

Appendix 9

Williamstown Football Club Facilities Proposal

The Goal

The Burbank Oval and Bayside College Venue Improvement Plan is an opportunity to redevelop two facilities within the Hobsons Bay municipality that will allow Williamstown Football Club and Williamstown Cricket Club to thrive whilst enhancing club, school and community use at both venues.

Provide a **multi-purpose pavilion and office space** that accommodates sport and community

Provide the **Hobsons Bay community** with a café, gymnasium and medical facilities that will **bring the precinct to life**

Upgrade **lighting** to State level standard to support participation growth and facility access

Install **drainage** and **upgrade turf surface** to accommodate increased utilisation all year round

Provide **unisex** player and umpire change rooms that **cater for diversity** of use

Develop a **commercial gymnasium facility** that caters for player development and community use

Secure a **long term full year lease** for Burbank Oval that facilitates football participation at all levels and across all player categories

Enhance the **community programs** offering by providing a facility that is accessible and inclusive

Remove the **barriers to female participation** by providing suitable facilities and amenities

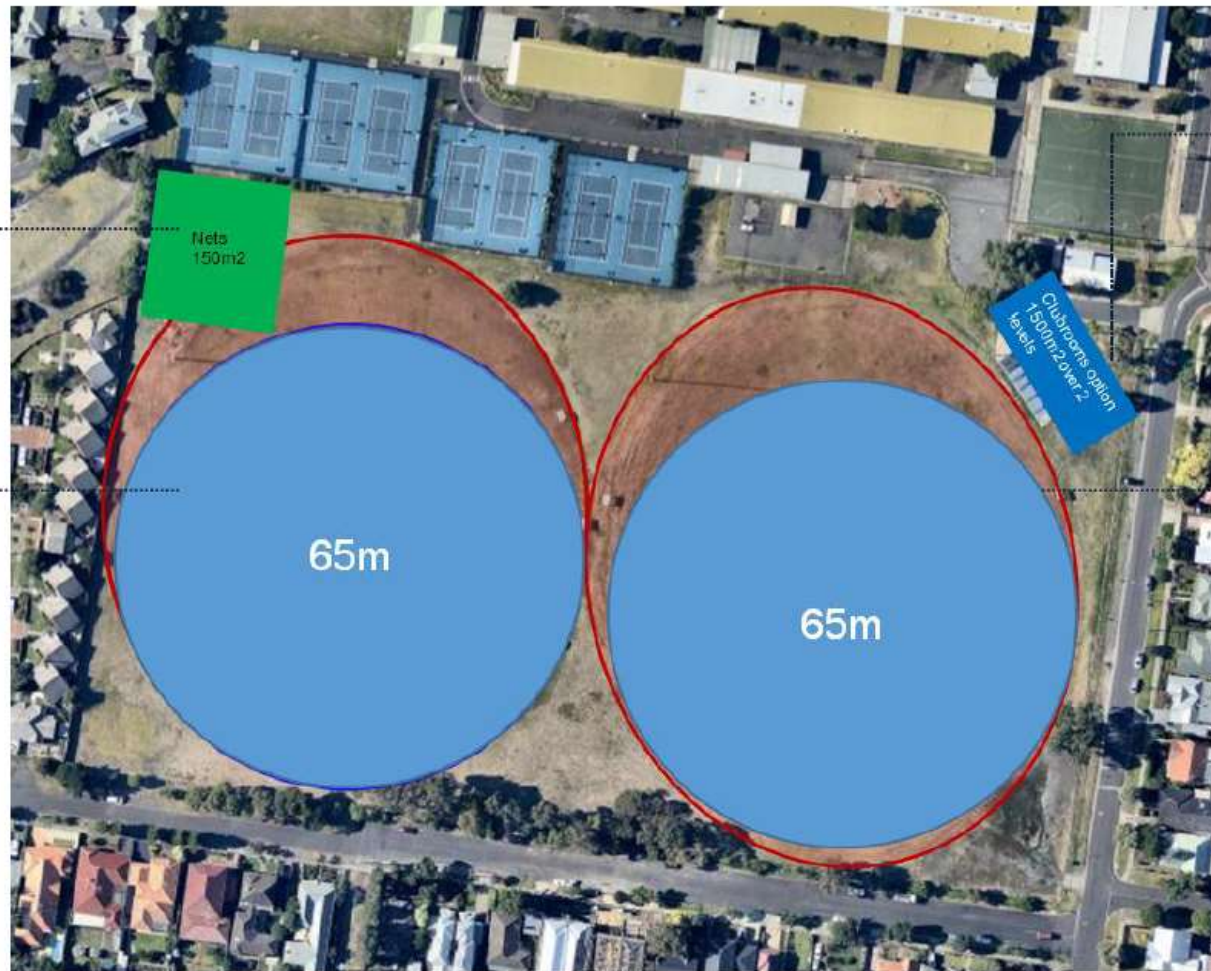
Cater for **continued growth** in male and female participation to accommodate juniors, women's and TAC Cup male and female teams

