

# Brunswick Street Oval Precinct Existing Conditions



# BSOP Revised Design 2021

(meets Needs Analysis in Council Report 2019)

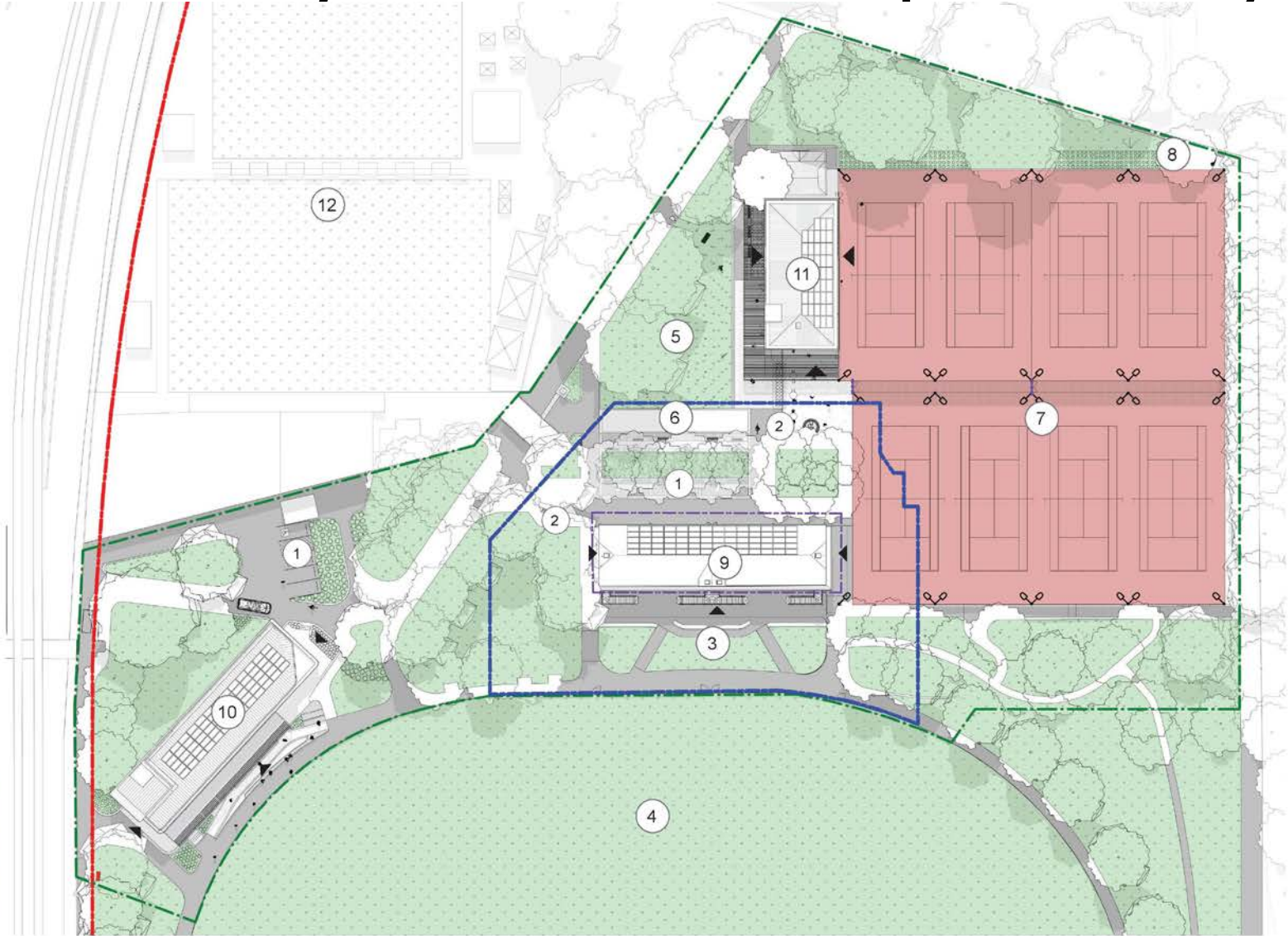
Legend

- 1. DDA Carparks
- 2. Bicycle Stands
- 3. Spectator Forecourt
- 4. WT Peterson Oval
- 5. Garden Court
- 6. Bocce Court
- 7. Tennis Courts
- 8. Casual Viewing
- 9. Heritage Grandstand (HO215)
- 10. Proposed Sports Pavilion
- 11. Proposed Tennis Pavilion
- 12. Fitzroy Victoria Bowling & Sports Club

- ▲ Building Entry
- Scope boundary
- HO213 (Overlay)
- HO751 VHR715 Extent of Registration
- HO215 VHR715 Extent of Registration

