

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

1 December 2020

Presenter: Joanne Wandel, Acting General Manager Infrastructure and Design

Purpose and background

1. The purpose of this report is to seek endorsement of the schematic design for the Kensington Community Recreation Centre (KCRC) redevelopment prior to the preparation of tender documentation for Design and Construct procurement. The KCRC redevelopment is a 2020-21 Annual Plan and Budget major initiative, which aims to complete the design documentation ready for construction.
2. This multi-year project has been informed by existing levels of use, local recreation needs, projected demand for recreational facilities, business case models for the future management and viability of the KCRC and relevant benchmarking. Other key considerations include the physical attributes of the site, proximity to other services and best practice environmental initiatives aligned with sustainable development goals.
3. Two phases of community engagement have informed the design of the KCRC. The first phase in early 2019 sought to understand community interest and ideas for the redevelopment. This informed the draft concept plan. A second phase of engagement sought feedback on the concept plan in late 2019. A summary of the design response to community feedback was shared on the Participate Melbourne and is included in Attachment Three. Following the outcome of the engagement process, the schematic design was prepared.
4. On 18 August 2020 the Future Melbourne Committee (FMC) considered the schematic design for the KCRC and requested management report to a future meeting with a summary of the community engagement undertaken in 2019 and a high level cost benefit review of the provision of outdoor water play, the potential relocation of the café to the park side of the building and the provision of a warm water pool.

Key issues

5. The redeveloped KCRC will increase the range of facilities available on the site, including the provision of an eight lane 25 metre pool, indoor children's water play area, three court highball stadium, larger health club, three multi-purpose rooms, café and community spaces. A number of accessible change rooms, including an adult accessible change facility, will support use by individuals, families and groups.
6. Further to the August 2020 FMC meeting, the design has been amended to enhance the facility's interface with JJ Holland Park, including relocation of the entry to the centre and the provision of a café to serve both centre and park users. The updated schematic design is included in Attachment Two.
7. Inclusion of a warm water pool, estimated to cost approximately \$5-6 million, is not included in the schematic design, however could be considered for future City of Melbourne recreation facilities. The cost reflects the substantial increase to the size of the building required to accommodate the additional pool, which would also reduce the outdoor passive space available to facility users.
8. Provision of an outdoor children's play pool, estimated to cost approximately \$1.3 million, has also been omitted from the schematic design given the location of a City of Melbourne outdoor water play pool within 3km at the North Melbourne Recreation Centre. On balance, given the inclusion of an indoor water play, it is deemed important to maximise casual use of the outdoor space to ensure it is a flexible and inclusive space able to be used by the community for a range of purposes.
9. On 23 November a further update on the schematic design was provided to community stakeholders and submitters involved in phase one and two of the community consultation, as well as submitters to the August 2020 FMC. This update included the schematic design and a summary of the feedback received to date, including advice on what has been included and excluded in the design and why. Advice that this matter is being considered by the FMC on 1 December 2020 was also provided, and the Participate Melbourne website has been updated to reflect this latest information.
10. The KCRC redevelopment will be delivered through a Design and Construct (D&C) contract methodology. Subject to Council's endorsement of the schematic design, the D&C tender will be advertised in February 2021, with Council to consider appointment of the preferred contractor and project budget in May 2021.

Recommendation from management

11. That the Future Melbourne Committee:
 - 11.1. Notes the summary of the community engagement undertaken for the design for the Kensington Community Recreation Centre, through the two stages of consultation in 2019, and the high level assessment of the cost benefit of pursuing the major thematic requests arising from the engagement process.
 - 11.2. Endorses the schematic design for the redevelopment of the Kensington Community Recreation Centre to proceed to tender using a Design and Construct contract.
 - 11.3. Authorises the General Manager Infrastructure and Design to make any further minor changes prior to tender.
 - 11.4. Notes the project budget for the total cost of delivering the Kensington Community Recreation Centre, and the preferred contractor, will be presented to Council in May 2021 when the contract price has been established through the tender process.

Attachments:

1. Supporting Attachment (Page 3 of)
2. Schematic design (ground and first floor, elevation) (Page 5 of 13)
3. Design response to community feedback (Page 9 of 13)

Supporting Attachment

Legal

1. Legal advice has and will be provided as required in respect to the KCRC redevelopment.

Finance

2. A budget of \$1.5 million for 2020-21 has been approved to complete the design documentation ready for design and construct tender.

