

**1ST BULLCREEK/LEEMING
SCOUT GROUP**

New Scout Hall Proposal

Submission to Melville Council

11 September 1991

TABLE OF CONTENTS

INTRODUCTION	1
THE PROPOSAL	1
JUSTIFICATION	2
CONCLUSION	3

Appendices

Present Locations	1
Proposed Location	2
Sketch Plan	3
Design Details	4
Hall Requirements	5
Cost Estimate	6
Auditors' Statement	7
Scouting in Melville	8
Southside BMX Club letter	9

INTRODUCTION

Scouting

Scouting is a growing, world-wide youth movement with more than 16 million members. It is a voluntary, non-political educational movement for young people, open to all.

The Aim

The aim of Scouting is to encourage the physical, mental and spiritual development of young people so that they can take a constructive place in society as responsible citizens. It does this by placing the needs of young people first - needs for adventure, for comradeship, for a sense of service - in a program that can adapt to change.

THE PROPOSAL

1st Bullcreek/Leeming Scout Group proposes to build a new, dedicated Scout Hall with land and some financial assistance in the form of a self-supporting loan provided by the City of Melville.

Location

We have extensively studied available locations within our district and believe that the best possible site is Bob Gordon Reserve, on the corner of Parry Avenue and Benningfield Road, Bullcreek (See Appendices 1 and 2), adjacent to the BMX track, for the following reasons.

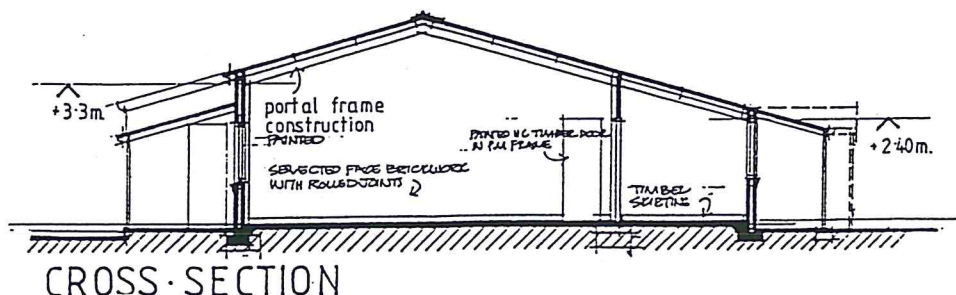
The site:

- is centrally located;
- has ample parking;
- has open space for Scout activities;
- has no close neighbours;
- has services available; and
- provides opportunity for other users - in particular the Southside BMX Club which has signified its interest in a letter to the Group (See Appendix 9).

Design

The chosen design (Appendices 3 and 4) was prepared by the The Scout Association of Western Australia's honorary architect, Mr Chris Williams, of Oldham Boas Ednie-Brown Architects. It was selected after almost a year of investigation and elimination of various alternatives. Existing Scout Halls in our District were examined and their occupants questioned on the merits and shortcomings of each design. Our leaders, parents and boys and The Scout Association all had input and the needs of other community groups who may also use the hall were taken into account. (See Appendix 5)

The Hall will be constructed to provide low maintenance for both interior and exterior and of materials which will blend with and enhance whichever location is chosen.



Costs

The cost estimate (See Appendix 6) has been prepared by Mr Ken Stratton, a Registered Builder, and fully covers the professional construction of the proposed building.

COST ESTIMATE \$193,014

Since many of our boys' parents have professional and trade backgrounds, we have obtained commitments to carry out some of the work at zero or reduced value while acting under the supervision of a Registered Builder. We have also secured donations and discounts for many of the materials and this has resulted in the following estimated savings.

