

**ORDINARY MEETING OF COUNCIL  
23 NOVEMBER 2009**

<b>5</b>	<b>NORTH PORT OVAL REDEVELOPMENT</b>
<b>LOCATION/ADDRESS:</b>	<b>CNR INGLES ST AND WILLIAMSTOWN RD, PORT MELBOURNE</b>
<b>GENERAL MANAGER:</b>	<b>VANDA IACONESE, GENERAL MANAGER CULTURAL AND COMMUNITY DEVELOPMENT</b>
<b>PREPARED BY:</b>	<b>IAN HICKS, MANAGER CULTURE AND RECREATION</b>
<b>FILE NO.:</b>	
<b>ATTACHMENTS:</b>	<b>1. NORTH PORT OVAL BUILDINGS AND SITE PLAN</b> <b>2. FLOOR PLANS DENOTING COMMUNITY ACCESSIBLE / USE AREAS</b> <b>3. SPORT AND RECREATION GUIDELINES 2007</b>

**1. EXECUTIVE SUMMARY**

- 1.1 In August 2008 Council resolved to support 'in principle' the redevelopment of North Port Oval and sought a further report for its consideration at the conclusion of the design and feasibility study in order for Council to determine whether the community benefits and objectives for this project have been met, with a view to confirming the level of financial support to be provided for the redevelopment of North Port Oval.
- 1.2 This report presents to Council more detail of the works proposed to be undertaken at North Port Oval as part of a \$4.7M redevelopment of the facility and indicates in what manner and to what extent Council's stated objectives for the project are proposed to be achieved.

**2. RECOMMENDATION**

That Council, acting as committee of management:

- 2.1 Agrees to a contribution up to a maximum of \$1.7M by the City of Port Phillip toward the redevelopment of North Port Oval, in accordance with the terms of this report, and in response to the contribution of the Port Melbourne Football Club Ltd, Sport and Recreation Victoria and Australian Football league Victoria that will deliver a total investment of \$4.7M, which will deliver significant community benefit.
- 2.2 At a Council meeting in 2010, receive the final detailed design drawings for the works at North Port Oval, and the final draft proposed lease prior to entering into any works or a lease agreement for North Port Oval.

- 2.3 Be briefed on the final schematic designs of the proposed redevelopment prior to undertaking any required statutory planning processes, including advertising and public consultation.
- 2.4 Delegate authority to the Chief Executive Officer to sign a memorandum of understanding between the City of Port Phillip and Australian Football League Victoria for a grant of \$500,000 toward the North Port Project on terms and conditions consistent with those contained within this report.
- 2.5 Delegate authority to the Chief Executive Officer to sign a Funding and Management Agreement between the City of Port Phillip and Port Melbourne Football Club Ltd confirming the City of Port Phillip's contribution of \$1.7M and Port Melbourne Football Club Ltd's contribution of \$1.5M toward the North Port Project, on terms and conditions consistent with those contained within this report.

### **3. BACKGROUND AND CONTEXT**

In August 2008 the Council resolved to support 'in-principle' the redevelopment of North Port Oval with a commitment of \$1.7M, and that the Council's 'in-principle' commitment assumed that a range of community benefits and objectives would be achieved, including:

- 3.1 Consistency with Council Policy – particularly the '*Sport Strategy*' and City of Port Phillip's '*Sport and Recreation Strategy Guidelines*' (adopted November 2007) with specific regard to:
  - 3.1.1 Council sporting facilities being 'fit for purpose' within the next 4 years.
  - 3.1.2 Consistency with Council's financial principles and approach for investment in sport and recreation facilities (as outlined in Council's '*Sport and Recreation Strategy Guidelines*').
  - 3.1.3 Consistency with Council's '*Open Space Strategy 2006*'.
  - 3.1.4 Consistency with Memorandum of Understanding between City of Port Phillip and Sport and Recreation Victoria.
  - 3.1.5 City of Port Phillip maintaining public land manager status for North Port Oval.
- 3.2 Minimisation of risk and increased compliance with statutory obligations associated with public venues, as applicable, including:
  - 3.2.1 Rectification of any structural/ building integrity issues where there is an identified risk to user and / or public safety.
  - 3.2.2 Improvements in the environmental performance of the venue, consistent with Council policy.
- 3.3 Deliver value for money and a demonstrable benefit to the community, including:
  - 3.3.1 Renewal of the Goss Grandstand and retention of its heritage values.

