

**CRAIGIE LEISURE CENTRE
Redevelopment Option Matrix**

Redevelopment Option Matrix													
Description	M'tment Ranking	Option 1		Option 2		Option 3		Option 4		Option 5		Option 6	
		Y/N	Rank	Y/N	Rank	Y/N	Rank	Y/N	Rank	Y/N	Rank	Y/N	Rank
AQUATIC													
* 50.0M Pool - 8 lane 2.5	5	Y	5	N	0	N	0	N	0	N	0	N	0
* 50.0M Pool - 6 lane 2.1	3.5	N	0	Y	3.5	Y	3.5	Y	3.5	⊗	2.45	N	0
* 25.0M Pool - 4 lane 2.5	3.5	Y	3.5	Y	3.5	⊗	2.45	⊗	2.45	N	0	Y	3.5
* 25.0M Pool - 8 lane 2.5	5	N	0	N	0	N	0	N	0	⊗	3.5	Y	5
* 150m2 - Leisure	1	N	0	N	0	Y	1	Y	1	Y	1	N	0
* 350m2 - Leisure	4	Y	4	Y	4	N	0	N	0	N	0	N	0
* 540m2 - Leisure	5	N	0	N	0	N	0	N	0	N	0	Y	5
CHANGE FACILITIES													
* New	5	Y	5	N	0	N	0	N	0	N	0	N	0
* Remodelled	4.5	N	0	⊗	3.15	⊗	3.15	N	3	⊗	3.15	Y	4.5
ADMINISTRATION													
* New Foyer	3	Y	3	Y	3	Y	3	N	0	N	0	Y	3
* New Administration	4.5	Y	4.5	Y	4.5	Y	4.5	N	0	N	0	Y	4.5
* New Café	4	Y	4	Y	4	Y	4	N	0	N	0	Y	4
* Wet Dining	4	Y	4	Y	4	Y	4	N	0	N	0	Y	4
* Dry Dining	4	Y	4	Y	4	Y	4	N	0	N	0	Y	4
* Outdoor Dining	1.5	Y	1.5	Y	1.5	Y	1.5	N	0	N	0	N	0
CRECHE													
* New	3.5	Y	3.5	N	0	N	0	N	0	N	0	Y	3.5
* Remodelled	3	N	0	⊗	2.1	⊗	2.1	N	0	N	0	N	0
HEALTH/FITNESS													
* Aerobics	4.5	Y	4.5	Y	4.5	Y	4.5	N	0	N	0	Y	4.5
* Gym	5	Y	5	Y	5	Y	5	N	0	N	0	Y	5
HEALTH LOUNGE													
* Spa	5	Y	5	Y	5	Y	5	N	0	⊗	3.5	Y	5
* Sauna	5	Y	5	Y	5	Y	5	N	0	⊗	3.5	Y	5
* Steam	5	Y	5	Y	5	Y	5	N	0	⊗	3.5	Y	5
* Hydrotherapy	3	Y	3	Y	3	Y	3	N	0	N	0	⊗	2.1
NEW BUILDING	5	Y	5	N	0	N	0	N	0	N	0	N	0
REMODELLED BUILDING	4	N	0	⊗	2.8	⊗	2.8	⊗	2.8	N	0	Y	4
NEW POOLS	5	Y	5	N	0	N	0	N	0	N	0	N	0
REMODELLED WATER	4	N	0	⊗	2.8	⊗	2.8	⊗	2.8	⊗	2.8	⊗	2.8
WET DECK	5	Y	5	N	0	N	0	N	0	N	0	Y	5
OUTDOOR WATER													
*Leisure	2.5	Y	2.5	N	0	N	0	N	0	N	0	N	0
*50M Pool	2	N	0	N	0	N	0	N	0	N	0	N	0
COST		\$12.73M		\$9.49M		\$8.20M		\$5.4M		\$4.5M		\$7.5M	
NET OPERATING RESULT		\$296,690		\$339,762		NA		NA		\$124,653		\$594,405	
ATTENDANCES		739,248		696,511		NA		NA		528,520		701,768	
TOTAL RANKING SCORE	119		87		70.35		66.5		15.55		22.4		79.4

LEGEND:

YES Y
 NO N
 COMPROMISED ⊗ Discounted by 30%
 RANKING 5 = high
 1 = low

EXECUTIVE SUMMARY

BRIEF FOR

SECTION: 1 INTRODUCTION

1.1 COMMISSIONING BRIEF

James Christou + Partners are commissioned to create a Project Brief including the review of existing Craigie Leisure Centre with a view to preparing a concept design for the project.

Key stakeholders are defined as:

- City of Joondalup.
- Users
- Management / Staff Craigie Leisure Centre
- Project Control Group
- Authorities.

1.2 PURPOSE OF BRIEF DOCUMENT

The Brief document serves to provide the following:

- Project Architects and Consultants with comprehensive understanding of the Stakeholders expectations and needs for the project.
- A record of the findings from the Brief Creation Process undertaken, provide background to the outcomes.
- A basis to measure/verify conformance of design outcomes.
- A communication tool for stakeholders for the life of the project.

