

Bayside Sportsground Pavilion Improvement Plan



April 2013

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1 INTRODUCTION

Bayside City Council has a long and proud history in the support of community sport through the provision of sporting pavilions and facilities. Local sports clubs make a significant contribution to Bayside's strong sense of community and the community's health and wellbeing.

Bayside City Council is committed to the sustainable use of recreation facilities. It provides an extensive range of community facilities and is responsible for allocating resources to ensure these assets meet community recreation needs.

Bayside's sports pavilions range in age from 1930's to the present day, however, more than 80% of the sports facility building stock dates from 1960. The total replacement value of Council's sporting facilities is estimated to be in the order of \$62.5million. Council's past, present and future investment in this major asset class is significant and warrants a strategic approach to their management.

1.1 BAYSIDE SPORTSGROUND PAVILION IMPROVEMENT PLAN 2011

Council commissioned the development of the Bayside Sportsground Pavilion Improvement Plan in 2011. This Plan was developed to provide a logical and informed guide to the ongoing renewal and, where appropriate, upgrade of Bayside's pavilions. The Plan was based on the structural and functional requirements of each pavilion.

The process for development of the Plan was comprehensive. It involved inspection and critical assessment of the 27 facilities and their functionality, as well as review of relevant strategies and plans, both corporate and site specific.

1.2 REVISED BAYSIDE SPORTSGROUND PAVILION IMPROVEMENT PLAN 2013

Whilst the 2011 Plan was technical in nature and provided a comprehensive review of the sportsground pavilions' building condition, further work was required to inform Council of a priority order for pavilion improvements and update cost estimates.

In order to determine the priority order an assessment matrix was developed that used the information gathered from the 2011 Plan as well as criteria based around social and community needs and benefits and the broader Council context. A copy of the Assessment Matrix and Criteria is detailed in **Appendix A**.

2 GUIDING PRINCIPLES

The following *Guiding Principles* have been established to guide the development of the Sportsground Pavilion Improvement Plan 2013.

- Council is committed to providing accessible sportsground pavilions as a means of supporting local sporting clubs and their members to promote active and healthy lifestyles for residents;
- Pavilion improvements will be to a scale that meets the needs of user groups and is consistent with the hierarchy classification of any reserve as outlined in Council's Open Space Strategy 2011;
- Pavilion improvements will be consistent the strategic directions of the Bayside Recreation Strategy 2012 – 2022 (under development);
- Council will seek to consolidate multiple pavilions at any given reserve (where appropriate);
- The designs of pavilions will incorporate community spaces and encourage multiple uses;
- An analysis of the proposed pavilion improvements will be undertaken to determine the most appropriate design response, which may include the development of a new pavilion facility;
- Pavilion improvements will be designed in a way that complements both the natural and built forms of the surrounding area;
- Council will seek opportunities for partnership funding, whether from user groups or other levels of government;
- During any pavilion improvement Council will program works with a view to minimising disruption to user groups' access to sportsgrounds;
- A maximum of two (2) change rooms per sports playing field will be provided in any pavilion improvement;
- All wet areas and toilet facilities will be unisex in design and construction;
- User groups must fund the provision of bar space and club dedicated meeting space – Council will not fund the provision of this type of building space;
- Council will review its pavilion priorities with consideration to changing circumstances and Council's Long Term Financial Plan; and
- Council will establish a community engagement plan with tenant clubs and residents during the design process for any proposed of pavilion improvements.

3 FACILITY STANDARDS

The following tables outline the facility standards and the components of pavilion development/redevelopment Council will fund, the components Council will co-contribute to (in partnership with clubs) and the particular elements of development clubs will be required to fully fund.

These standards have been developed with consideration to peak sporting agencies facility requirements. The standards also incorporate accessibility principles as well addressing club feedback such as the need for access to public toilets on match days.

Table 3.4 outlines components for the development of additional minor pavilions that support the main pavilion where multiple sports fields utilise one site. An additional minor pavilion may be considered where the main pavilion is unable to service the needs of all sporting groups located at the site.

Size elements for standard components listed in tables 3.1 to 3.3 represent the maximum that Council will fund. Where a club requests increases to component sizes above those detailed, these will be fully funded by the club.

