

# Macmillan Precinct

## Masterplan



TOWN OF  
VICTORIA PARK

HATCH | RobertsDay

# Engagement Findings





# Introduction

Since the Macmillan Precinct Concept Plan was endorsed by Council in April 2021, the focus has been on developing the Community Hub Design and interrogating all the possibilities for the make-up of a new and improved Library, Leisurelife, Victoria Park Community Centre, Victoria Park Bowling Club, arts and performance spaces, and other uses.

This process has been driven by the Macmillan Precinct Masterplan Working Group (MWG), comprising key stakeholders, community and Elected Member representatives. Additional input has also been provided by the Technical Advisory Group, including staff representing the Town.

Starting with two potential Community Hub scenarios in the Concept Planning phase, five additional scenarios were investigated in response to the Design Brief. Three were eliminated and four were put forward for community consultation (refer to page 4).

A comprehensive multi-criteria analysis was undertaken to assist with identifying the preferred scenarios.

A community survey and supporting webinar was prepared to seek feedback from the general community, in particular, what participants liked and disliked about each scenario, with a view to come up with the right outcome for this significant community investment.

The survey was advertised for a 5 week period (1 June – 4th July 2022) and received a strong response from a broad range of demographic and user groups. Engagement statistics are highlighted below and in the Respondent Snapshot on Page 3.

- 125 surveys completed
- 794 Informed participants
  - 202 webinar views
  - 524 document downloads
- 1,257 aware participants
  - 652 visits to multiple pages
  - 1,257 visits to at least 1 page
- 1 x detailed submission (Steve Walker)
- 35 emails (squash advocates)

Approximately 52% of respondents have not been involved in any other previous engagement activities relating to the MacMillan Precinct.



# Respondent Snap Shot

Table 1: Respondent Age

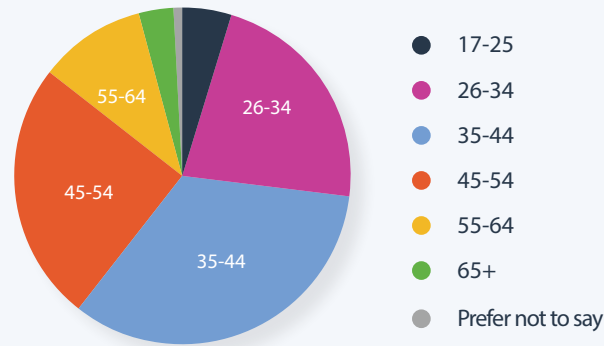


Table 2: Suburb of Residence

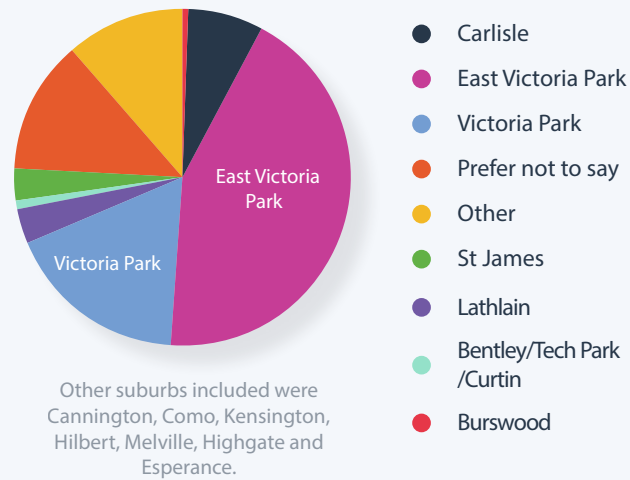


Table 3: Involvement in the Town of Victoria Park

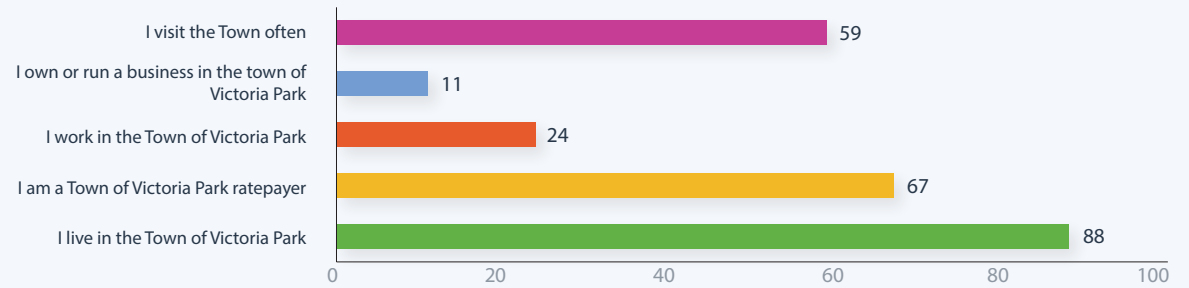


Table 4: Facilities (currently used)

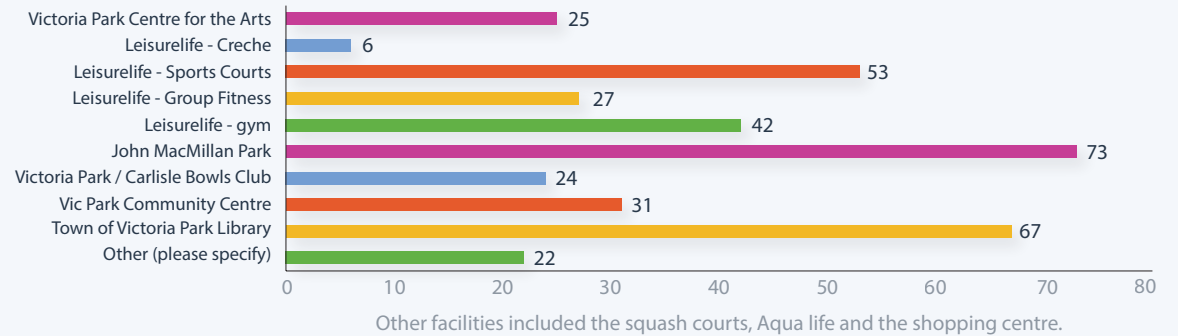
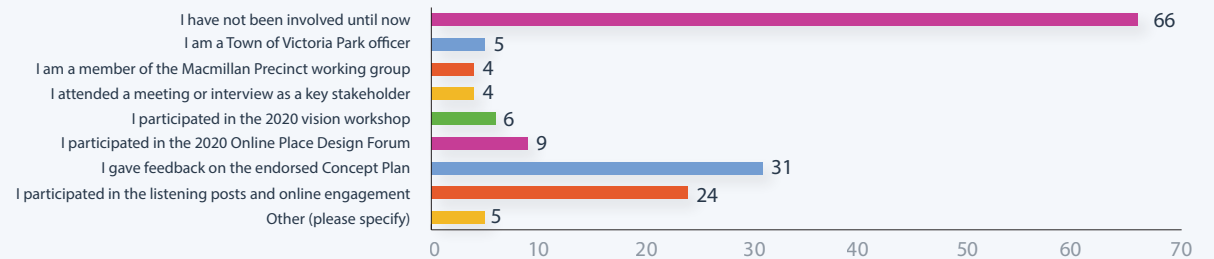


Table 5: MacMillan Precinct Engagement (involvement to date)





# Engagement Findings

## Key Take Outs

The findings suggest that there is equally strong support for the Community Centre and Stacked + Scenarios, which in effect, offer competing features.

