



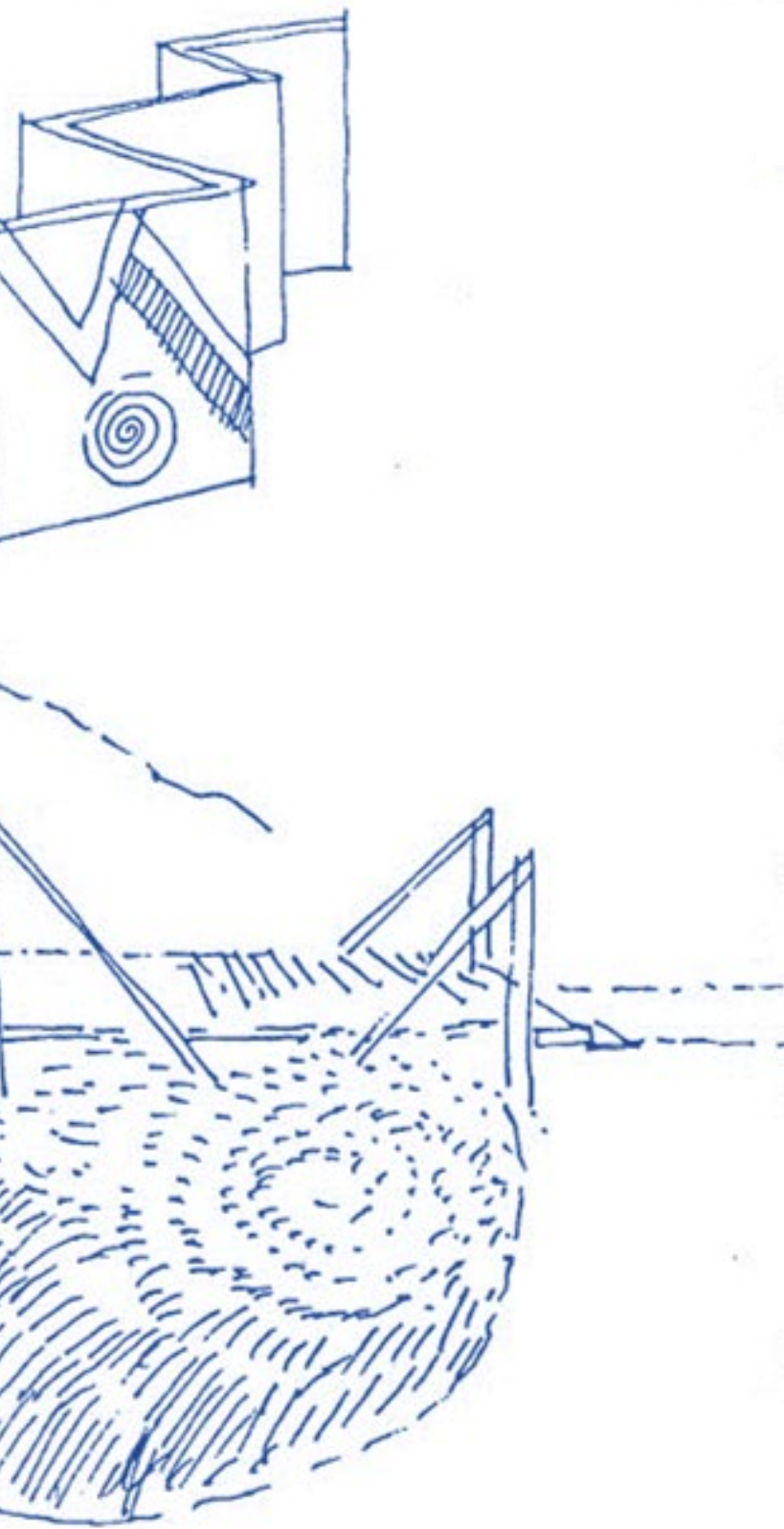
Mundaring Multi-Purpose Community Facility

Stage 2a – Concept Sketch and Master plan Options Report

August 2023







Mundadjalina-k ngala kaditj Noongar moort nidja Wadjak boodjar-ak kalyakool moondang-ak kaaradj-midi.

Ngala Noongar Moort wer baalabang moorditj kaadidjiny koota-djinanginy.

Ngala Noongar wer Torres Strait Moort-al dandjoo koorliny kwaba-djinanginy.

Koora, yeyi wer kalyakool, ngalak Aboriginal wer Torres Strait birdiya wer moort koota-djinanginy.

Shire of Mundaring and TRCB respectfully acknowledge the Whadjuk people of the Noongar Nation, who are the traditional custodians of this land.

We acknowledge Elders past, present and emerging and respect their continuing culture and the contribution they make to the region.

Document Information

Project Ref.	Project Name	Document	For	By
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Executive Summary

The Mundaring Multi-Purpose Community Facility (MPCF) will be a welcoming, inclusive space that celebrates the site, and Mundaring's natural beauty through an integration of the indoor and outdoor spaces. The MPCF will be a consolidated community asset that, through enhanced interactions between users, enriches the experience of residents and visitors.

To date in Stage 2 (Planning and Design) of the Mundaring Town Centre Revitalisation and MPCF the Shire has collaborated with community members and key stakeholders to:

- Gain a deeper understanding of their needs and shared aspirations.
- Develop concept sketch and master plan options for the MPCF and the reimagined cultural/community precinct.

To realise the Shire's vision for the Mundaring Town Centre, it has been identified that the following aims be explored:

- Establishing high-quality community facilities.
- Creating a new cultural hub centred around Sculpture Park.
- Enhancing streetscape and public spaces.
- Improving circulation and connectivity throughout the precinct.

Structured engagement has been pivotal in stakeholder and community involvement. These included: meetings, workshops, a three-day Collaborative Design Forum (Charette), establishment of and meetings with a Deliberative Panel, Council briefings and contributions. Additionally, community surveys and targeted engagement with key stakeholders ensured a broad range of diverse perspectives were heard and considered, including those from lesser heard groups. These inputs directly shaped the development of the concepts presented in this report.

The visions and objectives for the Cultural Precinct and MPCF project developed in the previous stage (Stage 1) were reviewed and refined throughout this stage of the project (Stage 2a). Guiding Design Principles and master planning Key Moves were developed collaboratively and implemented.

This stage of the project also included evaluation of potential spatial relationships of the MPCF users, and an analysis of programming and accommodation options based on end-user stakeholder briefs from Stage 1. The design team generated, tested, and refined several concept options for the MPCF and the Cultural Precinct master plan.

Following assessment of these concept options against Shire of Mundaring's endorsed decision-making criteria for the MPCF, it is recommended to proceed to Stage 2b with 'Option B: Circular (East)' as the preferred concept sketch and master plan option. This recommendation aligns with the preferences communicated during project's extensive community engagement approach, keeping the community's aspirations and preferences at the forefront.



1.0 Introduction

Shire of Mundaring is committed to enhancing the Mundaring Town Centre, as evidenced by the Mundaring Multi-purpose Community Facility (MPCF) and town centre revitalisation project. This report outlines the two-fold objectives of Stage 2a of this project: conducting comprehensive community and stakeholder engagement to inform design options; and creating a number of design options for the proposed Multi-purpose Community Facility (MPCF) and the broader Cultural Precinct Master plan.

Context and Rationale

The Mundaring Town Centre plays a pivotal role as a regional activity hub, serving a diverse range of community needs. Its unique location and broad catchment area require tailored approaches to effectively realise its potential. The need to replace the Albert Facey Memorial Library (Mundaring) with a functionally suitable contemporary facility is a key component of the project. Further, the area identified as the Cultural Precinct, south of the Great Eastern Highway (GEH) currently contains a range of Shire of Mundaring and community facing organisations. Through consolidation of these facilities a new civic and cultural heart for the Shire will be established. The Mundaring Town Initiative Master plan, developed with extensive community consultation (adopted in 2017), and the Mundaring Activity Centre Plan (adopted in 2018) outline the path for revitalisation and the framework for this to be achieved within.

Engagement

Community and stakeholder engagement in relation to this project began in October 2019. In October 2020, momentum for the project increased and saw Council endorsement of the ‘Hub-Plus’ model, which aims to colocate several disparate community facilities. This will result in optimised community resources and the coalescing of community and other uses that have shared strategic objectives.

Project Scope and Phases

The central focus of this project is the MPCF. Stage 1 included community and stakeholder engagement resulting in: a community facility needs analysis, an endorsed decision-making criteria; and a property strategy and land assembly plan. Over three years, Stage 2 encompasses planning, design, community involvement, operational modelling, business case development and more. An endorsed Engagement Strategy and key Council decision points guide this phase. This report and the subsequent Council determination is the conclusion of Stage 2a of the agreed project programme.

Guiding Framework

Aligned with the Engagement Strategy, Mundaring Town Initiative Master plan, Mundaring Activity Centre Plan, and ‘Hub-Plus’ model, this report ensures the project remains aligned to both the community’s aspirations and the Shire’s vision.

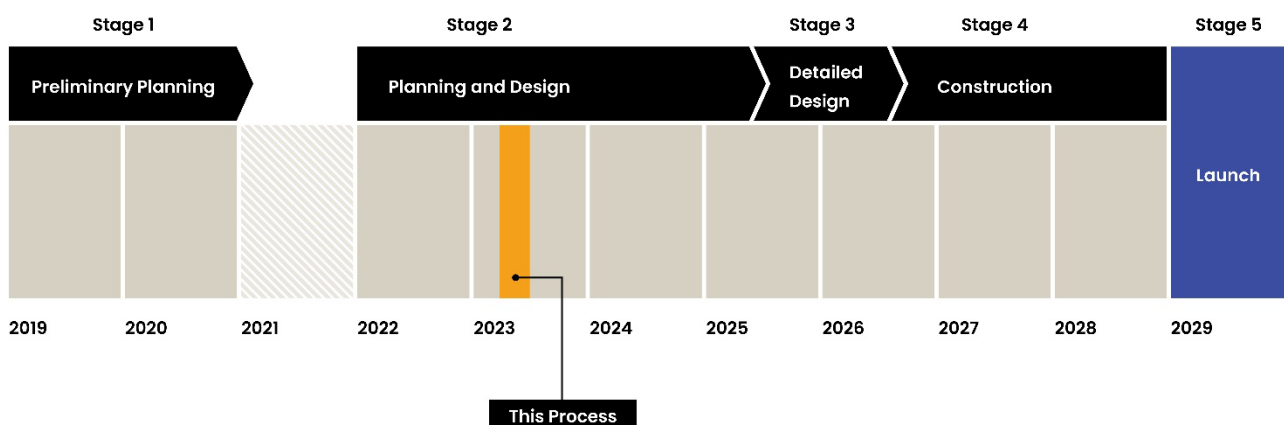


Figure 1: Project timeline. Stage 2a highlighted in orange.

1.1 Purpose of this Report

This design report has been prepared to present several architectural concept sketches and related Master plans for the proposed Mundaring Multi-purpose Community Facility (MPCF) and Cultural Precinct.

The report details the design progression carried out in Stage 2a of the project, following the completion of Stage 1 (by others). This report and its appendices include the development of the project brief and site development strategies as well as preliminary concepts for the project. As this report develops on the Stage 1 documentation, it is intended to be considered as a part of the suite of documents for the project. This report aims to provide Shire of Mundaring with sufficient detail to proceed to Stage 2b of the project, per the figure below.

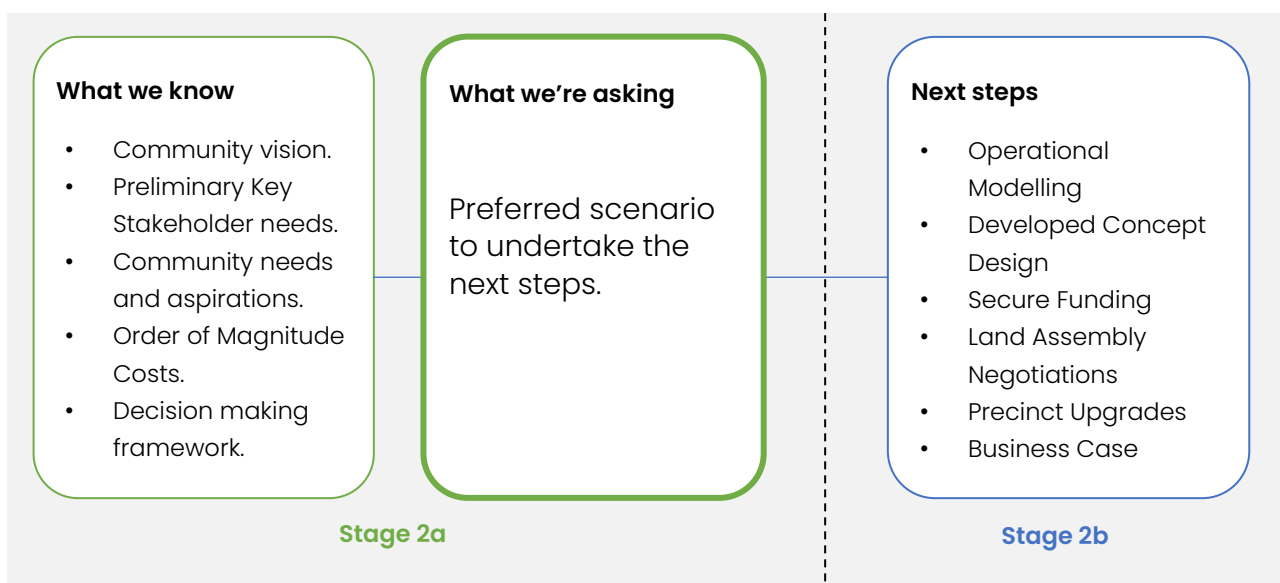


Figure 2: Purpose of the Stage 2a report.

1.2 Work to date

In 2017, following extensive community consultation, Council adopted the Mundaring Town Initiative Master plan, which outlined the Shire's commitment to the revitalisation of the Mundaring Town Centre. The approval of the Mundaring Activity Centre Plan followed in November 2018, guiding the development of the Town Centre.