In keeping with the stated principles of this Plan all non - standard development components will be funded by the club if they are to be included in facility development.

**Table 3.1
PAVILION STANDARDS – AFL/CRICKET**

Item	Size	Comments
Change rooms	40 m ²	Maximum of two (2) change rooms per oval
Wet areas	14m ²	Provision of two (2) showers and two (2) toilets
First Aid Room	13m ²	Can be larger for multi oval pavilion (e.g. Dendy Park)
Storeroom	20m ²	Per tenant group
Canteen/Kiosk	20m ²	May be larger to accommodate use associated with significant social/public hall space.
Umpires Rooms	15m ²	Includes closet shower (with change bench) and cubicle toilet
Cleaners Cupboard	3m ²	Includes large trough sink
Internal Accessible Toilet (with shower)	7m ²	
External Accessible Toilet	6m ²	
Public Toilets (for club/school use)	6m ²	Two (2) unisex automated cubicle toilets
Club/Community Meeting Space	50m ²	Design consideration of multi-use areas
Timekeeper/scorer	4m ²	
Veranda (Spectator Area)	Variable	Council will seek to maximise veranda space in any pavilion redevelopment

**Table 3.2
PAVILION STANDARDS – SOCCER/CRICKET**

Item	Size	Comments
Change rooms	25 m ²	Maximum of two (2) change rooms per oval
Wet areas	14m ²	Provision of two (2) showers and two (2) toilets
First Aid Room	13m ²	Can be larger for multi oval pavilion (e.g. Dendy Park)
Storeroom	20m ²	Per tenant group
Canteen/Kiosk	20m ²	May be larger to accommodate use associated with significant social/public hall space.
Umpires Rooms	15m ²	Includes closet shower (with change bench) and cubicle toilet
Cleaners Cupboard	3m ²	Includes large trough sink
Internal Accessible Toilet (with shower)	7m ²	NA
External Accessible Toilet	6m ²	NA
Public Toilets (for club/school use)	6m ²	Two (2) unisex automated cubicle toilets
Club/Community Meeting Space	50m ²	Design consideration of multi-use areas
Timekeeper/scorer	4m ²	NA
Veranda (Spectator Area)	Variable	Council will seek to maximise veranda space in any pavilion redevelopment

**Table 3.3
PAVILION STANDARDS – BASEBALL**

Item	Size	Comments
Change rooms	25 m ²	Maximum of two (2) change rooms per oval
Wet areas	14m ²	Provision of two (2) showers and two (2) toilets
First Aid Room	13m ²	Can be larger for multi oval pavilion (e.g. Dendy Park)
Storeroom	20m ²	Per tenant group
Canteen/Kiosk	20m ²	May be larger to accommodate use associated with significant social/public hall space
Umpires Rooms	15m ²	Includes closet shower (with change bench) and cubicle toilet.
Cleaners Cupboard	3m ²	Includes large trough sink
Internal Accessible Toilet (with shower)	7m ²	NA
External Accessible Toilet	6m ²	NA
Public Toilets (for club/school use)	6m ²	Two (2) unisex automated cubicle toilets
Club/Community Meeting Space	50m ²	Design consideration of multi-use areas
Timekeeper/scorer	4m ²	NA
Veranda (Spectator Area)	Variable	Council will seek to maximise veranda space in any pavilion redevelopment

**Table 3.4
NON STANDARD COMPONENTS AND FUNDING SCHEDULE**

Item	Council Contribution	Club Contribution
Separate additional kitchen	Nil %	100%
Bar	Nil %	100%
Meeting room	Nil %	100%
Office	Nil %	100%
Gymnasium	Nil %	100%
Additional storage	Nil %	100%
Extended community meeting space	Nil %	100%
Council equipment shed	100%	Nil %

**Table 3.5
ADDITIONAL MINOR PAVILIONS STANDARD COMPONENTS AND FUNDING SCHEDULE**

Item	Maximum Size	Council Contribution	Club Contribution
Change rooms <ul style="list-style-type: none"> ▪ Home team (Max 1) ▪ Away team (Max 1) 	40m2 (AFL/cricket) 25m2 (soccer/cricket) 25m2 Baseball	100 %	Nil%
Amenities – Shower/toilets <ul style="list-style-type: none"> ▪ Home team ▪ Away team 	14m2 14m2	100 %	Nil%
External Unisex Public Toilets	10m2	100 %	Nil%
Timekeeper / Scorer	4m2	100 %	Nil%
Storage	10m2	100 %	Nil%

4 STRATEGIC CONTEXT

There are a large number of policies, strategies and plans produced by both Council and external bodies that were relevant to the development of the Bayside Sportsground Pavilion Improvement Plan 2013. The Bayside 2020 Community Plan sets the clear vision for the City and forms the guiding document for all Council activities over the next eight years.

