

Macmillan Precinct

Masterplan

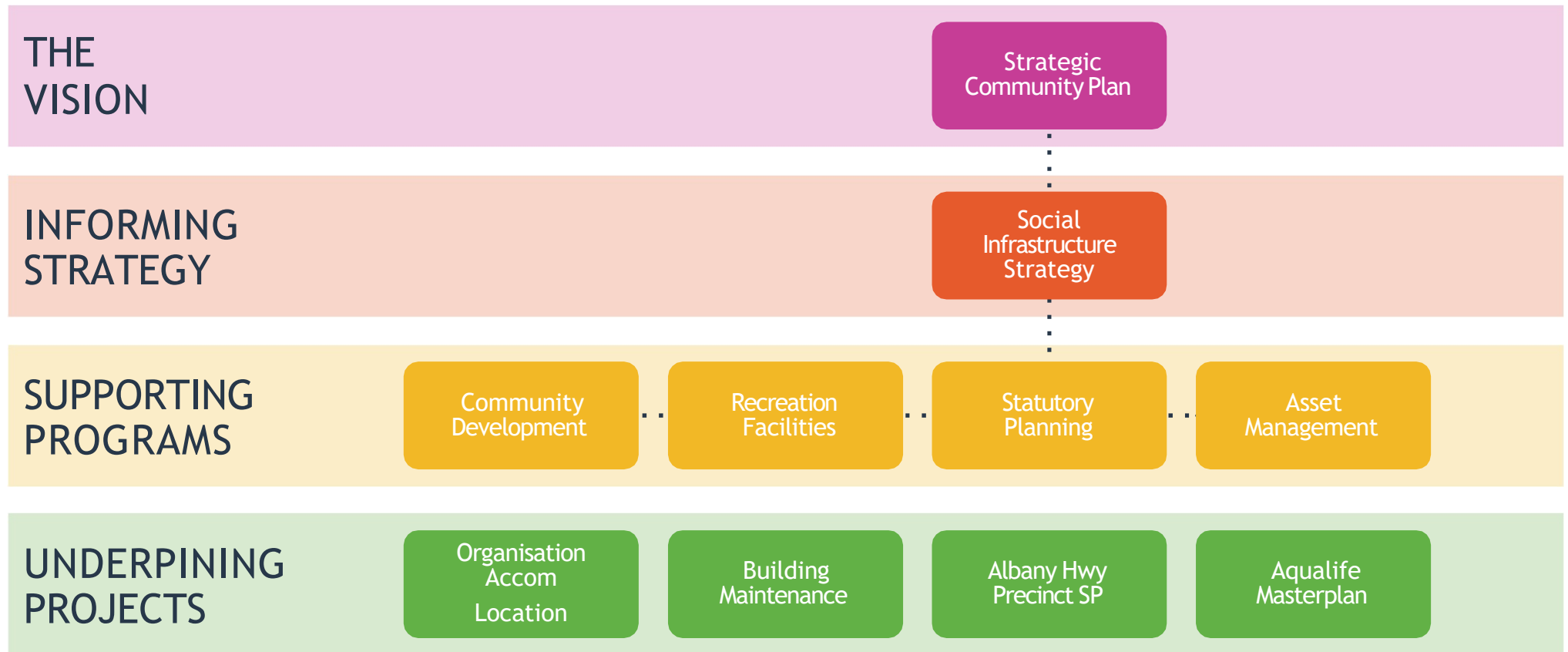


MacMillan Precinct - Next Steps

Overview

1. Strategic Importance
2. MacMillan Precinct Process + Re-Cap
3. Place Vision and Concept Scenarios
4. Stakeholder Feedback (services + facilities)

Strategic Importance



MacMillan Precinct Recap

2020-2021

2022 - 2023

2023 - 2024

WE ARE HERE

CONCEPT PLAN

Vision and priorities
Community Charter
Scenario Options

MASTERPLAN

Confirmation that the
Concept Plan is robust

Design Brief: stakeholder
requirements gathered

Community Hubs Options:
two supported (further
refinement needed)

NEXT STEPS

Develop a needs driven
approach to staging + scope
and staging

Be mindful - the Town needs
to be financially prudent

Develop a key advocacy
strategy

Commence the Bowls
location review process

Why a Masterplan?