In 2019, a consultant team was engaged to carry out Stage 1 of the four-stage process (refer Figure 1). The consultant team undertook extensive investigations while engaging with stakeholders and the community and working closely with Shire of Mundaring. Community consultation into the implementation of the proposed Master plan outcomes occurred from October 2019 to March 2020. Three reports comprising Stage 1 have been completed:

1. Stage 1 Consultation Report (March 2020)
2. Community Facility Needs Analysis and Land Assembly Options and Constraints (September 2020)

In October 2020, Council endorsed the 'Hub-Plus' model and the suggested. Subsequently, the final report of Stage 1 was completed:

3. Property Strategy and Land Assembly Plan (PSLAP, June 2021)

In July 2022, Council approved the Shire's Budget, Long Term Financial Plan, and Corporate Business Plan, allowing Stage 2 of the MPCF to proceed.

In February 2023, Council endorsed an Engagement Strategy for the project, and then in March 2023, Shire of Mundaring engaged the TRCB led consultant team to complete Stage 2a of the project. This report summarises Stage 2a of the project.

Previous Shire Projects – Lessons Learnt

Engagement with the Shire, community, and stakeholders revealed that two recent significant Shire projects held relevance as touchpoints for the MPCF project. Namely, the Mundaring Arena (2018), and the Boya Community Centre (2017).

The Mundaring Arena project is relevant due to scale and the project's effectiveness in fostering community engagement. It serves as an exemplar of the opportunities for growth that exist within the Shire. The Boya Community Centre project aligns more closely to the proposed MPCF brief as both have a Library and supporting community spaces at their core. Lessons learnt concerning future growth and capacity are available from these projects.

Constraints and opportunities that emerged during the Mundaring Arena and Boya Community Centre projects are applicable to the MPCF project. The Shire's post-occupancy analysis has underscored the significance of addressing the future growth capacity within future Shire projects whilst working within realistic project budgetary constraints.

A holistic approach, encompassing both successful practices and challenges faced in prior projects, will guide the decision-making process for the MPCF.

Previous Shire Projects – Measures of success and illustrated demand

The following graphs chart the impact on Library membership and event participation for Shire of Mundaring following the completion of the Boya Community Centre. Even with the unprecedented interruption of the Covid-19 pandemic and subsequent State Government imposed visitation limitations, there was a significant growth in Library memberships, and the use of not only the new Boya Community Centre facility, but also the Albert Facey Memorial Library (Mundaring). Library membership, utilisation and engagement has continued to grow in the Shire.

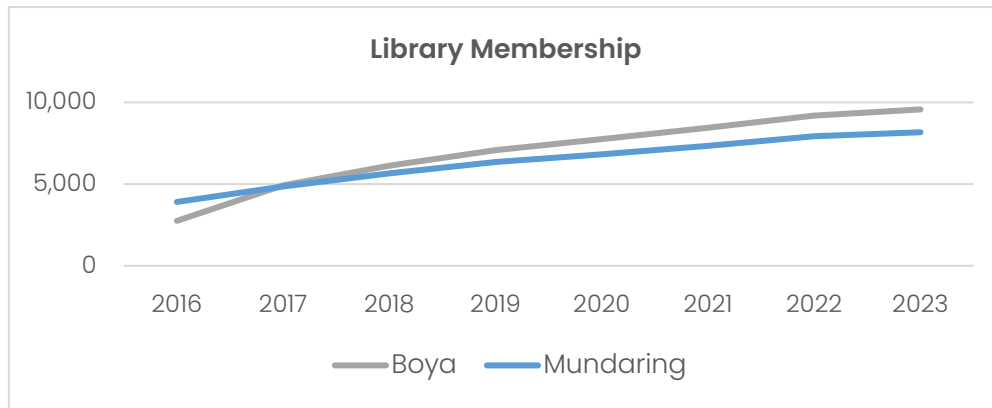


Table 1: Boya and Mundaring Library Membership

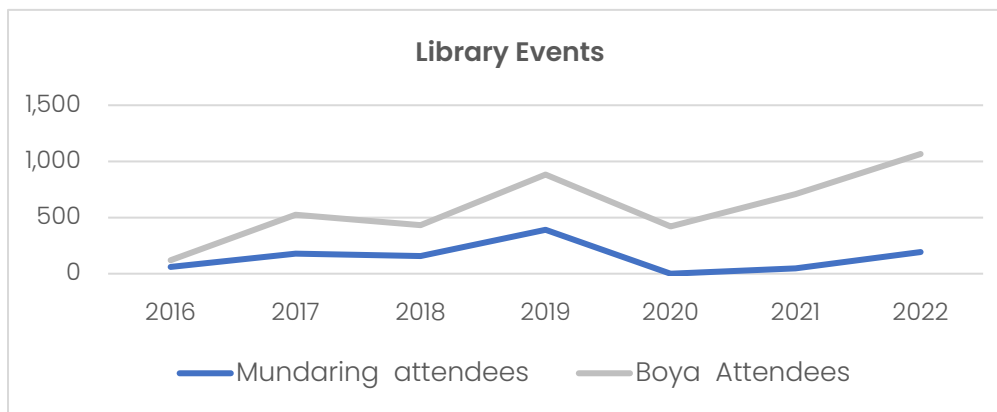


Table 2: Boya and Mundaring Library event attendance

Further to the above, following its opening in February 2017, the Boya Community Centre, which houses the Katharine Susannah Prichard (KSP) Library, saw the following impact:

- 59% increase in patronage to KSP Library; 2016 to 2017
- 100% increase in attendance to writer talks; 2016 to 2017

Across both Shire of Mundaring libraries (2016 to 2017) there was a:

- 648% increase in Audiobook downloads; and
- 324% increase in eBook downloads

The above graphs, align with the input from the community, suggesting that the MPCF will likely have a similar impact on the Shire’s library patronage and memberships. Further analysis of utilisation requirements will be addressed in the Operational Modelling included within the Business Case for the project, to occur in the next project stage.

1.3 Project Vision & Objectives

Vision

The Mundaring Multi-Purpose Community Facility (MPCF) will be a place of inclusivity, accessibility and warmth, where all community members are embraced and valued.

The development will celebrate the beauty of the natural surroundings typical of the place, integrating buildings and landscape and fostering a sense of place and belonging.

By consolidating essential services within a unified location, Shire of Mundaring aims to create a convenient multi-functional facility that enhances Mundaring's quality of life for residents and visitors and enriches daily lives for the community.

The MPCF will celebrate Mundaring's rich artistic and cultural identity and history, nurturing creativity and artistic endeavour and encouraging stronger bonds within the community. High-quality outdoor spaces will offer havens for relaxation and meaningful personal connections. Informal and more organised events enabled by the new facility will strengthen Mundaring's sense of community.

The project will be a catalyst for revitalisation and urban renewal within the Mundaring Town Centre. The project is a key initiative in the development of Mundaring as a vibrant and desirable place to live, shop, work and visit both now and into the future.

Objectives

The following objectives serve as the guiding principles for the project. These objectives encompass a range of aims, from enhancing efficiency and sustainability, to fostering innovation and stakeholder engagement.

The objectives are:

1. To establish a new cultural community heart, anchored by Sculpture Park.
2. To provide convenient, high-quality, and functionally suitable community facilities to residents and visitors to access a wide range of services.
3. To be a flexible and multi-use facility which enables operational efficiencies.
4. To create an active and inviting public domain that contributes to the sense of place and encourages people to interact.
5. To have a civic quality with an interpretation of a 'hills style' of architecture, and level of amenity that identifies the MPCF as part of an important precinct in the Mundaring town centre.
6. To improve streetscape and vibrant public spaces.
7. To provide improved circulation, connectivity and legibility.
8. To enhance the potential of mixed-use developments and increased residential densities within the precinct.

1.4 Team

The project team, led by TRCB, comprised the following Shire of Mundaring staff and consultants. Regular Project Control Group meetings occurred throughout Stage 2a, framing and responding to the engagement-led project methodology.

Organisation	Role	Name	Position
Shire of Mundaring	Project Sponsor	Megan Griffiths	Director Strategic and Community Services
	Project Manager	Liam Sexton	Senior Project Officer
	Communication and Engagement Lead	Shannon Foster	Manager Libraries, Communications and Engagement
	Town Planning Lead	Angus Money	Manager Planning and Environment
	Lobbying and Advocacy Lead	Michael Pengelly	Strategic Projects Advisor
	Infrastructure Lead	Shane Purdy	Director Infrastructure Services
	Technical Lead - Buildings	Rene Baur	Manager Building Assets
TRCB Architecture and Urban Design (Lead Consultant)	Project Director	Fred Chaney	Director
	Project Architect (lead)	Josh Mangan	Associate
	Project Architect	Bianca Triscari	Architect
	Project Team Member	Marnie Allan	Graduate
UDLA Landscape Architecture and Urban Design	Project Director	Daniel Firms	Director
	Project Landscape Architect	Riley De Campe	Landscape Architect
Element Advisory Engagement consultant	Engagement Lead	Misha White	Associate – Engagement
	Engagement Consultant	Josh Scrutton	Senior Consultant
RPS	Project Director	Daniel Butterick	Director
	Quantity Surveyor	Camille Sevestre	Senior Consultant
Porter Consulting Engineers Traffic Engineers	Traffic Engineer	Jennie Porter	Senior Traffic Engineer

Table 3: Project Team Roles and Responsibilities



2.0 Engagement

Community and stakeholder engagement throughout this stage of the project was integral to realising the Shire's aim of achieving an informed outcome that is aligned with community aspirations. This approach is built on previous stakeholder consultations to identify and further develop project opportunities, constraints, and possible gaps as identified by end-user stakeholder groups and the broader community.

Element Advisory (Element) collaborated with TRCB to advance the community engagement process for MPCF, Stage 2a.

Structured engagements were integral to the stakeholder engagement process, encompassing meetings, workshops, Collaborative Design Forum (or Charette), and Deliberative Panel meetings occurred throughout, as well as community surveys which captured the broader perspectives effectively. Additional targeted meetings conducted by the Shire with lesser heard groups importantly informed the development of the design.

Appendix C - Engagement Outcomes Report details the stakeholder consultation approach, outcomes, and their influence on the development of the design options through this stage of the project, Stage 2a. This report illustrates the iterative feedback loop incorporated by the design team.

2.1 Community

At the commencement of Stage 2a of the project, Shire of Mundaring undertook an online community survey (Stage 2 - Community Survey No.1). This survey re-engaged with the community following a break in the programme due to the Covid-19 pandemic. The survey results outlined the following community aspirations for the MPCF:

- Respondents prioritised high amenity spaces that provide shade, seating and landscaping, with good access to parking set within safe streets.
- Respondents want the Town Centre and MPCF to be inclusive, accessible and welcoming.
- It should cater for a variety of demographics and attract visitors to Mundaring.
- To celebrate the natural environment.
- To bring together disparate services and facilities.
- To celebrate local arts and culture.
- Not-for-profit Community Support Organisations and Multi-Purpose Activity/Meeting spaces were seen as the highest priority use to accompany the new Library.
- Environmentally Sustainable Design and a design response that is sympathetic to the natural environment were deemed the most important project attributes.

Refer Appendix C, for further detail on the Community’s engagement throughout Stage 2a of the project.



Figure 3: Community involvement in the multi-day Collaborative Design Forum (Charette)

2.2 Stakeholders

Key Stakeholders

Identified by the Shire and community throughout Stage 1 of the project, engagement was undertaken with the following stakeholders throughout the Stage 2a process:

- Lesser-heard groups, including and First Nations People and Young People
- Mundaring Arts Centre Incorporated. (MAC Inc.)
- Mundaring & Hills Historical Society (MHHS)
- Mundaring Visitors Centre
- Shire of Mundaring Library Service
- Mundaring Toy Library
- Child and Adolescent Health Services
- Mundaring Seniors Incorporated
- The Hub of the Hills
- Rise Community Services
- Little Possums' Day Care
- Mundaring Hotel
- St John's Ambulance
- Public Transport Authority (PTA)
- Department of Planning, Lands and Heritage (DPLH)
- WA Police
- Western Power
- Water Corporation
- Adjoining landowners
- Rotary Club of Mundaring
- Marloo Theatre, Greenmount

Stakeholder engagement throughout Stage 2a ensured a comprehensive understanding of the diverse needs present and resulted in informed decision-making and design responses.



Figure 4: Community involvement identified strengths and weaknesses for the MPCF

First Nations Engagement

In line with its Reconciliation Action Plan (RAP) Shire of Mundaring envisions a reconciled Australia that acknowledges its past and embraces an inclusive future. The MPCF affords the Shire the opportunity for meaningful engagement and the development of improved relationships and partnerships with local First Nations communities.

The Shire's RAP holds substantial significance within the Shire's integrated planning and reporting framework. It outlines commitments that the Shire has undertaken to promote reconciliation and foster unity, mutual understanding, and respect between Aboriginal and Torres Strait Islander people and non-Indigenous Australians.

Shire of Mundaring has conducted ongoing meetings with local Aboriginal communities. These sessions yielded the following insights and aspirations for the MPCF project:

1. Enhance Mundaring Town Centre's welcoming atmosphere for Aboriginal people, contributing to reconciliation efforts.
2. Acknowledge the historical impact of colonial policies on First Nations people as a crucial initial step.
3. Identify passionate community members dedicated to creating inclusive spaces for further ongoing engagement.
4. Mundaring serves as a significant rest point for Aboriginal individuals before bush journeys or city visits.
5. Integrate valuable Indigenous knowledge with respect and trust-building.

Throughout these discussions, further ideas were proposed for incorporation into the MPCF. It is recommended that these be revisited regularly throughout the project with appropriate community representatives. It has been suggested that the project should:

- Establish a yarning circle.
- Create tranquil rest areas.
- Include Aboriginal art.
- Prioritise organic and interactive building design.
- Address colonial heritage's impact on architecture.
- Develop spaces for children's play.
- Offer information on local experiences.
- Establish a community kitchen and public BBQ facilities.
- Provide accessible technology.
- Allocate parking for mobile community support vehicles near amenities.

Shire of Mundaring remains committed to engaging with, learning from, and collaborating with local Aboriginal communities to ensure these insights not only guide the project, but are realised in tangible outcomes, that promote cultural inclusivity.



Figure 5: Shire of Mundaring Reconciliation Action Plan. Mundaring Weir, Rohin Kickett, 2022



3.0 The Design



3.1 Site Context and Character

Shire of Mundaring

Mundaring is the largest townsite within the Shire. An outer eastern Perth metropolitan local government with a workforce of over 200 employees. The Shire is home to over 40,000 residents.

