



Peanut Farm Pavilion Upgrade

Community engagement summary report

Phase Two engagement: June - July 2016



Introduction

The City of Port Phillip is delivering the upgrade of the Peanut Farm Pavilion, in line with the needs of the local community. The Victorian Government is contributing \$1M towards this project, and Council will be contributing in excess of \$2M.

Council is committed to supporting our community to achieve improved health and wellbeing - enhancing recreation and sporting activities is a key priority. An objective of the *Sport and Recreation Strategy*, endorsed by Council in 2015, is to 'Provide and maintain quality sport and recreation spaces for the Port Phillip community.' The key actions for this objective include:

- ensuring that all sporting surfaces and associated facilities are fit for purpose while meeting environmentally sustainable objectives
- ensuring sport and recreation infrastructure is developed and utilised as community assets that foster the connection of people to each other
- exploring innovative and unconventional uses of spaces and support non-traditional, unique or under-represented sport and recreation opportunities.

The improvements to the pavilion will provide a fit-for-purpose building for existing sports user groups and increase participation in sport by providing accessible change rooms for all genders and abilities. The project will ensure the courts and the oval can be used simultaneously for training and competition.

Currently, the pavilion has one full set of change rooms and shower facilities, which are not female friendly. The existing change rooms, showers and toilets do not allow for simultaneous use by male and female sports participants. The upgrade will provide four unisex and disability compliant change rooms, toilets and showers to allow for equal access for all users. The upgrade will also allow additional sports groups and community groups to access the pavilion.

Council undertook a two-phase engagement approach to inform the community about the pavilion upgrade project and seek feedback on the key project parameters and concept for the project.

Phase One engagement ran from 4 December 2015 to 31 January 2016 (59 days). The purpose of the engagement was to present draft key project parameters to the community and key stakeholders to guide the design of the pavilion's upgrade. Feedback from Phase One engagement was used to review and refine the project parameters for the concept design, and to inform Phase Two engagement.

A summary of Phase One engagement is available on Council's website at: <http://www.portphillip.vic.gov.au/peanut-farm-pavilion-upgrade.htm>

The purpose of Phase Two engagement was to advise stakeholders that the project parameters had been revised, as requested from feedback provided in Phase One consultation, and to check in whether these revised project parameters had been met in the building concept design.

This report provides an overview of the project, the community engagement approach for Phase Two and feedback received between 20 June and 3 July 2016.



1. Project overview

Peanut Farm is a busy reserve used by residents and the community for both active and passive recreation. It is home to five sports clubs, of which three have male and female players.

It is also an Indigenous Gathering Place utilised for Indigenous programs and for school sport.

A concept design for the pavilion upgrade has been developed and takes into account community feedback from Phase One engagement. This concept design includes:

- four unisex (female friendly) accessible change rooms with toilets and showers
- improving the look and feel of the building facade
- replacing the roof and installing solar cells
- additional windows in the community room to improve lighting in the building and create a better view of the park
- new accessible concrete pathways around the building and connection to Spenser Street
- improved lighting around the building and the removal of low level vegetation to improve security.

Flexible spaces have been incorporated into the design, to enable greater community group use outside of sports club usage times. In delivering the scope, the project will also remove asbestos from within the building.

Temporary facilities (change rooms and storage) will be provided for affected sports clubs during the construction period so they can continue to operate. The upgrade will bring the building in line with current building code requirements and improve disability access.

Planning for the upgrade began in July 2015, with soil and building structure investigations commencing in September 2015.

The concept design for the pavilion, which was guided by revised key project parameters, was released in June 2016 for community feedback as part of Phase Two engagement.

Key project parameters

Feedback from Phase One engagement requested a revision to the wording of draft key parameters to make them easier to understand, and to more clearly reflect the things that are important to the local community.

