

Report to the Future Melbourne (People City) Committee

Agenda item 6.4

Endorsement of the concept design plans and project update for the redevelopment of Western Pavilion in Royal Park

4 August 2020

Presenter: Joanne Wandel, Acting General Manager Capital Projects and Infrastructure

Purpose and background

1. The purpose of this report is to seek endorsement of the concept design plans for Western Pavilion in Royal Park prior to lodgement of a heritage permit application and tender of works, and to provide a project update.
2. This project is included in the 2020-21 Annual Plan and Budget as a major initiative which aims to increase and upgrade accessible and inclusive spaces for women in City of Melbourne sports facilities. Deliverables this year will include the completion of Western Pavilion and continuing design and documentation for Ryder and Brens Pavilions in Royal Park.
3. In July 2020, Council resolved to refer the final concept plans for the Western, Brens and Ryder Pavilions to Committee for decision under the delegations policy.
4. Works are progressing in relation to the Brens and Ryder Pavilions and, following further stakeholder engagement, concept design plans for these pavilions will also be brought to a future Committee meeting for endorsement.

Key issues

5. The redeveloped Western Pavilion will deliver a new social room and kitchen, four new gender equal change facilities (current pavilion has two change facilities with a single group of open showers), two umpire rooms (current pavilion has one umpire facility) and increased equipment and storage rooms. The building has been designed to respond to world's best principles for universal access, with the new facility to include ambulant toilet cubicles, accessible unisex toilet cubicle with accessible shower and recessed baby change facilities.
6. Consistent with the City of Melbourne's zero net emissions by 2020 target, the new pavilion will incorporate a range of ESD initiatives, including an all-electric building and rainwater harvesting and re-use.
7. While the building footprint is increased, there is a nett return to parkland of 350m² following demolition of the existing pavilion and decentralisation of car parking. The pavilion will also be integrated into the surrounding landscape with 30 new trees planted in accordance with the Royal Park Planting Plan.
8. Land owner consent through the Department of Environment, Land, Water and Planning (DELWP) is required in order to lodge an application for works with Heritage Victoria. This consent application for the Western Pavilion was lodged with DELWP on 30 June 2020. A heritage permit application to Heritage Victoria will be lodged once consent is received.
9. The 2020-21 Council Capital Works program includes \$2.6 million for the Western Pavilion project as a grant. The current cost estimate for the project is \$2.99 million. The current cost plan reflects the recent increase in scope to ensure the facility meets AFL requirements, adding approximately 140m² to the overall size of the building. This increase will ensure the building can cater for the growing need of both AFL compliant and gender equal facilities. An ongoing value management process is being applied to this project. An application for funding for Western Pavilion has been submitted to Sport and Recreation Victoria under the \$68 million State Government Community Sports Infrastructure Stimulus Program.
10. Subject to heritage approval, construction of the redeveloped Western Pavilion will commence in December 2020.

Recommendation from management

11. That the Future Melbourne Committee:
 - 11.1. Endorses the concept design plans for Western Pavilion to proceed to lodgement of a heritage permit application and tender.
 - 11.2. Notes the proposed programme for delivery of the Western Pavilion project.
 - 11.3. Authorises the General Manager Capital Projects and Infrastructure to make any further minor changes prior to tender.
 - 11.4. Notes that works are progressing in relation to the Brens and Ryder Pavilions and, that following further stakeholder engagement, the concept plans for these pavilions will be brought to a future Committee meeting for endorsement.

Attachments:

1. Supporting Attachment (Page 3 of 8)
2. Schematic Design Western Pavilion (Page 4 of 8)

Supporting Attachment

Legal

1. There are no direct legal implications arising from the recommendation from management.

Finance

2. The 2020-21 budget includes \$2.6 million as a grant to complete the design and construction of Western Pavilion.

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 direct or indirect interest in relation to the matter of the report.

Health and Safety

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

Stakeholder consultation

5. Four rounds of consultation with Western Pavilion user groups were undertaken in 2019-20 pre COVID-19. The feedback from the user groups was consistent in supporting the redevelopment works incorporating accessible and inclusive spaces for women and supporting the current design plans and works program.
 - 5.1. Two 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 there are concerns about an expanded pavilion footprint and increased social activities.

Relation to Council policy (if applicable)

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 Western Pavilion will adopt 'passive' and 'active' strategies to minimise the environmental impact during construction and over the life of the building. 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.



