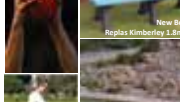
Lighting
Move existing light pole to accommodate AFL oval & install new light (6th of set of 6) to SE of oval



Path to school



Exercise circuit continues around path



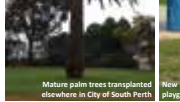
Bench seats, drink fountains & bins installed off the existing path around the park



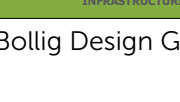
Mature trees to entries uplift
Entry signage & landscaping



New Bench seats
Replaces Kimberley 1.8m seats x 6



New bins surrounds



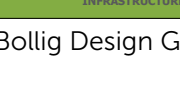
Retaining walls between street and oval provides seating



New playground (6-12) utilizing ground's topography



Mature palm trees transplanted elsewhere in City of South Perth



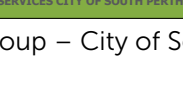
New playground (6-12) located close to Hub replaces existing playground near north carpark



Significant trees - Cork Oaks fronting Bradshaw Avenue retained & uplift



New signage



Carbays constructed in verge areas between existing trees improve informal parking areas



New garden beds of local waterwise plants

MANNING HUB COMMUNITY CENTRE - JAMES MILLER OVAL - RESERVE & STREETSAPES MASTERPLAN
INFRASTRUCTURE SERVICES CITY OF SOUTH PERTH AUGUST 2012 DWG: 4044-MP Unscaled A1 Engineering Services DRAW_4044 ASA KAL

Ref 3: Bollig Design Group – City of South Perth

Appendix 2: Master Plan (continued)



Ref 4: Paterson Architects – City of Swan



Ref 5: Propagule – City of Wanneroo

Alkimos Regional Open Space Precinct



SCALE 1:8000@A3



Location Plan



Legend

- Future Mitchell Freeway
- Wanneroo Road
- Romeo Road
- Extent of Regional Open Space

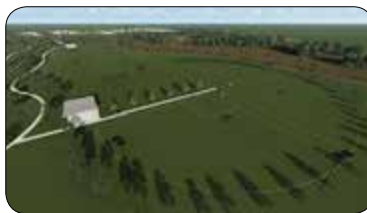
Zone	Elements	Cost Estimate
1	Two Football Ovals (AFL/Cricket) 42 Netball Courts	\$22.9m
2	Four Full Soccer Fields Athletics Track	\$26.5m
3	Soccer / Diamond sports (Baseball and Softball)	\$18.1m
4	Four rugby fields Eight touch rugby	\$17.9m
5	Three baseball / softball diamonds	\$20.6m
6	Criterion track and amenities building	\$3m
TOTAL		\$102m

Activities Legend

- ① FOOTBALL OVALS (AFL/CRICKET)
- ② NETBALL COURTS
- ③ FULL SOCCER FIELDS
- ④ ATHLETICS TRACK
- ⑤ SOCCER
- ⑥ RUGBY FIELDS
- ⑦ TOUCH RUGBY FIELDS
- ⑧ BASEBALL / SOFTBALL
- ⑨ AMENITIES BUILDING
- ⑩ CRITERION TRACK

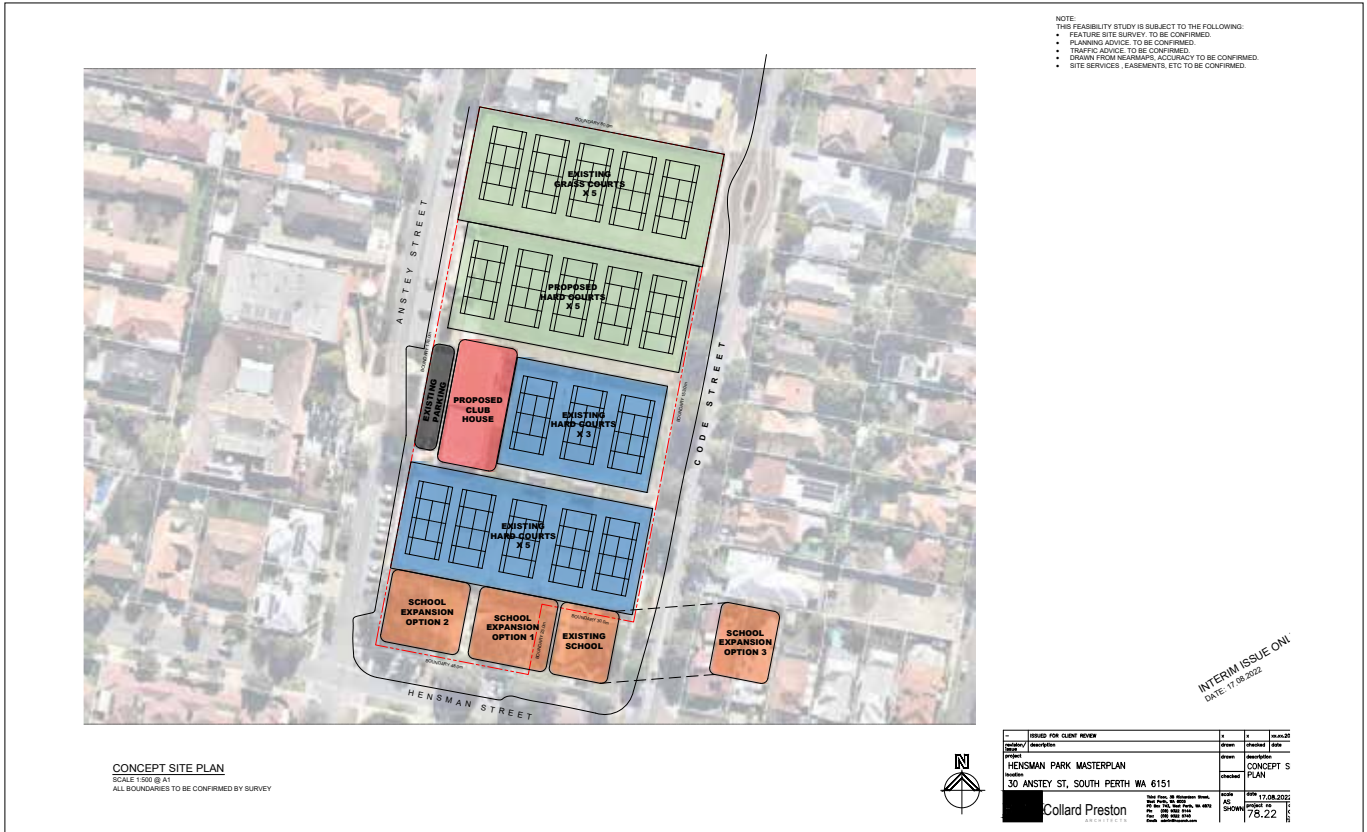
Zone Legend

- Zone 1 - Two Football Ovals (AFL/Cricket) and 32 Netball Courts
- Zone 2 - Four Full Soccer fields and Athletics Track
- Zone 3 - Soccer
- Zone 4 - Four Rugby Fields and Eight Touch Rugby Fields
- Zone 5 - Three Baseball / Softball
- Zone 6 - Criterion Track and Amenities Building