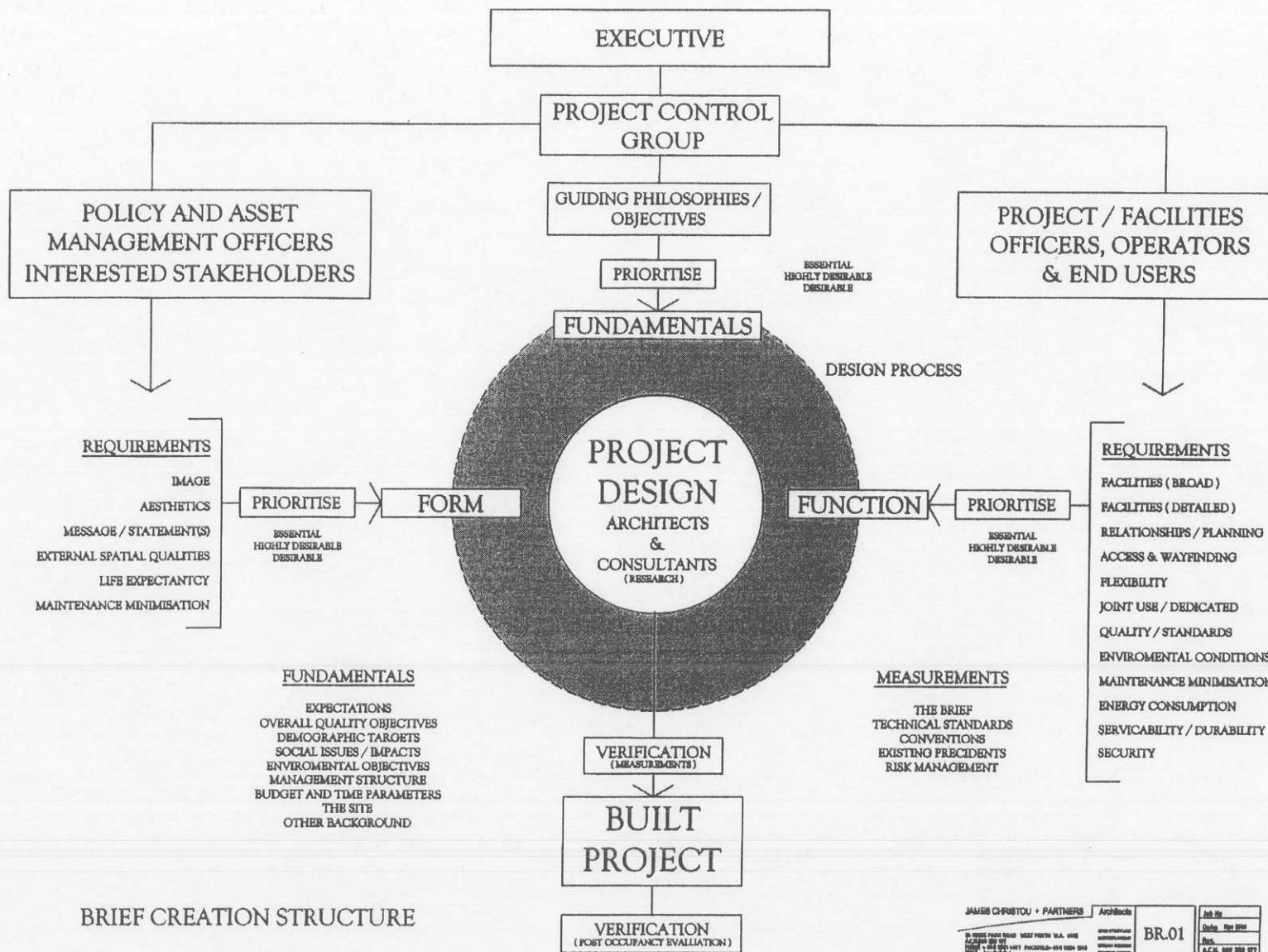
1.3 METHODOLOGY

Objectives

- To align our (designers) thinking with that of the client/user when it comes to making design decisions, without compromising creative design throughout and/or opportunities.
- Understand and prioritise needs and wants.
- Facilitate consensus before design commences.
- To get the project right the first time.
- Create a communication tool for life of project for stakeholders.
- Provide basis to explore and manage innovation, ie manage any risk.
- Provide a basis to manage and control the project.

Resources & Methods To Be Used

- Participants experience
- Research.
- Facilitated group sessions and interviews.
- (Questionnaires)
- Favourite images (to understanding likes and dislikes)
- Role playing scenarios
- Language verification (True meaning from stakeholders perspective)
- Verifying existing precedents and conventions.
- Needs articulated in terms of measurements – (How would you measure a successful outcome?)



1.4 FORMAT

Sections to provide general background to the project requirements in the areas of fundamentals, cost guidelines, visions and expectations, and design. Sections that cover the detailed requirements for facilities within the proposed Craigie Leisure Centre on enclosed facilities (FECA).

