

Bairnsdale Sporting Facilities Plan 2018

Volume 2 – Sporting Facilities Condition Report

February 2017



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About this document

This report is the Sporting Facilities Condition Report for the East Gippsland Shire's **Bairnsdale Sporting Facilities Plan 2018**. It is one of four accompanying reports:

- Volume 1 – Sporting Facilities Provision Framework (2018)
- Volume 3 – Sports Grounds Assessment Report (2016)
- Volume 4 – Stakeholder Consultation Report (2018)

The **Sporting Facilities Provision Framework (2018)** contains all information and research assessed and considered during the planning study, and outlines a new vision for the future provision of sport and active recreation in Bairnsdale. The report includes key directions for the most popular sports in Bairnsdale, and recommendations to improve sporting facilities at the major recreation reserves and at other key sporting facilities within the town.

The **Sports Grounds Assessment Report (2016)** is a compilation of a detailed assessment of the condition 10 sports grounds located in Bairnsdale. The investigation determined if the grounds were coping with their current levels of use, and what improvements are required to accommodate current usage levels, and any additional works required to further optimise capacity in the future.

The **Stakeholder Consultation Report (2018)** is a record of all meetings and workshops conducted with stakeholder groups during the study. This includes the first round of engagement conducted with all stakeholders during period 28 November to 2 December 2016, and subsequent meetings with selected groups to further investigate options and scenarios, receive feedback on concept plans, and to collaboratively develop proposed future directions. The information collected during the engagement processes was a significant informant to *Volume 1, Bairnsdale Sporting Facilities Provision Framework*.

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1.0 INTRODUCTION

This Report has been commissioned by Simon Leisure to provide a general assessment of the condition of selected Bairnsdale sporting facilities and make recommendations for refurbishment and redevelopment. The facility assessment has been undertaken on the basis of identifying building conditions, functional and compliance issues and opportunities for redevelopment.

JMA undertook site inspections of the following facilities on the 3rd and 4th of November 2016 with Simon Leisure and relevant user and Council representatives:

- Bairnsdale Aquatic and Recreation Centre (BARC) - Stadium
- WORLD Pavilion
- Bairnsdale City Oval Sports Pavilions
- Bairnsdale City Oval Netball Pavilion
- West Bairnsdale Oval Pavilion
- Howitt Park – Roderick Pavilion
- Wy Yung Recreation Reserve Pavilion
- Lucknow Recreation Reserve Change Rooms and Social Room
- Lucknow Recreation Reserve Netball Facilities
- Lucknow Recreation Reserve Cricket Pavilion
- Bairnsdale Squash and Table Tennis Centre

JMA's site assessment of each facility included the following:

- A general review of existing drawings (if available).
- An observational inspection of the facility conditions – age of facility, construction, finishes, fixtures (internally and externally).
- A review of the facility use and accommodation.
- Discussion with facility users to identify functional issues.
- An assessment of the building statutory, regulatory and industry compliance.

Each facility has been generally categorised based on our assessment as follows:

1. Good condition and functional/fit for purpose - no works are recommended.
2. Good condition, minor compliance / functional issues – minor upgrade or moderate works are recommended.
3. Fair condition – dated, not fit for purpose, potential for refurbishment and/or expansion.
4. Reached end of functional / asset life - no capital works recommended, facility to undergo major upgrade or renewal.

1.1 Bairnsdale Aquatic and Recreation Centre (BARC) - Stadium



1.1.1 Construction Assessment - Stadium

Approximate date of construction – Assumed 1980's construction to stadium

Internal Construction

Floor	Raised timber floor to stadium courts
Walls	Double skin brick wall with colourbond extending over to roof level
Ceiling	Exposed to roof structure

External Construction

Surrounds	Lawn
Walls	Low height brick wall with colourbond over to roof level
Roof	Steel portable frame with metal deck roof.
Gutters	Box gutters
Down Pipes	PVC round
Fascias	Colourbond
Windows	N/A
Doors	Solid core timber with paint finish, metal door jambs

1.1.2 Facility Condition Summary

The Centre is generally considered to be in good condition and has undergone a number of past extensions and refurbishments. The entry, foyer, and ancillary spaces are in relatively good condition and have been well maintained, however upgrades are proposed in order to address functional issues.

The focus of the facility condition inspection related to the stadium space, which is in fair to good condition:

- The existing timber flooring has been well maintained and is in good condition.
- High bay lighting has been recently upgraded to LED and is functional.
- The existing internal walls are exposed brick face and while functional (impact resistant) could be aesthetically enhanced.
- There is currently no insulation to the external walls or roof, creating an uncomfortable environment during the summer and winter months.
- The grandstand seating has been constructed using a combination of hardwood and pine timber cladding. The hardwood has been well maintained and is functional. Replacement of the pine cladding should be considered as it is aesthetically poor and is not very durable in this environment. A hardwood to match the stand seating should be considered.
- The existing scorers / announcers box construction and level of finish is average and should be upgraded.
- The exposed portal steel frame has been painted (light blue) and while in good condition, an alternative more contemporary finish should be considered.

Externally the building is in good condition, however the colourbond cladding requires cleaning and localised graffiti removal. The low height brick walls are in good condition, but rendering (for aesthetic purposes) should be considered if the structure is to be maintained and not extended to the north.

1.1.3 Functional Issues

The following functional issues were identified during the inspection and discussed with the users with a focus on the stadium space and other ancillary accommodation:

- Additional indoor basketball and netball courts are required to meet current user needs (currently there are 3). A minimum of 4 are proposed by the users / Council, and there is a strong preference for 5 courts. However the proposal to extend to the north would require the bus terminal adjacent to the Centre to be relocated to the secondary school.
- The court runoff associated with the 3 existing courts does not comply and requires extension.

- The existing courts require an insulation and mechanical services upgrade to address environmental issues within the space during the winter and summer months.
- There is currently no group fitness room, which if provided could support other activities.
- There is no staff meeting or training room in the Centre.
- There is no multipurpose / function room in the Centre. This could be flexibly designed as part the staff training room with the inclusion of operable walls.

1.1.4 Regulatory Compliance Summary

Building Compliance:

The focus of JMA's inspection related to the feasibility of extending the basketball stadium. A full facility inspection was not conducted and therefore an assessment of the overall building compliance has not been undertaken. It is understood that significant capital works are planned in relation to the aquatic space, entry, foyer, café and kitchen. It is assumed that a building compliance audit has been undertaken by the incumbent architects / Council as part of this project and that key items including fire services provisions / coverage and fire egress travel distances have been assessed.

For the purpose of our inspection, it was noted that:

- The existing exit lighting throughout is non-compliant (no running man symbol) and requires an upgrade.
- Escape distances in the stadium appear to be compliant (sufficient number and location of exit doors), however both the egress signage and lighting requires an upgrade.

Accessibility / DDA Compliance:

- The existing accessible toilet fixtures and circulation require minor upgrades to meet code requirements.
- There is no compliant accessible setdown to the main reception counter, however it is anticipated that this would be addressed as part of the foyer / entry and aquatic redevelopment project.
- There is no DDA compliant access to the stadium seating / grandstand (ramp or lift). This could be addressed by converting a section of the court level bench seating to a dedicated wheelchair zone.

Industry Regulations:

- The existing stadium court runoff does not comply and requires extension to meet current basketball / netball industry requirements.
- Additional player's change rooms and amenities would be required if the facility is to be extended to accommodate additional basketball / netball courts. Currently there are 4 change rooms, however these are shared amongst all users – aquatic, gym and stadium users.

1.1.5 Facility Summary – Category 2

The Stadium is in good condition, however some finishes are dated and an upgrade should be undertaken in relation to mechanical services and insulation. Minor regulatory and DDA compliance upgrades are required, which could be addressed by Council as maintenance works.

Capital works to the stadium are primarily recommended to address user functional needs, which could be accommodated by extending the building to the north of the stadium (assuming the bus terminal is relocated) to provide additional compliant courts, and possibly a minor extension to the south for staff facilities.

1.2 WORLD Netball Facilities



1.2.1 Construction Assessment

Approximate date of construction - 1983

Internal Construction

Floor	Concrete slab on ground – broadloom carpet and vinyl
Walls	Exposed concrete blockwork and tiled finish to wet areas.
Ceiling	Flush plaster to gable roof structure

External Construction

Surrounds	Asphalt
Walls	Double masonry – internal exposed concrete block and exposed brick externally
Roof	Simple gable roof with timber truss roof framing. Custom orb corrugated iron roofsheeting
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Timber with paint finish
Windows	Timber framed with security mesh
Door	Timber framed with glazing

1.2.2 Facility Condition Summary

The existing facility is in fair to good condition, with the structural performance appearing to be satisfactory. A number of elements of the building are in poor condition, however the building has been relatively well maintained throughout its operational life.

Externally the building requires maintenance and minor upgrades:

- The roof requires repair (or replacement) as a number of roof leaks were observed.
- The timber fascias require localised repair and repainting.
- The eaves gutters require cleaning, as they are currently blocked.
- The external finish of the building is functional (exposed brick) but dated and requires an aesthetic upgrade.
- The external / security lighting is dilapidated and requires full replacement.
- The hot water service has failed – currently no hot water is available to the pavilion.

Internally the facility has been well maintained, however both the finishes and fixtures are in poor condition and require replacement, in particular the kitchen joinery and appliances. The social space requires new lighting and carpet replacement. The player's amenities are in good condition, however the finishes are very dated and should be upgraded along with the fixtures. The internal blockwork should ideally be lined with plasterboard or tiled in order to visually improve the space for users.

1.2.3 Functional Issues

The following functional issues were identified during the inspection and discussed with the users:

- The pavilion does not include an office or administration accommodation.
- The kitchen fitout and appliances are of a domestic standard and do not meet user needs.
- There is a lack of storage on in the pavilion (only 1 room) and all other club / user storage is currently in an external shed.
- There are currently insufficient change rooms to accommodate multiple concurrent netball and hockey games.
- The social room is relatively small and does not meet user needs.
- There is no centralised time keeper's facility.

1.2.4 Regulatory Compliance Summary

Building Compliance:

- No exit lighting is present at the exit doors / egress paths (with running man symbol).
- No emergency lighting has been provided.
- Escape / external doors have domestic turn knob hardware – single escape action levers are required.
- There are no fire extinguishers present adjacent to the switchboards.
- Door opening sizes do not comply – refer accessibility below.

Accessibility / DDA Compliance:

- There is a considerable step at the main entry to the building ground slab – no ramping has been provided.
- The existing accessible toilet is undersized and does not meet current DDA code requirements. All fixtures are non-compliant and require replacement to meet code requirements.
- No ambulant toilet facilities have been provided (a minimum of 1 per bank of toilets is required).
- No statutory (braille) signage has been provided.
- The existing main entry doors, sliding door to the amenities airlock and accessible toilet doors do not achieve a sufficient clear opening and have a lack of circulation (latch side) clearance.
- The car park accessible car bay does not comply with current standards – an adjacent shared / circulation bay is required and the bay is oversized.

Industry Regulations (Netball and Hockey):

- The female change room and female amenities have a sufficient number of toilets and showers to accommodate netball or hockey teams (minimum of 2 showers and 2 pans required per team), however only 1 change room has been provided which presents a functional issue when concurrent games are being played.
- The male change room is undersized by approximately 10m² for netball and hockey use.
- The number of male pans and showers (1 each) is inadequate.