Relocate Williamstown Cricket Club to a purpose built cricket facility at Bayside College that supports connection to a school Academy system

Option 1: Proposed Layout Bayside College

Installation of new cricket practice nets would overlap with existing junior football ground but not impact cricket

Retention of existing junior football and senior cricket ovals in their current location and provide buffer planting along western residential boundary

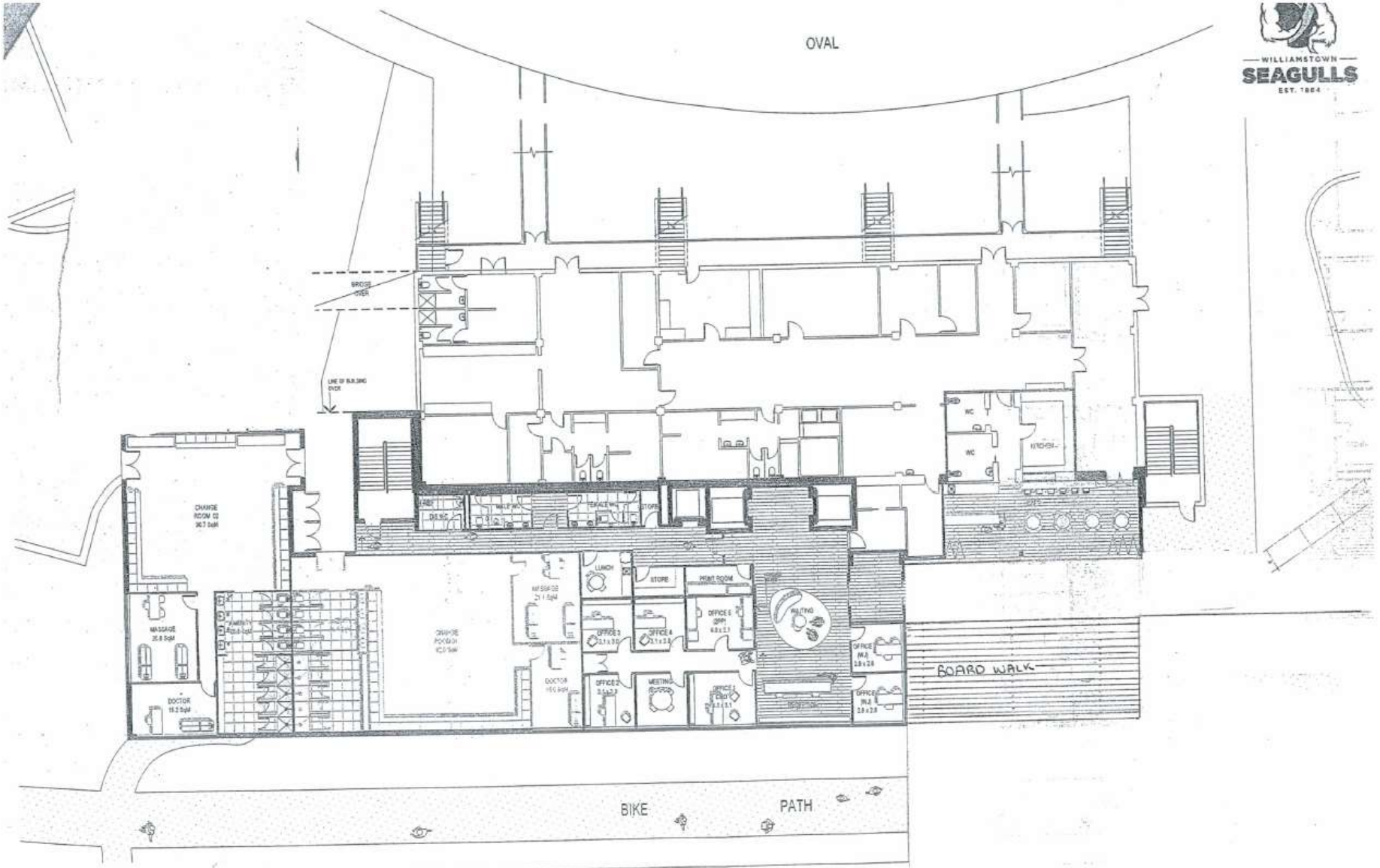


Upgrade of existing clubrooms over two levels to better support dual oval operation