Generally, the background and requirements for each Facilities Sector is set out as listed below.

1. **Description**
 - Background to the Sector.
 - Vision
 - Overview of nature of activities, requirements and/or purpose of facility
 - Overall design objectives/requirements
 - Relationship requirements to other areas/facilities
 - Overall Statutory Requirements, Design Guidelines, etc. (for sector)
 - Support and other important data (to understand design objectives to be achieved)
2. **Facilities (Summary)**
 - Summary Facilities Schedule (for Sectors/Facilities)
3. **Facility Data Sheet**
 - **Sector** (Overall grouping)
 - **Facility** (Name eg. Office)
 - **Area** (m²)
 - **Function** (Description)
 - **Specified Requirements** (Checklist data schedule)
Note: Services requirements are addressed in a broad sense (ie. 'Air-conditioned', 'not Air-conditioned') with detail for issues which affect room design, room layouts and environmental to provide a checklist.
 - **Design** (Additional to general description requirements and specific to facility)
 - **Statutory Requirements, Design Guidelines, etc**
Outlines key issues that will affect design of facility eg. BCA, Worksafe, etc. Requirements are referenced to source to avoid risk of overlooking revisions.
 - **Other Important/Supporting Information**
Footnotes to Specified Requirements or any other requirement to provide additional background.

Priority System

Except for what can be described as 'Givens', requirements are generally rated in terms of essential (E), highly desirable (HD) and desirable (D) priorities to the client(s). A requirement rated 'essential' has the highest priority and in the broader sense the minimum requirements would include all essential items. The purpose is to provide stakeholders with a basis to manage the situation when requirements, needs and wants are greater than 'givens' will allow eg. Budget, site limitations, design population, etc..

Some requirements may have 'VR' status. This means the requirement remains subject to final verification.

SCHEDULE OF MEETINGS

Meeting Type	Time / Location	Discussion Topics
Workshop 2	Tuesday 4/03/2003 8.30 - 10.30am CoJ offices	Technical aspects
Workshop 3	Wednesday 05/03/03 7.00 - 9.00pm Craigie Leisure Centre	User Groups Expectations
Workshop 4	Thursday 6/03/2003 8.30 - 10.30am Craigie Leisure Centre	Management views CLC staff views CAJ Security
Workshop 5	Tuesday 11/03/03 8.30am - 10.30am CoJ offices (Date TBC)	Quality
Workshop 6	Friday 14/03/03 9.00am - 10.30am Craigie Leisure Centre CoJ offices	Facilities
PCG Meeting 3	Thursday 20/03/03 10.00am - 12.00pm	
Workshop 7	Friday 21/03/03 8.30am - 10.00am CoJ offices	Summation / Presentation
PCG Meeting 4	Thursday 24/04/03 10.00am - 12.00pm CoJ offices	

Attendees	Comments
All PCG members	
Patrick Whelan	(Coordinator Building Services)
Wayne Evangelista	(Building Coordinator)
Lisa Clack	(Community Security)
All PCG members	
Casual Swimmers	Ms Betty Mobberley, Mrs Lisa Stowe
Kiosk operator	GT to organise
Members	Ron Degruichy, Derek Gibbons
Wanneroo Breakers	Ms Kathy Batts
West Coast Masters	Ms Viki Schelver
Aussie Masters	Mr Phillip Goodridge
Schools	Mrs P. Thompson, Judy Davis
Education Department	Gary Shaw, Leoni McKenzie
WA Squash	Scott Jarvis / Ed Jennings
Marmion Squash Club	Susan Cowell
Lisa Clack	(Community Security)
Allison Walker	(Local Councillor)
Peter Rowlands	(Local Councillor)
Patrick Whelan	(Coordinator Building Services)
Wayne Evangelista	(Building Coordinator)
All PCG members	
CoJ representatives	CS to confirm
CLC staff	GT to organise
Patrick Whelan	(Coordinator Building Services)
Wayne Evangelista	(Building Coordinator)
Lisa Clack	(Community Security)
All PCG members	(GT on leave)
CLC staff	GT to organise
Project QS	(TBC)
JCP	
Aquatic Managers	
All PCG members	Note new date
	(GT & NE on leave)
All PCG members	Note new date
Denis Smith	(CoJ CEO)
Allison Walker	(Local Councillor)
Peter Rowlands	(Local Councillor)
	(GT & NE on leave)
All PCG members	(GT on leave)

Following Workshop No. 6:

A draft document will be produced and presented by JCP

The project QS will produce an elemental budget breakdown

Following Council Approval, the Concept Design will be presented to the community for comment.

