

AGENDA ITEM NO.:	10.3
TO:	Council on 19 January 2021
DIRECTOR:	Simon Bradley, Director Infrastructure and Environment
REPORT AUTHOR:	Chris Newby, Manager Special Projects
SUBJECT:	Broadview Oval / Yarnta Tutu yarta Draft Master Plan for Endorsement

1. EXECUTIVE SUMMARY

Council, at its meeting held 27 October 2020, received a report on the Draft Broadview Oval / Yarnta Tutu yarta Master Plan, following consultation with key stakeholders and the broader community. The report provided an overview of the consultation process undertaken to date and highlighted overall positive community sentiment towards the draft Master Plan.

However, there were a number of submissions from nearby residents concerned about the potential impact of the anticipated Community and Sports Hub (the Hub) on the western side of the Oval. In light of these concerns, the Draft Master Plan was subject to further community consultation, with a postcard delivered to all City of Prospect residences within 500 metres inviting additional feedback on the options for the location of the Hub.

Feedback was provided via a survey hosted on the Council's Engagement Hub website. The feedback that was received confirmed a strong preference from nearby residents for the new facility to be built on the site of the existing clubrooms, while at the same time reaffirming the Broadview Football Club's position that their preference is for the centre wing location. The 'hybrid' location proved to be the least preferred of the three options surveyed.

While this feedback is acknowledged, the centre wing position remains the preferred position of Council Administration. The design of the new facility (which is subject to a separate Report and did not form part of the consultation process on the Draft Master Plan options) has illustrated how concerns regarding visual and environmental impacts can be minimised through sensitive architectural design. The additional consultation process has assisted with a further understanding of how the community feels about each location option.

With general support now indicated for the overall Draft Master Plan, and while the feedback from local residents acknowledged, it is recommended that the Draft Broadview Oval / Yarnta Tutu yarta Master Plan be endorsed with the future Community and Sports Hub located in the centre wing position (Option 1). This will allow for design development of the Hub to proceed with certainty (alongside the corresponding grant application), and for consideration to be given to how the delivery of the Master Plan as a whole can be prioritised in the future.

2. RECOMMENDATION

- (1) Council having considered Item 10.3 Broadview Oval/ Yarnta Tutu yarta Draft Master Plan receive and note the report.**
 - (2) Council endorse the Broadview Oval/ Yarnta Tutu yarta Master Plan – (as presented in **Attachment 1-8**) subject to final amendments to reflect **Option 1 - Centre Wing** as the preferred location of the **Broadview Community and Sports Hub**, noting that minor updates to the Master Plan may occur as part of future concept designs.**
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3. DISCUSSION

Master Plan Overview

The Draft Master Plan (refer **Attachments 1-8**) seeks to put in place an overarching strategic document to guide future improvements to this important sporting and recreational precinct. A number of the recreational elements of the Draft Master Plan have recently been delivered (such as the running track and improvements to the playground and dog park).

