

9.11 BRITANNIA NORTH WEST RESERVE DEVELOPMENT PLAN - LITIS STADIUM CHANGE ROOM DESIGN

- Attachments:**
- 1. Litis Stadium Change Room Concept Design**
 - 2. Litis Stadium Change Room Concept Perspectives**

RECOMMENDATION:**That Council:**

- 1. ENDORSES the Litis Stadium Change Room Concept Design, included as Attachment 1, for the purposes of formal submission to the Australian Federal Government to secure \$3 million funding; and**
- 2. APPROVES the CEO authority to sign off on relevant documentation relating to securing the \$3 million funding.**

PURPOSE OF REPORT:

To seek Council approval of the Litis Stadium Change Room Concept Design (**Attachment 1**), to enable formal submission to the Australian Federal Government Department of Infrastructure, Transport, Regional Development and Communication in order to progress securing the \$3 million funding announced through the Community Development Grants Programme.

BACKGROUND:

On 12 November 2019 at its Ordinary Meeting, Council noted that the City would work collaboratively with Floreat Athena Football Club (FAFC) and the Australian Federal Government to obtain \$3 million through the Community Development Grants Programme towards upgraded sporting facilities, including a full integration between Litis Stadium and Britannia Reserve and rationalising any non-essential assets.

Between February and August 2020, the City liaised with FAFC through ongoing working group meetings to determine requirements for the site and the location of a potential new change room facility. These requirements and potential change room location options were presented at the 22 September 2020 Council Workshop. Between September 2020 and May 2021, change room facility requirements were identified through ongoing working group meetings. These requirements included the need to meet Football West's National Premier League venue requirements, universal design standards, and design requirements to increase female use of the facility to further support female participation in sport.

On 22 June 2021 at its Ordinary Meeting, Council approved the advertising of the draft Britannia North West Reserve Development Plan for community consultation. The draft Development Plan located the proposed change room facility on the site of the existing decommissioned grandstand. At the same Ordinary Meeting, Council approved the Annual Budget 2021/22 and allocation of \$60,000 to the Development Plan.

On 16 November 2021 at its Ordinary Meeting, Council endorsed the [Development Plan](#), which included demolition of the current grandstand structure and construction of a new change room facility on its concrete foundations. The Development Plan also included a Disability Discrimination Act 1992 (DDA) compliant club forecourt, modified car park and roundabout for pick up and drop off, adjacent the change room facility.

DETAILS:

The \$3 million Federal Government funding announcement referenced FAFC as the grantee and attributed the funding to the refurbishment of FAFC clubroom. With the support of FAFC this funding scope is intended to be expanded to include both the development of the new change room facility and refurbishment of the FAFC clubroom. To secure the \$3 million, the Australian Federal Government requires endorsement of the concept design for the change room facility, the associated estimated construction cost, the City to become the grantee and confirmation that FAFC is supportive of this.

Following endorsement of the Development Plan, a consultant was engaged to prepare the Litis Stadium Change Room Concept Design (Concept Design) and Concept Perspectives (**Attachment 1** and **Attachment 2**) and the associated estimated construction cost for submission to the Federal Government.

The City and FAFC worked collaboratively to develop the Concept Design, to achieve an advantageous outcome for FAFC and the community through a design which meets the needs of current and future users of the facility and can be supported by the Australian Federal Government. The Concept Design has been developed to represent a facility that is appealing to a wide audience, is fit-for-purpose and provides strong connections to the landscape and historical values of the site.

Concept Plan Development and Design

In response to the feedback received through the Development Plan consultation period in relation to the change room layout, common themes and facility requirements were identified including the need to:

- ensure suitable public toilet access;
- include gender specific toilet and shower facilities;
- include child changing/parenting amenities;
- future proof the design to allow for use by other sports and clubs;
- increase storage provisions;
- locate change rooms to the South/South West of Litis Stadium to improve access to Britannia Reserve; and
- ensure the visual appearance of the change room building is aesthetically pleasing and is cohesive with the surrounding landscape and historical context.

