

Olympic Leisure Centre

Opportunities & Analysis Report

“A community building focuses on creating meaningful spaces and meeting places for a community to gather, learn, discuss, play and envision in. Ultimately they empower citizens and enable change.”

-Architecture Associates

March 2022

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We acknowledge the Wurundjeri Willam peoples as the Traditional custodians of the area and pay respect to their Elders past, present, and emerging.

1.0 Executive Summary

Background

Banyule City Council have recognised the need to upgrade the Olympic Leisure Centre building in Olympic Village. This report has been commissioned in order to capture the preliminary consultation process, design process and key opportunities that the project presents. This report follows previous work and is intended to be read in conjunction with the Site Investigations Report, also compiled by Architecture Associates and Rush Wright Associates. These reports, and extensive feedback received from the community to date will inform the development of a Concept Design for the re-imagination of the Olympic Leisure Centre and surrounds.

Opportunities

This project is an incredible opportunity to secure for the community a lasting and impactful resource. Throughout the site investigations and community consultation process, key opportunities have been identified. These opportunities have been grouped under the following headings:

- A Place to Connect to the Environment
- A Place for Everyone
- A Place for Informal Gathering
- A Multipurpose Place
- A Place for Storytelling

Within these themes exist various opportunities to enhance the social bonds of the Heidelberg West community by providing places and spaces that respond directly to their current and future needs. This report, combined with the Site Investigations Report outlines these opportunities and explains the observations, research and consultation process that led to these being identified and form the basis of our project recommendations.

Community Co-Design Process

A community consultation process was designed and implemented by Council and has included a diverse range of activities. This report captures an overview of the community co-design process, which was an integral part of observing, listening and understanding vital needs and desires of the community. The co-design process included four community workshops with the selected community co-design cohort. The co-design working group included representation from a diverse group of people from the

local area, with diverse backgrounds, needs, wants and opinions. Through conversation, testing of ideas and feedback, the group was able to arrive at the formulation of a preferred return brief that would form the basis of the Concept Design.

Return Brief

The return brief developed during the co-design workshops outline key spaces that the community representatives believe necessary to deliver maximum community benefit through this project. The brief has been tested through design studies on the site and a feedback loop assisted in refining this brief. The return brief outlined the following broad spaces for inclusion:

- Aquatic Functions
- Gymnasium
- Indoor Sports & Events Hall
- Multipurpose Community Rooms
- Landscape & Urban Realm Improvements

These main spaces were further articulated by the community and details are defined in the report body.

Community Co-Design Outcome

The co-design team were able to arrive at consensus during the workshop sessions and the return brief that was developed by this group has been tested in preliminary site and building floor plans. By the conclusion of the community co-design process, it was agreed that the final sketch plans (Design Option D) represented the community’s needs and desires and should be developed further into a Concept Design.

Summary & Recommendations

There are multiple opportunities that present in this once-in-a-lifetime project to re-imagine the Olympic Leisure Centre. It is clear the project will have a lasting positive impact for the residents of Heidelberg West. Heidelberg West currently lacks civic architecture and infrastructure and this project, at the heart of the Olympic Athletes Village and in close proximity to natural systems is a chance to provide meaningful spaces and meeting places for the community to gather, learn, discuss and envision in. This project has an opportunity to empower citizens and enable positive change.

There are a series of recommendations that we make for the next phases of the project, that are summarised at the conclusion of this report. A Concept Design is currently being developed.

Issue Register:

Issue	Issued By	Issue Date
Report to City of Banyule	Danielle Peck	23.03.2022

2.0 Opportunities

2.1 A Place to Connect to the Environment

2.1.1 Indoor/ Outdoor Relationships

Connection to the environment was a key theme established through the community co-design discussions. The site presents opportunities to directly relate to the immediate surrounds, and different ways of achieving this connection are possible. The co-design group discussed a need to be able to visually connect through well-orientated glazing, as well as physically connect through courtyards and terraces. Strong connections to the surrounding environment will encourage healthy indoor spaces through best-practice cross-flow ventilation and purges. Bringing fresh-air into community facilities is vital, not only in a post-pandemic world, but to enable comfortable spaces at all times of the year,

There are many strategies that should be considered to achieve a building that is well-connected to the outdoor environment, as follows:

1. Openable doors that lead people directly from an indoor environment to an outdoor environment. This outdoor environment could be enclosed by a barrier, so it is still part of the 'facility', or it could join into the larger urban realm, so that the building encourages activation of the village green. A variety of direct connections should be explored.
2. First-floor terraces can offer opportunities for views down onto the surrounding green open spaces, as well as offer spaces for potted planting and enjoyment of fresh-air.
3. High-level operable windows; these can allow for night purges of accumulated hot air, or, in the case of an aquatic environment, chlorinated air. They also enable the building to operate in mixed-mode for shoulder seasons and encourage breezes in warmer months when orientated correctly. External planting around operable facades further assists with passively cooling the building and reducing operational costs of mechanical systems.

In combination with considerations of orientation, building access and thermal envelope insulation, connections to the surrounding environment are a high priority for this community and make good environmental sense.



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1 Phoenix Community Garden Building, Office Sian 2017;
2 Amant Art Campus, SO-IL 2021;
3 Shibaura House, Kazuyo Sejima 2011;
4 Standaertsite, AE Architects, Carton1233 2019.

2.1.2 Connect to Broader Landscape

As well as connecting to the immediate environment that surrounds the leisure centre, there is an opportunity to connect to the broader context. The site's proximity to the natural Darebin Creek corridor and Olympic Park sports fields presents an opportunity to further enhance activation and healthy lifestyle. While many community members acknowledged use of these adjacent recreational areas, they did not relate them as connected to the existing Olympic Leisure Centre. It seems that if a clearer connection was established, the linked sites would enjoy a higher level of usage and greater community benefit as a consequence. Some considerations that should be assessed in the early design phases include:

- 1. Navigation between key community assets; this may include signage or pavements treatments to connect these destinations.
- 2. Landscape corridors enhanced through tree canopy connections. There is an opportunity to extend the natural corridor of the Darebin Creek by street-side planting. This would be a positive outcome for the site's ecology, and would also have a powerful educational role in the community. It is proven that even small vegetation links will encourage biodiversity. Given the strong local bird life, one can imagine the enormous benefits of such a connection being established.
- 3. Informative/ interpretive information presented could be presented at the re-imagined Olympic Leisure Centre that encourages understanding of the wider context, it's histories and ecological importance. This is further discussed throughout this report.



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1 Darebin Creek;
2 Olympic Park, Heidelberg West;
3 Darebin Creek.



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2.1.3 Sustainable Exemplar

The community have been very clear that any new development should be an exemplar in sustainability and strive to exceed expectations. This is a key opportunity for City of Banyule to exhibit best-practice, visible sustainability. The opportunities to do this are wide-ranging given the context, and below are just some of the ways that this could be achieved:

1. Energy Production, Zero Carbon. Any new development should aspire to deliver a zero carbon footprint. While this can be achieved with offsets and credit systems, as well as purchasing of green power- this project has the opportunity to produce energy on-site and store energy on-site.
2. Water Sensitive Urban Design. The vast landscape that surround the leisure centre are a perfect opportunity to treat water run-off on-site in a visually and environmentally responsible way. Garden beds adjacent to vehicular parking, and at key low-lying areas of the site can assist in this process and neutralise pollutants before they reach our natural water bodies. New carpark areas also have the opportunity to showcase permeable surfaces.
3. Sustainable Transport Encouragement. Electric vehicle charging stations, bicycles parking, end of trip facilities and ride-share dedicated parking bays contribute to encouraging sustainable travel options.
4. Visible Sustainable Systems. Systems that enable sustainable practice need not be hidden away, they can be celebrated. Water tanks, water treatment beds and solar-panels are part of contemporary building language and data from the buildings operating systems can be made available to the community through visual display. This visibility plays an important educative role and importantly, accountability.
5. Materiality. Careful consideration should be given to material selections. Recycled content should be championed, and best-practice low, or no toxicity should be specified.
6. Certified Industry Best-Practice. The project has the opportunity to certify its achievements through a number of recognised industry programs, including The Living Building Challenge, Green Star and others.

1 East Pilbara Arts Centre, Officer Woods, 2017; 2 Water Permeable Carpark; 3 Water Sensitive Urban Design Rain-gardens; 4 Solar Panels.

2.2 A Place for Everyone

The community have recognised and are respectful of the many circumstances and backgrounds that make up the Heidelberg West people. They desire a centre where everyone feels welcomed and can enjoy a variety of activities in their leisure time, as well as a place where direct community services may be considered. The future Olympic Leisure Centre must provide a facility that reflects these needs. This requires a diverse offering not only of program, but also of spatial characteristic, acoustic, sensorial, textural and colour diversity. There must be consideration given to learning environments, including community rooms and aquatics learning, quiet spaces, spaces to be loud and messy and places and spaces for quiet contemplation. The centre must feel safe for all, and open for all. The Heidelberg West community is made up of a range of different religious groups, so the centre must make culturally safe spaces available and an exemplar for accessibility for a range of mobility circumstances.



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1 Quail Hill Community Center, HMC Architects 2017;

2 Granby Winter Garden, Assemble Studios 2019;

3 Outreach Foundation, Local Studio 2015;

4 KiTa im Park Daycare Center, Birk Heilmeyer und Frenzel Gesellschaft von Architekten 2020.

2.3 A Place for Informal Gathering

As well as specifically programmed rooms and activity areas, the project must contemplate spaces for informal gathering. The community has reflected that the current leisure centre is often used for informal social gathering, that include conversation, playing informal games or just ‘hanging out’. It is important to the community that they are able to adapt and occupy the building as they desire, and as their needs will likely change into the future that they can appropriate the spaces as they see fit. The design for any re-imagination of the Olympic Leisure Centre therefore must be generous with public space. Foyers, corridors, terraces, entries, waiting spaces and other un-specific programmed spaces should be utilised and harnessed for informal gathering.



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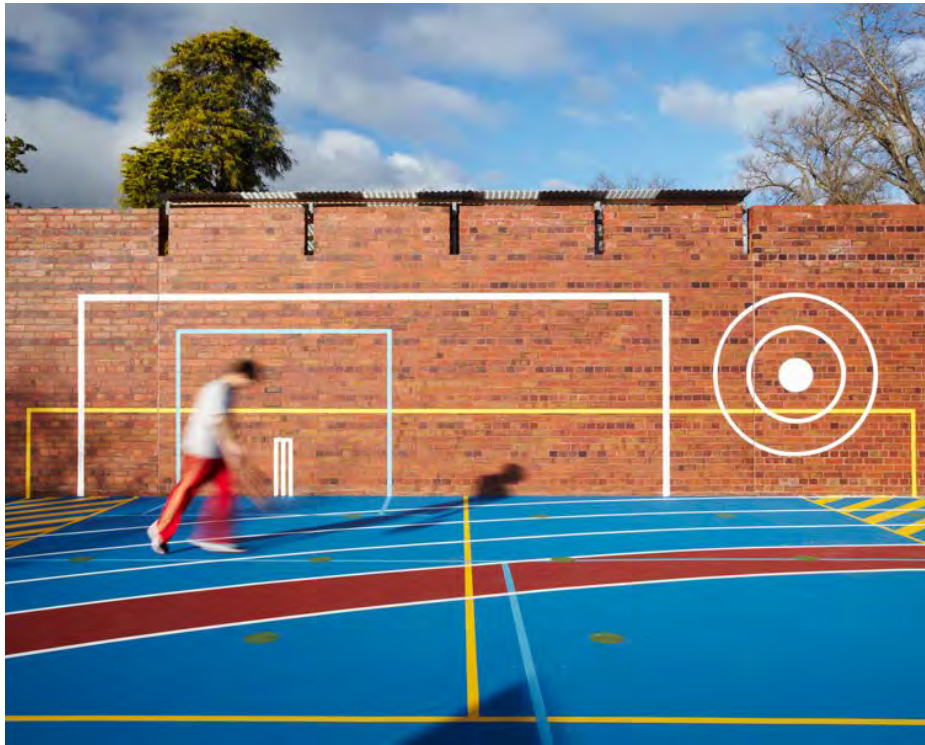


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1 Co-Working, Appareil 2017;
2 KiTa im Park Daycare Center, Birk Heilmeyer und Frenzel Gesellschaft von Architekten 2020;
3 Granby Winter Garden, Assemble Studios 2019;
4 wunggurrwil dhurrung, REALMstudio 2020.

2.4 A Multipurpose Place

The community identified a large and diverse set of programmatic needs and desires, including the clear retention of aquatic functions, and a large multi-sports and events space. Given the large footprint of these core needs, it is important that the facility make use of multi-purpose and multi-layered environments. Every element of the building and landscape is an opportunity to embed passive and active programs. Careful thought should be given to making sure spaces can be adaptable and flexible. For the success of these spaces, storage adjacent to key spaces is important. A key opportunity presents itself in the development of the main 'sports hall', which the community have expressed should cater for multiple sports, be available for large community and cultural events and extend out into the landscape.