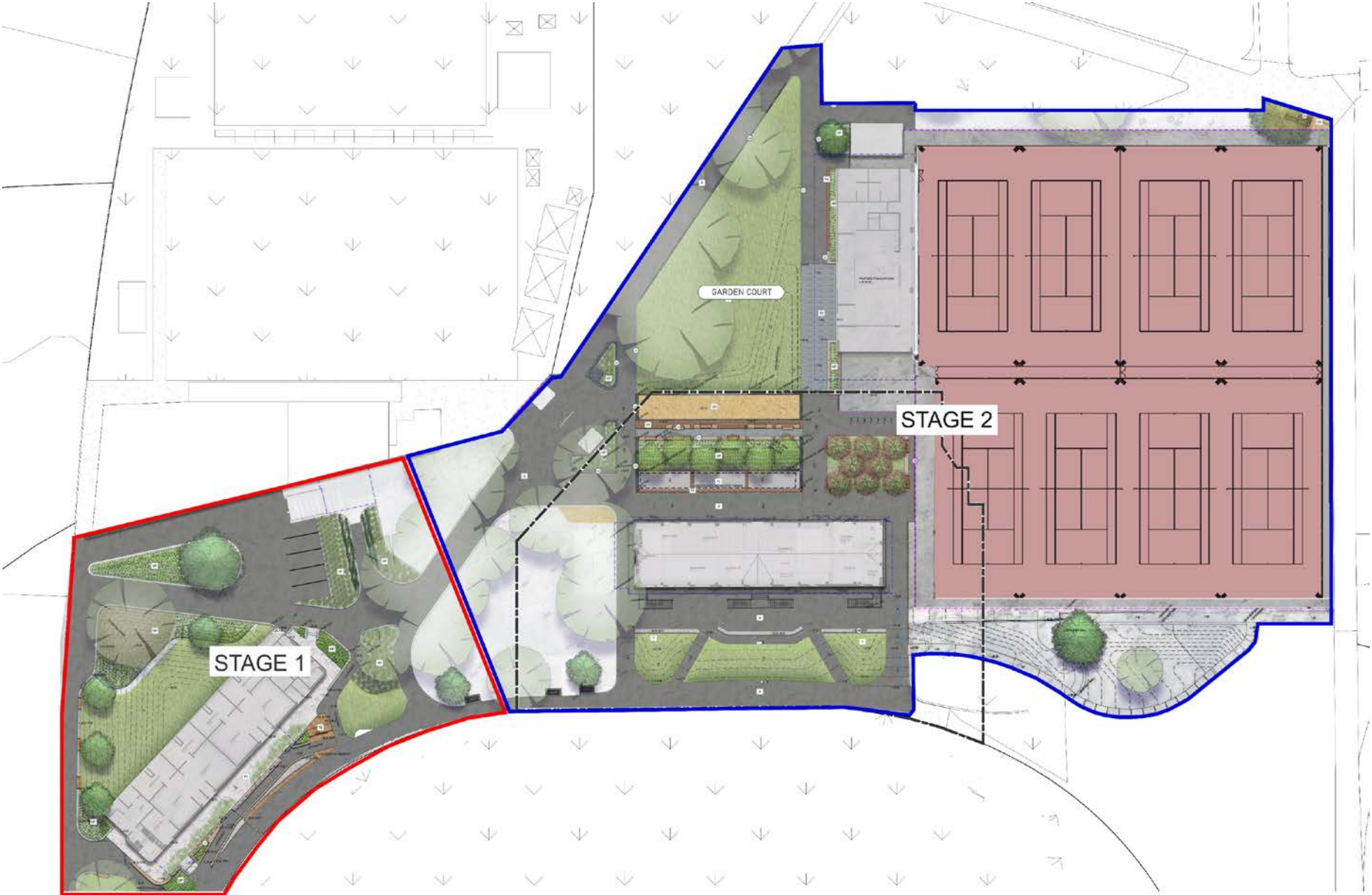


Reference Existing Site Plan



Proposed Site Plan

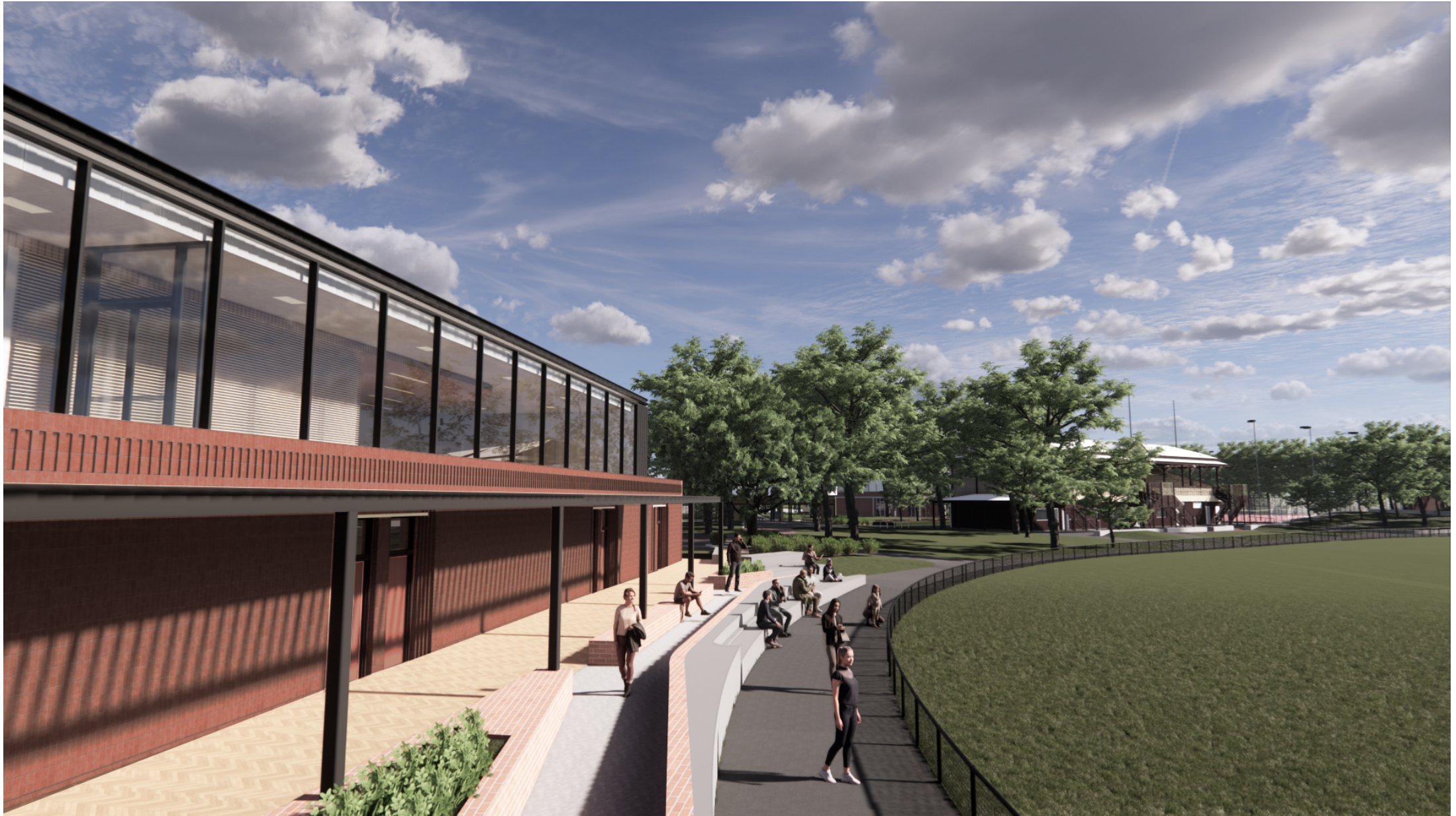
# BSOP Two Stages redevelopment



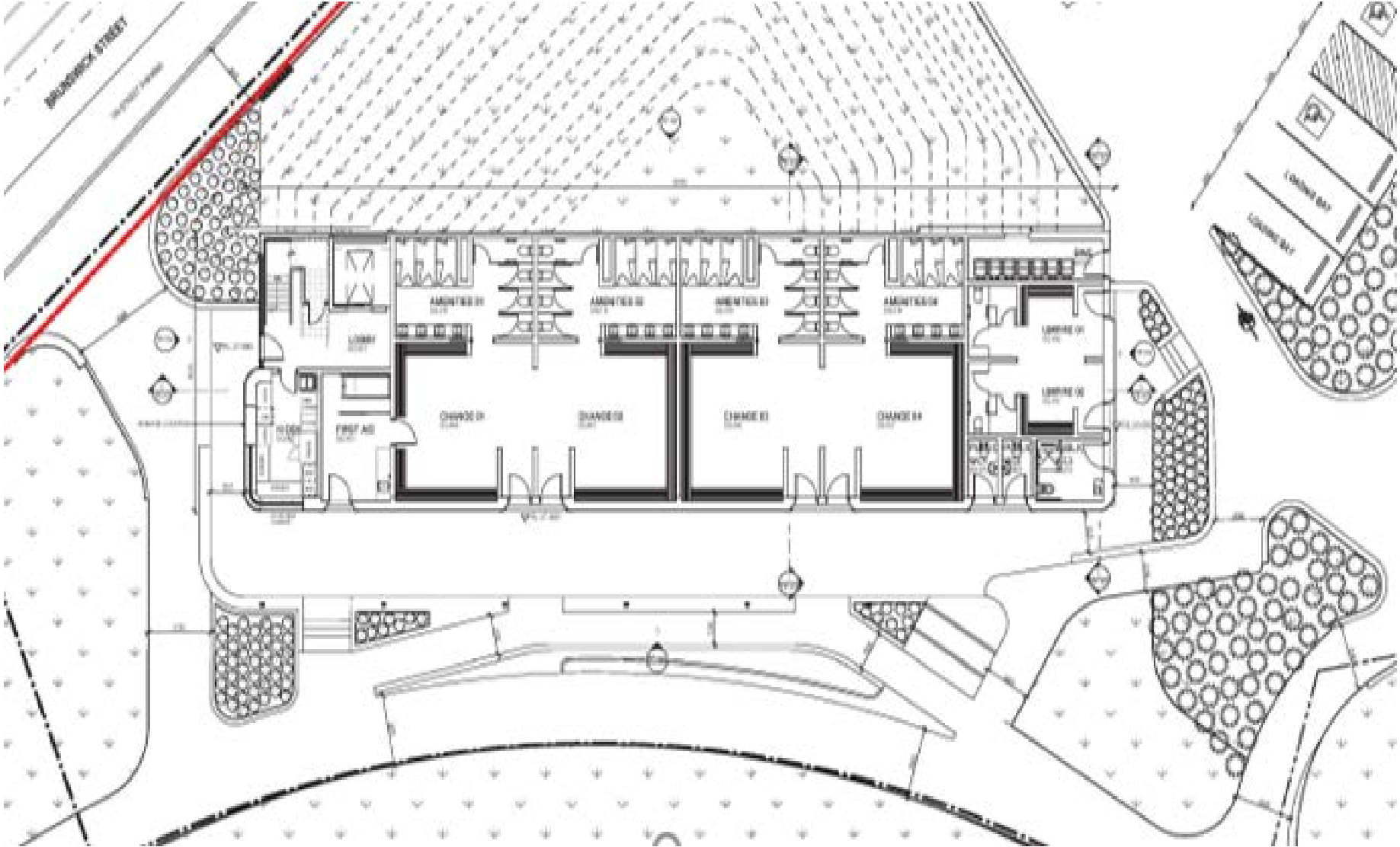
# Stage 1 Sports Pavilion, associated landscaping, parking & access



