

# Whitehorse City Council Pavilion Development Policy

DRAFT Background Information & Pavilion Case Studies



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# INTRODUCTION

Whitehorse City Council is seeking to review and update the Council's existing Whitehorse Pavilion Development Policy which was endorsed in 2019.

City of Whitehorse is an established municipality in the eastern region of metropolitan Melbourne. In 2024, the municipality had an estimated resident population of 183,451, which is forecast to increase by approximately 29% to 237,392 by 2046<sup>1</sup>.

Whitehorse manages an extensive network of sport and recreation facilities that support more than 250 clubs and over 30,000 organised participants across more than 40 sporting disciplines. These facilities include 32 pavilions and 53 licensed sports fields (e.g. football, cricket, soccer). There are also 58 leased venues which caters for sports such as tennis, lawn bowls etc. In addition to these organised activities, tens of thousands of residents and visitors use the city's parks and open spaces for informal recreation. Majority of these facilities are on public land, ensuring broad community access.

The Whitehorse Recreation Strategy (2015-2024) was developed to provide a framework to guide Council planning of sport and recreation over a ten-year period. The 2019 Pavilion Development Policy guides the planning, design and construction of community pavilions in WCC focussing of the 32 pavilions within the municipal where there sporting clubs are tenanted under a seasonal licensed agreement servicing sports such as Cricket, Soccer, Football, Baseball, Hockey and Rugby. The Pavilion Development Policy is also supported by WCC Sporting Facilities Guide – Seasonal and Casual Users which sets out terms and conditions for the sporting and recreational clubs to occupy council's facilities.

In recent years, the role of sporting pavilions has evolved from single-purpose facilities to versatile, multi-use spaces that support a wide range of community activities. There is also a growing focus on ensuring pavilions are inclusive, female-friendly, accessible, and fit-for-purpose. With increased in community use, rising

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<sup>1</sup> [Population of Whitehorse | Forecast of Whitehorse | Place Forecast](#)

participation rates for women and juniors and further opportunity for partnership with other organisations, all under a heightened capital cost escalation environment, Council is seeking to update the Pavilion Policy to:

- Support pavilions as shared community assets by promoting multi-use design that enables broader community access alongside sporting use.
- Ensure pavilions are inclusive, safe and accessible, and support equitable participation across age groups, genders and abilities.
- Deliver pavilions that are fit for purpose and responsive to participation demand and the operational requirements of different sporting codes.
- Establish pavilion standards, including component schedules and area provisions, to improve early scoping, cost planning and consistency across projects.
- Clarify funding responsibilities and contributions (Council, external funding partners and user groups) and support partnership delivery of pavilion projects.
- Guide prioritisation of pavilion renewal and redevelopment using an evidence-based approach that considers condition, service impact and utilisation.
- Support efficient, maintainable and durable pavilions that perform well over the asset lifecycle and align with Council's sustainability objectives.
- Provide direction on key delivery considerations, including temporary facilities during construction, finishes levels, and preferred delivery approaches where suitable.

## OBJECTIVE

The objective of this background report is to inform the review and update of the Whitehorse Pavilion Development Policy through the following key areas of analysis:

1. Review of Existing Whitehorse City Council Strategic Documents
2. Benchmarking of Other Council Pavilion Policies
3. Pavilion Case Studies

# REVIEW OF EXISTING WHITEHORSE CITY COUNCIL STRATEGIC DOCUMENTS

A range of existing strategies, policies and plans relevant to Pavilion Development Policy were reviewed. This review identified the relevance of Council's existing strategic document to the Pavilion Development Policy and highlights considerations to align with broader strategic priorities, guiding principles, and objectives. Refer to Appendix A for the complete review. Key findings are noted below:

1. Strong alignment across strategic documents on the need for inclusive, welcoming, and safe pavilions that support participation by people of all ages, abilities, genders, and cultural backgrounds.
2. Consistent emphasis on universal design to remove physical and social barriers to access.
3. Clear direction to prioritise multipurpose, adaptable spaces that support both organised sport and broader community use, maximising utilisation and reducing duplication.
4. Sustainability and climate resilience are core requirements, including low-carbon design, energy and water efficiency, lifecycle costing, and resilience to extreme weather.
5. Asset planning frameworks favour renewal, upgrade, and optimisation of existing facilities over new builds unless demand is clearly demonstrated.
6. Open Space Strategy 2025 highlight the importance of integrating pavilions sensitively within reserves, maintaining landscape character, access, safety, and passive surveillance.

7. Partnerships, co-funding, and shared-use arrangements are encouraged to improve outcomes and manage financial pressure.

## BENCHMARKING OF OTHER COUNCIL PAVILION POLICIES

The current Pavilion Development Policy is benchmarked against similar policies, guidelines and strategies from other councils to identify gaps and key differences. Officers from other councils were also interviewed to compare standard practices where there are no explicit policies in-place. The benchmarking was focused on the following:

- Pavilion hierarchy
- Standard and non-standard components
- Schedule of accommodation / area allocations
- Funding contributions
- Temporary accommodation provided during construction

The following council strategies and standards were benchmarked:

- Boroondara City Council  
Development and Funding of Community Pavilions - Sport and Recreation-  
2019
- Kingston City Council:  
Sporting Reserve Pavilion Design Guidelines (2024)
- Knox City Council  
Knox Pavilion Strategy (2021)  
Guideline for Developing Sports Facility (2019)
- Manningham City Council  
Outdoor Sports Infrastructure & Allocations Policy (2024)

- Monash City Council  
Active Reserves Facility Hierarchy
- Maroondah City Council  
There are no formal policies for the design and delivery of sporting pavilions for Maroondah City Council. However, based on case studies visits to the recent sporting pavilion builds over the last 5 years, it is observed that there is a consistent standard in terms of floor areas, finishes and approach to funding of elements, standards were extrapolated from the built outcome.
- Mornington Peninsula Shire Council  
Sports Capacity Plan 2024  
Mornington Peninsula Shire Design Standards

## Pavilion Hierarchy

The Table 1 below presents a comparison of policy across Councils in relation to pavilion hierarchy:

*Table 1 Comparison of Pavilion Hierarchy Classifications across Councils*

| COUNCIL /<br>POLICY                       | PAVILION HIERARCHY                                                                   |                            |         |         |
|-------------------------------------------|--------------------------------------------------------------------------------------|----------------------------|---------|---------|
|                                           | LEVEL 1                                                                              | LEVEL 2                    | LEVEL 3 | LEVEL 4 |
| <b>Whitehorse<br/>Existing<br/>Policy</b> | <b>SATELLITE</b><br>Where sports field cannot be serviced the main pavilion on site. | Single level of Hierarchy. |         |         |

| COUNCIL /<br>POLICY | PAVILION HIERARCHY                                                                                       |                                                                                                                                                                                  |                                                                                                                                                                                                                                                   |                                                                                                                                                                                     |
|---------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | LEVEL 1                                                                                                  | LEVEL 2                                                                                                                                                                          | LEVEL 3                                                                                                                                                                                                                                           | LEVEL 4                                                                                                                                                                             |
| <b>Maroondah</b>    | No defined policy and hierarchy. Focuses on needs based rather than prescriptive hierarchy entitlements. |                                                                                                                                                                                  |                                                                                                                                                                                                                                                   |                                                                                                                                                                                     |
| <b>Boroondara</b>   | Policy focuses on “community sports”. No hierarchy within the policy. Policy refers to “maximum sizes”.  |                                                                                                                                                                                  |                                                                                                                                                                                                                                                   |                                                                                                                                                                                     |
| <b>Manningham</b>   | <b>LOCAL</b><br>Caters for junior and low level senior training. Usually user groups secondary venue     | <b>DISTRICT</b><br>Caters for junior and senior training for higher participated sports (AFL, soccer & cricket). User group primary venue and attract mainly council’s residents | <b>MUNICIPAL</b><br>Facilities catering for mainly council’s residents that has a lower total participation rate (e.g. baseball) and generally caters for junior and senior training. Only 1 facility is required per municipality for the sport. | <b>REGIONAL</b><br>Facilities that have a catchment greater than council community. Caters for state or regional level competition. Only 1 regional facility is required per sport. |

| COUNCIL /<br>POLICY | PAVILION HIERARCHY                                                                                                                      |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                               |                                                                                                                                                                                               |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | LEVEL 1                                                                                                                                 | LEVEL 2                                                                                                                                                                                                | LEVEL 3                                                                                                                                                                                                                                                                       | LEVEL 4                                                                                                                                                                                       |
| <b>Knox</b>         | <b>SCHOOL</b><br>School facilities are not on council land but may be used as overflow. Pre-season activities occur at these facilities | <b>LOCAL</b><br>Caters for junior and lower senior grade sport within the municipality. Catchment is mostly within the municipality and living close proximity. Will not host regional representatives | <b>MUNICIPAL</b><br>Cater for senior grade sport within the municipality. Catchment be both within and outside of the municipality, but would be residents from the municipality and surrounding suburbs. May occasionally attract larger crowds with appropriate facilities. | <b>REGIONAL</b><br>Designed as focal point of the community and for participants playing at the highest level within the region. Would host regional games and anticipate significant crowds. |

| COUNCIL /<br>POLICY | PAVILION HIERARCHY |                                                                                                        |                                                                                                                                                    |                                                                                                                                                                       |
|---------------------|--------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | LEVEL 1            | LEVEL 2                                                                                                | LEVEL 3                                                                                                                                            | LEVEL 4                                                                                                                                                               |
| <b>Kingston</b>     | <b>N/A</b>         | <b>LOCAL</b><br>Serves local community and “home” for seasonal sporting clubs. Caters for local crowds | <b>REGIONAL</b><br>Regional serves a collection of suburbs, township within the municipality (or across municipal borders) Caters for larger crowd | <b>STATE</b><br>Serves State leagues and elite training and competitions, considered to be second tier national competition facilities. Caters for significant crowds |

| COUNCIL /<br>POLICY | PAVILION HIERARCHY                                                                                                                                                                                                                                  |                                                                                                                                                                                                 |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                              |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | LEVEL 1                                                                                                                                                                                                                                             | LEVEL 2                                                                                                                                                                                         | LEVEL 3                                                                                                                                                                                  | LEVEL 4                                                                                                                                                                                                                                                                                                                                                      |
| <b>Monash</b>       | <b>CLASS D<br/>Changerooms Only</b><br><br>Secondary facility used by seasonal clubs with casual sports users and schools, may act as a satellite facility for larger clubs. Change room only facilities, with preference for modular construction. | <b>CLASS C:<br/>Local Facilities with Small Social Space</b><br><br>Base facility to facilitate and support community participation in sport. Local facilities are often modular constructions. | <b>CLASS B:<br/>District Facilities</b><br><br>Home base for most clubs; suitable for senior-level competition, usually base for multiple seasonal users and use by the wider community. | <b>Class AA:<br/>Semi-Elite Facilities</b><br><br>Designed for semi-elite competition and events beyond community standards.<br><br><b>Class A:<br/>Premier Facilities</b><br><br>Supports sub-regional/regional competitions (e.g., premier cricket, state league rugby). Often part of a sporting precinct with multiple fields and good transport access. |
|                     |                                                                                                                                                                                                                                                     |                                                                                                                                                                                                 |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                              |

| COUNCIL /<br>POLICY | PAVILION HIERARCHY                                                                                                      |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                       |
|---------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | LEVEL 1                                                                                                                 | LEVEL 2                                                                                                                                                                                                                        | LEVEL 3                                                                                                                                                                                                                                                                                              | LEVEL 4                                                                                                                                                                                                                                                               |
| <b>Mornington</b>   | <b>LOCAL</b><br>Caters for junior training or competition or overflow for seniors teams. Can be joint use with schools. | <b>DISTRICT/TOWNSHIP</b><br>Caters primary for club training and competition and usually regarded as home facilities for the club. Generally multipurpose in nature and designed and managed to cater for at least two sports. | <b>SHIRE</b><br>For low participation sports where only 1 or 2 facilities are required across the council. Occasionally facility would be capable of or suitable for staging regional competitions. Could also be facility shared by number clubs e.g. synthetic sports / all weather sports ground. | <b>REGIONAL</b><br>Facilities designed and maintained to a high standard and serves catchment beyond the council. Can generally accommodate each level of sports pathways from beginners to elite and has the capacity to host state, national standard competitions. |

### Key Findings:

- The Whitehorse Pavilion Policy 2019 distinguishes between Satellite and Standard pavilion.
- Most benchmarked councils apply a structured hierarchies of up to 3 to 4 levels, commonly ranging from local to regional or elite facilities.