The **Long Term Financial Plan** (LTFP) is the key ten year financial planning document of Council that is governed by a series of financial strategies and accompanying performance indicators that Council considers and endorses. It establishes the financial framework upon which sound financial decisions are made.

Council has also undertaken a number of specific strategic plans and reviews that have been incorporated into development of the Plan. The Plan aims to draw connection to Council's relevant plans, strategies and legislative obligations to ensure that it delivers effectively against all of them. The following diagram summaries the relevant document and strategies.

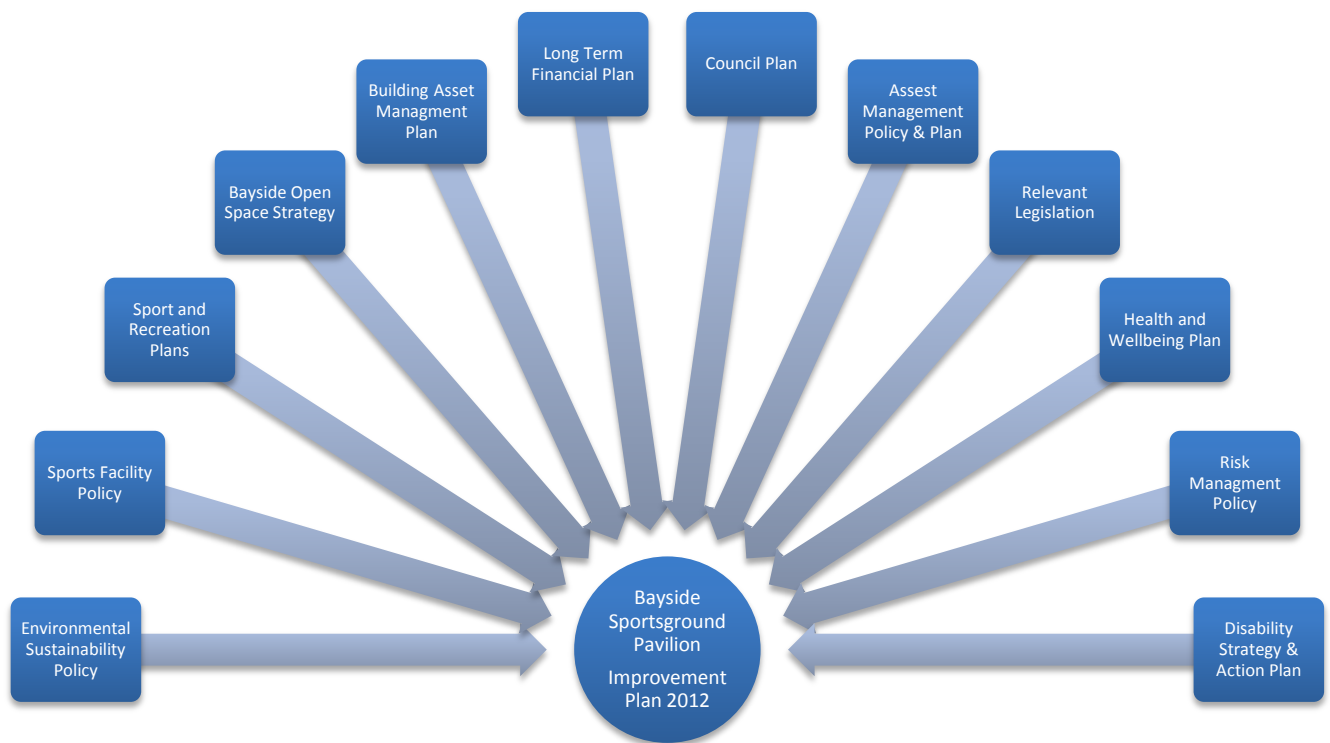


Figure 1 Strategic Context

5 FACILITY HIERACHY

The Bayside Open Space Strategy 2011 (BOSS) is a core planning document for the development of the Plan. BOSS establishes Council's policy direction to guide the planning, management and development of open space.