- Set clear direction based on community priorities
- Coordinate wide range of users and their needs
- Address identified challenges in a managed way
- Ensure changes are successful and make things better



Place Vision

Each of the scenarios has been guided by the Macmillan Precinct Place. Vision and Principles, which were developed based on community feedback as outlined in Macmillan Community Charter (March 2020)

"The commons" are the cultural and natural resources accessible to all members of a society.

Better-connecting people and services in the precinct to build relationships and strengthen community.

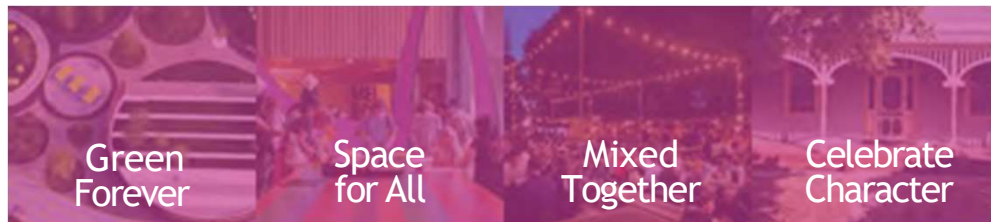
The Macmillan Precinct is Victoria Park's shared commons, where culture, community and creativity intertwine.

Welcoming community facilities and events, immersive green spaces and an eclectic mix of uses shape a unique destination that is deeply connected to its history while boldly embracing a new future.

Protecting and enhancing existing green space including the mature trees and open lawn.

Meeting the needs of an increasingly diverse and growing community through new services and facilities.

Reflecting East Vic Park's gritty, urban character and unique sense of place.



Macmillan Precinct Masterplan

Endorsed Precinct Concept Plan



Facilities

- 1 Community Hub community, recreation and roof-top bowls
- 2 Existing Arts Centre - retained and expanded
- 3 Not for Profits potential locations (child care & law centre)

Other Uses

- 1 Potential Not-for-Profits lower levels, housing over
- 2 Sustainable housing innovation potential
- 3 Complementary uses at ground level
- 4 Housing choices increased

Public Space

- 1 Macmillan Park expanded and enhanced
- 2 Civic Plaza Hub forecourt & wayfinding
- 3 Culture Court defining arts precinct
- 4 Pocket park and sensory garden

Placemaking

- 1 Sculpture Garden arts classes and events
- 2 Yarning Circle traditional owner story telling
- 3 Expanded Youth zone with improved lighting
- 4 Activated laneway connecting Albany Hwy

Concept Scenarios

The Community Central Scenario was identified as the most preferred scenario, slightly ahead of the Stacked + Option.



Scenario Rankings



Library

There is a pressing demand for a larger, contemporary, flexible and adaptive facility to accommodate changing needs. Continuity of service is critical consideration which impacts phasing.

Considerations

- Ranked as highest priority
- Strong support for an enhanced library (with less competing activity), and retention of the community gym on site.
- Continuity of service important.
- The space also works well to integrate and accommodate the Vic Park Community Centre.

