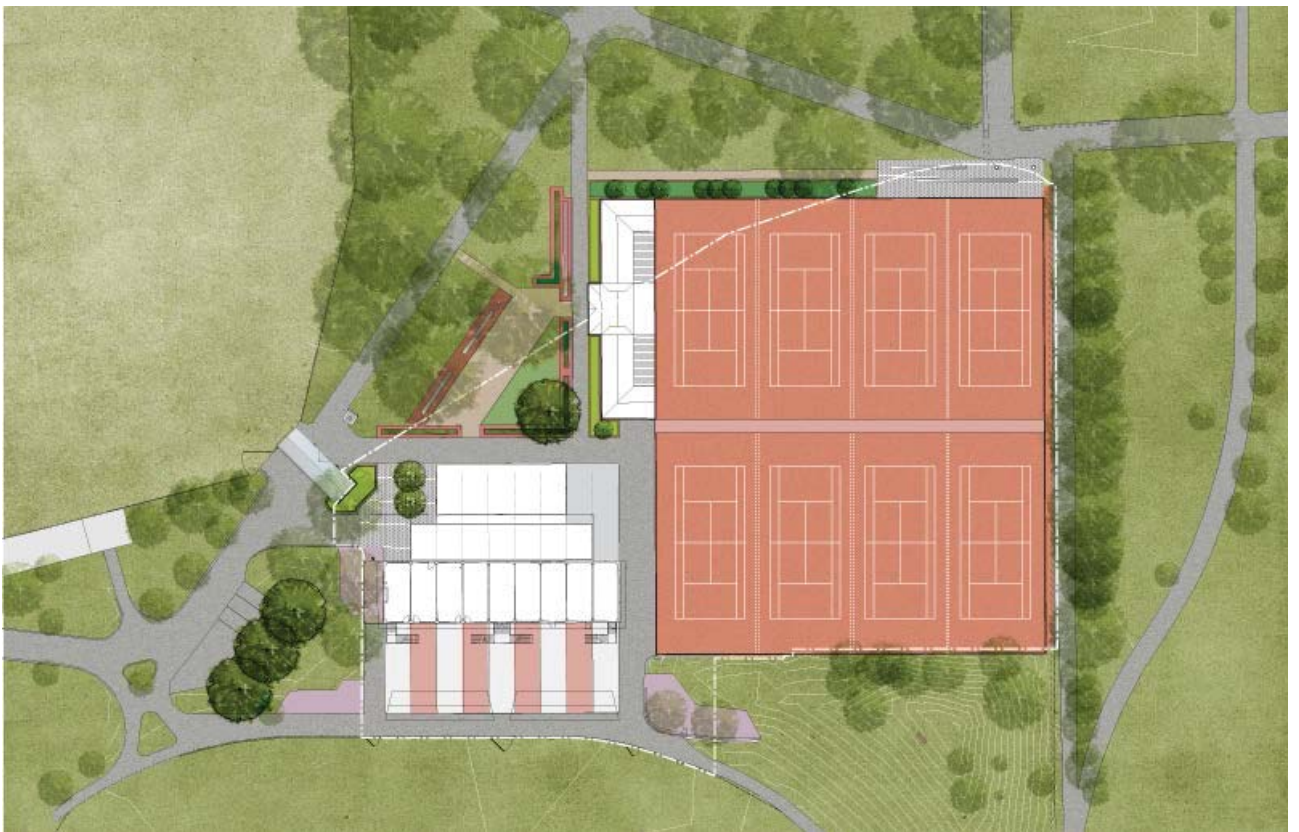


Brunswick Street Oval Precinct

Community Consultation Findings

Edinburgh Gardens, Brunswick Street, North Fitzroy
VIC 3068



November 2019

Prepared by

Prepared for

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1.0 Project background and overview of consultation

1.1 Background and purpose

The Brunswick Street Oval Precinct – Needs Analysis and Concept Plan (July 2019) was formally considered by Yarra City Council at the Council meeting held 27 August 2019. The following recommendation was endorsed unanimously:

That Council:

- (a) endorse the Brunswick Street Oval Precinct Needs Analysis and Concept Plan for public consultation;*
- (b) proceed to community engagement on the concept plan for a period of 4 weeks; and*
- (c) provide a report back to Council on the results of this consultation, and with a final scope and recommended concept design for the facilities within the Brunswick Street Oval precinct, prior to proceeding to tender for architectural services.*

This report has been prepared by Lovell Chen to outline the subsequent public consultation process, the findings of the consultation and provide a final scope and recommended concept design for the facilities within the Brunswick Street Oval Precinct.

1.2 Acknowledgements

We would like to recognise the support provided by Council’s Sports and Recreation team and Communications and Engagement team. We would also like to acknowledge the generosity of the Edinburgh Gardens Sporting Community (EGSC) and the local community and beyond, in sharing their views and contributing valuable local knowledge.

1.3 Overview of consultation

The consultation was undertaken in accordance with the Yarra City Council communication policy and framework.

An Engagement and Communications Plan was prepared by the YCC Communications team and included the following process:

- Minimum 4-week public consultation period utilising the “Your Say Yarra” online engagement tool
- Onsite engagement activity (drop in session) Monday 28 October 2019
- Briefing to Edinburgh Gardens Sporting Community held at Fitzroy Town Hall Wednesday 2 October 2019
- Postcard drop to 1550 local North Fitzroy resident’s distribution completed Wednesday 9 October 2019
- Email to previous submitters and other stakeholders on 7 and 23 October 2019
- Social media promotion (YCC corporate Facebook) on 8 and 26 October 2019

The public consultation period ran from 7 October to 4 November 2019. As a result of the communications efforts, online activities and offering a variety of engagement options, there were a **total of 229 contributions**. Participation outcomes by engagement activity are presented in Table 1.

Table 1 Overview of participation by engagement activity

Engagement activity	No. of participants
Your say Yarra: Online survey responses	Site views: 2467 Site visits: 1142 Visitors: 959 Contributions: 178 Contributors: 173
On-site Engagement: drop in session	Approx. 20
Edinburgh Gardens Sporting Community Briefing	Approx. 25
Independent email communications to Communications and Sports and Recreation Council Officers	6
Total Participants/Contributions	229

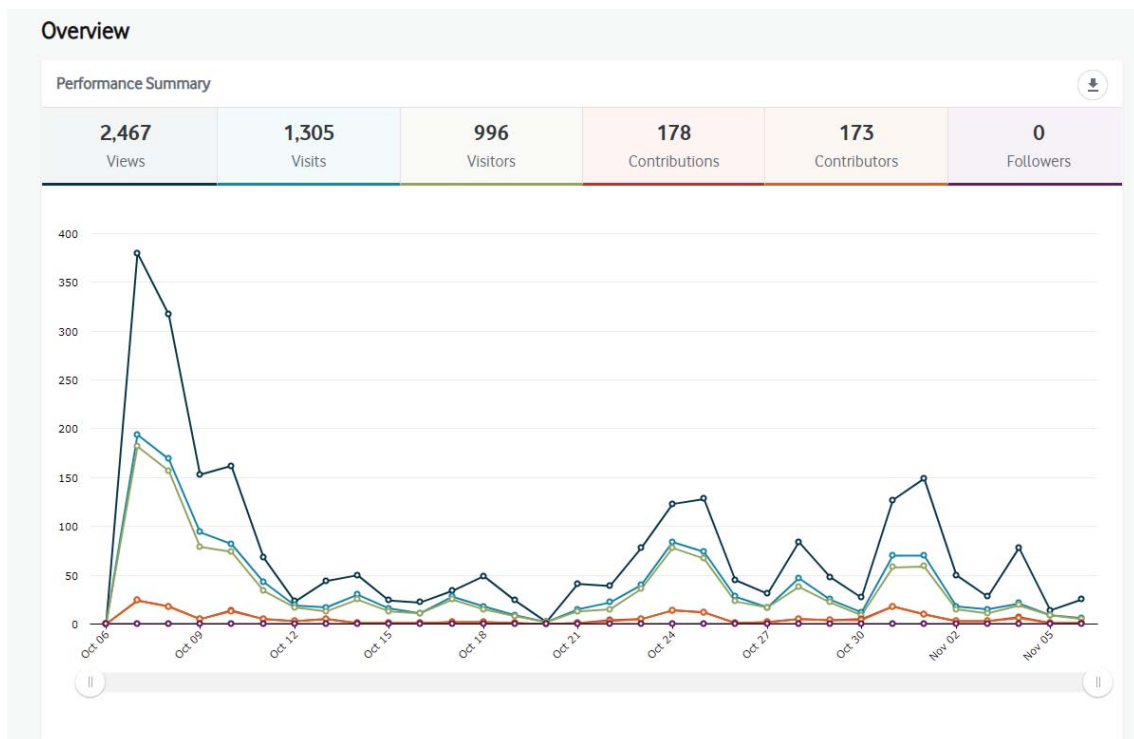


Figure 1 Overview of engagement with 'Your Say Yarra' project webpage
Source: City of Yarra

1.4 Description of participation profile

Participant demographic data were captured to varying degrees across the engagement activities so it is not possible to provide a complete participation profile. No demographic data are available or reported for the:

- On-site engagement drop-in session
- Edinburgh Gardens Sporting Community Briefing

- 6 participants who provided an email submission

The demographic data captured for the Your Say Yarra online survey comprised:

- Interest in the Brunswick Street Oval facilities
- Postcode
- Age Group
- Gender

1.4.1 Interest in the Brunswick Street Oval facilities

As shown in the following graph most of the participants in the survey identified themselves as a regular visitor to the Edinburgh Gardens (71.35%) or a local resident (63.48%).