To guide the development of the Concept Design, the following design objectives were identified with consideration to the Development Plan community consultation outcomes and City's [Built Form Policy](#). In line with these objectives, the change room facility sought to:

- be respectful of local and historic context;
- be high quality and well-designed, including both building and landscaping;
- contribute to public spaces through design and maximise articulation, materiality and openness;
- design for a human scale, minimising the detrimental impacts of services and utilities;
- incorporate the principles of Crime Prevention through Environmental Design;
- respond to future change in use, lifestyle and demography; and
- incorporate sustainable and energy efficient design that befits the local climate.

The consultation outcomes and design objectives guided the development of the Concept Design. Where possible, the facility requirements which aligned with the design objectives were incorporated. Based on feedback, the primary facility requirement was for the Concept Design to incorporate the four changing rooms on the same elevation, to allow them to be opened via central wall partitions into two larger changing rooms in order to cater for representative soccer or other larger team sports. The continual growth in girl's and women's participation in formalised sporting codes was also factored into ensuring the new changing amenities were designed gender-neutral, with appropriate features to maximise security and privacy. Design considerations also included the universal access toilets at the front of the facility, for ease of access to and from the field by players, spectators and reserve users.

The Concept Design, included as **Attachment 1**, presents an outcome that both seeks to maximise functionality and provide a level of aesthetics that integrates with the surrounding landscape. The Concept Design has transitioned through a number of reviews, including review meetings with members of the City's Design Review Panel (DRP), and ongoing meetings and communication with FAFC. Two of the City's DRP representatives have provided input on the Concept Design, providing positive comments regarding the overall outcome. Suggestions for improvement from the DRP have been reflected in the final Concept Design.

The features and considerations that were attributed to the Concept Design were:

- toilets accessible externally for the public;
- accessible child changing/parenting amenities;
- future proof design to allow for use by other sports and clubs;
- designated referee/umpires rooms to meet Football West NPL guidelines;
- ability for the four change rooms to be opened to two, accommodating use by other sports and clubs;

- adequate storage provisions; and
- visual appearance is aesthetically pleasing and is cohesive with the surrounding landscape and historical context.

Whilst the functionality of the facility is the primary outcome, the Concept Design has also included some features for consideration that pay respect to the site's former use as a purpose-built velodrome at the 1962 Empire Games. The building façade facing the pitch has incorporated blue and white cladding, to recognise the architectural era of the 1960's in which the former velodrome was constructed.

The Concept Design has an indicative cost of \$2.46 million as outlined in the estimated construction cost supplied by a quantitative surveyor and as detailed in the Financial/Budget Implications section below. With consideration to this cost estimate, approximately \$540,000 could be attributed to deliver the refurbishment of FAFC's Clubroom facility. This amount may increase pending design development and contingency on the change room construction.

CONSULTATION/ADVERTISING:

The initial change room layout and location was included in the consultation of the Britannia North West Reserve Development Plan (between 28 July 2021 and 29 August 2021). The City included questions relating specifically to the Litis Stadium change room facility. Survey participants and those engaged at the pop-up sessions were asked what features or amenities they would like to see to add value to the change room facility. This has been considered throughout the development of the Concept Design.

LEGAL/POLICY:

The following guidelines have been considered in preparation of the facility design:

- Interior layout based on Football Victoria Building Development Guide;
- NSW Sport – Clubrooms and Change Facilities Guide; and
- National Premier Leagues – Compliance Regulations: Minimum Venue Requirements for NPLWA Seniors (Appendix B).

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to endorse the Concept Design.

The timing of the upcoming federal election is yet to be confirmed. The election could be called anytime from now until May 2022. Ensuring the Concept Design of the change room facility is endorsed by Council in December 2021 would greatly assist the City in finalising the application for the earmarked \$3 million funding grant.

Once a submission is made to the Australian Federal Government, a value assessment of the project proposal will be undertaken. It is anticipated that proposing a publicly accessible asset, such as the change room facility, may increase the weighting of the proposal in line with the funding assessment criteria. There are three assessment criteria areas which the proposal will be evaluated against including:

- project benefit
- project viability sustainability; and
- grantee viability.

All three criteria are weighted equally.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and well utilised.

Accessible City

Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.

Connected Community

*Our community facilities and spaces are well known and well used.
We are an inclusive, accessible and equitable City for all.*

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.

Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.
We are open and accountable to an engaged community.
Our community is aware of what we are doing and how we are meeting our goals.*

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

In 2018, a \$3 million grant to Floreat Athena Football Club was announced to enable upgrades to Litis Stadium facilities, funded through the Australian Federal Government Department of Infrastructure, Transport, Regional Development and Communication's Community Development Grants Programme.

If received, this \$3 million external funding will be used to construct the new change room facility for FAFC and wider community and refurbish the current FAFC clubroom facility. The \$2.46 million estimated cost to deliver the change room facility is based on the Concept Design. This cost is subject to detailed design and may change. All remaining grant funding will be attributed to the FAFC clubroom refurbishment works.

The \$3 million is to only be used to directly fund the costs associated with the change room, and refurbishment of the FAFC clubroom. It will exclude any of the external upgrades (i.e. reticulation, greening, car park and accessway improvements) that will be required to integrate the facility within the intended site. These costs will be determined during detailed design and considered as part of the City's annual budget process.

Administration will be submitting formal notification to the Australian Federal Government Department of Infrastructure, Transport, Regional Development and Communications prior to the end of the December 2021. This is to enable the review of the scope, to progress the funding agreement, and determine the outcome and success of securing the grant funding as early as possible.

A detailed breakdown of the estimated construction costs is as follows:

CONSTRUCTION WORKS SUMMARY	
Item	Amount
Preliminaries	\$167,000
Substructure	\$61,000
Building Structure	
Columns	\$42,000
Staircases	\$6,000
Roof	\$257,000

CONSTRUCTION WORKS SUMMARY	
Internal/External Doors	\$32,000
Internal/External Walls	\$270,000
Windows/Screens	\$79,000
Finishes	
Wall Finishes	\$69,000
Floor Finishes	\$39,000
Ceiling Finishes	\$35,000
Fittings	
Fitments	\$78,000
Services	
Hydraulic/Mechanical/Fire Services	\$166,000
Light and Power	\$84,000
Special Services	\$13,700
External Works	
Site Preparation	\$38,000
Footpaths and Paved Areas	\$143,000
Boundary Walls, Fencing and Gates	EXCL
Landscaping and Improvements	\$22,000
External Servicing	\$76,000
External Demolitions and Alterations	\$155,000
TOTAL CONSTRUCTION COST (excl. GST)	\$1,832,700
Design Contingency (10%)	\$183,270
Construction Contingency (10%)	\$183,270
Escalation	EXCL
Professional Fees	\$263,909
Authority Fees and Charges	EXCL
TOTAL CONTINGENCY AND PROFESSIONAL COST (excl. GST)	\$630,449
TOTAL PROJECT COST (excl. GST)	\$2,463,149

COMMENTS:

The Concept Design has been developed to deliver a facility that the City, community and FAFC all support. It would be highly functional for the respective clubs, users, and wider community for many years to come. Community consultation helped shaped the design requirements.

