

Macmillan Precinct

Masterplan



Webinar Presentation- Concept Options

24 January, 2022

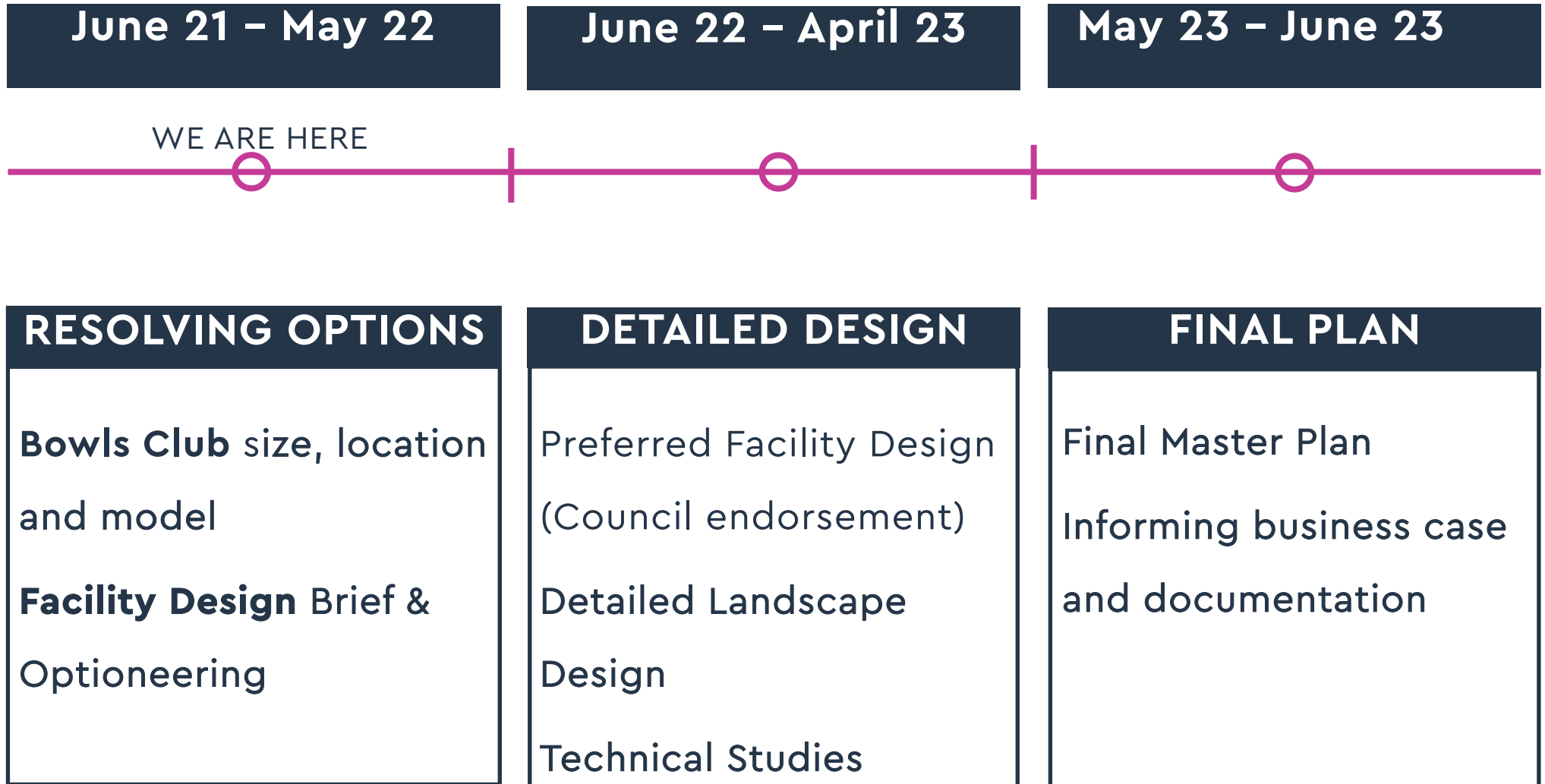
Webinar Format



45 mins

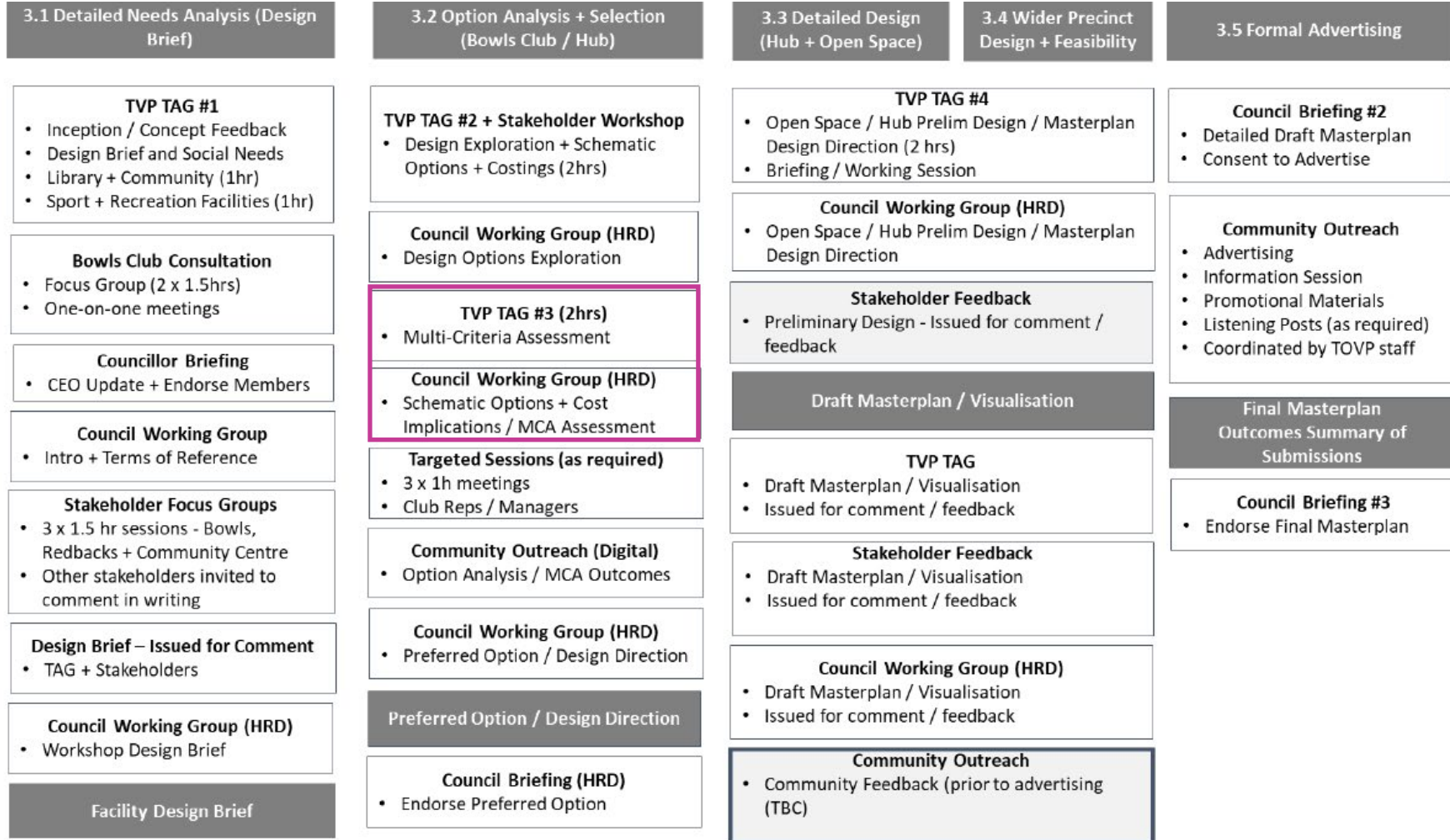
- | | |
|--------------------------------------|---------|
| 1. Welcome / Introduction | 5 mins |
| 2. Progress Update (Zanda) | 5 mins |
| 3. Concept Options Overview (Daniel) | 30 mins |
| 8. Next Steps + Close (Zanda) | 5 mins |

Stage 3 Overview



Engagement Overview

Engagement Overview



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Macmillan Precinct **Masterplan**

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General Update

In response to TAG and WG feedback:

1. Refinements to Concept Options
2. Additional Concept Options
 - Hybrid Split
 - Aqualife and Leisurelife Integration
 - Community & Arts
 - Community & Bowls



Concept Phase Objective:

Our aim is to select a Preferred Direction for the Facility.

Note:

We are not resolving internal layout, this will be completed through the detailed design phase.



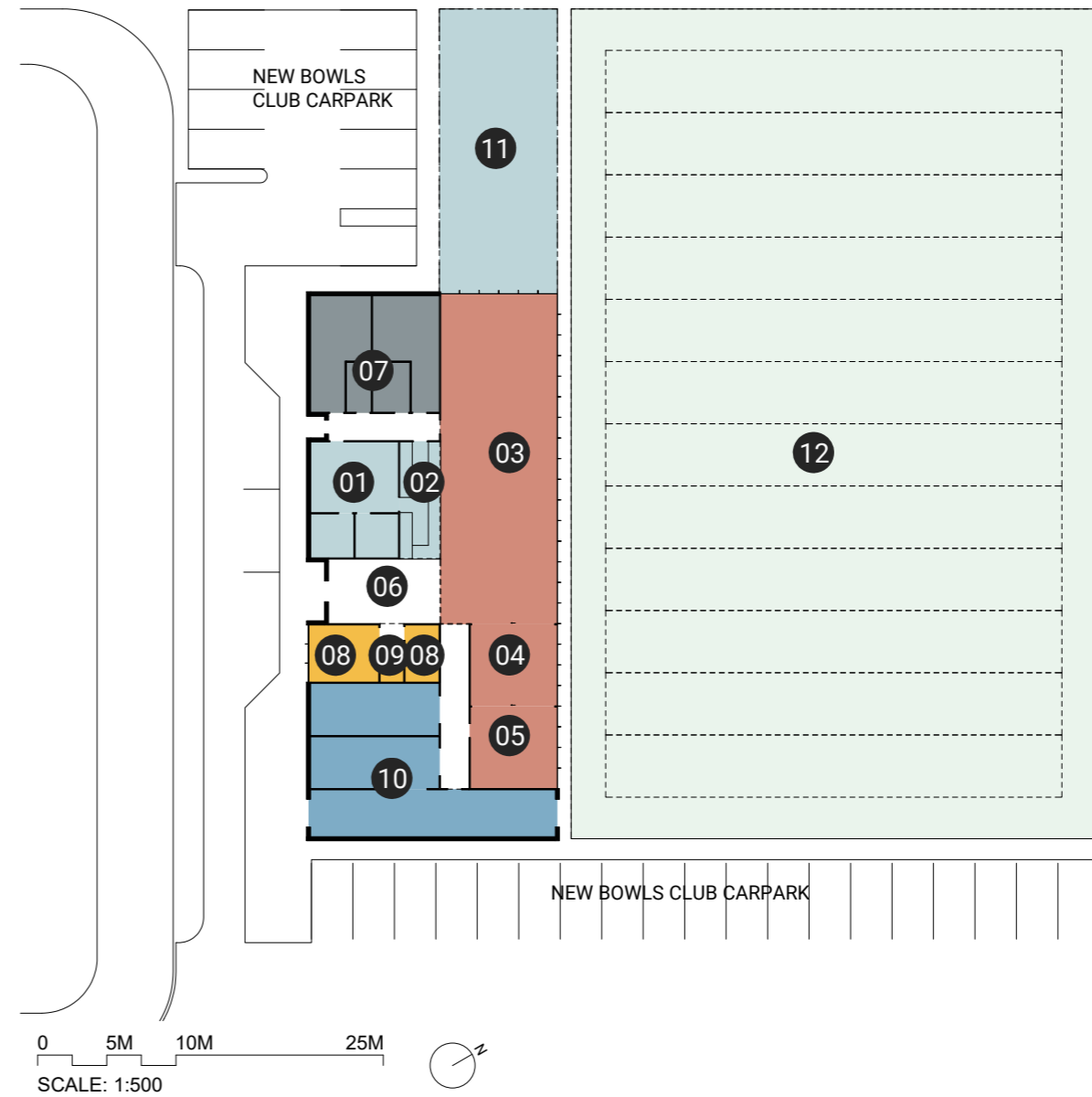
POTENTIAL BOWLS LOCATION



POTENTIAL BOWLS LOCATION

LAWN BOWLS - WEST OF PARK

- 01 KITCHEN
- 02 BAR
- 03 FUNCTION ROOM
- 04 M/D AREA
- 05 MEETING
- 06 ENTRY FOYER
- 07 AMENITIES
- 08 OFFICE
- 09 FIRST AID
- 10 STORE
- 11 COVERED OUTDOOR AREA
- 12 BOWLING GREEN

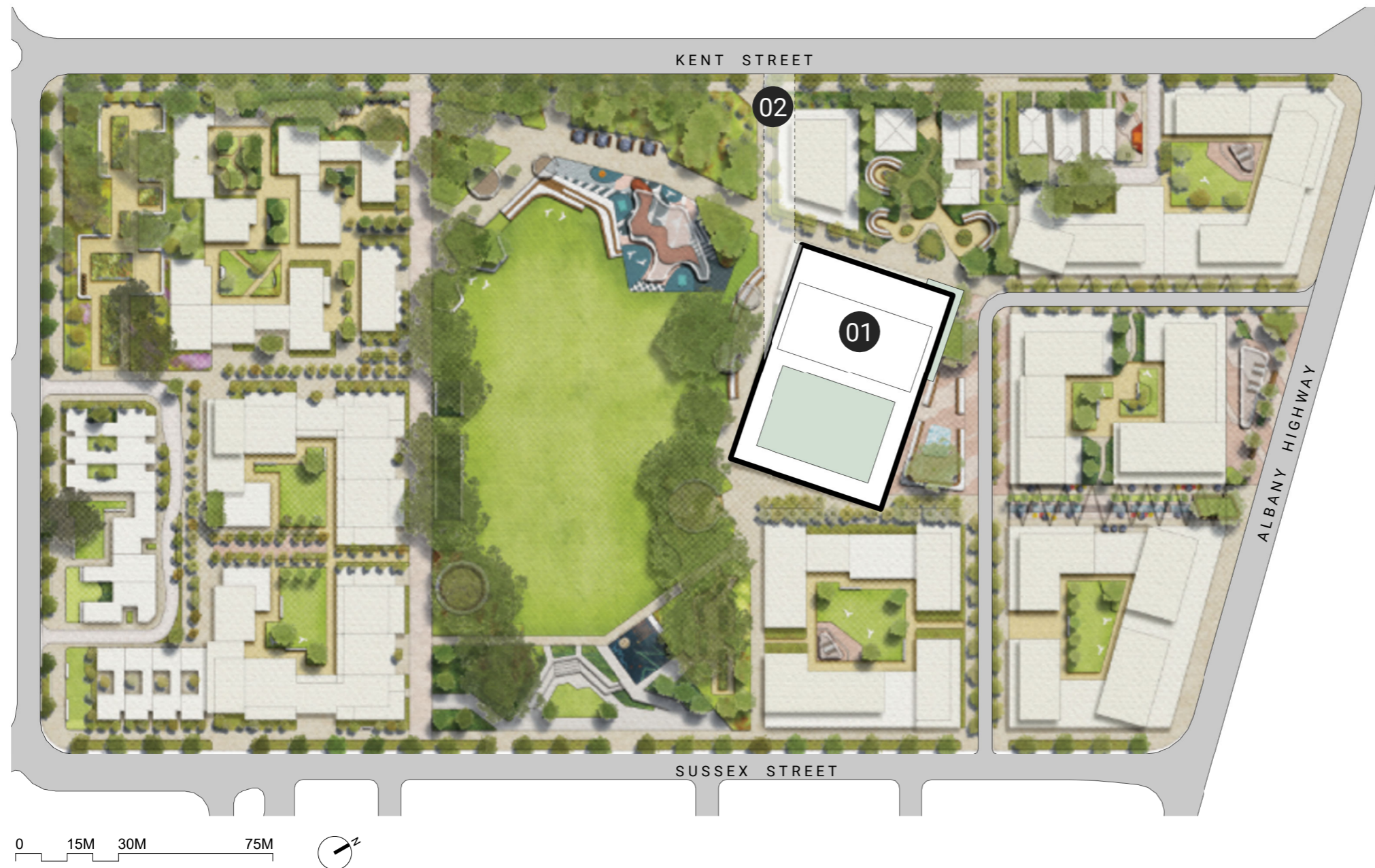


- STANDALONE BOWLS CLUB	(CONSTRUCTION COST)	\$5 600 000
- LOST LAND SALES REVENUE		\$6 600 000

OPTION 1

STACKED - MASTERPLAN

- 01 COMMUNITY AND RECREATION USES STACKED OVER MULTIPLE LEVELS
 - 3 COURTS
 - BOWLS ON ROOF
- 02 VEHICULAR ACCESS FROM KENT STREET (CUT AND COVER)



OPTION 1

STACKED - SECTION

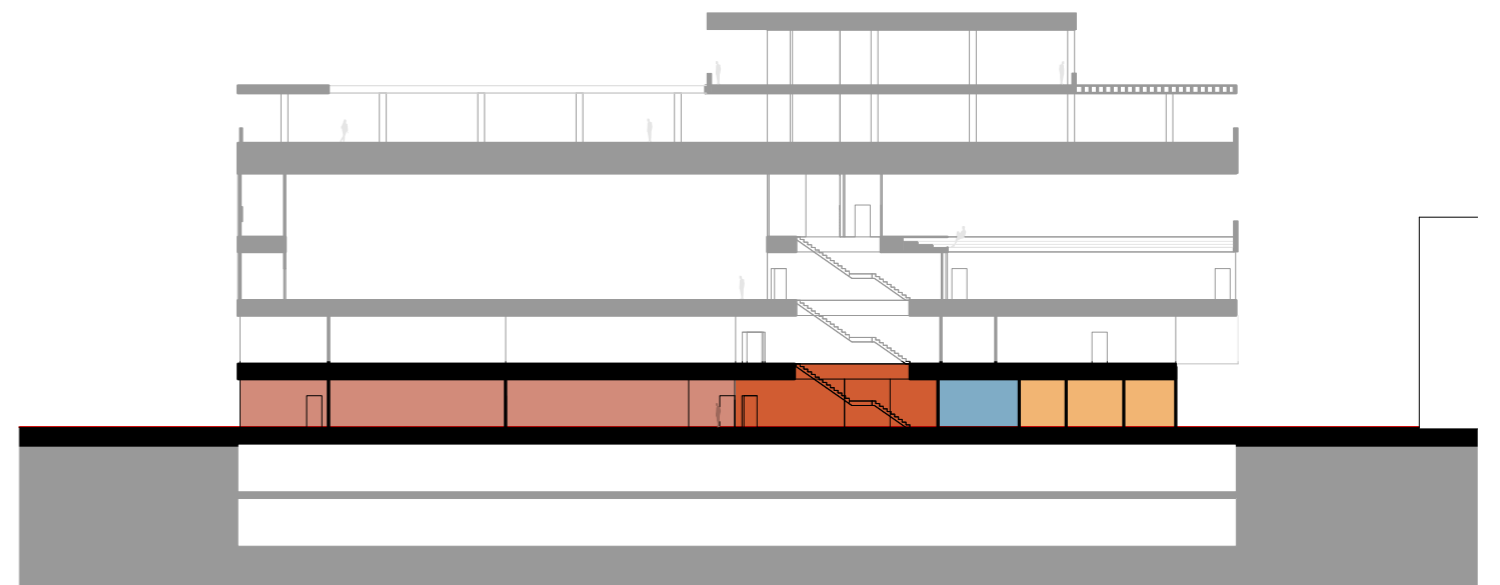
- BOWLS
- 01 BOWLS GREEN OPEN
- 02 BOWLS GREEN COVERED
- 03 FUNCTION SPACE WITH BAR
- CRECHE
- LIBRARY/ COMMUNITY
- FITNESS
- LOBBY
- SERVICES
- 04 PARKING (95 BAYS)
- 05 PARKING (105 BAYS)
- SPORTS
- 06 PLAYING COURTS
- 07 SHOW COURTS
- STAFF



OPTION 1

STACKED - GROUND LEVEL

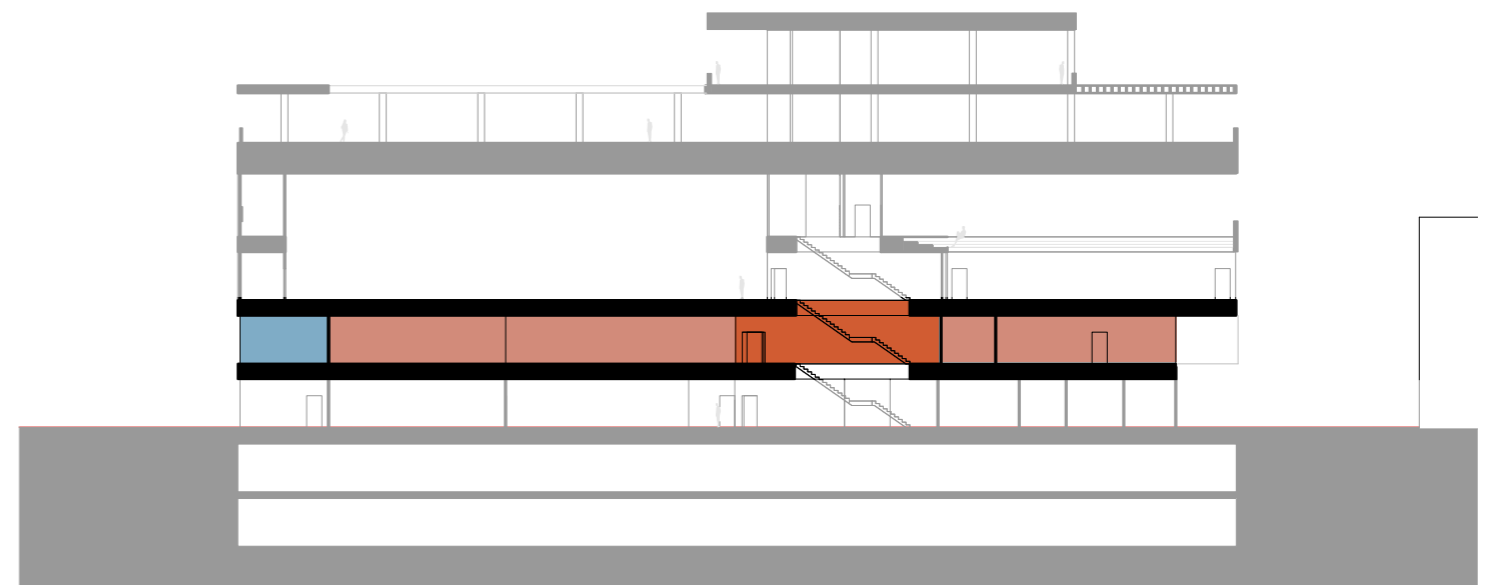
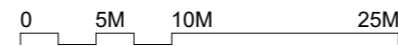
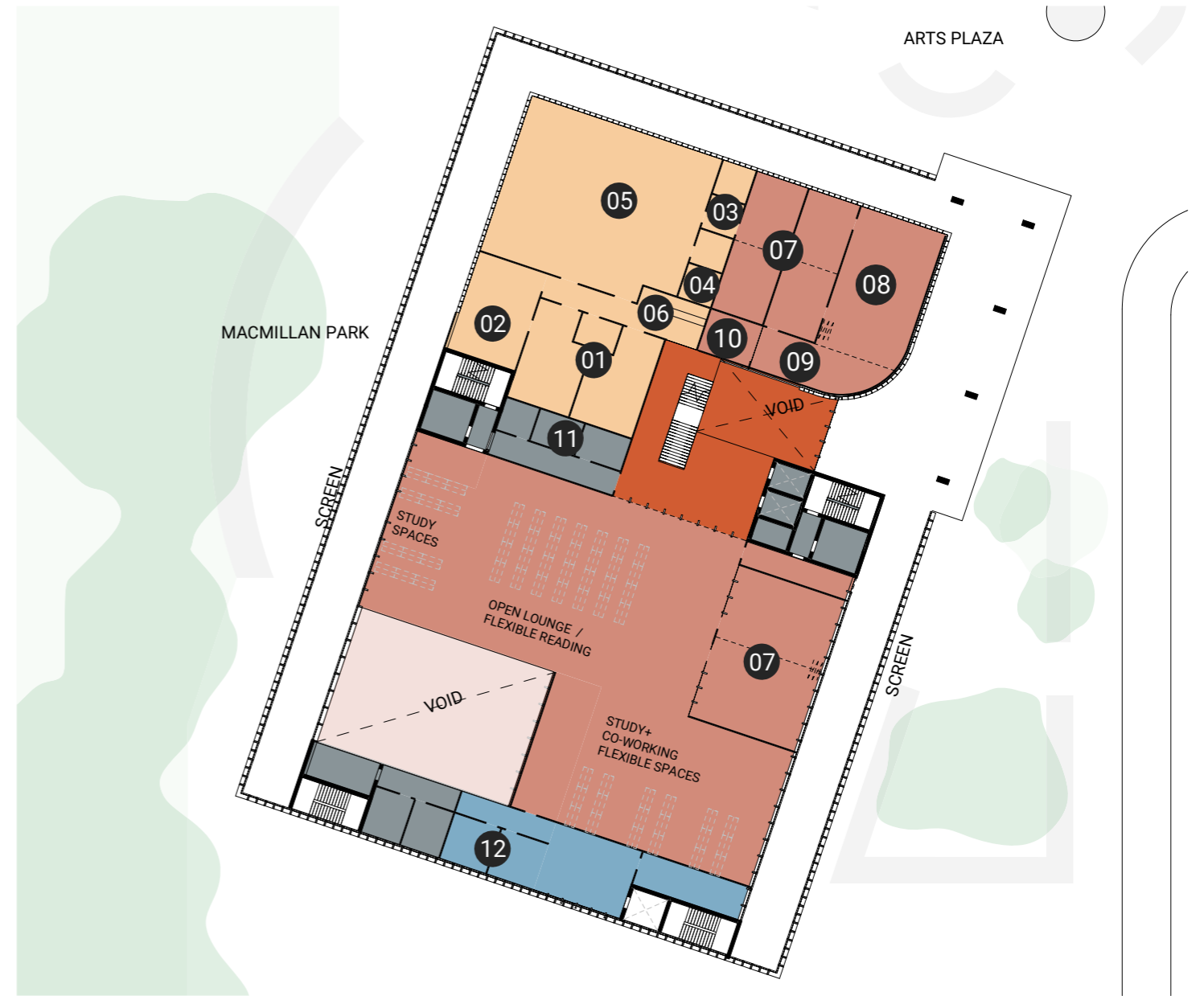
- LIBRARY/ COMMUNITY
- 01 COMMERCIAL KITCHEN
- 02 CAFE
- 03 POPUP
- 04 MEETING ROOM
- 05 DIGITAL LAB
- 06 THEATRETTE
- 07 BOH LOBBY
- 08 STORE
- 09 OFFICE
- 10 STORAGE / REPAIRS
- 11 COMMUNITY MEETING ROOM
- 12 RETURNS CHUTE
- CRECHE
- 13 ACTIVITY & PLAY
- FITNESS
- 14 GYM CARDIO & WEIGHTS
- LOBBY
- SERVICES
- 15 SHARED AMENITIES
- STAFF



OPTION 1

STACKED - LEVEL 1

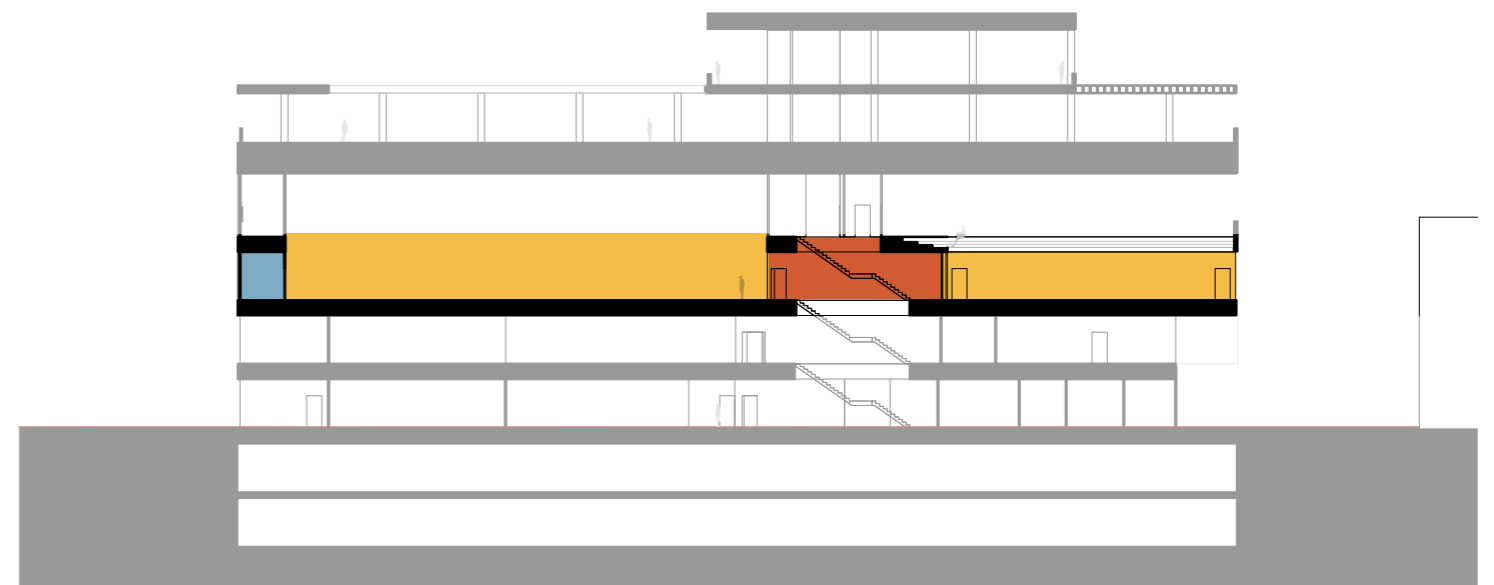
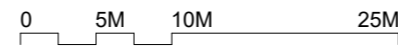
- FITNESS
 - 01 AMENITIES
 - 02 HEALTH
 - 03 STORAGE
 - 04 OFFICE
 - 05 GROUP FITNESS
 - 06 LOBBY
- LIBRARY/ COMMUNITY
 - 07 MEETING ROOM
 - 08 MAKER/ FUNCTION
 - 09 GALLERY
 - 10 OFFICE
- LOBBY
- SERVICES
 - 11 SHARED AMENITIES
- STAFF
 - 12 MEETING ROOM