Situated approximately 35 kilometres from the Perth CBD, the Shire covers a land area of 644 sq.km, with nearly half of that area designated as National Park, State Forest, or water catchments. The land is traditionally owned by the Noongar Aboriginal people, who named the area 'Mundaring' due to its distinct geographic features. 'Mundaring' translates to 'a high place on a high place' or 'the place of the grass tree leaves' in Aboriginal language. While mainly located within the Whadjuk region, the Shire also extends northeast into the Ballardong region.

Comprising 22 distinct localities across rural, bush, and urban environments, the Shire encompasses Bailup, Beechina, Bellevue, Boya, Chidlow, Darlington, Glen Forrest, Gorrie, Greenmount, Helena Valley, Hovea, Mahogany Creek, Malmalling, Midvale, Mount Helena, Mundaring, Parkerville, Sawyers Valley, Stoneville, Swan View, The Lakes, and Woorloo.

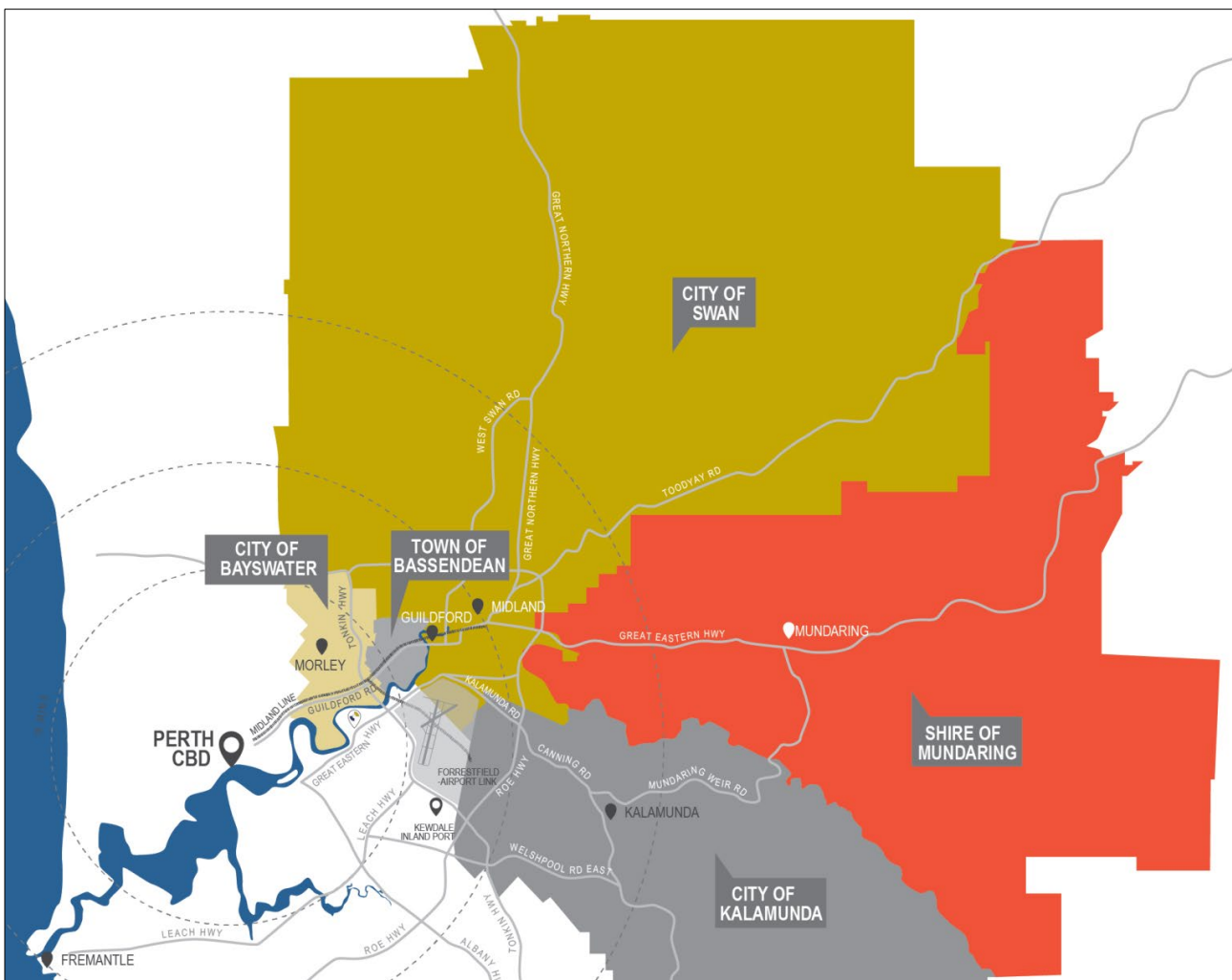


Figure 6: Shire of Mundaring Municipality Context

The Subject Site

Adjacent to the Mundaring Community Sculpture Park (Sculpture Park) within the Mundaring townsite, the subject site is bordered by an envious natural bushland setting.

Positioned within the 'Core South' zone of the Mundaring Activity Centre Plan, the objectives of this precinct are to:

- Establish a fresh cultural centre and extending an activated main street into the Mundaring town site, fostering cohesion among the community and visitors.
- Develop new buildings on consolidated plots, up to five stories high, which incorporate adaptable commercial spaces on ground and first floors, complemented by residential dwellings above.
- Expanding Nichol Street from 'Core North' (north of the Great Eastern Highway) to Jacoby Street, reinvigorating it into a 'main street' suitable for increased activity, including festivals and markets.
- Orientate buildings towards the street, enhancing street-level engagement, particularly with active uses along Nichol Street.
- Realise buildings, structures and landscapes that interpret and honour the essence of this place wherever possible. Integrate contemporary artistic design, using local materials and earthy tones to echo the natural surroundings.

The subject site is composed of eleven separate lots, totalling 14,754 sqm, zoned Town Centre by the Shire's Local Planning Scheme No.4 (LPS4). Development on these lots is allowable in line with LPS4.

Located in a Bush Fire Prone Area, the subject site is currently exposed to an acceptable maximum Bushfire Attack Level (BAL) rating of BAL-29.

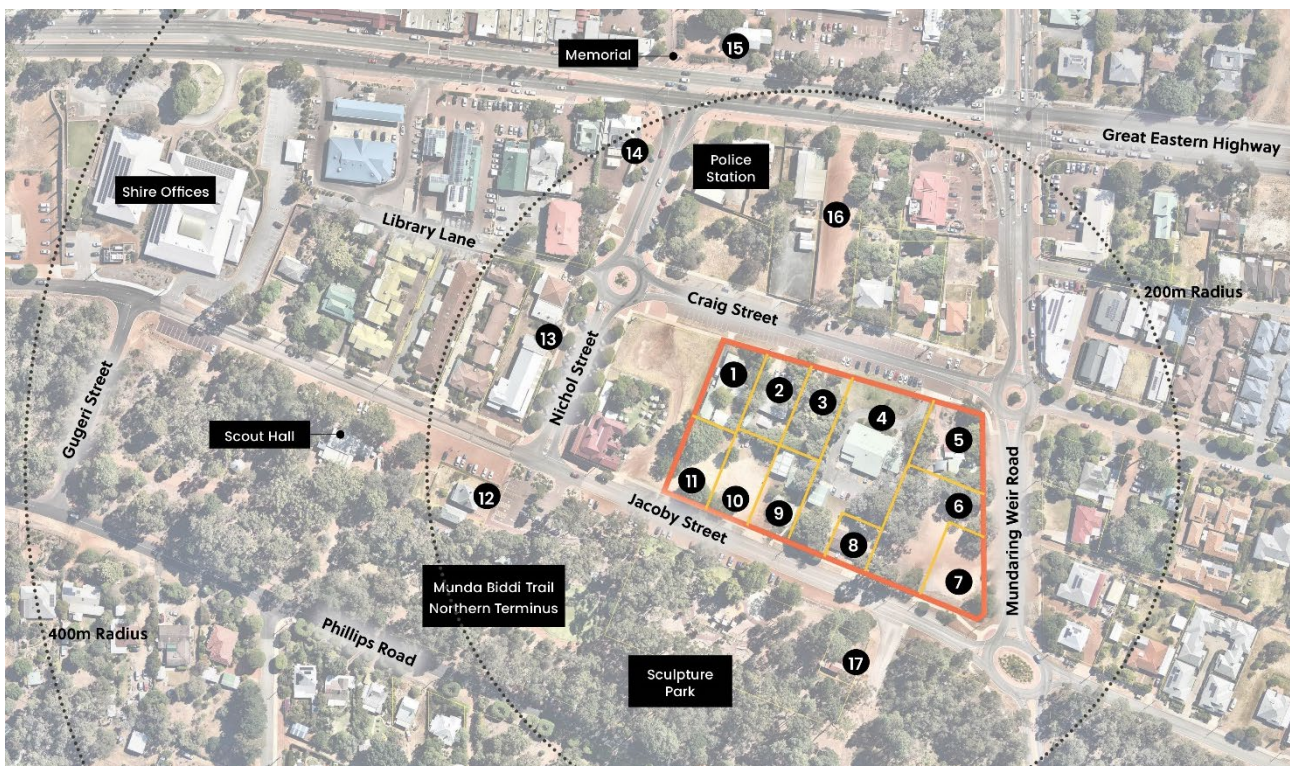


Figure 7: The Subject Site.

No.	Description	Area (sqm)	Notes
1	2 Craig Street	1,037	Rise Community Services
2	4 Craig Street	971	Rise Community Services, administration.
3	6 Craig Street	1,052	
4	Lot 277 Craig Street (Reserve R11099)	3,509	Hub of the Hills
5	12 Craig Street (Reserve R24252)	1,300	Child and Adolescent Health Centre and Toy Library
6	8 Mundaring Weir Road (Reserve R20951)	2,190	
7	3315 Jacoby Street	1138	Corner of Mundaring Weir Road
8	3245 Jacoby Street (Reserve 39183)	537	Not managed by the Shire. Existing Ambulance Facility.
9	3205 Jacoby Street	997	Mundaring Community Men's Shed
10	3185 Jacoby Street (1052 sqm)	1,052	
11	3165 Jacoby Street (971 sqm)	971	
	Total	14,754	

Table 4: Subject Site Lot Details

Consideration has also been given to several existing proximate sites that are currently occupied by either Not-for-Profit (NFP) community groups and organisations, or Shire services. These include:

No.	Description	Area (sqm)	Notes
12	3060 Jacoby Street	809	Station Master's House. Mundaring and Hills Historical Society (MHHS) Administration
13	1 Nichol Street	2,029	Town Hall, Lesser Hall and A B Facey Library
14	7190 Great Eastern Highway	860	Former Post Office. Mundaring Arts Centre (MAC Inc.) gallery, shop and offices.
15	7225 Great Eastern Highway	1,135	Former School Building. Visitor Information Centre and MHHS Museum
16	7300 Great Eastern Highway, and 5 Craig Street	1,012 1,012	Existing long vehicle layover area
17	3280 Jacoby Street	491	Country Women's Association (CWA) Hall
	Total	7,348	

Table 5: Relevant surrounding site details

Sense of Place and Identity

Throughout the community consultation and stakeholder engagement process for Stage 2a of the MPCF project, the team sought to define the identity of, not only Shire of Mundaring, but also of the project site itself.

The shared community vision and aspiration was for a cultural precinct that resonates with their connection to nature, artistic endeavour, and the local environment. This identity was outlined through the following themes:

1. **Integration of nature:** With a strong affinity for nature, the design embraces organic forms within structures and surroundings, blurring the line between indoor and outdoor spaces. Seamlessly merging with the landscape, the MPCF should connect to its surrounds through thoughtful landscaping. Outdoor spaces are to serve dual roles—both aesthetic and productive, with potential for renewable energy, edible gardens, and the like.
2. **Open Spaces:** Acknowledging the significance of exterior spaces akin to internal ones, the design underscores the importance of ample and welcoming outdoor spaces.
3. **Well-Being Focus:** The design caters to the community's well-being by providing spaces that resonate with nature and offer moments of tranquillity.
4. **Creating Community:** The design is to foster a sense of connection among generations, enabling formal and informal interactions and communal gatherings. Prioritising pedestrian pathways, it will link seamlessly with the adjacent Sculpture Park.
5. **Integration:** Seamlessness with the surroundings is key, featuring multiple entry points and discreet parking to ensure unobstructed views. Eliminating perimeter parking where possible will contribute a desired visual cohesion.
6. **Artistry:** The MPCF building transcends function to become a work of art, embodying Mundaring's cultural essence and showcasing local artistic talent.

Aligned with these themes, the MPCF and Shire of Mundaring will develop a cultural precinct that honours and embodies the community's unique values. The design of the MPCF aligns with the broader vision for the Cultural Precinct within the Town Centre incorporating natural elements, legible sightlines and the outdoors at every opportunity.

Identified in the previously completed master plans for Sculpture Park, the broader precinct will benefit from the identification and implementation of shared themes. These themes, which will be developed through targeted stakeholder engagement in future design phases, will help to unify the broader precinct by providing legible and cohesive responses to all interventions be they artistic, landscaping or built form.

These initiatives, including future Public Art commissions and streetscape regeneration projects, will enhance Mundaring's reputation as a leading arts and cultural precinct in WA as well as assist in establishing a more cohesive relationship between the retail and cultural halves of the town centre.



Figure 8: Existing site and surrounding site context.

Opportunities & Constraints

A summary of the opportunities and constraints that were identified during the development of the designs for the Mundaring Town Centre Cultural Precinct and Multi-Purpose Community Facility is as follows:

1. Mundaring Community Sculpture Park (Sculpture Park)

Sculpture Park contains a district level playground that is a destination for both the local community as well as a tourism attractor for visitors. Within the Park setting is the heritage listed Station Master's House. This facility is the current home of the Mundaring & Hills Historical Society (MHHS) and has the potential to leverage its heritage value, rail history connection and unique Park location.

Furthermore, the Park encompasses a community green space, zones dedicated to the rejuvenation of bushland, a market area situated on the former station siding platform, and an amphitheatre. These components have been recognised in prior plans as items for investment. This report, following a thorough evaluation, aligns with this established perspective and underscores the importance of planned, sustained investment in the existing infrastructure. It also highlights the ongoing and proposed growth of the sculpture collection within the park. The Shire is urged to contemplate these items to elevate this enviable community resource.

The site's inherent attributes contribute to its distinct identity. Sculptural artworks set amongst the natural surrounds result in an immersive experience, coalescing artistry and the environment.

