



TOWN OF
VICTORIA PARK



Macmillan Precinct Masterplan
Working Group Notes
7 October 2021



WE'RE OPEN
VIC PARK

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1 Opening

Acknowledgement of country

Ngany kaaditj Noongar moort keny kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaaditjin, moort, wer boodja ye-ye.

I acknowledge the traditional custodians of this land and respect past, present and emerging leaders, their continuing cultural heritage, beliefs and relationship with the land, which continues to be important today.

The meeting opened at 5:11 pm.

2 Attendance

CEO	Anthony	Vuleta
Strategic Projects Manager	Jack	Bidwell
Manager Business Services	Luke	Ellis
Minutes Secretary	Alex	Louise
Elected Member	Mayor	Vernon
Elected Member	Cr	V. Potter
Elected Member	Cr	Lisandro
Presiding Member	Dave	Lindner
Community Member	Madlen	Jannaschk
Community Member	Margot	Hayes
Community Member	Leanne	Hampson
Stakeholder Representative	Victoria Park Centre for the Arts	
Stakeholder Representative	Victoria Park Community Centre	
Stakeholder Representative	Victoria Park Carlisle Bowling Club	
Stakeholder Representative	Perth Basketball Association (Redbacks)	
Stakeholder Representative	Sussex Street Community Law Service	
Stakeholder Representative	Billabong Community Early Learning Centre	
Presenters	Hatch Roberts Day	
Observers	Trent	Prior
Apologies	Talia	Turner
	Anthony	Vuleta
	Cr	Anderson
	Michael	Cardy

3 Presentations

Nil

4 Items for discussion

4.1 Confirmation of minutes

Reporting officer	Strategic Projects Manager
Origin of request	Macmillan Precinct Masterplan Working Group meeting 5 August 2021
Attachments	1. Macmillan Precinct Masterplan Working Group Notes [4.1.1 - 8 pages]

Purpose of the item

To confirm the minutes of the Macmillan Precinct Masterplan Working Group meeting held 5 August 2021.

Outcome

Confirmation of the minutes of the Macmillan Precinct Masterplan Working Group meeting held 5 August 2021.

Next steps

Publishing of the minutes of the Macmillan Precinct Masterplan Working Group meeting held 5 August 2021.

Outcome

The Presiding Member requested members to confirm the minutes of the Macmillan Precinct Masterplan Working Group meeting held 5 August 2021.

Cr Vikki Potter moved to approve. Magot Hayes seconded the motion.

The minutes of the Macmillan Precinct Masterplan Working Group meeting held 5 August 2021 were approved for publishing to the Town website.

Actions

Nil

4.2 Community Hub Design Options Exploration

Reporting officer	Strategic Projects Manager
Origin of request	Strategic Project
Attachments	Nil

Purpose of the item

To present and discuss the 3 Community Hub design options prepared by the Project Consultants.

Outcome

The MPMWG is informed and has input into the draft design options and key information relating to the assessment framework.

Discussion points

- Presentation of the draft Multi-Criteria Assessment framework;
- Presentation and discussion on the draft Community Hub design options;
- Working Group input into the MCA framework and design options;
- Working Group informed of the next steps.

Strategic outcomes

Civic Leadership	
Strategic outcome	Intended public value outcome or impact
CL02 - A community that is authentically engaged and informed in a timely manner.	The MPMWG has been established to provide Elected Member, Community and Stakeholder input into key project decisions.

Next steps

Working Group Meeting #4 – 4th November 2021 – Assessment Findings

Outcome

Hatch RobertsDay presented the Community Hub Design Options Exploration

MCA Analysis

1C – What does it mean by other existing needs

- Amend the MCA Analysis to delete other
- Amend to read – Existing user group needs

ACTION by Hatch RobertsDay: 1C change other" to "existing user group needs"

Question Dave Linder - Hatch RobertsDay will do the scoring?

Answer Hatch RobertsDay - will come back to the group after working with the technical advisory group

Question Mayor - can you provide a layman's explanation of why one at rating 4 or 5.

Hatch RobertsDay - scoring is a relative measure that accounts for quantitative and qualitative assessment against the function brief.

Question Joe Martelli - needs analysis based on what?

Answer Jack Bidwell - based on state data and population analysis

Question Madlen Jannaschk – can you make building efficiency make it more clear?

Answer Hatch RobertsDay - building efficiency means "space"

ACTION by Hatch RobertsDay: Amend to clarify spatial efficiency.

ACTION by Hatch RobertsDay: Group agreement 3d "Passive Environmental Performance" should be 5

Cr Lisandro – why are parking and access together as a criteria?

ACTION by Hatch RobertsDay: Group agreement to split Parking and Access and have them as two separate line items. Access to be 5. The Parking number needs further discussion.

Option 1

Jeremy - brought up lack of space of the current Library and was concerned about the void

Hatch RobertsDay void is there for the theatre space

Jack all the designs go back to the facility design brief and capture the requirements needed including the library

Cr Lisandro - library theatre should open to the green space

Hatch RobertsDay, not performances and play - more movie - or should it be thought of differently?

Cr Lisandro - there are design solutions to that

Hatch RobertsDay - yes you can tweak all of these spaces

Mayor - as the library gave info it should be driven from them so they should guide

Trent - patron control vs community access

Option 2

Jane suggested the "commercial space" might be a hotel

General feedback is not practical given the width

Group questions regarding roof use.

