

STRATEGY AND POLICY REVIEW COMMITTEE
2 JUNE 2008 **POLICY AND PLANNING**

A4	REDEVELOPMENT OF BOB JANE STADIUM
LOCATION/ADDRESS:	
RESPONSIBLE EXECUTIVE DIRECTOR:	GEOFF OULTON, EXECUTIVE DIRECTOR COMMUNITY DEVELOPMENT AND PLANNING
AUTHOR:	IAN HICKS, MANAGER CULTURE AND RECREATION
FILE NO.:	
ATTACHMENTS:	ATTACHMENT 1 - AERIAL MAP OF BOB JANE STADIUM

1. EXECUTIVE SUMMARY

- 1.1. State Government has announced a \$50M redevelopment of 'Bob Jane Stadium' (refer to attachment 1).
- 1.2. The redevelopment is prompted by the parallel objectives of finding a more sustainable venue for Athletics in Victoria, and the need to develop a stadium for housing the future needs of elite level Victorian Soccer and Rugby at the site known as Olympic Park.
- 1.3. In addition to remaining the home for the South Melbourne Soccer Club, the redevelopment of Bob Jane Stadium will also house the peak bodies of State Athletics Victoria, Victorian Institute of Sport and Little Athletics Victoria.
- 1.4. The redevelopment will require extensive building works and some expansion to the current 'footprint' to meet the needs of some new major tenants and bring the facility up to the standards expected for the sporting bodies that will be accommodated.
- 1.5. Council's 'Sports Strategy 2007' has targets over 4 years that include:
 - increasing participation in organized sport by 10%, with a focus on women and juniors;
 - ensuring 100% of sports facilities are 'fit for purpose'.
- 1.6. Council's 'Open Space Strategy 2006' has principles that include:
 - Principle 1 – 'Optimum provision of Open Space'
 - Principle 5 – 'Access for All'
 - Principle 7 – 'Public Open Space Managed by Others'
 - Principle 8 – 'Supply of Public Open Space'.

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- 1.7. It is proposed that Council support 'in-principle' the redevelopment of Bob Jane Stadium based on the following assumptions that the redevelopment will:
- enhance the partnership between South Melbourne 'Mens' and 'Womens' Soccer Club by institutionalizing appropriate arrangements for the use of Bob Jane Stadium by both clubs and provide for a more 'purpose built' facility to secure the long-term future of South Melbourne Womens Soccer Club within Albert Park Reserve;
 - maximise local access and active local use of the facility, including providing a venue for a local little athletics club;
 - minimise any impact on loss of open space and that any loss of open space only results when it can be demonstrated that there is a clear net community benefit;
 - include the viable restoration and a compatible use of the heritage grandstand;
 - apply Environmental Sustainability Design standards that minimize energy use and maximize water retention and re-use;
 - be considered as part of an integrated planning approach led by the State Government, that would include consideration of MSAC, Bob Jane car park and stadium as one precinct.
 - provide for CoPP to be represented at a senior level on any steering / working party;
 - not require any financial commitment from Council in the context of Bob Jane Stadium being a non council owned asset.

2. BACKGROUND AND CONTEXT

- 2.1. Bob Jane Stadium (previously Lakeside Oval was home to the South Melbourne Football (VFL) Club, which was founded in 1874.
- 2.2. In 1926 the South Melbourne Football club contributed significantly to the building of the 'grandstand' that is currently deemed of local heritage significance.
- 2.3. The inception of the Sydney Swans (AFL) Football Club resulted in the cessation of use of Lakeside Oval by of the South Melbourne Football Club.
- 2.4. In 1995 the South Melbourne Soccer Club moved into a renamed Bob Jane Stadium as their key venue / home.
- 2.5. In 2005 a campaign was run but supporters of the former South Melbourne Football Club to advocate for the retention of the Grandstand at Bob Jane Stadium with over 900 letters of support received by Council.
- 2.6. In 2007 the State Government announced the redevelopment of Olympic Park.
- 2.7. In May 2008 the State Government announced the redevelopment of Bob Jane Stadium.

3. RECOMMENDED OPTION

- 3.1. Criterion for recommendation
 - Consistency with Council Social Objectives – with specific regard to the *Sport Strategy 2007*.
 - Consistency with Council Environmental Objectives / Principles – with specific regard to the *Open Space Strategy 2006* and *Toward Zero Strategy*.
 - Consistency with Council Cultural Objectives – with specific regard to the stated position of Council in regard to the 'Grandstand' and the historic cultural use of the venue as a sporting facility.
 - Consistency with Council Financial Objectives – with specific regard to the adopted City of Port Phillip *Strategic Resource Plan* and *Financial Principles*.
 - Minimise legislative and policy risk.

