

Report to the Future Melbourne Committee**Agenda item 6.5****Endorsement of the Schematic Design Plans and Provision of a Project Update for Brens and Ryder Pavilions in Royal Park.****16 February 2021****Presenter:** Roger Teale, Acting General Manager Infrastructure and Design**Purpose and background**

1. The purpose of this report is to endorse the schematic design of Brens and Ryder pavilions in Royal Park to enable the lodgement of development approval applications, tendering of construction works and the submission of an application for State Government co-funding of Brens pavilion.
2. This project is included in the 2020/21 Budget and Annual Plan Initiative 10 which aims to increase and upgrade accessible and inclusive spaces for women and girls in City of Melbourne sports facilities.
3. Four rounds of consultation with Brens and Ryder pavilions user groups were undertaken in 2019 and 2020. Brens and Ryder pavilions schematic designs are broadly supported by these user groups. Additionally, three rounds of consultation have occurred with representatives of non-sporting groups including Royal Park Protection Group, Friends of Royal Park, Parkville Association and Parkville Residents Association. Protectors of Public Land incorporated have also been briefed on this project.

Key issues

4. The City of Melbourne has been invited to submit an application for funding for the Brens pavilion with Sport and Recreation Victoria by 2 March 2021. This submission will be considered by the State Government as part of its Community Sports Infrastructure Stimulus Program. General conditions of funding include a resolution of Council confirming support for the project, confirmation that it is ready to proceed to construction within six (6) months of approval and that applicant funding is available within appropriate timeframes to deliver the project. The outcome of the application is anticipated by May 2021.
5. Bren's pavilion user groups support the proposal which incorporates accessible and inclusive spaces for women and girls.
6. Following consultation with Ryder pavilion user groups, two options to raise the social space Finished Floor Level (FFL) were investigated. The recommended proposal Option 4A proposes a FFL of 49.55. One major club stakeholder is yet to endorse this proposal and has requested the social space be raised higher to match the level of Ryder Oval playing surface at, a FFL of 49.90. This is illustrated as Option 4B. This option would require retaining walls, multiple ramps, stairs and balustrades. This outcome is not best practice design and impacts universal access, heritage, crime prevention through environmental design and landscape integration. For these reasons, Option 4B is not recommended. Additional outdoor seating and shade was also requested and has been provided for in the design for Option 4A.
7. Heritage advisors generally support a maximum FFL of 49.55 and have cautioned against increasing the height above this so as to not adversely impact the heritage values of Royal Park.
8. The preliminary cost estimate for Ryder pavilion Option 4A (FFL 49.55) is lower than Option 4B (FFL 49.90).
9. The design for the pavilions reference a contemporary Australian vernacular style that responds to and integrates with the landscape of the State heritage-listed Royal Park. This vernacular architecture is site responsive and will utilise simple and robust materials and finishes that are appropriate for the context.
10. The current program for this project anticipates construction for Brens pavilion to commence in November 2021 and completion in February 2023. The anticipated program for Ryder pavilion is to commence once Western pavilion is complete, from July 2022 to August 2023.

Attachments:

1. Supporting Attachment (Page 3 of 8)
2. Brens and Ryder Pavilion drawings FMC 16 February 2021 – (Pages 5 of 8)

Recommendation from management

11. That the Future Melbourne Committee:
 - 11.1. Endorses the design for Brens pavilion and Ryder pavilion (Option 4A) to proceed to lodgement with the Department of Environment, Land, Water and Planning for landowner consent, an application for a heritage permit and to invite tenderers for the construction works.
 - 11.2. Endorses the Brens pavilion submission for Sport Recreation Stimulus Funding and if successful proceed to construction within six months of notification of Sport Recreation Victoria Funding approval and that the balance of funding is available within appropriate timeframes to deliver the project.
 - 11.3. Authorises the General Manager Infrastructure and Design to make any further minor changes to the above documents prior to inviting tenders.

Supporting Attachment

Legal

1. Legal advice will be provided as required, in respect to the subject matter of the report.

Finance

2. The report has no financial implications.

Conflict of interest

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

4. In developing this proposal, no Occupational Health and Safety issues or opportunities have been identified.

Stakeholder consultation

12. Four rounds of consultation with Pavilion user groups at both Ryder and Brens were undertaken in 2019 and 2020. The feedback from the user groups was consistent in supporting the redevelopment works incorporating accessible and inclusive spaces for women and girls. The outcome of the consultation indicates support for the final schematic design from all but one major user group stakeholder of Ryder Pavilion. Concerns from one stakeholder at Ryder Pavilion related to a request for the social space Floor Level to be further raised to match the level of the Ryder Oval playing surface, a Finished Floor Level of 49.90 – Option 4B. This would require the introduction of retaining wall structures, multiple ramps, stairs, balustrades and blank facades. The outcome would contravene best practice design for the pavilion which incorporates universal access, heritage, and crime prevention through environmental design and landscape integration requirements. For these reasons Option 4B is not recommended. Outdoor seating and shade was also requested and has been provided for in schematic design Option 4A.
5. Three rounds of consultation with non-sport community stakeholders (2 x resident associations and 2 x park groups) were undertaken in 2019/20 pre COVID-19. The outcome of this consultation indicates that they will have concerns about an expanded pavilion footprint in each location and concerns about increasing the social activities at each site.

