

Endorsement of the schematic design for the redevelopment of the Kensington Community Recreation Centre

Tuesday 18 August 2020

Presenter: Joanne Wandel, Acting General Manager Capital Projects and Infrastructure

Purpose and background

1. The purpose of this report is to seek endorsement of the schematic design for the redevelopment of the Kensington Community Recreation Centre (KCRC) prior to tender of works. The KCRC redevelopment is included in the 2020-21 Annual Plan and Budget as a major initiative which aims to complete the design documentation ready for construction.
2. This multi-year project has been informed by knowledge of existing levels of use, local recreation needs, demand for recreational facilities and business case models for the future management and viability of the KCRC. Other key project drivers include the physical attributes of the site, proximity to other services, and best practice environmental initiatives.
3. During 2019–20 a concept plan for the KCRC was developed in consultation with the community. Following feedback from the community, the schematic design and artists impressions have been prepared (Attachment 2).

Key issues

4. The redeveloped KCRC will deliver a contemporary facility to meet current and future local demand. The new development will increase the range of facilities available on the site, including provision of an eight lane 25 metre pool, three court highball stadium, larger gym, three multi-purpose rooms, café and community spaces. A number of accessible change rooms will support use by individuals, families and groups. The interface with JJ Holland Park is also enhanced, with back of house services now relocated from park side and the gymnasium looking out onto JJ Holland Park.
5. In accordance with Council's *Melbourne For All People Strategy*, the KCRC has been designed with gender equal change facilities, contrasting colours between walls, window frames and doors for people who may be vision impaired and universal access to and within the facility. The facility has been designed with at-grade public access to all doorways, latch and hinge side clearances that exceed the minimum Code requirement for all doors, ambulant toilet cubicles, accessible unisex toilet cubicles with accessible showers and fold-down, recessed baby change tables. Ramp access to the main pool is also provided, along with a lift to the first floor. A specialist accessibility consultant is also providing advice on the inclusion of an Accessible Adult Change Facility.
6. A parking and traffic study has been commissioned to provide input to the project. On the basis of the analysis presented in the study, it is considered there is no requirement to provide on-site car parking at the centre given the availability of significant spare on-street parking capacity within the immediate area.
7. The KCRC redevelopment will be delivered through a Design and Construct contract methodology. This process will enable early commencement on site while the detailed documentation is underway, thereby facilitating acceleration of the project and re-opening of the facility by July 2022. Key documentation for success of this methodology is a "Principal's Program Requirements" brief which specifies the schematic design, overall project requirements, completed design expectations, timing requirements and the design and construction protections. It is proposed to advertise this tender following Council endorsement of the schematic design.
8. The 2020-21 Council Capital Works budget includes \$1.5 million for the completion of design documentation. Acceleration of delivery of the KCRC redevelopment will require additional funding to be brought forward. It is proposed to bring the revised budget phasing to Council in November 2020, when the contract price has been established through the tender process.

Recommendation from management

9. That the Future Melbourne Committee:
 - 9.1. Endorses the schematic design for the redevelopment of the Kensington Community Recreation Centre to proceed to tender using a Design and Construct contract.
 - 9.2. Authorises the General Manager Capital Projects and Infrastructure to make any further minor changes prior to tender.
 - 9.3. Notes the revised budget phasing for the total cost of delivering the redevelopment of the Kensington Community Recreation Centre, and the preferred contractor, will be presented to Council in November 2020 when the contract price has been established through the tender process.

Attachments:

1. Supporting Attachment (Page 3 of 8)
2. Schematic Design (ground and first floor) and Artists Impressions (exterior and interior views)(Page 5 of 8)

Supporting Attachment

Legal

1. There are no direct legal implications arising from this report.

Finance

2. A budget of \$1.5 million for 2020-21 has been approved to complete the design documentation ready for construction. As the project is to be accelerated, funding to appoint a contractor and commence construction will also be required within 2020–21.

Conflict of interest

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Health and Safety

4. In developing this design, the health and safety of both community and staff have been primary considerations. The detailed design will be informed by expert advice from Life Saving Victoria and is required to meet the Guidelines for Safe Pool Operation and support the achievement of Platinum pools accreditation. The design of the highball stadium will meet minimum requirements for a number of sports including netball and basketball.