Asset Optimisation

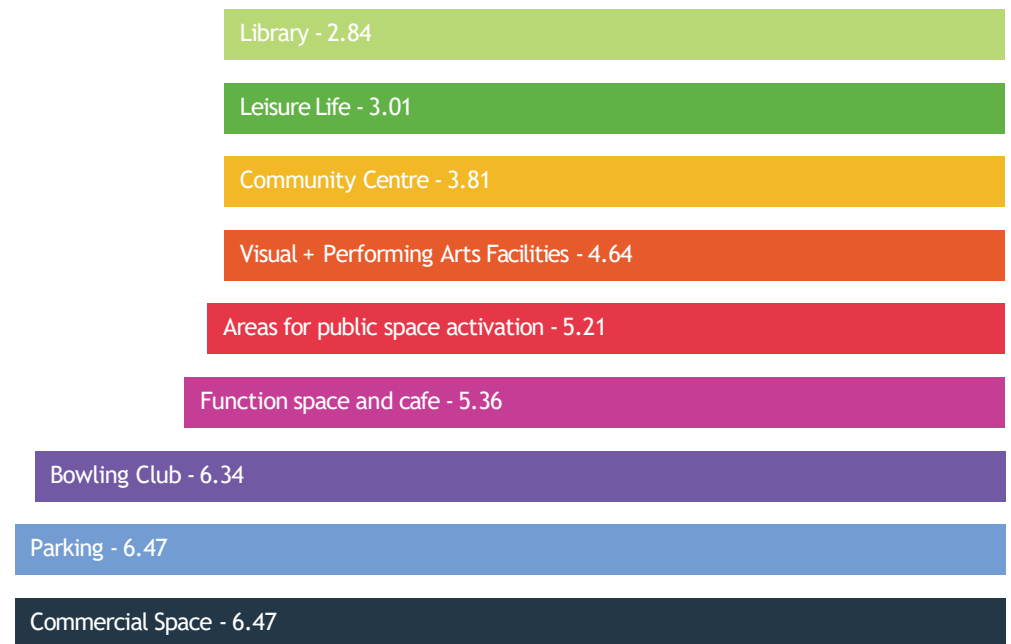
- Community Hub Scenario demonstrated good synergies with the Community Centre
- Co-location with the courts presents a challenge in terms of space and identity

Next steps

- Relocation to new facility contingent on relocation of the bowls club



FACILITY RANKINGS



Leisure Life

Forecasts indicate strong demand for additional courts in the future, that can not be accommodated on site.

Considerations

- Courts consume a substantial land mass and provision within a stacked facility is costly.
- Limits on number of courts is dictated by the building
- Alternative scenarios tested Leisure Life remaining within MacMillan Precinct, and relocating courts offsite.
- Forecasts indicate strong demand for additional courts, that can not be accommodated on site.
- Community feedback was mixed. There was a strong level support for the sport courts to be retained on site, as well as the community gym and creche.

- Squash advocates indicated overwhelming support for the retention of courts within the precinct.

Asset Optimisation

- Relocating courts makes good sense, in terms of land efficiency
- Explore interim refurbishments, to extend life of the current facility

Next steps

- Detailed needs analysis will help to quantify specific recreational needs
- Detailed facility plan for 5-10-15 year periods mapped out
- This area of the precinct to have further review to refine a staged approach based on asset life and/or rejuvenation



Bowls Club

Resolving a new home for the Bowls Club is integral to unlocking opportunities for the precinct. All options revolve around a relocation as enabling works.

Considerations

- The previous Roof-top proposal was not supported by the Club nor through a detailed review of the Victoria Park and Carlisle Bowling Club
- Community engagement has clearly identified that keeping the Club in the current location is not critical.

Asset Optimisation

- Engagement with the Club has indicated in principal support for an alternative location - with potential sites such as McCallum or Patterson requiring a specific Group

Next steps

- Facility Plan 5-10-15 year horizons
- Review how current proposals fit with the Overall Precinct timelines
- Establish a specific Bowls Location group to provide certainty as the first step in the overall project.



Arts Centre

The current successful Art Centre has notable gaps in performance and rehearsal spaces.

Considerations

- The present location in the heart of the hub adjacent to public spaces and laneways will enhance the current space.
- Clear direction on the Arts Centre future, and its role adjacent to (or within) the Community Hub will allow better engagement with Arts Organisations.
- With a firmly established position, the Town is better placed to capitalise on any future partnership opportunities, which might present.

