## CM13.4. Greenfield Park Sports Pavilion - Architectural Services Contract No. 22/02074

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|---|---|---|---|
| **DATE** | 28 March 2023 | **FIL REFERENCE** | FIL22/02074-02 |
| **CONFIDENTIAL** | No | | |
| **FURTHER ENQUIRIES** | David Costello<br>Service Leader City Landscapes | **PHONE** | 6023 8111 |
| **AUTHOR** | David Armstrong | | |

**Purpose of Report**

To recommend a preferred contractor to provide Architectural Services for the Greenfield Park Sports Pavilion, including Civil and Landscape Design Services for the associated car parking, through a qualitative and quantitative assessment.

**Background**

Greenfield Park is bound by North Street and Alma Street and is adjacent to JC King Park and the Albury Regional Skate Park. In February 2019, Council endorsed the Greenfield Park Master Plan which aims to create a “Boutique” rectangular sportsground facility that can accommodate Rugby League (main sporting purpose), Rugby Union, and Soccer (Football) with crowds of up to 5,000 people (refer Attachment 1). Two priority projects were identified following endorsement of the Master Plan. They are:

- realignment and upgrade of perimeter fencing to ensure car parking is outside the game day enclosed area; and
- upgrading the sports pavilion to meet the user groups and community needs as well as meeting current facility standards.

The existing sporting pavilion contains only two small and outdated change rooms that do not meet sporting guidelines and are also insufficient to meet the game day requirements of both male and female participants. In addition, there are no compliant accessible toilets, and the canteen area is not of sufficient size to operate as intended on game day. There is also a lack of club storage, and the community space is on the first floor of the building which can only be accessed by stairs, therefore making it difficult to access for people with mobility impairment. A preliminary concept design has been developed by AlburyCity (refer Attachment 2) to address the above limitations and support the detailed design process.

Consequently, the project is now ready to move into detailed design to ensure the amenities building is ‘shovel ready’ for construction. The architectural services scope of works includes fully documented designs (including tender and construction drawings), schedules and supporting documentation in readiness for construction tenders. The estimated construction budget for the sports pavilion included in the design services tender was $5M.

The successful Architectural Consultant will be required to consider the following scope elements in further developing the Concept Design (Attachment 2) for the Greenfield Park Sports Pavilion project:

- male and female change room facilities with amenities;
- match official room with amenities;
- canteen/BBQ facilities and bar facilities;
- commercial kitchen/bar;
- function room;
- public toilets;
- stairs and lift;
- timekeepers and coach's boxes;
- office;
- storage; and
- tiered spectator area.

The scope also includes the detailed design of the three main car park areas identified in the Master Plan (North Street, Alma Street and adjacent to the Albury Pre School). Having these projects detailed designed will ensure they are 'shovel ready' for future funding opportunities.

The Request for Tender was advertised publicly in the Sydney Morning Herald, The Border Mail and via Tenderlink on 1 November 2022. The tender remained open until noon on 13 December 2022, a total of 42 days.

**Tender Assessment**

At the close of tenders, 11 submissions were received from the following companies:

- Aileen Sage Architects (Surry Hills, NSW);
- Brcar Morony Architecture (Sydney, NSW);
- Centrum Architects (Melbourne, VIC);
- Complete Urban Pty Ltd (Sydney, NSW);
- Conybeare Morrison International Pty Ltd (Woolloomooloo, NSW);
- Edmiston Jones (Wollongong, NSW);
- Eric Martin & Associates (Canberra, ACT);
- Kyearn Architecture (Sydney, NSW);
- Michael Davies Architecture Pty Ltd (Sydney, NSW);
- Mode Design Corp Pty Ltd (Sydney, NSW); and
- Premise Australia Pty Ltd (Brisbane, QLD).

All tenders were evaluated in accordance with Council's Procurement Policy and Guidelines. The Assessment Panel for the tender comprised Senior Design Lead – Douglas Howard, Landscape Architect – Miha Skok, Buildings Project Officer – Catherine Trinnick and Team Leader Parks and Recreation – David Armstrong.

Council's budget estimate to provide architectural services for the Greenfield Park Sports Pavilion project was between $400,000 and $600,000 (including the associated design services for the car park and landscaping works).

The estimated project design duration to Development Application submission is anticipated to be up to three months, and a further three months would be required for the preparation of construction tender documentation.

**Conformity Check**

A conformity assessment was undertaken to ensure all submissions received were in accordance with the contract documentation and specification.

| Company | Pricing Details | Supporting Information | WHS Documentation | Comment |
|---|---|---|---|---|
| **Aileen Sage Architects** | Yes | Yes | Yes | Conforming |
| **Brcar Morony Architecture** | Yes | Yes | Partial | Partial |
| **Centrum Architects** | Yes | Yes | Yes | Conforming |
| **Complete Urban Pty Ltd** | Yes | Yes | Yes | Conforming |
| **Conybeare Morrison International Pty Ltd** | Yes | Yes | Yes | Conforming |
| **Edmiston Jones** | Yes | Yes | Yes | Conforming |
| **Eric Martin & Associates** | Yes | Yes | Yes | Conforming |
| **Kyearn Architecture** | Yes | Yes | Yes | Conforming |
| **Michael Davies Architecture Pty Ltd** | Yes | Yes | Yes | Conforming |
| **Mode Design** | Yes | Yes | Yes | Conforming |
| **Premise Australia Pty Ltd** | Yes | Yes | Yes | Conforming |

As indicated above, Brcar Morony Architecture was partially conforming, but progressed in the evaluation process as they nominated a willingness to meet Council's insurance requirements, if successful in the tender process. All other submissions were assessed as fully conforming tenders.

**Quantitative Assessment**

The lump sum tender prices and ratings relative to the lowest prices are tabulated below.

| Company | Estimated Contract Value (including GST) | Rating (100) |
|---|---|---|
| **Eric Martin & Associates** | $304,876 | 100 |
| **Michael Davies Architecture Pty Ltd** | $364,188 | 84 |
| **Centrum Architects** | $372,772 | 82 |
| **Mode Design** | $439,082 | 69 |
| **Edmiston Jones** | $469,150 | 65 |
| **Conybeare Morrison International Pty Ltd** | $476,659 | 64 |
| **Kyearn Architecture** | $477,190 | 64 |

| Company | Estimated Contract Value (including GST) | Rating (100) |
|---|---|---|
| **Premise Australia Pty Ltd** | $496,423 | 61 |
| **Brcar Morony Architecture** | $578,281 | 53 |
| **Complete Urban Pty Ltd** | $684,314 | 45 |
| **Aileen Sage Architects** | $709,555 | 43 |

Nine of the 11 offers received were within the budget allowance, providing confidence that the estimate reflected current market values. The submissions received were then short-listed for further evaluation. The offers from Aileen Sage Architects and Complete Urban Pty Ltd were outside of Council's fee estimate for the project, and therefore the Assessment Panel chose not to progress these submissions further in the assessment process and they were not considered further for this contract.

