

OLC Co-Design Team meeting #4

On Friday 4th March 2022, 17 of the 20 co-design team members met face-to-face for a two-hour facilitated discussion to complete the process of the OLC re-imagining.

In addition to Architecture Associates, two guests were invited to attend. Miki from Rush Wright to respond to questions about the landscape concepts; Peter Barrett, specialising as a Heritage Consultant in historical places, to respond to questions about the heritage considerations of the site.

The purpose of this fourth meeting was to consider any new information, review the updated concept drawing developed by Architect Associates, ask questions and provide feedback to inform the final iteration of design (in the co-design process).

Chaired by Cr Peter Dimarelos, members engaged in considered and robust discussions, with experts called upon to respond to questions regarding protecting the heritage through the built form and landscape.

Confirmation of OLC Co-design Team brief

- To review all information
- To consider community feedback
- To inform a concept design for the new OLC that will meet communities needs

New information

The following documents were provided to the Co-Design Team prior to the meeting:

1. OLC Ground floor plan
2. OLC First floor plan
3. OLC Co-design workshop presentation pack

Feedback from Key Partners Group

Comments offered by Key Partners Collaborative Working Group include:

- Safety of north of site
- Traffic flow
- Parking constraints
- Outdoor basketball court close to road
- Encroachment of housing to west
- Space for library bus
- After hours access into spaces and through building.

OLYMPIC LEISURE CENTRE

CO-DESIGN TEAM

Sketch
GROUP

MEETING #4

4 MARCH 2022

AIMS

- ADDRESS HERITAGE CONCERNS
- REVIEW CONCEPT DRAWINGS
- MAKE RECOMMENDATIONS FOR NEXT STEPS

KEY OBJECTIVES

- REFLECT ON FEEDBACK SO FAR
- DEVELOP IDEAS
- FOR OTHERS TO ACT UPON
- COMMUNITY VISION



Next Steps

- EVERYONE to go to COUNCIL MEETING
- 3 REPRESENTATIVES
- SHERRYN TO SUPPORT

Presentation of consolidated OLC design option

Aided by the OLC Co-design workshop presentation pack, Architecture Associates provided an overview of the changes incorporated into this consolidated plan. Illustrations with text from the presentation pack are detailed in figures 1-3.

The Co-design team proposed:

- The new design reflects feedback and thanked Architecture Associates
- Liked the expanded community spaces
- There is a potential safety issue on the north with a nook being created, this could be addressed
- The 25m encroaching on the residential aspect- suggested moving pool south, relocating children's pool east into the nook space
- Cultural safety was raised again, with Co-design team seeking assurances that the spaces can be made private when required. Architecture Associates discussed desire to create flexibility and technological and fitting adaptations will be included in detailed design to ensure cultural safety.
- Outdoor spaces for families to sit when children using small pool