OPTION 1

STACKED - LEVEL 2

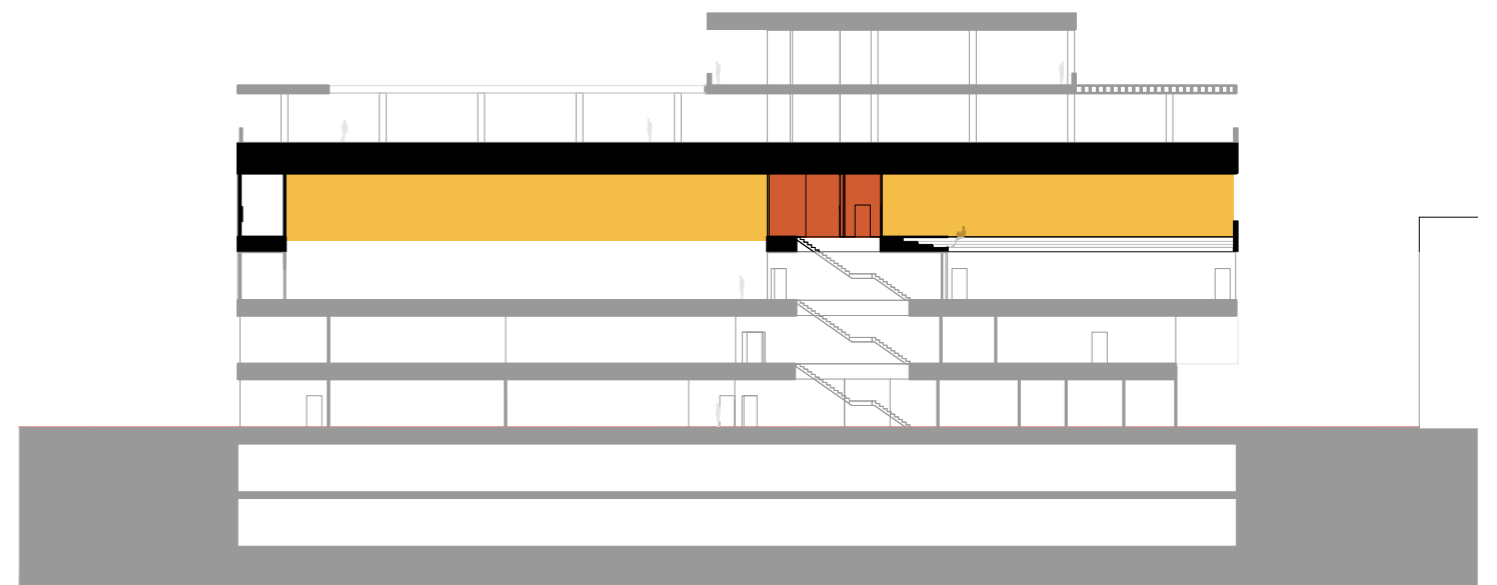
- LOBBY
- SERVICES
- 01 SHARED AMENITIES
- SPORTS
- 02 TEAMS
- 03 SHARED CHANGE ROOM
- 04 STORE
- 05 MULTI-USE COURT & PERFORMANCE SPACE
- 06 PLAYING COURTS X 2
- STAFF
- 07 STORE
- 08 EQUIPMENT STORE



OPTION 1

STACKED - LEVEL 3

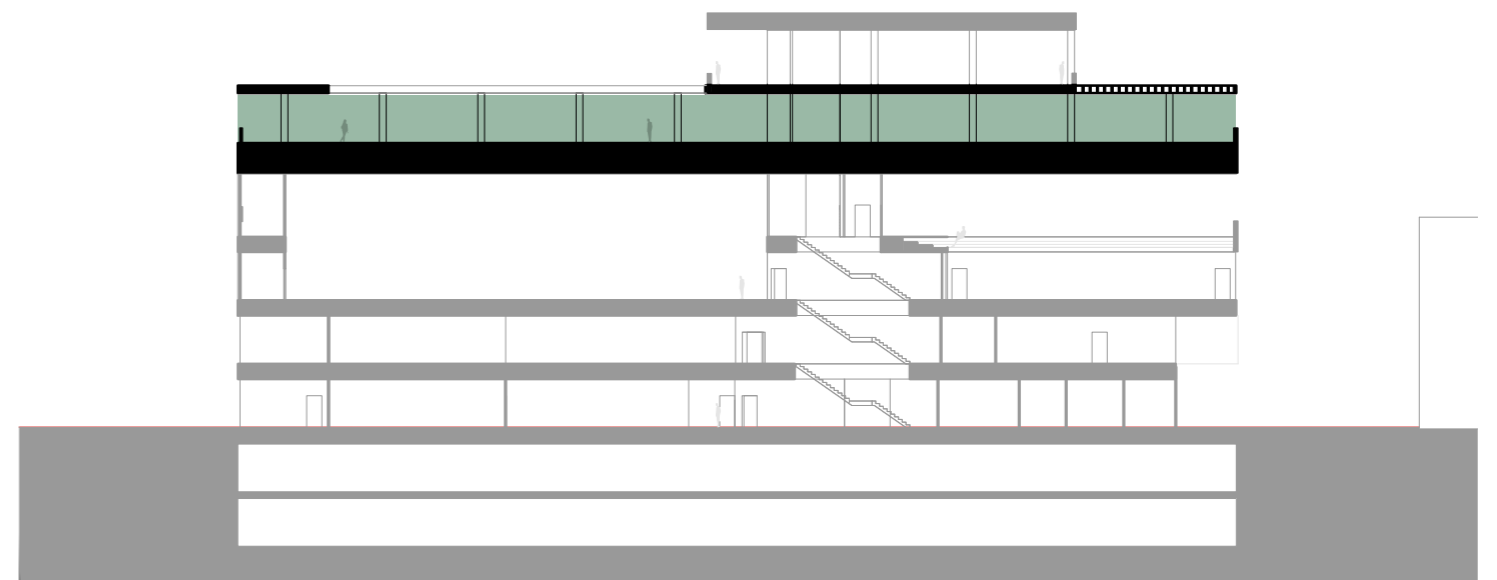
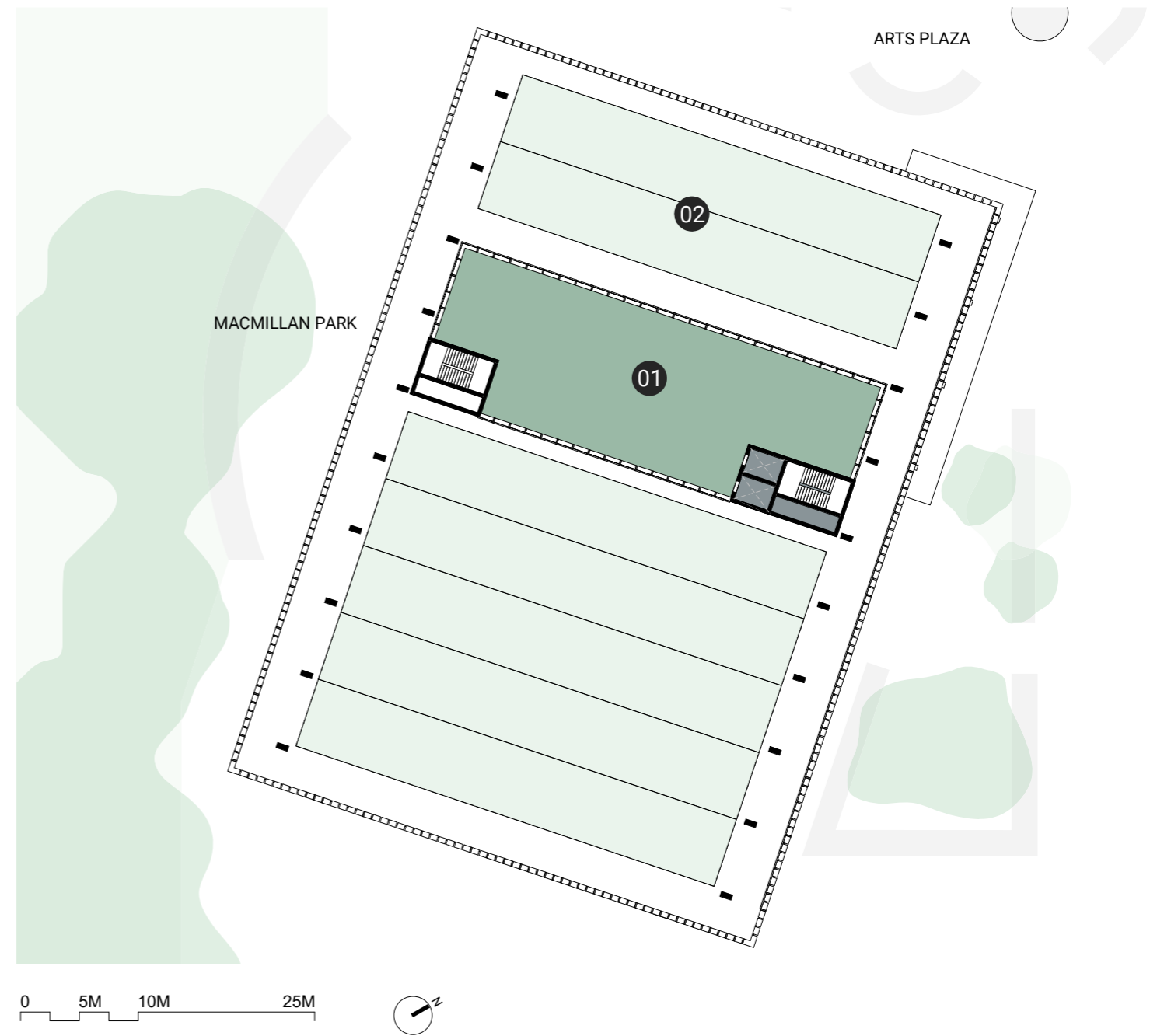
- LOBBY
- SERVICES
- 01 FUNCTION
- STAFF
- 02 OFFICE



OPTION 1




STACKED - LEVEL 4

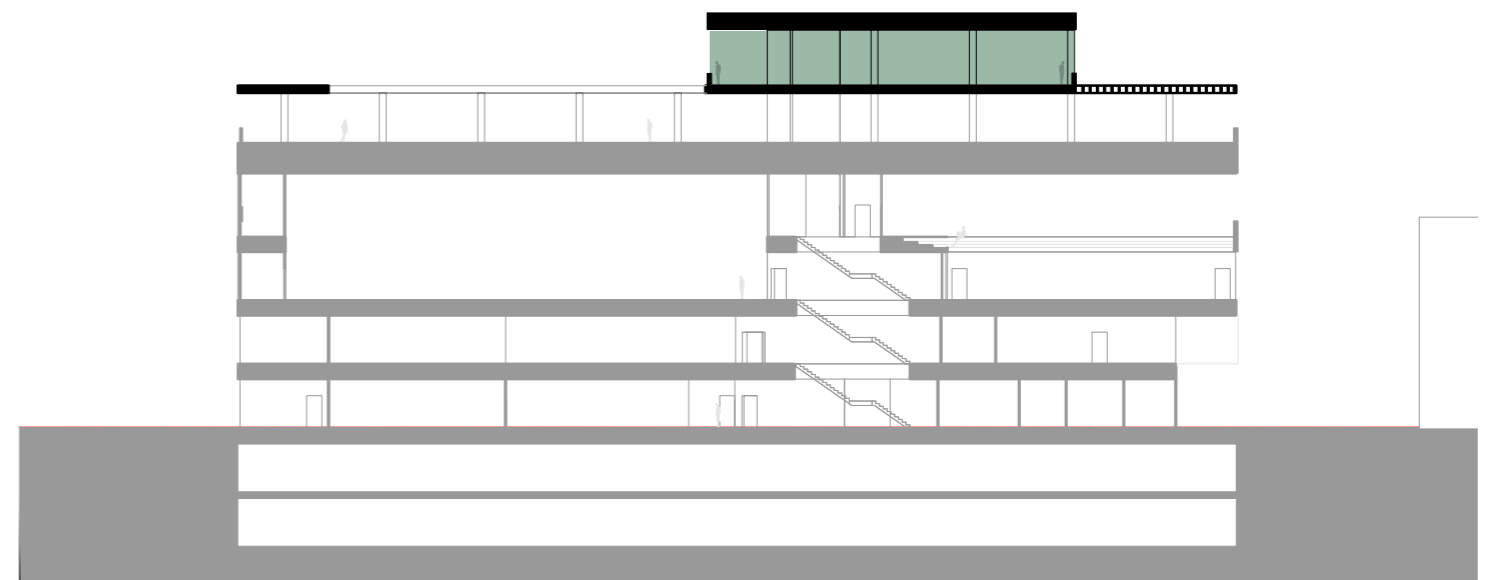
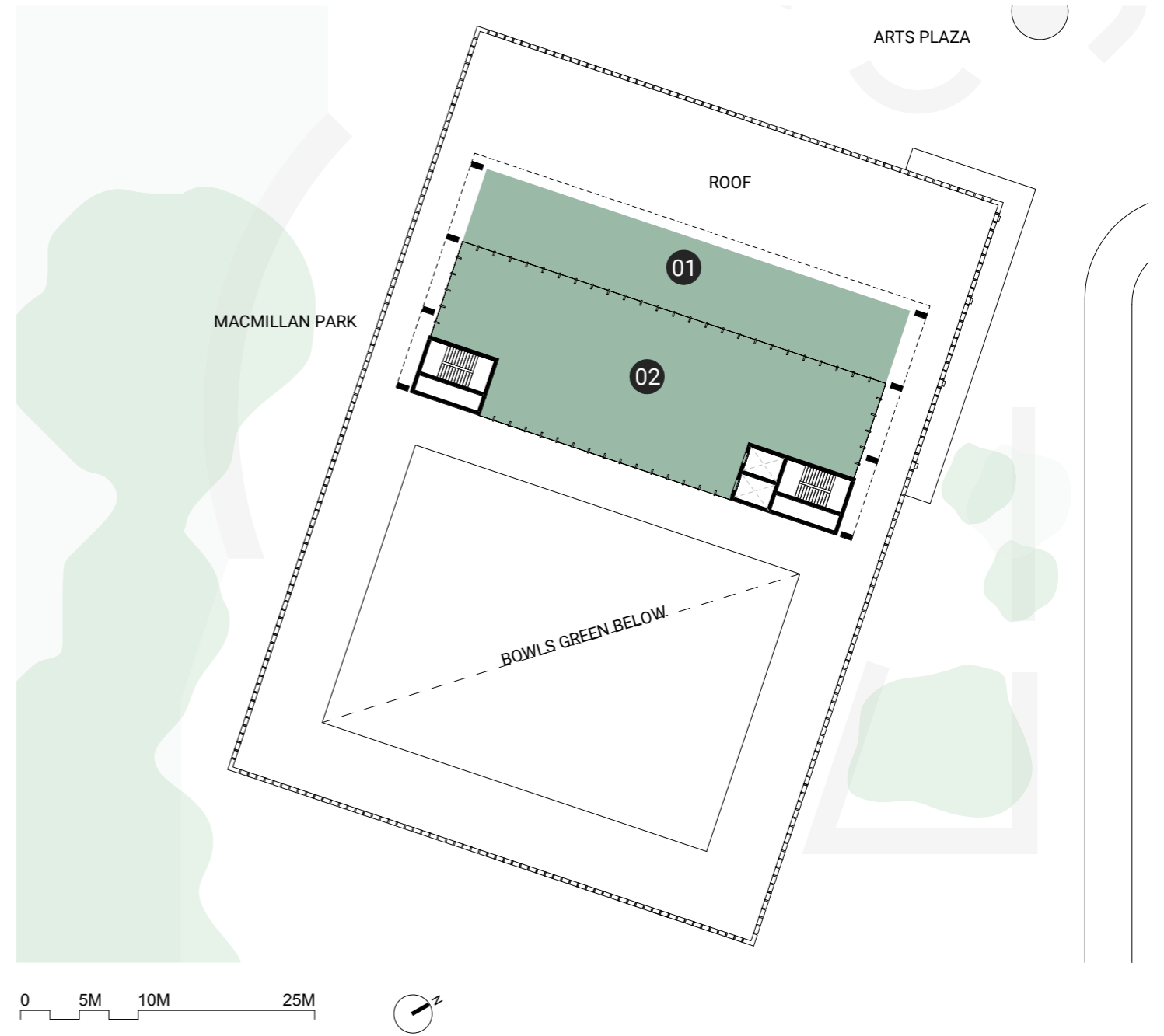
- BOWLS
- 01 BOWLS CLUB
- 02 BOWLS GREEN
- SERVICES



OPTION 1


STACKED - LEVEL 5


-  BOWLS
-  ROOF TERRACE
-  BOWLS CLUB



OPTION 1

STACKED - CARPARK

 END OF TRIP

 SERVICES

CARBAYS (APPOX 200 TOTAL)

B1 LEVEL = 95 BAYS

B2 LEVEL = 105 BAYS



OPTION 1

STACKED - SUMMARY

- CRECHE
- FITNESS
- LIBRARY/ COMMUNITY
- LOBBY
- SERVICES
- SPORTS
- STAFF
- BOWLS

BUILDING	\$32 800 000
CARPARK	\$18 800 000
TOTAL CONSTRUCTION COST	\$51 600 000
TOTAL PROJECT COST	\$82 200 000

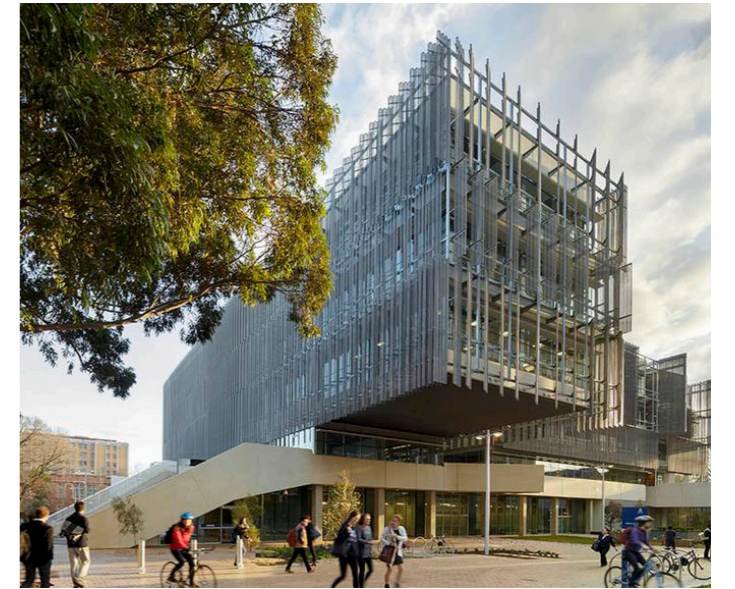
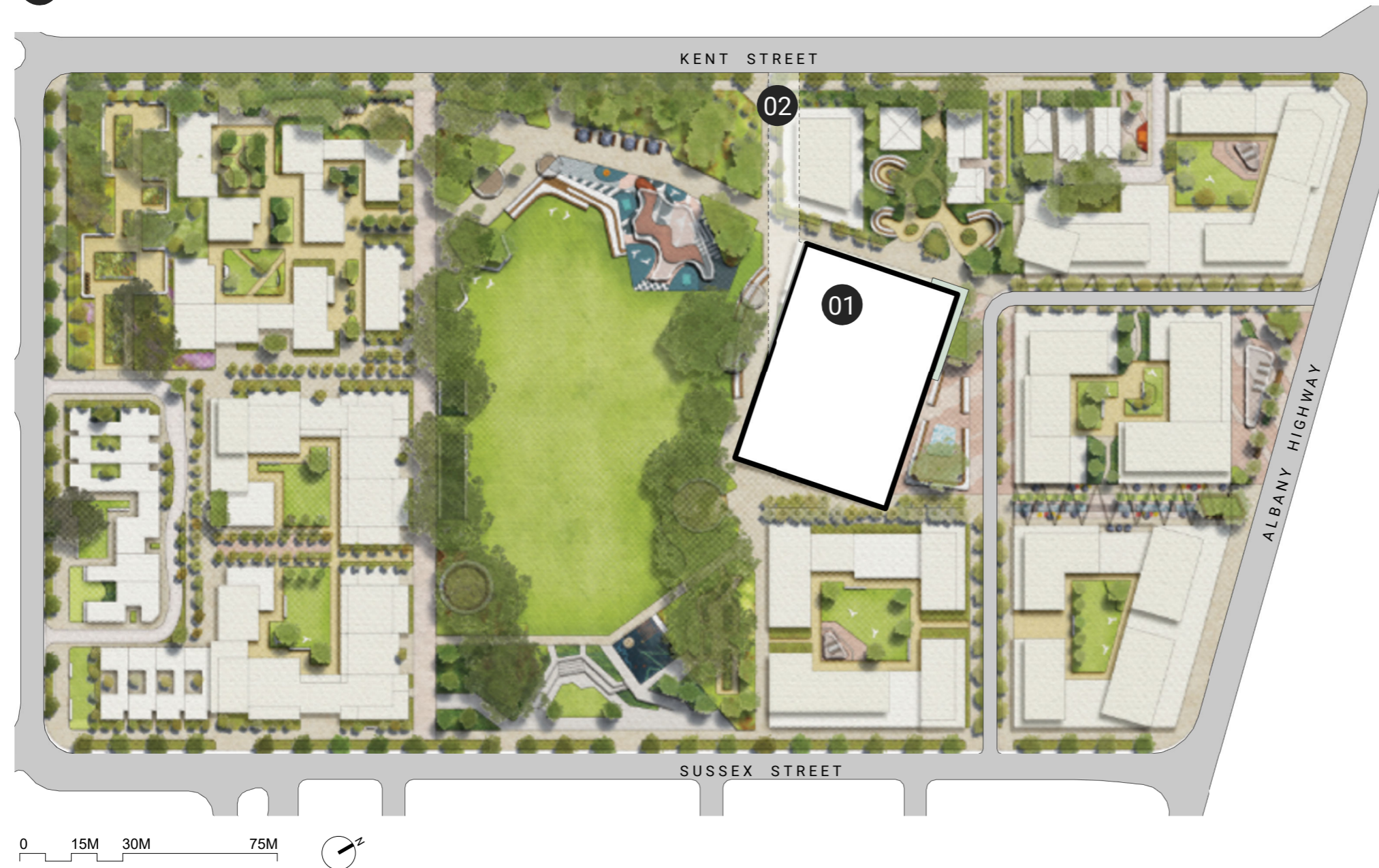
(INC CONTINGENCY, FEES, PUBLIC ART, FF&E, ESCALATION. EX. GST)



OPTION 2

STACKED PLUS - MASTERPLAN

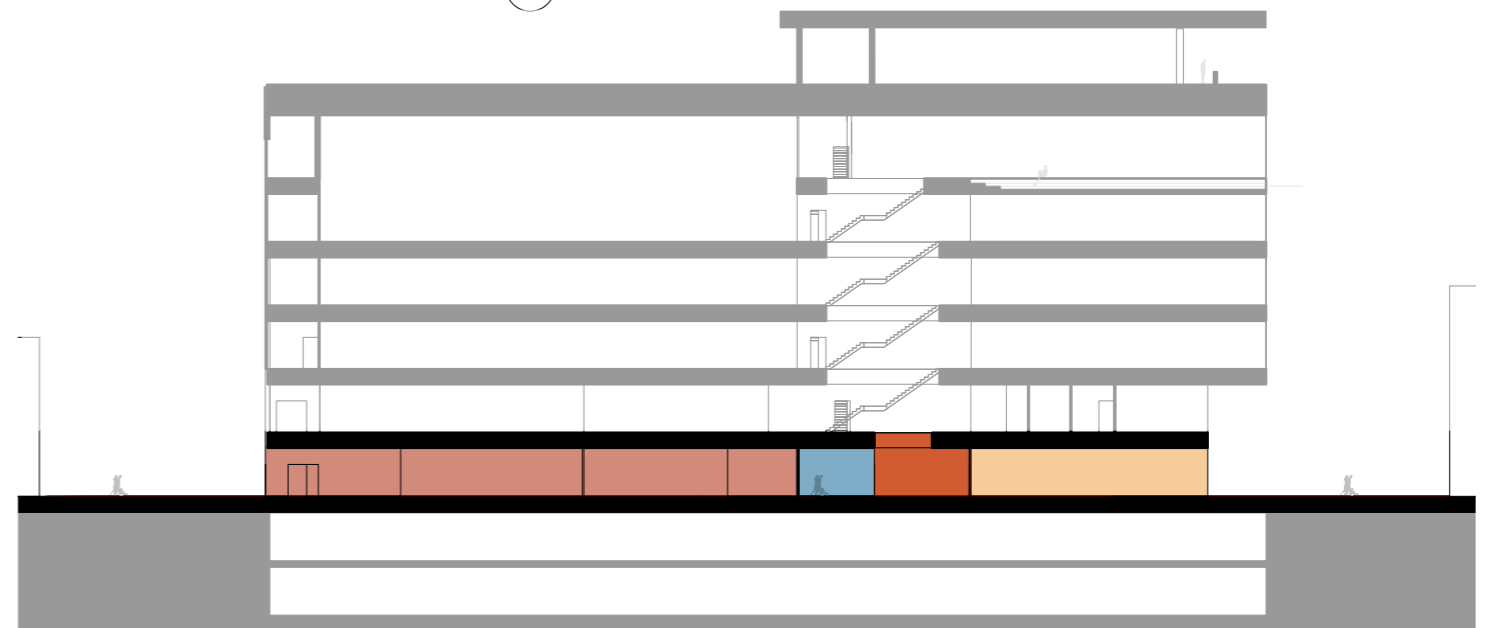
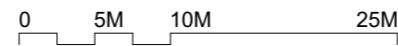
- 01** COMMUNITY AND RECREATION USES STACKED OVER MULTIPLE LEVELS
 - 3 COURTS
 - ADDITIONAL COMMERCIAL LEVELS
 - BOWLS WEST OF PARK OR OFF SITE
- 02** VEHICULAR ACCESS FROM KENT STREET (CUT AND COVER)



OPTION 2

STACKED PLUS - GROUND FLOOR

- CRECHE
- 01 ACTIVITY & PLAY
- FITNESS
- 02 GYM CARDIO & WEIGHTS
- LIBRARY/ COMMUNITY
- 03 WC
- 04 COMMUNITY MEETING ROOM
- 05 MEETING ROOM
- 06 THEATRETTE
- 07 PROGRAMMING ROOM
- 08 BOH LIBRARY
- 09 REPAIRS & PROCESSING
- 10 RETURNS CHUTE
- 11 DIGITAL LAB
- LOBBY
- STAFF
- 12 STAFF WC
- 13 OFFICE
- 14 BOH LOBBY



