

Olympic Leisure Centre

Concept Design Report

April 2022

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

-Architecture Associates

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1.0 Executive Summary

There have been many contributors to the Concept Design of the re-imagined Olympic Leisure Centre in Heidelberg West. The resulting design reflects an ongoing dialogue with the community, who have been given the opportunity to co-author this important and needed community infrastructure. The design is heavily influenced by a site rich in history with a diverse, multicultural community. The existing building, a monolithic brick structure, is proposed to be dismantled and a new, porous, multi-faceted community building stands in its place. A revitalised landscape and urban realm surrounds the proposed building, extending leisure activities across the whole site.

Accommodation Schedule

The proposed Olympic Leisure Centre building has a Gross Floor Area of approximately 3400m² and largely, the building's program falls into three categories; 'Aquatic', 'Dry Recreation' and 'Community'. The building's program was developed in consultation with the local community. Various tests were carried out in collaboration with a selected co-working group and it was through this testing process that room sizes and amenity was articulated. The building's rooms and activity zones are across two stories, with louder, more active spaces on the ground floor and quieter, more intimate spaces on level one. It was community consensus that any new facility must include a 25m swimming pool for laps, a learn-to-swim pool and if possible, hydrotherapy and sauna facilities. The indoor sports court has also been designed for multi-sports and events, as the community wish to utilise this space for large events and gatherings. The community's feedback required as many and as varied community meeting rooms as possible. The concept design has therefore included small, medium and large general purpose community rooms, some with access to wet area facilities, such as the classes room and community commercial kitchen that is found on level one. Refer to section 3.0 of this report for full accommodation schedule.

Site Approach

Through this re-imagination and design process there exists an opportunity to greatly improve the way any future Olympic Leisure Centre interacts with the site and the community. The approach taken here has been to provide a facility that is as porous as possible and that connects intrinsically with the surrounding landscape. A major re-thinking of the site was necessary to facilitate the maximum public benefit. The removal of Moresby Court's entry from Alamein Road has enabled the proposed Olympic Leisure Centre

to address the Village Green in a much more powerful and useful manner. This integral site manoeuvre has also allowed the building to setback further from the existing northern boundary- addressing the current undesirable and antisocial behaviour found in this location, and creating spaces to the north that will now directly benefit from this preferred orientation.

Architecture

The architecture is of a robust, friendly, and civic nature- utilising recycled brick from the existing Leisure Centre, and creating a porous perimeter with low height, activated external walls. The building has a generous footprint which allows it to sit comfortably on the site and make the most of good orientation and setbacks on all sides. The form of the building is familiar yet striking, with roof profiles that resemble a domestic setting but are scaled to a civic proportion. The architecture is not singular, it is not monolithic, it has many faces, entries and approaches. The architecture opens to the landscape creating a continuous plane across the site and inviting all inside.

Landscape

The landscape has been designed with generosity in mind. There are both passive and active zones, and spaces for a multitude of activities to occur. There are large open spaces, and 'nooks' for smaller gatherings. The landscape design maintains and strengthens native planting and will encourage biodiversity through the intensification of native species that are found at nearby Darebin Creek. Various furnitures are found through the landscape, and interpretive artworks are proposed to tell the site's various stories and histories. The landscape is an extension of the building and the close connection shared between the two will enable a greater site utilisation into the future.

Heritage Impact Statement

The Heritage Impact Statement, undertaken by Peter Andrew Barrett supports the proposed concept design found within. The statement argues that "the proposed Olympic Leisure Centre and associated landscape works to the green are, on balance, acceptable from a heritage perspective". Some recommendations are made and could be considered in the next phase of design works, Schematic Design and Design Development. The full statement can be found in Appendix A of this report.

Cost Plan

The Concept Design has been costed by Zinc Cost Management in order to assist with establishing a budget for the project. Costing can be summarised as follows:

- Estimated Building Cost \$14.9m
- Estimated Landscape and Site Works Cost, including Building Demolition, Site Preparations and Services \$4.5m
- Estimated Special ESD (Sustainable Developement) Initiatives \$1.9m
- Estimated Project Contingencies, Escalations \$4.5m
- Estimated consultant fees \$2.5m
- Estimated other non-construction costs \$1.7

Therefore, the estimated Total Project Cost (TPC) is approximately \$29.9mAUD if project is tendered by April 2023.

Recommendations

1. Project to be supported, budget confirmed and design progressed into Schematic Design and Town Planning.
2. Site Investigations, Opportunity & Analysis and Concept Design reports and appendices to form key reference documents for the project's future development.
3. Further consultation be undertaken with First Nations People to inform the ongoing design process.
4. Further community consultation to be undertaken throughout design development process.
5. Further consultations with relevant Council officers and authorities be undertaken to develop the project.
6. Advice and input from a team of independent consultants, including but not limited to: traffic engineering, geotechnical, structural and services engineering, sustainability, acoustic engineering, town-planning, access consultants, signage & way-finding and audio-visual.

Issue Register:

Issue	Issued By	Issue Date
DRAFT Report to City of Banyule	Danielle Peck	26.04.2022
FINAL Report to City of Banyule	Danielle Peck	28.04.2022

Concept Design Report

April 2022

2.0 Terms of Reference

The Olympic Leisure Centre Concept Design has been developed after a lengthy engagement process with the local community. This process included online publications, surveys and information boards as well as a 3-month community co-design program.

Previous reports that were referenced in the site investigations and opportunities and analysis phases of this project were made available to the community and through careful consideration and conversation, taking into account previous work, this Concept Design was arrived at. Aside from the key consultation workshops, the previous two documents produced were terms of reference:

- Site Investigations Report, Architecture Associates and Rush Wright Associates, February 2022.
- Opportunities & Analysis Report, Architecture Associates and Rush Wright Associates, March 2022.

The following sub-consultants have been engaged and have contributed to the Concept Design outcome:

- Rush Wright Associates- Landscape & Urban Planning
- Adept Surveys- Land Surveyor
- Xylem TreeCare- Arboriculturalist
- Peter Andrew Barrett- Heritage Advisor
- Zinc Cost Management- Quantity Surveyor



Community Co-Design Workshop, community members with architectural models

3.0 Accommodation Schedule

Gross Floor Area	3410		
Aquatic Functions	695	<i>dry changerooms (gf)</i>	107
<i>25m swimming pool hall</i>	487	<i>female changeroom, showers, wcs</i>	
<i>learn-to-swim pool hall</i>	173	<i>male changeroom, showers, wcs</i>	
<i>spa/ hydrotherapy</i>	16	<i>accessible unisex toilet/ shower/change</i>	
<i>sauna</i>	11		
<i>pool storage</i>	9	<i>female toilets (L1)</i>	18
		<i>male toilets (L1)</i>	13
		<i>accessible unisex toilet/ change (L1)</i>	4
		<i>parents room</i>	8
		<i>prayer room</i>	4
		<i>cleaners</i>	5
		<i>bin store</i>	4
		<i>plant (including pool plant)</i>	74
Recreation (dry)	1081		
<i>multipurpose sports court</i>	776	Staff	67
<i>gymnasium (equipment + weights)</i>	137	<i>reception</i>	16
<i>classes room</i>	65	<i>staff lunch room/ kitchenette/ informal meeting</i>	31
<i>bleachers</i>	83	<i>staff workplace</i>	17
<i>loose furniture store</i>	20	<i>staff toilet</i>	3
Community	562		
<i>lge multipurpose community room (ground floor)</i>	78	Enclosed Outdoor Spaces	40
<i>lge multipurpose community room (first floor)</i>	82	<i>community courtyard (attached to gf community room)</i>	40
<i>community multipurpose room (arts & crafts)</i>	31	<i>community terrace (level 1)</i>	61
<i>commercial kitchen (community)</i>	21	<i>public toilets in landscape (incl. changing places facility)</i>	31
<i>community seminar room</i>	37		
<i>community meeting room 1 (4 person)</i>	7	Landscape/ Urban Realm	6460
<i>community meeting room 2 (2 person)</i>	5	<i>entry plazas (east and west)</i>	
<i>community break out areas (ground floor)</i>	123	<i>youth program space</i>	
<i>community break out areas (first floor)</i>	177	<i>heritage plaza</i>	
Amenities	350	<i>outdoor basketball court</i>	
<i>wet changerooms (gf)</i>	112	<i>sunny courtyard (north)</i>	
<i>female changeroom, showers, wcs</i>		<i>pool garden (enclosed)</i>	
<i>male changeroom, showers, wcs</i>		<i>spa courtyard</i>	
<i>accessible unisex toilet/ shower/change</i>		<i>ceremonial gathering</i>	