LOCALITY PLAN

PROJECT
NEW WESTERN OVAL PAVILION, ROYAL PARK NORTH,
776 PARK STREET, PARKVILLE

CLIENT
-

PASSED
-

APPROVED
-

DRAWN
TL

DATE
18.6.2020

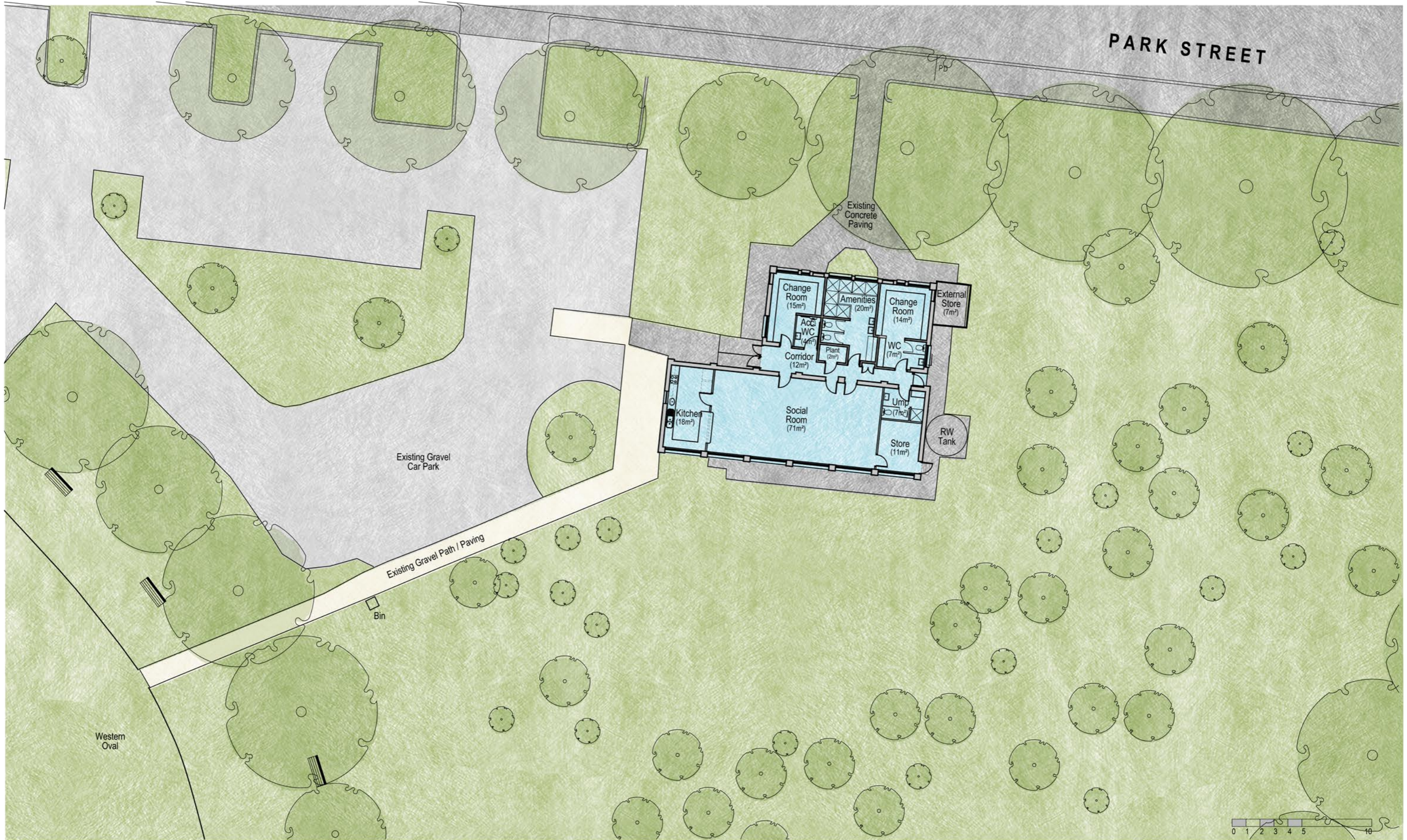
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PROJECT NUMBER
904029

DRAWING NUMBER
HV-00

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SITE PLAN - EXISTING CONDITIONS