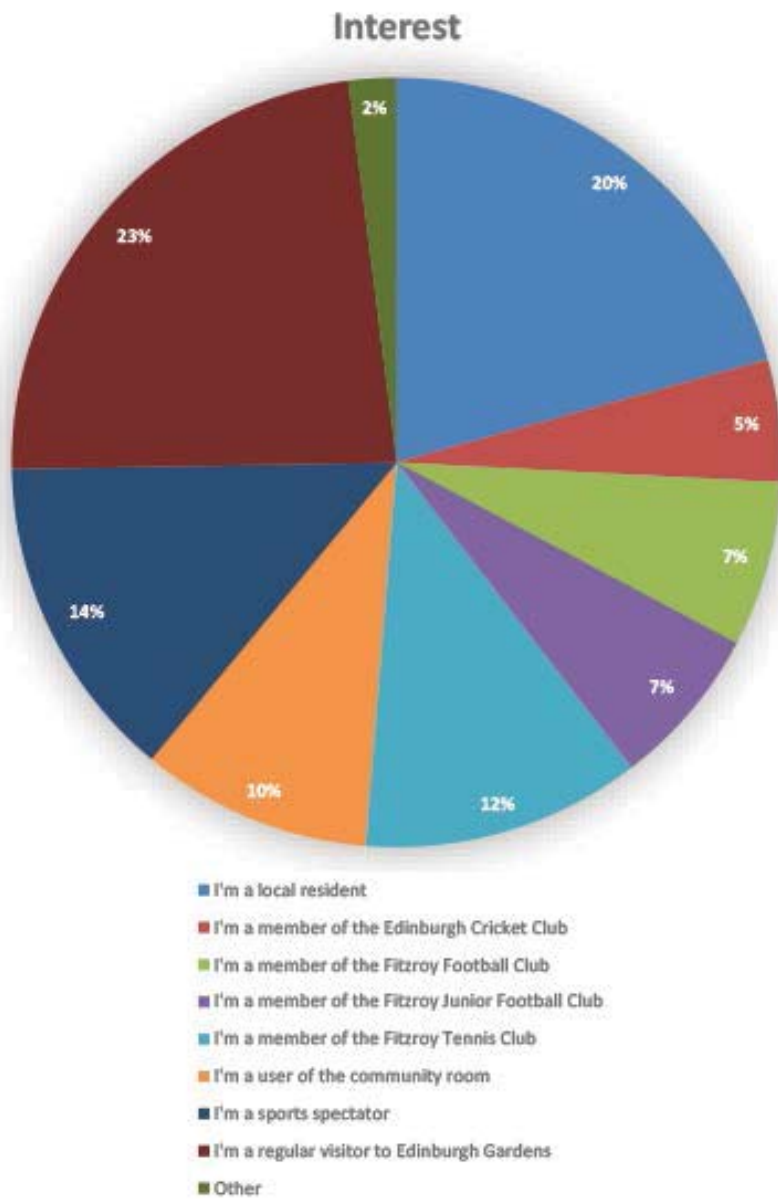


Figure 2 Interest in the Oval facilities
Source: Your Say Yarra

1.4.2 Postcode

While most respondents identified as living in locally in Fitzroy North and Clifton Hill, there was a broad range of other areas identified including Kew, Brunswick, West Melbourne, Donald, Footscray, Thomastown and Balwyn North. This demonstrates the ties that the sporting clubs have that go beyond the municipal boundaries.

1.4.3 Age Group

The majority of respondents were in the 36-55 age group (60.11%).

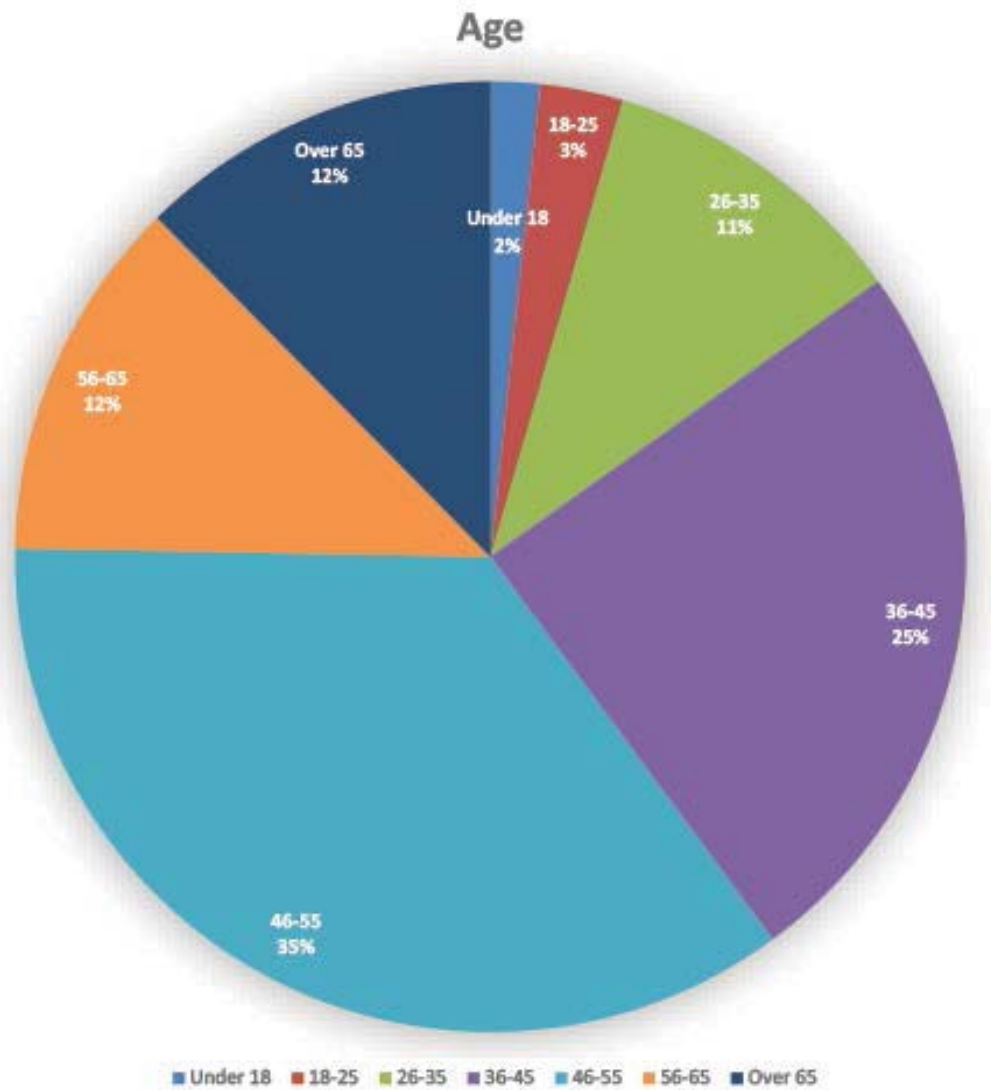


Figure 3 Age demographic of respondents
Source: Your Say Yarra

1.4.4 Gender

The majority of the respondents were male (58.43%).

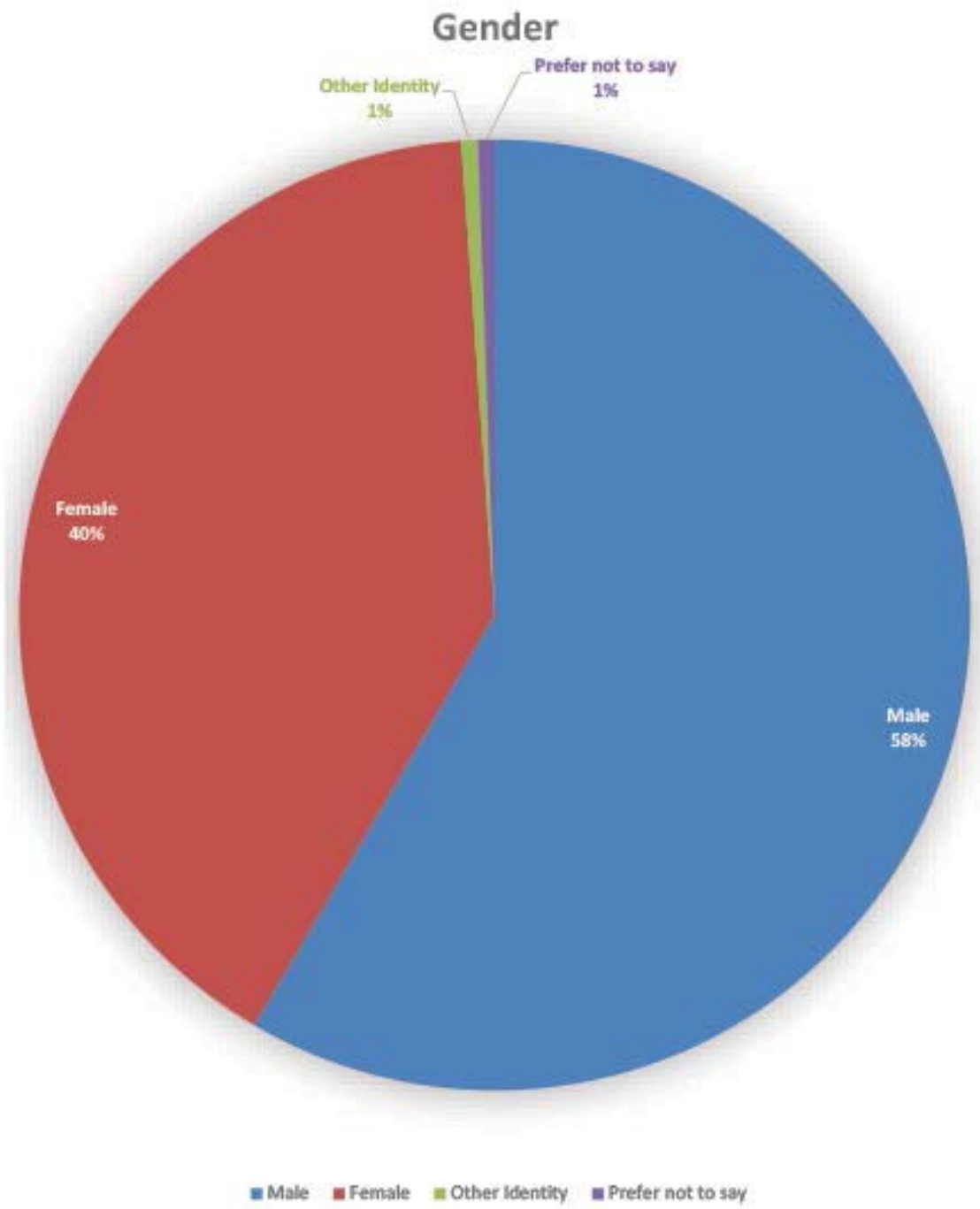


Figure 4 Gender identity of respondents
Source: Your Say Yarra

2.0 Research Findings

2.1 Overall level of support for the draft concept design

Based on the survey responses the overall sentiment was positive with the majority of respondents being very supportive (59.20%) or moderately supportive (25.86%). It is noted that some respondents have selected the very unsupportive button on the scale, but provided positive written comments, which indicates some confusion when using the online response tool.