3.2. Sustainability assessment

SOCIAL EQUITY

Social Pillar	<p>Consistent with Council's <i>Sport Strategy 2007</i>, it is anticipated that the redevelopment and renewal of Bob Jane Stadium will increase participation in soccer and athletics, in particular for both juniors and womens.</p> <p>Consistent with Council's principles in the <i>Open Space Strategy 2006</i> it is anticipated that this project will result in:</p> <ul style="list-style-type: none"> • a more optimal use of the open space within Bob Jane Stadium (principle 1); • increased access for locals, schools and people with disabilities (principle 5); • improvements to the quality of the open space (and surrounding facilities) within Bob Jane Stadium (principle 7); and • a net community benefit being demonstrated to compensate for any open space loss (principle 8). <p>This project should make the venue and open space within Bob Jane Stadium more accessible to the public, specifically through increased use of the venue for schools and like institutions.</p> <p>It is anticipated that the State Government will apply its own standards of disability compliance in order to improve disabled access to and from the venue.</p>
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ECONOMIC VIABILITY

Economic Pillar	<p>The cost is estimated by State Government to be \$50M.</p> <p>The cost to Council of this redevelopment will be negligible based on Council's Financial Principles and policy with regard to non- Council owned assets.</p> <p>There is no impact on Council's own Strategic Resource Plan.</p>
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ENVIRONMENTAL RESPONSIBILITY

<p>Environmental Pillar</p>	<p>It is anticipated that State Government will apply its own Environmental Sustainability Design (ESD) standards to the redevelopment of the venue to maximize reuse of resources (including water) and minimizing energy use .</p> <p>The level of impact on open space is to be minimized, while also a gain in participation and access to the open space within the venue.</p> <p>The redevelopment of this venue in a precinct with already adequate access to parking and public transport (in particular tram) reduces the environmental impact.</p> <p>As part of the adoption of ESD principles it is envisaged that walking and cycling options will be 'built in' to any redevelopment of the venue.</p>
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CULTURAL VITALITY

<p>Cultural Pillar</p>	<p>City of Port Phillip has a reputation as an active and creative City. The enhancement of Bob Jane Stadium in the manner currently proposed fits with Council's reputation.</p> <p>This proposal builds on the cultural heritage of the precinct as a sporting venue that was a home to South Melbourne Football (VFL) Club (founded 1874) and has more recently housed and supported the South Melbourne Soccer Club.</p> <p>Albert Park Reserve generally has a rich history of accommodating sport and the level of organized activity similar to that anticipated to arise from this redevelopment.</p> <p>The existing Grandstand was built by the South Melbourne Football Club (VFL) in 1926. Its retention was petitioned for, with over 900 letters to CoPP in 2006 calling for retention of the Grandstand.</p> <p>Retention of the heritage values of the grandstand meets a long standing cultural objective to preserve this Grandstand as a building of local heritage significance.</p>
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3.3. Policy and legislative implications

- 3.3.1. It should be noted that Council 'in-principle' support is not to be read as consistency with Council policy objective under the Port Phillip Planning Scheme or as support of Council in its role as Responsible Authority under the *Planning and Environment Act 1989*.
- 3.3.2. As the venue (Bob Jane Stadium) is not a council owned or managed asset there are no known legislative implications for Council.
- 3.3.3. If the redevelopment of Bob Jane Stadium is developed in accordance with Council's stated assumptions within this report – the implications are consistent with Council's own stated policy

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objectives within the *Sports Strategy 2007* and *Open Space Plan 2006*.

3.4. Risk implications

3.4.1. The key risk is that the redevelopment does not occur in a manner consistent with the assumptions that underpin Council's 'in-principle' support, thus eroding the potential community benefit to be derived from the redevelopment.

3.5. Resource implications

3.5.1. There are no, or negligible, resource implications for Council as a result of this recommended option.

4. ALTERNATIVE OPTIONS

4.1. Option 1

Council does not support the redevelopment of Bob Jane Stadium.