**Qualitative Assessment (100%)**

A qualitative assessment was undertaken on the nine shortlisted suppliers considering:

- past performance – including referee checks, relevant experience, and expertise in performing same or similar projects;
- methodology and program – project methodology and proposed program;
- capacity – current and future commitments and workload;
- capability – including availability of resources and contract management capabilities; and
- benefit to local region – social and community benefit to the Albury/Wodonga region.

| Company | Past Performance (30%) | Meet Specification (15%) | Capacity (15%) | Capability (30%) | Local Benefit (10%) | Total (100) |
|---|---|---|---|---|---|---|
| **Mode Design Corp Pty Ltd** | 26 | 13 | 14 | 26 | 6 | 85 |
| **Conybeare Morrison International Pty Ltd** | 22 | 12 | 11 | 22 | 6 | 73 |
| **Brcar Morony Architecture** | 22 | 11 | 10 | 22 | 4 | 69 |
| **Centrum Architects** | 20 | 10 | 11 | 20 | 4 | 65 |
| **Michael Davies Architecture Pty Ltd** | 18 | 11 | 10 | 19 | 3 | 61 |
| **Edmiston Jones** | 18 | 8 | 11 | 17 | 5 | 59 |
| **Kyearn Architecture Pty Ltd** | 18 | 9 | 10 | 16 | 5 | 58 |
| **Eric Martin & Associates** | 14 | 8 | 6 | 14 | 5 | 47 |
| **Premise Australia Pty Ltd** | 12 | 8 | 7 | 14 | 3 | 44 |

**Mode Design Corp Pty Ltd** is a large multi-disciplinary international design practice first established in 1991 as Rhonan O'Brien Architects & Designers Pty Ltd, before changing their name in 2005. They currently have eight studios throughout Australia as well as studios in Auckland and New Delhi. Mode Design Corp Pty Ltd nominated nine staff, based out of their Sydney Studio, for the Greenfield Park Sports Pavilion project team, but can draw on additional staff from their other offices should the need arise.

Mode Design Corp Pty Ltd list their most recent projects as the Doohan Reserve Sports Pavilion and Clubhouse, the Julia Reserve Youth and Community Sports Facility, the Barton Park Community Sports and Recreation Precinct, and the Redlands Sport and Recreation Precinct. These projects demonstrate a professional level of architectural design and are comparable to the scope for the Greenfield Park Sports Pavilion project.

Their submission demonstrates a thorough understanding of Greenfield Park as part of a greater sporting precinct, which includes the Albury Regional Skate Park, JC King Park and Billson Park.

Their program of works is estimated to take just under six months to reach completion of the Contract Documentation stage, including three separate one week review periods but excluding approval times for Development Application and Construction Certificate.

Mode Design Corp Pty Ltd is currently engaged by AlburyCity to complete the Melrose Park and Sarvaas Park Sports Pavilion projects and is providing a high-quality service using local engineering subconsultants. Their skilled and experienced leadership team have remained in charge of the project from the beginning and continue to lead as the construction documentation stage of the project nears completion.

Referee information indicated that the company has typically provided a well organised professional service with the ability to maintain tight project programs. Projects are usually led by the Studio Director, who is easily contactable, and understands the project from initiation to completion. The referee was a return client who would be happy to use Mode Design Corp Pty Ltd again.

**Conybeare Morrison International Pty Ltd (CM+)** is a large architectural practice established in 1980. They are based in Sydney and have previously worked with AlburyCity.

Conybeare Morrison International Pty Ltd nominated three staff to work on the Greenfield Park project, with a six-month program to deliver architectural documentation for Development Application and Construction Certificate approval. They provided local subconsultants for Landscape Architecture, Town Planning, and Civil Engineering.

The Conybeare Morrison International Pty Ltd tender submission referenced recent projects which included the Fairfield Showground Pavilion and the Majors Bay Reserve football amenities building, which are comparable projects to the Greenfield Park Sports Pavilion project.

Referee information indicated that the company has recently experienced some additional staff turnover, which had increased the time taken to deliver their project.

**Centrum Architects** is a Melbourne based firm established in the 1990s. They have delivered numerous sports pavilions and list recent completed projects as the Elsternwick Park Sports Pavilion, the Greenvale Recreation Reserve Sports Pavilion and the Scovell Reserve Sports Pavilion. Centrum Architects is known to AlburyCity as they are currently engaged to deliver architectural design and documentation services for the Lauren Jackson Sports Centre refurbishment and extension.

Their methodology demonstrates a project management focus to architectural design. Their program for this project refers to a 15-month delivery program, which includes hold points and approval times for Development Application and Construction Certification. They are a mid-sized firm with a staff of 11 professionals. Their submission details three current projects, each at varying stages of completion.

Centrum Architects proposes to use local subconsultants for the Engineering, Mechanical and Electrical services required for the Greenfield Park Sports Pavilion project.

Referee feedback indicated that Centrum Architects had delivered a satisfactory outcome for their project. They were able to demonstrate a cooperative approach with multiple stakeholders, to develop a concept that satisfied the diverse client requirements. Centrum Architects managed the delivery program using multiple internal resources to deliver the outcome.

**Brcar Morony Architecture** is a Sydney based firm, established in 2015, and is a small practice of two architects currently. The nominated project lead has a wealth of prior sports field delivery experience whilst Associate Director at another firm.

Brcar Morony Architecture, whilst currently a small practice, recognised in their submission that a project of this size will require the recruitment of additional staff to support the delivery of the Greenfield Park Sports Pavilion project. Both Directors are registered architects in NSW and have 20+ years of experience in architecture. Program and methodology demonstrated a thorough understanding of the project.

Brcar Morony Architecture has a wealth of experience in leading a team of subconsultants to deliver a coordinated set of documents for project delivery. Included in the Brcar Morony Architecture offer was a 15-month delivery program, including hold points and Development Application and Construction Certificate approvals, with minimal locally-based subconsultants nominated in the tender submission.

Referee feedback indicated that they manage the design process well, are very professional and able to produce a quality outcome for their client.

**Michael Davies Architecture Pty Ltd** is a small Sydney based firm that has demonstrated experience in previous sporting projects. The more recent examples of works offered include works on the Fairfield Showground redevelopment and a range of aquatic facilities. Whilst they are known to Council, having completed previous works on the Alexandra Park Master Plan, these works were over a decade ago.

Michael Davies Architecture Pty Ltd proposed local subconsultants for Engineering, Mechanical and Electrical Services. The works program includes hold points but excludes Development Application and Construction Certificate approval times, for the delivery of a 7.5 month program of works.

Michael Davies Architecture Pty Ltd nominated four staff for the Greenfield Park Sports Pavilion project, one of which will need to be employed. Referee feedback was varied, citing logistical issues at the time of the previous contract delivery.

