



- 8.1** **J.L. MURPHY RESERVE PAVILION UPGRADE - PRESENTATION OF CONCEPT DESIGN AND COMMUNITY ENGAGEMENT**
- WARD:** **GATEWAY**
- GENERAL MANAGER:** **FIONA BLAIR, INFRASTRUCTURE & AMENITY**
- PREPARED BY:** **JAMES LENIHAN, SENIOR PROJECT MANAGER/DEPUTY MERO - PROJECT SERVICES**  
**LISA DAVIS, PORTFOLIO DIRECTOR INFRASTRUCTURE & AMENITY**
- TRIM FILE NO:** **62/11/138**
- ATTACHMENTS:**
- 1. JL Murphy Reserve Pavilion Upgrade Concept Design Pack**
  - 2. JL Murphy Consultation Report Phase One 2016**
  - 3. JL Murphy Pavilion Upgrade Stage 2 Engagement Responses**

## **PURPOSE**

To present to Councillors the outcomes of the community engagement process for the JL Murphy Reserve Pavilion Upgrade, to seek endorsement of the design and approval to move to the next stages of the project.

## **I. RECOMMENDATION**

That Council:

- 1.1** Acknowledges the feedback received through the community engagement process and thanks the community for participating in the process.
- 1.2** Endorses the attached concept design for the J.L. Murphy Reserve Pavilion Upgrade, whilst noting the following areas identified for improvement through the community engagement process:
  - Improving the visual appeal of the Williamstown Road side of the pavilion
  - Including audio visual facilities in the upgraded community space
  - Incorporating vegetated green walls or murals to assist in graffiti prevention
- 1.3** Approves officers to progress to detailed design and continue to consult the JL Murphy Reserve sports clubs and other users to ensure the final design is functional and fit for purpose.
- 1.4** Notes that the project is contingent upon funding from the State Government of \$1.238M and the sporting clubs based at JL Murphy Reserve Pavilion of \$0.2M.



## **2. BACKGROUND**

- 2.1 J.L. Murphy Reserve pavilion sits on Williamstown Road within J.L. Murphy Reserve, Port Melbourne. The pavilion services two ovals, one diamond and a rectangular pitch (four playing surfaces). The Reserve plays a vital role in provision of active open space for the current local community, and its importance will be further elevated as the Fisherman's Bend Urban Renewal Area (FBURA) becomes established.
- 2.2 J.L. Murphy Reserve also provides a leased soccer pavilion with two soccer pitches, BBQ picnic area, Citywide depot, walking pathways and will have a playground design finalised this year.
- Currently, the Reserve has seven main users:
- Port Melbourne Colts Junior Football Club (home ground)
  - Port Melbourne Colts Senior Football Club (home ground)
  - Middle Park Soccer Club
  - Port Melbourne Soccer Club (home ground)
  - Port Melbourne Baseball Club
  - Port Melbourne Cricket Club
  - Emerald Hill Cricket Club
- 2.3 Prior to the 2014 Victorian State Government election, the Labor Party announced a pre-election commitment of \$700,000 towards an upgrade of the pavilion, with the primary aim of improving access for female participants.
- 2.4 In September 2015 funding of \$700,000 was confirmed by the Sport and Recreation Victoria (SRV). The funding intention is for facilities that enable increased female participation, increased access to sport and recreation opportunities and encompass universal design principles.
- 2.5 A concept design to build four separate additional change facilities adjacent to the existing pavilion was developed, which would have achieved the objectives of the State funding.
- 2.6 However, in recognition of the important role the pavilion plays in facilitating community sport, detailed assessment of costs, and feedback from the tenant clubs that a single pavilion solution was preferred, the project direction changed to focus on upgrading the existing building with additional change facilities, plus upgrades to storage and the kitchen, as requested by the clubs. This in turn triggered the requirement to bring the entire building into compliance with the Building Code of Australia (BCA) and Disability Discrimination Act (DDA).

## **3. KEY INFORMATION**

- 3.1 The primary purpose of JL Murphy Pavilion is to support the requirements of sports participation at the Reserve.