Hatch RobertsDay - cannot do more on the roof at the moment due to structural load

Joe Martelli expressed dissatisfaction with the Lost Land Sales Revenue figures

Mayor - why isn't basketball on the ground floor Option 1 and Option 2

Hatch RobertsDay - basketball higher to minimise the load on the trusses required

Madlen - hotel good idea, commercial area what ideas for that space?

Hatch RobertsDay - no ideas as yet

Jeremy - concerned about price

Leanne - commercial tenancy would be an ongoing revenue

Cr Vikki Potter - still missing community town hall space

Jack - that is being looked at in the Arts Space

Jeremy said we lost 4 groups in the last 18 months, like WOW without the spaces

Margot questioning the use of space in the bowls club for a meeting space

Joe Martelli - the space on top could be the space for a community

Mayor - people are saying meeting room vs function space

Hatch RobertsDay - there are spaces that would meet the need

Jack - this will be sent out for further comment

Anthony - the concept of a show court would have a stadium seating, looking down from above doesn't work

Mayor - why is there a "show court"

Trent - we have community needs for 3 courts, a show court is desirable but not necessary

Luke - show court was not necessary but 3 courts together is better

Anthony - they have an immediate need for 8 to 12 courts within a 5km radius

Jack said - the Town's demand still requires 3 courts to facilitate sports programs.

Mayor - what happens to the design brief if the courts come out

Jack - at the start of this project the needs analysis identified that the Towns catchment should be captured from facilities at Aqualife and Burswood in the future. During community engagement it was requested to keep the current uses within Precinct- the direction would need to be given from Council.

Mayor - this group is represented is of the community and there might be another to look at this

(Redact for confidentiality)

Jane - there won't be a matched contribution from parents for courts so maybe building less at less costs

Jack - the Town makes revenue off the community sport and the analysis says it makes money

Hatch RobertsDay - purpose of the building is the use for the community - the library, community sport etc

Mayor - last year didn't have the arts policy when this started, this is a big legacy project which we need to get right

Jeremy - there needs to be a large space for functions

Jack - we can go out and look at taking the space out and go back to the community

Jane - said given the new information we need to revisit

Jack - proposing to re-program out the schedule to see what it looks without the courts spaces. This will impact the Council resolution to bring the Masterplan to Council by December 2022.

Leanne - if not meeting needs of competitive teams does it meet other needs?

Jack – yes, services community sport and function demand.

Trent - after 3pm most weeks the programs are at 98%

Mayor - on behalf of the elected members supports pushing it out as there is not a budget yet as there is a lot lobbying for funding. It is a legacy project for the Town and it needs to be done right.

Dave Linder - principal 2 "A place for all" would question whether taking basketball courts would meet that criteria.

Option 3

Hatch RobertsDay – this is the largest footprint with different vehicle access

Margot - must be clearly identified as a community centre

Mayor - high degree of user groups which use the meeting room space, so how interchangeable could it be if the spaces are used 6 days a week

Hatch RobertsDay - several meetings have said flexibility in space

Chloe Leow - we need safe entrances for people to enter who are vulnerable

Jack - we are taking direction from input from users

Chloe - the decision on the floor plan impacts the users, like domestic violence victims, wash for users etc

Mayor - what is the impact of going up higher in this space with even the basketball roof being a roof top garden and the library wouldn't want community users who are vulnerable wouldn't want to be in the design

Jeremy - likes option 3 and maybe lose the 4th of court with it for community for access from the park

Mayor to Anthony - do you think in terms of organised competition if 4 courts would they be used

Anthony - if that was the only option it would be great, but if there is an option where there is an organised court structure elsewhere then it would not be needed for PBA.

Luke - if the courts are there brings 100,000 a people in a year

Jack - we are custodians of a future build, we are mindful of bespoke areas, we must be mindful to put the town in the best position to be financially stable

Mayor - what is the floor plate size

Hatch RobertsDay if 6000 sqm. Basketball is 2900.

Mayor - that would allow additional space up for commercial space

Madlen - likes the other 2 options with the bigger plaza

Jane - could you bring the bowling club back in on the roof - you won't have 85 year olds soon as lawn bowls won't be around in 20 years time, as there is a dwindling number and it is less popular, what are the rate payers getting for value for that

Joe Martelli - would have a different view, yes we are dwindling but our social and community use is increasing, not a right place for older people to play on a roof

Discussion Conclusion

The Advisory Group requested the project team to reinvestigate the project scope without the inclusion of community basketball courts, with the thought that they might be housed elsewhere.

The project team advised that this can be undertaken and would revert to the group with the changed timelines to accommodate the request.

Actions

Action for the Town project team: to reinvestigate the project scope without the inclusion of community basketball courts, with the thought that they might be housed elsewhere. The project team advised that this can be undertaken and would revert to the group with the changed timelines to accommodate the request.

5 General business

Nil

6 Actions from previous meetings

15 July 2021

ACTION: Change Roles and Responsibilities Item b) for groups to be "Community members and Stakeholder Representatives" – complete

ACTION: Change Membership table to reflect Responsibilities Item b) for groups to be labelled as "Stakeholder Representatives"- complete

ACTION: Change Meeting procedures to reflect as follows: - complete

7 Close

There being no further business the meeting closed at 8:17 pm.