OPTION 2

STACKED PLUS - LEVEL 1

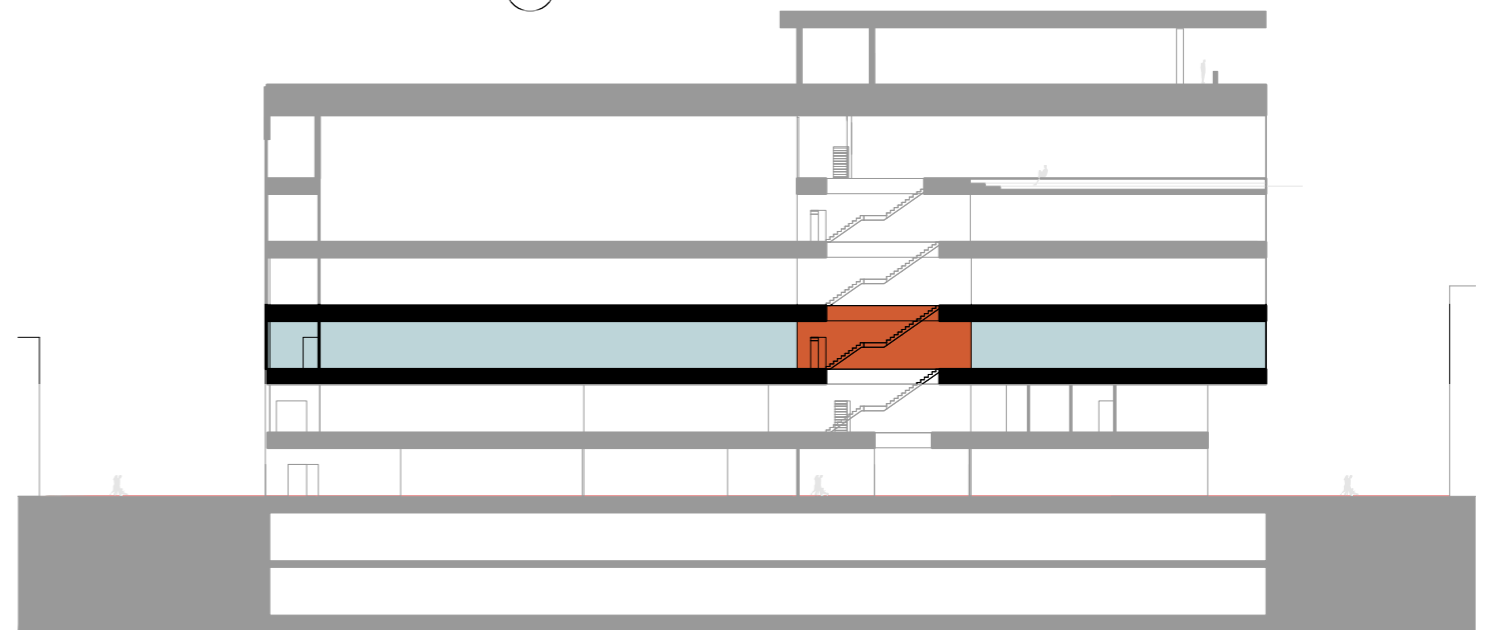
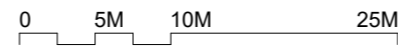
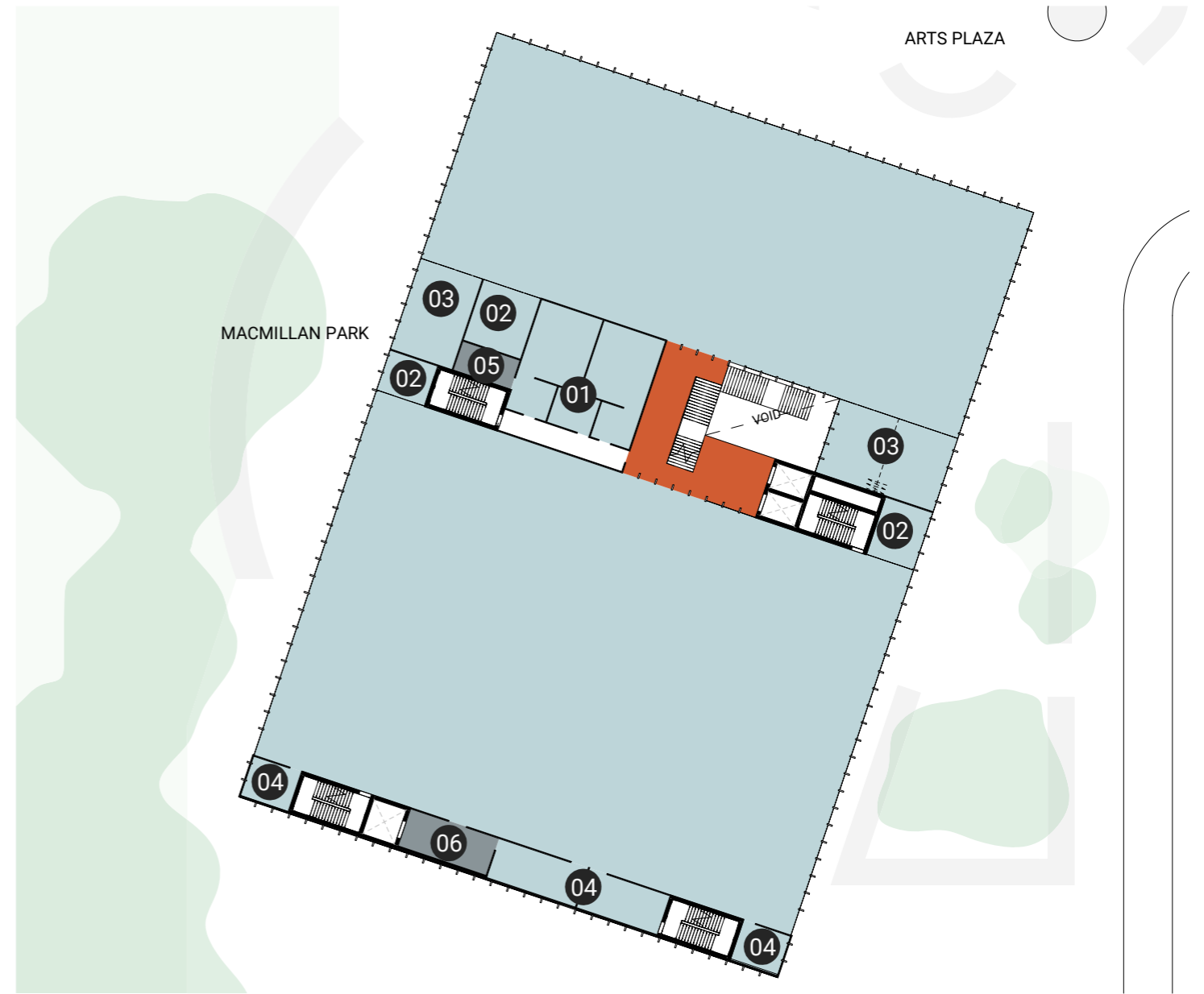
- FITNESS**
 - 01 FITNESS LOBBY
 - 02 AMENITIES
 - 03 SPIN ROOM
 - 04 OFFICE
 - 05 GROUP FITNESS
 - 06 STORAGE
 - 07 HEALTH CLUB
- LIBRARY/ COMMUNITY**
 - 08 AMENITIES
 - 09 MEETING ROOM
 - 10 WC
 - 11 BOH LOBBY
 - 12 STORE
 - 13 MAKER/ FUNCTION
- LOBBY**
- SERVICES**



OPTION 2

STACKED PLUS - LEVEL 2

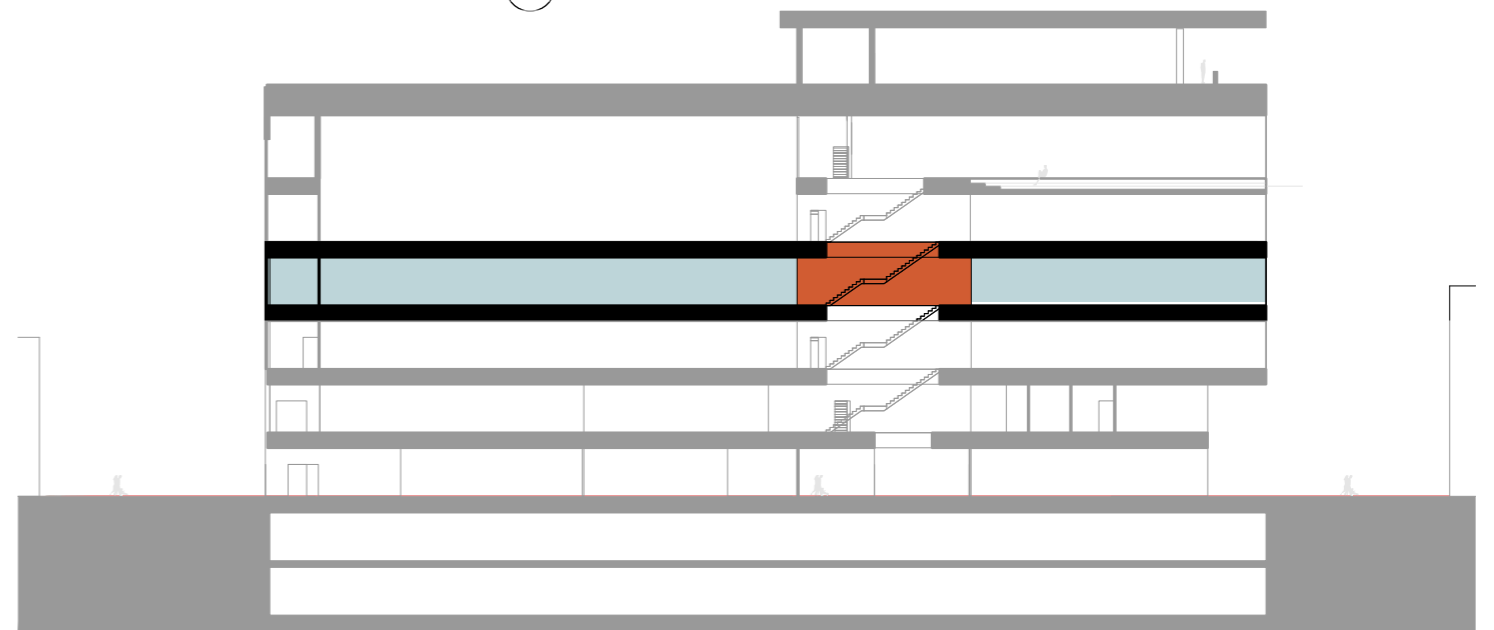
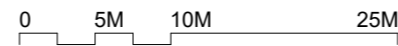
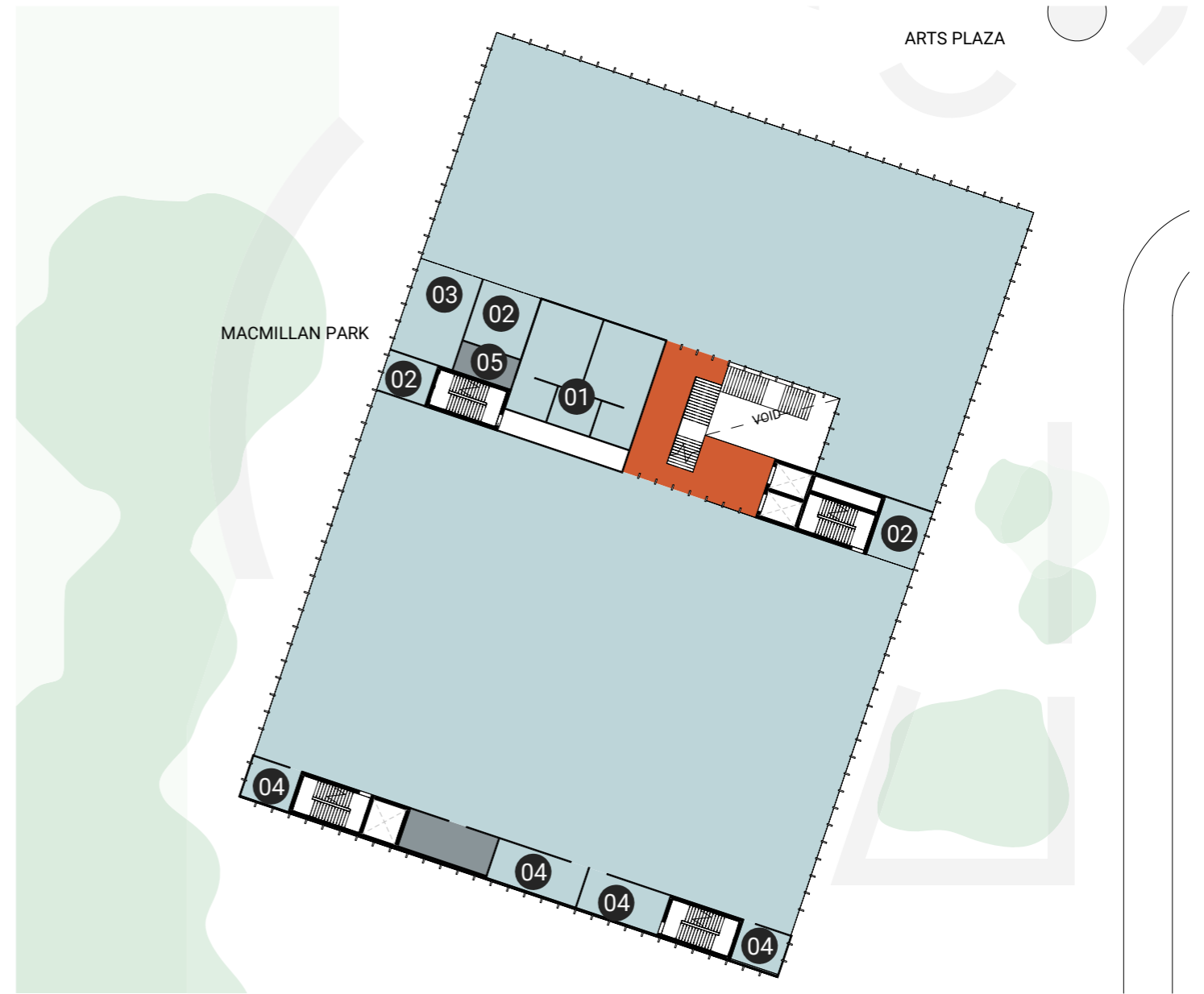
- COMMERCIAL
- 01 AMENITIES
- 02 OFFICE
- 03 MEETING
- 04 STORE
- LOBBY
- SERVICES
- 05 STORE
- 06 LOBBY



OPTION 2

STACKED PLUS - LEVEL 3

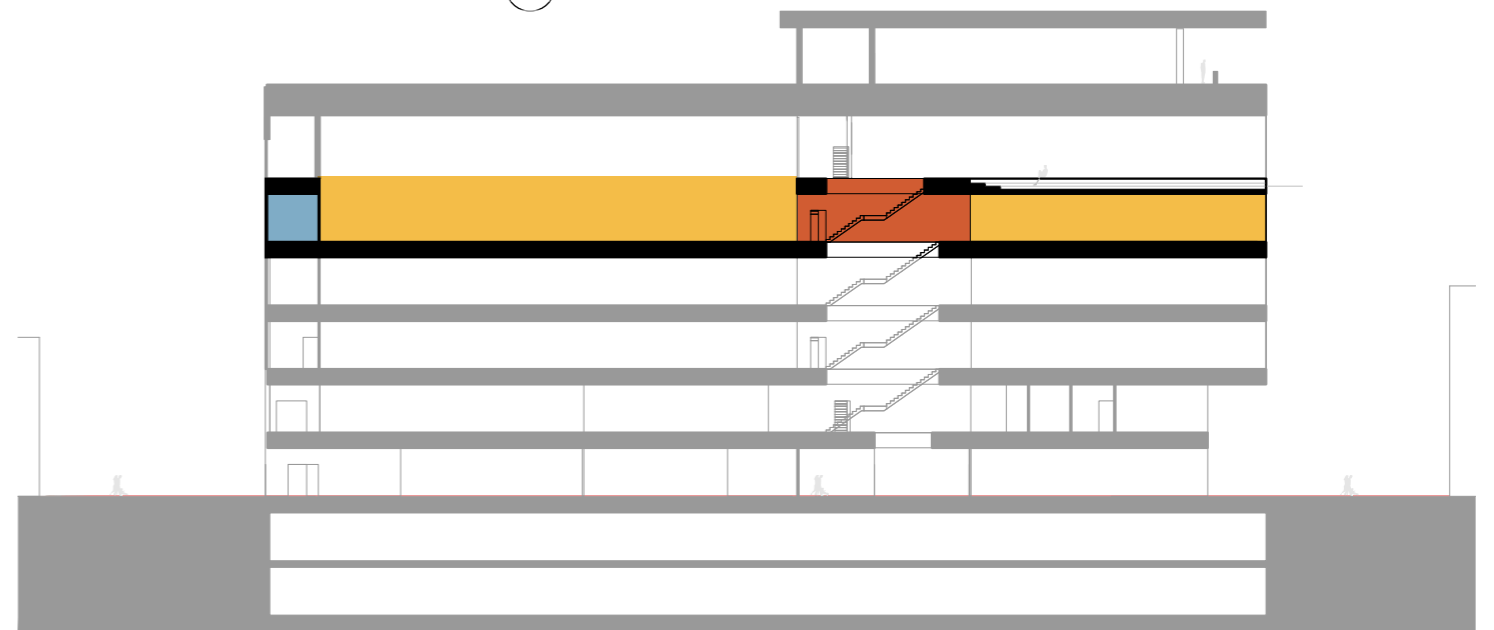
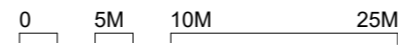
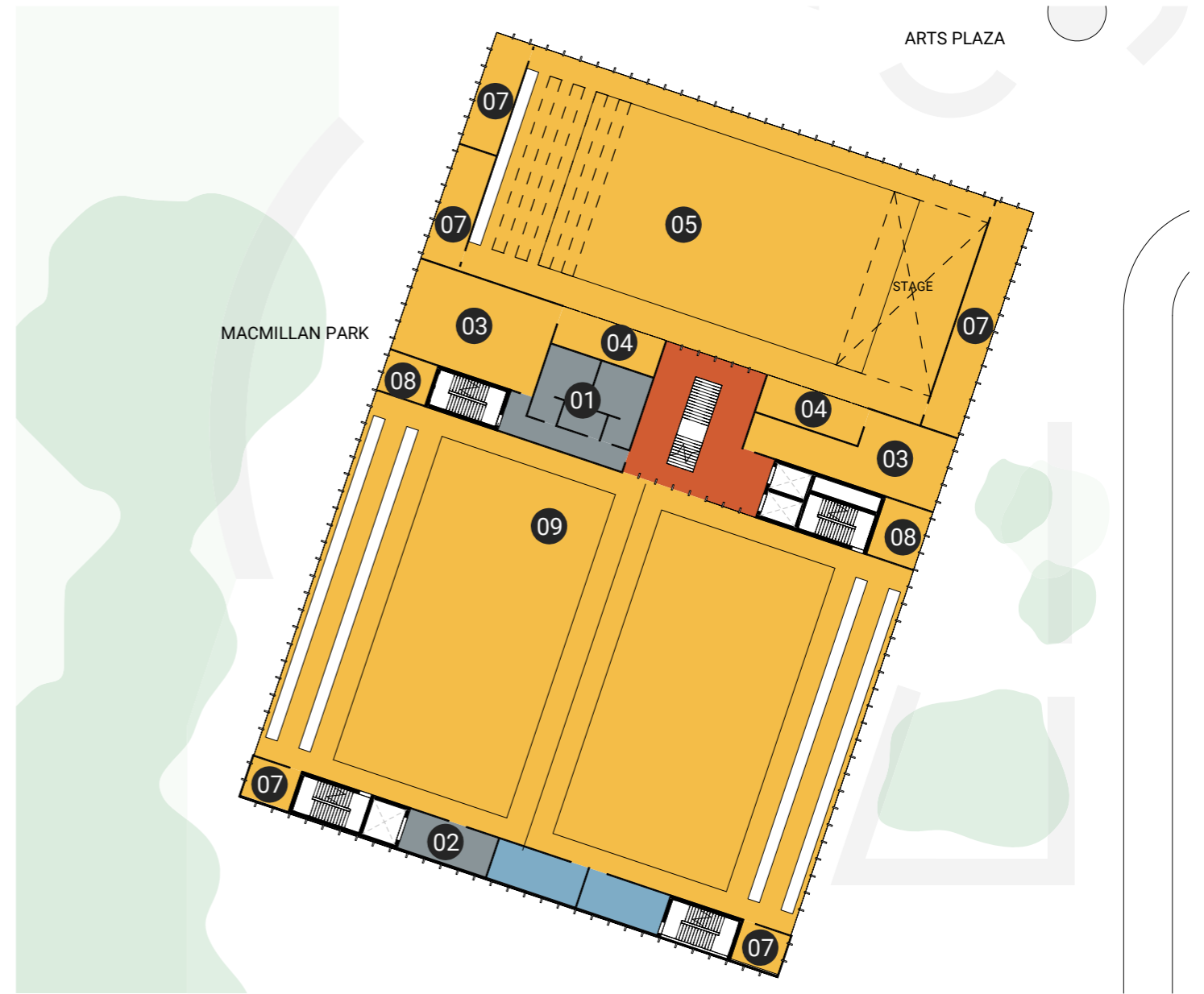
- COMMERCIAL
- 01 AMENITIES
- 02 OFFICE
- 03 MEETING
- 04 STORE
- LOBBY
- SERVICES
- 05 STORE



OPTION 2

STACKED PLUS - LEVEL 4

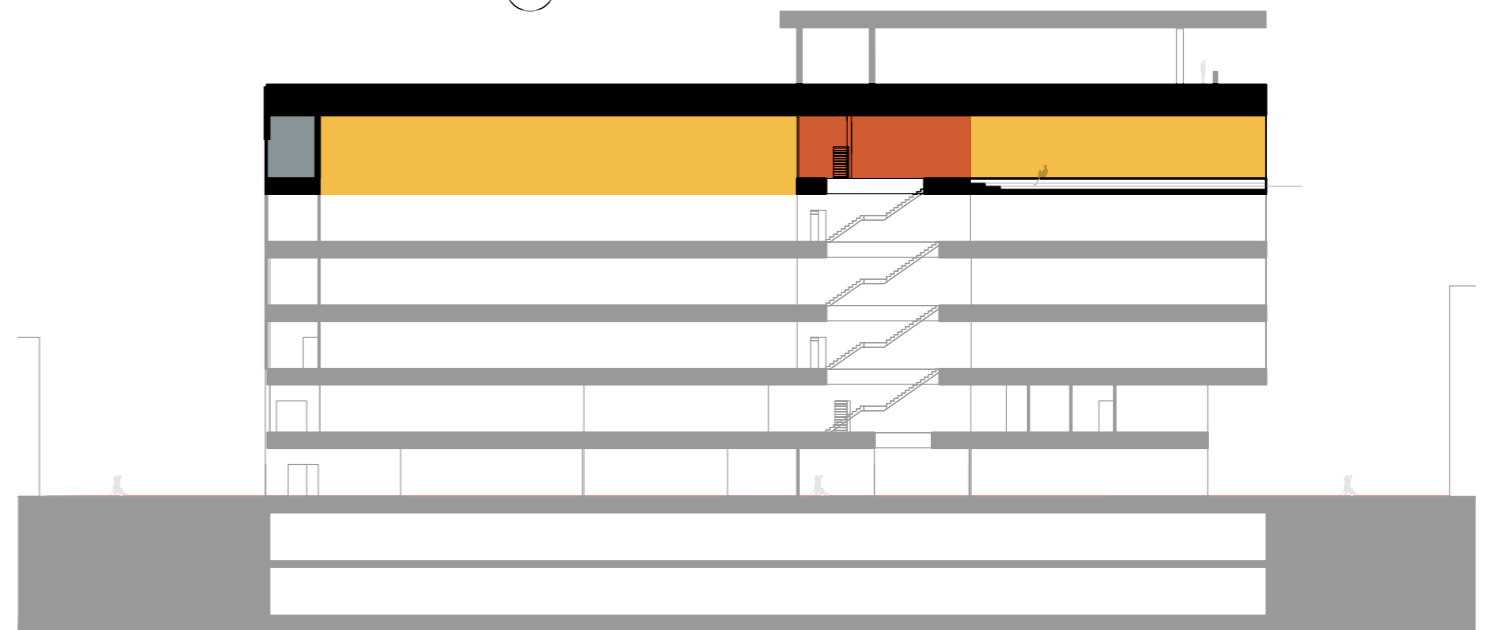
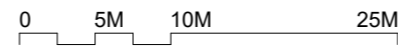
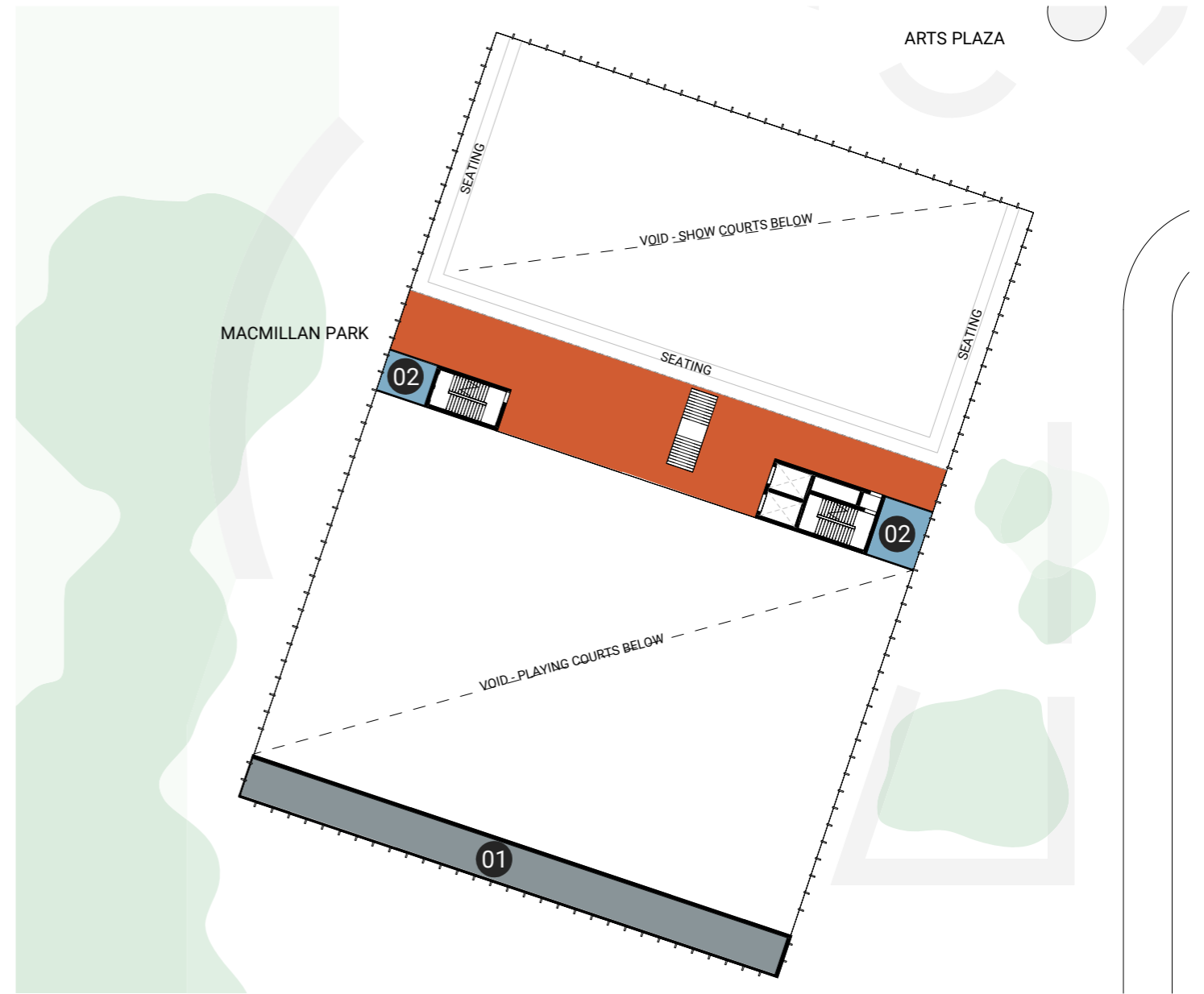
- LOBBY
- SERVICES
 - 01 SHARED AMENITIES
 - 02 BOH LOBBY
- SPORTS
 - 03 CHANGE ROOM
 - 04 TEAM BENCH
 - 05 MULTI-USE COURT & PERFORMANCE SPACE
 - 06 UMPIRE
 - 07 STORE
 - 08 PHYSIO
 - 09 PLAYING COURTS X 2
- STAFF



OPTION 2

STACKED PLUS - LEVEL 5

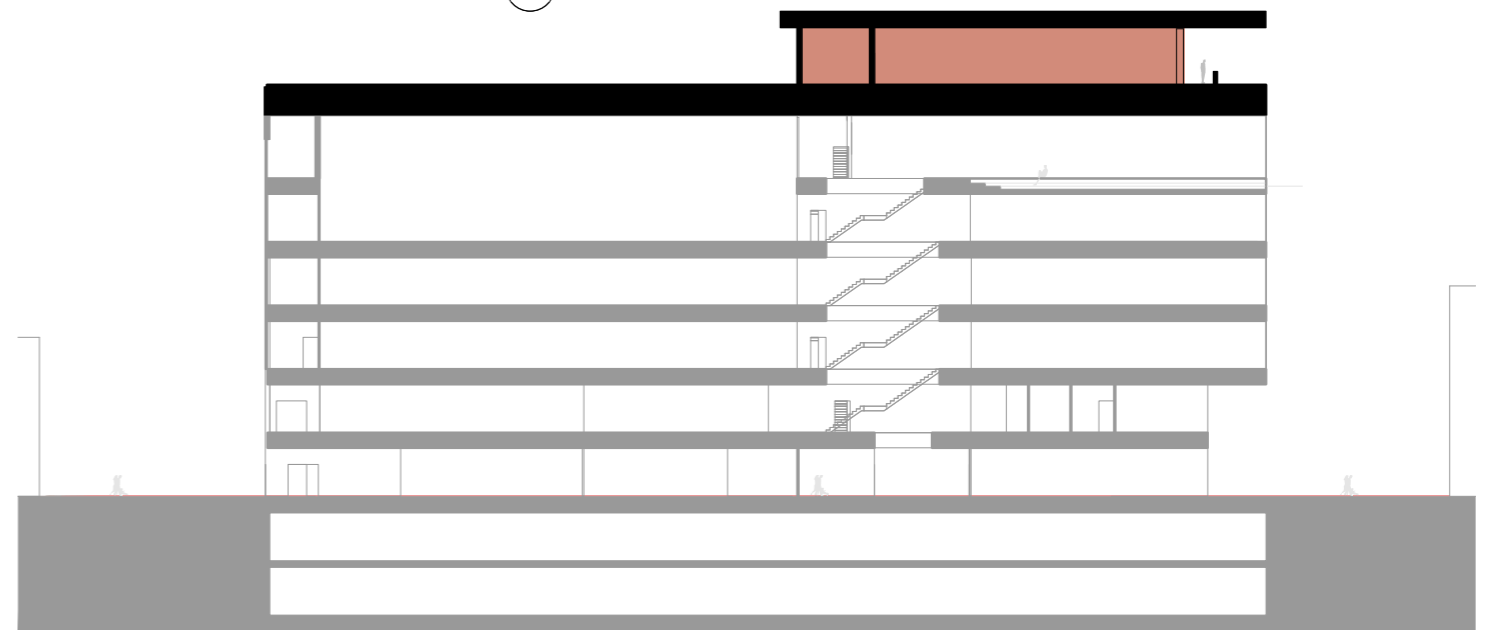
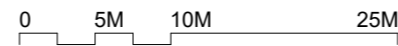
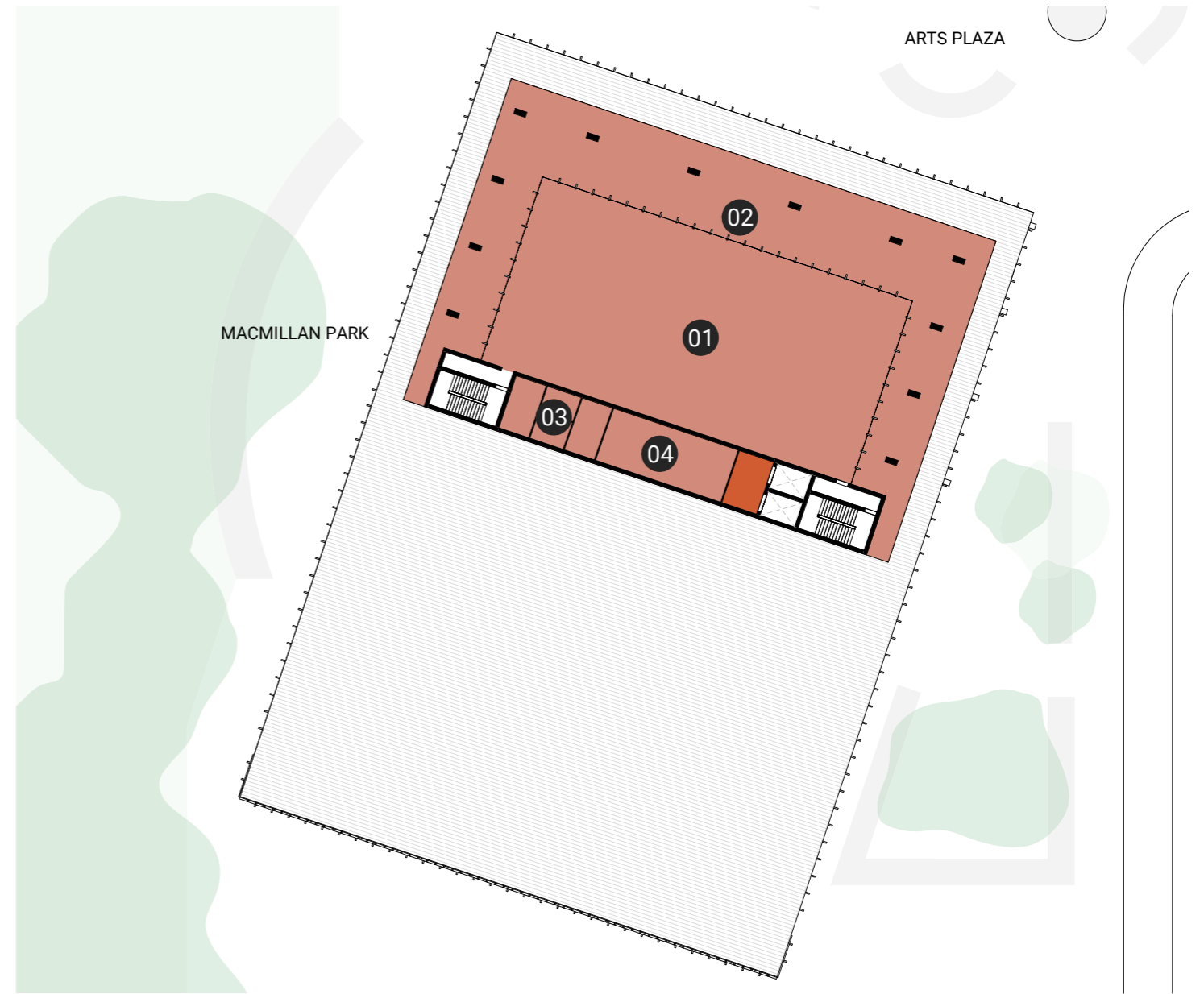
- LOBBY
- SERVICES
- 01 PLANT
- STAFF
- 02 OFFICE