1.2.5 Facility Summary – Category 2 / 3

The facility is in fair to good condition and requires minor upgrades/refurbishment to address the condition and compliance issues noted above. A number of these could be undertaken as maintenance works in order to achieve building code compliance. The facility would require an extension (possibly to the south and west) to address the functional issues identified.

1.3 Bairnsdale City Oval Sports Pavilions



1.3.1 Construction Assessment

Approximate date of construction – Refurbished 2007

Internal Construction

Floor	Concrete slab on ground – broadloom carpet and floor tiles to wet areas
Walls	Exposed concrete blockwork with paint finish
Ceiling	Flush plaster to skillion roof

External Construction

Surrounds	Concrete pavement
Walls	Double brick external walls
Roof	Skillion roof with metal deck cladding
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Timber with paint finish
Windows	Aluminium framed glazing
Door	Timber solid core in metal frame

1.3.2 Facility Condition Summary

The social room building was redeveloped and extended in 2007 and is in very good condition and has been well maintained. The social space is relatively large (250m²) and is served by a fully commercial kitchen, which includes appropriate stainless steel bench and appliances. The social room amenities are in good condition and would adequately cater for the space based on building code requirements.

The following minor condition issues were noted during the inspection of the building and include:

- The social / function room broadloom carpet is in fair condition – replacement with carpet tiles is recommended in the future.
- The external render to the brickwork requires repair in a number of locations.

The sports pavilion building was refurbished in 2007 and is generally in relatively good condition structurally, with some localised movement apparent in the external. While the finishes were upgraded in recent years, some are in fair condition and require review.

- The general external condition of the building is good, however the existing spectator structure steel framing is corroding – steel members would likely require a combination of localised repair and replacement. A soffit lining to the structure may also be considered for aesthetics and to protect the frame from exposure to moisture.
- A number of external concrete block walls are showing signs of localised movement / are cracked in the change rooms and require further inspection (to confirm extent of structural movement) and repair.
- The broadloom carpet in the change rooms is in poor condition and should be replaced.
- The plasterboard ceilings in the change rooms are damaged, showing extensive signs of mould and have locally dropped on the southern side (possibly due to roof leaks and or movement in the external block walls). Rectification is required.
- The first aid / trainer's concrete slab floor has been painted and has worn / delaminated. A vinyl floor finish should be considered.
- The amenities generally require maintenance and repair – fixtures have been damaged or are missing (shower heads), the vanities are poorly fixed to block walls and general cleaning is required.

1.3.3 Functional Issues

The social room building has been constructed within the last 10 years and appears to be sufficient in size and functionality. However, there is no direct access to external spectating areas to the south of the building. The existing raised concrete slab in front of the building could be extended to include terraced seating.

The following functional issues were identified within the sports pavilion building during the inspection (no users were present during the inspection):

- The existing player's amenities have not been constructed to unisex standards – a trough and wall hung urinal and open / communal showers are present.
- The medical room is currently combined with the trainer's space, which does not meet AFL standards – a dedicated medical room should be provided.
- There does not appear to be a dedicated Club property store at first floor level for the main oval – storage has been provided on the north side below the building in the undercroft and in cages.
- The home room amenities include a single pan only – a minimum of 3 pans are required to meet regulatory requirements for AFL use.
- The umpire's amenities accommodation is insufficient and includes a communal change space – a unisex design should be provided for male / female officials. A minimum of 2 pans and 2 unisex showers should be provided as per AFL standards.

1.3.4 Regulatory Compliance Summary

Building Compliance:

- Access and egress provisions to both buildings appear to be compliant.
- Fire hose reels are not provided but should not be required as both buildings have an NLA of less than 500m².
- Exit lighting throughout both buildings does not comply – an illuminated running man symbol is required under current regulations.
- No emergency lighting is present in the sports pavilion building and should be provided.
- General fire extinguishers should be provided in the sports pavilion building.

Accessibility / DDA Compliance:

- There does not appear to be a DDA compliant car space adjacent to either building. A dedicated DDA car space should ideally be provided to the western side of the building adjacent to the social room building with immediate access to the ramp in order to avoid accessing the building via the steep driveway gradient.
- The existing accessible toilet in the social room building has been constructed to the previous 2001 Australian Standard and is undersized. It is likely that a dispensation could be provided should any works be undertaken, however an upgrade to meet current standard size requirements is recommended.
- Door opening sizes and circulation to the umpires accommodation does not comply – the latch side clearances are insufficient.
- No safety decal bands have been provided to the social room external glazing.
- No ambulant toilet facilities have been provided (a minimum of 1 per bank of toilets is required).
- No compliant statutory (braille) signage has been provided.

Industry Regulations (AFL / Cricket):

Refer functional issues noted above. The player's accommodation does not meet AFL facility guidelines in a number of areas:

- Player's amenities do not meet unisex requirements for mixed gender use.
- Umpires change room and amenities do not meet unisex requirements for mixed gender use.
- The medical / first aid room should be a dedicated space.
- There does not appear to be any dedicated property storage.

1.3.5 Facility Summary – Category 2

The facilities are in relatively good condition, however the sports pavilion building has a number of important maintenance issues and functional deficiencies, in particular the lack of unisex player's and umpires amenities. An upgrade of the interior finishes and the player's amenities and umpires facilities are therefore recommended as medium level upgrade works.

1.4 Bairnsdale City Oval Netball Pavilion



1.4.1 Construction Assessment

Approximate date of construction – 2015 / 2016

Internal Construction

Floor	Concrete slab on ground – vinyl floor finish
Walls	Stud and plaster internally.
Ceiling	Flush plasterboard

External Construction

Surrounds	Concrete pavement
Walls	Timber cladding
Roof	Skillion roof with colourbond cladding
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Colourbond
Windows	Aluminium framed glazing
Doors	Solid core timber in metal frames

1.4.2 Facility Condition Summary

The facility was recently constructed in 2015/16 and is in very good condition both internally and externally. The level of finish internally has been well maintained and is fit for purpose.

The only minor issue noted relates to the cleaning of the external soffits and eaves, particularly around the security lighting due to the presence of insects. Additional cleaning is recommended as part of the facility maintenance program.

1.4.3 Functional Issues

It was observed that the change rooms and medical / first aid room are currently being used for Club property storage purposes. A post-occupancy assessment of Club storage requirements should be undertaken to confirm whether the new facility meets Club storage needs.

1.4.4 Regulatory Compliance Summary

Building Compliance:

- No exit signs have been provided internally (with running man symbol) – compliant exit signs to the external change room doors should be installed.

Accessibility / DDA Compliance:

- No issues noted - the recent building design appears to comply with AS1428.1 and the Access to Premises Standard.

Industry Regulations (Netball):

- No issues noted / observed.

1.4.5 Facility Summary – Category 1

The facility has been very recently constructed and is in very good condition and is generally fit for purpose. No capital works are recommended for the facility.

1.5 West Bairnsdale Oval Pavilion



1.5.1 Construction Assessment

Approximate date of construction – Original construction 1950's

Internal Construction

Floor	Concrete slab on ground and timber floor – broadloom carpet to social room and floor tiles to wet areas
Walls	Timber stud and fibre cement, pine or plasterboard lining
Ceiling	Flush plaster and timber panelling

External Construction

Surrounds	Lawn and asphalt to car park
Walls	Light weight stud walls with weatherboard and fibre cement cladding
Roof	Truss gable roof with verandah extension to north elevation, colourbond mini orb roofing over
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Timber with paint finish
Windows	Timber framed glazing
Door	Timber solid core in timber frame

1.5.2 Facility Condition Summary

The building is currently more than 60 years old and has been constructed domestically and while very dated, appears to have been very well maintained by the Committee of Management and Council. The exterior of the building (cladding and roof) appear to be in good to fair condition and have been painted/repared throughout the life of the building. The eaves gutters and downpipes also appear to have been replaced in recent years. Some maintenance is required to the exterior weatherboard and painting to rear doors and frames.

The interior of the building is very dated, however it is clean and has been well maintained:

- The player's change rooms are dated (particularly the external wall finishes which are poor), however they are clean and have been well maintained.
- The player's amenities are in poor condition and are not functional. A number of finishes are dilapidated and require repair – the fixtures are also very old and unsightly. Interim solutions are recommended while the longer term plan for the facility is determined.
- The kitchen and bar are clean, but are very dated and of domestic grade – the kitchen is not currently fit for purpose for semi-commercial use or suitable for current user needs during functions.
- The accessible toilet facility has been recently upgraded and is both compliant and in good condition.
- The public amenities are clean and in relatively good condition, however are very dated (in particular the floor tiling and pine wall / partition treatments) and require refurbishment / possible replacement.
- The social room has been very well maintained, but finishes are dated. The floor and ceiling grid are in relatively good condition. The lighting should ideally be replaced.

1.5.3 Functional Issues

There are a number of significant functional issues associated with the building due primarily to its age. The following functional issues were identified during the inspection with the users:

- The existing player's amenities are very old and have not been constructed to unisex standards – an open / communal shower is present. In addition, both the home and away teams share the same amenities.
- There is no medical / first aid room.
- There is no space or room allocated for massage or strapping purposes.

- There are no umpire's facilities – currently umpires would need to use the accessible or public amenities.
- The kitchen is of poor domestic standard and does not meet user needs.

It should also be noted that the existing player's change rooms are a suitable size for soccer (not for AFL) and have been well maintained.

1.5.4 Regulatory Compliance Summary

Building Compliance:

- Access and egress provisions in the building appear to be compliant, except the door opening sizes and latch side clearances – refer DDA below.
- Fire hose reels are not provided but should not be required as the building has an NLA of less than 500m².
- Exit lighting throughout does not comply – an illuminated running man symbol is required under current regulations.
- No emergency lighting is present in the building and should be provided.
- Energy efficiency requirements with respect to glazing and insulation to conditioned spaces would not meet current code requirements – this would need to be considered should works or extensions exceeding 50% of the floor area be undertaken.

Accessibility / DDA Compliance:

- There are a number of existing steps throughout the building, particular within the amenities and store rooms at the rear, which do not meet DDA compliance. Ramping or re-levelling would be required to address these transition issues.
- The existing door opening sizes and latch side clearances in the building generally do not meet current wheelchair circulation requirements.
- The accessible toilet has been recently upgraded and appears to meet current code requirements. The path of the travel from the main foyer entry to the accessible toilet also appears to be compliant.
- The existing car park accessible space does not comply with current standards – the space is oversized and an adjacent shared bay is also required.
- No ambulant toilet facilities have been provided (a minimum of 1 per bank of toilets is required).
- No compliant statutory (braille) signage has been provided to the existing amenities.

Industry Regulations (Soccer and AFL):

Refer functional issues noted above. The player's accommodation does not meet soccer and AFL facility guidelines in a number of areas:

- Player's amenities are inadequate – 3 pans and 3 showers per team are required.
- Players amenities have not been constructed to unisex standards.
- There are no umpires facilities.
- There is no medical / first aid room.
- There is no space for massaging or strapping purposes.

1.5.5 Facility Summary – Category 4

While the facility has been well maintained, it is reaching the end of its asset life and a number of significant functional and compliance issues exist. These aspects could be addressed through a combination of internal refurbishment works and extending the player's amenities to meet code/unisex requirements along with new umpires facilities. However, there would be limited value in undertaking such significant refurbishment works to a building of this age and domestic construction standards. Redevelopment / renewal of the facility this therefore recommended. It would be possible to undertake minor works to the existing player's amenities and conversion of the store room to the south of change room 1 into player's amenities in order to provide an interim solution while a new facility is planned and capital funding is sought.