Other positive responses were around the retention of heritage, improved security, removal of cars, improved access for girls and women in sport and all ability users, provision of public toilets, and improved landscape.

There are aspects of the concept design that elicited some negative responses, with the majority of these focusing on the configuration of the tennis club pavilion, number and type of courts and the availability of open space for passive recreation by the tennis club within the tennis club fenced area.

There was also some concern expressed about the size of the community room (is it large enough?), perception that the sports facilities would only be available to elite sportspeople, lack of indoor space for cricket and football training, and net loss of green space.

Other issues that were raised that were outside the remit of the concept design included the need for additional basketball facilities within the Edinburgh Gardens and the fact the redevelopment does not include the Bowls Club. Consideration was given in some responses to the Council's approach to managing the issue of homelessness and how the concept design will affect or cater for the rough sleepers who currently occupy the Grandstand.

Table 2 Your Say Yarra contribution summary – How Supportive are you of the concept design overall?

Very Supportive	Moderately Supportive	Not Sure	Moderately Unsupportive	Very Unsupportive*	Total
59.20%	25.86%	4.60%	4.02%	6.32%	
103	45	8	7	11	174

* 5 respondents in this category provided positive written comments which indicates a possible mismatch of intention when selecting the scaled response.

Participants were asked for their overall impressions of the draft concept design and the following represents a range of views provided:

Very Supportive

Looks like a great mix of retaining heritage and modernisation (Your Say Yarra)	Love the whole concept. It's a precious part of Melbourne and it needed a refresh, this looks to do it with sensitivity (Your Say Yarra)	Long overdue investment in park infrastructure (Your Say Yarra)
Looks good, doesn't look to add a huge amount of amenities though. The project seems to deliver much the same as what is currently there, albeit upgraded (which is fantastic). (Your Say Yarra)	I am very supportive of the concept however my biggest concern is the lack of viewing space/outdoor green space within the tennis club grounds.	This is a much needed upgrade to the facilities that are used by the cricket, tennis, football clubs and community groups. Overall the plans look very impressive. (Your Say Yarra)

<p>Good: Extra tennis courts Good: More public toilets for park users ... but, shouldn't there be an increase in the number of toilets near the off dog lead area. Bad: No green space in the tennis club. The current green space is very well utilised by children, members dogs (on leads) and for players to get together after a match for a snack or drink. (Your Say Yarra)</p>	<p>I really like that it opens up the space between the Oval and the rest of the Gardens. I also like the fact that it includes space for clubs and the community. I LOVE the fact that we will finally get decent changing facilities for girls and women, and that all the clubs will be able to provide increased privacy for all players. (Your Say Yarra)</p>	<p>Overall quite a good concept. As a heavy user of the park I am pleased for the proposed addition to toilet facilities as well as ensuring that people with disabilities are considered and catered for equally. (Your Say Yarra)</p>
<p>The expansion of the tennis courts is awesome! The precinct will be much improved. (Your Say Yarra)</p>	<p>Excellent work incorporating more space for community groups and sporting clubs whilst maintaining heritage aspects. (Your Say Yarra)</p>	<p>I think it sounds sensible ... please try to retain as much of the heritage look of the gardens, whilst incorporating waste, water, disability access etc. (Your Say Yarra)</p>
<p>I like that it is not intrusive into the gardens and will tidy up that area. (Your Say Yarra)</p>	<p>I like it, it looks like it will clean up this particular area. (Your Say Yarra)</p>	<p>The extra facilities and space provided for the clubs and community is really fantastic, especially supporting both female and all ability participants. (Your Say Yarra)</p>
<p>Brilliant (Your Say Yarra)</p>	<p>That the community gets updated facilities for everyone to use and the integrity of the iconic grandstand remains intact. (Your Say Yarra)</p>	<p>The additional tennis courts are of great importance ... I don't think there needs to be any parking provided in the space as there is plenty of parking around the edge of the park. (Your Say Yarra)</p>
<p>It will be good to have a reinvigorated sporting precinct with better facilities for the sports and for the community. Will there be adequate support for the homeless using the grandstand to find better places to sleep? (Your Say Yarra)</p>	<p>Very good design. I do not believe people should be allowed to congregate or sleep in, the open grand stand areas – apart from when matches are on.</p>	<p>Overall I think it looks good and the current car spaces and rubbish collection area can be much better used with appropriate landscaping. My only concern is the amount of outdoor facilities available to the tennis club ... two more courts will be great but it can't be at the cost of losing so much garden/outdoor area for watching matches and social events. (Your Say Yarra)</p>

Moderately supportive

<p>I am excited this initiative is happening. My main concern is the community room remaining the same size of 120 people is not big enough ... (Your Say Yarra)</p>	<p>More modest that I had envisaged. Not making use of hipster hill is a missed opportunity (Your Say Yarra)</p>	<p>I am a member of the tennis club. Love the additional court and new modern clubroom but where has our outdoor area gone? (Your Say Yarra)</p>
<p>Shame we are losing the bocce court. Otherwise looks good. Pleased to see more public toilets are included. (Your Say Yarra)</p>	<p>There needs to be more outdoor area for social gatherings which is a key attribute of the Tennis club. (Your Say Yarra)</p>	<p>You've overlooked the need for an additional basketball court. The current one is so well utilised and there is often not enough opportunity or ability for little kids to get on the court with all the adults playing.</p>
<p>I am generally very supportive of the plans to add 2 tennis courts and more community and sporting facilities. However, I do not support the plans to remove the bocce courts – without replacing this facility elsewhere – along with accompanying chairs. (Your Say Yarra)</p>	<p>I think it would be better if the space occupied by the existing community rooms was used for building. Once it is absorbed by tennis courts there will be no scope to expand, if more changing rooms or sporting facilities are required. I understand that more tennis courts are desirable but wonder if they could expand into existing parkland, rather than reduce the footprint of the existing buildings. (Your Say Yarra)</p>	<p>As a member of the tennis club I would support 1 extra court where the old clubhouse is. I would prefer to keep the open area where the bbq and synthetic lawn area is as it's a nice area for people to sit. (Your Say Yarra)</p>
<p>The design will make help attract more people to the park and will be a great benefit to the community for years to come, so I totally support the initiative. (Your Say Yarra)</p>	<p>Good except for the loss of outdoor space for social occasions beside the tennis club. (Your Say Yarra)</p>	<p>Loss of public green space is disappointing. (Your Say Yarra)</p>

Not Sure

<p>I am unsure of the design and wasted opportunities with the old community room area that faces the ground. Also not including the bowls building/business into the area and design is a wasted opportunity. Lack of indoor space for training and warm up for both cricket and football. (Your Say Yarra)</p>	<p>I dislike the loss of public, green space. I like that the community room will be updated. (Your Say Yarra)</p>	<p>I like the idea of the pavilion being updated for the tennis club, however there is no outdoor area that the tennis club members can use. This would greatly affect the types of events that the tennis club can put on. (Your Say Yarra)</p>
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Moderately unsupportive

<p>I like the plans for the community room. However, I am not supportive of the changes to the FTC. I am a member of this club for the past 5 years. I have not experienced ever difficulty in booking a court. Adding two more courts is at the expense of the grassed (artificial) area and the bbq area. This is what makes FTC an enjoyable social asset of Yarra Council. (Your Say Yarra)</p>	<p>What happened to the double story community room upgrade? Would've been perfect to overlook both tennis courts and cricket ground. (Your Say Yarra)</p>	<p>I approve of the two new courts, they should either both be en tout cas, or at an absolute minimum one of them be en tout cas. The access road to the east of the Grandstand as you have it now would be moved to the western side ... space is of a premium and it makes no sense to put the rd between the courts and the Grandstand. (Your Say Yarra)</p>
<p>Like the idea of additional courts and making the club accessible, however not at the expense of losing the outdoor bbq space for gatherings which is an integral part of the social aspects of the club. (Your Say Yarra)</p>		

Very unsupportive

<p>As a Yarra resident I have been using the Bocce lanes to play every weekend for the last 4 years. I am very disappointed that you are planning to remove this much used element of Edinburgh Garden. (Your Say Yarra)</p>	<p>I feel strongly that there should be no net loss of open space as a result of this project ... I think the substantial increase in land allocated to tennis courts and facilities is excessive. (Your Say Yarra)</p>	<p>No basketball improvements. This is poor! I like that you're improving some of the facilities but I think it's pretty disappointing that the focus is on improving and extending facilities of the football, cricket and tennis clubs of which you have to be a paid up member. (Your Say Yarra)</p>
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2.2 Specific response to aspects of the concept design

The online survey and consultation at the drop-in day sought further detailed responses to the concept design across the four specific areas of intervention:

- Grandstand
- New Community Room
- Tennis Courts and Pavilion
- Landscaping and vehicle access

The following section outlines the responses received.

2.2.1 Grandstand

The combination of the *very supportive* (65.68%) or *moderately supportive* (23.08%) responses, indicates overall a high degree of support for the proposed changes to the Grandstand.

