



Summary Report

Draft Pavilion Development Policy



Table of Contents

What is a pavilion? 3

Why is the Policy Being Reviewed? 3

What does this policy apply to? 4

What has changed? 5

1. Pavilion classification has been expanded 6

2. Updated Pavilion Standards 7

3. A clearer approach to funding 8

4. Fit-for-Purpose Design and Delivery 10

5. Temporary Facilities During Construction 11

6. Pavilion Development Prioritisation..... 13



What is a pavilion?

A pavilion is a building adjacent to sports grounds or oval that provides the facilities needed to support sport and recreation activities. It can include change rooms, amenities, meeting or social spaces, storage, kitchen and other amenities.

Why is the Policy Being Reviewed?

Whitehorse City Council is reviewing its Pavilion Development Policy to ensure future pavilion investment reflects current community needs, participation trends and facility standards.

Since the current policy was adopted in 2019, there have been significant changes in:

- Participation by women and juniors
- Community expectations for accessible and inclusive facilities
- Sporting facility standards and guidelines
- Construction costs and funding opportunities
- The need for pavilions to support a broader range of community activities

The updated policy aims to provide a clear and consistent framework for planning, funding and delivering future pavilion projects across Whitehorse.

What does this policy apply to?

Applies to:

Pavilions that support seasonal field sports such as soccer, football, cricket, hockey, baseball and lacrosse.

Does not apply to:

Pavilions that support sports such as tennis, bowls or athletics where the pavilion is leased to a sporting or community organisation. In these cases, the lease agreement will continue to determine responsibilities for capital works and maintenance.

This policy applies to future pavilion redevelopment or upgrade projects. It does not affect existing pavilions or projects that are already in detailed design or under construction when the policy is adopted.

Key Seasonal Field Sports covered by this Policy:



AFL



Cricket



Soccer



Baseball



Rugby



Hockey



Lacrosse

What has changed?

Key Changes at a Glance:

1. Pavilion Classification has been Expanded

To include Major, Local, Satellite & Mixed-Use Pavilion.

2. Updated Pavilion Standards

Update component sizes to suit each sporting code.

3. A Clearer Approach to Funding

Defining the funding sources for future pavilion development.

4. Fit-for Purpose Design & Delivery

A stronger focus on delivering flexible spaces to respond to changing community needs and providing value for money over the lifecycle.

5. Temporary Facilities During Construction

Defining how Council can support user group during construction of the new pavilion.

6. Pavilion Development Prioritisation

Establish framework for pavilion development priorities.

1. Pavilion classification has been expanded

The 2019 policy classified pavilions into two categories: Local and Satellite.

The updated policy introduces a new classification system that recognises the different ways pavilions are used across Whitehorse. All pavilions are designed to support local sporting clubs while also providing spaces that can be shared with community groups and the broader community, where appropriate.

The classification helps determine the size, features and level of investment for each pavilion based on how it is expected to be used.

The classifications are:

Major Pavilions

caters state and national level competition for sports such as AFL, Cricket and Soccer and include larger, more specialised facilities.

Local Pavilions

caters community-level training and competition and generally operate as the primary venue for seasonal user groups across summer and winter

Satellite Pavilions

caters training, overflow use and additional sporting activities, typically with a more limited range of amenities and spaces.

Mixed-Use Pavilions

caters long-term community services or organisations, such as neighbourhood houses or U3A, alongside sporting users through a combination of dedicated and shared spaces. The Sporting provision within these pavilion will be guided by the relevant pavilion area provisions for Satellite, Local, Major, based on the level of competition played for each sport.

What does this mean for pavilion users?

- Future pavilions will be designed to suit the role they play.
- Facilities for higher levels of sport may include additional spaces where required.
- Pavilions will continue to support local sporting clubs while also providing opportunities for community use where appropriate.

2. Updated Pavilion Standards

The updated Policy introduces updated facility standards for different types of pavilions and sports. The standards are based on the level of competition, how the pavilion is intended to be used, and informed by relevant State Sporting Association guidelines.

Some facilities are also included to support shared community use, where appropriate. These may include features such as multipurpose rooms, kitchenettes and dedicated storage to accommodate community groups, pavilion hirers and other users alongside sporting clubs.

What does this mean for pavilion users?

- Future pavilions will be fit for purpose and better meet the needs of sporting clubs and community.
- Pavilion design will vary depending on the type of sport and the role of the facility.

