

AO.2	BARKLY SQUARE MULTIPURPOSE FACILITY OPTIONS
Officer:	Steven Williams, Acting Coordinator Recreation
Council Plan relationship:	1. Connecting communities 2. Healthy environment, healthy people
Attachments:	1. Option 1 - Beauchamp Street Site ↓ 2. Option 2 - Western Site ↓

Summary

Council has endorsed the development of a multipurpose facility for the Kyneton and District Soccer Club and Kyneton Obedience Dog Club at Barkly Square, Kyneton. Following an investigation of site location options, officers propose constructing the new facility on the western side of Barkly Square. This report is presented to Council for consideration and endorsement.

Recommendation

That Council

- 1. Notes the western option as the officer preferred location for the future development of a new multipurpose facility at Barkly Square, Kyneton; and**
- 2. Endorses a four-week consultation period seeking community feedback on the preferred site for the Barkly Square multipurpose facility.**

Background

Barkly Square is home to the Kyneton and District Soccer Club, Kyneton Obedience Dog Club and the Kyneton Small Bore Rifle Club. The Rifle Club is housed in a standalone building, and they do not use the sports ground.

The initial scope aimed to design a multipurpose facility adjacent to Beauchamp Street to replace aging infrastructure (Obedience Dog Club rooms, old soccer change rooms, social room area and public toilet block). However, the location of heritage-listed trees raised significant concerns and constraints. The proposed facility's construction would require the removal of branches and the establishment of building foundations within the Tree Protection Zone, both of which pose potential long-term issues to the trees' structure and overall health.

Officers reviewed options to construct the facility in a modified form at this location. It was identified that constructing the facility without detriment to the trees would inflate construction costs and necessitate the building to be smaller than scoped, making it incapable of fully accommodating the requirements of the user groups.

This has prompted a site review to determine the most appropriate location for constructing the multipurpose facility.

Discussion

Officers explored alternative options within Barkly Square in response to the challenges posed. The western side emerged as a possible candidate, leading officers to investigate the feasibility of constructing the multipurpose facility adjacent to the soccer pitches. This

comprehensive assessment involved collaboration with consultants and internal stakeholders.

The initial geotechnical consultant feedback confirmed the suitability of the western side of Barkly Square as a feasible building site. Subsequently, officers consulted with the user groups, presenting the following options:

- (1) Constructing the facility on a reduced building footprint adjacent to Beauchamp Street or
- (2) Construction of the full scope on the western side.

A decisive consensus in favour of the Western side emerged during these discussions.

Significantly, the proposed Western option is supported by the Council's Heritage Advisor. Preliminary cost estimates also favour the western side option. The alignment of stakeholders positions the western side option as the pragmatic location for constructing the multipurpose facility at Barkly Square.

The 2012 Council endorsed Barkly Square Master Plan, which does not identify the western side as an option for a proposed building. The Master Plan listed three possible locations for a new multi-purpose building, as listed below, noting there was no reference to the western side of the reserve throughout the report.

- (1) At the northern side of the reserve, pending the removal of the BMX track;
- (2) A new facility on the South East corner of the reserve (which is where the 2015 change rooms were ultimately built) and
- (3) Demolish part of the existing facility and rebuild in the same area as a staged approach.

The Master Plan recommended new Obedience Dog Club rooms to be incorporated into the multi-purpose building, which would free up the reserve's open space/parking areas, noting that lack of parking has long been an issue at the site. Having a new facility on the western side may open additional options for parking in the future.

In reference to the northern side option, the recently adopted *Skate and BMX Strategy* recommends retaining and upgrading the BMX track at its current location, ruling out this site for the multipurpose facility.

Given the above considerations and the challenges with the Beauchamp Street location, Councillor endorsement of construction on the Western boundary is required to advance with the project. This will ensure that the multi-purpose facility meets the community's needs while respecting heritage considerations.

If, following consultation, there is support for the Western location, the masterplan will need to be updated to reflect this. This would occur through an officer recommendation and council endorsement.

It should be noted there is no impact on the existing soccer pavilion or the Kyneton Small Bore Rifle Club resulting from the consideration of this report. They will remain in their current location.

Consultation and engagement

The initial design consultation meeting, held on 19 June 2023, included representatives from Kyneton and District Soccer Club and Kyneton Obedience Dog Club, as well as officers and the appointed architect. During this meeting, design concepts were reviewed, and it was assumed that the new building would be located on the southern side in the approximate area of the existing social rooms and public toilets.

After receiving an arborist report on 4 August 2023, meetings were conducted with Council's Arborist and Heritage Advisor. It was then decided to assess the site's western side as an option. Following this decision, the architect met with Officers on 29 August 2023 to present the pros and cons of both locations. At that time, it was provisionally agreed that the Western option represented the best outcome. The architect proceeded to carry out feature surveys on both options.

On 13 October 2023, Officers met with the Kyneton and District Soccer Club and Kyneton Obedience Dog Club. Subsequently, both groups confirmed the Western option as their preferred choice.

Public consultation focussing on the building location will be required following the Council resolution. The consultation will also highlight that any demolition of current buildings will occur after constructing the new multipurpose building. It is also noted that the Barkly Square Master Plan will require updating to reference the new location.

Collaboration

Collaboration with other councils or statutory bodies was not required in relation to this report.

Innovation and continuous improvement

The Barkly Square design plan represents continuous improvement as it identifies a long-term planned approach to future improvement options at the site.

Relevant law

In accordance with the Gender Equality Act 2020, a Gender Impact Assessment was conducted concerning the subject matter of this report.

Specifically, it recommends that:

- Development of a multipurpose facility at Barkly Square, Kyneton will provide increased gender equitable opportunities for participation in formal sport and recreation through suitable facilities for active recreation through improved infrastructure in public open space.

