

An artistic illustration of a park masterplan. In the foreground, a group of people, including children and adults, are gathered on a grassy area. Some are sitting on a low stone wall, while others are standing. A black dog is visible near the group. In the background, there are modern buildings with balconies, trees, and a colorful kite flying in the sky. The overall scene depicts a vibrant, community-oriented park space.

Macmillan Precinct

Masterplan

We acknowledge the Whadjuk people of the Noongar nation as the traditional owners of this land and pay respect to Elders past, present and emerging.

Thank you to the Macmillan Precinct Working Group and all those who participated in the project for their time, ideas and enthusiasm.

DOCUMENT CONTROL

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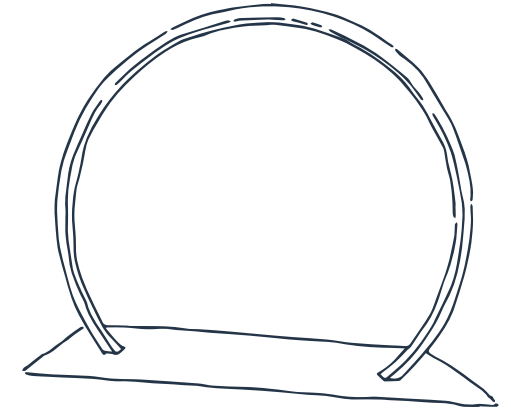
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Contents

1.0	Summary	4	5.0	Concept	46
2.0	Context	18	5.1	Concept Overview	47
2.1	Project Purpose	19	5.2	Key Moves	48
2.2	Urban Context	20	5.3	Design Approach	49
2.3	Site Context	22	5.4	Concept Plan	50
2.4	Engagement Process	24	5.5	Facility Concept	60
2.5	User Requirements	25	5.6	Community Hub Options	62
2.6	Opportunities	26	5.7	Bowls Club Options	63
2.7	Challenges	27	5.8	Public Space Concept	64
3.0	Vision	28	5.9	Activity Concept	66
4.0	Scenarios	34	5.10	Potential Land Uses	68
4.1	Scenario Overview	35	5.11	Funding Approach	69
4.2	Scenario 1 Findings	36	5.12	Masterplan Guidance	70
4.3	Scenario 2 Findings	38			
4.4	Scenario 3 Findings	40			
4.5	Facility Direction	42			
4.6	Public Space Direction	43			
4.7	Other Use Direction	44			
4.8	Funding Direction	45			



1. Summary



1.1 Introduction

While the Macmillan Precinct today is 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, Council has been working closely with local clubs, groups and residents to collaboratively shape a Masterplan fit for the future needs of our community.

What's a Concept Plan?

The Macmillan Precinct Concept Plan is a high level guide for the future detailed masterplan based on wider community feedback from the Victoria Park community, including local residents, businesses, sporting clubs, community groups and facility operators.

The plan establishes overall design principles and desired outcomes for the design of new community facilities, enhancement of public parks and spaces, inclusion of new activities and uses, and options for funding and delivery.

The Concept Plan is only a preliminary working document and significantly more community consultation and detailed investigations will be required to confirm the final plans for the area.

Why do we need one?

The Concept Plan is needed to guide the Town's response to identified issues and needs in the precinct based on the values and priorities of the community.

Building condition assessments of key facilities, including Leisurelife and the Library, have identified substantial maintenance and expansion needs that will require significant redevelopment and replacement over the coming decades.

As the operator and owner of these facilities and much of the other land in the precinct, the Town has a responsibility to maintain, manage and responsibly plan for the future of these important assets.

Now what?

This Concept Plan is currently in draft form and the Town is seeking further community feedback before it is finalised. Once this has been done, the Concept Plan will be used to guide and direct detailed masterplanning including community facility layout, public space design, business case development and more.

The Town will continue to engage with the community and key stakeholders as this process gets underway to ensure their views and needs are incorporated into detailed plans.