3. A clearer approach to funding

The updated Policy provides a clearer and more transparent approach to funding future pavilion projects.

Pavilion redevelopments may be funded through a combination of:

- Council funding
- State or Federal Government grants and other external funding
- Contributions from sporting clubs or other user groups

The policy also explains which parts of a pavilion Council will generally fund, and when additional funding may be needed to provide larger spaces or extra facilities.

Component Type	What it means	Examples	Typical Funding Source
Standard Components (Core facilities)	Essential spaces required to support sporting activities and pavilion operations.	Change rooms, amenities, umpire facilities, multipurpose rooms, storage, first aid rooms and kitchen/kiosk areas.	Council funding and/or external grants
Additional Standard Components	Expanded or larger core facilities to support increased participation, higher levels of competition or broader community use.	Larger multipurpose rooms, larger change rooms etc	External grants and/or user group contributions
Non-Standard Components	Features that go beyond the standard pavilion requirements.	Dedicated bars, cool rooms, gyms and other additional facilities.	User group contributions and/or external grants (subject to project-specific funding agreements)



What does this mean for pavilion users?

- Council remains committed to investing in pavilion infrastructure and delivering the core facilities required to support community sport and recreation.
- Additional facilities or larger spaces may be considered where there is demonstrated need and funding is available through grants or user group contributions.
- Council will continue to work with funding partners to pursue external funding opportunities and maximise project outcomes.
- The policy provides greater transparency and consistency in how pavilion projects are funded and delivered.



4. Fit-for-Purpose Design and Delivery

The updated Policy places a stronger emphasis on delivering practical, adaptable and durable pavilions that provide value for money over their lifecycle. It encourages flexible spaces that can respond to changing community needs and supports efficient delivery methods that can reduce construction time and minimise disruption where appropriate.

Where suitable for the site and project requirements, the policy identifies modular or prefabricated construction as the preferred delivery approach.

What does this mean for pavilion users?

- Future pavilion projects will provide practical, adaptable facilities that are cost-effective and easy to maintain.
- Pavilions will continue to support a range of sporting and community activities where appropriate.
- Council will consider construction methods that can improve project delivery and reduce disruption during construction, where appropriate.

5. Temporary Facilities During Construction

Pavilion redevelopments can affect sporting clubs and other community users while construction is underway. The updated Policy sets out a clear and consistent approach to managing these impacts. Council will follow this approach:

1. Where possible, Council will keep the existing pavilion open until the new pavilion is ready for use.
2. If the existing pavilion cannot remain operational, Council will first look to relocate sporting clubs and other user groups to a suitable alternative venue.
3. If relocation is not practical, Council may provide temporary facilities. The level of temporary facilities will depend on the expected disruption.
 - **Minor disruption (part-season impact):** Temporary facilities will generally be limited to essential services, such as portable toilets and storage.
 - **Major disruption (full-season impact):** A broader range of temporary facilities may be provided to support essential sporting activities. This may include change rooms, amenities, first aid facilities, umpire facilities, storage and kiosk facilities.
 - Temporary facilities will focus on essential operational needs. Facilities such as bars, social spaces, meeting rooms and spectator stands would generally not be provided.
4. Where temporary facilities cannot be provided due to site constraints or other limitations, Council may consider alternative measures to support affected user groups.
5. Additional temporary facilities may be provided by user groups at their own cost, subject to Council approval.



What does this mean for pavilion users?

- User groups will have greater certainty about Council's approach to temporary facilities during construction.
- Temporary facilities will be provided based on the level of disruption and focus on essential operational needs.



6. Pavilion Development Prioritisation

Council has many pavilions requiring renewal and redevelopment and must balance available funding with other competing priorities. The Updated Policy introduces a clear and consistent approach to determining which pavilion projects should be prioritised.

Council receives requests for facility improvements across many sites and must balance competing priorities and available resources.

Each pavilion will be assessed against a range of criteria, including:

The physical condition of the building

How well it meets current and future needs

How often it is used

The diversity of users it supports

Each criterion will be given a weighting, and the combined score (out of 100) will determine the pavilion's priority for renewal or redevelopment. The higher the score, the higher the priority.

The priority list will be reviewed annually and may be updated to reflect changes in pavilion conditions, confirmed external funding opportunities and Council priorities.

What does this mean for pavilion users?

- Future projects will be assessed using a consistent framework.
- The policy provides greater transparency around how future investment decisions are made.