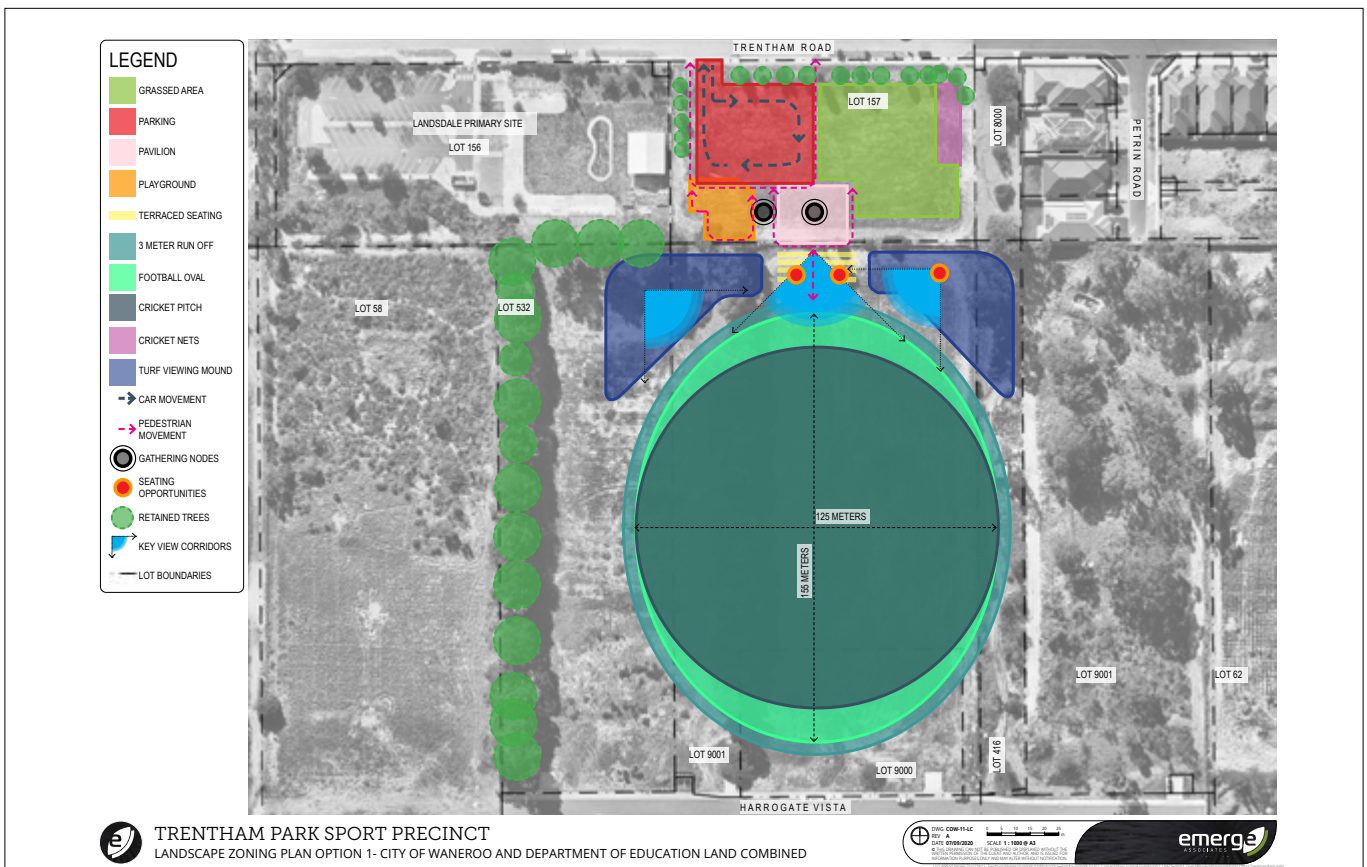


Size of facility: 51.8ha

Appendix 3: Relationship Diagram (Open Space)



Ref 1: Hodge Collard Preston – City of South Perth



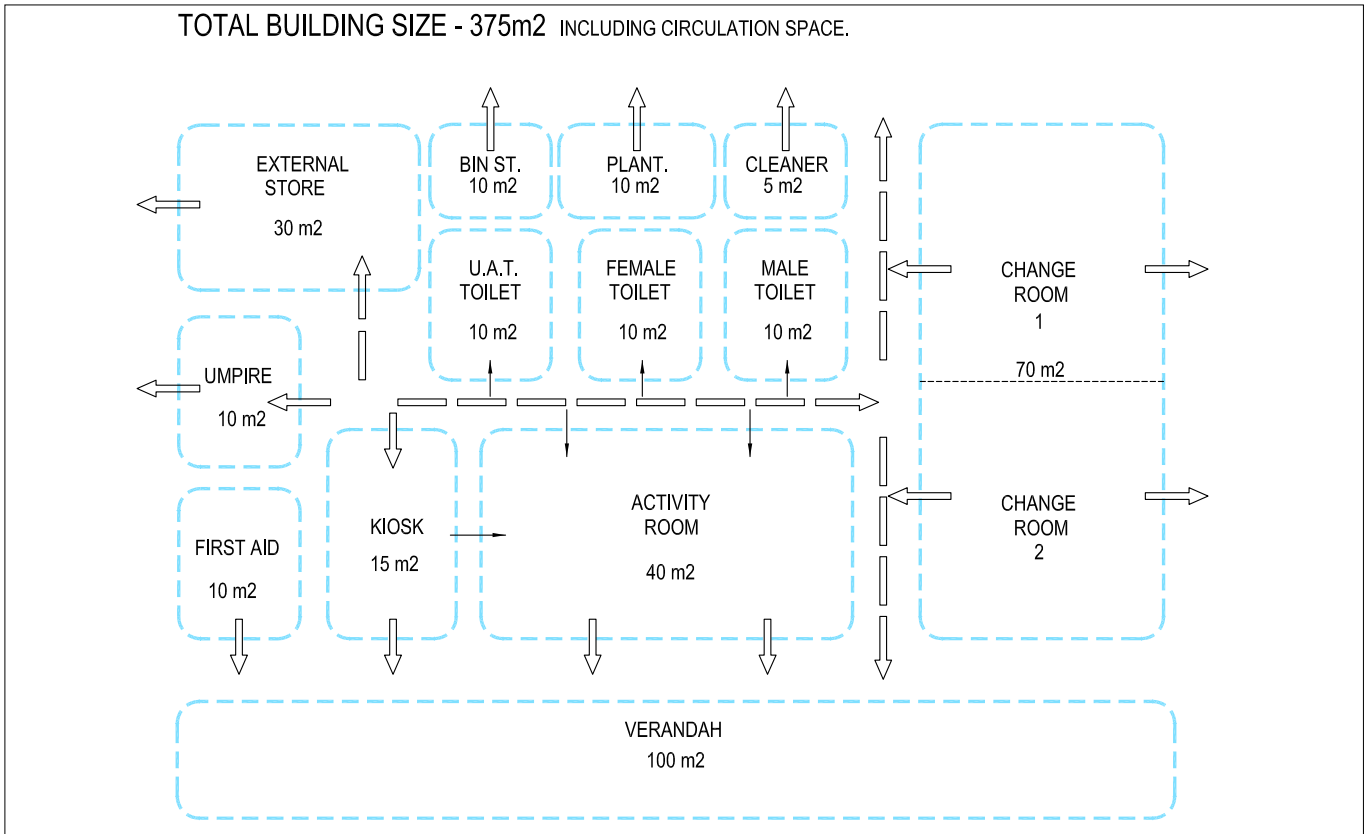
Ref 2: Emerge Associates – City of Wanneroo

Appendix 3: Relationship Diagram (Open Space) (continued)



Ref 3: Emerge Associates – Shire of Manjimup

Appendix 4: Relationship Diagram (Buildings)