The Sculpture Park playground offers a chance for the subject site to engage with this valuable community asset through a reimagined Jacoby St which will prioritise this community asset and the safety of its users.

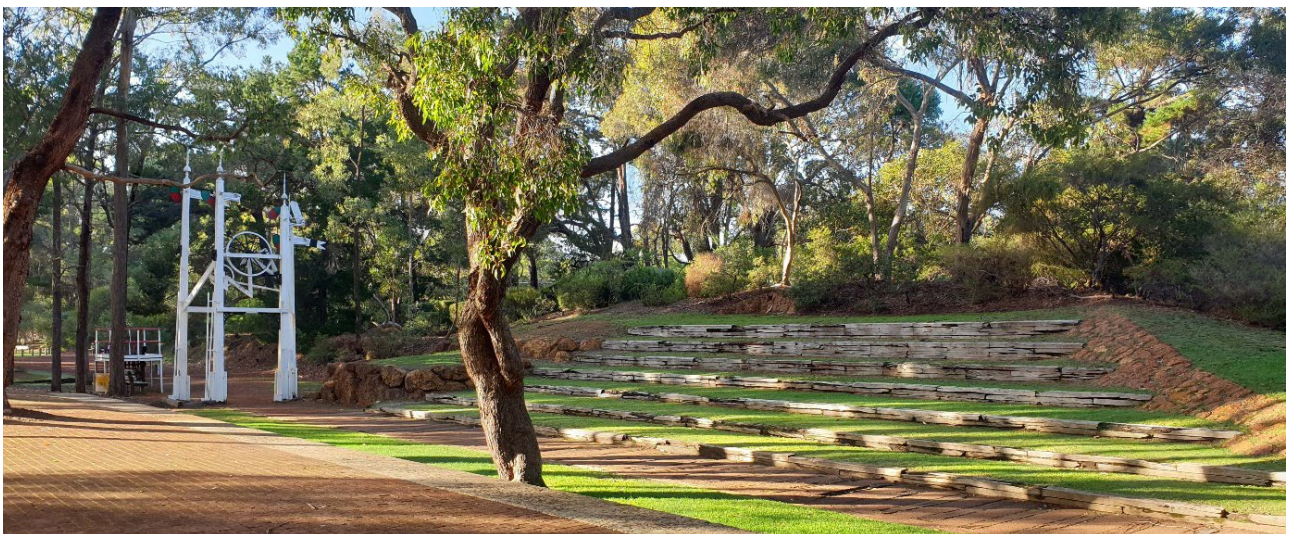


Figure 9: Existing Amphitheatre - Sculpture Park

2. Recreation

Within the railway heritage reserve adjacent to the subject site is the northern terminus of the Munda-Biddi trail which attracts local, national and international recreational users to the area. The Munda Biddi Trail is a 1000-kilometre off-road cycling route extending from Mundaring throughout Western Australia's Southwest. Its name, derived from the Noongar Aboriginal language, translates to 'path through the forest'. Further, the Railway Reserves Heritage Trail, located adjacent in Sculpture Park, is a further attraction for locals and visitors. The significance of these elements provide opportunities to both the MPCF and the precinct for enhanced and broadened visitation.

3. Great Eastern Highway (GEH)

The Great Eastern Highway, to the north of the site, represents a significant constraint for the Shire as it separates the Mundaring town centre into two: the Commercial Centre (shopping and retail) to the north and the Cultural and Civic heart to the south. The designs have pinpointed possibilities for creating more convenient north-south travel routes through the precinct. The interface of these with the Highway, merit further exploration in future project stages. It's important to acknowledge that previous work to improve access across GEH took substantial time, and this pattern is likely to persist.

During the engagement process, the project's vicinity to the GEH was also recognised as a possible constraint for the project due to the negative impact of noise generated by heavy vehicles on the roadway.



Figure 10: Sculpture Park sculptures (left) and Boo Park Pump track, Fremantle (right)

4. Existing land use

The lots which comprise the subject site for the project currently contain a number of community focussed activities and services, be they either Shire operated or via not-for-profit providers. The development of the MPCF will require consideration be given to the interim locations for these services should they require relocation during construction. The Mundaring Men's Shed has secured a new site for its facilities in the Mundaring industrial area, and building of this facility is in progress.

5. Site ownership

In Stage 1 of the project the Shire has completed extensive analysis of site ownership and land assembly. This item will be a key element for the future business case for the project and is given due regard in the recommendations of in this report.

6. Existing landscaping

Shire of Mundaring completed a review of the existing environmental assets on and around the subject site. Whilst much of the existing flora is introduced species, there remains a strong opportunity and desire to incorporate and maintain significant extents of landscaping with a focus on maintaining tree canopy wherever possible.

Refer Appendix F – Environmental Asset Inspection – Town Centre for further detail.



Figure 11: Great eastern highway and Nichol Street intersection (left) and Sculpture Park

3.2 Heritage

Heritage listings

There are several properties within the Mundaring Town Centre that have recognised Heritage value. A number of these are considered as part of this stage of the MPCF as they are either proximate or contain existing community uses that are marked for relocation into the MPCF.

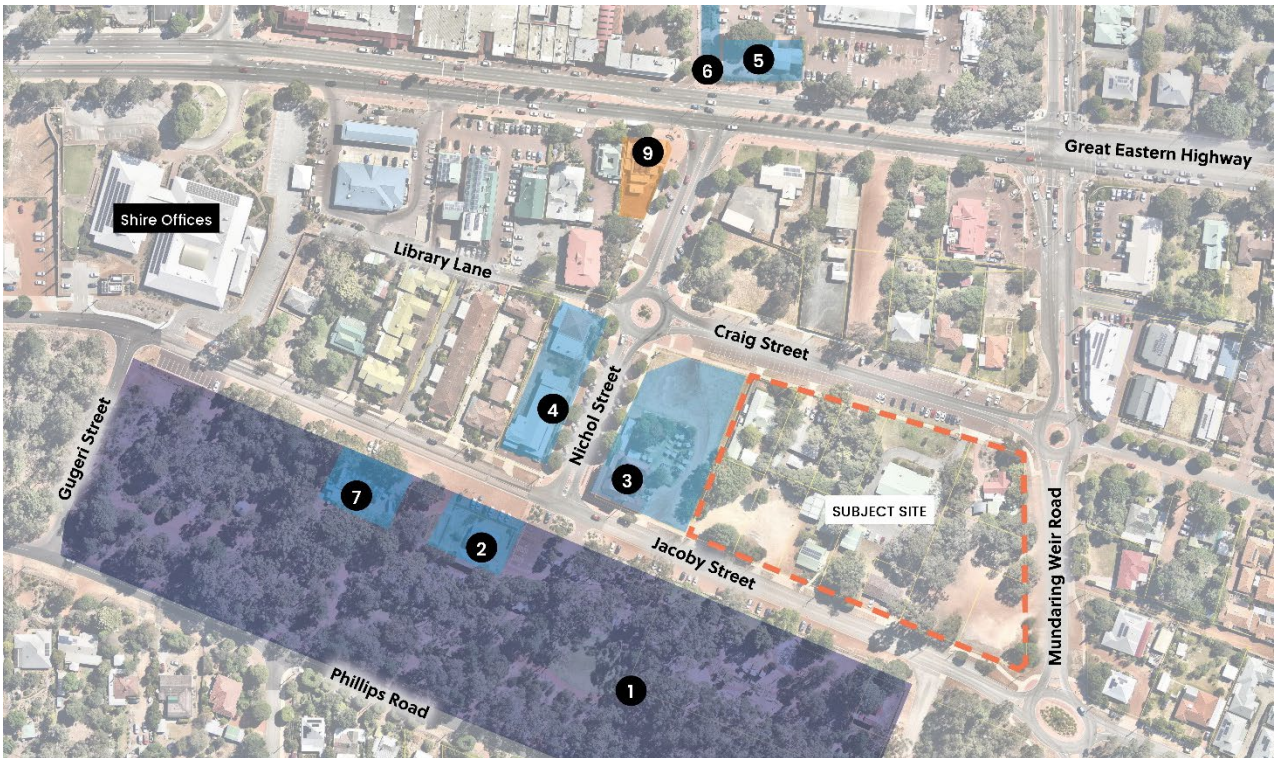


Figure 12: Lots with heritage significance

No.	Description	inHerit Heritage Place No.	State register	Local register	Shire of Mundaring Heritage List Significance category
1	Mundaring Sculpture Park (Mundaring Community Park, Mundaring Railway Station & Railway Reserve) Jacoby Street, Mundaring	08577	✓	✓	1 - Exceptional
2	Mundaring Station Master's House 3060 Jacoby Street, Mundaring <i>Current uses: Mundaring and Hills Historical Society (MHHS) Administration</i>	08531	-	✓	2 - Considerable

No.	Description	inHerit Heritage Place No.	State register	Local register	Shire of Mundaring Heritage List Significance category
3	Mundaring Hotel 3115 Jacoby Street, Mundaring. <i>Under private ownership, not in the control of Shire of Mundaring</i>	01674	-	✓	2 - Considerable
4	Mundaring Hall (Mundaring Agricultural Hall) Cnr. Jacoby and Nichol Streets, Mundaring	08532	-	✓	2 - Considerable
5	Former School Building 7225 Great Eastern Highway, Mundaring <i>Current uses: Perth Hills Mundaring Visitor Centre and the Mundaring District Museum</i>	01682	-	✓	2 - Considerable
6	Mundaring War Memorial and Gardens Cnr. Nichol Street and Great Eastern Highway, Mundaring	08533	-	✓	2 - Considerable
7	Captain Scott's Cottage 2965 Jacoby Street, Mundaring	08525	-	✓	2 - Considerable
8	Faversham 2075 Jacoby Street <i>(Outside of map area)</i>	04546	✓	✓	1 - Exceptional
9	Old Post Office (Mundaring Post Office) <i>Current use: MAC inc. Administration and Galleries</i>	N/A	-	-	Included in SoM Heritage Survey, but not the local register.

Table 6: Relevant Heritage Listings



Figure 13: Heritage context. The Mundaring Station (left) and Railway heritage in Sculpture Park.

Aboriginal Heritage

The site is contained within Aboriginal Cultural Heritage (ACH) Directory Place 3758 (ACH Identifier: ACH-00003758): Helena River which is defined as a culturally sensitive place with no gender or initiation restrictions.

Further understanding of the importance and implications of this listing will occur in the next stage of the project.

3.3 Benchmarking and precedents

The evolution of Cultural Building and Precincts

Cultural buildings have undergone significant evolution over time, adapting to changing societal needs, technological advancements, and cultural shifts. Several trends have shaped these changes, including:

- **Entertainment & Recreation:** Cultural buildings prioritise immersive experiences for entertainment and recreation.
- **Creative/Maker Spaces:** Integration of spaces for artistic creation and collaboration.
- **Shared & Dynamic Spaces:** Flexibility for overlapping events and diverse activities.
- **Broadened Demographic:** Design and programming appeal to a wider range of people.
- **Connections & Collocations:** Cultural districts and colocated amenities enhance appeal.
- **Sustainability & Reuse:** Focus on eco-friendly design and repurposing.
- **Digital Integration:** Use of technology for engagement and accessibility.
- **Community Engagement:** Spaces for local participation and co-creation.
- **Global Connectivity:** Promoting cross-cultural exchange and understanding.

The evolution of Public Space

Similarly, over time public spaces have evolved to become more inviting, inclusive, and adaptable environments that cater to a variety of activities and users, while also addressing broader societal and environmental concerns. Some of the changes over time include:

- **Formal to Casual:** External public areas have shifted from rigid formal layouts to more casual and inviting spaces. This change reflects a desire for spaces that feel comfortable and accessible, encouraging people to linger and engage.
- **Research to Entertainment:** Previously focused on administration and research, modern library spaces now prioritise entertainment and leisure. Surrounding landscapes are often designed with features that encourage social interaction, events, and performances.
- **Insular to Shared:** Public spaces were once isolated or inward-looking, catering only to specific groups or functions. Today, there's a trend towards creating open and shared spaces that foster community interaction and develop relationships.
- **Ceremonial to Recreational:** While historically used for ceremonial events and gatherings, contemporary public spaces have shifted towards more recreational and informal use.

- **A Broadened Demographic:** Public spaces today consider a diverse range of users, including youth, children, and indigenous communities. Inclusivity and accessibility are emphasised, leading to spaces that cater to different ages, cultural backgrounds and abilities being welcomed.
- **Health and Well-being:** Public spaces increasingly incorporate amenities that promote physical activity and well-being, such as fitness equipment, walking paths, and contemplative spaces.

Precedent projects

Similar or relevant projects were identified where required in Stage 2a. The following projects recognised innovation and/or baseline space allocations which are relevant to the MPCF project. These investigations helped to inform fundamental principles and assumptions for the project and were largely suggested by stakeholder groups throughout the process.

Further, the Brief Development section of this report details specific user benchmarks that were referenced by End User Stakeholders and the project team to develop the Stakeholders’ aspirational brief and further refinements.

Refer to Appendix G – Precedent Projects Summary, for further information on the following projects which were referred to throughout Stage 2a:

- Zig Zag Cultural Centre, Kalamunda
- Kalamunda Community Centre, Kalamunda
- Belmont Hub, Belmont
- Walyalup Civic Centre, Fremantle
- Dandenong Civic Centre, Dandenong Victoria
- Boya Community Centre, Shire of Mundaring
- Blue Mountains Cultural Centre, Katoomba
- Margaret River Heart – Nala Bardip Mia, Margaret River

Further to the overall Project Precedents and Benchmarks that were used for the MPCF, a series of use-specific benchmarks were used to test stakeholder spatial assumptions and aspirations. These are outlined in the below table.

MPCF Use	Additional Benchmarking Facility
Youth Hub	Ellenbrook Youth Centre
Mundaring Arts Centre Inc.	Midland Junction Arts Centre
Performing Arts Facility	Marloo Theatre John Forrest Performing Arts Building
MHHS Museum	Ruth Falkner Library (Belmont) local history museum.
Pump tracks	Boo Park Pump Track, Fremantle BMX Track, Shire of Dandaragan

Table 7: Additional project benchmark references

Refer to Appendix B for the expanded Accommodation Schedules.

3.4 Environmental Sustainability

Environmentally Sustainable Design (ESD) is encouraged for the overall building design. This theme has been identified not only as fundamental to the success of the project, but also as a prominent part of the community's identity. The following ESD strategies will provide reductions in operational costs and increased user comfort and wellbeing over time.

