

# Sumner Park pavilion – Refurbishment Stage 2



The following information has been developed in reference to submissions and emails Council has received towards the proposal proceeding the first pop up consultation held at Sumner Park pavilion on Tuesday 11 January 2022

## Background

City Councils are the predominant owners (and therefore suppliers) of sport and recreation facilities in Victoria. They provide a range of facility types, including but not limited to indoor and outdoor aquatic facilities, indoor sports stadiums, sports grounds and pavilions, play spaces, skate parks, parks and recreation trails. In many cases, Councils lead infrastructure development and maintenance activities to ensure sport and recreation activities are undertaken in facilities that are safe and meet statutory and state sporting association requirements for a range of sport and recreation activities.

City Councils also provide tenancy arrangements (seasonal, license and lease) to their facilities for a range of not-for-profit sporting organisations to conduct activities for the community.

## Sumner Park Project Scope:

**Stage 1 - COMPLETED** - Refurbishment of concrete entrance and viewing area, internal social rooms, kitchen (in accordance with Council's Health Department requirements), bar and storage areas. Completed in February/March 2021 through our COVID19 Working for Victoria Program.

**Stage 2** - Construction and installation of 4 new accessible female friendly change rooms and amenities, referee change facilities, a compliant first aid room and provision of public toilets. The new additions will meet minimum DDA requirements and Football Victoria's facility standards in accordance with Football Victoria's Building Development Guide – Local & Community Level.

As part of the Stage 2 works the project will:

- Modify the existing change rooms (currently they do not comply with Football Victoria's Building Development Guide) to umpires change and amenities rooms and first aid rooms to meet Football Victoria's Building Development Guide.
- The existing balustrade was an interim solution (stage 1) to make safe prior to the new works (stage 2), remove the existing concrete tied steps in replacing with new decking to meet compliance code, DDA friendly in removing tripping hazards, making one floor level accessibility by all.
- Stage 2 works is to upgrade the balustrade to 1.2m high to meet Building Construction Code (BCA) and comply to meet engineering standards, so it is non-scalable.

## Moreland Language Link

廣東話	9280 1910	عربي	9280 1913	हिंदी	9280 1918	All other languages 9280 1919
Italiano	9280 1911	Türkçe	9280 1914	普通话	9280 0750	
Ελληνικά	9280 1912	Tiếng Việt	9280 1915	ਪੰਜਾਬੀ	9280 0751	

## **Project Budget (Stage 2: Proposed Development): \$955,000**

- Brunswick Zebras SC: \$140,000
- Sport & Recreation Victoria: \$350,000
- Moreland Council: \$465,000

## **Council Plan/Policy alignment:**

- Moreland City Council Plan 2021-25
- Active Women and Girls Strategy
- Moreland Sport and Active Recreation Strategy 2020
- Moreland Gender Equality Commitment 2019
- Moreland Pavilion Strategy 2017
- Allocation and Use of Sporting Facilities, Grounds and Pavilions Policy 2016
- Sustainable Buildings Policy

## **Permits:**

- Planning Permit not required (PPRZ), Building permit will be required once the contract has been awarded.
- The proposal is exempt from the planning permit requirements at Clause 44.05-2 pursuant to Clause 62.02-1 as the proposal is for buildings and works that have an estimated cost of \$1,000,000 or less and are carried out by or on behalf of a municipality.
- In addition the gazettal of Amendment VC194 (25/03/21) of the Victorian Planning Provisions has implemented Clause 52.30 and Clause 52.31 into the Moreland Planning Scheme to facilitate state projects and local government projects. Clause 52.31 – Local Government Projects (attached) applies an exemption to the development of land carried out by or on behalf of a municipal council. A development with an estimated cost of less than \$10 million does not require a permit, provided that the provisions of the build is within the permitted exemptions.

## **Building's footprint:**

- The proposed amenities which the new extension to the north of the current pavilion is 237.2sqm
- This consist of the new public amenities footprint which is 43sqm, the new 4 change rooms 108sqm and the 4 new amenities rooms 67sqm and new decking required to meet DDA compliance and stairs access is 19.2sqm.
- The proposed development is to the north of the current pavilion which will be constructed on elevated land on an inclined gradient above the designated flood zone at Sumner Park which is not accessible or safe for any active public recreation activities.
- The current goat track from Alister street at the rear of the existing facility and the proposed facility will not be interfered with.

## **Pavilion Usage**

- The Sporting Facilities, Grounds and Pavilions User Guide, forms the terms and conditions on which Moreland City Council's sporting facilities are used by community sporting organisations across the municipality.
- The guidelines clearly identify, Council's requirements, responsibilities of the user groups and responsibilities of Council.