**Edmiston Jones** is a small to medium-sized practice based out of Wollongong, that has previously worked with AlburyCity. The Edmiston Jones offer included a delivery program of 5.5 months, excluding hold-points and approval times, with five staff nominated to work on the Greenfield Park Sports Pavilion project.

The Edmiston Jones proposal offered local subconsultants for Planning Services, Civil and Structural Design, Building Services Design, and Building Surveyor. Recent examples of their work include works on the Lackey Park Sports Complex, which was used as the basis for the referee check.

Referee feedback indicated that the company typically has performed well, is very cooperative and would be used again if the need arose.

**Kyearn Architecture Pty Ltd** is a small Sydney practice whose experience is across residential, multi-residential, education, commercial, healthcare, aged care and interiors. They offer a design-focused and collaborative architectural service.

Their Greenfield Park Sports Pavilion project submission offered a 23-month works program, which included approval times for Development Application and Construction Certificate.

Kyearn Architecture nominated one local subconsultant for land surveying and civil engineering services, and minimal other local or community benefits.

Referee feedback indicated that Kyearn Architecture Pty Ltd managed their project effectively to achieve planned milestones, was able to allocate appropriate resources, and maintained proper records. They were also very cooperative to work with.

**Eric Martin & Associates** is a small practice based in Canberra, with a particular focus and expertise in heritage and conservation work. They are also access consultants and are currently undertaking work for the Albury Murray Conservatorium.

Their Greenfield Park Sports Pavilion project submission offered a 7.5 month works program, which included three separate one-week review periods, but excluded approval times for Development Application and Construction Certificate.

They have nominated two key personnel to work on the project design with two others providing technical and administrative support.

Referee information indicated that Eric Martin & Associates had delivered a satisfactory outcome for their project.

**Premise Australia Pty Ltd** is a large, full-service engineering, design, and management consultancy with project offices across the east coast of Australia, headquartered in Brisbane, with one registered architect based out of Orange, NSW. They have experience in a broad range of building types with a focus on regional projects.

Premise Australia Pty Ltd has nominated two personnel to work on the Greenfield Park Sports Pavilion design, plus relevant subconsultants. Their submission offered a six-month works program, which excluded Council review periods, as well as approval times for a Development Application and Construction Certificate.

Premise Australia Pty Ltd utilised a local company to attend a Greenfield Park site inspection during the tender period and have since acquired the company to bring Esler Land Consulting into the Premise Australia Pty Ltd business.

Referee information indicated that the company demonstrated an ability to manage their own time, as well as their subconsultants, and provided a good standard of service.

In summary, the tender submissions had a wide range of previous experience, and the capacity to deliver the design services for this project, which is reflected in the results of qualitative scoring. The tender Assessment Panel deemed Mode Design Corps Pty Ltd, Conybeare Morrison International Pty Ltd and Brcar Morony Architecture as being best placed to deliver the project due to their understanding of the project, experience in delivering similar design projects, appropriate timelines and excellent referees.

**Risk**

- **Business Risk** – there was funding identified in the 2022/23 Four-Year Delivery Program for the Greenfield Park Sports Pavilion building design ($150,000), while additional funding ($1.5M) was identified in years 2-4 as seed funding for construction. As the construction (not including car parking) is estimated at $5M, additional funding will be required in future through grant funding and user contributions. During the detailed design process, consideration will be given to project staging, however it would be preferred to complete the building construction as one project, with the car parking to be constructed in future stages. The building construction is likely to attract grant funding and Council officers will work with the user groups to submit applications for this project when 'shovel ready'.

- **Corporate Risk** – the existing building is not meeting the current needs of male and female participation demands, whilst the public toilets and community space have accessibility challenges. Completing the detailed design process for the building and car park will ensure these elements are 'shovel ready' for construction (which is a requirement when seeking grant funding). Having quality facilities that meet the requirements of all participants, spectators and the general community will provide a positive image for Council.

- **WHS and Public Risk** – WHS and risk management will be considered during the detailed design phase and further during construction stages when they occur. The detailed design will also consider public risk mitigation measures such as security and alarm systems.

- **Environmental Risk** – the building construction will require Development Consent including a Statement of Environmental Effects. Reducing energy use in the building will be included in the design of the new building. Items such as hot water, heating and cooling, as well as solar panels, will be considered through the design phase. No trees are proposed to be removed as part of the building design (or construction). There are a range of mature trees scattered throughout the site and on areas identified as car park. Trees will need to be removed for the car park to be constructed, however a full landscape plan will be provided and will identify replacement trees and other plantings to compensate for the tree losses. The aim of the landscaping in the car park is to expand on the tree canopy cover through an increased number of trees to the site.

- **Delivery Program Risk** – at present, funding for the detailed design is included in the Four-Year Delivery Program and part funding for construction. At the conclusion of the detailed design process, a detailed funding strategy will be developed and proposed funding amendments in the Four-Year Delivery Program for Council's consideration. Lack of change rooms and building accessibility are key issues for the site and construction should be scheduled as soon as the detailed design process is complete, and funding is available.

**Community Engagement**

Extensive consultation was undertaken to develop the Greenfield Park Master Plan. The main stakeholder at Greenfield Park, Albury Thunder Rugby League Football Club, was further consulted during development of the concept design, and the procurement process for this design tender. The focus of the consultation was for the Club to outline its requirements for the building and car parking. The Albury Thunder Rugby League Football Club will be further consulted during the detailed design process.

**Summary**

The scoring for the qualitative and quantitative assessment is summarised in the following table:

| Company | Qualitative | Quantitative |
|---|---|---|
| **Mode Design Corp Pty Ltd** | 85 | 69 |
| **Eric Martin & Associates** | 47 | 100 |
| **Centrum Architects** | 65 | 82 |
| **Michael Davies Architecture Pty Ltd** | 61 | 84 |
| **Conybeare Morrison International Pty Ltd** | 73 | 64 |
| **Edmiston Jones** | 59 | 65 |
| **Kyearn Architecture Pty Ltd** | 58 | 64 |
| **Brcar Morony Architecture** | 69 | 53 |
| **Premise Australia Pty Ltd** | 44 | 61 |

From a quantitative perspective, the submission from Eric Martin & Associates was the lowest tender price, however the small size of the company and limited number of personnel nominated presents a risk to Council in achieving a quality product. The submission from Michael Davies Architecture Pty Ltd was assessed as being the next most advantageous from a cost perspective, being $8,584 (2%) more favourable than Centrum Architects and $74,894 (20%) more favourable than Mode Design Corp Pty Ltd. Each of these three submissions align with Council's budget estimate for this project.

From a qualitative perspective, Mode Design Corp Pty Ltd provided the highest scoring submission, well above the next two submissions (Centrum Architects and Michael Davies Architecture Pty Ltd). This was based on the experience Mode Design Corp Pty Ltd has in delivering similar projects, an understanding of the wider project scope, available capacity/capability, and their previous experience with AlburyCity projects.