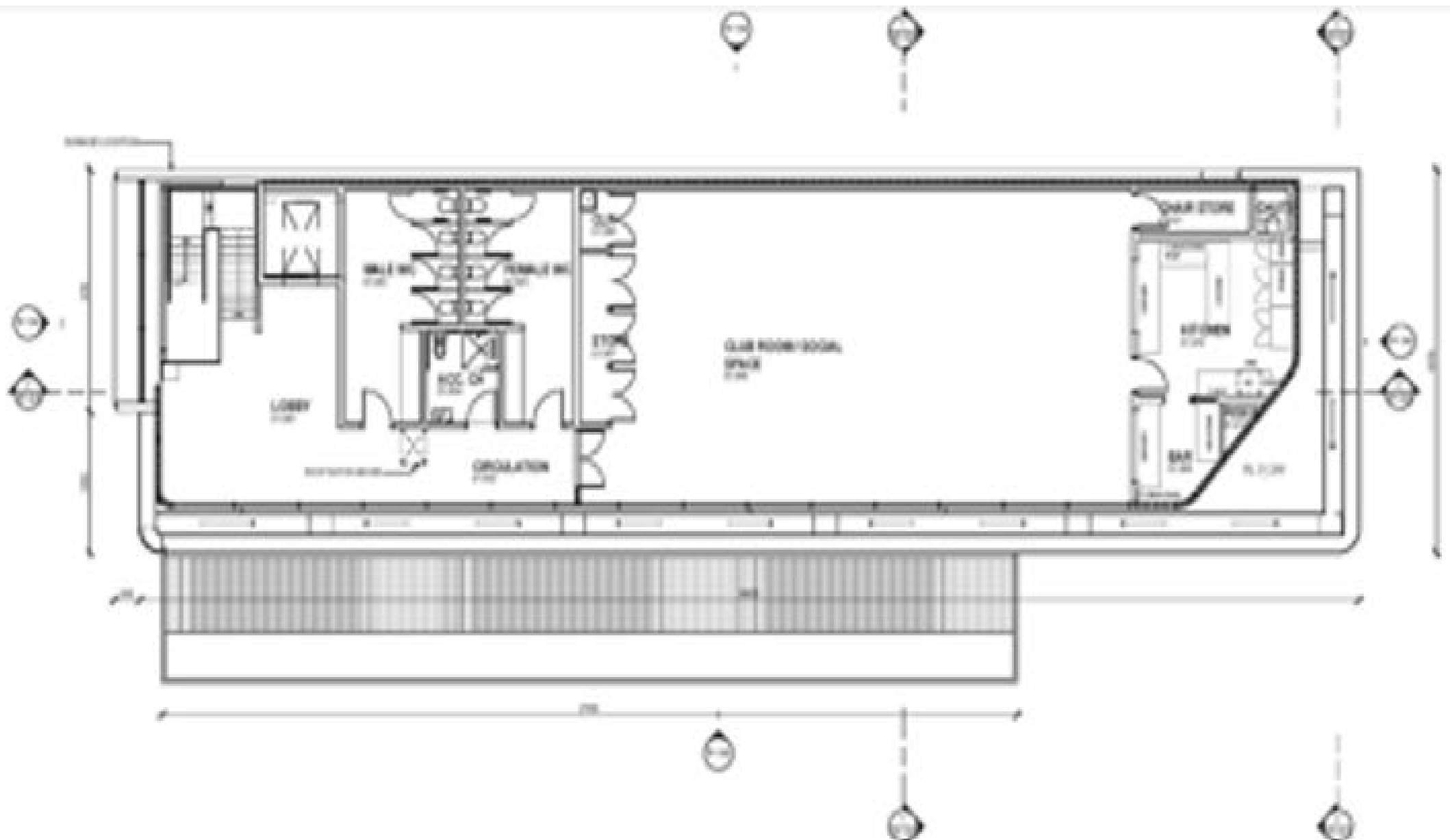
# View to the east from the sports pavilion