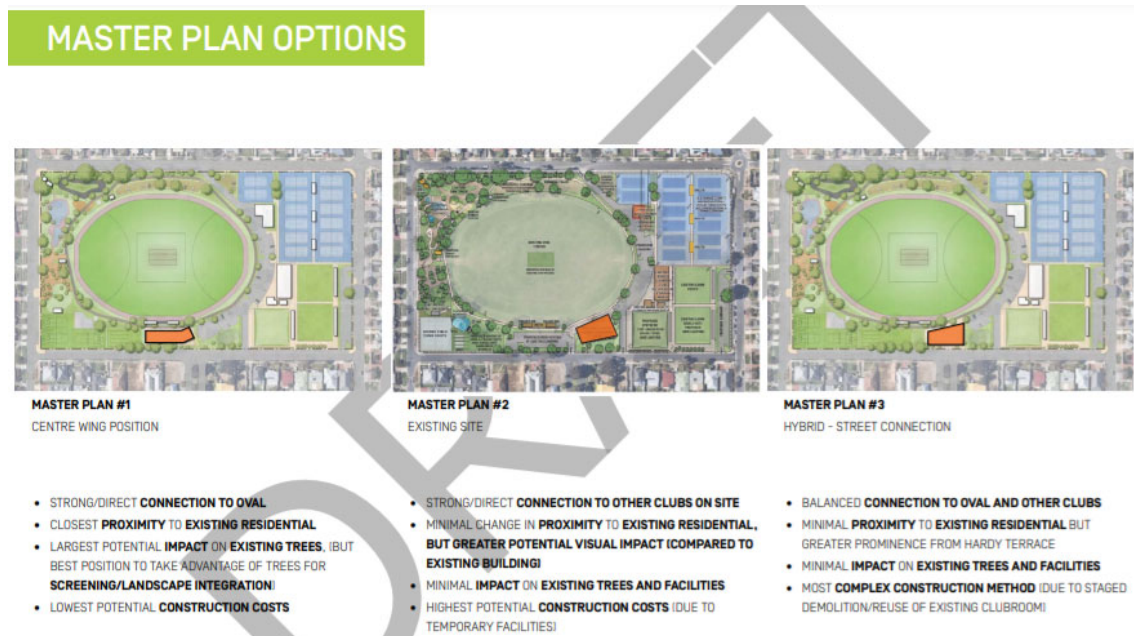
While future improvements described in the Draft Master Plan are as yet unbudgeted, an overarching plan is required to ensure that there is a coordinated approach to where future development can occur without conflicting with other improvements. Once endorsed, the Master Plan can also be used to engage with Government and/ or sporting bodies when seeking funding for future improvements.

As previously reported, and in response to community feedback, the Draft Master Plan includes:

- A new Community and Sporting Hub incorporating a Football Club and fitness centre, and expansion of car parking areas;
- Construction of a new Tennis Club building (accommodating both Tennis Clubs) and replacement of the former Croquet Club with four additional tennis courts;
- Addition of four cricket nets, with the bowler run-up area able to double as a warm-up area for football (to replace an existing public access tennis court that doubles as a half-court basketball court);
- Establishment of a small skate park;
- Refurbishment of the Lawn Bowls clubrooms, and upgrades to bowling greens; and
- New public toilets and installation of lighting to the running track.

The key element for consideration is the location of the proposed Community and Sports Hub, which could be situated on either the centre wing position (Option 1 – preferred option), on the existing site of the football clubrooms (Option 2), or in a 'hybrid' location between these two sites (Option 3)(refer to Plan 1).

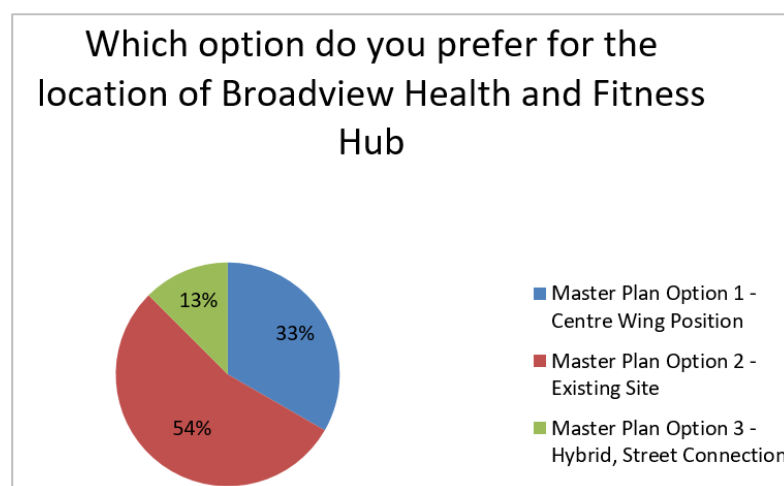
Plan 1. Location Options to locate the Proposed Community and Sports Hub



Community and Sports Hub Location Community Consultation Outcomes from recent process

The additional consultation process sought to give individuals and stakeholders the opportunity to provide feedback on a single issue, i.e. the location of the proposed Community and Sports Hub. The survey was completed by 48 people and of those that responded:

- 6 (13%) preferred the hybrid option (Option 1)
- 26 (54%) preferred the existing site (Option 2)
- 16 (33%) preferred the centre wing position (Option 3)