1.6 Howitt Park – Roderick Pavilion



1.6.1 Construction Assessment

Approximate date of construction – Original construction 1980's

Internal Construction

Floor	Concrete slab on ground– broadloom carpet to social and floor tiles to kitchen and wet areas
Walls	Stud and plaster
Ceiling	Flush plaster

External Construction

Surrounds	Concrete pavement and asphalt to car park
Walls	Double brick
Roof	Mono truss roof with 2 skillions and highlight glazing
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Timber with paint finish
Windows	Aluminium framed
Doors	Aluminium framed with glazing

1.6.2 Facility Condition Summary

The building is approximately 30 – 35 years old and has been relatively well maintained by both the Committee of Management and Council. The building appears to be performing well structurally, with no major signs of movement or instability. Externally the building façade and roof are in fair to good condition, however maintenance is required with respect to a number of items:

- The fascias require repair / replacement and painting.
- The timber cladding to the west elevation is damaged and requires repair.
- The external security lighting should be upgraded / replaced.
- The roof requires extensive cleaning to remove lichen.
- The external doors require re-painting / removal of graffiti.
- Repair of the concrete slab at the main entry sliding door is required.

The interior of the building is clean and in generally good condition, however both the finishes and fixtures are quite dated throughout:

- The female amenities are in relatively good condition but are not functional (see below). The finishes are dated (particularly tiling) and require a refresh / upgrade.
- The male amenities are similar to the female amenities and are clean but dated in aesthetic. Functional issues also exist in relation to the communal showers.
- The social room is in good condition and has been well maintained. However the lighting should be upgraded and the broadloom carpet replaced.
- The kitchen is clean/well maintained, however the joinery and fixtures are of domestic grade and are likely not fit for purpose.

1.6.3 Functional Issues

There are a number of functional issues associated with the building that were identified during the inspection with the users:

- The existing male amenities have not been constructed to unisex standards – an open / communal shower and trough urinal are present. Mirrors and hand dryers are also not provided in the amenities.
- The player's change space consists of a single bench combined with the shower area, which is insufficient in size for soccer use and would not meet FFV recommendations.

- There are no dedicated public amenities – both the players and public share amenities at the rear of the social room.
- There is no medical / first aid room.
- There is no space or room allocated for massage or strapping purposes.
- There are no umpire's facilities – currently umpires would need to use the player's amenities.
- The kitchen has been well maintained but is of domestic standard and does not meet user needs, particularly given that it is used by other community groups.
- The users have requested a larger social space (it is currently 73m²).

1.6.4 Regulatory Compliance Summary

Building Compliance:

- Access and egress provisions in the building appear to be compliant, except the door opening sizes and latch side clearances – refer DDA below.
- Fire hose reels are not provided but should not be required as the building has an NLA of less than 500m².
- Exit lighting throughout the building does not comply – an illuminated running man symbol is required under current regulations.
- No emergency lighting is present in the building and should be provided.
- Energy efficiency requirements with respect to glazing and insulation to conditioned spaces would not meet current code requirements – this would need to be considered should works or extensions exceeding 50% of the floor area be undertaken.

Accessibility / DDA Compliance:

- There is no accessible car space adjacent to the building. An accessible space to the east of the building should be considered by converting 2 spaces into accessible bays.
- There is currently no accessible toilet in the building – both existing large toilet compartments in the male/female amenities are non-compliant with current code requirements. A new unisex accessible toilet is required.
- The existing door opening sizes and latch side clearances in the building generally do not meet current wheelchair circulation requirements.
- No ambulant toilet facilities have been provided (a minimum of 1 per bank of toilets is required).
- No compliant statutory (braille) signage has been provided to the existing amenities.

Industry Regulations (Soccer – FFV):

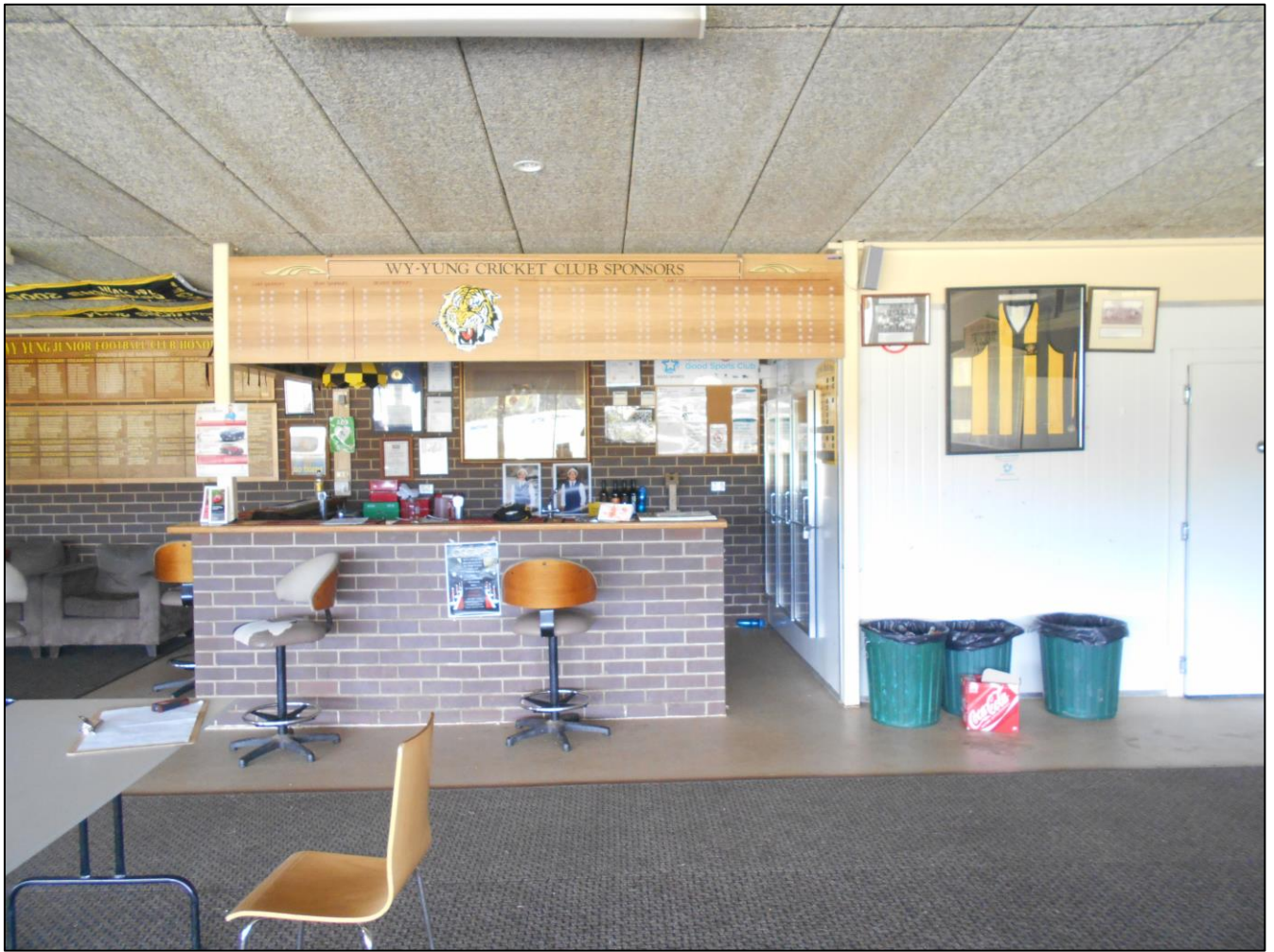
Refer functional issues noted above. The player's accommodation does not meet FFV facility guidelines in a number of areas:

- Player's amenities have not been constructed to unisex standards.
- There are no umpires facilities.
- There is no medical / first aid room.
- There is no space for massaging or strapping purposes.

1.6.5 Facility Summary – Category 3

The facility is generally in good condition but is recommended to be upgraded/ refurbished to address the functional and compliance issues noted above, particularly with respect to the player's / umpires amenities and provision of an accessible toilet facility. The facility would require both an internal refurbishment and an extension (to the east or west) to achieve these requirements.

1.7 Wy Yung Recreation Reserve Pavilion



1.7.1 Construction Assessment

Approximate date of construction – Original construction 1973 change / club rooms, 1985 social room.

Internal Construction

Floor	Concrete slab on ground– broadloom carpet to social and floor tiles to kitchen and wet areas
Walls	Brick / block walls and stud and plaster
Ceiling	Wood/wool panels to social, flush plaster and fibre cements to club rooms and amenities

External Construction

Surrounds	Concrete pavement and asphalt to car park
Walls	Double brick
Roof	Truss roof with metal deck over
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Timber with paint finish
Windows	Aluminium framed
Doors	Solid core timber in metal frame

1.7.2 Facility Condition Summary

The original pavilion building is approximately 40 years old and has been relatively well maintained, but is in fair condition (particularly the amenities). The social room is approximately 30 years old and is both clean and well maintained. Both areas appear to be in satisfactory structural condition with no major signs of movement or instability. A key issue associated with this site / building is the proximity to the Mitchell River and the associated risk of flooding / inundation, which has resulted in the building being almost fully submerged in recent years (2012). Timber frames and finishes were extensively replaced following this event.

The interior of the building is clean and in generally good condition particularly in the social room, however this is partially due to the refurbishment following the 2012 flood. Conditions in the change rooms and public / players amenities are fair to poor in some areas:

- The public female amenities are in relatively good condition, however the finishes are dated (particularly tiling) and require a refresh / upgrade.
- The change rooms are in good condition, however the ceiling is damaged in numerous areas and requires refinishing.
- The player's amenities are in fair condition and require interim repair to the wall linings, finishes and fixtures which are old and are unsightly. The player's amenities could be upgraded and extended in order to resolve the functional issues noted below.
- The social room is in good condition and has been well maintained. However, the lighting should be upgraded and the broadloom carpet requires localised replacement in some areas.
- The kitchen is clean/well maintained, however the joinery and fixtures are of domestic grade.

1.7.3 Functional Issues

There are a number of functional issues associated with the building that were identified during the inspection with the users. It should be noted that the social room is large and functional (150m²) and the football/cricket change rooms are over 50m² and also appear to be functional.

- Both the home and away teams currently share amenities, presenting a significant functional issue.
- The existing player's amenities have not been constructed to unisex standards – an open / communal shower and trough urinal is present.
- There is currently only 1 toilet pan for use by all players, which is a considerable deficiency.

- The Club users have requested that netball change rooms / amenities be consolidated / integrated within the building. A building extension would be required to accommodate netball accommodation.
- There is no accessible toilet within the building.
- There are no dedicated internal public amenities for male users, only for females with 2 pans provided.
- There is no dedicated medical / first aid room – it is currently combined with the massage and trainer's area at the west end of the building.
- There are no umpire's facilities – currently umpires use the adjacent Bairnsdale Angling Club building.
- The kitchen has a combination of domestic joinery and some commercial appliances. The space is undersized and requires an upgrade.
- The users have requested a larger and renewed social space.