It provides for an “**Open Space Classification System**”, which defines the hierarchy, role and function of open space – including reserves with sportsgrounds. It classifies open space by the catchment it serves, function/s and purpose (including 'significance') which determines the priority, type and standard of development that may be expected at each open space site. Any incongruence between the open space classification and levels of development would trigger investigation into the classification, the need for redevelopment and/or the resourcing implications.

Regional - Highest level of open space that caters for a catchment beyond Council and will receive priority resource allocation. These are the premier open spaces in Bayside. The foreshore, Elsternwick, Dendy and Cheltenham Parks are the regional open spaces in Bayside.

Municipal – Service levels are comparable with 'regional' classification however, are aligned to meeting the needs within the municipal boundaries. There are currently no sportsgrounds within the Plan that have this classification.

District – Serves a cluster of suburbs and accommodates a range of different interests and activities. The majority of Council's sportsgrounds are on open space classified as 'district'.

Local – These are generally small areas of open space located within neighbourhoods. There are several sportsgrounds on 'local' reserves that have implications for the scale and standard of sports facility development.

The Plan does not make any recommendations for pavilion development that exceeds the open space classification of the reserve. In fact, there are some instances where the open space may be classified higher due to the 'significance' of the reserve rather than the capacity of the reserve for sporting activity. An example of this is Donald Macdonald Reserve that due to multiple functions and intense use of the reserve the BOSS has deemed it to be of a 'district' classification. However, the constrained capacity of the site for sporting activity has classified the sportsground (and subsequently the proposed pavilion category) as 'local' in the Plan.

6 SPORTS GROUND PAVILION IMPROVEMENT PLAN

The following table prioritises sportsground pavilion improvements based on the assessment of the 27 pavilions in the municipality against the assessment criteria (only 24 pavilions are listed for upgrade. No upgrade requirements are nominated for Shipston Reserve (under construction 2013), Simpson Reserve (improvements completed in 2012) or the pavilion at Spring Street, Sandringham, which is identified for removal as part of the Destructor Reserve pavilion improvements).

Note: The indicative probable cost includes estimates for design, demolition, temporary facilities, construction, landscaping, ESD elements and an early estimate contingency sum.

Table 6.1
BAYSIDE SPORTSGROUND PAVILION IMPROVEMENT PLAN

PRIORITY	PAVILION NAME	Probable Cost (2012 rates)	Recommended Pavilion Improvements
1	Elsternwick Park No.2 Oval	\$1,500,000	Demolition of existing structure. Development of a new two change room Football/Cricket facility into planning for proposed Victorian Amateur Football Association facility improvements. Includes storage, umpires room, canteen, first aid, accessible toilets. Note: Project to be informed by the outcomes of the Elsternwick Park Ovals 1 & 2 Master Planning process
2	Hurlingham Park	\$2,650,000	Demolition of existing structure. Development of new four changeroom football/cricket facility, storage, canteen, umpires room, first aid, accessible toilets and community meeting space. Note: Project to be informed through a master planning process for Hurlingham Park, which is scheduled to be undertaken in 2013/14, subject to Council funding.
3	Dendy Park Lower East	\$4,300,000	Demolition of existing structures. Development of a new eight change room soccer/cricket facility, storage, canteen, umpires room, accessible toilets and community meeting space.
4	Dendy Park Upper West		Refer above.