Respondents also had the opportunity to provide commentary in response to whether the design of the facility would assist in addressing their concerns if their preferred location was not adopted. These comments included:

- A design that has minimal visual impact for immediate neighbours and one of nice aesthetics on approach (a hub that looks inviting).
- A design that reduces the impact of noise on local residents, particularly night functions perhaps also restrictions on operating hours at night
- Any of the proposed sites appear fine provided that traffic and parking are taken into consideration as this is the greatest impact on residents
- Be welcoming and open with minimal visual impact
- Club rooms on current location or fractionally south for any expansion.
- Ensure that all of the trees are kept intact and not removed. Provide residents with the environmental impact statement for trees and wildlife in the area if the building is moved. Provide residents with the impact statement for them – i.e. What is the impact for parking on streets, if the building is moved and car parking is reduced to the oval? What is the impact for residents who live on Hardy Street - views to the oval? The potential for them to lose value in their homes. Provide residents with copies of the arborist report and have open transparent communication. Residents have previously asked for a copy of the arborist report for the playground for info and it was declined by Council to be provided. It makes residents feel like Council are hiding something, even if they are not.
- Facing North, south - not east west, for solar advantage and less electricity cost heating and cooling rooms.
- Graduated profile - lowest facing the street.
- If option 2 is not possible, then option 3 would be the next preference. And if it is absolutely not possible to keep the clubrooms where they are, then a single level building would be the only way it could be designed to address my concerns.
- It could be option 1 as well, as it seems more balanced than option 2.
- It is unlikely my concerns could be fixed, I worry that utilising an existing site compromises car parking volumes and will add significant to after-hours noise.
- Keep noise to a minimum often during functions there is an impact on our residence as loud music is playing and often patrons leaving the premises are unfortunately loud, increase off street parking so people do not use our street as a parking area.
- Keep the existing facilities where they are and fix any problems that exist, Keep costs to a minimum by not spending on non-essential items as if you have a bottomless pit of taxpayer money.
- Like it to be set back from the road or screened by vegetation
- Location on existing building footprint (or smaller footprint) is OK
- Maintain 3 public tennis courts
- More off-street parking
- More Onsite parking, as Option 3 seems to lose the extent of onsite parking.
- Must be two storeys with a balcony
- No - just a preference option 1
- No - you can't make up 67 lost carparks and you can't replace the beautiful trees - they are invaluable!
- No existing tree can be lopped, pruned or removed for the club rooms
- No, I'm happy with Master Plan Option 1.
- No. Existing site for me is the only option
- Not really
- Not really sure of the details of the building
- Not really. It's about having the least negative impact on the local community

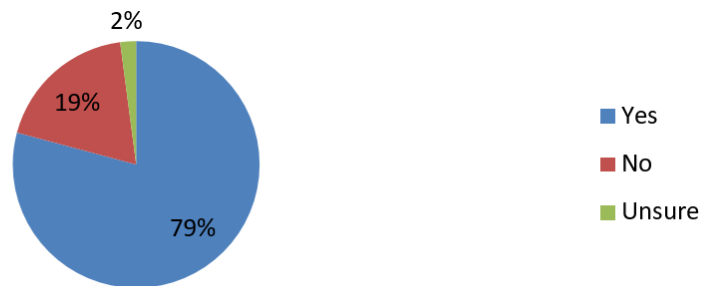
- Not specifically. I do not use the building, only the open spaces and trees for shade.
- Placement to allow for easier extension of the building in the future.
- Planting trees to reduce the late night noise; preventing any noisy activities after 11pm. sound insulation. Closing doors when playing loud music. Police patrols to discourage antisocial behaviour of facility users
- Please, please do not move it. Also the football club should accommodate Women's Football.
- Remove proposed entry/exit car park along Collingrove Avenue
- The building design does not particularly worry me.
- The existing building is not very old and appears to be sound and useful. Demolition of such a building does not seem to be a good use of funding when an upgrade to the existing property could provide the extra facilities that the football club would like to have without demolition and construction costs.

The remaining responses either had no comment (4) or indicated that the design would not be able to address their concerns (11). A separate written response was also received from a local resident identifying a number of matters related to the Draft Master Plan (including the location of public toilet, provision of parking, leaves blowing from the precinct, security and operating costs), but did not indicate a preference for the site of the new facility.

