

DRAFT

Macmillan Precinct



TOWN OF
VICTORIA PARK

Facility Design Brief

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1 Introduction



Introduction

Background

While the Macmillan Precinct is today a much-valued hub of community services, ageing buildings and changing community needs will require significant renewal and investment over the coming decades. These challenges offer a unique opportunity to build on the Macmillan Precinct's strategic location at the heart of the Town, renew its existing facilities and establish new and exciting functions to support the needs of the community into the future.

To do this, the Town has been working closely with local clubs, groups and residents to collaboratively shape a Masterplan fit for the future.

The Concept Planning phase 1 of the process is now complete, the outcome of which was a preferred Concept Plan and endorsement by the Town to proceed to the next phase of more detailed Masterplanning. Refer to Concept Plan Report for more details. At the heart of the precinct and the Maserplanning process is the proposed Facility subject to this Design Brief.

Aim

The aim of this Facility Design Brief is to:

- Guide the architectural design of the Facility, comprising the proposed community, recreation and other uses
- Achieve a level of support for the Design Brief from key stakeholders (represented by the Working Group) before preparing design options
- Provide a framework to guide the preparation of Facility design options with regard to the endorsed Precinct Vision and Principles and Concept Plan
- Consider the management, operation and programming of the Facility relevant to its physical design

Precinct Vision Statement

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.

Precinct Guiding Principles

Green Forever



The Macmillan Precinct will remain a focal green space, both a relaxing retreat from inner city life and a dynamic stage for unique experiences and major events.

Space for All



The Macmillan Precinct will become the heart of East Vic Park, a place of community wellness and belonging that sustains the Town's valued services through flexible design.

Mixed Together



The Macmillan Precinct will seamlessly connect with and complement Albany Highway's thriving entertainment scene, retail core and public transport linkages.

Local Character



The Macmillan Precinct will re-imagine the 'civic precinct' and evolve into an energetic local hub that embodies East Vic Park's unique identity and character.

Facility Key Considerations

Facilities are Town or privately operated community groups, sporting clubs and the buildings, activities, events and services they provide to the local community.

Key considerations for Facility design in response to this Design Brief include:

1. Provide certainty as to the ultimate provision and location of facilities for existing community groups, sports clubs stakeholders and service providers who operate from the site today.
2. Reinforce community wellbeing, health and fitness and cultural expression and as the primary focus of the precinct to maintain its status as the Town's civic heart.
3. Re-imagine public assets to meet future needs and ensure their ongoing viability through innovative and efficient design and management which promotes an inclusive events calendar that provides day and night activity for groups of all ages and cultural backgrounds.
4. Strengthen relationships and partnerships with community groups and service providers through flexible governance structures which support independent group activities and service delivery
5. Create 'one destination' where all community services come together within a multiple use facility using innovative design to deliver a range of diverse community, cultural, recreation and educational services.
6. Enhance and elevate –the relationship between indoor and outdoor activities through considered facility design, programming and service delivery.
7. Consider the views and priorities of the local community in the planning, management and balancing of competing requirements between differing services and community groups.

Facility Co Design Process

The Facility will be co designed with key stakeholders through a comprehensive engagement process, involving:

- Technical Advisory Group (relevant representatives from the Town)
- Working Group (elected member, existing key user groups and community representatives)
- Bowls Club specialist consultation
- Formal advertising and promotion of Draft Masterplan via Your Thoughts and social media, respectively
- Masterplan finalisation in response to community feedback

2 Existing Key User Group Needs Analysis

Provided is a summary and analysis of recent targeted engagement undertaken with existing key user groups, which has been used to inform the Design Brief, particularly the Requirements Schedule



2.1 Leisurelife

Key Observations

- Existing facility approx. 5,813m²
- 3 multi-use courts, 4 squash courts, gym, meeting spaces, club offices, café/kiosk, back of house, community centre
- 274,000 users per annum. Around 50% of capacity with full capacity indicatively 548,000 p.a.
- 37% sports and programs, 13% room bookings, 21% health and fitness, 4% Bingo, 13% Court bookings
- Total demand for indoor recreation forecast to increase 50% from 2016 to 2036

Opportunities /Shared Use Considerations

- Future requirements for 4,000-5,000 m² facility with 2-4 courts, contingent on co-location with other uses
- With South Perth RAF, attendance expected to rise to 328,000 across all uses by 2036, net increase of 18% (60% of existing capacity)

2.2 Library

Key Observations

- Existing facility approx. 844 sqm (1,054 including Law Centre) (refer attached plans)
- Current size substantially below benchmark per capita requirements
- Visitors - approx. 136,000 in 2018/19 (69% of benchmark visitation performance due to size limits)
- Expected 109-153% increase in attendance from 2018 to 2036 (total 284,000-345,000 visitors)

