

**Bruce Park Reserve Sports Pavilion
Design Services**

Concept Design Report

**19N Bondi Avenue
Frankston VIC 3199**

**Preliminary Issue P3
Thursday 11 April 2019**

Job Code BPSP



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Disclaimer

This document has been prepared by Woollan Hamlett Architects Pty Ltd in liaison with the nominated representatives of the Frankston City Council (also known as The Client). It may include projections about future trends, which, by their nature are uncertain and cannot be relied upon, as they are dependent on potential events that have not yet occurred. In preparing this document, Woollan Hamlett Architects Pty Ltd has relied upon substantial information supplied by third parties, The Client and a variety of publicly available information.

All information contained within is general in nature, and is intended to provide guidance for the architectural design of the project for all Project Client Group (PCG) and Design Team members.

This document does not purport to contain complete and/or accurate information. This document must be checked against any existing / proposed drawings, the existing conditions of the building and any regulatory framework that applies to this project.

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1. Introduction

1.1 Project Overview

Woollan Hamlett Architects have been engaged by Frankston City Council (FCC) to provide Concept & Sketch Design services as part of the *Request for Quotation - Bruce Park Sports Pavilion Concept Design Services October 2018*. This document has been prepared in conjunction with the Project Client Group and consultant team listed below.

The proposed pavilion is intended to serve the three no. sports club that exist on site, by replacing both and providing one larger facility that provides for all the functional and spatial requirements of the three no. sports clubs that regularly use the Reserve. The three no. sports clubs that exist on site are:

Norm Jardine Pavilion
Heatherhill Cricket Club (HCC)
Frankston Rovers Junior Football Club (FR)

Bruce Park Reserve Tennis Club Pavilion
Bruce Park Tennis Club (BPTC)

The finalised concept design package will be presented to Local / State Government MP's for Capital Works funding opportunities. The purpose of this document is to illustrate to Frankston City Council the project objectives, design intent, scope of works and forward process for the project.

1.2 Project Client Group

Byron Douglas	Frankston City Council (FCC)	Project Sponsor
Kepan Qiao	Frankston City Council (FCC)	Project Manager (Client Contact)
James Nadder	Frankston City Council (FCC)	Sports Development
Norm Jardine	Heatherhill Cricket Club (HCC)	BPSP Stakeholder
Brian Westhorp	Heatherhill Cricket Club (HCC)	BPSP Stakeholder
Ross McVea	Bruce Park Tennis Club (BPTC)	BPSP Stakeholder
Dan Keher	Frankston Rovers JFC (FR)	BPSP Stakeholder
Rebecca Milham	Frankston Rovers JFC (FR)	BPSP Stakeholder

1.3 Project Stakeholders Mission Statement

The following is a Mission Statement of the three clubs Heatherhill Cricket Club , Frankston Rovers Junior Football Club and Bruce Park Tennis Club involved in the development of the facilities at Bruce Park.

The three clubs were established in the 1950's and 1960's and the current facilities utilised by the club are , in the case of the tennis pavilion 45 years old and in the case of the cricket/football pavilion 27 years old.

The three clubs employ a mantra of family and community involvement to promote a positive , healthy , friendly , inviting , inclusive and vibrant environment in which people , both members and the wider community , can partake of sporting opportunities. These opportunities are presented to members and the wider community in an inclusive social environment that promotes the health and well-being of our members and the community in general. An enormous amount of time in the form of volunteer hours goes into the maintenance of this program. The three clubs are committed to encouraging participation , positive self esteem and sportsmanship for players , friends and families.

The facilities as existing are used six to seven days of every week by members and the general public. The Heatherhill Cricket Club has some 350 plus members , the Frankston Rovers Junior Football Club some 500 plus members and the Bruce Park Tennis Club some 350 plus members and participants plus members of the general public.

The growth of female participation , which has been with tennis for many years , is a more recent happening in cricket and Australian rules football. The existing facilities were designed years ago with only males in mind resulting in better female friendly facilities being needed to support the female growth potential within the clubs , better facilities attract more members. All three clubs are firmly committed to realising the growth potential within the female area as well as expanding memberships in general.

1.4 Design Team

Redmond Hamlett	Woollan Hamlett Architects (WHA)	Project Architect (Lead Consultant)
Douglas Wan	Woollan Hamlett Architects (WHA)	Design Architect
Mark Dinning	BRT Consulting (BRT)	Building Services Engineer
Ian Flanders	Clive Steele Partnership (CSP)	Structural/Civil Engineer
Lynda Wilem	Philip Chun Code Consulting	DDA Consultant
Peter Farren	Farren Group	Land Surveyor

Other consultants that are worthy of inclusion are:
- Building Surveyor (to provide an assessment of the proposal against the Building Code of Australia)

- Planning Consultant to provide an assessment of the proposal against the planning scheme, and confirm any likely permit triggers.

- Geotechnical Consultant (provide a soil test report for use by the Structural Engineer in determining the most suitable ground footing design)

It is understood that FCC have engaged their own Quantity Surveyor to provide cost estimates of the project based on the current design drawings.

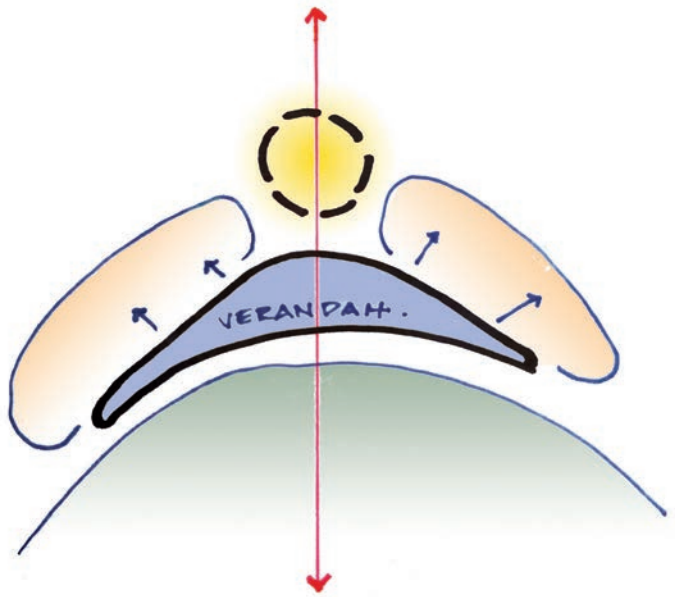
2. Project Brief

Woollan Hamlett Architects in consultation with the PCG have prepared a Return Architectural Brief. In summary, the Bruce Park Sports Pavilion will comprise of the following:

- New 2 storey pavilion
- Home and Away Unisex changerooms (4 no.) & appropriate WC amenities
- Coaches and Umpire Rooms (3 no.)
- First aid rooms (2 no.)
- Administration office
- Adequate storage areas for furniture and equipment
- Up to 2 no. Social Rooms that cater for the needs for all 3 no. clubs (between 150 – 60 pax capacity)
- Appropriate commercial Kitchen and Canteens (2 no.), that cater to the specific sports grounds / viewing areas
- Opportunities for gatherings with informal outdoor spaces
- Covered outdoor areas for viewing
- Appropriate service areas, loading areas for deliveries
- Flexibility for spaces to be used for other community activities.

