

Attachments

Council Meeting

Monday 3 March 2025

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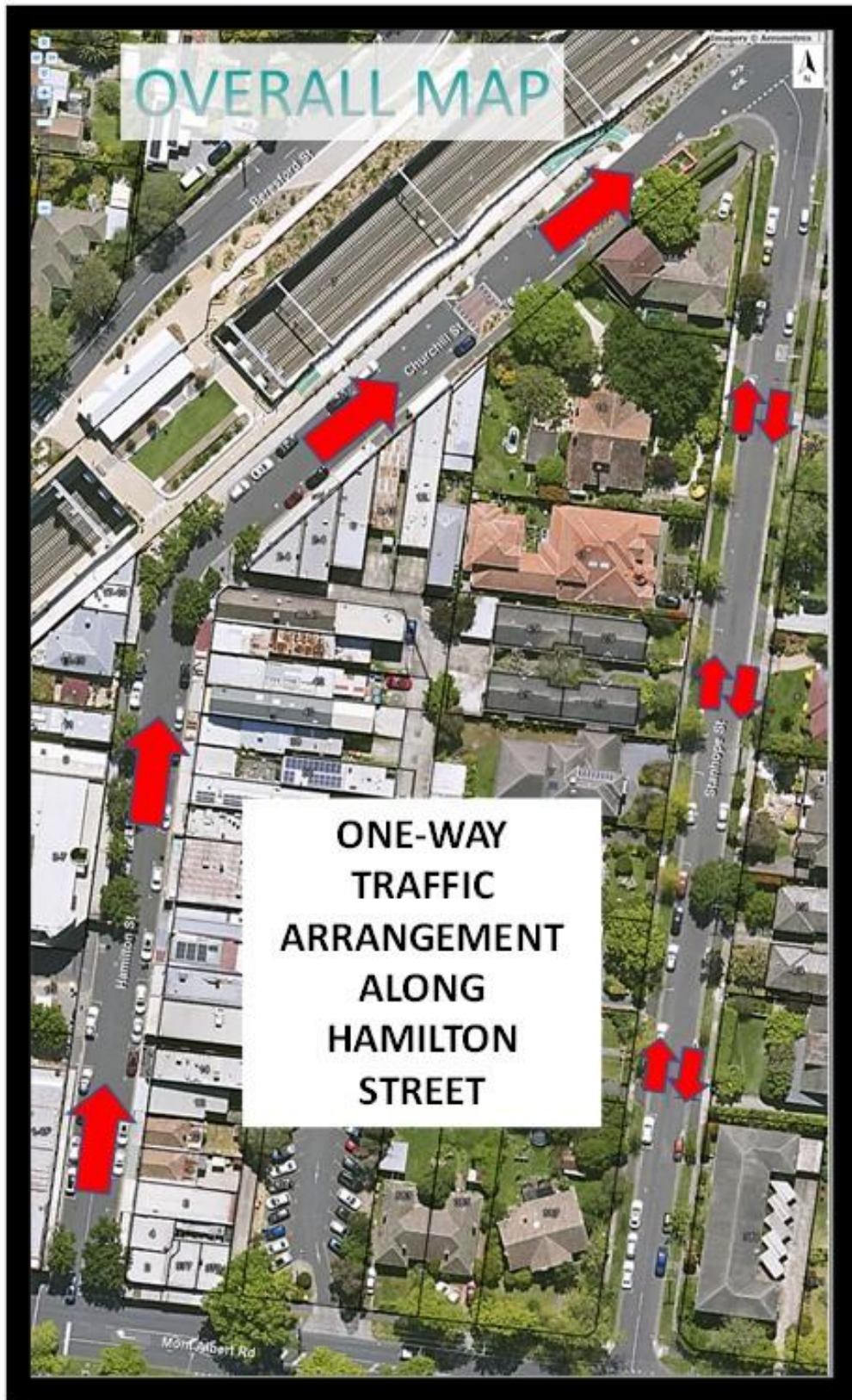
10.2

**Proposed One-Way Traffic Arrangement Along
Hamilton Street, Mont Albert**

Attachment 1

Proposed traffic arrangement for Hamilton street and part of churchill street (stanhope street to remain 'two-way')

10.2 – ATTACHMENT 1. Proposed traffic arrangement for Hamilton street and part of churchill street (stanhope street to remain ‘two-way’)



10.3 **Mirrabooka Reserve Pavilion Redevelopment**

Attachment 1 Minutes of Council Meeting - Monday, 13 May 2024

Attachment 2 Mirrabooka Pavilion Ground Floor Plan

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10.1 Mirrabooka Reserve Pavilion Development Update

Department Leisure and Recreation Services
Director Community Services

Attachment

SUMMARY

Mirrabooka Reserve in Blackburn South is home to Blackburn New Hope Football Club and the Blackburn South Cricket Club, who with a combined membership of 700 players occupy the Mirrabooka Reserve Pavilion which is currently planned for renewal.

This report provides background information on the Mirrabooka Reserve site and planning undertaken to date towards the delivery of the Pavilion redevelopment.