- 3.3.2 Provide for the future sustainability of both Port Melbourne Football Club and Port Melbourne Cricket Club.
- 3.3.3 Develop and improve Club rooms and player change facilities in a manner consistent with the AFL Preferred Facilities Guidelines 2006.
- 3.3.4 Increase use and accessibility by the public through improving both visual and physical permeability from the public realm into the venue, thereby increasing the attractiveness of the reserve as a public open space.
- 3.3.5 Increase access to the facilities and expand the services at the ground for example by providing infrastructure that encourages greater use of the venue by the community and increased physical activity opportunities (eg: consideration to a playground facility, consideration for use by athletics and/or local schools etc).
- 3.3.6 Promote connection and exchange between the Club and the existing local community by increasing opportunities for residents to meet and interact at the ground and in club activities.

#### **4 CONSULTATION AND STAKEHOLDERS**

- 4.1 A Project Working Group was established consisting of the key financial contributors to this project being City of Port Phillip, Port Melbourne Football Club, Sport and Recreation Victoria and Football Victoria.
- 4.2 The Project Working Group has cited and agreed upon attachments 1 & 2 provided with this report.
- 4.3 Since August 2008 the project working group has met on a frequent and regular basis (approximately 15 times) to deliberate on all matters related to the development of the concept designs to this point.
- 4.4 In August 2009 Council also initiated a Community Reference Group process to:
  - provide input and advice to the design process for the Project;
  - identify opportunities for the 'Project' to deliver on broader community outcomes within the scope and limitations (including budget constraints) of the project.
- 4.5 The organisations and local community groups invited to participate included:
  - Mayor
  - Sandridge Ward Councillor
  - Port Melbourne Football Club
  - Sport and Recreation Victoria
  - Football Victoria
  - Australian Academy of Design
  - Port Melbourne Cricket Club

- Skinc Nursery
- Port Melbourne Colts Football Club
- Port Melbourne Historical and Preservation Society
- Albert Park Spiders Soccer Club
- Emerald Hill Cricket Club
- Emerald Hill Mission
- Exford Cricket Club
- Port Melbourne Baseball Club
- Port Melbourne Colts Cricket Club
- Port Melbourne Soccer Club
- Burra Club
- Port People Inc.

## **5. DISCUSSION**

### **5.1 OPTIONS**

- 5.1.1 To agree a contribution of \$1.7M by the City of Port Phillip to the redevelopment of North Port Oval.
- 5.1.2 This is considered the most viable option given Council prior in-principle agreement and that the identified objectives of Council for this project have been addressed and are proposed to be achieved.

### **5.2 ALIGNMENT TO COUNCIL PLAN**

#### **5.2.1 Taking action on climate change.**

5.2.1.1 Consistent with Council strategy of '*Reducing Council's non-renewable energy use*' and '*Reduce Council's potable water use*' the following specific community outcomes will be achieved:

- A reduction of approximately 4 Megalitres per annum of potable (drinking) water currently used to provide the turf cricket practice wickets at North Port Oval;
- Introduction of passive heating and future proofing the facility for the implementation of solar hot water servicing for the new Administration and Club facility reducing reliance on non-renewable energy.

#### **5.2.2 Strengthening our diverse and inclusive community.**

5.2.2.1 Consistent with Council strategy of '*Ensuring that open spaces support active communities through integrated planning and sustainable management*'; the following specific community outcomes will be achieved:

- Create a public open space setting / environment in the reserve surrounding the oval to including new and improved seating, pathways and greater access from the street.
- Provide for the new Administration and Club facility and Norm Goss Stand to be sustainably used and maximised by the broader community.
- Upgrade and improve public toilet facilities
- Provide 2 or 3 synthetic training nets for cricket off the main sports oval, with appropriate lighting, for use by Port Melbourne Cricket Club and general public
- Consider the provision of improved pedestrian crossing at Ingles Street and Williamstown Rd for access to the reserve
- Work with the Australian Academy of Design (Port Melbourne) to develop a sculpture park in the reserve.
- Provide multiple, modern bike racks
- Provide improved disability parking and access to reserve
- Provide disabled toilets in new building
- Provide disabled access into the Norm Goss Grandstand
- Improved viewing and weather protection for wheelchair visitors
- Consider options for minimising impact of parking on local residents by improving angle parking along Williamstown Road.
- Consider provision of barbeques in the reserve for general public use

### 5.2.3 Enhancing liveability.

5.2.3.1 Consistent with Council strategy of *'Ensuring that open spaces support active communities through integrated planning and sustainable management'*; the following specific community outcomes will be achieved:

- Provide for community use of the new and renewed facilities for activities such as functions, events, meetings etc within the new facilities;
- Gymnasium and warm up area shall be operated for public use and fitness activities when not being used by training for Port Melbourne Football Club. This will include programs for older adults and programs targeted at women.
- The 'opening' up of both the facilities and the reserve for use by the broader community in manner consistent with it being a public open space.
- Provide programs and activities to occur on the reserve and within the facility for children and women.