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Pavilions are provided to support sports ground activities. Allocations are made on an annual or seasonal allocation basis. The allocation of pavilions will be based on allocated days and times as specified below.

- Monday to Friday 4pm to 11pm
- Saturdays and public holidays 8am to 11pm
- Sundays 8am to 10pm

Clubs are also responsible for ensuring all members and guests of the club adhere to the EPA Guidelines for noise. Section 48A (5) prohibits noise from amplified sound (i.e. that can be heard outside the building) to the following times:

- Monday to Thursday before 7 am and after 10 pm
- Friday before 7 am and after 11 pm
- Saturdays and public holidays before 9 am and after 11 pm
- Sunday before 9 am and after 10 pm

In addition, Council has a requirement that the premises are vacated by 11pm so that local residents are not disturbed into the early hours of the morning.

### **Sports field Usage**

- Usage of sports facilities will fluctuate based on seasonal requirements, such as training and scheduled competition schedules.
- The proposal will not have any further effect on the residents access to the reserve as the training times allowed on sportsfields will remain as previous years, with weekend usage on the sportsfield will be based on the competition home and away fixture.
- Training is permitted between 4pm - 9pm Monday to Friday, with competition games held on Saturdays and/or Sundays based on Football Victoria fixtures throughout the football season.
- Sports field lights must be turned off at 9pm every night of the week.
- Night matches under floodlighting will only be permitted at venues where lighting standards can be achieved, and the Council approval has been granted. Use of the floodlights outside of these specified times and without Council consent will be considered a breach of the usage agreement.

### **Cleaning pavilions and grounds**

- Council pavilions and grounds must be cleaned and maintained in a state suitable for use by clubs, schools, community groups and residents that use the facilities. Tenanted clubs must leave pavilions and grounds in a clean and tidy condition immediately after use including removal of all club generated waste on training and match days.
- If the reserve, pavilion or associated amenities are left in an unacceptable condition and Council is required to undertake cleaning services, the club will be charged for this cost.

### **Parking**

Residents and Visitors parking along Allister Street at Sumner Park Reserve are required to adhere and abide to the parking regulations and present signage that is currently in place in the parking bays and roadside on the south side of Allister street.

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## Trees

- Arborist report obtained.
- No trees are required to be removed.

## Consultation

Officer acknowledge that the timing of the consultation was not scheduled appropriately as it was held during the January 2022 holiday period. Therefore, a second community pop up session has been scheduled for Thursday 3 March 2022, for the opportunity for residents whom missed out due to being on holidays to address any further questions or want to learn more about the project. A letter box-drop too residents living within 500m of the reserve was delivered on Thursday 24 February 2022 inviting them to the second community drop-in session at Sumner Park Pavilion, Brunswick East.

In 2009 Moreland recognised that despite 51% of local residents being female, only 8% were accessing council's sport grounds. In response to this, Moreland implemented an Active Women and Girls Sport Strategy, which made Moreland the first Council in Victoria to recognise the need for a dedicated approach to improve women and girls' participation in sport, through the introduction of a Sportsground and Pavilion Allocation Policy that requested all clubs be more inclusive, or risk losing their ground allocation.

Since then, Council has seen the number of females accessing our sport grounds rise from 8% (975) in 2009 to 23% (3021) in 2019. These numbers do not include women and girls partaking in recreational exercise, which are even higher. Moreland has proudly led the way for other councils, as well as the State Government, in partnership with community sporting clubs and state sporting associations has invested towards the development and construction of dedicated female friendly sport projects. These initiatives have undoubtedly played a major role in helping us collectively encourage more women and girls than ever before to get active.

Moreland is extremely grateful for the significant State Government support we have received to date for numerous local female sport projects, including the Coburg City Oval Redevelopment (Coburg), Raeburn Reserve Female Friendly Facilities Project (Pascoe Vale), Hallam Reserve Female Friendly Facilities Project (Pascoe Vale), Dunstan Reserve Female Friendly Facilities Project (Brunswick), Gilion Oval Female Friendly Facilities Project (Brunswick), Sumner Park Female Friendly Facilities Project (Brunswick), CB Smith Reserve Pavilion Redevelopment (Fawkner), Charles Mutton Reserve (Fawkner) and the Inner City Netball Program – construction of 24 netball courts in Moreland.

## Questions?

If you have any further questions or want to learn more about a project contact Building Projects Unit.

Email:

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