OPTION 2

STACKED PLUS - LEVEL 6

- LIBRARY/ COMMUNITY
- 01 FUNCTION SPACE WITH BAR
- 02 ROOF TERRACE
- 03 AMENITIES
- 04 KITCHEN/ BAR
- LOBBY



OPTION 2

STACKED PLUS - CARPARK

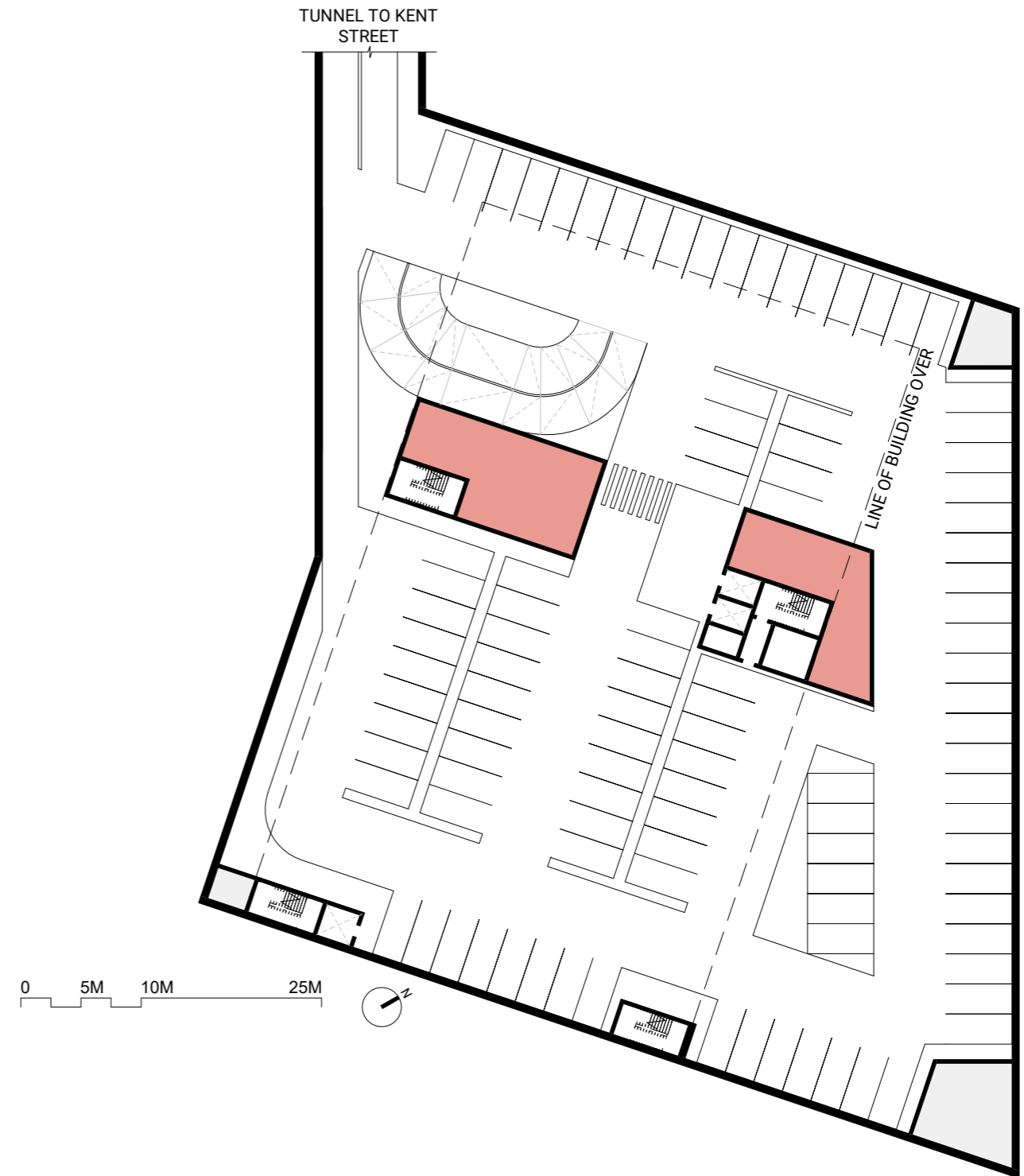
■ END OF TRIP

■ SERVICES

CARBAYS (APPOX 200 TOTAL)

B1 LEVEL = 95 BAYS

B2 LEVEL = 105 BAYS



OPTION 2

STACKED PLUS - SUMMARY



BUILDING _____ \$41 600 000

CARPARK _____ \$18 800 000

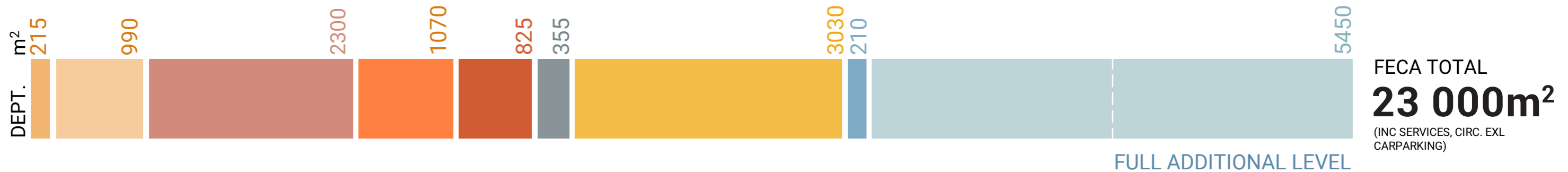
TOTAL CONSTRUCTION COST _____ \$60 400 000

TOTAL PROJECT COST _____ \$96 200 000

(INC CONTINGENCY, FEES, PUBLIC ART, FF&E, ESCALATION. EX. GST)

ADDITIONAL COST CONSIDERATIONS:

- STANDALONE BOWLS CLUB (CONSTRUCTION COST) _____ \$5 600 000
- LOST LAND SALES REVENUE _____ \$6 600 000
- OFF-SITE LOCATION ON TOWN OWNED P&R LAND (COST TBC)



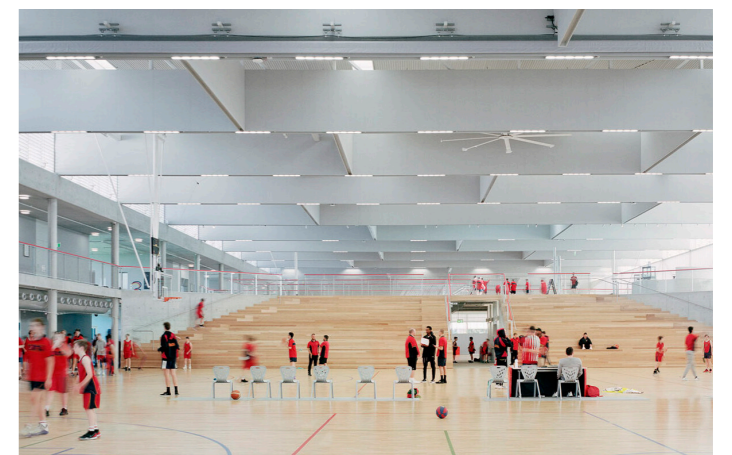
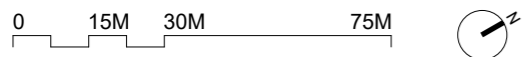
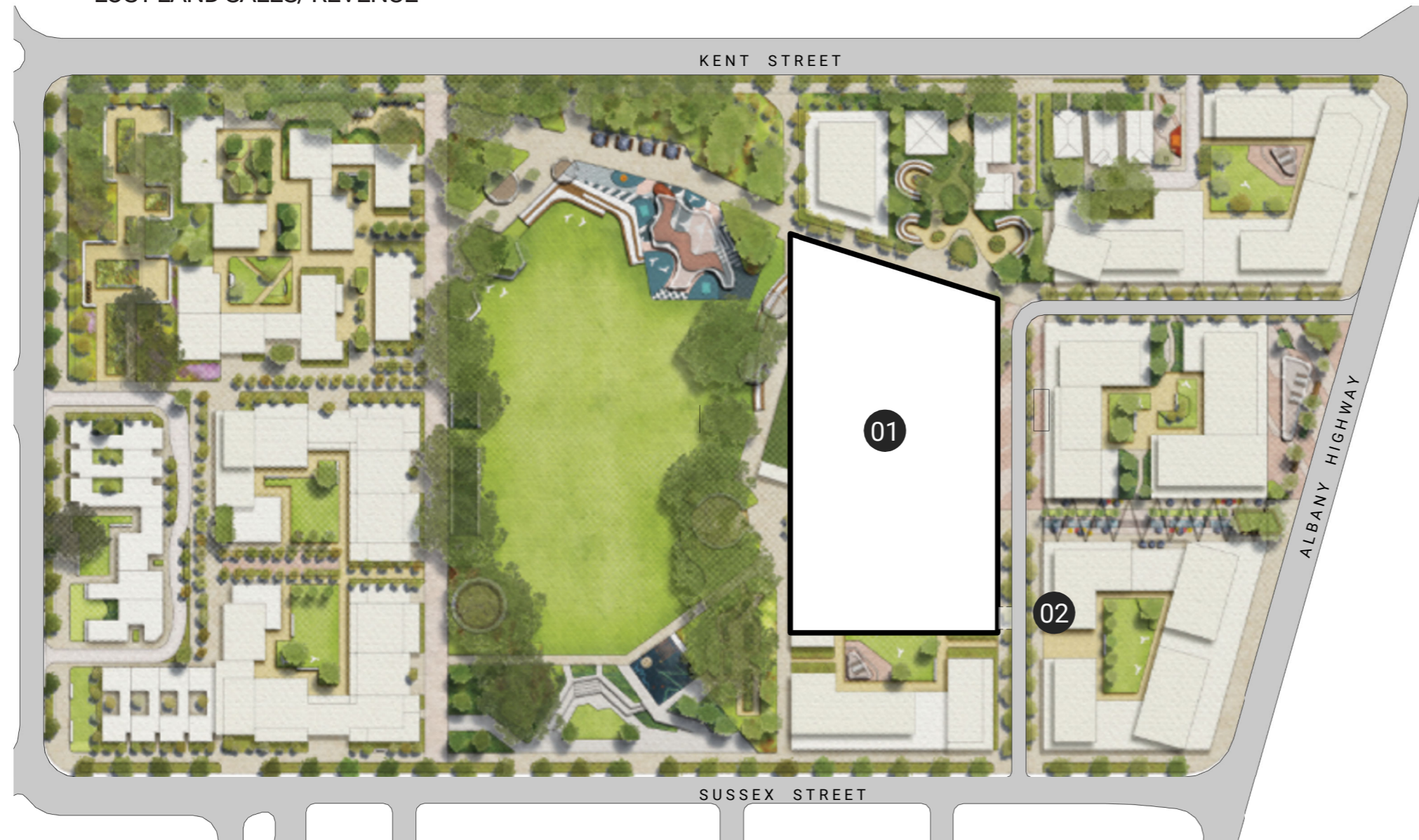
OPTION 3

CLUSTERED - MASTERPLAN

01 COMMUNITY AND RECREATION USES

- LOWER HEIGHT AND LARGER BUILDING FOOTPRINT
- BOWLS WEST OF PARK OR OFF SITE
- 4 COURTS
- LOSS OF CIVIC PLAZA
- LOST LAND SALES/ REVENUE

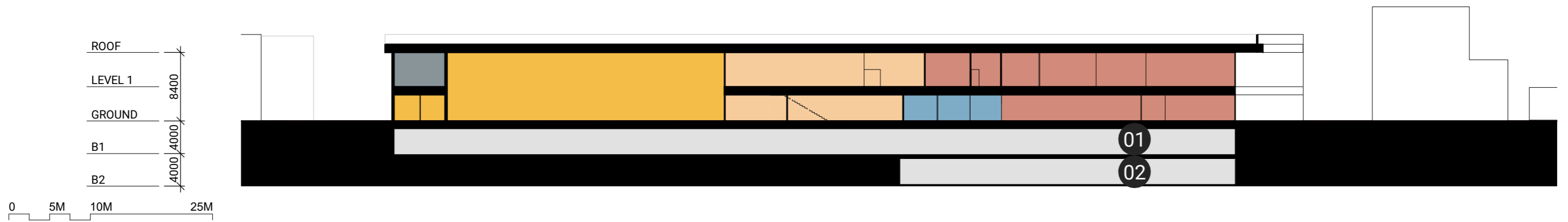
02 VEHICULAR ACCESS FROM SUSSEX STREET



OPTION 3

CLUSTERED - SECTION

- FITNESS
- LIBRARY/ COMMUNITY
- SERVICES
- 01 PARKING (140 BAYS)
- 02 PARKING (35 BAYS)
- SPORTS
- STAFF



OPTION 3

CLUSTERED - GROUND FLOOR

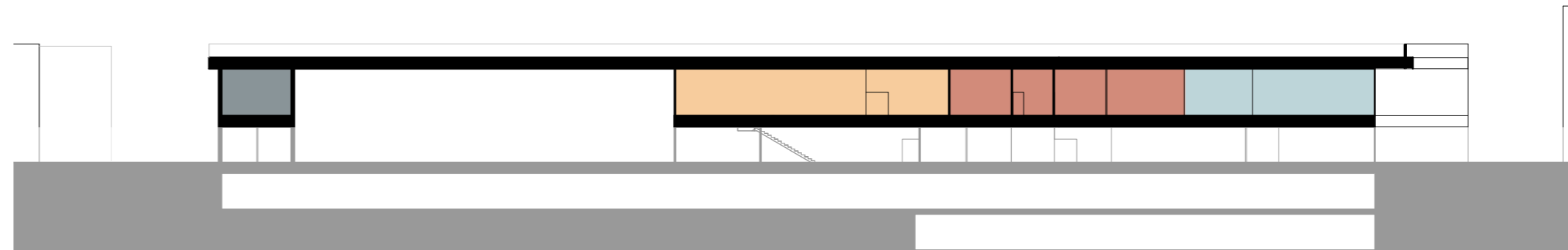
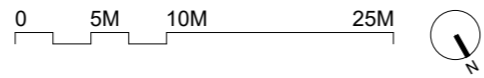
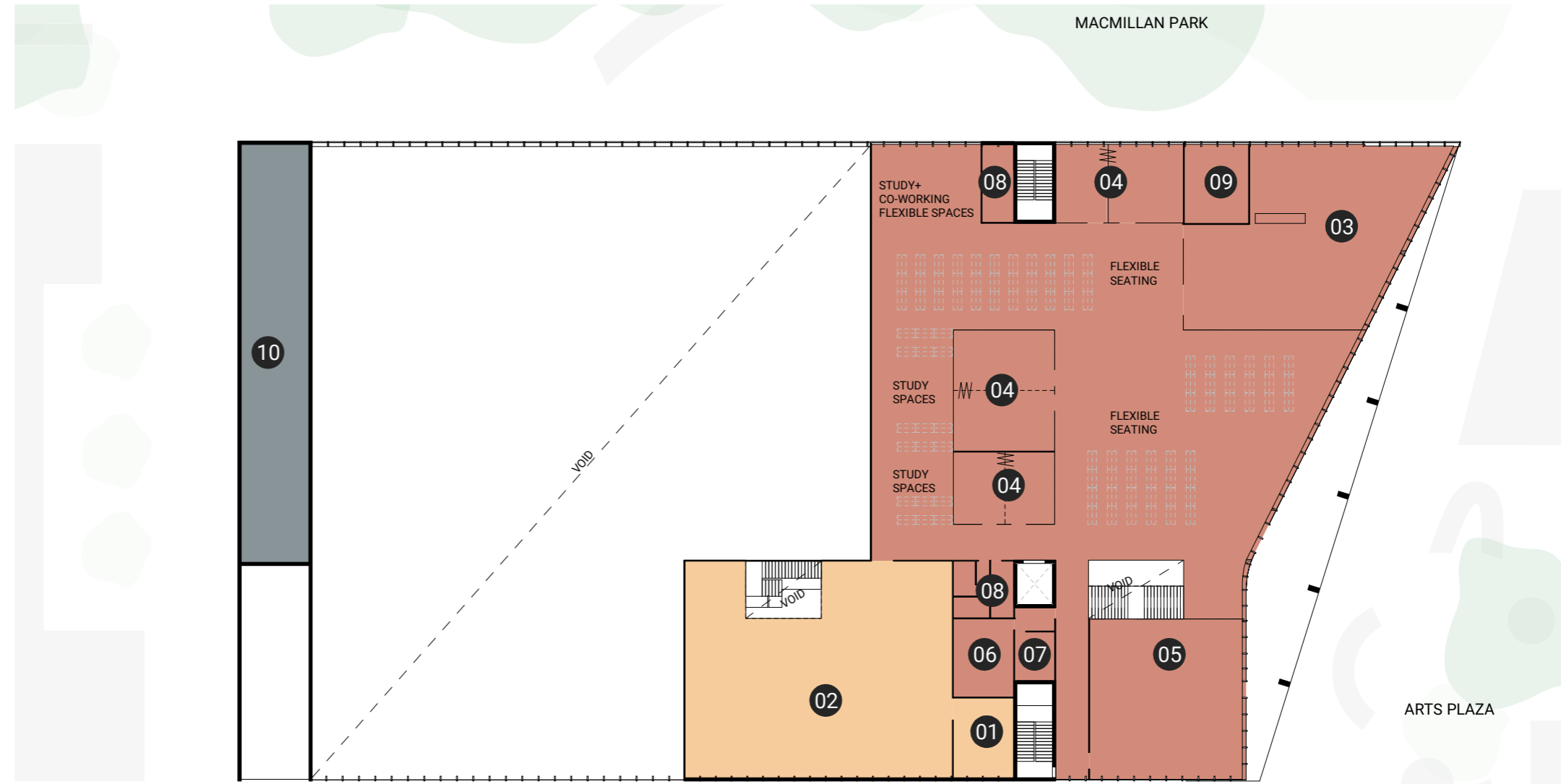
- CRECHE
 - 01 ACTIVITY & PLAY
- FITNESS
 - 02 GYM WEIGHTS & CARDIO
 - 03 SPIN ROOM
 - 04 HEALTH CLUB
 - 05 FITNESS LOBBY
- LIBRARY/ COMMUNITY
 - 06 CAFE
 - 07 POPUP
 - 08 MEETING ROOM
 - 09 COMMUNITY MEETING ROOM
 - 10 DIGITAL LAB
 - 11 MAKER/ FUNCTION
 - 12 RETURNS CHUTE
- LOBBY
- SERVICES
 - 13 SHARED CHANGE ROOMS
 - 14 SHARED AMENITIES
- SPORTS
 - 15 UMPIRE CHANGE
 - 16 STORES
 - 17 PLAYING COURTS
- STAFF



OPTION 3

CLUSTERED - LEVEL 1


- FITNESS
 - 01 STORAGE
 - 02 GROUP FITNESS
- LIBRARY/ COMMUNITY
 - 03 FUNCTION SPACE WITH BAR
 - 04 MEETING ROOM
 - 05 THEATRETTE
 - 06 BOH LIBRARY
 - 07 STORAGE / REPAIRS
 - 08 AMENITIES
 - 09 COMMERCIAL KITCHEN
- SERVICES
 - 10 PLANT



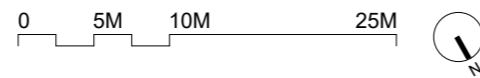
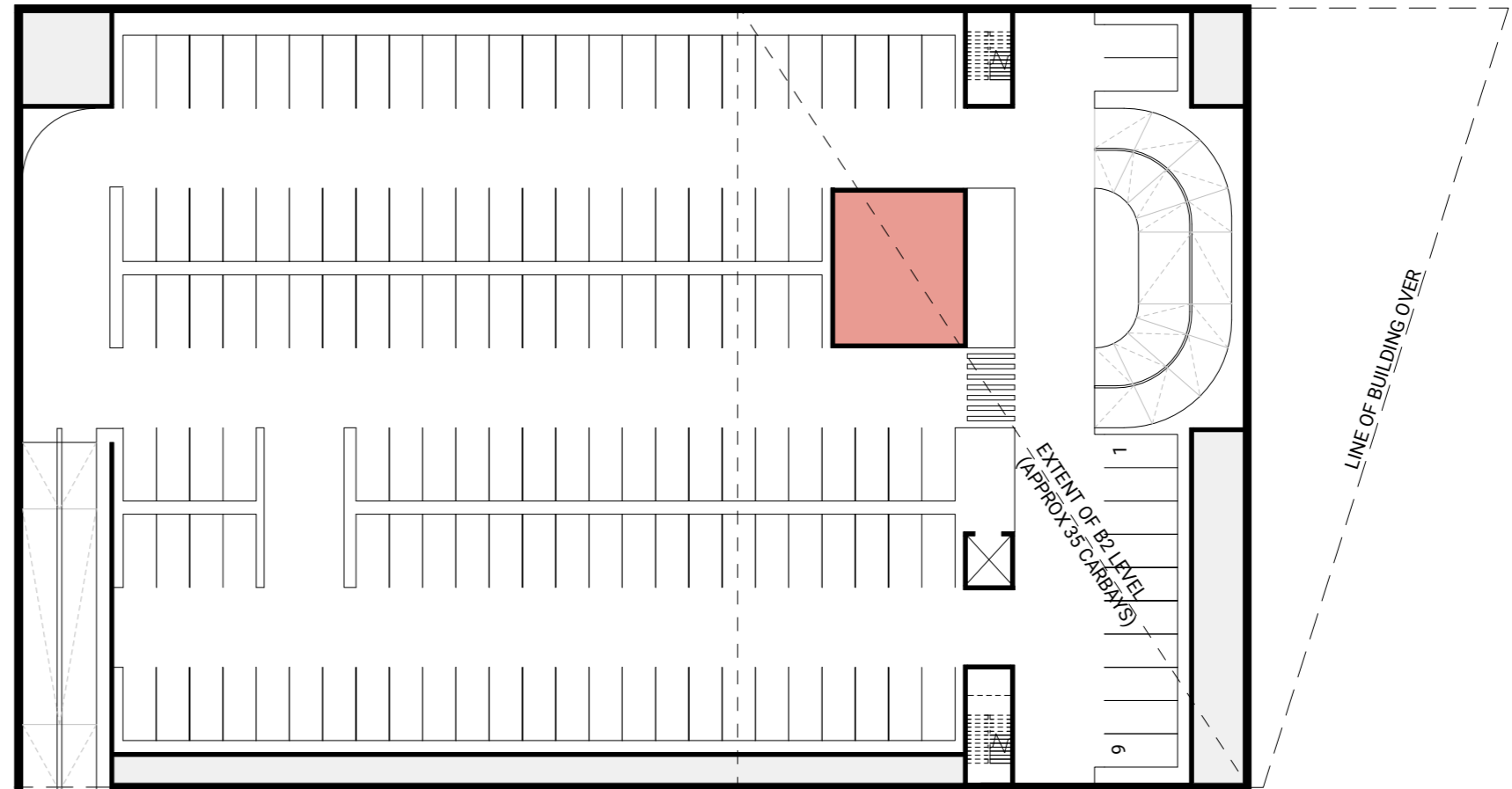
OPTION 3

CLUSTERED - CARPARK

 END OF TRIP

 SERVICES

CARBAYS (APPOX 175 TOTAL)
B1 LEVEL = 140 BAYS
B2 LEVEL = 35 BAYS



OPTION 3

CLUSTERED - SUMMARY



BUILDING _____ \$26 500 000

CARPARK _____ \$14 800 000

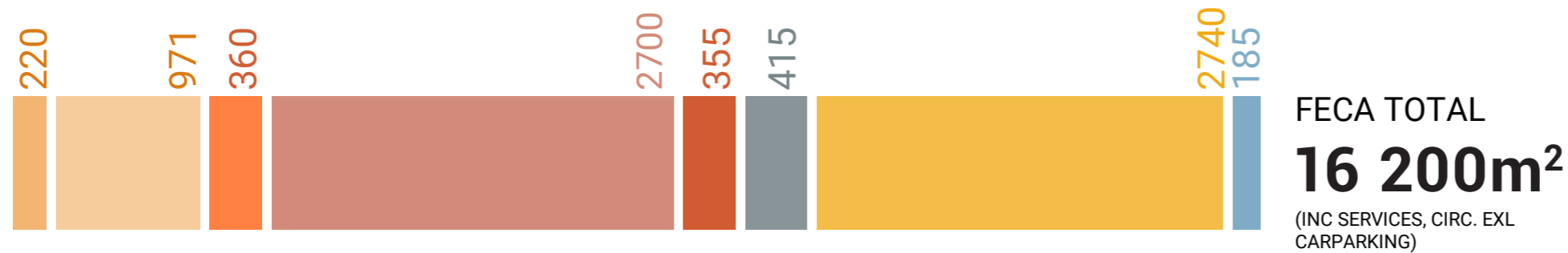
TOTAL CONSTRUCTION COST _____ **\$41 300 000**

TOTAL PROJECT COST _____ **\$65 900 000**

(INC CONTINGENCY, FEES, PUBLIC ART, FF&E, ESCALATION. EX. GST)

ADDITIONAL COST CONSIDERATIONS:

- STANDALONE BOWLS CLUB _____ (CONSTRUCTION COST) \$5 600 000
- LOST LAND SALES REVENUE _____ \$8 000 000
- OFF-SITE LOCATION ON TOWN OWNED P&R LAND (COST TBC)