Therefore, based on both the qualitative and quantitative assessment, it is deemed that the submission from Mode Design Corp Pty Ltd provides the best value for Council to deliver this project.

**Conclusion**

Council invited tenders from suitably qualified architects for the provision of Architectural Services for the replacement of the Greenfield Park Sports Pavilion and design services for associated car parks. At the close of tenders Council received 11 submissions for consideration.

The scope of works for the project includes the following design elements:

- male and female change room facilities with amenities;
- match official room with amenities;
- canteen/BBQ facilities and bar facilities;
- commercial kitchen/bar;
- function room;
- public toilets;
- stairs and lift;
- timekeepers and coach's boxes;
- office;
- storage;
- tiered spectator area, and
- design of the three main car park areas identified in the Greenfield Park Master Plan (North Street, Alma Street and adjacent to the Albury Pre School).

Through a qualitative and quantitative assessment, it was determined by the tender evaluation panel that Mode Design Corp Pty Ltd was the most favourable submission. Their tendered price of $439,082 (including GST) is within the budget estimate ($400-$600K).

**Recommendation**

That Council accepts the tender from Mode Design Corp Pty Ltd for Contract No. 22/02074 Architectural Services for the Greenfield Park Sports Pavilion project for a lump sum contract value of $439,082 (including GST).

**Attachments**

1. Greenfield Park Master Plan (DOC22/233802).
2. Concept Design of the Greenfield Park Sports Pavilion (DOC22/233768).




**LEGEND**

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- EXISTING FENCE
- EXISTING BUILDINGS
- EXISTING SPORTS FIELD LIGHTING AND POLE
- TREES – EVERGREEN
- TREES – LARGE DECIDUOUS
- TREES – SMALL DECIDUOUS
- FENCE
- PATH
- RETAINING WALL
- PEDESTRIAN CROSSING
- CAR PARK
- SEATING BENCHES
- GRASS
- GARDEN BED
- MULCH
- DECKING
- GRAVEL
- SHARED PATH
- CONCRETE
- ASPHALT

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| DRG NO. | REV | DATE | DES/DOC | AUTH | AMENDMENT |
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# GREENFIELD PARK MASTER PLAN
SITE PLAN

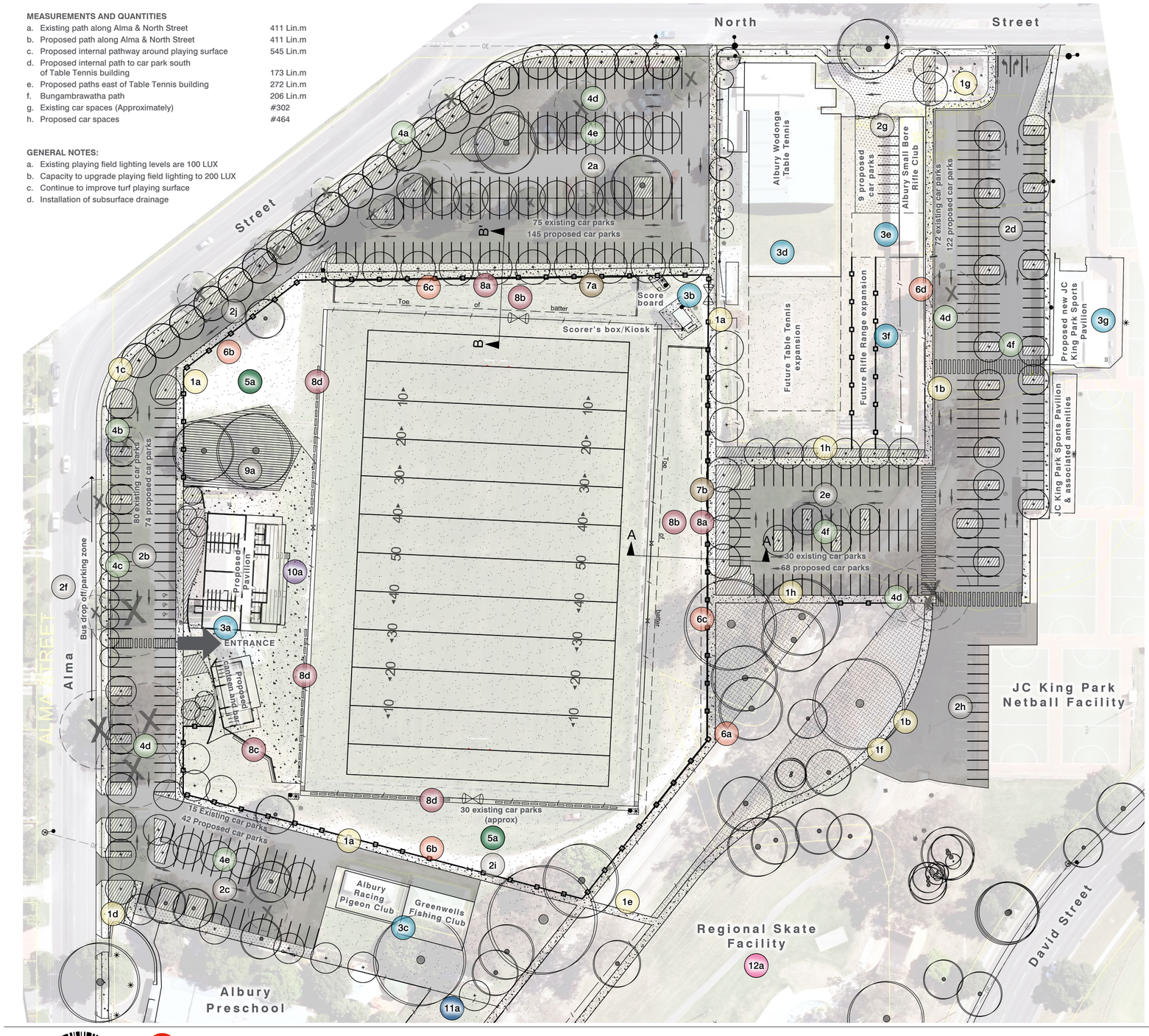
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**MEASUREMENTS AND QUANTITIES**

| | | |
|---|---|---|
| a. | Existing path along Alma & North Street | 411 Lin.m |
| b. | Proposed path along Alma & North Street | 411 Lin.m |
| c. | Proposed internal pathway around playing surface | 545 Lin.m |
| d. | Proposed internal path to car park south of Table Tennis building | 173 Lin.m |
| e. | Proposed paths east of Table Tennis building | 272 Lin.m |
| f. | Bungambrawatha path | 206 Lin.m |
| g. | Existing car spaces (Approximately) | #302 |
| h. | Proposed car spaces | #464 |

**GENERAL NOTES:**

a. Existing playing field lighting levels are 100 LUX
b. Capacity to upgrade playing field lighting to 200 LUX
c. Continue to improve turf playing surface
d. Installation of subsurface drainage