The project represents bridging the gap that the current clubs currently experience through consolidating the majority of their functional requirements into on pavilion.

Summary Total Internal Building Footprint: Approx. 846m2
Summary Total External Building Footprint: Approx 801m2



Right: Functional Diagramme for the proposal

3 Existing Site

Bruce Park Reserve (19N Bondi Avenue Frankston) is a Crown Folio Land Parcel (Crown Allotment 2037, Parish of Frankston), catergorised as under the Parent Title Volume 11699 Folio 452. It resides within the Frankston City Council, with FCC as the the appointed Committee of Management for the Park, which is Temporarily Reserved for Public Purposes.

The site boundary area is approximately 42.38 Hectares. The site appears to rise from the south boundary and fall towards the north (with the oval & cricket nets being reasonably flat). The site is bounded by Margate Avenue to the north and Bondi Avenue to the west within a low-density residential area. Part of the north boundary, and the entire east boundary the site is bounded by a mixture of single and double storey dwellings. The immediate context is a consistent neighbourhood residential area. The homes adjacent are comprised predominantly of 1970 – 80s era residential housing, which is typical of the broader Frankston area.

The reserve’s main access point is from Margate Avenue near the Bruce Park Tennis Club with a bitumen carpark to the South and West of the pavilion. The reserve comprises of one oval, cricket pitch, four cricket nets, seven tennis courts (lit) and playground in the western corner. Along the west and south-west boundaries are significant carparking, and a copse of trees, which from site visits appears to be used for informal gatherings (picnics and the like).

The reserve features 3 no. pavilions, these include:

- Norm Jardine Pavilion (home to the Frankston Rovers Junior Football Club & Heatherhill Cricket Club)
- Bruce Park Tennis Club Pavilion
- Bruce Park Reserve Hall (public use hall, 200+ pax capacity)

In terms of road / public transport connections, the site is within walking distance from the Moorooduc Highway, and is served along Bondi Avenue by the 775 bus service. At this stage it is unknown if there are any easements that apply to the site.



Above - Margate Avenue entry view



Above - Site Plan (not to scale)



Above - View from parking overflow (looking north)



Above - View of Norm Jardine Pavilion (foreground) from main driveway approach



Above - View of tennis courts / informal parking from oval (looking north)



Above - View inside Norm Jardine Pavilion - hanging garlands



Above - Internal views of the tennis pavilion



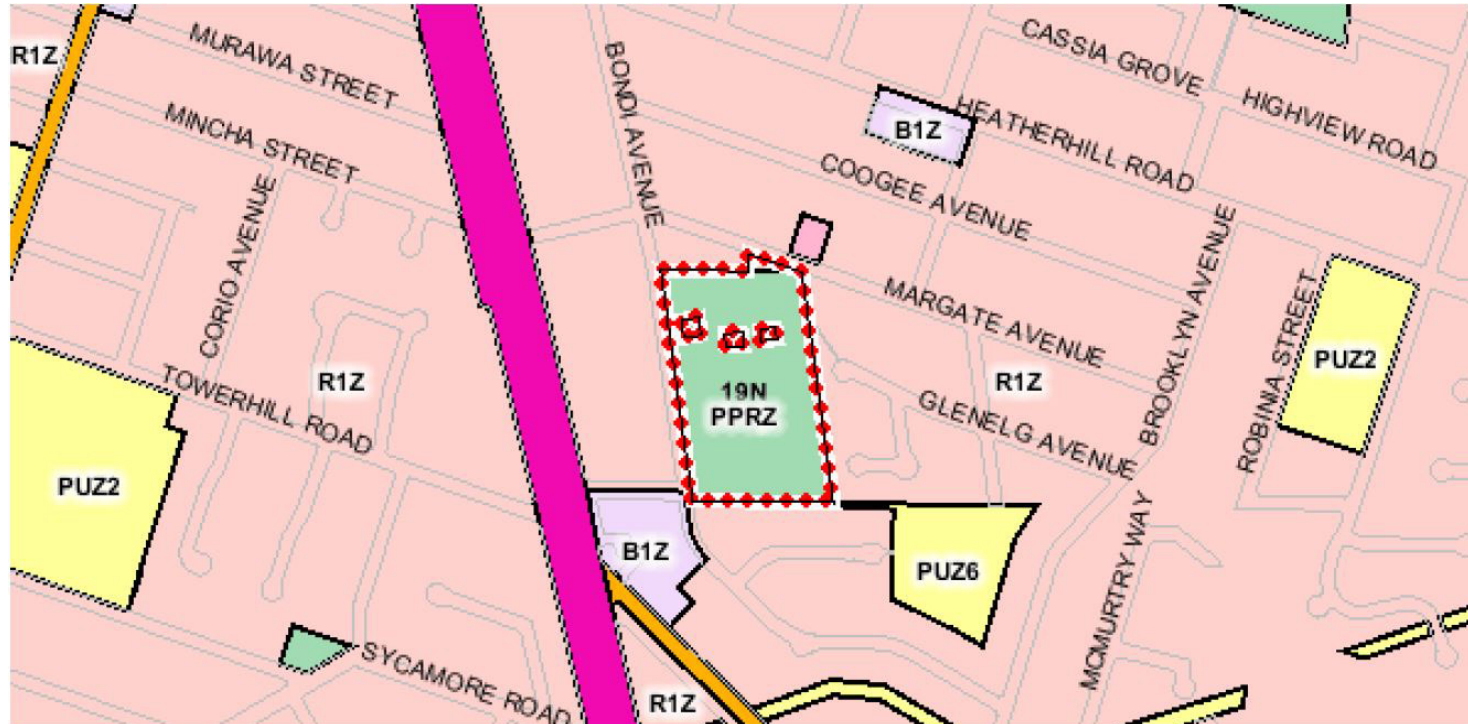
Above - View of tennis pavilion covered way (looking east)