This targeted consultation (while broad in distribution, it was limited to a single element of the Draft Master Plan) has confirmed that there is strong sensitivity and sentiment about the potential impacts of relocating the Clubrooms. This community sentiment is recognised and respected, and is not unusual for proposals of this type where facilities are enhanced, upgraded or replaced with versions that meet the current and future needs of the broader community.

Of interest, and in support of the suggestion that community sentiment is strongest where changes are anticipated, is that the majority of respondents (79%) would be prepared for additional budget to be allocated to the project to ensure the facility was constructed in their preferred location. Based on the recent survey responses, this would be on the site of the existing clubrooms.

Would you be comfortable with extra budget being allocated to the project to ensure any necessary additional construction costs could be met if it meant building in your preferred location?



Advice from estimate consultants 'Rider Levett Bucknall' (RLB) suggests that there would not be a substantial difference in construction costs between the options, although the cost of car park construction for Option 1 is likely to be moderately higher than the temporary facility costs required by Option 3 (depending on quality). It is unlikely this would have a substantive impact on the overall budget estimate.

Recommended Update to the Draft Master Plan

The consultation process has confirmed that the location of the proposed Community and Sports Hub on the centre wing would be the least supported by residents immediately affected by it, but most supported by the primary user. Fundamentally, the centre wing remains the best position for a facility that directly relates to sporting activities undertaken on the Oval, and is proposed to be completed through an architectural design process that is sympathetic to and minimises the impacts on nearby properties.

Implications, Related Questions and Further Information

The endorsement of the Master Plan does not commit Council to its delivery as it has been clear from the outset that this is an overarching plan for the future of the precinct and subject to sourcing adequate funding opportunities. As such, there are no specified priorities outlined as part of the Master Plan and while there is funding allocated in the Long Term Financial Plan, it is anticipated that co-funding and grant opportunities will be required to be able to fully deliver on the Master Plan.

Relevance to Core Strategies / Policy

- *Local Government Act 1999*
- Community Engagement and Consultation Policy
- Open Space Strategy, 2018

Strategic Plan to 2020 Theme 1 – People "Know, empower, celebrate, educate and activate our community"

- Strategy 1.1 Know our community
- Strategy 1.3 Active living for every age, every stage

Strategic Plan to 2020 Theme 2 – Place “Loved heritage, leafy streets, fabulous places”

- Strategy 2.2 Loved parks and places

Intelligent Community Indicators

- 6. Advocacy: Engaging leaders and citizens, businesses and institutions, in identifying opportunities to champion positive change.
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ATTACHMENTS

- Attachment 1-8:** Broadview Oval / Yarnta Tutu yarta Draft Master Plan for endorsement

BROADVIEW OVAL / YARNTA TUTU YARTA COMMUNITY HUB



MASTER PLAN OPTIONS



MASTER PLAN #1

CENTRE WING POSITION

- STRONG/DIRECT **CONNECTION TO OVAL**
- CLOSEST **PROXIMITY TO EXISTING RESIDENTIAL**
- LARGEST POTENTIAL **IMPACT ON EXISTING TREES**, (BUT BEST POSITION TO TAKE ADVANTAGE OF TREES FOR **SCREENING/LANDSCAPE INTEGRATION**)
- LOWEST POTENTIAL **CONSTRUCTION COSTS**



MASTER PLAN #2

EXISTING SITE

- STRONG/DIRECT **CONNECTION TO OTHER CLUBS ON SITE**
- MINIMAL CHANGE IN **PROXIMITY TO EXISTING RESIDENTIAL**, **BUT GREATER POTENTIAL VISUAL IMPACT (COMPARED TO EXISTING BUILDING)**
- MINIMAL **IMPACT ON EXISTING TREES AND FACILITIES**
- HIGHEST POTENTIAL **CONSTRUCTION COSTS** (DUE TO TEMPORARY FACILITIES)