The 'baseline' sustainability initiatives that should be incorporated in the MPCF are:

- Building Orientation
- Designing for Natural Daylighting
- Passive Solar Design
- Solar Performance Glazing / Shading
- Low Volatile organic compound (VOC) paints and Adhesives
- Use of Forest Stewardship Council (FSC) Certified Timbers
- Selection of Recyclable Materials
- Low Flow Hydraulic Fittings
- Low-Maintenance Finishes
- Design for Acoustic Comfort
- Low-Energy Light-emitting diode (LED) Light Fittings / Motion Sensors
- Insulation and Building Sealing
- Water-wise Landscaping
- Efficient Mechanical Heating and Cooling Systems
- Solar Panels

Environmentally sustainable design principles, where cost-effective, are recommended to be incorporated in the development, including:

- Design to Reduce Light Pollution
- Rainwater Harvesting
- Building Management System (BMS) Control for Night Purging and Climate Control
- Metering and Monitoring / Commitment to Review and Performance of Building Systems
- Grey Water Recycling
- Sustainable Transport / Site Location
- Innovative Construction Systems that have Lower Embodied Energy or use Waste Products
- Procurement Strategies to Reduce Carbon Footprint
- Construction Demolition and Waste Management
- Design to reduce the 'Heat Island' Effect
- Stormwater Retention / Filtration
- Refrigerant Impacts

Shire of Mundaring may wish to consider a formalised approach to ESD for the project by way of a Green Star certification in the future design stages of the project. A certification provides independent assurance that high standards have been met across a range of sustainability categories. The certification trademark is intended to indicate to consumers that these standards have been met and supports the promotion of a socially responsible corporate brand.

These initiatives focus on creating spaces that are both practical and serve as an educational conduit for eco-friendly practices. By referencing the community's dedication to nature, the MPCF presents the Shire with an opportunity to lead by example.

3.5 Design principles

In the architectural methodology for Stage 2a of the MPCF project, design principles assume an important role. These principles align the design with project objectives, values, and constraints.

By adhering to established design principles, the design team ensures that each decision contributes cohesively to the realisation of the project goals. This consistent framework streamlines decision-making, resulting in a coherent final design that meets project requirements.

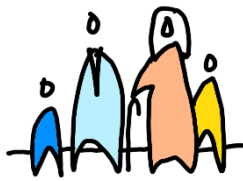
The incorporation of design principles also enhances operational efficiency by helping to prevent pursuit of options misaligned with the MPCF's objectives.

The design principles established, tested and agreed for Stage 2a were as follows. These are in no order of priority as they are deemed to carry equal weight and merit.



A welcoming place

Mundaring's new community hub will be designed to be welcoming, not intimidating; inclusive, not excluding; open, not 'closed'; transparent, not forbidding. The planning and architecture of the new buildings can respond directly to these attributes.



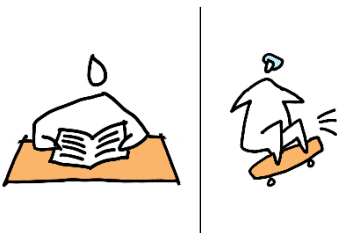
A place for all

The functions and activities of the community hub and surrounding precinct will attract a broad range of ages, demographics and community members. The relationship between different functions and external spaces will be developed to maximise complementary and symbiotic relationships and to minimise functional and user conflicts.



Celebrate the natural beauty

New buildings and structures will celebrate the natural beauty of the place. Nature will be put at the forefront of the precinct, and buildings will be located and scaled to maintain the primacy of the forest, the park and substantial trees on the site.



A variety of spaces

The precinct will provide spaces and places for exploration, discovery, reflection, active recreation, community, gathering and celebration. It will include spaces where kids feel comfortable; where families feel comfortable; where the elderly feel comfortable; and, we hope, where all ages and members of the Mundaring community can come together.



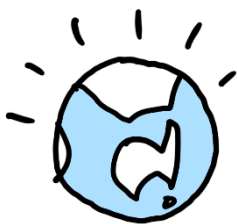
Places for connection

The Mundaring community hub will facilitate and enable connection: between people; between different activities and attractions; between people and nature; between people and history and art and stories.



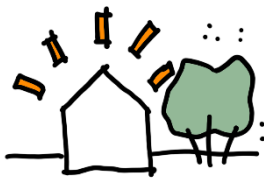
Acknowledgement of history

The precinct and the new buildings will expand existing acknowledgements of many histories, cultures and traditions, with particular emphasis on traditional custodians' recognition and celebration, and local history and culture.



A sustainable precinct

The new development will be conceived and developed as a sustainable project and place, 'from the ground up': ecologically sustainable, culturally and socially sustainable, economically sustainable.



The building as art

The concept of 'building as art' is a traditional definition and expression of architecture. We can still conceive of building as art by considering the craft, material and aesthetic qualities of a building and its spaces, and by the relationship of a building to its setting. Mundaring's natural beauty and recognised visual arts community and industry form the basis of the community's stated artistic ambitions for the new buildings and precinct.

Figure 14: MPCF Design Principles

3.6 Brief Development

Spatial relationships

The baseline brief outlined in the MPCF Community Facility - Needs Analysis and Land Assembly Options and Constraints report (2020). Alongside input from community survey results, previous engagement, and key stakeholders, the following spatial relationships diagram was developed tested with the community and agreed.

This diagram illustrates how different elements of the brief connect and interact. It shows how spaces may be arranged, and how they could function together. This diagram helps provide an understanding of how the design could work as a set of relationships.

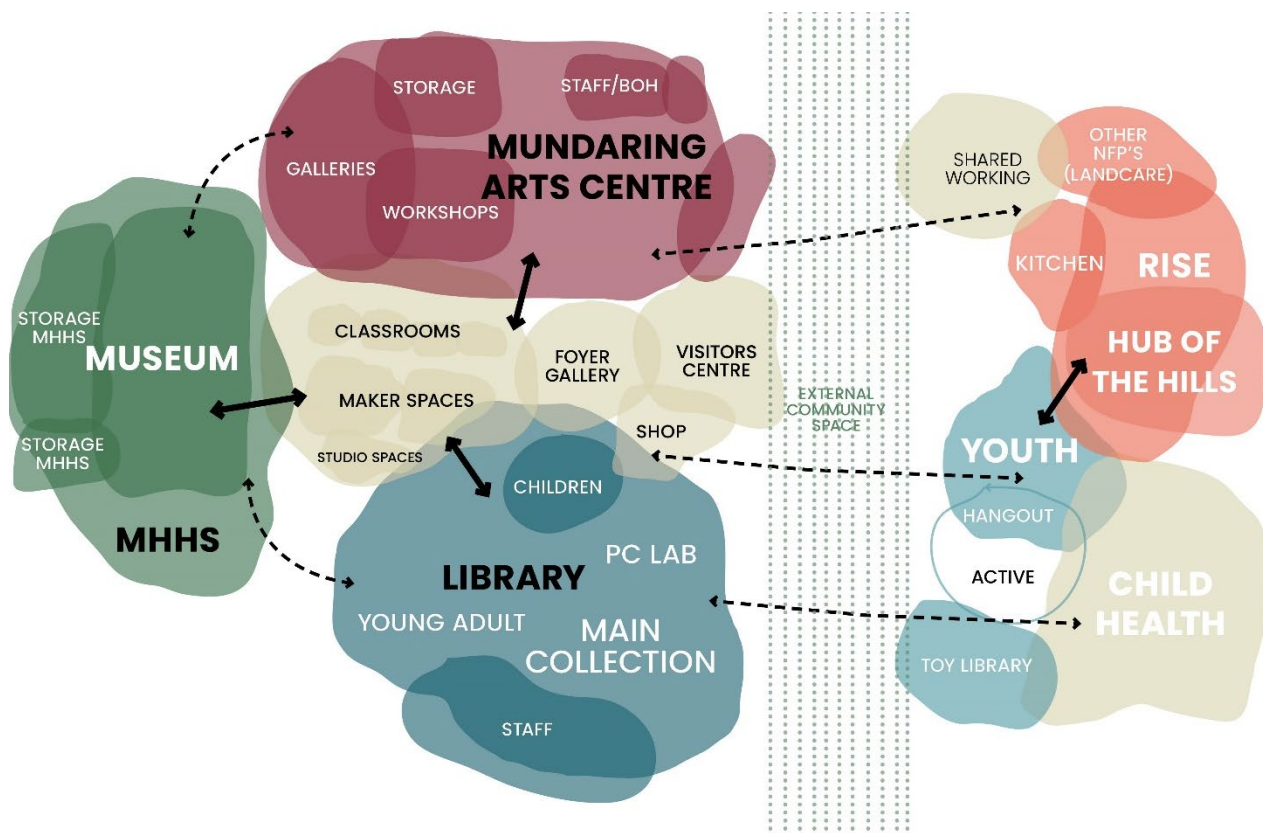


Figure 15: Spatial Relationships diagram collocation of proposed MPCF uses.

The spatial relationships diagram outlined collocation of the MHHS, Library and MAC Inc. as beneficial due to their shared ambitions and requirements for visitor interaction and share spaces. The balance of the MPCF users also had collocation benefits with the separation via external spaces. This allowed the various users to benefit from independent external access and frontage.

Program analysis

The work completed to date by the Shire in Stage 1 of the project outlined the 'Hub-plus' model as the community's preferred option. This baseline accommodation schedule included a recommendation for the Multi-purpose Community Facility provision as stated in the following table.

Facility	Indicative Location	Indicative area (sqm)
Multi-purpose Community Centre ('Hub')		
Library	MPCF hub between Craig St and Jacoby St	1,700
Function Hall / Performance / Large Exhibition Space	MPCF hub between Craig St and Jacoby St	1,000 – 1,500
The Hub of the Hills	MPCF hub between Craig St and Jacoby St	600
Maternal and Child or Community Health	MPCF hub between Craig St and Jacoby St	500
Visitor Centre	MPCF hub between Craig St and Jacoby St	250
Foyer/Café/Lounge/Small Exhibition Space	MPCF hub between Craig St and Jacoby St	200
Not For Profit Office Space	MPCF hub between Craig St and Jacoby St	500 – 1,000
Total MPCF potential		5,500
Stand-alone facilities ('plus')		
Art Gallery/Workshop	Existing site adjacent Great Eastern Highway	300
Museum	Potential re-purposed Mundaring Hall	500 – 1,000
Youth Space	Potential re-purposed CWA Hall and Sculpture Park, Jacoby Street	300
Total 'Plus' potential		1,600
GRAND TOTAL	Sum of the 'Hub' and 'Plus' components	7,100

Table 8: Stage 1 'Hub Plus' Model Accommodation Schedule

By engaging with end users, stakeholders, the Shire, and the broader community, the project team refined the above accommodation schedule into an aspirational brief for the end users of the facility. This accommodation schedule, or brief, referred to within this report as the 'Large' Accommodation Schedule Scenario ('Large' Scenario). This developed brief contained some overlapping requirements and commonalities across user-defined spaces. These were subsequently reviewed and refined; however, this aspirational brief has been maintained to provide ease of comparison for the various cost planning, site planning and concept design options.

The above-mentioned refinement rationalised and removed what was deemed possibly unnecessary duplication of facilities. This accommodation schedule, referred to as the 'Medium' Accommodation Schedule Scenario ('Medium' Scenario), emerged as a result of this process.

Lastly, guided by targeted stakeholder input, the team developed a 'Small' Accommodation Schedule Scenario ('Small' Scenario), which excludes the Mundaring & Hills Historical Society (MHHS) facilities from the MPCF. Instead locating this user in the existing Mundaring Town Hall building.

The various accommodation schedule scenarios are illustrated in the following table.

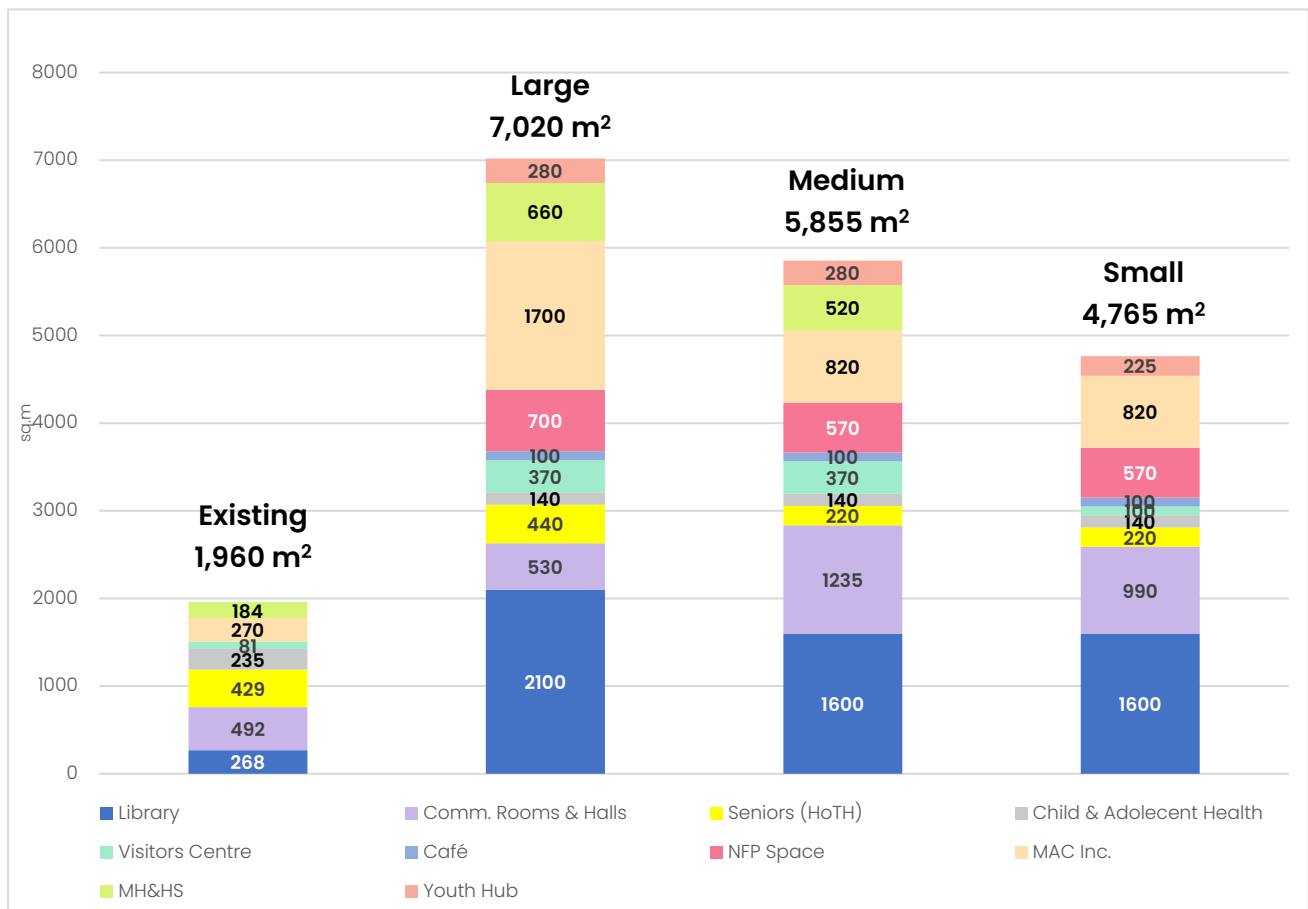


Figure 16: Brief analysis – Small, Medium and Large Accommodation Schedule Scenario's

The three accommodation schedule scenarios: Small, Medium and Large, were presented to, challenged and reviewed by the community-led Deliberative Panel as well as Council members. From this process there resulted a preference for either the 'Large' or 'Medium' Scenario to be provided. This is reflected in the recommendation section of this report.