- The Community Central Scenario received strong support for its ability to provide an enhanced Library and Community Centre, with less competing activity. This scenario assumes the courts are relocated to Aqualife.
- At the same time, the Stacked+ Scenario is also strongly supported because it provides an opportunity to retain sport courts within the Precinct.
- There is equally strong support to retain the community gym and creche within the area.
- The community is open to exploring alternative sites for the Vic Park Carlisle Bowls Club, outside of the precinct.
- There is strong support for the squash courts to be reinstated in the facility (either with the MacMillan Precinct or at an expanded facility within Aqualife).
- Consideration for the inclusion of a Netball Court facility (for elite teams) was also identified.

Another key area of concern was the future cost implications. Respondents were keen to understand the actual costs, and to ensure that any proposed plans are realistic and achievable (from a funding perspective).

Given there are mixed and contrary views between retention of the sports courts on site, as well as an enhanced library with less competing activity, it is recommended that further work be undertaken to substantiate a business case and confirm a realistic funding parameters for the project, before pursuing detailed design options.

### Scenario Spatial Differences



### Concept Scenarios

Since the Macmillan Precinct Concept Plan was endorsed by Council in April 2021, the focus has been on developing the Community Hub Design and interrogating all the possibilities for the make up of a new and improved Library, Leisurelife, Victoria Park Community Centre, Victoria Park Bowling Club, arts and performance spaces, and other uses.

This process has been driven by the Macmillan Precinct Masterplan Working Group (MPLWG), comprising key stakeholders, community and Elected Member representatives. Additional input has also been provided by the Technical Advisory Group, including staff representing the Town.

Starting with two potential Community Hub scenarios in the Concept Planning phase, five additional scenarios were investigated in response to the Design Brief. Three have been eliminated and four are now being put forward for community consultation. A comprehensive multi-criteria analysis was undertaken to assist with identifying the preferred scenario:



### Have your say

We want to hear from you! Telling us what you like and dislike about these scenarios will help us to come up with the right outcome for this significant community investment. Your feedback will guide detailed Community Hub and Precinct Design, which will be released for more community feedback at a later date.

1. Take a look at the Concept Scenarios and consider their positives and negatives, as you see them.
2. Share your thoughts by completing the Online Survey at [yourthoughts.victoriapark.wa.gov.au/mpm](http://yourthoughts.victoriapark.wa.gov.au/mpm)
3. Try to focus more on the fundamental differences between each option, when nominating a preferred scenario. Let us know the most important considerations for detailed design.

### Scenario Summary Comparisons

	1. Stacked +	2. Community + Arts Kent St	3. Community Central	4. Community + Bowls Central
Arts/Performance	Adjacent	✓	Adjacent	✓
Bowls	Relocated	Relocated	Relocated	✓
Commercial/ Potential Council Admin	✓	✓	✓	✓
Community Creche	✓	Existing Aqualife	✓	Existing Aqualife
Community Centre	✓	✓	✓	✓
Community Gym	✓	Relocated to Aqualife (expansion of existing)	✓	Relocated to Aqualife (expansion of existing)
Function Space + Bar	✓	✓	✓	✓
Library + Community	✓	✓	✓	✓
Multi-Purpose Courts	✓ (3 courts)	Relocated to Aqualife (4-6 courts)	Relocated to Aqualife (4-6 courts)	Relocated to Aqualife (4-6 courts)
Staff offices + Admin	✓	✓	✓	✓
Carparking	250 Bays	216 Bays	200 Bays	203 Bays



# Overall Rankings

Of the four scenarios, Community Centre (Scenario 3) was ranked as the most preferred, closely followed by the Stacked + (Scenario 1). The Community and Bowls Central was the least preferred option.

The Library was ranked as the most important facility, followed closely by Leisure Life and the Community Centre. Commercial space, parking, and the Bowling Club and were identified as the least important features.

Table 6: Ranking (from most preferred (first) to least (last)).

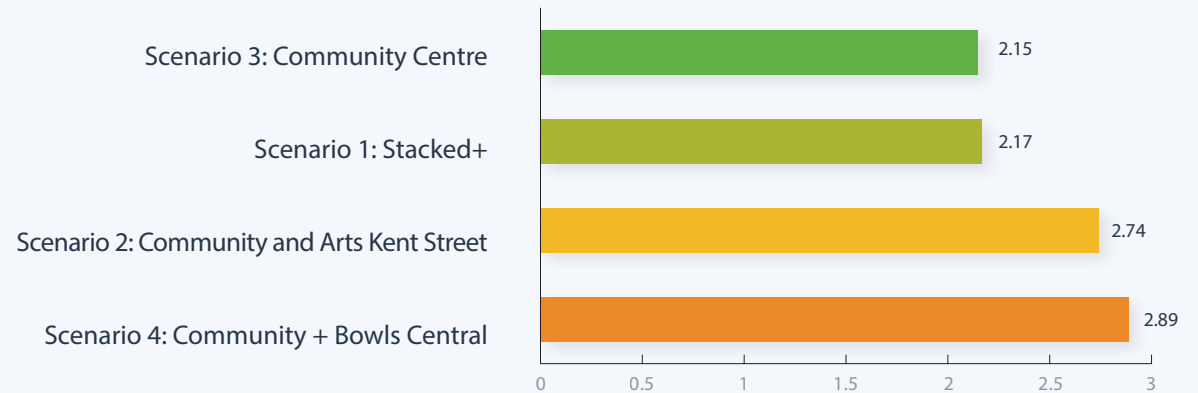
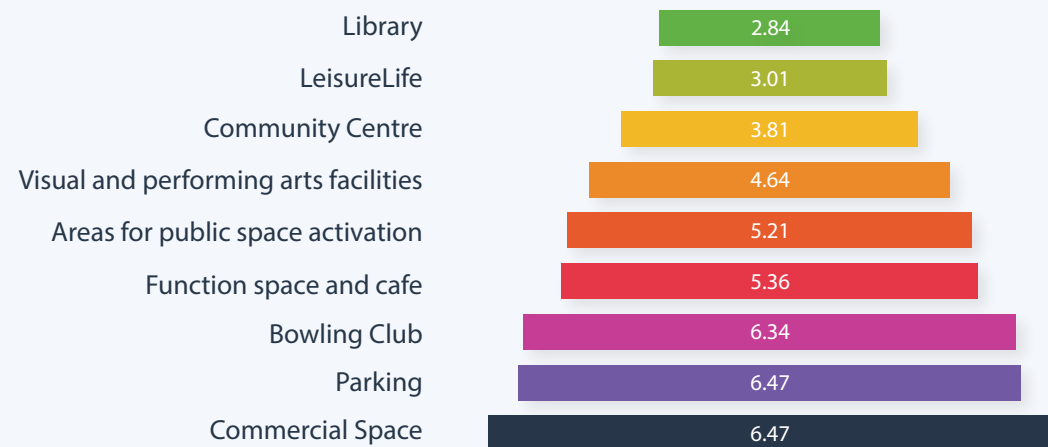


Table 7: Facility Rankings (Most important (first) to least (last)).