- 3.2 This proposed project will deliver an expanded and upgraded pavilion that is fit for purpose and meets growing demand at the Reserve, whilst minimising the loss of open space. It is consistent with the directions in the JL Reserve Master Plan (2012), and Council's Sport and Recreation Strategy (2015).
- 3.3 The current pavilion has four change rooms, which prevents competition being played concurrently on the four playing fields due to there being insufficient toilet and change spaces for the number of teams and match umpires.
- 3.4 The project will address this issue by providing eight change facilities and will enable increased access for female participants in sport by providing suitable toilet and change facilities (a key requirement of the State's funding); and optimise Council's previous investment of around \$750,000 in 2012-2014 to build a new soccer ground and relocate the baseball diamond.
- 3.5 The proposed concept design is consistent with the project parameters (agreed with the community in 2016), input from sporting clubs, and the guidelines of the state sporting bodies.
- 3.6 The concept design allows for the pavilion to increase in size by 600sqm. This includes an extension of 120m<sup>2</sup> bringing the community room to 215m<sup>2</sup> and an additional 120m<sup>2</sup> for four new change rooms. Other additional space includes the extended undercover area, new public toilets, additional storage and a small increase in the existing change rooms to bring them in line with AFL Vic facility guidelines.
- 3.7 The interior of the building will be extensively remodelled including a new kitchen/kiosk & kitchen store. All existing toilets & showers will be upgraded and the umpire rooms will be changed to a unisex facility with a partition wall. There will be additional sport club storage accessible from outside the building and extra storage in the community space

### **Club and Sporting Association Engagement**

- 3.8 The clubs were consulted throughout the 16 month process to develop the concept design, and have provided feedback to ensure the building, change rooms and storage are reflective of their current and future needs.
- 3.9 The clubs will continue to have input to the detailed design as it progresses.
- 3.10 AFL Victoria, Football Federation Victoria, Baseball Victoria, Cricket Victoria have been consulted to ensure the facilities meet sporting code requirements, and SRV has been involved throughout to ensure funding objectives are met.

### **Community Engagement**

- 3.11 Two stages of community engagement were undertaken to provide the community ample opportunity to comment on both the draft parameters and the concept design.
  - Stage 1 – Scope, objective and parameters occurred December 2015 to February 2016.
  - Stage 2 – Draft Concept Design occurred in July-August 2017.



Phase one engagement:

- 3.12 Phase one engagement consisted of consultation on set of proposed project parameters.
- 3.13 Engagement activities included:
- Delivery of notification letter to 591 local residents within the consultation area.
  - Postal of notification letter to those who lived elsewhere but owned property within the consultation area.
  - 'Have Your Say' page
  - Project page on the City of Port Phillip website had a link to the 'Have Your Say' page
- 3.14 A high level summary of the Phase One feedback is:
- 220 visits to the 'Have Your Say' page
  - 90 document downloads and 41 surveys completed
  - 23 people agreed with the draft key parameters
  - 19 people disagreed with some aspects of the project parameters
  - The key feedback themes were:
    - The reserve currently has no sporting facilities for women or girls and this gender imbalance should be addressed.
    - Remove the wetlands component of the current Murphy's Reserve Master Plan.
    - Include multi-use netball and basketball facilities.
    - Include netball facilities.
    - Broaden the parameters to include passive recreation as the reserve is a community space used by a variety of people. The upgrade should benefit the broad range of users and local residents and encourage activities for all ages.
- 3.15 After reviewing the feedback the project parameters were finalised as:
- Be for the primary purpose of supporting the on-field activities of the sporting groups
  - Incorporate the principles of universal design for accessibility and inclusiveness
  - Deliver the project to meet the sports' facility guidelines
  - Maintain existing levels of public amenity provision
  - Be sympathetic to the park and the existing infrastructure
  - Include sustainable elements within the design, where possible
  - The additional facilities will aim to be designed in a way that will not preclude the user groups constructing an upper storey in the future.