4.0 Design Statement

The re-imagined Olympic Leisure Centre in Heidelberg West is influenced by its rich history and diverse, multicultural community. The existing building, a monolithic brick structure, is proposed to be dismantled and a new, porous, multi-faceted community building stands in its place. A revitalised landscape and urban realm surrounds the proposed building, extending leisure activities across the whole site.

The building's mass has been informed by the different internal functions (sports courts, swimming pools, community rooms etc.), and now presents as a collective 'village' of structures. No longer monolithic, this strategy results in multiple entrances and promotes passage through and use of the building from all approaches. Each volume is scaled to suit its purpose, however together they create a collective, and cohesive whole.

Materially, cohesion is created by the proposed re-use of existing cream bricks found on site that were part of the original Olympic Village Athletes Hall. The cream bricks are flecked with the five colours represented in the Olympic rings, a further nod to the sites intriguing history and past uses. Adorning the brick base of the proposed centre, exaggerated hipped roofs reflect both the residential nature of the surrounding context, but are also of a civic scale. One is greeted by a friendly, approachable, yet impressive sense of publicness.

The lighter-coloured roof, subtly reflective in its nature serves two purposes. The first, to assist in cooling the building by enhancing reflection of sun rays, rather than absorption. The second, an attempt to capture reflections of the several existing mature trees that surround the development and form part of the site's important natural heritage. Being near the Darebin Creek corridor, native planting is retained and intensified across the landscape. Linking the landscape and the building together is a meandering 'Olympic Heritage Walk' that begins (or ends) its life at the proposed new bus shelter, ushering visitors through the lush gardens to the west entry of the Leisure Centre. Along this path, one will encounter stories, motifs and information that embeds the site's history into its fabric. The ground treatment of this Heritage Walk reappears as a 'Heritage Plaza' to the north, where it demarcates the building footprint of the original Olympic Hall, creating a concentrated place for memory and reflection of this important event. Again, this treatment is repeated at the eastern entry on Alamein Road, where traces of the footprint from the original driveway and pedestrian access

to the Olympic athlete's hall are celebrated; the proposed building entry aligning perfectly with the latter.

The proposal creates a stronger connection to the Village Green by proposing the removal of the Moresby Court return into Alamein Road and removing traffic from the middle of the site. Where the building and green engage on this southern side of the site, a new ceremonial gathering space has been positioned acknowledging the vast cultural heritage of the site, and central role that Indigenous Australians will play in the ongoing living heritage and use of these facilities.

Internally, materials are chosen for their natural and sustainable qualities. Timber structures support the timber-lined multi-sports court and soft tiling of swimming pool areas. Soft metals create subtle reflections that enable the building to be animated, and large openings enable mixed-mode ventilation throughout- promoting further the connection to the outdoor environment and access to fresh air throughout the centre.

The future Olympic Leisure Centre takes material cues from its predecessor, however, re-imagines the arrangement of built form to better serve contemporary and future community with expanded and improved facilities. References to its past are numerous, with opportunities for interpretive and reflective spaces throughout the broader site and building itself. A new living heritage is proposed, that encapsulates the sites broad values, which are cultural, natural, and social. The proposal is inclusive, resilient, and inviting. A place for everyone to enjoy, and care for.

5.0 Architectural Design Drawings

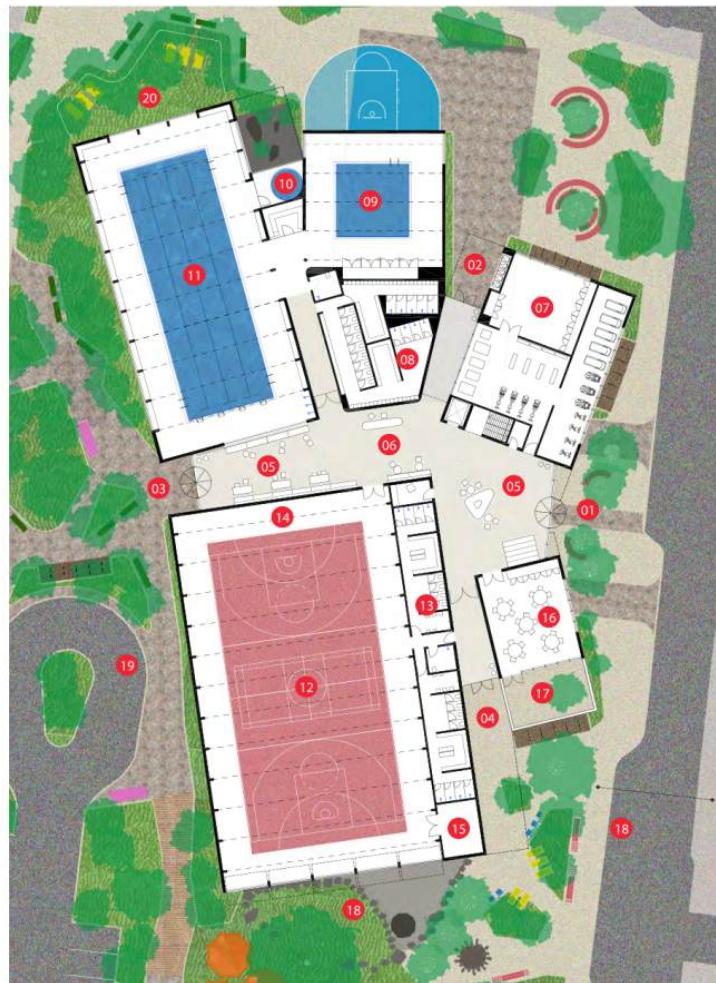


5.1 Site Plan

The proposed re-imagined Olympic Leisure Centre sits to the northern end of the site, however pushes further south so as to create a generous northern setback from its neighbour, Banyule Health. This improved siting encourages a band of activity zones along the northern thoroughfare, promoting passive surveillance and increased site safety. The proposal formally separates the different functions within the building into recognisably separate components with individual yet connected roofs, creating a village look and feel that is appropriate for its context, which largely consists of single or low-rise multi-residential scale.