3.1 Planning Overlays

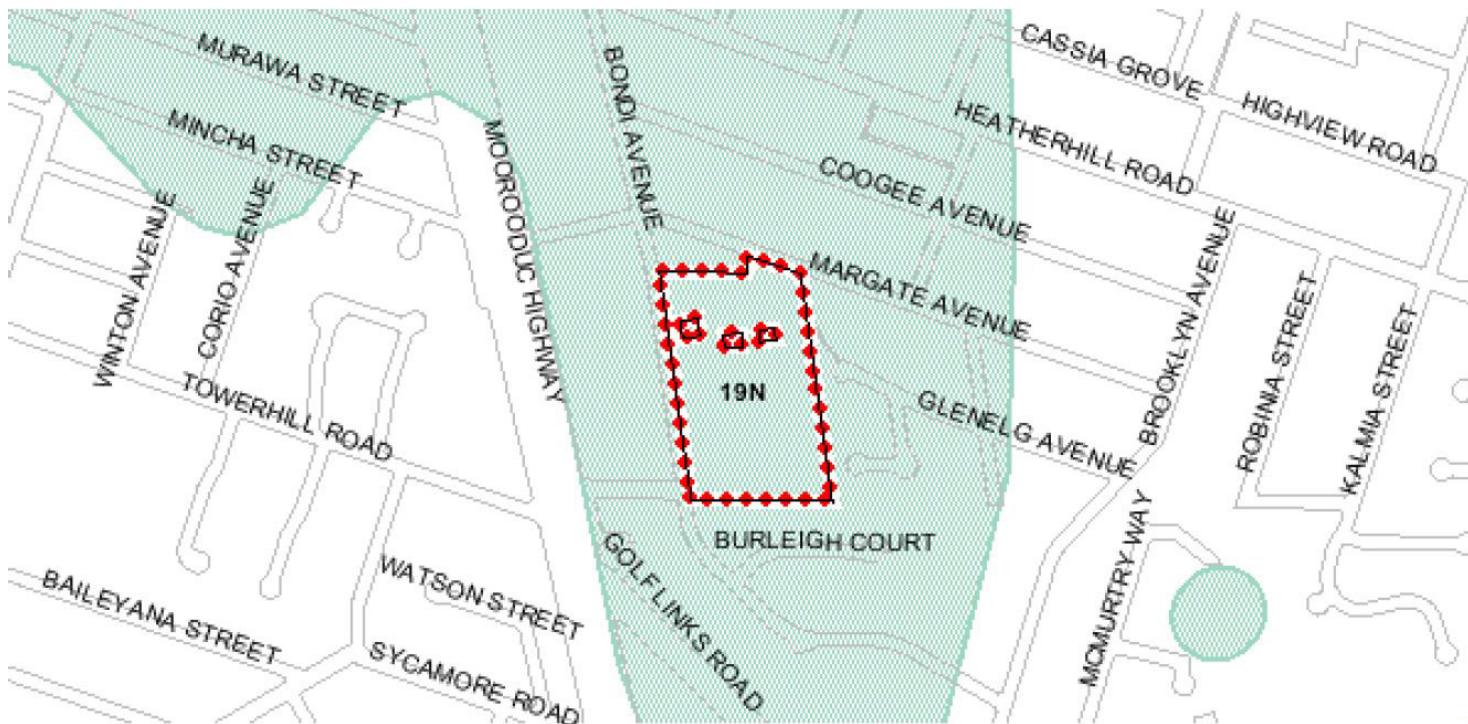
The site is covered by the following overlays:

- General Residential Zone, Schedule 1 (GRZ1)
- Public Park and Recreation Zone (PPRZ)
- Aboriginal Cultural Heritage Sensitivity Overlay,

Based on the Online Aboriginal Heritage Planning Tool (<http://www.aav.nrms.net.au/aavQuestion1.aspx>), a cultural management plan is not required to this site. This will need to be confirmed.



Above - Planning Overlays Diagramme (not to scale)



Above - Aboriginal Cultural Heritage Overlay Diagramme (not to scale)

It is understood that the proposed works would generally not require a planning permit, pursuant to Clause 36.02-02 of the Public Park and Recreation Zone (PPRZ)...

A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.

As noted above, FCC is the designated manager for the site which is Crown Land, and the above would fall into this category. Council may decide to advertise the project for public submissions / comments at their own discretion.

Permit Triggers

Car Parking: It is noted that there are some 'informal' carparking spaces adjacent to the Tennis Pavilion. Council's Planning Department will need to advise on whether these are considered part of the existing site-count, otherwise pursuant to Clause 52.06-3 a permit is required to reduce the number of car parking spaces as set out at Table 1 of Clause 52.06-5. Depending on the advice provided by the traffic engineer consultant, a permit may be required to reduce the amount of spaces.

FCC may wish to undertake a review of the current and proposed on-site parking arrangements in lieu of the proposal.

The above requires confirmation by either a planning consultant and/or FCC's planning department.

3.2 Subject Site Analysis

The subject site for the proposal is located where the existing Norm Jardine Pavilion & Bruce Park Tennis Pavilions reside, hugging the slope of the land which follows the main oval. The southern oval is on a raised area compared to the tennis courts and pavilions, where the land slopes down to this level. Otherwise the slope of the land hugs the main oval.

The existing sports pavilions are in varying states of repair, and consolidating all three clubs into one building would make economic and practical sense, but also encourage a cross over of activities between all three.

STRENGTHS

- Existing site infrastructure available (from the existing pavilions)
- Existing footpath and vehicular connections to the oval from the main carparking
- North facing site, along the contours of the land sloping upwards towards the oval.
- Building form to be stacked, efficient transfer of structural loads