PROJECT
 NEW WESTERN OVAL PAVILION, ROYAL PARK NORTH,
 776 PARK STREET, PARKVILLE

CLIENT
 -

PASSED
 -

APPROVED
 -

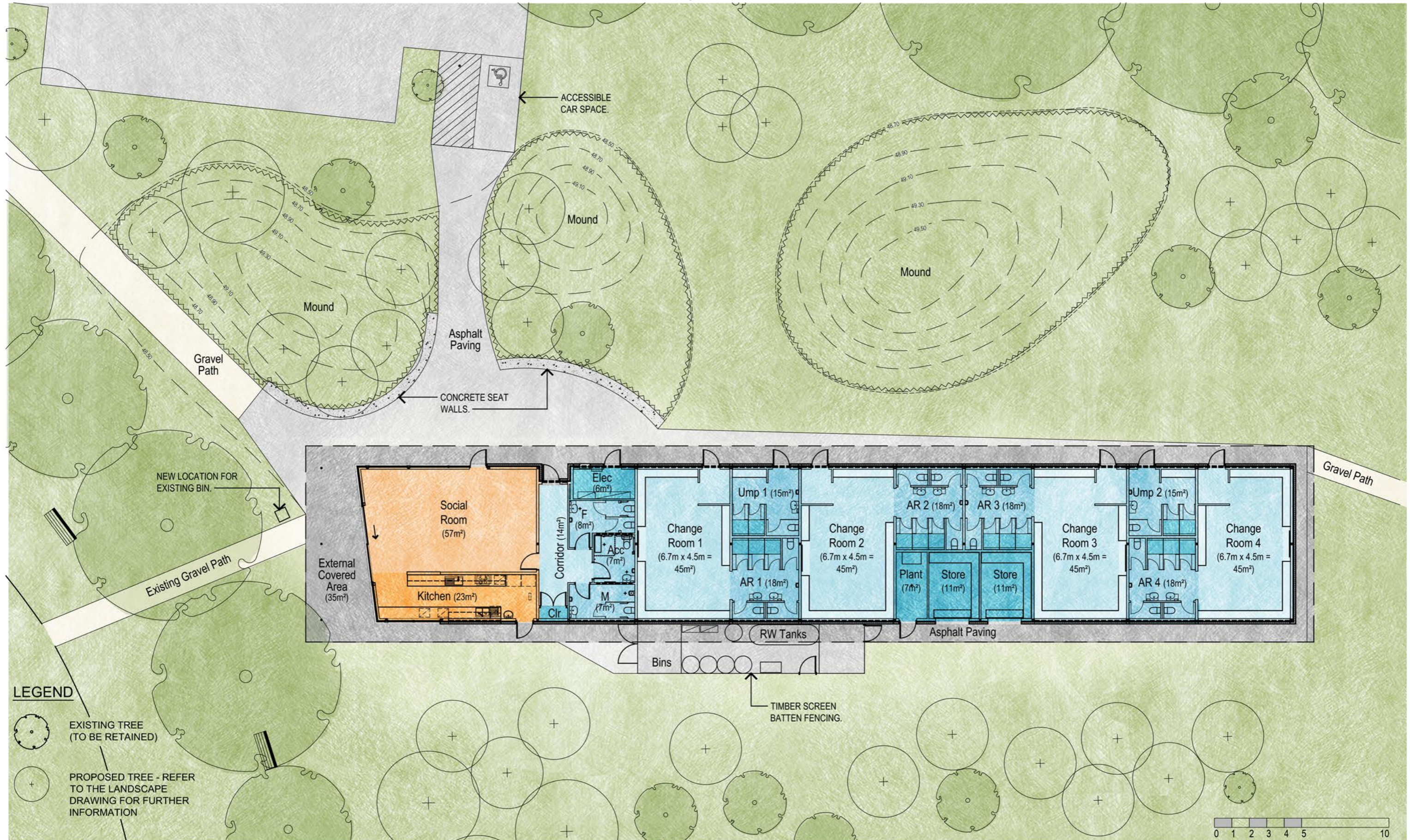
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PROJECT NUMBER
 904029

DRAWING NUMBER
 HV-01.1



GROUND FLOOR PLAN

PROJECT
 NEW WESTERN OVAL PAVILION, ROYAL PARK NORTH,
 776 PARK STREET, PARKVILLE

CLIENT
 -

PASSED
 -

APPROVED
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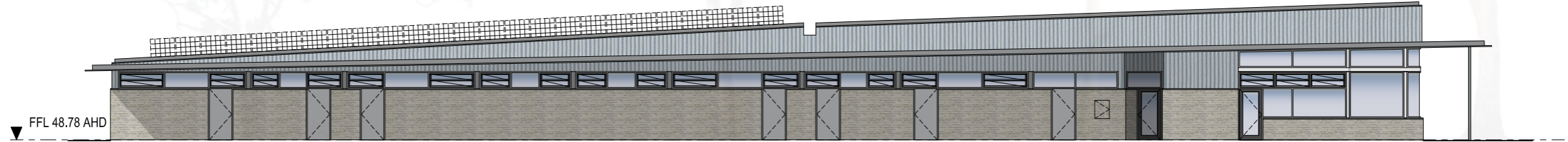
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NORTH ELEVATION