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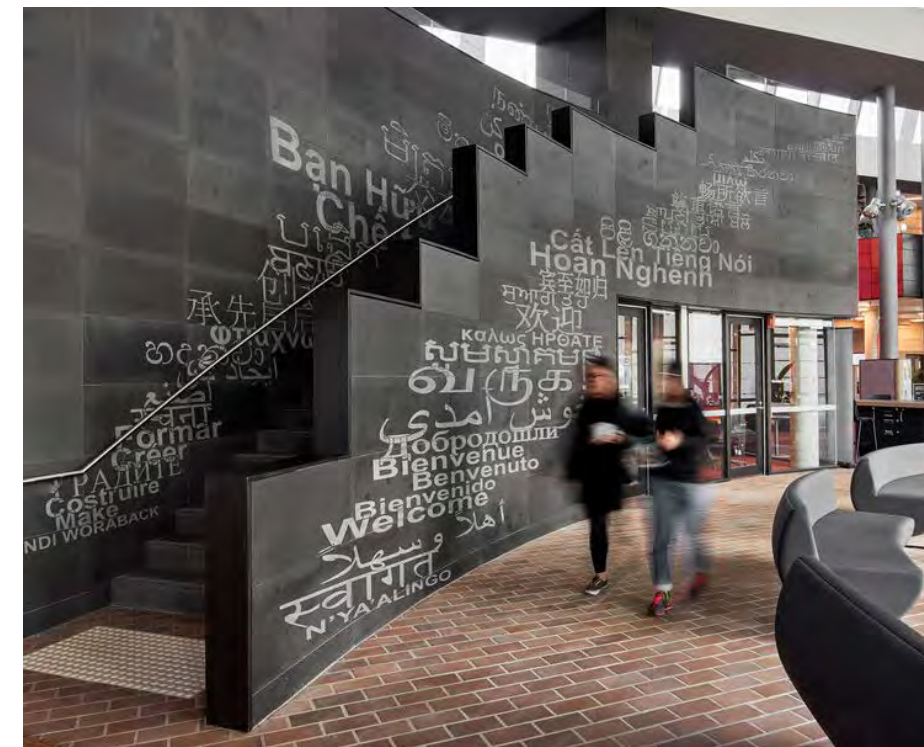
- 1 Box Hill Gardens, Aspect and NMBW 2014;
- 2 Co-Working, Appareil 2017;
- 3 New Addington, Assemble Studios 2013;
- 4 Community Centre, 2001 M(J)P 2018.

2.5 A Place for Storytelling

In recognising the site is layered with history, the community have identified the need for meaningful storytelling to infiltrate the project. The re-imagination of the Olympic Leisure Centre and surrounds is an opportunity for locals and Council to educate and celebrate the enduring and eventful past through engaging narratives. With the possible re-working of significant urban realm and landscape in the immediate context of the building, there are opportunities to tell stories of First Nations People, through mapping, language and natural systems re-generation. Through careful studying of the site's more recent Olympic history, there are opportunities to explain the significance of these events to local residents and visitors alike, through engaging interpretive artworks and infrastructure. The Olympic Village, Heidelberg West, is a vast area that includes many structures forming part of it's collective whole; the re-imagination of the Leisure Centre is an opportunity to be the centre of this knowledge and a place where information is displayed and disseminated. Post Olympics, Heidelberg West has seen an influx of multicultural and diverse backgrounds that all form integral layers of its character and essence; the project presents an opportunity to provide spaces that celebrate and serve this particular community.



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1 wunggurrwil dhurrung, REALMstudio 2020;

2 Springvale Library, Lyons & Rush Wright Associates 2021;

3 Springvale Library, Lyons & Rush Wright Associates 2021;

4 Hyder Garden, Material Thinking 2018.

3.0 Community Co-Design Process

There have been numerous community engagement activities, organised by Council, undertaken in an effort to receive as much feedback as possible for any future re-imagination of the Olympic Leisure Centre and surrounds. These have included online surveys, community-wide physical activities that took place in January 2022, and a 3-month long community co-design process. The co-design team was made up of a diverse representation of community members whom participated in four (4) workshops between December 2021 and March 2022. During these sessions, the community discussed their needs and desires as well as giving direct feedback to design options that were tested following their project brief development. The community were also presented with professional input from architects, urban and landscape designers, heritage consultant, aquatic operations experts and facility managers- they were able to consult and query these consultants in order to arrive at informed opinions.



Community Co-Design Members after a workshop discussing design options and thinking for the re-imagined Olympic Leisure Centre project.

3.1 Co-Design Workshop #1

The first co-design workshop occurred on Friday 26th November 2021, focused on the community working through key project ideals. External consultants were not present at this first session. Items discussed covered, amongst other things:

1. Who is the Olympic Leisure Centre being designed for?

"We're re-imagining a facility for a strong community who are proud to be local; with diverse backgrounds, experiences and needs; for our past generations, long standing residents, for the newly settled from lands near and far and for generations to come; and for every age group. We are re-imagining for those that are thriving, the surviving and those that need to be nourished and supported. We're re-imagining for those who use OLC, those who don't want to lose it and those that don't know they need it; for people with aspirations to live a local, sustainable and connect lives; who seek opportunities to learn, share, connect, heal, and belong."

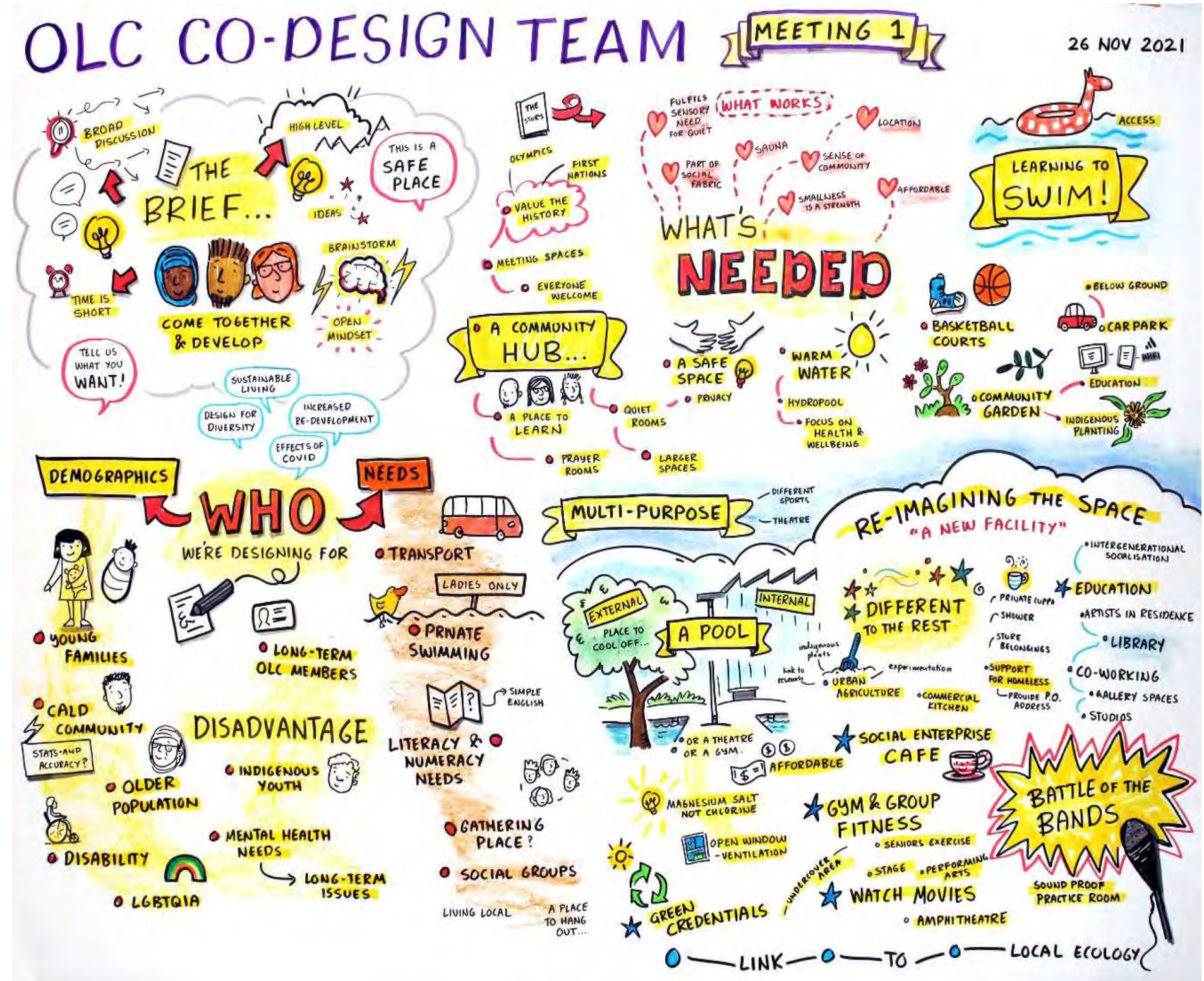
Co-Design Meeting Minutes, 'working theory'

2. What does the Olympic Leisure Centre need to offer?

"The re-imagined facility needs to protect and retain the elements that underpin the social fabric of this community; the Olympics heritage, the diversity, and our First Nations people. The gym, the aquatics, the court space and a place to meet are important elements to retain. The re-imagined facility will be an affordable place to be; that comforts, heals, protects and connects people. It will retain the concept of small, local and connected whilst making space for large and loud. It will be a space welcomes people for a little or a long time, for extended hours over the week; for active and passive recreation; to explore diverse interests and cultural pursuits; to socialize and support and to learn and grow together. The re-imagined facility will promote partnerships with local services and will welcome people from all walks of life. It will become the Village hub; "green", actively connected, flexible, adaptable, culturally appropriate and intergenerational."

Co-Design Meeting Minutes, 'working theory'.

Conversations captured after
co-design session #1.



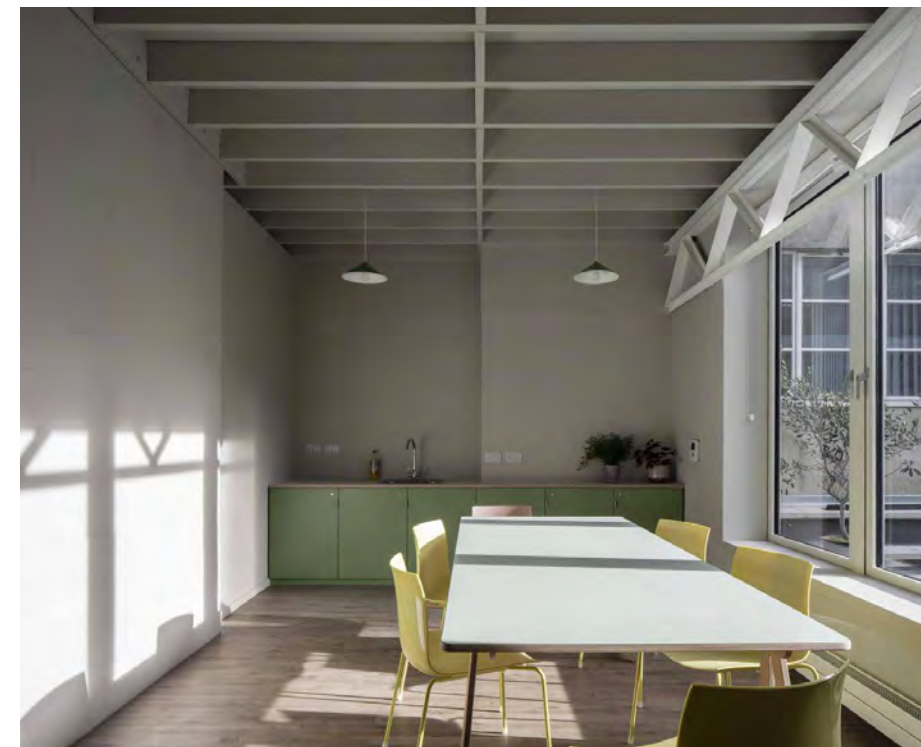
3.2 Co-Design Workshop #2

3.2.1 Diverse Uses

The aim of co-design workshop #2, which occurred Friday 10th December 2021, was to develop a brief that could be used to test design options for a re-imagining of the Olympic Leisure Centre. The workshop began with a presentation of an array of building uses suited to a public setting. What became clear from the discussions throughout the session, was that although the aquatic function was a priority, other community needs and desires were communicated that needed to cater for a diverse community fabric. The role of the various functions discussed addressed leisure activities as well as spaces for education, and well-being. It was clear from the co-design's feedback that they are ambitious, passionate and clear that diverse communities need diverse spaces.