Ensures minimum of 65m cricket boundary can be accommodated within existing playing field footprint without encroaching into other site areas

Detailed design for existing infrastructure and proposed amenity provision are required for Bayside College

WILLIAMSTOWN FOOTBALL CLUB PROPOSAL (JULY 2018)



Williamstown Football Club - Burbank Oval ReDevelopment



A1 SCALE 1:100
A3 SCALE 1:200
0 1 2 5M



GROUND FLOOR PLAN

CONCEPT-A100 REV. A
DATE: 29/03/17

Williamstown FC- Stage 1

Initial Order of Costs No.4 - April 2018

GFA: Gross Floor Area
Rates Current At April 2018

Location Summary

Location	GFA m ²	Cost/m ²	Total Cost
ALL			
SITE PREPARATION / DEMOLITION			\$150,000
LATENT CONDITIONS			Excl.
CLUB HOUSE EXTENSION			
Ground Floor : Lobby, Office	309	\$2,300	\$710,700
Ground Floor : Change Rooms	368	\$2,000	\$732,000
	<u>675</u>	<u>\$2,137</u>	<u>\$1,442,700</u>
ROOF			\$303,750
WORKS TO EXISTING CLUB HOUSE			Excl.
VERTICAL TRANSPORTATION			Excl.
ESD ALLOWANCE			Excl.
FF&E ALLOWANCE			Excl.
EXTERNAL WORKS & SERVICES			
Services Infrastructure			\$50,000
Landscaping			\$175,000
Works Outside Boundary			Excl.
			<u>\$225,000</u>
TOTAL	675	\$3,143	\$2,121,450
MARGINS & ADJUSTMENTS			
Design Development Contingency	4.00%		\$84,858
Builder's Preliminaries	16.00%		\$270,031
Staging allowance	5.00%		\$123,661
Design Management			Excl.
ESTIMATED CONSTRUCTION COST	675	\$3,852	\$2,600,000
Escalation to Commencement			Excl.
ESTIMATED CONSTRUCTION COST AT COMPLETION	675	\$3,852	\$2,600,000
Contaminated Material Removal			Excl.
Headworks and Authority Charges			Excl.
Furniture, Fittings and Equipment			Excl.
Design Consultants Fees			Excl.
Project Contingency			Excl.
GST			Excl.
ESTIMATED TOTAL COST	675	\$3,852	\$2,600,000

Williamstown FC - Stage 2

Initial Order of Costs No.4 - April 2018

GFA: Gross Floor Area
Rates Current At April 2018

Location Summary

Location	GFA m ²	Cost/m ²	Total Cost
ALL			
SITE PREPARATION / DEMOLITION			\$100,000
LATENT CONDITIONS			Excl.
CLUB HOUSE EXTENSION			
Ground Floor : Medical	244	\$1,800	\$439,200
Ground Floor : Café	266	\$1,800	\$478,800
Ground Floor : Boardwalk			Excl.
Level 1 : Credit Stage 1 Roof			-\$230,000
Level 1 : Gym	508	\$1,600	\$812,800
Level 1 : Terrace	387	\$1,100	\$425,700
Level 1 : Link Bridge			\$200,000
	1,405	\$1,068	\$1,500,800
ROOF			\$228,600
WORKS TO EXISTING CLUB HOUSE			Excl.
VERTICAL TRANSPORTATION			Excl.
ESD ALLOWANCE			Excl.
FF&E ALLOWANCE			Excl.
EXTERNAL WORKS & SERVICES			
Services Infrastructure			\$50,000
Landscaping			\$175,000
Works Outside Boundary			Excl.
			\$225,000
TOTAL	1,405	\$1,908	\$2,680,100
MARGINS & ADJUSTMENTS			
Design Development Contingency	4.00%		\$107,204
Builder's Preliminaries	16.00%		\$412,696
Design Management			Excl.
ESTIMATED CONSTRUCTION COST	1,405	\$2,278	\$3,200,000
Escalation to Commencement			Excl.
ESTIMATED CONSTRUCTION COST AT COMPLETION	1,405	\$2,278	\$3,200,000
Contaminated Material Removal			Excl.
Headworks and Authority Charges			Excl.
Furniture, Fittings and Equipment			Excl.
Design Consultants Fees			Excl.
Project Contingency			Excl.
GST			Excl.
ESTIMATED TOTAL COST	1,405	\$2,278	\$3,200,000