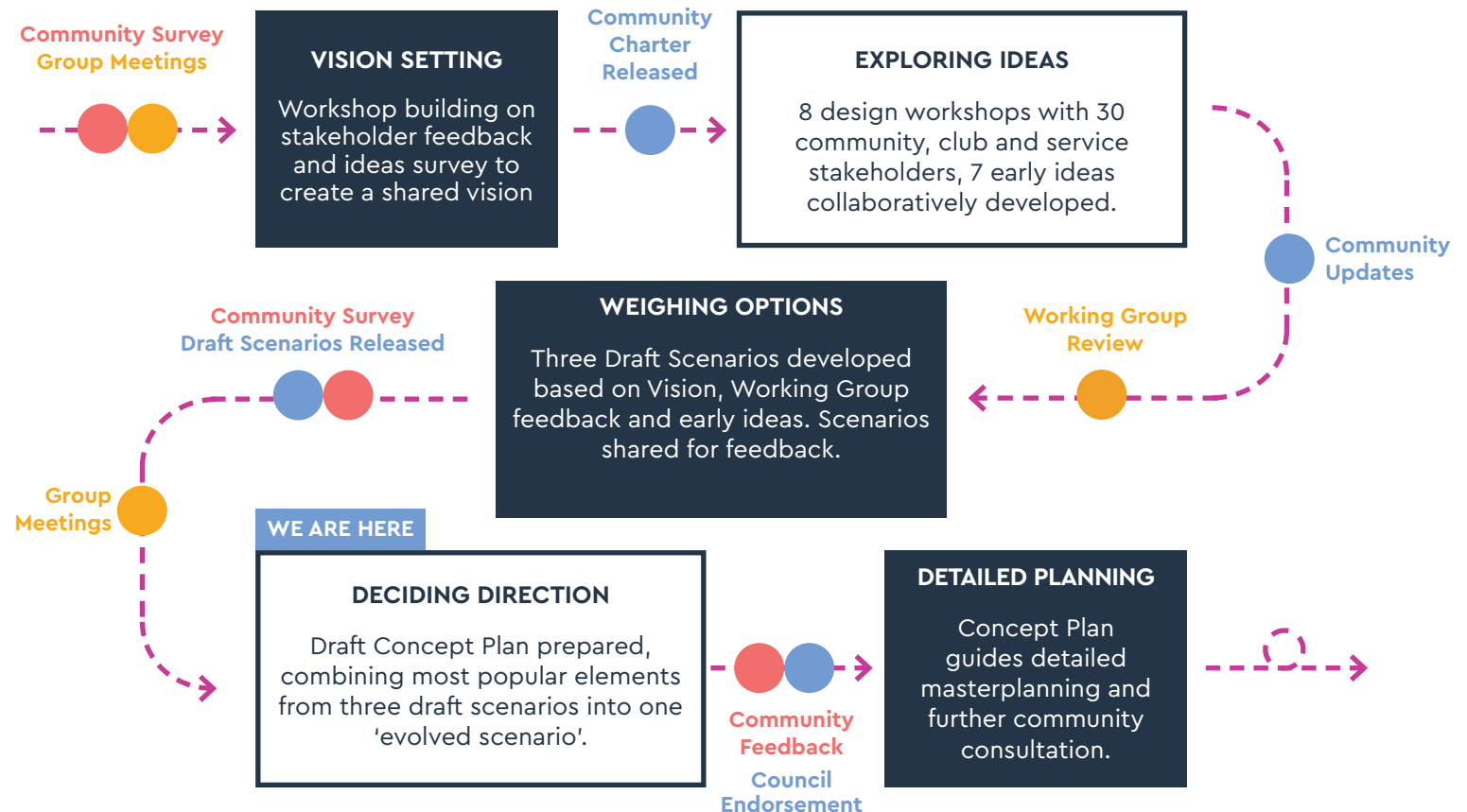
Once finalised, the detailed masterplan will be used as a guiding document for staged implementation over the coming decades as funding becomes available, while ensuring value for money for ratepayers.

1.2 Community Input

The Concept Plan has been shaped by over 6 months of continuous community engagement
→ [Page 24](#)

This Concept Plan is the first step in preparing a community-led framework for the future of the Macmillan Precinct. As a vital hub for Town services, community events and public life, it is essential that any future changes reflect the values and priorities of the Victoria Park Community.

Since February 2020, the Town has been consulting in detail with site stakeholders and the wider community to ensure the Concept Plan reflects their shared aspirations for the future. The purpose of the Concept Plan is to outline initial priorities and directions to inform subsequent detailed masterplanning.



1.3 Key Messages

Prioritise Community

The Macmillan Precinct is first and foremost a place for community services, special events and civic life. Existing services, clubs and facilities are all highly valued and should remain on site into the future to cater for the future needs of the local community.