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- 1 Holborn House, 6a Architects 2021;
- 2 Holborn House, 6a Architects 2021;
- 3 Seyðisfjörður Swimming Hall;
- 4 Outreach Foundation, Local Studio 2015.



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3.2.2 Adaptable Spaces

The group also discussed how diverse uses could be included if we thought about spaces as adaptable. The community understand that to deliver upon an array of spaces that some of these spaces will need to be able to adapt as the community needs grow and change, and also at different times of day to accommodate needs and desires of all. The group discussed making sure all spaces are well-served with the appropriate amenity and support spaces so they can be multi-functional and able to transform. Adaptability also implies community ownership and cooperation, which seem to be core ideals embraced in this conversation. The concept of adaptation is also harmonious with the communities attitude that the building remain 'local', which is open to multiple interpretations, but perhaps best speaks to a desire for humble spaces rather than "showy" spaces; there is a need for each space to work hard.

- 1 Phoenix Community Garden Building, Office Sian 2017;
- 2 Grace Farms, SANAA 2018;
- 3 Shibaura House, Kazuyo Sejima 2011;
- 4 Standaertsite, AE Architects, Carton1233 2019.

3.2.3 Aquatic Functions

Aquatic functions were discussed at length during each co-design workshop, and voted upon in sessions #2 and #3. There was a close-to unanimous acceptance that aquatic functions should remain at the Olympic Leisure Centre, and strong opinions were expressed about the form in which they should be included. In co-design workshop #2 it was clear that at a minimum a 25-metre lap pool should be embraced, this was re-confirmed in co-design workshop #3. The co-design group also expressed the needs for hydrotherapy, which could come in the form of a spa that was able to be heated to a higher temperature as well as a sauna. It was also apparent that the community desired a pool that was capable to introduce young people to and encourage swimming lessons for all ages. Various members of the group expressed difficulty in accessing other nearby swimming facilities, none of which are within walking distance, and are not well serviced by public transport and are anecdotally operating at capacity.

Types of pools were discussed, the group talked through 'leisure' pools, that could be outdoors, and not for lap swimming, as well as smaller groups of pools, rather than a larger body of water. However, it was clear that the community has a strong desire for a 25m lap pool at a minimum, to be accompanied by a smaller 'learn-to-swim' pool, with spa and sauna facilities. All aquatic functions are to be indoors and be able to be made culturally safe as required.



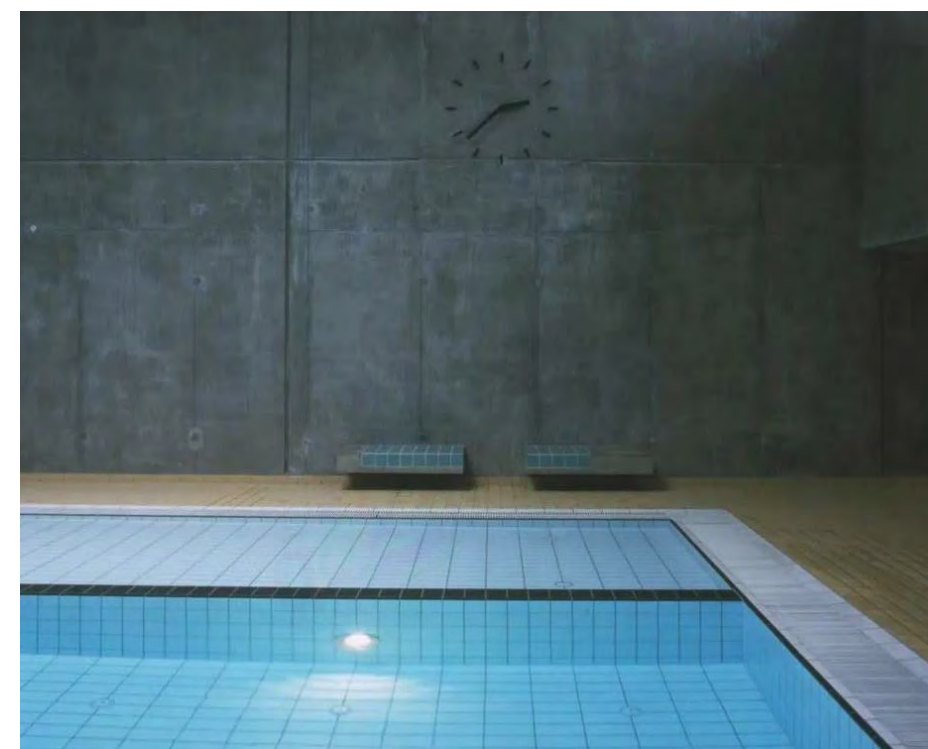
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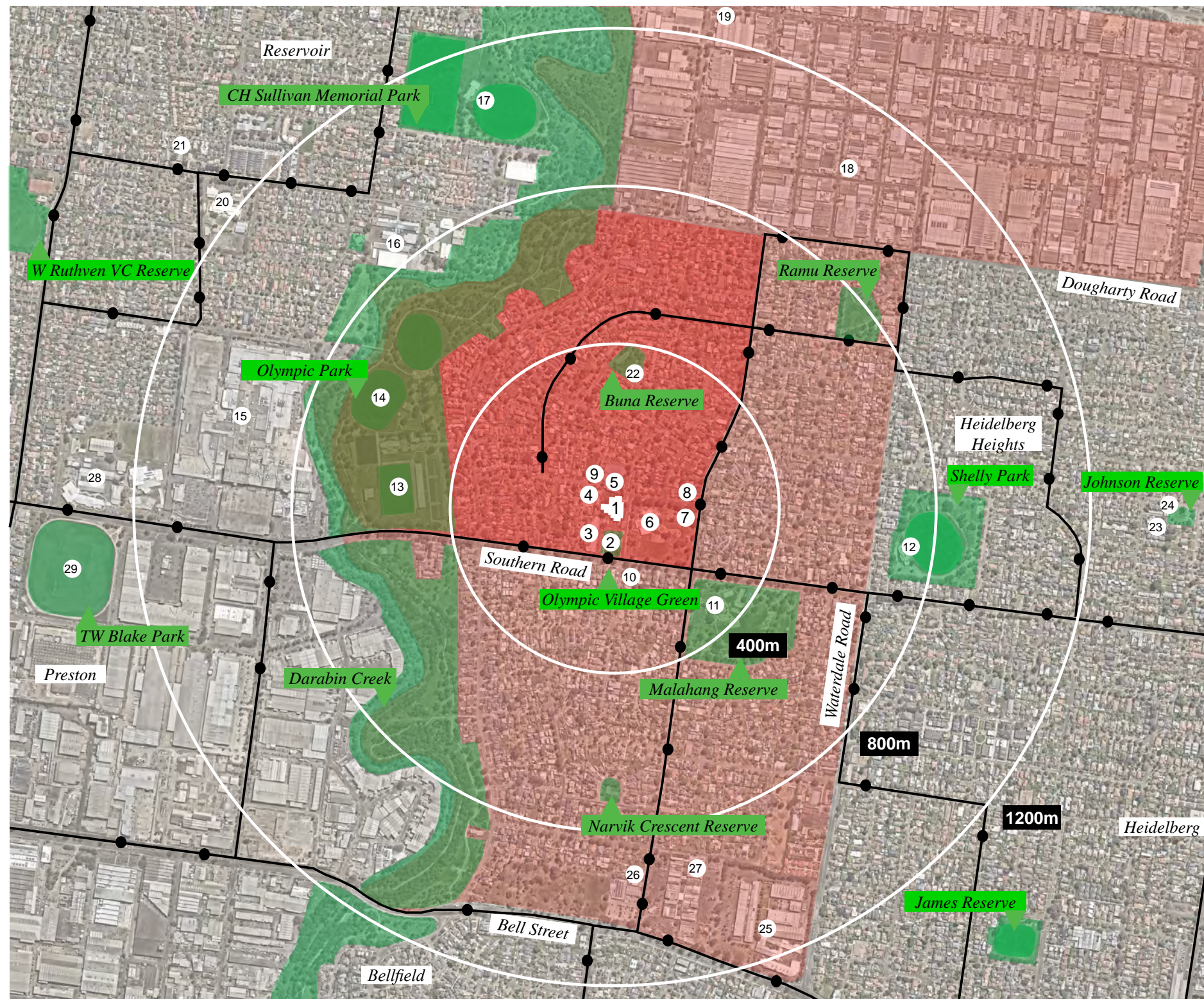
1 Fairfield House, Kennedy Nolan 2017;

2-3 Freeman's School Swimming Pool, Hawkins\Brown 2017;

4 A Public Bath, Entasis Arkitekter 2002.

3.2.4 Part of an Ecology

It is recognised that the Olympic Leisure Centre is part of a wider network of community facilities, both existing and planned- as well as a network of public spaces. It is important that any new facility make good use of public funds and deliver spaces and services that are currently not imagined, or catered for. This mapping exercise was developed and discussed with the community co-design group. Existing offerings are understood through this exercise and the task further informed the final return brief that was developed by the community.





3.2.5 Community Feedback

The working session was able to develop a draft return brief for the design team that was to include the following considerations:

1. Aquatic Features:

- Swimming lessons important for all ages
- Warm water/ hydrotherapy valued for health
- Culturally safe environments

2. Adaptable community spaces

- Spaces where functions can be shared and changed
- Spaces that welcome everybody/ inclusive design
- Spaces of differing sizes for diverse uses
- Spaces not 'owned' by a particular use

3. Adaptable indoor sports space:

- Sheltered sports area for multiple sports
- Consider ability to socialise in this space
- Informal active spaces

4. Indoor/ outdoor connection:

- Spaces that relate to the landscape
- Spaces that can open to the outdoors
- Spaces that encourage outdoor activation
- Indoor spaces that take advantage of the outdoor environment
- Good building orientation for best natural light

5. Outdoor gathering spaces:

- Spaces for active/ passive use in the surrounding landscape
- Greater site activation through thoughtful landscape design and amenity
- Greater site safety

6. Consideration of parking:

- Consideration of existing parking
- Consideration of future parking demands
- Consideration of best practice sustainable/ city-wide parking strategies

Conversations captured after co-design session #2.

3.3 Co-Design Workshop #3

3.3.1 Site Investigations Discussion

During Co-design workshop #3, which occurred on Friday 11th February 2022, the co-design community members were presented with a draft copy of the Site Investigations Report, prepared by Architecture Associates and Rush Wright Associates. Key findings were discussed, some of which included:

- The area now known as Heidelberg has been inhabited by First Nation people for tens of thousands of years and has a rich cultural heritage.
- It is evident that the Heidelberg West people form a diverse multicultural neighbourhood with a strong sense of community.
- The 1956 Summer Olympics (Melbourne 1956), were an international multi-sport event. Heidelberg West was the ultimate location for the athletes village.
- West Heidelberg is comprised of a largely residential landscape with limited civic architecture.
- Heidelberg West is situated close to multiple significant water sources, such as Darebin Creek and the Yarra and Plenty Rivers.
- The Olympic Leisure Centre and Village Green is the heart of the Olympic Village.
- The current Leisure Centre building is largely uninviting in nature. The building includes the original Olympic Village Hall to which a medley of interventions have been added over time. A sprawling single-storey structure, it has no distinguishing features with unarticulated creme brick facades and small unfriendly openings with limited connection to the outdoor environment.
- The Village Green is part of the same Olympic Village precinct and is currently under-utilised. Together, they are part of the historical urban fabric, and have potential to support passive and active engagement relating to the Leisure Centre.

1 Darebin Creek; 2 Students from Olympic Village School; 3 Residential area adjacent to Olympic Leisure Centre 2021; 4 Olympic Village Green 2021.