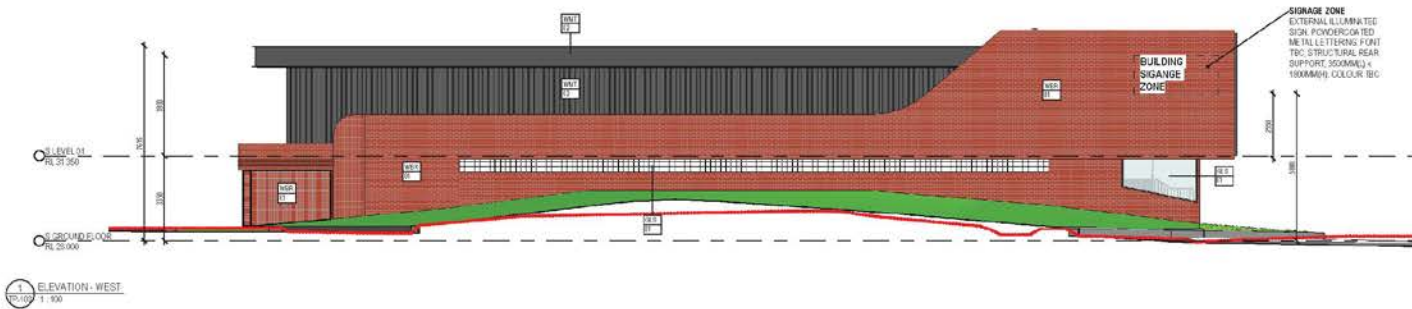
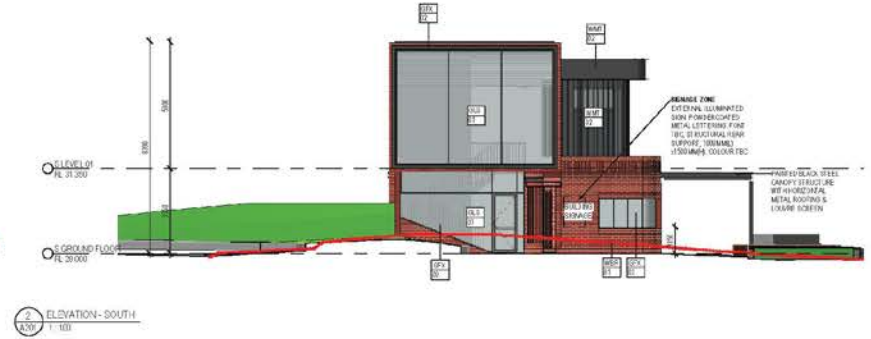
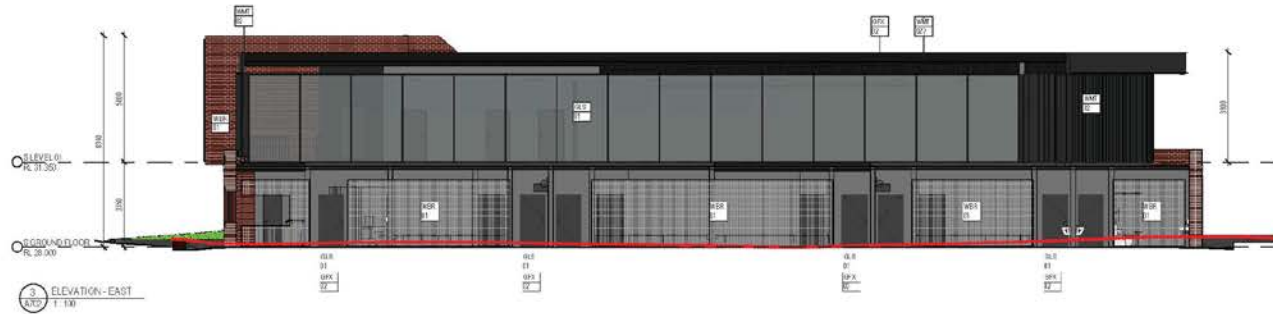
# Sports Pavilion Floorplan – Ground Floor



# Sports Pavilion Floorplan – Level 1



# Sports Pavilion Elevations



## ELEVATION MATERIAL LEGEND

<b>BRK</b> 01	BRICKWORK - RED	<b>GFV</b> 02	ALUMINUM GLAZING FRAMES - DARK GREY
<b>PMF</b> 01	PROFILE METAL CLADDING - LIGHT GREY	<b>GLD</b> 01	GLAZING
<b>WFC</b> 01	WALL CLADDING - WHITE	<b>WDC</b> 02	WALL CLADDING - DARK GREY
<b>LVS</b> 01	LOUVER SCREEN - TIMBER GRAIN	<b>LVS</b> 02	LOUVER SCREEN - TIMBER
<b>AFD</b> 01	ALUMINUM DOOR FRAMES - WHITE	<b>WTM</b> 03	DOORING WEATHER BOARD - PAINTED (COLOUR MATCH)
			INDICATIVE EXISTING SITE LEVEL



# BSOP Stage 1 - Landscape plan



## LEGEND

MP	MIXED PLANTING - HERITAGE GARDENS
MP	MIXED PLANTING - DROUGHT TOLERANT INDIGENOUS GARDENS
L	OPEN LAWNS

## TREE PLANTING

(Tree icon)	EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
(Tree icon)	TREE PLANTING DECIDUOUS SPECIES TO MATCH EXISTING (AS NOTED ON PLANS)
(Tree icon)	TREE PLANTING NATIVE SPECIES TO MATCH EXISTING (AS NOTED ON PLANS)

## SURFACE FINISHES

A	ASPHALT PATHS GENERAL PATH AREAS TO MATCH EXISTING
P1	SPORTS PAVILION CONCRETE BUILDING THRESHOLD PAVEMENT
P2	FEATURE PARK INTERFACE PAVING SEGMENTAL BLUESTONE
P3	POLYURUS PAVING (ASPHALT COLOURED) TO CARPARK SURFACE OVER RAINWATER TANKS
P4	BRICK FEATURE PAVING FLUSH SURFACE AND DRAINAGE LINES
TD	DECKING FEATURE TIMBER PLATFORM OR SEAT TOPS - CUSTOM
GS	GRANITIC SAND TO BOCCIE COURT, BIKE PARKING AND SEATING AREAS TO MATCH SIMILAR PARK TREATMENTS

## KERBS & EDGES

(Kerb icon)	BLUESTONE EDGES / KERBS VARYING DIMENSIONS AND TO MATCH EXISTING WHERE APPROPRIATE
(Kerb icon)	BLUESTONE EDGES / KERBS RELOCATED HERITAGE BLUESTONE KERB & CHANNEL
(Kerb icon)	BLUESTONE EDGES / KERBS NEW SQUARE CUT 200 HIGH FEATURE
(Kerb icon)	BLUESTONE EDGES / KERBS EXISTING
(Kerb icon)	RECYCLED RED BRICK SEATING WALL TYPICAL 450MM HEIGHT
(Kerb icon)	RAISED CONCRETE TERRACES & SEATING WALLS
(Kerb icon)	STEEL EDGE