- Negotiate a relationship between Port Melbourne Football Club Incorporated and the Port Melbourne (Junior) Colts Football Clubs to strengthen and support each other.
- Provide greater access by the Port Melbourne Cricket Club to the facilities in the Norm Goss Stand and visitors and official change facilities.
- Provide for year round access to the ground by Port Melbourne Football Club and Port Melbourne Cricket Clubs, with the detail of such arrangements to be developed to meet the needs of both clubs.
- Consider the Norm Goss Stand Facility becoming a 'hub' that could bring together activities and other sports, with a particular focus on women's and children's sports
- The Facilities be opened up for Monday to Friday for access to rooms for meetings exhibitions etc.
- Increase opportunities for schools and regional association football and cricket games to be played in higher quality environments.
- Initiate community support programs and base these at the venue eg: light globe replacements, handyman services
- Introduce light weight training sessions for older residents and have separate sessions for men and women (Uniting Care programs already running in Port could use the facilities)
- Liaise with local businesses regarding the establishment of community programs.

5.2.3.2 Consistent with Council strategy of '*Preserving our heritage, valuing the past and planning for the future*' the following specific community outcomes will be achieved:

- Renew and retain the heritage Norm Goss Stand.
- Provide facilities that will sustain the Port Melbourne Football Club and Port Melbourne Cricket Club which have a heritage and connection with the local community and ground for over 140 years.

### **5.3 POLICY IMPLICATIONS**

This proposal and its recommendations address the Council resolution of August 2008 as outlined below:

5.3.1 Consistency with Council Policy – particularly the ‘*Sport Strategy*’ and City of Port Phillip’s ‘*Sport and Recreation Strategy Guidelines*’ (adopted November 2007) with specific regard to:

5.3.1.1 Council sporting facilities being ‘fit for purpose’ within the next 4 years.

- *The proposal and recommendation in this report is for the development of new facilities for both Port Melbourne Football Club and use by Port Melbourne Cricket Club, and to also ensure such facilities are fit for purpose and also accessible by women, juniors and people with disabilities.*

5.3.1.2 Consistency with Council's financial principles and approach for investment in sport and recreation facilities (as outlined in Council's *Sport and Recreation Strategy Guidelines*).

*The proposal outlined in this report is consistent with Council's financial principles and approach for investment in Sport and Recreation Facilities (refer to attachment 4).*

5.3.1.3 Consistency with Council's *Open Space Strategy 2006*.

- *The proposal outlined in this report is consistent with the principles in the City of Port Phillip Open Space Strategy.*

5.3.1.4 Consistency with Memorandum of Understanding between City of Port Phillip and Sport and Recreation Victoria.

- *The proposal outlined in this report is agreed to and consistent with the funding agreement between Sport and Recreation Victoria and City of Port Phillip*

5.3.1.5 City of Port Phillip maintaining public land manager status for North Port Oval.

- *The proposal and recommendations in this report would provide for the City of Port Phillip to retain Committee of Management status for the entire site.*

5.3.2 Minimisation of risk and increased compliance with statutory obligations associated with public venues, as applicable, including:

5.3.2.1 Rectification of any structural/ building integrity issues where there is an identified risk to user and / or public safety.

- *The report into Council buildings and structures – Howe Report – identified that at North Port Oval there was a backlog of maintenance works at (this time) estimated to cost between \$200 - 300,000.*

5.3.2.2 Improvements in the environmental performance of the venue, consistent with Council policy.

*The following strategies have been identified for implementation in the project as budget allows:*

Energy and CO2 Emissions

- *Minimize use of steel – use recycled steel where possible;*
- *Use of natural ventilation and minimisation of mechanical conditioning;*
- *Passive solar design*
- *Maximise natural ventilation*
- *Consider high level automated louvres through two-storey void, or openable skylight;*
- *Future proof for adaptation to solar water heating and technology.*

Water

- *Rain water harvesting for toilet flushing – minimum 20KL water storage;*
- *Decreased potable water use on grounds (cricket practice wickets) by approximately 4ML per annum.*

5.3.3 Deliver value for money and a demonstrable benefit to the community, including:

5.3.3.1 Renewal of the Goss Grandstand and retention of its heritage values.

- *The proposal provides for a re-investment in the Norm Goss Stand that will maintain the structural integrity of the building while renewing its appearance and upgrading its facilities to make them fit for purpose by the community.*

5.3.3.2 Provide for the future sustainability of both Port Melbourne Football Club and Port Melbourne Cricket Club.

- *The proposal provides for the development of a new Administration and Club facility for the Port Melbourne Football Club and the renewal of the change and club facilities to support the Port Melbourne Cricket Club (as part of the Norm Goss Stand) and the development of permanent practice wickets on the reserve, subject to budget.*

5.3.3.3 Develop and improve Club rooms and player change facilities in a manner consistent with the AFL Preferred Facilities Guidelines 2006.