The project parameters for the Peanut Farm Pavilion project were revised as follows:

1. For the primary purpose of supporting the on-field activities of the sporting groups
2. Ensure the design is inclusive of all community members, including people with a disability, parents, older people, young people, and Indigenous communities
3. Ensure the design meets the needs of the sports clubs through advice from their respective leagues and sports associations
4. Maintain the existing level of public toilets
5. Ensure the design complements the park and the existing infrastructure
6. Include environmentally sustainable elements in the building design, where possible
7. Maintain the use of the pavilion as an Indigenous gathering place and retain the mural

2. Engagement approach

Council undertook a two-phase engagement approach to inform the community about the project and to seek feedback on the key project parameters and concept design for the pavilion upgrade project.

Phase One engagement presented draft key project parameters to the community and key stakeholders to guide the design of the pavilion's upgrade. Details of Phase One are accessible on Council's website at: <http://www.portphillip.vic.gov.au/peanut-farm-pavilion-upgrade.htm>

Phase Two engagement ran from 20 June to 3 July 2016 (14 days). The purpose of the engagement was to advise stakeholders that the project parameters had been revised, as

requested in feedback received from Phase One engagement, and to check whether they felt the revised project parameters had been met in the building concept design.



Community members review the concept design at a drop-in session

3.1 Online engagement

The Peanut Farm Pavilion project page on Council's *Have Your Say* was used as a central place for project information including the revised key project parameters. Feedback on the concept design was sought through an online survey.

3.2 Council webpage

Information regarding the project and the concept design was provided on Council's Peanut Farm Pavilion project page at <http://www.portphillip.vic.gov.au/peanut-farm-pavilion-upgrade.htm>

3.3 Project email address and phone number

A dedicated project email address peanutfarmpavilion@portphillip.vic.gov.au was available for community feedback and enquiries. The project website address and Council's ASSIST phone number were also provided on all communication materials.

3.4 Notifications to residents and businesses

A notification letter was sent out to 963 occupiers and absentee owners of properties in the St Kilda area.

The letter included an update on the project with concept design features, revised key parameters and information on how they had been incorporated into the concept design. The website link to the *Have Your Say* project page

and contact details for the project team were also provided.

An email was sent to participants from Phase One engagement and to all City of Port Phillip sports clubs, informing them of Phase Two engagement. The email included a link to the *Have Your Say* page and the project email address.

3.5 Existing sports user groups

In February, March and June 2016, Council officers met with sports clubs who use the pavilion, to discuss the design and club requirements, and hear their feedback.

3.6 Community drop-in sessions

Two community drop-in sessions were held at Peanut Farm Reserve. The first was held on Thursday 23 June, 4 pm - 7 pm and the second was held on Sunday 26 June, 10 am - 12 noon. The local community was invited to attend a session via letterbox drops, social media posts, website updates and signage placed around the park, to find out more about the Peanut Farm Pavilion Upgrade project.

3 Engagement feedback

3.1 Overall participants

Figure 1 shows how people provided feedback during Phase Two engagement. A total of 242 people visited the project page, 46 people downloaded a document, 23 completed the survey and three people provided feedback via email.

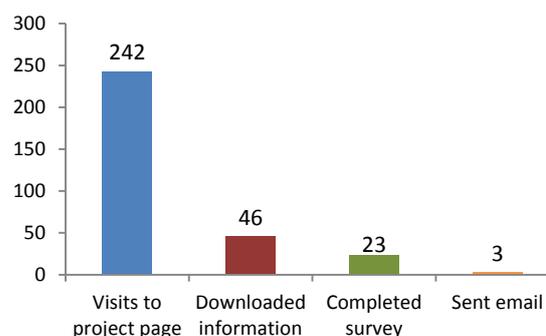


Figure 1: How people engaged

3.2 Survey respondents

A total of 23 surveys were received.

The majority of respondents indicated they live in St Kilda/St Kilda West (14). A number of responses were from residents who do not live in close proximity to the reserve (6).