Embed Art & Culture

The precinct is more than just a service hub – it can grow to become a place of life-long learning, making and performing where people connect with our diverse community and express their creativity.



Meet Future Needs

Focus on the needs of the clubs and groups who use the site today and ensure that new facilities meet their future needs.



Protect Green Space

John Macmillan Park is a rare green space that will be vital to our shared wellbeing as our community grows. Its size, mature trees and open lawn need to be safeguarded and enhanced.



Promote Diversity

Ensure that services and activities on offer reflect the diversity of our community and include people of all ages and backgrounds.



Maintain the Vibe

People like the local feel and casual, unpretentious atmosphere of the way the place is today. Any change needs to maintain this relaxed vibe and distinctive local flavour which is central to Victoria Park's character and identity.



Key limits and requirements for the Concept Plan have been set based on community priorities

→ **Page 24**

1.4 Valued Amenities

Resounding community feedback has made it clear that the site's existing amenities, services and user groups are deeply valued and seen as vital to the identity and liveability of Victoria Park.

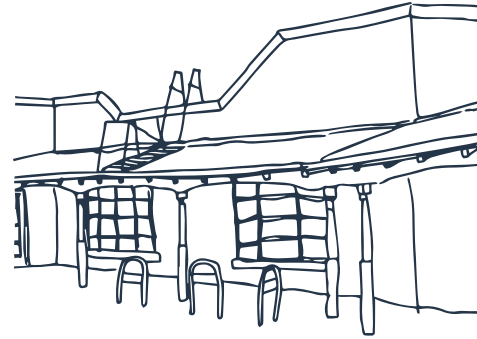
Reflecting this, all major site stakeholders have been individually and collectively involved in the preparation of the Concept Plan to ensure that their future needs are well understood and can be accommodated on site into the future.

John Macmillan Park



John Macmillan Park is a treasured place used for morning walks, weekend markets, play and quiet contemplation from toddlers to teens. We heard that the Park's value comes from its generous size, frame of mature fig and gum trees and unstructured lawn which is a rare resource.

Leisurelife + Community



Leisurelife is the Town's premier community facility. We heard that all of its services should be maintained into the future, including the gym, court space for Basketball, Netball, Badminton and Squash, meeting rooms, creche and the Victoria Park Community Centre.

Library + Law



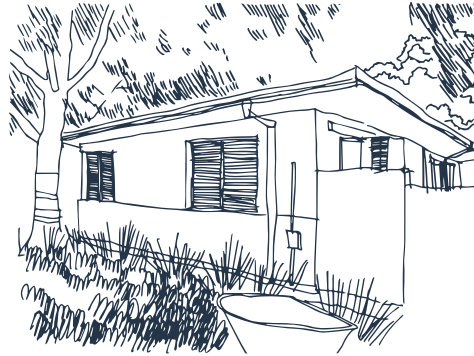
The Town Library is a much-valued facility that goes well beyond loaning books with computer services, study spaces, early childhood support and more on offer. The building also houses the not-for-profit Sussex Street Community Law Centre. We heard a bigger and more flexible library is needed going forward.

Arts Centre



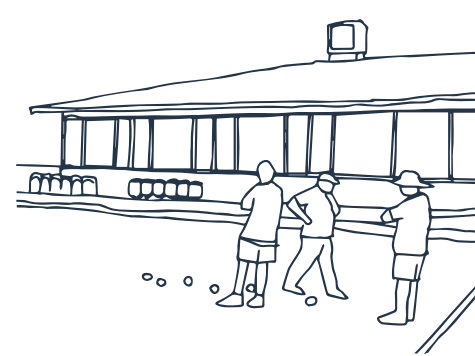
The Victoria Park Centre for the Arts is a diverse and ever-changing venue for painting, pottery, poetry, events, language classes, exhibitions and more. We heard that its heritage cottage setting is intrinsic to its DNA and should be preserved into the future, while expanding its footprint and visibility within the precinct.

Billabong



Billabong Childcare is a popular community care service with around 60 care places for local kids. While not a Town service, we heard that local and community-based care is an valued service that should continue to have a home within the local area.