Opportunities /Shared Use Considerations

- Requirement for 2,200-2,500 sqm Library by 2036, flexible and adaptive space able to accommodate changing library usage patterns
- Theatrette / Auditorium / Performance Space (different scale to performing arts space – 50-60 people)
- Flexibility for exhibitions (complement Vic Park Centre for Arts)
- Dedicated digital services (20-25 people) (separate computer lab, recording / film)
- Wet spaces (Arts + Crafts, School Holiday Programs)
- Range of flexible meeting rooms (considerations - quiet spaces / meeting rooms / contested use)
- Up-to-date technology in all rooms (AV technology / VR headsets)
- Local History Display (including large screen)
- Service zone (daily deliveries)
- Maker spaces



2.3 Vic Park Community Centre

Key Observations

- Opportunity to grow public programs. Programs are currently restricted to availability of current space (2 x large rooms, noise transfer, smaller rooms in demand)
- Deliver targeted public programmes to key demographics
- Unique situation – most Community Centre's are run by the local government. Well supported by the community, with a well-represented board.
- Evenings are all full. Occasional free space in the afternoons.

Collocation / Share-Use Considerations

- Efficient / easy to use shared booking system will free up administrative resources. Staff could focus on programming.
- Branding / Signage will be important, with a dedicated office – so that the VPCC is viewed as a stand-alone entity (and not absorbed into the Community Hub / Library). The community needs to know they have a Community Centre.
- Sound considerations are important (currently have dance, orchestra. Can only hire one room at a time).
- Access to a greater range of different sized meeting rooms would be beneficial (diverse sizes that could be hired out). Would need certainty of access to space.
- Access to a commercial kitchen would enable facilitation of a great range of programs.
- Storage is important (indoor + outdoor) - AV equipment, furniture (kids + adults), cleaning equipment etc.