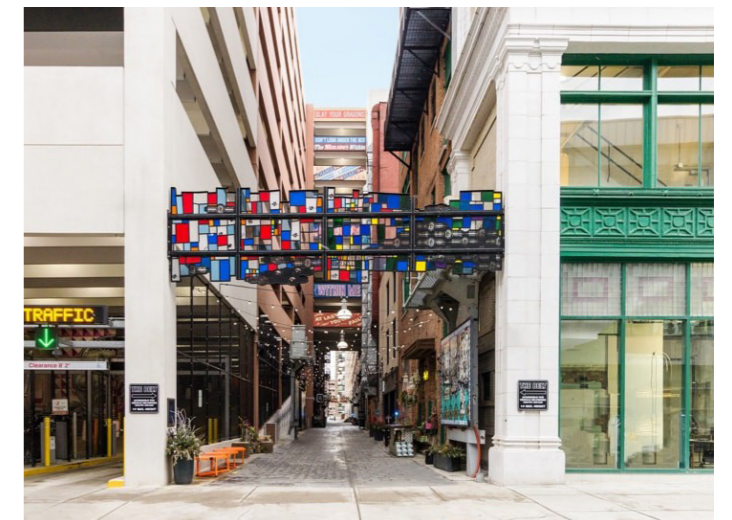
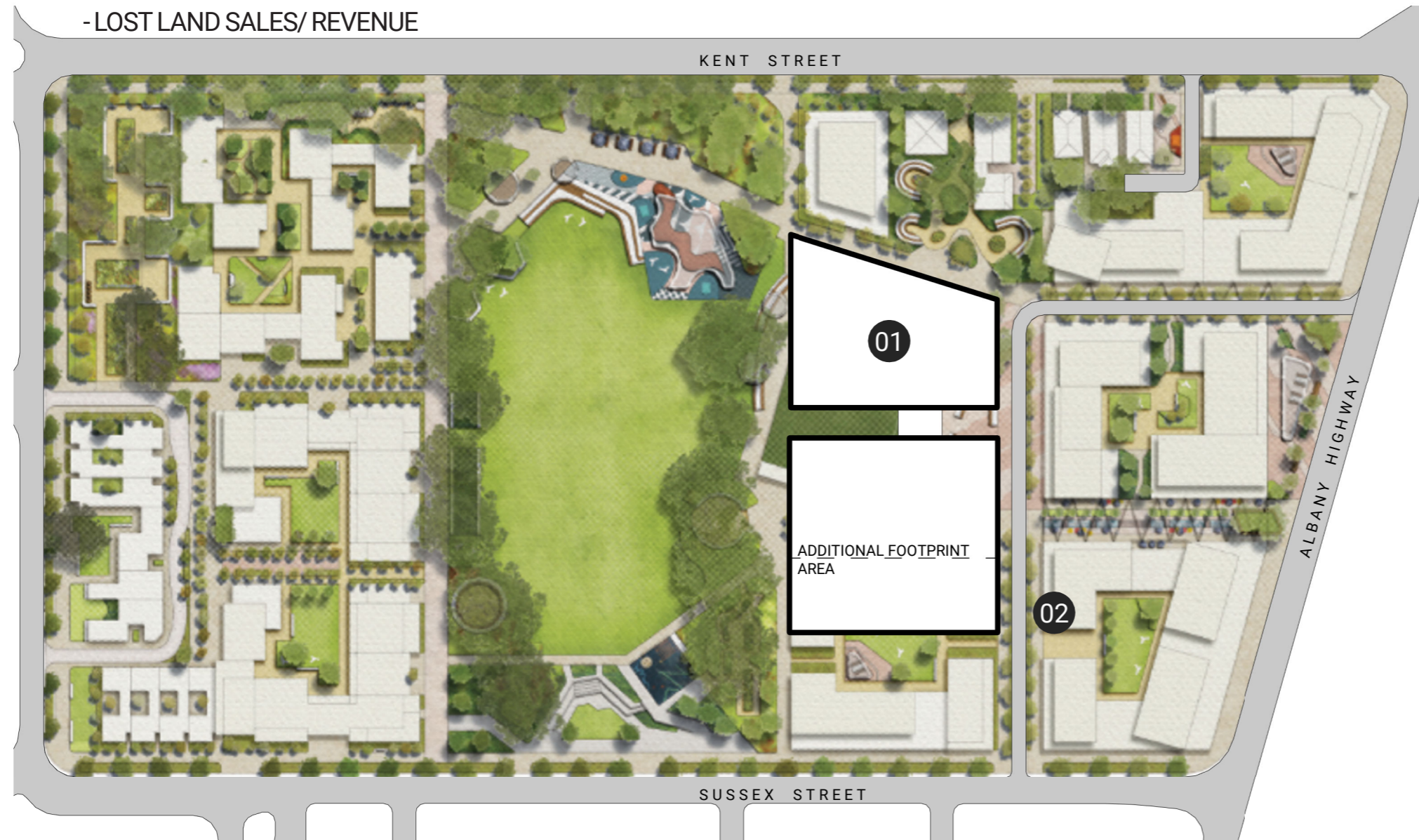


OPTION 4

HYBRID SPLIT - MASTERPLAN

- 01 HYBRID STACKED AND CLUSTERED MODEL
 - 3 COURTS
 - SPLIT INTO 2 SEPARATE BUILDINGS
 - COMMUNITY, RECREATION AND COMMERCIAL USES
 - BOWLS WEST OF PARK OR OFF SITE
 - LOSS OF CIVIC PLAZA
 - LOST LAND SALES/ REVENUE

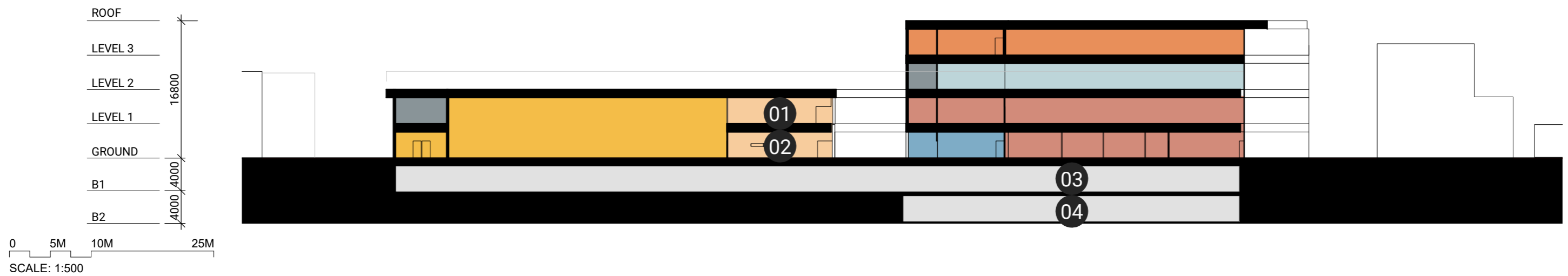
- 02 VEHICULAR ACCESS FROM SUSSEX STREET



OPTION 4

HYBRID SPLIT - SECTION

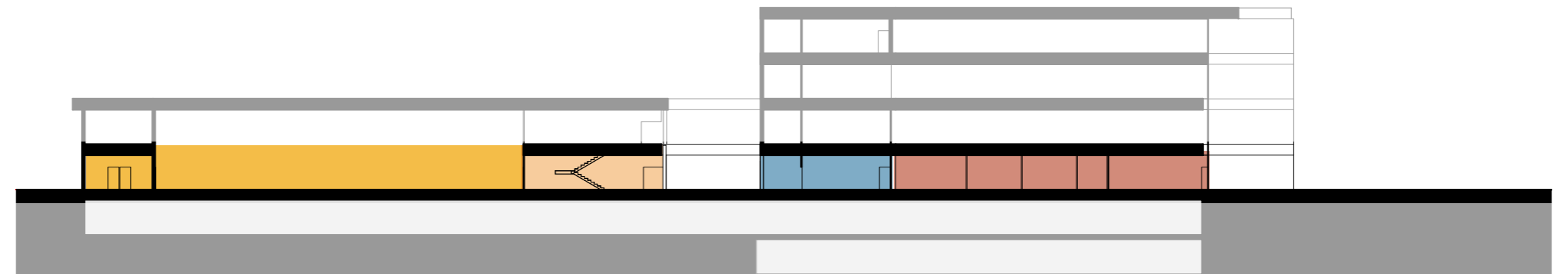
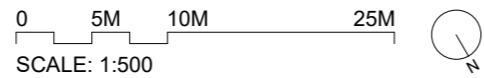
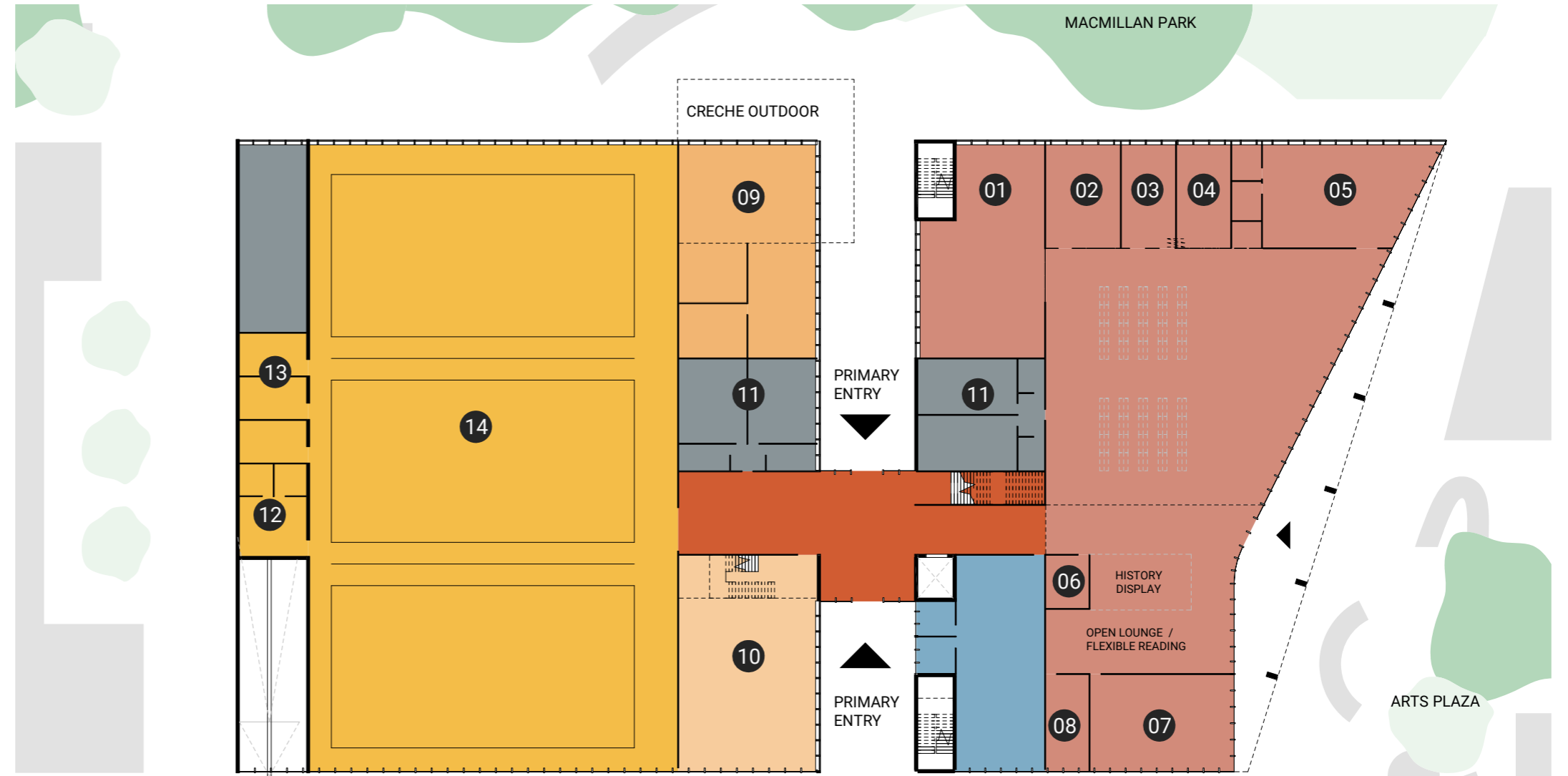
- COMMERCIAL
- FITNESS
 - 01 GROUP FITNESS
 - 02 GYM CARDIO & WEIGHTS
- FUNCTION / BAR
- LIBRARY/ COMMUNITY
- SPORTS
- STAFF
- SERVICES
- 03 PARKING (154 BAYS)
- 04 PARKING (60 BAYS)



OPTION 4

HYBRID SPLIT - GROUND FLOOR

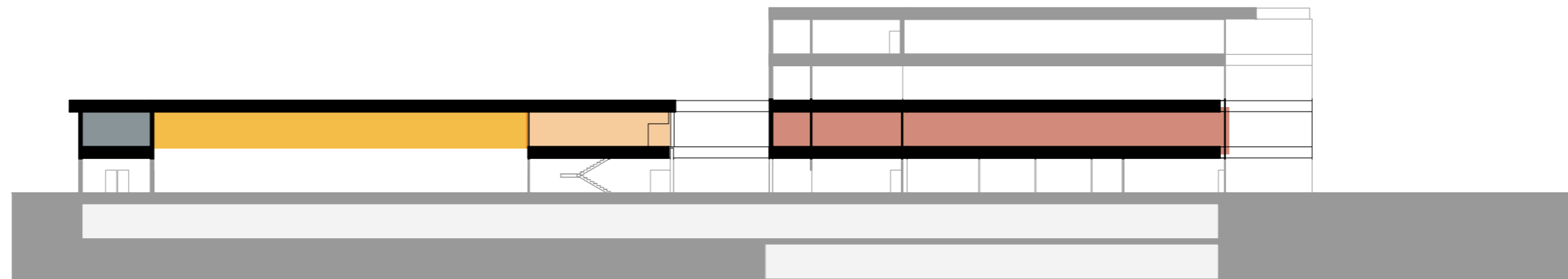
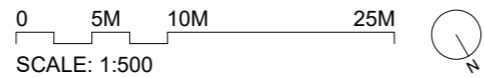
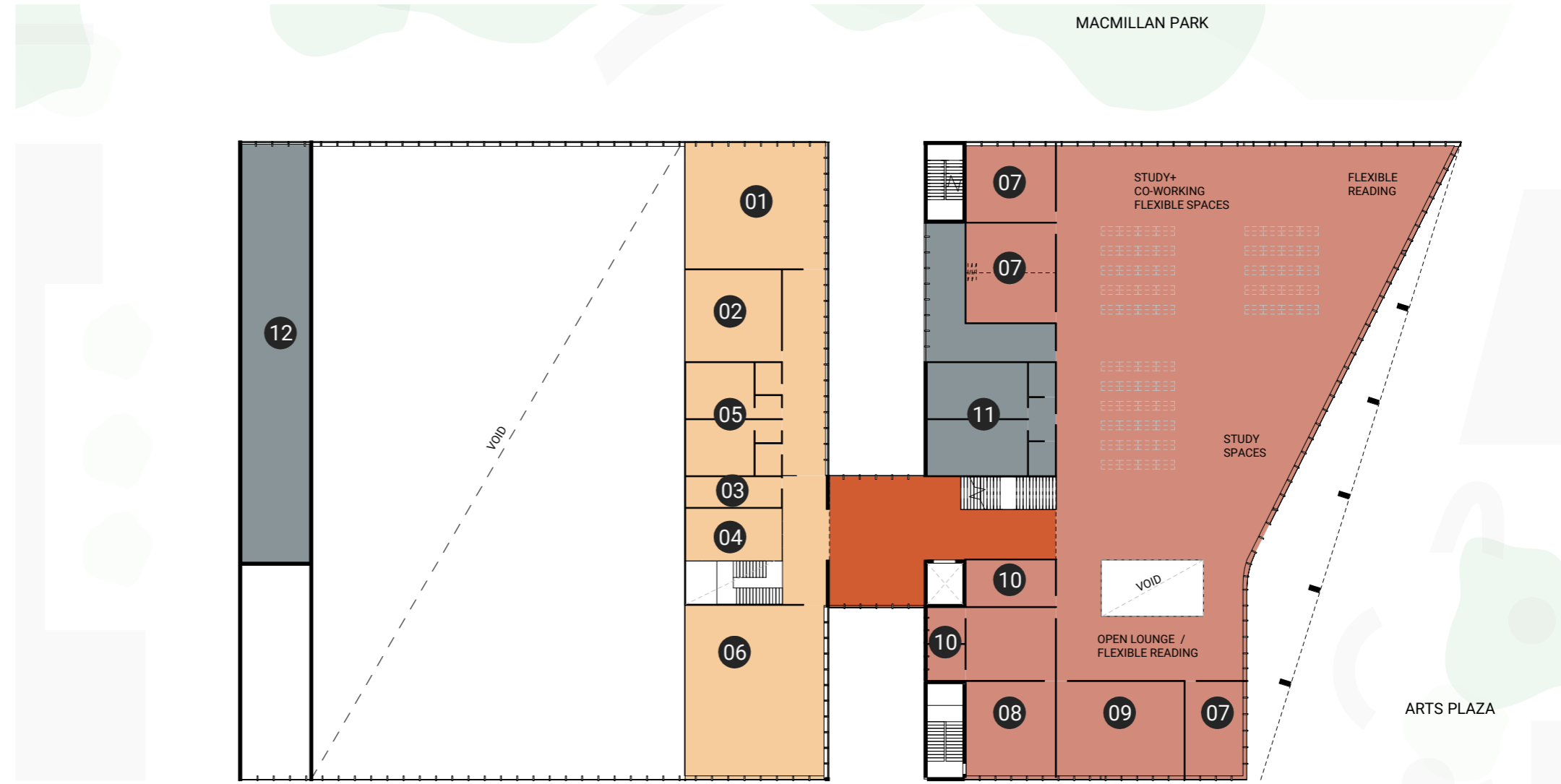
- LIBRARY/ COMMUNITY
 - 01 THEATRETTE
 - 02 COMMERCIAL KITCHEN
 - 03 MEETING ROOM (COMMUNITY CENTRE)
 - 04 MEETING ROOM
 - 05 CAFE
 - 06 OFFICE
 - 07 DIGITAL LAB
 - 08 RETURNS CHUTE
- CRECHE
 - 09 ACTIVITY & PLAY
- FITNESS
 - 10 GYM CARDIO & WEIGHTS
- LOBBY
- SERVICES
 - 11 SHARED AMENITIES
- SPORTS
 - 12 UMPIRE CHANGE
 - 13 STORES
 - 14 PLAYING COURTS
- STAFF



OPTION 4

HYBRID SPLIT - LEVEL 1

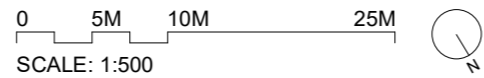
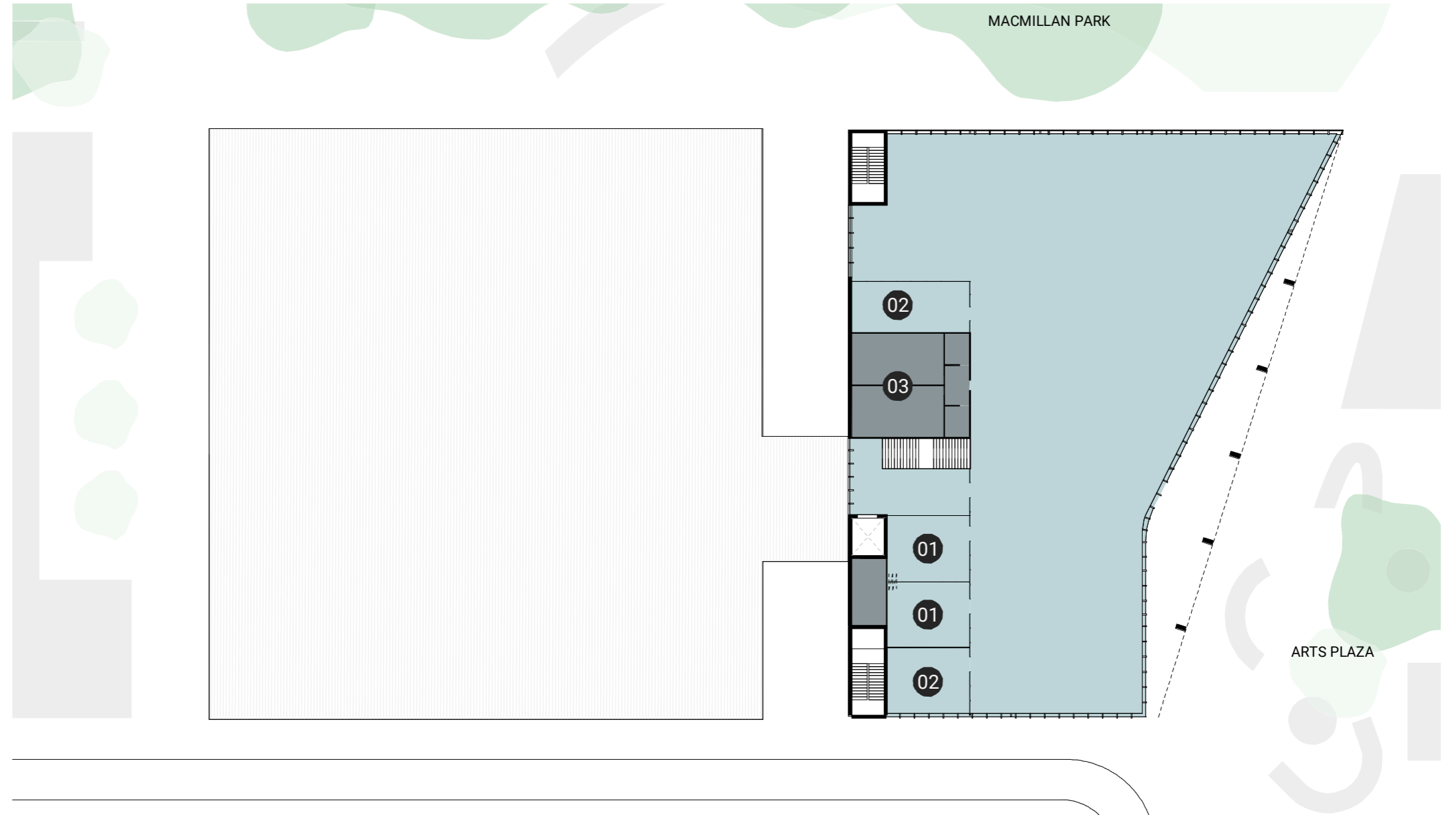
- FITNESS
 - 01 HEALTH CLUB
 - 02 SPIN ROOM
 - 03 STORAGE
 - 04 OFFICE
 - 05 AMENITIES
 - 06 GROUP FITNESS
- LIBRARY/ COMMUNITY
 - 07 MEETING ROOM
 - 08 BOH LIBRARY & REPAIRS
 - 09 MAKER SPACE
 - 10 STORAGE
- LOBBY
- SERVICES
 - 11 SHARED AMENITIES
 - 12 PLANT



OPTION 4

HYBRID SPLIT - LEVEL 2

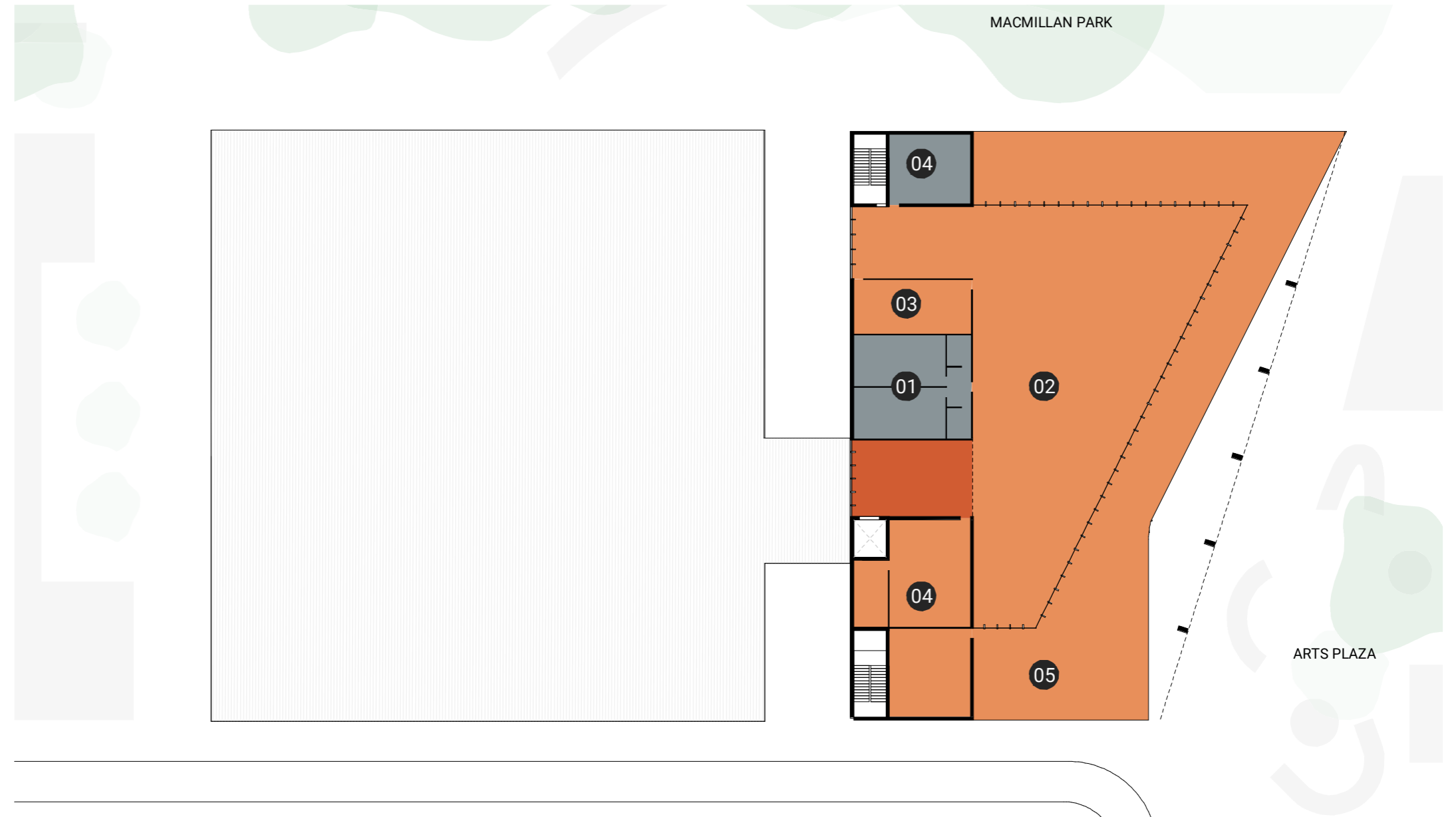
- COMMERCIAL
- 01 MEETING ROOM
- 02 OFFICE
- SERVICES
- 03 SHARED AMENITIES



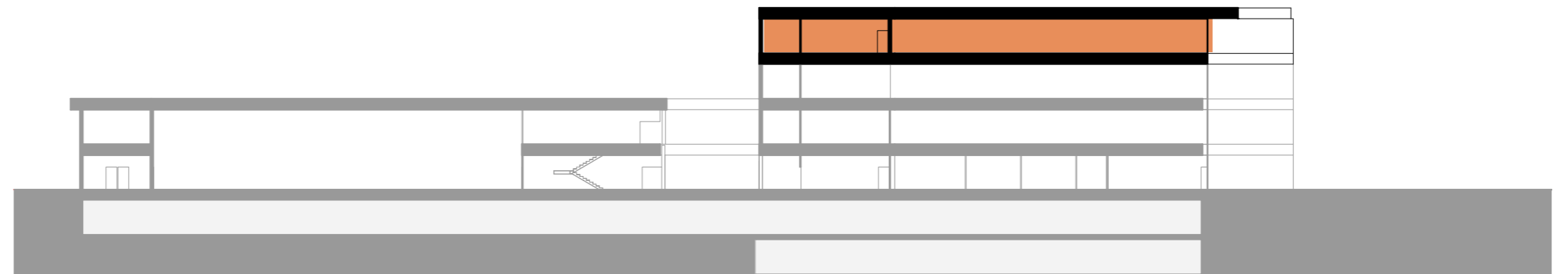
OPTION 4

HYBRID SPLIT - LEVEL 3

- SERVICES
- 01 SHARED AMENITIES
- FUNCTION / BAR
- 02 FUNCTION
- 03 KITCHEN/ BAR
- 04 STORE
- 05 ROOF TERRACE
- LOBBY



0 5M 10M 25M
SCALE: 1:500



OPTION 4

HYBRID SPLIT - CARPARK

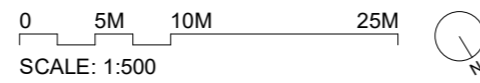
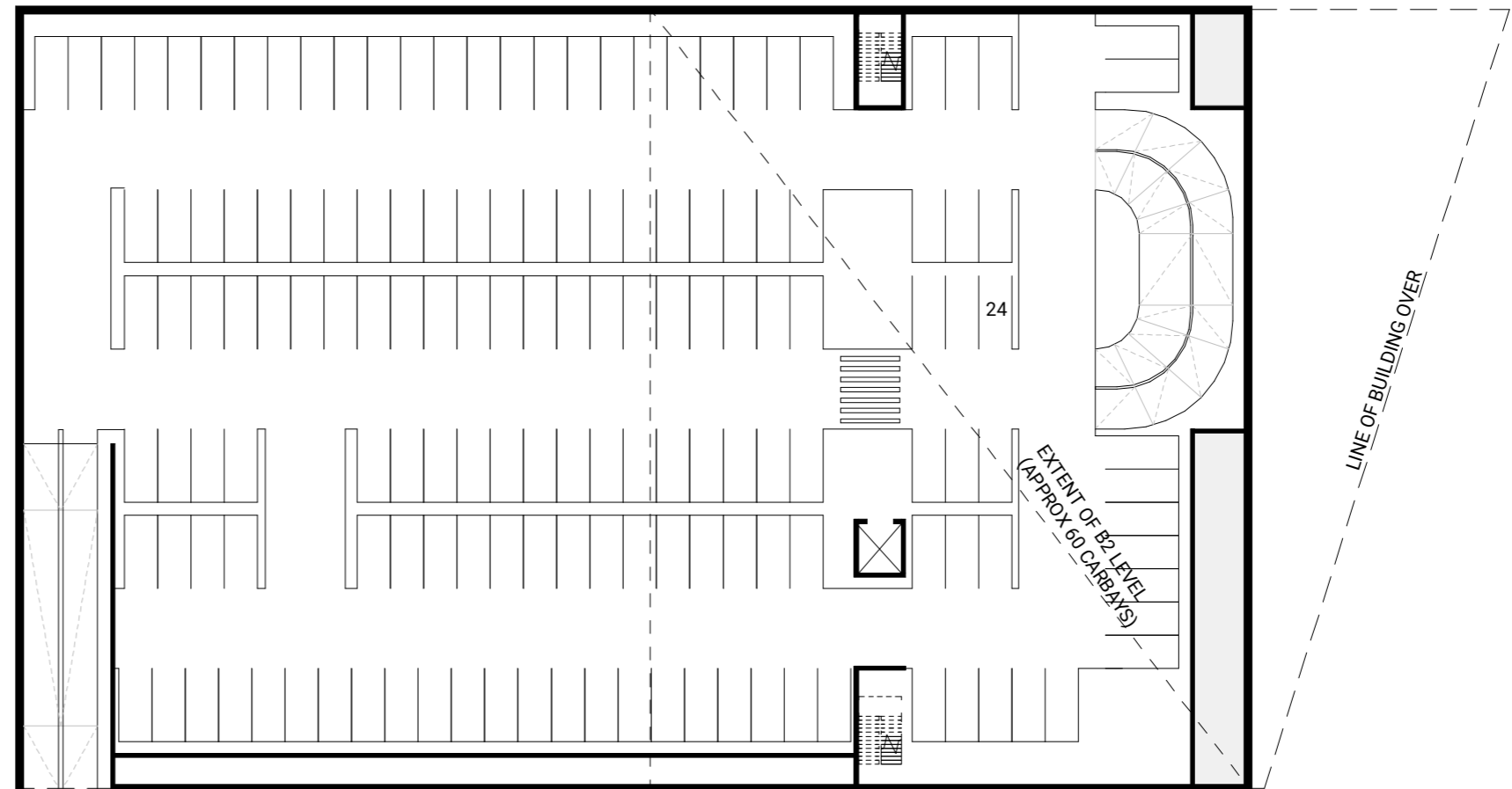