1.7.4 Regulatory Compliance Summary

Building Compliance:

- Access and egress provisions in the building appear to be compliant.
- A fire house reel has been provided in the change rooms, however the building is currently less than 500m² and it is therefore not required.
- Exit lighting throughout the building does not comply – an illuminated running man symbol is required under current regulations.
- No emergency lighting is present in the building and should be provided.
- Energy efficiency requirements with respect to glazing and insulation to conditioned spaces would not meet current code requirements – this would need to be considered should works or extensions exceeding 50% of the floor area be undertaken.

Accessibility / DDA Compliance:

- There is no accessible car space adjacent to the building. An accessible space to the east of the building should be considered.
- There is currently no accessible toilet in the building – a unisex accessible toilet is required.
- The existing internal door opening sizes and latch side clearances throughout the corridors and amenities in the building generally do not meet current wheelchair circulation requirements.
- No ambulant toilet facilities have been provided (a minimum of 1 per bank of toilets is required).
- No compliant statutory (braille) signage has been provided to the existing amenities.

Industry Regulations (AFL):

Refer functional issues noted above. The player's accommodation does not meet AFL facility guidelines in a number of areas:

- Player's amenities have not been constructed to unisex standards.
- Player's (home and away) currently share amenities and the provision of pans and showers is inadequate.
- There are no dedicated umpires facilities.
- There is no dedicated medical / first aid room.

1.7.5 Facility Summary – Category 3

The pavilion is generally in good to fair condition, however there are a number of functional and compliance issues as noted above, particularly with respect to the player's and public amenities and provision of an accessible toilet facility. The pavilion has the capacity to be extended and refurbished to achieve these requirements, however further review of the building siting and the risk of flooding is required. Discussions with Council and the East Gippsland Catchment Management Authority should be undertaken prior to proposing any significant facility refurbishment works.

1.8 Lucknow Recreation Reserve Change Room and Social Room



1.8.1 Construction Assessment

Approximate date of construction – Original construction of the change room building estimated to be 1950's / early 1960's. The Social room building is estimated to be mid 1970's.

Internal Construction

Floor	Concrete slab on ground– broadloom carpet to Social room and floor tiles to kitchen and wet areas
Walls	Stud and plaster / exposed brick
Ceiling	Ceiling grid and tiles to Social room and flush plaster to other spaces

External Construction

Surrounds	Concrete pavement and asphalt to car park
Walls	Double brick to Social Stud frame and weatherboard to Clubrooms
Roof	Truss roof to Clubroom with colourbond and steel/timber framed skillion roof to Social building
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Timber with paint finish to Clubroom building and colourbond to Social
Windows	Aluminium framed glazed to Social building, timber framed to Clubroom building
Doors	Aluminium framed glazed to Social building, timber framed with solid doors to Clubroom building

1.8.2 Facility Condition Summary

The change room building is approximately 50 years old and is in poor condition externally and internally. Externally the timber weatherboard cladding and timber fascias are showing extensive signs of rot and weather damage. The external spectating area verandah framing is also in fair condition and finishes are deteriorating.

The condition of the interior varies, with the home change room being clean and well maintained, however the finishes are dated. The away change rooms are in moderate condition, but are undersized.

The amenities are considered to be in very poor condition – finishes are dilapidated or unsuitable, fixtures are very old and unsightly and building services are exposed / inappropriately installed.

The existing kiosk condition is very poor, dated and not fit for purpose.

The Social Room building was constructed during the 1970's and is performing well structurally and the exterior of the building is generally in good condition, however the main entry elevation and roof could be aesthetically enhanced. The internal social space, kitchen, bar and public amenities are clean and have been well maintained by the Committee and Council:

- The Social room is in good condition and has been well maintained. However, the lighting should be upgraded and the broadloom carpet condition is average and should be replaced. Replacement of the external window curtains and refinishing/lining the exposed brickwork should be considered to create a more contemporary aesthetic.
- The public amenities are in relatively good condition, however the finishes and fixtures are dated (particularly tiling and toilet pans/partitions) and require a cosmetic refresh / upgrade.
- The kitchen and bar are clean/well maintained, however the joinery and some fixtures are old / of domestic grade and require replacement. The equipment is generally of commercial grade and has been upgraded in more recent years.

1.8.3 Functional Issues

The Social room and bar area is large and functional (270m²). The associated amenities and kitchen also appear to be of adequate size, however internal refurbishment is required to improve the conditions of the spaces. The key functional issue with the space is that there is no view to the oval, as it is currently obstructed by the change room building immediately to the east.

While the primary issues associated with the change room building relate to condition, the following functional issues were also identified during the inspection with the users:

- The existing player's amenities have not been constructed to unisex standards – an open / communal shower and trough urinal is present.
- Umpires facilities are provided at the northern end of the netball building, however have not been constructed to unisex standards.
- There are no accessible toilet facilities.

1.8.4 Regulatory Compliance Summary

Building Compliance:

- Access and egress provisions in the Social room building appear to be compliant.
- Given that the 2 buildings would exceed a total NLA of 500m² and there is no fire separation, an internal fire hose reel and external hydrant should be provided.
- Exit lighting throughout the buildings does not comply – an illuminated running man symbol is required under current regulations.
- No emergency lighting is present in the buildings and should be provided.
- Energy efficiency requirements with respect to glazing and insulation to conditioned spaces would not meet current code requirements – this would need to be considered should works or extensions exceeding 50% of the floor area be undertaken.

Accessibility / DDA Compliance:

- There is no accessible car space adjacent to the building. An accessible space to the north of the building should be considered.
- There is currently no accessible toilet in the buildings – a unisex accessible toilet is required.
- The existing internal door opening sizes and latch side clearances throughout the corridors and amenities in the building generally do not meet current wheelchair circulation requirements.
- No ambulant toilet facilities have been provided (a minimum of 1 per bank of toilets is required).
- No compliant statutory (braille) signage has been provided to the existing amenities.

Industry Regulations (AFL):

Refer functional issues noted above. The player's accommodation does not meet AFL facility guidelines in a number of areas:

- Player's amenities have not been constructed to unisex standards and 3 pans and 3 showers per team are required.
- The umpires facilities are not unisex.
- The visitor / away change room is undersized - 45m² is recommended in the AFL guidelines.

1.8.5 Facility Summary – Category 2 and 4

The Social room building is rated a category 2 and is generally in good condition and is fit for purpose (only minor functional and aesthetic issues). There are a number of minor compliance issues that should be addressed as part of a refurbishment scope of works. Retention of the building and minor to moderate refurbishment are therefore recommended.

The change room building is rated a category 4 and is in very poor condition and has a number of functional issues. Retention and refurbishment of the building is not considered to be practical given the age of the building and the associated extent of works that would be required to bring the facilities up to an acceptable standard. The building location creates a barrier between the Social room and the oval, which is also not ideal from a functional and user perspective of social room users. Demolition of the change room building is therefore recommended. Siting for new facilities should be considered with the aim of providing a view and spectating to the oval from the Social room.

1.9 Lucknow Recreation Reserve Netball Facilities



1.9.1 Construction Assessment

Approximate date of construction – 2007 / 2008

Internal Construction

Floor	Concrete slab on ground – broadloom and vinyl floor finish
Walls	Stud and plaster internally.
Ceiling	Flush plasterboard

External Construction

Surrounds	Concrete pavement
Walls	Rendered double brick
Roof	Skillion roof with colourbond cladding
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Colourbond
Windows	Aluminium framed glazing
Doors	Solid core timber in metal frames

1.9.2 Facility Condition Summary

The facility was recently constructed in 2007 / 2008 and is in generally good condition both internally and externally. Externally, the level of finish has been well maintained and requires minimal maintenance (cleaning only). The internal condition is generally good, however the change room floor finishes require replacement with a more suitable finish (currently broadloom carpet in the change rooms). The showers have domestic glazed screen doors, which should ideally be replaced with a more suitable finish (compact laminate – similar to City Oval Netball). Additional cleaning of the amenities is recommended as part of the facility maintenance program.

1.9.3 Functional Issues

While there does not appear to be any major functional issues, it was noted that only 1 player's change room has been provided, which may present a functional problem on game days. In addition, property storage may be insufficient as the player's change room is currently being used for storage purposes. There is also no dedicated first aid / medical room.

1.9.4 Regulatory Compliance Summary

Building Compliance:

- Exit lighting throughout the building does not comply – an illuminated running man symbol is required under current regulations.
- No emergency lighting is present in the building and should be provided.

Accessibility / DDA Compliance:

- There is no public / player accessible toilet facility, however this would typically be provided in the main pavilion as this is an ancillary facility for players.
- The door openings are 820mm typically (previous Australian Standard), which does not comply with current standards.
- No ambulant toilet facilities have been provided (a minimum of 1 per bank of toilets is required).

Industry Regulations (Netball):

- A second netball change room would be required to meet industry standard recommendations.

1.9.5 Facility Summary – Category 2

The facility has been recently completed and is generally in good condition and appears to be fit for purpose, with only minor functional issues. Minor upgrades to address compliance issues are recommended, however further works (extensions) to address possible functional issues require further discussion with the users and Council, and would be incorporated within any new change room building to service the main oval.

1.10 Lucknow Recreation Reserve Cricket Pavilion



1.10.1 Construction Assessment

Approximate date of construction – Original construction estimated to be late 1960's

Internal Construction

Floor	Concrete slab on ground– broadloom carpet to social and concrete floor / floor tiles to wet areas
Walls	Stud and plaster
Ceiling	Flush plaster

External Construction

Surrounds	Concrete pavement and lawn
Walls	Light weight with stud walls and combination of weatherboard, fibre cement and colourbond cladding
Roof	Gable truss roof with colourbond cladding
Gutters	Colourbond eaves gutters
Down Pipes	Colourbond
Fascia	Colourbond
Windows	Timber framed glazing with security mesh
Doors	Solid core timber in metal frame

1.10.2 Facility Condition Summary

The building is estimated to be in excess of 50 years old and has undergone refurbishment works internally and externally over recent years. Externally the building is in relatively good condition and has been re-roofed (new colourbond cladding) and the roof plumbing fully replaced. A number of the timber fascias and cladding requires repair / replacement at the northern end of the building. Some cladding/treatments also require repainting. The shed extension to the north/west corner requires clearing of the eaves gutters.

Internally the condition varies - the Clubroom and change space appear to be in good condition (recently refurbished), however the following was noted:

- The carpet tiles require cleaning and localised replacement.
- The ceiling has experienced some movement and requires localised repair.
- The old batten lighting should be replaced.

The amenities were in fair to poor condition:

- Loose lay broadloom carpet has been placed over the concrete slab floor.
- Vinyl wall and tile floor finishes to the urinal are in poor condition.
- Plumbing is exposed and fixtures are unsightly.
- General cleaning is required.

1.10.3 Functional Issues

No users were present during the inspection, however the following functional issues were observed:

- There is currently only 1 player's change room in the building, which may be insufficient on match days.
- Provision of property storage appears to be insufficient, as the change room is currently being used for storage purposes.
- There are no unisex player's amenities – only a single male pan and urinal have been provided.
- There are no umpires facilities present.
- There is no dedicated first aid / medical room present.
- There is no accessible toilet or other public amenities in the facility.

1.10.4 Regulatory Compliance Summary

Building Compliance:

- Access and egress provisions in the building appear to be compliant.
- Fire hose reels are not provided but should not be required as the building has an NLA of less than 500m².
- Exit lighting throughout the building does not comply – an illuminated running man symbol is required under current regulations.
- No emergency lighting is present in the building and should be provided.
- Energy efficiency requirements with respect to glazing and insulation to conditioned spaces would not meet current code requirements – this would need to be considered should works or extensions exceeding 50% of the floor area be undertaken.