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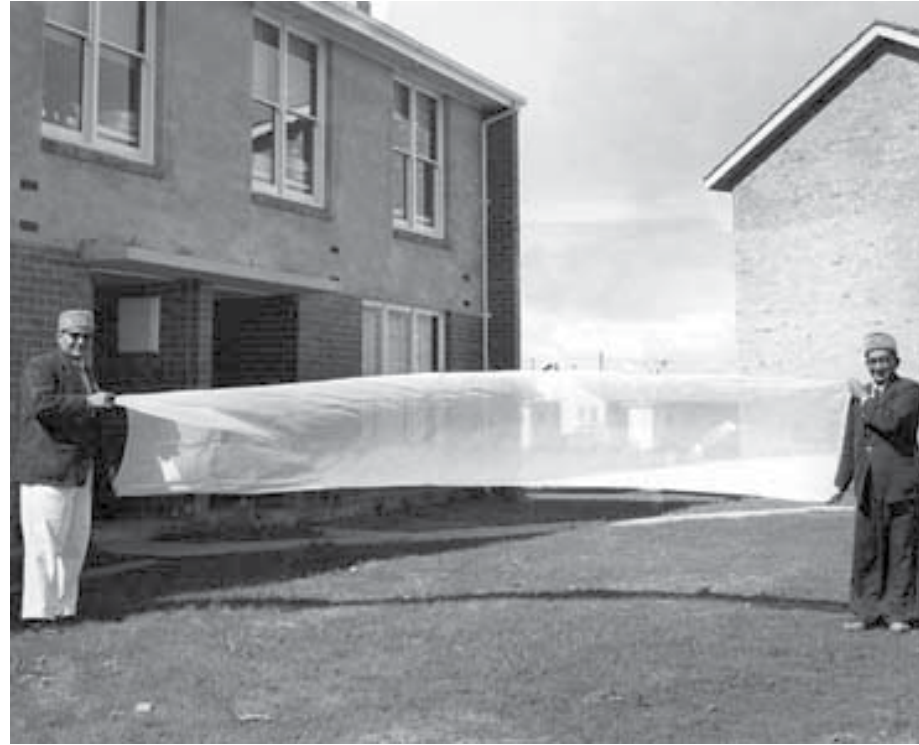
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- In 1956 John Ian Wing, a 17-year old Chinese-Australian student from Melbourne wrote an anonymous letter to the International Olympic Committee with a new idea for the closing ceremony. His suggestion was that instead of athletes marching as national teams, they would mingle together freely - in his words 'during the march there will be only one Nation. War, politics and nationality will be forgotten. What more could anyone want, if the whole world could be made as one Nation.' The suggestion was adopted and remains an Olympic Games tradition to this day.
- Alamein Road is a gateway to a community.
- One knows one has entered the Olympic Village with the Olympic rings hanging proudly as they did in 1956.
- Moresby Court and parking dissects the site and brings vehicular traffic in between the key community facility and public open space.
- Materials in the pedestrian realm are basic and aged. There are many bollards but few benches provided around the Leisure Centre. The surrounds are under-utilised but have great potential.
- The Olympic Village shops were part of the estate developed by the Housing Commission of Victoria for the games. They are now privately owned. Few shops are occupied and many are in disrepair. This project presents an opportunity to encourage renewal of these shops, actively or passively.
- The Olympic Leisure Centre site is zoned as 'Public Use - Local Government Zone (PUZ6)'. This distinguishes it from other Public Use Zones for Education or Health.
- The Olympic Village is included in the local government heritage overlay and is protected under the local planning scheme (Banyule). The overlay applies to associated buildings, fences, roadworks and street furniture. A permit is required to demolish, construct a building or carry out works to the site.
- The Statement of Significance acknowledges that heritage value includes 'historical, social and aesthetic' elements.
- The Olympic Leisure Centre and Village Green are not listed in the Victorian Heritage Register.

1 Olympic Village entry; 2 Pakistan team members demonstrate the length of a turban for a curious Australian public at the Olympic Village; 3 Athletes walking through Olympic Village shops; 4 Olympic Village boundary with housing in background.

3.3.2 Design Option A

Design Option A presented a compact two-storey centre with an indoor multi-sports court, indoor 4-lane lap pool and shallow pool with sauna, with two community multi-purpose rooms on the second floor.

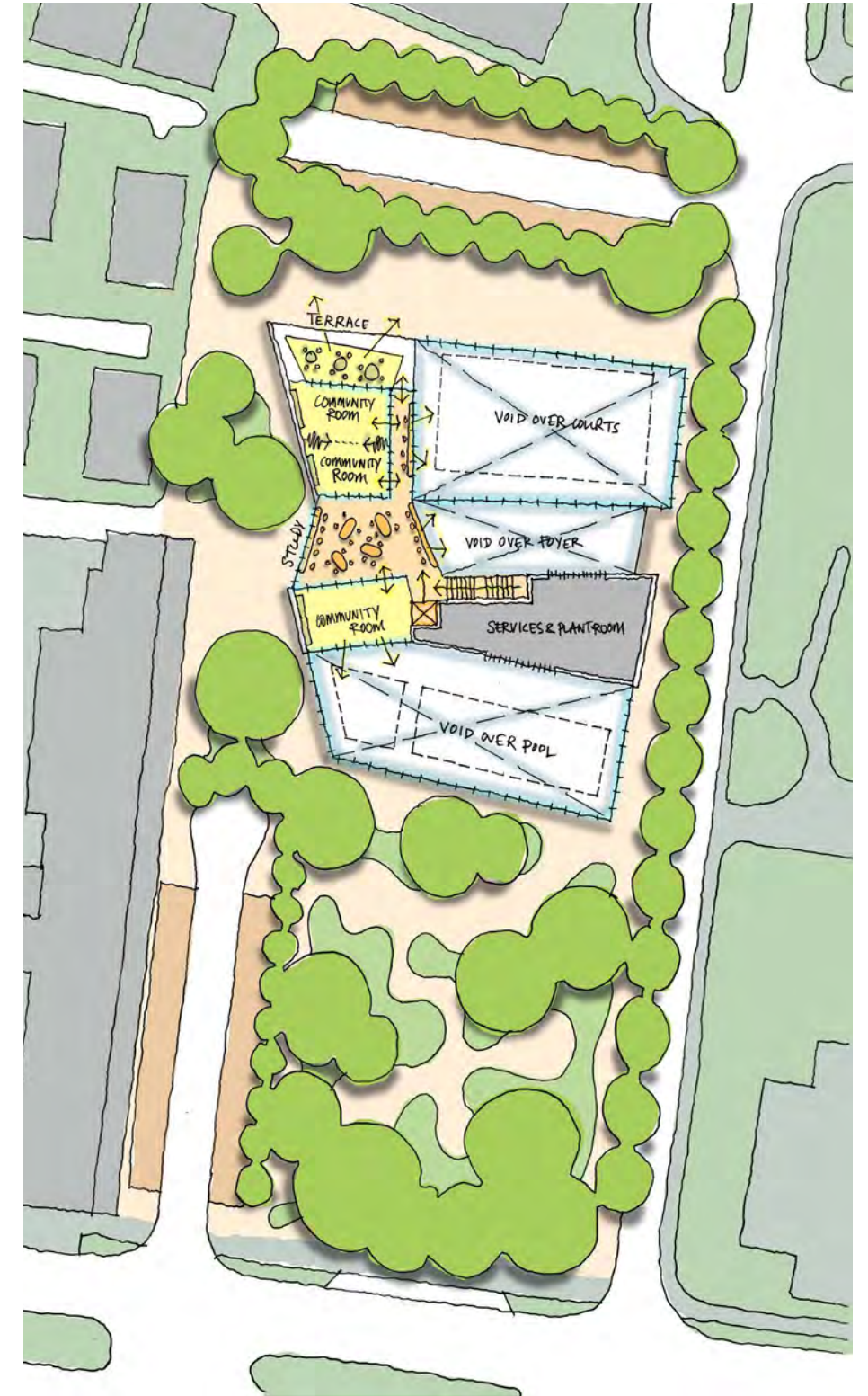
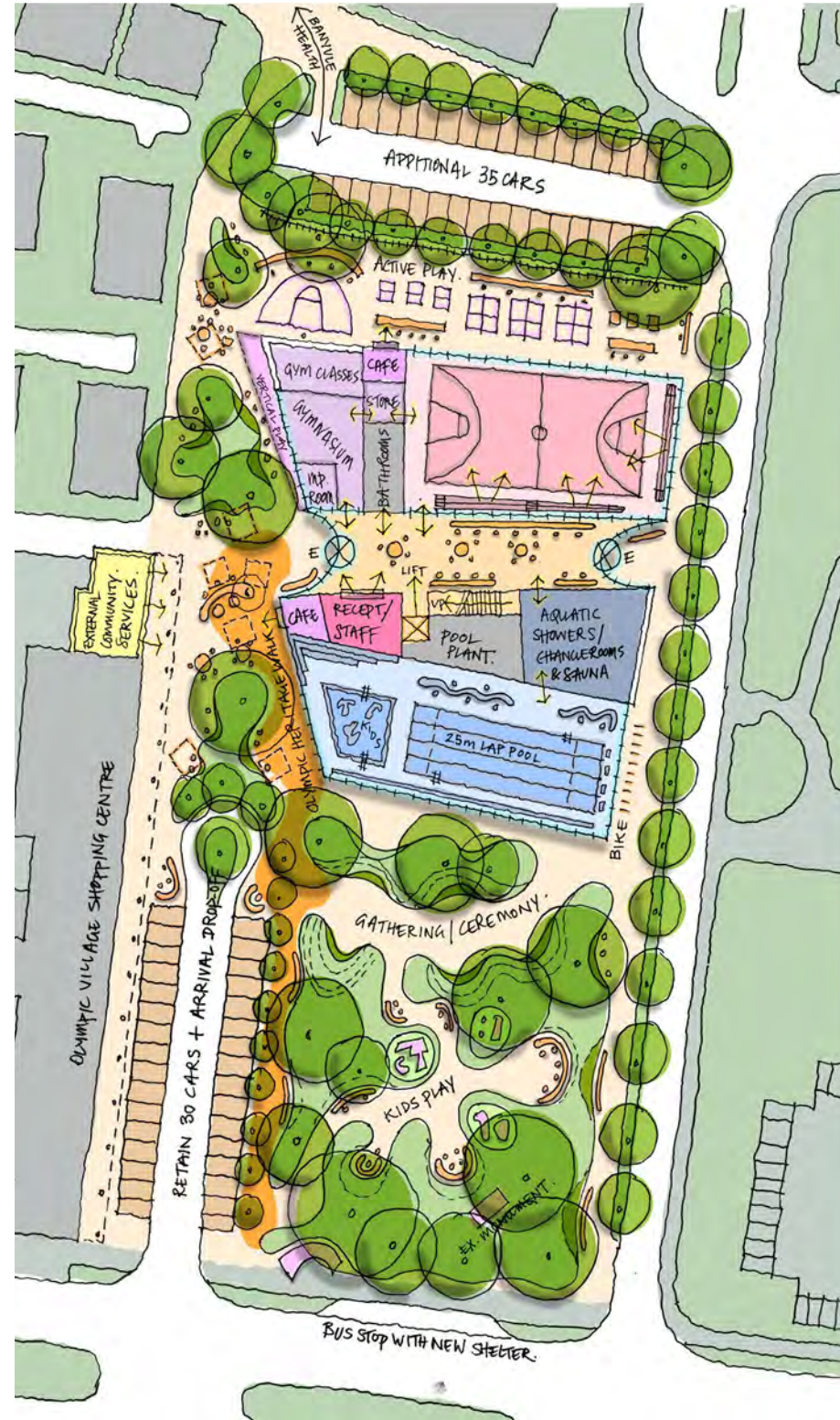
The design included the following attributes:

- Building setback allowed greater north light penetration and a wider, more activated space between Banyule Health and the Leisure Centre.
- Generous central ground floor foyer connects pedestrians from Alamein Road through to Midway Street via existing laneway.
- Two large multipurpose community rooms within building footprint. The larger can be divided into two smaller rooms if needed.
- External to the envelope, situated in the shops (which would require Council acquisition) is a third more private community services space that could provide specific functions to assist those in need- including laundry, meal and shower facilities. The future of the shops is an important part of this project and an ongoing discussion with the co-design team and Council.
- Large community room suited to approximately 50 person gathering and opens to north-facing second-storey terrace.
- Smaller community room suited for approximately 40 person gathering and looks down over aquatic functions (can also be closed off).
- Large second-storey indoor informal gathering area looks down to sports court and foyer.
- Gymnasium with separate rooms for classes and general workout is intimate in scale with vertical play along external west side.
- Outdoor 'active' play includes external gym equipment to the north of the site for free use and play.
- North-orientated carpark replaces parks lost from reconfigured Moresby Court, improving connection to Village Green.
- Olympic Heritage Walk introduced to connect Southern Road new bus shelter, car-parking and Leisure Centre building.
- Small cafe faces west entry forecourt.

1 Design Option A, Ground Floor Plan;

2 Design Option A, First Floor Plan;

Next Page: Physical Model of Design Option A.