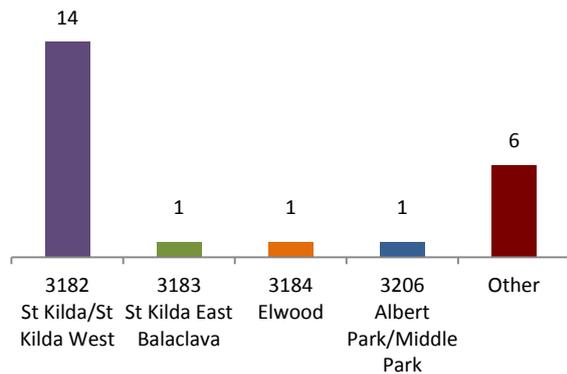


Figure 2: Survey responses by postcode

The age of respondents spanned five defined age groups, with the majority of respondents aged between 26 and 49.

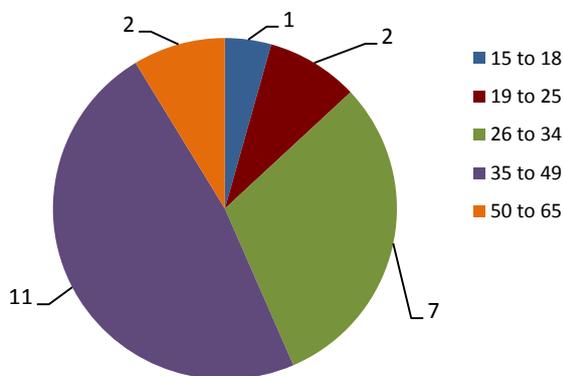


Figure 3: Survey responses by age group

Respondents were asked what their primary use of the park was. The largest users of the park were sports club members (8). Two respondents stated their child played sport there (2); four respondents walked their dogs at the park (4); three (3) used it for exercise; and three (3) for family/social gatherings. Three (3) respondents said they used it for other purposes.

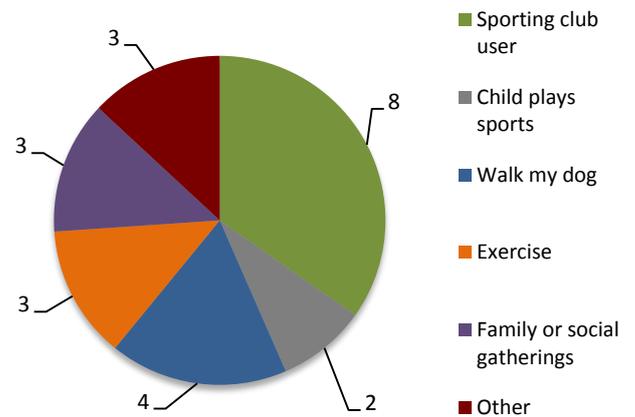


Figure 4: Survey responses by primary use of park

The survey also captured the gender of respondents. We received a high number of responses from females, compared to males. We received responses from seventeen (17) females and six (6) males.

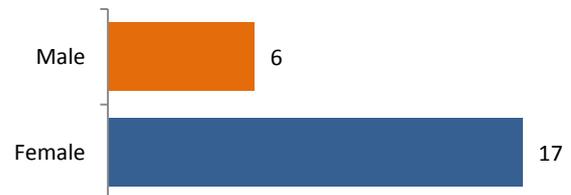


Figure 5: Survey responses by gender

3.3 Feedback on draft key project parameters

Survey respondents were asked to nominate whether they agreed the revised project parameters had been met in the concept design.

Council received 23 responses to this question. The majority of people (17) agreed; however, six (6) people disagreed. Respondents said they wanted additional scope items included in the project parameters. There were no recorded comments stating that the design did not meet the project parameters.

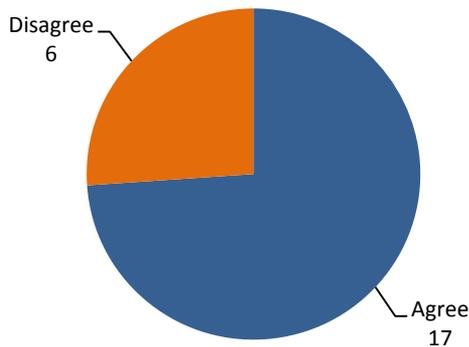


Figure 6 – Survey responses by agreement with project parameters

Survey Responses and Verbal Feedback

Council officers collated all feedback received via the online survey and the two drop-in sessions. Some people provided more than one item of feedback or suggestion for improvement.