Stakeholder consultation

5. Phase one community engagement for the project was held from 29 January to 1 March 2019. This sought to understand community interest and ideas for the redevelopment, which in turn informed the development of a draft concept design for the centre. Phase two engagement was held from 2 September to 4 October 2019 and sought feedback on the concept plan.
6. During the second phase of engagement on the concept plan, 146 people provided individual responses. A number of community organisations provided verbal feedback through meetings and over 30 people gave feedback through information and drop in sessions. Many children and 40 young people were consulted as part of dedicated sessions during the engagement. The project page on Participate Melbourne was viewed by 3047 people during the consultation period indicating a good awareness of the project consultation.
7. Overall, respondents showed strong support for the centre to be redeveloped. Where people had a view to express it was generally to describe specific programs, building features or aspects about the character that were important to them. There were queries about how programs might continue during construction. Strong views were expressed by respondents who may not be able to access the program or feature of their choice in the new facility, such as a dedicated warm water program pool. There was a level of feedback on car parking and access to the centre, and interest in the environmental sustainable design features of the building.

Relation to Council policy

8. The recommendation is consistent with the following endorsed Council policies and plans:
 - 8..1. Active Melbourne Plan 2017-2021.
 - 8..2. "Responding to the Climate and Biodiversity emergency". This project is one of the top 10 priority actions to transition Council facilities from gas to electricity (FMC, February 2020).