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, basketball and futsal.

Stakeholder consultation

5. Phase one community engagement for the project was held from 29 January 2019 to 1 March 2019. Phase one 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 draft concept design.
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.
8. A detailed summary of the engagement feedback is provided on Participate Melbourne, which includes a table describing the community feedback and how this has been addressed. Following the additional review of the potential to locate the café with access to Holland Park, the provision of a warm water pool and outdoor water play, this table has been updated and circulated to community stakeholders in September 2021 and a further update to all stakeholders was sent on the 23 November 2021. The table is attached (Attachment Three).
9. Community engagement took place prior to the introduction of the Aboriginal engagement plan in July 2020.

Relation to Council policy

10. The recommendations are consistent with the following endorsed Council policies and plans:

- 10..1. Active Melbourne Plan
- 10..2. Melbourne For All People Strategy
- 10..3. 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

- 11. The schematic designs for the redevelopment of the KCRC reinforce Council's commitment to environmental sustainability as outlined in the following actions:
 - 11..1. Heat and energy recovery systems designed to reduce overall energy consumption. The facility will combine natural and mechanical ventilation, double glazing and external shading, and optimise natural daylight.
 - 11..2. A 250kW roof mounted solar photovoltaic array will generate renewable electricity. The new facility excludes gas and adopts all electric plant and equipment for space heating and cooling, domestic hot water, pool water heating and pool hall space heating.
 - 11..3. Hydronic heating at the pool deck. The aquatic system will separate bodies of water to aid management and maintenance for each pool while reducing water consumption. Existing pool shells will be reused or refurbished to minimise waste and reduce embodied energy. The pool filtration system will offer environmental benefits by controlling water use, heating and optimising water reuse.
 - 11..4. These technologies will significantly reduce overall energy demand for this new facility.
 - 11..5. As an all-electric facility, it is possible to purchase renewable energy to offset consumption over that produced on site. This means that the new centre can be carbon neutral.
 - 11..6. Rainwater collection and reuse systems. Planting and external landscape will integrate these items and include the provision of green walls.
 - 11..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, saving up to 60 per cent of energy for pool water heating for the other six months of the year.

KENSINGTON COMMUNITY RECREATION CENTRE GROUND FLOOR PLAN



10.11.2020

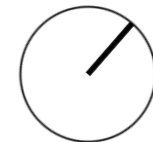
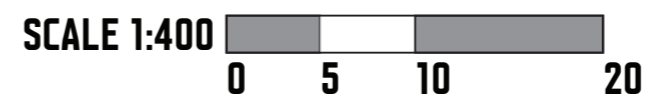
SCALE 1:400



KENSINGTON COMMUNITY RECREATION CENTRE FIRST FLOOR PLAN



10.11.2020





SCHEMATIC DESIGN - ARTISTS IMPRESSION - INTERNAL VIEW

PROJECT
KENSINGTON COMMUNITY RECREATION CENTRE

ASSET OWNER

PASSED

APPROVED

DRAWN
GF

DATE
24.11.2020

SCALE

PROJECT NUMBER
903834

DRAWING NUMBER



SCHEMATIC DESIGN - ARTISTS IMPRESSION - EXTERNAL VIEW

PROJECT
KENSINGTON COMMUNITY RECREATION CENTRE

ASSET OWNER

PASSED

APPROVED

DRAWN
GF

DATE
24.11.2020

SCALE

PROJECT NUMBER
903834

DRAWING NUMBER

Kensington Community Recreation Centre redevelopment – design responses from community feedback to concept plan
Document updated on 20 November 2020