SERVICES

CARBAYS (APPOX 214 TOTAL)

B1 LEVEL = 154 BAYS

B2 LEVEL = 60 BAYS



OPTION 4

HYBRID SPLIT - SUMMARY



BUILDING	\$37 080 000
CARPARK	\$15 624 000
TOTAL CONSTRUCTION COST	\$52 704 000
TOTAL PROJECT COST	\$85 050 000
<small>(INC CONTINGENCY, FEES, PUBLIC ART, FF&E, ESCALATION. EX. GST)</small>	

ADDITIONAL COST CONSIDERATIONS:

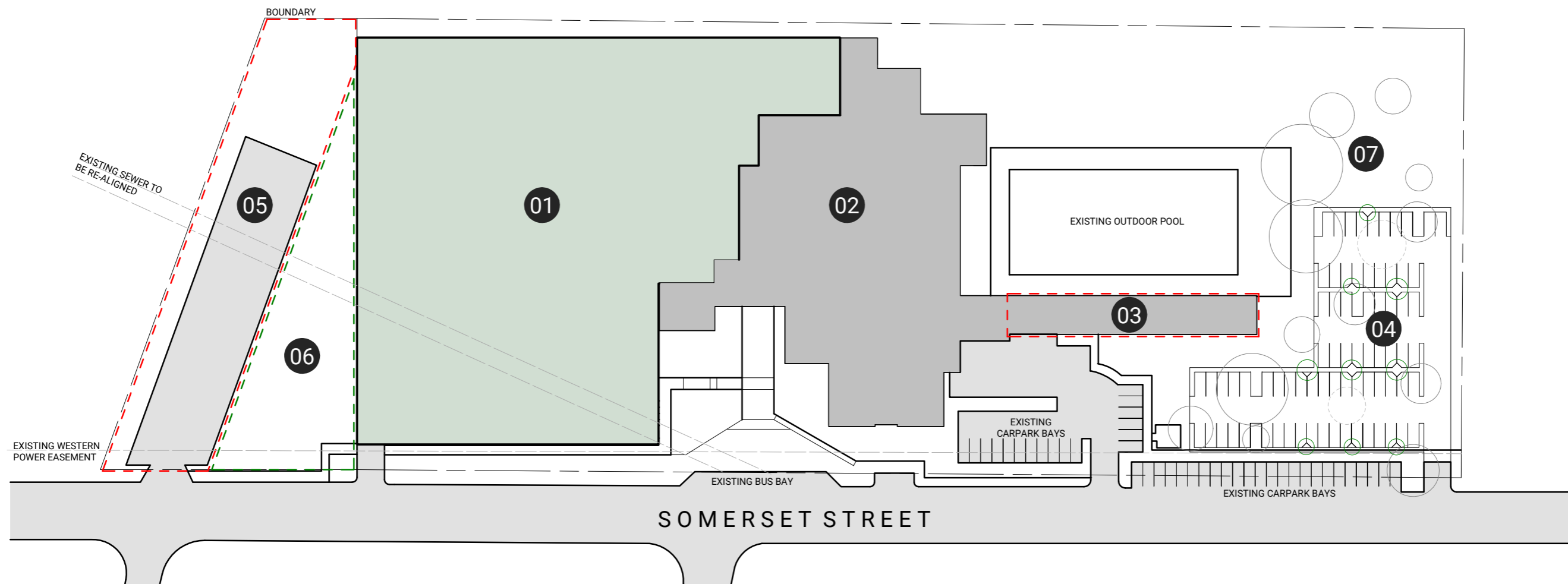
- STANDALONE BOWLS CLUB (CONSTRUCTION COST) \$5 600 000
- LOST LAND SALES REVENUE \$7 870 000
- OFF-SITE LOCATION ON TOWN OWNED P&R LAND (COST TBC)



OFF SITE 8 COURT/ RECREATION SCENARIO

AQUALIFE / LEISURELIFE INTERGRATION

- 01 PROPOSED DEVELOPMENT
- 02 EXISTING AQUALIFE BUILDING
- 03 POTENTIAL EXPANSION OF GYM AND CRECHE
- 04 NEW 74 OUTDOOR CAR BAYS
- 05 POTENTIAL FUTURE MIXED USE/ PARKING
- 06 TREE RETENTION ZONE
- 07 POTENTIAL ADDITIONAL PARKING / TREE RETENTION



0 10M 20M 50M
SCALE: 1:1000





OFF SITE 8 COURT/ RECREATION SCENARIO

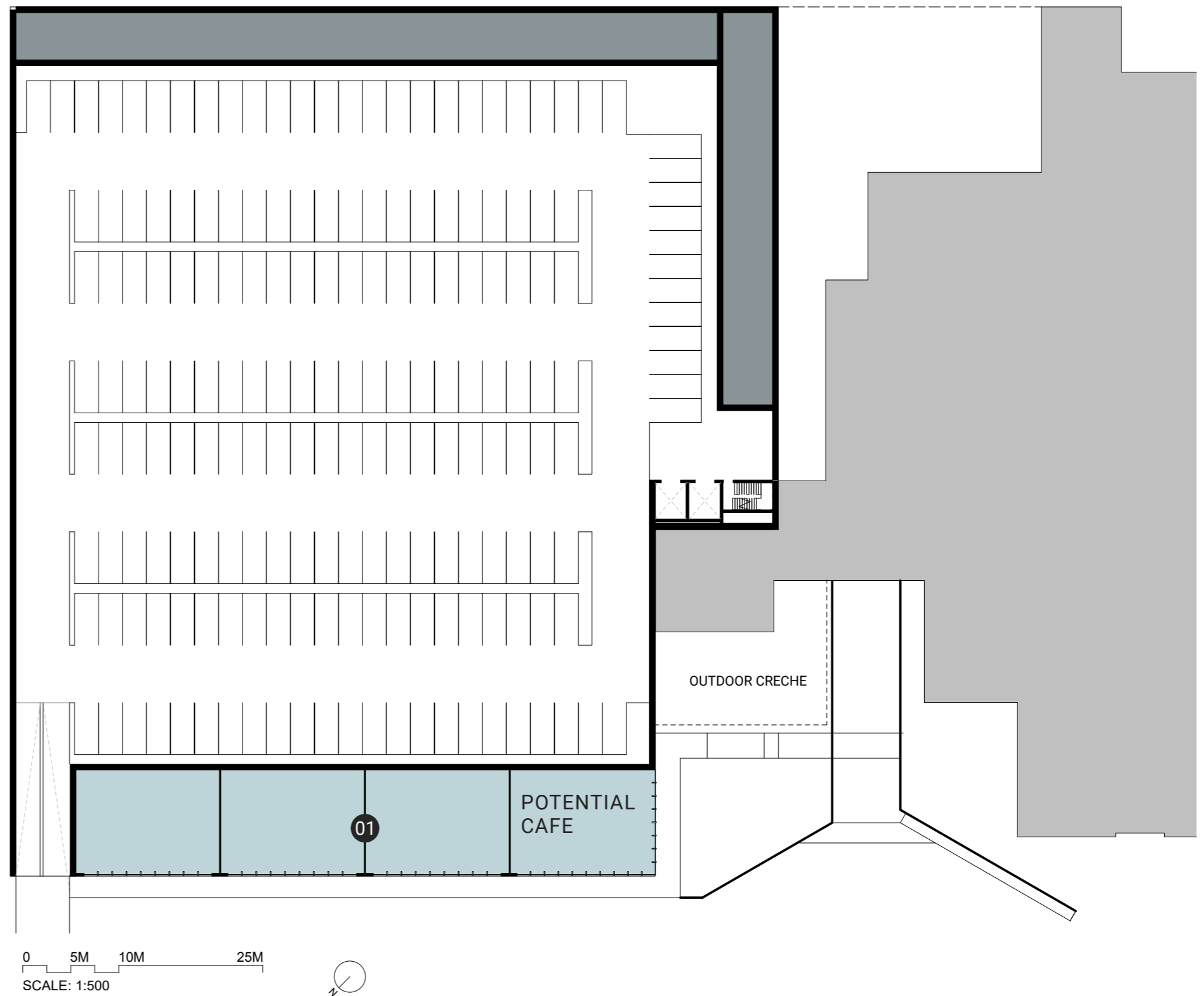
AQUALIFE / LEISURELIFE INTERGRATION - GROUND FLOOR



OFF SITE 8 COURT/ RECREATION SCENARIO

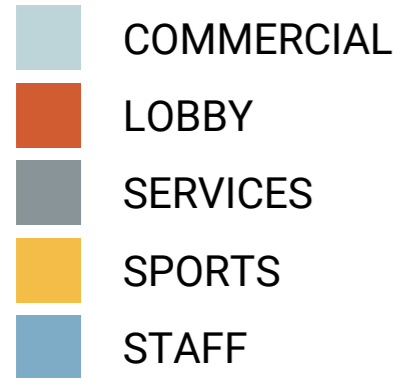
AQUALIFE / LEISURELIFE INTERGRATION - BASEMENT PARKING

-  SERVICES
 - CARBAYS (APPROX 260)
 - SB1 LEVEL = 186 BAYS
 - GF LEVEL = 74 BAYS (OUTDOOR EAST OF POOL)
-  COMMERCIAL



OFF SITE 8 COURT/ RECREATION SCENARIO

AQUALIFE / LEISURELIFE INTERGRATION - SUMMARY



BUILDING _____ \$25 122 000

CARPARK _____ \$9 934 000

TOTAL CONSTRUCTION COST _____ \$35 056 000

TOTAL PROJECT COST _____ \$55 511 000

(INC CONTINGENCY, FEES, PUBLIC ART, FF&E, ESCALATION. EX. GST)

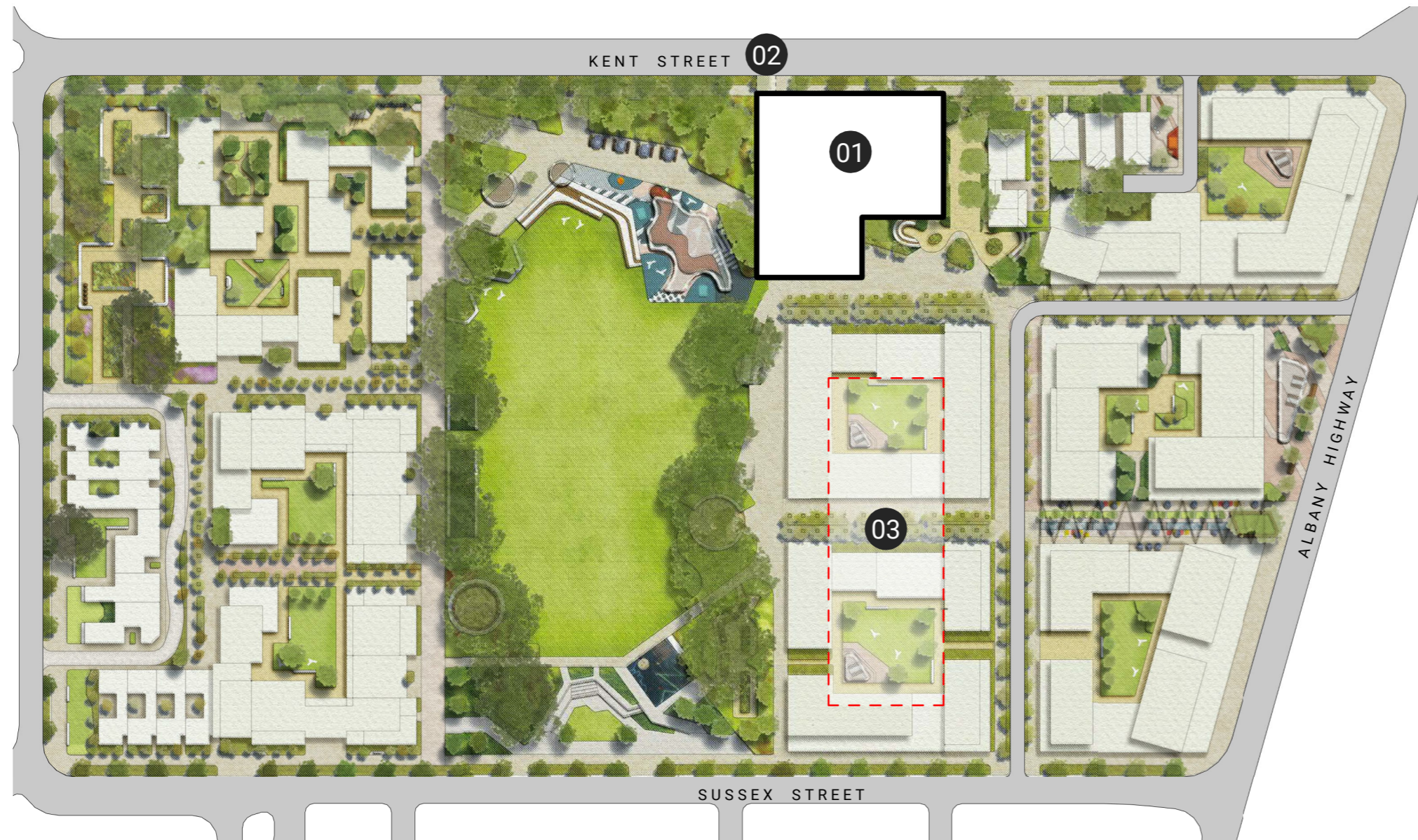


OPTION 5

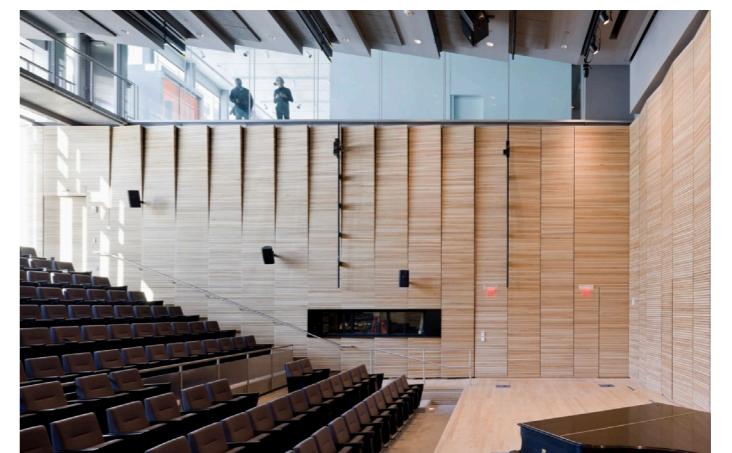
COMMUNITY & ARTS - MASTERPLAN

- 01** STACKED MODEL AND SMALLER BUILDING FOOTPRINT
 - COMMUNITY, ARTS/ PERFORMANCE AND COMMERCIAL USES
 - MAJOR STREET FRONTAGE
 - DEVIATION FROM ENDORSED CONCEPT PLAN
 - SCOPE FOR ADJACENT PODIUM PARK, INSTEAD OF PARKING UNDERNEATH
 - BOWLS WEST OF PARK OR OFF SITE
 - COURTS AT AQUALIFE
 - LOSS OF CIVIC PLAZA

- 02** VEHICULAR ACCESS FROM KENT STREET
- 03** PARKING DECK OPTION



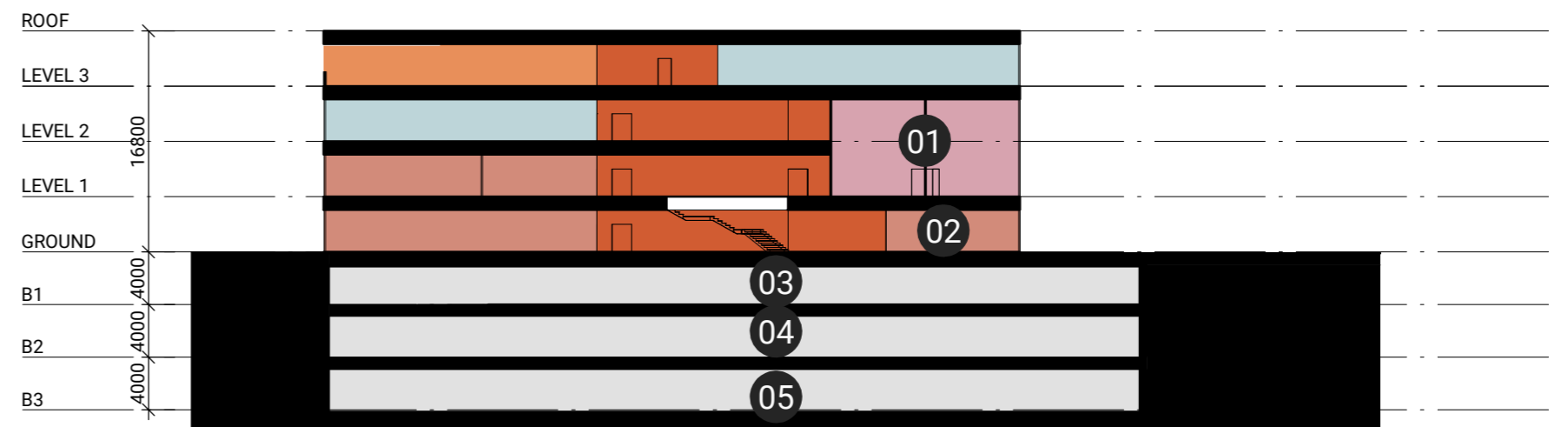
0 15M 30M 75M
SCALE: 1:1500



OPTION 5

COMMUNITY & ARTS - SECTION

- ARTS/ PERFORMANCE
- 01 PERFORMANCE/ TOWN HALL
- COMMERCIAL
- FUNCTION / BAR
- LIBRARY/ COMMUNITY
- 02 EXHIBITION SPACE
- LOBBY
- SERVICES
- 03 PARKING (74 BAYS)
- 04 PARKING (74 BAYS)
- 05 PARKING (74 BAYS)



0 5M 10M 25M
SCALE: 1:500

OPTION 5

COMMUNITY & ARTS - GROUND FLOOR

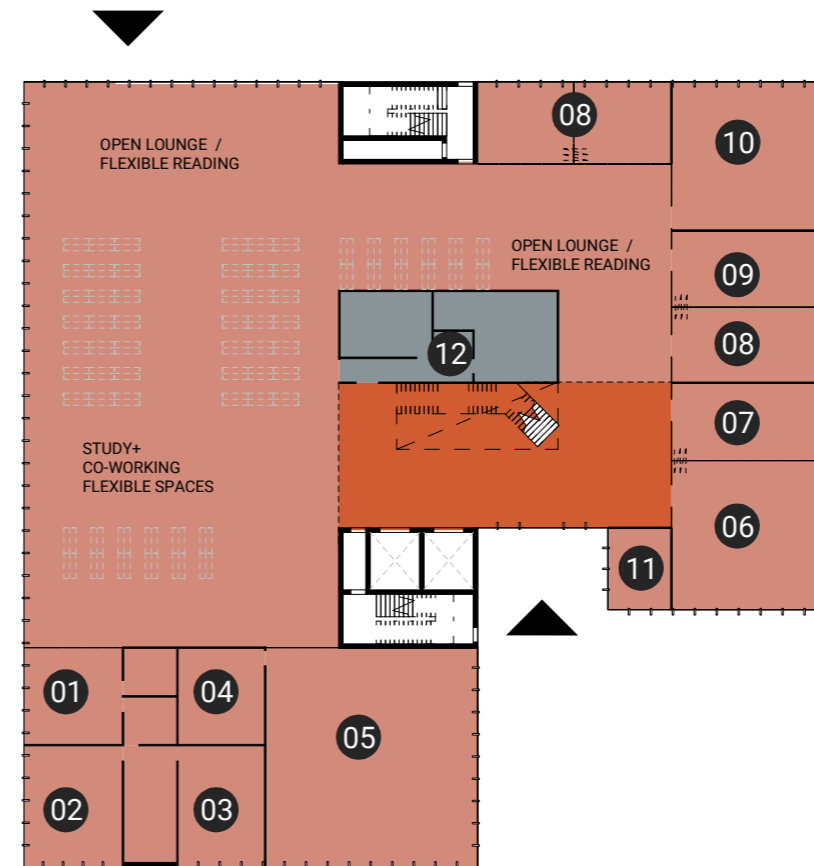
 LIBRARY/ COMMUNITY/ ARTS

- 01 POP UP
- 02 CAFE
- 03 COMMERCIAL KITCHEN
- 04 THEATRETTE PROGRAM ROOM
- 05 THEATRETTE
- 06 EXHIBITION SPACE
- 07 MUSEUM
- 08 MEETING ROOM
- 09 MEETING ROOM (COMMUNITY CENTRE)
- 10 MAKER SPACE
- 11 RETURNS CHUTE

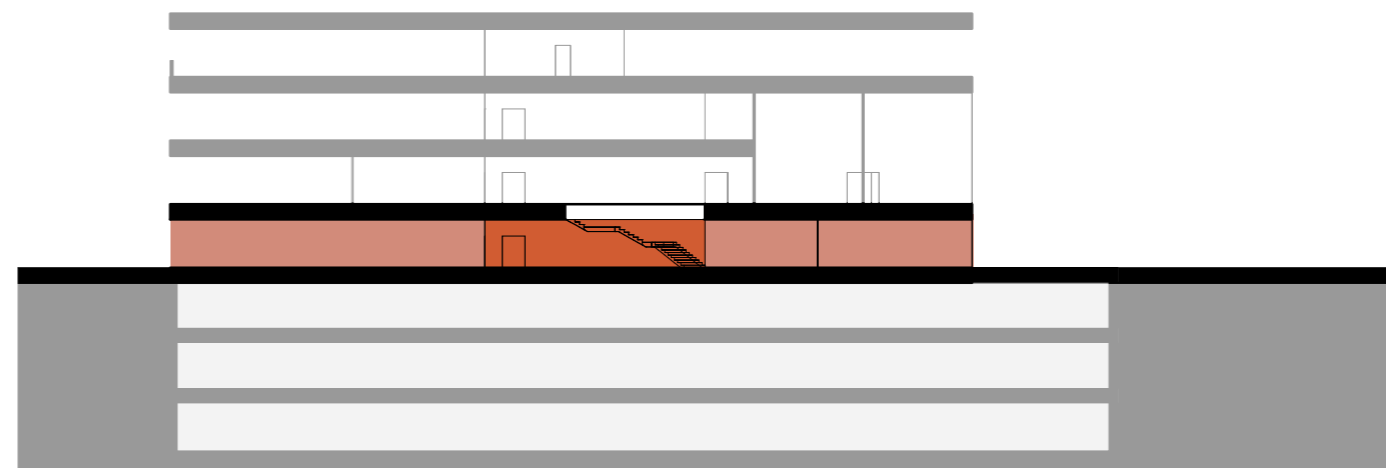
 LOBBY

 SERVICES

- 12 SHARED AMENITIES



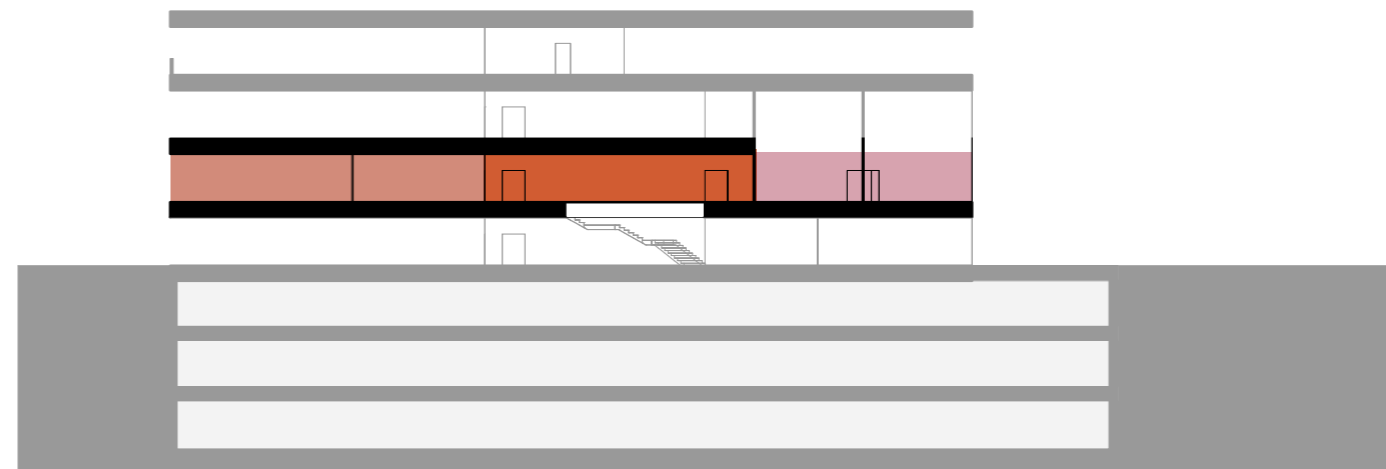
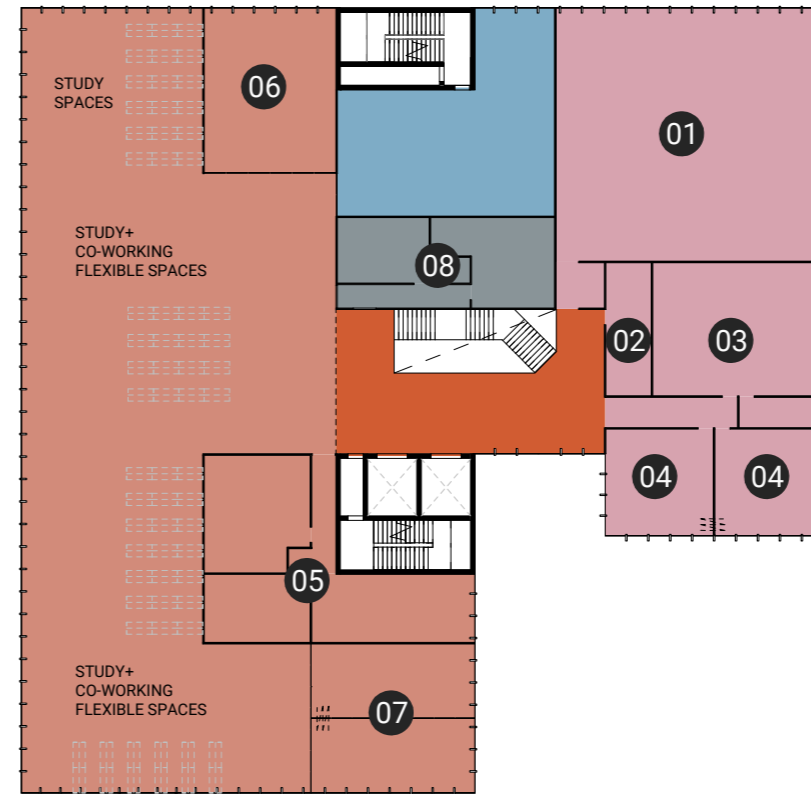
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SCALE: 1:500



OPTION 5

COMMUNITY & ARTS - LEVEL 1

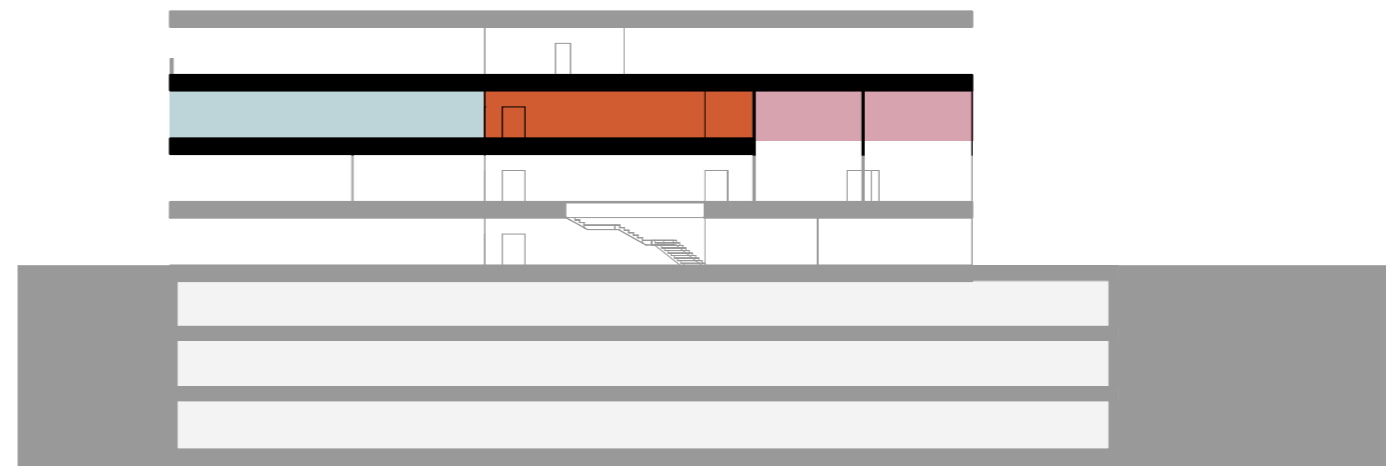
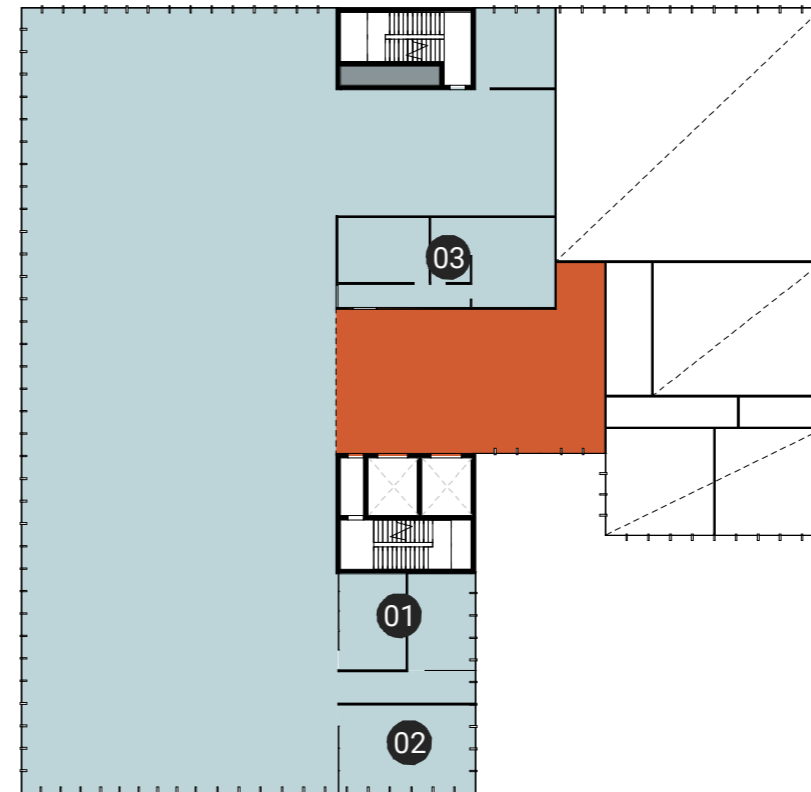
- ARTS / PERFORMANCE
 - 01 TOWN HALL / PERFORMANCE
 - 02 INSTRUMENT STORE
 - 03 PERFORMANCE/ REHEARSAL SPACE
 - 04 COLLABORATIVE WORKSHOP SPACES
- LIBRARY/ COMMUNITY
 - 05 LIBRARY BOH & REPAIRS
 - 06 DIGITAL LAB
 - 07 MEETING ROOM
- SERVICES
 - 08 SHARED AMENITIES
- STAFF