- Most policies broadly align to
  - Lower tiers for Junior or lower-level community use/ overflow or satellite use;
  - Mid-tier serving primary club needs and senior competition and home base for clubs.
  - Higher tiers supporting State level, regional, catering for higher-level competition and wider catchments.

## Pavilion Standard and Non-Standard Components

Most Pavilion Policies examined provides guidelines and standards for functional areas and room sizes that make up a sporting pavilion. These functional area provisions are usually expressed as Standard and Non-Standard Components. Standard Components are usually infrastructure that are critical to the operations of the pavilion (e.g. changerooms); they are also functional areas that are expressed as “Core” components within the relevant sporting bodies’ facilities guideline – these are usually areas that are funded by council.

Non-standard components are facilities that are above the standard components of the Pavilion (e.g. strapping room, bar facilities). They may also function as areas that are identified as “Optional” or “Desirable” components within the relevant sporting bodies’ facilities guideline – these components usually require additional funding from external grants or user group contributions.

“Standard” and “Non-standard” components usually (but not necessarily) align with sporting bodies’ facilities guidelines requirements and may vary according to the sporting codes or level of competition/ facilities (local, regional, state). Most benchmark council’s policies generally specify different standards based on different sports and/or level of competition; facilities at higher level may have additional components or larger areas.

Below are summary benchmarked councils’ policies approach for provisions facilities for different levels of competitions and different sporting codes:

- **WHITEHORSE** policy is not sport specific and only has 2 levels of pavilion hierarchy – “Local / Standard” Pavilion and “Satellite Pavilion.
- **BOROONDARA** policy adopts the same component areas for all field sports and does have different hierarchy of pavilions. All areas are referred to as “maximum” areas.
- **MANNINGHAM, KNOX, KINGSTON & MORNINGTON** policies have different component areas for different sporting codes and different hierarchies of pavilions.
- **MONASH** policy distinguish between different sports for fields specifications only, but not for pavilion. Policy distinguishes between different pavilion hierarchy but does not provide detailed area breakdown per component but instead provides an “aspirational” footprint. For example “Class B District” has a desired floor area of around 500sqm, with 20% of footprint allocated to multipurpose room.
- **MAROONDAH** does not have any set policy, standard and non-standard components and their sizing are based on practice on new pavilions built over the last 5 years.

For consistency, the below table provides Standard and Non-standard Components analysis based on a local or comparable level AFL/Cricket Pavilion (All spaces in sqm). :

**LEGEND:**

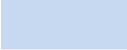
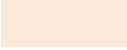
|                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
|  | <b>Standard Component</b>     |
|  | <b>Non-Standard Component</b> |
| NP                                                                                  | <b>Not Provided</b>           |
| -                                                                                   | <b>No area specified</b>      |

Table 2 Local or comparable level AFL/Cricket Pavilion provision comparison across councils

|                         | Whitehorse<br>(Local) | Maroondah<br>(In Practice) | Boroondara<br>(Local) | Manningham<br>(District) | Knox<br>(Municipal) | Kingston<br>(Local) | Monash<br>(Class B)                                          | Mornington<br>(District) |
|-------------------------|-----------------------|----------------------------|-----------------------|--------------------------|---------------------|---------------------|--------------------------------------------------------------|--------------------------|
| Multipurpose            | 100                   | 150-200                    | 50-100                | 100                      | 80<br>60            | 100                 | 100                                                          | 100                      |
| Balcony/Covered Viewing | Case-by case          | Case-by case               | Case-by case          | 75                       | 75                  | 50                  | Total area approximately 400sqm excluding multipurpose room. | 75                       |
| Furniture Store         | 15                    | 15                         | NP                    | NP                       | 10                  | 12-15               |                                                              | Incl below               |
| Community Store         | 10                    | NP                         | 12                    | NP                       | 15                  | 10-12               |                                                              | Incl below               |
| Kitchen                 | 30                    | 30                         | 15-30                 | 30                       | 40                  | 20                  |                                                              | 30                       |
| Kitchenette             | 7                     | NP                         | NP                    | NP                       | NP                  | NP                  |                                                              | NP                       |
| Bar                     | -                     | Building<br>Fit-out        | -                     | -                        | 15                  | 12-15               |                                                              | -                        |
| Cool Room               | -                     | Building<br>Fit-out        | -                     | -                        | 5                   | -                   |                                                              | -                        |
| Multipurpose Amenities  | Per Code              | 30-40                      | 30                    | 25                       | 55                  | Per Code            |                                                              | 35                       |
| Office / Admin          | -                     | Incl. in multi-purpose     | -                     | 15                       | 15                  | 15                  |                                                              | 20                       |
| Change Rooms            | 45                    | 45                         | 20-45                 | 45-55                    | 45                  | 45-55               |                                                              | 55                       |
| Amenities               | Per Code              | Per Code                   | 17.5-35               | 25                       | 30                  | 25                  |                                                              | 25                       |
| Umpires                 | 20                    | 20-35                      | 15-20                 | 32-37                    | 35                  | 20-25               |                                                              | 25                       |
| Gymnasium               | -                     | -                          | -                     | -                        | -                   | -                   |                                                              | -                        |
| Trainers                | -                     | -                          | -                     | 2 x 10                   | 15                  | -                   |                                                              | -                        |

|                            | Whitehorse<br>(Local) | Maroondah<br>(In Practice) | Boroondara<br>(Local) | Manningham<br>(District) | Knox<br>(Municipal) | Kingston<br>(Local) | Monash<br>(Class B) | Mornington<br>(District) |
|----------------------------|-----------------------|----------------------------|-----------------------|--------------------------|---------------------|---------------------|---------------------|--------------------------|
| First Aid                  | 15                    | 10-18                      | 15                    | 10                       | 10                  | 15                  |                     | 10                       |
| Time Keeper                | 10                    | -                          | -                     | 10                       | 7                   | 10                  |                     | -                        |
| Tenant Storage             | 30                    | 15                         | 22                    | 20                       | 25*                 | 20                  |                     | 55*                      |
| Cleaners                   | 5                     | 3                          | 3                     | 5                        | 5                   | 5                   |                     | 8                        |
| External toilet            | Per<br>Code           | 10                         | 10                    | Case-<br>by<br>case      | Incl<br>above       | -                   |                     | -                        |
| Waste                      | 15                    | -                          | -                     | 10                       | -                   | 10                  |                     | -                        |
| Council<br>Equipment Store | 12                    | -                          | -                     | -                        | -                   | -                   |                     | -                        |

\*notes total storage across the facility

### Multipurpose Room Sizing:

The below table provides comparison of multipurpose rooms area provisions for benchmarked council across different hierarchy of pavilions:

*Table 3 Multipurpose room provision comparison across councils*

|                                           | Whitehorse | Maroondah   | Boroondara | Manningham | Knox       | Kingston | Monash | Mornington  |
|-------------------------------------------|------------|-------------|------------|------------|------------|----------|--------|-------------|
| <b>Level 1<br/>(Satellite)</b>            | 0          | N/A         | N/A        | 0          | 0          | N/A      | 0      | 0           |
| <b>Level 2 (Local<br/>&amp; District)</b> | 100        | 150-<br>200 | 50-<br>100 | 100        | 80-<br>140 | 100      | 60     | 100         |
| <b>Level 3</b>                            | N/A        | N/A         | N/A        | 100        | 80-<br>140 | 150      | 100    | 100-<br>150 |

|                                     | Whitehorse | Maroondah | Boroondara | Manningham | Knox | Kingston | Monash | Mornington |
|-------------------------------------|------------|-----------|------------|------------|------|----------|--------|------------|
| <b>Level 4 (State / Semi elite)</b> | N/A        | N/A       | N/A        | 150        | 140  | 150      | 120+   | 150        |

### Key Findings:

- Most pavilion policies provide distinct standard and non-standard components areas for each sporting codes and pavilion hierarchies.
- Most pavilion policies are consistent with Bars, Cool Rooms, Gyms, Strapping / Trainers being Non-Standard Component for local or comparable classification.
- Multipurpose Space at 100sqm in the existing Whitehorse Policy is inline with most benchmark policies, with Maroondah being the outlier for council funding of multipurpose space above 100sqm for local facilities. Other councils such as Manningham and Kingston funds up to 150sqm for Regional / Semi-Elite level facilities, whereas Knox provides multipurpose space of up to 140sqm, but council will only fund 80sqm.
- Most pavilion policies have Office/Admin area as a standard component, whereas it is a non-standard component under the existing Whitehorse Policy.
- Existing Whitehorse Policy provides 7sqm for kitchenette where there is no similar provision in other council's policy.
- Existing Whitehorse Policy provides 30sqm of storage per seasonal tenant where most other council's storage provision is around 20sqm.
- Most other area allocation for each component in the existing Whitehorse Policy aligns with other council's policy.

## Pavilion Funding Contributions

The table below outlines how each council funds standard and non-standard components, manages external funding, and formalises user group contributions.

*Table 4 Summary of funding approaches across councils in relation to standard and non-standard pavilion components, external funding, and user group contributions.*

| COUNCIL / POLICY  | FUNDING ARRANGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Whitehorse</b> | <p>Under the current policy framework, Council funds standard components of pavilion developments. Non-standard components require financial contributions from user groups.</p> <p>No explicit position on how external funding is to be used – whether it will contribute to both funding of standard or non-standard component, or allocation priority. In recent pavilion redevelopment projects, external funding has been used for the funding of non-standard components such as, larger multipurpose rooms, gyms, cool rooms, dedicated bar areas, based on demonstrated need.</p> |
| <b>Maroondah</b>  | <p>No specific policy for components and funding contribution. Prefers a collaborative approach with user groups to establish scope and brief within project budget or seek external funding.</p>                                                                                                                                                                                                                                                                                                                                                                                          |

| COUNCIL / POLICY  | FUNDING ARRANGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Boroondara</b> | <p>Council funds standard component. Non-standard components must be funded by the tenant user groups. Council may fund non-standard component that accommodates other user groups if a demand / need can be demonstrated. User groups are encouraged to seek external funding but need to be coordinated with council. For any user group contribution, agreement would need to be entered into prior to project commencement. External funding or user group contribution must be secured and deposited with Council prior to commencement of works, or within a timeframe outlined in a formal agreement.</p>                                                                             |
| <b>Manningham</b> | <p>Council funds standard component. Non-standard components must be funded by the tenant user groups.</p> <p>External Funding facilitated by Council contributes to standard component. External funding facilitated by user groups can contribute to non-standard component subject to demonstrated need. Cost of contribution is determined by Quantity Surveyor report.</p> <p>User group contribution to be provided upfront prior to construction cost. Should the tender cost come in underbudget, the user group will be entitled to a pro-rata refund of the contribution costs. Council will not ask for user group for additional funding should tender price exceeds budget.</p> |

| COUNCIL / POLICY | FUNDING ARRANGEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Knox</b>      | <p>Council funds standard component. Non-standard components must be funded by the tenant user groups.</p> <p>External Funding facilitated by Council contributes to standard component. External funding facilitated by user groups can contribute to non-standard component subject to demonstrated need. Cost of contribution is determined by Quantity Surveyor report. Council approval is required prior to a user group applying for any external funding / grants. Any user group contribution towards non-standard requirements must also be approved by Council. Where a contribution is required, the user group will enter into a written agreement with Council outlining the timing and terms of payment.</p> |
| <b>Kingston</b>  | <p>Council funds standard component.</p> <p>Funding of non-standard components requires external funding or user group contribution.</p> <p>External Funding contributing to non-standard components will be assessed on a case by case basis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Monash</b>    | <p>Council funds standard component.</p> <p>Funding of non-standard components requires user group contribution. No explicit position on how external funding is to being used – whether it will contribute to both funding of standard or non-standard component, or its priority.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| COUNCIL / POLICY  | FUNDING ARRANGEMENT                                                                                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mornington</b> | <p>Council fund standard component. Funding of non-standard components requires user group contribution.</p> <p>No explicit position on how external funding is to be used – External Funding contributing to non-standard components will be assessed on a case-by-case basis, including the user group’s advocacy for the funding.</p> |

### **Key Findings:**

Councils are generally responsible for funding of standard components. There is broad consensus among benchmarked councils that funding for non-standard components should generally be provided through user group contributions based on demonstrated need.

Some councils have clear position as to how external funding should be used – whether for funding standard component or non-standard components. Both Knox and Manningham have a position that any funding advocated by council should be directed towards standard components, and that user group-advocated funding can be used for non-standard components.

Through the funding arrangement review, gaps have been identified in the current Whitehorse City Council policy regarding the process for securing and allocating external funding, particularly in relation to non-standard components, as well as the framework for user group contributions and formal agreements.