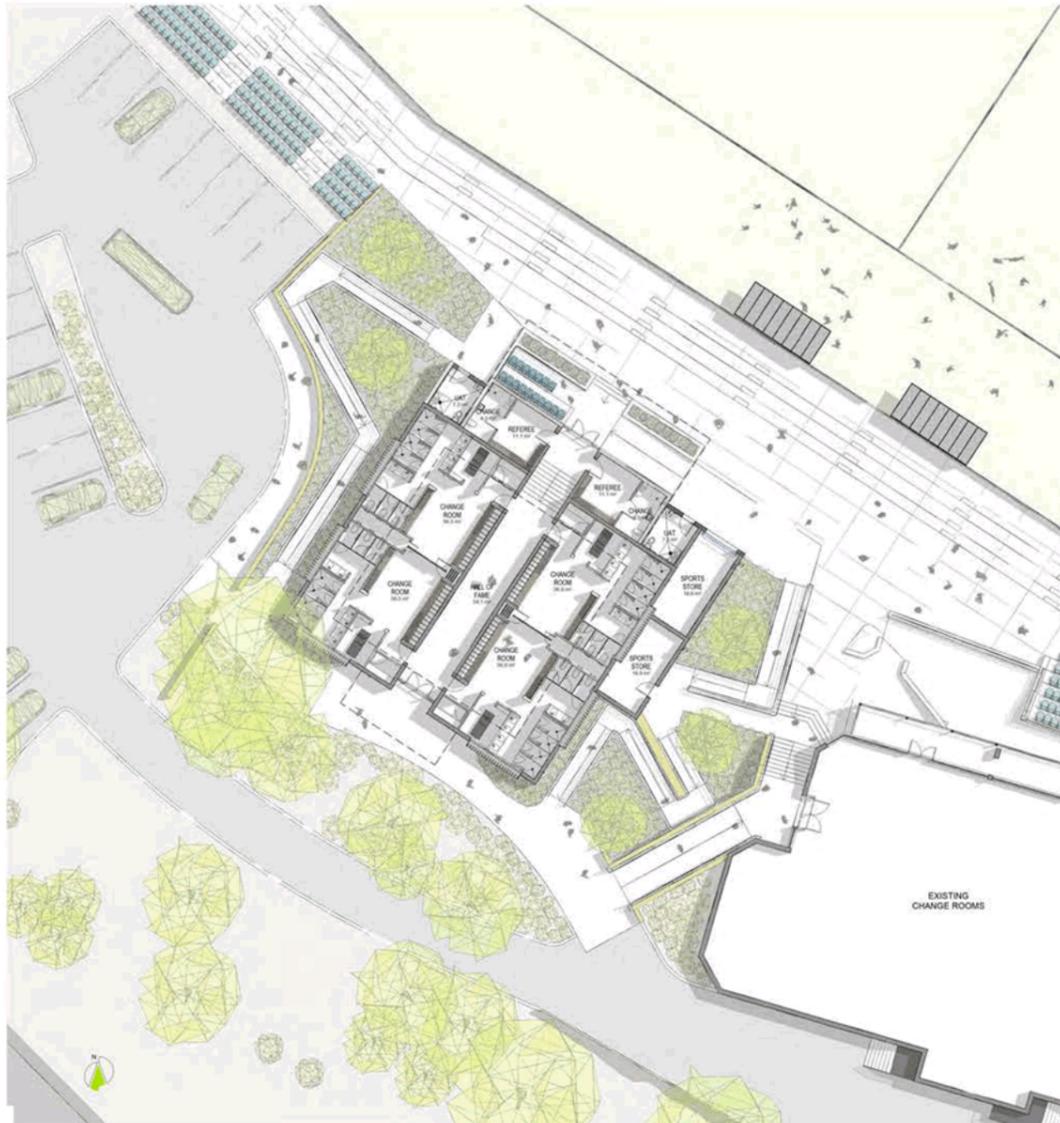
The Concept Design has incorporated the FAFC requirements as a National Premier League Club, while also having the functionality to provide opportunities for use by other sporting clubs and the wider community.

Litis Stadium has been earmarked as a potential training venue to host national soccer teams competing in the FIFA 2023 World Cup, and this change room facility would make a stronger case for this opportunity to showcase elite women's sport within the City of Vincent.