SOUTH ELEVATION



PERSPECTIVE FROM NORTHWEST



ELEVATIONS AND PERSPECTIVE VIEW

PROJECT
 NEW WESTERN OVAL PAVILION, ROYAL PARK NORTH,
 776 PARK STREET, PARKVILLE

CLIENT
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PASSED
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APPROVED
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DATE
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PROJECT NUMBER
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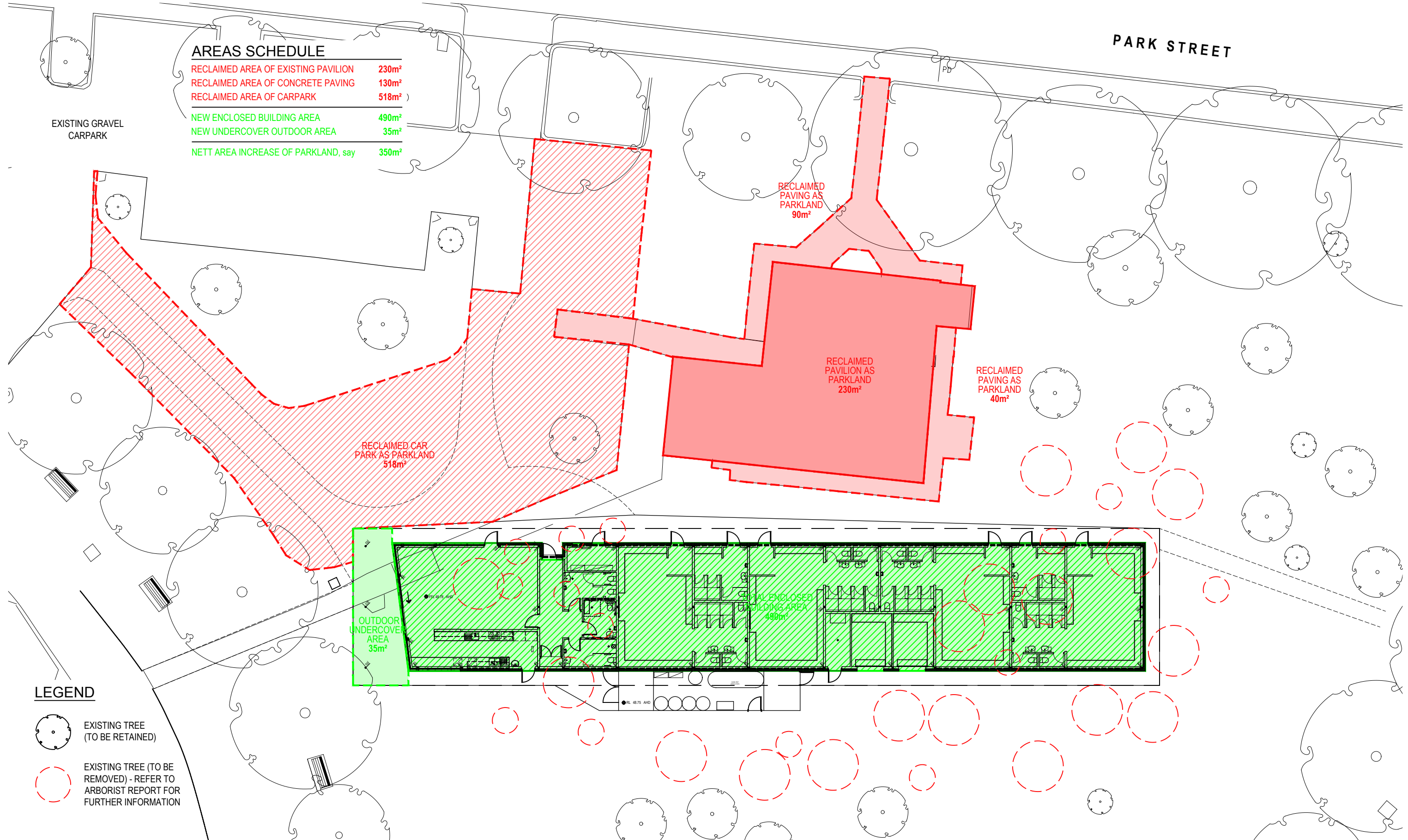
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PARK STREET

AREAS SCHEDULE

RECLAIMED AREA OF EXISTING PAVILION	230m ²
RECLAIMED AREA OF CONCRETE PAVING	130m ²
RECLAIMED AREA OF CARPARK	518m ²
NEW ENCLOSED BUILDING AREA	490m ²
NEW UNDERCOVER OUTDOOR AREA	35m ²
NETT AREA INCREASE OF PARKLAND, say	350m ²

EXISTING GRAVEL CARPARK



LEGEND

- EXISTING TREE (TO BE RETAINED)
- EXISTING TREE (TO BE REMOVED) - REFER TO ARBORIST REPORT FOR FURTHER INFORMATION

PROPOSED SITE PLAN - AREAS ANALYSIS



PROJECT
NEW WESTERN OVAL PAVILION, ROYAL PARK NORTH,
776 PARK STREET, PARKVILLE

CLIENT
-

PASSED
-

APPROVED
-

DRAWN
RT

DATE
10.7.2020

SCALE
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PROJECT NUMBER
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DRAWING NUMBER
HV-01.3