RECOMMENDATION

That Council

1. Notes the budget allocation for the Mirrabooka Reserve Pavilion redevelopment is \$7 million and that Concept Design option 1 presented in this report meets the budget threshold.
2. Notes that Concept Design Option 2 presents a better outcome for stakeholders and community through increased capacity and flexible use and is likely to exceed the current budget allocation.
3. Endorses Concept Design Option 2 to progress to detailed design and receive a further report on this design and the estimated cost.

Key Issues**Project Background**

Mirrabooka Reserve in Blackburn South is an important sporting precinct situated across both Council and Department of Education (DoE) land and is located adjacent to Orchard Grove Primary School and Aurora School. It is home to the Blackburn New Hope Football Club (500+ playing members) in winter and the Blackburn South Cricket Club (200+ playing members) in summer as well as a number of other secondary user groups throughout the year.

The site (as pictured below) consists of:

- Four sports fields (west, north and mid owned by DoE, south owned by Council), configured as six soccer fields in winter.
- Sports pavilion (approx. 300m²)
- 58 car spaces and one disabled car space
- Cricket training nets (three bays)

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- Open space and natural vegetation



Figure 1. Mirrabooka Reserve Site Aerial Image, land ownership shown indicatively.

The need for a pavilion upgrade has been identified by the tenant clubs over a significant period of time as the existing facility is not adequate to support the club's participation growth. Both clubs utilise multiple ovals / soccer pitches concurrently for matches and training.

This is most evident in winter when Blackburn New Hope hosts home matches for two or three female senior teams while managing concurrent fixtures of its ten male senior teams.

A budget of \$7 million has been allocated for this project consisting of contributions from the Australian Government (\$2M), State Government (\$3M) and Council capital works (\$2M).

Construction is expected to commence in late 2025 and is to be completed by the end of 2026. A temporary facility will be installed prior to commencement of the pavilion's construction for the sporting clubs to use to support ongoing training and competition.

STRATEGIC ALIGNMENT

Redevelopment of the Mirrabooka Reserve pavilion aligns with the strategic directions of the Council Plan, in particular:

Strategic Direction 4, Movement, and public spaces,

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4.1.1: Plan, build, renew and maintain community assets and facilities to meet current and future service needs in an environmentally, financially, and socially sustainable way.

Strategic Direction 6, Empowered Collaborative community,

6.1.2: Council will listen and be responsive to Community suggestions and feedback.

Strategic Direction 7, Health, and Wellbeing,

7.1.1: Provide accessible services and programs.

7.3.4: Promote participation in local sporting opportunities.

BACKGROUND**Discussion and Options****Concept Design and Cost Estimate**

Two concept design options have been developed to inform the delivery of this project. Concept Design Option 1 (Attachment 1) has been developed taking stakeholder feedback into consideration and in line with the available budget.

Table 1 captures key functions and rooms included in this option and associated cost estimate.

Table 1. Option 1 Key Functions and Rooms

Total Area	Social / Community Space	Change Rooms	Toilets	External Storage	Other	Total Cost Estimate
922m ² incl. covered outdoor area	100m ² + kitchenette (3m ²)	6 x Unisex 2 x Umpire with adjoining amenities	Male (16m ²) Female (16m ²) Accessible (6m ²) Public accessible (8m ²)	2x 31m ² 1x 10m ²	Kiosk / Kitchen (30m ²) Social Storage (14m ²) First Aid (16m ²)	\$7,000,000 excl. GST

This design includes internal operable walls to provide flexibility of use throughout the change rooms and social space, as well as external connections. This design approach has been implemented for pavilions at Bennettswood Reserve, Heatherdale Reserve and Springfield Park.

A timed public facing toilet is included within the building footprint for public precinct use, opening hours will be further explored during the design development. Male and female toilets provide flexible use during social room events and when the social room is not available.

The concept design includes an extended roof line to provide shade in summer and shelter during winter for parents, family, and the public. Drinking fountains, wash, and water bottle filling stations are to be considered for incorporation into the perimeter of the pavilion through the detailed design process.

A second option has been developed further noting stakeholder feedback particularly in relation to the size of the social space and to provide a better outcome for the broader community through additional social and flexible

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10.1 (cont)

community space. This option is referred to as Concept Design Option 2 (Attachment 2).

Table 2 reflects space provision included in Concept Design Option 2 and an estimated cost of \$7,785,000 which exceeds the current project budget of \$7M.

Table 2. Option 2 Key Functions and Rooms

Total Area	Social / Community Space	Change Rooms	Toilets	External Storage	Other	Total Cost Estimate
1035m ² incl. covered outdoor area	200m ² + kitchenette (4m ²) that can be divided into two rooms of 160m ² and 40m ²	6 x Unisex 2 x Umpire with adjoining amenities	Male (16m ²) Female (16m ²) Accessible (6m ²) Public accessible (8m ²)	2x 31m ² 1x 8m ²	Kiosk / Kitchen (30m ²) Social Storage (14m ²) Internal Storage (10m ²) First Aid (16m ²)	\$7,785,000 excl. GST

There are a number of site constraints that have been taken into consideration with both design options and will need further assessment during detailed design process including the position and orientation of the sports ground to the east, site title boundary to the west, sloping ground to the south and car park entry road to the north.