## FIXTURES & FITTINGS

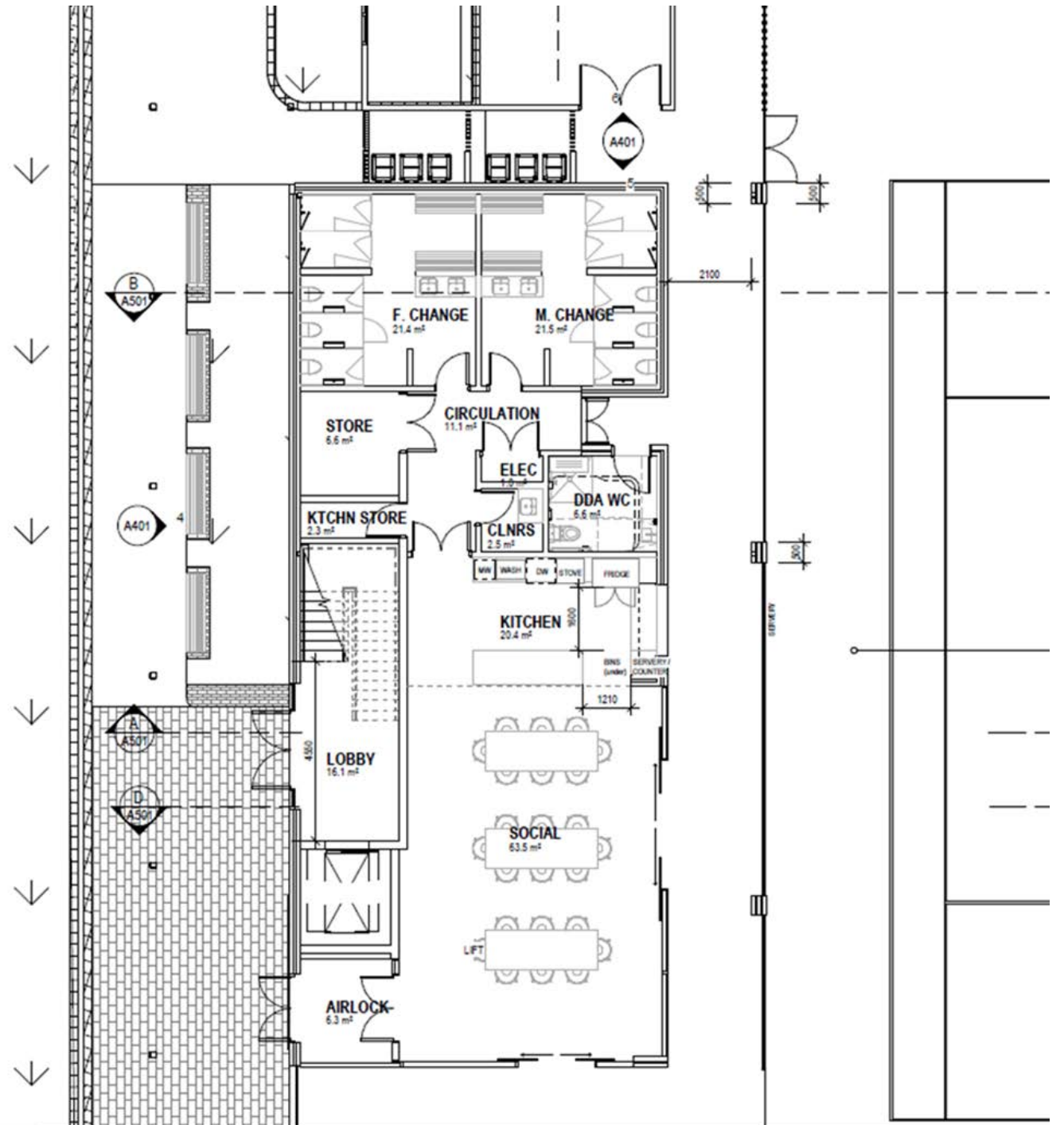
(Bike hoop icon)	BIKE HOOP
(Slatted seat icon)	SLATTED SEAT COUNCIL STANDARD FURNITURE - CUSTOMISED
(Bollard icon)	BOLLARDS COUNCIL STANDARD
(Fence icon)	FENCE