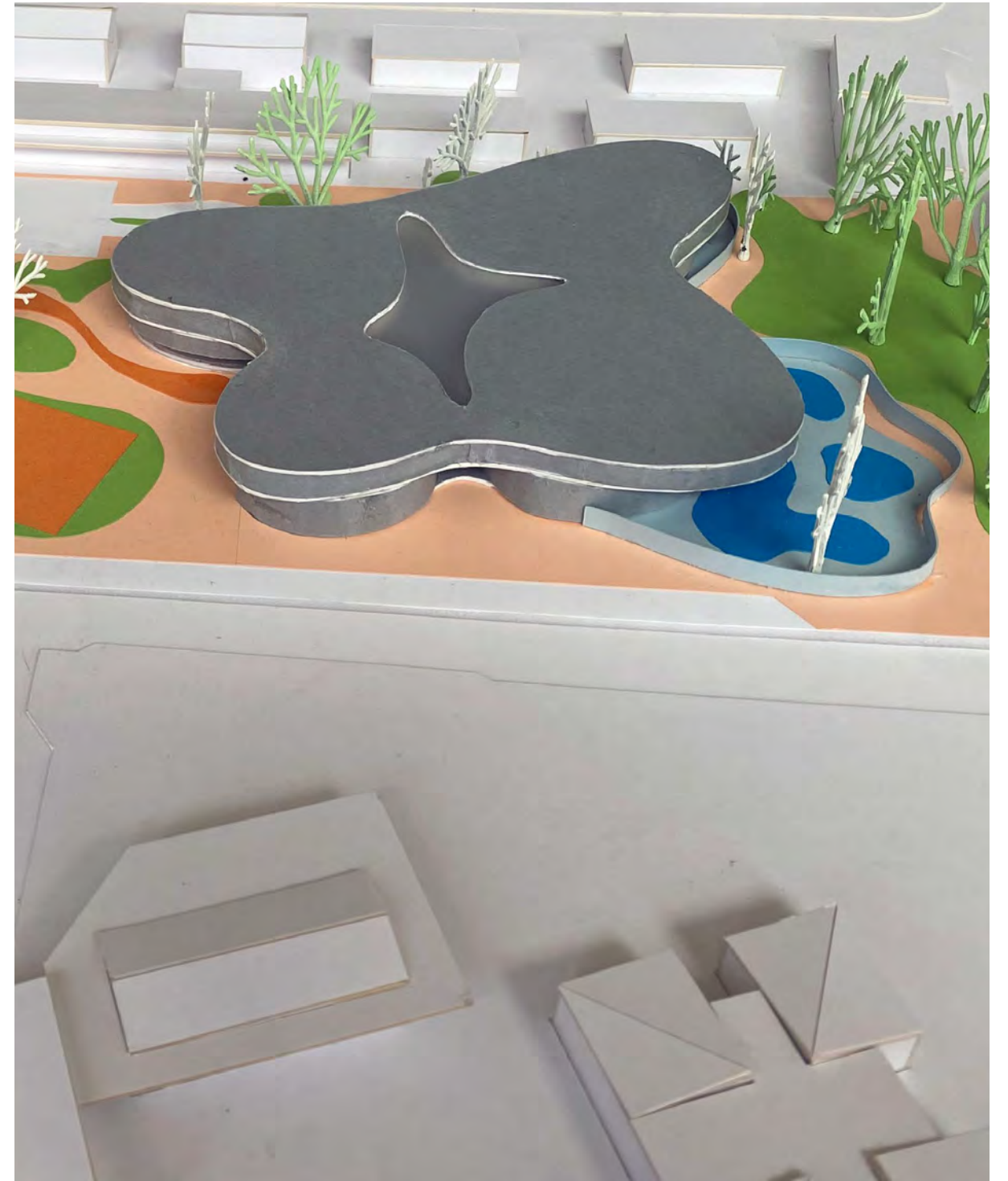
3.3.3 Design Option B

Design Options B presented a single-storey building with some outdoor activities as a counterpoint to Design Option A, and included:

- Outdoor, partially sheltered and enclosed leisure pools.
- Building setback allows greater north light penetration and a wider, more activated space between Banyule Health and OLC with increased open green space that includes a gathering and ceremony space.
- Water sensitive urban design gardens along north site boundary.
- Central ground floor foyer connects pedestrians from Alamein Road through to Midway Street via lane as well as between outdoor sports court and northern green.
- Four medium multipurpose community rooms within building footprint suitable for gathering sizes of approximately 30 people each.
- West-facing community room has direct external connection and could provide direct more specific community needs with its own entry point.
- Larger gymnasium with separate rooms for classes and general workout space.
- Outdoor sports court is nestled amongst trees for shelter and is free to use and share. It's located adjacent to cafe and dining terrace.
- Village green is renewed open space directly connected to building to encourage events and activities to flow out.
- Existing native trees remain and are complimented with new planting scheme.
- 30deg parking along Alamein Road with drop off zones at 2 of the buildings entries.
- New planting scheme along Alamein Road to create new shade canopy and better connect the OLC site to the broader community, including Banyule Health and the Darebin Creek.
- Discrete functional layout means different access and operating hours could be considered for each function or 'wing' of building.



1 Design Option B, Ground Floor Plan;
Next Page: Physical Model of Design Option B.



3.3.4 Design Option C

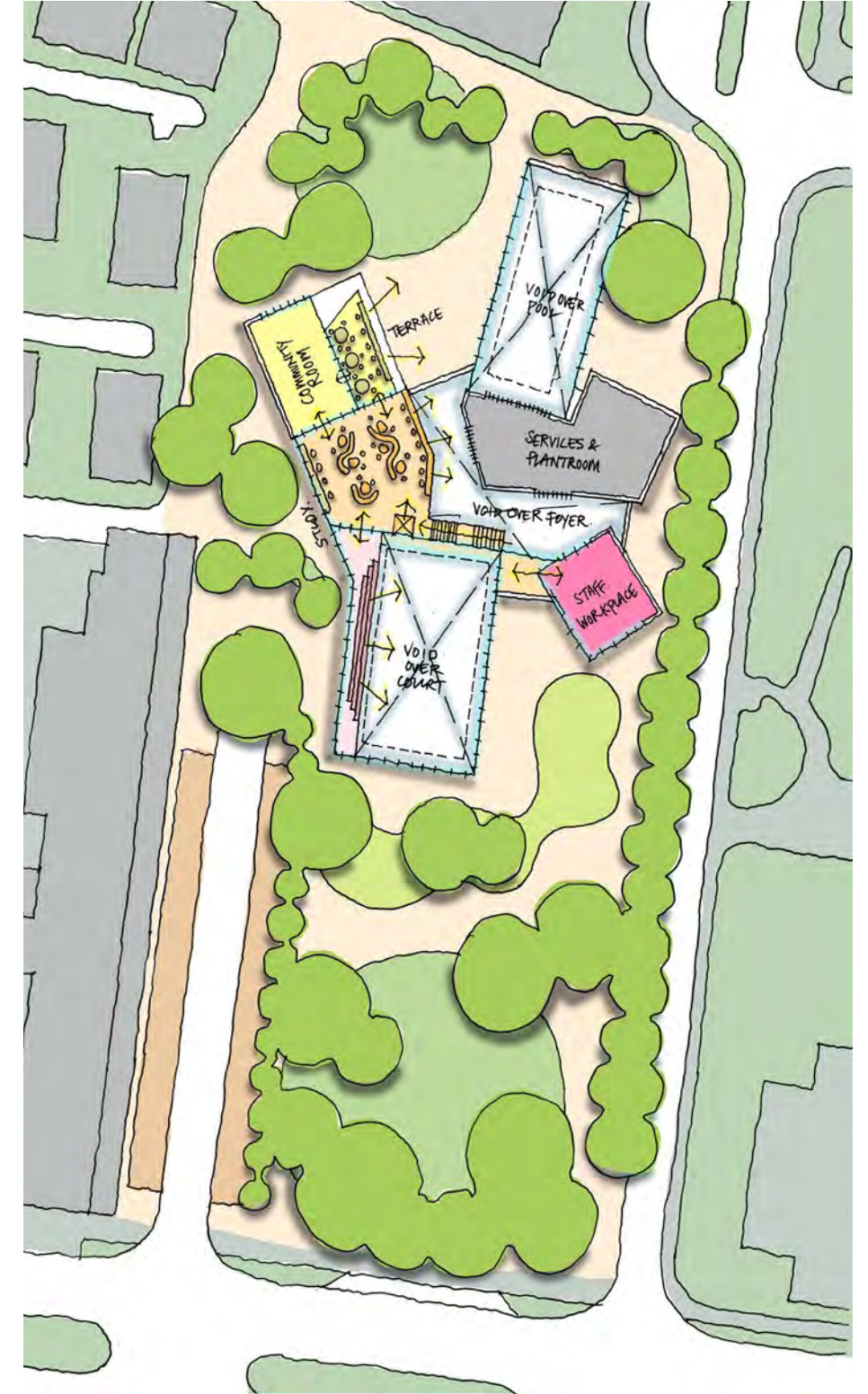
Design Option C expands from Design Option B, creating a larger footprint building over two-stories and creating mixed mode spaces that are internal with opportunities to connect to the surrounding landscape. This design option specifically includes:

- Mixed-mode multi-sports court, indoor mixed mode 4-lane lap pool and shallow leisure pool with sauna.
- Mixed mode court and pools shown with openable facades for community events year round that might spill out into the outdoors and/or for natural air-flow at high level, reducing the amount of air-conditioning required and providing a strong connection to the outdoors.
- Building setback allows greater north light penetration and a wider, more activated space between Banyule Health and OLC with new defined green and gathering and ceremonial space and network of walking paths.
- Generous central ground floor foyer space with informal seating and stair and lift to second storey.
- One medium multipurpose community room located on ground floor.
- One large multipurpose community room on second floor with north-east facing terrace.
- Large second-storey indoor informal gathering/ chill out area looks down double height foyer space.
- Second storey stadium seating allows high level viewing of sport court from above.
- Outdoor 'active' play on south includes external gym equipment.
- Olympic Heritage Walk connects Southern Road new bus shelter, parking and Leisure Centre building.
- Discrete functional layout means different access and operating hours could be considered for each function.

1 Design Option C, Ground Floor Plan;

2 Design Option C, First Floor Plan;

Next Page: Physical Model of Design Option C.







3.3.5 Community Feedback

The community feedback generally favoured Design Option C, and the conversation covered the following elements:

Aquatic elements:

- 13 of 18 co-design team members voted to retain aquatic elements.
- Manager of Banyule Leisure confirmed that temperature for hydrotherapy and swimming differ so one pool could not serve all.
- Eliminate the option of an outdoor pool.
- Retain 25m pool so that all ages can participate in swimming.

Basketball Court:

- Outdoor court would pose issues, better located at Malahang Reserve.
- Indoor court, with options to open to the outdoors, is the preferred option
- Basketball court should be multi-functional

Community Meeting Spaces:

- Meeting spaces to be multi-use and accessible after hours.
- Meeting spaces should be of sufficient number and sizes
- Void spaces should be retained but consider privacy.

Landscape & Broader Site:

- Consideration to children's safety is of high importance.
- All efforts to eliminate spaces that invite and conceal challenging social behaviours should be considered.

Cafe:

- Banyule Health has difficulty supporting cafe in their facility; to be considered and also the need to support local business.

Built Heritage:

- Majority of the Co-Design Team agreed that removal of the hall should be considered to create a new facility that better meets the needs of the community today and into the future with the caveat that all efforts to retain importance and reference to the hall in the new built form should be prioritised.

Conversations captured after
co-design session #3.

3.4 Co-Design Workshop #4

Co-design session #4 took place on Friday 4th March. The community were presented with a revised and updated single preferred option (design option D) that took into account the comments from the previous co-design working group's comments.



