

2.4 WAVERLEY WOMENS SPORTS CENTRE PRECINCT PLAN (JG)

Responsible Director: Russell Hopkins

RECOMMENDATION/S

That Council:

- 1. Approve the draft Waverley Women's Sport's Centre Precinct Plan (Attachment A) for public exhibition on Council's website and invite community feedback via written submissions.*
- 2. Note that following the public exhibition period of the draft Waverley Women's Sport's Centre Precinct Plan, the Precinct Plan will be revised where necessary, and a final Precinct Plan subsequently presented to Council for consideration.*

INTRODUCTION

This report provides an overview of the Waverley Women's Sports Centre Precinct Planning process and seeks Council's approval to publicly exhibit the draft Precinct Plan for community feedback.

BACKGROUND

In 2019, Council received funding from the State Government (Sport & Recreation Victoria – SRV) to develop a precinct plan for the Waverley Women's Sports Centre. A key requirement of this funding was to deliver a stakeholder endorsed plan that would support the future development of women's sport and recreation facilities at the Waverley Women's Sports Centre to ensure this site retains its status as a regional and premier-level women's sports venue in the east.

The Waverley Women's Sports Centre is situated in Jells Park and is owned by Council. The broader part of Jells Park falls under Parks Victoria jurisdiction. The Waverley Women's Sports Centre is a sport and recreation hub for the metro east and contains both active and passive recreation spaces including:

- Waverley Netball Centre – 4 indoor and 8 outdoor courts
- Waverley Softball Centre – 10 softball diamonds
- A social recreation area with a play space
- Dedicated sports centre car park

With Parks Victoria approval, the scope of the Precinct Plan also considered the 'shared' public car park located adjacent in Jells Park. This car park,

managed by Parks Victoria, is frequently used by Waverley Women's Sports Centre users at peak times for overflow parking.

The Waverley Women's Sports Centre is the home of the Waverley Night Netball Association (Waverley Netball Centre leasee) and the Waverley Softball Association (Waverley Softball Centre licensee). It provides a regional venue for the delivery of netball and softball competition in Melbourne's east.

Detailed planning has been undertaken and a draft Waverley Women's Sports Centre Precinct Plan is now presented to Council for consideration and approval for public exhibition.

PURPOSE/DISCUSSION

The draft Precinct Plan has been informed by extensive consultation with a range of stakeholders and the local community including but not limited to:

- Community survey at *Have Your Say* (426 completed surveys)
- Staff workshop and meetings (e.g. City Design, Horticulture, Engineering, Facilities and Infrastructure, etc)
- Waverley Night Netball Association (tenant)
- Netball Victoria
- Waverley Softball Association (tenant)
- Softball Victoria
- Parks Victoria
- State Government (SRV & Office for Women in Sport and Recreation).

Key Issues

The key issues identified as part of the stakeholder and community consultation included:

1. The number and quality of netball courts e.g. the outdoor netball courts are non-compliant with standards for run-off and lighting. Note: the State Government has committed \$2M (election promise) to upgrade these courts in 2020/21 (***in progress***).
2. Inadequate, inaccessible and poorly-lit pedestrian paths and car parking (especially in Jells Park).
3. Maintenance of quality of sporting facilities and infrastructure to ensure this site retains its significance as regional women's sporting hub.

Refer to Attachment B – Background Report for a detailed overview of the consultation findings.

Draft Precinct Plan

The draft Precinct Plan recommends improvements be undertaken in six stages (or works packages):

- Package 1 – Outdoor Courts
- Package 2 (a, b & c) – Accessibility Improvements
- Package 3 – Community Spine/Corridor
- Package 4 – Stadium Asset Renewal
- Package 5 – Softball Facility Enhancements – Fields and Support Amenities
- Package 6 – Softball Facility Enhancements – Pavilion Renewal and Accommodation.

A summary of each works package, including the proposed scope of works and cost estimates, is presented in Attachment C - Recommended Works Packages.