## Funding of Fittings and Fixtures Elements

The following table provides a comparative summary of pavilion fixture and fitting funding responsibilities across selected Victorian councils. It outlines which items are typically funded by Council and which are the responsibility of user groups, across key facility components including changerooms, kitchens, heating and cooling, Audio Visual, security, furniture, and storage areas.

*Table 5 Summary of council and user group funding responsibilities for pavilion fixtures and fittings across Councils*

| COUNCIL / POLICY  | ITEM/ LOCATION               | COUNCIL FUNDED                                                                | USER GROUP FUNDED                                                                            |
|-------------------|------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Whitehorse</b> | Changerooms & Amenities      | Coat hooks, benches                                                           | Massage tables, ice baths                                                                    |
|                   | Kitchen                      | Stainless kitchen benches, rangehood, non-commercial oven, Boiling water unit | Cutlery & crockery<br>All other kitchen equipment including dishwashers, fridges, fryers etc |
|                   | Store room                   | Shelving/cupboards within storage area                                        |                                                                                              |
|                   | Furniture & General Fittings | Supply of tables and chairs                                                   | Replacement of tables and chairs<br>Blinds                                                   |
|                   | Heating & Cooling            | AC for multipurpose room only                                                 | AC for all other areas                                                                       |
|                   | AV/IT                        | Wiring for speakers system, hearing loop                                      | Phones, racks, PA system and speakers                                                        |
|                   | Security                     | Access control                                                                | Alarm, monitored system                                                                      |
| <b>Maroondah</b>  | Changerooms & Amenities      | Coat hooks, change benches                                                    | Massage tables, ice baths                                                                    |

| COUNCIL / POLICY  | ITEM/ LOCATION               | COUNCIL FUNDED                                                                    | USER GROUP FUNDED                                                                                                                     |
|-------------------|------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|                   | Kitchen                      | Stainless kitchen benches & joinery, rangehood, oven/cooktop                      | Cutlery & crockery<br>All other kitchen equipment                                                                                     |
|                   | Furniture & General Fittings |                                                                                   | Supply and replacement of tables and chairs                                                                                           |
|                   | Heating & Cooling            | AC for multipurpose room, offices, first aid                                      | AC for all other areas                                                                                                                |
|                   | AV/IT                        | Wiring for speakers system                                                        | Phones, racks, PA system and speakers                                                                                                 |
|                   | Security                     | Access control                                                                    |                                                                                                                                       |
| <b>Boroondara</b> | Changerooms & Amenities      | Benches, coat hooks                                                               | Ice baths                                                                                                                             |
|                   | Heating & Cooling            | AC to 5 Star requirements                                                         |                                                                                                                                       |
|                   | Kitchen                      | Joinery (stainless steel benchtop), boiling water unit, oven, cooktop, Dishwasher | Crockery and Cutlery<br>Non-essential, non-fixed appliances (fridges, freezers, deep fryers, microwaves, baine marie, coffee machine) |
|                   | Store room                   | Shelving/cupboards within storage area                                            |                                                                                                                                       |
|                   | Furniture & General Fittings |                                                                                   | Supply and replacement of tables and chairs                                                                                           |
|                   | AV/IT                        |                                                                                   | Phones, racks, PA system and speakers                                                                                                 |

| COUNCIL / POLICY  | ITEM/ LOCATION                                                           | COUNCIL FUNDED                                                         | USER GROUP FUNDED                                                                                              |
|-------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|                   | Security                                                                 | Access control, alarm                                                  |                                                                                                                |
| <b>Manningham</b> | Changerooms & Amenities                                                  | Benches, coat hooks                                                    | Ice baths                                                                                                      |
|                   | Heating & Cooling                                                        | AC for multipurpose room                                               | AC for all other areas                                                                                         |
|                   | Kitchen                                                                  | Joinery (stainless steel benchtop), boiling water unit, oven, cooktop, | Crockery & Cutlery<br>Dishwasher<br>All other kitchen equipment (deep fryers, bain maries, pie warmer, ridges) |
|                   | Store room                                                               |                                                                        |                                                                                                                |
|                   | Furniture & General Fittings                                             |                                                                        | Supply and replacement of tables and chairs                                                                    |
|                   | AV/IT                                                                    |                                                                        | Phones, comms rack, switchgears, AV equipment including TV, speakers & PA system etc                           |
|                   | Security                                                                 | Access control                                                         | Security system                                                                                                |
| <b>Knox</b>       | No discussion of funding of fixtures and fittings within Pavilion Policy |                                                                        |                                                                                                                |
| <b>Kingston</b>   | No discussion of funding of fixtures and fittings within Pavilion Policy |                                                                        |                                                                                                                |
| <b>Monash</b>     | Changerooms & Amenities                                                  | Benches, hooks & screen                                                | Ice baths                                                                                                      |
|                   | Multipurpose Room                                                        | Up to 3no Ezy-fit Frame for memorabilia                                |                                                                                                                |

| COUNCIL / POLICY  | ITEM/ LOCATION               | COUNCIL FUNDED                                                                                 | USER GROUP FUNDED                                                                                                |
|-------------------|------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|                   | Heating & Cooling            | AC for multipurpose room                                                                       | AC for all other areas                                                                                           |
|                   | Kitchen                      | Joinery (stainless steel benchtop),<br>Commercial grade oven, rangehood<br>Dishwasher          | Non-essential, non-fixed appliances<br>(fridges, freezers, deep fryers, microwaves, baine marie, coffee machine) |
|                   | Furniture & General Fittings | Initial furniture by council                                                                   | Replacement furniture by user groups                                                                             |
|                   | AV/IT                        |                                                                                                | AV by user groups                                                                                                |
|                   | Security                     | Access Control & Alarm<br>CCTV monitoring                                                      | Back to base monitoring                                                                                          |
| <b>Mornington</b> | Changerooms & Amenities      | Benches, hooks & privacy screen                                                                | Ice baths                                                                                                        |
|                   | Multipurpose Room            | Memobilia cupboard on a case by case basis                                                     |                                                                                                                  |
|                   | Heating & Cooling            | AC for multipurpose, office and first aid                                                      | AC for all other spaces                                                                                          |
|                   | Kitchen                      | Joinery (stainless steel benchtop),<br>Commercial grade oven, cooktop, rangehood<br>Dishwasher | Non-essential, non-fixed appliances<br>(fridges, freezers, deep fryers, microwaves, baine marie, coffee machine) |
|                   | Store room                   |                                                                                                | Shelving / cupboards                                                                                             |

| COUNCIL / POLICY | ITEM/ LOCATION               | COUNCIL FUNDED             | USER GROUP FUNDED                                                        |
|------------------|------------------------------|----------------------------|--------------------------------------------------------------------------|
|                  | Furniture & General Fittings |                            | Supply and replacement of tables and chairs                              |
|                  | AV/IT                        | Comms Rack                 | Phones, switchgears, AV equipment including TV, speakers & PA system etc |
|                  | Security                     | Access Control, monitoring | CCTV                                                                     |

### Key Findings:

- Whitehorse's provision generally aligns with other councils in funding core, fixed infrastructure while requiring user groups to fund non-fixed, discretionary or operational equipment.
- In changerooms, Whitehorse funds basic fixed items such as coat hooks and benches, which is consistent with other Councils. User-funded items such as massage tables and ice baths are also consistent with other councils.
- Most of the benchmark policies the council will fund items within the kitchen that are fixed, such as benches and sinks, cooktop / oven and rangehoods. Boroondara, Monash include dishwashers as council-funded.
- The benchmark councils diverge in funding of items such as loose furniture in the social rooms (tables and chairs) and security provisions.
- Audio Visual items are usually funded by user groups in the benchmarked policies.
- Monash Council provides Ezyfit panels X 3no. for Clubs Memorabilia.

## Temporary Amenities

Temporary amenities refer to short-term, relocatable facilities installed to enable continued use of a reserve during pavilion redevelopment, major refurbishment works, or where permanent infrastructure is unavailable. These facilities typically include modular or portable buildings providing changerooms, toilets, showers, storage, medical spaces and limited food service areas. Temporary amenities are intended to allow user groups to continue operating during construction periods.

The following table presents comparison of policy in relation to provision of temporary amenities during construction and/or the redevelopment of the pavilion:

*Table 6 Comparison of temporary amenities provision across Councils*

| COUNCIL           | TEMPORARY AMENITIES PROVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Whitehorse</b> | <p>At Whitehorse, temporary amenities are typically provided during pavilion redevelopment to enable clubs to remain on site. Current practice generally includes provision of:</p> <ul style="list-style-type: none"><li>• Players Change &amp; Amenities</li><li>• Umpire Change &amp; Amenities</li><li>• Small Medical Room</li><li>• Storage</li><li>• Temporary kiosk/kitchen limited to pre-packaged food preparation</li></ul> <p>In recent years, expenditure on temporary amenities has ranged between approximately \$100,000 to \$380,000 per project, depending on scope, duration, compliance requirements and utility servicing constraints.</p> |

| COUNCIL           | TEMPORARY AMENITIES PROVISION                                                                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Maroondah</b>  | No specific policy, but in practice, generally discourage provision of temporary amenities due to preference for modular construction. Any cost savings for not having temporary amenities to be put into funding of non-standard element of the build.                                                                            |
| <b>Boroondara</b> | Not noted in current endorsed Pavilion Policy, but in practice:<br>Players Change & Amenities<br>Umpire Change & Amenities<br>Storage<br>Spectator toilets<br>Kitchen / Canteen facilities.                                                                                                                                        |
| <b>Manningham</b> | Not noted in Pavilion Policy, council preference to relocate if possible. Temporary amenities requirement assessed on case by case, but past practice included:<br>Players Change & Amenities<br>Umpire Change & Amenities<br>Storage<br>1no. DDA Toilet                                                                           |
| <b>Knox</b>       | Not noted in Pavilion Policy but council preference is not to provide and relocate if possible. In past practice where temp amenities were provided, this typically includes:<br>Changerooms (including showers and toilets)<br>Umpires Change                                                                                     |
| <b>Kingston</b>   | Not noted in Pavilion Policy                                                                                                                                                                                                                                                                                                       |
| <b>Monash</b>     | Not noted in Pavilion Policy but council will provide user group with basic provisions to continue to operate. In past practice, this typically includes:<br>Changerooms (including showers and toilets)<br>Spectator DDA toilets<br>Small social space with kitchenette (3m x 6m)<br>Canteen and Kiosk are not normally provided. |

| COUNCIL           | TEMPORARY AMENITIES PROVISION                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mornington</b> | Not noted in Pavilion Policy but will be assessed on case by case, but in past practice:<br>Players Change & Amenities<br>Storage<br>1no. DDA Toilet |

### Key Findings:

- Across the councils reviewed temporary amenities are generally not formalised in endorsed pavilion policies, but instead addressed through operational practice.
- Several councils (e.g. Knox, Manningham, Maroondah) demonstrate a preference to relocate user groups or stage works in the off-season to avoid temporary amenity costs.
- Where provided, temporary amenities typically prioritise core sporting functions (changerooms, toilets, storage) over social or commercial components.
- Provision of temporary kiosks or full canteen facilities is inconsistent and often limited to prepackaged food only.
- Accessibility (DDA-compliant toilets) is commonly included where temporary facilities are provided.

# PAVILION CASE STUDY

Site visits were undertaken to review recently constructed pavilions from comparable municipalities. The pavilions visited were a range of sizes and form, and including single and double storey, insitu and modular construction and serviced different sports.

The pavilions were reviewed and compared for floor area, costs and budgets, level of fittings and finishes and any specific design feature or best practice which may be adopted in the updated Pavilion Policy. The following pavilions were reviewed:

- Boroondara City Council  
Willsmere Reserve (Single Storey In-situ)
- Knox City Council  
Fairpark Reserve Pavilion (Single Storey In-situ)  
Parkridge Pavilion (Hybrid – Single Storey Modular Changerooms and Refurbishment of existing Multipurpose Room)
- Manningham City Council  
Schramms Reserve 2 Pavilion (Single Storey Modular)  
Deep Creek Reserve Pavilion (Double Storey In-situ)  
Domoney Reserve Pavilion (Single Storey Refurbishment In-situ)
- Maroondah City Council  
HE Parker Reserve Pavilion (Double Storey Modular)  
Proclamation Reserve Baseball Pavilion (Double Storey In-situ)  
RO Spencer Pavilion (Double Storey Modular)  
JW Manson Reserve Pavilion (Double Storey Modular)
- Monash City Council  
Carlson Reserve (Single Storey Modular)

Caloola Reserve Pavilion (Single Storey In-situ)

- Mornington Peninsula Shire Council  
Alexandra Park Pavilion (Double Storey In-situ)  
RM Hooper Pavilion (Single Storey In-situ)
- Whitehorse City Council  
Morton Park Pavilion  
Heatherdale Reserve Pavilion  
Terrara Park Pavilion

Refer to Appendix B – Case Study for review of each pavilion.