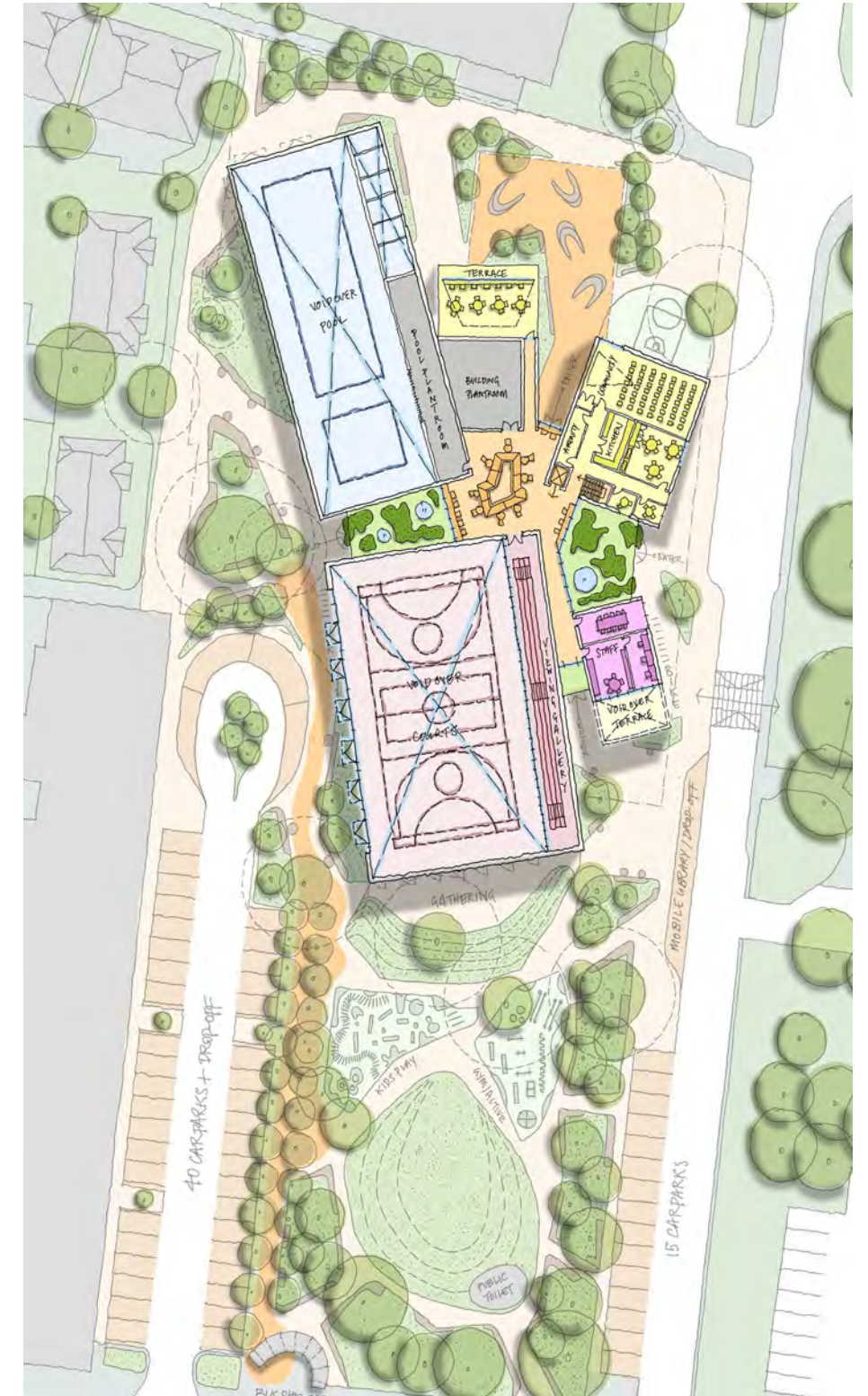
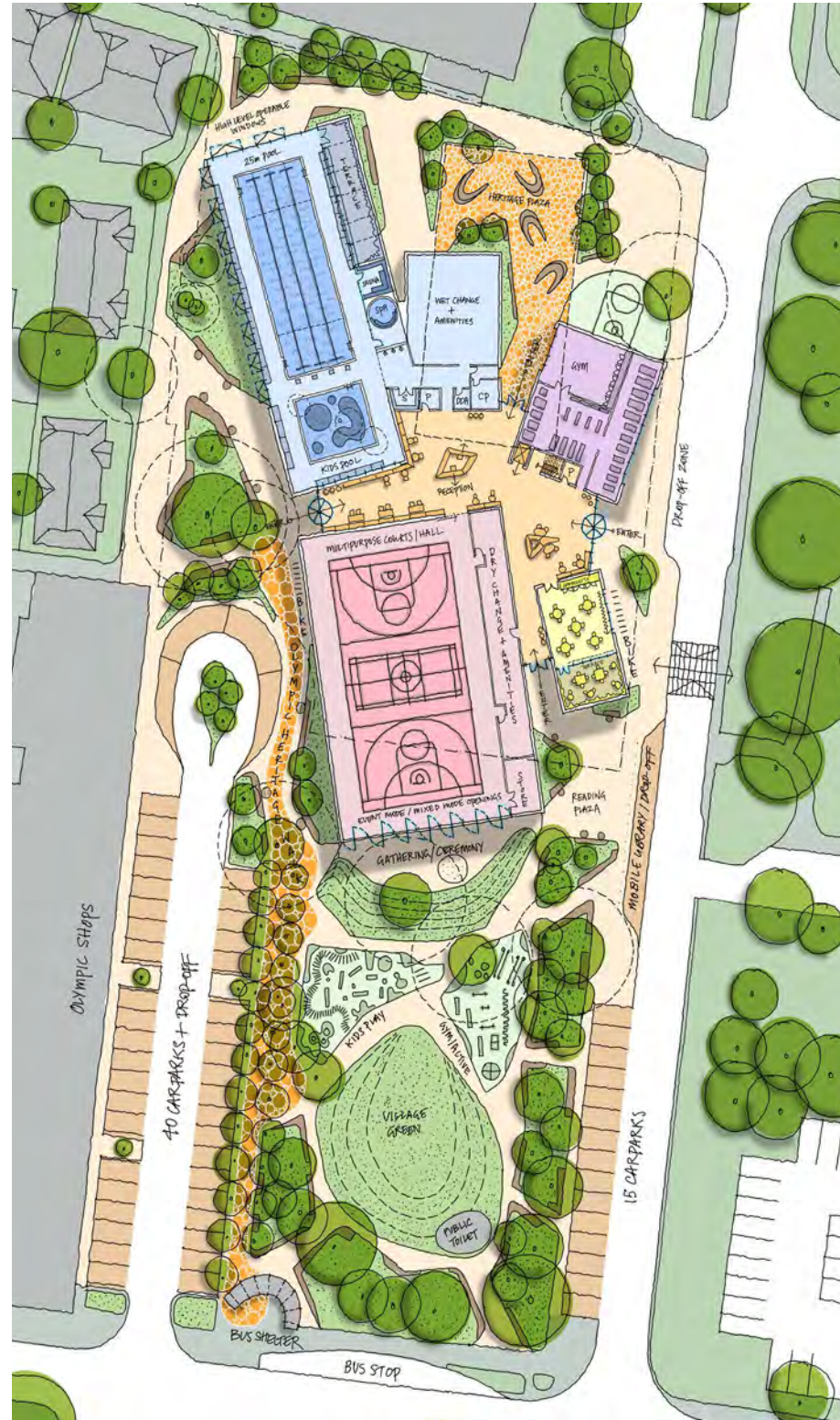
Physical model of
design option D.

3.4.1 Design Option D

Design Option D built upon the qualities exhibited in previous Design Option C, incorporating the co-design group's comments into a single option for review. In this iteration, the swimming pool has been confirmed as a 25-metre 4-lane lap pool, with access to a smaller 'learning' pool, spa and sauna. The location of the aquatic functions has been moved to the north-western side of the site in order to provide better site lines and passive surveillance along the north-eastern portion of the site, from Alamein Road.

The sports court hall has been enlarged to include netball court line-work and appropriate run-off zones, as well as court-side storage for loose equipment and furniture- this will be vital if the court is to be used as an event space from time-to-time. The ground floor community room has been allocated an enclosed outdoor courtyard and is designed for small events and functions with access to a kitchenette. Upstairs community rooms have been shown in various sizes and with a variety of amenity, including a large north-facing roof terrace, a 50 person multi-purpose room, a community commercial kitchen and a community room with access to adjacent wet areas to cater for messy activities. Smaller, intimate rooms have been added to the design to cater for quieter meetings and interviews, or private study.

The landscape has been developed to include more activated spaces around the building, including kids play, outdoor gym equipment and activated facades for extended play, such as a basketball goal ring. A reading court has been included adjacent to the proposed mobile library bus parking bay, and a variety of surfaces and seating has been distributed throughout the site.



1 Design Option D, Ground Floor Plan;
2 Design Option D, First Floor Plan.

3.4.2 Site Vegetation

Design Option D's proposal will keep and protect significant trees growing on site including Corymbia and Eucalyptus species. However, Nine (9) exotic tree species will be affected by the works including maples in the footpaths and Desert Ash and Cotoneaster at back. Maples are semi mature and growing in tough conditions, and the removal of Ash and Cotoneaster is supported by Arborist's Report as they are environmental weed species. It is important to note that no trees in the village green are proposed to be remove at this stage, and the design adds to the planting in this area of the site with new trees and vegetation.

remove

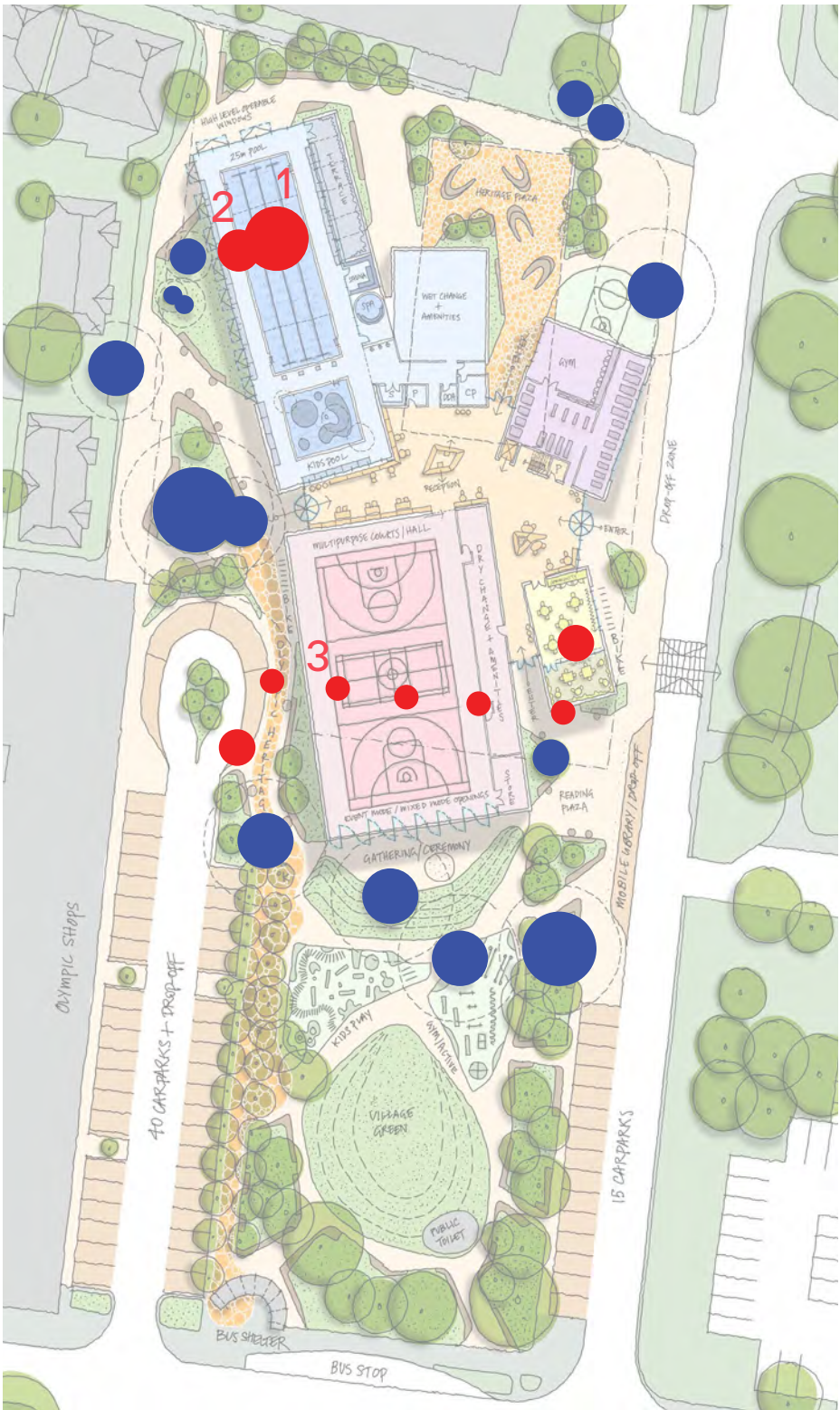
retain

Map indicating trees for removal:

1 Desert Ash (exotic);

2 Glaucous Cotoneaster (exotic);

3 Tident Maple Trees planted in footpath (exotic).



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3.4.3 Site Safety

Site safety was a large topic of conversation in co-design workshop #4. The north-side of the existing Olympic Leisure Centre building is situated very close to the title boundary and the subsequent development that has been allowed on the Banyule Health site along the same title boundary means passive surveillance is lost along from Alamein Road and antisocial behavior has been encouraged. The rear, north facing blind facade (no openings) provides a shield from the interior and further exacerbates the unfortunate situation. The narrowing that occurs at this end of the site is a key issue that must be addressed in any new development on this site. The community reiterated that this is a key concern for them and that currently the area is not safe to walk down at night.





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3.4.4 Site Built/ Social Heritage

Present at the co-design workshop #4 was a heritage consultant who was able to answer the communities questions regarding heritage review process and have an open discussion about the site's history. The community expressed a strong desire to embrace the site's built and social heritage, however largely agreed that demolition of the current Olympic Leisure Centre was necessary if a quality outcome was to be achieved. Idea's discussed in relation to embracing the sites built and social heritage included:

1. Capture the number of countries (67) that participated in the games. For example, this could be done by designing artwork with the number, by representing motif's from each country etc.
2. Capture the names of countries that participated in the games. By stating the country names of the time (e.g. U.S.S.R.), it tells the world's progress since then or political backgrounds of the time of the games.
3. Gold medals of Australian relay teams of women's track and field, and men's swimming teams. Rather than focusing on the number of medals or names of the excelled individual athletes, it may be more appropriate for the project to focus on the success of Australian relay teams as it requires excellent 'connecting' skills. Relay requires well-coordinated baton change activities, and we can express this through highlighting joint details and their patterns throughout the design.
4. Opportunities for audio self-guided tours. Where possible, an audio self-guided tour may be introduced including the speech at the opening ceremony of the athlete's village, excitements of the community at the time, voices of old Eucalyptus trees telling the story and so on. This could be translated into multiple languages for all to enjoy.
5. Re-use elements of the fabric from the original building, this included discussions to re-use the bricks. Re-use of other newer aspects of the fabric was also discussed, including the hand-made bricks with illustrations that form part of the pathways network currently.

