



**10.3 ELDER SMITH NETBALL COURTS AND PAVILION UPDATE**

**EXECUTIVE MEMBER: ALLISON KENWOOD, GENERAL MANAGER, COMMUNITY WELLBEING AND INCLUSION**

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**1. PURPOSE**

- 1.1 To seek Council endorsement on the proposed design for Elder Smith Netball Courts and Pavilion.
- 1.2 Request Councils endorsement of additional funding of \$1.7m in 2024/25 financial year to deliver the project.
- 1.3 Obtain Councillors' endorsement of the inclusion of a number of discretionary inclusions for the pavilion.

**2. EXECUTIVE SUMMARY**

- 2.1 Council has a total of \$4.0m to build new netball courts, pavilion and associated infrastructure at Elder Smith Reserve. This includes an Election Commitment in November 2018 for \$2m towards new netball courts in Port Melbourne.
- 2.2 At a Council Meeting on [1 December 2021](#), Councillors endorsed progressing with a concept design for four new netball courts, pavilion, car park and improved greening at Elder Smith Reserve.
- 2.3 In March 2023, Officers completed an initial round of community consultation on the draft concept design, inviting the general public to provide feedback via Councils online [Have Your Say page](#).
- 2.4 Community consultation on the draft concept design was conducted in March 2023. Council received 135 survey contributions from 121 contributors.
- 2.5 Overall, the community was supportive of the draft concept plan.
- 2.6 In May 2023, Councillors supported increasing the scope for the project to support and investment in female participation in sport. This included extending the pavilion past a base local level, providing integrated landscaping to improve the surrounds and consideration of other complementary inclusions to the reserve (hit up wall, walking track, exercise equipment etc).
- 2.7 The design has developed, and a *Cost plan C* has been obtained.
- 2.8 Since the budget was originally set in 2021/22 financial year, construction costs have significantly increased and the Fishermans Bend Water Sensitive City Strategy was adopted. As the design has progressed we have a more detailed understanding of the requirements and associated costs, including drainage, existing ground conditions and soil stability solutions.
- 2.9 *Cost Plan C* has projected the overall project to cost to be \$6.2m (excluding GST), therefore additional funding of \$1.7m would need to be included in the 23/24 budget to deliver.



- 2.10 This is reflective of the current construction market and associated increased costs.
- 2.11 Council has the opportunity to include additional items within the design at additional costs. These include sustainability initiatives, additional infrastructure and quality of finishes, fixtures and fittings.
- 2.12 The project is due to commence construction in May 2024.

### 3. RECOMMENDATION

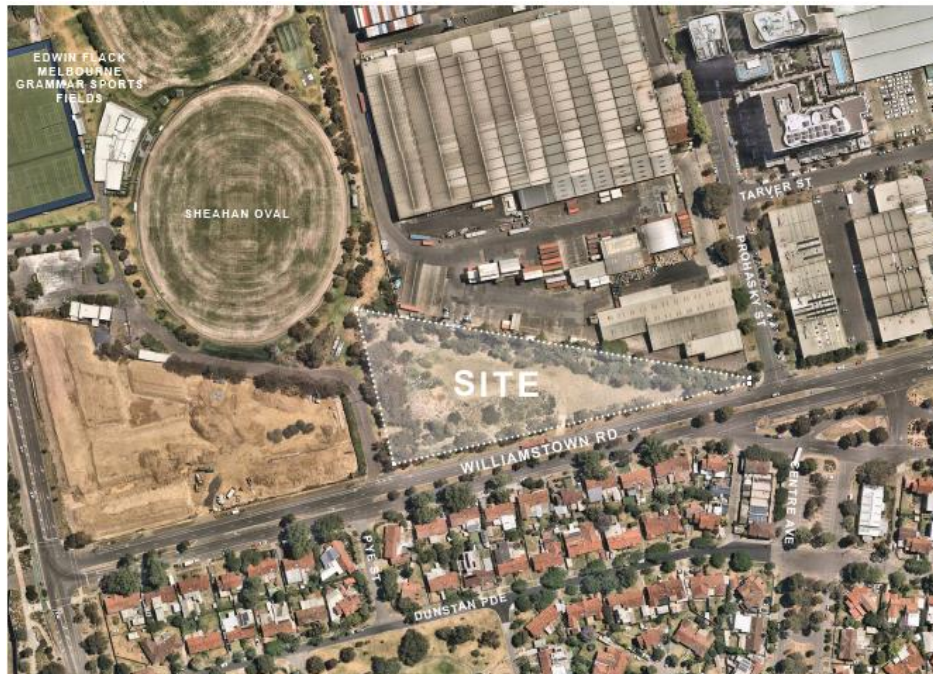
That Council:

