



CD25/49 Morris Buzacott Reserve Change Room and Storeroom Refurbishment CSRFF Application

Ms M Pickering – Director Community Development



City of
Melville

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Background

- Morris Buzacott Reserve is a 15+ hectare district-level open space in Kardinya, located in the City's southwest.
- Project was deferred in 2023 due to funding constraints.
- Current schematic cost estimate is \$1.8M.
- Adopted LTFP allocation of \$1.25m .
- The City is proposing to apply for the CSRFF Forward Planning Grant requesting 1/3 of the total project cost (\$600k)
- The CSRFF submission will be supported by an internally written Needs Analysis, Feasibility Study, and Business Case.

Issues & Deficiencies

- **Changerooms:** Outdated; require refurbishment including new flooring, benches, lighting, ceiling, signage, and fittings.
- **Showers:** Open layout unsuitable for female users; need private, lockable shower/change facilities.
- **Universally Accessible Toilet (UAT):** Currently non-compliant; requires upgrades including a changing table, handrails, and wider doorway.
- **Doorways:** Inaccessible; several need widening to support disability access.
- **Storage:** Insufficient for user needs; space reallocation required to increase storage capacity.

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Proposed Design

The proposed refurbishment within the existing building footprint includes:

- Refurbishment of two changerooms in the main clubroom building to modern standards (gender neutral).
- Redistribution of internal toilets to improve functionality and flow for all users of the building and tennis users on the adjacent courts.
- Refurbishment of storage areas creating better access and improving the movement of equipment for training and game days.
- Installation of new electric hot water heat pumps (removal of gas hot water heating).
- Refurbishment of two changerooms that adjoin the Kardinya Hall to modern standards (gender neutral).
- Creating one Universal Access Toilet and creating additional storage out of the existing male and female toilets that adjoins the Kardinya Hall
- Improving lighting and disability access non-compliances in relation to door widths, thresholds and handrails where required.

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Engagement

- The City has engaged with key stakeholders through concept and schematic design, - all clubs are supportive of the current design.
- Kardinya Red Sox Ball Club requested an outward-facing kitchen/kiosk that is not in scope for the current project for the following reasons:
 - Existing kitchen refurbished in 2019/20.
 - Establishing a separate kiosk would either duplicate facilities or;
 - Lead to the reconfiguration of the club room space, leading to increased time and cost.
 - The proposed scope of works are required as a high priority.
- There is value in the outward-facing kitchen/kiosk request, and it is proposed to be considered as a future project through the Morris Buzacott Reserve Site Development Plan and ARIS review, where it will be prioritised with other community infrastructure projects.

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OFFICER RECOMMENDATION

That the Council:

1. Endorses an application to the Department of Creative Industries, Tourism and Sports' Community Sporting and Recreation Facilities Fund for a total of \$602,126 to part fund the Morris Buzacott Reserve Changeroom and Storeroom Refurbishment project; and
2. Notes \$50,000 has been allocated to complete detailed design and documentation of the Morris Buzacott Reserve Changeroom and Storeroom project as a part of the 2025/2026 Annual Budget; and
3. Considers a total allocation of \$1,806,380, inclusive of forecasted grant income of \$602,126, to fund the Morris Buzacott Reserve Change and Storeroom Refurbishment in the 2026/2027 Annual Budget, subject to a successful Community Sporting and Recreation Facilities Fund application.