SAVINGS \$49,844

These savings result in a final cost to complete the building of:

CAPITAL REQUIRED \$143,170

Through the assiduous efforts of all of our group we have raised more than \$50,000 towards this hall. Recently a major Car Raffle raised almost \$35,000 resulting in a loan fund requirement of only:

LOAN REQUIRED \$60,000

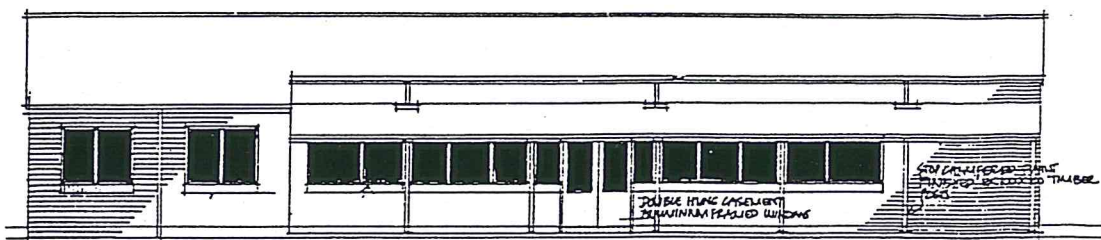
The repayments for this loan can be met comfortably without any change to current levies or increase in our regular fundraising activities as verified by the attached Auditors' Statement (Refer Appendix 7)

JUSTIFICATION

1st Bullcreek/Leeming Scout Group was formed in 1984 and initial meetings were held in the Blue Gum Lake Scout Hall in Brentwood and the Deepwater Point Scout Hall in Mount Pleasant, requiring between five and 11 kms of travel each way. In 1986 the group's two Cub Pack and one Scout Troop met together for the first time at the West Leeming Community Centre.

With the rapid population growth in the Leeming area and the subsequent establishment of two more Cub Packs, another Scout Troop and a Venturer Unit, the Group quickly outgrew the available time slots at the West Leeming Community Centre. Several Pack and Troop meetings were then established at the Blue Gum Lake Hall and this situation exists to this day despite the distance which these boys are forced to travel.

The Group is now the largest in Western Australia, providing Scouting activities for 190 boys (See Appendix 8). Without dedicated facilities in reasonable proximity to the majority of members, the Group is unable to expand, although there are more than 100 names on the waiting list. There is also a need to form a Joey Mob of up to 40 boys aged between five and seven years. The likelihood of further increases in the population of children of eligible age will only exacerbate this situation.



ELEVATION

The other compelling needs for a new Scout Hall are:

Storage space - Present facilities offer very limited storage space and much of the Group's equipment is stored at leaders' houses scattered throughout the district. Despite an expressed objective to involve the Group in more water activities, this has been curtailed through lack of adequate, secure places to store boats and sails.

Appropriate design - Scouts need meeting rooms, a tailor-made hall with a wooden floor to reduce injuries, as well as adequate storage areas.

Sense of Belonging - Nothing improves the self esteem of young people so much as a place to call their own, a place they have worked for, maintained and which displays their own creations and accomplishments.