This decision was largely impacted by the marginal cost difference between the 'Medium' and 'Large' Scenarios. The projects that have been completed by the Shire in recent times, due to their popularity and success, have suffered from a shortfall in future growth capacity. The feedback from the Deliberative Panel suggested that an allowance be made on top of the 'Medium' Scenario for future expansion and growth of the buildings users to build some operational resilience into the project.

Refer to Appendix B - Accommodation Schedules for more detail.

Refer to Appendix C - Engagement Outcomes Report for more detail.

3.7 Project assumptions

The project assumptions related to Stage 2a of the MPCF project are detailed in the following table.

Ref	Description
a.	The MPCF is a community facility and therefore will provide a limited number of spaces for commercial lease. Only the Café, Hub-shop and Not-for-profit (NFP) offices are proposed as commercial spaces.
b.	The project is a stand-alone community facility and will not incorporate Build-to-rent or Build-to-sell residential options within this development.
c.	The Shire will maintain ownership or management control of its existing facilities and sites of some heritage significance (be that on the Municipal Inventory, or the State Register). Some of which are slated for examination as possible commercial lease hold use in the future.
d.	The project does not include allocation for a new community Aquatic Centre.
e.	St. John Ambulance can be accommodated on another site, outside the Mundaring Cultural Precinct. St. John's preference is to remain within the Town Centre.
f.	The Mundaring Men's Shed will be accommodated at a new facility, which has already been identified and construction substantially progressed.
g.	A childcare centre would likely be viable in the town centre and benefit from colocation with the MPCF. The Shire will not undertake development of a childcare centre, however, may explore the realisation of this use via a partnership agreement.
h.	There is demand for a contemporary theatre space to update the current offering, the Marloo Theatre. It is assumed that this new theatre space would be best suited to the Cultural Precinct, however further investigation and benchmarking of the requirements of this facility are needed should this be an option to consider in the future.
i.	The support of local not-for-profit organizations, which offer mutually beneficial partnerships for the Shire, will continue. The services provided by not-for-profit organisations often fill possible services gaps for the community in an agile and innovative manner.

Table 9: Current MPCF project assumptions

These assumptions will be reviewed and closed out throughout the future stages of the project.



4.0 Concept Sketch and Master plan Options

Collaboration among key stakeholders, the community, and Shire of Mundaring council members and staff enabled the development of multiple concept sketch options for the Mundaring Town Centre Cultural Precinct and MPCF. These concept sketch options include a Master plan for the Cultural Precinct and outlined the various accommodation schedule scenarios (Small, Medium and Large) outlined previously.

This collaboration results in an alignment of community aspirations and needs, whilst leveraging stakeholder expertise and Shire of Mundaring insights. The resulting concept sketches and Master plans provide options to illustrate potential responses to the project brief and subject site.

4.1 Master planning

Design Summary

The Master plan for the MPCF and surrounding Cultural Precinct presents a vision for the establishment of the area as a cultural destination. The MPCF aims to be a catalyst and benchmark for future development within the Town Centre.

The Master plan aims to elevate this region as a destination, celebrating its cultural history and embracing the values of the Mundaring community. Above all, the Mundaring Cultural Precinct will be an inclusive and inviting space.

Key moves

The Master plan illustrates a forward-thinking vision and lays the groundwork for tangible development commitments within the precinct's public spaces. At the core of the projects Master planning framework are six strategic 'key moves'. These have been examined and refined through feedback from various stakeholders and the broader community. The key moves serve as specific actions in planning, development, and urban design.

The Master plan's framework is a direct response to the precinct's core challenges and seeks to reshape the Mundaring Cultural Precinct into a multifaceted hub that encapsulates the aspirations and values of the local community.



1. Park as heart

The project reshapes Sculpture Park as the heart of the Cultural Precinct. It celebrates the natural beauty of the park and informs all elements of the project. Enhancing the existing Park facilities is key to recognising its importance.



2. Extend the parkland

Using the strength of the bushland setting, this move looks to bring the park north through the site and, where possible, change the nature of existing leftover urban spaces, verges and the like, through to the Great Eastern Highway.



3. New meandering pathways

The meandering informal paths through Sculpture Park will inform the character of new pathways through the cultural precinct and MPCF. They will be embedded with endemic landscape and new art in keeping with the unique character of Mundaring.



4. Indoor-outdoor

Connection to nature and preservation of open space are essential. The new facility will maximise natural light and provide generous views to its surrounding environment, blurring the boundary between indoor and outdoor spaces.



5. Create a permeable precinct

The cultural precinct will be people-focused prioritising pedestrian-friendly pathways, open space, and public gathering areas. It allows for easy movement and interaction to promote a sense of community and well-being.



6. Address the traffic

To achieve a more pedestrian focused precinct, traffic calming measures to slow down traffic and prioritise safety will be introduced to Jacoby Street. Whilst the significance of implementing this change is understood, addressing the ability to safely cross the Great Eastern Highway will form part of the master plan.

Figure 17: MPCF Key moves

Background documents

Background documents were studied to gather insights and perspectives. This analysis enabled a comprehensive understanding of the work to date which shaped subsequent discussions and decisions. Some previous assumptions, decisions or commentary and directions contained within those reference documents have been interrogated through this stage of the project. These items and comments against each are as follows:

Nichol Street

In the 2017 Mundaring Town Initiative Master plan, Nichol Street is identified as the preferred north-south connection linking the forthcoming MPCF site and the established retail centre to the north of the Great Eastern Highway.

A comprehensive assessment of the current streetscape character of Nichol Street underscores certain constraints that could potentially curtail the viability of positioning this street as a new focal 'main street' within the precinct. Factors such as the historical significance of existing buildings,

established floor levels, the topography of Nichol Street, and property ownership south of the Great Eastern Highway collectively contribute to this context. Considering the above, the strategic approach within the proposed Master plan regards Nichol Street as one component among a series of winding pathways traversing the emerging cultural precinct, leading to the retail district north of the Great Eastern Highway.

CWA Hall (Sculpture Park)

Previous reports for the project note the existing CWA Hall and associated site as an area that may not be considered in the future stages of the project. Through an analysis of a range of factors, including: compliance with existing building codes (thermal performance, accessibility & materiality), proximity to the subject site, vehicular access, the parkland setting and the consolidation of not-for-profit uses within the proposed facility; the developed concept options and master plans do consider this site and use.

Mundaring Arts Centre Incorporated (MAC Inc.)

Stage 1 identified MAC Inc. as a key stakeholder in the project, however suggested that their relocation into the MPCF be considered in the future as part of a possible component of, the MPCF as a standalone colocated facility. This approach suggested MAC Inc. remain in their current location on the corner of Nichol Street and Great Eastern Highway.

Given the MPCF's significance within the new Cultural Precinct, and MAC Inc's primacy in the cultural identity of the Shire, the developed concept options and master plans incorporate MAC Inc's operations into the MPCF.

4.2 Concept Sketch Options

Working with the Shire, community members and key stakeholders TRCB worked to develop the complex project brief into a range of concept sketch and master plan options.

Several options, and sub-options, were explored throughout the development of the final concept sketch and master plan options, including:

- Various facility designs, based on community and stakeholder feedback.
- Three accommodation schedule scenarios, testing the services to be provided within, and the amount of floor space provided by, the proposed MPCF.
- Relocating community services into existing Shire owned buildings.
- Various development opportunities within the Railway Heritage Trail Reserve.

Refer to Appendix C – Engagement Outcomes Report for a summary of the iterative development of the designs and how they have incorporated and responded to the community feedback.

Design Summary

With shared Design Principles and Master planning Key Moves, the concept sketch design options share several attributes.

Both options demonstrate an orientation towards Sculpture Park and provide access to a new, enhanced north-south parkland trail which effectively integrates the Shire's existing land holdings. Both options promote

pedestrianisation along Jacoby Street to connect to Sculpture Park, while also acknowledging the significance of, and nodding to the scale of, the Mundaring Hotel and the existing tree canopy heights.

The options acknowledge the potential for external social spaces and explore opportunities to breathe new life into existing Shire facilities, such as the Station Master's House (MHHS Administration), Town Hall, Old Post Office building (MAC Inc.), and Old School building (Perth Hills Mundaring Visitor Centre and the Mundaring District Museum). They also demonstrate an understanding of the scale of nearby structures and incorporate passive solar design principles by embracing a northern orientation.



Figure 18: Option A: Linear (Left) and (Right) Option B: Circular (West)

Additionally, both options serve as catalysts for enhanced visitor engagement south of the Great Eastern Highway, attracting passing traffic along Mundaring Weir Road. The proposed facility will seamlessly connect with Sculpture Park through a redesigned Jacoby Street, offering a new civic space.

The parkland's intrinsic character will be further enriched by the inclusion of a youth facility and pump track. Concurrently, Sculpture Park's revitalisation will be a carefully curated endeavour, incorporating new artworks over time. A network of wandering north-south trails and canopied pathways will meander through the built environment and street network, fostering a seamless link to Mundaring's town centre.

Landscape

The new facility will connect with Sculpture Park by reimagining Jacoby Street as a low-key civic spine that can accommodate slow speeds, parking, clear trunked native trees, and a sequence of varied gathering spaces for people. In this way the street and parking are 'hidden in plain sight': the street is absorbed into the bushland park rather than framing or defining it. In effect, the park expands northwards to include the street and embrace the new building. It will be safe for children and prioritise pedestrian movement. Where possible, mature healthy trees will be retained and protected, supplemented by new trees.

War Memorial

Relocation of the War Memorial and Rose Garden to Sculpture Park was presented to stakeholders throughout the process. The Mundaring branch of the RSL have noted that they are not opposed to the relocation, however the suitability of the exact siting would require consideration at a more detailed stage of design. The general community stance was that the relocation of this Memorial to either Sculpture Park or to the nearby Lions Park (near the Coles shopping centre) was not preferred. It is noted that the specific reasons why the relocation is not preferred by the community should be further investigated, as the current location on Great Eastern Highway is sub-optimal from a usability, access, safety and contemplative engagement perspective.

Youth Hub

A pivotal factor for the success of the Youth Hub is the establishment of a dedicated space accessible through the Maddock Street no-through road. This approach allows users to personalise and inhabit the space freely, which has been identified as a vital driver for the success of the proposed facility.

Traffic and Access

The current area is served by a bus stop located on Craig Street. Anticipating an increase in area utilisation due to the MPCF, there is an envisaged need for improved frequency and extended hours of public transportation to the site. The presence of adjacent cycling tracks encourages the consideration of alternative transportation options to the facility and Cultural Precinct, reducing future reliance on automobiles. The current parking capacity within a 400-meter radius of the site is considered sufficient for shared use. The proposed master plans include the formalisation of existing parking areas to adequately cater to the facility's requirements. This strategy aligns with the projected decline in car dependence and contributes to enhanced facility functionality and accessibility.

4.3 Option A – Linear

Design Summary

'Option A: Linear' strategically utilises the corner of Jacoby Street and Mundaring Weir Road to maximise engagement with the park orientation, whilst also providing a clear landmark for effective wayfinding and orientation to the MPCF. It positions Sculpture Park as the central focal point, allowing the building to gradually evolve in alignment with the Park's core over time.

Furthermore, this approach establishes a centralised covered community space as a prominent feature, and the building's orientation aligns with the proposed north-south parkland trail.

This configuration provides a distinct Jacoby Street address for all facility users while contributing to the activation of Jacoby Street with a strong pedestrian focus. Additionally, 'Option A: Linear' allows future complementary development opportunities along Craig Street over time.

In terms of built form and scale, this option is designed to sit harmoniously with the existing scale of both the Mundaring Hotel and the adjacent tree canopy.