Phase two engagement

- 3.16 Phase two engagement, seeking feedback on the draft concept design commenced on 21 July 2017 and concluded on 23 August 2017. The engagement process included:
- Delivery of notification letter to 2000 local residents within the consultation area.
  - ‘Have Your Say’ page.
  - Update to J.L. Murphy Reserve Pavilion upgrade web page
  - A direct email to 41 subscribers registered through earlier engagement activities.
  - Drop in sessions at the Reserve for residents, visitors, clubs, and park users to speak with the project team and view the designs on 6 and 12 August.
  - Signage at the park advertising the ways people can view the design and provide feedback.
- 3.17 A high level summary of the Phase 2 engagement responses is below. Attachment 3 contains a full list of the comments and officer responses.
- 226 visits to the ‘Have Your Say’ page
  - 9 documents downloaded
  - 14 online and 3 paper-copy surveys completed

3.18 The assessment and responses to the themes from consultation are:

Theme	Officer response
<b>Community Space feedback</b>	
The appearance of the western wall should be improved to provide a better entry (2 respondents)	A covered entrance way is provided to the building and options will be explored through detailed design that increase the visual appeal.
A suggestion to name the building to reflect its history.	This could be investigated in the context of Council’s Naming Guidelines Policy and resolved outside of the project, subject to consultation with clubs and the community.
Opportunity for dance classes (1 respondent)	An excellent proposal for use of the community space which can be accommodated in the proposed floor plan.
Request for AV equipment and other functional equipment in the multipurpose rooms. (3 respondents)	We will work with the clubs through detailed design to determine Audio Visual requirements which we will ensure can also meet the requirements of community groups.



Theme	Officer response
<p>A respondent questioned the number and location of toilets (2 respondents).</p>	<p>There will be two accessible toilets provided in the community space. The number of toilets across the entire building will be sufficient for building compliance.</p> <p>The provision of additional toilets in the community space is not recommended as it will reduce space and increase cost.</p>
<b>Floor plans</b>	
<p>Suggestion that a cool room is required.</p>	<p>A cool room is not supported due to meeting sustainability objectives. The use of stand-alone fridges can meet food storage requirements.</p>
<p>Flexible multipurpose spaces and request for light and views to the grounds.</p>	<p>The wall facing the oval will have windows along the entire length to allow adequate viewing from the interior. This is also the north face of the building which will help improve the comfort levels and sustainability objectives in the new space.</p>
<p>Why isn't a new facility being built on the Graham St depot site? (1 respondent)</p>	<p>This option was canvassed early in the project feasibility phase (in early-mid 2016) and discounted following consultation with Councillors and stakeholders on the basis that: (a) the existing pavilion could be cost effectively expanded to meet current and future demand; (b) the State funding was provided to enable greater female participation, not extra social spaces; (c) the Graham Street site is currently occupied, is earmarked for a new school according to the Fishermans Bend Strategic Framework Plan (July 2014) and is at one end of the Reserve, which would isolate soccer and baseball users from their fields.</p>
<p>A second storey (1 respondent)</p>	<p>The clubs originally requested a second storey however this is inconsistent with the SRV funding objectives, and could not have been achieved within the available budget.</p>



Theme	Officer response
<b>Graffiti management</b>	
A preference (7 respondents) for green walls to be included to deter graffiti.	We will fully explore the coverage available for the upgraded building dependant on plant suitability for the orientation of each building face, and operational costs.
<b>Construction management</b>	
There were 4 responses asking that the construction is not too disruptive to the sporting clubs and that access to facilities would continue.	Temporary facilities will be provided during the construction period to allow sporting competitions to continue on the reserve.  Dust management requirements will form part of the contractor’s specifications.
<b>Security and Lighting</b>	
Three responses referred to lighting.	Lighting will be provided around the building focussing on key areas including the public toilets and the exterior storage rooms.
Two responses referred to CCTV.	Council officers are currently working with tenant clubs regarding security camera provision, independent of the pavilion upgrade project.