### **Key Findings:**

- Many case studies demonstrate facilities designed for shared tenancy and flexible use. This includes adaptable social spaces, shared amenities, and reconfigurable rooms to accommodate different codes and gender participation. Roller shutter doors or operable walls between two change rooms are incorporated into most pavilions for flexible use. At Domoney Reserve, roller shutter have been placed in the change rooms to create an ante-room to facilitate mix gender scheduling without providing additional change rooms.
- Newer pavilions are increasingly designed to avoid strong single-club branding in base finishes. Neutral colour palettes, flexible signage and adaptable storage arrangements support shared use. Structured display areas for club memorabilia are incorporated in some projects to balance identity with equitable multi-tenant presentation.
- Most pavilions benchmarked had little casual daytime use with the exception of Alexandra Park in Mornington Shire Council. However, pavilions are being co-located with the other community services and non-sporting

uses with a mix of dedicated and shared spaces. For example, Domeney Reserve in Manningham is co-located with a community centre, Fairpark reserve in Knox is co-located with U3A; Spencer Pavilion in Maroondah included offices for Cricket Victoria; HE Parker in Maroondah has additional office space intended for external organisation but currently not tenanted. Early identification of these groups is also recognised as important to involve them in the planning process.

- The majority of the pavilions reviewed had simple building forms with limited architectural articulation. The level of fittings and finishes generally reflected the hierarchy of the pavilion.
- Maroondah Pavilions generally have the largest multipurpose rooms (approx. 200sqm) compared with 80-150sqm of multipurpose rooms with pavilions. Meeting rooms are combined with multipurpose room via operable walls for flexible use. Some pavilions include a dedicated bar or servery area ranging from approximately 8 sqm to 18 sqm; and cool rooms between 6 sq.m and 14 sq.m.
- Many facilities integrate DDA toilets within change rooms rather than as separate standalone units. Majority of the pavilions have at least 1no. DDA shower and toilet per 2no. change rooms with Dual-access DDA toilets shared between two change rooms.

## MODULAR BUILDING

Modular construction involves prefabricating a building as a series of modules within an off-site factory. These modules are then transported to site and assembled into the final structure. Unlike temporary accommodations and demountable / portable buildings, modular buildings are intended to be installed on site in the long term and not intended to be moved and reused in another location.

Modular construction emerged in the late twentieth century and has been increasingly utilised in Australian public infrastructure since the 1990s, particularly within the education sector. In recent years, many Councils have started to adopt pavilions to be constructed using modular construction methodology.

## **Key Findings**

- **Adoption Across Councils**

With the exception of Boroondara City Council, all benchmarked councils have delivered sporting pavilions using modular construction. Maroondah City Council has adopted modular delivery as its primary methodology for new sporting pavilions. Other councils typically apply modular construction to sites with lower participation levels, anticipated lower use or satellite facilities.

Some councils, including Maroondah and Manningham, have previously designed pavilions to allow tendering as either traditional in-situ or modular construction to compare the costs. Knox has undertaken hybrid approach and delivered modular changerooms and amenities while refurbishing existing pavilion structures to accommodate expanded multipurpose spaces and kitchens.

- **Delivery Model and Programme**

Modular pavilions are generally delivered under a Design and Construct contract model. Councils typically develop the design to advanced schematic stage prior to tender. The successful contractor completes detailed design and engineering, with modules manufactured in a factory environment over approximately 6 to 9 months.

Once delivered to site, module installation typically occurs over several days, with final fit-out and ancillary works extending on-site works to approximately 3-6 months compared to traditional in-situ construction, which may require 12 to 15 months of on-site works.

The reduced on-site duration significantly limits disruption to sporting operations, park users and surrounding residents. In some cases, the shorter construction period may reduce or eliminate the need for temporary amenities. For example, Maroondah usually construct the pavilion when disruption is likely to be minimal, thus limiting or avoiding temporary amenities.

- **Cost Savings**

Where modular projects adopt similar building forms, high level of customisation, specifications and levels of finish to traditional in-situ construction, overall costs are comparable. Modular construction operates within parameters defined by module sizing, transport logistics and height restrictions. These parameters may limit certain architectural features, such as curved walls or roofs and increased ceiling heights. Consequently, as observed in the case studies modular facilities commonly adopt more standardised, functional designs, which may assist in maintaining cost control. Factory-based construction can also improve cost predictability and reduces exposure to weather delays, labour shortages and site variations.

- **Design Flexibility and Constraints**

Module dimensions are limited by road transport requirements. This can restrict ceiling heights, structural spans and overall building width. Typical maximum internal ceiling heights are approximately 3200 mm unless additional on-site assembly is undertaken. Floor plans are generally structured around module width grids, resulting in more linear building forms. Modular systems are best suited to standardised and repeatable layouts. Projects requiring highly bespoke forms, large uninterrupted spaces or complex architectural expression may be less suited to modular delivery.

A higher level of design resolution is required earlier in the project lifecycle, as fabrication occurs off site. Flexibility to make late design changes is limited once manufacturing has commenced.

- **Site Impacts and Construction Method**

Modular construction typically utilises lightweight systems, commonly metal sheeting and fibre cement cladding. Foundations often consist of pile or surefoot systems rather than traditional strip footings and slab construction. This approach generally requires less excavation and may be advantageous on sites with vegetation protection zones, cultural heritage sensitivities, adverse geotechnical conditions or contamination.

However, time and cost efficiencies of modular construction may be reduced where significant site works are required, such as cut-and-fill conditions or substantial retaining walls because the overall programme and budget may be driven less by the building manufacture and more by enabling works such as demolition, earthworks, retaining structures, and ground improvement. Additional requirements for crane access, laydown areas and heavy-load site access upgrades, along with service connections can add lead times and costs.

- **Lifespan of modular buildings**

While the longevity of modular buildings is less established than traditional construction, largely due to modular delivery being a relatively recent and rapidly evolving construction method, their potential service life can be comparable when appropriately designed, constructed and maintained. Modern modular buildings are designed to comply with the same Building Code requirements as traditional buildings. Based on case studies reviewed, modular pavilions are often designed with a design life of around 50 years. Actual lifespan will depend on material selection, construction quality, environmental exposure and maintenance practices.

# APPENDICES

## APPENDIX A | Whitehorse Strategic Documents Detailed Review

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Whitehorse 2050 Community Vision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>Developed in 2020, the vision positions Whitehorse as a resilient, inclusive, and sustainable community where everyone belongs. Seven guiding themes were identified as priorities to bring the community vision to life:</p> <ol style="list-style-type: none"> <li>1. Diverse and Inclusive Community</li> <li>2. Movement and Public Spaces</li> <li>3. Innovation and Creativity</li> <li>4. Employment, Education and Skill Development</li> <li>5. Sustainable Climate and Environmental Care</li> <li>6. An Empowered, Collaborative Community</li> <li>7. Health and Wellbeing</li> </ol> | <ul style="list-style-type: none"> <li>• Remove barriers to accessing community facilities and increase participation.</li> <li>• Improve access for people of all ages and abilities through inclusive and universal design.</li> <li>• Provide pavilions that create safe, welcoming spaces where people feel connected with others in the community.</li> <li>• Incorporate multipurpose areas that support community access to vibrant spaces for innovation and creativity, including art, craft and cultural activities.</li> <li>• Embed sustainability principles in pavilion design, balancing environmental, social and economic needs of Whitehorse.</li> </ul> |
| <b>Integrated Council Plan 2025-2029</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>The Plan is a framework guiding Council's program of work for the next four years, and is built around five Strategic Directions:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>• Design pavilions as inclusive, welcoming spaces for diverse cultural groups, older adults, youth, and people with disabilities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. <b>Community:</b> We aim to foster a connected, inclusive, safe and active community where everyone feels a sense of belonging.</li> <li>2. <b>Built:</b> We aspire to develop safe, accessible, and attractive public spaces and infrastructure that meet community needs and adapt to growth.</li> <li>3. <b>Economy:</b> We are prioritising a resilient and dynamic economy, with support for local businesses, diverse opportunities, and job and investment attractions.</li> <li>4. <b>Natural:</b> We are committed to protecting natural areas, promoting environmental sustainability, building climate resilience, and managing waste responsibly.</li> <li>5. <b>Governance:</b> Strong governance will be achieved through transparent, accountable management and the efficient and financially sustainable delivery of valuable core services</li> </ol> | <p>Incorporate features that encourage social connection.</p> <ul style="list-style-type: none"> <li>• Ensure accessibility and safety.</li> <li>• Design adaptable spaces that can accommodate changing community needs and population growth.</li> <li>• Consider multi use spaces to maximize utilization and reduce duplication.</li> <li>• Embed sustainability and climate resilience</li> <li>• Prioritise multipurpose, high-use facilities to optimise investment.</li> <li>• Explore partnerships and co-funding opportunities.</li> </ul> |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Whitehorse Recreation Strategy 2015-2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>The Recreation Strategy provides a framework to guide Council planning of recreation and sport services and facilities over 10 years. The Strategy takes a broad and inclusive view of recreation, recognising it as more than just organised sport. The strategy establishes eight principles:</p> <ol style="list-style-type: none"> <li>1. Different needs: Cater for diverse health, social and aspirational reasons for participation.</li> <li>2. A range of opportunities: Encourage a variety of different sport and recreation.</li> <li>3. Addressing recreation and sport priorities: Focus on unstructured activities (walking, casual recreation) while supporting organised sport.</li> <li>4. Well-designed, sustainable, integrated facilities.</li> <li>5. Universal Design will underpin planning and design of recreation services and facilities</li> <li>6. Partnerships: Work with user groups, schools, commercial providers, and other councils.</li> </ol> | <ul style="list-style-type: none"> <li>• Cater to diverse user needs: sports clubs, casual users, community groups, and cultural activities.</li> <li>• Design multi-use spaces that support both structured and unstructured activities.</li> <li>• Include flexible spaces like multipurpose rooms and social areas to encourage community connection.</li> <li>• Design for all ages, abilities, and cultural backgrounds to foster equity and inclusion.</li> <li>• Identify and encourage partnerships for optimisation of resources.</li> <li>• Pavilion should be planned and developed in</li> <li>• accordance with the service levels defined for different classifications of facilities and consideration of all associated costs.</li> <li>• Focus on catering for local and municipal level needs as a priority.</li> </ul> |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                    | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>7. Facilities – Multi-use, evidence-based, cost-considered, and optimised before new builds.</p> <p>8. Preserve and integrate natural spaces for recreation.</p>                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p align="center"><b>Whitehorse City Council Asset Plan 2025-2035</b></p>                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>The <b>Whitehorse City Council Asset Plan 2025-2035</b> provides a 10-year strategic framework for managing Council's \$2.4 billion asset portfolio, including buildings roads, drainage, open space, plant &amp; fleet, and IT assets. Key objectives of the Plan are to provide services that are physically suitable, accessible, responsive and sustainable, and to ensure assets are fit for purpose and support the services delivered.</p> | <ul style="list-style-type: none"> <li>• Prioritise renewal and upgrades over new builds unless justified by demand.</li> <li>• Apply cost-benefit analysis considering financial, social, and environmental outcomes.</li> <li>• Ensure lifecycle cost planning and decision-based renewal principles.</li> <li>• Consider multi-use, low maintenance and adaptable pavilions.</li> <li>• Encourage flexible spaces to maximise utilisation and reduce duplication.</li> <li>• Ensure equitable access for diverse user groups, including gender equity.</li> <li>• Apply sustainable design principles (energy efficiency, water-sensitive design).</li> </ul> |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• Plan for extreme weather impacts and accessibility during emergencies.</li> <li>• Meet regulatory standards for safety, accessibility, and inclusivity.</li> <li>• Integrate technology for efficient operations and user experience.</li> <li>• Explore grants, partnerships, and shared-use agreements to reduce financial burden.</li> <li>• Consider innovative funding models and stakeholder collaboration.</li> </ul>      |
| <b>Climate Response Strategy 2023-2030   Climate Response Plan 2023-2026<br/>  Council Buildings and Infrastructure ESD Policy</b>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>The Climate Response Strategy</b> sets the long-term direction for Whitehorse City Council's climate action, responding to the declared Climate Emergency in 2022 and aligning with the Whitehorse 2040 Community Vision.</p> <p>It outlines ambitious targets:</p> <ul style="list-style-type: none"> <li>• maintaining carbon neutrality for corporate emissions,</li> <li>• sourcing 100% renewable electricity for Council operations by 2025,</li> </ul> | <ul style="list-style-type: none"> <li>• Pavilions transitioning from gas to electricity and exploring options for the use of 100% renewable energy.</li> <li>• Embedding the Environmentally Sustainable Design Principles to all pavilion projects</li> <li>• Aim to achieve at least 40% improvement over National Construction Code standards for energy and water efficiency.</li> <li>• Use low-carbon, recycled, and eco-certified materials in pavilion</li> </ul> |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• achieving net zero corporate emissions by 2032, and</li> <li>• aspiring to net zero community emissions by 2040.</li> </ul> <p>The Strategy addresses both mitigation (emissions reduction) and adaptation (building resilience to climate impacts), supported by systemic actions to embed climate considerations across Council operations.</p> <p>The <b>Whitehorse Climate Response Plan 2023-2026</b> supports the first three years' implementation of Council's Climate Response Strategy 2023-2030 and its targets.</p> <p>This Policy mandates the integration of Environmentally Sustainable Design (ESD) principles into all Council building and infrastructure projects. It aims to deliver assets that are energy-efficient, climate-resilient, and cost-effective over their lifecycle.</p> <p>Key objectives include eliminating fossil fuels in building services, using 100% renewable energy, reducing embedded carbon in materials, and enhancing biodiversity through urban greening.</p> | <p>construction (e.g., recycled concrete, FSC-certified timber).</p> <ul style="list-style-type: none"> <li>• Integrate passive cooling, shading, and urban greening to reduce heat stress.</li> <li>• Provide end-of-trip facilities (secure bike parking) at pavilions.</li> <li>• Install electric vehicle charging infrastructure where feasible.</li> <li>• Apply lifecycle costing in pavilion procurement to prioritise long-term sustainability and operational savings over upfront costs.</li> </ul> |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The <b>Council Buildings and Infrastructure ESD Policy</b> sets requirements for project planning, design, and delivery, including Sustainability Management Plans (SMPs) and minimum ESD budget allocations. It also aligns with Green Star and Infrastructure Sustainability rating tools for larger projects.</p>                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Whitehorse Fair Access Action Plan 2024-2028                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>The <b>Fair Access Action Plan</b> aims to implement the Melbourne East Region Sport and Recreation Fair Access Policy principles across Council's sport and recreation facilities. Its core focus is on gender equity, inclusion, and universal access in community sports infrastructure, programs, and governance. The plan sets out actions under six principles:</p> <ol style="list-style-type: none"> <li>1. <b>Infrastructure</b> – Ensure facilities are welcoming, safe, and inclusive.</li> </ol> | <ul style="list-style-type: none"> <li>• Embed Fair Access principles in pavilion planning and policy.</li> <li>• Review and update the Pavilion Development Policy addressing standard components that encourage women and girls' participation (e.g., inclusive changerooms, safe access, universal design).</li> <li>• Deliver infrastructure projects that provide equitable outcomes for males and females and help close the gender participation gap.</li> </ul> |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>2. Roles in Sport – Encourage participation of women, girls, trans, and gender-diverse people in all roles.</li> <li>3. <b>Allocation and Scheduling</b> – Provide equitable access to facilities and prime scheduling times.</li> <li>4. <b>Leadership</b> – Increase representation of women and gender-diverse people in leadership roles.</li> <li>5. <b>Culture and Environment</b> – Support clubs to create inclusive environments.</li> <li>6. <b>Reward and Prioritise</b> – Recognise and incentivise equitable practices in facility use.</li> </ul> | <ul style="list-style-type: none"> <li>• Ensure inclusive design and welcoming environments.</li> <li>• Encourage universal design features in pavilions, such as accessible amenities, safe lighting, and spaces that support diverse user needs.</li> </ul>                                            |
| <b>Disability in Whitehorse Action Plan (2022-2025)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                          |
| <p>The plan aims to enhance inclusion and participation of people with disability in community life and make the municipality more accessible.</p> <p>The following are the key priorities:</p> <ul style="list-style-type: none"> <li>1. Access to the Built Environment – Improve physical accessibility</li> </ul>                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Embed Universal Design Principles in building works (equitable use, flexibility, intuitive design, appropriate size and space).</li> <li>• Increase accessibility of paths within parks and open spaces to ensure safe and easy access to pavilions.</li> </ul> |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                    | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>in public spaces, buildings, and facilities.</p> <ol style="list-style-type: none"> <li>2. Access to Services and Programs – Reduce barriers to community services and activities.</li> <li>3. Access to Information – Ensure information is available in accessible formats.</li> <li>4. Access to Employment, Education, and Training – Promote inclusive employment and volunteering opportunities.</li> </ol> | <ul style="list-style-type: none"> <li>• Advocate and provide Changing Places facilities and accessible toilets in municipal buildings, including pavilions.</li> <li>• Increase the number of accessible car parks near community facilities.</li> </ul>                                                                                                                                                                                                                                                                                                          |
| Open Space Strategy 2025                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>The strategy provides a 15-year framework for planning, designing, and managing open spaces in Whitehorse to address population growth, urban densification, and climate change. It aims to create an accessible, diverse, and sustainable open space network</p>                                                                                                                                                 | <ul style="list-style-type: none"> <li>• Pavilion footprints should be minimised and integrated with the landscape to avoid compromising the open space character.</li> <li>• Pavilion design should improve or retain all prominent public views to the reserve, improve access to and around the building and improve the function and useability of the surrounding open space.</li> <li>• Consider best practice sustainability principles in the siting and design, particularly in relation to water harvesting and re-use and energy efficiency.</li> </ul> |