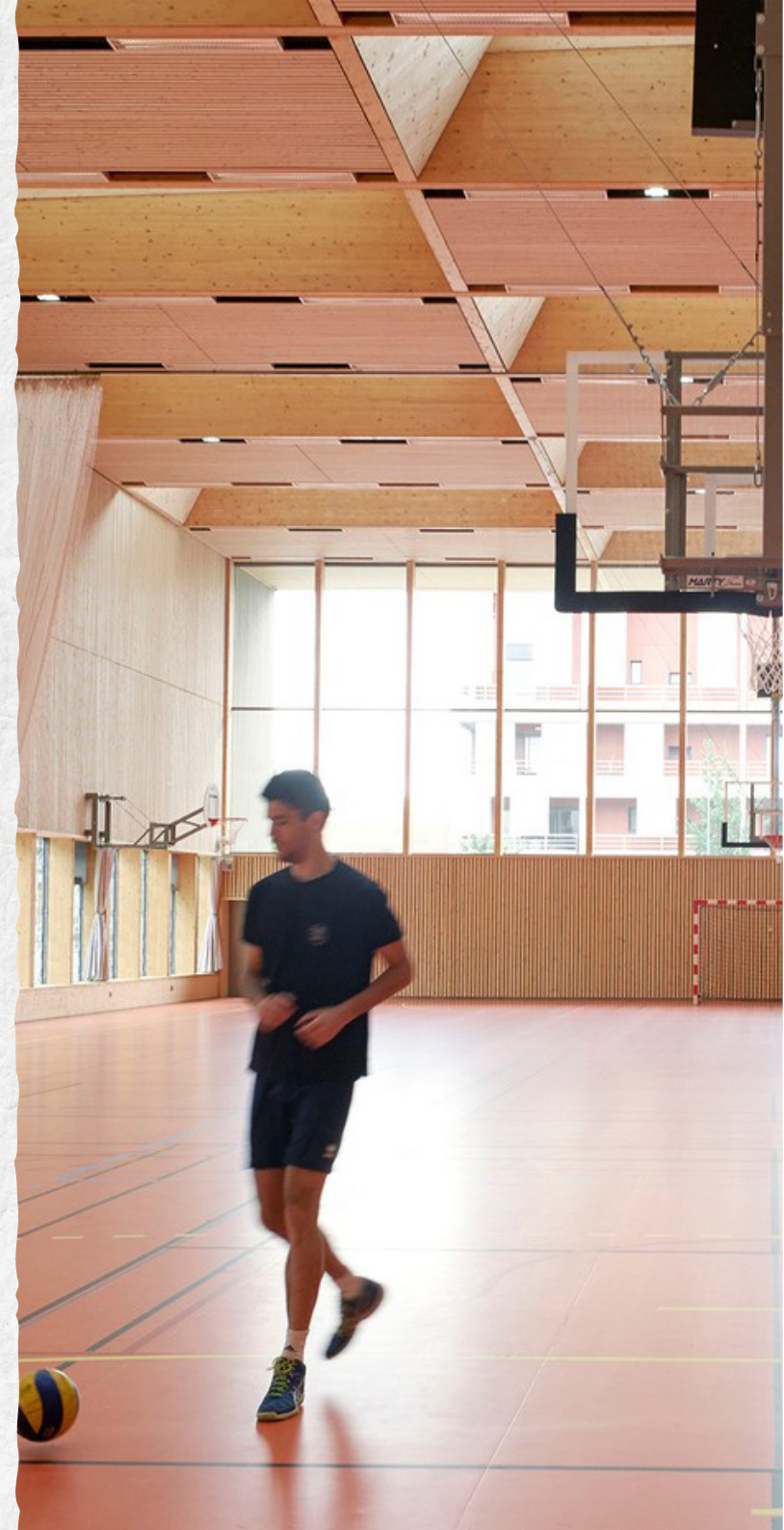
2.4 Perth Redbacks

Key Observations

- Currently operate out of 23 facilities across the CBD. Would like to shift this to around 4 facilities.
- Ideal scenario is to have access to a dedicated 8-court facility. Exploring partnership opportunities with the volleyball club that operates out of Aquinas.
- Reality if a stand-alone facility is supported, demands will change. Weekend use would not be clear. But would still require access to other courts for overflow.
- Mid-week / Evening slots are a problem – this is when facilities are in highest demand.
- Participants travel from a long distance to play at MacMillan. Its important offer a canteen / café. Perth Redbacks currently runs the Canteen on behalf of the Town (on weekends and for special events)
- Facilities are dated. WABL games have been impacted by the leaking roof. Very limited seating on any of the courts.

Collocation / Share-Use Considerations

- Opportunity for multi-purpose courts (multi-sport + function spaces / special events)
- Cited exponential growth demand for indoor sports. Suggests Macmillan should plan to build no-less than 4 courts (all sports, not just basketball)
- Evolution of basketball – 3 x 3 game will grow – increased demand for half-court
- Half court spaces in outdoor environments are very popular. Very few are provided indoors.
- Fixed and / or retractable seating
- Investment in technology also important (sound systems, AV equipment, camera's + screens)



2.5 Bowling Club

Key Observations

- Membership is declining. Social memberships / Barefoot Bowls is growing in popularity
- Large commercial kitchen rarely used. Catering is a challenge – cannot compete with surrounding cafes
- Popular space for functions / events
- Bar - important revenue source for the club (non-negotiable).
- Bowls club does not support a roof top venue (two greens + competition lighting)
- One bowling green currently in use

Opportunities /Shared Use Considerations

- Future growth areas – Corporate Bowls/ Barefoot Bowls
- Destination rooftop bowls, bar, function centre and events space with sweeping river and city views (equivalent of 4 storeys up)

2.6 Other Users

Key Observations

- 5-a-side soccer currently occupies the equivalent of 1 bowling green, providing 2 soccer pitches on the site
- Roller hockey will be building a concrete pad on one other bowling green
- Existing other community uses operating within the Precinct, such as the Law Centre, Arts Centre and Community Centre
- Currently Sunday markets in Macmillan Park that is popular with the community
- There a range of other recreation and community activities that are accommodated within the park, such as dog walking and the the recent 'Mactivation' improvements

Opportunities /Shared Use Considerations

- Investigate sharing of synthetic bowling green with 5-a-side soccer, if not the same space possibly a side-by-side arrangement
- Investigate opportunities for a shared hardcourt area within Macmillan Park, which could accomodate, 5-a-side soccer, basketball and netball
- Accomodate other community uses and not-for-profits within the Precinct, possibly the Facility
- Provide storage and power for markets with Macmillan Park
- Consider the relationship between the Facility and Macmillan Park, including existing and proposed activities within the park, and the flow/synergies between uses within the building



3 User Group /Matrix

The purpose of the matrix is to demonstrate how key user groups will be accommodated within the new Facility and the extent to which sharing or multi-purposing can occur

	LEISURE LIFE	LIBRARY	VPCC COMMUNITY CENTRE	PERTH REDBACKS	BOWLS CLUB	OBSERVATIONS / CONSIDERATIONS
Multi-purpose courts / Sport Facilities and Large Function Space	X			X	X	Multi-purpose sport + function space
Bowling Greens, Bar and Function Rooms	X	X	X		X	
Storage	X	X	X	X	X	High demand for all uses
Meeting Rooms / Flexible spaces for programs	X	X	X			Opportunity to establish a shared booking system
Creche / Playgroup / Kids Play Space	X	X	X			Consider various and different needs. Playgroup / Library / After school care / Creche
Commercial Kitchen			X		X	Bowls club currently have a commercial kitchen which is not well used. VPCC have indicated a commercial kitchen would be valuable for programming.
Toilets / Change Rooms	X	X	X	X	X	Consider various needs. <ul style="list-style-type: none"> ◆ Referee change rooms ◆ Changing place facility / Disability access ◆ Facilities for homeless (showers)
Computer Lab		X	X			
Maker Space		X	X			
Office / Administration / Staff Facilities	X	X	X	X	X	Consider space for all TOVP staff, not just library + recreation centre. Differing peak periods Line of sight (across different floors)
Foyer / Entrance	X	X	X			

4 Precedents /Examples

A selection of International and National precedents have been identified as benchmarks for the proposed Facility, to provide design inspiration and also as references for the Requirements Schedule. While not all aspects of the precedents are necessarily considered desirable, each has at least one highlight relevant to Macmillan



4.1 International

Amager Sandwich Copenhagen, Denmark

- Stacked community and recreation uses
- Multi-purpose courts on first floor
- Active ground floor uses and frontage treatments
- Acoustic separation of courts and uses that require quiet (residential above)
- Upper level apartments to help fund new facility