# Tennis Pavilion, Courts & Community Room



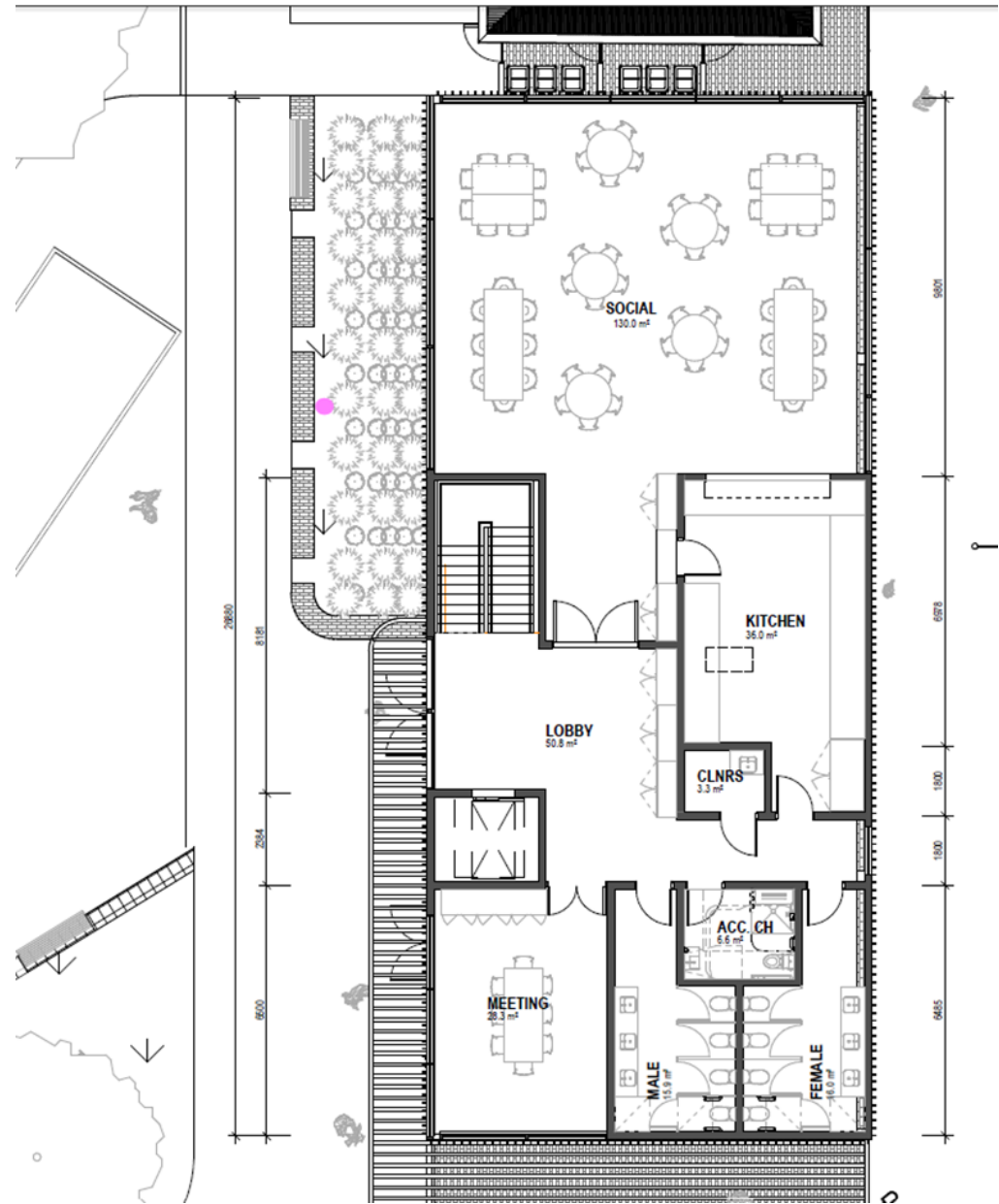
# Stage 2

## Tennis Social Room and Lift lobby – Ground floor

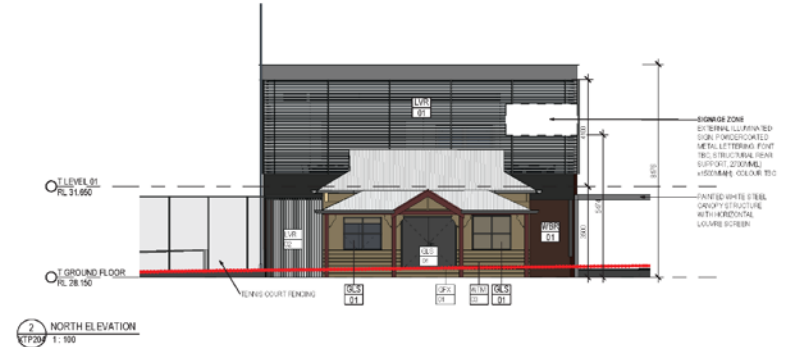
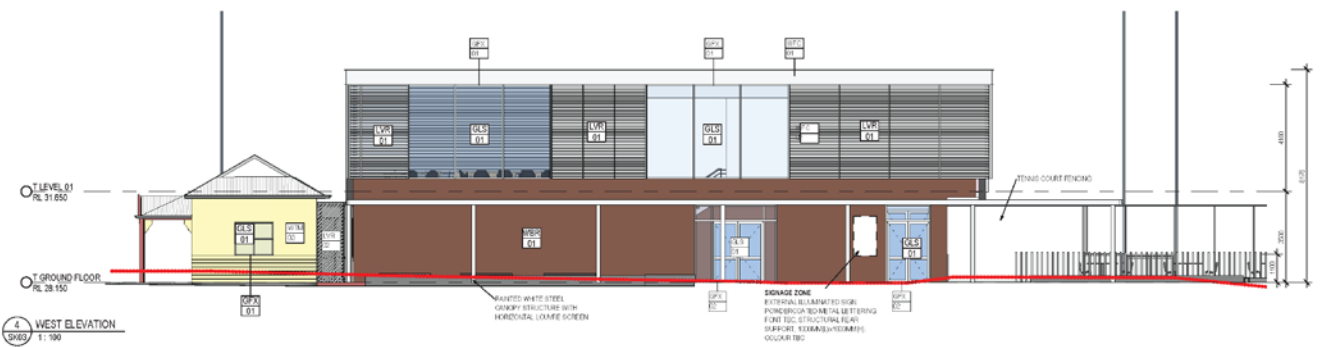


# Stage 2

## Community Room Lobby & amenities —first floor



# Tennis/Community Proposed Elevations



## ELEVATION MATERIAL LEGEND

<b>BRK</b> 01	BRICKWORK - RED	<b>GLZ</b> 02	ALUMINUM GLAZING FRAMES - DARK GREY
<b>PMT</b> 01	PROFILE METAL CLADDING - LIGHT GREY	<b>GLS</b> 01	GLAZING
<b>WFC</b> 01	WALL CLADDING - WHITE	<b>WMT</b> 02	WALL CLADDING - DARK GREY
<b>LVR</b> 01	LOUVRE SCREEN - TIMBER GRAIN	<b>LVR</b> 02	LOUVRE SCREEN - TIMBER
<b>GFY</b> 01	ALUMINUM DOOR FRAMES - WHITE	<b>WTM</b> 03	EXISTING WEATHER BOARDS - PAINTED (COLOUR MATCH)
INDICATIVE EXISTING SITE LEVEL			

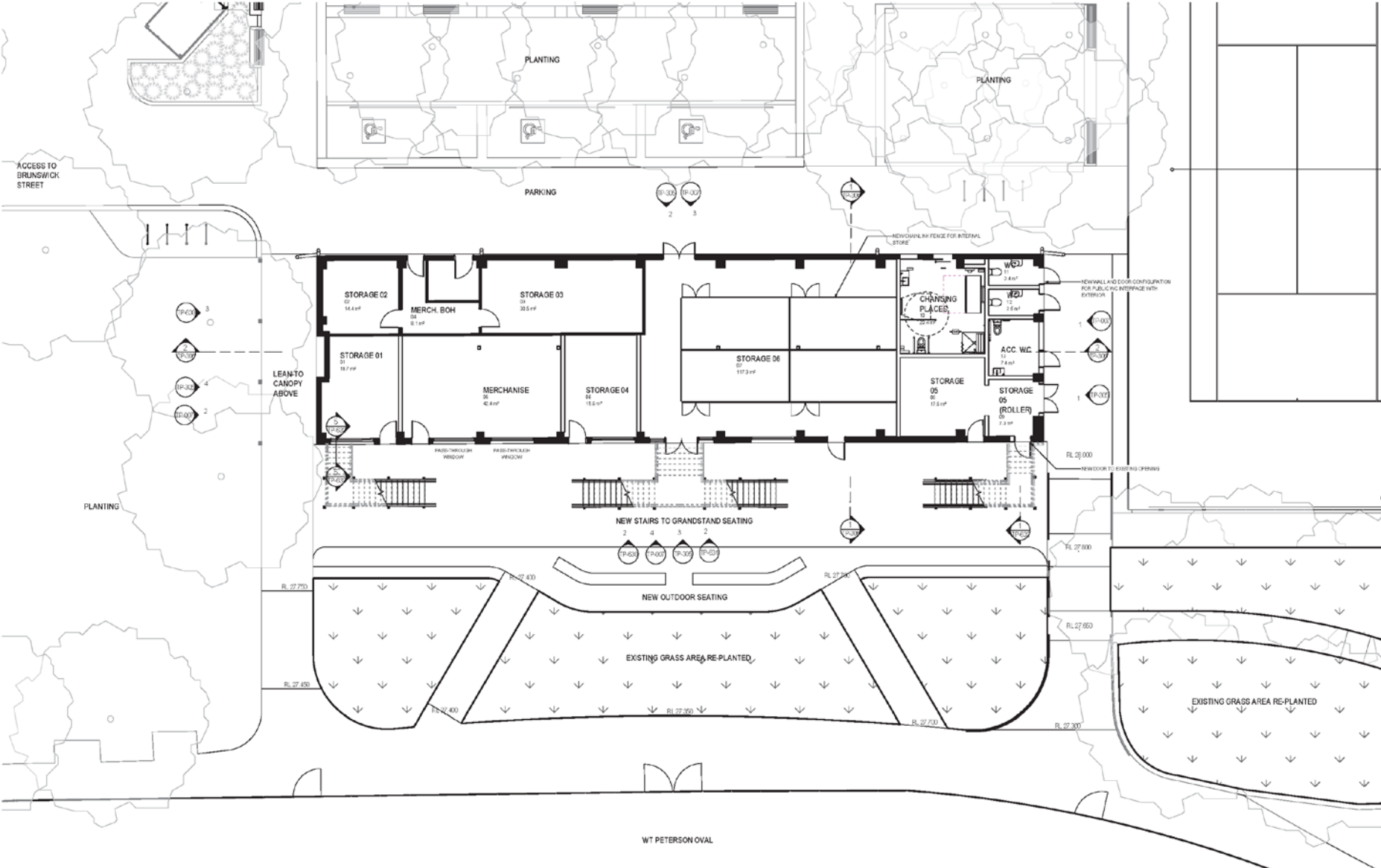
# Upgraded Brunswick Street Oval Grandstand