| Document Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>Pavilions should not create barriers to <b>safe and easy walking access</b> across open space.</li> <li>Designs must maintain <b>clear sightlines</b> and passive surveillance for safety.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Sporting Facilities Guide – Seasonal and Casual Users 2019 (Currently under review)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Sporting Facilities Guide provides information and guidelines for the use of council-managed parks and sportsfields, including sports fields and pavilions. The document:</p> <ol style="list-style-type: none"> <li>1. Defines seasonal and casual use, purpose and scope, and acts as the terms and conditions for use.</li> <li>2. Sets principles, facility classifications, allocations process, fees, infrastructure and terms of use.</li> <li>3. Details legislation touch-points such as OH&amp;S, liquor, smoking, food registration, gambling and Community Local Laws.</li> </ol> | <ul style="list-style-type: none"> <li>All Whitehorse residents and visitors have equal rights to participate in and enjoy the benefits of sport and physical activity. This includes the provision of facilities for public use when not allocated to a sports club, and the provision of a range of recreation/sporting facilities that are accessible to seasonal groups and the general public.</li> <li>Flexible and multipurpose facilities that are used to capacity. By incorporating design features in facilities that facilitate flexible and multi-purpose use, Council can maximise use of facilities through greater utilisation.</li> <li>Providing sports fields and pavilions that accommodate different uses (grass roots through to elite level).</li> </ul> |

| Document Overview | Considerations for Pavilion Development Policy                                                                                                                                                                                                                                                                                              |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <p>This includes a rating system that distinguishes between the different standards of sports fields and pavilions.</p> <ul style="list-style-type: none"> <li>• Strong encouragement of tenant clubs to be inclusive, to remove barriers, and to ensure all members and spectators enjoy full participation of club activities.</li> </ul> |

## HE PARKER RESERVE

### MAROONDAH CITY COUNCIL

**Year of Completion:** 2020

**Key Facts:** AFL/Cricket – 4 Changerooms

**Construction:** Double Storey Modular

**Cost:** \$4,500,000 (920sqm)





**Key Features:**

- Basic Level of fit out – limited tiling, low toilet partition, ceiling tiles and basic ceiling height to Multipurpose room.
- Operable walls to change rooms for flexible use.
- 1no. DDA amenities to 1no. change room – no DDA umpires amenities
- Offices for co-location of community groups
- Large Multipurpose Room (divisible into board room) – 200sqm total
- Full width balcony – which could sometimes obstruct view from inside the multipurpose room.
- Limited sporting memorabilia - dedicated trophy cabinet in the corridor & around social room.

## PROCLAMATION PARK

### MAROONDAH CITY COUNCIL

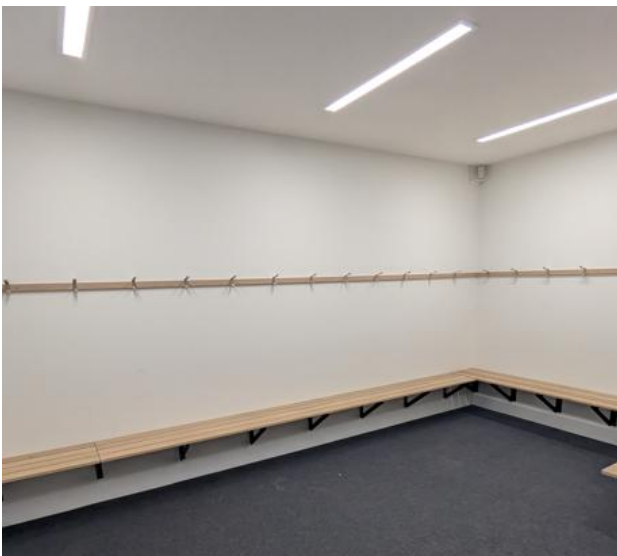
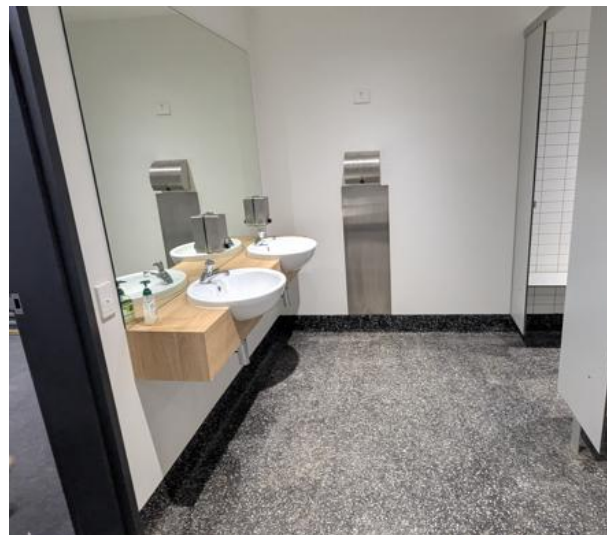
**Year of Completion:** 2022

**Key Facts:** Baseball – 4 Changerooms

**Construction:** Double Storey Insitu

**Cost:** \$3,300,000 (550sqm)





### Key Features:

- Medium Level of fit out – Full height tiling to wet areas, feature elements to servery and multipurpose room, perforated ceiling to multipurpose room.
- Roller doors between change rooms for flexible use.
- No dedicated players or umpires DDA amenities – minimal provision.
- Single sporting use – no community third party use envisaged.
- Standard Size Multipurpose Room (divisible into board room) – 125 sqm total
- Elevated with good views from social room – undercover area to the side.
- Sporting Memorabilia – honour boards in the foyer.
- No separation physical between bar and kitchen.

**JUBILEE PARK | SPENCER PAVILION**  
**MAROONDAH CITY COUNCIL**

**Year of Completion:** 2021

**Key Facts:** AFL/Cricket – 4 Changerooms

**Construction:** Double Storey Modular

**Cost:** \$4,500,000 (810sqm)





## Key Features:

- Basic Level of fit out – limited tiling, low toilet partition, ceiling tiles and basic ceiling height to Multipurpose room. Water fountains in change rooms
- Operable wall between Change Rooms 1&2 Change 3&4 for flexible use.
- 1no. DDA amenities with dual access per 2 change rooms – no DDA umpires amenities
- Co-location with Cricket Victoria
- Large Multipurpose Room – 207sqm total – scorers box separate
- Glazed balcony – with no balcony in front of scorers. Full height glazing from Multipurpose Room
- Limited sporting memorabilia – Cabinet inside multipurpose room.