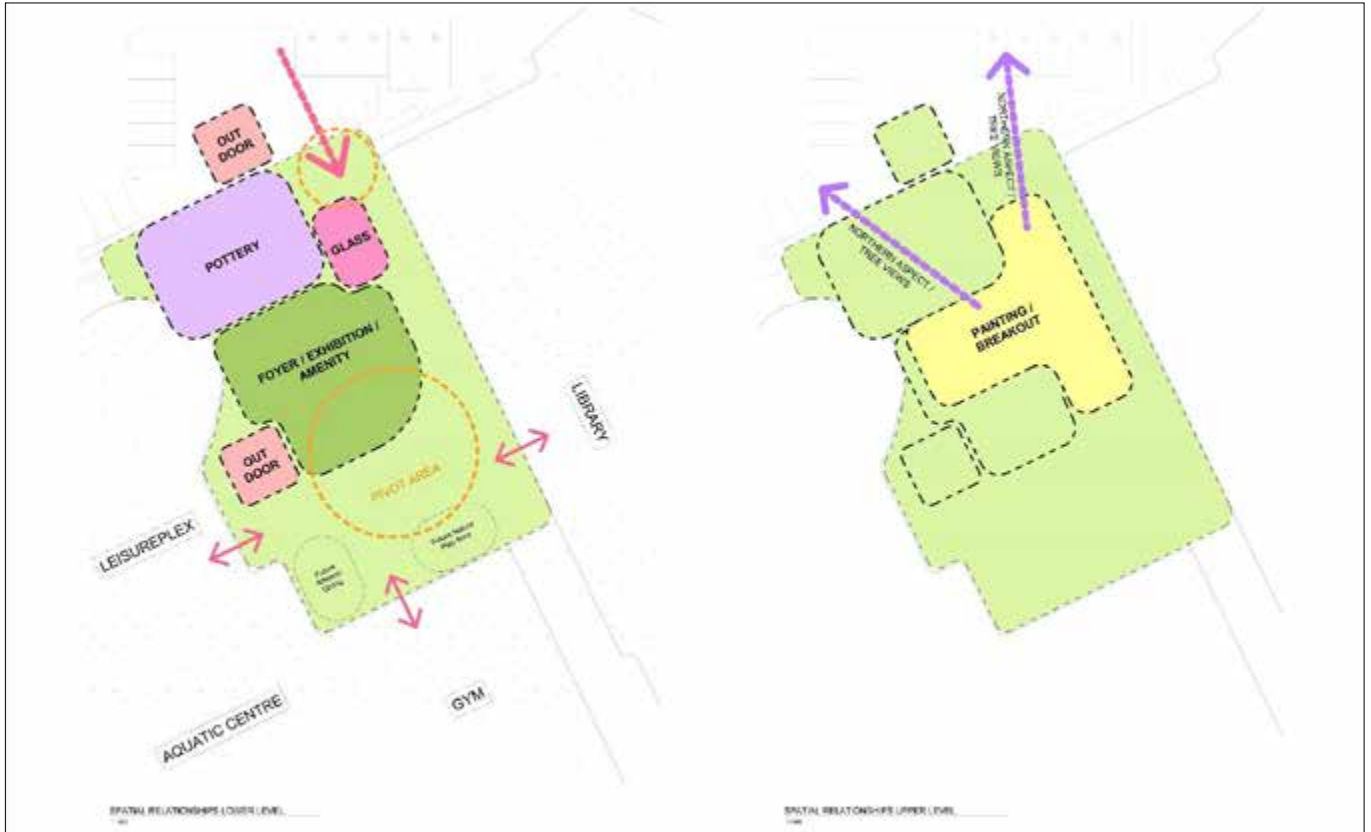


Ref 1: Artem Architecture – Shire of Narembeem

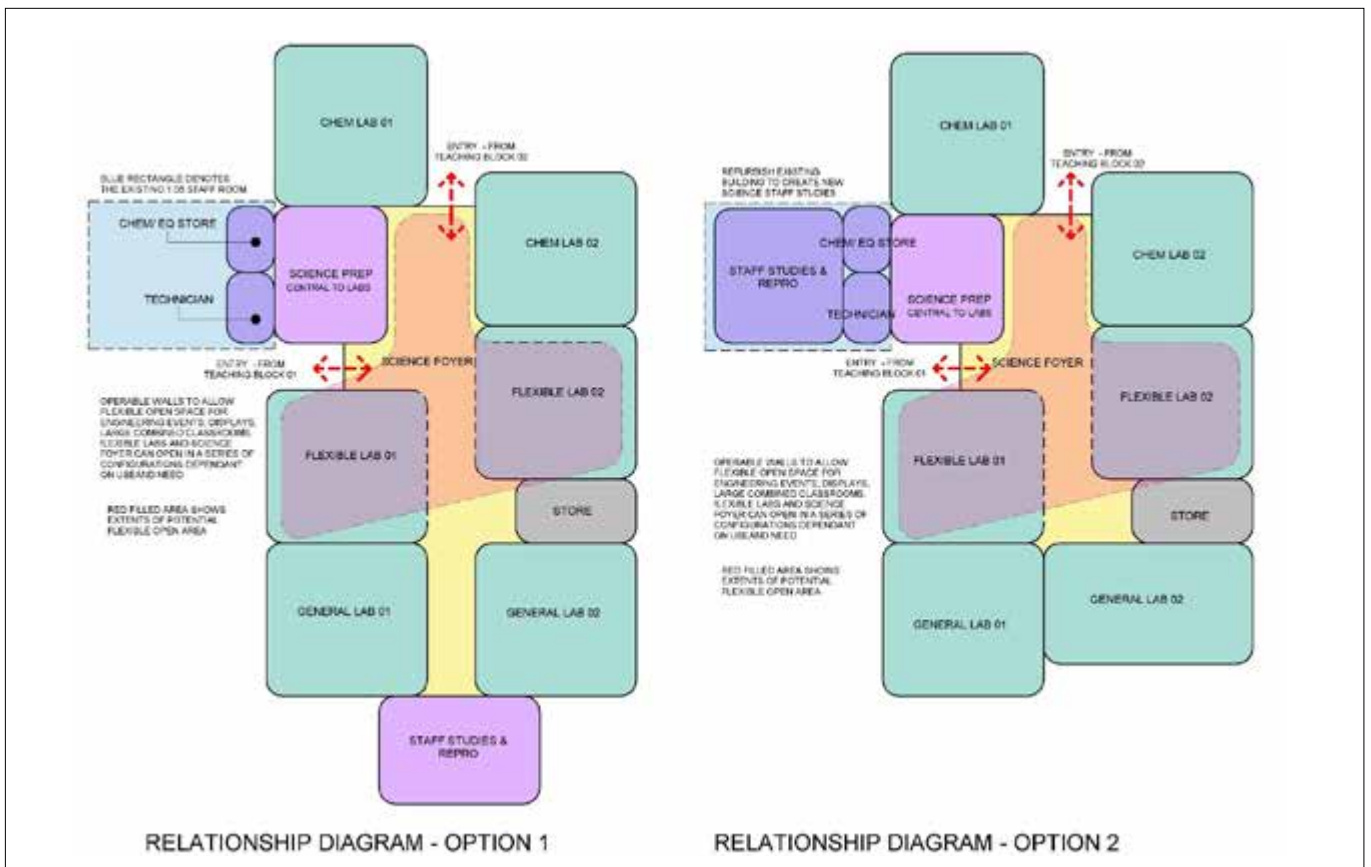


Ref 2: Site Architecture Studio – City of Swan

Appendix 4: Relationship Diagram (Buildings) (continued)



Ref 3: Site Architecture Studio – City of Rockingham



Ref 4: Site Architecture Studios – City of Rockingham

Appendix 5: Concept Plan (Open Space)



Ref 1: City of Swan



Ref 2: Emerge Associates – City of Wanneroo

Appendix 5: Concept Plan (Open Space) (continued)



Ref 3: Emerge Associates – Shire of York



Ref 4: Emerge Associates – City of Wanneroo

Appendix 5: Concept Plan (Open Space) (continued)



Ref 5: City of Wanneroo



Ref 6: City of Swan

Appendix 5: Concept Plan (Open Space) (continued)



Ref 7: City of Wanneroo



Ref 8: Town of East Fremantle

Appendix 5: Concept Plan (Open space) (continued)

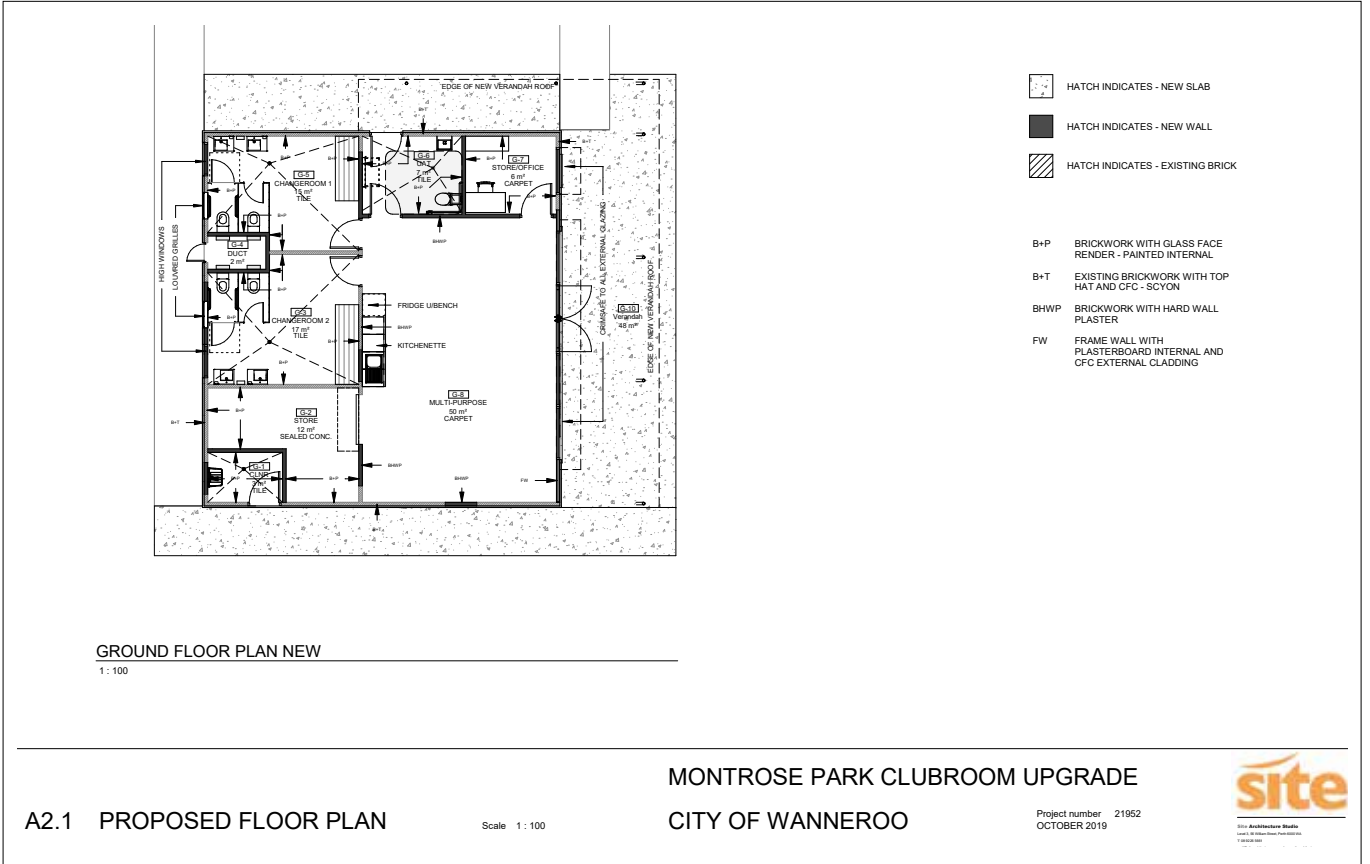


Ref 9: Emerge Associates – City of Bayswater

Appendix 6: Concept Plan (Buildings)