Key Spaces

- ① Eastern Entry from Alamein Road
- ② Northern Entry from Heritage Plaza
- ③ Western Entry from Moresby Court
- ④ Southern Entry Reading Terrace
- ⑤ Mobile Library Parking, Drop-off Zone
- ⑥ Alamein Road Parking (15)
- ⑦ Moresby Court Parking (40)
- ⑧ Existing Pedestrian Crossing
- ⑨ New feature bus shelter and site arrival
- ⑩ Public Amenities, Changing Places

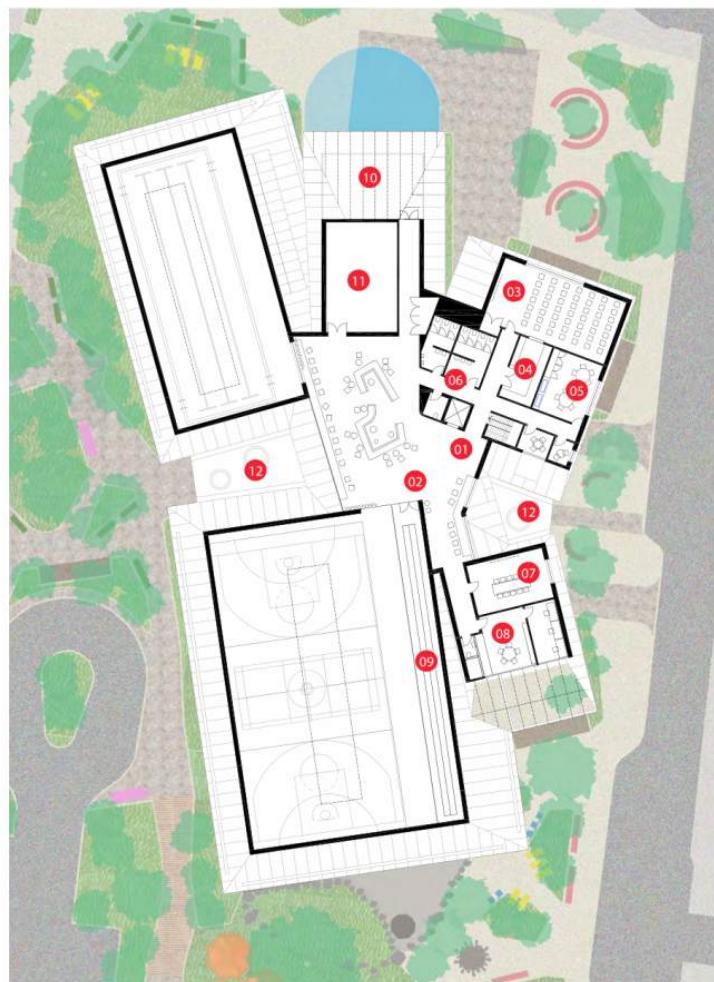


5.2 Ground Floor Plan

The plan is conceived and arranged as a community 'village' connected by public foyers that extend out to the surrounding landscape. Visitors can access this building from all orientations further emphasising the notion of a building in the round connected entirely to the landscape. Access from the south connects the Multipurpose Sports Court to the Ceremonial Gathering Space and the Village Green. Access from the east connects the Main Entry and Community Foyers to Alamein Road and the Olympic Village Primary School. Access from the north connects the Gymnasium with the Heritage Plaza and the Northern Sports Courts, and access from the West connects the Swimming Pool Facilities with an Arrival Drop-off and the Olympic Village Shops. Each 'volume' that makes up the 'village' contains a specific community based function that has been derived through consultation with the community. A generous public foyer provides spaces on the ground floor for informal gathering and socialising, and a central reception can monitor the various activity zones. Further details on the surrounding landscape is detailed in section 7 of this report.

Key Spaces

- 01 Eastern Entry
- 02 Northern Entry
- 03 Western Entry
- 04 Southern Entry
- 05 Community Lounge & Foyer
- 06 Reception
- 07 Gymnasium
- 08 Pool Change Rooms / Showers & Bathrooms
- 09 Learn-to-Swim Pool
- 10 Spa & Sauna
- 11 25m Swimming Pool
- 12 Multipurpose Sports Court
- 13 Sport Change Rooms / Showers & Bathrooms
- 14 Rock-climbing Wall
- 15 Sports Equipment/ Loose Furniture Storage
- 16 Community Room
- 17 Community Terrace
- 18 Ceremonial Gathering Space
- 19 Community Drop-off
- 20 Pool Garden



5.3 First Floor Plan

Access to Level 1 is gained via a centrally located staircase and lift lobby that connects the ground floor foyers with a large open community lounge on the upper level. This informal environment is situated in the heart of the building overlooking the surrounding landscape and neighbourhood and is conveniently connected to a range of community functions. On this level, visitors have access to a range of Community Rooms, a Community Kitchen with commercial grade facilities, a Community Terrace, bathroom facilities and the Multipurpose Sports Court Viewing Gallery. Staff operating the facility also have their offices located on this level where their Workroom is co-located with a Staff Room and a bathroom. Finally, a centralised plant-room that services the entire building is also located on this level and in adjacent roof spaces.

Key Spaces

- ① Lift Lobby & Staircase
- ② Community Lounge & Foyer
- ③ Large Community Seminar Room (60 person)
- ④ Community Commercial Kitchen
- ⑤ Wet Area Community Craft/ Activity Room
- ⑥ Amenities, including DDA Toilet
- ⑦ Community Meeting Room (15 person)
- ⑧ Staff Room & Staff Workroom
- ⑨ Multipurpose Sports Court Viewing Gallery
- ⑩ Community Terrace
- ⑪ Plant Room
- ⑫ Green Roof



5.4 Roof Plan

The village look and feel is achieved by creating unique forms over each building volume. The two larger roofs over the swimming and sport halls create generous double-height internal volumes. The smaller roofs along the east of the building accommodate second storey programme. The roof has been designed in a light colour metal to reflect the sun's rays and reduce the urban heat island effect. Further to this, two planted green roofs are situated over the east and west entries where water can be collected, filtered and re-distributed via underground retention tanks. These green roofs also contribute to cooling the entry canopies and provide a green frame at these locations. Solar PV cells are proposed to generate energy for the building. Given the large roof volume, maximising these cells to aim for a net zero energy should be encouraged. The level 1 north facing terrace and ground level south facing courtyard are both covered by a structure only, for shade, and allow the sun to penetrate into the building. Large double-glazed skylights over the main halls further enhance these interior spaces, and smaller skylights over the ground floor entries creates light and bright foyer spaces suitable to a variety of activities.

Key Spaces

- 01 Green Roof
- 02 Roof Shade Structure (no roofing) over Terraces and Courtyards
- 03 Skylights
- 04 Solar PV Cells

5.5 Building Elevations

East Elevation

Located in the low portion of roof between two larger volumes is the eastern entry into the Community Foyers and Lounge. This entry point will be a major arrival point for the community coming from Alamein Road and from the Olympic Village Primary School. The building's volume is setback from the kerb to make way for a hardscaped plaza where informal seating, new vegetation and garden beds and bike-parking create a positive urban arrival sequence for the building. Community Rooms located on Level 1 have large picture windows overlooking Alamein Road and the surrounding landscape and the ground floor Community Terrace has a large open shade structure that continues the buildings roof line.



East Elevation

South Elevation

Facing the Ceremonial Gathering Space, the Multipurpose Sports Courts have large garage-door styled openings that create an uninhibited connection between the indoor and outdoor environments. In community event-mode, these doors could be opened to extend activities from the flat-floor event space out into a sheltered courtyard environment characterised by natural materials, native vegetation and water play. The gradual sloped roof and low eave of the sport's court structure nestles the building's volume into the surrounding landscape.



South Elevation

5.5 Building Elevations

North Elevation

Generously setback from the surrounding buildings, the northern elevation and landscape will be a thriving place of activity. The northern aspect of the design intends to regenerate this area of the site where natural light, improved public amenity and public safety are the catalysts for a positive community. Here, the community rooms, gymnasium, community terrace and indoor pool facilities form the backdrop to neighbourhood events taking place on the outdoor sports courts, in the heritage plaza and within the pool garden and sauna courtyard.

