

APPENDIX 3 - STRIBLING RESERVE MASTER PLAN - INDICATIVE BUILT FORM IDEAS

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Two local Lorne architects, Graham Brawn a long term non-permanent resident and Bob Sinclair have developed three (3) sketch plans as ideas as to how the accommodation recommended in the Draft Master Plan might be realised.

These are not definitive designs.

Rather, they are broad functional groupings of the activities of the sporting clubs, the school and the broader community, organised into three or four packaging options. None is resolved to the finest of detail, but it is believed they will allow the Master Planning process to start a conversation about the content, form, image and character of the next stages of facilities at Stribling Reserve.

The three options have five major common characteristics:

- a. They anticipate a possible second level to the pavilion, albeit achieved in stages;
- b. They assume a common entrance to the future upper pavilion level so that for community functions and major sporting events, the public entrance is clearly evident from Otway Street and is a pleasant experience, not one of ducking in a side door as at present.
- c. Each of the three schemes stays below the present stadium roof lines, assumes the same colour palate as the Net Ball Pavilion, The Lion's Den and the Men's Shed, and, introduces verandahs and balconies to create a reposeful and recessive presence, in accordance with the Lorne Neighbourhood Character Overlay (NCO).
- d. The new Netball Pavilion is in the current location and is combined with new Outdoor Toilets, and,
- e. Each anticipates the upgrading and enlargement of the outdoor viewing area between the existing Pavilion and the Net Ball courts.

The principal characteristics of the accommodation capability and capacity embodied in the Draft Master Plan are:

1. New change rooms for home and visiting teams adjacent to the Net Ball Court, including a small club room that can be used by officials on game days.
2. Home and away team change rooms and support spaces as outlined by the AFL for Local Level competitions, including the optional spaces, so that Lorne is capable of hosting special pre-season games and possible training sessions by higher level teams.
3. The existing community rooms and at least one extra room about a third the size of the existing rooms.
4. The ability for con-current school and community use of parts of the facilities and grounds in school hours, requiring separate toilets and zones-of-use for the school and the community.
5. The ability to become a community hub with additional community spaces.
6. The ability to stage the upgrading and any expansion of the current accommodation.

The four (4) options that could achieve a staged upgrading and possible expansion of the current pavilions and community rooms, albeit with differing capital cost implications, are:

- A. Amend and adjust the present layout as a ground floor, leaving any future structural needs and interconnection for an upper floor to be dealt with at the time of the need for that upper floor.
- B. Amend, adjust and expand the present ground floor but in anticipation of a possible upper floor.
- C. Rebuild the ground floor now as part of a defined and designed two floor project.
- D. Build the two floors as one stage.

The three Indicative Built Form Ideas produced pro bono by Lorne Residents to indicate the likely scope of the works are Options B, C and D.

Option A will no doubt be the least expensive, initially, but will limit the ability to achieve the preferred amount and configuration of accommodation. To achieve a second level could require rebuilding and expanding the lower one and/or living with the less than desired accommodation for sporting teams. Any extensive rebuilding and expanding of the lower floor will move this Option to be the equivalent of Option B or C.

Option B is more than what is assumed and costed in the Draft Master Plan. It incorporates space for a lift and stair to a possible future upper floor in the location shown in Option D. The expensive parts of upgrading the change rooms, the toilets and showers, are outside the boundaries of the present building, thereby making for easier construction, but, incurring more excavation and a larger width to Otway Street if the upper floor follows the profile of the change rooms.

This option does provide the extra community space on the ground floor and can be made to provide the separation of school and community users.

The conversion of the roof of the existing facilities to support an upper floor would be delayed to when the upper floor is needed, while the new space can have the upper floor slab in place, or not.

Options C and D better reflect a PCG Committee decision that the Master Plan should be for a two level project, not a one level project with the possibility of two levels sometime in the distant future. Lacking a detailed brief for an upper floor, the two Options show community rooms that could be staged over time. With the Lift built from the start in both of these Options, it is possible to afford motorised wheelchairs access to either level of the building from either the William Street or Otway Street/Grove Road entrances to The Reserve.

Option C would be more expensive than A and B as the structural and interconnection needs for the second level are incorporated from the start. This Option requires considerably less excavation than

Option B, but does not have the extra community room on the ground floor. The existing change rooms are gutted and the maze of passageways and interconnecting rooms rationalised. The Bar and its Store Room are removed from the Stadium competing the cleaning out of the run off areas.

This option shows a possible location for the relocation of the Lions Club Storage Room, as recommended in the Draft Master Plan to create a site for the new Net Ball Pavilion and Public Toilets.

Option D assumes that the forthcoming review of the Lorne Structure Plan could result in a number of Community activities being relocated to make Stribling Reserve a Community Hub. Since this is seen as a long term possibility by the Stribling Reserve Committee of Management, the location of the entrance to the upper level from Otway Street, and the lift and stair to the lower level have been incorporated in Options B and C.

End:

Professor Graham Brawn, Architect.

Member Committee for Lorne