**LEGEND**

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- EXISTING FENCE
- EXISTING BUILDINGS
- EXISTING PLAYING FIELD LIGHTING AND POLE
- TREES – EVERGREEN
- TREES – LARGE DECIDUOUS
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- CONCRETE
- ASPHALT

**MASTER PLAN RECOMMENDATIONS**

**1 PEDESTRIAN ACCESS**
a. Provide 2.5m wide shared path or 2m wide pedestrian path surrounding playing surface
b. Provide 2.5 – 3m wide shared path between North Street and Skate Park as part of Bungambrawatha shared path
c. Widen existing path on Alma & North Streets to 1.8m wide
d. Provide 2m wide connecting pedestrian path between southern car park and Albury Preschool
e. Provide future pedestrian/cycle link between Greenfield Park and future Regional Skate Facility to the east
f. Realign Bungambrawatha connection as part of future Regional Skate Facility
g. Provide concrete pedestrian plaza area as welcoming short term gathering space, including seating and shade trees on western edge
h. Provide east-west pedestrian connections as part of car park development

**2 VEHICLE PARKING**
a. Provide asphalt car parking with line marking to north of playing surface
b. Provide asphalt car parking area to west of proposed New Pavilion including disabled parking
c. Provide asphalt car parking with line marking to south of playing surface
d. Provide asphalt car parking with line marking over existing drain between Albury Small Bore Rifle Club and proposed JC King Park Sports Pavilion
e. Provide asphalt car parking with line marking to east of playing surface
f. Provide area for bus drop off / parking along Alma Street to the west of the proposed New Pavilion
g. Provide gravel car parking area to west of Albury Small Bore Rifle Club
h. Retain existing parking for short-medium term and review as part of Regional Skate Facility
i. Provide gate for Ambulance access to playing surface
j. Investigate traffic flows as part of detailed design phase

**3 BUILDINGS**
a. Proposed Pavilion with grandstand seating, referee change rooms, store rooms, medical room, visitors team male and female change rooms, home team male and female change rooms, public toilets, canteen, bar, BBQ and retail dispensaries, cool room, upstairs social room with toilets, time keepers and media room, open viewing terrace
b. Existing scorer's/kiosk building to be retained
c. Existing Albury Racing Pigeon Club and Greenwell's Fishing Club to be retained (investigate opportunities for relocation into another building in the long term)
d. Retain Albury Wodonga Table Tennis with future expansion to the south (additional courts and amenities)
e. Retain existing Albury Small Bore Rifle Club, extend existing clubroom area with upgrades to existing facilities and increase armoury storage area, including establishing internal link from clubroom to rifle range area
f. Extension of existing rifle range area
g. Proposed JC King Park Sports Pavilion (future construction)

**4 TREES**
a. Provide large evergreen trees along Alma and North Street
b. Provide large deciduous trees throughout car parking areas to west of proposed Pavilion
c. Provide small deciduous trees along section of car park in Alma Street (rear of proposed Pavilion) to allow for views to Pavilion
d. Remove trees that will impede traffic flow through car parks
e. Provide large deciduous trees throughout car parking areas to north and south of playing surface
f. Provide large deciduous trees throughout car parking areas east of playing surface

**5 GRASSED AREA ACTIVITIES**
a. Provide grassed areas for warming up and down

**6 FENCING**
a. Maintain fencing adjacent to drain channel and upgrade as required
b. Provide 1.8 – 2m high fencing around inside perimeter of shared path
c. Provide fencing 1.8-2m high above top of retaining wall
d. Upgrade perimeter walls as per NSW Police Force NSW Firearms Registry requirements

**7 RETAINING WALL**
a. Provide 800mm high concrete wall along shared path to retain batter for elevated seating areas
b. Provide 1.7m high concrete wall along shared path to retain batter for elevated seating areas

**8 SEATING/VIEWING**
a. Provide 1.5m wide level seating areas for spectator chairs at top of 1:6 grade grassed area
b. Provide grassed 1:6 grade batters for spectator seating
c. Provide concrete terraced seating to retain existing mound and allow for spectator seating
d. Provide new bench seating along playing surface fence to south and west

**9 DECK**
a. Provide decking area beneath existing Walnut trees to protect trees and allow for seating and gathering area

**10 PAVING**
a. Provide hardstand forecourt area to proposed Pavilion which extends to playing surface fence boundary for improved access to facilities and amenities; extend hardstand to western edge of playing surface around building where access is required

**11 PRESCHOOL**
a. Retain existing grassed area to east and south of Albury Preschool for future Preschool use if required

**12 REGIONAL SKATE FACILITY**
a. Area to be reviewed as part of design process of the Regional Skate Facility

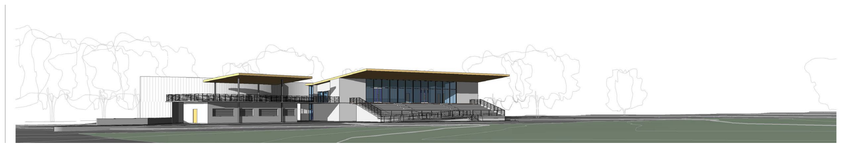
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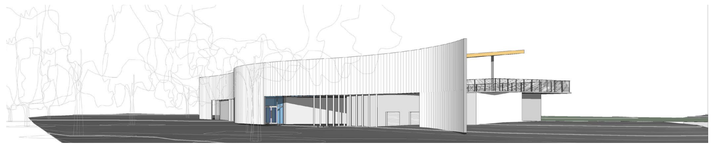
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# GREENFIELD PARK MASTER PLAN
## SITE PLAN AND RECOMMENDATIONS

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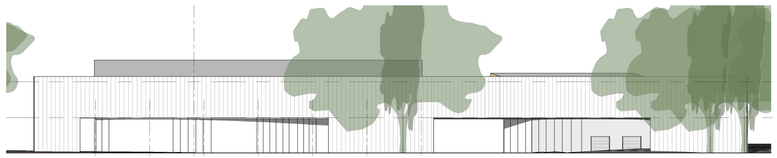
VIEW FROM SOUTH EAST