Table 3 Your Say Yarra contribution summary – How supportive are you of the proposed plans for the grandstand?

Very Supportive	Moderately Supportive	Not Sure	Moderately Unsupportive	Very Unsupportive*	Total
65.68%	23.08%	4.73%	1.18%	5.33%	
111	39	8	2	9	169

* 5 respondents in this category provided positive written comments which indicates a possible mismatch of intention when selecting the scaled response.

A consistent response was that the retention and refurbishment of the Grandstand for the use of the football and cricket clubs was a positive outcome, as this achieved a good heritage outcome for the building and precinct, while maintaining the building as entirely relevant to a new generation of sports players. There was recognition that having a home for the clubs is long overdue.

Some respondents hoped that there could be a greater acknowledgement of the history of the Fitzroy Football Club and Fitzroy Cricket Club and their association with this remaining Grandstand and the Oval, including the suggestion that the flag poles should be reinstated and there is an opportunity for bronze statues of past players to be placed around the ground as occurs at the MCG and other sporting precincts.

The glassed in social room embedded within the Grandstand was generally supported but some practical concern was expressed as to its capacity to host large functions, have access to the right support spaces (toilets, kitchen, serving facilities etc), maintenance and cleaning of the glass, and ability to access the room from the grandstand open seating and the consequential impact of the loss of open air seating. In some instances, the comments wondered if this response was creating a ‘privileged’ corporate box versus ‘under-privileged’ open seating divide which is not considered desirable. The ability for viewing to be in both a warm or cool environment, depending on the season, was also commented on positively. A positive example of a similar approach at the Williamstown Football Club was cited.

There was some concern about the number of seats that would be available in the open once the social room was constructed and what this would mean for the atmosphere at a home game when the spectator numbers are high.



Figure 5 Williamstown Football Club historic Grandstand
Source Williamstown Football Club website

Many comments were made about the issue of the Grandstand being used by rough sleepers, both a compassionate plea that the Council actively address their plight more generally and a sense that there is a genuine security concern held by some due to their presence and therefore changes to the configuration and use patterns of the Grandstand were viewed positively.

Some respondents provided useful observations on the need for proper separation of the change rooms from the public, both to provide privacy for the players, particularly women and girls when they are changing, and through the introduction of additional public toilets that would relieve the pressure which currently exists due to the general lack of public facilities. It was noted that currently members of the public wander into the rooms.

The retention of the 'traditional' club volunteer staffed kiosk as part of the Grandstand was raised as an important aspect of the building and enjoyment and experience of a game. Only one response suggested there should be a café.

Of the relatively small number of unsupportive responses their comments were related to concern that the approach would be too modern and not sympathetic with the retention of heritage significance.

One respondent who is the current volunteer Time Keeper for the Fitzroy Football Club has noted the concept plan does not include a Time Keeper's Box and that the current arrangement whereby the two timekeepers sit in the open Grandstand and are subject to the prevailing weather conditions is an inadequate set-up.



Figure 6 View of the current open-air arrangement for the official Time Keepers'.

2.2.2 New Community Room

Support for the new community room was very high with 68.86% *very supportive* and 16.77% *moderately supportive*.

Table 4 Your Say Yarra contribution summary – How supportive are you of the proposed plans for the new community room?

Very Supportive	Moderately Supportive	Not Sure	Moderately Unsupportive	Very Unsupportive*	Total
68.86%	16.77%	8.38%	0.60%	5.39%	
115	28	14	1	9	167

* 5 respondents in this category provided positive written comments which indicates a possible mismatch of intention when selecting the scaled response.

The existing facility is seen as being tired, shabby, out of date, in much need of an overhaul and therefore the provision of a new community room is generally supported.

Many respondents were happy that the room would face north into the gardens with an enhanced ability to connect to a useable outdoor space and achieve separation from the sports club use of the precinct, particularly on match days. There is some negativity around the loss of the city views, however this is not the majority view from the responses received.

There is concern that the facilities be appropriately serviced with good storage for the community groups, wi-fi and have good catering facilities.

The capacity of the room remaining the same was seen by some as not future proofing the space with some suggesting it would need to accommodate up to 200 persons. There is also a suggestion that the room be able to be divided into smaller spaces with another smaller meeting room which can be readily booked, we note this latter space is already included in the design brief.

The few respondents that were unsupportive suggested re-siting the room at the Emily Baker building due to the advantages of ample street parking and the children’s playground nearby or making it part of the Bowl’s Club.

There was some concern that the cost of hire should remain the same (i.e. subsidised).

2.2.3 Tennis Courts and Pavilion

The tennis courts and pavilion proposal has received a slightly lower level of support, but nonetheless the *very supportive* (48.55%) and *moderately supportive* (30.06%) response still indicates an overall level of general satisfaction.

Table 5 Your Say Yarra contribution summary – How supportive are you of the proposed plans for the tennis courts and pavilion?

Very Supportive	Moderately Supportive	Not Sure	Moderately Unsupportive	Very Unsupportive*	Total
48.55%	30.06%	5.2%	6.36%	9.83%	
84	52	9	11	17	173

* 5 respondents in this category provided positive written comments which indicates a possible mismatch of intention when selecting the scaled response.

The main concern expressed through the comments was the perceived loss of the green/outdoor social space within the tennis club area by locating this area outside the fence in the current concept design. Many members of the club have contributed to the commentary and while supportive of the increase in tennis courts and the provision of much-needed new and compliant facilities there is clear concern that

not having the BBQ and passive social outdoor area within the secure space of the club (i.e. within the fenced area) would be detrimental to the club socialising opportunities (casual and organised) and the community ambience they wish to engender. The number of responses around the loss of the social outdoor space places this as an important issue to resolve in the next phase of development.

Responses provide a range of views on the most appropriate court surface with some support for at least two hard courts, en-tout-cas for at least 3-4 courts or all the courts being synthetic. The support for en-tout-cas is built around it being a good surface for junior development and preventing injury to players.

There is mixed support for the retention and relocation of the heritage pavilion, with some seeing this as a positive move that retains the history of the club while allowing it to modernise, with others less convinced that this is an essential action, noting that it has already been rebuilt once from a very dilapidated condition.

A desire to have elevated viewing of the competition courts, or all courts is another theme that runs through the comments, with most suggesting this should be included within the fenced area to the west of the courts by removing the driveway between the courts and the Grandstand or by the clubhouse being two storey.

The issue of security is also raised with the perception being the clubhouse should be entirely located behind a fence and not directly accessed from the gardens as are other buildings. It is noted the existing arrangement comprises members entering the courts area via a locked gate which has a keypad which is only operable by members, with access to toilets only and entry to other areas of the clubhouse only by prior arrangement.

There is conversely some concern that placing the tennis club at the edge of the precinct is not ideal as it is 'detached' from the football and cricket clubs and that being in closer proximity would feel more inclusive, but possibly lead to sharing some infrastructure and communal space.

A small number of respondents are negative about the additional courts, seeing this as an encroachment on the garden space for what is perceived as a non-existent need. A greater number of respondents support the need for additional courts due to their own or their children's personal experience of not having access to play, or due to the lack of courts generally in the municipality.

The integration of a hitting wall for junior players is also suggested.

2.2.4 Landscaping and vehicle access

The changes to the landscape and vehicle access shown in the concept design are generally well supported with respondents being *very supportive* (55.88%) and *moderately supportive* (26.47%).

Table 6 Your Say Yarra contribution summary – How supportive are you of the proposed changes to landscaping and vehicle access?

Very Supportive	Moderately Supportive	Not Sure	Moderately Unsupportive	Very Unsupportive*	Total
55.88%	26.47%	8.82%	3.53%	5.29%	
95	45	15	6	9	170

* 5 respondents in this category provided positive written comments which indicates a possible mismatch of intention when selecting the scaled response.

Many comments were made about the current neglected feel and poor quality of the landscape around the precinct and how the proposed changes would provide a better environment for all users. The community feedback identified there are regular users (Pétanque Pals) of the Bocce courts and this group see the removal of the court as a negative. They have provided suggestions for the possible relocation of the court to the east side of the tennis courts (refer Figure 7).

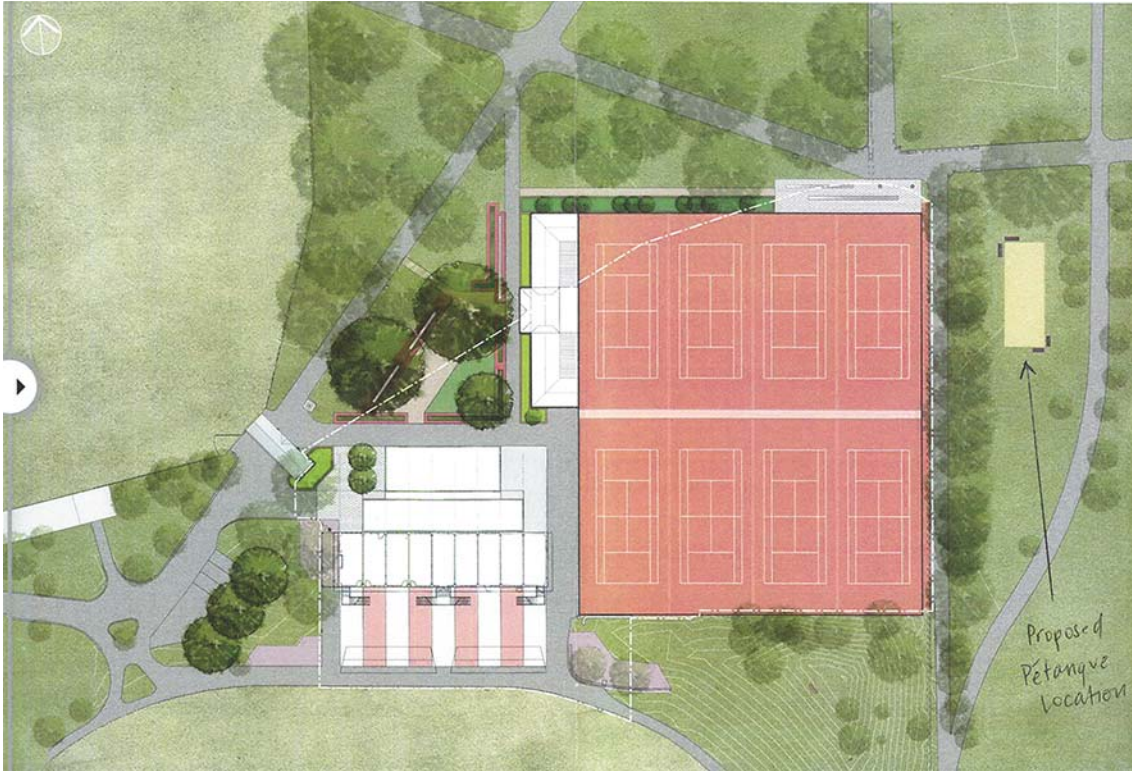


Figure 7 Suggested location for the Pétanque/Bocce Piste/Court, east of the precinct.
 Provided by Pétanque Pals

Concern was raised as to whether the provision of a public outdoor BBQ would encourage unsociable behaviour as currently occurs in the BBQ area in the north of the gardens, particularly in an area which will be frequented by families and children.