Sports & Arts Gymnasium Sao Luis, Brazil

- Stacked community and recreation uses
- Rooftop recreation use and activation (5 a side soccer and clubrooms)
- Multi-purpose courts on first floor
- Showcourt with retractable seating
- Active ground floor uses and frontage treatments
- Basement parking
- Public and private realm legibility (glazing)
- Memorable landmark building



4¹ International

Brits Bowling Club Minneapolis, USA

- Rooftop bowling – league and public bowls on rooftop
- Brits Bowling Club is fully subscribed with a 15 year waiting list
- Integrated with a bar, restaurant and 3 private function spaces, including rooftop garden deck and bowls
- Integrated destination offering voted Minneapolis pub of the year 2021 and one of the best rooftop bars in America (4 star Trip Advisor rating 1500+ reviews)



Every One Every Day Program (Participatory City) Barking and Dagenham, UK

- Example of different management regime that could work in combination with management by the Town, with existing local examples including Vic Park Community Centre and Connect Vic Park
- Community-led initiative working with residents and local organisations to create a network of 250 projects across the LGA
- While the initiative operates from multiple locations, it offers insights for Macmillan in terms of programming, management and the importance of creating a 'local vibe'
- Project includes sharing knowledge, spaces and resources, for families to work and play together, for bulk cooking, food growing, tree planting, for trading, making and repairing, and for growing community businesses



4.2 National Precedents

LOCATION	HIGHLIGHT
East Perth, WA - Trinity College	<ul style="list-style-type: none"> ◆ Multi purpose sports and large function space ◆ Retractable seating
Armadale, WA	<ul style="list-style-type: none"> ◆ Recording space / Podcasts
Wanneroo, WA - Library	<ul style="list-style-type: none"> ◆ Historical display / artwork storage ◆ Large size areas for guest presenters ◆ Capacity to use at different times including after hours
Riverton, WA - library	<ul style="list-style-type: none"> ◆ Separate rooms for activities ◆ Small pods (acoustically fit for purpose)
Manning, WA - Community Hub	<ul style="list-style-type: none"> ◆ Moveable Glass Doors (buffer noise)
Belmont, WA - Belmont Hub	<ul style="list-style-type: none"> ◆ Good range of small study / meeting spaces (4-6 people, 2-10 people)
Cockburn, WA - Bowling Club	<ul style="list-style-type: none"> ◆ Co-located with other uses (surf Lifesaving and Volleyball)
Mosman Park, WA - Bowling Club	<ul style="list-style-type: none"> ◆ Corporate with Barefoot Bowls that support pennants
Cockburn, WA - Aquatic and Recreation Centre	<ul style="list-style-type: none"> ◆ Multi-court facility convertible to show-court and large function space
Ellenbrook, WA - Community Centre	<ul style="list-style-type: none"> ◆ Cafe and Canteen
Floreat, WA - Bendat Basketball Stadium	<ul style="list-style-type: none"> ◆ Multi-court facility convertible to show-court and large function space



4.2 National Precedents

LOCATION	HIGHLIGHT
Marrickville, NSW - Morris Lemma Indoor Sports Centre	<ul style="list-style-type: none"> ◆ Contemporary health and fitness club integrated into sports facility
Gilberton, SA – Walkerville Civic and Community Centre	<ul style="list-style-type: none"> ◆ Flexible reading and study space
Surry Hills, NSW – Library and Community Centre	<ul style="list-style-type: none"> ◆ Children’s play space, including wet area ◆ Aspirational sustainability design, focusing on energy savings, water conservation and carbon reduction ◆ Sustainability measures doubling as building articulation ◆ Ground floor articulation ◆ Outdoor play space
Melton, VIC – Melton Central Community Centre	<ul style="list-style-type: none"> ◆ Stacking of booking rooms
Melton, VIC – Melton Library and Learning Hub	<ul style="list-style-type: none"> ◆ First library in Australia to be awarded a 5 Star Green Star Rating from the Green Building Council of Australia (GBCA)





5 Requirement Schedule

Requirements have been sourced from:

- **Urbis Community Facility Needs Analysis (2019):**
 - **Leisure Life/Recreation Facility Requirements - 4,000-5,000 sqm (approx.) contingent on co-location with other uses**
 - **Library, Community Centre and Co-located Meeting Rooms - 2,200-2,500m² (approx.) total area**
- **Macmillan Masterplan TAG Workshop and feedback (2021)**
- **International and National Facility Design Precedents (Section 7)**

Specifications are intended to serve as a guide only and need to be investigated as part of the design process, including costs and funding