Accessibility / DDA Compliance:

- There is no accessible car space adjacent to the building. An accessible space to the north-west of the building should be considered by converting 2 spaces into accessible bays.
- There is currently no accessible toilet in the building. A unisex accessible toilet is required.
- The existing door opening sizes and latch side clearances in the building generally do not meet current wheelchair circulation requirements.
- No ambulant toilet facilities have been provided.

Industry Regulations (Cricket):

Refer functional issues noted above. The player's accommodation does not meet Cricket Australia facility guidelines in a number of areas:

- 2 player's change rooms (preferably 25m² each) should be provided.
- Player's amenities have not been constructed to unisex standards – 2 player's amenities areas should be provided.
- There are no umpires facilities.
- There is no medical / first aid room.

1.10.5 Facility Summary – Category 2 / 3

The facility is generally in good condition internally and externally (with the exception of the amenities), however minor to moderate upgrade works would be required to address the compliance and functional issues noted above, in particular the lack of umpires and player's amenities. These issues could be addressed by undertaking an extension to the south-east.

1.11 Bairnsdale Squash & Table Tennis Centre



1.11.1 Construction Assessment

Approximate date of construction - 2009

Internal Construction

Floor	Concrete slab on ground – vinyl and rubberised floor finish
Walls	Stud and plaster internally. Precast concrete to table tennis area. External walls are exposed colourbond generally.
Ceiling	Flush plasterboard or grid to common spaces, exposed metal deck roof to table tennis and squash spaces

External Construction

Surrounds	Asphalt and lawn
Walls	Colourbond and precast concrete.
Roof	Portal frame and assumed metal deck roof
Gutters	Colorbond eaves gutters
Down Pipes	Colorbond
Fascia	Colourbond
Windows	Aluminium framed glazing
Doors	Aluminium framed with glazing. Aluminium jambs

1.11.2 Facility Condition Summary

The Centre was recently constructed in 2009 and is in very good condition both internally and externally. The level of finish internally has been well maintained.

The only issue noted related to cleaning of the external colourbond wall linings, and internally within the squash and table tennis areas, which are collecting dust and cobwebs due to the heights and lack of access.

1.11.3 Functional Issues

The following functional issues were identified during the inspection and discussed with the users.

- The office administration space is undersized and additional accommodation for both administration and merchandise may be needed.
- There is 1 large centralised store room located on the west side of the facility, however it is currently at capacity. Additional storage was requested during the inspection.
- Additional Centre parking was requested to accommodate peak demands. An overall precinct parking review would need to be undertaken to confirm current and future requirements. The existing lawn/open space between the Centre and oval could act as overflow parking.

1.11.4 Regulatory Compliance Summary

Building Compliance:

- No issues noted / observed.

Accessibility / DDA Compliance:

- No issues noted - the recent building design appears to comply with AS1428.1 and the Access to Premises Standard.

Industry Regulations:

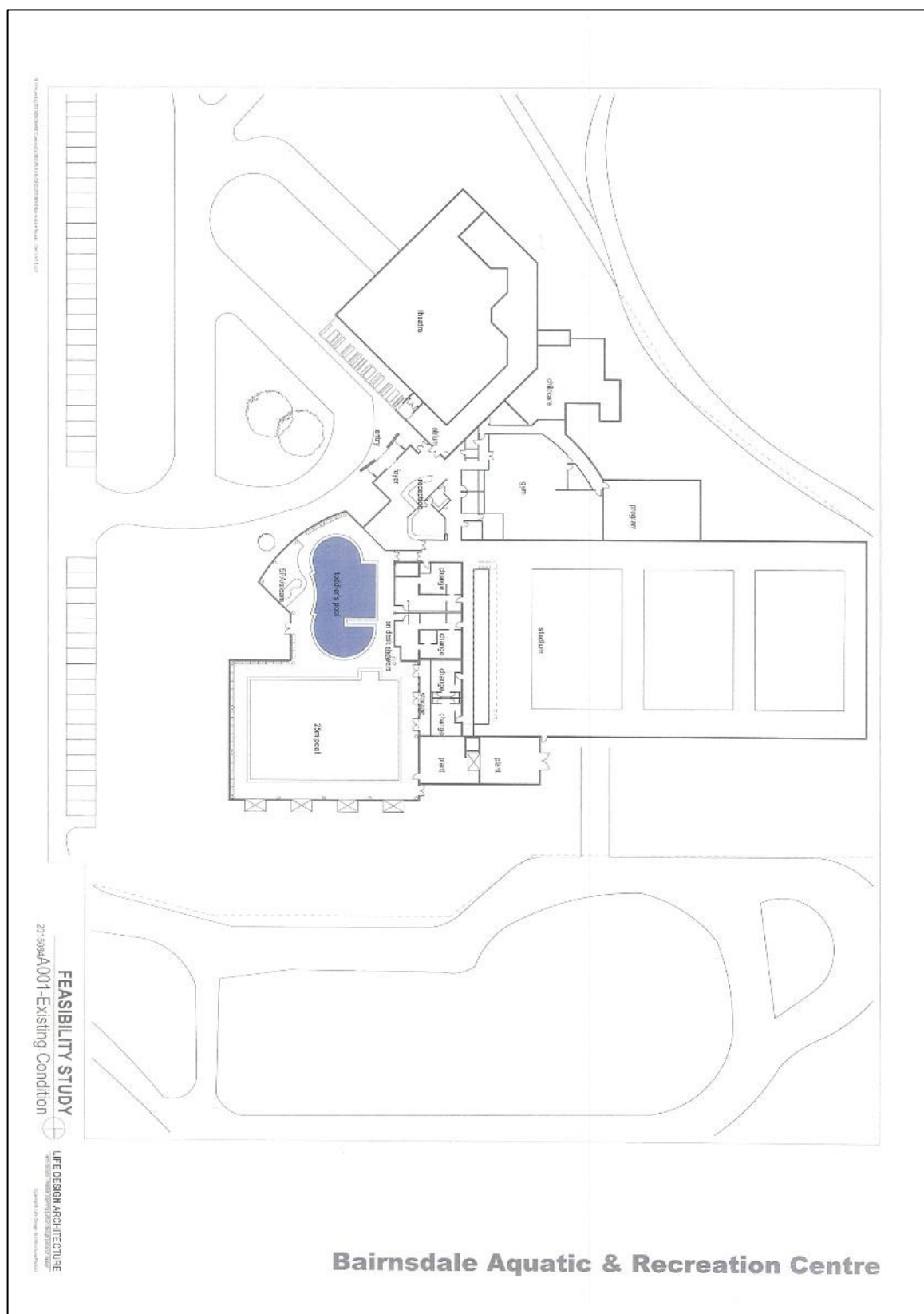
- No issues noted / observed.

1.11.5 Facility Summary – Category 1

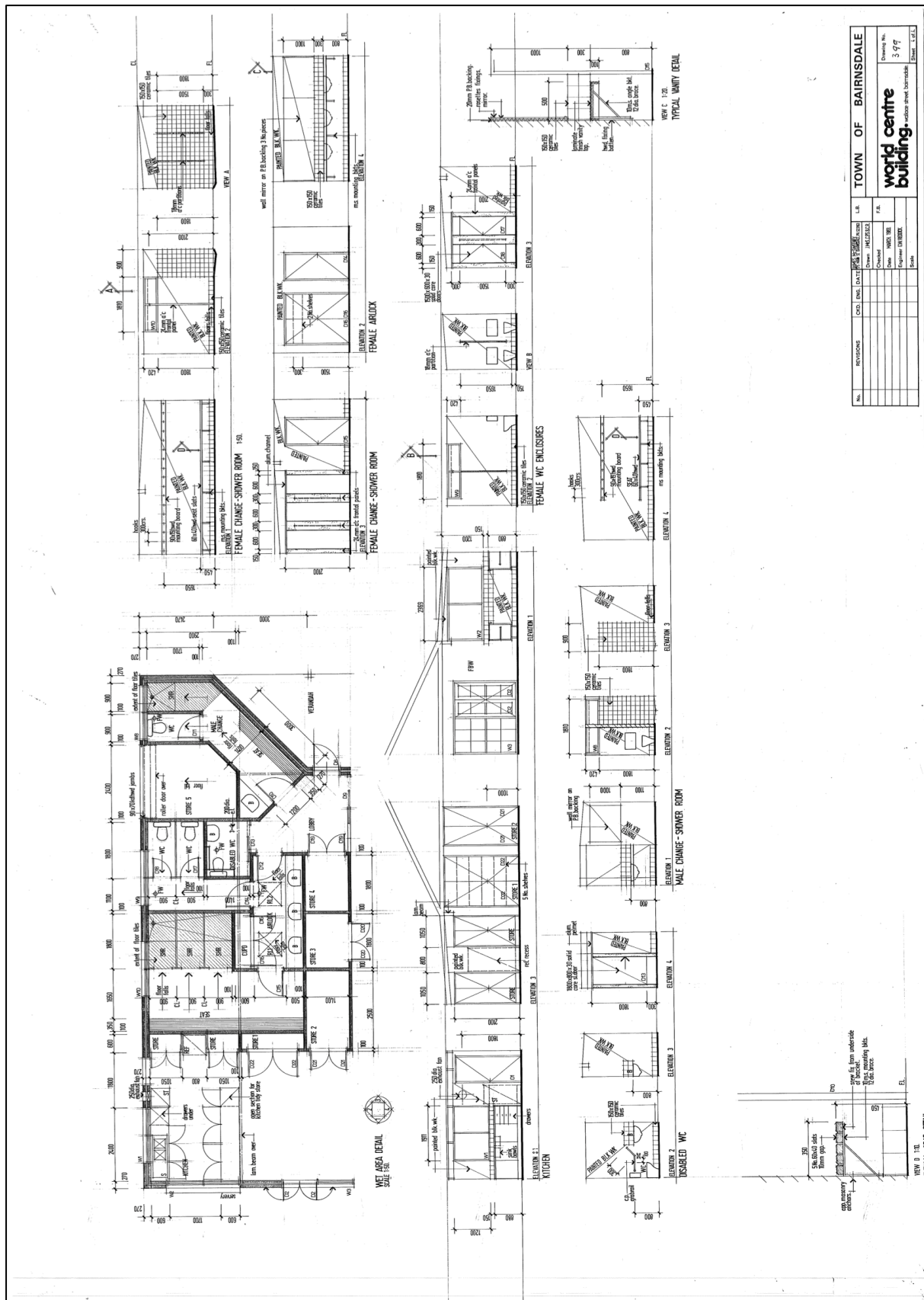
The Centre has been recently completed and is in very good condition and is generally fit for purpose. While there may be some minor ancillary functional issues, no capital works or improvements are recommended for the facility.