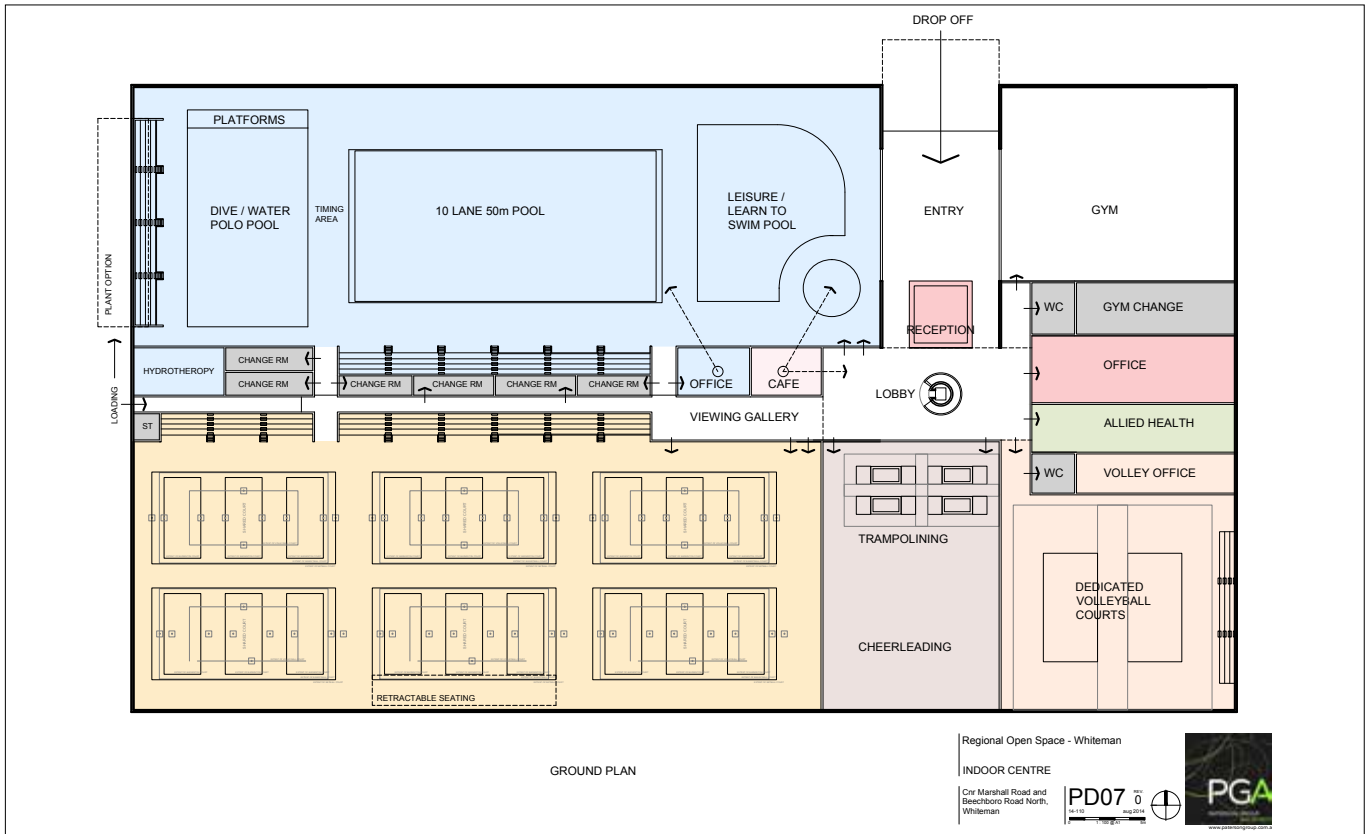


Ref 1: Emerge Associates – City of Kalamunda



Ref 2: Site Architecture Studio – City of Wanneroo

Appendix 6: Concept Plan (Buildings) (continued)