OPTION 5

COMMUNITY & ARTS - LEVEL 2

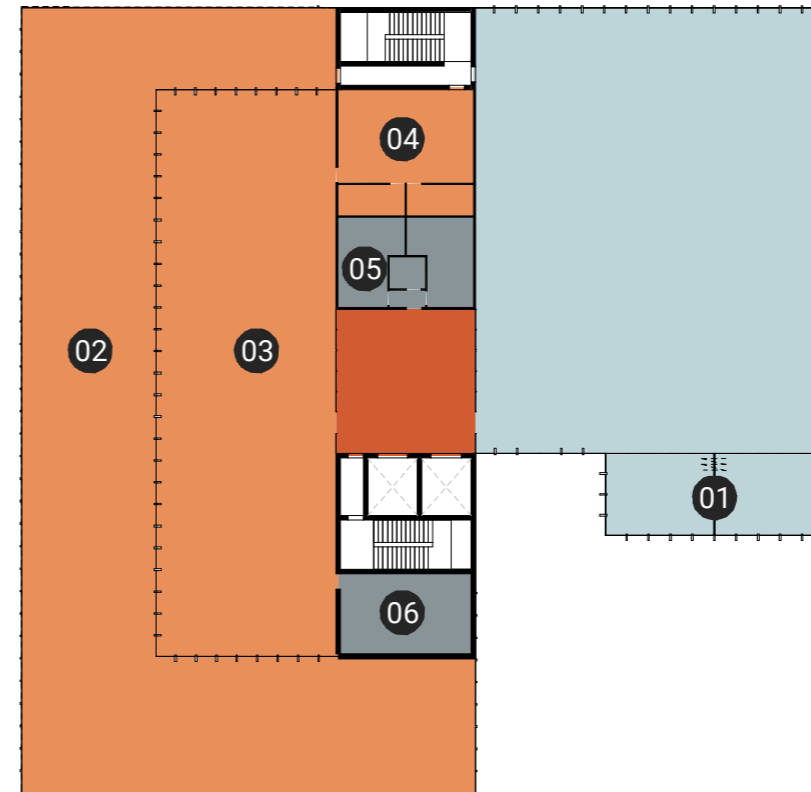
- COMMERCIAL
 - 01 OFFICE
 - 02 MEETING
 - 03 AMENITIES
- LOBBY
- SERVICES
 - 08 SHARED AMENITIES



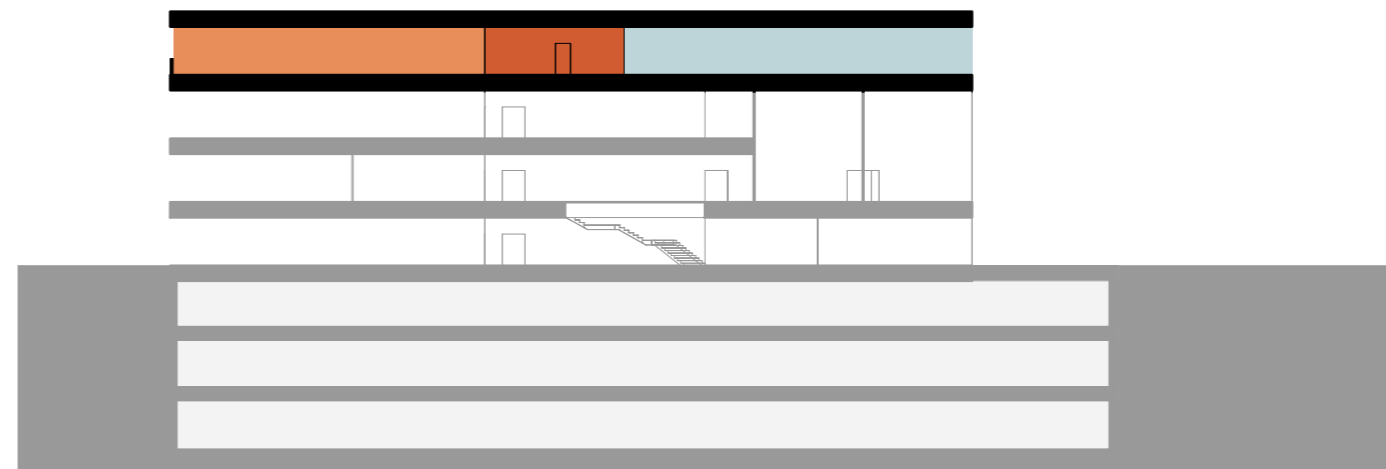
OPTION 5

COMMUNITY & ARTS - LEVEL 3

- COMMERCIAL
- 01 MEETING ROOM
- FUNCTION / BAR
- 02 ROOF TERRACE
- 03 FUNCTION
- 04 KITCHEN / BAR
- LOBBY
- SERVICES
- 05 SHARED AMENITIES
- 06 STORE



0 5M 10M 25M
SCALE: 1:500



OPTION 5

COMMUNITY & ARTS - CARPARK



SERVICES

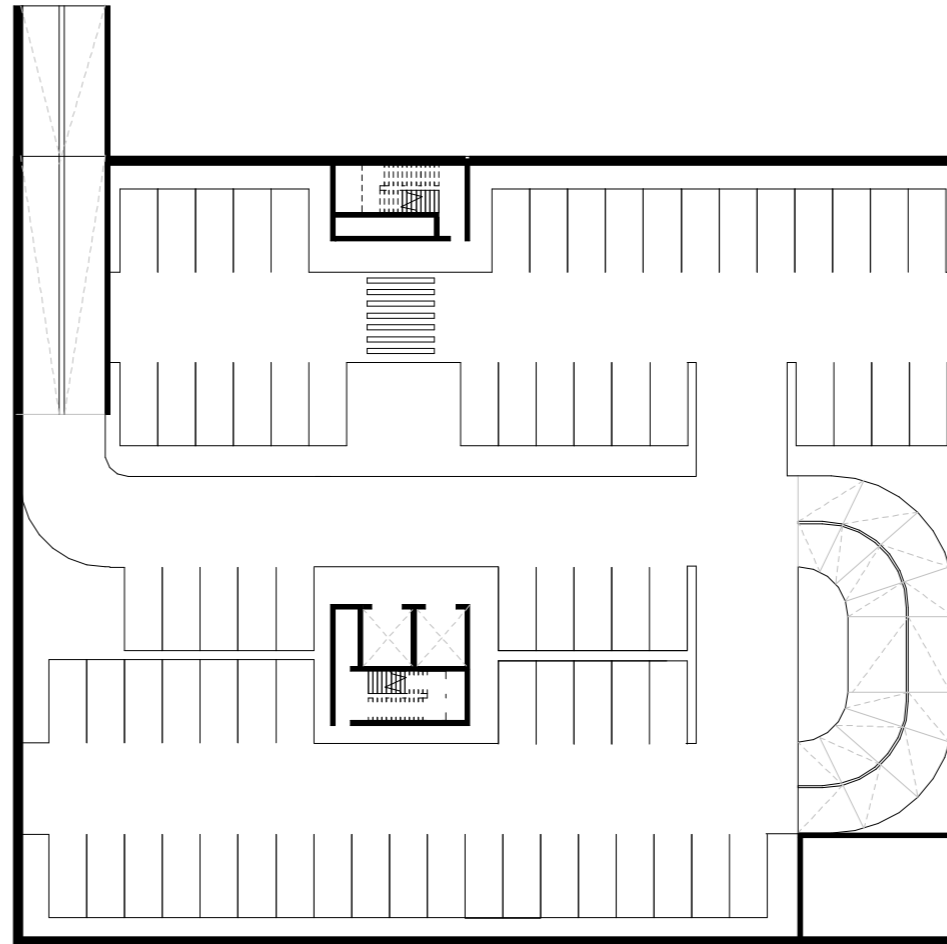
CARBAYS (APPOX 222 TOTAL)

B1 LEVEL = 74 BAYS

B2 LEVEL = 74 BAYS

B3 LEVEL = 74 BAYS

ENTRY FROM
KENT STREET



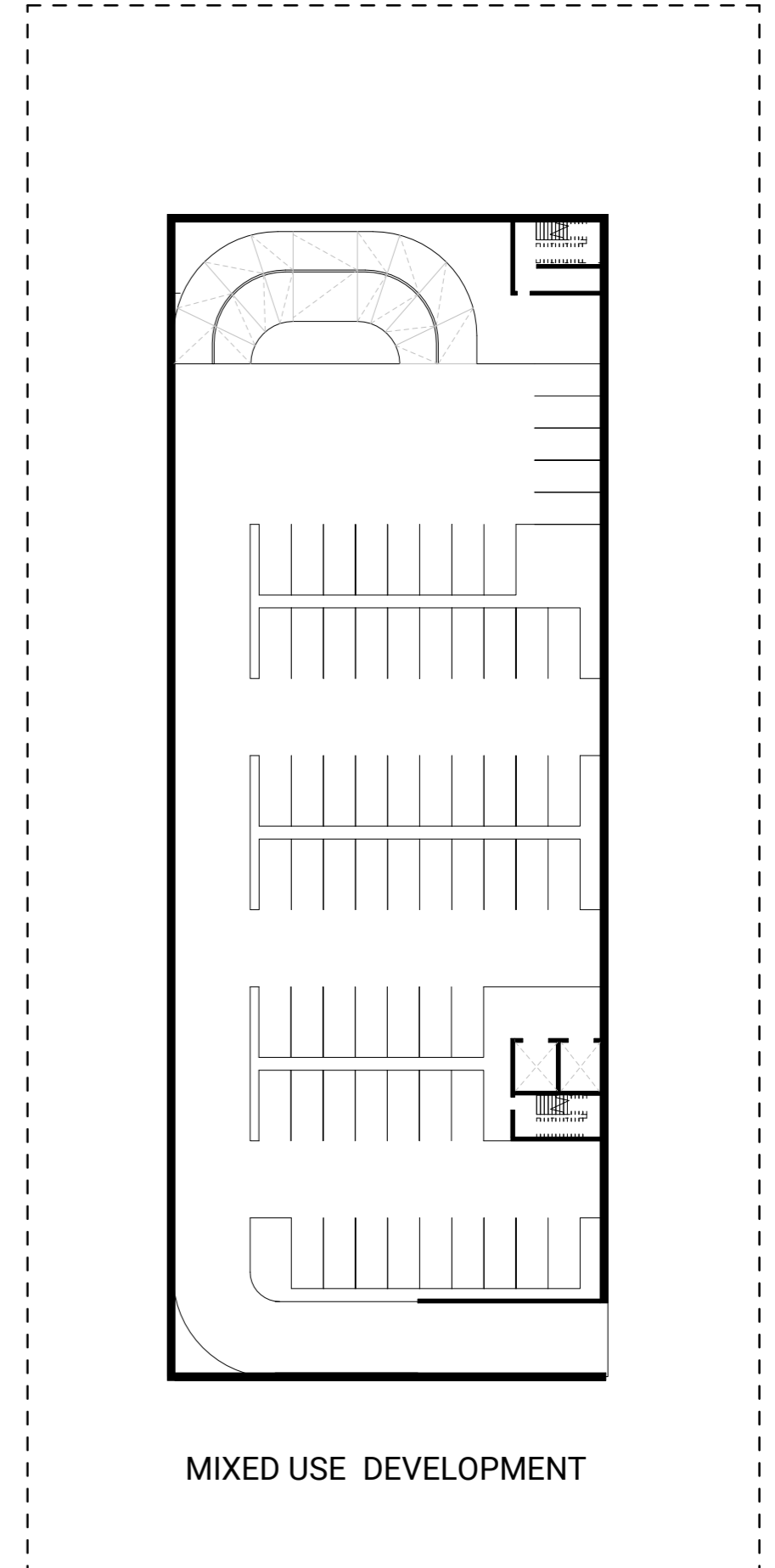
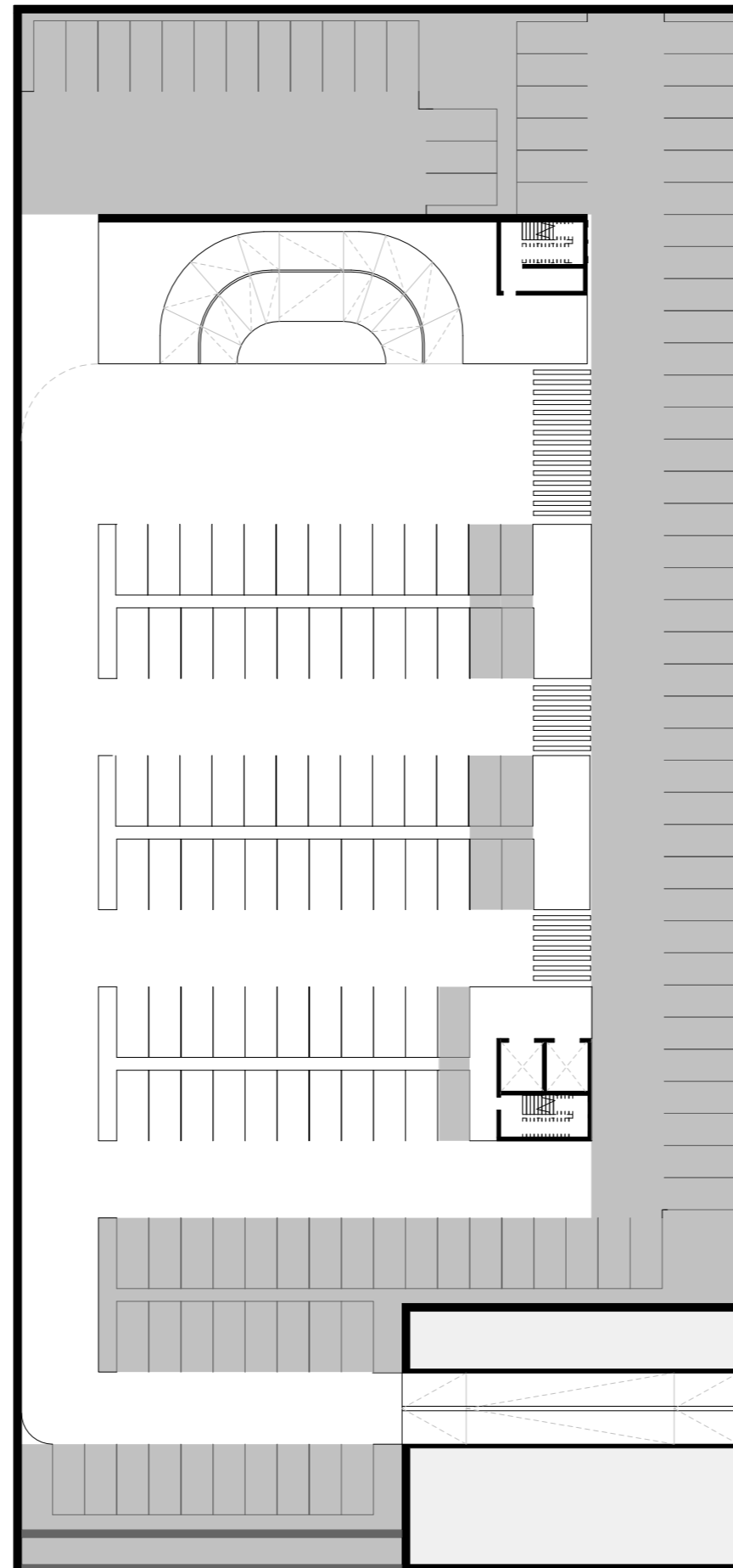
0 5M 10M 25M
SCALE: 1:500



OPTION 5

COMMUNITY & ARTS - PARKING DECK OPTION

- SERVICES
- CARBAYS (APPROX 200 TOTAL)
 - B1 LEVEL = 64 BAYS
(103 BAYS SHOWN GRAY FOR MIXED USE/ RESIDENTIAL)
 - GF LEVEL = 68 BAYS
 - L1 LEVEL = 68 BAYS



OPTION 5

COMMUNITY & ARTS - SUMMARY



BUILDING _____	\$25 430 000
CARPARK BASEMENT OPTION _____	\$20 901 000
TOTAL CONSTRUCTION COST _____	\$46 331 000

TOTAL PROJECT COST BASEMENT OPTION **\$74 829 000**
(INC CONTINGENCY, FEES, PUBLIC ART, FF&E, ESCALATION. EX. GST)

BUILDING _____	\$25 430 000
CARPARK DECK OPTION _____	\$16 797 000
TOTAL CONSTRUCTION COST _____	\$42 227 000

TOTAL PROJECT COST DECK OPTION **\$68 245 000**
(INC CONTINGENCY, FEES, PUBLIC ART, FF&E, ESCALATION. EX. GST)

ADDITIONAL REVENUE CONSIDERATIONS:

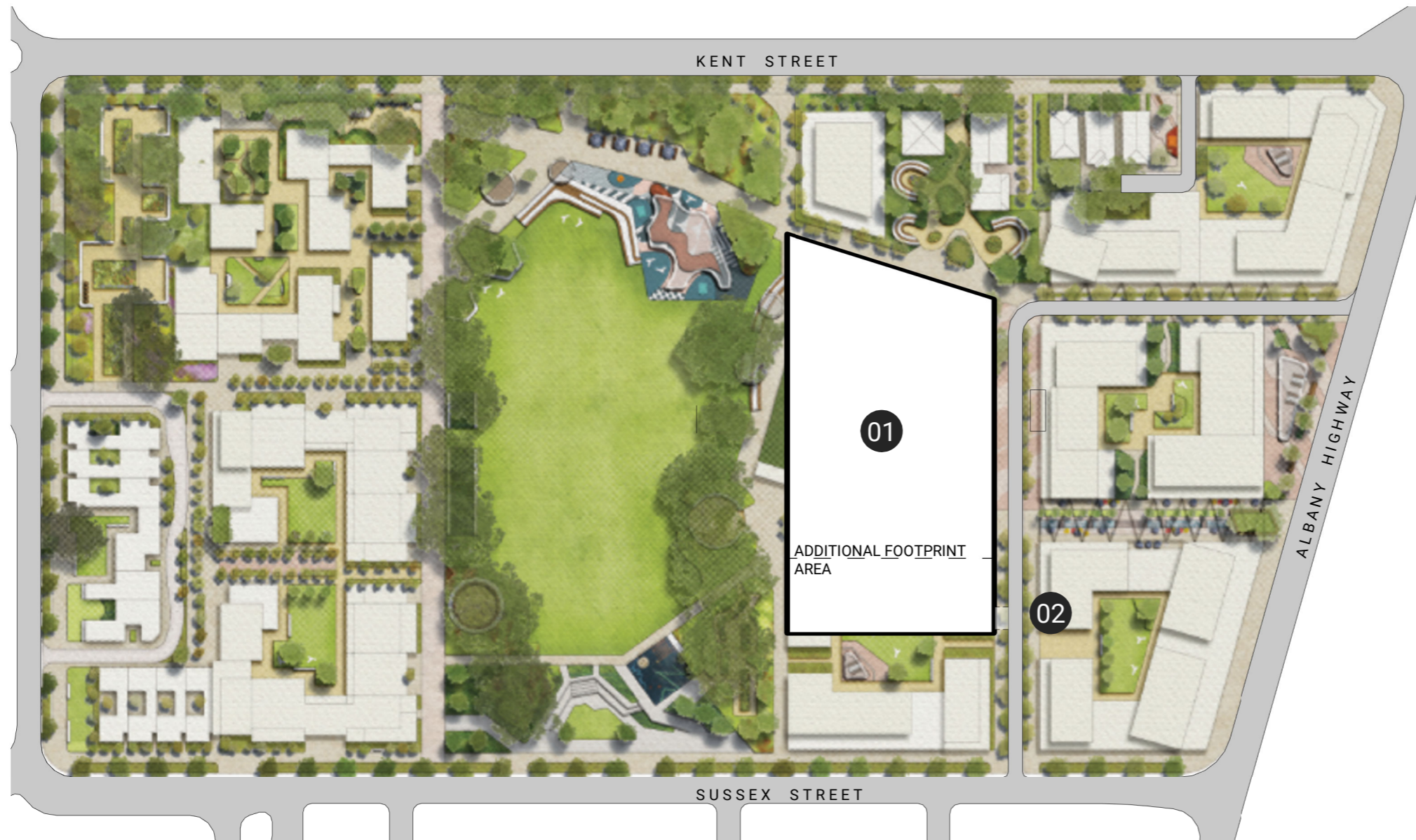
- STANDALONE BOWLS CLUB <small>(CONSTRUCTION COST)</small> _____	\$5 600 000
+ GAINED LAND SALES REVENUE _____	\$3 700 000
- LOST LAND SALES REVENUE _____	\$8 310 500



OPTION 6

COMMUNITY & BOWLS - MASTERPLAN

- 01 COMMUNITY, RECREATION, ARTS AND PERFORMANCE AND COMMERCIAL USES
 - BOWLS AT GROUND LEVEL
 - COURTS AT AQUALIFE
 - DEVIATION FROM ENDORSED CONCEPT PLAN
 - LOSS OF CIVIC PLAZA
- 02 VEHICULAR ACCESS FROM SUSSEX STREET



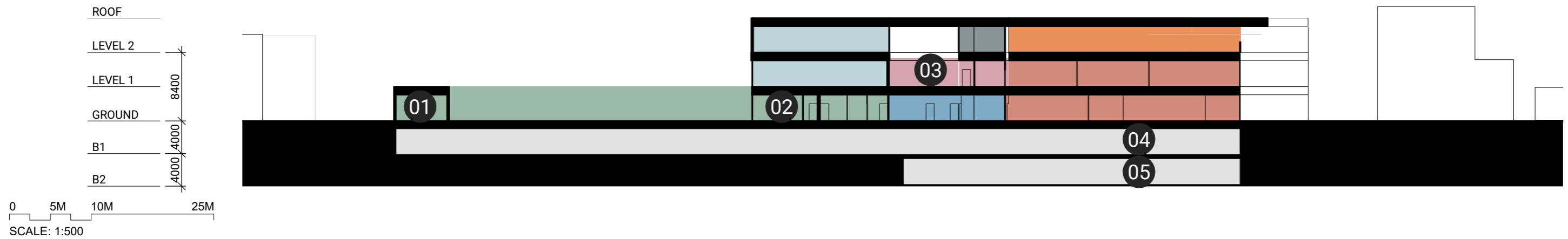
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SCALE: 1:1500



OPTION 6

COMMUNITY & BOWLS - SECTION

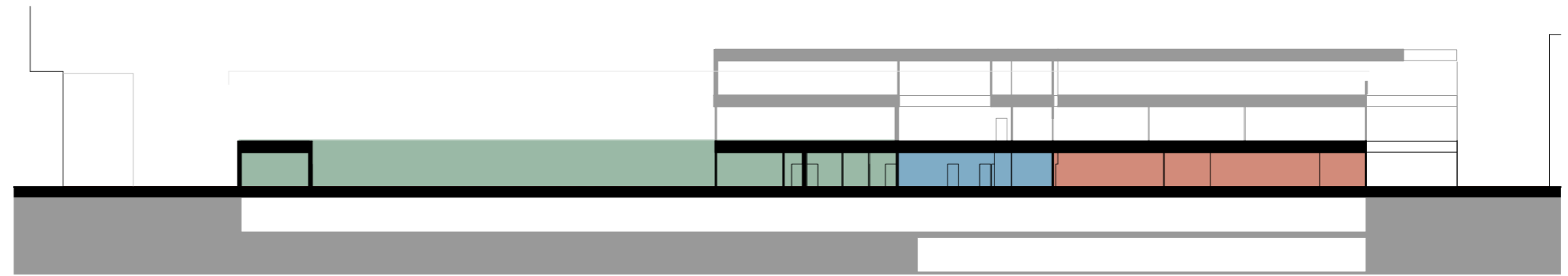
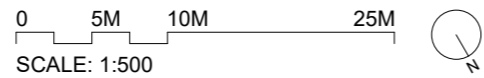
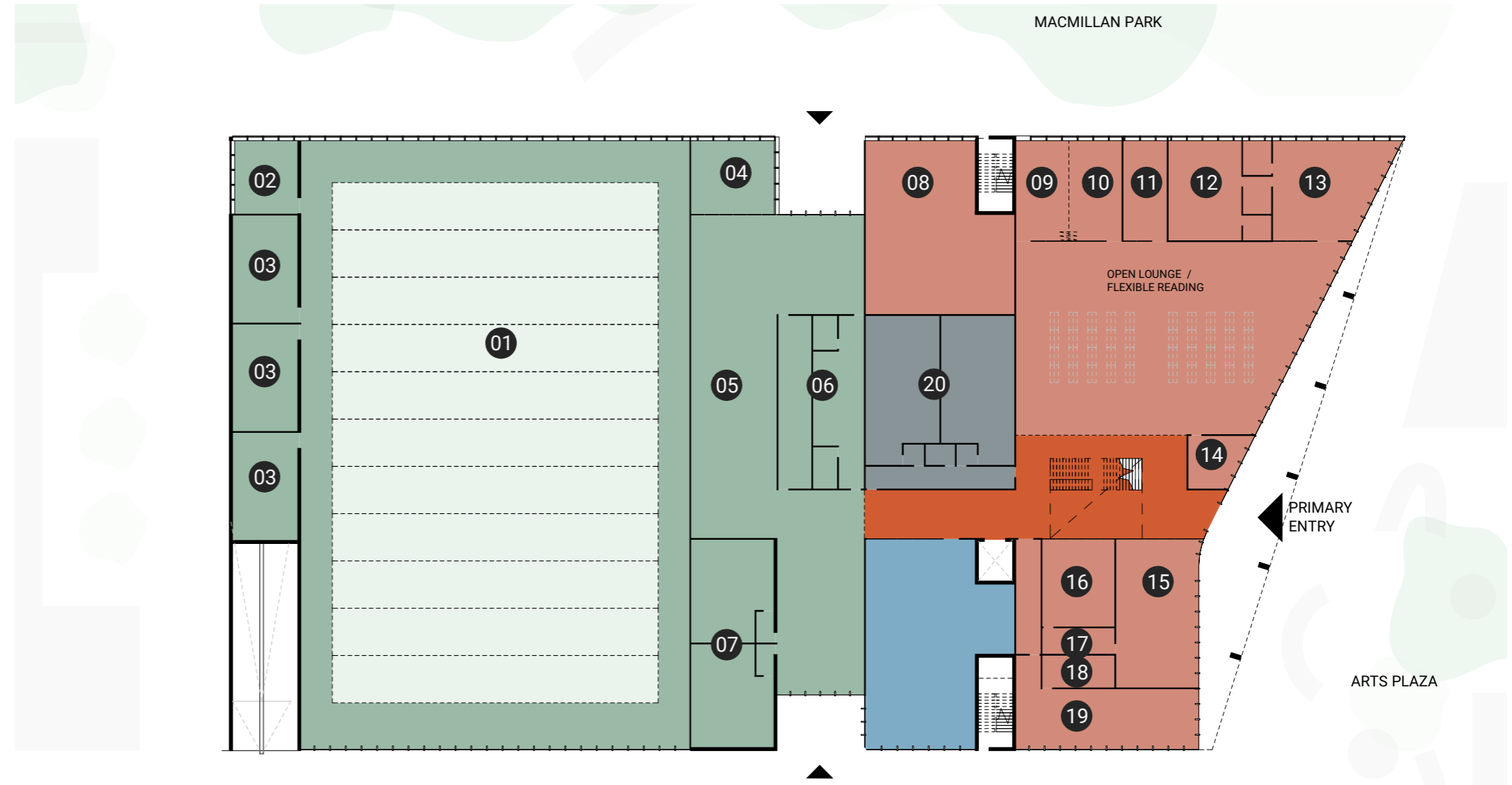
- BOWLS
- 01 STORE
- 02 CHANGEROOMS
- COMMERCIAL
- ARTS / PERFORMANCE
- 03 TOWN HALL / PERFORMANCE
- FUNCTION / BAR
- LIBRARY/ COMMUNITY
- SERVICES
- 04 PARKING (159 BAYS)
- 05 PARKING (48 BAYS)
- SPORTS
- STAFF