The key feedback themes on the concept design are outlined below, along with the project team’s response:

3.4 Comments on the wider park

- Lighting and security around the park needs to be improved
- It is unsafe to use the park at night – install lighting around the park’s paths (9 respondents)
Lighting on the oval during winter and on the tennis wall (2 respondents)
- Importance of placing more rubbish bins around the entrance of the park (5 respondents)
- A new electronic scoreboard should be installed (3 respondents)
- Club flagpoles need to stay
- Need seating around the grounds, in consideration of the older generation
- Consider installing a BBQ next to the mural

The park is not lit up at night, it is unsafe.

Our Response

Lighting

- A reserve pathway lighting concept has been designed and will be considered for delivery in future budgets.

Bins

- The design includes a bin store for the club’s rubbish bins, which will ensure that public rubbish bins are not used for waste generated by the use of the pavilion.

Scoreboard

- The provision of an electronic scoreboard is not within the scope of the pavilion project.

Flagpole

- The flagpole will be retained. The location of the flagpole will be considered in consultation with the sports clubs.
- Seating around the oval and the outside the pavilion will remain.

BBQ

- The proposed landscaping treatments near the mural have been developed in consultation with Council’s Indigenous Policy Officer.
- Additional landscaping options are being explored as part of the project.
- A public BBQ in the reserve within proximity of the mural and sports oval is supported.

3.5 Comments on the Design

- New design looks good, and is a big improvement (6 respondents)
- Happy to see the mural wall is being maintained (2 respondents)
- Direct access to the toilets from the social room is required (9 respondents)
- Separate male and female toilets installed directly off the social room (3 respondents)
- The social room needs to be bigger (4 respondents)

Far more functional space than it currently has and will help current clubs build on off-field success through having an appropriate function/social space.

- Want the space to be available for community activities including socialising after football games, for educational purposes, as a leisure centre and as a place for homeless people to feel safe (4 respondents)
- Disagree with design of the change rooms (6 respondents)
- Change rooms doors opened out in the wrong direction - no privacy with change room three opening into the community room and all change room doors should face the oval (3 respondents)
- Don't want change rooms to be smaller (2 respondents)
- Additional change rooms didn't serve the group that uses them the most, and seats were required in change rooms so the coach could address the team (1 respondent)
- The bar and cool room was an important element to be retained (6 respondents)
- Keeping the existing bar tap was also important
- Build a second level on the pavilion (4 respondents)
- A single urinal is required in men's toilets
- Provide separate toilet facilities outside for the public, in order to differentiate club parameters from the general public during peak sporting hours
- Too much room is allocated for socialising and drinking, and may discourage families
- Need better heating in social rooms, to encourage patrons to attend the social engagements hosted by the sporting club
- Desire for overall landscape to remain untouched, by keeping the trees and refraining from using concrete on footpaths
- Storage room can only be accessed from outside the facility, which can be logistically challenging for sporting groups
- Design doesn't cater for any growth of existing clubs, and will limit participation and impact on facility's overall usage rates

Women do not want to walk through a change room to access the toilets.

The building footings should be maintained in case another level is required into the future.

Our Response

Mural

- The mural is an important feature of Peanut Farm and reinforces the reserve as an Indigenous Gathering Place.

Toilets

- The upgraded public toilets will service the community room should Change Room 3 be in use by sports teams. A covered walkway is proposed between the community room and the public toilets.
- When Change Room 3 is not in use by sports teams, groups using the community room will utilise the accessible toilet and the cubicle toilets.
- Urinals were not included to ensure all change facilities could operate as fully accessible unisex change rooms.

Size of Change rooms

- Change rooms comply with the AFL Facility Guidelines, and the Netball Victoria Guidelines and expectations. Both guidelines promote gender equality through unisex designs (cubicle toilets and showers).
- Change rooms 1 and 2 have the flexibility to be opened up to create one large change room space (100m²), for alternate programming and larger groups for training sessions.
- Seating in the change rooms will be provided.

