

# Britannia Reserve

Landscape Master Plan & Change Room Facility

Date: 30 / 06 / 2021

Issue 1

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# Introduction

Following a number of site visits, meetings, presentations and briefings with Vincent staff and Floreat Athena Club representatives, a number of concept plan iterations were explored. A strategic direction was established with the design included in this report as preferred.

With negotiations between the City of Vincent and Floreat Athena Club now in general agreement the proposed design will soon go to community consultation.

**Project:** Britannia Reserve Landscape Masterplan & Change Facility  
**Authors** Damien Pericles  
**Client:** City of Vincent  
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Prepared by:

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# Existing Conditions - Litas Stadium and Surrounds

# Existing Conditions - Site Images



Existing Floreat Athena grand stand and toilet block - view from north



View to Floreat Athena Club entry not clear -



Existing entry to Floreat Athena Club



Access grades non-compliant



Access grades non-compliant



Northern edge condition of park



Northern edge condition of park looking east



View to Floreat Athena Club looking south west

# Existing Conditions - Site Images



View looking west



Existing Cricket Clubrooms



Existing terraced spectator seating



Existing maintenance access



View from existing car park towards Floreat Athena Club - Views and connection blocked



View from car park towards existing toilet block



Existing Heritage Building



Existing toilet block

# Strategic Opportunities

The following key strategic opportunities are identified;

## Immediate Opportunities:

1. Following demolition of grand stand and adjacent toilet block build new fit-for-purpose change rooms and public toilets to north of existing Floreat Athena Clubrooms. Rework open air stands if funds available.
2. Create a new and open forecourt to Floreat Athena Clubrooms - potential to reconfigure vehicle entry and address CPTED issues in that location.
3. Address unsafe and non-compliant accessibility and general amenity to the existing Floreat Athena Clubrooms and stands.
4. Upgrade to FAFC clubrooms to achieve compliance.

## Future Opportunities:

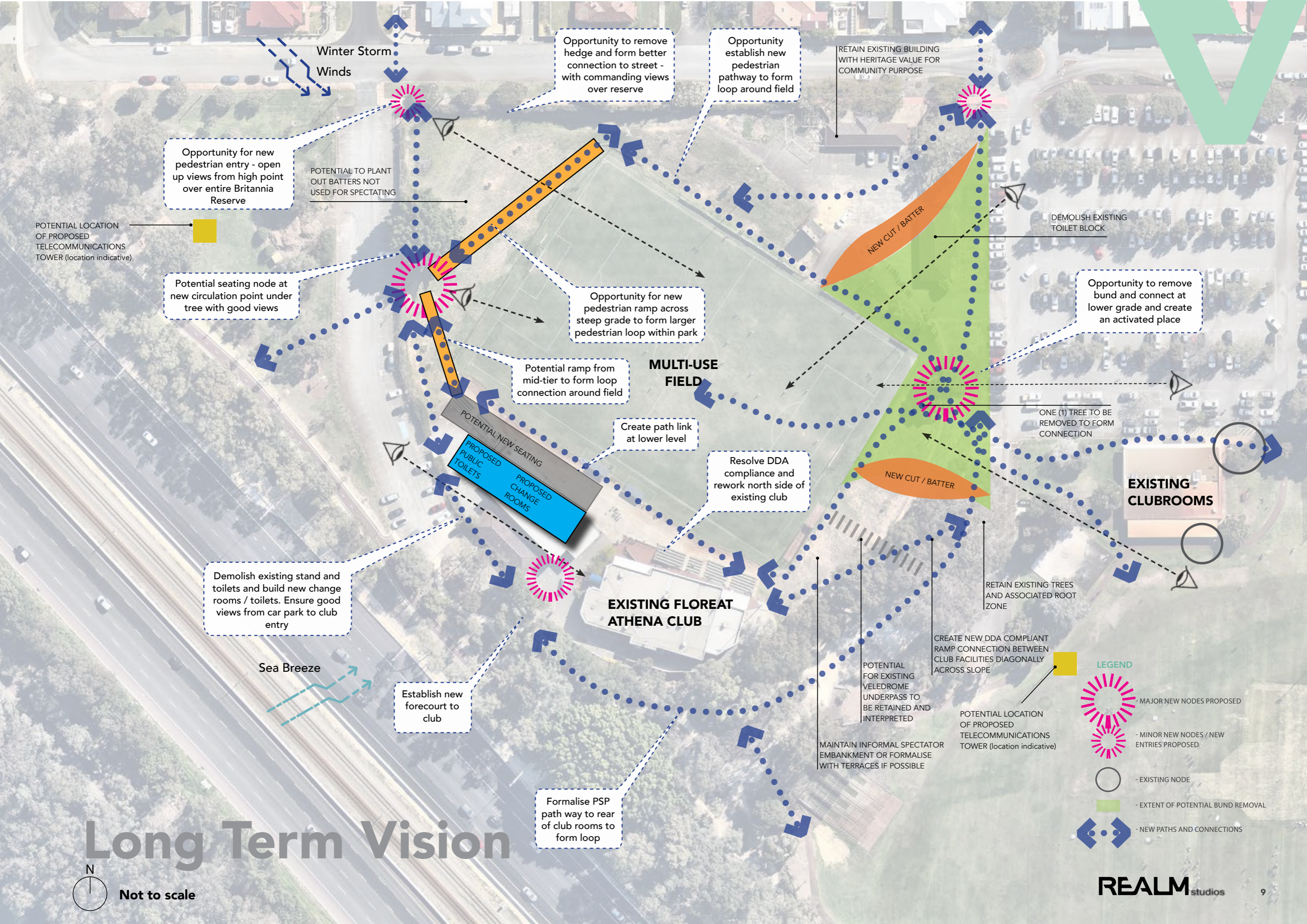
5. Remove a portion of the former velodrome topography (bund to the SE) that creates separation and a barrier with rest of Britannia Reserve. Establish a strong visual and physical link between the two facilities / parks and carpark and establish an activity node at pitch level.
6. At location of newly connected ground plane there is potential to create a new node/hub based around; fitness, play, BBQ facilities or other community function.
7. Create an attractive public walkway/footpath that loops around the proposed multi-use field - partly at grade of field and partly ramping up batters to the north side. Loop is already used by those who know about it.
8. Similarly, create an improved pedestrian and cycling link to southern side of Floreat Athena Clubrooms.
9. Potential to improve the ecological & environmental performance of the area with native planter beds replacing turf areas and additional tree canopy to align with Vincent Greening Plan.