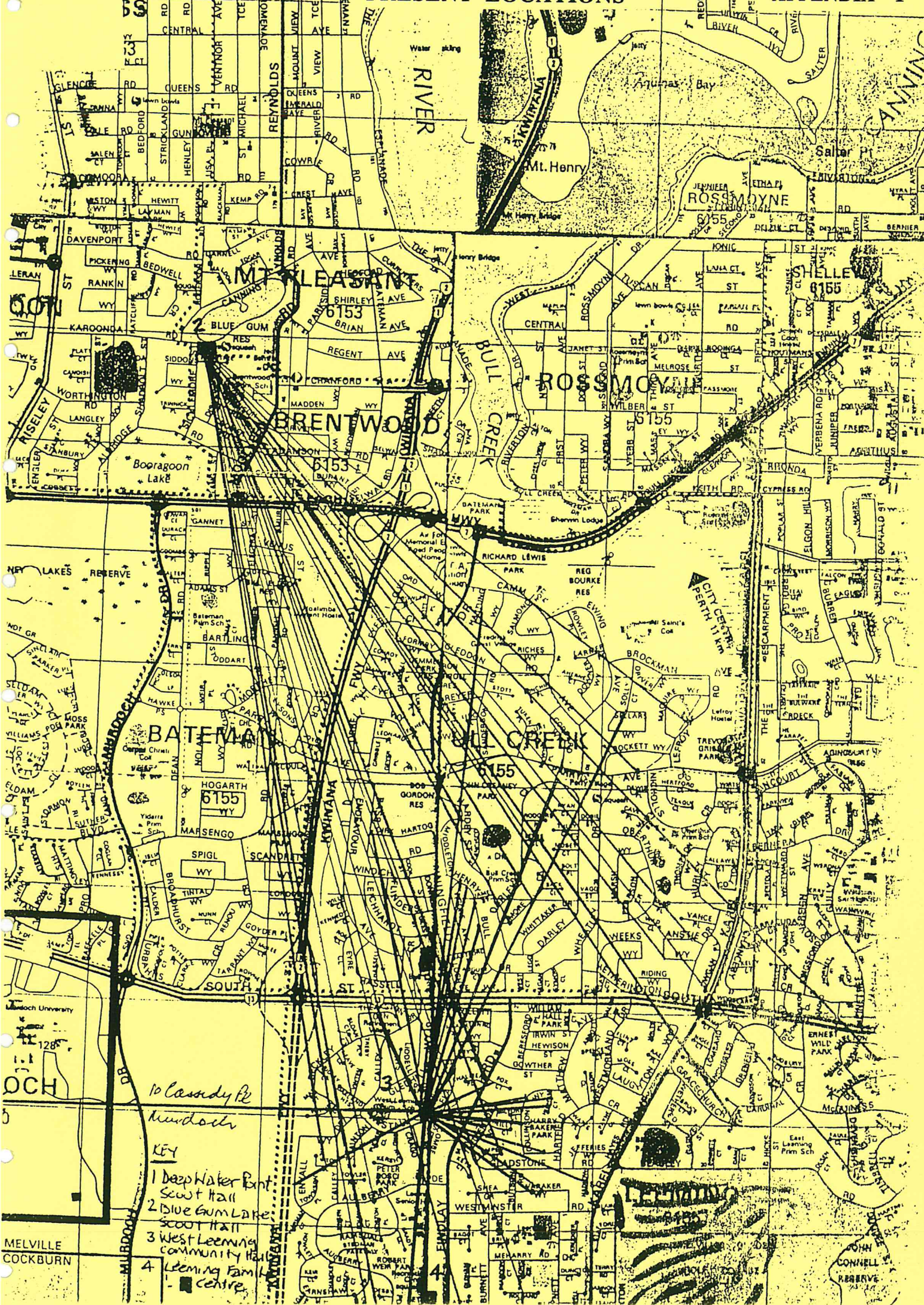
Benefits

In addition to satisfying the above self-evident demands, a new Scout Hall will provide a valuable additional community resource in our district. A hall with a quality wooden floor would be much in demand by dance groups, playgroups and many other activities which would not clash with the Scouting use. The halls we use at present would be released for other users.

By enabling our Group to expand its operations, the needs of youth in Bullcreek/Leeming can be better served. Much has been made, of late, of the problems of our young people, yet few organisations cater for the needs of eight to 17 year olds as Scouting does. We provide supervised activities that promote responsible behaviour and community spirit.

CONCLUSION

We trust that the City of Melville will view this proposal favourably and look forward to meetings with the appropriate committees to finalise all the necessary details to enable our plans to be implemented as soon as practically possible.