## JW Manson Reserve

### MAROONDAH CITY COUNCIL

**Year of Completion:** 2024

**Key Facts:** Soccer/Cricket – 4 Changerooms

**Construction:** Double Storey Modular

**Cost:** \$4,200,000 (690sqm)





### Key Features:

- Basic Level of fit out – limited tiling, low toilet partition, ceiling tiles and basic ceiling height to Multipurpose room.
- Operable walls to change rooms for flexible use.
- 1no. DDA amenities to 1no. change room – no DDA umpires amenities
- No day leasing for community use envisaged – maybe leased out to schools sports day.
- Large Multipurpose Room (divisible into meeting room) – 204sqm total
- Balcony to both sides / both ovals – extensive glazing to social room
- Combined bar and kitchen.
- Limited sporting memorabilia – digital honour boards.

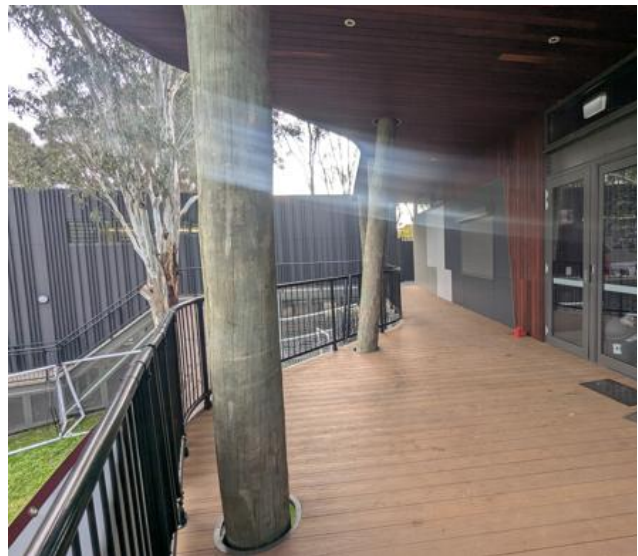
**Willsmere Reserve**  
**CITY OF BOROONDARA**

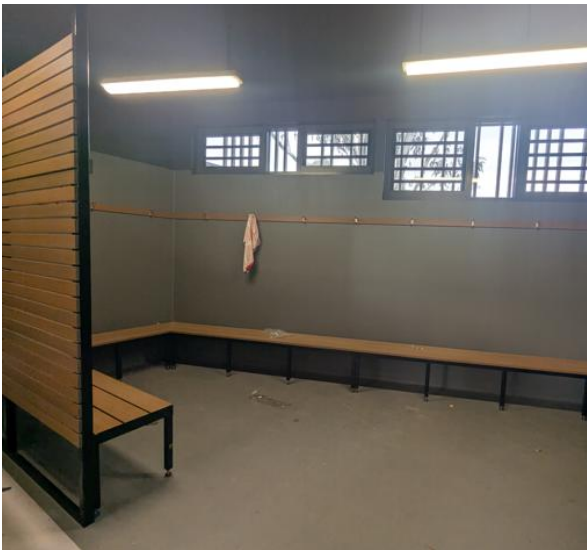
**Year of Completion:** 2025

**Key Facts:** Soccer/Cricket – 4 Changerooms

**Construction:** Single Storey – Multiple Buildings – Refurbish and New Build

**Cost:** \$4,400,000 (520sqm)





### Key Features:

- High Level of fit out – extensive tiling, vinyl finish & timber seating and privacy screen to change rooms, feature finish to Multipurpose Room.
- Operable walls to change rooms for flexible use.
- 2no. DDA amenities for 4 change rooms – 1no. with dual access – 1no. DDA umpires amenities – best practice.
- No accessible pathway to playing fields.
- No day leasing for community use envisaged.
- Small Multipurpose Room – 87sqm, however high level of finishes, ceiling and extensive glazing gives an inviting feel with large wrap around balcony.
- No separate space for bar – domestic type kitchen
- No specific provision for sporting memorabilia

**Carlson Reserve**  
**CITY OF MONASH**

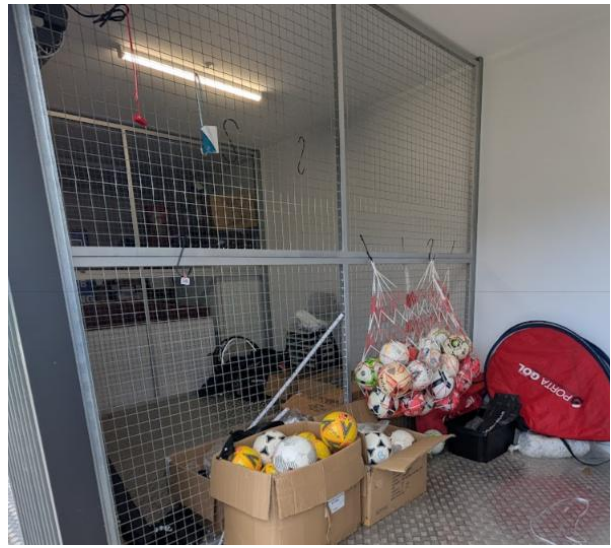
**Year of Completion:** 2024

**Key Facts:** Soccer- 4 Changerooms

**Construction:** Single Storey Modular

**Cost:** \$2,800,000 (380sqm)





## Key Features:

- Basic/Medium Level of fit out – full height vinyl to wet areas, plaster ceiling to social room but with no feature elements.
- Roller shutter between all 4 change rooms for flexible use.
- 1no. DDA amenity in social room for all users – minimal DDA provision.
- No day leasing for community use envisaged.
- Small Multipurpose Room – 78sqm – skylight to provide additional lights.
- Combined bar and kitchen – Commercial oven and exhaust, domestic type appliance.
- Provision of “Ezy-fit” Frames for honour boards enable off-season’s user groups memorabilia to be swapped out to save space.

## Schramms Reserve 2

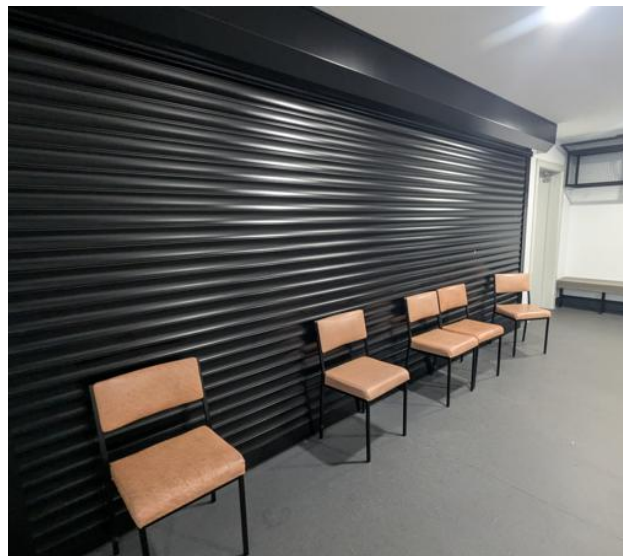
### MANNINGHAM CITY COUNCIL

**Year of Completion:** 2022

**Key Facts:** Cricket – 2 Changerooms

**Construction:** Single Storey Modular

**Cost:** \$1,900,000 (360sqm)





### Key Features:

- Medium Level of fit out – full height vinyl generally, full height toilet partitions, plaster ceiling to social room but with no feature elements.
- Roller shutter between 2 change rooms and multipurpose room for flexible use.
- 1no. DDA amenity 1no. of change room. No DDA umpires facilities, Full DDA pathway to playing fields.
- No day leasing for community use envisaged.
- Small Multipurpose Room – 63sqm but can be combined with change rooms to provide larger space.
- Kitchen – no bar facilities – Commercial oven and exhaust, full stainless steel benching and splashback
- No specific provisions for sporting memorabilia

## Deep Creek Reserve

### MANNINGHAM CITY COUNCIL

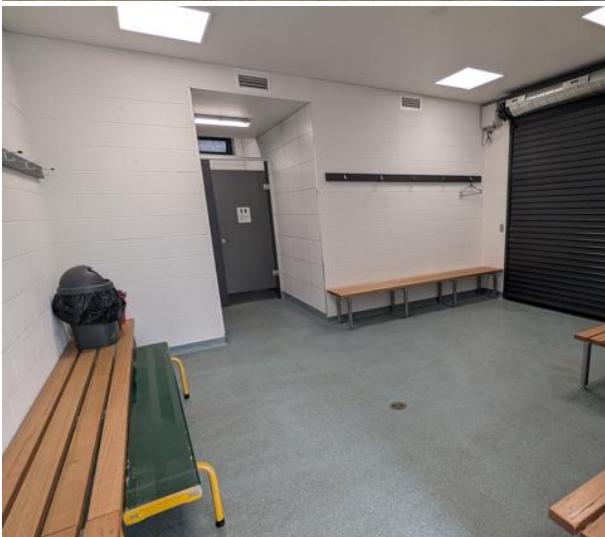
**Year of Completion:** 2023

**Key Facts:** Baseball – 2 Changerooms

**Construction:** Double Storey Insitu (on slope, no lift)

**Cost:** \$3,500,000 (390sqm)





### Key Features:

- High Level of fit out – full height tiling to wet area, plaster ceiling to social room, feature LED strip lights, carpet and servery.
- Roller shutter between 2 change rooms for flexible use.
- Dedicated DDA amenity to each change room. No DDA umpires facilities, Full DDA pathway to playing fields.
- No day leasing for community use envisaged, facility currently heavily utilised
- Standard Size Multipurpose Room – 110sqm – open servery / kitchen and raked ceiling creates a sense of space.
- Kitchen and bar combined – Commercial oven and exhaust, full stainless steel benching – open servery to social room to provide a sense of space.
- Glass honour boards for sporting memorabilia

## Domoney Reserve

### MANNINGHAM CITY COUNCIL

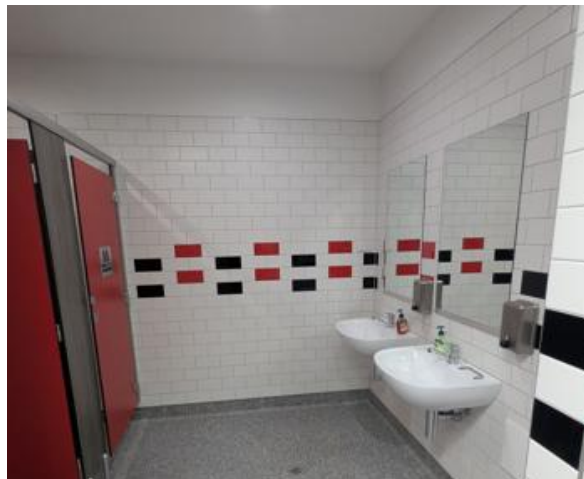
**Year of Completion:** 2024

**Key Facts:** AFL / Cricket – 2 full size AFL divisible into 4 change rooms

**Construction:** Single Storey Refurbishment and minor extension

**Cost:** \$1,900,000 (470sqm)





### Key Features:

- Medium / High Level of fit out – full height tiling to wet area, high level ceiling to social room (existing).
- Each of the 2no. AFL size change room is divided by roller shutter for flexible use, for flexible game scheduling without providing 4 change rooms to single oval.
- No dedicated DDA amenities – shared with social room, Full DDA pathway to playing fields.
- Facility co-located with community centre. Sports pavilion share “commercial” kitchen with the community centre.
- Large Multipurpose Room – 150sqm – high ceiling creates a sense of space.
- Kiosk with commercial rangehood and cooktop. Separate bar / servery
- Traditional honour boards within multipurpose space for sporting memorabilia

## Alexandra Park

### MORNINGTON PENINSULA SHIRE COUNCIL

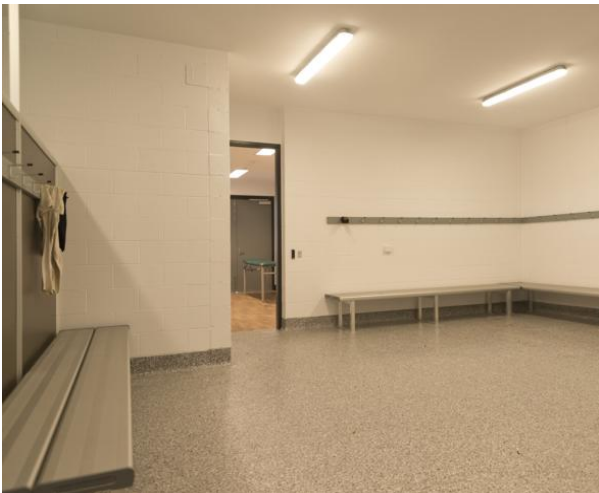
**Year of Completion:** 2024

**Key Facts:** AFL/Cricket – 2 Changerooms

**Construction:** Double Storey Insitu

**Cost:** \$8,500,000 (1020sqm)





### Key Features:

- High Level of fit out – full height tiling to wet area, feature ceiling to social room, feature LED strip lights, feature foyer
- Shared building with medical clinic – shared use of gym.
- Home Change room opens up to trainers and property store to provide for enlarged home change.
- Shared DDA amenity to the changes rooms. DDA umpires facilities, Full DDA pathway to playing fields.
- Day leasing for community use, facility currently heavily utilised, incoming from leasing goes to fund to support running cost of the amenities.
- Large Multipurpose Room – 210sqm – flexible use – can be split into two rooms each with dedicated entry.
- Trophy cabinets for sporting memorabilia at multipurpose room entry.