The removal of vehicles away from the Grandstand and Tennis Club entries was generally approved, with many comments about how this would improve the safety for pedestrians, remove people who park illegally and generally enhance the community asset. The retention of some disabled parking and the ability to have a delivery/drop-off zone close to the Grandstand and tennis club is still required. Suggestions focused on the idea of a small roundabout at this point. Some responses sought the complete removal of vehicles from the gardens. There was support expressed for an increase in bike parking in the precinct.

Security and the issue of general lighting of the precinct at night was raised, noting that currently the lack of lighting into the precinct from the Brunswick Street entrance results in the space feeling unsafe and enables the use of the garden as a toilet.

The area in front of the Grandstand was highlighted as an area needing upgrading to improve spectator seating and perhaps to provide an opportunity for artwork that would relate to the history of the clubs.

The ability to have vehicle access between the Grandstand and the courts was raised as a negative.

Comments on the tree removal were generally positive with some respondents articulating an understanding that mature trees do ultimately require replacement. There is an expectation that any replanting will be mature and provide appropriate replacement for the Elm trees that will be removed. There were a few comments about the importance of the treed environment for the tennis courts and the shade they provide to the courts.

The removal and replanting of the trees to the east of the tennis courts is seen as a negative outcome, albeit something that is occurring external to this project.

3.0 Recommendations from community input

The community has provided a high level of support for the concept design for the precinct, however there are areas of detail that will require further development in the next stage of design. Some of these are a matter of detail and are already included in the concept design brief, some pertain to issues that fall outside the precinct area and others go to a refinement of the concept design, particularly in relation to the tennis clubhouse and the passive recreation area the club requires.

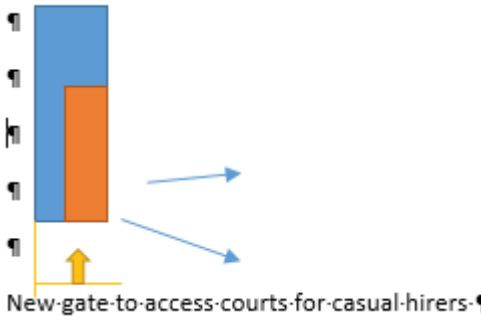
In summary the key issues that arise from the community consultation that need to be considered and resolved at the schematic design:

1. Desire for passive open social area (including BBQ) for tennis club to be included within the boundary of the tennis club fence
2. Viewing areas for watching tennis court competition play including consideration of an elevated deck
3. Location of the entry to the tennis clubhouse– inside or outside the fenced area
4. Integration of a hitting wall
5. Type and mix of tennis court surfaces
6. Inclusion of a Time Keepers' Box – the AFL guidelines consider this a core element for a 'Local' level ground, however it can be incorporated into the pavilion or a separate structure. It was left out of the current brief.
7. Detail of the glassed-in social room and interface with open seating in Grandstand including available number of seats
8. Addition of small valuables lockers for players in change rooms
9. Ability of the community room to be configured as smaller spaces
10. Review size of the community room and capacity
11. Opportunity for public artwork that reflects and celebrates the history of the clubs associated with the precinct

Items that are outside the precinct brief but have elicited strong comment are:

12. Retention/relocation of the Bocce/Pétanque court/piste
13. Additional basketball court
14. Council approach to and consideration of the rough sleepers who currently occupy the Grandstand
15. The retention or demolition of the existing heritage tennis pavilion (north end of the existing clubhouse) will be informed by the updated Conservation Management Plan that is currently due for completion in early 2020.

APPENDIX A COUNCIL OFFICER RESPONSE TO LOVELL CHEN RECOMMENDATIONS

No.	Issue	Council Officer response
1.	Desire for passive open social area (including BBQ) for tennis club to be included within the boundary of the tennis club fence	<p>Possible relocation of viewing area to give better overview of the courts.</p>  <p>New gate to access courts for casual hirers</p>
2.	Viewing areas for watching tennis court competition play including consideration of an elevated deck	<p>Could recommend an elevated deck. A ramp would be required. At 750 mm high that would be a ramp of 10.5 metres plus landings x 2 = 12.5 sq metres excised from current space.</p> <p>Courts can also be viewed from the social room behind glass for bad weather days</p>
3.	Location of the entry to the tennis clubhouse– inside or outside the fenced area	Formal entry into Club House from path; for casual hirers provision of coded gate access directly onto the courts.
4.	Integration of a hitting wall	<p>Noted.</p> <p>Include in spatial brief and amend on concept design plan</p>
5.	Type and mix of tennis courts	<p>4 synthetic courts</p> <p>4 en tout cas</p>
6.	Inclusion of a Time Keepers' Box – the AFL guidelines consider this a core element for a 'Local' level ground, however it can be incorporated into the pavilion or a separate structure. It was left out of the current brief.	<p>Amend spatial brief to include Time Keepers' Box.</p> <p>Review to see if it can be incorporated in existing Grandstand.</p>
7.	Detail of the glassed-in social room and interface with open seating in Grandstand including available number of seats	To be resolved at detailed design stage.

8.	Addition of small valuables lockers for players in change rooms	Include in spatial brief.
9.	Ability of the community room to be configured as smaller spaces	To be resolved at detailed design stage. Include in spatial brief.
10.	Review size of the community room and capacity	130 allows for most for hirers thereafter Venues & Events are keen to send larger functions to the bowling club or a more suitable venue.
11.	Opportunity for public artwork that reflects and celebrates the history of the clubs associated with the precinct	Noted
Items that are outside the Precinct Brief		
12.	Retention/relocation of the Bocce court this has been recommended for move into the project as the project is demolishing the current court.	Location to be confirmed but likely in the immediate area Include in spatial brief.
13.	Council approach to and consideration of the rough sleepers who currently occupy the Grandstand	This is an ongoing council process which council and other support agencies will continue to address throughout the project.
14.	Additional basketball court	Outside scope of the project
Other		
15.	The retention or demolition of the existing heritage tennis pavilion (north end of the existing clubhouse) will be informed by the updated Conservation Management Plan that is currently due for completion in early 2020.	Noted

**APPENDIX B CONCEPT DESIGN BRIEFED AREA SCHEDULE – FINAL – INCLUDING COMPARISON
WITH EXISTING**

No.	Name of space	No. of people/spaces	Unit area (m2)	Total area (m2)	Notes	Related space	Existing or New	EGSC Club Use	Community	Existing (m2)
TENNIS PAVILION										
1	Administration/coach office	1 person	10m ² /p	10	Principally for tennis club coach, operations, restringing, tournament management. Window to courts.	Tennis club areas	N	✓	✗	0
2	Tennis male change room			20	2 showers, 3 closet pans and 2 handbasins	Tennis club rooms, courts	N	✓	✗	38
3	Tennis female change room			20	3 showers, 3 closet pans and 2 handbasins	Tennis club rooms, courts	N	✓	✗	
4	Tennis accessible change			10	1 shower, 1 closet pan, 1 handbasin, baby change table	Tennis club rooms, courts	N	✓	✗	
5	Unisex DDA WC			8	1 shower, 1 closet pan, 1 handbasin, baby change table. External access for casual users	Courts		<input type="checkbox"/>	<input type="checkbox"/>	0
6	Tennis club room (incl existing pavilion)	50 people	1.3m ² /p	72	Tennis club space, views towards the tennis courts. Incorporates the retained pavilion	Courts	N/EX	✓	✗	34
7	Kitchen/Kiosk (tennis)			20	Kitchenette level for food preparation, kiosk window to exterior. Can double as tournament operation point	Courts, club room	N	✓	✗	14
8	Tennis storage			15	Permanent storage for merchandise, coaching equipment	Courts, club room	N	✓	✗	9
9	Tennis grounds storage			12	Direct access to tennis courts for spreader machine, ANTHS equipment, drag mats, brooms and sweepers, coaching baskets, ball machine, roller	Courts	N	✓	✗	13
10	Verandah/spectator seating (tennis)			80	External shaded seating area overlooking courts	Courts	N	✓	✗	11
11	Informal BBQ area			115	Tennis social area, within or adjacent to tennis club secure zone, water fountain, BBQ, casual seating	Club house	N	✓	✗	350
12	Tennis Courts			4238	8 courts compliant to club standard: 4 synthetic; 4 en tout cas (replace existing and increase number to 8); perimeter fence, draw curtains between courts (E/W), lighting, nets, line marking. Casual hirer security coded entry gate from Gardens.	Club house	N	✓	✗	3270
13	Hitting Wall	<input type="checkbox"/>		0	Located on perimeter of court 2.4-3.6m H, 10.97m W, painted net line at 970mm	Courts	N	✓	✗	0
Tennis Club house subtotal				187				<input type="checkbox"/>	<input type="checkbox"/>	
Additional 30% allowance for circulation, etc.				56						
Tennis Club house total				243						108
Tennis external area total				4433						3631