- 3.1 Endorses progressing the project with the proposed design for Elder Smith Netball Courts and Pavilion.
- 3.2 Approves additional funding of \$1.7m (excluding GST) for project costs to deliver Courts and Pavilion.
- 3.3 Approves additional funding for discretionary items;
  - 3.3.1 Solar panels and battery. Cost \$180,000
  - 3.3.2 Green-roof (including drainage system). Cost: \$260,000
  - 3.3.3 Scoreboards. Cost: \$80,000
  - 3.3.4 Seating outside the courts (on court seating is included). Cost: \$20,000
  - 3.3.5 Higher quality finishes, fixtures and fittings. Cost: \$400,000
- 3.4 Notes the funding of the additional request will be mainly from a drawdown on open space contribution reserve.
- 3.5 Notes the proposed next steps for the project:
  - 3.5.1 February/March 2023 – construction procurement
  - 3.5.2 May 2024 - commence construction
  - 3.5.3 December 2024 – construction complete

### 4. KEY POINTS/ISSUES

#### Background

- 4.1 Council received a State Election Commitment of \$2m in 2018 to build new netball courts in Port Melbourne. The facility will support the growth of netball and improve the provision for female led or dominant sports within the municipality.
- 4.2 The total allocated budget for the project is \$4.0m, which includes \$2.0m Council funding.
- 4.3 Elder Smith has been chosen as the site for the new netball courts as it will connect with the future Prohasky Reserve sporting precinct, part of the Fishermans Bend urban renewal.
- 4.4 Elder Smith Reserve is in an industrial area of Port Melbourne boarded by Williamstown Road and Prohasky Street. It is an on-leash dog area and is used for informal/passive recreation.



*Image 1: Location of Elder Smith Reserve.*

4.5 Other sites considered included:

- JL Murphy which couldn't progress due to likely water retention and flooding on the hard court surface, and
- RF Julier, which is not large enough to cater for increased courts numbers.

4.6 The project and site was endorsed by Council resolution on 1 December 2021. The State Government also supported Elder Smith as the location for this project.

4.7 The December Council resolution requested Officers work with the Port Melbourne Netball Club to complete a concept design for Elder Smith Reserve, including new courts, new pavilion, car park and improved greening with an independent cost estimate.

4.8 In May 2023, Councillors supported increasing the scope for the project to support and invest in female participation in sport. This included extending the pavilion past a base local level, providing integrated landscaping to improve the surrounds and consideration of other complementary inclusions to the reserve (hit up wall, walking track, exercise equipment etc).

**Netball Provision**

4.9 Netball is the most popular team sport for women and girls and ranks number four for all team sports played in Australia.

4.10 AusPlay data shows that netball has kept its place as the most popular team sport for women and girls with a total of 838,478 women and girls participating nationally, 397,385 more participants than the next sport.

4.11 The current provision of netball courts in the municipality are not meeting the existing or future participation requirements.