West Elevation

Arriving via the Heritage Walk, the Community Drop-off or the Olympic Village Shops, visitors gain access to the new facilities from the western entry located between the Multipurpose Sports Court and Swimming Pool facilities. This entry is signified by being located in the low point of the buildings volume and is adorned by a planted green roof which extends the generous planting found in the surrounding landscape. The western forecourt features many existing trees that have been retained, new garden beds with perimeter seating and bike parking. Visitors using the indoor pool facilities have wonderful views out into the surrounding landscape that help to soften the buildings integration into the context whilst also moderating sight-lines between swimmers and pedestrians.



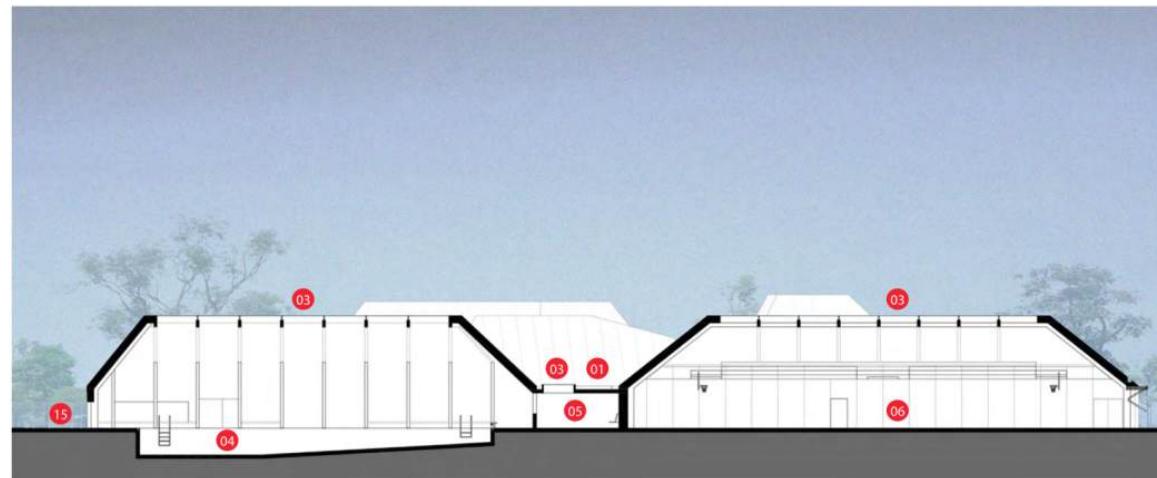
North Elevation



West Elevation

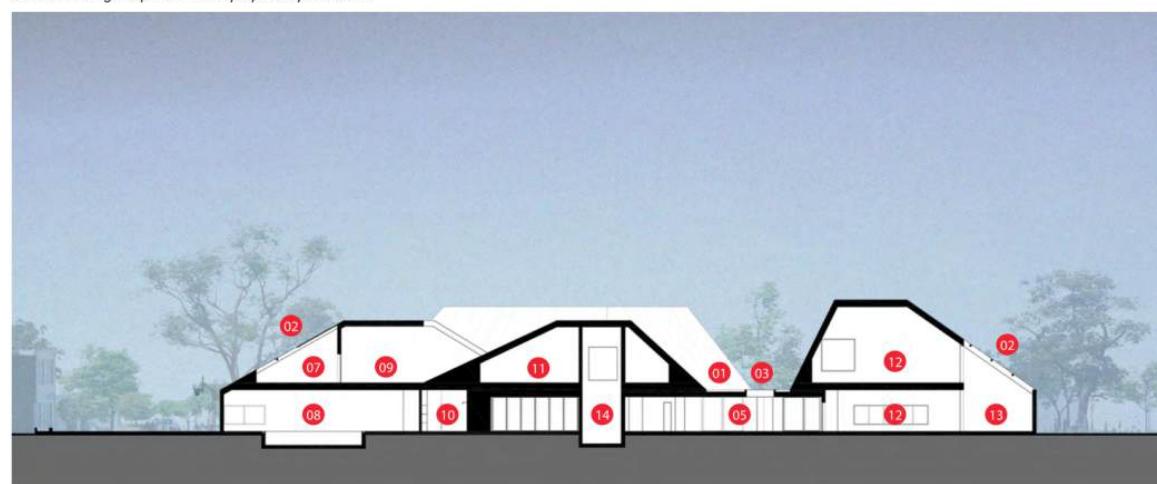
5.6 Building Sections

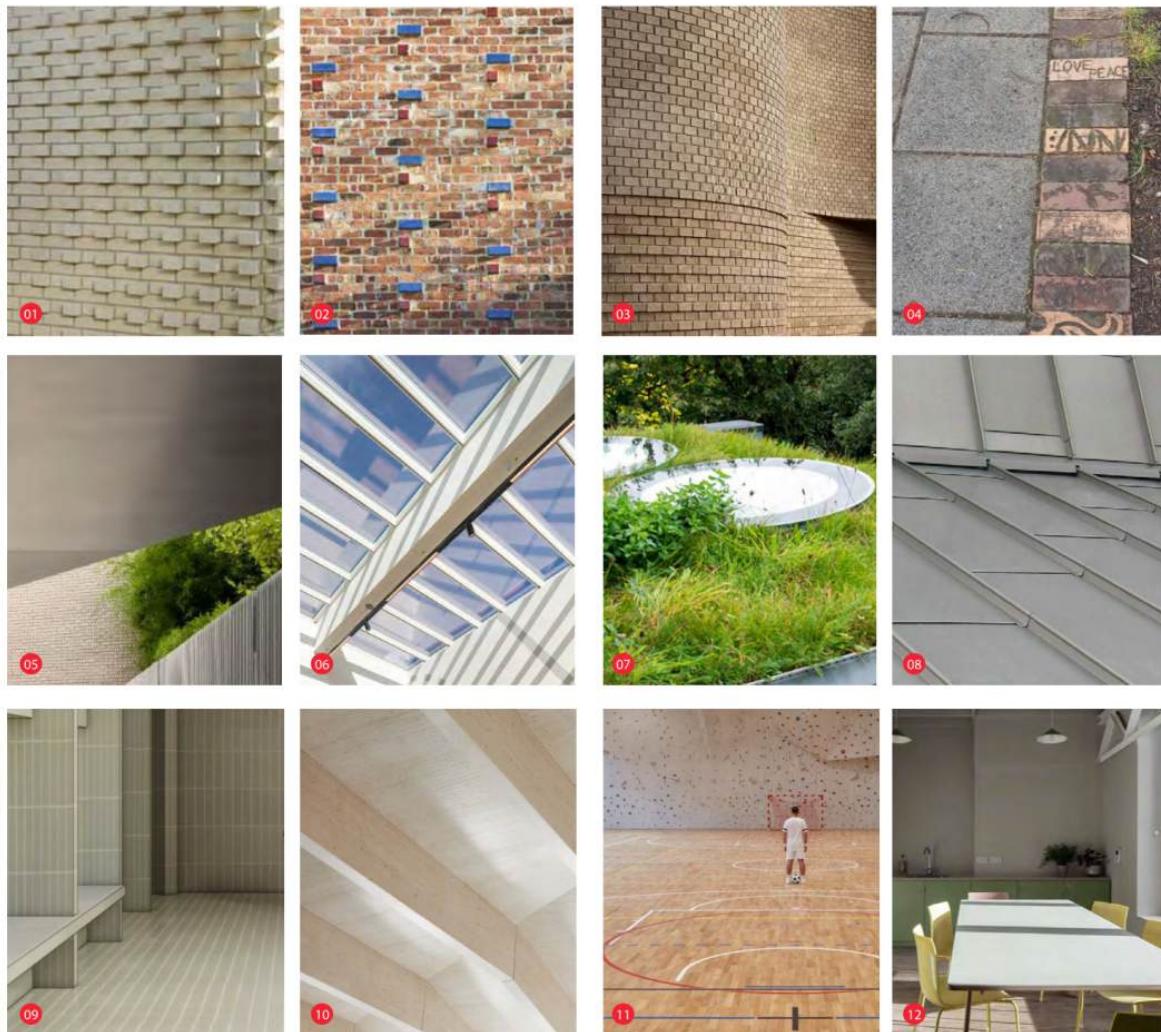
The two larger volumes that contain the 25m Lap Pool and the Multipurpose Sports Court facilities are top-lit by large skylights that will provide wonderful natural light into these two key spaces. The ground floor Community Foyers and Lounges that stitch the larger building volumes together are single height spaces that upon entry are also top lit via circular skylights that puncture two planted green roofs. Level 1 features a number of Community based facilities that sit within the volume of the roof form. These attic type spaces have large picture windows that overlook the surrounding neighbourhood and landscape.