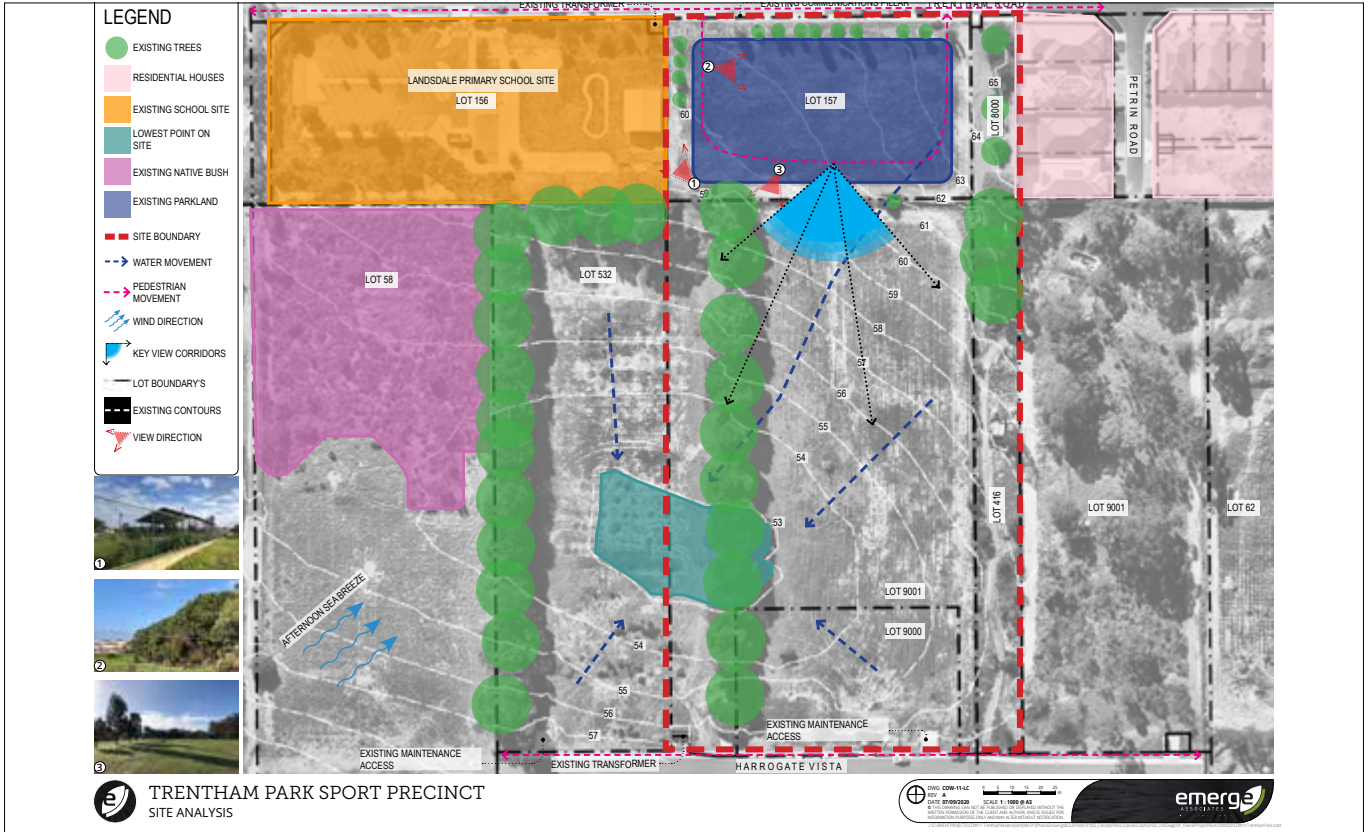


Ref 3: Paterson Architects – City of Swan



Ref 4: Artem Architecture – City of Rockingham

Appendix 7: Site Plan

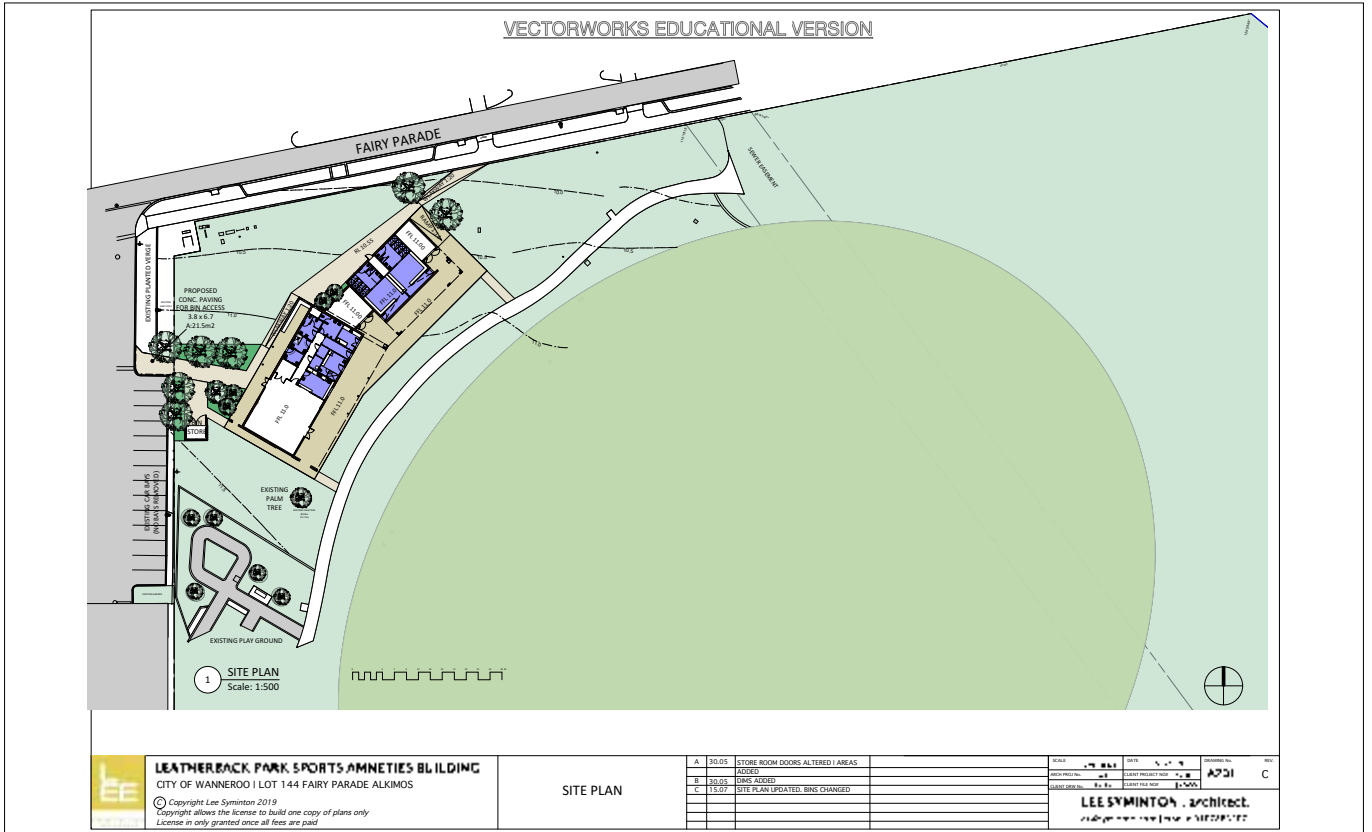


Ref 1: Emerge Associates – City of Wanneroo



Ref 2: Site Architecture Studio – City of Rockingham

Appendix 7: Site Plan (continued)



Ref 3: Lee Syminton – City of Wanneroo



Ref 4: Holton Connor – City of Cockburn

Appendix 8: Conceptual Renders (Perspective)



Ref 1: Artem Architecture – City of Wanneroo



Ref 2: Site Architecture Studio – City of Swan

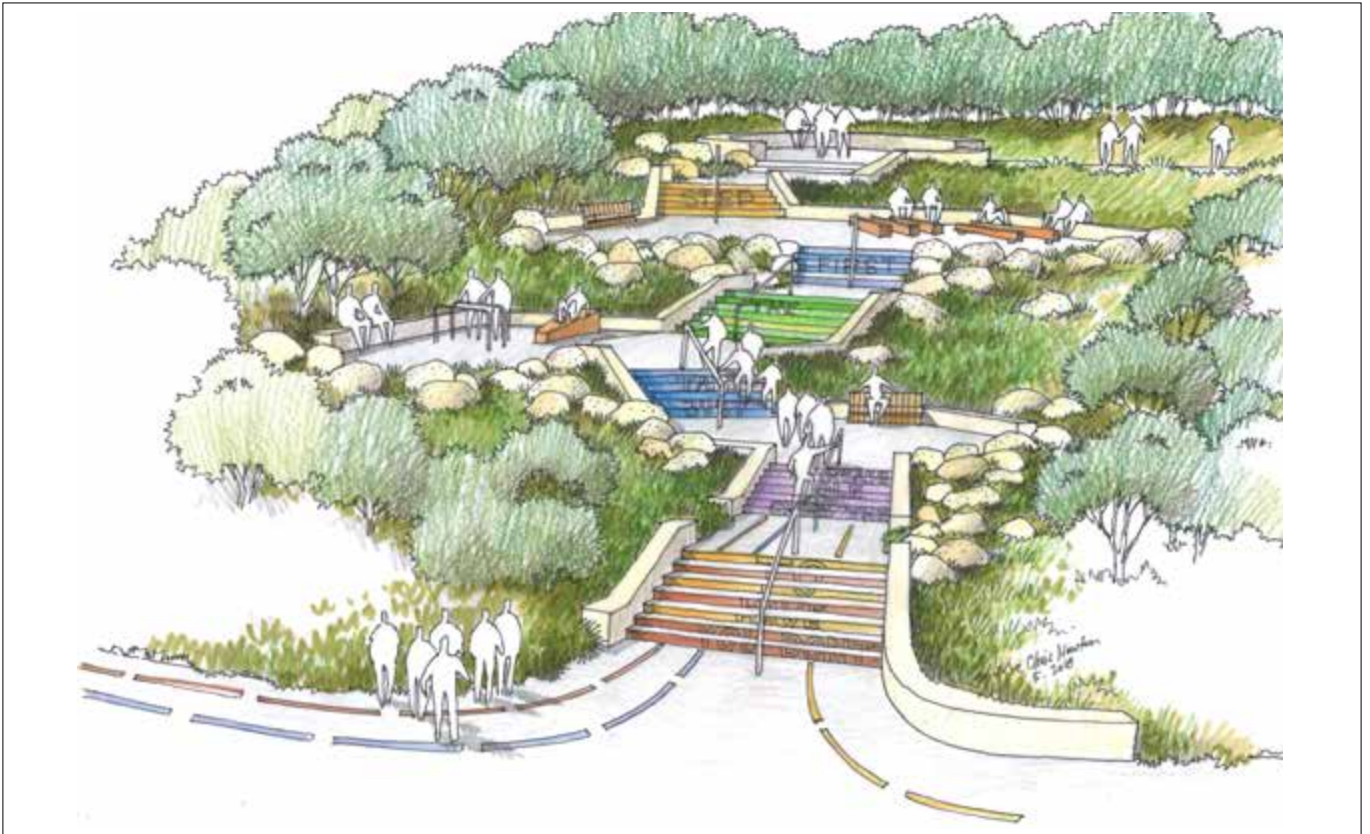


Ref 3: Lee Syminton – City of Wanneroo



Ref 4: City of Swan

Appendix 8: Conceptual Renders (Perspective) (continued)



Ref 5: Emerge Associates – City of Wanneroo



Ref 6: Hook Consulting

Appendix 9: 3D Renders (Photo realism)



Ref 1: Paterson Architects – City of Wanneroo



Ref 2: City of Armadale

Appendix 9: 3D Renders (Photo realism) (continued)



Ron Jose Oval Pavilion
City of Swan peter hunt architect
04-06-2019

Ref 3: Peter Hunt Architects – City of Swan



Ref 4: Site Architecture Studio – City of Rockingham

Appendix 9: 3D Renders (Photo realism) (continued)