# Upgraded Brunswick Street Oval Grandstand

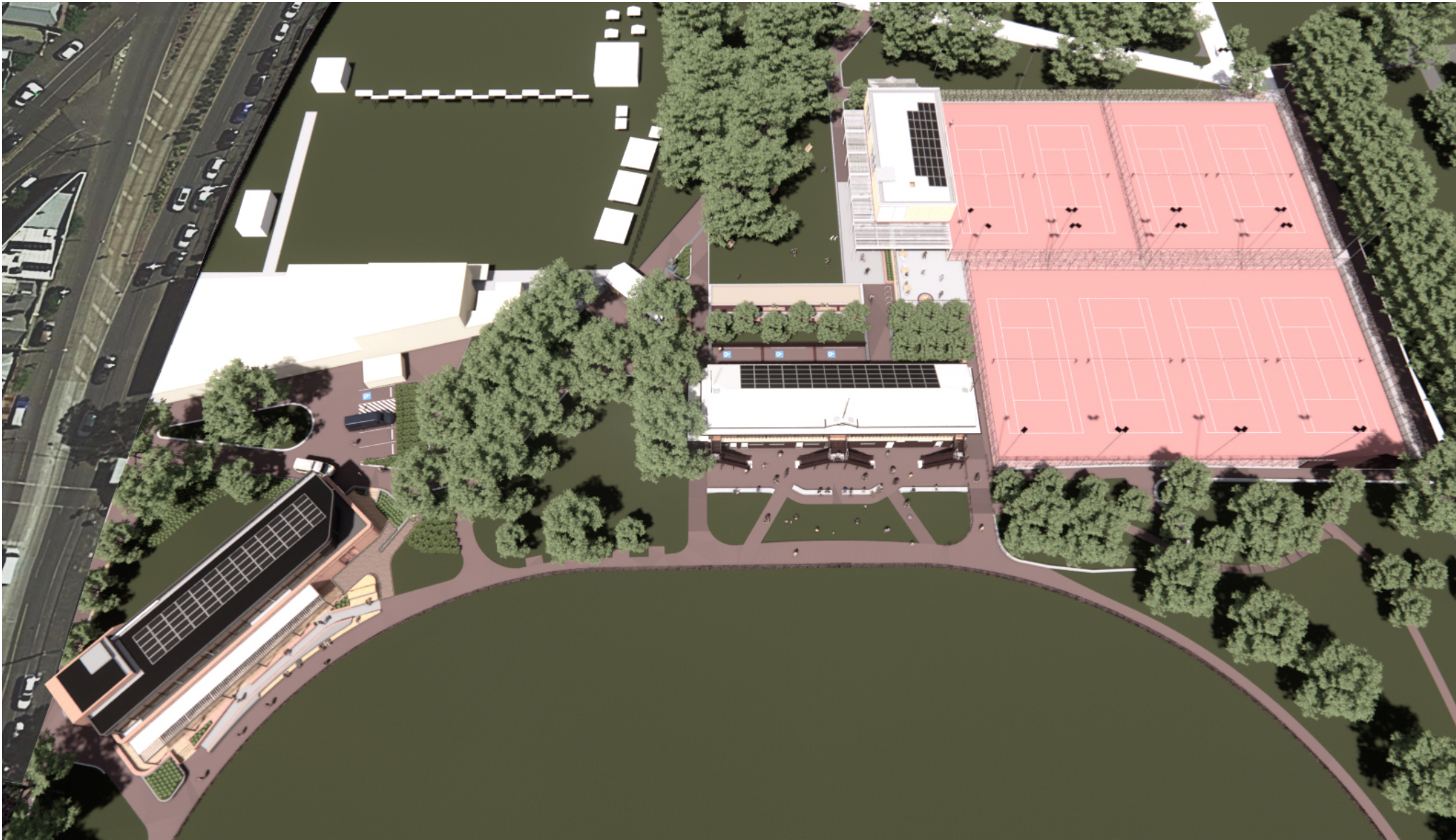


# Grandstand Proposed Floorplan – Ground Floor





# BSOP Site Context – Aerial View



# BSOP site redevelopment – Proposed Amenities



Heritage overlay - New developments working within the heritage requirements



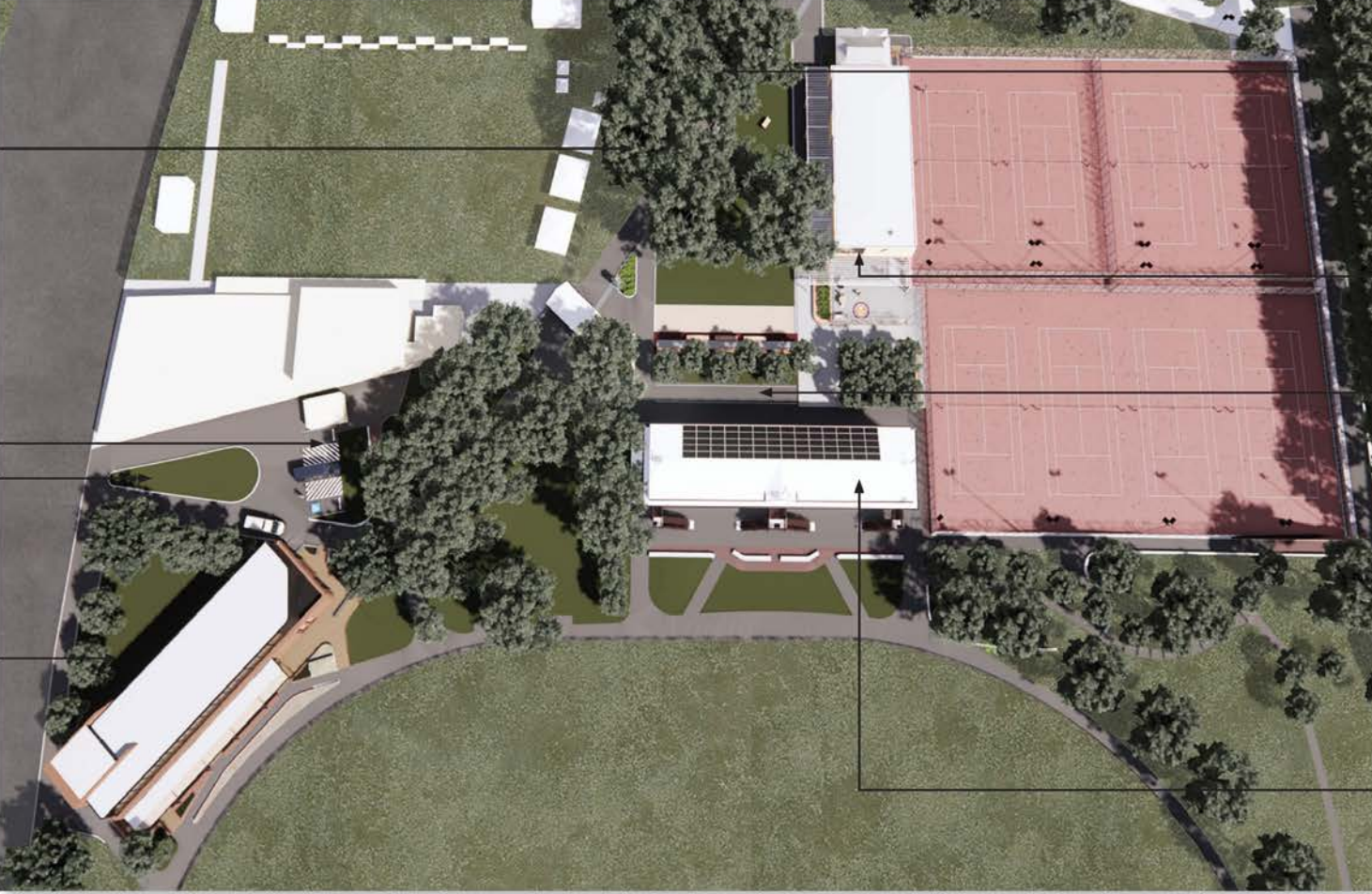
Accessible carparks - Providing carparking adjacent to the facilities for ease-of-use