E & D LITIS STADIUM CHANGE ROOMS



NORTH EAST ELEVATION



PROPOSED FLOOR PLAN



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

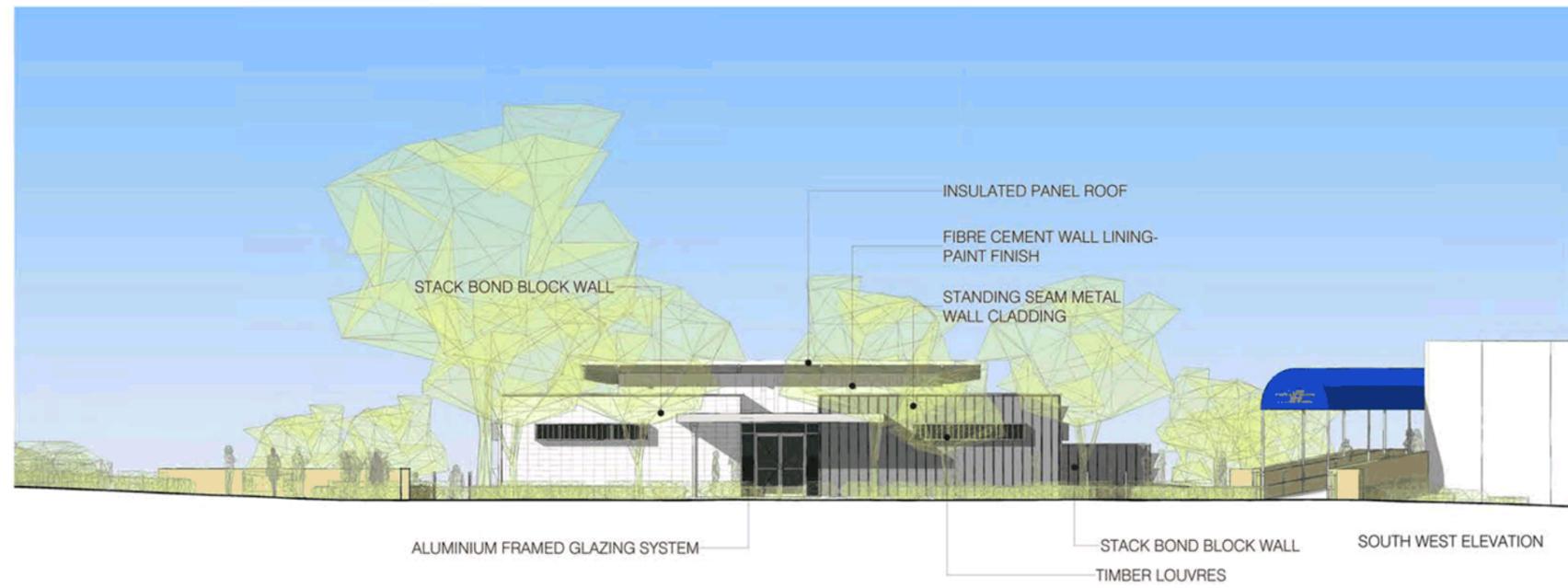


SOUTH EAST ELEVATION

CONCEPTUAL PLAN & ELEVATIONS



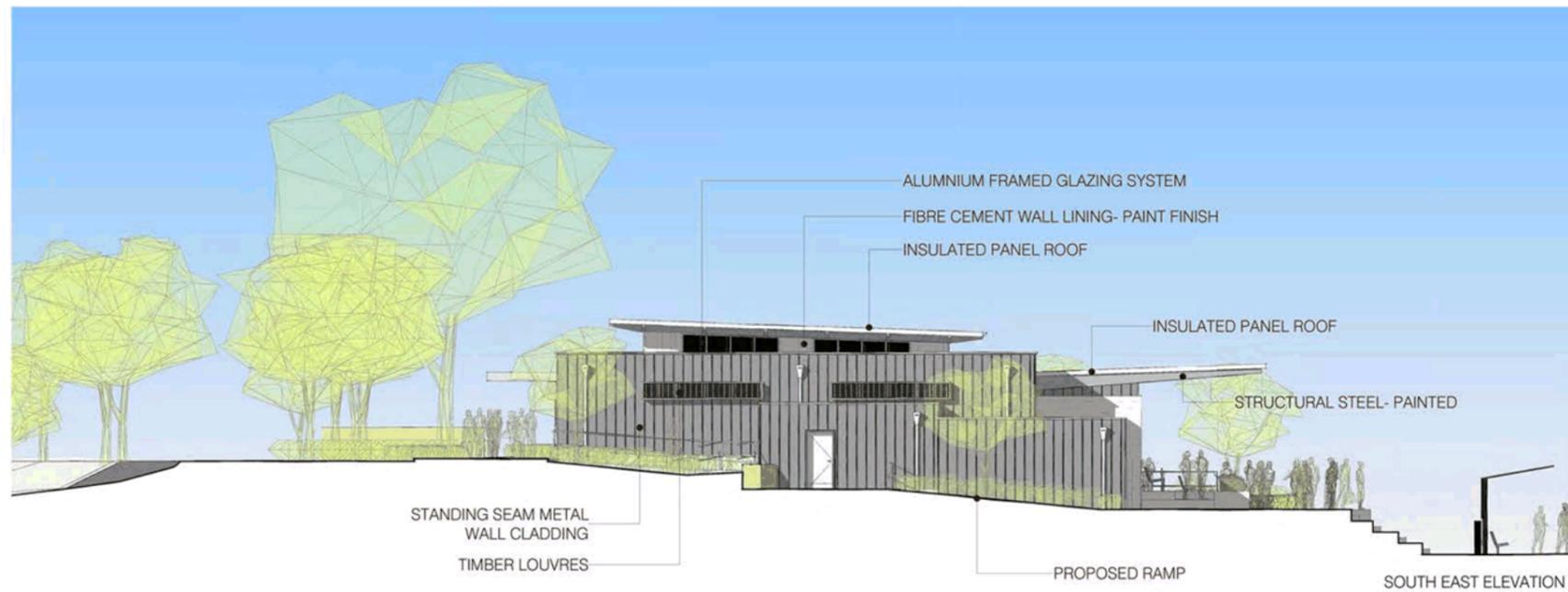
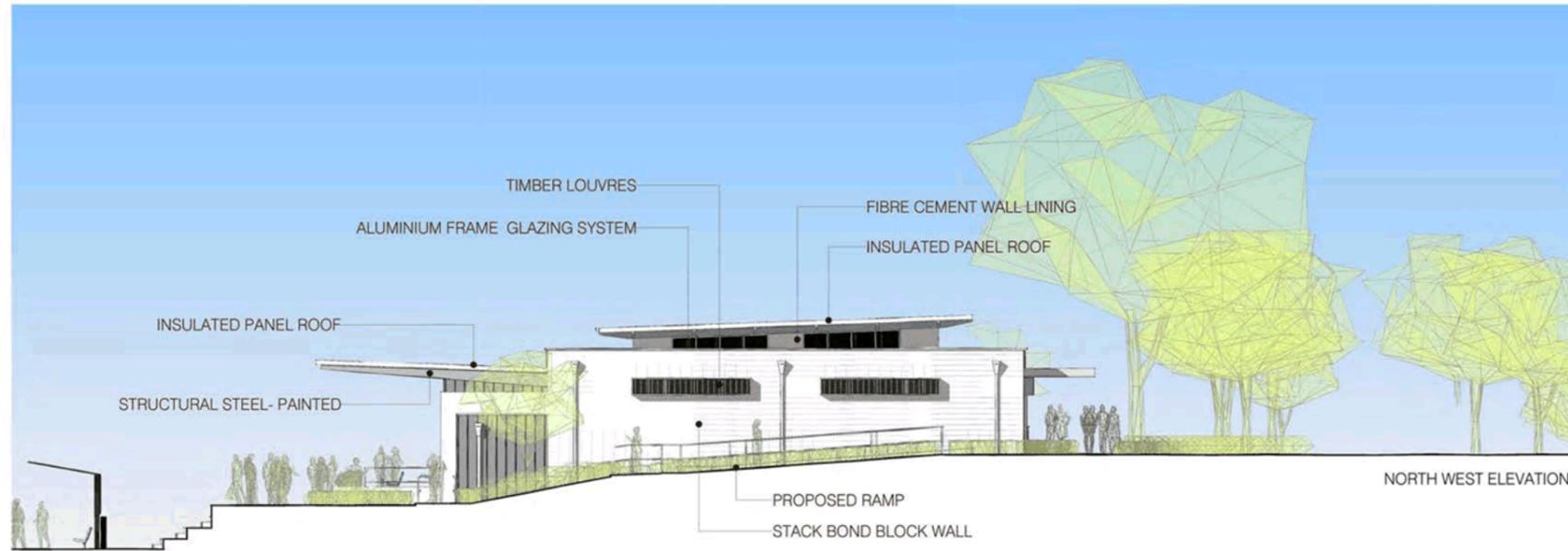
E & D LITIS STADIUM CHANGE ROOMS



DETAILED ELEVATIONS (sheet 01) | SK02 | b | donovan dayne



E & D LITIS STADIUM CHANGE ROOMS



DETAILED ELEVATIONS (sheet 02)



E & D LITIS STADIUM CHANGE ROOMS



View from West overlooking car park to change room entry



View from South West overlooking turn around to change room entry



View from South overlooking turn around to change room entry



View from East over looking spectator seating to change room building



View from from playing field to change room building



View from North over looking spectator seating to change room building



View of proposed ramps East of change room building



View of proposed ramps West of change room building



View from North



View from West overlooking car park to change room entry



View from South overlooking turn around to change room entry



View from East overlooking spectator seating to change room building



View from North overlooking spectator seating to change room building