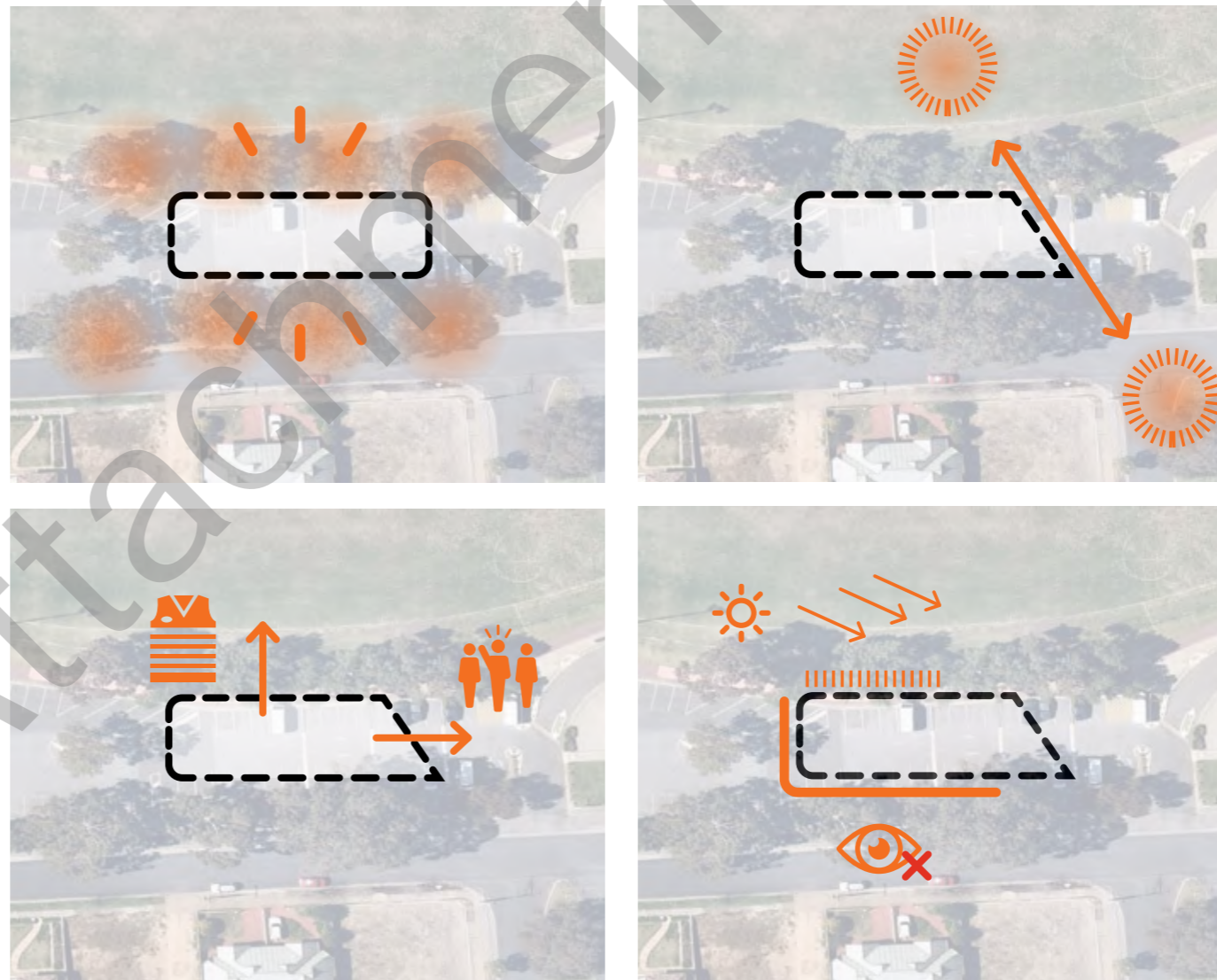
MASTER PLAN #3

HYBRID - STREET CONNECTION

- BALANCED **CONNECTION TO OVAL AND OTHER CLUBS**
- MINIMAL **PROXIMITY TO EXISTING RESIDENTIAL** BUT GREATER PROMINENCE FROM HARDY TERRACE
- MINIMAL **IMPACT ON EXISTING TREES AND FACILITIES**
- MOST **COMPLEX CONSTRUCTION METHOD** (DUE TO STAGED DEMOLITION/REUSE OF EXISTING CLUBROOM)