No.	Name of space	No. of people/spaces	Unit area (m2)	Total area (m2)	Notes	Related space	Existing or New	EGSC Club Use	Community	Existing (m2)	
COMMUNITY PAVILION											
14	Community Room - Large	130 people	1.0m ² /p	130	Bookable community room. AV facilities (projector, screen, LCD, whiteboard) Storage cupbards min 600mm deep to wall for user storage. Include ability to be configured as smaller space.	Foyer, commercial kitchen, public toilets, external garden area	N	✘	✓	133	
15	Commercial kitchen			30	Kitchen for use by community, clubs own use or external caterers for event	Community room, Club room	N	✓	✓	18	
16	Kitchen storage/bar			8	Storage space associated with commercial kitchen use	Commercial kitchen	N	✓	✓	8	
17	Meeting/Conference room	30 people	2m ² /p	60	Bookable meeting room for community, used by clubs for committee meetings. AV facilities (projector, screen, LCD screen, white board)		N	✓	✓	0	
18	Store 1 - Community group storage			6	Store room with adjustable shelving, space for furniture and trolleys	Community Room	N	✘	✓	13	
19	Store 2 - Venue and events			10	Shared storage for chairs, tables, white boards, community users lockable storage cupboards, AV cupboard	Community room, Club room	N	✘	✓		
20	Public toilets - male	Design occupancy: 130 (assume 50:50 M/F)		10	Accessed from within the building only. 1 closet pan, 1 urinal, 1 handbasin	Community room, meeting rooms	N	✓	✓	9	
21	Public toilets - female	Design occupancy: 130(assume 50:50 M/F)		10	Accessed from within the building only. 2 closet pans, 2 handbasins	Community room, meeting rooms	N	✓	✓	7.5	
22	Public toilets - changing places toilet			14	Accessed from within the building only, baby change. 1 closet pan, 1 handbasin	Community room, meeting rooms	N	✓	✓	0	
23	Utility/cleaners			5	Adjacent to kitchen and community room. Includes trough.	Commercial kitchen, community room	N			3	
Community Pavilion subtotal				333							191.5
Additional 30% allowance for circulation , etc.				100							
Community Pavilion total				433							

No.	Name of space	No. of people/spaces	Unit area (m2)	Total area (m2)	Notes	Related space	Existing or New	EGSC Club Use	Community	Existing (m2)
EXTERNALLY ACCESSED PUBLIC TOILETS										
24	Externally accessed public toilets	Design occupancy: 1000 (assume 50:50 M/F)		56	Publicly accessible facility from building exterior Male: 2 closet pans, 5 urinals, 4 handbasins Female: 8 closet pans, 4 handbasins Unisex DDA x 2: 1 closet pan, 1 handbasin	Exterior	N	✓	✓	8
Externally Accessed public toilets total				56						8

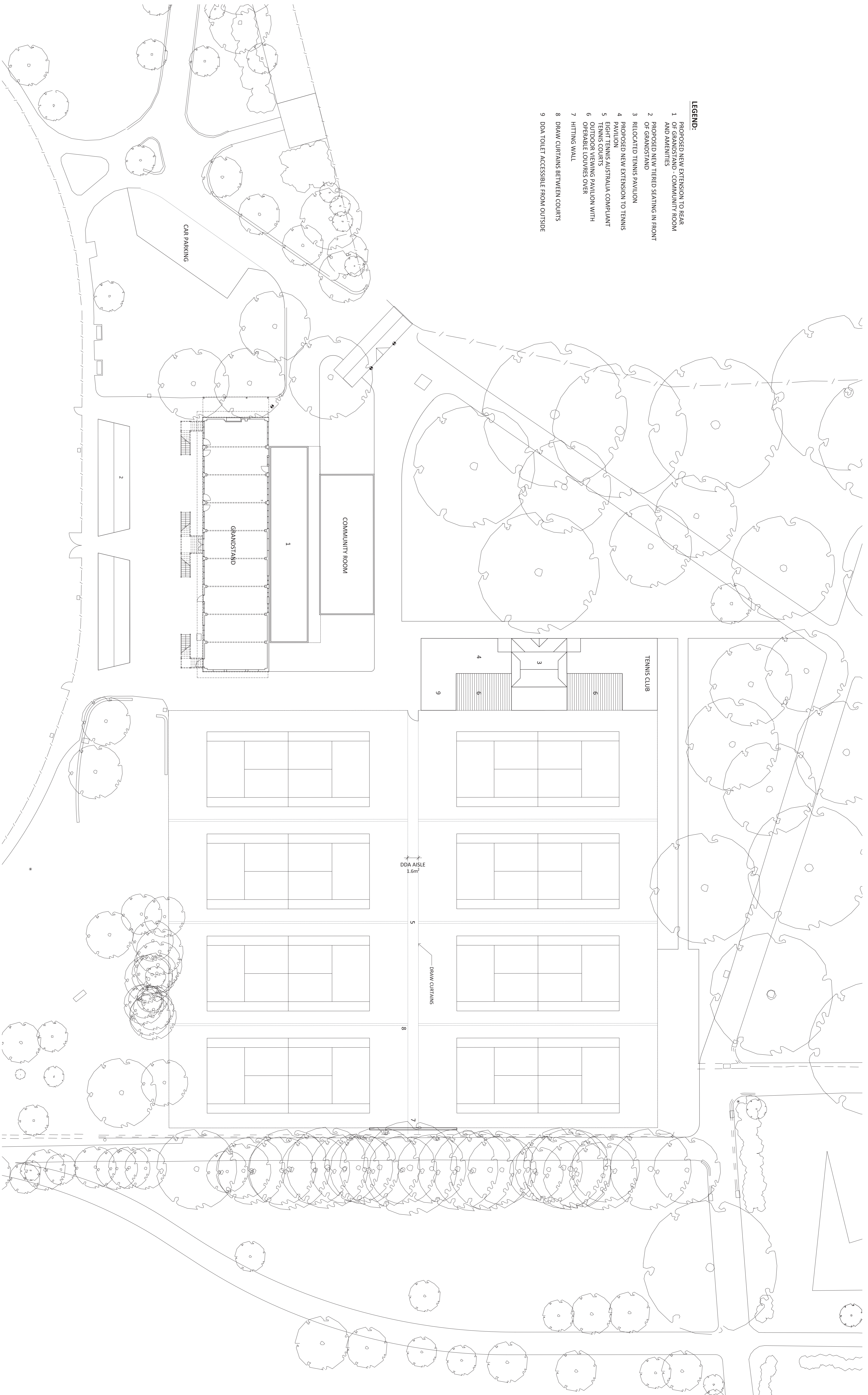
GRANDSTAND										
25	Change room 1	12 - 22 + trainers		30	Clothing bag/hooks, bench seating around perimeter. Valuables locker.	Amenity room, Oval	EX	✓	✗	20
26	Amenity room 1	12 - 22 + trainers		25	3 cubicle showers, 4 toilets, 2 handbasins, seating within shower cubicle, bench seating in general change area	Change room, Oval	EX	✓	✗	15
27	Change room 2	12 - 22 + trainers		30	Clothing bag/hooks, bench seating around perimeter. Valuables locker.	Amenity room, Oval	EX	✓	✗	20
28	Amenity room 2	12 - 22 + trainers		25	3 cubicle showers, 4 toilets, 2 handbasins, seating within shower cubicle, bench seating in general change area	Change room, Oval	EX	✓	✗	15
29	Change room 3	12 - 22 + trainers		30	Clothing bag/hooks, bench seating around perimeter. Valuables locker.	Amenity room, Oval	EX	✓	✗	20
30	Amenity room 3	12 - 22 + trainers		25	3 cubicle showers, 4 toilets, 2 handbasins, seating within shower cubicle, bench seating in general change area	Change room, Oval	EX	✓	✗	0
31	Change room 4	12 - 22 + trainers		30	Clothing bag/hooks, bench seating around perimeter. Valuables locker.	Amenity room, Oval	EX	✓	✗	20
32	Amenity room 4	12 - 22 + trainers		25	3 cubicle showers, 4 toilets, 2 handbasins, seating within shower cubicle, bench seating in general change area	Change room, Oval	EX	✓	✗	0

No.	Name of space	No. of people/spaces	Unit area (m2)	Total area (m2)	Notes	Related space	Existing or New	EGSC Club Use	Community	Existing (m2)
33	Umpire Room	2 - 6 people		25	Unisex change and toilet facility, 2 pans, 2 showers, 2 handbasins, change areas. Path to oval side for run-out. 1 ambulant compliant toilet cubicle, seating within shower cubicle, bench seating in change room, full-height partitions, power outlets near dryers for hair dryers, shelving near basin for personal grooming, sliding shutter doors to divide the space. Valuables locker.	Oval	EX	✓	✗	15
34	First Aid/Medical			15	Required for club management and assisting volunteers. Separate to club rooms. Incorporates first aid facilities including bench / stretcher area, sink, wash basin, lockable desk. Storage for first aid equipment.	Oval, change rooms	EX	✓	✗	10
35	Kiosk/canteen	2-3 volunteers		15	Cricket and Football club use - snack food and beverages on game days. Sink + separate hand basin. Power for coffee machines, pie warmer, refrigerator, microwave. View of field preferred.	BBQ area Spectator area Oval	EX	✓		14
36	Cricket Storage			20	Storage of training and match day equipment, club equipment, merchandise	Club Room	EX	✓	✗	0
37	Football Storage (junior)			20	Permanent storage for training and match day equipment, merchandise	Field, club room	EX	✓	✗	0
38	Football Storage (senior)			20	Permanent storage for training and match day equipment, merchandise	Field, club room	EX	✓	✗	0
39	Club Social Room	150 people	1.3m ² /p	177	Shared permanent club room for events, display club memorabilia, player meetings, training meals, bar/servery, entry from Grandstand	Commercial kitchen, toilets	N	✓	✗	0
40	Social Room public toilets	Design occupancy: 150 (assume 50:50 M/F)		30	Male: 1 closet pan, 2 urinals, 2 handbasins Female: 4 closet pans, 2 handbasins Unisex DDA: 1 closet pan, 1 handbasin	Club Social Room	N	✓	✗	0
41	Timekeeping / scoring box			NA	Within Grandstand. Clear view of playing field. Preferably centred		EX	✓	✗	NA
				Grandstand total	542	existing grandstand area is 832m2 (ground, mezzanine and seating)				149
				Additional allowance for circulation etc.	163					
				Grandstand total	705					