- 4.12 The four proposed courts at Elder Smith Reserve will double the number of full-sized Council managed outdoor netball courts available within the municipality, taking the total of outdoor courts from four to eight.
- 4.13 The new courts will provide for increased participation in community netball and will become the home ground for Port Melbourne Netball Club (PMNC), providing a suitable facility for their members and needs. It will also provide opportunities for new clubs to establish themselves in the area.
- 4.14 PMNC now has over 180 players and have outgrown their current facilities at RF Julier Reserve.
- 4.15 Four courts provide extended usage at this site and classify it as a sub-regional facility.
- 4.16 The main difference between a local level and a sub-regional facility is the opportunity for increased club competition (increased participation) and school championships. The site would be able to facilitate Association competitions. This will give the local areas the opportunity to start up clubs and form an association to allow a competition to be played on the site.
- 4.17 Eight Courts would be required to facilitate association championship tournaments, of which there are only a couple for tournament competitions each year and are usually held at premier facilities. The maximum amount of courts which will fit at Elder Smith is four.

### **Project Design**

- 4.18 The project includes:
- Four new netball courts with shelters
  - Sports standard and site safety lighting
  - Pathways, landscaping, BBQ, drinking fountains and safety fencing
  - A modular pavilion, including:
    - Player changerooms and amenities
    - Umpire rooms and amenities
    - First Aid Room
    - Canteen
    - Administration office
    - Social Room
    - Storage
    - Public amenities, including accessible and family change areas.
  - On site car parking
- 4.19 There is an option for additional infrastructure on the reserve, although the space is limited. Consideration for further improvements will be brought back to Councillors at a later date, the current focus is to progress the courts and pavilion.
- 4.20 DS Architects have been engaged to develop the design for the project.
- 4.21 The concept design is outlined below, detailed design will occur once the concept is approved. Through that process there may be some small changes however the overall site layout and inclusions will remain.

- 4.22 The façade design for the modular building will be further developed once a modular construction company has been awarded. Consideration will be given to:
- 4.22.1 Providing a design that goes beyond a boxlike/ modular appearance.
  - 4.22.2 The quality of the façade.
  - 4.22.3 Colour palate to be in line with sustainability requirements, to reduce the heat island effect
  - 4.22.4 Colour palate to deter potential for graffiti.
- 4.23 Key features of the design are shown below:



Image 2: Site layout showing location of courts, pavilion and carparking.