KEY DESIGN STRATEGIES

- 01 ESTABLISH FOOTPRINT TO **MINIMISE IMPACT** ON EXISTING TREES AND **MAXIMISE SETBACKS** FROM THE STREET.
- 02 CREATE **VISUAL CONNECTION** TO THE BUILDING TO ESTABLISH 'FRONT DOOR' OF FACILITY.
- 03 DEFINE FUNCTIONAL AREAS FOR **COMMUNITY USE**, AS WELL AS FOR **CLUB USE**.
LOCATE TO **CAPITALISE ON RELATIONSHIP** TO OVAL, AND OTHER SPORTING AND COMMUNITY RECREATIONAL USES.
- 04 ESTABLISH ADDITIONAL SCREENING TO SUPPORT **PASSIVE SOLAR PRINCIPLES**, AND IMPROVE APPEARANCE.



ARCHITECTURAL LANGUAGE PRINCIPLES



RESPOND TO THE **RESIDENTIAL CONTEXT**



MAXIMISE **THERMAL PERFORMANCE**



PROVIDE **SHELTERED VIEWING AREAS**



USE **SCREENING AND LIGHT**

Attachment

ADDRESSING KEY ISSUES



REDUCE **FRONTAGE TO RESIDENTIAL STREET**



MAXIMISE **VIEWS TO OVAL**



ARTICULATION OF GROUND LEVEL
STREETSCAPE



CLEARLY DEFINE **COMMUNITY ENTRY**

Attachment

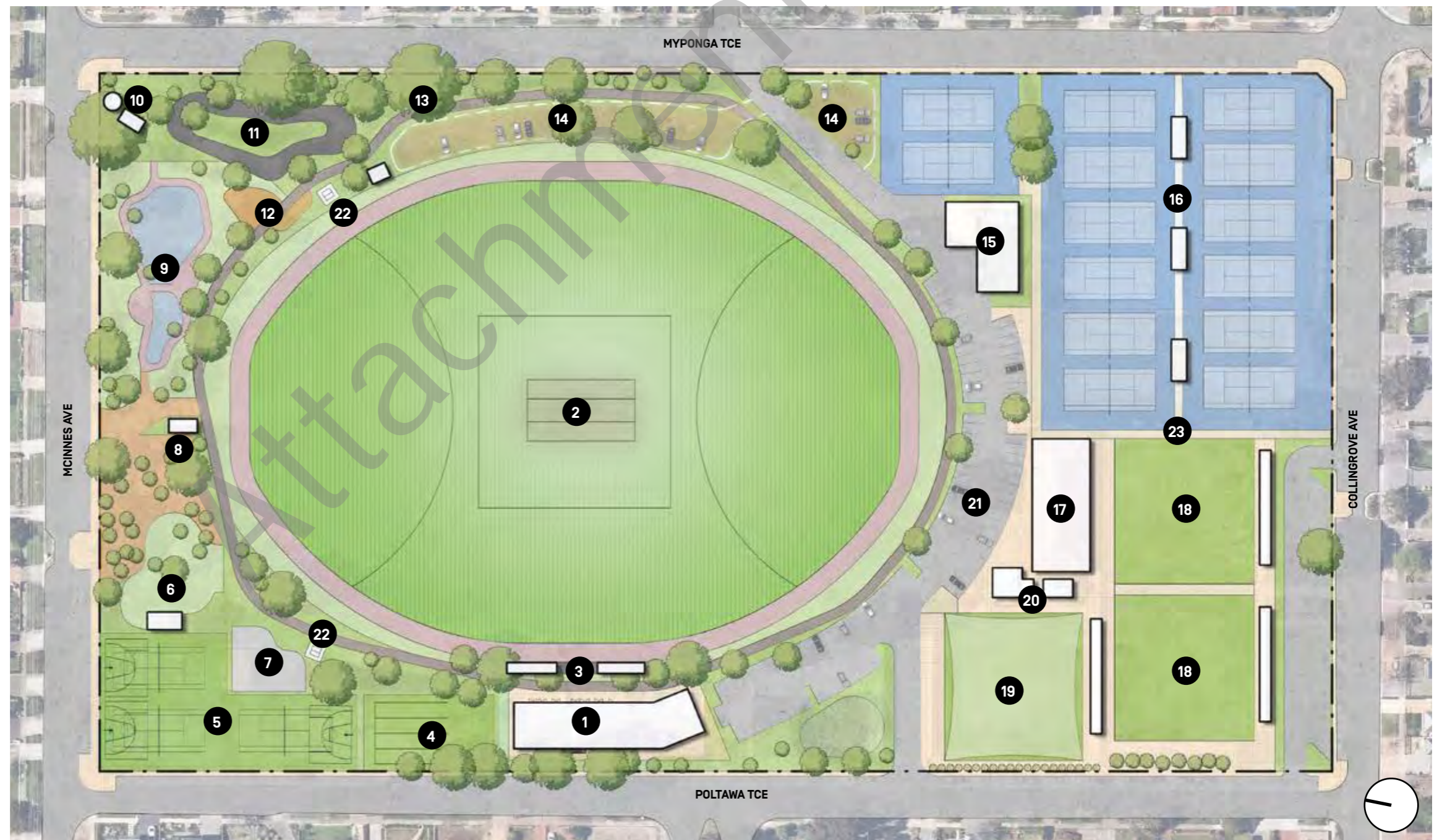
DEFINING THE BUDGET

	AFL LOCAL CLUB STANDARDS	LOCAL BENCHMARK PROJECT	RLB BENCHMARKING
Player Change Facilities	160m ² [two teams]	240m ² [four teams]	<div style="text-align: center;"> <p>\$2,700-3,400</p> <hr/> <p>sqm</p> </div>
Umpire Change	25m ²	32m ²	
Gym	25m ²	15m ²	
Strapping/Medical	20m ²	45m ²	
Public Toilets	25m ²	40m ²	
Social/Community Space	100m ²	270m ²	
External Covered Viewing Area	50m ²	125m ²	