New entry & exit - Revised landscaping and drive access for better access



Retention of Existing Berm - Sinking the building into the berm to retain the existing landform and relationship to the Oval



Public Lighting - Providing an integrated lighting approach to the public interface



Existing Colour Match - Utilising the existing Ticketing Box for colour matching of façade materials



Traffic Intergration - Connection through the park for accessibility / community programme use



Accessible WCs - The inclusion of Changing Places and Accessible WCs within the facility

# BSOP site redevelopment – Proposed Amenities



Signage Improvements - New wayfinding and signage to the park and clubs



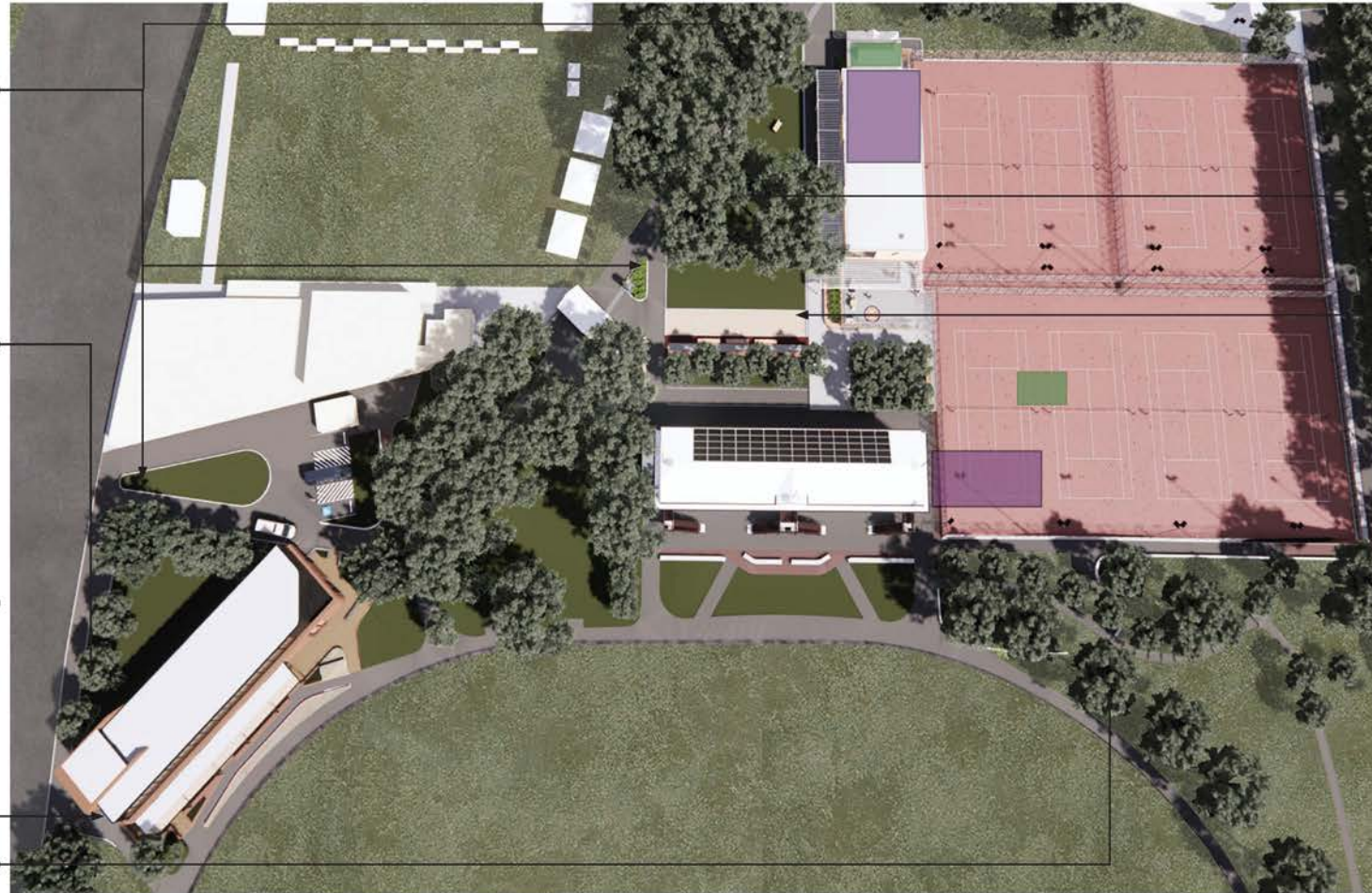
Brunswick Street Interface - Establishing a new connection to the surrounding roads with adjacent sports infrastructure



Improved paths and circulation



Oval Surround Reshaping - Reintegration of public amenity through activity



Additional public seating - Providing considered and staggered seating throughout the park



Bocce Court - Community focused activities for the public



Community Room Relocation - The shifting and elevation of the community room to allow for Edinburgh Garden Views



Community Room Relocation - The shifting and elevation of the community room to allow for Edinburgh Garden Views

# BSOP site redevelopment – Proposed ESD Strategies



Native land, water sensitive landscaping



Indoor spaces designed for enhanced air quality, noise control, daylighting, and glare mitigation



High performance insulation (min. R4) and glazing to roof and walls



Careful use of skylights deliver more natural light to the building



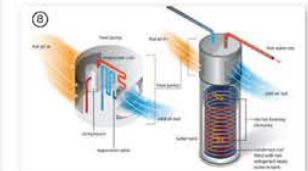
Shading



Secure cyclists facilities provided



Solar PV array covering the roof of the building



An all-electric facility utilising electric heat pumps

## Environmental Sustainable Design (ESD) Initiatives

### ENERGY EFFICIENCY

- An all-electric facility alleviates the need for gas and allows for a 100% renewable energy supply.
- Clazing extent, to suit the orientation of the building.
- The buildings will be supplied by solar power with PV panels across all the roofs. Including the existing PV panels on the Grandstand
- The mechanical air conditioning system is among the most efficient available
- Heat is recovered from exhaust air to replenish the heat to incoming fresh air.
- The buildings are designed for a high degree of air tightness

- Efficient lighting and control technology implemented throughout the site.
- Operation waste efficiency.

### WATER EFFICIENCY

- Rainwater is harvested from the roof for reuse in toilet flushing and irrigation.
- Smart controls, monitoring, metering and technology to minimise water consumption and achieve high level of WELS ratings including timer controls
- Stormwater discharge and pollution targets to achieve climate change scenarios in accordance with YCC policy documents.

### RESPONSIBLE MATERIALS

- Use of sustainable materials and responsibly sourced materials to avoid adverse impacts from materials

- such as steel, timber, PVC and concrete and finishes
- Lower emission and embodied energy in design of construction.

### OCCUPANT SENSITIVE DESIGN

- Trees on site are being retained where possible and new landscaping will enhance the site ecology.
- Shade structures over the outdoor areas to provides UV protection for patrons.
- Robust evaluation of indoor environmental quality measures including fresh air, acoustics, lighting comfort, and indoor air quality