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Multi-purpose Courts and Large Function Space	x3	x4	<ul style="list-style-type: none"> Min 3 courts including min 1 show court. Adjacent tiered seating can pull out over secondary courts for show court.(2500-3000m²) Refer Department of Sports and Recreation, “Sport Dimensions Guide For Playing Areas. Note need for sufficient run off area. FIBA approved 	<ul style="list-style-type: none"> 28 x 15m with an additional 2m overrun perimeter and shared seating zone of min 2m. Assume 34 x 19m + seating zone. 	<ul style="list-style-type: none"> Accommodates basketball, netball, volleyball, indoor football, badminton Provide natural light but consider impact on players of glare from any glazing Adjustable backboards Linemarkings / court layouts (multi-sport/ show court) Sound proofing / Acoustic separation to library and community rooms First aid room / Change rooms (separate for referees) Configurable to function as event/function space/town hall (protect floor) Seating for everyday court spectator use Retractable court area and adjacent tiered seating can pull out over secondary courts for show court. Potential ‘town hall’ and large functions, including non-sports Stage for major events and multiple setups Technology (Lighting, Quality of Sound Systems (fixed vs portable), Audio Visual (fixed camera’s, score boards, screens)
Court Storage	x3		20m ² each		<ul style="list-style-type: none"> Adjacent to courts. Reflects existing arrangements – consider consolidating.
Squash	x0	x2	<ul style="list-style-type: none"> 140m² (2 x squash courts) Refer Department of Sports and Recreation, “Sport Dimensions Guide For Playing Areas 		<ul style="list-style-type: none"> Option to include two multi-purpose squash courts within fitness club. Prefer larger fitness club due to cost recovery and usage.

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Health and Fitness Club	x1	x1	600-800m ²	<ul style="list-style-type: none"> ◆ Cardio gym - 150m² ◆ Weights gym - 150m² ◆ Group fitness Studio - 200m² ◆ Spin room - 60m² ◆ Health club- 200m² ◆ Consider additional storage requirements 	<ul style="list-style-type: none"> ◆ Single point of access (crowd control) ◆ Access via lobby, connected to other Leisurelife amenities ◆ Town-managed facility ◆ Consider proximity, visibility, and view-lines to creche ◆ Gym visible over the library ◆ Group Fitness (could be level 1)
Core Library (shelving, flex space etc.)	x1	x1	650m ²	<ul style="list-style-type: none"> ◆ 400m² core library for shelving ◆ Flexible seating (Future expansion - 200m²) 	<ul style="list-style-type: none"> ◆ To incorporate expanded shelving for collection (currently approx. 400sqm) ◆ Digital lending ◆ Outdoor reading area – security of loan items
Flex Reading/ study Space	x1	x1	520m ²	<ul style="list-style-type: none"> ◆ Flexible seating space for a total of 260 (Urbis 2019) ◆ 2m² per person seated (TEFMA) 	<ul style="list-style-type: none"> ◆ Open lounge/reading areas; working/study desks, etc. ◆ Significantly expanded reading, study, co-working spaces ◆ Small + Larger study spaces / meeting rooms (4-6 people) ◆ Acoustic separation (seating/dividers) ◆ Hot-desks and co-working space ◆ Moveable furniture - shelves, lounges, seating, etc ◆ Locate adjacent to main shelving
Local History Display	x1	x1	65m ²	<ul style="list-style-type: none"> ◆ includes 15m² for storage 	<ul style="list-style-type: none"> ◆ Separate area for display of historical items, ephemera ◆ Interactive listening space, compactus ◆ Storage / Climate control ◆ Locate adjacent to lobby and main collection
Digital Services / Computer Lab	x1	x1	100m ²	<ul style="list-style-type: none"> ◆ 18-24 public access computers (Urbis 2019) ◆ 3m² per person/computer (TEFMA) 	<ul style="list-style-type: none"> ◆ Visible but acoustically separated (enclosed glass doors etc.) ◆ Printers, scanners, etc.

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Shared Meeting/ Programming Rooms (included in Library floor area)	x4	x4	185m ²	<ul style="list-style-type: none"> ◆ 2 x small meeting rooms of 8-10 people - 30m². Operable wall for larger space - 60m² ◆ 2 x large meeting/Flexible rooms of 25 people - 50m². Operable wall for larger activities - 100m² ◆ 2m² per person seated (TEFMA) 	<ul style="list-style-type: none"> ◆ Flexible space with retractable walls offering a range of room sizes, including larger and smaller rooms ◆ Must accommodate sport and community functions and be designed/located accordingly: Corporate events, meetings, training, physio, karate, dance groups, performance space, book clubs, playgroups corporate events, library play and reading groups, etc. Programming during school holidays and weekends ◆ Capacity for use at different times, including peak morning and evening times and attracting new user groups during the afternoon ◆ High degree of access from Library for classes and events, however some/all rooms require acoustic and access separation from core library area and in some cases each other ◆ External access from ground floor for out of hours use. ◆ AV equipped for virtual meetings, video, multimedia exhibitions, movie screenings, seminars and lecture/presentations. ◆ Storage space (furniture, technology, cleaning and high demand equipment)
Library BOH	x1	x1	130m ²	<ul style="list-style-type: none"> ◆ Delivery and BOH areas - 50m² ◆ Storage/archive Space - 50m² ◆ Repairs & processing - 30m² 	<ul style="list-style-type: none"> ◆ Dedicated space for book storage, repairs, processing ◆ Daily deliveries ◆ Storage and temperature control of archival items
Youth/Maker Space	x1	x1	100m ²	<ul style="list-style-type: none"> ◆ Space allowance for 20 people ◆ Assume 5m²/person as per Engineering laboratory (TEFMA) ◆ Allowance for 3d printers, fume hoods etc 	<ul style="list-style-type: none"> ◆ Drawing and 3D printing, tools and materials ◆ Art and craft area, maker space, etc ◆ Recording studio, videogames, hang out space ◆ Highly visible but able to accommodate noise