# Community Central Scenario

The Community Central Scenario was identified as the most preferred scenario. Key features that were well supported include the opportunities for an enhanced library (with less competing activity), and retention of the community gym on site. There is also strong support for other key features, including:

- 55% support to inclusion of a large function space and bar and the inclusion of a ground floor Town Hall
- Over 60% support a community gym being located on site

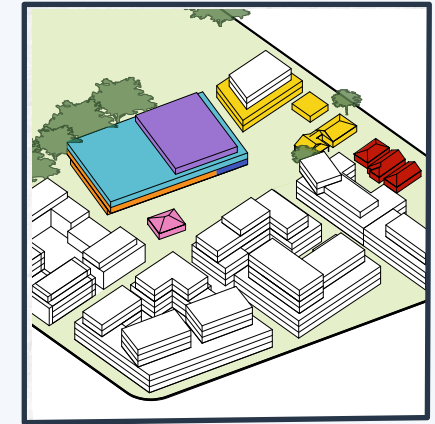
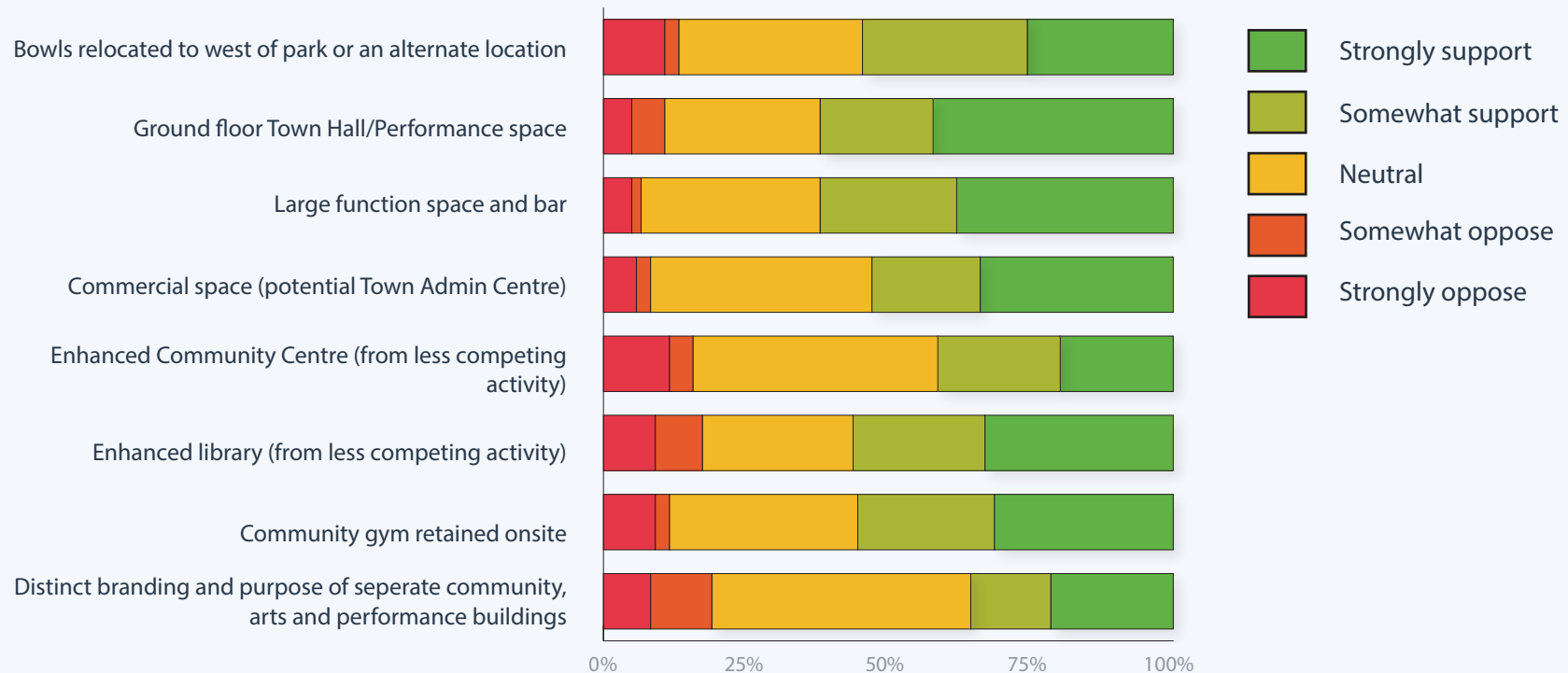


Table 8: Community Central Scenario





# Stacked+ Scenario

The feature most supported within the Stacked+ scenario, is retention of courts within the precinct (Strongly supported / somewhat supported by approximately 65% of respondents).

It is worth noting that of the 59 respondents who indicated strong support for the courts to be retained in the precinct, 45% (27) were squash advocates.