APPENDIX 1 – EXISTING CONDITIONS DRAWINGS

BARC

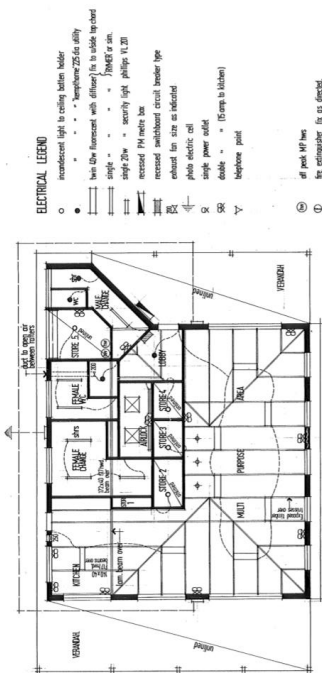


WORLD Pavilion

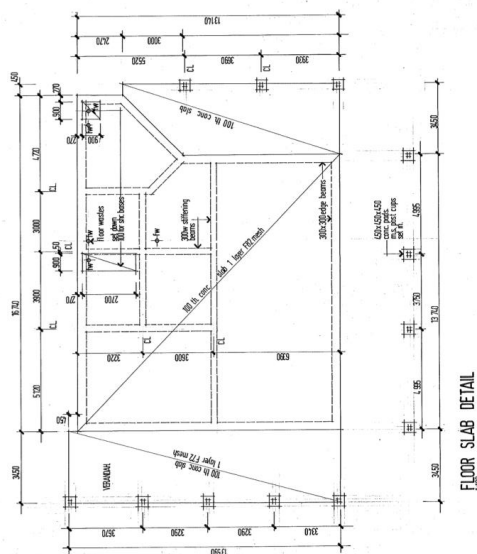


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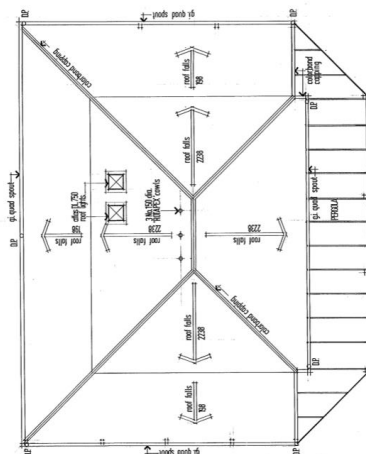




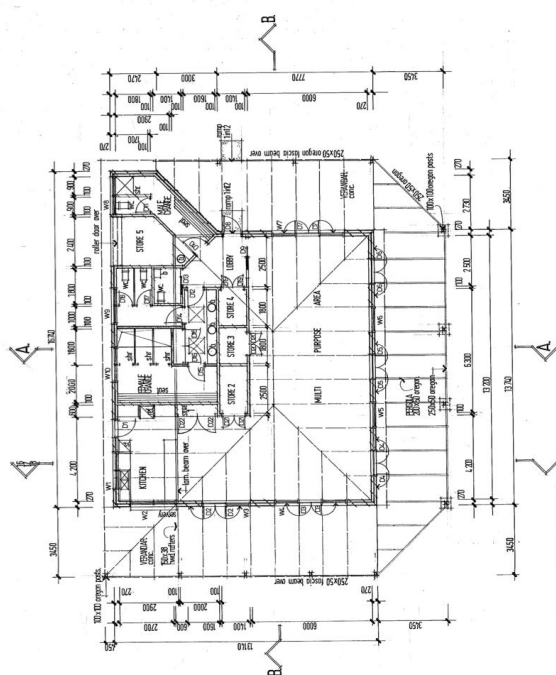
REFLECTED CEILING - ELECTRICAL PLAN



FLOOR SLAB DETAIL



ROOF PLAN
SCALE 1"=100'



FLOOR PLAN

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					Checked		
					Date	MAY 98	F.B.
					Engineer	DN 0002	

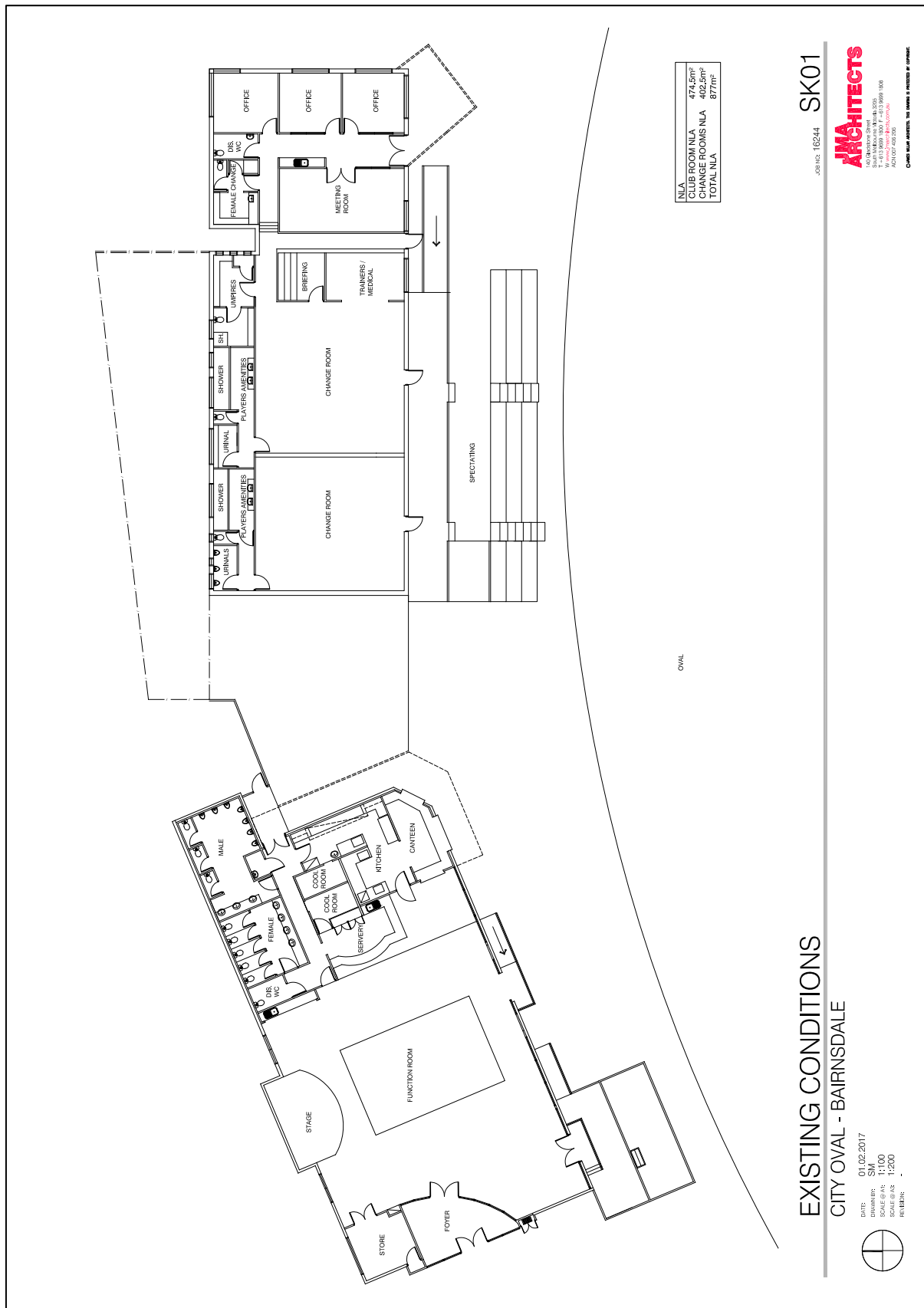
TOWN OF BAIRNSDALE

**world centre
building.**

adduce street/mc

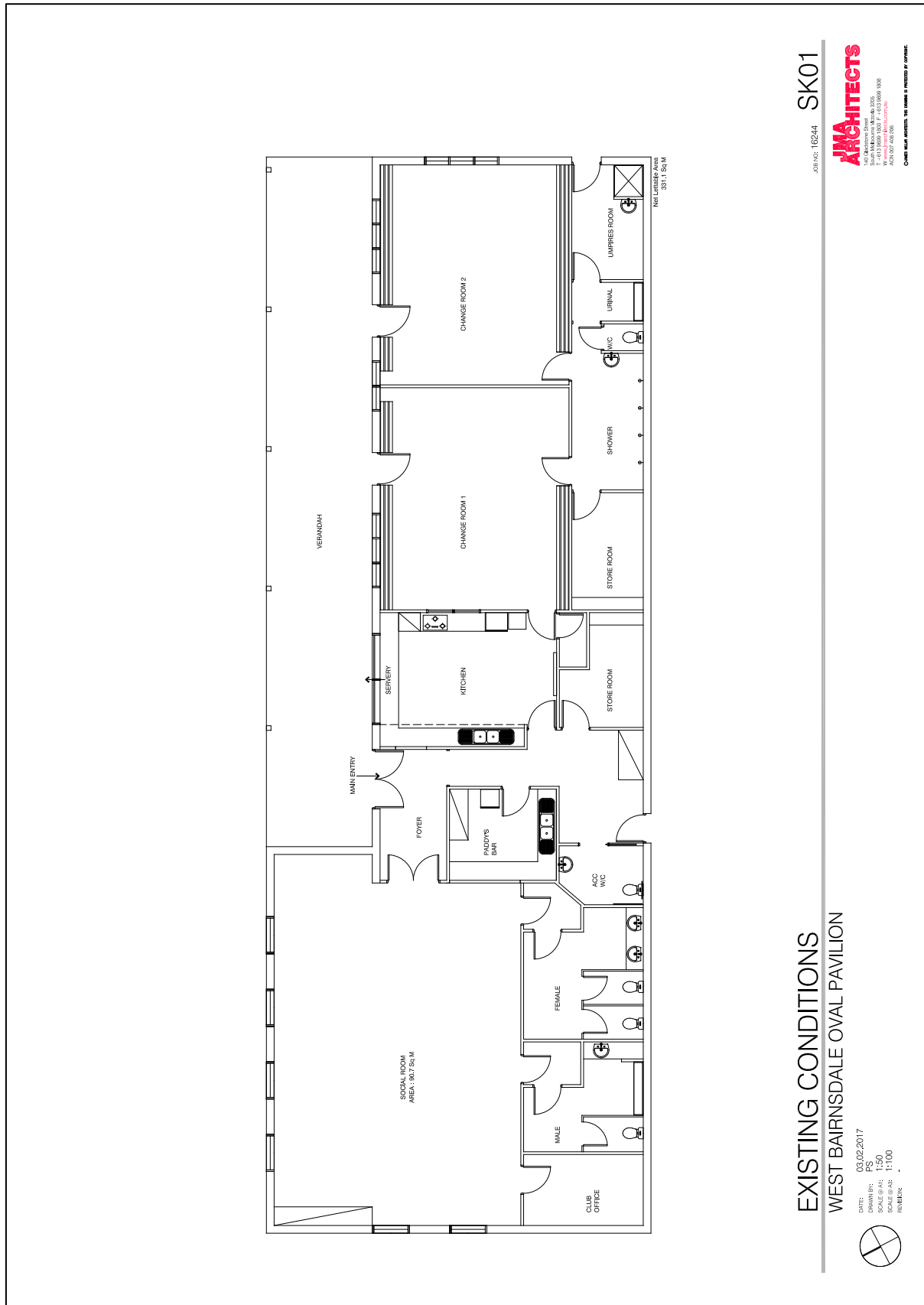
Drawing No.
399

Bairnsdale City Oval Sports Pavilions (Boolarumah Centre and Change Pavilion)