Bowls Club



The Victoria Park-Carlisle Bowls Club is a longstanding Town asset, hosting competition and barefoot bowls, parties, functions and Area 5 Football. We heard that the Club is an important part of the precinct's mix and that several different approaches for its future should be further explored with club members.

Surrounding Area



While not included in the Concept Plan, neighbouring areas like Albany Hwy and the Park Centre are important attractions that we heard should be considered holistically alongside the Macmillan Precinct, to ensure shared issues like transport, parking and public safety are effectively addressed.

1.5 Future Vision

The Concept Plan reflects the vision of local residents and site users → [Page 28](#)



The Macmillan Precinct is Vic Park's shared commons — a place where culture, community and creativity intertwine.

1.6 Guiding Principles

The Concept Plan is informed
by four guiding principles
→ Page 30-33

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.

1.7 Concept Plan

The Concept Plan reflects the ideas and feedback of many local residents and site stakeholders
→ Page 35-41



1.8 Key Elements

Key elements of the Concept Plan have received strong community support
→ Page 42-45



87%
SUPPORT

All existing community facilities and services kept on site in current or new buildings



69%
SUPPORT

Improved pedestrian access through the site with new laneways and promenades



79%
SUPPORT

Preserving the full size of John Macmillan Park with new native landscaping, play areas and event spaces



91%
SUPPORT

Retaining iconic Fig trees and other significant vegetation to protect tree canopy and biodiversity



85%
SUPPORT

Adding more greenery and creating additional public spaces around the site



72%
SUPPORT

Improving traffic flow and car parking management with upgraded streets and basement parking



70%
SUPPORT

Increasing activity and safety around the clock with more lighting, events and tenants



71%
SUPPORT

Some private and non-profit development on site to help fund new community facilities

1.9 Places

The Concept Plan defines three unique places which each offer specific community benefits
→ Page 48-49

Three distinctive places are envisaged within the Macmillan Precinct: a lively laneway area connected to Albany Hwy to the east, a central heart focused on enhanced public parkland and new community facilities, and a quiet and leafy residential quarter which gently transitions to the suburban streets beyond.

Together, they form a cohesive but varied place that is immersive, resilient, flexible and capable of meeting the needs of the Victoria Park community well into the future.

'Hood



Peaceful
Contextual
Diverse
Innovative
Sustainable

Heart



Dynamic
Organic
Communal
Open
Green

Highway



Urban
Exciting
Artisinal
Connected
Inviting

1.10 What Happens To...

Existing, expanded and new facilities
are at the heart of the Concept Plan
→ [Page 50-59](#)

John Macmillan Park	Size expanded with substantial enhancements and landscaping, including native sensory gardens, event spaces and a destination playground.	Community Centre	Operational model shifted to operate within shared meeting and event spaces with access to specialised facilities aligned with the Centre's strategic plan.
Leisurelife	Courts, Gym, Squash and other uses expanded and incorporated into a new community hub located east of the park. Facility design subject to further investigation and consultation.	Childcare	Relocated to a new purpose-built facility within the site subject to further consultation with operator. Potential locations include Kent St, Sussex St or within community facilities.
Library	Significantly expanded in size with more meeting and digital learning spaces, incorporated into a new community hub with direct park outlook and access.	Kent St Cottages	Retained and restored for commercial, non-profit and/or community use.
Bowls and Area 5	Relocated within an integrated community hub, or alternatively either west of the park or another location subject to further consultation with Bowls/ Area 5 members and the wider community.	Albany Hwy Properties	Developed for private housing/mixed use subject to engagement with current landowners.
Arts Centre	Retained in existing location with expanded creative/ performance/gallery spaces and stronger connections to other facilities within the precinct.	Car Parking	Consolidated into basement/undercroft parking beneath community facilities with access via Sussex St and Kent St.
Community Law Centre	Retained on site and relocated to a new streetfront space within new development. Potential locations include Kent St, Sussex St and Albany Hwy.	Highway Sump	Closed or relocated to subsurface storage subject to hydrological and engineering investigations.

1.11 Next Steps

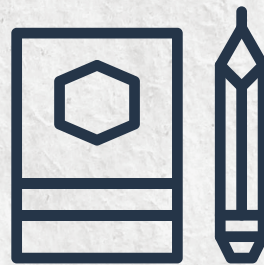
The Concept Plan will guide detailed masterplanning and further consultation
→ Page 60-73

Detailed Masterplan

This Concept Plan is only the beginning of a multi-year planning and community consultation process to bring the shared vision for the Macmillan Precinct to life.