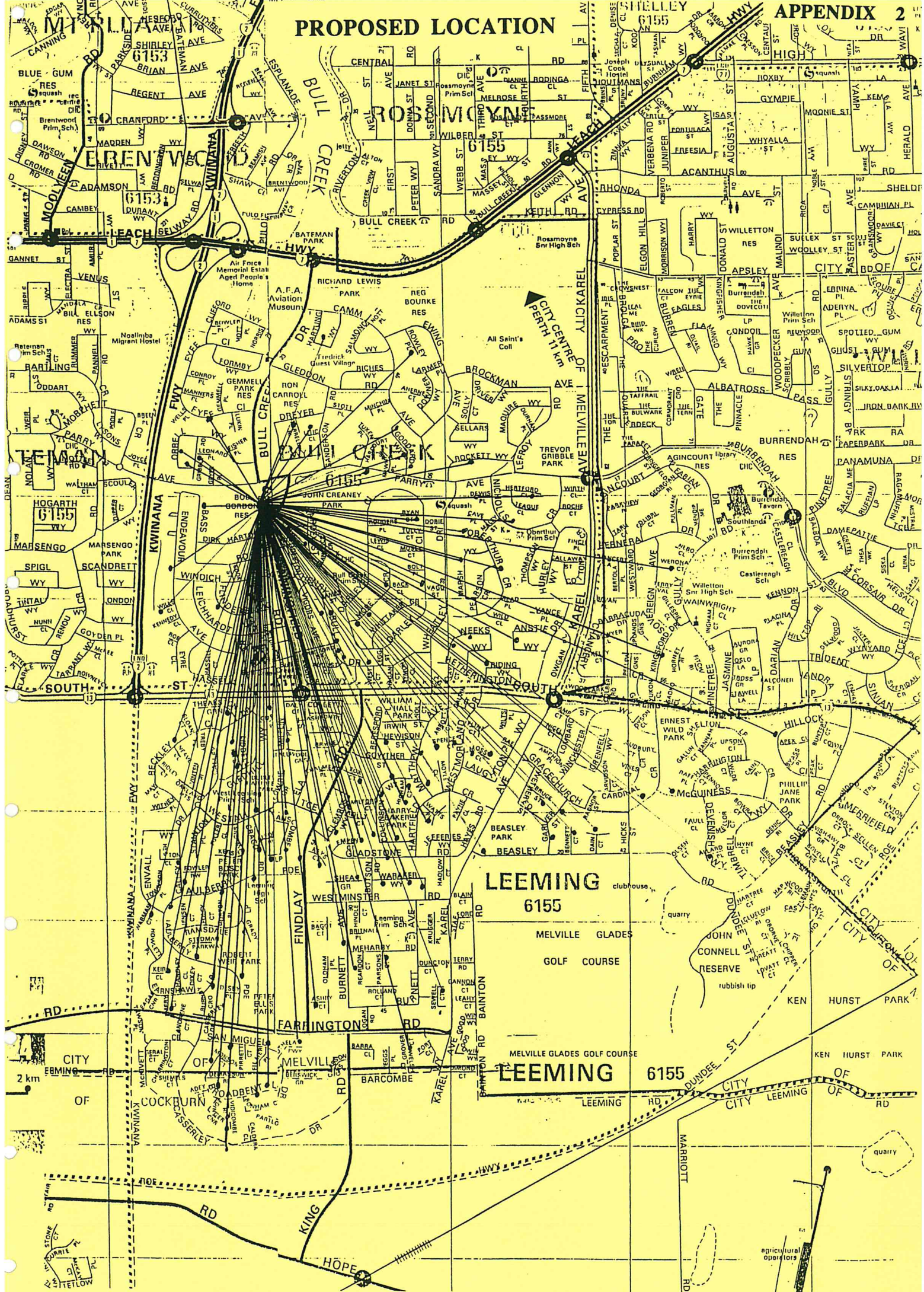
10 Cassidy Rd
Murdoch

KEY

- 1 Deep Water Point Scout Hall
- 2 Blue Gum Lake Scout Hall
- 3 West Leeming community hall
- 4 Leeming Family Centre

MELVILLE
COCKBURN

PROPOSED LOCATION



PROPOSED HALL DESIGN FEATURES

External

Portal Frame construction
 Double brick walls
 Colourbond roof and roller shutter door
 Wide verandahs with wooden posts front and rear
 Covered portico
 "Ranchy" external appearance
 Hip Height windows with security screens
 Solid wooden doors