PRIORITY	PAVILION NAME	Probable Cost (2012 rates)	Recommended Pavilion Improvements
5	Banksia Reserve	\$1,400,000	<p>Renewal of existing structure to include two football/cricket change rooms, storage, canteen, umpires room, first aid, accessible toilets and community meeting space.</p> <p>Note: Council has endorsed a proposal from the Beaumaris Lawn Tennis Club, Beaumaris Cricket Club and Beaumaris Football Club to extend the existing tennis pavilion to consolidate all sportsground activities. As part of this proposal the existing sportsground pavilion will be removed.</p>
6	Cheltenham Park	\$1,700,000	Demolition of existing pavilion structure. Development to include four change rooms for soccer/cricket activities, storage, canteen, umpires room, accessible toilets and community meeting space.
7	Brighton Beach Oval	\$2,100,000	<p>Renewal of existing pavilion structure into two changeroom football/cricket facility, storage, canteen, umpires room, first aid, accessible toilets and community meeting space.</p> <p>Note: Opportunity to incorporate the bowling club and sportsground pavilion facilities to be explored.</p>
8	Tjilatjirin Reserve Soccer (Destructor)	\$1,450,000	Additional two changerooms, accessible toilets, storage, umpires room, first aid and community meeting space. The existing Spring Street, Sandringham pavilion is recommended to be removed as part of the works, which rationalises a pavilion facility at this site.
9	William St Reserve, Brighton	\$850,000	Renewal and minor extension of existing structure to include two football/cricket change rooms, storage, canteen, first aid, umpires room, accessible toilets and community meeting space.
10	Cheltenham Recreation Reserve	\$1,100,000	Renewal of existing pavilion structure to include two football/cricket change rooms, storage, umpires room, canteen, first aid, accessible toilets, community meeting space and associated public toilets.

PRIORITY	PAVILION NAME	Probable Cost (2012 rates)	Recommended Pavilion Improvements
11	Chisholm Reserve	\$850,000	Renewal and minor extension of existing pavilion structure to include two football/cricket change rooms, storage, canteen, umpires room, accessible toilets and community meeting space.
12	Boss James Reserve	\$1,100,000	Renewal of existing pavilion structure to two football/cricket changerooms, storage, umpires room, canteen, first aid, accessible toilets and community meeting space.
13	Castlefield Reserve	\$350,000	Minimal DDA compliance & renewal work required.
14	Beaumaris Reserve	\$350,000	Renewal of existing pavilion structure to include four change rooms for soccer/cricket activity and DDA compliance works.
15	AW Oliver	\$350,000	Minimal DDA compliance & renewal work required
16	Sillitoe Reserve (North)	\$2,200,000	Opportunity to consolidate existing pavilion structures into a single four change room soccer/cricket facility with a community meeting space and associated amenities.
17	Sillitoe Reserve (South)		Refer above
18	Dendy Park Athletics	\$350,000	Minimal DDA compliance & renewal work required
19	Donald MacDonald Reserve	\$350,000	Minimal DDA compliance & renewal work required
20	Moorabbin West Reserve	\$350,000	Minimal DDA compliance & renewal work required

PRIORITY	PAVILION NAME	Probable Cost (2012 rates)	Recommended Pavilion Improvements
21	Peterson St Reserve (West)	\$350,000	Minimal DDA compliance and renewal work required. Note: Opportunity to consolidate existing pavilion structures into a single four changeroom football/cricket facility with an appropriate community meeting space.
22	Peterson St Reserve (Social)	\$350,000	As Above
23	Peterson St Reserve (East)	\$350,000	As Above
24	Tulip St Baseball	\$350,000	Minimal DDA compliance & renewal work required

7 REVIEW PROCESS

A full review and evaluation of the Sportsground Pavilion Improvement Plan will be undertaken every five (5) years. This review will evaluate the priorities and costs against community need and expectations, building standards, Council's financial resources, construction costs and legislative changes.

APPENDIX A- ASSESSMENT MATRIX

Assessment Summary				
Category	Rating in Category	% Applied to Overall Assessment	Subtotals	Total
Current Building Asset	0.0%	40%	0.0%	
Financial Benefit	0.0%	10%	0.0%	
Broader Council Context	0.0%	10%	0.0%	
Sporting & Community Needs Analysis	0.0%	40%	0.0%	
Summary		100%		0.0%

Current Building Asset				
Category	Assessment		Score Achieved	Comments
Physical Condition				
What is the physical condition of the existing pavilion as identified during most recent seasonal inspection?	Poor	4		
	Fair	2		
	Good	0		
Legislative Compliance				
Which of these standards/ regulations does the pavilion presently not comply with:	DDA	1		
	Food Act	1		
	Building Code	1		
	Health & Safety Standards	1		
Efficient Design				
Does the pavilion incorporate sustainable design principles?	None	2		
	Some	1		
	Most or all	0		
Design Guidelines				
Does the existing pavilion comply with the Bayside Sportsground Pavilion Standards?	Does not meet	4		
	Mostly meets	2		
	Exceeds or meets	0		
	Subtotals	15		
Current Building Asset Assessment	Percentage Achieved	Total	0.00%	