Figure 1 Landscape and public realm features



Figure 2 Ground floor features

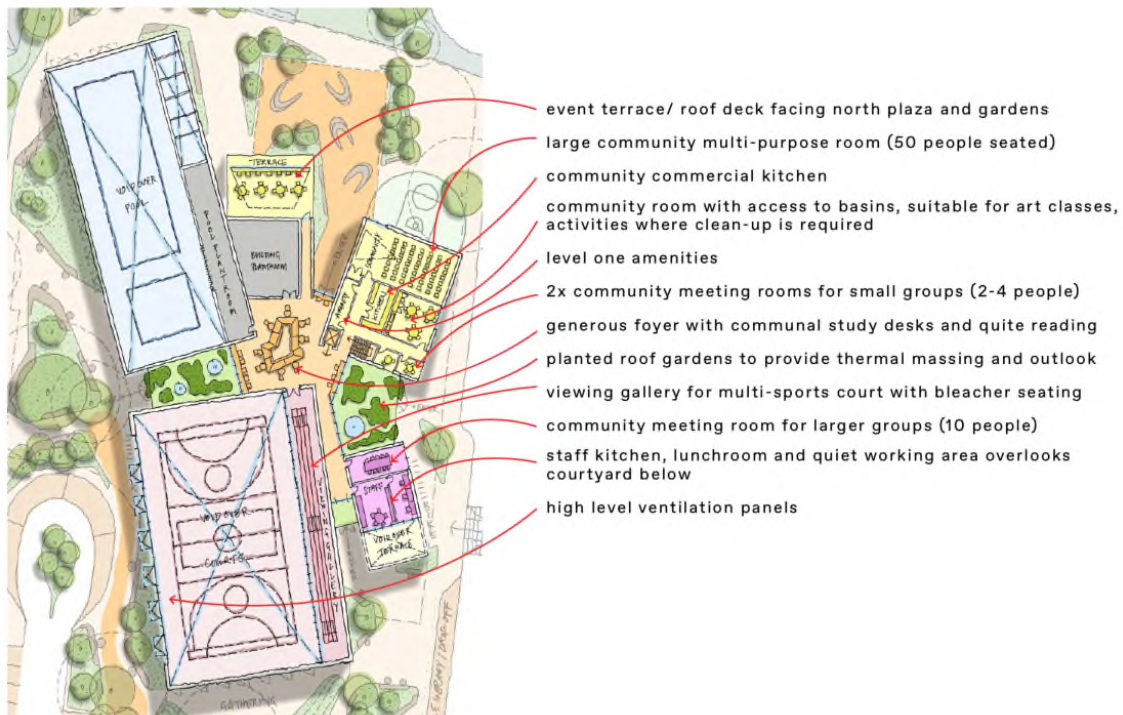


Figure 3- First floor features

Tree preservation

The existing trees on the site were discussed. Architecture Associates explained the plan to retain and protect all significant trees.

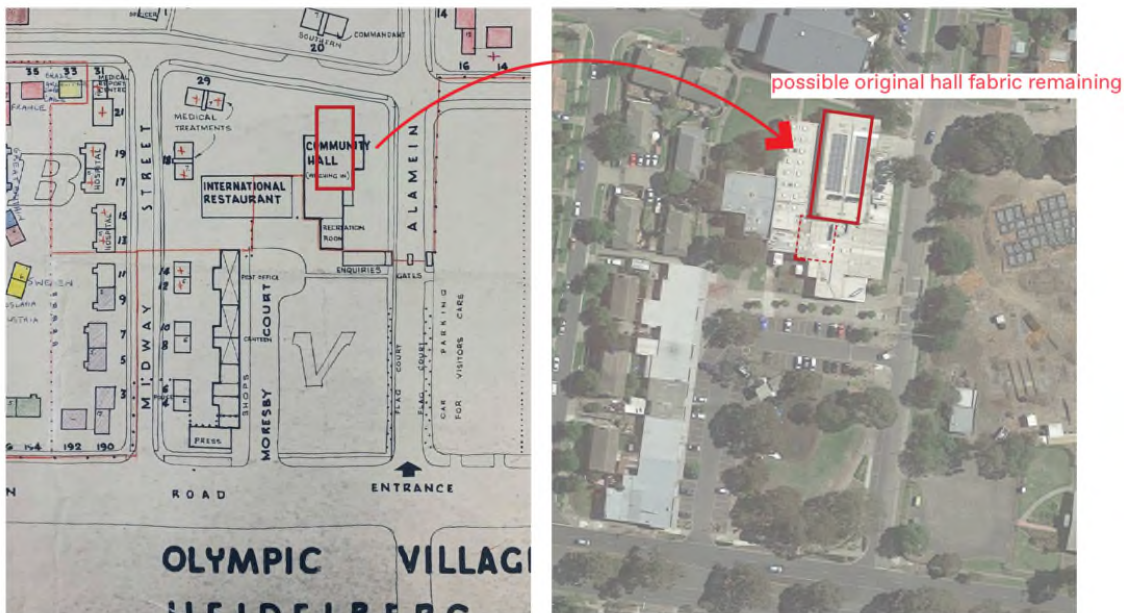
Heritage

The positioning of the original Olympic Athletes hall was discussed, and the complexities of its location cited:

- Blind façade to the rear of the building
- Poor lines of sight to rear of site
- Physical characteristics encourage anti-social behaviour, confirmed by BCHS staff member
- Banyule Community Health Service building encroaching on title boundary

Efforts to retain hall were explored but the following issues were identified:

- Did not improve natural light opportunities or connection to the outdoor environment
- Did not address CPTED issues
- Poor quality building fabric might be a risk due to age and/or other faults (rising damp, poor ventilation of the structure etc)
- Missed opportunity to use place space to activate surrounds
- Concentration (bulk) of the building did not improve pedestrian movements.