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Kids/play Space	x1	x2	210m ²	<ul style="list-style-type: none"> ◆ Space allowance for 20 people ◆ 3m² per person seated (TEFMA) ◆ 60m² including amenities ◆ 100-150m² outdoor playspace 	<ul style="list-style-type: none"> ◆ Wet area ◆ Lego ◆ Toy library ◆ Rhyme time / Storytime ◆ Acoustic separation ◆ Outdoor access/gardening ◆ Adjacent and contained small outdoor playground space co-located with shared community rooms (playgroups) and creche. Consider relationship with public playground / nature play
Creche	x1	x1	200m ² (excluding outdoor area)	<ul style="list-style-type: none"> ◆ Accommodate Approx. 1,403 Creche uses per annum (2018) ◆ 80m² creche ◆ 120m² adjacent activity room with operable wall (oversized for creche growth) 	<ul style="list-style-type: none"> ◆ Assume growth over time ◆ Consider window visibility from Library and Gym
Office and Admin.	x1	x1	120m ²	<ul style="list-style-type: none"> ◆ Open office for 10 FTE - 88m² ◆ 2 Offices - 15m² ◆ 8m² per person for open office ◆ 10-15m² per office (TEFMA) 	<ul style="list-style-type: none"> ◆ Shared office space for flexible use ◆ Dedicated offices for Key Users that require a permanent presence and branding, such as the Community Centre
Bowling Green and Facilities Subject to specialist consultation process	TBC	TBC	TBC	TBC	<ul style="list-style-type: none"> ◆ Accessible for all users ◆ Floodlighting and spectator seating ◆ Sufficient parking provision and access ◆ Shade for bowlers ◆ Low maintenance synthetic surface. Investigate potential for sharing with 5 a side soccer ◆ Locate adjacent to bowling greens ◆ Co-located bar and small-medium function space ◆ Toilets, change rooms and storage

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Lobby/Foyer	x1	x1	70m ²	<ul style="list-style-type: none"> ◆ Single shared lobby 	<ul style="list-style-type: none"> ◆ Centralised desk for shared Library and Rec staff. ◆ Provides access to both Library and Recreation (consolidated staffing). ◆ Filters free access to Library from paid entry to Leisure facilities. ◆ Community Centre – accommodate personalized signage / brand ◆ 3-5 FOH Staff ◆ Town customer service hub ◆ Controlled/single access for management/security ◆ Out of hours access for community rooms ◆ Minimise foyer size, utilising adjacent public realm meeting space
Bath/	x1	x1	480m ²	<ul style="list-style-type: none"> ◆ Change rooms M/F - 200 - 250m² ◆ Referee change rooms (M/F) - 20m² each ◆ Library amenities (M/F) - 40m² ◆ End of Trip (EoT) facilities inc. Bike store - 150m². 	<ul style="list-style-type: none"> ◆ Shared use between Library and Leisure desired, noting access filtering may need to separate Library facility. ◆ Bike storage ◆ Lockers ◆ Changerooms, including separate referees change rooms ◆ Showers ◆ Bathrooms
Staff facilities			40m ²	<ul style="list-style-type: none"> ◆ Library staff breakout/kitchenettes - 24m² ◆ LeisureLife breakout/kitchenettes - 16m² ◆ 2m² per person (TEFMA) 	<ul style="list-style-type: none"> ◆ Shared-collocated staff facilities e.g. Kitchenette, bathrooms ◆ Dedicated / separate office for the VPCC ◆ Accommodate 10.9 FTE Library Staff (18 staff and 8 casuals) ◆ Accommodate 24 FTE Leisurelife Staff, 7 FTE present at any one time ◆ Accommodate growth and Community Centre staff 2 FTE
Café/Canteen			50m ²	<ul style="list-style-type: none"> ◆ Kitchen included 	<ul style="list-style-type: none"> ◆ Private tenant, lobby or external access. Small footprint/hole in wall with alfresco, which could double as canteen. Consider frontage onto park and relationship with creche
Commercial/ Teaching Kitchen			50m ²		<ul style="list-style-type: none"> ◆ External access for deliveries and public every ◆ Consider visibility to promote community interaction and urban theatre ◆ Fully equipped kitchen for function/catering and Community Centre classes ◆ Consider locating on ground floor adjacent to large multi purpose function space