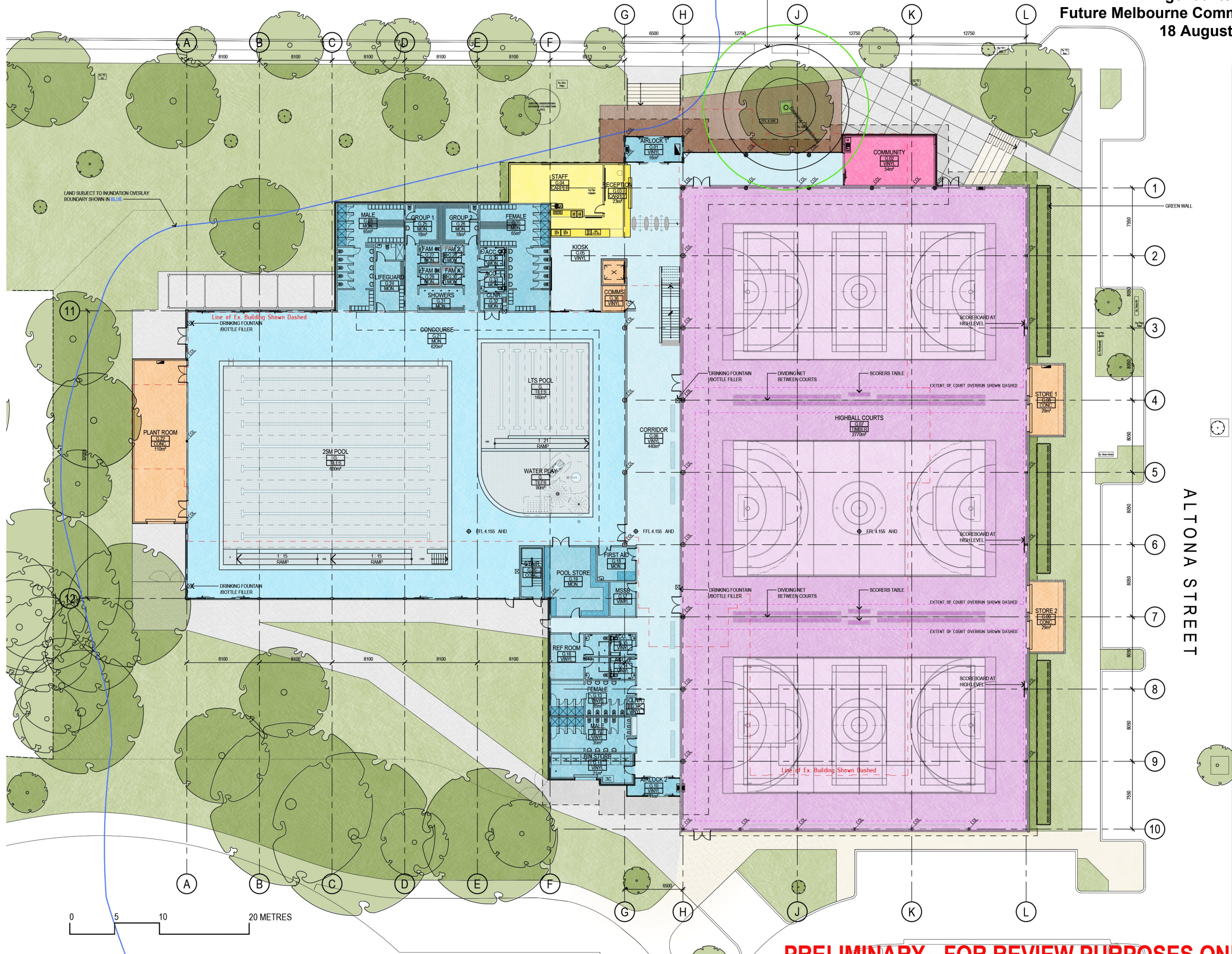
Environmental sustainability

9. The schematic designs for the redevelopment of the KCRC reinforce Council's commitment to environmental sustainability as outlined in the following actions:
 - 9..1. Heat and energy recovery systems designed to reduce overall energy. The facility will combine natural and mechanical ventilation, double glazing and external shading, and optimise natural daylight. Roof mounted solar photovoltaic cells will generate renewable electricity.
 - 9..2. Rainwater collection and reuse systems. Planting and external landscape will integrate, including provision of green walls.
 - 9..3. Hydronic heating at the pool deck. The aquatic system will separate bodies of water to aid management and maintenance for each pool. Existing pool shells will be reused or refurbished in the development. The pool filtration system will offer environmental benefits by controlling water use, heating and optimising water reuse.
 - 9..4. The KCRC redevelopment will not be using any gas in the new facility and will be adopting all electric plant and equipment for all space heating and cooling, for all domestic hot water, for pool water heating and pool hall space heating. It will have around 250kW of onsite electricity generation in the form of roof mounted photovoltaic panels.
 - 9..5. These technologies should reduce overall energy demand by around 50 per cent of that of a conventional facility.
 - 9..6. As an electricity only facility, it is possible to use electricity from renewable sources for all of its energy demands which means the new centre can be carbon neutral.
 - 9..7. All reverse cycle plant with heat recovery technologies mean waste heat generated by air-conditioning plant can be used for pool water heating at no cost for at least six months per year, and saving up to 60 per cent of energy for pool water heating for the other six months of the year.

KENSINGTON ROAD

Attachment 2
Agenda Item 6.5
Future Melbourne Committee
18 August 2020

DO NOT SCALE - USE WRITTEN DIMENSIONS ONLY



4	04.08.2020	REVISED AS PER CLIENT INSTRUCTION	RT
3	14.07.2020	ROOM NAMES & NUMBERS UPDATED	RT
2	07.07.2020	REVISED AS PER CLIENT INSTRUCTION	GO
1	23.06.2020	SCHEMATIC DESIGN ISSUE	GO
No	DATE	AMENDMENTS	AUT

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CLIENT
LIBRARIES AND RECREATION