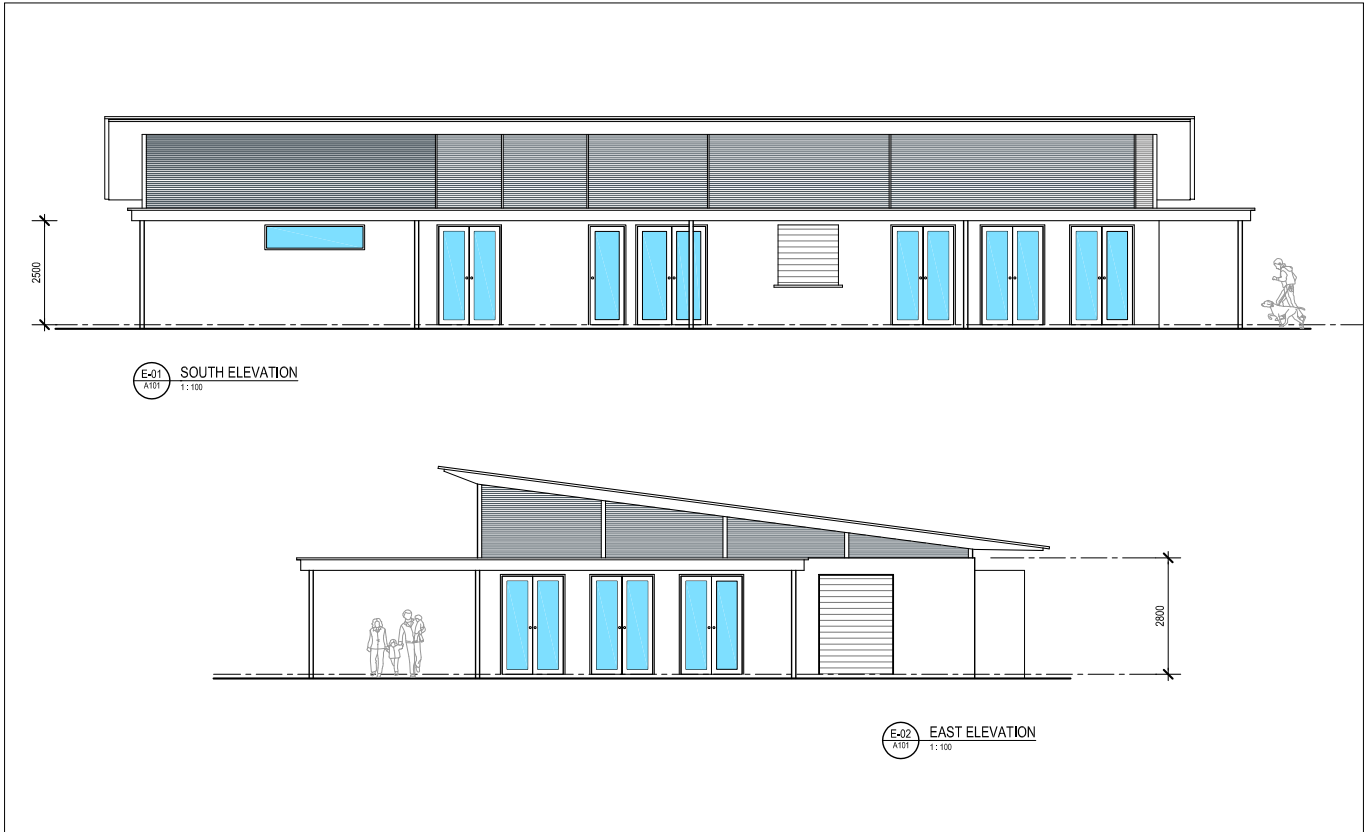


Ref 5: City of Swan



Ref 6: Emerge Associates

Appendix 10: Elevations



Ref 1: Artem Architecture – Shire of Narembeen



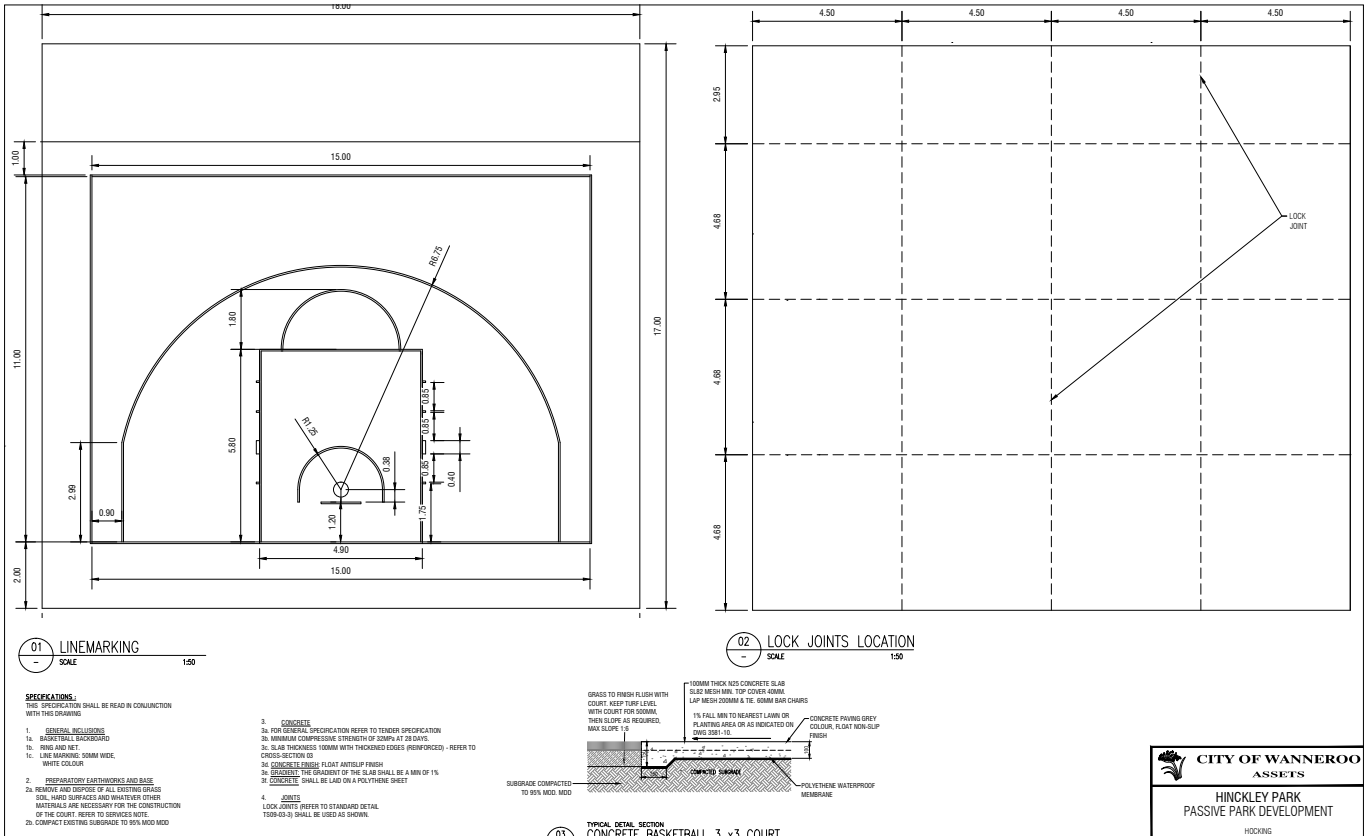
Ref 2: Peter Hunt Architects – City of Swan

Appendix 10: Elevations (continued)

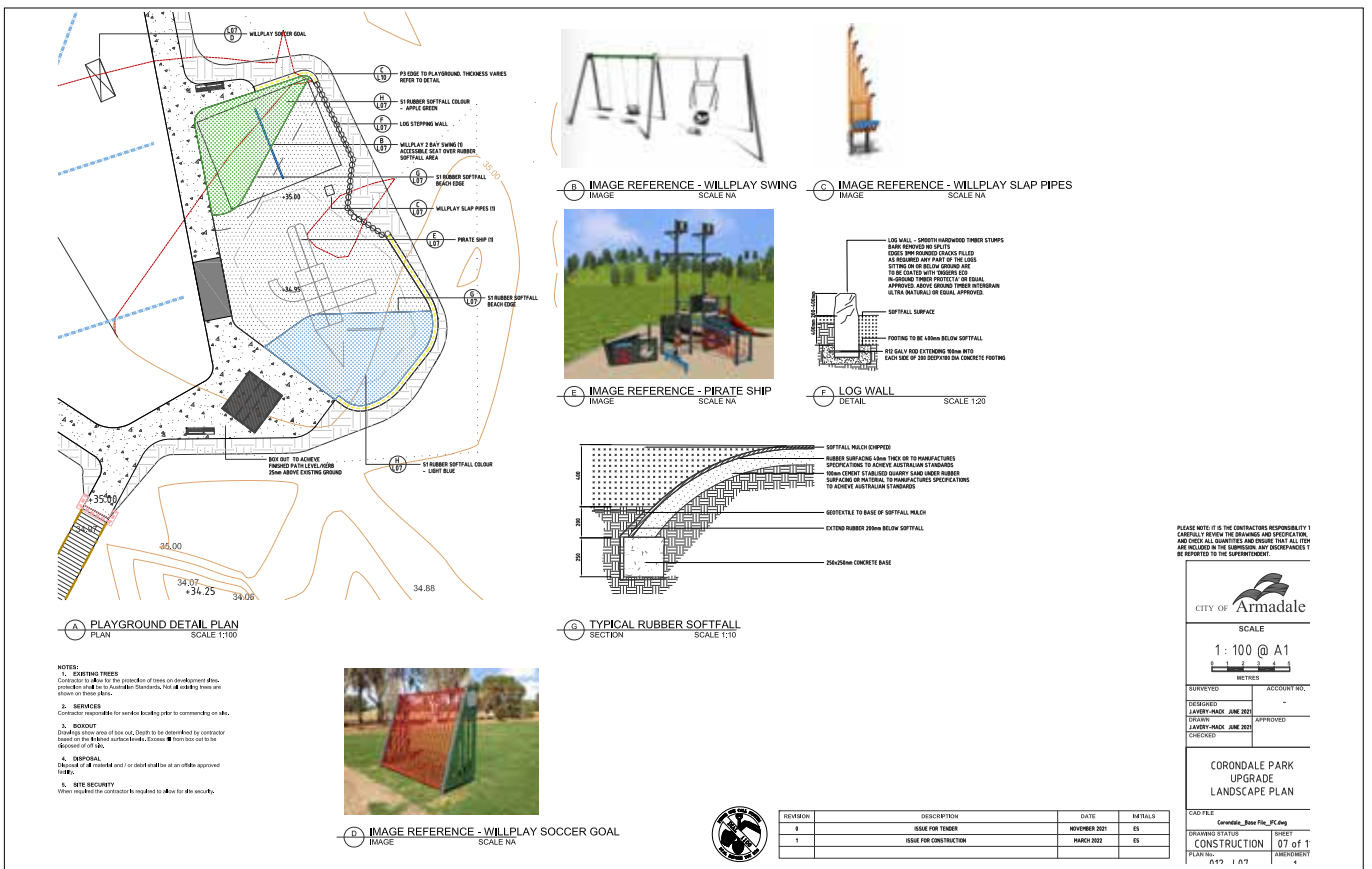


Ref 3: Emerge Associates – City of Wanneroo

Appendix 11: Detailed Design (Open Space)