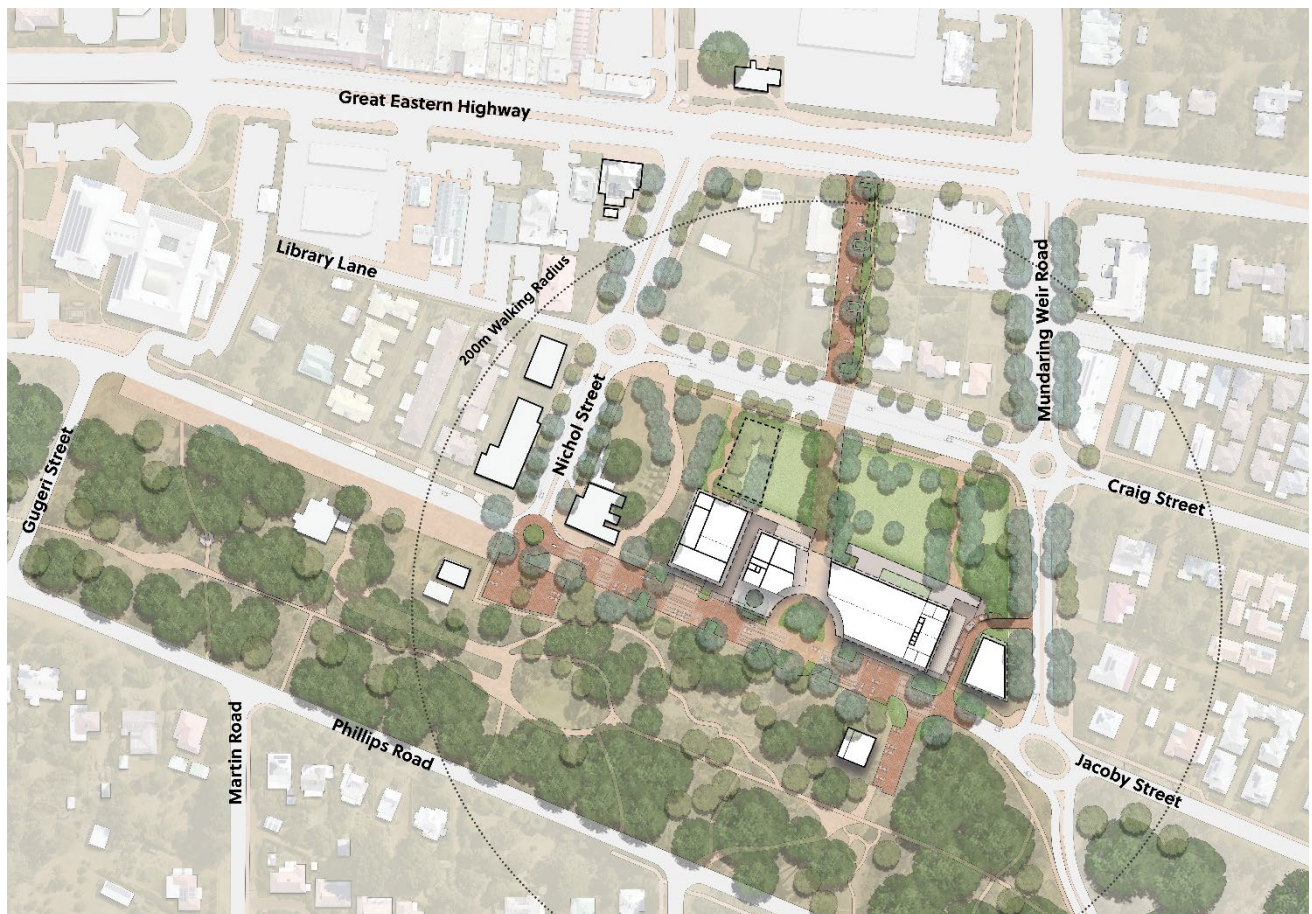


Figure 19: Option A: Linear Master plan

Enhancing legibility is a key element of this approach, as it situates the new Visitors Centre on the corner of Jacoby Street and Mundaring Weir Road, ensuring clear wayfinding and easy recognition for visitors arriving from both the Weir and the Great Eastern Highway. The boundary alignment to Mundaring Weir Road benefits visitors approaching from the traffic lights on the Great Eastern Highway due to the available sightlines.



Figure 20: Option A: Linear- Approach from the north looking through to Sculpture Park

The linear planning in ‘Option A: Linear’ affords the MPCF the absolute maximisation of northern frontage and solar access to the building users. The ‘great verandah’ runs along this façade and filters both light and breezes to provide a high-quality public space. The shallow plan provides ample opportunities for the maximisation of both natural ventilation and the use of natural daylight.

Order of Magnitude (OoM) Cost

Refer to Appendix D for Detailed Cost breakdowns for each accommodation schedule scenario.

Option A: Linear	Accommodation Scenario		
	Small	Medium	Large
Total Building Works Estimate (+ GST)	\$ 41 Million	\$ 47 Million	\$ 57 Million
Forecast End Cost (+ GST)	\$ 56 Million	\$ 64 Million	\$ 77 Million

Note: Forecast End Cost includes estimates for related ‘non-building works’. This includes: project and professional services fees and Project Contingencies. Escalation has been included within the Total Building Works Estimate.

Table 10: Order of Magnitude Cost Option A: Linear



Figure 21: Option A: Linear – Interface between the MPCF and the 'great verandah' to the north.

Refer Appendix A – Design Drawings for detailed concept sketches and stacking diagrams.

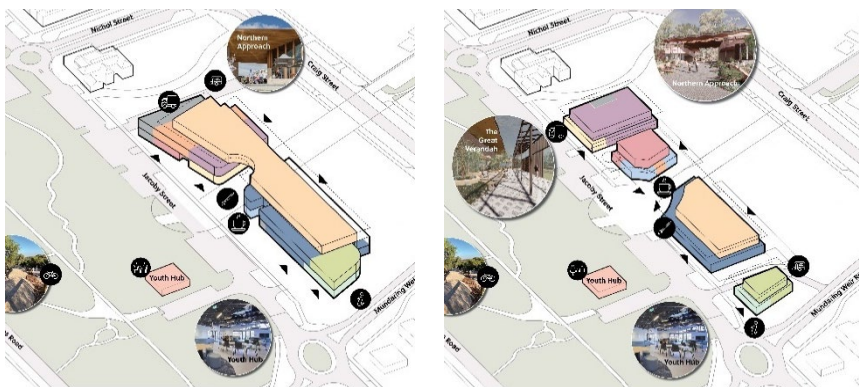


Figure 22: Option A: Linear Massing Studies. 'Large' and 'Medium' Scenarios (left to right)

4.4 Option B – Circular (West)

Design Summary

This design establishes a sheltered, colonnaded native garden courtyard that offers an inviting and tranquil space. It directly connects the northern laneway, Craig Street, Jacoby Street, and the park, facilitating seamless movement throughout the precinct. The Library and MAC's placement in relation to the park and central courtyard ensures a cohesive user experience, with these facilities serving as focal points to the south-west of the buildings plan.

Additionally, this design aligns with the newly established north-south parkland trail, contributing to a logical flow within the precinct. This option anticipates future development potential along Mundaring Weir Road, providing opportunities for complementary structures that enhance the overall precinct.

A service lane is thoughtfully incorporated, enhancing functionality and accessibility. This lane serves practical purposes while maintaining the integrity of the surrounding spaces. Overall, this design reflects careful consideration of immediate functionality and future possibilities within the broader precinct context.



Figure 23: Option B: Circular (West) Master plan Diagram

Sub Option – Option B: Circular (East)

Whilst maintaining the community's preferred aesthetic of the circular central community space within the facility, a sub-option exists where 'Option B – Circular' is moved east to engage with Mundaring Weir Rd therefore benefiting from the legibility and wayfinding strengths identified in 'Option A – Linear'.

This option also provides a more contiguous external space from the central courtyard around and through the MPCF via the north-south alignment and into Sculpture Park. The way that this sub option sits on the site provides a slightly more cohesive link back to Maddock St and the proposed youth hub located on the site of the existing CWA Hall.

Refer Appendix A – Design Drawings for detailed concept sketches and stacking diagrams.



Figure 24: Option B: Circular (East) Master plan

Order of Magnitude Cost

Refer to Appendix D for Detailed Cost breakdowns for each accommodation schedule scenario. The estimates, at this early stage of the project are equal for the two sub-options of concept sketch ‘Option B: Circular’.

Option B: Circular	Accommodation Scenario		
	Small	Medium	Large
Total Building Works Estimate (+ GST)	\$ 43 Million	\$ 48 Million	\$ 58 Million
Forecast End Cost (+ GST)	\$ 58 Million	\$ 65 Million	\$ 78 Million

Note: Forecast End Cost includes estimates for related ‘non-building works. This includes: project and professional services fees and Project Contingencies. Escalation has been included within the Total Building Works Estimate.

Table 11: Order of Magnitude Cost Option B: Circular



Figure 25: Option B: Circular looking south toward Sculpture Park

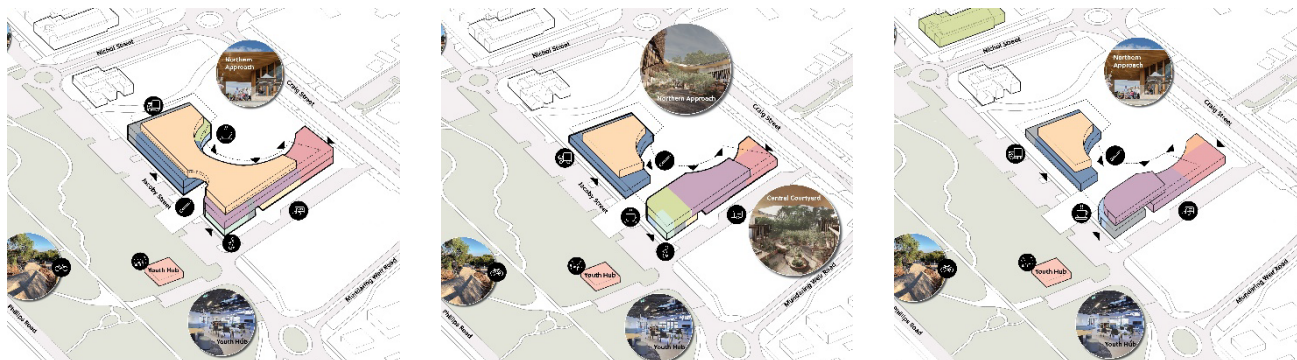


Figure 26: Option B: Circular Massing Studies. 'Large', 'Medium' and 'Small' Scenario (left to right)

4.5 Comparative Cost Analysis

The high-level figures outlined above are restated in the below table for ease of comparison.

	Concept Sketch Design Option and Accommodation Schedule Scenario					
Accommodation Scenario	Small		Medium		Large	
Design Option	Option A: Linear	Option B: Circular	Option A: Linear	Option B: Circular	Option A: Linear	Option B: Circular
Total Building Works Estimate (+ GST)	\$ 41 Million	\$ 43 Million (+ \$2 M)	\$ 47 Million	\$ 48 Million (+ \$1 M)	\$ 57 Million	\$ 58 Million (+ \$1 M)
Forecast End Cost (+ GST)	\$ 56 Million	\$ 58 Million (+ \$2 M)	\$ 64 Million	\$ 65 Million (+ \$1 M)	\$ 77 Million	\$ 78 Million (+ \$1 M)

Note: Forecast End Cost includes estimates for related 'non-building works'. This includes: project and professional services fees and Project Contingencies. Escalation has been included within the Total Building Works Estimate. Refer to Appendix D – Order of Magnitude Cost Plan for the detailed breakdown of costs.

Table 12: Design Option and Accommodation Scenario Order of Magnitude Cost Comparison

Additional Options – Order of Magnitude Costs

The following items are included as additional options for consideration for the Shire following input throughout Stage 2a from the various project stakeholders. Whilst these items may not form part of the baseline project brief, it was considered suitable to outline some Order of Magnitude costs for the Shire's consideration either as part of this project, or as something that may form part of a future capital works budget for the Shire. These costs are broken into the various areas of the Master plan and are consistent, no matter the accommodation schedule scenario (Small, Medium, or Large), as they are not impacted by this brief. This is on the basis that the 'Small' Scenario's uses the station masters house and the Hall on an as-is basis. The option exists for these works (nominally \$4.95 M) to be incorporated into the 'Small' Scenario.

Description	Rounded Cost (+ GST)
Performing Arts Facility	\$ 13,900,000
Amphitheatre Tensile Canopy	\$ 200,000
Amphitheatre Lighting Upgrades	\$ 140,000
Additional Terraced Seating to Sculpture Park Amphitheatre	\$ 60,000
Minor renovation works (tidy-up) of existing Sculpture Park Amphitheatre	\$ 40,000
Miscellaneous Landscaping Upgrades to Sculpture Park	\$ 190,000
Streetscape upgrades to Craig Street and new North-South parkland trail	\$ 690,000
New and additional End of Trip (EOT) and Public Toilets to Sculpture Park	\$ 720,000
New playground equipment to Sculpture Park	\$ 280,000
Major heritage refurbishment works to Station Master's House and Mundaring Town Hall.	\$ 4,950,000

Table 13: Order of Magnitude Costs for various works potentially associated with the MPCF.

Refer to Appendix D – Order of Magnitude Cost Plan for the detailed breakdown of costs.

4.6 Assessment of the Concept Sketch Design Options

The Council's endorsed decision-making criteria for the MPCF was established in the Shire of Mundaring Strategic Community Plan and expanded on as part of the MPCF Community Facility Needs Analysis and Land Assembly Options and Constraints Report. The following is an assessment of the various options and sub-options against this framework.

Council's endorsed decision-making criteria (for MPCF)

The following is an assessment of the concept sketch design options against each section of Shire of Mundaring's endorsed decision-making criteria for the MPCF:

1. Compliance

All the proposed options align to the Shire's boarder policy framework and have considered the aspirations for future development within the town centre.

Further input into the financial and asset sustainability ratios will be completed in the Operational Modelling of the next stage of the project, however the consolidation of disparate Shire assets currently housed in not fit-for-purpose, aging facilities will likely result in financial efficiency and sustainability.

The location of 'Option B: Circular (East)', toward the eastern boundary of the subject site allows much of the new facility to be located on Crown land already vested to the Shire. This would reduce the extent of land-swaps required to have the MPCF wholly located on Crown land.

2. Capacity

All options presented for the MPCF can attract external funding and increased income for the Shire. The return on investment for the Shire will be dependent on increased visitation rates associated with the new and improved destination. Consolidation of the Shire assets enables existing facilities and sites to be repurposed. This could see additional revenue by way of rental income and/or property sales / property development partnerships.

Given the input to date the new facility will likely see increased utilisation resulting in increased revenue from facility rentals, memberships, and program fees.

Consolidation of the various uses into the MPCF is best achieved in the 'Medium' or 'Large' Accommodation Schedule Scenarios. These offer the benefits of collocation, staffing and maintenance efficiencies for the precinct.

The benefits listed above can contribute to both financial and social returns on investment for the MPCF. The overall impact on the community's cohesion and sense of belonging can be equally valuable and should be strongly considered alongside financial gains.

Through its location 'Option B: Circular (East)' is largely sited on crown land that is vested to the Shire. Provided that the appropriate approvals and land assembly occur, this option would maximise Shire of Mundaring freehold sites for future complimentary development within the parkland setting.

3. Risks

Some risks for the development of the MPCF are as follows, these are consistent across the two options. While they are present, they are deemed manageable throughout the future project stages.