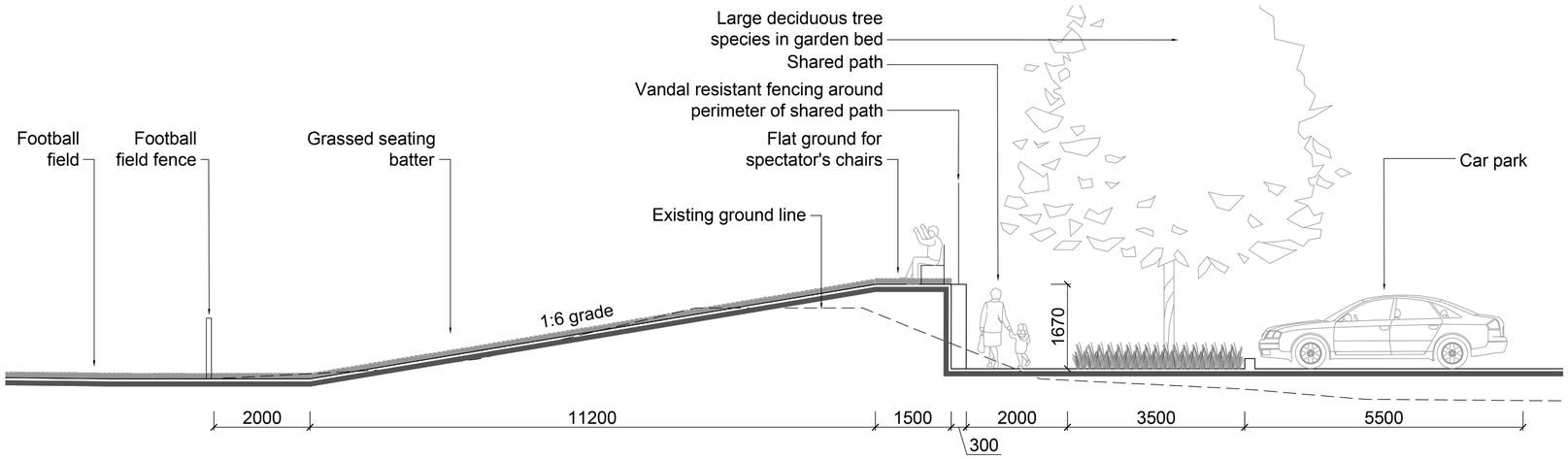
VIEW FROM SOUTH WEST



EAST ELEVATION

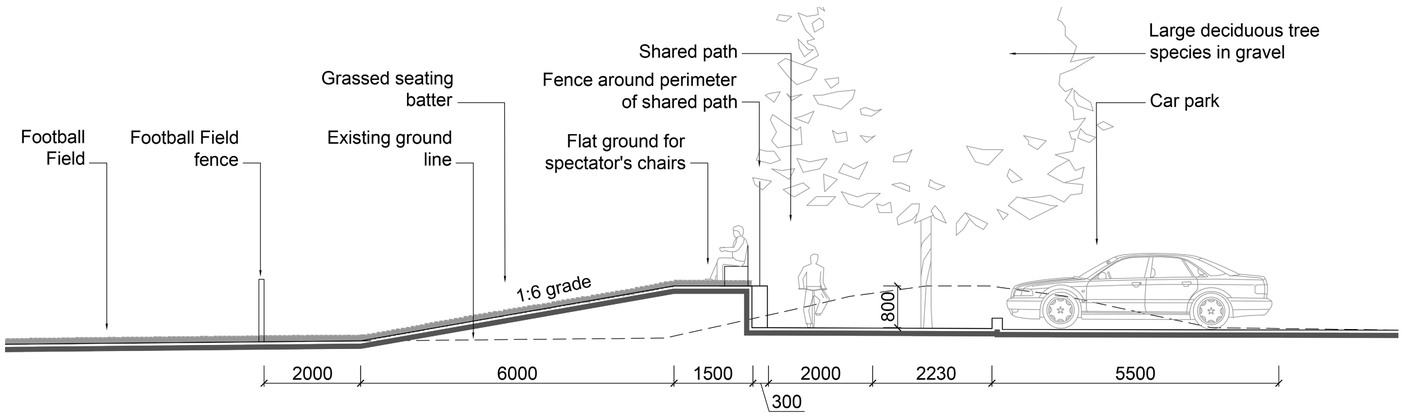


WEST ELEVATION




1 LMP03 **GRASSED BATTER WITH RETAINING WALL - EASTERN SIDE**

SECTION A-A' Scale 1:50 @ A1




2 LMP03 **GRASSED BATTER WITH RETAINING WALL - NORTHERN SIDE**

SECTION B-B' Scale 1:50 @ A1

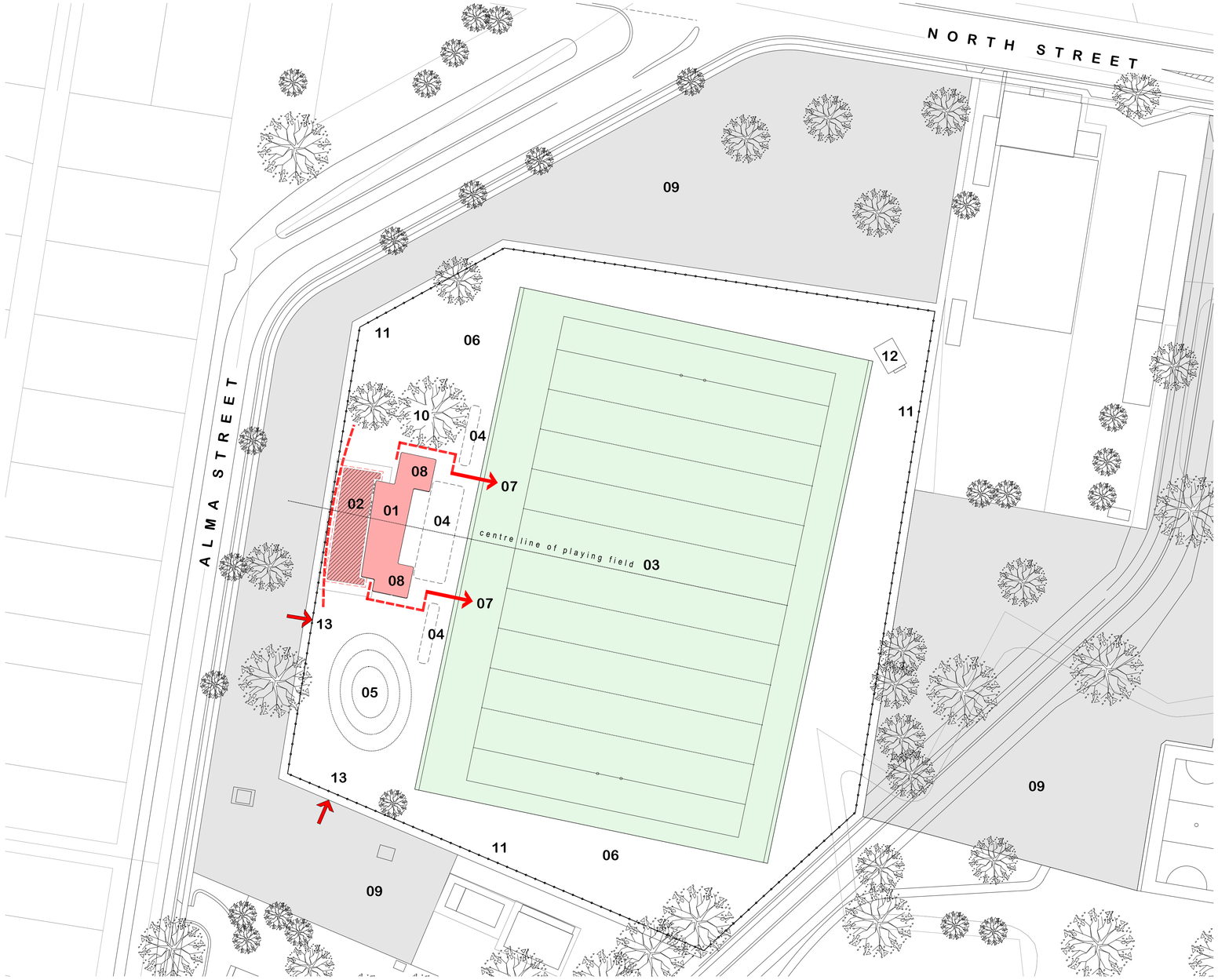
AlburyCity

| DRG NO. | REV | DATE | DES/DOC | AUTH | AMENDMENT |
|---|---|---|---|---|---|
| **305050 LMP 03** | **D** | **19/02/2019** | **SME/SLM** | **SME** | **FINAL MASTER PLAN** |

# GREENFIELD PARK MASTER PLAN

ARCHITECTURAL CONCEPT AND SECTIONS

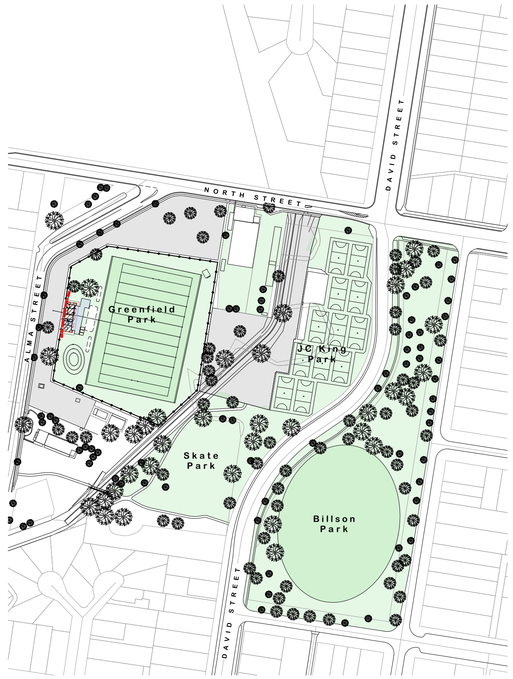
spiire




## LOCAL & COMMUNITY COMPETITION LEVEL

## LEGEND

| No.: | Description |
|---|---|
| 01 | Proposed new changerooms |
| 02 | Proposed refurbishment of the existing building |
| 03 | Central line of playing field |
| 04 | Spectator's Area (500 Seats) |
| 05 | Spectator's mount |
