

STRATEGY AND POLICY REVIEW GROUP

1 JUNE 2009

POLICY AND PLANNING

A10	NORTH PORT OVAL CONSULTATION FRAMEWORK
LOCATION/ADDRESS:	INGLES ST AND WILLIAMSTOWN RD, PORT MELBOURNE
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FILE NO.:	
ATTACHMENTS:	ATTACHMENT 1. NORTH PORT OVAL COMMUNITY REFERENCE GROUP TERMS OF REFERENCE ATTACHMENT 2. PREVIOUS COUNCIL REPORT AND RESOLUTION (AUGUST 2008)

1. EXECUTIVE SUMMARY

- 1.1. In May 2008 Council was informed that the Government had announced a \$1M contribution to the redevelopment of North Port Oval.
- 1.2. In August 2008 Council resolved to support 'in-principle' the redevelopment of North Port Oval with a commitment of \$1.7M.
- 1.3. The other financial stakeholders in the proposed redevelopment of North Port Oval are Football Victoria (\$500,000) and Port Melbourne (\$1.5M) to provide total project funding of \$4.7M (including Council's 'in-principle' contribution).
- 1.4. The project is at a stage of developing concept designs and subsequent assessment of community benefit.
- 1.5. This report recommends the creation of a Community Reference Group in accordance with the generic model for community stakeholder consultation for key Council projects adopted by Council in April 2009.

2. RECOMMENDATION

That the Strategy and Policy Review Committee recommend that Council resolve to:

- 2.1. Note the previous resolution of Council on this matter held on 25 August 2008.

- 2.2. Approve the terms of reference for the North Port Oval Redevelopment Community reference Group;
- 2.3. Note that expressions of interest will be sought from key local community groups and organizations to be represented on the Community Reference Group;
- 2.4. Appoint the Sandridge Ward Councilor and the Mayor as the Councilor representatives to the North Port Oval Redevelopment Community Reference Group.

3. DISCUSSION

- 3.1. Council, at its meeting held on 25 August 2008, resolved to support 'in-principle' the redevelopment of North Port Oval with a commitment of \$1.7M subject to the achievement of a range of community benefits and objectives.
- 3.2. Council also resolved that a further report for its consideration on the community benefits of the project be undertaken following the completion of the design prior to confirming the level of financial support.
- 3.3. The Council's 'in-principle' commitment assumes that a range of community benefits and objectives will be achieved, including:
 - 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 Council sporting facilities being 'fit for purpose' within the next 4 years.
 - 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*).
 - Consistency with Council's *Open Space Strategy 2006*.
 - Consistency with Memorandum of Understanding between City of PortPhillip and Sport and Recreation Victoria.
 - City of Port Phillip maintaining public land manager status for North Port Oval.
- 3.4. Minimisation of risk and increased compliance with statutory obligations associated with public venues, as applicable, including:
 - Rectification of any structural/ building integrity issues where there is an identified risk to user and / or public safety.
 - Improvements in the environmental performance of the venue, consistent with Council policy.
- 3.5. Deliver value for money and a demonstrable benefit to the community, including:
 - Renewal of the Goss Grandstand and retention of its heritage values.
 - Provide for the future sustainability of both Port Melbourne Football Club and Port Melbourne Cricket Club.

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

3.6. The program of work / activity on this project to date has been:

- Confirm funding requirements / agreement with Sport and Recreation Victoria;
- Undertake Soil assessment and analysis of proposed location for new club facility (November 2008 – February 2009);
- Undertake additional soil sampling and analysis of alternate construction site and sporting fields (April / May 2009)
- Undertake a feasibility / scoping study to determine functional uses and indicative scope and size of 'new' club facility (Stratcorp report: September 2008 – March 2009))
- Prepare and confirm the architectural brief for the project (February - March 2009)
- Initiate and undertake Architectural Tender Process (April – May 2009)
- Appointment of Architect (June 2009)

3.7. The next key steps in the process / project prior to Council confirming it's level of financial support (or otherwise) involve:

- Identifying suitable and feasible location for construction of 'new' club facilities (arising from final soil sampling results);
- Development of concept plans for new club facilities, renewal of Goss Stand and landscape enhancements;

Development of a Head of Agreement that will clarify and include the following;

- proposed financial commitments;
- roles and responsibilities of each party during development phase and for ongoing management and use of the 'facility' post completion;
- obligations of each party, and

- other matters deemed necessary to confirm and/or clarify as part of a heads of agreement for a ‘facility’ of this nature.
- A community benefit analysis of any preferred concept will also be undertaken.
- A Report back to Council to confirm a preferred concept plan, and consider the results of any community benefit analysis will be required prior to any further or broader community consultation.

4. PROPOSAL

- 4.1. A key objective of Council is to ensure that there is demonstrable community benefit arising from this project and any Council investment.
- 4.2. It is proposed to initiate a Community Reference Group to assist in ensuring that the views of non - financial stakeholders are taken into account in the redevelopment of North Port Oval and to encourage ideas that may assist in identifying demonstrable community benefits from the proposed redevelopment.
- 4.3. Council, at its meeting held on 27 April 2009, resolved to adopt a generic model for community stakeholder consultation in relation to key Council projects.
- 4.4. Terms of reference for the North Port Oval Redevelopment Project Community Reference Group have been drafted based upon the adopted generic model.
- 4.5. Membership of the Community Reference Group is not limited by number.
- 4.6. To enable the Group to commence meetings and to draw the most appropriate membership direct invitations will be sent to these individuals or groups who have already expressed interest in the project:
 - Port Melbourne Football Club
 - Australian Academy of Design
 - Port Melbourne Cricket Club
 - Skinc Nursery
 - Port Melbourne Colts Football Club
 - Port Melbourne Historical and Preservation Society
- 4.7. Furthermore, the following sporting and community groups based in Port Melbourne will also be directly invited to join the Community Reference Group. These are:
 - 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 Phillip Community Group, Port Melbourne

- 4.8. Advertisements will also be placed in the local paper requesting expressions of interest in being part of the Community Reference Group.
- 4.9. It should be noted that a broader community consultation process may also be conducted later in the design process.
- 4.10. The proposed Community Reference Group is presented as the only option. The membership and structure is considered the most efficient and viable means by which to progress the design of the redevelopment and ensure appropriate community and sector input is included in the process.
- 4.11. There are no significant financial or resource implications resulting from the recommendations contained in this report.
- 4.12. There are no known financial implications or risks for Council in adopting the proposed recommendation..
- 4.13. Subsequent to Council endorsement the first meeting of the Community reference Group will be held in the second week of July 2009.
- 4.14. The key messages relating to the recommendations of this report are:
 - Council is keen to support the Port Melbourne Football Club in the redevelopment of North Port Oval subject to their being a demonstrable benefit for the community.
 - Council is seeking interest of local community organization at this stage to have input into the concept planning.
 - There may also be broader community consultation and engagement during the process once Council agrees a preferred concept