This recommendation will deliver a planned and well-considered facility with a range of equitable and access requirements realised, providing an important community health and well-being function.

Relevant regional, state and national plans and policies

The Victorian Government's Fair Access Policy Roadmap aims to develop a state-wide foundation to improve access to and use of community sports infrastructure for women and girls.

From July 2024, all Victorian Councils will need to ensure fair access to sporting facilities for people of all genders to be considered eligible to receive infrastructure funding.

The Roadmap features three key phases: education, readiness, and progress. In the first phase, the Office for Women in Sport and Recreation will provide training, education and support to local councils, peak bodies, and facilities to help them implement the Roadmap.

Relevant Council plans and policies

The Barkly Square multipurpose facility upgrade relates to the Council Plan 2021-2031 strategic objectives, as follows:

Connecting Communities: Council will continue to maintain all the roads, paths, buildings, and open spaces in our built environment in a financially, environmentally, and socially sustainable way.

Healthy environment, healthy people: to promote a healthy environment, healthy people Council aims to support mental health, prevent violence against women, and improve healthy lifestyles, social connection and inclusion, community safety, and arts and culture.

Other relevant Council plans and strategies that relate to this report include:

- Sport and Active Recreation Strategy 2018-28;
- Open Space Strategy 2013;
- Gender Equality Action Plan 2022-25
- Events Strategy 2021-25
- Council Asset Plan 2021-2031.

Financial viability

The architect has compiled preliminary cost estimates, including professional fees, project management, cost escalations and contract contingency. These estimates significantly exceed the anticipated costs for the construction on site.

The architect is currently reviewing the estimates in collaboration with the Quantity Surveyor. Based on current estimates, there is a \$1.1million difference between the Beauchamp Street and western options with the former more expensive.

Sustainability implications

To support Council's commitment to achieving zero net emissions by 2030, all design elements will ensure the inclusion of sustainable design features.

Officer declaration of conflicts of interest

All officers involved in preparing this report have declared that they do not have a conflict of interest about the subject matter.



Option 1 - Beauchamp Street Site

MRSC - BARKLY SQUARE MULTIPURPOSE BUILDING



SITING PLAN OPTION 01 | F01
S00E.A

SUMMARY

- THE EXISTING CHANGE ROOM BUILDING (SOUTH EAST CORNER OF RESERVE) IS REMAINED
- THE EXISTING CHANGE ROOM (SOUTH SIDE OF RESERVE) IS DEMOLISHED
- THE EXISTING CHANGE ROOMS - PUBLIC TOILETS (SOUTH SIDE OF RESERVE) ARE DEMOLISHED
- THE EXISTING ORENDINE DOG CLUB BUILDING (SOUTH SIDE OF RESERVE) IS DEMOLISHED
- A NEW BUILDING IS TO BE CONSTRUCTED OVER THE SOUTH SIDE OF RESERVE - BEAUCHAMP STREET FRONTAGE (LOCATION OF THE EXISTING SOCCER CLUB ROOMS AND CHANGE ROOMS - PUBLIC TOILETS)

ADVANTAGES

1. THE SCOPE OF NEW BUILDING WORK IS LIMITED
2. THE LOCATION OF NEW BUILDING WORK IS OVER TWO EXISTING BUILDINGS (CHANGE ROOMS AND TOILETS)
3. EXISTING SERVICES ARE SITUATED CLOSE BY

DISADVANTAGES

4. THE PROPOSED MULTI PURPOSE BUILDING HAS BEEN PROPOSED IN AN AREA WITH EXISTING SERVICES AND THIS SITE BUILDING FOOTPRINT WILL BE REGULAR IN FORM - THIS WILL QUOTE TO A MORE REGULAR FORM OF BUILDING
5. THE PROPOSED BUILDING ENCLOSES INTO THE DESIGNATED "TREE PROTECTION ZONE" OF THE EXISTING MANGROVE PROTECTED TREES
6. THE EXISTING MANGROVE LISTED TREES WILL NEED TO HAVE BRANCHES REMOVED TO ALLOW THE NEW BUILDING TO BE CONSTRUCTED
7. THE PROPOSED BUILDING TO THE EXISTING TREES MAY CAUSE LONG TERM ISSUES TO ITS STRUCTURE AND BRANCHES
8. THE PROPOSED BUILDING TO THE EXISTING TREES MAY AFFECT THE LONG TERM HEALTH OF THE TREES
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SUMMARY

- THE EXISTING CHANGE ROOM BUILDING (EAST END OF RESERVE) IS RETAINED
- THE EXISTING SOCCER CLUB ROOM (SOUTH SIDE OF RESERVE) IS DEMOLISHED
- THE EXISTING CHANGE ROOMS + PUBLIC TOILETS (SOUTH SIDE OF RESERVE) IS DEMOLISHED
- THE EXISTING OBEDIENCE DOG CLUB BUILDING (SOUTH SIDE OF RESERVE) IS DEMOLISHED
- A NEW MULTI PURPOSE BUILDING IS CONSTRUCTED ON THE WEST SIDE OF THE RESERVE, WITH ITS LOCATION CENTRAL ALONG THE LONG SIDE (WING) OF THE PLAYING FIELD

ADVANTAGES

- [illegible]

DISADVANTAGES

- 14.** THE NEW BUILDING IS LOCATED A DISTANCE AWAY FROM THE EXISTING CHANGE ROOMS, HOWEVER A LANDSCAPING SOLUTION WILL ALLOW PEDESTRIAN MOVEMENT BETWEEN EACH BUILDING

Option 2 - Western Site

MRSC - BARKLY SQUARE MULTIPURPOSE BUILDING



SITING PLAN OPTION 03

F.03
ISSUE: A