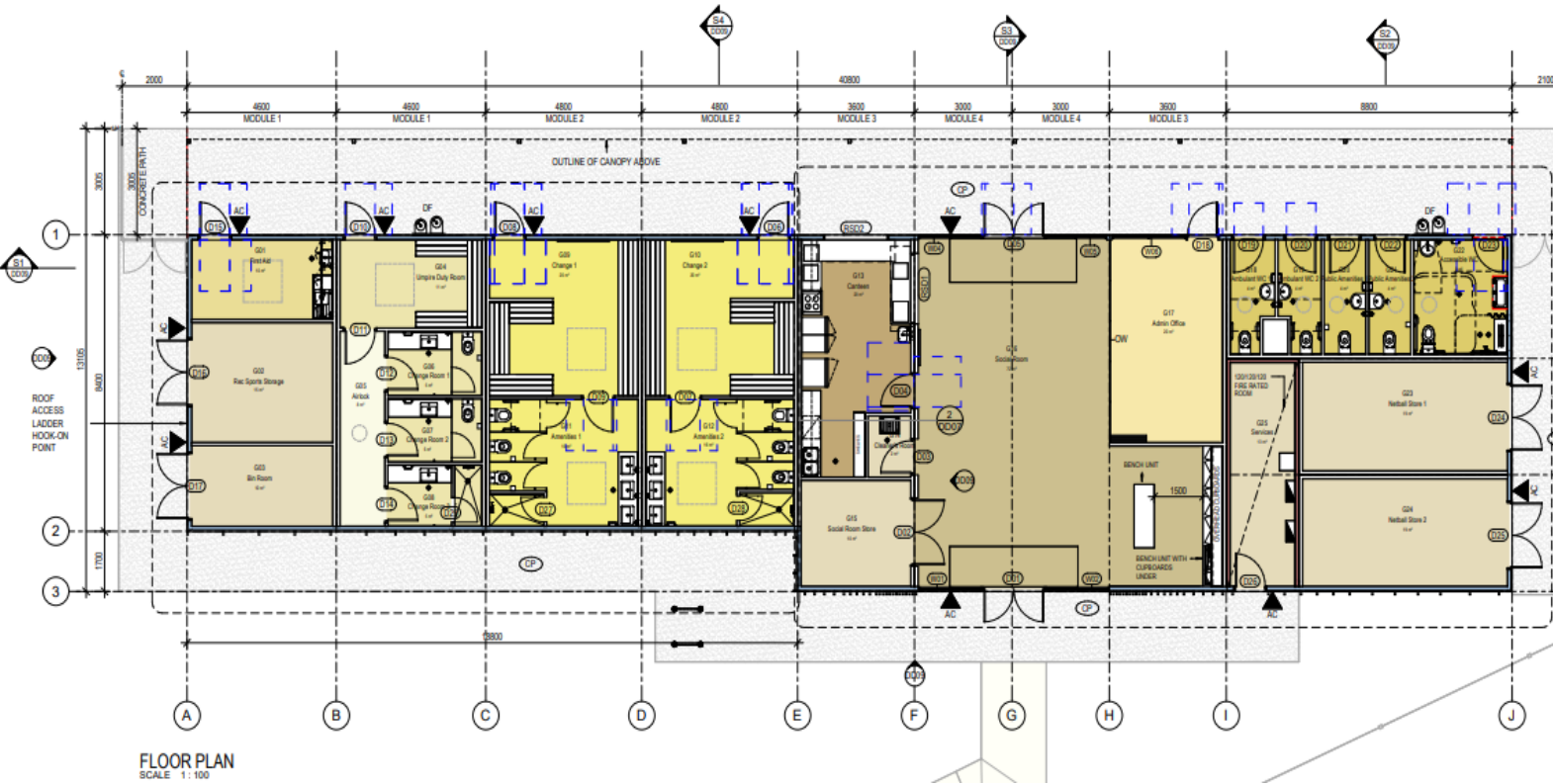


Image 3: Floor plan layout

### Project Additions

4.24 To provide better outcomes for the community and to invest in female participation in sport the following updates have been included in the project scope:

#### Pavilion

- Increased size of pavilion to 241sm (internal) and 100sm (spectator area) (from 176sm internal and 80sm spectator)
- Enclosed breezeway to increase social room size (cost neutral)
- Increased social space and storage areas - 82sm
- Umpires Duty and Change Rooms – 33sm
- Canteen – 20sm
- Tournament Office (extending office space) – 20sm
- Cleaner's room - 2sm

#### Landscape:

- Increase canopy from 80sm to 100sm
- Landscaping, vegetation and improved integration into the surrounds
- Allowance for future connections to Prohasky via walking track have been considered.



### Discretionary items for Councillors consideration

4.25 Council has the opportunity to include additional items within the modular design at additional cost. These include:

4.25.1 Sustainability Initiatives:

- Solar panels and battery. Cost \$180,000
- Green-roof (including drainage system). Cost: \$260,000

4.25.2 Additional infrastructure

- Scoreboards. Cost: \$80,000
- Seating outside the courts (on court seating is included). Cost: \$20,000

4.25.3 Higher quality finishes, fixtures and fittings. Cost: \$400,000

### Timeline

4.26 Detailed design will be finalised in October 2023.

4.27 Tender documentation will go out in early 2024, with a contract expected to be awarded in March 2024.

4.28 Construction is due to commence in May 2024 and be completed in December 2024.

## 5. CONSULTATION AND STAKEHOLDERS

5.1 Community consultation on the draft concept design was conducted from 27 February – 24 March 23.

5.2 Consultation included:

- A survey via Councils online [Have Your Say page](#). Asking for feedback on the draft concept design along with questions regarding current usage and travel modes.
- Two on-site pop-up sessions:
  - RF Julier Reserve on the 09 March 2023
  - Elder Smith Reserve on the 20 March 2023

5.3 135 survey contributions were received from 121 contributors.