- **Budget Overruns:** Unforeseen construction costs, change orders, or underestimated expenses can result in exceeding the project budget, affecting overall financial viability.
- **Funding Shortfalls:** Inadequate funding or delays in securing financing can hinder project progress or compromise the quality of the facility.
- **Reputational Damage:** Negative public perception due to construction delays, design flaws, or operational issues can damage the reputation of the facility and the organisation responsible for it.
- **Property Value Impact:** Poorly executed construction or design that doesn't align with the surrounding area can negatively affect property values in the vicinity.
- **Operational Disruption:** Delays in construction or facility opening can disrupt planned programs and services, causing inconvenience to users and affecting the community.
- **Transition Challenges:** The transition from old to new facilities can lead to logistical challenges, confusion, and temporary service disruptions.
- **Stakeholder Dissatisfaction:** Miscommunication, poor engagement, or unmet expectations among stakeholders can lead to dissatisfaction and a strained relationship between the community and project team.

Addressing these risks requires careful planning, effective communication, compliance monitoring, financial management, and a commitment to stakeholder engagement throughout the project's lifecycle.

'Option A: Linear', sees the least disruption to existing services that are to be relocated within the new MPCF. This would see a reduced risk to Operational Disruptions. 'Option B: Circular (East)' also benefits from the ability for Rise and the Hub of the Hills to continue to function during construction.

The 'Medium' Scenarios for both concept sketch options are deemed to strike the most appropriate balance of stakeholder needs and aspirations and financial implications.

4. Sustainability

All concept sketch design options present a balanced consideration of social, environmental, economic and governance issues to deliver improved outcomes for the Mundaring community.

Environmentally Sustainable Design (ESD) initiatives have been implemented as far as practicable at this early stage of the concept development (site location, building orientation and existing landscape retention) with further exploration to occur in future stages, as outlined in section '3.4 – Environmental Sustainability'.

Per item 3, above, refinement of the aspirational brief for the project, results in a preference for the 'Medium' Accommodation Schedule Scenario. This achieves the collocation required for economic and social sustainability, whilst not over-committing the Shire to an unnecessarily over-sized facility which adversely impacts both the project's environmental and economic sustainability.

5. Community visions and priorities

Throughout the engagement process of Stage 2a of the project the Community input has been extremely valuable. The vision and priorities of the community were insightful and well considered. The preference from the Community is for 'Option B: Circular' concept sketch option combined with the 'Medium' Accommodation Schedule Scenario, provided it has sufficient allowance for future growth.

This combination was seen by the Deliberative Panel as the most appropriate response to the Community views and feedback and will suitably build the community's capacity within the Shire of Mundaring.

From the early sketches by community members in the three-day Collaborative Design Forum (or Charette), the community (as represented in the Community Survey responses and the preferences of the Deliberative Panel) has by in large preferred the 'Option B: Circular' form for the MPCF. Reasons for this preference include:

- the provision of a protected central gathering place.
- closer proximity of services to one and other.
- the circular/curved shapes were seen as more organic and therefore of the place; and
- the Option provides visual and physical connection and street frontage to both Craig Street and Jacoby Street.

The development of the concept sketch options for the MPCF, both now and into the future should maintain the facility being set within a coherent and high-amenity landscape setting. The provision of sufficient Public Open Space (POS) around and through the building and precinct have been established by the community as key measures of success.

Whilst 'Option B: Circular' has been the preference of the majority throughout the community did raise concern that the development did not engage with the corner of Mundaring Weir Road and Jacoby Street. This location is rightly identified for an entry statement into the Town Centre in the Mundaring Town Initiative Master plan. Resultantly, on assessment 'Option B: Circular (East)' achieves the consolidated site planning aspirations of the community.

6. Fairness

The notion of 'Fairness' within the MPCF involves finding a balance that accommodates the diverse needs of different stakeholders ensuring that both the majority and specific interest groups are catered to adequately. At the conclusion of this stage, it is suggested that the 'Medium' Scenario strikes the best balance by thoughtfully addressing the needs of the diverse stakeholder groups, and planning, whilst suitably limiting the capital expenditure the delivery of these needs.

The MPCF will achieve intergenerational equity – the balancing of who carries cost and who benefits over time – by ensuring that this development offers a community asset that aids operational sustainability and longevity of the user groups housed within.

7. Standards

The 'Medium' Accommodation Schedule Scenario is the most appropriate as it delivers the expectations and needs of the community whilst giving due consideration to the financial constraints of the Shire.

8. Practicality

The 'Medium' or 'Large' Accommodation Schedule Scenarios best incorporate the practicality of use-consolidation whilst providing the opportunity for alternative and more 'fit-for-purpose' uses in the Shire owned decanted facilities. As a result of this consolidation, the MPCF project will improve efficiencies in energy use, facility maintenance and staff resourcing, in addition to the practical benefits of contemporary functionally suitable spaces for the community.

The incorporation of these considerations into the planning and design of the facility will result in a versatile, efficient, and resilient space that serves the needs of the community, whilst promoting collaboration, optimisation of resource usage, and alignment to the Shire and community's goals.

9. Timing

It is envisaged that the construction of both 'Option A: Linear' and 'Option B: Circular (East / West)' would be able to be delivered within a similar timeframe. The timing impacts and considerations for the various concept sketch options are as follows:

- **Option A: Linear**

Due to the configuration of the floor plan, this sketch option has the greatest ability for staging. The location of 'Option A: Linear' on the site allows the Hub of the Hills, Health Centre and Toy Library, Rise and Rise Administration to remain in operation in their existing facilities whilst construction of the MPCF takes place.

- **Option B: Circular (West)**

Due to the configuration of the floor plan, this option has less ability for staging. The majority of existing site users will need to be relocated whilst construction takes place.

- **Option B: Circular (East)**

Due to the configuration of the floor plan, this option has less ability for staging. Some existing site users will need to be relocated whilst construction takes place. Namely: The Hub of the Hills, Toy Library and Child Health Clinic and St. John's Ambulance.

All concept sketch options rely on the existing St John's Ambulance site being transferred to the management of the Shire. As mentioned in this report, the Shire and St John's Ambulance WA are open to relocation.



Figure 27: Option A: Linear. Aerial view showing the great verandah and Sculpture Park frontage beyond.

Refer to the Recommendation section of this report for the consolidated assessment against the above framework and recommended concept sketch option.



5.0 Recommendation

The Mundaring Multi-Purpose Community Facility (MPCF) and Cultural Precinct Master plan project is recommended to proceed to the next stage of the endorsed project framework. This is driven by extensive feedback from the community, Shire of Mundaring project representatives and Council members.

In line with the Council's established community engagement strategy, the recommendation is to proceed with Option B: Circular (east)- 'Medium' Scenario and associated master plan.

Considering the advantages and trade-offs associated with various design options, it is recommended that Shire of Mundaring proceeds with 'Option B: Circular (East)' as the preferred concept sketch and master plan. In line with the extensive community engagement framework for the project, this recommendation keeps the community's aspirations, requirements, and preferences at the forefront.

This option includes the incorporation of various components, such as:

- A new Library (incorporating a range of space types and the Toy Library),
- A new Visitors Centre,
- A Café,
- A small retail space to showcase art and produce from the community,
- Several various community hall/multi-purpose spaces, workshops, studios, meeting rooms and a community kitchen,
- A new Hub of the Hills and associated dedicated Senior's space,
- A new home for the Mundaring Arts Centre Inc. Administration and galleries,
- An artist-in-residence space,
- A new home for the Mundaring & Hills Historical Society (MHHS) administration,
- A MHHS Local History Research room,
- New Mundaring District Museum Display spaces (Permanent Gallery and rotating display),
- New space for Not-for-profit organisations. Prioritising those who are currently active in the area (i.e., Rise Community Services, CWA) and provision for other NFP organisations,
- Child and Adolescent Health Service consulting rooms and associated spaces, and
- A separate but colocated dedicated Youth Hub.

While distinct spaces are allocated for different user groups, be it Youth, Seniors, MHHS, or Galleries, it is recommended that future stages of the project regard these spaces as primary but supported by a range of secondary spaces throughout the facility. For example, the library should incorporate a young-adults space. This strategy fosters enhanced opportunities for new and mutually beneficial connections within the community.

The 'Medium' Accommodation Schedule Scenario for the MPCF is recommended. It is noted that operational modelling, funding commitments and land-swap requirements will further shape the size and shape of the MPCF. In alignment with the Shire and community inputs, the next stage of the project should include a detailed review of the spatial requirements for the MPCF's future growth.

The Town Hall's status as a community hall space is recommended to be retained. Constraints that limit the utilisation of the existing facility should be reviewed and wherever possible reconsidered to increase the community occupation of the space. Alternative uses, such as the MHHS Museum and administration, have been examined, and it is suggested that the adaption of the Hall does not represent a cost-effective, environmentally sustainable, or sensitive heritage response.



Figure 28: Option B: Circular norther courtyard and surrounding context

Exploration of commercial leasing possibilities for the Station Master's House (MHHS Administration), The Old Post Office (MAC Inc., GEH), and the Old School Building (Visitors Centre and Mundaring District Museum, GEH) are encouraged. Consideration should be given to possible food and beverage or retail operators on the Great Eastern Highway (GEH) sites and a possible recreational tourism operator(s) in the Station Master's House in Sculpture Park.

The development of the concept sketch options for the MPCF, both now and into the future should maintain the facility being set within a coherent and high-amenity landscape setting. The provision of sufficient Public Open Space (POS) around and through the building have been established by the community as key measures of success. Future stages should continue to consider the incorporation of a future performing arts facility within the cultural precinct to ensure the future requirement can be achieved.

In line with section 4.6 - Assessment of the Concept Sketch Design Options, above 'Option B: Circular (East)' achieves the best outcome for the Shire against the stakeholder and community identified project measures for success. These measures are the pertinent items extracted from the Council's endorsed decision-making criteria by the community. 'Option B: Circular (East)':

- Delivers the project in an appropriate timeframe.
- Enables quality interaction of built form with Sculpture Park and establishes a coherent and more contiguous public-open-space between the site and the Park.
- Has support for the key elements of the design by the broader community as it brings together the strengths from the alternative concept sketch options.
- Has positive implications for future development in terms of location, flexibility of options and a maximisation of flexibility for the Shire freehold land.
- It does not require wholesale disruption of the existing community facilities and services.

Subject to endorsement of this report, it is recommended that Council proceed with Stage 2b of the MPCF project based on Concept Sketch 'Option B: Circular (East)' and associated master plan.

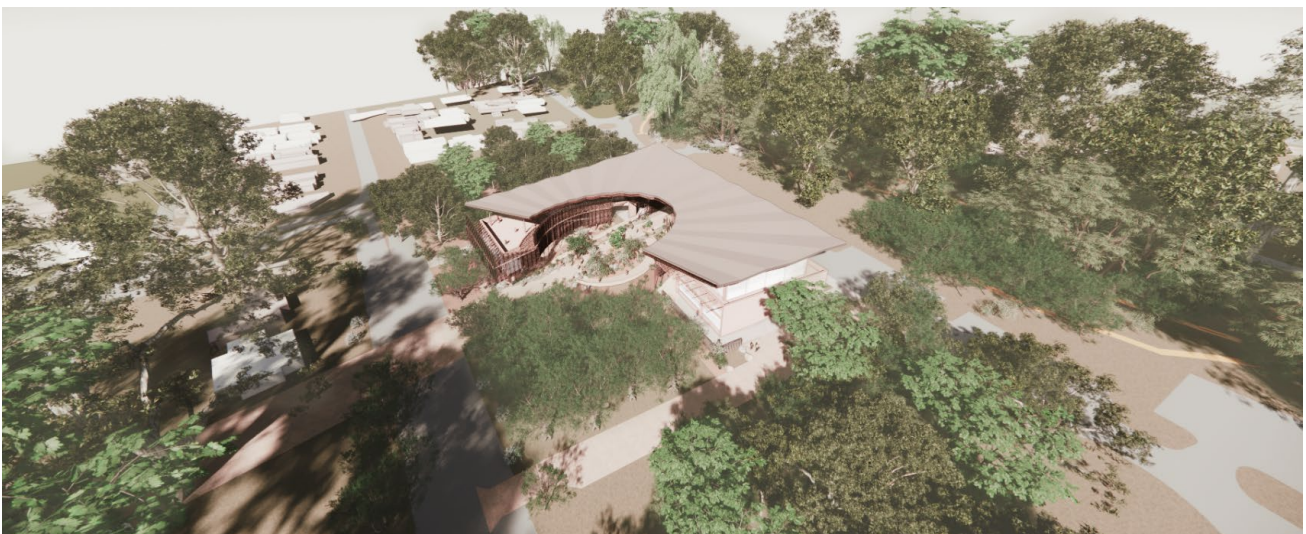


Figure 29: Option B: Circular northern oculus, community courtyard and surrounding context



6.0 Next steps

In July 2022, the Council approved the Budget, Long-Term Financial Plan, and Corporate Business Plan, enabling the MPCF project to advance to Stage 2, scheduled to occur over a three-year period. This stage involves detailed planning, design, community engagement, business case development, operational modelling, concept design, land arrangements, cost estimates, and funding attainment.

The next phase of the project involves practical actions to allow the Shire to move forward efficiently. They include:

- Operational Modelling
- Concept Development and Detailed Designs
- Design Planning
- Securing Funding
- Land Assembly
- Project Negotiations and Agreements
- Business Case Development

The upcoming Business Case will delve deeper into the project's financials and benefits. It will analyse aspects such as:

- A comprehensive funding model which highlights dependencies, like grants or any required property transactions.
- Project cash flows covering initial investments, operational expenses, and maintenance.
- Savings from decommissioning unnecessary assets and reduced operational costs.
- Projected income and costs once the facility and surrounding projects are operational.
- Further development of the accommodation schedule for the building. 'Right-sizing' the usable space within the project for current and future uses to meet established and agreed needs and plans.
- Assessing economic benefits in terms of local jobs and community impact.

The objective of the business case is to demonstrate an increased level of service delivery and/or lower costs under the new development as compared to a business-as-usual approach.

Appendices

Appendix A – Design Drawings

Appendix B – Accommodation Schedules

Appendix C – Engagement Outcomes Report

Element Advisory

Appendix D – Order of Magnitude Cost Plan

RPS Quantity Surveyors

Appendix E – Referenced Documents

Appendix F – Environmental Asset Inspection – Town Centre

Shire of Mundaring

Appendix G – Precedent project summary

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