Summary of key feedback	Design response
Change facilities	
<ul style="list-style-type: none"> Need for dedicated aquatic change rooms, family and school group change rooms were well supported. 	<ul style="list-style-type: none"> Three separate contemporary change facilities for the aquatics, health and wellness and sport courts are provided. Aquatics change facilities comprise four designated family change rooms, two group change rooms, two accessible change facilities and an accessible adult change facility.
Gym facilities	
<ul style="list-style-type: none"> Need for a larger gym, new equipment, mirrors and space for stretching. The view overlooking the park was also supported. 	<ul style="list-style-type: none"> The new gym will be 750m², which is around five times the size of the existing gym with all new modern gym equipment. Health Club also overlooks the park.
<ul style="list-style-type: none"> Request for 24/7 gym access to be provided. 	<ul style="list-style-type: none"> 24/7 access to the gym is proposed
Multi-purpose courts	
<p>High levels of support for three multi-purpose courts. Specific requests for:</p> <ul style="list-style-type: none"> Adjustable height rings for younger children Provision of nets between courts to stop balls going across other games. Accessible storage facilities Screening for one court to enable use by women's only program. 	<ul style="list-style-type: none"> These are all provided.
<ul style="list-style-type: none"> Requests for design solutions to enable futsal to be played in the stadium. 	<ul style="list-style-type: none"> This will be included.
Cafe	
<ul style="list-style-type: none"> There was support for the provision of a café at the new centre. The concept plan had the café located at the 	<ul style="list-style-type: none"> The café location has been reviewed and along with the main reception/entry, relocated to the JJ Holland Park end. This maintains efficiencies in staffing, in addition to an area of outdoor café seating accessible to all park users. Primary considerations for location are:

<p>Kensington Road entry to the centre. A number of people suggested this could be better located with access to the park or within the centre.</p>	<ul style="list-style-type: none"> • Servicing patrons of the facility as well as the public and park users. • Viability/sustainability of the service • Access from different locations in the centre, including direct access from the aquatics area.
Multi-purpose rooms	
<ul style="list-style-type: none"> • There was support for provision of a number of multipurpose rooms and the range of bookings they would support. • There were requests for ways to provide more 'atmosphere' in the rooms particularly for programs such as yoga. • The size of the rooms is critical, and must include adequate storage 	<ul style="list-style-type: none"> • Four program rooms will be provided. Final fit out will be investigated at the next stage of design. However it is anticipated at least one of the rooms will include dimmable lights, blinds, and AV equipment. • The multi-purpose room sizes have been amended to have one room at 250m² for group fitness and two smaller rooms and a community room.
Pool	
<ul style="list-style-type: none"> • Overall redevelopment was well supported as pool facilities need upgrading • There was feedback about the need for more consistent water temperature. 	<ul style="list-style-type: none"> • A new pool with updated plant and equipment will be part of development to help ensure a more consistent water temperature.
<p>Additional lanes in 25m pool:</p> <ul style="list-style-type: none"> • Lap swimming demand - one additional lane was not considered enough at peak times, especially when other programs run in the pool. • Recognising the need to separate fast, medium and slow swimmers. 	<ul style="list-style-type: none"> • The 25 meter pool will be extended to 8 lanes plus an access ramp. This should allow for additional lanes for lap swimming when the Learn to Swim program is underway.
<p>Viewing for Learn to Swim:</p> <ul style="list-style-type: none"> • A need for adequate space for parents to watch swim classes. 	<ul style="list-style-type: none"> • Viewing will be available adjacent to the Learn to Swim pool with seating along the side, as well as from the glass windows running along the expanded 'indoor street/corridor'.
<p>Warm water program pool or hydrotherapy pool:</p> <ul style="list-style-type: none"> • Request for dedicated physical therapy pool for hydrotherapy. • Request for dedicated warm water pool for water exercise. 	<ul style="list-style-type: none"> • The additional space needed to provide a dedicated warm water pool would require a substantial increase to the size of the building, which would incur significant cost, and would reduce the outdoor passive space available. It is anticipated that with the increased size of the 25m pool and new plant, the pool will better accommodate a diverse range of community programs and lap swimming, and will have a more consistent water temperature. This will improve the aquatic experience for

