

**ORDINARY MEETING OF COUNCIL
22 SEPTEMBER 2008**

SUPPLEMENTARY REPORT

A7

**MIDDLE PARK BEACH FACILITIES
SUPPLEMENTARY REPORT**

LOCATION/ADDRESS:

RESPONSIBLE EXECUTIVE DIRECTOR:

**GEOFF OULTON, COMMUNITY
DEVELOPMENT AND PLANNING**

AUTHOR:

**KATE NAGATO, FORESHORE PLACE
MANAGER**

FILE NO.:

ATTACHMENTS:

NIL

1. EXECUTIVE SUMMARY

- 1.1. There has been some lack in clarity about the intended scope of the capital works project at Middle Park Beach. This report aims to provide that clarity.

2. BACKGROUND AND CONTEXT

- 2.1. At the Council meeting of 30 January 2006, when considering a report on the state of the Harold Alexander Pavilion, Council resolved:
- (a) That council complies with the Building Notice issued on 13 December 2005, to demolish the Harold Alexander Pavilion at Middle Park Beach, and that this occur as soon as is practicable.
 - (b) In context of Council's Public Toilet Strategy, Life Saving Strategy, Foreshore Strategy and the Victorian coastal Strategy that Council consider future uses for the site including toilet facilities, beach showers, foreshore furniture and a range of other suitable uses.
 - (c) That officers be asked to consider the range of options for future possible uses of the site and then report to Council during February/March on possible options for community consultation on these options.
- 2.2. Council then resolved, in part, at its August 2006 meeting, in relation a report on Life Saving Clubs:
- (a) Council notes the proposal that the existing grass interim treatment, and selected furniture, will form the current response until the completion of the Public Toilet Strategy and South Melbourne/Port Melbourne Life Saving Club study prior to undertaking landscaping works at the former Harold Alexander Pavilion site, and that this be considered in the context of the Middle Park beach renourishment.

- 2.3. At the June 2007 meeting, Council adopted the Public Toilet strategy that said that a public toilet facility at Middle Park Beach near the end of Armstrong St was a high priority.
- 2.4. As part of the Capital Works Budget consideration for 2008/09, Council included an amount of \$50,000 for the design development of a public toilet at Middle Park Beach.
- 2.5. As part of a design competition, three concept designs were prepared for public amenities and landscaping works at Middle Park Beach (site of former Harold Alexander Pavilion).
- 2.6. Funding was allocated through the capital works budget for design and development of public toilet facilities at the site, however it was considered that a broader concept plan for the site was required to ensure an integrated approach between the facilities and the landscaping of the site.
- 2.7. Funding has currently only been secured for the detailed design of the toilet facilities and the other aspects of the plan would need to be referred to the capital works funding process.
- 2.8. At the 1 September 2008 Strategy and Policy Review Committee meeting, Council declared the Aspect Studios/Gregory Burgess Architects design the winner of the design competition for the former Harold Alexander Pavilion site.

3. SUPPLEMENTARY INFORMATION

- 3.1. Whilst the clear intent has been to construct a public toilet at this location, the response to the design competition resulted in a proposal that also incorporated a significant landscape element.
- 3.2. It was made clear at the public consultation, including the 6 August 2008 public information evening, that there was only funding available for the toilet and not for the landscaping elements.
- 3.3. Current cost plans prepared indicate costs for construction of the toilet facilities are separate to those costs for the landscaping.
- 3.4. Questions have been raised about a possible sea wall at this location. Aerial photographs indicate no sea wall has been constructed at this location in the recent past. If a sea wall was to be built, it would cost in the order of \$270,000, however it should be noted that there is no proposal to modify the current fencing, nor to construct a sea wall.

4. RESOURCE IMPLICATIONS

- 4.1. \$50,000 has been allocated within the current 2008/09 capital works program for the design and documentation of the toilet component only. This should be sufficient to cover the estimated design costs in preparation for tendering.

- 4.2. The estimated capital cost for construction of the toilet is \$220K, including GST. For the purposes of budgeting, allowing for cost escalations, a budget allocation of \$250K would be appropriate. At present, this is included in the forward estimates for 2009/2010 capital works budget, however it is possible that a re-allocation of funds from a similar category of project may allow this project to be allocated funds within the current financial year. This will be the subject of separate advice at a later date in relation to progress with delivering the overall Capital Works program.
- 4.3. The estimated cost of construction of the landscaping component is \$350K, including GST, with an additional design cost of \$90K, including GST. These items relating to landscaping works are not included in current or proposed budgets.

5. RECOMMENDATION

That Council resolve to:

- 5.1. declare the Aspect Studios/Gregory Burgess concept design the winner of the Middle Park Beach Sustainable Design Competition 2008.
- 5.2. provide official certificates signed by the Mayor as follows:
 - Winner Aspect Studios & Gregory Burgess Architects
 - Special Commendation: Zen Architects
 - Finalist: Hassell Architects
- 5.3. proceed to detailed design and development of the toilet building only, consistent with the Aspect Studios & Gregory Burgess concept.
- 5.4. refer funding for the construction of the toilet to the 2009/2010 Capital Works budget process, unless alternate funds become available prior to that time.
- 5.5. advise the community of the winning design and the reasons for this decision, including the outcomes of the community consultation and how their feedback will be incorporated into the detailed design.
- 5.6. provide clear advice to the community that the landscaping component was not and is not a part of the current project for construction and that there is no funding currently allocated to either design or construction of the proposed landscaping.