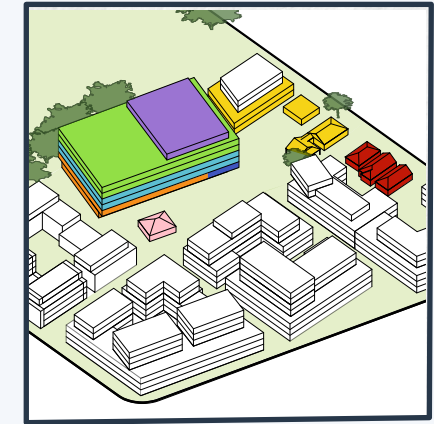
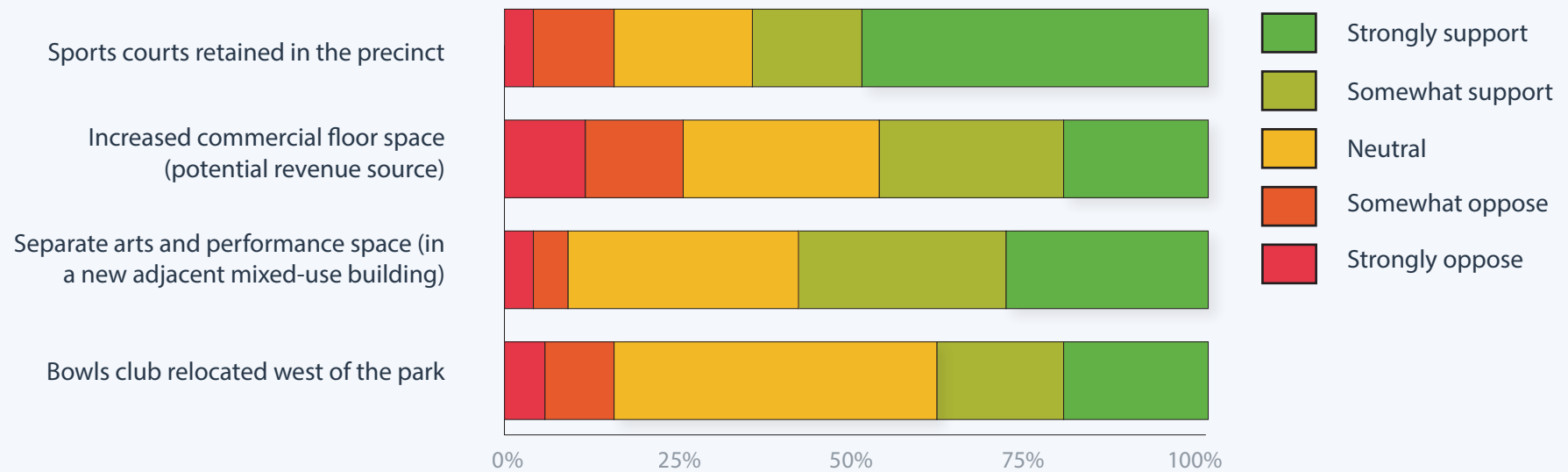


Table 9: Stacked+ Scenario





# Community + Arts Kent Street

The Community + Arts Kent Street option was the least preferred scenario, and it was considered the Scenario with the lowest level of alignment with the Community Charter.

Features that were not well received include:

- Removal if the civic space and connection (55% opposed / somewhat opposed), and
- Relocation of the community gym outside of the precinct (approx 50% opposed / somewhat opposed this suggestion).

There is an equal level of support for arts and performance to be integrated within the new facility, and the existing art centre to be retained.

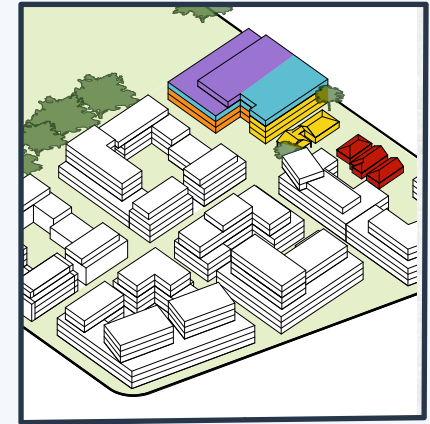
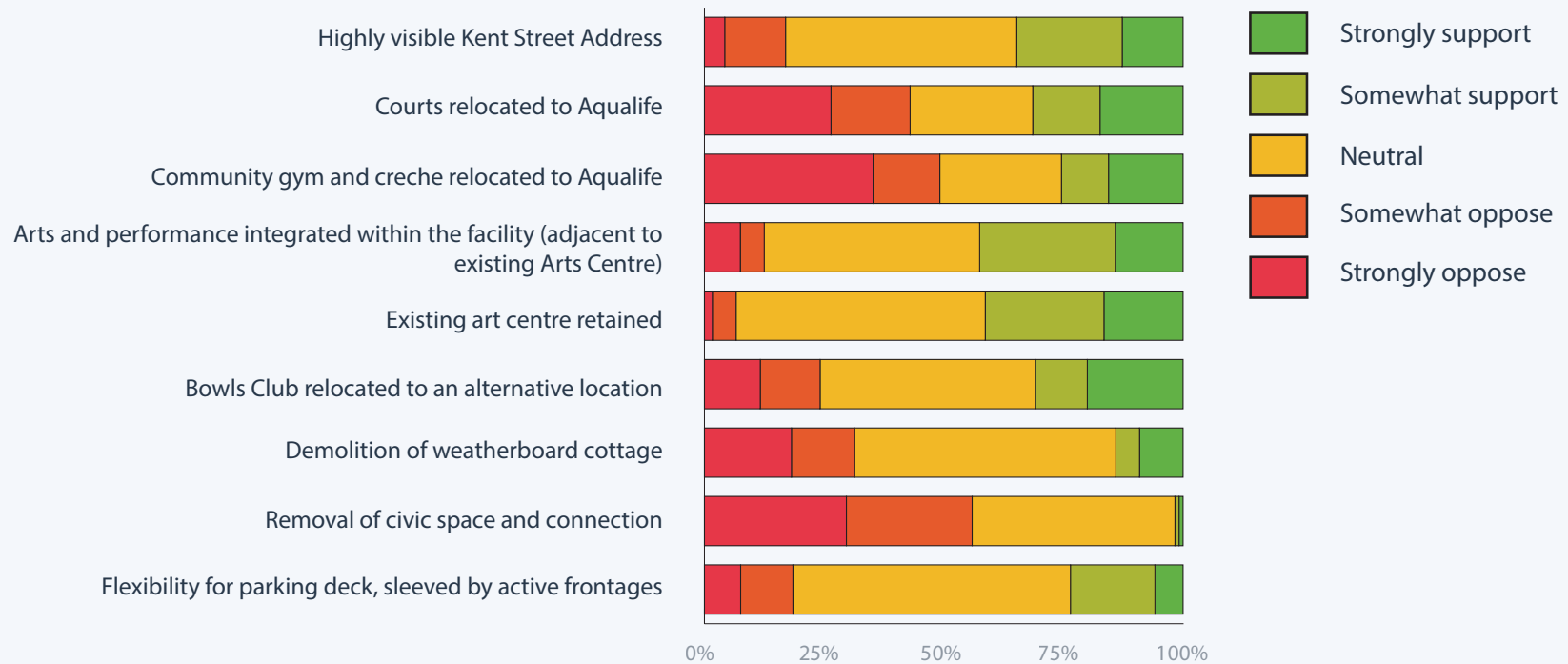


Table 10: Community + Arts Kent Street Scenario





# Community and Bowls Central

There were mixed reviews for the Community and Bowls Central Scenario. Features that received a reasonable level of support were:

- Arts and performance integrated within the facility (50% strongly support/support)
- Ground floor overlooking John MacMillan (approx. 55% strongly support/support), and
- Town Hall space, consolidated public plaza and pop-up shop (approx. 40% or more strongly support/support these ideas)

There was a clear objection to the courts, gym and creche being relocated to Aqualife (approx. 55% strongly oppose / opposed to this suggestion).

There were also mixed reviews for the Vic Park Carlisle Bowls Club being retained on site in a new ground level bowls club, which was supported by just over 30% of respondents. Approximately 70% of respondents are indifferent, or object to the expanded building footprint.