Existing conditions: View looking south



Proposed cut in bund with new Change & Toilet Facility: View looking east



POTENTIAL LOCATION OF PROPOSED TELECOMMUNICATIONS TOWER (location indicative)

Opportunity for new pedestrian entry - open up views from high point over entire Britannia Reserve

POTENTIAL TO PLANT OUT BATTERS NOT USED FOR SPECTATING

Potential seating node at new circulation point under tree with good views

Opportunity to remove hedge and form better connection to street - with commanding views over reserve

Opportunity establish new pedestrian pathway to form loop around field

RETAIN EXISTING BUILDING WITH HERITAGE VALUE FOR COMMUNITY PURPOSE

DEMOLISH EXISTING TOILET BLOCK

Opportunity to remove bund and connect at lower grade and create an activated place

MULTI-USE FIELD

Opportunity for new pedestrian ramp across steep grade to form larger pedestrian loop within park

Potential ramp from mid-tier to form loop connection around field

Create path link at lower level

Resolve DDA compliance and rework north side of existing club

ONE (1) TREE TO BE REMOVED TO FORM CONNECTION

EXISTING CLUBROOMS

POTENTIAL NEW SEATING  
PROPOSED PUBLIC TOILETS  
PROPOSED CHANGE ROOMS

Demolish existing stand and toilets and build new change rooms / toilets. Ensure good views from car park to club entry

EXISTING FLOREAT ATHENA CLUB

Sea Breeze

Establish new forecourt to club

Formalise PSP path way to rear of club rooms to form loop

POTENTIAL FOR EXISTING VELEDROME UNDERPASS TO BE RETAINED AND INTERPRETED

RETAIN EXISTING TREES AND ASSOCIATED ROOT ZONE

CREATE NEW DDA COMPLIANT RAMP CONNECTION BETWEEN CLUB FACILITIES DIAGONALLY ACROSS SLOPE

POTENTIAL LOCATION OF PROPOSED TELECOMMUNICATIONS TOWER (location indicative)

MAINTAIN INFORMAL SPECTATOR EMBANKMENT OR FORMALISE WITH TERRACES IF POSSIBLE

LEGEND

- MAJOR NEW NODES PROPOSED
- MINOR NEW NODES / NEW ENTRIES PROPOSED
- EXISTING NODE
- EXTENT OF POTENTIAL BUND REMOVAL
- NEW PATHS AND CONNECTIONS



# Long Term Vision

# Sportsfield lighting

The cricket and football community are heavy users of the Reserve into the evening. Currently exiting lighting is in disrepair and floodlights are failing. Consequently lighting upgrades are proposed.

There is an opportunity for this to be partially funded through The Local Roads & Community Infrastructure Program.

**LEGEND**

-  - PROPOSED LIGHTING 100 LUX
-  - PROPOSED LIGHTING 200 LUX

LIGHT POST HEIGHTS, NUMBER AND  
LOCATION TBD



Lighting



# REALMstudios

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**REALM**studios Pty Ltd  
ABN 39165483330

[enquiries@realmstudios.com](mailto:enquiries@realmstudios.com)

[www.REALMstudios.com](http://www.REALMstudios.com)

## Postal

PO Box 2385  
Richmond  
Vic 3121

## Sydney

Level 4, 68 Wentworth Avenue,  
Surry Hills, 2010  
T +61 (0) 414 369 262  
[tom.rivard@realmstudios.com](mailto:tom.rivard@realmstudios.com)

## Melbourne

Ground floor, 79-81 Coppin Street  
Richmond, Vic 3121  
T +61 3 9070 1157  
[jon.shinkfield@realmstudios.com](mailto:jon.shinkfield@realmstudios.com)  
M +61 411 551 512

## Perth

Level 2, Commonwealth Bank Building  
242 Murray Street  
Perth, WA 6000  
T: +61 8 9321 3299  
[damien.pericles@realmstudios.com](mailto:damien.pericles@realmstudios.com)  
M: +61 (0)4567 146 55