No.	Name of space	No. of people/spaces	Unit area (m2)	Total area (m2)	Notes	Related space	Existing or New	EGSC Club Use	Community	Existing (m2)
EXTERIOR SPACES										
42	Cricket External Storage			30	Permanent storage for training and match day equipment	Field	N	✓	✗	0
43	Grounds curator storage			20	Storage for roller, covers, equipment, secure for authorised access only. Roller door access. Direct access to oval.	Trafficable path to oval	N	✓	✗	0
44	Grandstand seating (cricket/football)	218 persons		88	Existing grandstand tiered seating (DDA access required) - excluding aisles	Grandstand	EX	✓	✗	283
45	Interchange bench / coaches boxes			NA	On ground/oval. Temporary furniture storage within general storage area.		EX	✓	✗	NA
46	Spectator area between Grandstand and oval			321	Seating, water fountain with dog bowl, BBQ area, durable surfaces		EX	✓	✓	321
47	Rubbish storage area			10	10 x 240L Wheelie bins 580x580mm, secure area, access to driveway for removal		N	✓	✓	9
48	Bocce/Petanque court/piste			incl	27.5mL x 3-4m W with fixed seating for 8-10 people (included in landscaping)		N	✗	✓	incl
49	Landscape area (excluding paths)			2454	Soft landscape area		EX/N	✗	✓	2690
50	Bike parking			NA	14 Ground Mounted Hoops dispersed in precinct		N	✓	✓	NA
51	Carparking			106	2 DDA spaces, 2 spaces for admin/delivery; include turning circle		N	✓	✓	114
External Area Total				3029						3417

APPENDIX C CONCEPT PLAN DRAWINGS – FINAL

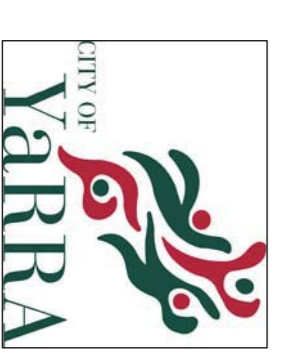
- LEGEND:**
- PROPOSED NEW EXTENSION TO REAR OF GRANDSTAND - COMMUNITY ROOM AND AMENITIES
 - 1 PROPOSED NEW TIERED SEATING IN FRONT OF GRANDSTAND
 - 2 PROPOSED NEW TIERED SEATING IN FRONT OF GRANDSTAND
 - 3 RELOCATED TENNIS PAVILION
 - 4 PROPOSED NEW EXTENSION TO TENNIS PAVILION
 - 5 EIGHT TENNIS AUSTRALIA COMPLIANT TENNIS COURTS
 - 6 OUTDOOR VIEWING PAVILION WITH OPERABLE LOUVRES OVER
 - 7 HITTING WALL
 - 8 DRAW CURTAINS BETWEEN COURTS
 - 9 DDA TOILET ACCESSIBLE FROM OUTSIDE



NO.	DATE	REVISION
1	10/07/19	CONCEPT DESIGN
2	15/11/19	FINAL CONCEPT DESIGN

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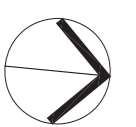
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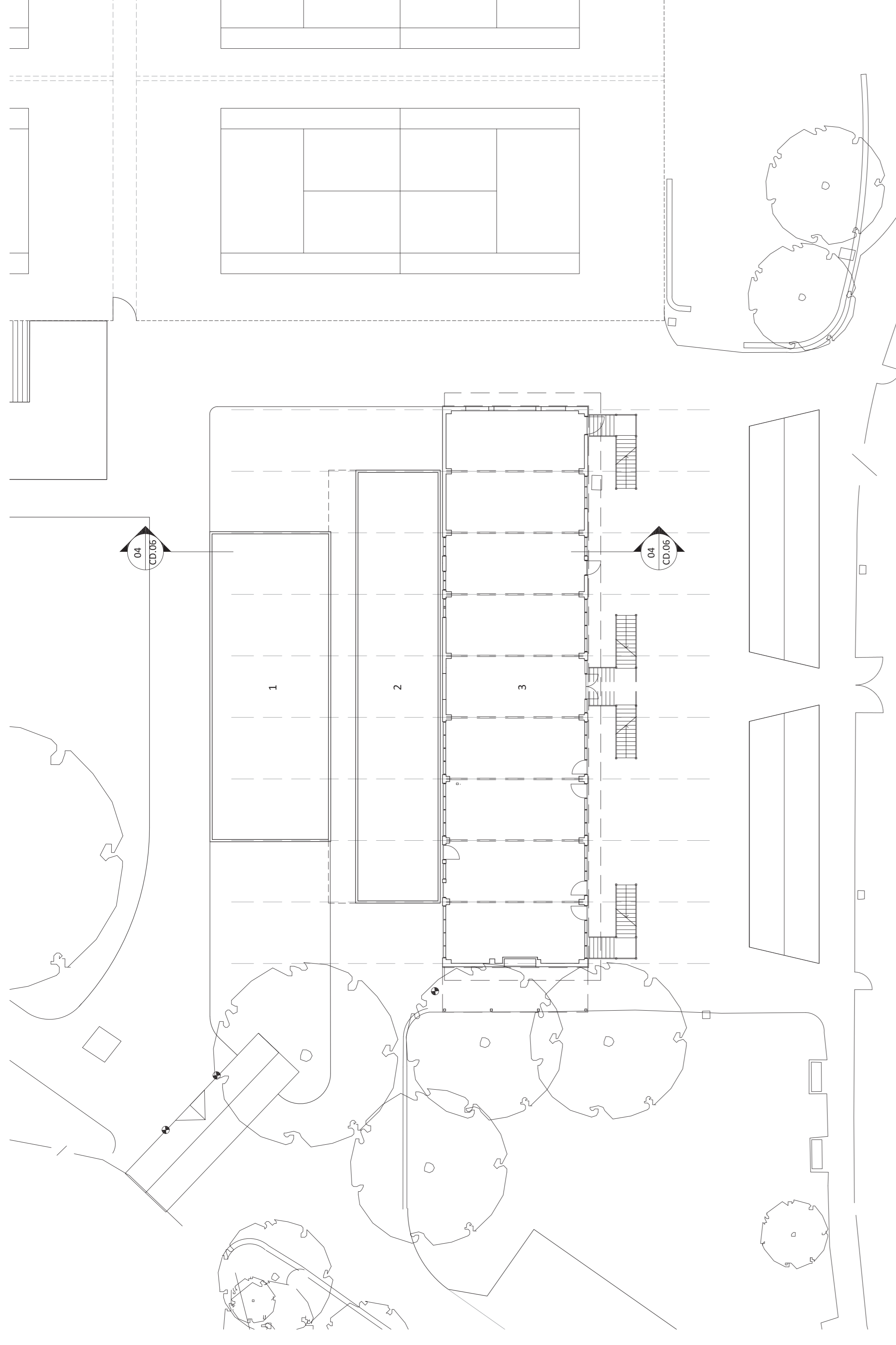
PROJECT
BRUNSWICK STREET OVAL PRECINCT

DRAWN: BM
 CHECKED: AMT
 PROJECT NO: 7965
 DATE: JUNE 2019

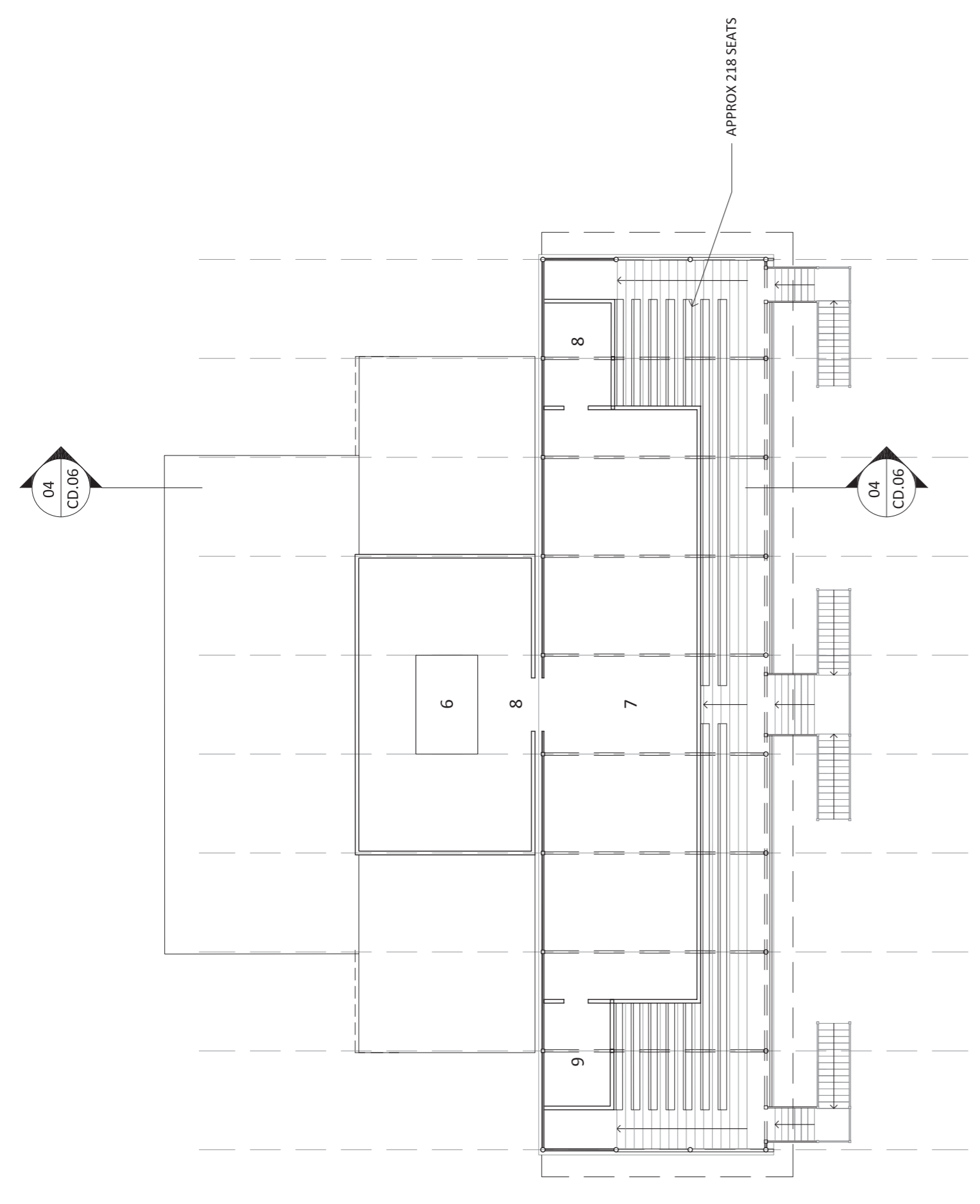
DRAWING TITLE
FINAL CONCEPT SITE PLAN - GRANDSTAND, COMMUNITY ROOM AND TENNIS PAVILION

