

### OLC Co-Design Team meeting #3

On Friday 11<sup>th</sup> February, 18 of the 20 co-design team members met face-to-face, with one joining online, for a two-hour facilitated discussion to progress the re-imagining of the OLC facility.

Three guests were invited to attend. Miki from Rush Wright to respond to questions about the landscape concepts; Allan Primrose, Manager Banyule Leisure to respond to questions about leisure centre operations; and Mick Geary CEO Banyule Community Health to respond to questions about the connection with the neighbouring Banyule Community Health Service.

The purpose of this third meeting was to consider any new information, review the three concept drawings developed by Architect Associates, ask questions and provide feedback to inform the next iteration of design.

Chaired by Cr Peter Dimarelos, members engaged in considered and robust discussions, with experts called upon to respond to questions as deliberations occurred.

### **New information**

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

1. OLC Site Investigations Report- Architecture Associates
2. OLC Tree Survey
3. OLC Option A Plans
4. OLC Option B Plans
5. OLC Option C Plans
6. OLC Activations Findings Report – January 2022
7. 3081 Planning Precinct update- January 2022
8. Bell Street Redevelopment Opportunity

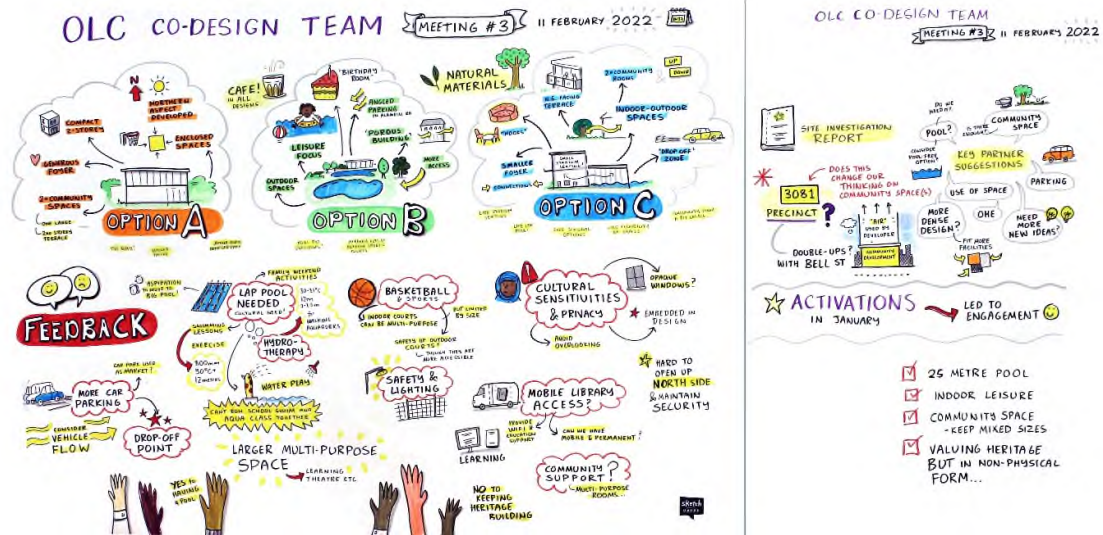
The Co-Design Team asked for clarification on the Bell Street Redevelopment Opportunity- what did that mean?. Ruth explained the process of working with developers to discover whether a development of the Bell Street Mall carpark was feasible. In exchange for land, Council would receive a new community facility. No decision has been made.

### **Presentation of three options**

Architecture Associates shared an overview of the Site Investigations report making specific mention of the historical considerations associated with the original hall as it relates to the Banyule Heritage Register.

The three concept designs were shared with the co-design team, with the architects taking time to explain each and how it responded to the Co-Design Team's ideas. A 3D model of each design was offered, including how it sat within the site was provided for the Co-design Team to consider.

Architecture Associates then asked the Co-design team to consider the options and discuss what worked and didn't work from each design.



The Co-design team discussed concepts in small groups before joining the larger groups to share thoughts.

## Aquatics considerations

Robust conversation regarding the aquatics elements was a significant discussion point. Due to only 60% attendance at the previous Co-Design Team meeting, another vote on retention of aquatics was undertaken. 13 of the 18 Co-Design Team members, who were physically present at the meeting, voted to retain the aquatics. The conversation then focused on the type of aquatic elements.

The Manger Banyule Leisure responded to questions of how an aquatics facility operated. He proposed that the temperature for hydrotherapy and swimming differ so one pool could not serve both functions. In terms of programming, programming activities in a pool at the same time causes conflict and should be avoided. Swimming lessons can be offered in a smaller, shallower pool, but this would not be suitable for lap swimming.

Members shared thoughts on use of a pool for all ages and shared perspectives on retaining a 25m pool.