The Co-design team further interrogated the issue of the historical value. Questions included:

- Why hasn't Council applied to list the Olympic Village on the State Historical Register as recommended in a previous heritage study?

- What other ways can the heritage be reflected?
- Can the building be further modified through re-use of materials?

Peter Bartlett discussed his role in protecting and preserving the legacy and significance of historically significant buildings. Peter outlined some of the options, noting that conservation is not black and white:

- Retain in situ, but noted the building has been heavily modified and it not recognisable due to the later additions
- Demolish with Planning Permit through municipal authority
- Consider the story and feel of the Olympics in the design and landscaping of the new OLC

The Co-design team discussed other significant buildings in Melbourne where creative solutions to preserve the legacy were applied, including Pentridge Prison and Flinders Street Station. Architecture Associates shared a few possible ideas, such as retaining the footprint of the original built form in the new design. Co-design team discussed ideas including:

- using the bricks in the new built form
- Lowering walls to create outdoor courtyards
- Reflecting heritage in the landscaping
- Linking heritage walk to Olympic Park and Malahang

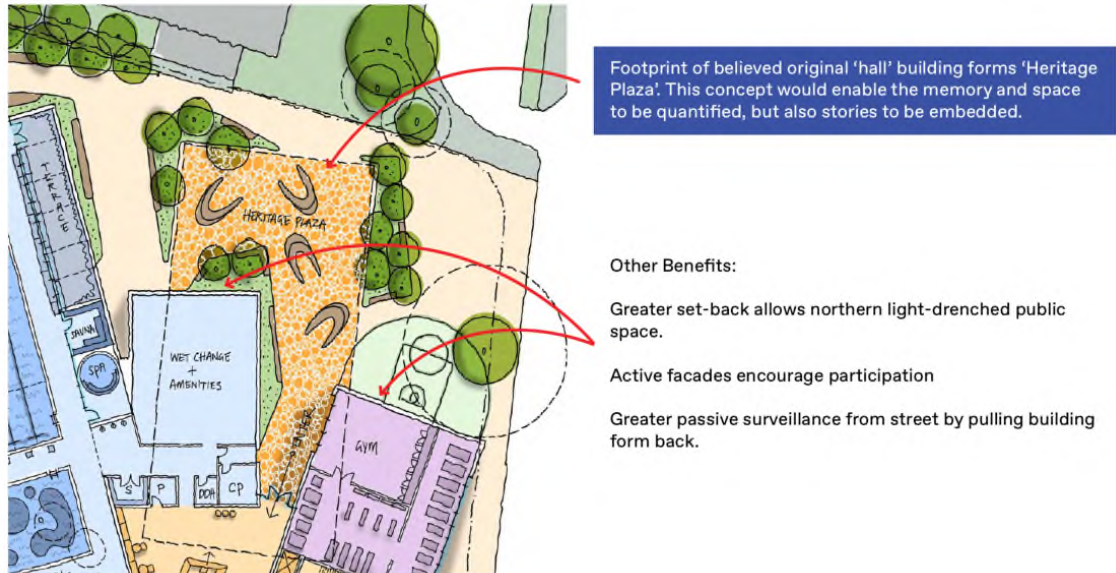


Figure 4 Options to retain heritage footprint

The Co-design team raised the issue of the local indigenous heritage and felt this too should be reflected in both the built form and landscaping. Homage should be authentic, not tick the box, and ideas included:

- Indigenous planting

- Embedded recognition into the built form
- Liked the outdoor gathering place in new design

Next steps

Discussed the multiple steps that will occur after co-design process is completed including:

- Architecture Associates to update sketch design by 11 March reflecting conversations from 4 March co-design meeting
- Co-design team to decide on whether to accept design
- Public engagement with the co-design team's concept
- Co-design team invited to present to Council in May
- Officer recommendations to Council
- If Council chooses to proceed, statutory planning and due diligence undertaken
- Further planning and design works

Irrespective of Council's decision, Co-design teams' vision for OLC will be valued and if required adapted to accommodate other planning and precinct considerations, including the heritage issue.

Presentation of community concept to Council

Co-design team agreed to attend Council meeting to present design. All co-design team members to be invited to attend, three delegates will be nominated to present. Co-design team to meet to plan presentation, supported by officers.

Co-design Team, consultants and staff thanked by Cr Dimarelos, noting the great work the team has achieved together.

Meeting close 6pm.