ISSUE: CONCEPT DESIGN
 SCALE: 1:250@A1
 DRAWING NO: CD.04
 REVISION: FINAL

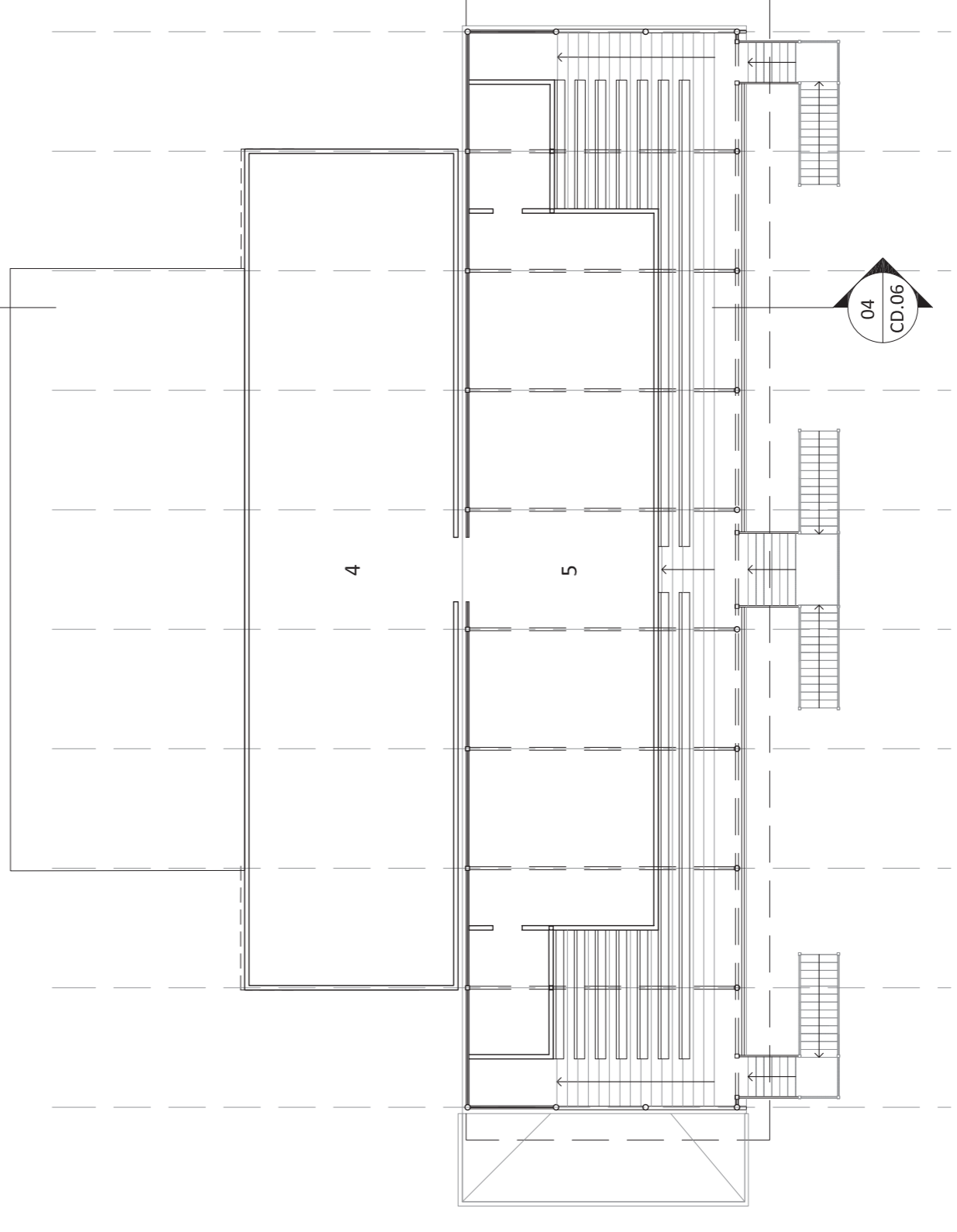




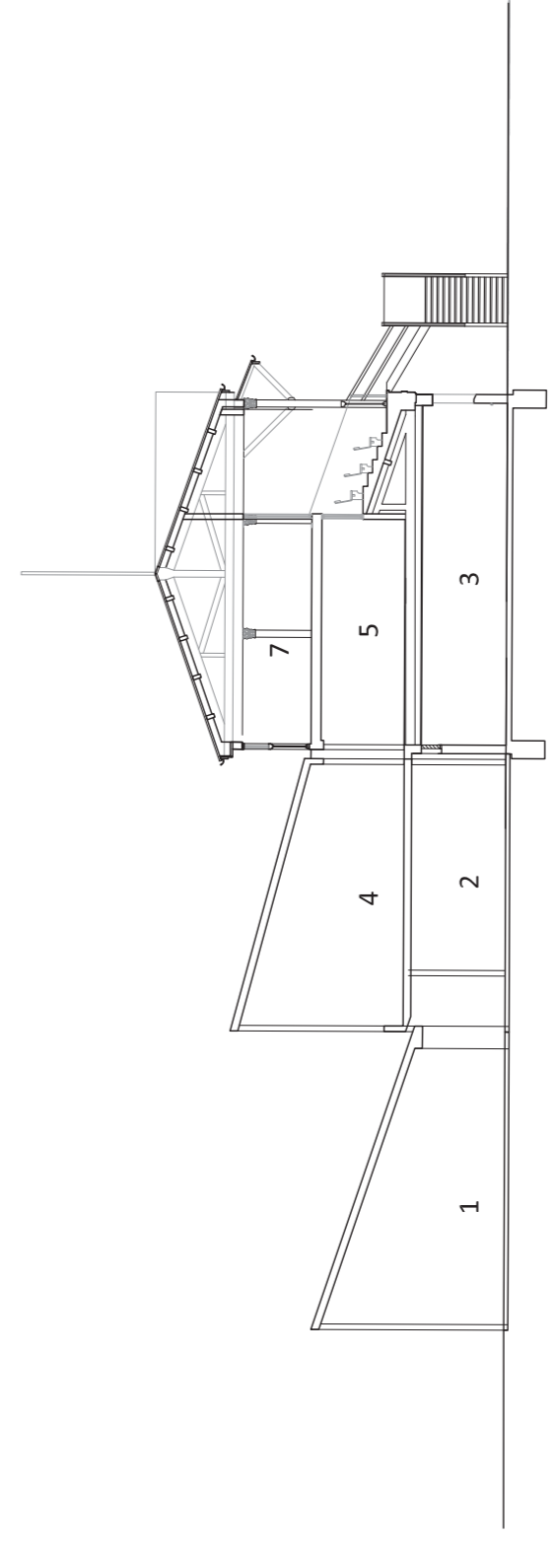
01 PROPOSED GROUND FLOOR PLAN
1:200



03 PROPOSED SECOND FLOOR PLAN
1:200



02 PROPOSED FIRST FLOOR PLAN
1:200



04 SECTION A
1:200

- LEGEND:**
- 1 PROPOSED NEW COMMUNITY ROOM
 - 2 PROPOSED NEW BATHROOMS, LIFT, STAIRS AND AMENITIES
 - 3 SERVING GRANDSTAND AND COMMUNITY ROOM
 - 4 PROPOSED NEW CHANGE ROOMS AND GAME
 - 5 PROPOSED NEW BATHROOMS, LIFT, STAIRS AND AMENITIES SERVING CLUB ROOM
 - 6 PROPOSED NEW MEETING ROOMS AND STORAGE
 - 7 PROPOSED NEW BATHROOMS, LIFTS AND STAIRS
 - 8 ENTRY
 - 9 BAR

NO.	DATE	REVISION
A	19/06/19	CONCEPT DESIGN
B	10/07/19	CONCEPT DESIGN
FINAL	25/11/19	FINAL CONCEPT DESIGN

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DRAWN	CHECKED	PROJECT NO.	DATE
MT	AMT	7965	JUNE 2019

DRAWING TITLE
FINAL CONCEPT PLAN - GRANDSTAND FLOOR PLANS

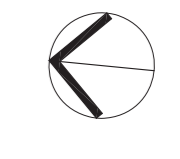
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