Key Spaces

- 01 Green Roof
- 02 Roof Shade Structure
- 03 Skylights
- 04 25m Lap Pool
- 05 Community Foyer
- 06 Multipurpose Sports Court
- 07 Terrace
- 08 Learn-to-Swim Pool
- 09 Plant Room
- 10 Wet Area Change Rooms
- 11 Community Lounge
- 12 Staff Room
- 13 Community Terrace
- 14 Lift Shaft
- 15 Swimming Pool Garden





5.7 Material Palette

Materials have been selected for their robust, simple and quality nature. The external facades are proposed to recycle as much of the cream brick from the original Leisure Centre as possible, mixed in to this a fleck of glazed coloured bricks representing the five Olympic ring colours. Bricks textures should be explored, such as corbeling and inset work to create a tactile and engaging surface. There are landscape bricks that were designed and made by the local community which we propose be used in the building facade either externally or internally. The roof material is a natural or light toned metal sheet, with a small area of green planted room amongst skylights. Etched metal surfaces cap and frame windows and openings, subtly reflecting the landscape around them. Interior palettes are gentle and again pick up on natural softer tones from the landscape with the occasional pop of colour for loose furniture selections. Timber structure is to be considered with timber paneled ceilings, fully tiled swimming halls, and amenities areas. The sports court is proposed to be a sprung timber surface with rock-wall climbing to one side of the hall.

Key Spaces

- 01 Corbeled cream brick texture
- 02 Glazed bricks punctuate recycled brick wall
- 03 Textures and curved brick surfaces
- 04 Community made bricks to be recycled
- 05 Soft metals cap windows and openings
- 06 Skylights
- 07 Green roof with skylights
- 08 Zinc or steel roof sheets
- 09 Tiles for floors, walls and seats in wet areas
- 10 Timber structure and ceiling lining
- 11 Timber sprung sports hall with climbing wall
- 12 Laminex coloured joinery and loose furniture

6.0 Visualisations

6.1 Aerial view looking west towards proposed new Olympic Leisure Centre, landscape and urban-design work for precinct



6.2 Perspective view of east entry to Olympic Leisure Centre along Alamein Road



6.3 Perspective view looking through nature play and ceremonial place towards indoor multi-sports hall



6.4 Perspective view looking towards Heritage Plaza, outdoor basketball hoop play and northern building entry



6.5 Interior perspective view looking down from level 1 onto indoor multi-sports court



6.6 Interior perspective view of 25m lap swimming pool hall



7.0 Landscape Design

7.1 Landscape Approach

The landscape design of the Olympic Leisure Centre recognises and responds to histories and characteristics of the site. These include the Olympic legacy, a diverse community and a rich biodiversity.

Olympic Legacy

As the site hosted the Olympics in 1956, its legacy can be found on-site including artworks, the Olympic rings and the Village Green itself, together with its surrounding residential lots layout. The proposed landscape concept aims not only to keep but also strengthen this social legacy through interpretive artworks, information and storytelling.

Diverse Community

Before the concept design development, a series of community consultation meetings were held. The diverse community desires were revealed during this process. Some of them are ethnic specific while others are based on clear ecological and indigenous values. As a result, this landscape concept aims to represent the multiple voices and create a unique place for the entire community.

Rich Biodiversity

Due to the proximity to Darebin Creek and the strong environmental attention from the community, the landscape concept forms responses to showcase water sensitive urban design (WSUD), native and indigenous flora, and connectivity of habitat corridors while respecting user amenity and characteristics of cultural landscape.



- 01 Autograph hunters at Olympic Village (1956)
- 02 Indigenous Peoples Smoking Ceremony
- 03 Places for Multicultural Events
- 04 Large Lawn Front
- 05 Tawny Frogmouth
- 06 Growling Grass Frog
- 07 Rainbow Lorikeets

7.2 Pedestrian Access and Spatial Structure

Pedestrian Access

The proposed building design promotes permeability and passive surveillance to all sides. This fundamental concept was shared with the landscape, and the proposed pedestrian access meanders through the site from the Village Green in the south to the heritage/ multipurpose plaza in the north. As part of the site safety strategy, optional paths of escape are provided through designing a series of landscaped islands.

Spatial Structure

1. Lawn Front

The Village Green stays as a green respite for the community and provides open lawn space edged with native garden beds while play/ exercise equipment is dotted around.

2. Activity Zones

There are a series of plazas and nooks designed to serve for planned activities and flexible uses. The planned activity zones include nature play, outdoor gym, outdoor basketball court, barbecue nook, reading plaza, youth flexible program space and pool garden. These spaces are placed close to the building for user convenience and passive surveillance.

3. Heritage Interpretation

Celebrating the Olympic legacy, the Heritage Walk is proposed, and footprints of the historical Hall and driveway are marked with feature pavements (Heritage plaza and the entry plaza east).



7.3 Softscape Character

The proposed softscape character follows the native and indigenous context of the area, respecting the cultural landscape heritage such as having the open lawn with garden beds on the site edges. Four main groups of plant species are proposed to respond the above. They are 'Native Canopy' to the south front, 'Entrance Biodiversity Mix' to building entries, 'Informal Edge Planting' to the northern edge and 'Darebin Creek Mix' to the various WSUD gardens. Within the area of the Native Canopy, sub plant groups of 'Native Garden Mix' are applied to the garden beds and 'Allocasuarina Forest' to the Nature Play area becomes the background of the Ceremonial Place.

Native Canopy

The main objective of these plant selections is to retain and enhance the existing Village Green character. Additional Eucalyptus species are also proposed to complement the existing softscape character. Proposed trees will reinforce the green gate character and provide a green respite to the community. Bridging footpaths over the exiting tree roots are strategies to protect them further.



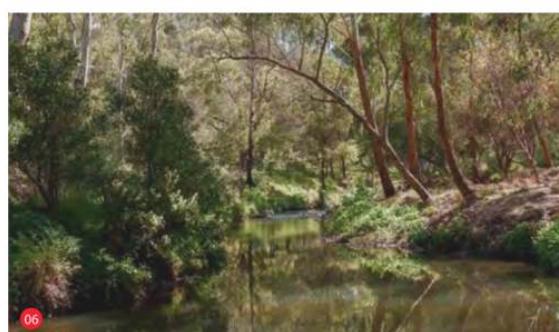
Entrance Biodiversity Mix

A variety of native small trees, flowering shrubs and ground cover species are proposed to create habitat corridors throughout the site and for user amenity.



Informal Edge Planting

A series of native species are selected to display various shades of green. Low brunches will be cut clear to keep sight-lines.



Darebin Creek Mix

This species mix consists of various native grasses and provides habitat to insects and animals while capturing nutrients from the runoff water.