4.1.1. The redevelopment of Bob Jane Stadium is not contingent on Council support.

4.1.2. There is an option to not support the proposal but this option is not recommended here based on the potential fit the redevelopment has with Council's own objectives

4.1.3. Sustainability assessment

Social Equity Pillar	This option will be less effective in achieving Councils own objectives as stated in the Sports Strategy 2007. There is likely to be a nil effect on Council policy with regard to Open Space as the internal open space within the venue will remain 'exclusively' used by the South Melbourne Soccer Club and not available for wider use by the community.
Economic Viability Pillar	This option will have no effect on economic viability of Council, but the aging infrastructure of the Bob Jane Stadium, specifically the Grandstand, means that with no intervention over time it is more likely to see the Grandstand as becoming economically unviable to retain.
Environmental Responsibility Pillar	This option retains the environmental performance of the venue at standards applied during the last investment in this facility in 1995. In the context of climate change and Councils own <i>Toward Zero Strategy</i> these standards fall well short of the Environmental Design Standards that are anticipated to be applied in any redevelopment of the venue.
Cultural Vitality Pillar	This option will be less effective in increasing the range of sporting uses, and essentially retain the current sporting use of the venue to generally men's soccer. This option would also most likely result in no viable investment into retention of the Grandstand and consequently risk this locally significant heritage building being lost.

4.1.4. Policy and legislative implications

The policy implications are that this option will be less effective in forwarding Council own policy objectives as outlined in the *Sport Strategy 2007* and *Open Space Strategy 2006*.

There is no difference anticipated with regard to Council legislative implications.

4.1.5. Risk implications

There is increased risk of the Grandstand (which is of local heritage significance) being lost due to its current poor structural condition and this option not providing a viable alternative for its retention.

4.1.6. Resource implications

None.

5. PARTICIPATION AND ENGAGEMENT

5.1. Internal

5.1.1. The people who will be engaged with in relation to this issue are:

- Chris White – Open Space Coordinator
- Mathew Trigg – Sustainable Design Officer
- Stefan Mitrik – Sustainable Transport Co-ordinator

5.2. External

5.2.1. It should be noted that the State Government announced via the mass media in May 2008 that the redevelopment of Bob Jane Stadium would proceed at a cost estimate of \$50M.

5.2.2. Formal external engagement by Sport and Recreation Victoria with the City of Port Phillip and/or Councillors in relation to this issue is still to occur.

5.2.3. The local external people and/or organisations who CoPP will be requesting are engaged in relation to this issue are:

South Melbourne Womens Soccer Club

South Melbourne Districts Club

South Melbourne Junior Athletics Club.

6. IMPLEMENTATION

- 6.1. It is proposed that Council communicate formally to the Minister for Sport and Recreation (Minister Merlino) for the purpose of:
- outlining the stated policy position and assumption of Council with regard to the redevelopment of Bob Jane Stadium; and
 - requesting a meeting between the Minister and the Mayor of the City of Port Phillip.

7. COMMUNICATION

- 7.1. That Council supports 'In-Principle' the redevelopment of Bob Jane Stadium
- 7.2. Council provides this support on the understanding that the redevelopment is consistent with Councils own social, environmental and cultural objectives.
- 7.3. That Council seeks a meeting with the Minister as soon as possible to gain a more detailed and better understanding of the proposed redevelopment for Bob Jane Stadium.

8. RECOMMENDATION

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

- 8.1. That the Council resolve to support 'in-principle' the redevelopment of Bob Jane Stadium based on the following assumptions that the redevelopment will:
 - 8.1.1. enhance the partnership between South Melbourne 'Mens' and 'Womens' Soccer Club by institutionalizing appropriate arrangements for the use of Bob Jane Stadium by both clubs and provide for a more 'purpose built' facility to secure the long-term future of South Melbourne Womens Soccer Club within Albert Park Reserve;
 - 8.1.2. maximise local access and active local use of the facility, including providing a venue for a local little athletics club;
 - 8.1.3. minimise any impact on loss of open space and that any loss of open space only results when it can be demonstrated that there is a clear net community benefit;
 - 8.1.4. include the viable restoration and a compatible use of the heritage grandstand;
 - 8.1.5. apply Environmental Sustainability Design standards that minimize energy use and maximize water retention and re-use;
 - 8.1.6. be considered as part of an integrated planning approach led by the State Government, that would include consideration of MSAC, Bob Jane car park and stadium as one precinct.
 - 8.1.7. provide for CoPP to be represented at a senior level on any steering / working party;
 - 8.1.8. not require any financial commitment from Council in the context of Bob Jane Stadium being a non council owned asset.
- 8.2. That the Mayor write to the Minister for Sport and Recreation requesting a meeting to discuss Council's policy position on this matter and seek assurances that the redevelopment of Bob Jane Stadium will achieve the assumptions that underpin Council's 'in-principle' support.