	<p>people doing a variety of activities.</p> <ul style="list-style-type: none"> • A warm water offering is not included in the final concept design and could be considered in future redevelopment of other City of Melbourne recreation facilities.
Extension of pool to 50 metres	<ul style="list-style-type: none"> • There is inadequate space on the site for a 50m pool without removing other priority facility features and a substantial number of trees. There is not a demonstrated high demand for a 50m pool.
Request for outdoor pool	<ul style="list-style-type: none"> • There are significant site and budget constraints. There is inadequate space on the park side of the pool to provide an outdoor pool without significant tree loss and impact on the park. The City of Melbourne already provides two other outdoor pools at North Melbourne Recreation Centre and Carlton Baths.
<p>Water play:</p> <ul style="list-style-type: none"> • Provision of water play for children was well supported. • A few requests were received for both indoor and outdoor water play elements. 	<ul style="list-style-type: none"> • It is proposed to provide an indoor water play area with spouts and fountains for pre-school aged children. This group would benefit most from year round access to water play. • The outdoor space of the centre has long been enjoyed during the warmer months by visitors to the centre. Water play will be provided indoors within the centre and as such will be available throughout the year. Rather than use the limited outdoor space to incorporate another water play area, it is proposed that the design continues to maximise casual and passive use of the outdoor space to ensure it is a flexible and inclusive space that can be used by the community for a wide range of purposes. The additional cost to provide permanent outdoor water play has also influenced this decision. The City of Melbourne already provides two other outdoor pools at North Melbourne Recreation Centre which is only 3km away and Carlton Baths.
Outdoor areas	
There was some interest in retaining the ability to open the pool to the outside area. These requests included the outdoor water play or opportunity to picnic and have longer family visits.	<ul style="list-style-type: none"> • Access between the indoor pool area and an outdoor grass area will be provided.
Request for additional sports facilities to be provided outside. There was particular interest in a basketball and netball half court, which could be used for warm ups while waiting to play.	<ul style="list-style-type: none"> • The potential to provide this will be investigated in the preparation of the landscape plan.
Interest in the landscape plan included planting as a noise barrier, provision of adequate shade, a good landscape interface with the park and protection of eucalypts adjacent	<ul style="list-style-type: none"> • These will be included in the landscape design brief.

to the centre.	
Programs, services and other offerings	
Feedback that Toy Library needs ongoing support.	<ul style="list-style-type: none"> We will continue to work with the Toy Library to identify the best location for their service.
Some people raised that they hoped fees would remain affordable.	<ul style="list-style-type: none"> Council is committed to ensuring the centre remains accessible and affordable. Council endorsed fees and charges will apply.
Requests for a broader range of programs to include artistic and creative activities as well as dance.	<ul style="list-style-type: none"> The multi-purpose spaces will be able to be used for many different activities, including those mentioned.
Request for occasional child care.	<ul style="list-style-type: none"> Not feasible within project scope.
Include allied health services at the facility.	<ul style="list-style-type: none"> With the additional consulting rooms occasional health services may be provided.
Car parking and access to the centre	
<p>Car parking: Concern about capacity of local car parking, particularly at peak times. It was noted that parking is busy:</p> <ul style="list-style-type: none"> on weekend mornings when sport is being played at JJ Holland Park during swim lesson times during popular program times when the facility is used for exams. 	<ul style="list-style-type: none"> A Parking and Traffic study was prepared in 2018. This study concluded that there is sufficient capacity in Kensington Road and the area to support the anticipated car parking demand. An analysis of the potential to provide underground car parking on site demonstrated this option was not feasible.
<p>Vehicle movement and drop off / pick up arrangements:</p> <ul style="list-style-type: none"> Concern that an entry on Kensington road was not as safe for dropping off children. Need for safe access into the centre for children or young people while a parent looks for a park. Request for sheltered areas to wait to be collected. 	<ul style="list-style-type: none"> The locations for drop off and pick up will be reviewed as part of the main entry location review.
The need for a designated drop off area for school bus groups, and well located accessible car parks.	<ul style="list-style-type: none"> With the reorientation of the building the drop off area for school bus groups will be at the Kensington Road entrance. Accessible car parking will meet DDA requirements.
<p>Access initiatives included:</p> <ul style="list-style-type: none"> Support for additional parking from some respondents. Provision of secure bike parking in well supervised location. 	<ul style="list-style-type: none"> A number of these initiatives can be examined in the next stage of design and management.

- | | |
|--|--|
| <ul style="list-style-type: none">• Provision of adequate spaces for pram parking (to support walking to the centre).• Provision of electric vehicle and e-bike charging stations.• Intuitive and good pedestrian links to the centreReal time public transport information. | |
|--|--|