- | | |
|-------------------------|------------------------------|
| 01 Native canopy | 04 Entrance biodiversity mix |
| 02 Native garden mix | 05 Informal edge planting |
| 03 Allocasuarina forest | 06 Darebin Creek mix (WSUD) |



7.4 Landscape Drawings

Overall Plan

The proposed landscape design provides space for various activities including resting, meeting, strolling, exercising, playing, reading and working outdoors. Various scales of activity spaces are provided suitable for small gatherings to large ceremonies. The majority of planned activities can be facilitated in the Lawn Front and the Heritage/ Multipurpose Plaza, whereas short resting and informal meeting activities can occur near the main entrances of the east and west, and throughout various other nooks that have been planned.

The proposed changes to the Moresby Court provides seamless pedestrian and functional connections between the Leisure Centre building and the Village Green/ Lawn Front. Keeping the existing Olympic Rings hung over Alamein Road reinstates the importance of this historical access to the original Olympic village.

A designed canopy with large Eucalyptus trees in the Lawn Front forms a green marker for passers-by along Southern Road. Along Alamein Road, a conventional street tree placement is replaced with groups of trees; they will provide shade while framing plazas and nooks around the building. On the northern and western boundaries, landscape islands will navigate users through and provide a green outlook. WSUD garden beds are strategically placed next to carparks and streets to capture runoff water.

- Scope of Works
- Existing Leisure Centre Title Boundary
- ① Lawn Front
- ② Entry Plaza (east)
- ③ Heritage/ Multipurpose Plaza
- ④ Swimming Pool Garden
- ⑤ Green Edge Walk/ Link to Banyule Health
- ⑥ Entry Plaza (west)
- ⑦ Existing Olympic Rings over Alamein Road
- ⑧ Existing/ Extended Carparking & Drop-off loop
- ⑨ New Alamein Road Carparking
- ⑩ Mobile Library Park & Additional Drop-off Zone

7.4.1 Detail Plan North

- 01 Entry Plaza (east)**
A unique pavement treatment will be applied to the footprint of the historical driveway of the Olympic Village in this location. A stand of trees also marks this entry.
 - 02 Youth Flexible Program Space**
The north-east corner will be activated by a youth flexible area. Custom design furniture of semi-circular benches and tables are proposed to support this activity.
 - 03 Heritage Plaza**
The same unique pavement treatment will cover the footprint of the historical Olympic hall building; this provides a tangible experience to users.
 - 04 Outdoor Basketball Court**
This is an example of building wall activation by installing a basketball hoop and court line markings where informal play can occur.
 - 05 Sunny Courtyard**
By taking advantage of the sunny north orientation, this courtyard provides comfortable space for resting, casual meetings and lunch breaks.
 - 06 Pool Garden**
The fenced lawn space is well-screened with small trees and shrubs from the public space. Pool users can enjoy sunbathing while children are playing on the lawn.
 - 07 Entry Plaza (west)**
This plaza supports large existing trees in garden islands. Users meander through and between them to meet up, stay or rest. The plants on the islands create a pleasant green foreground and visual screening for the residential neighbours.
 - 08 Green Edge Walk**
The existing path is narrow and provides a 'back of house' feeling. The proposed design provides wider and greener access from Alamein Road to Moresby Court with a series of landscape islands.
- Scope of Works
 — Title Boundary of Existing Leisure Centre



7.4.2 Detail Plan South

- 01 Feature Bus Shelter**
The proposed feature bus shelter marks the entrance to the Leisure Centre precinct from Southern Road.
- 02 Public Amenities**
Located along Alamein Road, these amenities include a changing places facility, male and female bathroom facilities.
- 03 Open Lawn**
The open lawn represents the historical characteristics of the Village Green. This also provides flexible-use space for various activities.
- 04 Artwork (heritage)**
A series of heritage artworks are proposed along the Heritage Walk.
- 05 Outdoor Gym**
Provides options to exercise in the outdoor environment.
- 06 Nature Play**
A ribbon of nature play hugs the edge of the ceremonial place and forms a green backdrop. This space has custom design play equipment with natural materials.
- 07 Water Play Fountain**
The fountain is proposed for children's play, as a focal point of the reading plaza, and its mist spray cools down the air in the summer.
- 08 Ceremonial Place**
The ceremonial gathering place includes a dedicated fire-pit.
- 09 BBQ Nook**
- 10 Heritage Walk**
The walk provides tangible cues including words engraved on the stone pavers or artworks on the way to provide experiential opportunities to learn about the site's history and legacy.
- 11 Reading Plaza**
The plaza is placed next to the mobile library parking and provides a place to wait and read while sitting on comfortable seats under the tree shade.
- 12 Path Bridges**
These are designed at key locations to bridge over existing tree roots.



7.5 Material Palette

Pavement

Proposed pavement consists of a single major pavement material and several feature pavement materials. Major pavement material of the standard footpath is warm colour concrete with exposed aggregate finish with either concrete or stone edges. This will be applied to footpaths in Lawn Front, Heritage/ Multipurpose Plaza and street footpaths.

Feature pavements include either a brick or stone (granite) pavement to signal a heritage treatment and can be found in the Heritage Plaza, Heritage Walk, and East Entry. Crazy pavement of natural stone is proposed for the Ceremonial Plaza and slate pavement to the spa courtyard.

Sports pavements include softfall and sports paint finish, Plexipave. Softfall will be applied to areas of children's play equipment whereas sports paint finish will be applied to the outdoor gym and outdoor basketball court areas. Nature play area will be filled with organic mulch on the ground.