PROJECT
KENSINGTON COMMUNITY REC. CENTRE
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VIC 3031

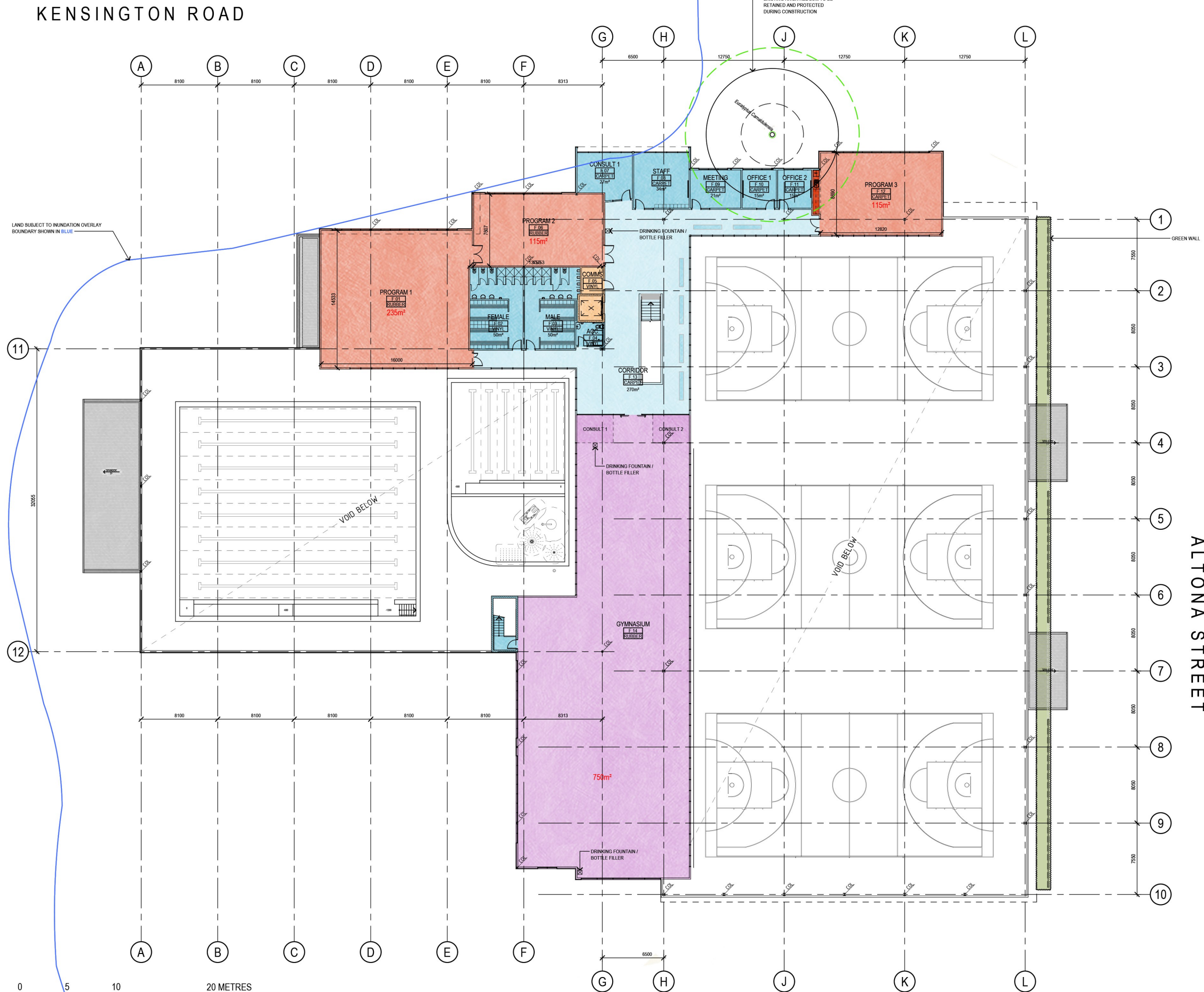
DRAWING
GROUND FLOOR PLAN

STATUS
SCHEMATIC DESIGN

CHECKED	REVIEWED	AUTH. FOR USE
NORTH POINT	DESIGN GO	DRAWN RT
	A1 1:200	A3 1:400
	DATE PLOTTED 04.08.2020	
PROJ. NO. 903834	DWG. NO. A-2.01	REV. 4

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4	04.08.2020	REVISED AS PER CLIENT INSTRUCTION	RT
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DRAWING
 FIRST FLOOR PLAN

STATUS
 SCHEMATIC DESIGN

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NORTH POINT	DESIGN	DRAWN
	GO	RT
	A3	A3
	1:200	1:400
DATE PLOTTED		
04.08.2020		

PROJ. NO.	DWG. NO.	REV.
903834	A-2.02	4

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SCHEMATIC DESIGN - ARTISTS IMPRESSION - EXTERNAL VIEW

PROJECT
KENSINGTON COMMUNITY RECREATION CENTRE

ASSET OWNER

PASSED

APPROVED

DRAWN

DATE
10.08.2020

SCALE

PROJECT NUMBER
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DRAWING NUMBER
SD07

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SCHEMATIC DESIGN - ARTISTS IMPRESSION - INTERNAL VIEW

PROJECT
KENSINGTON COMMUNITY RECREATION CENTRE

ASSET OWNER

PASSED

APPROVED

DRAWN

DATE
10.08.2020

SCALE

PROJECT NUMBER
903834

DRAWING NUMBER
SD08