WEAKNESSES

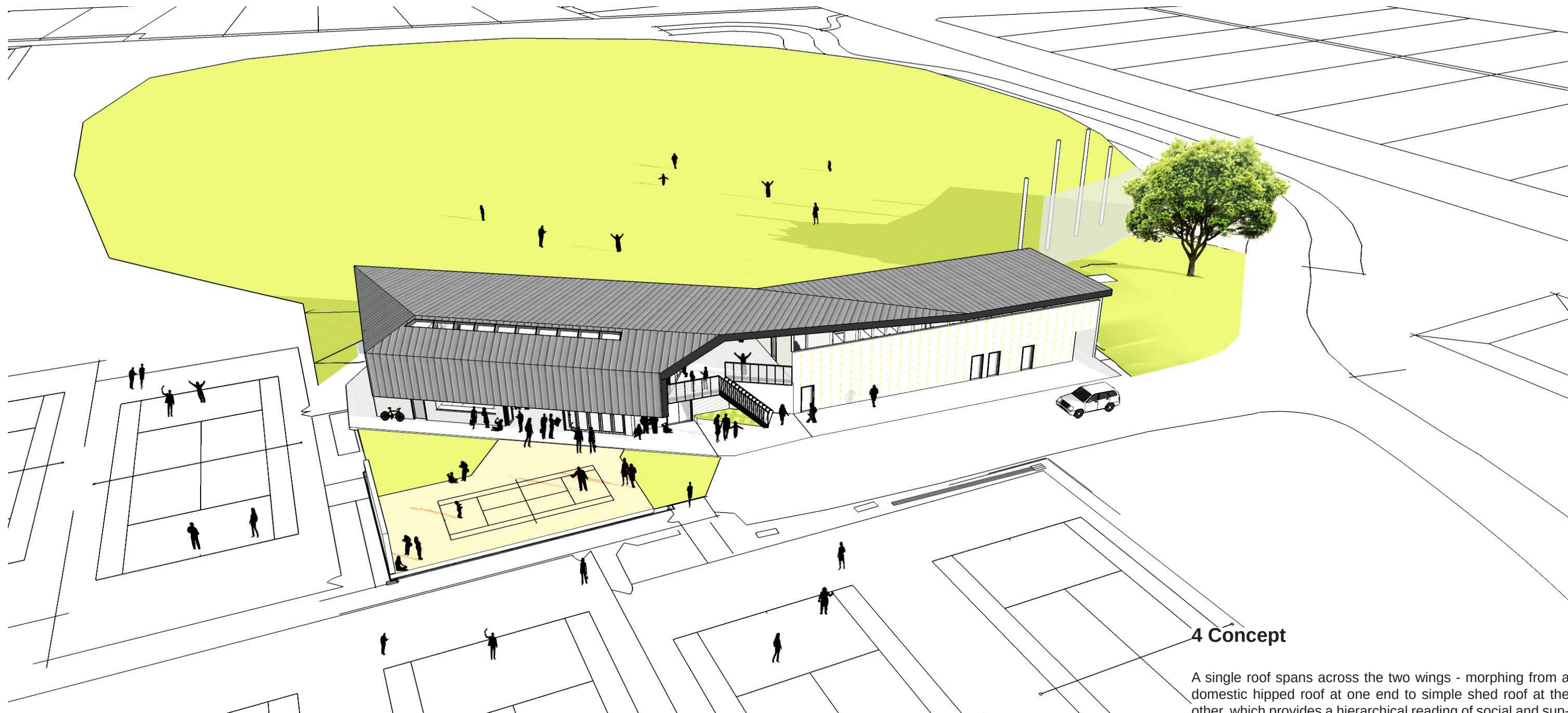
- The split level of the site, will require suitable site-works, adequate stairs / accessible ways
- Set back from the existing tennis courts, new viewing / seating may need to be provided

OPPORTUNITIES

- Visual connections between the oval & tennis courts, increased interaction between activities on site
- Split level between the oval & tennis courts, offers elevated viewing opportunities
- North-facing site location, passive solar design opportunities to the habitable areas and southern covered ways
- Former Tennis Pavilion location can provide for a warm-up / 'hot shots' / social area

THREATS

- Split level between the oval (cricket / AFL) on the upper level, tennis activities on the lower may create unintended hierarchies



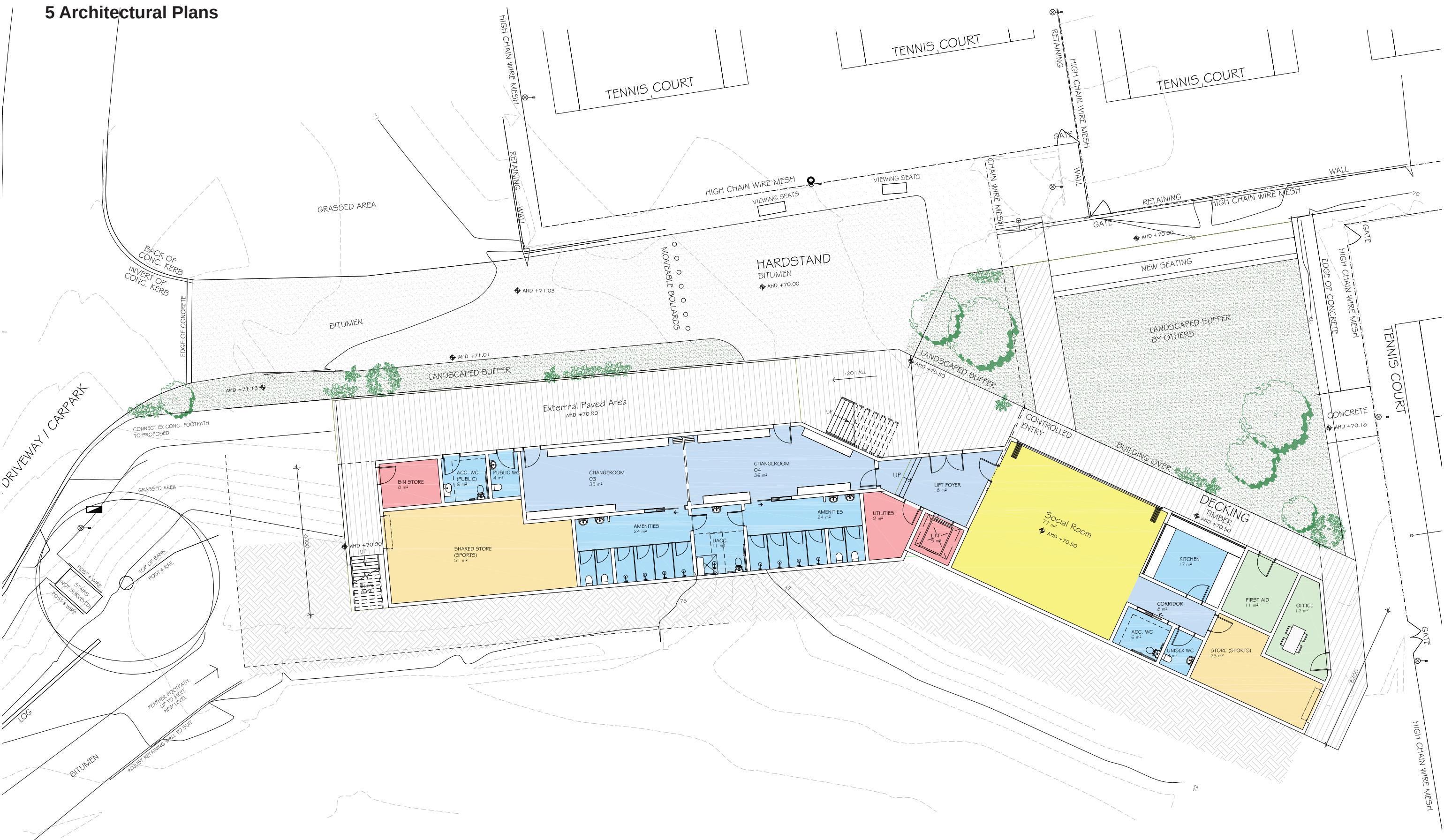
4 Concept

A single roof spans across the two wings - morphing from a domestic hipped roof at one end to simple shed roof at the other, which provides a hierarchical reading of social and supporting spaces in the approach.