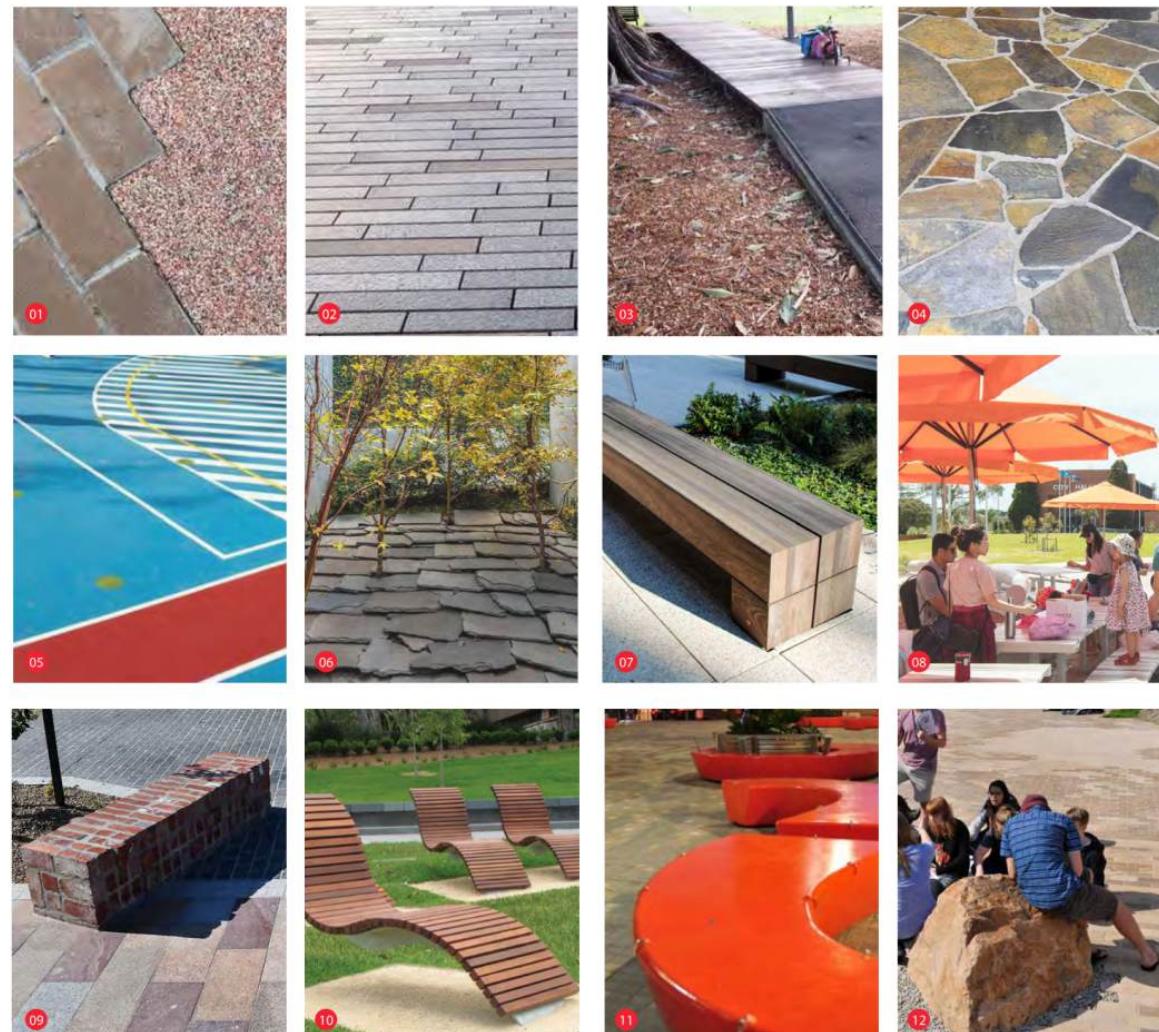
Furniture

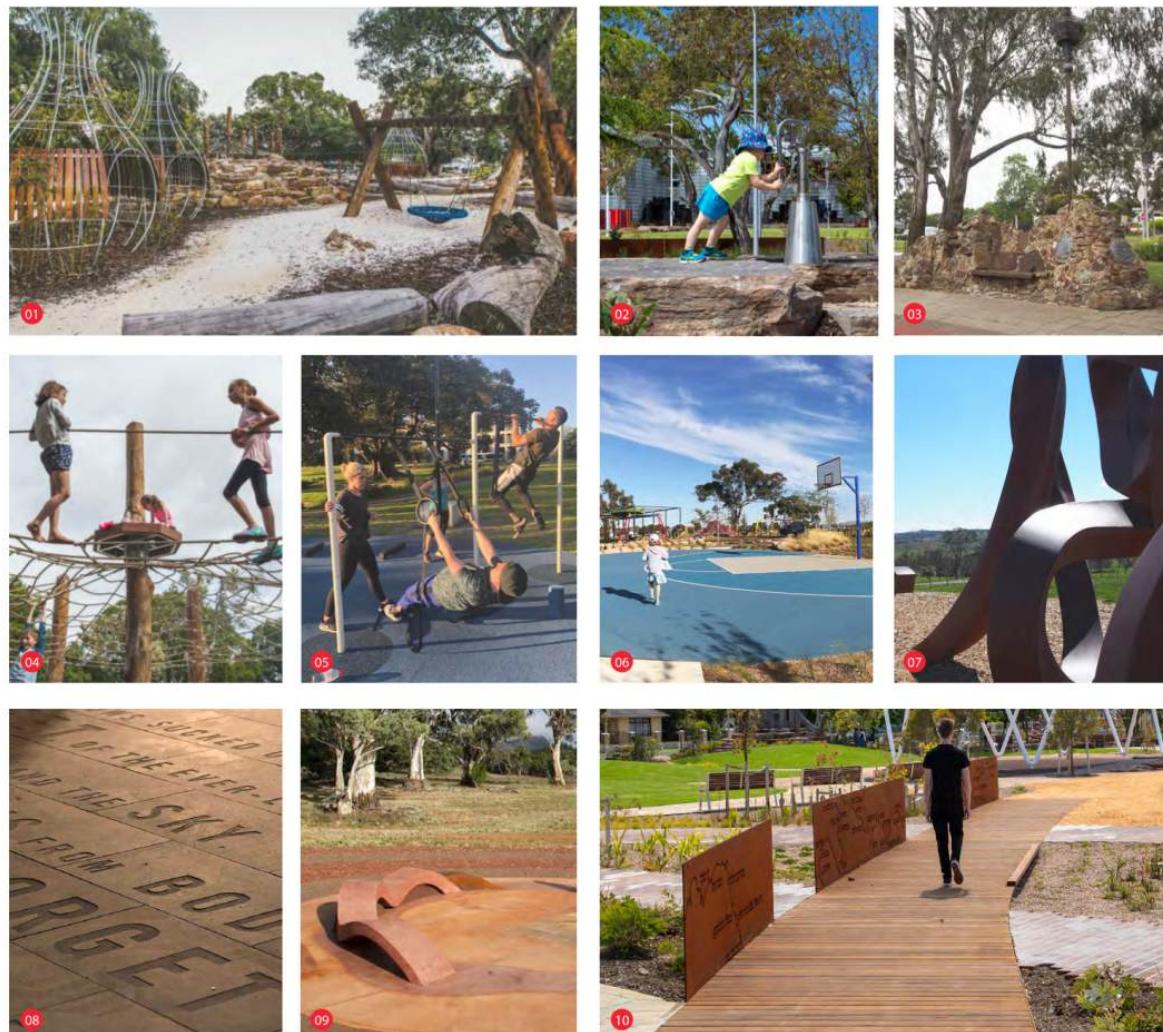
The main objectives of the selected furniture are robust, cheerful and site-specific. The standard bench will be a simple but solid timber bench with or without a backrest and armrest throughout the site.

Site-specific furniture includes a brick bench for the Heritage Plaza, lounge chairs for the Reading Plaza providing a relaxed and unique seating experience, and circular/ semi-circular benches in cheerful colours to the Youth Flexible Space as well as Barbeque Nook. Colourful umbrellas are also proposed for the Barbeque Nook area.

At the Ceremonial Plaza and Nature Play area, boulder rocks are proposed to be informal seats. Timber or concrete plank footbridges will span over the existing tree roots for their protection. A feature bus shelter will be placed along the Southern Road boundary to frame the entry to the Leisure Centre.

- | | |
|---------------------------------------|---------------------------------------|
| 01 Exposed aggregate concrete | 07 Simple and solid bench |
| 02 Stone pavement (granite) | 08 Umbrellas |
| 03 Timber bridge walkway | 09 Heritage bench (brick) |
| 04 Ceremonial place pavement | 10 Reading plaza bench (lounge chair) |
| 05 Outdoor gym / sportscourt pavement | 11 Feature seating |
| 06 Courtyard pavement (slate) | 12 Rock boulder as informal seat |





7.5 Material Palette (cont.)

Play and Gym Equipment

Nature play has custom play equipment made with natural materials such as timber stumps/ trunks and rock boulders. They include a play mountain with a water pump or a timber pole tower that can provide a challenging play environment. The existing sculptural bench will be relocated to the nature play area for both play and resting. Apart from the nature play area, there are a series of play islands designed on the Lawn Front for children. For youth and adults, an outdoor gym with custom equipment is proposed on the Lawn Front, and an outdoor basketball court in the Heritage/ Multipurpose Plaza.

Ceremonial Place

There is a strong consensus that the new leisure centre should reflect and incorporate the local indigenous heritage among community members. The proposed landscape concept includes the ceremonial plaza on the southern side of the main sports hall. When the sports hall is open, ceremonies and gatherings can cater for a large number of attendees here. The design should be developed further through a consultation process with local indigenous representatives and the community.