BRIEF FOR

SECTION: 5 VISIONS AND EXPECTATIONS

DESCRIPTION

ITEM	EXPECTATION
1.	Create an environmentally friendly Centre
2.	The Aquatic Centre is to have high quality air and pristine water.
3.	Cater for all in the community with special attention to the very young and the elderly
4.	Create modern and simplified wayfinding within the centre
5.	Create a Community Centre that within two years is commercially viable
6.	An innovative benchmark facility
7.	The masterplan must allow for flexibility
8.	The centre will become a community meeting place
9.	It needs to have programmable space in terms of being able to cater for a wide range of facilities. It needs to increase the rate of people walking through the door by providing facilities for them to use.
10.	The integration of the facilities must not be a puzzle, entry must be transparent with easy wayfinding.
11.	Promote passive leisure activities
12.	For parents to utilise the facilities it requires the setting up of a kindy gym or jungle gym for the supervision of toddlers.
13.	Number of clicks through the turnstiles.
14.	Financial success
15.	Quality of facilities, functional facility, water is clean, no dead spots in the water where muck collects.

BRIEF FOR

SECTION: 6 GENERAL DESIGN AND PLANNING GUIDELINES

PLANNING

Visitors will arrive at the centre to utilise:

- Aquatic
- Fitness and Health
- Creche
- Function Rooms and Meeting Rooms
- Dry Courts

and will arrive by private transport, public transport or on foot.

KEY PLANNING REQUIREMENTS

- Reception Foyer Café
- The Foyer will be open from 5.30am to 11.00pm.
- The Foyer is to cater for various users with comfort
- The foyer needs to be welcoming at all times of the day and cater for community displays, (changing) and exposure to all its various uses.
- The foyer should be spacious inviting and have a strong relationship to internal and external areas. The foyer must be robust to handle peak times and innovative enough to handle low times in terms of customer service.
- The foyer must expose itself to café, Dry and Wet, Admin, Creche, Aerobics, Gym, Hydrotherapy, Function and Meeting Rooms, and to the carpark

The main Reception Counter handling both wet and dry must be designed to direct users to the various activities. Here the emphasis is on service and Craigie Customer Service personell regard this as a major design criteria for the future.

The reception is also a point of sales for retail as well as the general cashier. The admin area must have views into reception and from certain areas within the administration and they should have clear views of the water bodies.

The café will operate from 8.00am to 8.00pm although it could consider providing light breakfast for the early users of the gym and pool. The café is an integral part of the foyer and it will have a dry side wet side as well as external seating.

The pool hall is to offer the following:

- 50m Pool
- Learn to Swim Leisure including 25m pool

The 50m pool caters for carnivals, swim clubs and general swimmers

Learn to Swim Leisure caters for all ages with great use by children
The Leisure Pool requires close proximity to parents.

The design of these pools must reflect the characteristic of these requirements.

The 50m pool requires supervision by staff as do all the pools and should be related close to change facilities and must consider carnival entry and flexibility in lane creation for the various programs.

The Learn to Swim and Leisure Pool should relate closely to the café as well as the external courtyards. Ideally the pool should relate to the beach entry adjacent to the café with parent seating areas catering for bags, prams etc.

The Leisure Pool must cater for parents in the water for both children's lessons and leisure. This pool should consider seating area for parent's participation.

The 25m Learn to Swim Pool can be located within the Leisure Pool area. However the water body should be separated to create different temperatures although it has been suggested it would be highly desirable to have 3 different pool areas for acoustic privacy and supervision ie. 50m pool, Leisure Pool, and 25m Learn to Swim.

Acoustic Considerations

The current Aquatic Centre is lacking in acoustic sophistication and with replanning the acoustics will be a key for the foyer being isolated from noise, and within each individual space.

Health and Fitness

The gym needs to increase in size to handle 2000 members and should ideally be situated next to aerobics and linked to the new hydrotherapy facility. Aerobics is to cater for approximately 145 – 150 people in two areas.

Creche

The creche is a critical aspect of the Craigie Leisure Centre facility and should be located close to aerobics and off the entry area. This should cater for 40 – 50.

Function / Meeting Rooms

The Function / Meeting rooms in this centre would need to be reviewed as they are no longer suitable for weddings and so forth and should be reconfigured to cater for minor sports.

Support Facilities

Change and toilet and locker facilities need to be reviewed on the wet side to meet current community demands and should utilise family change facilities. The dry side are well catered for.

Squash Courts

Squash Courts are not to be considered.

BRIEF FOR

SECTOR

AQUATIC

BACKGROUND

The Pool Hall needs to address 3 distinct services

- A. 50m Pool – Swim Clubs generally and Learn to Swim
 - B. Leisure and Learn to Swim – Children and Toddlers – 300m² – 350m² water body
 - C. 25m Learn to Swim Pool and Elderly
- Ideally Leisure needs strong relationship to café, change facilities and outdoor areas.
 - 50m Pool needs to be located close to quick access from change rooms.
 - 25m pool ideally a separate area although it can be connected to Leisure Pool and Learn to Swim.

Hours of program for pool are:

50M Pool

1. 5.30am – 8.30am intense use of 50m pool
2. Similarly at lunch time and from 3.30pm to 7.00pm.

Leisure and Learn

Program from 8.30 to 12.30pm mainly involving mothers and toddlers.

Swimming Lessons

Peak period from 4.30pm to 6.30 pm.

25M Pool

Most programming for elderly 1.30pm to 4.30pm.

Casual Swimmers

Throughout the day.