| 06 | Warm-up area |
| 07 | Player's access to the sportsfield |
| 08 | Kiosk / canteen oriented towards the sportsfield |
| 09 | Parking area |
| 10 | Existing tree - no construction within the drip line |
| 11 | Boundry fenceline |
| 12 | Existing score board |
| 13 | Main entry gates |




01 **site plan**

A001 1:500 @ A1

0 5 10 15 20 50 95
metres

02 **location plan**

A001 1:2500 @ A1

metres

AlburyCity
553 Kiewa Street Albury NSW 2640 Ph: 02 6023 8111

north

| No | Revision | Date | Signed |
|---|---|---|---|
| a | issued for RFT | 28/10.2022 | DJH |

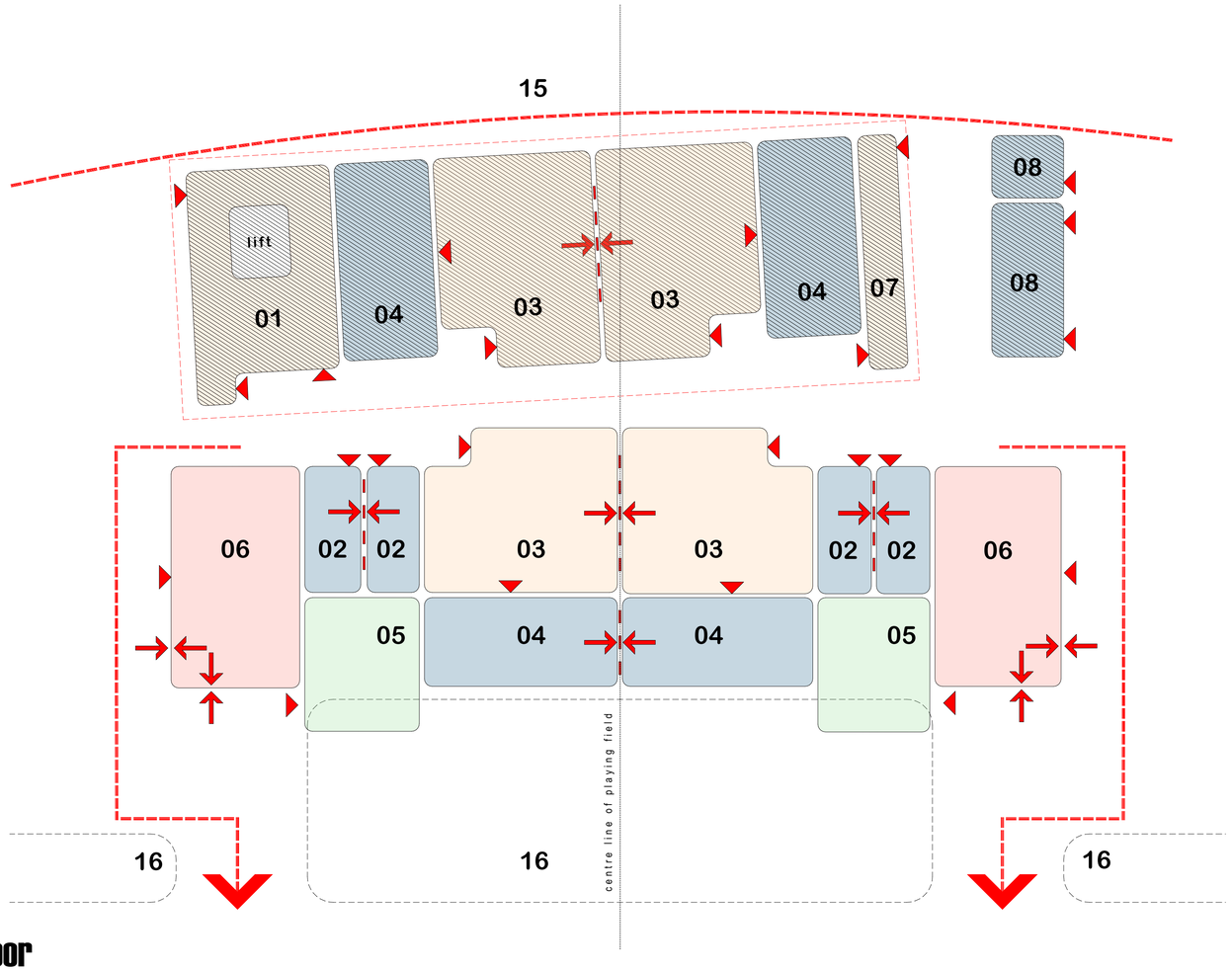
Drawing: **Site Plan**

Title: **Greenfield Park Sports Building**
**Greenfield Park**
**Albury**
**NSW 2640**

Scale: **as shown @ A1**
Date: **28/10/2022**
Ledger No: **3631**
Drawn: **RIS**
Checked:
Project No: **ARCH007**
Drawing No: **A001**
**a**

Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site and if in doubt ask.