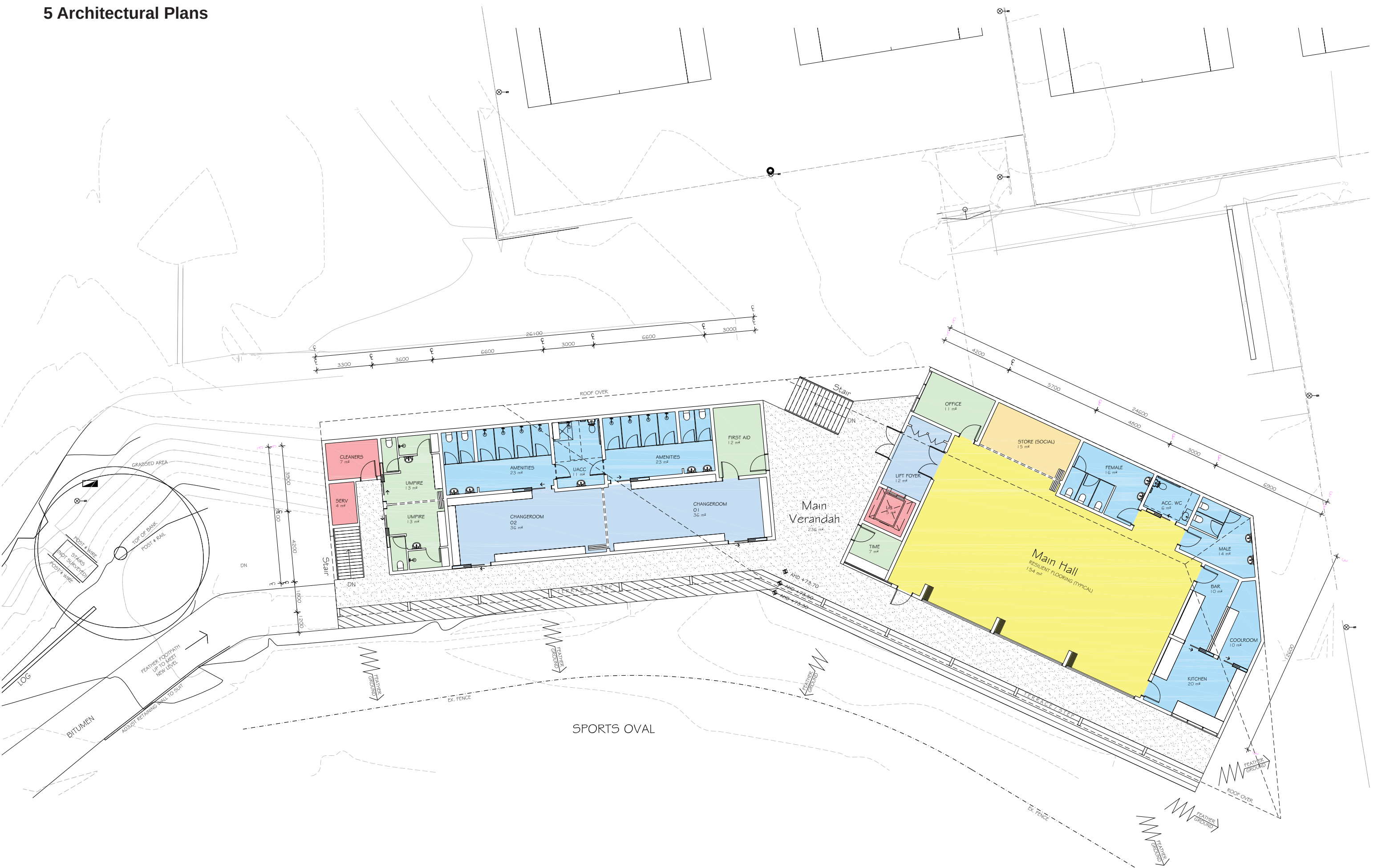
The center of the scheme is a fulcrum for vertical connection and views out to the different sports fields served by the pavilion, branching out along verandahs to bleachers and terraces shaded by deep eaves overhead.