1 Main entry in athletes village from the Melbourne 1956 Olympic Games; 2 Gold-medal winning women's Olympic relay team; 3 Hockey practice on a nearby sports field between nations; 4 Aerial photo of Olympic Athletes Village, to the right the original hall, very little of which is in tact today.

3.4.5 Site Cultural Heritage

There was some concern raised that the project risks a heavy weighting towards the Olympic history of the site, and while acknowledged this was important, the design team should also seek to include recognition of the site's important cultural heritage. The co-design working group have a strong desire to include spaces for cultural activities and spaces that tell stories of First Nations People, and the natural Indigenous environment that surrounds the site. There is little written recorded history of the immediate site, and a consultation process should follow during the next design phases to capture and include stories from the community. The group discussed the connection to the nearby Darebin Creek as a strong narrative line, and it could further be extended to include stories of the larger site content, including Banyule Flats and nearby Bolin Bolin Billabong.



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1 Bolin Bolin Billabong;
2 Acacia Verticillata growing at Banyule Flats Reserve;
3 Scarred tree at Heide;
4 Acknowledgment of Country & Festival Walk at YouthFest 2019.



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3.4.6 Materiality

Material selections and design present a key opportunity to address multiple topics raised during the co-design process. Through materials, the future Olympic Leisure Centre can reflect the communities attitudes and interests. It was discussed that generally robust natural materials should be favoured. Brick was of interest to the working group so that any new development has consistency and legacy from the past. Natural materials are favoured for their inherent sustainability and ability to connect to the natural environment more seamlessly.

- 1 Amant Arts Campus, SO-IL 2021;
- 2 Rose House, Barcco + Wright Architects 2016;
- 3 Recycled Brick;
- 4 Native Australian & Indigenous Plants.

3.4.7 Memory

It was clear that the group's consensus was that memory must be preserved. This memory is of both near and distant events, happenings and markers on the landscape. The group discussed using motif, text, language, signage and destinations across the project site to demarcate and interpret histories. The group also acknowledged that the site is part of a living history and should anticipate evolving content. Opportunities exist at various levels of the design to embed stories of culture, place and ecology. The project should champion informative and integrated approaches to keeping the site's memories alive.



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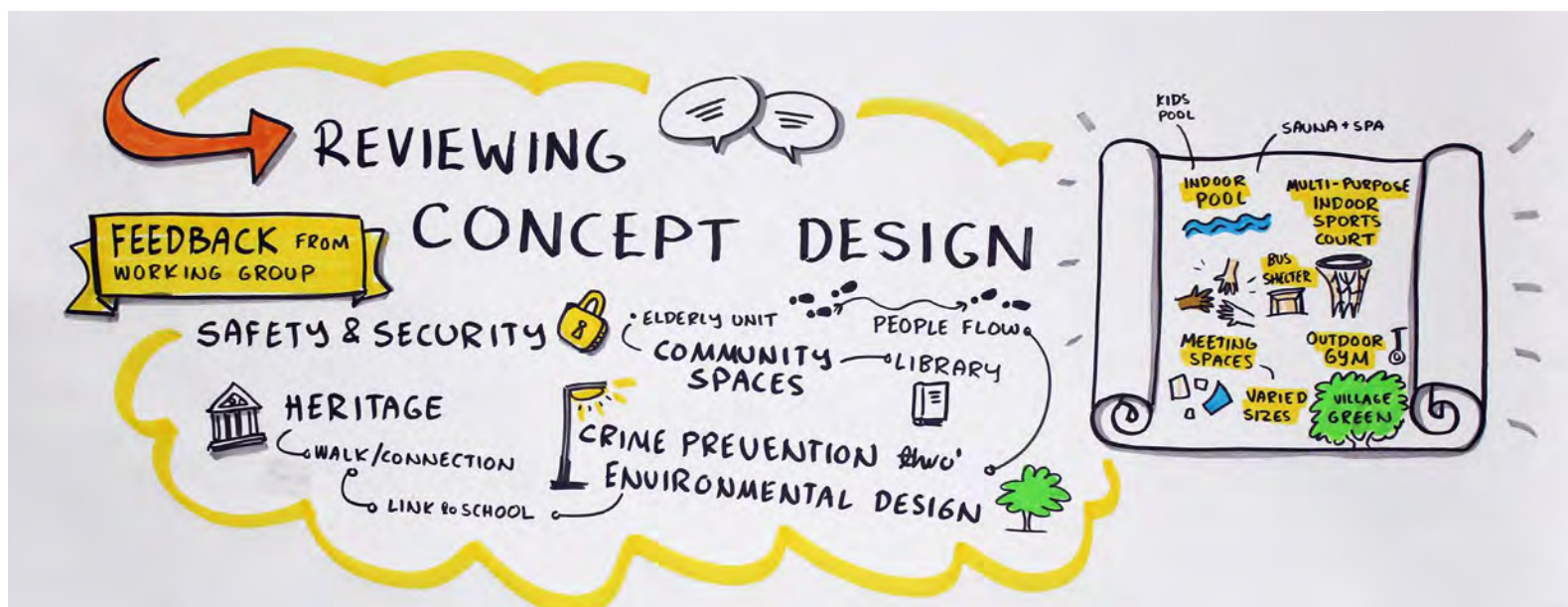


3



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- 1 Ikara The Meeting Place;
2 Kalmer Stortoget, Caruso St John 2003;
3 Buluk Park, Oculus 2014;
4 Torico Square, b720 Fermín Vázquez Arquitectos 2007.



3.4.8 Community Feedback

Final community co-design comments were captured from the previously outlined discussion topics, with a renewed focus on:

1. Site Safety
2. Heritage
3. Aquatic Function
4. Brief Confirmation

The group were able to reach an apparent consensus in the meeting, and it was understood that the project direction was in-line with their views, needs and desires.

Conversations captured after
co-design session #4.

4.0 Return Brief

The return brief developed by the community at the conclusion of the current phase of consultation, in component form is as follows:

4.1 Indoor Aquatic Functions

- 25m Lap Pool
- Learn-to-Swim Pool
- Warm Water Spa
- Sauna

4.2 Gymnasium

- Group Fitness Room
- Weights & General Fitness Room
- Treadmill & Other Machines Room

4.3 Indoor Sports & Events Hall

- Multi-sports Court; adaptable for basketball, netball and other smaller sports courts, with line markings.
- Storage; for chairs and sports equipment.
- Acoustic, Audio Visual; space to be utilised for large events.
- Bleacher Seating; space for viewing and informal socialising.

4.4 Multipurpose Community Rooms

- Mix of different size community meeting rooms to cater for a variety of functions. Some to have access to private, enclosed outdoor spaces, some to have access to wet areas.
- Community Commercial Kitchen
- Level 1 Roof Terrace
- Prayer Room

4.5 Front of House

- Reception Counter

4.6 Staff, Back of House

- Staff Room, with Kitchenette and Working Stations
- Swimming Pool Plant
- General Plant & Services

4.7 Amenities

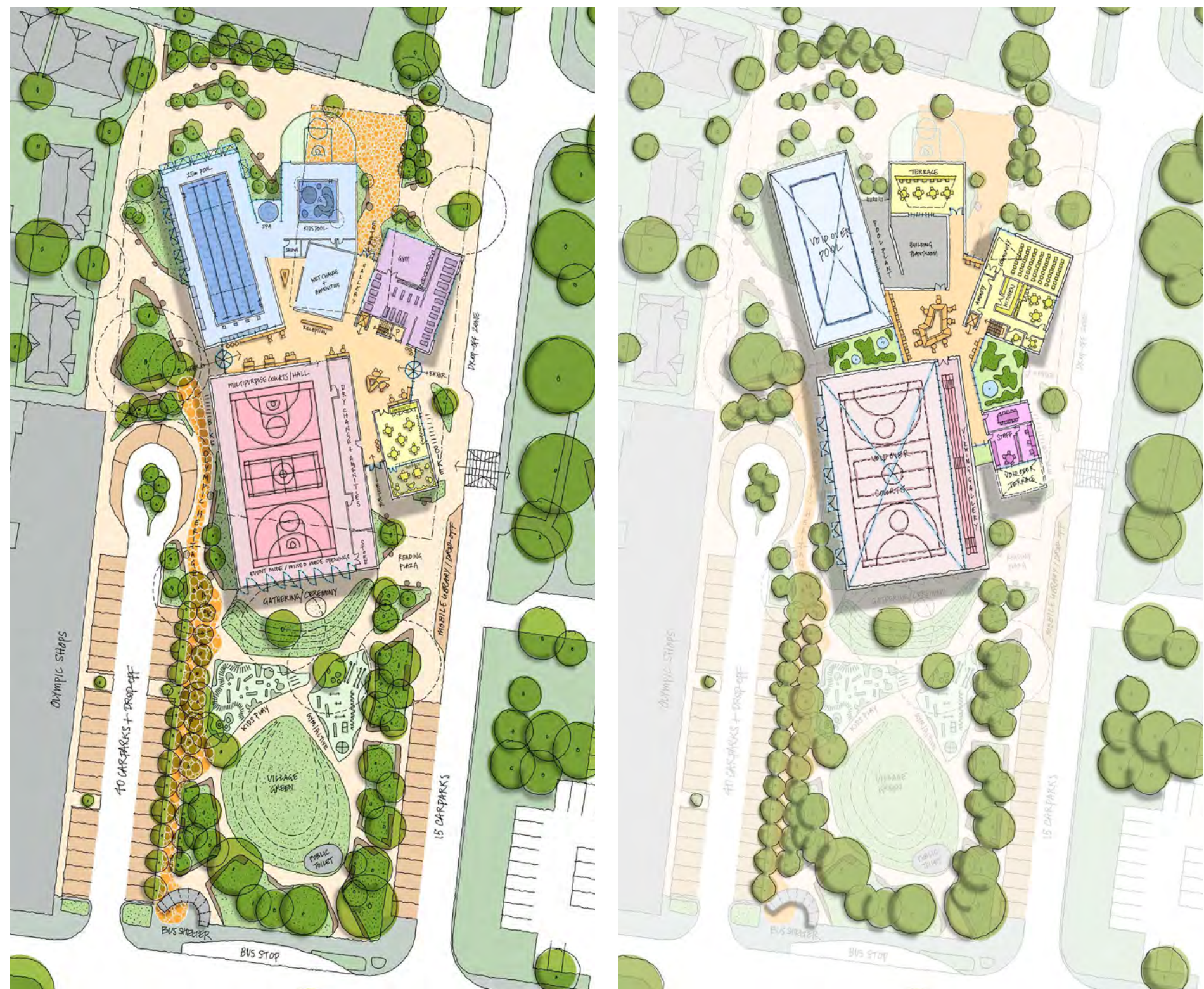
- Wet Change; directly linked to aquatic functions.
- Dry Change; directly linked to indoor sports hall.
- Changing Places
- Parents Room