Hall area

15m x 9m floor area
 Sprung wooden floor
 Internal face brick for easy maintenance
 3.3m minimum height, 4.5m ridge clearance
 Provision for permanent display of Scouting achievements and memorabilia
 Entry hall for parents to wait and to display notices

Storage area

6m x 12m secure storage area
 Roller shutter door for trailer access
 Storage racks for boats, camping gear, etc.
 Workbench

Wet areas

Male and female toilets with showers and vanity
 Handicapped toiler
 Tiled floors for all wet areas
 Fully equipped kitchen with stove, fridge, sink and spacious cupboards with
 benchtops
 Kitchen servery to main hall

Other areas

Rovers' Den - table and chairs, cupboard, carpeted
 Meeting room - table and chairs, cupboard, carpeted
 Office - desk and chairs, cupboard, filing cabinet, carpeted
 (Above rooms are accessed from main hall)
 Store/meeting room - external, possible use by other groups, vinyl floor.

NEW HALL REQUIREMENTS

CAT A. Essential requirements

1. Main Hall (minimum 10m x 8m x 4m)
(ideal 18m x 10m x 4.5m)
with permanently mounted portrait of the Queen and of Baden Powell and a short flagpole.
2. Secure Storage Area (minimum 4m x 8m)
accessible for trailer (ideal 6m x 10m)
3. Meeting room/Office with table and chairs, bookshelves, cupboards and filing cabinet.
4. Access to kitchen and toilets of adequate capacity.
5. Use of facilities on every week night.
6. Access to facilities on some weekends

CAT B. Ideal Situation

1. Refer above for sizes of hall and storage area
2. Total use of facilities on two or three weekends per month
3. Flat grassed areas (30-40sqM) adjacent to hall
4. Notice board and black/white board in hall.

CAT C. Preferable Options

1. Separate meeting room for Venturers capable of seating 30.
2. Showers on site.
3. Open playing fields nearby.
4. Flagpole on grassed area.
5. Display in hall of shields, trophies, pennants and recognition of supporters/sponsors.

CAT D. "Nice to have"

1. Picnic/barbecue area shaded by trees.
2. 12 each Patrol boxes to be used by Scout Patrols
3. 16 each "Six" boxes to be used by each Cub Six.

DRAFT No.1 26/7/91

BULLCREEK/LEEMING SCOUT GROUP
NEW HALL
COST ESTIMATES AND EXPENDITURE

DESCRIPTION	BUILDER BUILT ESTIMATE	LESS SELF HELP	SELF HELP ESTIMATE	ACTUAL EXPENDITURE
SITE TOILET	1300	1300	0	
CLEAN	500	500	0	
DELIV	100	100	0	
CONTAINER	300	300	0	
DELIV	100	100	0	
TEMP. CONNECT.	900	450	450	
COMPOUND	1000	1000	0	
TEMP ACCESS ROAD	500	500	0	
SCAFFOLD - EXT.	500	500	0	
INT.	500	500	0	
BRICK HOIST	1000	1000	0	
SITE ELECTRIC- INST	500		500	
POLE HIRE	200		200	
RUNNING COST	300		300	
INSURANCE	1200		1200	
SITE CLEAR-DURING	500	500	0	
COMPLETION	500	500	0	
BUILDERS	500	500	0	
PROT'N & REINSTATE	1500	1500	0	
BUILDING FEES	180		180	
COMPUTATION FEES	113		113	
WATER AUTH. FEES	405		405	
SEWER PLAN FEE	164		164	
GAS CONNECT FEE	120		120	
TOTAL PRELIMINARIES	12882	9250	3632	0
CLEAR SITE	629		629	
CLEAR CAR PARK SITE	629		629	
SUPPLY & PLACE PAD	1996		1996	
GRADE CAR PARK	512		512	
COMPACTION CERTS	100		100	
TERMITE TREATMENT	281		281	
CAR PARK- PAVING	9432		9432	
KERB	1800		1800	
CROSSOVER	1575		1575	
LINE MARKING	350		350	
BRICK PAVING	2075	1000	1075	
POLY	50		50	
WEED TREAT	122		122	
MORTAR BED	960	400	560	
CONCRETE TESTS	150		150	
FLOOR SLAB CORING	187		187	
REO - TRENCH MESH	240	100	140	
SLAB MESH	1300	600	700	
POLY TO SLAB	350	150	200	
CONCRETE COL BASE	1687		1687	
PLACE H/D BOLTS	840		840	
GROUT TO COLUMNS	120		120	
STRIP FOOTINGS	5561		5561	
THICKENING	167		167	
CONCRETE SLAB	4613		4613	