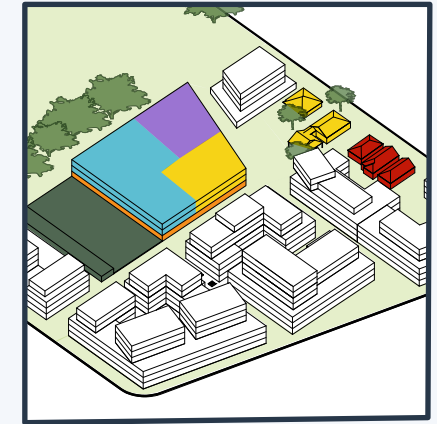
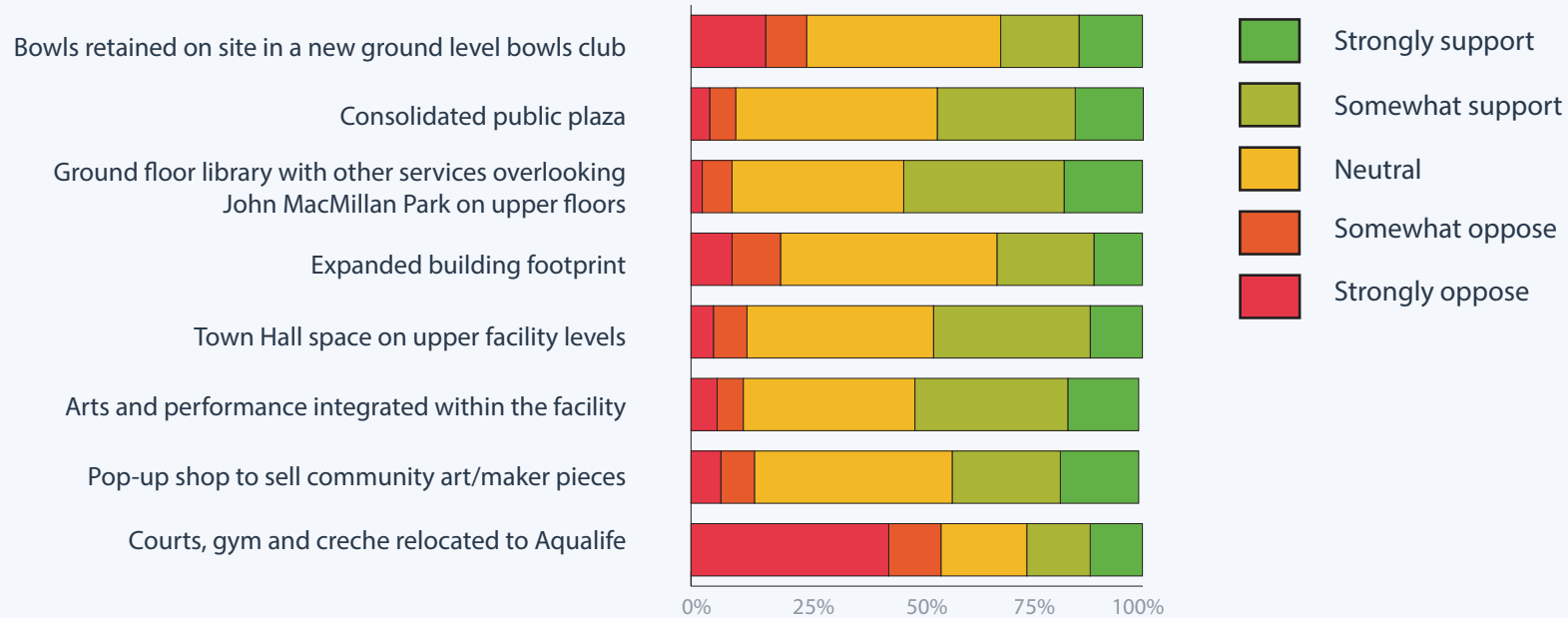


Table 11: Community + Bowls Central Scenario





# Macmillan Precinct Community Charter

There was a relatively equal distribution of feedback, with respect to how the Scenarios are aligned with the Community Charter.

Of the 4 scenarios put forward:

- 14% felt that all scenarios equally meet the charter,
- The Stacked + and Community Central were rated as being most well aligned (22% and 23% respectively),
- The Community & Arts Kent Street was perceived as being least well aligned (4%), and
- 22% of respondents felt that none of the scenarios align with the charter. Of these, nearly 70% were advocates for the squash courts being retained.