5.4 Overall, the community was supportive of the draft concept plan.

5.5 Of the responses received, the following key themes were identified:

- **Provision of netball facilities** was the most common theme, referenced 182 (47%) times. Of this 68% of responses were in favour of the proposed development (investment in female sport and netball), while 32% raised concerns (excessive development for usage, shouldn't be just for netball, loss of greenspace).
- **Impacts to traffic and parking** was referenced 68 times (18%). 31% considered the inclusion of on-site parking to be of benefit, while 69% expressed concerns (not enough parking, impacts of headlights on adjacent residents).
- **Site access and safety** was referenced 47 times (12% of responses). Responses received expressed concerns about user safety and the need for a



formalised crossing point over Williamstown Road. When asked about their expected modes of travel to Elder Smith Reserve most respondents (69%) indicated active travel (i.e. walking, cycling, etc.).

- **Location** of the development was referenced 40 times (10%). 25% of these responses were in favour of the location, while 75% identified concerns with the project location. When asked if they currently use Elder Smith Reserve, 99 (74%) of survey participants answered no. 34 survey participants (26%) and a further five (5) participants who attended the on-site pop up at Elder Smith Reserve reported they currently visit the Reserve.
- 24 comments (6%) referenced **lighting** in their response. Of this 67% were supportive of the inclusion of lighting (support feelings of safety and usage), while the remaining 33% raised concerns (impacts on residents/wildlife).
- There were an additional 27 responses (7%) that fell outside of the key themes identified above and have been categorised as **other** and recorded as a mixed or neutral response.

- 5.6 The full community engagement report is attached and available on the project page on Council's Website - [Elder Smith Reserve Development, Port Melbourne | Have Your Say Port Phillip](#)
- 5.7 Information received from the community during the consultation period was used to assist progressing the design.
- 5.8 Port Melbourne Netball Club– Officers have engaged with the PMNC Committee, including providing the draft concept plans for netball facilities at Elder Smith Reserve. The Club has provided a Letter of Support to Council acknowledging Elder Smith as their new home base if these facilities are delivered.
- 5.9 Officers will continue to liaise with the PMNC Committee through the design development stage.
- 5.10 Sports and Recreation Victoria (SRV) – Officers have been in regular conversation with the funding partner.
- 5.11 Utility companies that have their infrastructure underground at Elder Smith Reserve- In principle support has been received by some companies and we are continuing to work with all others to facilitate the project progressing.

## 6. LEGAL AND RISK IMPLICATIONS

- 6.1 There is underground infrastructure at Elder Smith that is owned by Utility companies. Officers have been engaging with the Utility companies to understand the issues and processes needed to progress this project.
- 6.2 The project will require Council to work with the utility companies and divert or install conduits to their assets.





*Image 5: Location of underground services*

6.3 Risks are reduced to Council when utilising a modular build solution.

## 7. FINANCIAL IMPACT

- 7.1 Council currently has a total of \$4.0m allocated to build new netball courts, pavilion and associated infrastructure at Elder Smith Reserve. The Victorian Government, via Sport and Recreation Victoria, is providing \$2m towards the project.
- 7.2 Since the budget was originally set in 2021/22 financial year, construction costs have significantly increased. This is reflective of the current construction market and associated increased costs.
- 7.3 As the design has progressed, we also have a more detailed understanding of the requirements and associated costs, including drainage, existing ground conditions and soil stability solutions.
- 7.4 Additional funding is required to deliver the current scope, based on the *Cost Plan C*. The additional budget required is \$1.7m, bringing the new total budget to 6.2m.
- 7.5 The breakdown of the budget difference is outlined below:
- Modular Pavilion: 3.02m
  - Netball courts, Carpark Works, Lighting: 3.17m
- 7.6 Port Melbourne Netball Club will move from RF Julier Reserve once the Elder Smith Netball Courts are complete. Updates to RF Julier Pavilion are not included in this project and have not been costed to date.
- 7.7 The funding of the additional budget will be mainly from a drawdown on open space contribution \$1.7m from all neighbourhoods as this project will benefit the whole municipality.



