2.2 JACK EDWARDS RESERVE PAVILION

Responsible Director: Russell Hopkins

RECOMMENDATION

That Council:

1. *Notes the funding commitment from the State Government of a $4 million contribution towards the development of a new sports pavilion at Jack Edwards Reserve*
2. *Makes application to Sport and Recreation Victoria (SRV) under the 2021-22 Special Projects funding stream for $8 million dollars in matching funding towards this project*
3. *Commits to a maximum contribution of $8.2 million towards the project*
4. *Directs officers to pursue additional funding contributions including but not limited to State and Federal Governments and the Oakleigh Cannons Football Club, and;*
5. *Notes that the project will not commence until such time as full funding is confirmed.*

INTRODUCTION

This report provides information on the preferred composition of a new main pavilion and grandstand at Jack Edwards Reserve following the announcement of a $4 million State Government funding commitment.

BACKGROUND

On 2 September 2021 the State Government announced a contribution of $4 million towards the development of a new main pavilion at Jack Edwards Reserve. The Oakleigh Cannons Football Club (the Club) has been working with the City of Monash and other levels of government for many years in order to see its vision of enhanced facilities at the reserve fulfilled, particularly in relation to providing greater access to contemporary facilities for women's and girls' teams.

DISCUSSION

The Club currently plays in the National Premier League (NPL) and Jack Edwards Reserve is designated as one of two reserves within the municipality which is allocated as a site for this standard of football.

Since the announcement Officers have worked closely with the Club and other stakeholders to consider a range of options for the development of a new pavilion at the site. The analysis has taken into account a number of factors including;

- The Club's aspirations
- Impact on existing open space at the reserve
- Residential amenity
- Traffic management
- Tree assessment
- Benchmarking with other clubs and sites
- Community access/facilities

The resultant Business Case has considered these factors and a range of options. On balance it is felt that the option that is most appropriate proposes a new pavilion on the Western boundary of the site incorporating the following spaces:

Ground floor	
Change rooms	4x 60m2 (inc. amenities)
First aid	10m2
Match officials	64m2
Equipment store	20m2 x2
Kiosk	15m2
Warm up corridor	240m2
Level 1	
Social area	200m2
Kitchen / bar	60m2
Media / multipurpose	29m2
Internal storage	10m2
Kitchenette	2m2
Grandstand seating	500 seats
Other	
External equip store	Inc. in warm up area
Bin cage	Yes
SUMMARY SCHEDULE OF SPACES	**Ground Floor – 1,340sq.m** **Level 1 – 980sq.m** **Roof – 1,100sq.m**

This option delivers 500 grandstand undercover seats on level 1 and a 200m^2 multi-purpose community space along with a range of modern and compliant amenities which will accommodate an increase in participation, particularly by women's and girls' teams. Based on an estimated cost of $16.4m, this option is considered to best balance available or potential funding with the club's vision and plans to:

- remain competitive in the NPL
- cater for a female NPL team
- host men's and women's NPL double headers.

The estimated project cost also includes a number of elements such as a required power upgrade and landscaping as shown in the table below.

COMPONENT	COST (EXCL. GST)	COMPONENT STATUS
Total Building Works - 500 undercover seats & 200m2 social space * Ground Floor Building Works (+ oncosts) * Level 1 Building Works (+ oncosts)	$8.7m	CORE
External Works and Services (required)	$2.3m	CORE
Sportsfield Lighting 350 lux (*replacement of like-for-like)*	$350k	CORE
Essential Landscaping	$300k	CORE
Power Upgrade to 300A	$150k	CORE
Fees (7%) /Contingencies (18%)/Escalation (9%)	$4.6m	CORE
CORE TOTAL PROJECT COST (EXCL. FUTURE PROOFING FOR 400 SEATS)	**$16.4m**	
Future Proofing for L1 Grandstand Extension	*$1.21m*	*OPTIONAL*
L1 Grandstand Extension (400 undercover seats)	*$2.8m*	*OPTIONAL*
OPTIONAL TOTAL PROJECT COST (INCL. FUTURE PROOFING FOR 400 SEATS)	**$20.41m**	

This option is estimated to cost $16.4m. Based on the $4m State Government grant and a significant contribution from Council in the order of $8.2m (50% of estimated project costs), a shortfall of funding exists. Should Council support the funding of this project as proposed, it is recommended that Council advocate for additional or matching funding from government and/or the Club to address any funding shortfall. Importantly, the project should not commence until full funding is confirmed.

A key requirement of the State Government funding is that access to the social space will enable significant use by the broader community. Accordingly, this area will be managed directly by Council to ensure that the needs of the Club are met on training and match days while also ensuring that the community benefits more broadly through access to this valuable meeting and program space.

POLICY IMPLICATIONS

There are a number of Council policies, strategies and plans that provide an important framework for the Strategy. In particular, the Council Plan, A Healthy and Resilient Monash, Monash Open Space Strategy, Gender Equity Strategy and Action Plan, Football (Soccer) Plan, Active Monash's Vision and Active Communities Framework and Council's Asset Management Policy.

Key State Government strategies and plans that impact on this project include:

- Active Victoria Framework
- Safe and Strong - A Victorian Gender Equality Policy

CONSULTATION

Significant consultation has occurred with the Club in relation to this project, in particular the design of the new pavilion. It should be noted that its representatives have indicated that they have a strong preference for the future proofing for additional seating to be included as stage 1 works. These works are estimated at an additional $1.2m in the current stage i.e. taking the cost of this option to $17.6m, with the second tier of the grandstand providing additional seating to cost an extra $2.8m.

Should the project progress broader community consultation and engagement will occur.

SOCIAL IMPLICATIONS

The social implications of adopting and implementing the Strategy include:

a) Enhanced sense of community and community pride e.g. increased recreation opportunities for families and social cohesion.
b) Enhanced active recreation participation opportunities for women and girls

c) Improved community health and well-being and opportunities to participate will contribute to happy and healthier communities.
d) Improved physical literacy skills development.
e) Improved flexibility, accessibility and reduced barriers to participation i.e. people can *participate in their own way*.

HUMAN RIGHTS CONSIDERATIONS

No human rights implications inform this proposal.

GENDER IMPACT ASSESSMENT

While a formal Gender Impact Assessment has not been undertaken for this project, should it progress gender equity principles and considerations will be incorporated into the consultation and planning for the project. In particular, the inclusion of women and girls in the governance and operation of the Club is an important consideration given that one of the primary drivers of this project is to significantly increase the participation of women and girls in football at Jack Edwards Reserve.

FINANCIAL IMPLICATIONS

Funding for this project is not currently included in Council's Long Term Financial Plan, and should Council support the proposal to undertake this project officers will give further consideration to the funding of these works in future capital budgets. Officers will investigate options for funding Council's financial portion of these projects, considering internal and external opportunities.

It is noted that the funding of this project may mean that other capital projects will not be able to be funded in coming years.

CONCLUSION

This project delivers 500 grandstand undercover seats and a 200m^2 multi-purpose community space along with a range of modern and compliant amenities which will accommodate an increase in participation, including by women's and girls' teams. It is estimated to cost $16.4m. Based on the $4m State Government grant and a potential $8.2m contribution from Council an additional $4.2m of funding is required to deliver these works.

Once Council's contribution is confirmed, it is recommended Council advocate for additional or matching funding from government and/or the Club to address any funding shortfall.