Cleaning

Pool decks will be cleaned by vacuum cleaners but will also involve high pressure hoses. N.B. If tiled, grout is to withstand high pressure.

Ideal Pool Configuration

50M Pool

1. 50m x 8 lanes each lane 2.25m is essential.
Depth
1.2m – 2m is essential.

Circulation around the pool

Minimum 2.8m is essential.

Diving blocks deep end only and moveable.

2. **Leisure Pool**

Ideal water body area 300 to 350m². Ideally ability to create various groups of Learn to Swim lanes.

Beach entry to 900mm and circulation around pool a minimum of 2.8m

3. **25m Learn to Swim**

25m x 8 lanes each lane 2.25m wide is considered essential for now and into the future. (Note: 25.0m x 8 lanes if Hydrotherapy is not constructed. 25.0m x 4 or 6 lanes if Hydrotherapy is constructed).

Depth of Pool

0.9m– 1.2m is essential. Designers should consider whether change of depth should go from side to side rather than end to end.

This would provide greater flexibility.

BRIEF FOR

SECTOR

FITNESS / GYM

BACKGROUND

The gym, aerobics, hydrotherapy, spa and sauna is to be a centre within a centre and it should radiate from one control point .

Gym

- The gym needs to cater for 2000 members and therefore requires an area of 450m². For such a large space high ceiling volumes would be desirable. Vision into the pool or onto a courtyard is essential.
- The ideal gym form is a rectangle.
- Ideally the gym should be located next to the aerobics area.

Aerobics

- There are two aerobics spaces one catering for 100 and the other for 45 people
- Aerobics room is multi-use and should allow for boxing, dancing, music, etc. The entry to the aerobics needs to be discreet and a courtyard view would be desirable.

Volumes should be high and varied.

Hydrotherapy

10m x 8 m is considered for now and into the future to be ideal water body.

Depth of Pool

1.2m

It could be considered that a circular form or an octagon form could be an ideal shape for this facility.

The hydrotherapy is to cater for leisure, medical recovery and wellbeing ranging from babies to the elderly and to the disabled.

Steam and Sauna

- Allow for two separate spas to cater for 10 – 12 people maximum.
- Allow for 1 steam room and 2 saunas.
- Allow for two dump showers
- A resort style lounge should be catered for the hydrotherapy, steam, sauna facility.
- Allow for massage and physiotherapy – two rooms.

In conclusion

The gym, aerobics, hydrotherapy, steam and sauna should have their own dedicated toilet facilities and minor change and membership entry.

BRIEF FOR

SECTOR: DRY COURTS

BACKGROUND

The dry side requires areas of review – more in terms of transparency to Foyer and upgrading of current aerobics to special activities, Arts & Craft and Seniors Centre.