FUNCTION	MIN	MAX	SPECIFICATIONS	ASSUMPTIONS	NEEDS
Outdoor Events Storage and Power			TBC		<ul style="list-style-type: none"> ◆ Phase 3 power - 10 + 15 AMP at both ends of the park) ◆ Event storage (i.e. markets) ◆ Vehicle access ◆ Waste disposal ◆ Sound + stage shell
Car Parking		227		<p>Process and assumptions used to determine max car parking include:</p> <ul style="list-style-type: none"> ◆ Determining the approximate existing parking provision for each use ◆ Applying a percentage reduction in parking bays for the uses occupying a single location with some shared ancillary uses ◆ Determining the statutory parking requirements based on estimated floor areas for each use ◆ Applying a percentage allocation of future parking bays to each use based on the existing parking allocation ◆ Determining the parking space requirement based on the above for the hours of operation and hours of peak attendance (using Google's popular times feature) <p>Calculating an estimated maximum car parking demand based on the proposed uses and operation of the site.</p>	<ul style="list-style-type: none"> ◆ ACROD bays should be included within the above provision as per Australian Standards, inc ◆ Spaces lost on surrounding street network as a result of new street connections, pick up and drop off areas and the like to be reprovided within the Precinct
Bike Parking				<ul style="list-style-type: none"> ◆ TBC 	

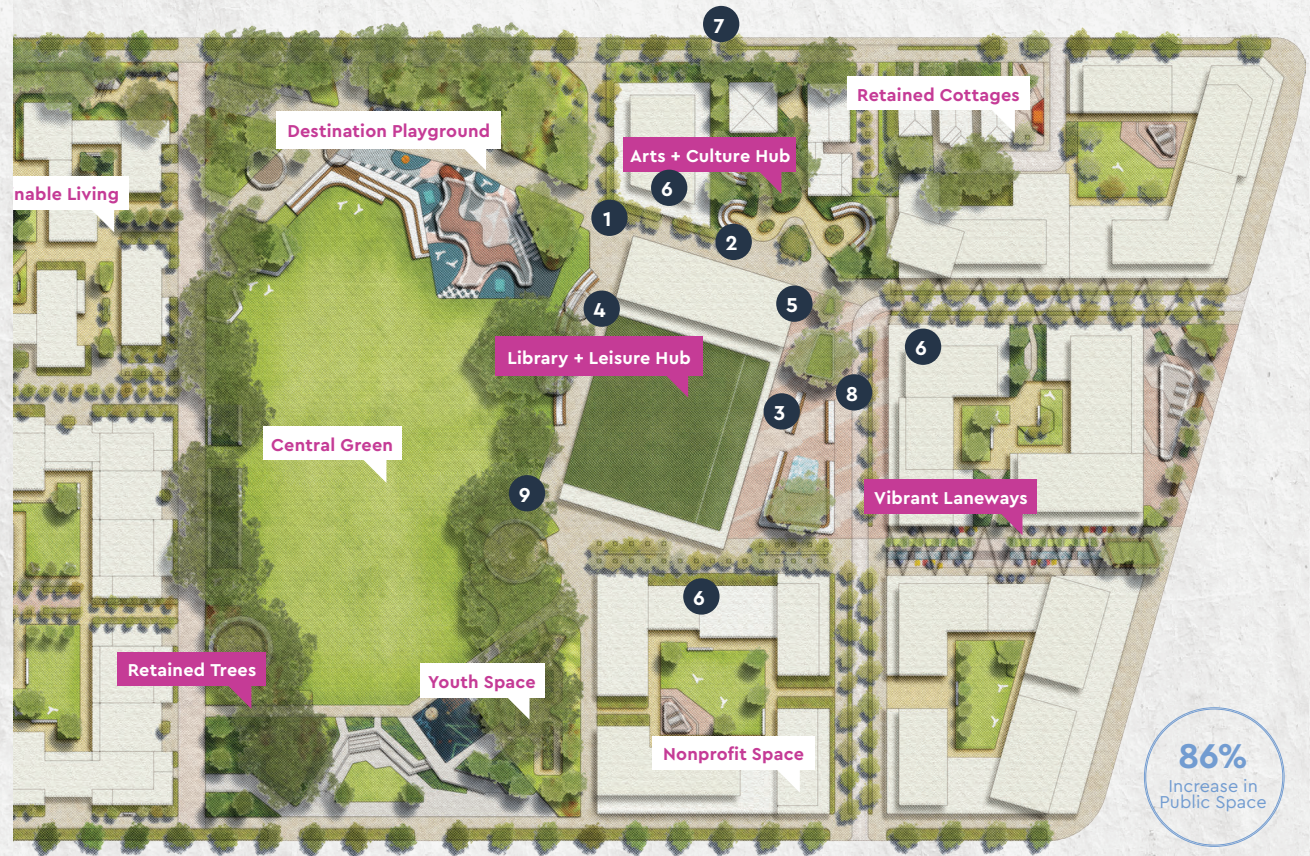
6 Preliminary Options for design development

The endorsed Concept Plan included a 'Stacked' and 'Clustered' option in the preferred location east of Macmillan Park. These options are to be investigated in detail as part of this process with regard to the specific and general urban design considerations outlined. There is scope to investigate one additional Facility option, in response to new ideas or constraints that may arise during this more detailed Masterplanning phase.