- *The club facilities proposed are in accordance with the AFL Preferred Facilities Guidelines 2006.*

5.3.3.4 Increase use and accessibility by the public through improving both visual and physical permeability from the public realm into the venue, thereby increasing the attractiveness of the reserve as a public open space.

- *The proposal is to provide for and enhance 3 public entrances at Williamstown Rd and Ingles St. The proposal will see the entrance at Ingles St be widened and opened during weekdays to encourage and allow better access to the reserve.*

5.3.3.5 Increase access to the facilities and expand the services at the ground for example by providing infrastructure that encourages greater use of the venue by the community and increased physical activity opportunities (eg: consideration to a playground facility, consideration for use by athletics and/or local schools etc).

- *Within the reserve 2 new the public amenities will be re-developed and renewed so to be fit for purpose and accessible, along with increased pathways and seating within the reserve for general public use.*
- *Lease and license negotiation with the clubs will provide for maximizing and increasing use of the sporting field by school groups and other sporting uses also.*

5.3.3.6 Promote connection and exchange between the Club and the existing local community by increasing opportunities for residents to meet and interact at the ground and in club activities.

- *The Administration and Club Facility and Goss Stand have 80% of the floor area (refer to attachment 3) identified for community use, with a guiding principle being to maximize utilization of facilities by the community when the facility is not required by the clubs for sports / club related purposes.*

5.3.4 The proposal and recommendations are consistent with the Sport and Recreation Strategy 2007 which aims to:

- Increase participation by 10%
- More junior and female participants in sport and recreation
- Facilities that are 100% fit for purpose
- Reduce water use
- Improve community health and vitality
- Maintain an 80% satisfaction rating / excellent relationships with clubs.

5.3.5 The proposal and recommendations are consistent with the Community Hubs Policy 2006 which aims to:

- Maximise the community engagement and effectiveness of community facilities
- Maximise the functionality of community facilities and
- Optimise community infrastructure.

5.3.6 The proposal and recommendations are consistent with the Crown Land Reserves Act 1978, noting the following:

5.3.6.1 The key implication for Council acting as Committee of Management under the Crown Land Reserves Act will be entering into a lease and also license agreements with the Port Melbourne Football Club in recognition of their continued use of the facility and also the financial contribution to the renewal of assets.

5.3.6.2 The principles that will guide the development of the lease and licences agreements include that:

- a 21 year lease over the new building with a matching 21 year licence for the balance of the reserve to allow for use by the Port Melbourne Football Club for match day activities and conduct of training over summer and winter periods;
- a lease shall provide the Port Melbourne Football Club with exclusive use of the new Administration and Club Facility, while also providing for use by the community that will maximise utilisation of the Administration and Club Facility;
- the City of Port Phillip will retain responsibility for structural maintenance of the Administration and Club Facility, with Port Melbourne Football Club retaining all other maintenance responsibilities for the Administration and Club Facility, with City of Port Phillip retaining full maintenance responsibility for the Norm Goss Stand;
- the maintenance of the reserve and sporting field should remain the responsibility of the City of Port Phillip with charges being applied to the club as per Council standard Sports Pricing Policy;
- the lease over the new Administration and Club Facility be provided to Port Melbourne Football Club on a peppercorn basis.
- the Port Melbourne Cricket Club will be invited to enter into a yearly renewable license for use of the Norm Goss Stand (undercroft) and Sports Oval.

#### **5.4 FINANCE / RESOURCE IMPLICATIONS**

- 5.4.2 The funding available to the project is:
- Port Melbourne Football Club Inc. \$1.5M
  - City of Port Phillip \$1.7M
  - Sport and Recreation Victoria \$1.0M
  - Football Victoria \$0.5M
- 5.4.3 Council's contribution of \$1.7M is already included in Council's Strategic Resource Plan 2009 – 2013.

#### **5.4 LEGAL & RISK IMPLICATIONS**

- 5.4.1 The Howe report identified that Council had an estimated backlog of works (maintenance) valued at approximately \$200 - \$300,000
- 5.4.2 The adoption of the recommendation and report will allow Council to rectify this outstanding obligation.

### **6. IMPLEMENTATION STRATEGY**

#### **6.1 TIMELINE**

- 6.1.1 Dependant on Council's decision and commitment to funding the following is the propose programme for the project:'
- Planning Permit process and public consultation - Jan to May 2010
  - Design Development details and plans - Nov 09 to April 2010
  - Construction Drawing and documentation - April to June 2010
  - Tender - June to August 2010
  - Award Contract - September 2010
  - Construction - October 2010 – July / August 2011

#### **6.2 COMMUNICATION**

- 6.2.1 This decision would be communicated through a letter to each of the key financial contributors and the members of the community reference panel.

### **7. OFFICER DIRECT OR INDIRECT INTEREST**

- 7.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.