5 Architectural Plans



5 Architectural Plans



5.1 Architectural Language



Above - Approach from primary entrance

5.1 Architectural Language



1 - View of Tennis Social Room from Hitting Wall/Hotshots



2 - Central vertical connection between tennis courts and oval



3 - View of Tennis Courts from central connection



4 - Glass blocks projection
LTL Architects - Arthouse

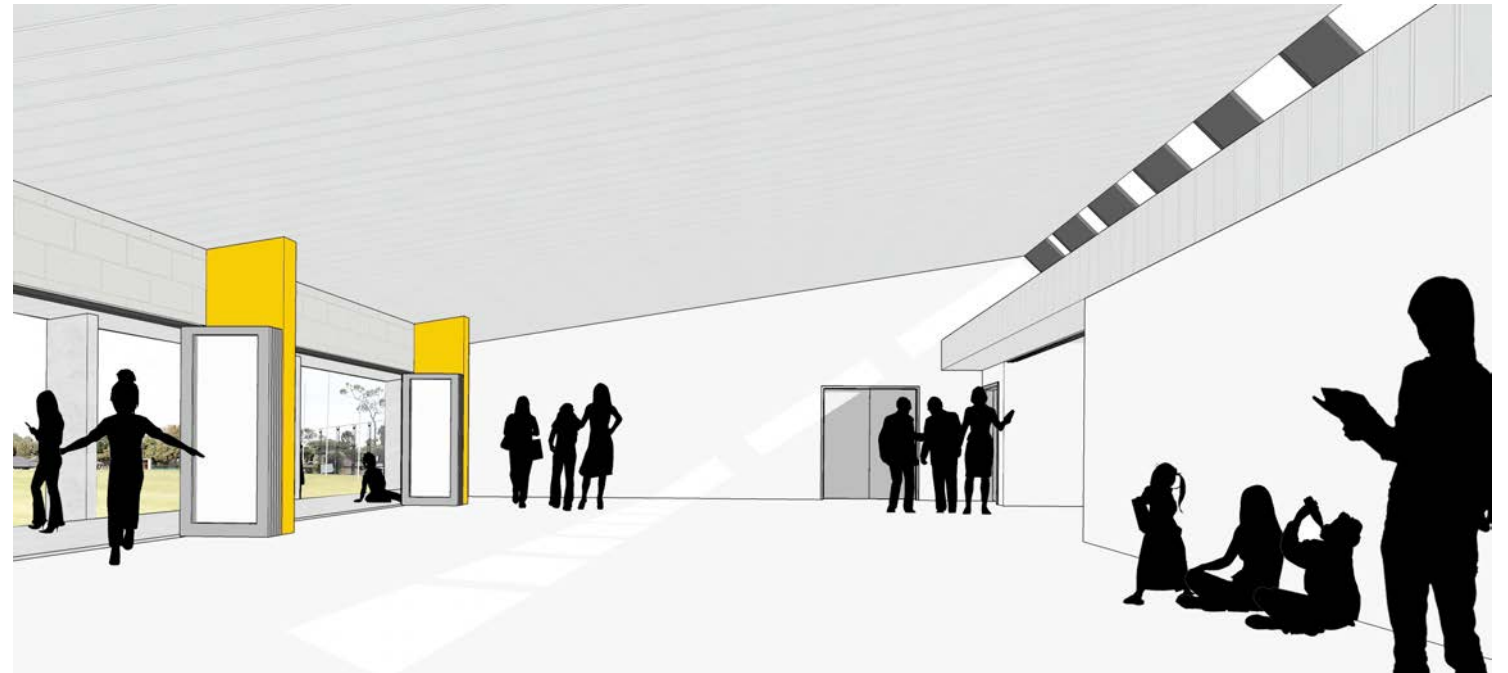


Above - Approach from across Oval

5.1 Architectural Language



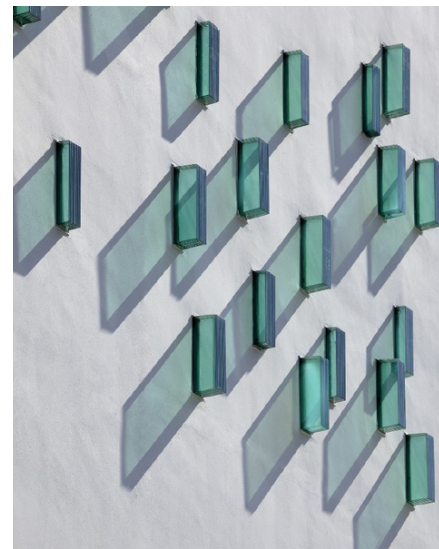
1 - Verandah + Field



2 - Social Room

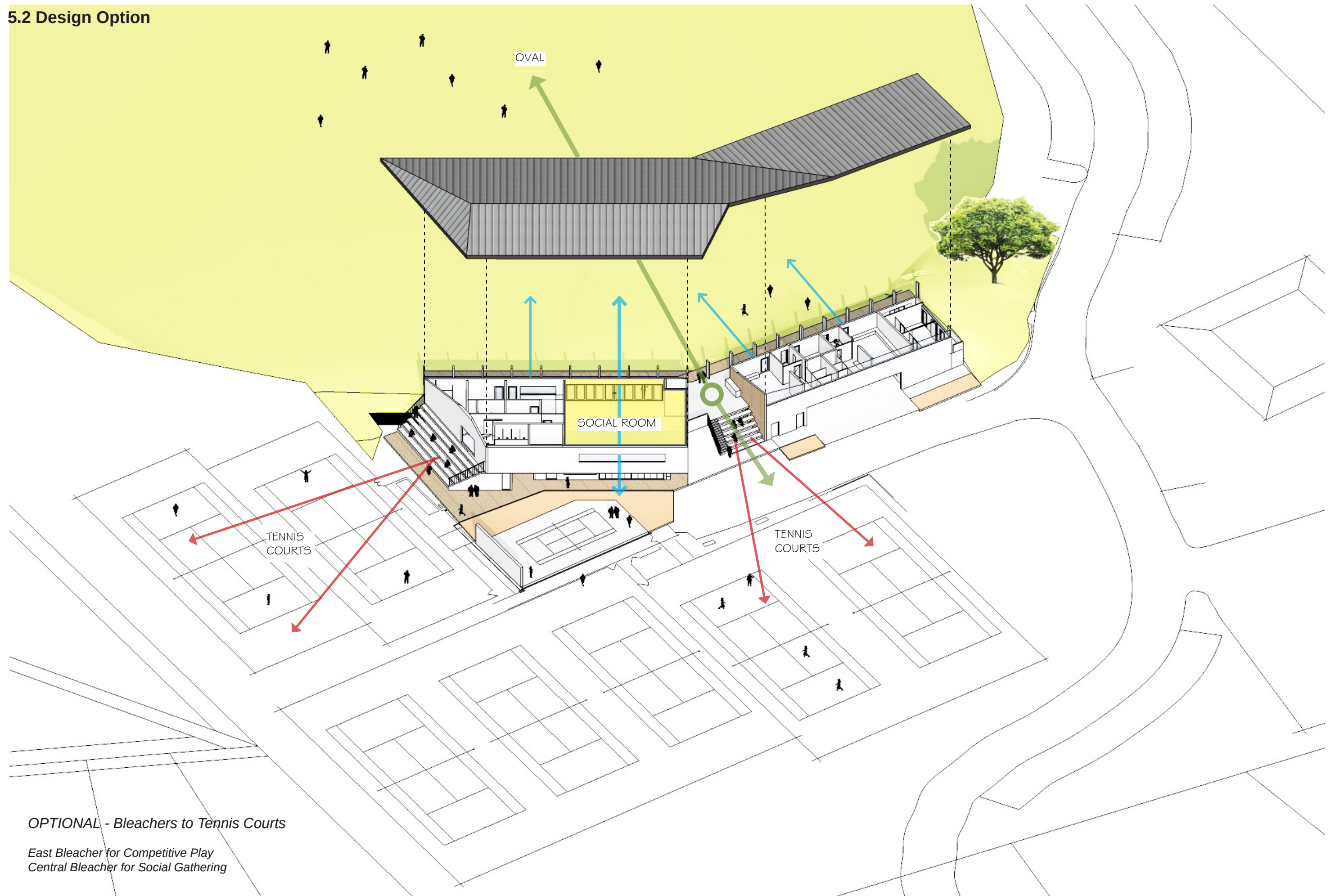


3 - Verandah



4 - Glass blocks projection
LTL Architects - Arthouse

5.2 Design Option

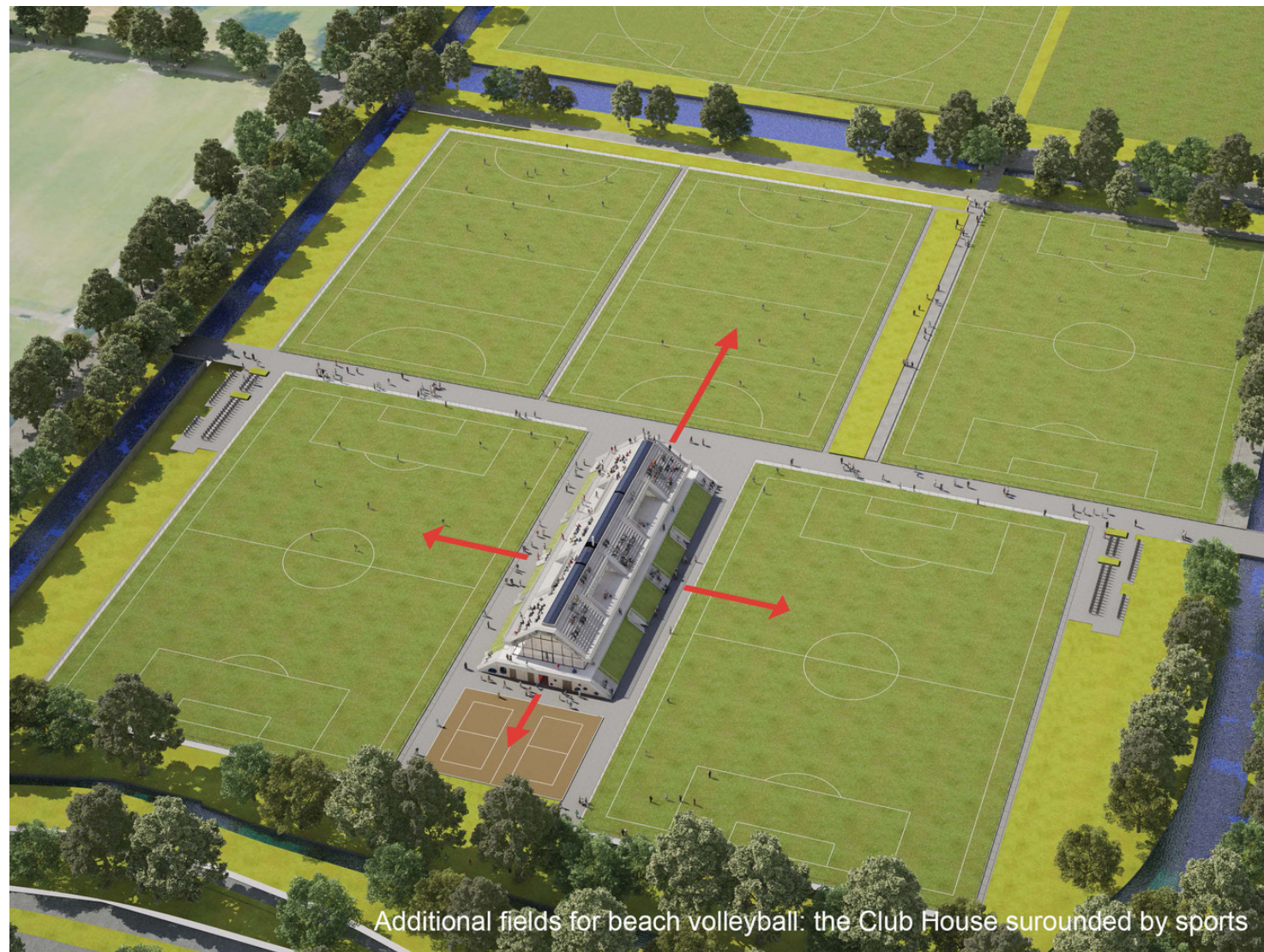


5.3 Precedent Studies

Without assuming that the following examples of sports pavilions are what the Client or PCG group want, they serve as architectural precedents of similar sized projects whose main user groups are children and families, as per the Design Concept Statement above.

CLUB HOUSE VARKENOORD, ROTTERDAM
Architect: NL ARCHITECTS
Completion: 2017

Three sports clubs with different backgrounds and 'club cultures' join forces on the new Sportcampus Rotterdam. The urban plan positions the building in between the two main soccer fields and adjoining other pitches.



5.3 Precedent Studies

MERRION CRICKET CLUB, DUBLIN

Architect: TAKA ARCHITECTS

Completion: 2014

A large pitched roof is stretched over these spaces to provide an apartment (for the club professional) under the apex, a covered viewing terrace facing the pitch and an entrance portico which frames the square on approach. The distorted roof accommodates the multiple requirements of the programme while recalling a singular pavilion building. Underneath this main roof the interior rooms are nested, their forms relating directly to their own uses and desired atmospheres.