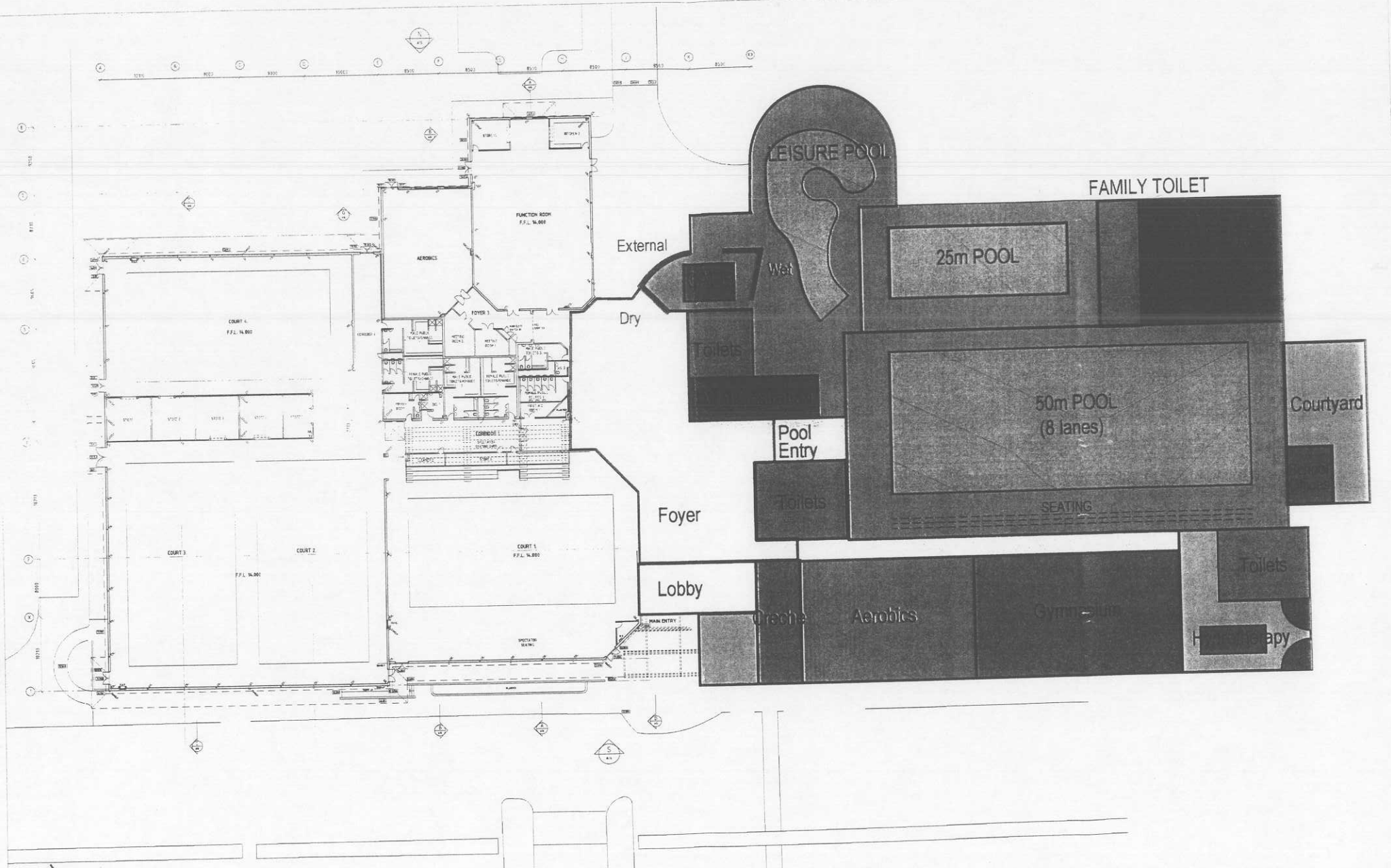
BRIEF FOR

SECTOR: DESIGN

SKETCH PLAN

We outline the following sketch plan for this Executive Summary.