The Co-design Team agreed:

1. To eliminate the option of an outdoor pool- not realistic in Melbourne
2. Retain 25m pool so that all ages can participate in swimming

## **Basketball court considerations**

The basketball court configuration and purpose were also a key point of discussion.

The Co-design Team agreed:

1. An outdoor court would pose issues and is better located at Malahang Reserve.
2. An indoor court, with options to open to the outdoors, is the preferred option to move forward with
3. A basketball court should be multifunctional, acting as a large meeting space for community events, with the caveat being the surface must be robust to allow for multiple uses, and the space should be designed to be accessible after hours, with consideration given to access and location of toilets.

## **Community meeting spaces**

The number and size of community meeting spaces was discussed. The Co-design Team heard from Key Partners advice on making space for a library service, co-working spaces and additional flexible community spaces. The Co-Design Team heard advice from the Key Partners Group regarding better use of void spaces to accommodate more community meeting spaces. Members shared differing perspectives regarding meeting spaces and considered the availability of complementary meeting spaces in the Olympic Village and broader 3081 precinct.

The architects provided justification for void spaces in the designs, citing the environmental benefits and practical considerations. Members expressed curiosity about looking into spaces including the pool and basketball court from second level spaces, citing cultural considerations for privacy.

The Co-Design Team agreed:

1. The architects should explore ways to make meeting spaces multi use and accessible after hours
2. Meeting spaces should be of sufficient number and size to cater from different needs, with the understanding that for professionals availability of suitable meeting spaces is problematic in the area.
3. Void spaces should be retained but further consideration giving to protecting privacy.

## **Landscape and site orientation**

The Co-Design Team considered how each design sat within the landscape and its interactions with the public realm.

Architect Associates noted the complexity faced with resolving the connection to Banyule Community Health Service.

The Co-Design Team discussed safety, useability and connection.

The Co-Design Team agreed:

1. Consideration to children's safety is of importance in design of outdoor spaces
2. All efforts to eliminate spaces that can invite and conceal challenging social behaviours should be considered

### **Traffic management and car parking**

The significant changes to the car parking and traffic flow in the Village was discussed. Architecture Associates explained there would be no net loss in car parking spaces. The changes to Moseby Court would better connect the OLC to the public realm and a turning circle created for the shops. The Co-Design Team heard the concerns about car parking and the need for a drop off point from the Key Partners Group. Comments were made regarding creating a better flow through the village and questions raised about how car parks would be used.

The Co-Design Team agreed:

1. A car park between Banyule Community Health and OLC is an interesting option, and would provide another option for community gathering spaces
2. Consideration needs to be given to the possibility of one-way traffic flow to avoid bottle necks.
3. Drop off zones important.
4. The school needs to be consulted about traffic flow.

### **Café spaces**

The Co-Design Team noted one option had two cafes. Architecture Associates indicated the second was offered as more of a commercial kitchen space.

The Co-Design Team heard from Mick Geary regarding the BCHS café. Mick informed the group that the café does not make money. Mick offered comment on the businesses in the Olympic Village shopping strip that offered a café service to locals and wondered if there consideration needs to be given to these businesses. Allan Primrose was asked about how café spaces worked in leisure centres. Allan provided comment that generally speaking they don't work in smaller leisure centres as they struggle to make money. Co-Design Team were informed of a feasibility study for a social enterprise team at Malahang Reserve.

The Co-Design Team members commented on the experience of having a space to sit and enjoy a refreshment in a leisure centre and wondered how to retain this in the absence of a café.

### **Historical considerations**

The Co-Design Team were made explicitly aware of the feedback from the Strategic Planning Team at Banyule Council regarding the OLC hall component being listed on the Banyule Historical Register, which is important as it is part of the planning scheme. They

were informed the hall is not on the Victoria Historical Register. Ruth explained that this means that should the adopted design include the demolition of the hall, a planning permit would be required. It is a significant risk the team need to consider.

In response the Co-Design Team discussed that the Hall was build for 10 days, not to last 60+ years. The team discussed other remnant Olympics buildings, and noted that the shops were original to the village, and the construction of Banyule Community Health Service led to the removal of Olympics infrastructure. One member expressed concern regarding the removal because there is very little remaining.

The Co-Design Team were asked to indicate their support for retaining homage to the old hall through the new built form, but not including the existing hall structure in the new design.

The majority of the Co-Design Team agreed that removal of the hall is needed 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.

### **Next steps**

- Architecture Associates to reflect feedback into the next iteration of the design
- Architecture Associated to provide new concept plan to Co-Design Team by Friday 25<sup>th</sup> February
- Co-Design Team to take a week to consider new concept, share with community members and prepare feedback for the meeting on 4<sup>th</sup> March 2022.
- Council to invite Heritage Advisor to next Co-Design Team meeting
- Council to inform Co-Design Team of any new developments or opportunities that are of relevance to OLC re-imagining as appropriate.