Financial Benefits				
Category	Assessment	Scoring	Score Achieved	Comments
Usage				
How many user groups does the existing pavilion design/ condition allow for?	Three or more	4		
	Two	2		
	One	0		
Multi-Purpose				
Is the existing pavilion capable for use as non-sporting community space?	No, requires major upgrade	2		
	Yes, with minor upgrade	1		
	Yes	0		
Financial Contribution				
What level of external financial contribution is likely to be available? (Pavilion project must comply with Bayside Sportsground Pavilion Standards)	Above 10% of project cost	3		
	Between 5%-10% of project cost	2		
	Under 5% of project cost	0		
Maintenance Efficiencies				
How would the recurring maintenance/ repair costs be affected by a pavilion upgrade?	Major improvement	4		
	Moderate improvement	2		
	Minor improvement	0		
	Subtotal	13		
Financial Benefits Assessment	Percentage Achieved	Total	0.00%	

Broader Council Context				
	Assessment	Scoring	Score Achieved	Comments
Bayside's Strategic Objectives				
Has a pavilion upgrade been identified in, or is consistent with, a Council endorsed document.	Specific recommendation in master plan or strategy	4		
	Consistent with strategy or policy	2		
	Inconsistent with strategy or policy	0		
Historical or Cultural Significance				
Would a pavilion upgrade adversely affect identified cultural or historical significance of the pavilion/ reserve?	No, would maintain or enhance	4		
	No impact or not applicable	2		
	Yes	0		
Environmental Context				
Would a pavilion upgrade be compatible with, and supported by, other users and facilities?	Yes	4		
	No, but can be addressed through appropriate management systems	2		
	No	0		
Siting-Sportsgrounds				
How many sportsgrounds does (or can, with ground modifications) the pavilion service?	3 or more	4		
	2	2		
	1	0		
	Subtotal	16		
Broader Council Context Assessment	Percentage Achieved	Total	0.00%	

SPORTING & COMMUNITY NEEDS ANALYSIS				
Category	Assessment	Scoring	Score Achieved	Comments
Expressed Needs				
Has a need for a pavilion upgrade been expressed by:	Current User/s	1		
	Potential User/s	1		
	Community Group/s	1		
	Councillor/s	1		
Current Needs Met				
Can the existing pavilion design/ condition provide for a material increase in number or diversity of participation.	No	4		
	Yes, with minor works	2		
	Yes, with management strategies	0		
Increased participation				
What sort of increases, in number or diversity, of participation could be expected from a pavilion upgrade?	Large increase	4		
	Moderate Increase	2		
	Minimal Increase	0		
Sport Participation - "At Needs"				
Has an "at need" sporting group been identified, and would benefit from a pavilion upgrade.	Yes identified, and significant benefit	4		
	Yes identified, but not significant benefit	2		
	Not identified	0		
Barriers to Sport Participation				
Does the existing pavilion design/condition present barriers to participation in sport/ physical recreation for the identified groups:	Adult Males	1		
	Adult Females	2		
	Junior Males	1		
	Junior Females	2		
	People with Cultural Requirements	2		
	People with Disabilities	2		
	Volunteers	2		
Sporting Association Support				
What is the level of support from a peak sporting association for a pavilion upgrade.	Strong support - essential requirement	4		
	Moderate support- preferred but not essential requirement	2		
	Incidental support - no requirements identified	0		
Trend Data				
Does trend data (eg sport needs, activity trends, emerging issues, demographics) support the investment of a pavilion upgrade.	Strong indicators	6		
	Moderate indicators	3		
	Minor or no indicators	0		
Needs Analysis				
Does the current pavilion meet identified current and potential needs?	No, requires significant upgrade or new	6		
	No, requires minor works	3		
	Yes	0		
	Subtotal	44		
Sporting & Community Needs Analysis Assessment	Percentage Achieved	Total	0.00%	