ROLLER DOOR APRON	424	200	224
INT WALL THICKENING	375		375
FLAG POLE BASE/BOLT	164	164	0
STRUCT STEEL	14850	7000	7850
WEATHER BARS	150		150
INT DOOR STRIPS	175		175
AL WINDOWS	6263	1500	4763
SECURITY SCREENS	3875	1000	2875
DOOR FRAMES	520	150	370
METER BOX	250	80	170
POST STIRRUPS	240		240
WINDOW LINTELS	800	150	650
SHOWER GRAB RAILS	100		100
ROLLER DOOR	720	150	570
EXT BRICKWORK	6995		6995
INT BRICKWORK	6995		6995
INT PART. BRICKWORK	6386		6386
BRICK PIERS	160		160
INT COMMONS	363		363
SILLS	428		428
SOLIDS	300		300
BRICK DELIVERY	787		787
VERANDAH			
FRAMING	499	200	299
BEAMS	644	250	394
RAFTERS	1155	460	695
LINING	1236	500	736
PORTICO			
RAFTERS	198		198
RIDGE	40		40
FASCIA	149		149
PURLINS	1160		1160
FIT DOORS	520		520
KITCHEN CUPBOARD	2100		2100
SERVERY DOOR/PELMET	200		200
BUILT IN CUPBOARD	400	400	0
DOORS (INCL H/WARE)	2350	700	1650
TOILET PARTITIONS	3019		3019
SKIRTING	791		791
ROOFING	6844		6844
PLASTER-RENDER	540		540
ABOVE TILES	138		138
FLOOR TILES	1995	800	1195
WALL TILES	4880	2000	2880
SOAP HOLDERS	100		100
QUARRY TILES, ENTRY	935	360	575
MIRRORS	330	80	250
PLUMBING	7700	2700	5000
ELECTRICAL	12500	10000	2500
PAINTING	8500	8500	0
VINYL	360		360
CARPET	1640	1000	640
HALL FLOOR	15337		15337
CEILINGS	6826		6826
SUPERVISION	5000		5000
CONTINGENCY	5000		5000
TOTAL	\$193,014	\$49,844	\$143,170
			\$0

W A Birkbeck CPA, AIMM
 22 Vigros Avenue
 BULLCREEK WA 6155

June 12, 1991

Mr A Scott
 Group Leader
 1st Bullcreek Leeming Scout Group
 10 Empen Court
 LEEMING WA 6155

Dear Mr Scott

SCOUT HALL PROPOSAL

As the Hon. Auditor of the above group, I have pleasure in supporting the initiative of the Group Committee in their proposal to construct a new hall.

The group commenced in 1984 with 18 boys and has grown to be the largest group in the state with a membership of 180 persons, ie, in that six years the group has grown ten fold.

At the instigation of the First Group Committee, Town and Country Building Society was approached seeking assistance in providing a hall in Leeming. This request was accepted and with the assistance of the Melville City Council the community hall in Westhall Crescent, Leeming become a reality.

With the success of the Scout Group evident in working proactively within the district community there is a need for new facilities. Appreciating that there are costs involved I would like to submit the following information in support of the project proposal.

Attached to this submission is a copy of audited financial statements of the 1st Bullcreek Leeming Scout Group showing the income and expenditure since inception.