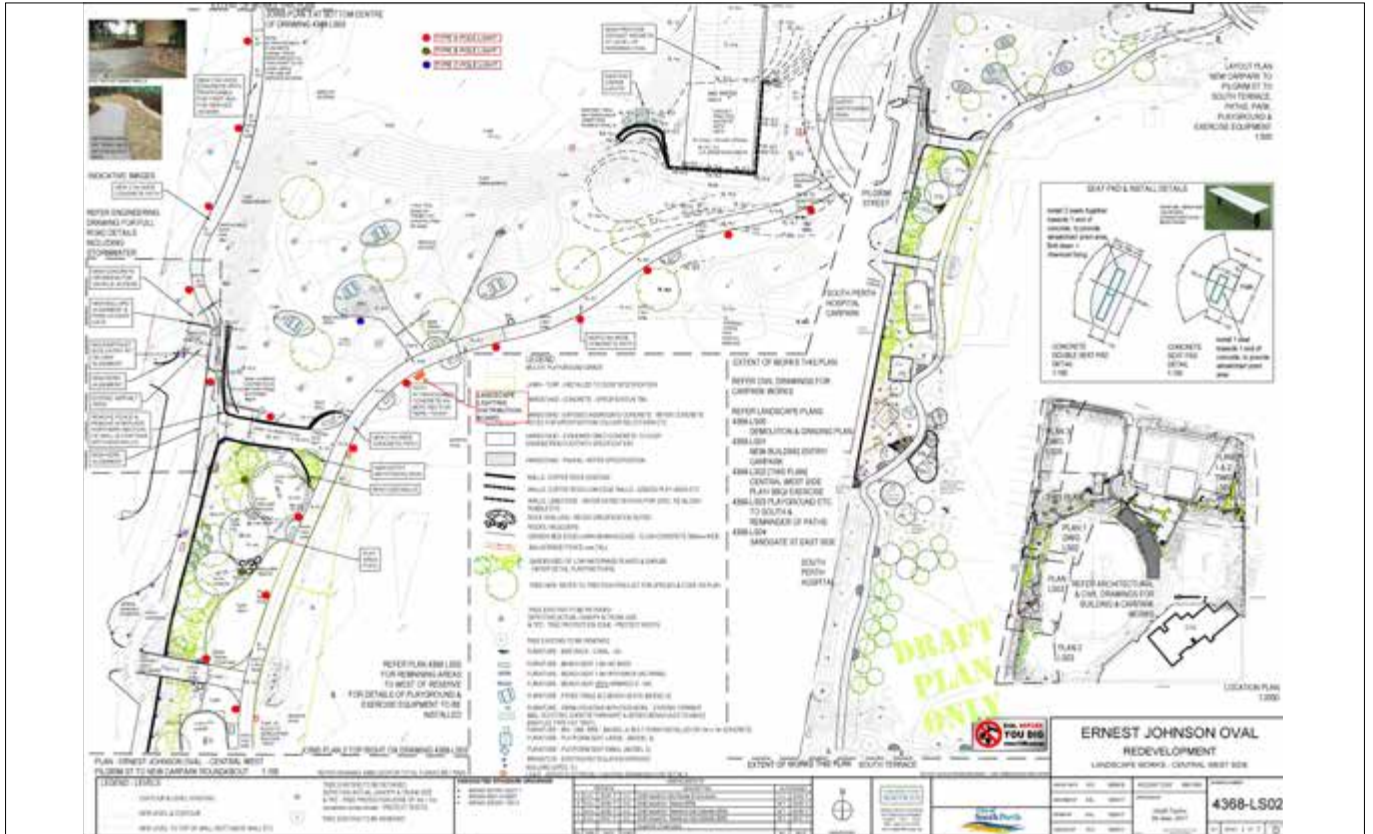


Ref 1: City of Wanneroo



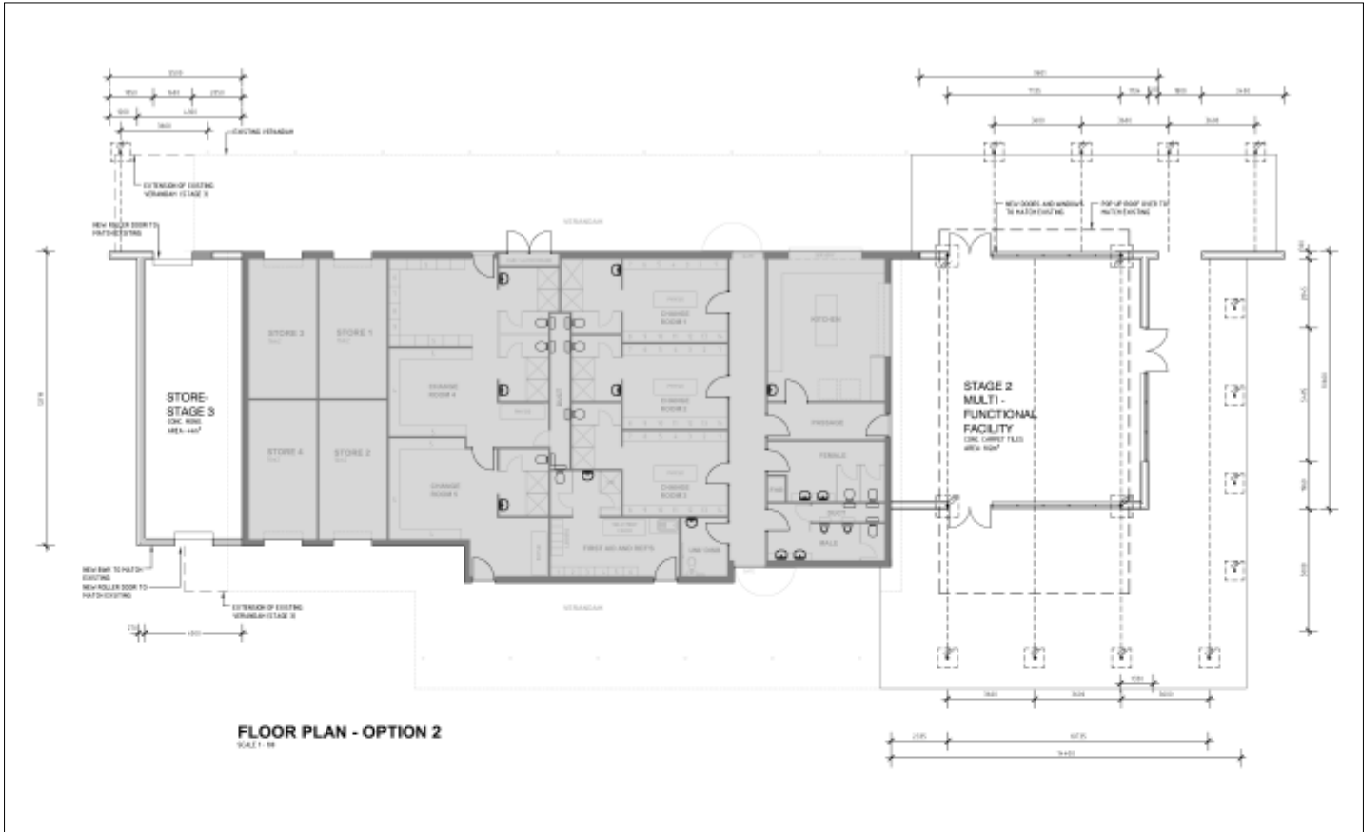
Ref 2: City of Armadale

Appendix 11: Detailed Design (Open Space) (continued)