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01 **ground floor**
A002

## LOCAL & COMMUNITY COMPETITION LEVEL (DOUBLE PITCH)

### Facility Area Summary

GROUND FLOOR (525 m²)

| No. | Room Name | Area (m²) |
|---|---|---|
| 01 | Stairs / Lifts | 45 |
| 02 | Match Officials Room 1-2 | 20 x 2 |
| 03 | Change Room 1-4 | 45 x 4 |
| 04 | Amenity Room 1-4 | 25 x 4 |
| 05 | Storage 1-2 | 25 x 2 |
| 06 | Canteen / BBQ / Bar | 80 |
| 07 | Cleaner's Room | 5 |
| 08 | Public WC (incl. Acc WC) | 25 |

FIRST FLOOR (475 m²)

| No. | Room Name | Area (m²) |
|---|---|---|
| 01 | Stairs / Lifts | 40 |
| 09 | Social / Community Room | 250-300 |
| 10 | Office | 30 |
| 11 | Public WC (incl. Acc WC) | 42 |
| 12 | Canteen / Bar | 50 |
| 13 | Storage 1-3 | 20 |
| 14 | Time Keepers, Coaches Boxes | 45 |
| 15 | Screening of existing building | |
| 16 | Spectator's Area (500 seats) | 260 |
| | Total | 1000 |

### LEGEND

| Symbol | Description |
|---|---|
| | Entrance |
| | Connection |
| | Existing Building |
| | Spectator's area |
| | Facade on the main street |

0 1 2 3 5 10 15 19
metres

AlburyCity
553 Kiewa Street Albury NSW 2640 Ph: 02 6023 8111

north

| No | Revision | Date | Signed |
|---|---|---|---|
| a | issued for RFT | 28/10.2022 | DJH |

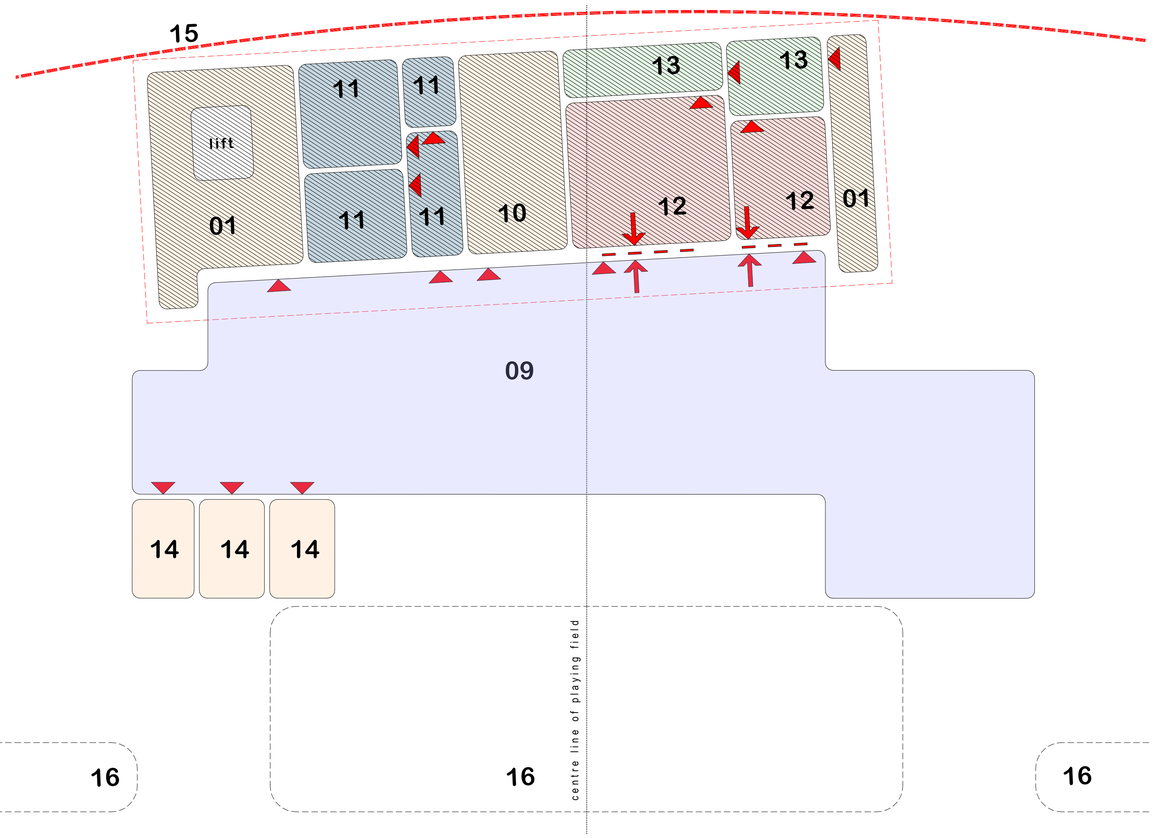
Drawing: **Ground Floor Plan**

Title: **Greenfield Park Sports Building**
**Greenfield Park**
**Albury**
**NSW 2640**

Scale: 1:100 @ A1 | Date: 28/10/2022 | Ledger No.: 3631
Drawn: ms | Checked:
Project No.: ARCH007 | Drawing No.: A002 | a

Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site and if in doubt ask.

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## LOCAL & COMMUNITY COMPETITION LEVEL (DOUBLE PITCH)

### Facility Area Summary

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## LEGEND

| Symbol | Description |
|---|---|
| | Entrance |
| | Connection |
| | Existing Building |
| | Spectator's area |
| | Facade on the main street |

01 **first floor**
A003

0 1 2 3 5 10 15 19
metres

AlburyCity
553 Kiewa Street Albury NSW 2640 Ph: 02 6023 8111

north

| No | Revision | Date | Signed |
|---|---|---|---|
| a | issued for RFT | 28/10.2022 | DJH |

Drawing: First Floor Plan

Title: Greenfield Park Sports Building
Greenfield Park
Albury
NSW 2640

Scale: 1:100 @ A1
Date: 28/10/2022
Ledger No.: 3631
Drawn: ms
Checked:
Project No.: ARCH007
Drawing No.: A003 a

Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site and if in doubt ask.

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