The draft Precinct Plan is also underpinned and supported by a suite of planning and implementation documents including:

- Background Report including consultation findings (as detailed in Attachment B)
- Integrated Site Plan & Development Options
- Strategic Business Case & Implementation Plan incl. cost estimates (as summarised in Attachment C).

POLICY IMPLICATIONS

The draft Precinct Plan and associated development priorities are cognisant of and align with key State Government and relevant State Sporting Association (SSA) strategies and plans. Key State Government and State Sporting Association strategies and plans that impact on this project include:

- Active Victoria Framework
- Netball Victoria's State-wide Facilities Plan
- Softball Victoria State-wide Facilities Plan - *currently under development*
- Safe and Strong - A Victorian Gender Equality Policy
- Office for Women in Sport and Recreation (OWSR)
- Sport and Recreation Victoria's Female Friendly Sports Infrastructure Guidelines.

Relevant Council strategies and plans that impact on this project include:

- Council Plan 2017-2021
- A Healthy and Resilient Monash: Integrated Plan 2017-2021
- Active Monash Capital Works Prioritisation Framework 2018
- Asset Management Strategy
- Monash Open Space Strategy.

SOCIAL IMPLICATIONS

The recommendations in the draft Precinct Plan, when implemented, will enhance social connectiveness and community wellbeing by providing improved and accessible amenities and facilities at the reserve.

HUMAN RIGHTS CONSIDERATIONS

No human rights implications inform this proposal.

FINANCIAL IMPLICATIONS

The development of the draft Precinct Plan was funded through a State Government grant.

Works Package 1 (Outdoor Netball Court Redevelopment) of the draft Precinct Plan is currently in detailed design with construction due to commence in 2020/21 following a \$2M State Government grant.

The total indicative cost to implement the remaining five works packages is approximately \$16 million (all costs excluding GST). Potential external funding contributions have been estimated at \$6.35 million, leaving a net potential cost of approximately \$9.5 million (over a ten-year period).

Recommended developments (or works packages) as identified in the draft Precinct Plan would be subject to approval via Council's annual capital works budget process and/or external grants.

Package	Total Cost	Potential external funding		Net Cost*
		Amount	Source	
1. Outdoor Netball Courts	\$2,124,438	\$2,000,000	SRV	\$124,438
2. Site Accessibility (a, b & c)	a: \$502,789 b: \$3,009,374 c: \$50,000	a: \$500,000 b: \$1.5million c: Nil	a: DOJ Community Safety Infrastructure Fund b: Parks Victoria	\$1,562,163
3. Community Spine / Corridor	\$6,058,189	\$800,000	SRV - Strategic Facilities and/or Female Facilities Fund	\$5,258,189
4. Stadium Asset Renewal	\$1,841,084	\$800,000	SRV – Major Facilities	\$1,041,084
5. Softball - Fields	\$745,143	\$250,000	SRV - Female Facilities and/or Community Facilities category	\$495,143
6. Softball – Pavilion	\$1,574,294	\$500,000	SRV – Major Facilities, Female Facilities and/or Community Facilities category	\$1,074,294
Total	\$15,905,310	\$6,350,000		\$9,555,311

*Net Cost – still to be funded and/or referred to Council's annual capital works budget process. Sports to advocate for further Federal and State Government contributions.

CONCLUSION

Significant planning and consultation has been undertaken to inform the development of a draft Waverley Women's Sports Centre Precinct Plan.

Key stakeholders including the State Government, Parks Victoria, relevant State and regional sporting associations have endorsed the proposed development priorities and conceptual layouts as detailed in the draft Precinct Plan as presented in Attachment A.

Subject to Council approval, officers recommend Council invite community submissions and feedback on the draft Precinct Plan (which would be exhibited on Council's website at *Have Your Say* for a period of approximately 4-6 weeks).

All submissions and comments received would then be reviewed and considered in the preparation of a final Precinct Plan for the Waverley Women's Sports Centre which will be presented to Council for consideration and endorsement at a future Council meeting.

ATTACHMENTS

Attachment A - Draft Waverley Women's Sports Centre Precinct Plan

Attachment B - Background Report

Attachment C – Recommended Works Packages