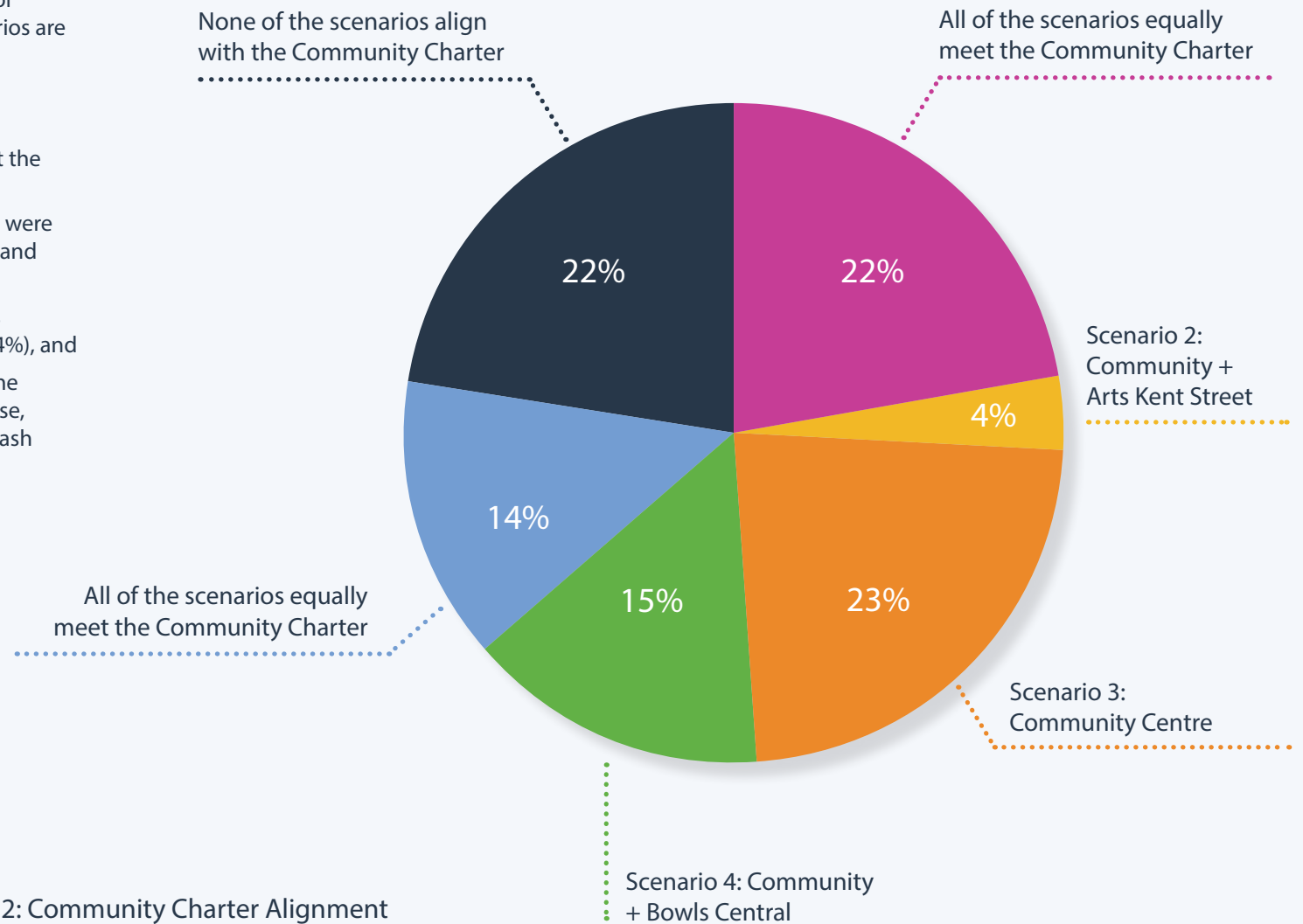


Table 12: Community Charter Alignment

# Sports Courts, Gym and Creche

The data provided some interesting insights, when delving into the comparative details with respect to different facilities offered under each scenario option. There is a strong level support for the sport courts to be retained on site, as well as the community gym and creche.

- Just over 60% strongly support / somewhat support the community gym and creche being retained onsite,
- Around 55% are strongly opposed / somewhat opposed to the courts, gym and creche being relocated to Aqualife,
- Around 40 respondents advocated support for the re-inclusion of squash courts within the facility,
- Nearly 65% strongly / somewhat support the courts being retained in the precinct.

It is important to note, that the strong support for courts being retained on site, may in fact be distorted by many participants (45%) who advocated specifically for the re-inclusion of squash courts (refer to Table 14). Of the squash courts advocates, around 30% indicated support the courts being relocated to Aqualife, and 25% are neutral either way.

Interesting in the general comments, one respondent noted that Aqualife is too far away for many residents, and not bicycle and pedestrian friendly.

Table 13: Sports Courts, Gym and Creche

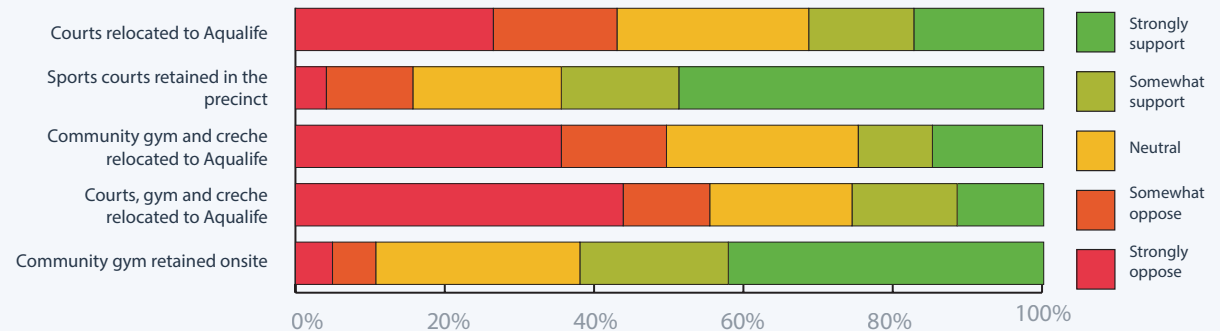
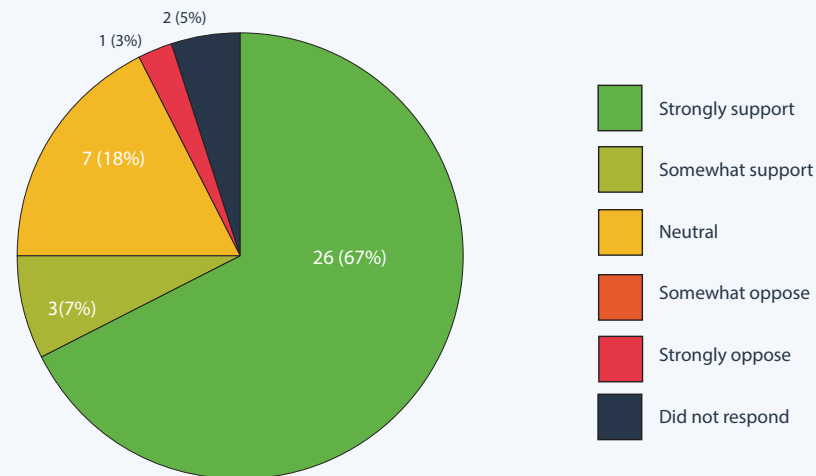


Table 14: Retention of Sports Courts (Squash Advocates)





# Library and Community Centre

The Library and Community Centre were both identified as the most important facilities, ranking first and third, respectively.

There is also strong support for an enhanced library (over 60%) and community centre (50%), with less competing activity.

Nearly 55% of people support the notion of a separate community, arts and performance buildings.

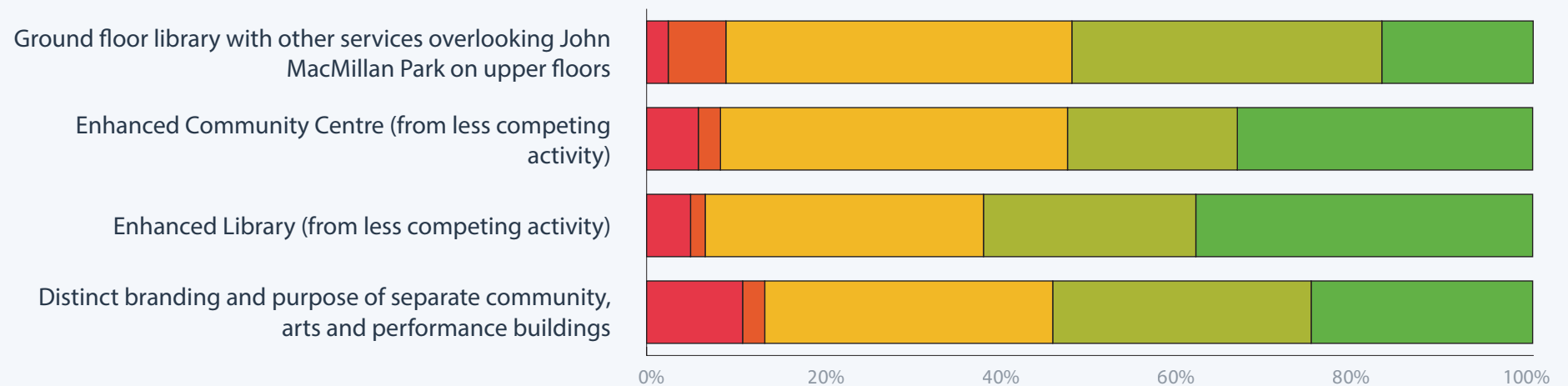
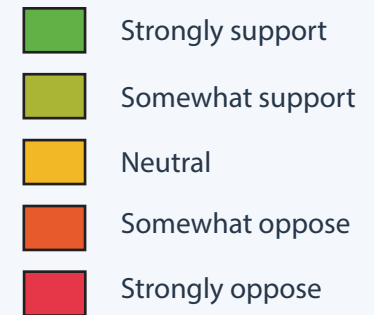


Table 15: Library and Community Centre

# Arts and Performance Spaces

Based on the findings, there is a high level of support for a separate Arts and Performance space, in a new mixed-use adjacent building (nearly 60%), and a reasonable level of support these activities to be integrated within the facility (just over 50%).