4.8 Landscape & Urban Realm

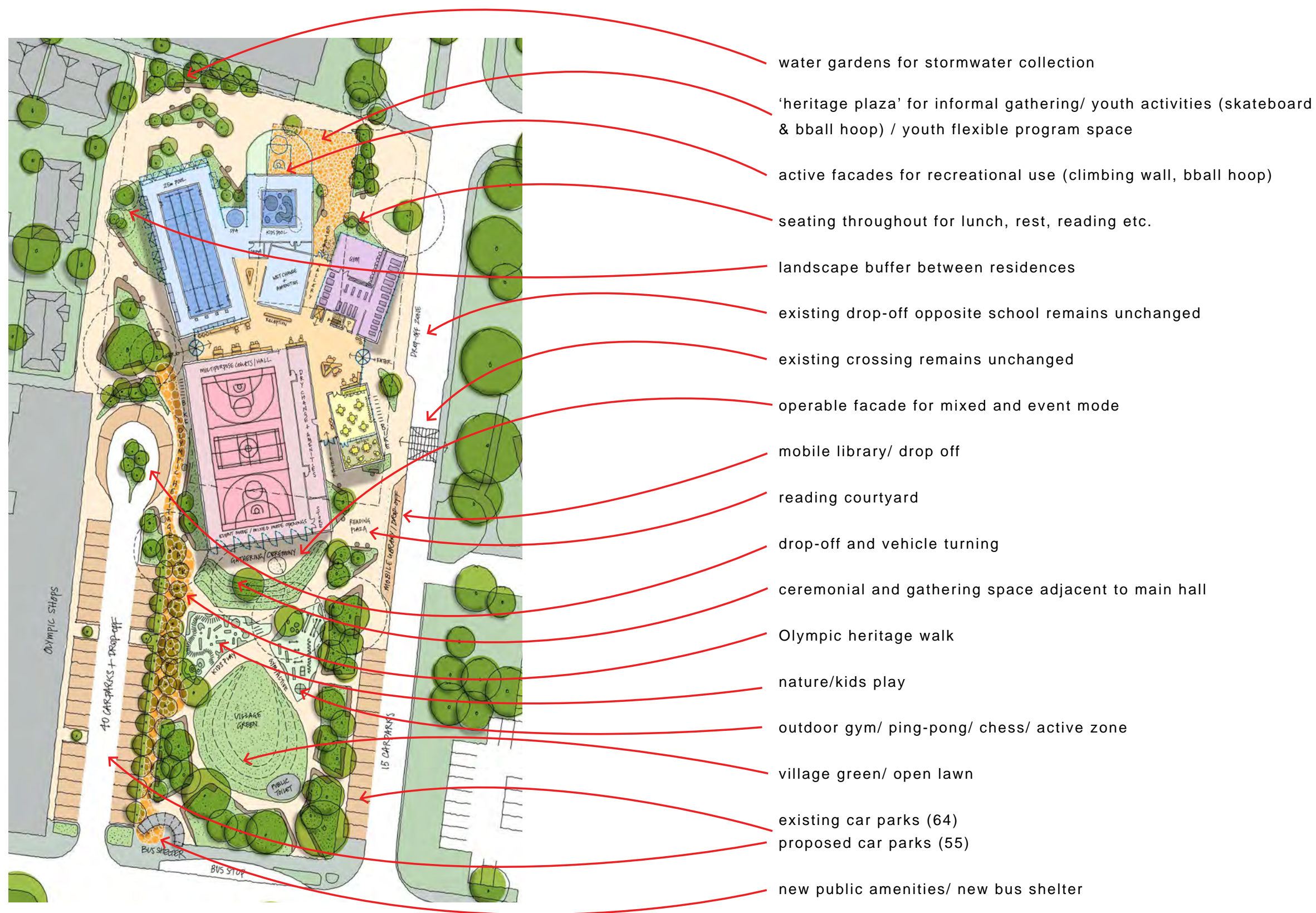
- Outdoor Gathering Spaces
- Car-Parking (exact no. yet to be determined)
- Drop-off & Loading Zone
- Mobile Library Destination
- Electric Vehicle Charging Stations
- Bicycle Parking (exact no. yet to be determined)
- Bicycle Repair Station
- Outdoor Active Spaces (gym equipment,

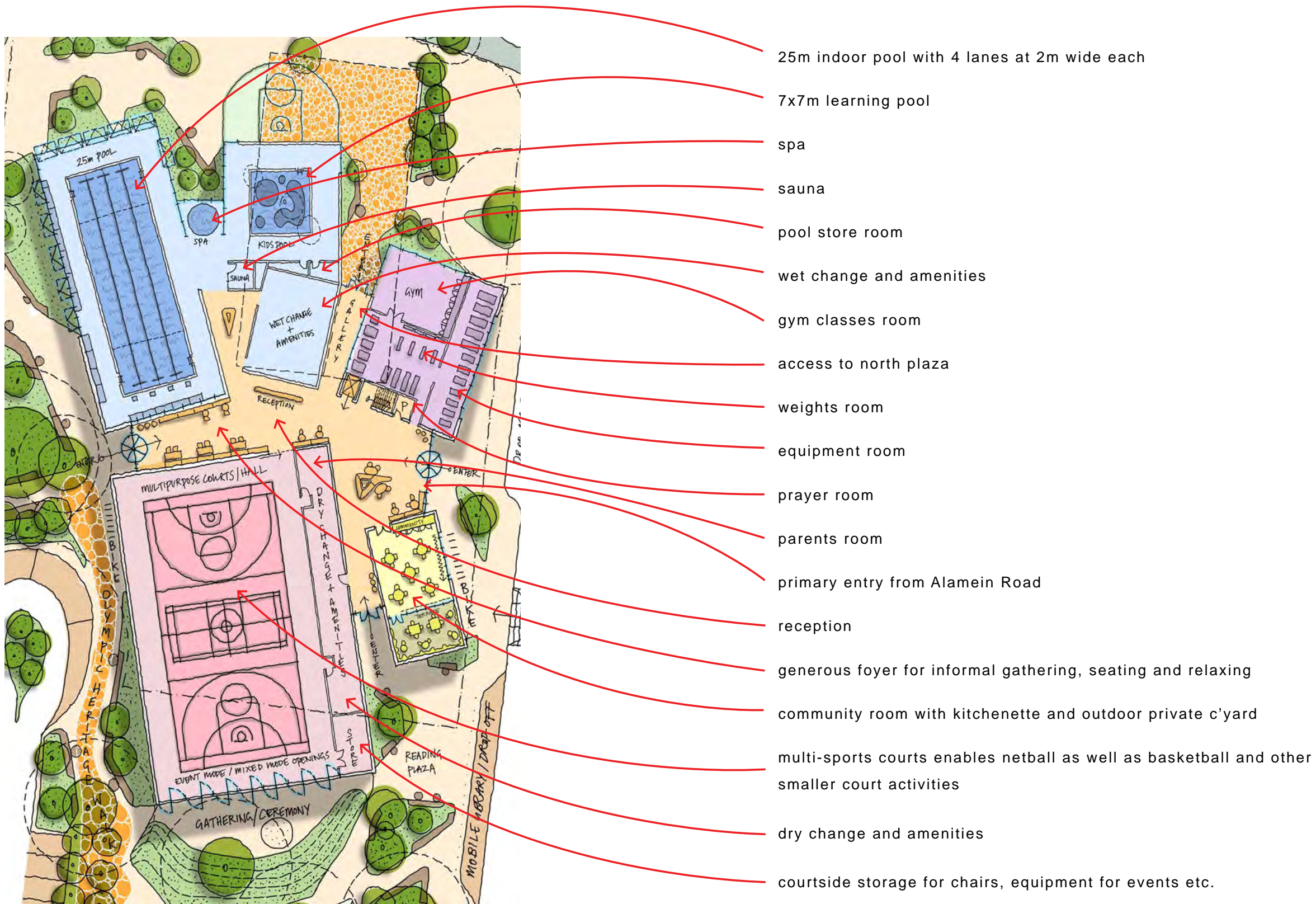
5.0 Community Co-Design Outcome

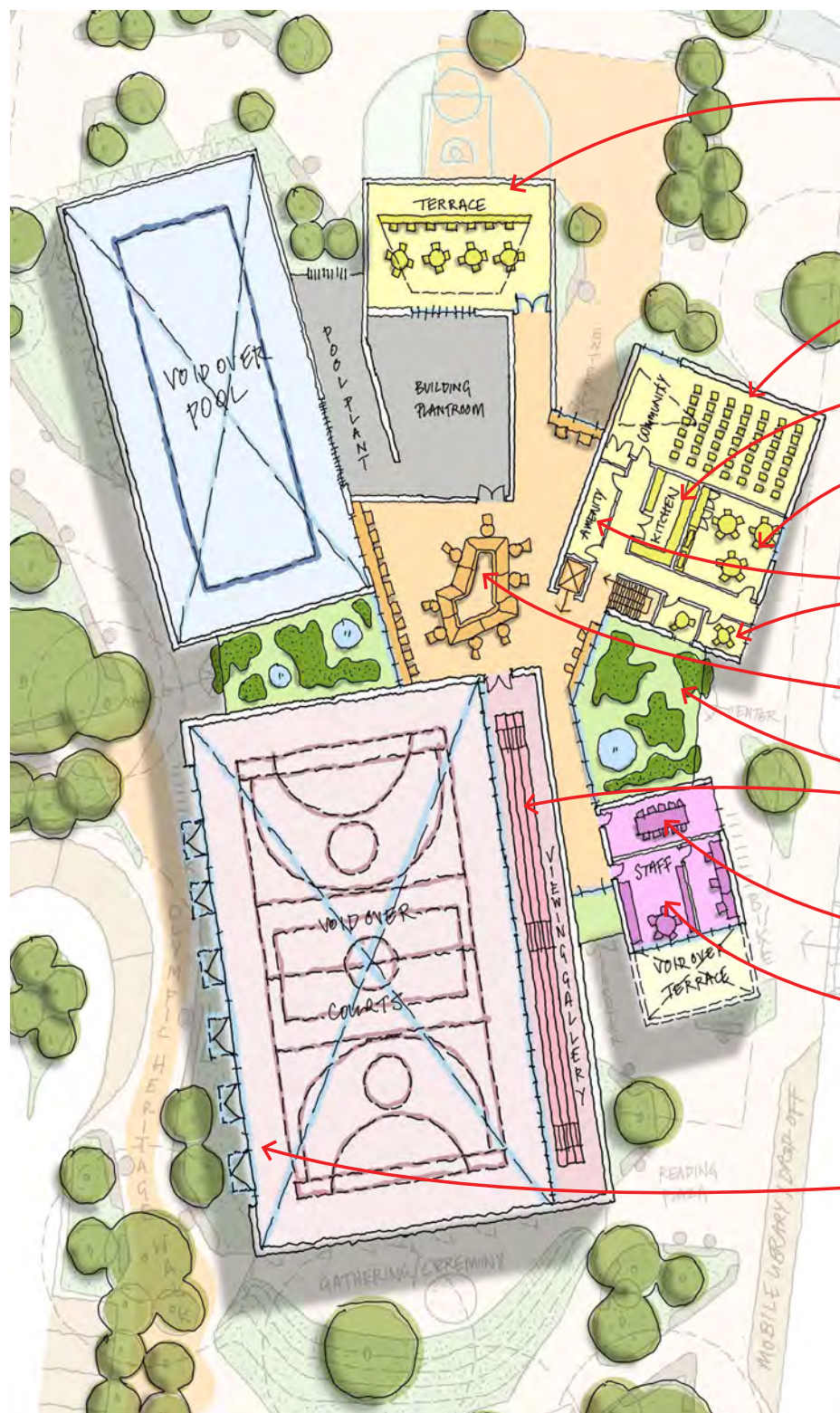
The community co-design outcome is presented here, with final changes from co-design workshop #4 incorporated. The two-storey, porous new facility takes advantage of the whole site by positioning itself more centrally. 'Fingers' of program allow access from multiple vantages and arrival points encouraging pedestrianisation of the site. The building stitches together the urban realm surrounding the building, and utilises a variety of techniques to connect to it and appreciate its outlook. A generous central foyer space on both ground and level one anticipates informal gatherings, and around this central social space the buildings core functions are arrayed; aquatic, gymnasium, community multi-purpose and sports.



1 Community Preferred Design, Ground Floor Plan;
2 Community Preferred Design, First Floor Plan.







- event terrace/ roof deck facing north plaza and gardens
- large community multi-purpose room (50 people seated)
- community commercial kitchen
- community room with access to basins, suitable for art classes, activities where clean-up is required
- level one amenities
- 2x community meeting rooms for small groups (2-4 people)
- generous foyer with communal study desks and quiet reading
- planted roof gardens to provide thermal massing and outlook
- viewing gallery for multi-sports court with bleacher seating
- community meeting room for larger groups (10 people)
- staff kitchen, lunchroom and quiet working area overlooks courtyard below
- high level ventilation panels

6.0 Summary/ Recommendations

In summary, there are multiple opportunities that present in this once-in-a-lifetime project to re-imagine the Olympic Leisure Centre. It is clear the project will have a lasting positive impact for the residents of Heidelberg West. Heidelberg West currently lacks civic architecture and infrastructure and this project, at the heart of the Olympic Athletes Village and in close proximity to natural systems is a chance to provide meaningful spaces and meeting places for the community to gather, learn, discuss and envision in.

This project has an opportunity to empower citizens and enable positive change.

At the conclusion of the co-design process some key observations can be made, and recommendations noted as follows:

1. Concept Design to be developed, including 3D renderings, capturing the communities feedback and thoughts in relation to building mass, form and material; this is currently underway.
2. Heritage impact statement be undertaken of the proposed Concept Design, once finalised.
3. Concept Design to be costed by Quantity Surveyor.
4. Project budget to be confirmed by Council.
5. Project brief to be confirmed and endorsed by Council.
6. Site Investigations and Opportunity & Analysis Reports to form key reference documents for the project's development.

7. Further consultation be undertaken with First Nations People to inform the ongoing design process.

8. Further community consultation to be undertaken throughout design development process.

9. Further consultations with relevant Council officers and authorities be undertaken to develop the project.

10. Further advice and input from a team of independent consultants, including but not limited to: traffic engineering, geotechnical, structural and services engineering, sustainability, town planning, access consultants, signage & way-finding and audio-visual is required to develop the project.