6 Area Schedules

BPSP – 19N Bondi Avenue Frankston VIC 3199
New Bruce Park Reserve Sports Pavilion

BPSP – 19N Bondi Avenue Frankston VIC 3199
New Bruce Park Reserve Sports Pavilion

Preliminary Area Schedule

Date Revised18/02/19Revision P3Concept Design

Lower Floor East (Tennis Club, Social Room, Changerooms + Amenities)

Room	Notes	Proposed m2
Social Room		60.00
Social Room – Storage		16.00
Store (Sports)		25.00
Accessible WC		6.00
Kitchen	Service to Outside Areas	17.00
Coaches Room		12.00
First Aid Room		11.00
Hallway / Circulation (Internal)		8.00
Lift		5.00
Lift Foyer		18.00
Sub-total		178.00

Lower Floor West (Shared Storage, Public Amenities, Changerooms)

Room	Notes	Proposed m2
Changeroom 03		36.00
Changeroom 04		36.00
Amenities	4 no. showers, 2 pans, 2 basins	24.00
Amenities	4 no. showers, 2 pans, 2 basins	24.00
UACC		11.00
Shared Store (Sports)		51.00
Bin Store		8.00
Utilities		9.00
Accesible WC (Public)	1 no pan	6.00
Ambulant WC (Public)	1 no pan	4.00
Sub-total		209.00

Lower Floor Total Internal	387.00
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Lower Floor (Outdoor Hard Surfaces)

Room	Notes	Proposed m2
Central Stair (Partially Covered)		5.00
Tennis Club Warm Up Area		146.00
Tennis Club Landscape Buffer		87.00
Tennis Club Decking		57.00
Hallway / Circulation (External Covered)		66.00
Vehicular Access / Hardstand	Measured to the Moveable Bollard	110.00
New Pedestrian Pathways		94.00
Total m2		565.00

Upper Floor (AFL / Cricket Club, Shared Office, Shared Storage, Main Hall & Commercial Kitchen)

Room	Notes	Proposed m2
Main Hall		154.00
Main Hall – Storage		16.00
Accessible WC		6.00
Female WC	3 no pans	16.00
Male WC	2 no pans	14.00
Kitchen / Canteen	Combined, service to Outside	20.00
Coolroom		10.00
Bar		10.00
Office		11.00
Timekeeper		7.00
Sub-total		264.00