Kitchen	20m ²	45m ²	
TOTAL APPROXIMATE GROSS FLOOR AREA	405m² [approximate minimum standard]	880m²	

\$2.5m

REVISED MASTERPLAN

1. PROPOSED TWO STOREY COMMUNITY AND SPORTING HUB
2. EXISTING OVAL WITH REFURBISHED CRICKET PITCHES
3. REPLACEMENT COACHES BOXES
4. PROPOSED WARM UP AREA AND CRICKET NETS
5. UPGRADES TO EXISTING TENNIS COURTS - CONVERT TO SYNTHETIC MULTI USE (TENNIS & BASKETBALL) COURTS
6. UPGRADE TO EXISTING DOG PARK (UNDER CONSTRUCTION)
7. PROPOSED MINI SKATE PARK
8. PROPOSED PUBLIC AMENITIES AND ROLLER STORAGE SHED
9. UPGRADE TO EXISTING PLAYGROUND (UNDER CONSTRUCTION)
10. EXISTING WATER TANK (SHED TO BE REMOVED)
11. EXISTING BMX TRACK
12. EXISTING FITNESS STATION
13. PROPOSED LIGHTING TO EXISTING RUNNING TRACK
14. UPGRADE TO OVERSPILL CARPARK WITH TRAFFICABLE LAWN
15. PROPOSED SINGLE STOREY TENNIS CLUBROOMS WITH ROOF DECK
16. TENNIS COURTS
17. REFURBISHED BOWLS CLUB
18. EXISTING LAWN BOWLS WITH UPGRADES
19. PROPOSED SYNTHETIC LAWN BOWLS
20. REFURBISHED STORAGE SHEDS
21. PROPOSED CARPARK
22. PROPOSED BBQ AND SHELTER
23. PEDESTRIAN ACCESS



City Collective

City Collective

+61 8 8182 1270
hello@citycollective.com.au

Adelaide

Suite 115 Epworth Building,
33 Pirie Street, Adelaide, SA,
5000

Melbourne

Ground Level
23 Kerr Street
Fitzroy VIC, 3065

citycollective.com.au

Attachment