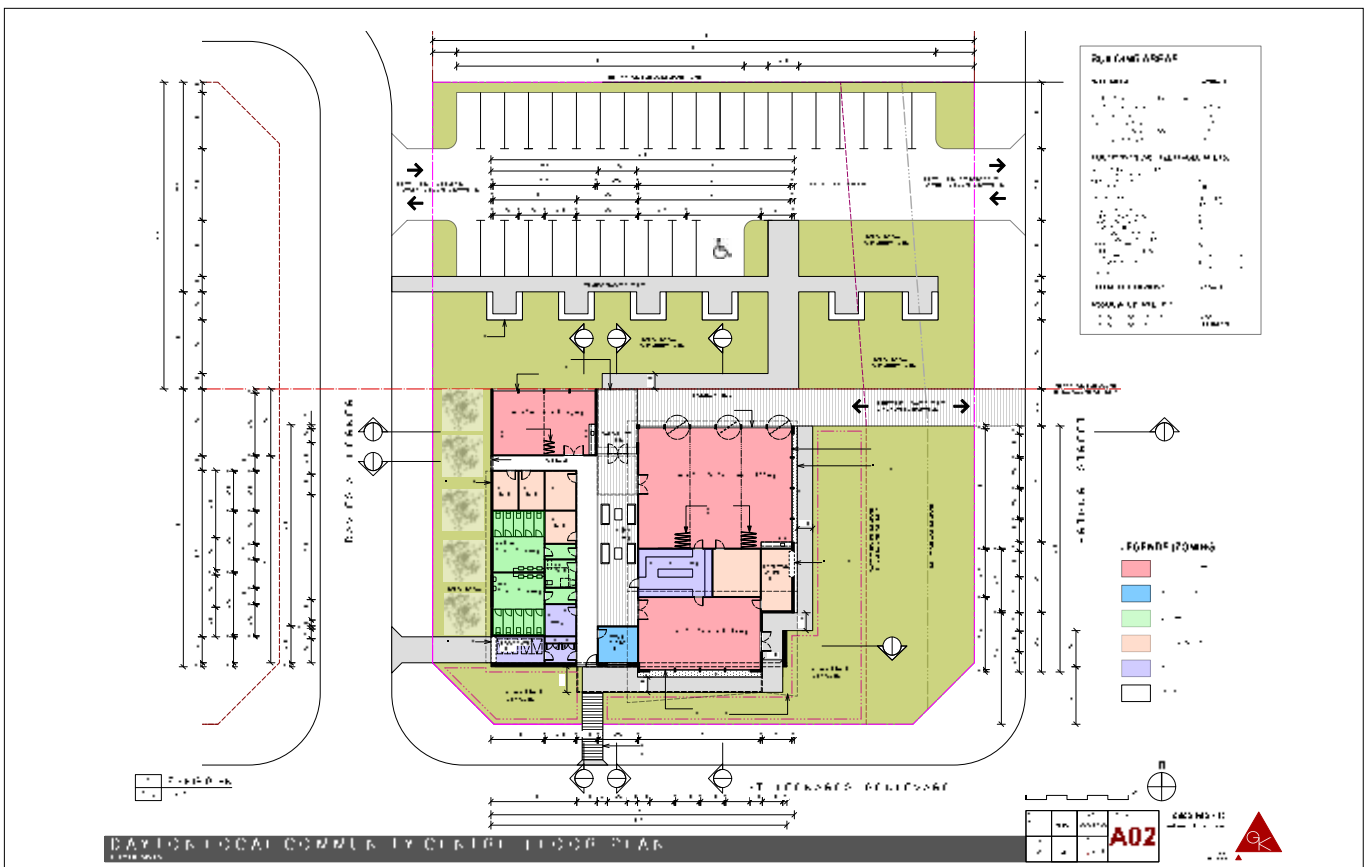


Ref 3: City of South Perth

Appendix 12: Schematic Design (Buildings)

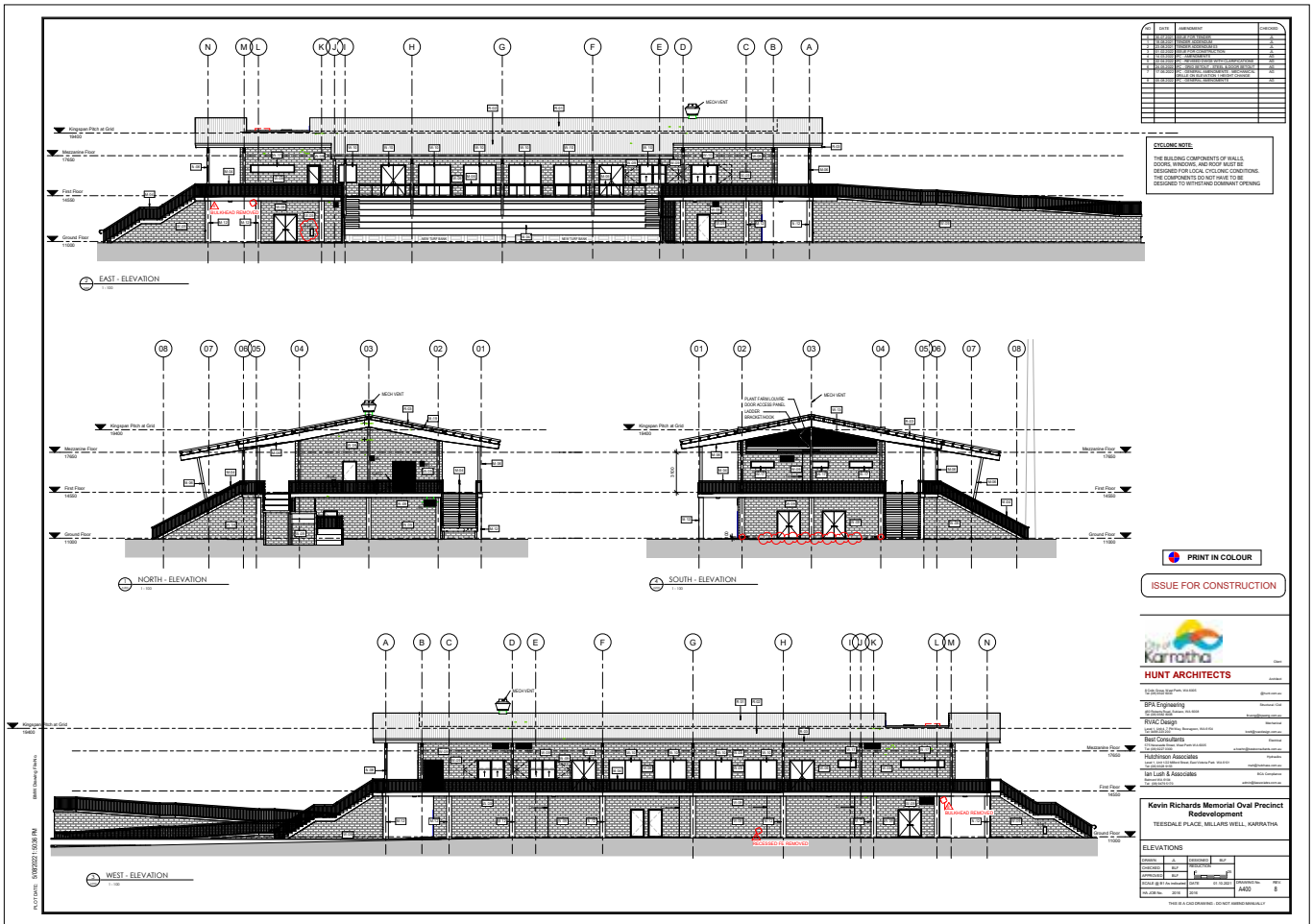


Ref 1: Site Architecture Studio – City of Wanneroo



Ref 2: Gerry Kho Architects – City of Swan

Appendix 13: Design Development (Buildings) (continued)



Ref 3: Peter Hunt Architects – City of Karratha

5. REFERENCES

Strategy	<ul style="list-style-type: none"> • Recreation Strategy Checklist – PLAWA (2019) • Public open space strategy guide for local governments – Department of Sport and Recreation (2007)
Needs Analysis	<ul style="list-style-type: none"> • Facility Planning Guide – Department of Sport and Recreation (2007) • Needs assessment guide – Department of Sport and Recreation (2007)
Feasibility Study	<ul style="list-style-type: none"> • Facility Planning Guide – Department of Sport and Recreation (2007) • Feasibility Study Guide – Department of Sport and Recreation (2007)
Business Case	<ul style="list-style-type: none"> • Developing a Business Case – Australian Government Department of Finance (2020) • Business Case Guidelines, Strategic Asset Management Framework – WA Government Department of Treasury (2021) • Strategic Asset Plan, Strategic Asset Management Framework – WA Government Department of Treasury (2021) • Local Government Act 1995: 3.59
Master Plan	<ul style="list-style-type: none"> • Health planning and development guidelines: Masterplanning – Victorian Health and Human Services Building Authority June (2018)

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