Whitehorse Football (Soccer) Participation

Football (Soccer) participation has steadily increased within Whitehorse Council over the recent years and is expected to continue to rise in popularity given recent success of the Australian female national team and hosting of the 2023 FIFA Women’s World Cup.

The sport has already rebounded in full to pre-pandemic participation levels and Council officers have experienced a record amount of allocation requests from soccer clubs in the recent Winter 2024 seasonal allocations process.

Temporary Amenities Update

For the clubs to continue to operate throughout the lifespan of this project, temporary change facilities are to be provided. Planning for these works is underway.

The project is on track for delivery before the end of June 2024 subject to permits approvals (building and planning).

Refer to Attachment 4 and 5 for siting and design plans of the temporary change rooms.

Mirrabooka Reserve Joint Use Agreement Update

The joint use agreement for the site is in negotiation with the Department of Education. Execution of the long-term agreement will provide certainty for Council and enable sports field and lighting upgrades to realise the full participation potential of the site supported by the scope of the upgraded pavilion. Information is included here as background information.

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Further negotiation with DoE is being undertaken (including engagement with the schools in mid-April) and is at a draft stage before they formally issue the JUA to all parties (Orchard Grove Primary School, Aurora School, Minister for Education and Council) for review and execution in the future.

SUPPORTING REPORT DETAILS**Legislative and Risk Implications**

There are no legal or risk implications arising from the recommendation contained in this report.

Equity, Inclusion, and Human Rights Considerations

In developing this report to Council, the subject matter has been considered in accordance with the requirements of the *Charter of Human Rights and Responsibilities Act 2006*.

It is considered that the subject matter does not raise any human rights issues.

Community Engagement

Community engagement has been initiated on the Pavilion Development. In addition, the Mirrabooka Reserve and Orchard Grove precinct masterplan project consultation is currently open and will run until 6th May with the community pop up event held on 20 April.

The engagement survey considers the precinct masterplan and the pavilion development. <https://yoursay.whitehorse.vic.gov.au/blackburn-south>

The community consultation page has been established with two landing pages, so that community feedback can be separated for Masterplan and pavilion initiatives.

Precinct stakeholders have been consulted through the design and development process.

Financial and Resource Implications

The budget approved for the pavilion development is \$7 million, supported by \$5 million of external government funding (combined \$3 million State and \$2 million Federal) and \$2.0 million from Council.

Cost plans have been received from the quantity surveyor for the two schemes which inform the costs shown in the following tables.

Option 1 Cost Plan:**Probable Cost March 2024 (ex GST)**

\$7,000,000.

Option 1 is expected will be in line with the budget allocation.

To achieve budget the project will need to be tightly value managed throughout the design development phase.

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Cost Plan for Option 2:**Probable Cost March 2024 (ex GST)**

\$ 7,785,000.

Option 2 exceed the budget allocation.

To minimise project costs and additional budget requirements, the project will need to be tightly value managed throughout the design development phase.

Innovation and Continuous Improvement**Modular Construction:**

Council officers have examined the opportunities for undertaking a modular construction methodology for this pavilion project. Modular construction is an alternative building methodology, which focuses on a fast track and standardised construction process to meet an immediate or emerging need. Modular design layouts are dependent on a standard grid system, which is determined by factory buildability and transport requirements to site. The modular fabrication reduces the time and disruption on site, but allowances need to be made for the offsite fabrication as part of the overall delivery program.

When applied to the Mirrabooka Pavilion project objectives, there would be advantages in reduced disruption through a shorter onsite assembly period. However, the neutral cost benefit, combined with the reduced lifecycle expectation for Modular buildings, and reduced flexibility options for community use raise significant concerns for this methodology.

Given the importance of the multi-purpose usage objective for both community and sporting activities through flexible and multi-use design, it is not considered advantageous to apply a modular construction methodology to this project.

Consultation Page:

The community consultation page has been established with two landing pages, so that community feedback can be separated for masterplan and pavilion initiatives.

Collaboration

Precinct stakeholders have been consulted through the design development process.

Conflict of Interest

The *Local Government Act 2020* requires members of Council staff, and persons engaged under contract to provide advice to Council, to disclose any direct or indirect interest in a matter to which the advice relates.

Council officers involved in the preparation of this report have no conflict of interest in this matter.

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Conclusion

In conclusion, Concept Design Option 2 presents a better outcome for stakeholders and community through increased capacity and flexible use and is likely to exceed the current budget allocation. It is recommended that Concept Design Option 2 progress to detailed design and at the appropriate time, a further report inclusive of estimated costs be presented for Council's consideration.

ATTACHMENT

- 1 Concept Plan Option 1
- 2 Concept Plan Option 2
- 3 0030013087 - Temporary Amenities
- 4 2318_03 A3 - Temporary Amenities

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Attachment 1 Concept Plan Option 1

Attachment 2 Concept Plan Option 2

Attachment 3 0030013087 - Temporary Amenities

Attachment 4 2318_03 A3 - Temporary Amenities