**Response to Community Feedback**

- 3.19 The project team has assessed all feedback received through community engagement.
- 3.20 In response to the feedback, the following enhancements are proposed for the pavilion upgrade project, subject to budget.
  - Improve the visual appeal of the building on the Williamstown Road, southern side
    - An undercover entrance has been provided in the design. The aesthetics and materials of the facades selected during the detailed design phase will contribute to overall improvements of this side of the building.
  - Inclusion of audio visual facilities in the community space (estimated at \$14,000)
    - There was support from respondents for audio visual facilities that can be used for both club and community events. Officers recommend that this be included in the project scope at Council’s cost to enable diverse uses of the expanded multipurpose space.
  - Investigate green walls, and incorporate murals to assist in limiting graffiti.



- Green walls will be explored further through detailed design to determine placement and maintenance requirements and community art projects incorporated once the construction is completed, consistent with Council's Street Art Program.
- 3.21 The extensive engagement and responses confirms that the design is supported by the clubs and the broader community and could be progressed with minimal change. The areas identified in the engagement responses can be addressed through detailed design. This includes reviewing the entrance from Williamstown Road, further investigation into supported anti-graffiti options, lighting and audio-visual facilities for the community space and investigation into a name for the pavilion building.



## FURTHER SUPPORTING INFORMATION

### 4. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY

4.1 The proposed upgrade of J.L. Murphy Reserve Sports Pavilion contributes to the following direction of the Council Plan:

4.2 We embrace difference, and people belong:

*1.1 A safe and active community with strong social connections.*

*Plan and deliver a long-term program of sports field and pavilion upgrades to enhance capacity and broaden community participation in sport and recreation.*

### 5. CONSULTATION AND STAKEHOLDERS

5.1 Consultation will continue with the JL Murphy Reserve sport club tenants through the detailed design phase.

5.2 Project status updates will be provided throughout design and construction to community members that have contributed to the engagement process or declared an interest in the project and provided us with their contact details.

### 6. LEGAL AND RISK IMPLICATIONS

6.1 The pavilion upgrade must comply with the Building Code of Australia. It must also achieve the seven universal design principles as stated by SRV, and the specific requirements of each sporting association that uses the Reserve. (i.e. soccer, AFL, baseball and cricket).

6.2 SRV has indicated that a funding agreement for the project can be signed once Council has endorsed the concept design. This will ensure the funding is secured in the event of a change in State Government.

### 7. SUSTAINABILITY – Triple Bottom Line

#### 7.1 ENVIRONMENTAL IMPLICATIONS

- The detailed design phase will identify ways to minimise water and energy use. It is intended to maximise rainwater capture and reuse which will be explored more fully through the detailed design process.
- The design will meet the objectives of the City of Port Phillip Sustainable Design Strategy. It will achieve the requirements of the planning permit once approved.

#### 7.2 SOCIAL & CULTURAL IMPLICATIONS

- The upgrades will enable increased participation by both male and female athletes and abilities and encourage them to participate in exercise and sporting opportunities.

#### 7.3 ECONOMIC IMPLICATIONS

N/A



**7.4 FINANCIAL IMPLICATIONS**

- The project is contingent upon funding from the State Government (\$1.238M), the sporting clubs based at the JL Murphy Pavilion (\$0.2M) and Council (the balance currently, estimated at \$2.532).
- The State's funding is primarily to improve access for female participants, and is contingent upon the clubs' contribution of \$200,000.
- Details of the payment from the clubs is yet to be finalised, however this funding will be the responsibility of a new single-governance-entity group which will be established to manage the Pavilion.
- Discussions to progress the establishment of the single governance group are underway and the new model is expected to be in place for when the pavilion is re-opened post construction in 2019.

**8. IMPLEMENTATION STRATEGY**

**8.1 TIMELINE**

Subject to the concept design being approved, following activities will occur:

- Immediate commencement of detailed design
- Immediate commencement of the funding agreement process with SRV.
- Planning Permit application in October 2017.
- Building Permit application in April 2018.
- Contractor appointed in end October 2018.
- Construction works will commence in late 2018.

**8.2 COMMUNICATION**

Subject to the concept design being approved, the following activities will occur:

- The project page and 'Have Your Say' page will be updated throughout design and construction.
- A media release will be issued by the City of Port Phillip.
- Stakeholders on the interested parties' database will be contacted directly.

**9. OFFICER DIRECT OR INDIRECT INTEREST**

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