Next steps

- Investigate the full integration into the Community Hub and Arts Centre.
- Explore ways to enable a staged plan to allow opportunities to be maximised in the medium to long term.
- Identify logical steps to address the gaps as identified in the Arts and Culture Plan
- Maximise the area with council owned land assets



Community Centre

The design brief and concept scenarios demonstrated there are strong synergies and collocation with the Library makes good sense.

Considerations

- Extensive work was done to fully capture the important role the Community Centre provides for the Town of Victoria Park
- There are further opportunities to explore the arrangements and access through detailed design, such as the critical need for safety and security, to ensure the facility can be used by at risk groups into the future
- Key aspects are captured to ensure the safety and privacy between the otherwise public building and precinct
- Timing does then relate to the overall staging of the precinct

Next steps

- Explore built form opportunities as an integrated service within the Community Hub, and ensure that appropriate staging maintains continuity of service



Aqualife Recreation Hub

The provision of 4-6 x courts on site will make a substantial impact within a collocated environment, in terms of cost, bulk and space.

Considerations

- Working Group members suggested alternative options be explored, to assess the feasibility of relocating the courts within an expanded AquaLife.
- Interlinked with the timing of Leisurelife assets
- It is large enough to accommodate up to 6 courts, as well as an expanded gym area, squash, parking and other supporting facilities.
- The site is designated as a recreation reserve, and will never be suitable for alternative development outcomes, such as residential and commercial uses.

Asset Optimisation

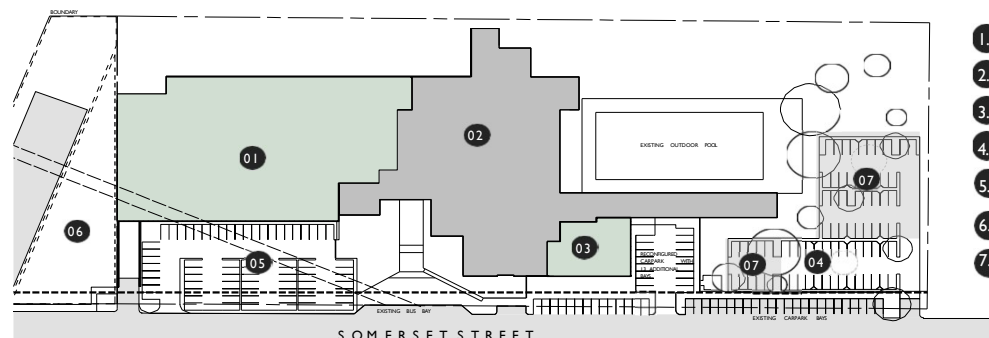
- Maximise recreation reserve
- More efficient space for courts (given large land mass)

Next steps

- Undertake the Aqualife Precinct Masterplan to provision for these options

A preliminary Site Concept Plan is shown below, key features of which include:

- 4 courts with potential to expand to 6 in the future plus squash courts
- Basement and other parking
- Expansion to the existing gym - both levels with twice the cardio/gym and group fitness/spin floor space
- Relocation of creche outdoor area
- Utilisation of existing creche by expanded gym



1. PROPOSED DEVELOPMENT
2. EXISTING AQUALIFE BUILDING
3. EXPANSION OF GYM
4. NEW OUTDOOR CAR BAYS
5. NEW OUTDOOR CAR BAYS
6. TREE RETENTION ZONE
7. POTENTIAL PARKING

Future Organisation Location

Centralising the Town Administration and Civic functions will bring a true District Hub for the Community

In 2020 the Town kicked off an Organisational Location Needs Assessment.

A multi-criteria assessment and extensive internal stakeholder engagement refined these options with a shortlisting for the purposes of developing the Business Case.

Considerations

- The recommended option is the relocate the Organisation Functions to the future MacMillan Precinct Development.
- The outcomes of this business case further showcase the need for MacMillan Precinct Redevelopment to be identified as a key advocacy project for the Town of Victoria Park

Asset Optimisation

- Look at how to transition
- Streamlined community services

Next steps

- Formally investigate the Civic and Administration requirements in the MacMillan Precinct Masterplan
- Report to Council to be presented by April 2024