Upper Floor (Change Rooms, Public Amenities, Storage, First Aid, Umpires, Timekeepers)

Room	Notes	Proposed m2
Change Room 1 HOME		36.00
Change Room 2 AWAY		36.00
Amenities	4 no. showers, 2 pans, 2 basins	23.00
Amenities	4 no. showers, 2 pans, 2 basins	23.00
UACC		11.00
Umpires Room 1	Inc. WC, Shower, Basir	13.00
Umpires Room 2	Inc. WC, Shower, Basir	13.00
First Aid Room		12.00
Cleaners		7.00
Services		4.00
Lift		5.00
Lift Foyer		12.00
Sub-total		195.00

Total Upper Floor Internal	459.00
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Upper Floor (Outdoor Hard Surfaces)

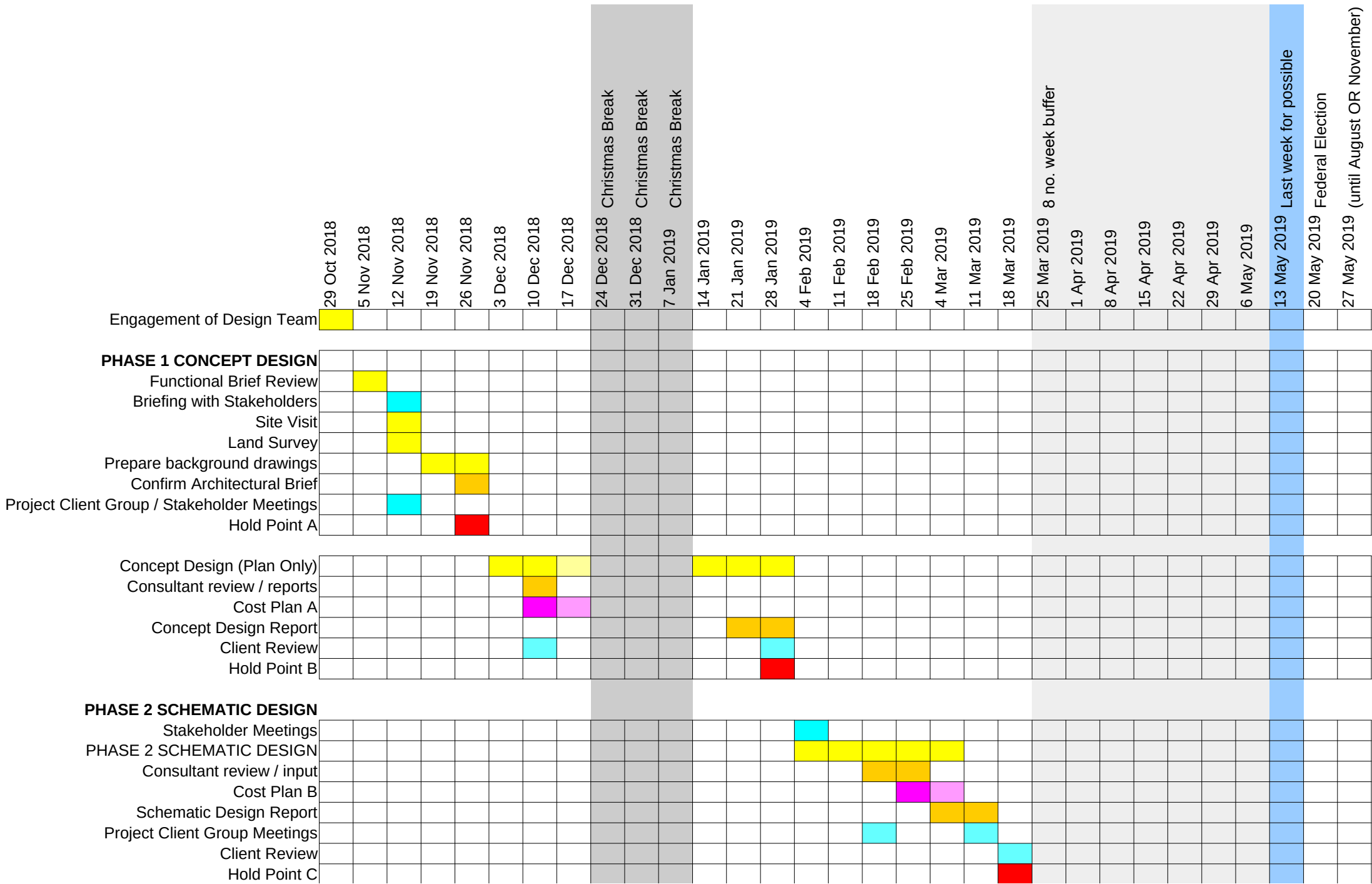
	Notes	Proposed m2
External Covered Areas	Includes pathway leading from carpark / stepped down terrace (oval viewing are	172.00
Stepped Terrace	No overhead cover	64.00
Total Upper Floor External		236.00

Total Areas

	Proposed m2
Lower Floor Interna	387.00
Lower Floor Externa	565.00
Upper Floor Interna	459.00
Upper Floor Externa	236.00

Total Internal Area	846.00
Total External Area	801.00
Grand Total m2	1647.00

7 Current Project Timeline



8 Cost Plan A

Cost plan excerpt below provided by Frankston City Council (21/03/2019), based on the Cost Plan A report prepared by Turner & Townsend Quantity Surveyors (dated 7/03/2019).

Based on the current design drawings, the summary of the estimated Construction Cost is **\$5,769,609.00**, this figure specifically excludes:

- GST
- Professional Fees
- Site investigation
- Club relocation
- Council project management
- Authority charges and fees
- Loose furniture & equipment

PROJECT COST CONTROL

	A	B
SECTION	INITIAL BUDGET	FORECAST BUDGET
PRINCIPAL DESIGN CONSULTANT	\$200,000	\$0
QUANTITY SURVEYOR	\$100,000	\$0
GEOTECHNICAL / TOXICOLOGY	\$10,000	\$0
RELOCATION COST	\$20,000	\$0
BUILDING SURVEYOR	\$40,000	\$0
PROJECT MANAGEMENT	\$80,000	\$0
OTHER CONSULTANTS	\$0	\$0
AUTHORITIES	\$100,000	\$0
CONSTRUCTION COST	\$5,769,609	\$0
LOOSE FURNITURE AND EQUIPMENT	\$0	\$0
CONTINGENCIES (Excluding ESCALATION)	\$576,960	\$0
TOTALS	\$6,896,569	\$0

9 Supporting Consultant Documents

Available upon request

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