

What's coming next at VC Mitchell Park

Shire of Donnybrook Balingup 1 September 2023



We are officially moving into Stage 2 – Construction Phase, as was resolved at the Special Council (Commissioner) Meeting on 30 August 2023.

A lot of work has been done by the Shire staff alongside the VC Mitchell Park Project Consultation Group (PCG) to ensure that the Community Club is able to be accessed by everyone. This does not limit the site to just the sports clubs, even though they are key users. Key points that the PCG members and Shire staff are always considering include:

- When looking at the layout of the building, we are considering multiple user groups accessing and using the facilities that will be available. This includes all of the sports club members, their managers and referees/umpires, equipment accessibility and storage options, and more.
- The function rooms will have a sliding partition-style wall, which was chosen to allow for rooms to be separated and allow multiple events to run at once, or to create one large area to allow for a maximum capacity of approximately 250. There is also room to accommodate a stage if needed for concerts, ceremonies, presentations, or other function types.
- Various pavilion reworks and upgrades, including changerooms, universal access toilets, warm-up rooms, first aid locations, pathways and connections, etc.
- Focus on the rejuvenation of sport and recreation facilities within the Shire, with an opportunity for shared-use community facilities and events. We are also ensuring that this project delivers broader social, health and economic benefits to the local and greater community.

This project is intended to provide:

- Function spaces for community members to host events (family occasions, weddings, etc.), organisations to hold meetings (large and small scale performances, networking events, etc.), businesses to host corporate functions (conferences, meetings, presentations, etc.) and more with high-speed NBN available.
- Able and disabled pedestrian access to all locations in the VCMP precinct (from the Recreation Centre to the Vin Farley/Tractor Park) with lighting for safety.
- Environmental support and landscaping for the entire site, including access to pre-existing sewerage and overland flood route drainage upgrades.
- New car park and access roads, which will include disabled parking and access ramps.
- Playgrounds and open areas for families with children.



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Various FAQs and their answers have recently been uploaded to the Shire website, alongside the various key project documents and an up to date Project Timeline. These are also listed below:

What happens to the sports clubs during construction?

Each group that is affected by the construction phase are to make their own interim arrangements, however the Shire is working with each group individually and as a whole to provide as much support as possible, where possible.

This includes electricity access at various locations, arrangements for storage assistance at the Recreation Centre, and so on.

What is affecting the costings of the project?

There are multiple factors that have impacted the costings of the VCMP Project. The largest contributing issue is the high cost escalation and availability of labour and materials impacting the building industry, and is the primary issue impacting on the project price and scope.

*The Project Contractor, Perkins Builders, has kept this in high consideration when going out to market. As shared in previous communications, **the project has not exceeded the allocated budget.** It was exceeding the target budget in June 2023, however this variance was reduced to less than \$3,000 by value engineering and conversion of provisional sums to fixed prices. That in turn has reduced cost risk. In receiving funding from Talison Lithium as a part of their Community Investment Program (CIP), the Shire has been able to add supporting infrastructure works (among other critical project elements) to the timeline.*

Is the project just for the sports clubs? Who else will use the facilities?

Whilst the sport clubs are one of the key user groups of the facility, there are many other members, clubs and organisations that are (and will) reside in the precinct.

Our key users, who are in our Project Consultation Group, include representatives from local sporting groups (Tennis, Football, and Hockey). We are also starting discussions with the Netball and Basketball clubs, and are regularly consulting with local community members and businesses for advice, feedback, and input on the project.



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Where is the money and funding coming from? What about the ratepayers?

As at August 2023, funding sources can be broken down as follows:

Department of Local Government, Sporting and Cultural Industries (DLGSCI)	\$6 million
Talison Lithium (Community Investment Program - CIP)	\$3 million
WA Treasury Loan (Shire) (requires re-lodging under the Shire Budget for the new financial year, 23-24)	\$2.9 million
Shire Funding (does not involve rates payments)	\$600k
Western Australian Football Commission (WAFC)	\$200k
Donnybrook Football Club (with WAFC)	\$160k

Over the next few weeks, the Shire will be making information presentations on the current design and timeline to Football, Tennis & Hockey members. In addition, the Contractor (Perkins Builders) will provide a plan for stakeholder (Project Consultation Group) workshops to ensure the design is fit for purpose, provide colour boards for confirmation of material selections, and work through the various hardware options that exist for areas such as bathrooms, bars, door hardware, and more. Perkins Builders will submit the Demolition Permit, Building Permit and Construction Management Plan ahead of commencing works on site 9 October 2023.

If you have any questions or concerns, we invite you to contact the Shire directly so that we may assist you. You can use our [Contact Us](#) form on the Shire website (linked for your convenience), email shire@donnybrook.wa.gov.au at any time, or call us on (08) 9780 4200 during our Administration Office open hours (Mon - Fri, 8:30am - 4:00pm).

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