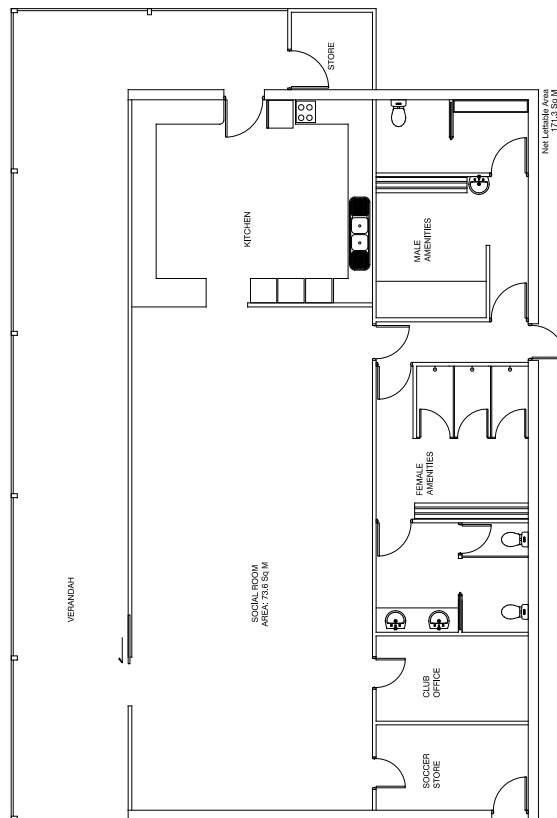


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West Bairnsdale Oval Pavilion



Howitt Park - Roderick Pavilion



EXISTING CONDITIONS
HOWITT SOCCER PAVILION

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REVISION: -

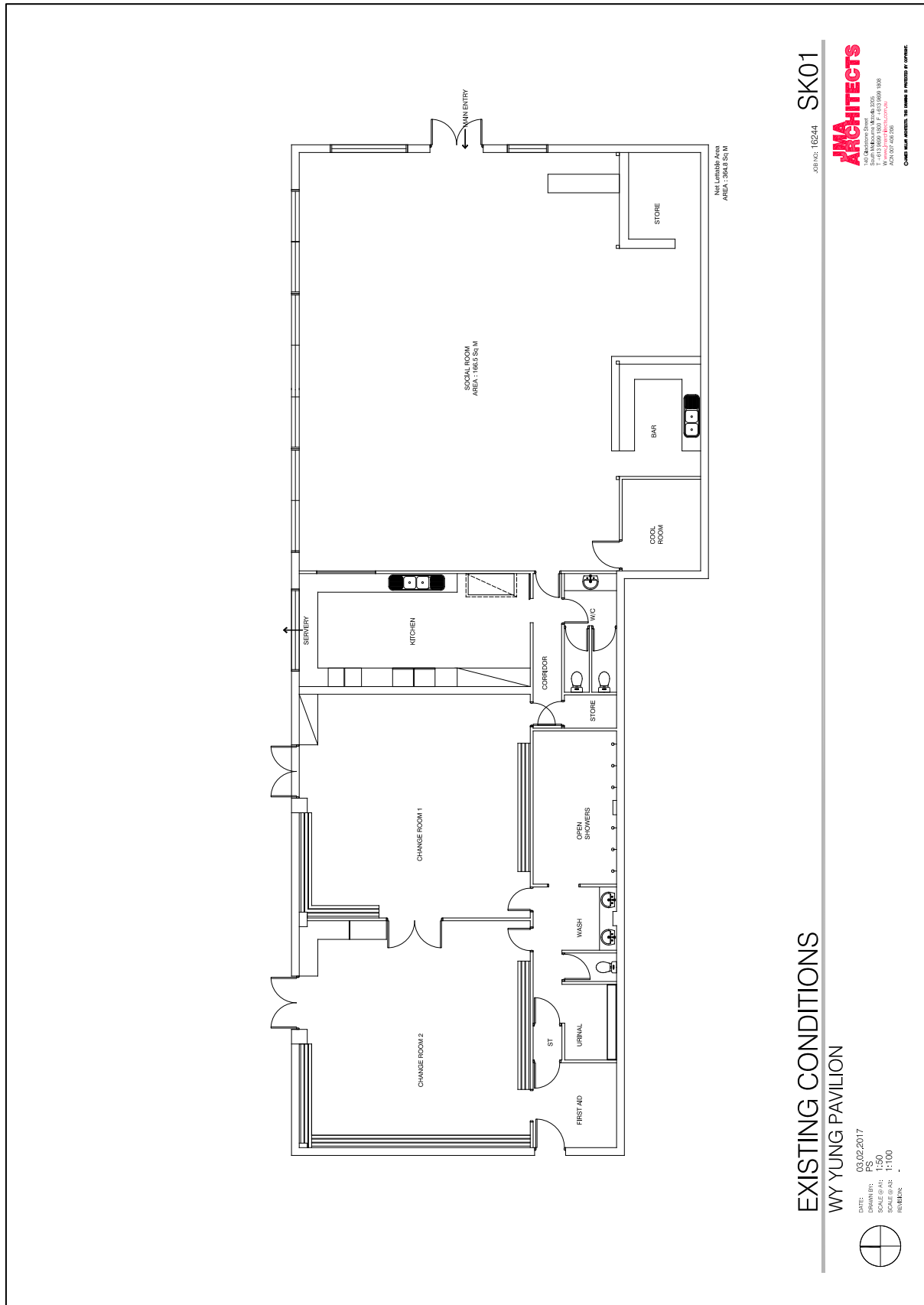


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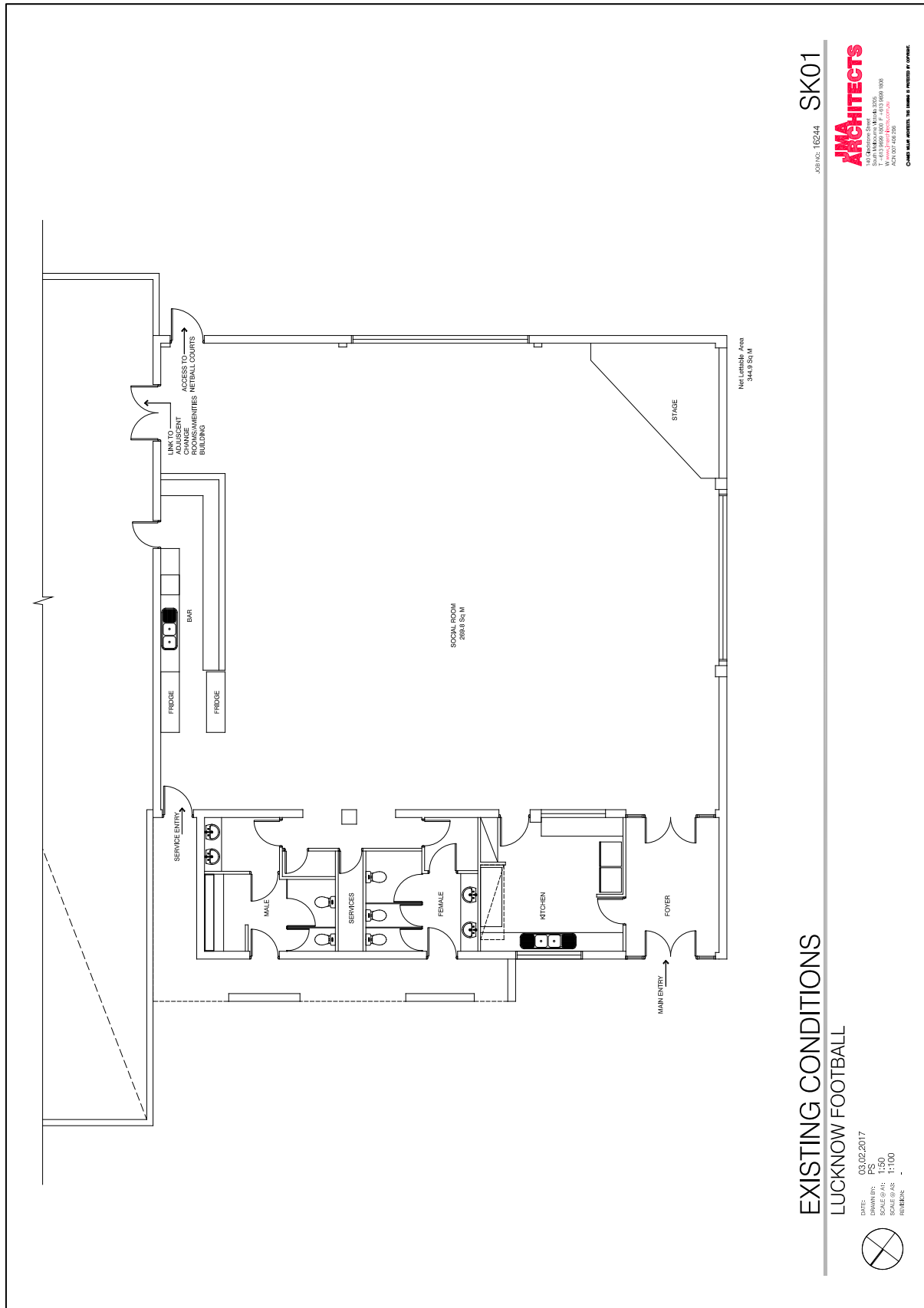
SK01

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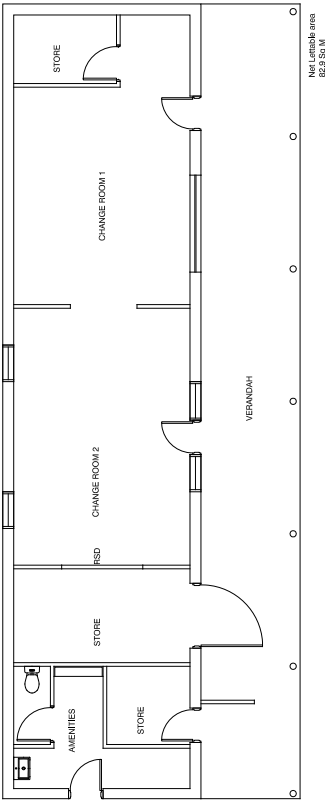
Wy Yung Recreation Reserve Pavilion



Lucknow Recreation Reserve Pavilion



Lucknow Recreation Reserve Cricket Pavilion



SK01

JOB NO: 16244

EXISTING CONDITIONS

LUCKNOW CRICKET



DATE: 03.02.2017
DRAWN BY: PS
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SCALE @ A2: 1:100
REVISION: -