General Urban Design Considerations

1. Diagonal pedestrian connection uninterrupted by vehicle movements
2. Active ground floor frontage to Arts and Culture Hub, maximizing northern orientation + pedestrian shelter (awning or collonade)
3. Active ground floor frontage to Culture Courtyard + pedestrian shelter (awning or collonade)
4. Active ground floor frontage to Macmillan Park, particularly northern extent providing seamless integration with the destination playground and Macmillan Park proper. Investigate as potential cafe location
5. Prominent corner visible from Albany Highway
6. Consider impacts on adjacent upper level residential, including noise, overshadowing and privacy
7. Potential pick-up and drop off zone, including buses
8. Some disabled parking (plus within off street parking facility)
9. Retain and ensure no adverse impact to large existing trees along park edge. Refer to detailed Feature Survey



Option 1

MODEL	Stacked; courts above Library.
KEY DIFFERENCES	3 Courts No squash Rooftop Bowls
SPECIFIC URBAN DESIGN CONSIDERATIONS	<ol style="list-style-type: none"> 1. Potential basement parking access from south side via new shared street and Sussex St 2. Potential alternative or additional basement parking access from Kent St, diving under diagonal pedestrian connection 3. Entry activating Arts and Culture Hub public space and/or Culture Courtyard 4. Prominent corner treatment visible from Kent Street, being visible above potential future mixed use building to the north 5. Potential to investigate extension of building footprint to the south to accommodate rooftop bowling, potentially removing connection 6. Potential to investigate extension of building footprint to accommodate rooftop building adjacent to bowling greens



Option 2

MODEL	Side by side; central entry
KEY DIFFERENCES	4 courts 2 squash courts Bowls in alternative location
SPECIFIC URBAN DESIGN CONSIDERATIONS	<ol style="list-style-type: none"> 1. Potential basement parking access via new shared street and Sussex 2. Potential alternative or additional basement parking access from Kent St, diving under diagonal pedestrian connection 3. Entry activating shared street 4. Leisurelife active ground floor frontage - glazing with sun shading devices (ground floor activation to all public realm edges of community uses per General Urban Design Considerations)

Option 3

MODEL	Architects to choose/develop an alternative based on new opportunities and constraints
KEY DIFFERENCES	TBC
SPECIFIC URBAN DESIGN CONSIDERATIONS	<p>Any podium parking should not be visible from the public realm</p> <p>Highly visible entry that contributes to activation of adjacent public realm</p>



7 Sustainability

The Town of Victoria Park is committed to protecting and enhancing its environment, showing leadership through best practice environmental management, as well as promoting growth and development within defined environmental parameters. Exemplifying this, is the Town's Climate Change Adaption Plan, which addresses actions that the Town can take in managing assets, delivering services and assisting the community. Sustainability also emerged as a theme during community engagement for the Concept Plan; reflected in the Green Forever Principle 1 that underpins the Vision and talks to green infrastructure and sustainable design.

The brief requires compliance with the energy efficiency requirements of section J outlined in the Building Codes of Australia and the key sustainability targets below. In cases where Aspirational targets need to be prioritized, careful consideration should be given to running cost savings over the life of the asset, broader community benefits and climate resilience of the Town.

The Draft Design Brief includes Baseline and Aspirational Sustainability targets. An important role of the Working Group and Technical Advisory Group is to provide guidance on the preferred sustainability targets.



7.1 Baseline

Transport

- Reduce vehicle dependency by minimizing car parking provisions and maximizing cycling infrastructure in terms of bike parking and end of trip facilities

Energy

- Avoid services and storage on northern elevations
- Provide effective sun shading measures to windows, particularly to western elevations and designed to serve the dual purpose of building articulation
- Utilise green infrastructure to naturally cool the building, balancing up front and maintenance cost considerations
- Provide effective heating and cooling that meets the needs of patrons and staff in all areas of the facility
- Minimise carbon emissions through use of automated natural ventilation to activity rooms and override controls through BMS to AC system
- Use of natural light to balance artificial light, whilst still complying with appropriate lighting levels and including automated controls to the facilities that manage lights when there is sufficient natural light

Water

- Include waterwise fixtures, landscaping and operational systems

Technology, Materials and Waste

- Minimise carbon emissions through the use of motion detector lighting controls to all support spaces, amenities and Activity Rooms
- Inclusion of LED lighting with time activated sensor controls
- Provide metering and control systems to optimise operational performance
- Incorporate materials that capture carbon wherever possible
- Incorporate green accredited materials: there are a range of materials accreditation organisations including GECA (See Green Building Council of Australia)
- Reduce medium density fibreboard (MDF): due to noxious formaldehyde glues utilised in production and where utilised use E0 grade product.



7.2 Aspirational

- Promote vertical stacking of land uses to create more compact and walkable environments
- Rainwater harvesting and re-use in irrigation and toilet flushing
- Photovoltaic cells for solar energy generation and battery storage
- Bike/scooter sharing scheme
- Car sharing scheme
- Support localised manufacturing in construction, maintenance and operation
- Incorporate low VOC products: (Volatile organic compounds commonly found in materials such as paints, polyurethanes, particle board, adhesives): reducing VOCs will provide a much healthier indoor environment
- Other measures that further reduce carbon emissions and promote climate change resilience