Heritage Walk/ Artwork

With the Olympic legacy, this concept design proposes a contemporary approach to remembering the event and introduces an experiential journey through the site. There are a number of both tangible and intangible design items proposed here. The tangible design includes a Heritage Walk running from Southern Road to the building west Entry Plaza, the Heritage Plaza in the north and the heritage pavement along Alamein Road. These areas utilise stone pavements with symbolic words carved in them and artworks that communicate and interpret the various site histories. The Heritage Plaza traces the original footprint of the hall, and the heritage pavement traces the original driveway into the site at the time of the Olympics. Intangible design proposals includes an audio guide to a self-guided tour of the site and the context. An example of this can be found at Billibellary's Walk on the Parkville campus developed by the University of Melbourne.

- | | |
|--------------------------------------|--|
| 01 Nature play space | 07 Artwork in Canberra Arboretum |
| 02 Water play element | 08 Pavement inlay in Buluk Park |
| 03 Existing on-site sculptural bench | 09 Meeting place in Flinders Ranges |
| 04 Timber play structure | 10 Interpretive artwork in Springvale Community Centre |
| 05 Custom design outdoor gym | |
| 06 Outdoor basketball court | |

7.6 Planting Palette

The planting list has been developed based on local/indigenous species of the Darebin Creek, EVC 55 Plains Grassy Woodland, and local indigenous nursery plants list.

Native Canopy

The species selection enhances the existing characteristics of the site where large Eucalyptus species are and promises continuous landscape characteristics into the future. By adding a wider variety of Eucalyptus species, the proposed plan aims to create a resistant design against diseases or impacts of climate change.

Native Garden Mix

A selection of small flowering shrubs and perennials are proposed under large trees on the Lawn Front. The installation of these garden beds is to celebrate the works of the original landscape architect, Erica Ball.

Allocasuarina Forest

A mixed species of Allocasuarina trees provide shade, and their fallen soft needles work as a cushion on the ground. Visually unique species including Banksias and Brachychiton add interest to the forest.

TREES:

- Eucalptus viminalis subsp. viminalis
- Eucalyptus pauciflora subsp. pauciflora
- Eucalyptus radiata subsp. radiata
- Eucalyptus bicostata subsp. globulus
- Allocasuarina litoralis
- Allocasuarina verticillata

UNDERSTOREY:

- Banksia marginata
- Banksia spinulosa var. cunninghamii
- Brachychiton populneus
- Bursaria spinosa
- Cassinia longifolia
- Dodonaea viscosa subsp. cuneata
- Grevillea rosmarinifolia
- Hakea decurrens subsp. physocarpa
- Hakea ulicina
- Indigofera australis
- Leptospermum lanigerum
- Leptospermum obovatum
- Olearia lirata
- Prostanthera lasianthos var. lasianthos
- Tetrapetra ciliata



Eucalyptus viminalis subsp. viminalis



Banksia marginata



Bursaria spinosa



Eucalyptus bicostata subsp. globulus

Allocasuarina verticillata

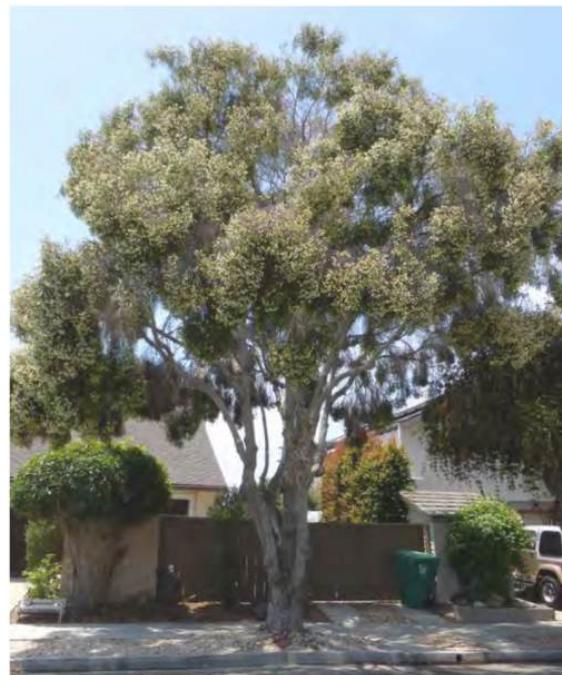
7.6 Planting Palette (cont.)

Entrance Biodiversity Mix

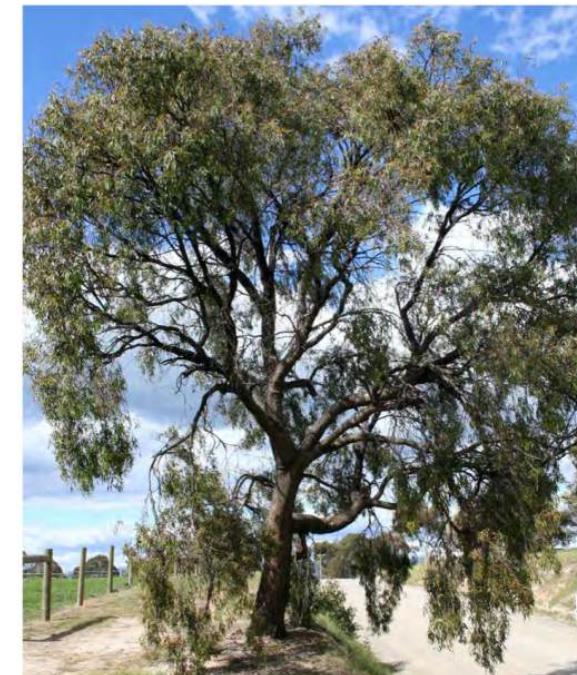
The selected species for this mix will be planted in groups to mark building entrances. The mix includes small flowering native trees, shrubs and perennials. The species also aim to provide microhabitats for insects and birds. Groups of tree canopies will form a habitat corridor throughout the site.

TREES:

- Eucalyptus camaldulensis*
- Eucalyptus viminalis*
- Eucalyptus radiata*
- Melaleuca ericifolia*
- Leptospermum continentale*
- Hakea decurrens* subsp. *physocarpa*
- Dodonaea viscosa* subsp. *cuneata*
- Cassinia longifolia*



Melaleuca ericifolia



Eucalyptus radiata



Tetratheca thymifolia



Viminaria juncea



Indigofera australis



Ozothamnus rogersianus

7.6 Planting Palette (cont.)

Informal Edge Planting

This is the planting along the Edge Green Walk in the north providing informal shade and green views. The selection of species is based on ones growing along Darebin Creek and creates a similar environment.

Darebin Creek Mix (WSUD)

For WSUD garden beds, grass species and aquatic plants growing along Darebin Creek are selected. The garden beds capture the runoff water and the selected species will remove pollutants.

TREES:

- Eucalyptus crenulata*
- Eucalyptus viminalis*
- Acacia dealbata*
- Acacia pycnantha*
- Banksia robur*
- Melaleuca squarrosa*

SHRUBS

- Acacia verticillata*
- Atriplex nummularia*
- Bursaria spinosa*
- Dodonaea viscosa*
- Myoporum viscosum*

GRASS PLANTS

- Austrostipa densiflora*
- Chloris truncata*
- Dianella amoena*
- Dichanthium sericeum*
- Juncus sarophorus*
- Marsilea drummondii*
- Persicaria decipiens*
- Poa labillardieri*
- Rytidosperma caespitosum*
- Themeda triandra*
- Triglochin procerum*
- Juncus sarophorus*
- Marsilea drummondii*
- Persicaria decipiens*
- Triglochin procerum*
- Carex gaudichaudiana*
- Chorizandra enodis*