The current assets accumulated by the Group since inception and deposited in fixed term deposits at May 30, 1991 = \$55,000

Fund raising proceeds	1989	= \$13,800
	1990	= \$20,400

Total funds raised since 1984 = \$46,442

which averages per annum = \$ 7,750

remembering the group started with 18 boys in the first year and gradually increased to the present number of 180.

Taking into consideration the group's capacity to set their goals and objectives to fulfil their plans to obtain a central meeting scout hall in the district, the proposed fundraising programme to support this project is:

Building Levy

Current 180 persons x 40 weeks @ \$1 each	\$ 7,200
Proposed 40 joeys x 40 weeks @ \$1 each	\$ 1,600

Fundraising

Continuation of regular sources (phone book delivery, quiz nights, bottle drives, apple drives, special functions) as previously undertaken successfully	\$10,000
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\$18,000

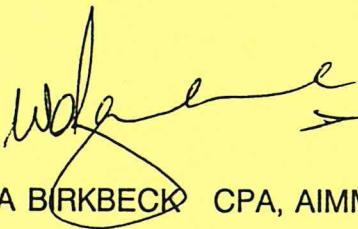
This would allow for the Group to commit to repayments of \$1,500 per month.

I believe that the Group has demonstrated that it has been extremely successful and provided a wonderful opportunity for the youth of Melville district without being a burden on any governmental agencies.

With my knowledge and background, I believe that the 1st Bullcreek Leeming Scout Group has demonstrated by their past history that they could meet the criteria outlined above and continue to meet any financial commitments it undertakes in the future.

I wish them every success in their endeavours.

Yours sincerely



W A BIRKBECK CPA, AIMM

ENC

SCOUTING IN MELVILLE

The initial Scout Group in the Melville district was 1st Applecross which was established in 1952. Since then, 11 have been formed, with all but two of these still flourishing. The current Groups and their memberships are tabled below.

GROUP	YEAR FORMED	CURRENT MEMBERSHIP
1st Applecross	1952	60 (plus 20 Joeys soon)
1st Willagee/Kardinya	1955	90
1st Melville	1956	30
1st Deepwater Point	1960	74
1st Bicton	1962	60
1st Waylen Bay	1964	90 (plus 20 Joeys soon)
3rd Melville Rover Crew	1973	12
1st Bateman/Winthrop	1976	78
1st Bullcreek/Leeming	1984	190 (plus 40 Joeys when room permits)

In 1983, shortly before 1st Bullcreek/Leeming was established, two existing Groups, 1st Canning Bridge and 1st Brentwood, amalgamated to become 1st Blue Gum Lake. With the formation and rapid expansion of 1st Bullcreek/Leeming, 1st Blue Gum Lake was no longer able to draw boys from south of Leach Highway and numbers, leaders and parental interest dwindled rapidly, culminating in the group going into recess in 1985.

1st Bullcreek/Leeming currently maintains the Blue Gum Lake Scout Hall for use by Scouts, playgroups, dancing girls and jazz ballet. With the return of younger families to the Brentwood area, it is likely that Blue Gum Lake Scouts will re-form, but even with its own Scout Hall, 1st Bullcreek/Leeming will still require some use of the Blue Gum Lake Hall for many years to come.

SOUTHSIDE BMX CLUB (INC)

P.O. BOX 94, WILLETTON, W.A. 6155

TELEPHONE:



1st September, 1991

1st Bullcreek/Leeming Scout Group
PO Box 221
Willetton WA 6155

Attention: Mr Clive S Nielsen

Dear Mr Nielsen

Re: Proposed new Scout Hall Building - Bob Gordon Reserve

In reply to your letter of the 23rd August last, I confirm on behalf of our Club Committee, that we support your intent to erect a new building on the Bob Gordon Reserve, adjacent to our race track.

We are interested in exploring and confirming our part-usage of the same building, subject to appropriate acceptance of our own license agreement, which is currently lodged to be ratified by the Melville City Council.

We are positive that our independent group's can arrive at an amicable working relationship.

Yours sincerely

PHILLIP B. LARCOMBE
PRESIDENT, SOUTHSIDE BMX CLUB INC.