## RM Hooper Reserve

### MORNINGTON PENINSULA SHIRE COUNCIL

**Year of Completion:** 2022

**Key Facts:** Cricket / Overflow – 2 Changerooms

**Construction:** Single Storey Modular

**Cost:** \$1,400,000 (220sqm)





### Key Features:

- Medium Level of fit out – full height tiling to wet area, plaster ceiling to user group meeting room with feature paint finish.
- Roller shutter between 2 change rooms for flexible use.
- Shared DDA Amenities for players and umpires
- No day leasing for community use envisaged, satellite pavilion in remote area.
- No multipurpose room. 30sqm meeting room with access to Kiosk. Kiosk server opens to change room which can be used as a multipurpose space.
- Kiosk – domestic type kitchen.
- No specific provisions for sporting memorabilia

## Parkridge Reserve Pavilion

### KNOX CITY COUNCIL

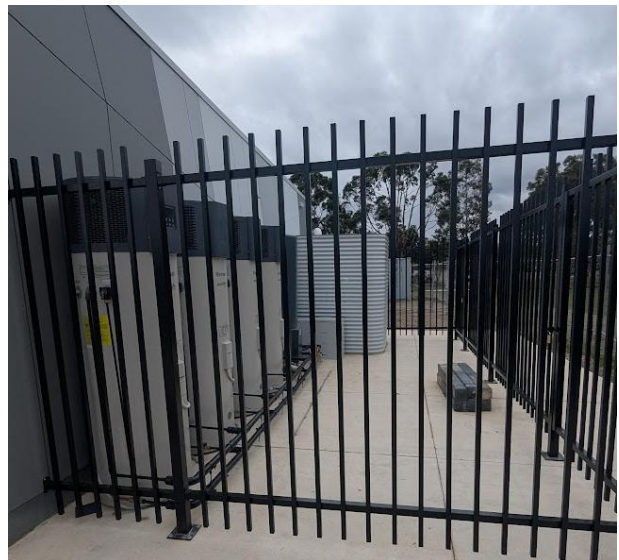
**Year of Completion:** 2026

**Key Facts:** Soccer – 4 Changerooms

**Construction:** Hybrid - Single Storey Modular / Refurbish existing Pavilion

**Cost:** \$2.3m (350sqm new building + 190sqm refurbishment)





### Key Features:

- Basic Level of fit out – Vinyl to wet area generally
- Accessible amenities to every change room.
- No accessible amenities for umpires.
- Junior public WC provided.
- 2no. First Aid room provided.
- Hybrid approach being adopted. Existing facilities being refurbished into an upgraded multipurpose space, kitchen and associated amenities. Modular construction for new player change rooms and amenities.

# Fairpark Reserve

KNOX CITY COUNCIL

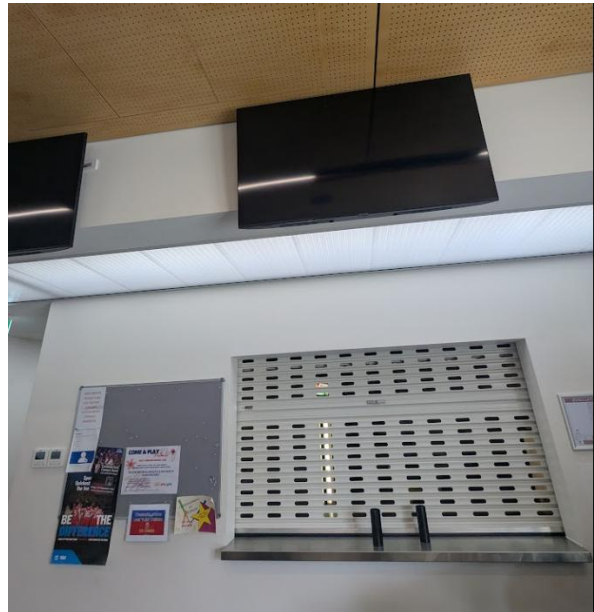
**Year of Completion:** 2024

**Key Facts:** Cricket / Netball/ Football and co-located with U3A – 4 Changerooms

**Construction:** Single Storey Insitu

**Cost:** \$10.6m





### Key Features:

- Medium / High Level of fit out – full height tiling to wet area, Feature timber ceiling to multipurpose room.
- 2no. Football Change rooms & 2no. Netball change rooms – no roller shutter for flexible use.
- Multi-use pavilion with co-location of U3A.
- Sporting memorabilia cupboard provided.
- Separate undercover viewing area via shade sails.

| MAROONDAH CITY COUNCIL |                       |                      |                                 |                       | BOROONDARA CITY COUNCIL        |  | MONASH CITY COUNCIL      |  | MANNINGHAM CITY COUNCIL |                      |                     |
|------------------------|-----------------------|----------------------|---------------------------------|-----------------------|--------------------------------|--|--------------------------|--|-------------------------|----------------------|---------------------|
| HE Parker              |                       | Proclamation         | Jubilee Park   Spencer Pavilion | JW Manson Reserve     | Willsmere Reserve              |  | Carlson Reserve Pavilion |  | Schramms Reserve 2      | Deep Creek Reserve   | Domoney Reserve     |
| Sports                 | Double Storey Modular | Double Storey Insitu | Double Storey Modular           | Double Storey Modular | One Storey - Multiple Building |  | Single Storey Modular    |  | Single Storey - Modular | Double Storey Insitu | Single Store Refurb |
| No. Change Rooms       | AFL/Cricket           | Baseball             | AFL/Cricket                     | Soccer/Cricket        | Soccer/Cricket                 |  | Soccer                   |  | Cricket                 | Baseball             | AFL/Cricket         |
|                        |                       | 4                    | 4                               | 4                     | 4                              |  | 4                        |  |                         | 2                    | 2                   |
|                        |                       |                      |                                 |                       |                                |  |                          |  |                         | 4                    |                     |

| COST ANALYSIS |                         |                                                   |                                                   |                                                            |                                                   |                                                           |                      |                      |                            |                                                  |                                              |
|---------------|-------------------------|---------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------|----------------------|----------------------|----------------------------|--------------------------------------------------|----------------------------------------------|
|               | Total Construction Cost | \$4,500,000                                       | \$3,300,000                                       | \$4,500,000                                                | \$4,200,000                                       | \$4,400,000                                               | \$2,800,000          | \$1,800,000          | \$3,500,000                | \$1,900,000                                      | \$8,500,000                                  |
|               | External Funding        |                                                   |                                                   |                                                            |                                                   |                                                           |                      | \$1,275,000          | \$540,000                  |                                                  | \$4,600,000                                  |
|               | Year of Completion      | 2020                                              | 2022                                              | 2021                                                       | 2024                                              | 2025                                                      | 2024                 | 2022                 | 2023                       | 2022                                             | 2024                                         |
|               | Cost per sqm            | \$4,893.96                                        | \$5,967.45                                        | \$5,555.56                                                 | \$6,122.45                                        | \$8,429.12                                                | \$7,397.62           | \$4,969.63           | \$8,997.43                 | \$4,064.17                                       | \$8,284.60                                   |
|               | Other Comments          | Excludes landscaping works. Double Storey Modular | Double Storey insitu. Excluding landscaping works | Stage 1 only, not including indoor cricket training centre | Excludes landscaping works. Double Storey Modular | Pavilion constructed on slope, elevated due to flood zone | Single Level Modular | Single Level Modular | Double storey construction | Refurbishment and extension of existing facility | Includes full landscape and carparking costs |

| AREA ANALYSIS                                                   |                                             |              |            |            |            |            |            |              |            |              |            |
|-----------------------------------------------------------------|---------------------------------------------|--------------|------------|------------|------------|------------|------------|--------------|------------|--------------|------------|
| TOTAL M/P   Social Room                                         | Multipurpose Room 1                         | 175          | 95         | 207        | 186        | 87         | 78         | 63           | 110        | 150          | 133        |
|                                                                 | Multipurpose Room 2/Board                   | 25           | 30         |            | 18         |            |            |              |            |              | 76         |
|                                                                 | <b>Social Room</b>                          | <b>200</b>   | <b>125</b> | <b>207</b> | <b>204</b> | <b>87</b>  | <b>78</b>  | <b>63</b>    | <b>110</b> | <b>150</b>   | <b>209</b> |
|                                                                 | Balcony                                     | 117          |            | 57         | 65         | 73         |            | 50           | 50         | 48           | 25         |
|                                                                 | Multipurpose Room Store                     | 14.5         | 11         | 15         | 13         | 11         |            |              | 8          | 2.5          | 21         |
|                                                                 | Kitchen/Kitchen Store                       | 35           | 18         | 31         | 28         | 16         | 33.5       | 23           | 20         |              | 35         |
|                                                                 | Bar / Servery                               | 18.5         |            | 15         | incl       | n/a        | n/a        |              | 10         | 8.8          | 8          |
|                                                                 | Cool Room                                   | incl         | n/a        | 14         | n/a        | n/a        | n/a        |              |            |              | 6          |
|                                                                 | Social Room Amenities                       | 42           | 31         | 42         | 33         | 30         | 27         | 18           | 26         | 13.5         | 42         |
|                                                                 | Kiosk/Servery/Kiosk Store                   | 20           | 10         | 22         | 19         | n/a        |            | n/a          |            |              | 50         |
| TOTAL Multipurpose / Non Sports Participants Amenities (ex Bal) |                                             | 330          | 195        | 346        | 297        | 144        | 138.5      | 104          | 174        | 174.8        | 371        |
| TOTAL Sports Participants Facilities                            | Change 01 (Home)                            | 38           | 20         | 38         | 22         | 37.5       | 25         | 40           | 25         | 31.8         | 55         |
|                                                                 | Change 02 (Away)                            | 38           | 20         | 26         | 22         | 37.5       | 25         | 38           | 25         | 19.7         | 49         |
|                                                                 | Change 03                                   | 45           | 20         | 35         | 22         | 25         | 25         |              |            | 27.4         | 39         |
|                                                                 | Change 04                                   | 45           | 20         | 39         | 22         | 22         | 25         |              |            | 26.8         |            |
|                                                                 | Amenities 01                                | 21           | 17         | 17         | 13         | 20         | 13         | 17.6         | 22         | 20.7         | 27         |
|                                                                 | Amenities 02 (include DDA)                  | 32           | 27         | 25         | 20         | 23         | 13         | 27.1         | 21         | 20.7         | 34         |
|                                                                 | Amenities 3                                 | 21           | 17         | 14         | 13         | 18         | 13         |              |            | n/a          | 15         |
|                                                                 | Amenities 4                                 | 25           | 17         | 18         | 13         | 28         | 13         |              |            | n/a          |            |
|                                                                 | Umpires                                     | 25           | 18         | 34         | 22         | 25         | 28         | 20           | 17         | 13.1         | 26         |
|                                                                 | Trainer                                     |              |            |            |            |            |            |              |            |              | 18.5       |
|                                                                 | First Aid                                   | 18           | 12         | 17         | 10         | 14         | 15         | 13           | 8          | 8.2          | 17         |
|                                                                 | Scorer                                      |              |            | 19         |            |            |            | 6            | 8          |              |            |
|                                                                 | Office                                      |              | 27         |            | 25         |            |            | 6            | 14         |              | 20         |
|                                                                 | Cleaners                                    | 4            | 6          | 7          | 4          | 2          |            | 3.5          | 2          |              | 5          |
|                                                                 | Property Store                              | 16.5         |            | 13         |            |            |            |              |            |              | 18.5       |
|                                                                 | Tenants Store                               | 26           | 34         | 30         | 28         | 26         | 30         | 20           | 8          | 17.8         | 51         |
|                                                                 | <b>TOTAL Sports Participants Facilities</b> | <b>354.5</b> | <b>255</b> | <b>332</b> | <b>236</b> | <b>278</b> | <b>225</b> | <b>191.2</b> | <b>150</b> | <b>186.2</b> | <b>321</b> |
| TOTAL NET AREA                                                  |                                             | 684.5        | 450        | 678        | 533        | 422        | 363.5      | 295.2        | 324        | 361          | 692        |
| Public Toilets                                                  | Public Toilets                              | 15           | n/a        |            | 13         | 6          | 8          | 8            | 9          | 26.5         | 24         |
| Circulation                                                     | Circulation                                 | 63           | 103        |            | 75         | 21         | 7          | 9            | 6          | 15           | 100        |
| TOTAL PAVILION AREAS                                            |                                             | 762.5        | 553        | 678        | 621        | 449        | 378.5      | 312.2        | 339        | 402.5        | 816        |
| Balcony                                                         | Balcony                                     | 117          |            | 57         | 65         | 73         | 0          | 50           | 50         | 48           | 25         |
| TOTAL                                                           |                                             | 879.5        | 553        | 735        | 686        | 522        | 378.5      | 362.2        | 389        | 450.5        | 841        |
| OTHER FACILITIES                                                |                                             |              |            |            |            |            |            |              |            |              |            |
| Medical Clinic                                                  | Medical Clinic                              |              |            |            |            |            |            |              |            |              | 120        |
| Gym                                                             | Gym                                         |              |            |            |            |            |            |              |            |              | 65         |
| Office                                                          | Office                                      | 40           |            | 75         |            |            |            |              |            |              |            |
| Kitchen                                                         | Kitchen                                     |              |            |            |            |            |            |              |            | 17           |            |
| Community Centre                                                | Community Centre                            |              |            |            |            |            |            |              |            |              |            |
| TOTAL                                                           |                                             | 919.5        | 553        | 810        | 686        | 522        | 378.5      | 362.2        | 389        | 467.5        | 1026       |