Nearly 40% of respondents support the retention of the existing Arts Centre, and approx. 20% of respondents strongly oppose the demolition of the weatherboard cottage.

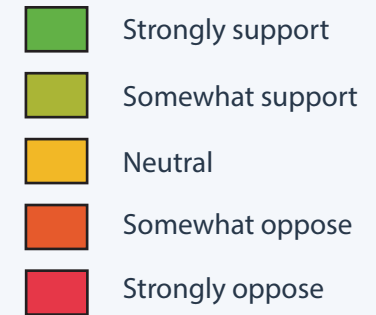
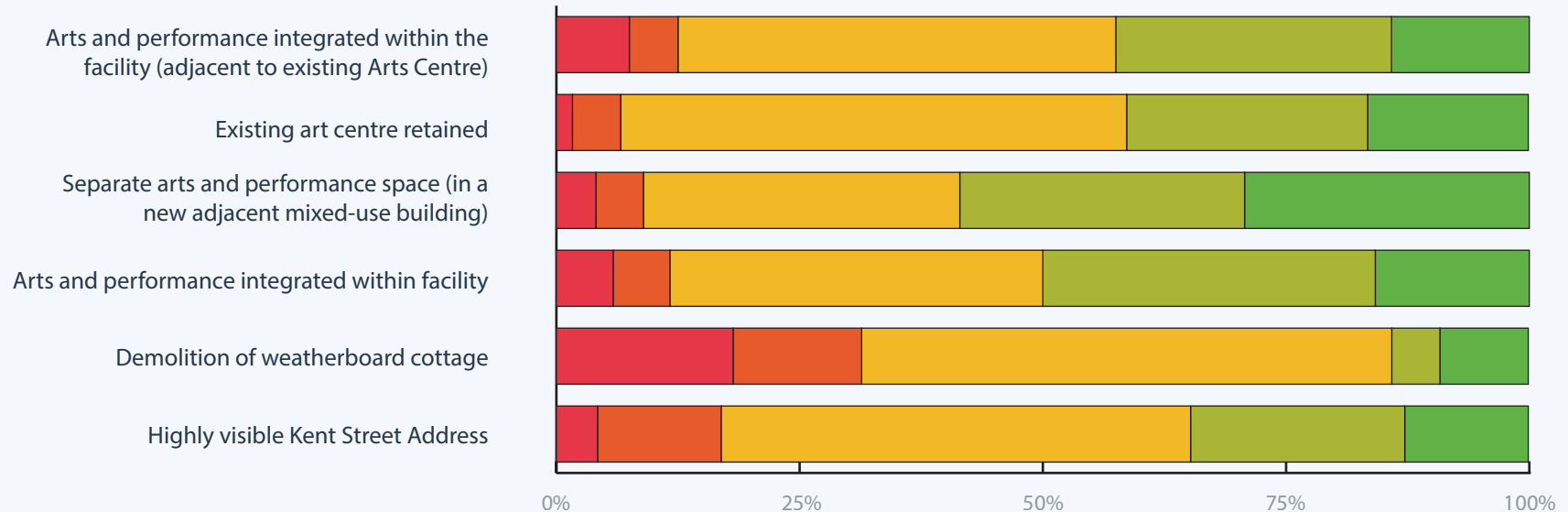


Table 16: Art and Culture Spaces





# Local Clubs (Bowls, Basketball and Squash)

Early conversations with the Vic Park Carlisle Bowls Club, ahead of the engagement, indicated strong member support to explore viable and suitable alternative locations (outside of the precinct). This is further backed by engagement findings with strong community support around the idea of exploring an alternative site.

Data suggests approximately 75% of respondents are either supportive, or indifferent about relocating the Bowls Club, to an alternative site.

- Approx. 30% strongly support/support the facility being relocated to an alternative location,
- Approx. 25% of respondents are opposed to relocating the Bowls Club to an alternative location,
- Approx. 30% strongly support / somewhat support the facility being retained on site, and
- Nearly 40% support the bowls club being located west of the park.

In a detailed submission, one respondent questioned if the Perth Redbacks were in fact a good fit for the Victoria Park Secondary Centre, and these needs may be better met at the Aqualife site (and Belmont

Oasis Centre). The same submission identified an opportunity to pursue a female state league netball team as an activity drawcard.

Of the 35 written submissions received, 33 advocated for Squash facilities not to be excluded in the facility. The submissions put forward a compelling argument, for the courts to be re-instated. A summary of the key points raised, has been captured in Table 16.

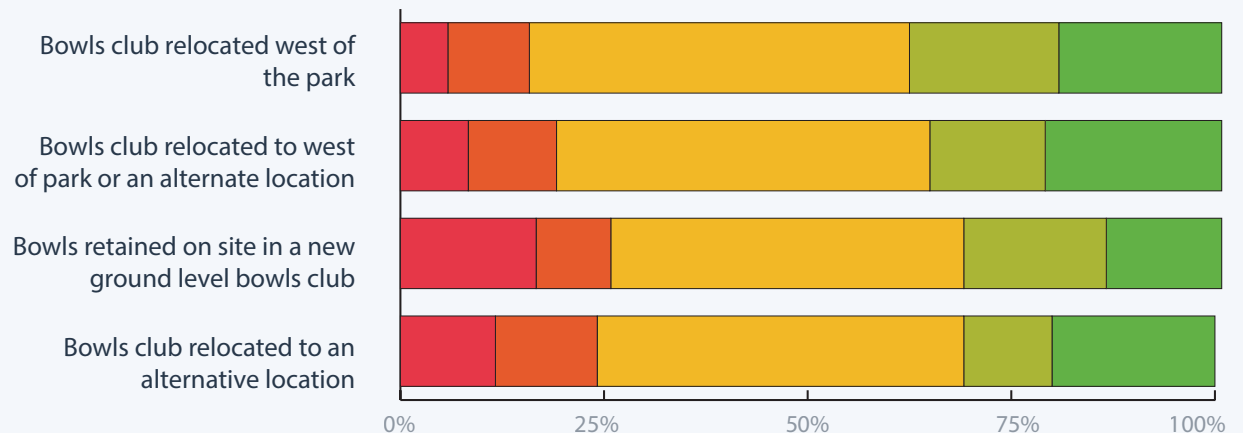
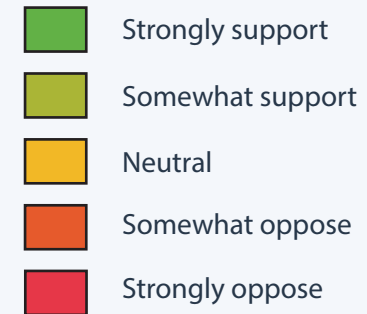