Relation to Council policy

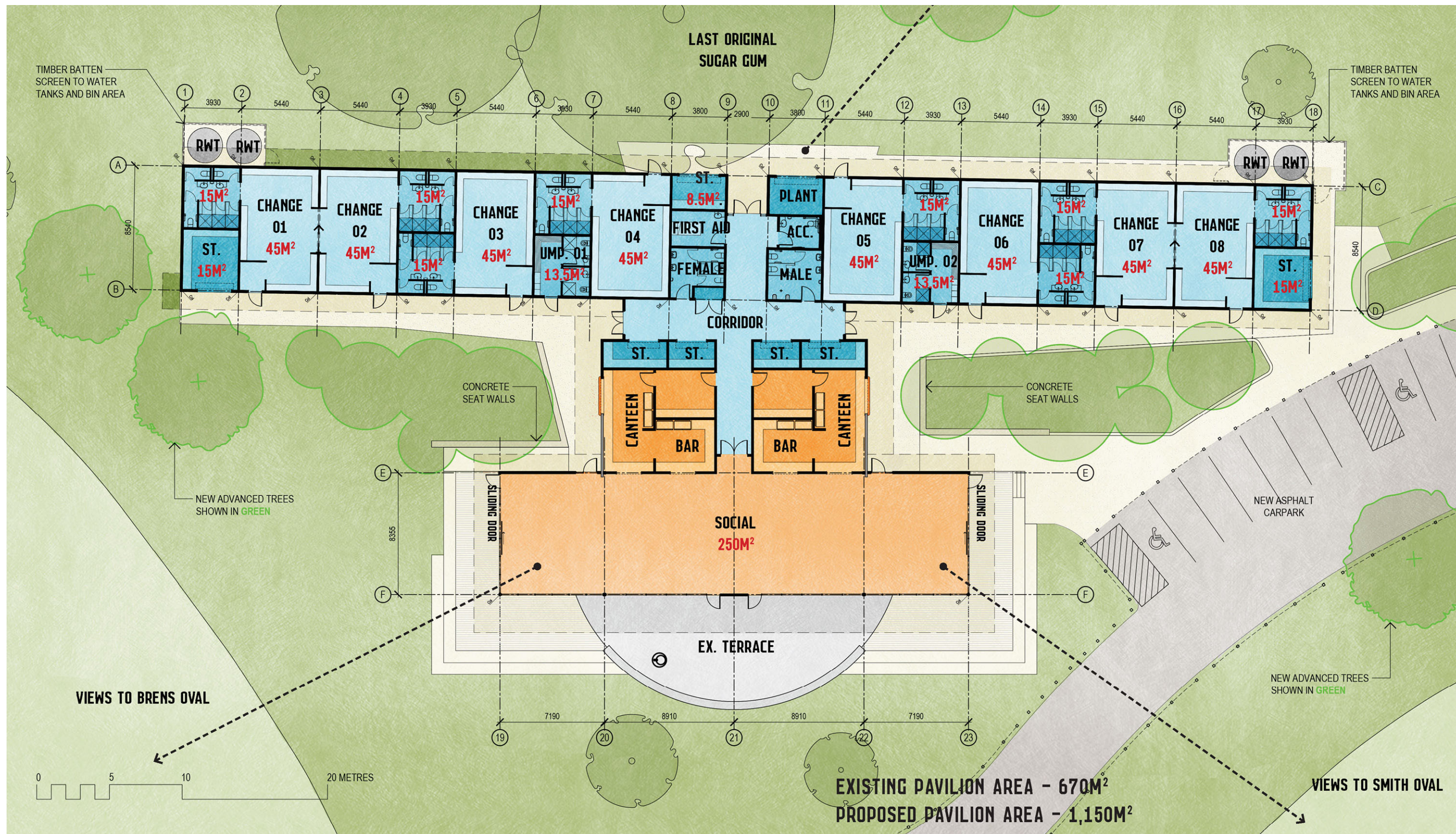
6. The recommendation is consistent with:
 - 6.1. Council Annual Plan and Budget 2020/21 major initiative “Increase and upgrade accessible and inclusive spaces for women in City of Melbourne sports facilities”.
 - 6.2. Active Melbourne Plan 2017 – 2021.

Environmental sustainability

7. Consistent with the City of Melbourne’s zero net emissions by 2020 target, the redevelopment of the Pavilions will adopt ‘passive’ and ‘active’ strategies to minimise its environmental impact during construction and over the life of the building that maximises opportunities to provide a better, more functional and environmentally friendly facility and achieves a high quality indoor environment in all

spaces. A fully integrated approach to these strategies will be adopted, as part of a total package to reduce energy demand, recurrent energy costs to the building and minimise greenhouse gas emissions.

Brens Pavilion Floor Plan



Brens Pavilion Perspective View from Smith Oval



Ryder Pavilion Perspective View – Option 4A – FFL 49.550