| FITTINGS & FINISHES |                      |                     |                      |                      |                                                               |                      |                      |                     |                      |                     |                      |
|---------------------|----------------------|---------------------|----------------------|----------------------|---------------------------------------------------------------|----------------------|----------------------|---------------------|----------------------|---------------------|----------------------|
| Flooring            | Vinyl                | Flotex              | Flotex / Vinyl       | Flotex               | Vinyl                                                         | Vinyl                | Vinyl                | Vinyl               | Vinyl                | Epoxy               | Epoxy                |
| Wall Finishes       | Painted Plasterboard | Painted Block Walls | Painted Plasterboard | Painted Plasterboard | Existing Brick / Wall Vinyl finish with colour matched paint. | Painted Plasterboard | Painted Plasterboard | Painted Block Walls | Painted Plasterboard | Painted Block walls | Painted Plasterboard |

|                  |                                   |                                                                                                       |                                                            |                                                                                                                   |                                                                                        |                                                                       |                                                              |                                                                                               |                                                                                       |                                                                                                               |                                                                                           |                                                                                 |
|------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| CHANGE ROOMS     |                                   | Operable Walls between Change 1&2, Change 3&4                                                         | Roller Door between Change 1&2, Change 3&4                 | Operable Walls between Change 1&2, Change 3&4                                                                     | Operable Walls between Change 1&2, Change 3&4                                          | Operable Walls between Change 1&2, Change 3&4                         | Roller Shutter between Change Rooms 1&2 Change Rooms 3 & 4.  | Roller Shutter between the change rooms and the social rooms                                  | Roller Shutter between two change rooms                                               | Roller Shutter between Change Rooms 1&2 Change Rooms 3 & 4.                                                   |                                                                                           | Roller shutter between two change room.                                         |
|                  | Flexible Use                      |                                                                                                       |                                                            |                                                                                                                   |                                                                                        |                                                                       | Compact Laminate Seating                                     |                                                                                               |                                                                                       |                                                                                                               | N/A                                                                                       | Kitchen servery to change room for multipurpose use as social room.             |
|                  | Change benches                    | Aluminium seating                                                                                     | Timber Slats seating                                       | Timber Slats seating                                                                                              | Timber Slats seating                                                                   | Timber Slats seating                                                  |                                                              | Timber Slats seating                                                                          | Timber Slats seating                                                                  | Timber Slats seating                                                                                          | Aluminium Change Bench                                                                    | Aluminium Change Bench                                                          |
|                  | Other Fixed Furniture<br>Flooring | No clothes hooks.<br>Whiteboard<br>Vinyl                                                              |                                                            | Cricket storage / hooks.<br>Water fountains.<br>Vinyl                                                             | Coat Hooks Rails.<br>Whiteboard wall finish to operable walls<br>Vinyl                 | Coat Hooks Rails.<br>Timber Slat privacy screens<br>Vinyl             |                                                              | Coat Hook Rails<br>Vinyl                                                                      |                                                                                       | Coat Hook Rails<br>Epoxy                                                                                      | Coat Hooks Rails.<br>Drinks station to change room<br>Epoxy                               | Coat Hook Rails<br>Vinyl                                                        |
| AMENITIES        | Wall Finishes                     | Painted Plasterboard. Limited vinyl in wet areas.                                                     | Painted Plasterboard. Full height tiling in wet areas.     | Painted Plasterboard. Limited tiling in wet areas.                                                                | Painted Plasterboard. Limited tiling in wet areas.                                     | Full height tiling generally                                          | Generally Wall Vinyl                                         | Generally Wall Vinyl                                                                          | Generally full height wall tiling                                                     | Generally full height wall tiling                                                                             | Painted Plasterboard. Full height tiling in wet areas.                                    | Painted Plasterboard. Full height tiling in wet areas.                          |
|                  | Partitions / Joinery              | Laminate Toilet Partitions.<br>Vanity to handbasin                                                    | Compact laminate Toilet Partitions.<br>Vanity to handbasin | Compact laminate Toilet Partitions.<br>Vanity to handbasin                                                        | Compact laminate Toilet Partitions.<br>Vanity to handbasin                             | Compact laminate Toilet Partitions.                                   | Compact laminate Toilet Partitions.<br>Vanity to handbasin   | Compact laminate Toilet Partitions.<br>Vanity to handbasin                                    | Compact laminate Toilet Partitions.<br>Titled wall shelf handbasin                    | Compact laminate Toilet Partitions.                                                                           | Compact laminate Toilet Partitions.<br>Titled wall shelf handbasin                        | Compact laminate Toilet Partitions.<br>Titled wall shelf handbasin              |
|                  | Cool Room                         | Yes - space provided by council                                                                       | No Cool Room.                                              | Yes - space provided by council                                                                                   | No Cool Room.                                                                          | No Cool Room.                                                         | No Cool room                                                 | No Cool room                                                                                  | No Cool Room, separate Kitchen store provided.                                        | No Cool room                                                                                                  | Yes for both Kiosk & kitchen                                                              | No Cool room                                                                    |
|                  | Bar / Separate Servery            | Yes - space provided by council                                                                       | Servery Area within Kitchen space                          | Yes - space provided by council                                                                                   | between kitchen and bar.                                                               | No Bar                                                                | No Bar                                                       | No Bar                                                                                        | Combined kitchen and bar. No separation between kitchen and bar.                      | No Bar                                                                                                        | Yes - separate and lockable bar from kitchen.                                             | No Bar                                                                          |
| KITCHEN          | Wall Finishes                     | Paint. Stainless Steel Finish where required.                                                         | Paint finish                                               | Paint. Stainless Steel Finish where required.                                                                     | Paint finish with tiled splashback throughout                                          | Paint Finish. Stainless splashback where required to code.            | Paint Finish. Stainless splashback where required to code.   | Stainless Steel splashback to min. 1500MM throughout.                                         | Full height wall tiling / stainless steel splashback.                                 | splashback or tiled finish to 1500mm generally.                                                               | Stainless Steel splashback or tiled finish to 1500mm generally.                           | Tiled splashback generally.                                                     |
|                  | Equipment                         | Commercial grade equipment to kitchen including range, fryer and combi-oven. Domestic grade to kiosk. | Commercial grade oven, fryer and fridge                    | Commercial grade equipment to kitchen including range, fryer and passthrough dishwasher. Domestic grade to kiosk. | Domestic type equipment to both kitchen and kiosk. Commercial rangehood to both areas. | Domestic Type appliances                                              | Commercial grade oven and rangehood.                         | Commercial grade oven and rangehood.                                                          | Commercial grade equipment - e.g. cooktop and oven, fryer.                            | Domestic type dish washer                                                                                     | Commercial grade oven and rangehood.                                                      | Commercial grade equipment for both kitchen and kiosk                           |
|                  | Joinery<br>Flooring               | Stainless Steel to kitchen.<br>Laminate to Kiosk<br>Carpet Tiles                                      | Stainless Steel benchtop, laminate joinery<br>Carpet Tiles | Stainless Steel benchtop with laminate cupboards to kitchen.<br>Laminate to Kiosk<br>Carpet Tiles                 | Laminate benchtop to both Kitchen & Kiosk.<br>Carpet Tiles                             | Stainless Steel Benchtop with laminate joinery under.<br>Carpet Tiles | Stainless Steel Benchtop and cupboards under<br>Carpet Tiles | Stainless Steel benchtop with shelving under.<br>Carpet Tiles                                 | Stainless Steel benchtop with shelving under.<br>Carpet Tiles                         | Stainless Steel Benchtop over existing cupboards<br>Epoxy                                                     | Stainless Steel benchtop and laminate joinery for both kitchen and kiosk.                 | Laminate Kitchen bench with cupboards under.                                    |
|                  | Wall Finishes                     | Paint / no feature                                                                                    | Paint finish / feature timber cald columns.                | Paint / no feature                                                                                                | Paint / no feature                                                                     | Feature Paint / Feature Panelling                                     | Paint / no feature                                           | Paint Finish                                                                                  | Paint, with feature paint highlight.                                                  | Paint Finish                                                                                                  | Painted finish, with acoustic feature panels.                                             | Painted wall, with feature paint.                                               |
| SOCIAL ROOM      | Ceiling                           | Ceiling tiles                                                                                         | Perforated ceiling with feature LED lights                 | Ceiling tiles                                                                                                     | Ceiling tiles                                                                          | Feature timber ceiling and perforated plaster.                        | Plaster Ceiling / Skylights                                  | Plaster ceiling                                                                               | Plaster ceiling with feature LED strips                                               | Plaster Ceiling with acoustic panels                                                                          | Trophy cabinets in hall. Sponsorship boards in stairwells.                                | Plaster Ceiling                                                                 |
|                  | Trophy Cabinets / Memobilia       | Around social room and dedicated joinery in corridor.                                                 | Honour board in the foyer.                                 | Cabinet inside social room                                                                                        | Digital Honour board to corridor area.                                                 | Not Provided                                                          | Frames provided for Honour Boards inside social room         | Not provided                                                                                  | Honour Boards in social room                                                          | Honour Boards in social room                                                                                  | Perforated ceiling with feature LED lights                                                | Not provided                                                                    |
|                  |                                   | Standard height ceiling, basic fit for purpose fitout.                                                | Standard height ceiling with good level of fitout.         | Standard height ceiling, basic fit for purpose fitout.                                                            | Standard height ceiling, basic fit for purpose fitout.                                 | Generally high level of design and fitout.                            |                                                              |                                                                                               |                                                                                       |                                                                                                               |                                                                                           |                                                                                 |
|                  | General Comments                  | Glazed acoustic divders between social and meeting room for flexible use                              | Full height glazing.                                       | Full Height Glazing to balcony. Balcony with glazed balustrade                                                    | Full Height Glazing to balcony. Balcony to both sides.                                 | Small social with extensive glazing that creates an inviting space.   | Raked ceiling, basic fit for purpose fitout.                 | Standard height ceiling, basic fit for purpose fitout. Roller Shutter to expand social space. | Raked ceiling. General finish to a good level of specifications with design features. | Standard height ceiling, basic fit for purpose fitout. Raked ceiling and glazing to provide a sense of space. | Feature high ceiling. Generally finish to a high level of specifications. Full AV fitout. | Standard height ceiling, basic fit for purpose fitout. Feature paint to 1 wall. |
| EQUITABLE ACCESS |                                   |                                                                                                       |                                                            |                                                                                                                   |                                                                                        |                                                                       |                                                              |                                                                                               |                                                                                       |                                                                                                               |                                                                                           |                                                                                 |
|                  | General                           | Unisex - Low Height Partition                                                                         | Unisex - High Partition                                    | Unisex - Not Full Height Partition                                                                                | Unisex - Not Full Height Partition                                                     | Unisex - Low Height Partition                                         | Unisex - Not Full Height Partition                           | Unisex - Full Height Partition                                                                | Unisex - Not Full Height Partition                                                    | Unisex - Not Full Height Partition                                                                            | Unisex - High Partition                                                                   | Unisex - Not Full Height Partition                                              |