Table 17: Vic Park Carlisle Bowls Club

# Vic Park Squash Club



## Club Performance

- The Vic Park Squash Club, one of the best in the country, is a friendly club that draws players from all age groups and a wide range of suburbs because of its engaging, friendly, and vibrant atmosphere.
- It has players across all age, ethnic, financial and social groups (50+ members aged from 5 to 80).
- The council upgraded the 4-glass back courts in the last few years and demand for their use has increased for their state-of-the-art facilities.
- Members are attracted from all over Perth, some traveling from far north of the river, far south and country areas (Moora) primarily due to the clubs reputation, great clubmanship and quality facilities. The loss of these facilities would result in a wider social and economic loss to Vic Park
- Despite the centre only having 4 courts, it has been able to run a weekly competition for 50 people over the past 10 years, as well as a junior program, and regular social sessions.
- The club also has members who are some of the state's top players. It is run by volunteers motivated by both their love of the sport and the community that surrounds the club.
- These Squash Courts also support Curtin University by providing a facility for International students to pursue one of their sporting interests whilst attending that University.
- It has a highly regarded junior development program coached by squash legend Sue Hillier (recently inducted into the Town of Vic Park Sporting Walk of Fame). This includes many players in the state team, with some going onto national and international success



# Vic Park Squash Club



## Future of Squash

- With the closure of other centres over the last 20 years in the area, Vic Park Squash is integral to the squash community. They have a thriving in-house competition, a great social club, and are always very active.
- The future of squash will be dependent on local government facilities being available
- Squash is an all-weather sport that is currently enjoying a resurgence, and is ranked as one of the healthiest sports for a whole-of-body workout.
- The Squash Centre at Maddington is shutting down and the future of Kensington Courts is limited to a year or two. Therefore, the Vic Park courts will be the last in the area.
- There is currently opportunity to deliver a new leading squash facility in Perth which would be supported by and ensure the continuance one of the most well recognised clubs in the Perth squash community, particularly in the eastern corridor.
- The existing squash courts could be relocated to the Aqualife centre - there are combined benefits for both the squash community and the town.
- Anything less than 4 courts would make the hosting of squash competitions, such as the current Vic Park Open, pennants and club events unpractical and therefore unachievable.

## Design Adaptability

- The new squash courts could be built with movable walls allowing for open spaces that can be used for all sorts of activities.
- We can fit 8 squash courts in the same area as ONE basketball court
- It would be a tremendous asset for the Town of Victoria Park to have a full sports precinct incorporating squash, multi-use courts, swimming pool and gym on the Aqualife site.
- Reference points for comparable facilities following this model to great success include:
  - Mandurah Aquatic & Recreation Centre,
  - South West Sports Centre (Bunbury),
  - Beatty Park (North Perth), and
  - Lord's Subiaco

**“Not only is the Vic Park squash club the most successful club in WA, it also has a dedicated international champion dedicated to bringing fitness, fun and fair play to both current and future players - Sue Hillier. No other club in Australia has this invaluable resource. It would be a travesty not to include squash courts.”**

# General Feedback

The data collated included qualitative feedback, in the form of general comments and a detailed submission prepared by Steve Walker.

- Key themes identified through the feedback has been captured below, and presented in some of the key quotes received.
- Mixed views about Leisure Life (staying on site or relocating to Aqualife)
- Health and fitness focus is still important (i.e. gym retained onsite)
- Concerns about cost (realistic plans that will be delivered)
- General level of excitement about concepts
- General support for Bowls to be relocated elsewhere
- Support for social and affordable housing, potentially across all ages
- Separate identity (Library and Community Centre)
- Dedicated space for the Local History Collection
- As a high priority, explore WA State Government partnership opportunities (Victoria Park is Secondary Centre and a regional hub).
- Source developer-contributions from the Activity Centre area to off-set the funding of the public realm elements and community facilities.

"The Leisure life sports facilities are essential in the convenient central location. I am in general favour of additional function, commercial, arts facilities in the development but not at the expense of sport being moved to Aqualife."

"Please do not move the Leisurelife over to Aqualife, it is heavily used and it would not be a great outcome to move it over."

"All of the options look exciting. Relocating courts and gym to Aqualife in effect means building two new centres - might be too expensive."

"More high rise is needed, concepts are too low. You will regret the lack of height in 10-20 years."

"Reward yourself Town of Victoria Park. Don't be scared of giving yourselves the six storeys at Macmillan Precinct. Town of Victoria Park can give itself the high point."

"Develop a plan that is realistic to be delivered and that ratepayers can afford to build."

"I would like to reiterate my opposition to adding more parking."

I strongly support Macmillan precinct as an arts, culture and community hub with recreational facilities relocated to more suitable locations.

"Would like to have detail about costs for each scenario"

"I feel that only retaining 3 indoor multi-use courts within the Town of Vic Park will be a mistake and harm local sports groups. I also feel that opting for a smaller sized library (which is a facility used by all age groups), in favour of retaining the bowls (which is used by a much smaller group of people) would be a big mistake."



"Boldness of the Stacked+ idea is what the town needs. The relocation of sport facilities to Aqualife would be a detriment to the site, and hamper activation. The relocation of Town Council activities to the site may promote greater engagement as well. Best of luck with getting community consensus, the ideas presented are, in a word, exciting!"

I believe it is important to keep the gym facilities as part of the community focus of Victoria Park encouraging health and fitness. However, do agree that the courts are better suited to be part of the Aqualife expansion in area where there is sufficient space for them.

"Aqualife is too far away for many local residents and not bicycle & pedestrian friendly."

"My focus is on keeping the library and gym within the precinct as we enjoy being able to walk to these places from our home. Enhancement of the performing arts etc. Would be nice but not really high on my list of current priorities as a mother within a young family. I'd prefer a state of the art playground with all mod cons ...- focus on healthy, outdoor living plus the library and activities for kids - as I get older, the arts and community spaces may become more important but I am happy to go to Northbridge for this - I think our community space should be more about bringing people and families together."

"As part of the community, I value health and well-being and believe that a gym should be a part of the community hub, along with the arts, function space, and cafe."

"The Library needs to maintain its own identity. The Victoria Park Community Centre needs to be its own identity. On all the scenarios they seem to be grouped together. But they ARE NOT the same."