## 8. ENVIRONMENTAL IMPACT

- 8.1 Existing green space at Elder Smith Reserve will be converted to a hard surface, drainage and flooding will be considered as part of the design. The redevelopment of Prohasky Reserve will include water retention on site.
- 8.2 New and replacement planting will be undertaken as part of the project, as some vegetation and trees will need to be removed. The facility is being designed to have the least impact on vegetation.
- 8.3 Sustainability initiatives will be pursued throughout design development of the proposed facility taking into consideration lighting, water use, recycled materials, and finishes.

## 9. COMMUNITY IMPACT

- 9.1 The two existing multi-lined netball, basketball courts and pavilion at RF Julier Reserve will remain for community use and reduce the conflict between netballers and basketball.

### Lighting

- 9.2 Sports lighting will be installed to support the use of the courts throughout the year. The lighting design will comply with Australian Standards and the use of LED lights will ensure that the impact of light spillage to nearby residents is kept at a minimum, while improving light coverage over the courts. The latest technology will be used, which allows greater control of the lights, which will enable adjustment of lights according to court usage.
- 9.3 User experience will be considered through lighting design including safety, interaction with adjoining spaces and will consider any park improvement opportunities.

### Parking

- 9.4 Council engaged an external traffic consultant to review the parking needs and traffic movements around the proposed netball courts.
- 9.5 The full Parking and Traffic Report is attached and available on the project's Have Your Say Page - [Elder Smith Reserve Development, Port Melbourne | Have Your Say Port Phillip](#).
- 9.6 The report shows that the combined supply of new on-site parking and existing on-street parking will adequately cater for the parking demands likely to be generated by Netball courts at Elder Smith Reserve.
- 9.7 Thirty-three carparks are part of the new proposal, and it is expected will meet the needs of training, while at busy competition times spare on-street parking will be available for any vehicles unable to secure on-site parking.
- 9.8 The report indicates that the number of vehicle trips generated by the proposed Netball courts development at Elder Smith Reserve is forecast to be comparatively low and will have no material impact on the operation of Williamstown Road.
- 9.9 The access point to the proposed on-site parking will operate satisfactorily, either as a fully-directional access point (with both left and right turn movements permitted) or as a left-in / left-out operation (as per current conditions on Williamstown Road).
- 9.10 Adequate U-turn opportunities exist both west and east of Elder Smith Reserve to support a left-in / left-out access arrangement.



## 10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

### 10.1 Council Plan 2021-2031 – Inclusive Port Phillip.

10.1.1 What we will work towards: Port Phillip is a place where people of all ages, backgrounds and abilities can access services and facilities that enhance health and wellbeing through universal and targeted programs that address inequities.

10.1.2 We will provide: high-quality sport and recreation infrastructure designed for shared community use that enables people of all ages, backgrounds and abilities to participate, including major projects such as JL Murphy, Lagoon Reserve, North Port Oval, RF Julier, Port Melbourne Netball Courts, Wattie Watson Oval and other sports field lighting and minor recreation infrastructure renewals, subject to available budget funding

10.1.3 We will partner with: local sporting clubs, schools and recreation providers to facilitate participation in recreation and leisure activities to enable everyone in our community to be more active

10.1.4 We will partner with: sport and recreation providers to improve access and gender equity within their programs

### 10.2 Sports and Recreation Strategy 2015-25.

## 11. IMPLEMENTATION STRATEGY

### 11.1 TIMELINE

11.2 Subject to Council's decision, officers will progress this project to the following timeline:

11.2.1 February/March 2023 – construction procurement

11.2.2 May 2024 - commence construction

11.2.3 December 2024 – construction complete

### 11.3 COMMUNICATION

11.3.1 The project Have Your Say page will continue to be updated with the latest project information and signage on site will inform of the upcoming works.

11.3.2 Specific engagement with the Port Melbourne Netball Club is ongoing to keep them informed all project developments and planned works commencement.

11.3.3 Regular meetings with SRV will continue through Council's Open Space and Recreation team which provide an opportunity for Officers to give a project progress update and discuss funding agreement opportunities.

## 12. OFFICER DIRECT OR INDIRECT INTEREST

12.1 No officers involved in the preparation of this report have any material or general interest in the matter.

## ATTACHMENTS

Nil