Attached



Craigie Leisure Centre
for City of Joondalup

Floor Plan
Masterplan Option 1

New Building
\$12.73 M

JAMES CHRISTOU PARTNERS

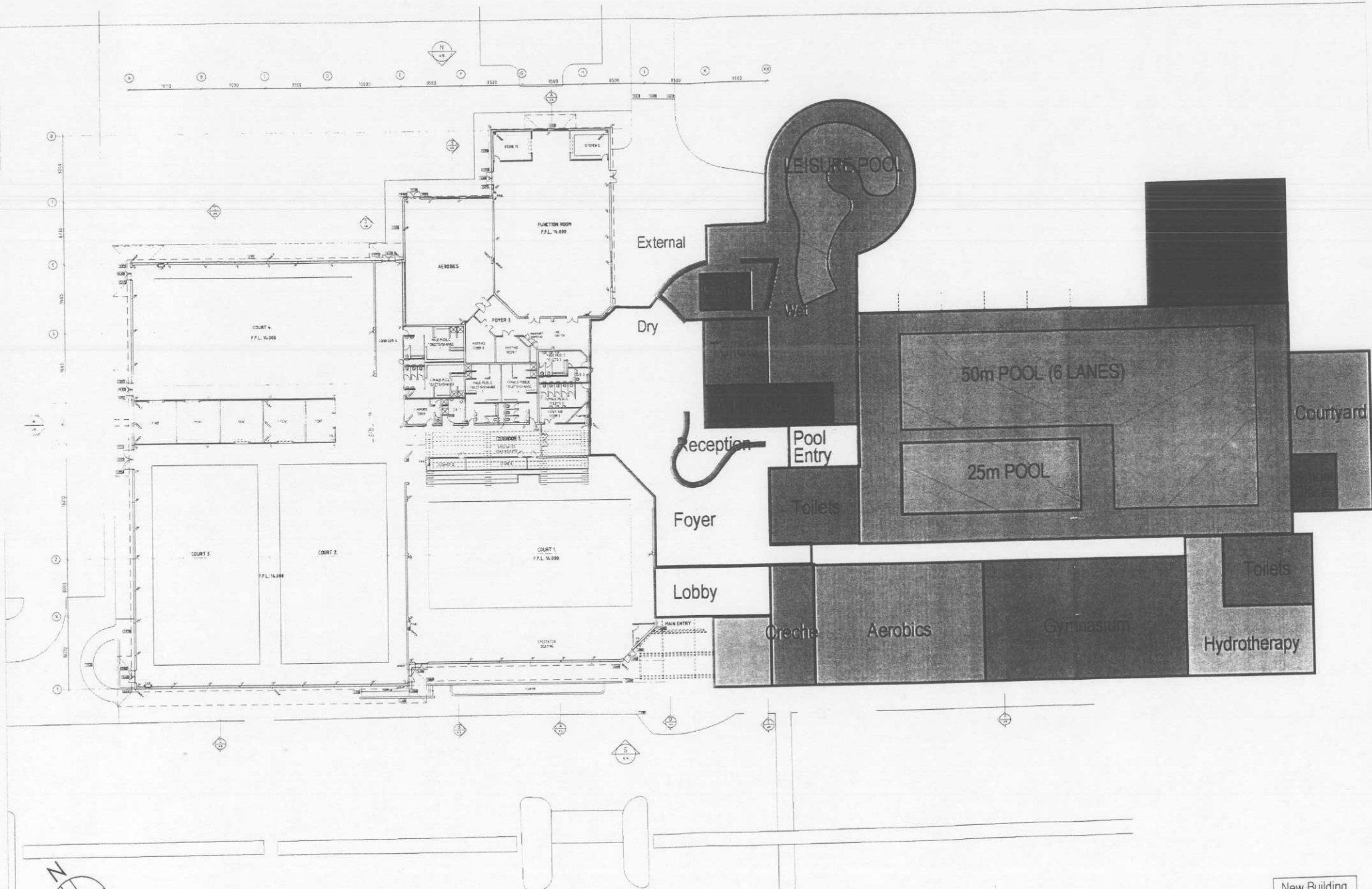
ARCHITECT

24 BRUCE PARK ROAD, WEST PERTH W.A. 6150
AL 9 200 7711
FAX 9 200 7712
WWW.JCPARTNERS.COM.AU

DATE: APR 2002
BY: JCP
CHECKED: JCP

SK-01

ARCH NO: 2002
DATE: APR 2002
BY: JCP
CHECKED: JCP



Craigie Leisure Centre
for City of Joondalup

Floor Plan
Masterplan Option 2

New Building
\$9.49 M

JAMES CHRISTOU PARTNERS

ARCHITECTS

SK-02

Rev. 1

Rev. 2

Rev. 3

Rev. 4

Rev. 5

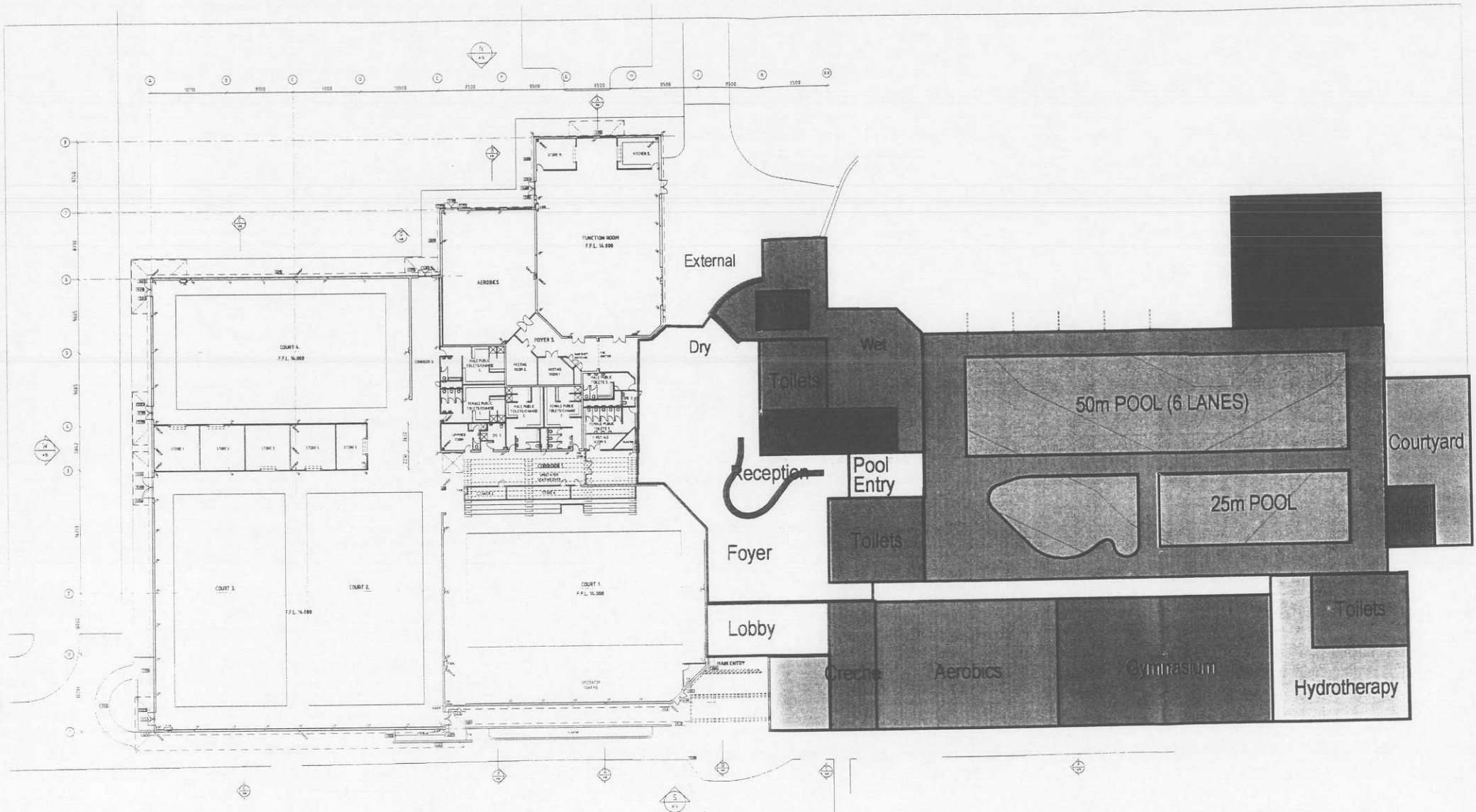
Rev. 6

Rev. 7