Community Room

- Currently, the community room is utilised by groups other than the sports clubs.
- Additional use of the community room will be encouraged, post construction.

Removal of cool room

- The removal of cool room supports maximising the size of the community room and kitchen functionality.

Second level

- The design is for a single storey option. Facility requirements of the sports clubs and future additional services fit within the existing single storey footprint.

Concrete

- Concrete pathways have been proposed around the building to ensure accessibility. Gravel and other materials were considered but they do not guarantee accessibility, especially in times of wet weather or windy conditions.

Catering for growth

- The concept design allows for four change rooms, which will service the on-field needs of the sports clubs now and into the future. In particular, it will allow for netball and football to program simultaneously.

3.6 Sustainability

- Use sustainable building materials in construction and ensure minimal impact on the environment; use of solar hot water for showers and installing a rainwater tank was well received (6 respondents)
- Recycled products used in the building (1 respondent)
- Windows should be able to open to avoid air conditioning (1 respondent)

Our Response

- The refurbished pavilion is required to meet the Sustainable Design Scorecard.
- In addition to the Building Code of Australia requirements (which specify water and energy saving measures), the design includes solar panels and rain water goods on the roof, as well as a new water tank plumbed into the pavilion for toilet flushing.

3.7 Netball/basketball courts

- Netball courts require lighting at night so teams can play during the winter months (7 respondents)
- Want netball courts to be upgraded (2 respondents)

- Basketball courts need to be improved in order to encourage higher usage rate, resulting in improved community health and wellbeing

Please ensure there is appropriate lighting installed at the netball and football fields so training can continue in winter.

Our Response

- Conceptual designs have been completed to deliver Netball Victoria competition compliant courts at Peanut Farm Reserve.
- Additional work to understand the costs associated with delivery has commenced.
- The netball court upgrade design will include lighting design and costs.
- Lighting could be delivered at the same time as the court upgrades or at a future stage, subject to further community engagement.

3.8 Social Issues

- Providing a safe and secure place for homeless people is important (4 respondents)
- Shower facilities should be available for homeless people to access (1 respondent)
- Want to deter homeless people from sleeping near the building (3 respondents)

We need to find a safe place for homeless people to have shelter and safety.

Our Response

- There are a number of people who sleep rough at Peanut Farm Reserve. The concept design considers how all internal and external spaces will be made safe and accessible for users of the pavilion.
- Crime Prevention through Environmental Design (CPTED) principles has been considered during development of concept design.

- Council has protocols for assisting people who are sleeping rough. Council actively monitors and manages amenity of sites and space. Council continues to work closely with local agencies and Victoria Police to achieve better outcomes.



Other feedback themes

Many people provided qualitative feedback on the concept design along with their suggestions for improvement. Key themes from this feedback are outlined below.

4.1 Non-sport benefits

What we heard

Many park users liked the concept design. However, they thought the social room space should be made available for community activities including socialising after football games, for educational purposes, as a leisure centre and as a place for homeless people to feel safe.

It would be great if it could accommodate Sunday farmers markets and a dog agility course

Other comments around community use of the park included introducing a Sunday Farmers' Market, opening a cafe that a third party could run and providing a dog agility course

Our Response

The funding for this project has been provided specifically to upgrade the pavilion, with the

aim of increasing women's participation in sport and improving access for all.

The improvements will increase participation in sport by providing accessible change rooms for all genders and abilities. Victorian Government funding is limited to the upgrade of the pavilion. However, as part of the project, Council is looking at ways in which community groups may access pavilion facilities outside of the sporting club's required times.

4.2 Provision for sporting facilities

What we heard

A number of respondents felt that the concept design should include additional sports and spectator facilities.

There were a range of requests, such as upgrading the netball courts, allowing flexibility for sports clubs to grow, providing better seating for spectators, providing anti-graffiti elements and installing an electronic scoreboard.

Our Response

This feedback has been noted and provided to Council's Sport and Recreation team.

5. Next steps

Subject to Council endorsement of the concept design, construction is expected to start in late 2017.

We will continue to keep sports users and stakeholders revised as the project progresses.





For more information, please contact us via:

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