JWA ARCHITECTS

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A/CN 007 603 000

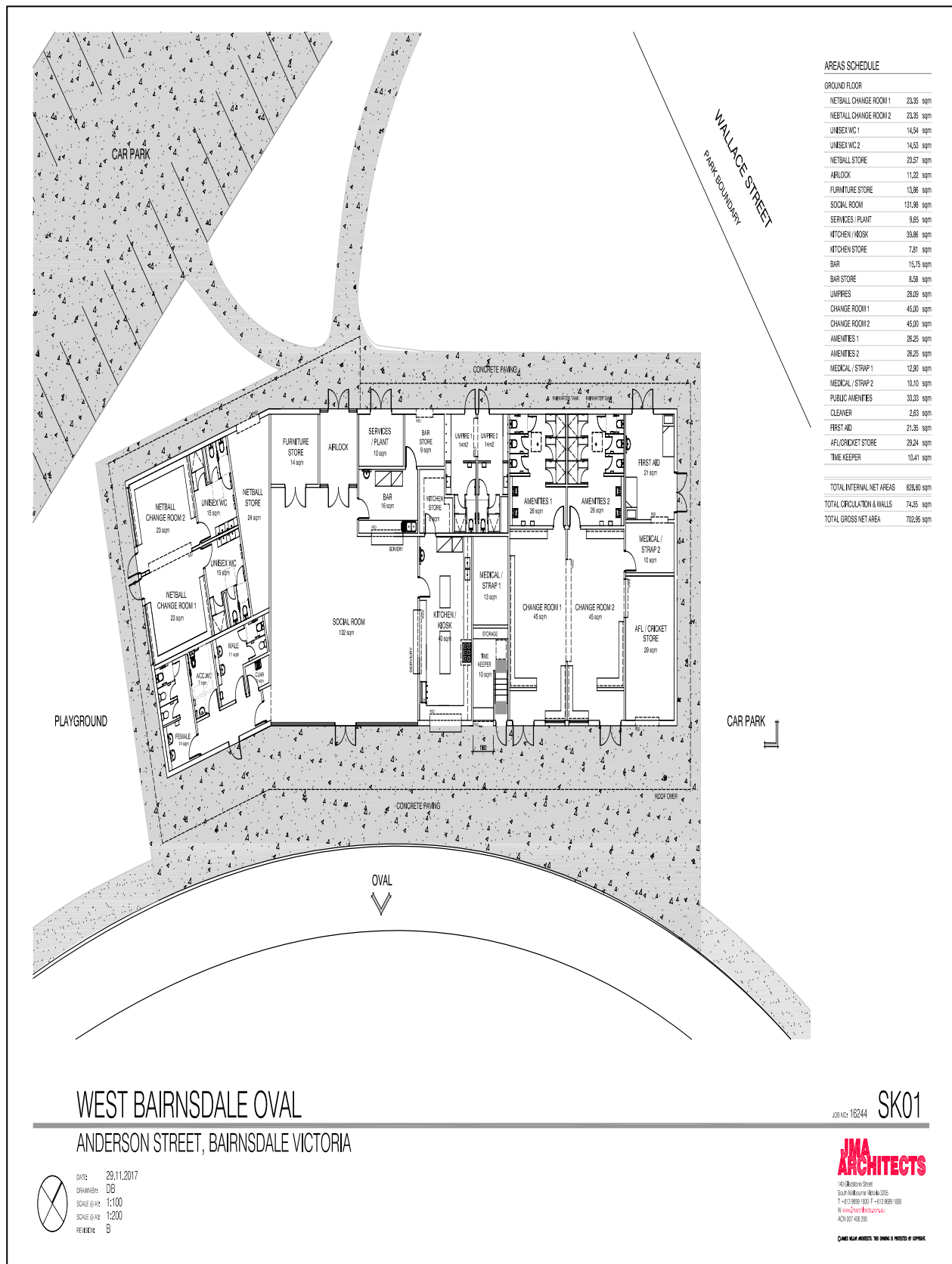
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(The 'as-built' plan was not available)



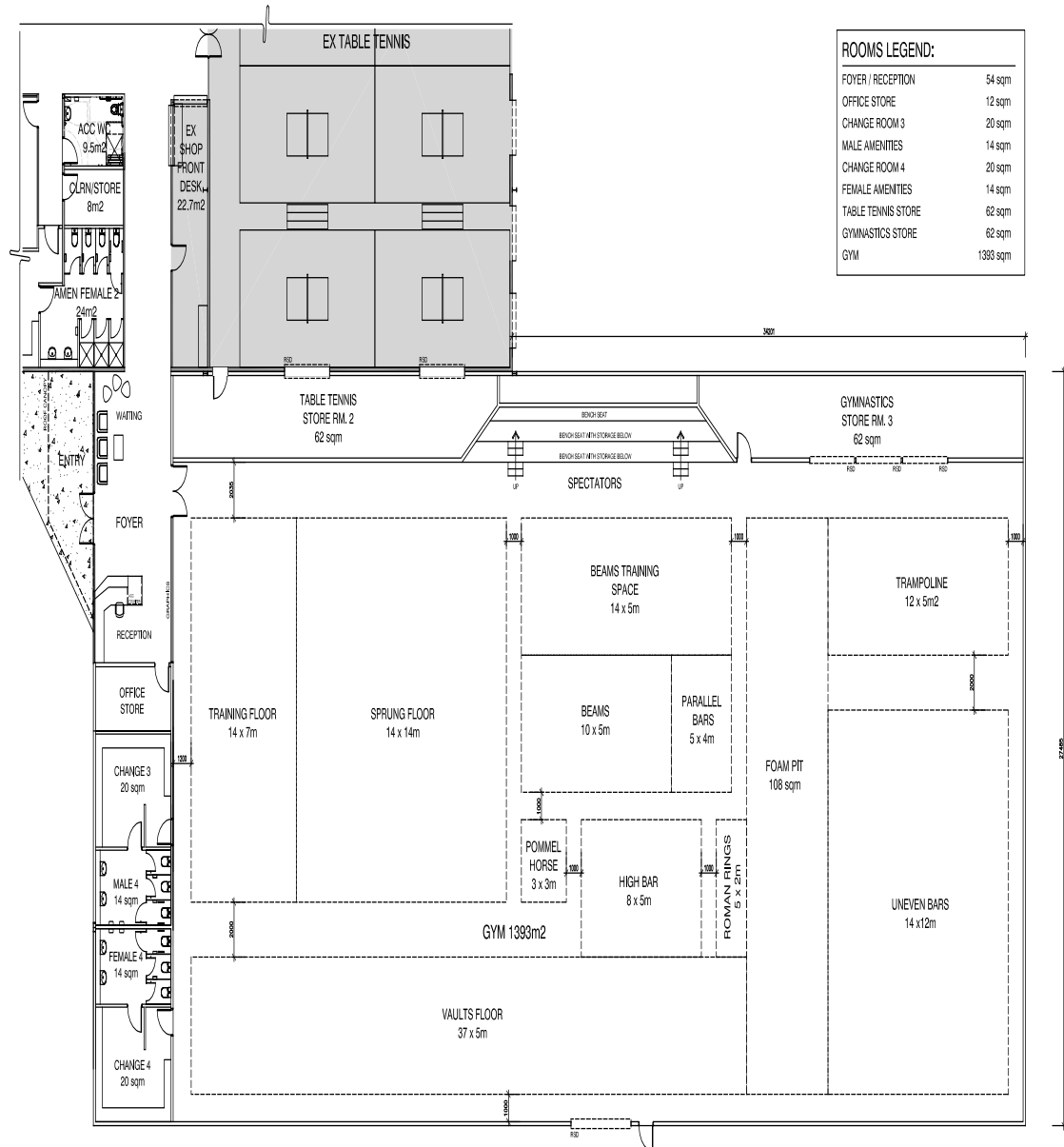
APPENDIX 3 – WEST BAIRNSDALE OVAL PAVILION FLOOR PLAN

West Bairnsdale Oval Pavilion Concept Floor Plan



APPENDIX 4 – GYMNASTICS CENTRE CONCEPT FLOOR PLANS

East Gippsland Gymnastics Centre Concept Floor Plan – Option 1



BAIRNSDALE SPORT CENTRE - PROPOSED DETAILED FLOOR PLAN

OMEOW HIGHWAY, BAIRNSDALE

JOB NO: 16244

SK03



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SCALE @ A3: -
REVISION: B

NOT FOR CONSTRUCTION

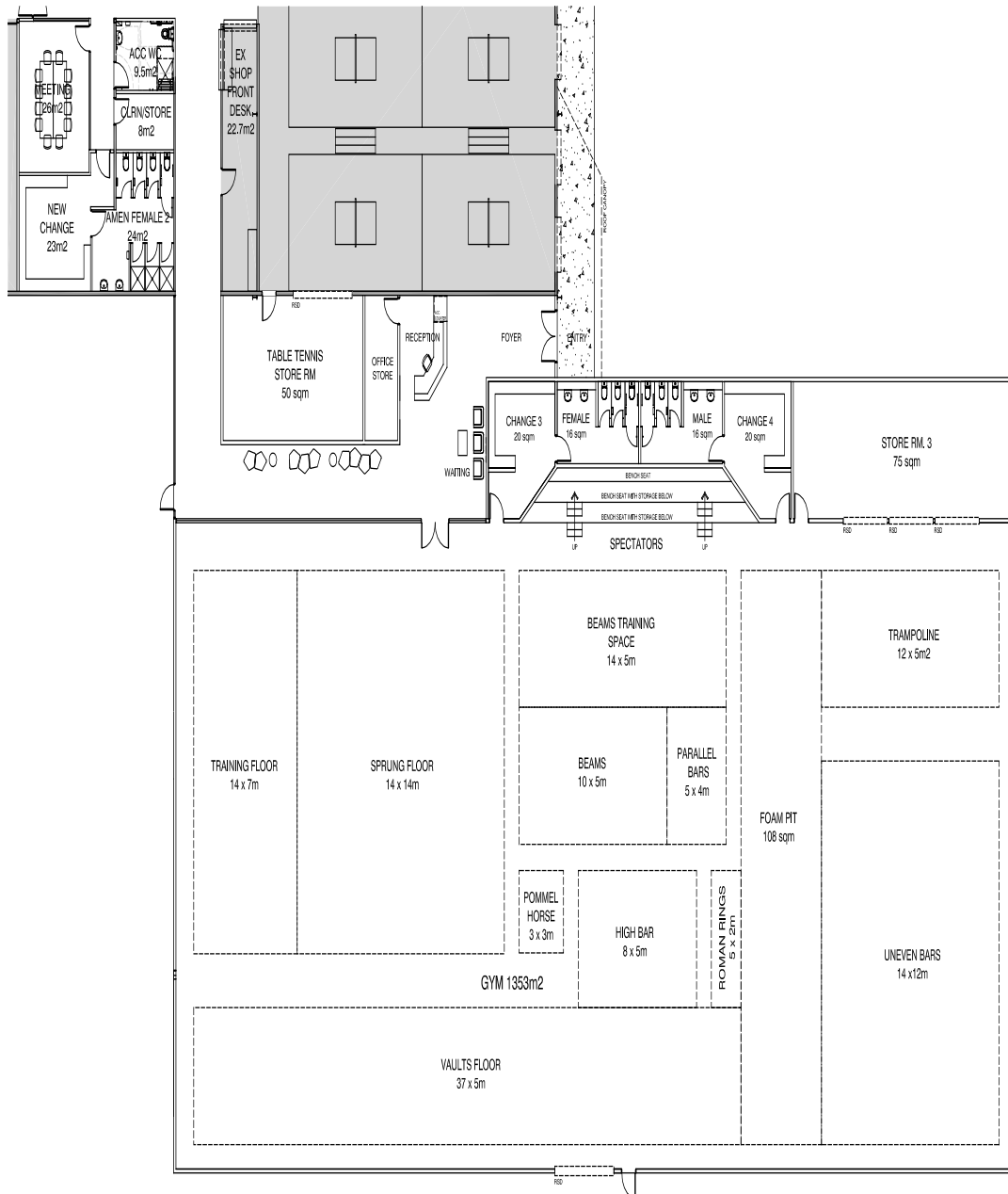
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East Gippsland Gymnastics Centre Concept Floor Plan – Option 2



BAIRNSDALE SPORT CENTRE - PROPOSED FLOOR PLAN

OMEOW HIGHWAY, BAIRNSDALE

JOB NO: 16244

SK04



DATE: 22.07.2017
 DRAWN BY: DB
 SCALE @ A1: 1:100
 SCALE @ A2: 1:200
 REVISION: A

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