OPTION 6

COMMUNITY & BOWLS - GROUND FLOOR

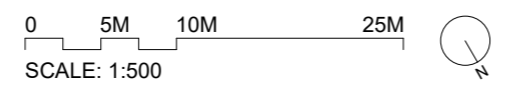
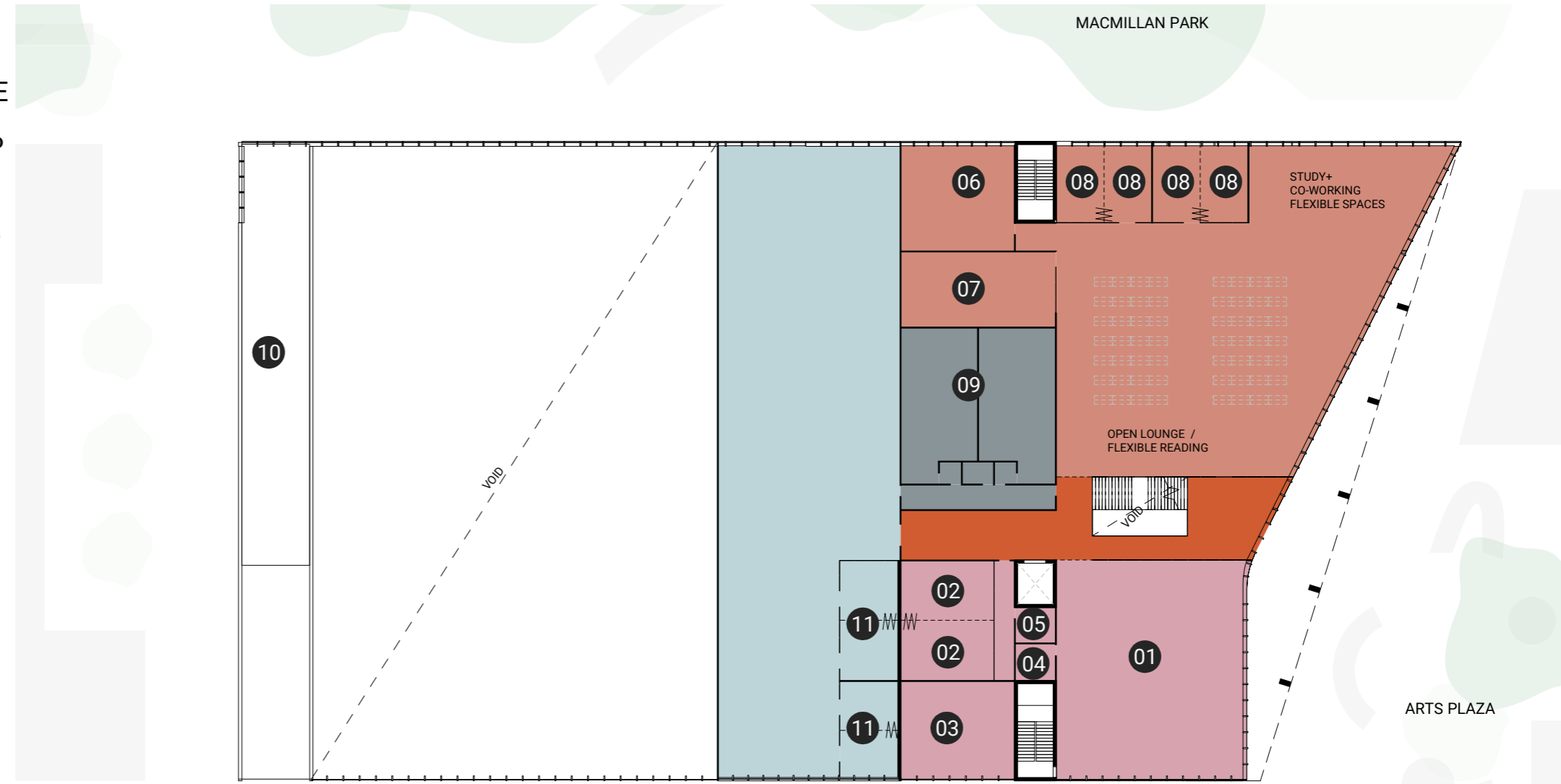
- BOWLS
 - 01 BOWLING GREEN
 - 02 FIRST AID
 - 03 BOWLS STORE
 - 04 OFFICE
 - 05 FUNCTION
 - 06 KITCHEN/ BAR
 - 07 CHANGE ROOM
- LIBRARY/ COMMUNITY
 - 08 THEATRETTE
 - 09 MEETING ROOM (COMMUNITY CENTRE)
 - 10 MEETING ROOM
 - 11 POP UP
 - 12 COMMERCIAL KITCHEN
 - 13 CAFE
 - 14 RETURNS CHUTE
 - 15 EXHIBITION SPACE
 - 16 LOCAL MUSEUM
 - 17 STORE
 - 18 REPAIRS & PROCESSING
 - 19 BOH LIBRARY
- LOBBY
- SERVICES
- 20 SHARED AMENITIES
- STAFF



OPTION 6

COMMUNITY & BOWLS - LEVEL 1

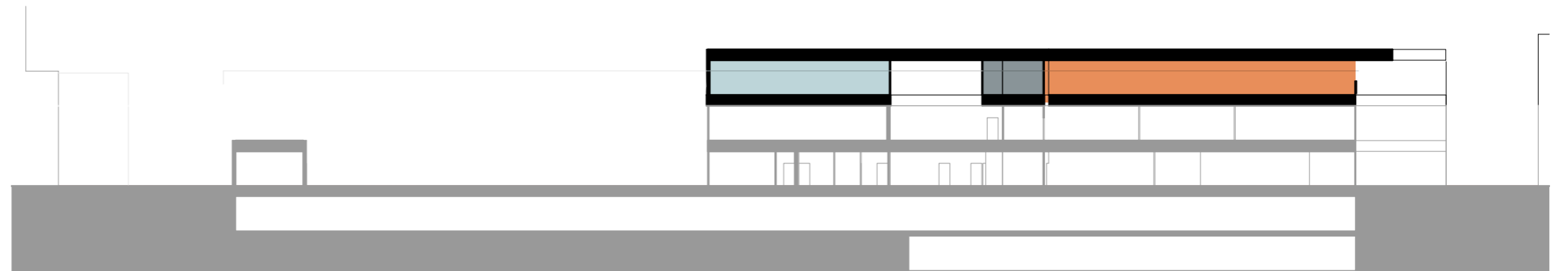
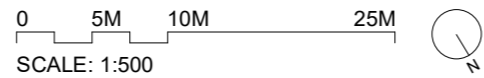
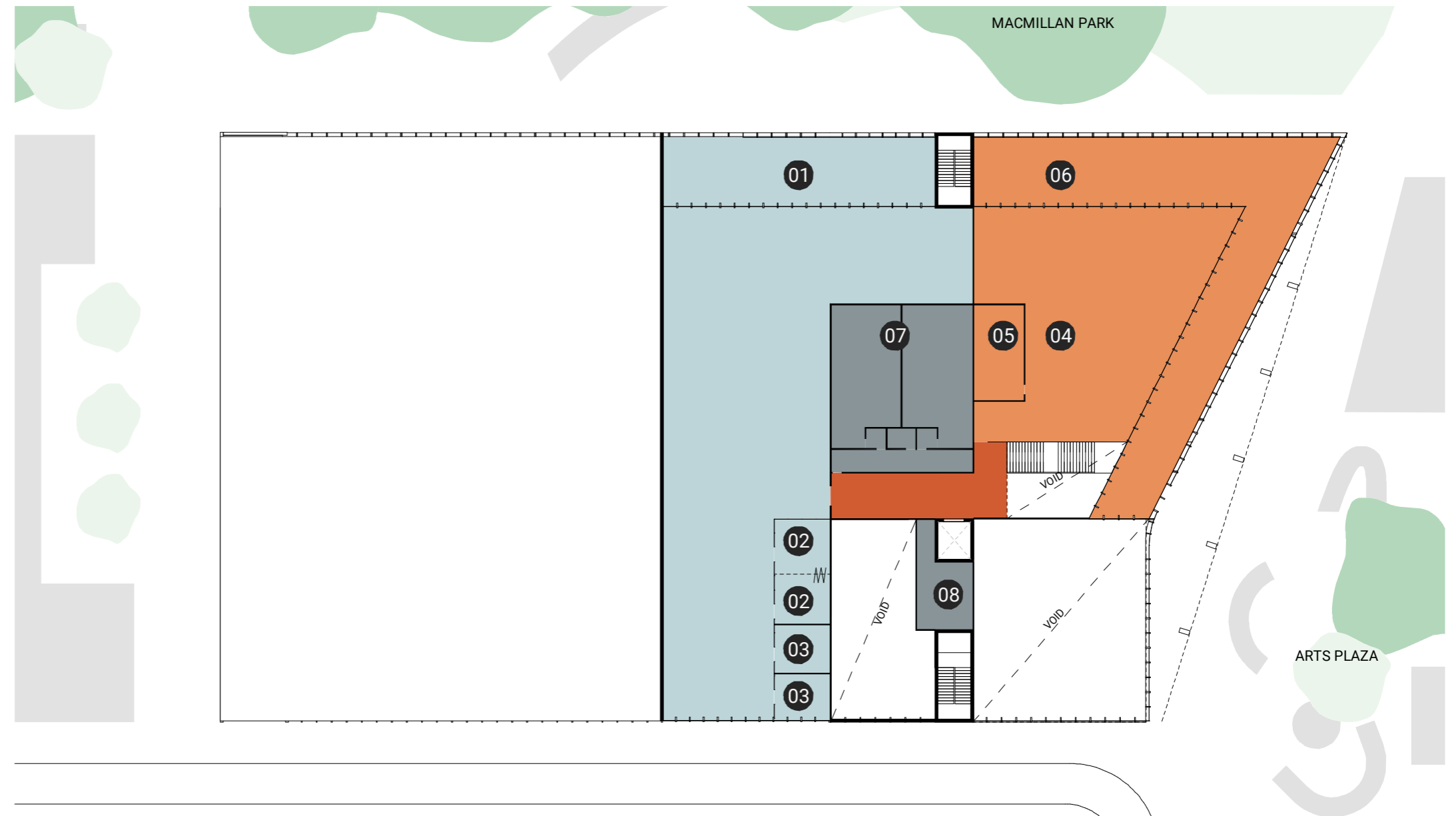
- ARTS / PERFORMANCE
 - 01 TOWN HALL / PERFORMANCE
 - 02 COLLABORATIVE WORKSHOP SPACE
 - 03 PERFORMANCE/ REHEARSAL
 - 04 STORE
 - 05 INSTRUMENT STORE
- LIBRARY/ COMMUNITY
 - 06 MAKER SPACE
 - 07 DIGITAL LAB
 - 08 MEETING ROOM
- SERVICES
 - 09 SHARED AMENITIES
- COMMERCIAL
 - 10 PLANT
 - 11 MEETING ROOM



OPTION 6

COMMUNITY & BOWLS - LEVEL 2

- COMMERCIAL
- 01 ROOF TERRACE
- 02 MEETING ROOM
- 03 OFFICE
- FUNCTION / BAR
- 04 FUNCTION
- 05 KITCHEN/ BAR
- 06 ROOF TERRACE
- LOBBY
- SERVICES
- 07 SHARED AMENITIES
- 08 PLANT



OPTION 6

COMMUNITY & BOWLS - CARPARK

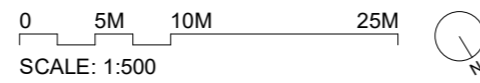
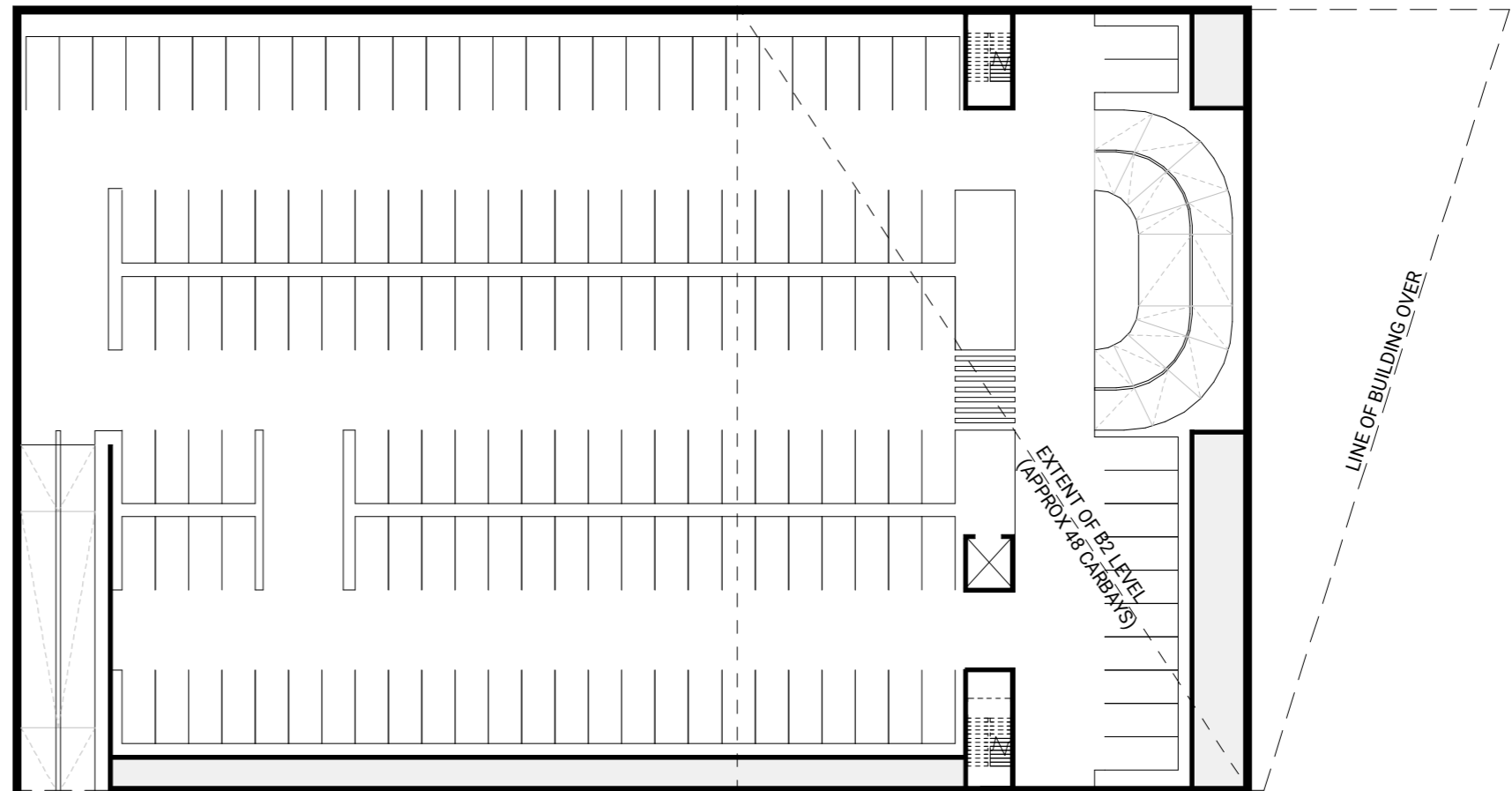


SERVICES

CARBAYS (APPOX 207 TOTAL)

B1 LEVEL = 159 BAYS

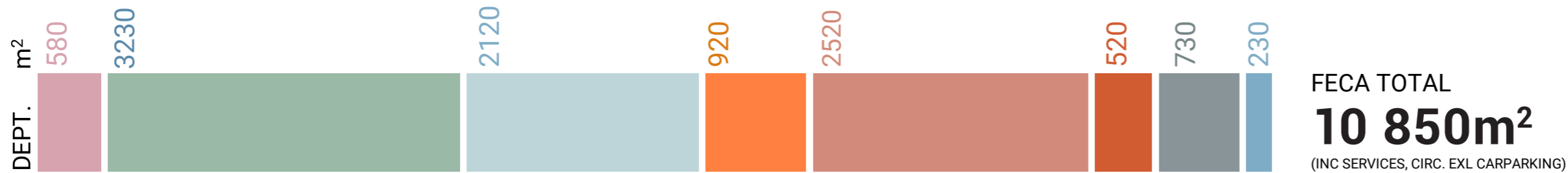
B2 LEVEL = 48 BAYS



OPTION 6

COMMUNITY & BOWLS - SUMMARY

<ul style="list-style-type: none"> ARTS / PERFORMANCE BOWLS COMMERCIAL FUNCTION / BAR LIBRARY / COMMUNITY LOBBY SERVICES SPORTS STAFF 	<p>BUILDING _____ \$29 502 000</p> <p>CARPARK _____ \$14 940 000</p> <p>TOTAL CONSTRUCTION COST _____ \$44 442 000</p> <p>TOTAL PROJECT COST _____ \$71 801 000 <small>(INC CONTINGENCY, FEES, PUBLIC ART, FF&E, ESCALATION. EX. GST)</small></p> <p>ADDITIONAL COST CONSIDERATIONS:</p> <p style="padding-left: 40px;">- LOST LAND SALES REVENUE _____ \$1 290 000</p>
--	--



SUMMARY COMPARISON

- BOWLS
- COMMERCIAL
- CRECHE
- FITNESS
- FUNCTION / BAR
- LIBRARY / COMMUNITY
- LOBBY
- SERVICES
- SPORTS
- STAFF

OPTION 1 - STACK



CONSTRUCTION COST: \$51 600 000

TOTAL: \$ 82 200 000

OPTION 2 - STACK PLUS



CONSTRUCTION COST: \$ 60 400 000

- STANDALONE BOWLS (CONSTRUCTION COST): \$ 5 600 000
- LOST LAND SALES REVENUE: \$ 6 600 000

TOTAL: \$ 72 600 000

OPTION 3 - CLUSTERED



CONSTRUCTION COST: \$ 41 300 000

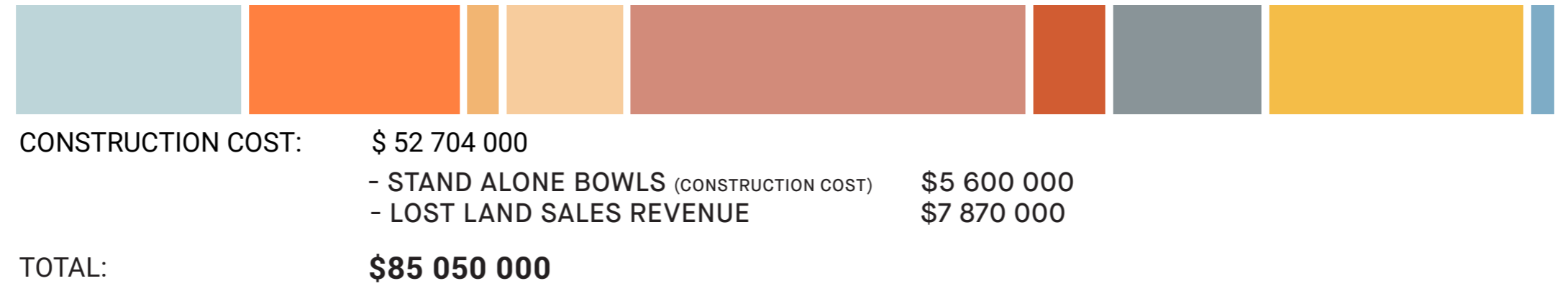
- STANDALONE BOWLS (CONSTRUCTION COST): \$ 5 600 000
- LOST LAND SALES REVENUE: \$ 8 000 000

TOTAL: \$54 900 000

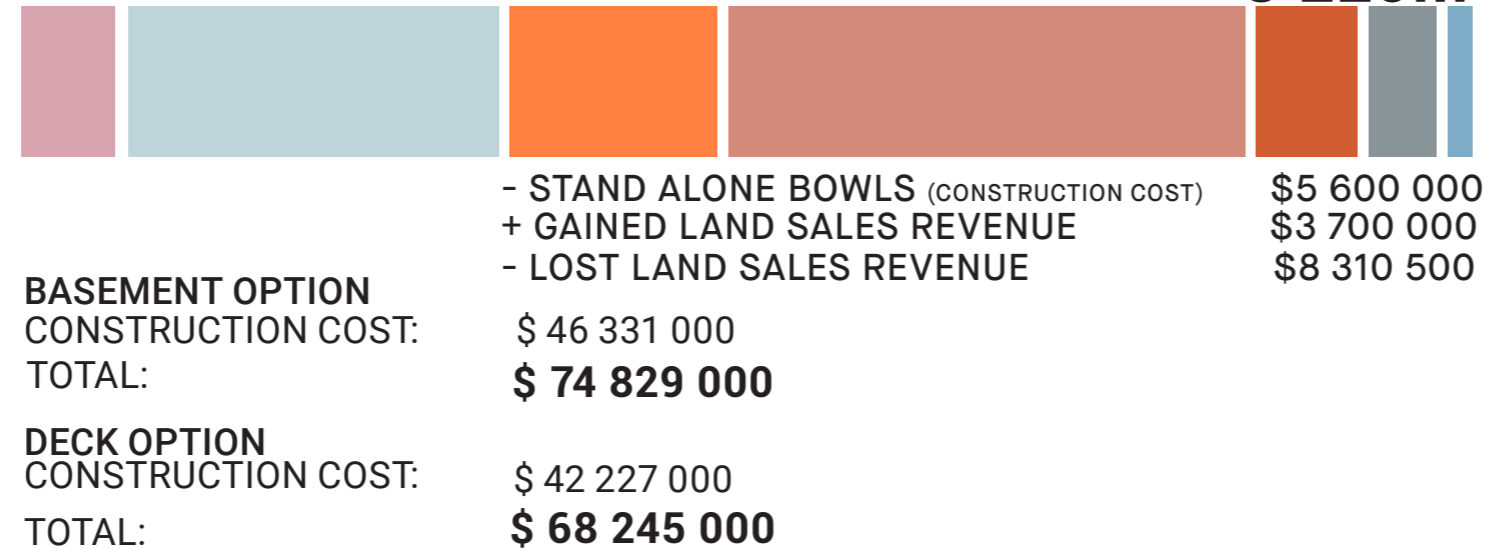
SUMMARY COMPARISON

- ARTS / PERFORMANCE
- BOWLS
- COMMERCIAL
- CRECHE
- FITNESS
- FUNCTION / BAR
- LIBRARY / COMMUNITY
- LOBBY
- SERVICES
- SPORTS
- STAFF

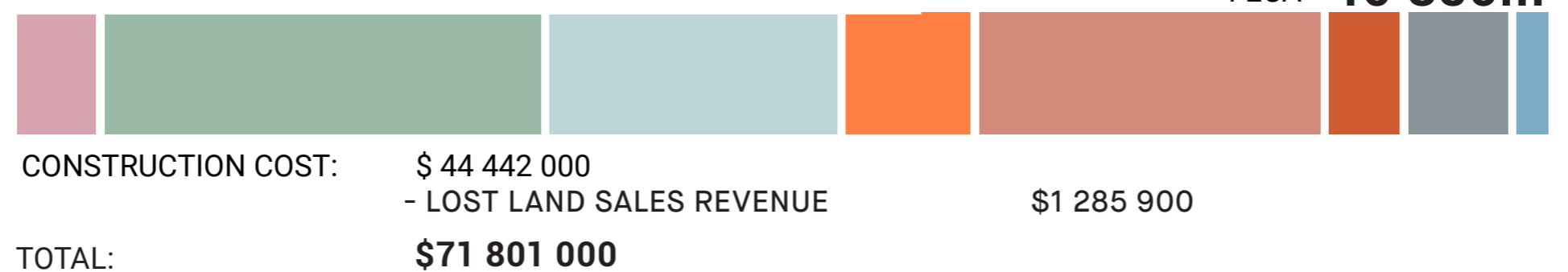
OPTION 4 - HYBRID SPLIT



OPTION 5 - COMMUNITY & ARTS



OPTION 6 - COMMUNITY & BOWLS



Next Steps

Multi-Criteria Assessment - Agenda



2.5 hrs

- | | |
|---|-----------------------|
| 1. Welcome / Open | 5 mins |
| 2. Concept Options (Questions / Feedback) | 5 mins |
| 3. Multi-Criteria Analysis (x 6 Options) | 20 mins (per concept) |
| • Concept Option Overview | |
| • Project Team / TAG Assessment Summary | |
| • Working Group Assessment | 20 mins |
| 5. Comparison / Preferred Direction | |

Preferred Direction

1. Utilise the agreed multi-criteria assessment framework linked to the Facility Design Brief
2. Qualitative & quantitative analysis
3. Weighted criteria
4. Final scores to inform preferred option selection



MCA Criteria

Criteria	Description	Ranking	Assumptions
1. Community Needs			
1a. Existing User Group Expectations	Option generally meets the expectations outlined by existing Key User Groups	0 = Does not meet at all 5 = Meets in full	Qualitative assessment based on Facility Design Brief Existing Key User Group Needs Analysis
1b. Town of Vic Park Needs	Option meets the service delivery needs of the Town of Victoria Park, as identified in the Urbis Community Facility Needs Analysis (2019)	0 = Does not satisfy needs 5 = satisfies specified needs	Qualitative assessment based on Facility Design Brief Requirements Schedule
1c. Existing User Group Needs	Option satisfies the needs of other existing Key User Groups, as identified by Urbis Community Facility Needs Analysis (2019)	0 = Does not meet at all 5 = Meets in full	Qualitative assessment based on Facility Design Brief Requirements Schedule
1d. Future User Group Needs	Option is future proofed to meet the needs of other existing and future user groups, including not for profits	0 = Does not satisfy needs 5 = Significant contribution	Qualitative assessment based on Facility Design Brief (2.6) Other Users
2. Precinct Impact			
2a. Identity and Brand	Option will have a positive impact on the identity of the Precinct and the Town of Vic Park brand	0 = No/Negative impact 5 = Positive impact	Qualitative assessment of the scale, prominence and functionality of the option
2b. Vision and Principles	Option is aligned to the endorsed Macmillan Precinct Vision , Principles and Precinct Concept Plan	0 = Low alignment 5 = High alignment	Qualitative assessment based on the alignment of the option with the Vision, Principles and Precinct Concept Plan, including public spaces and connections impacted by the Facility design
2c. Activation	Option will attract people to the Precinct and activate the public realm, both along the Facility ground floor edge and along new connections proposed within the Precinct	0 = Minimal activation 5 = Significant activation	Qualitative assessment based on the location of building entries relevant to important public spaces + ground floor function and form to promote activity along the building edge

MCA Criteria

Criteria	Description	Ranking	Assumptions
3a. User Experience	Option can provide a diverse, inclusive and high quality user experience within the Facility	0 = poor experience 5 = excellent experience	Qualitative assessment that considers universal access, general building access, circulation, wayfinding, spatial qualities, synergies between different functions, natural light, and external views
3b. Flexibility and Spatial Efficiency	Spaces within the Facility are flexible by design, supporting multiple use and building efficiency	0 = poor performance 5 = excellent performance	Qualitative assessment based on Facility Design Brief
3c. Fit for Purpose	Spaces are designed for optimal performance of intended functions, particularly those delivering Town services	0 = poor performance 5 = excellent performance	Qualitative assessment based on Facility Design Brief
3d. Passive Environmental Performance	Extent to which the option has the potential to satisfy the Facility's Baseline and Aspirational Sustainability targets	0 = poor performance 5 = excellent performance	Qualitative assessment based on orientation, as well as solar access and sunshading where needed
3e. Parking & Access	Car and bike parking provision is in accordance with the Design Brief and attractive to users	0 = poor performance 5 = excellent performance	Qualitative assessment based on Facility Design Brief parking requirements. Also, the accessibility and security of car and bike parking

MCA Criteria

Criteria	Description	Ranking	Assumptions
4a. Land use Efficiency	which frees up opportunities for additional uses elsewhere within the Precinct, which could provide revenue generation	0 = Low efficiency 5 = High efficiency	Quantitative assessment based on Facility land-take requirements within the Precinct, including provision of bowls
4b. Upfront Costs	The extent of upfront development costs compared with other options	0 = Low cost 5 = High cost	Quantitative assessment based on the cost estimates to deliver the Facility, including the bowls within or outside the Precinct
4c. Running Costs	The extent to which running costs may vary across the options based on the physical design and layout (excludes capital replacement costs)	0 = Low cost 5 = High cost	Qualitative assessment based on fundamental physical design elements likely to impact running costs. This includes all likely running costs, such as building costs, management / staff resources and maintenance
4d. Technical Complexity	Anticipated complexity of solution based on the identification of key option-specific constraints, including staging and maintaining the delivery of core Town service	0 = High complexity 5 = Low complexity	Identification of technical constraints and complexities and qualitative assessment of their significance in terms of the delivery of core Town Services and achieving the Precinct Vision and Principles
4e. Potential Revenue Generation	The potential for floorspace within the Facility to provide a source of revenue to the Town to offset costs	0 = Low revenue 5 = High revenue	Quantitative and qualitative assessment based on the total area of 'commercial' floor space, rental potential and the suitability of its locations

MCA Scorecard and Weighting

Criteria	Weighting	Option											
		Option 1 - Stacked		Option 2 - Stacked +		Option 3 - Clustered		Option 4 - Hybrid Split		Option 5 - Community & Arts		Option 6 - Community & Bows	
		Stacked	Rationale	Stacked +	Rationale	Clustered	Rationale	Clustered	Rationale	Clustered	Rationale	Clustered	Rationale
1. Community Needs													
1a. Existing User Group Expectations	3	3	- jii + fff										
1b. Town of Vic Park Needs	5		iiii										
1c. Existing User Group Needs	5		- vvvv										
1d. Future User Group Needs	3												
2. Precinct Impact													
2a. Identity and Brand	4												
2b. Vision and Principles	5												
2c. Activation	4												
3. Functionality													
3a. User Experience	4												
3b. Flexibility and Spatial Efficiency	5												
3c. Fit for Purpose	4												
3d. Passive Environmental Performance	5												
3e. Parking & Access	4												
4. Feasibility													
4a. Land use Efficiency	4												
4b. Upfront Costs	5												
4c. Running Costs	5												
4d. Technical Complexity	3												
4e. Potential Revenue Generation	4												
Total		9		0		0		0		0		0	
Unweighted Position		3		0		0		0		0		0	
Community Needs		9		0		0		0		0		0	
Precinct Impact		0		0		0		0		0		0	
Functionality		0		0		0		0		0		0	
Feasibility		0		0		0		0		0		0	

Rationale (Refer Tab 2)

0	Low
3	Medium
5	High

Criteria (Refer Tab 3)

Options (Refer Tab 4)

Be prepared

1. Consider / capture thoughts for 6 x Concept Options
2. Prepare a self-assessment (complete the multi-criteria assessment framework).
3. Self-assessments will be used to guide discussions (and collected at the end of the session).



Next Steps

1. Questions/feedback (via email)
2. MCA Assessment / Preferred Direction:
 - Technical Advisory Group #4 – 3 Feb
 - Working Group #4 – 10 Feb
3. Councillor Briefing – 22 Feb
4. Community Engagement – End Feb/March



Thank you!