Rev. 8

Rev. 9

Rev. 10



Craigie Leisure Centre
for City of Joondalup

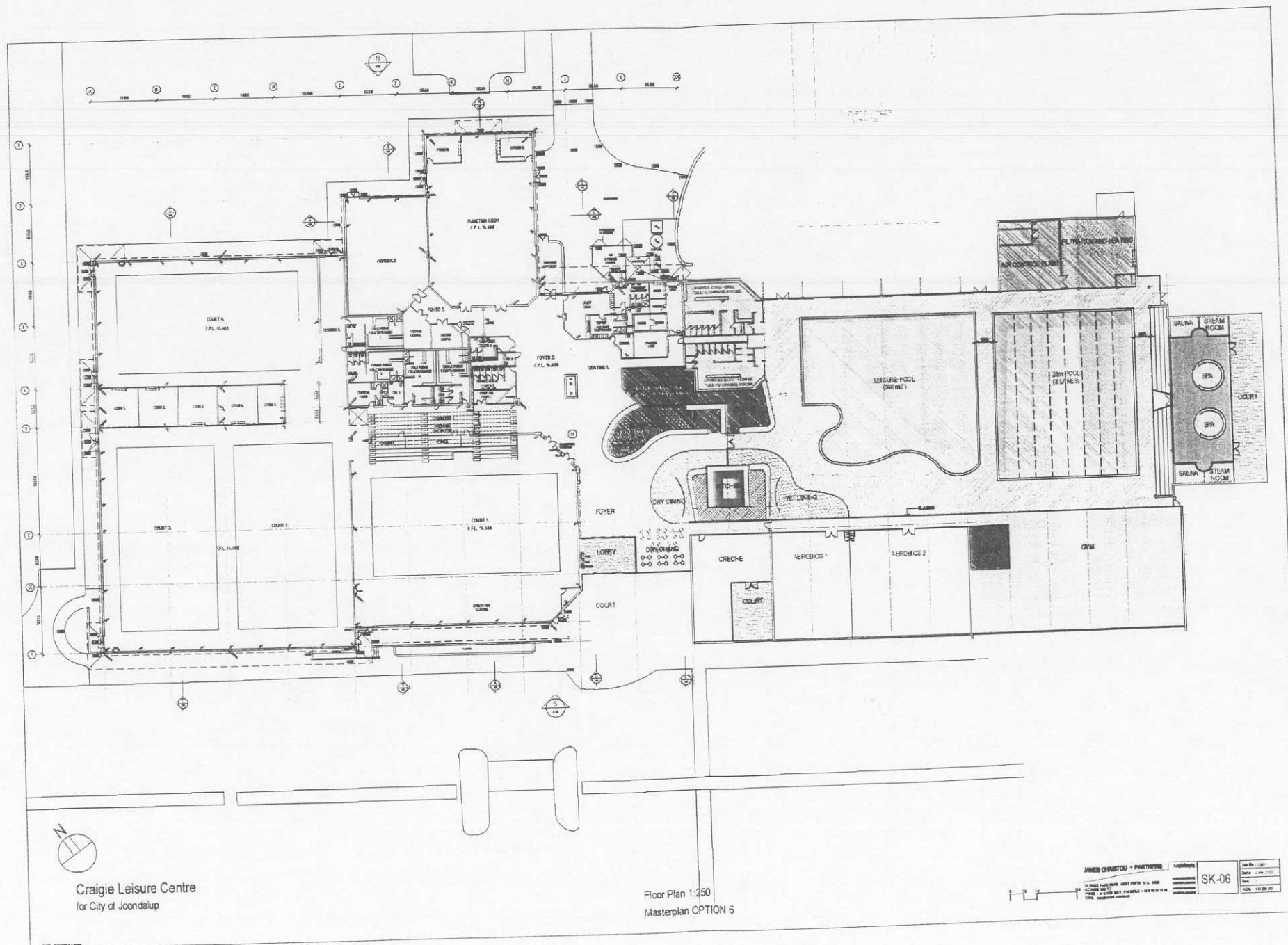
Floor Plan
Masterplan Option 3

New Building
\$8.20 M

JAMES CHRISTOU PARTNERS

SK-03

DATE: 10/10/07
DRAWN: JCH/07
CHECKED: JCH/07
SCALE: 1:1000



Craigie Leisure Centre
for City of Joondalup

Floor Plan 1:250
Masterplan OPTION 6

JAMES CHRISTOU + PARTNERS	Accounting	Date: 11/15/97
30 WINDY PARK DRIVE WEST PORTER, N.Y. 11050	Accounting	Date: 11/15/97
ALBANY 518 477	Accounting	Date: 11/15/97
ALBANY - 518 477 9477 PACADALE - 518 477 9477	Accounting	Date: 11/15/97
CITY, Incorporated	Accounting	Date: 11/15/97