The Concept Plan will serve as a guide for detailed Masterplanning over the coming months, which will look in detail at how public spaces and community facilities should be designed, how existing services and users are best accommodated, as well as the cost and funding implications of these decisions.

All further stages of planning will be accompanied by extensive and continuing consultation with local residents and site stakeholders to ensure that decisions remain aligned to the vision and their needs.



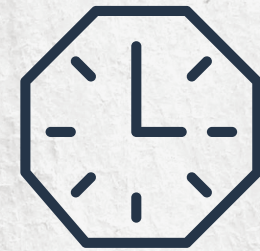
Getting underway over the coming months, a detailed masterplanning process will build on the ideas in the Concept Plan and look specifically at the details of community facility design, public space look and feel, governance and inclusion, and further important details in consultation with site users and the wider community.

Further Consultation



Members of the community will continue to be engaged as detailed masterplanning gets underway. In particular, key site stakeholders like the Bowls Club, Squash and Basketball associations, Arts Centre, Childcare operator and others will be closely engaged with to ensure their needs are addressed.

Funding & Delivery



Implementation of the detailed masterplan (i.e. on the ground changes) aren't expected for some years and will be subject to detailed budgeting, business case development and Council approval to secure the necessary funding and ensure that future investments represent value for money for Town ratepayers.

"I believe there is a lot of possibility for the area and the Town can be visionary and use this opportunity to create something amazing."
— Local Resident



2. Context

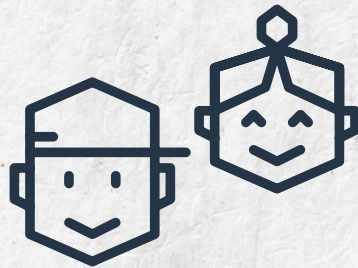


2.1 Project Purpose

The Concept Plan is the first step towards addressing significant operational and financial challenges that have been identified within the precinct through community needs assessments and building condition audits. Major renewal and investment will be needed over the coming decades to address these challenges.

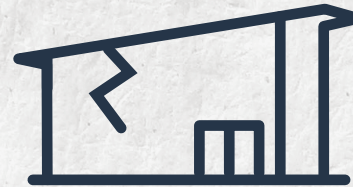
At the same time, this offers a unique opportunity to enhance existing services and bring in exciting new uses which will build on the site's strategic location at the heart of the Town and support the needs of the community into the future.

Changing Needs



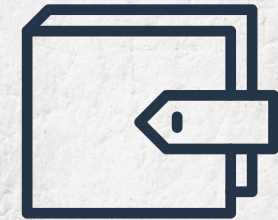
The Town of Victoria Park's population is forecast to nearly double over the coming decades, with the majority of these new residents expected to be housed in new development on the Burswood Peninsula, along Albany Hwy and near our train stations. There will be a need to provide accessible services for these new residents, both in terms of location and capacity.

Ageing Facilities



Building condition assessments of key Town assets within the Macmillan Precinct, including Leisurelife and the Library, have identified significant maintenance and upgrade needs that are likely to require significant redevelopment and replacement of existing Town-owned facilities over the coming decades.

Funding Gap



Providing new Council facilities which meet the needs of a larger and more diverse population will be a considerable expense for which existing funding sources are limited. As such planning for the future of the Macmillan Precinct will need to consider not just what facilities are needed, but how they will be paid for, operated and maintained.

2.2 Urban Context

East Victoria Park is one of Perth's great suburbs, a dynamic and diverse place spanning the iconic Albany Hwy. The area's identity and liveability is deeply connected to the Macmillan Precinct, which has been a centre of local life for generations.

The precinct is situated at the geographic centre of the Town of Victoria Park, closely connected to major attractions in the surrounding area including Perth CBD, Crown Casino and Optus Stadium on the Burswood Peninsula and the Bentley-Curtin Specialised Activity Centre which includes Curtin University and the Curtin Technology Park.

Evolving History



The Macmillan Precinct is on ancient land, which the Whadjuk people have cared for and shaped for tens of thousands of years. The area has long been a place of civic life having housed a federation-era school (pictured). Future planning offers the potential to reflect memories and stories from times past and work towards reconciliation.

Activity Centres

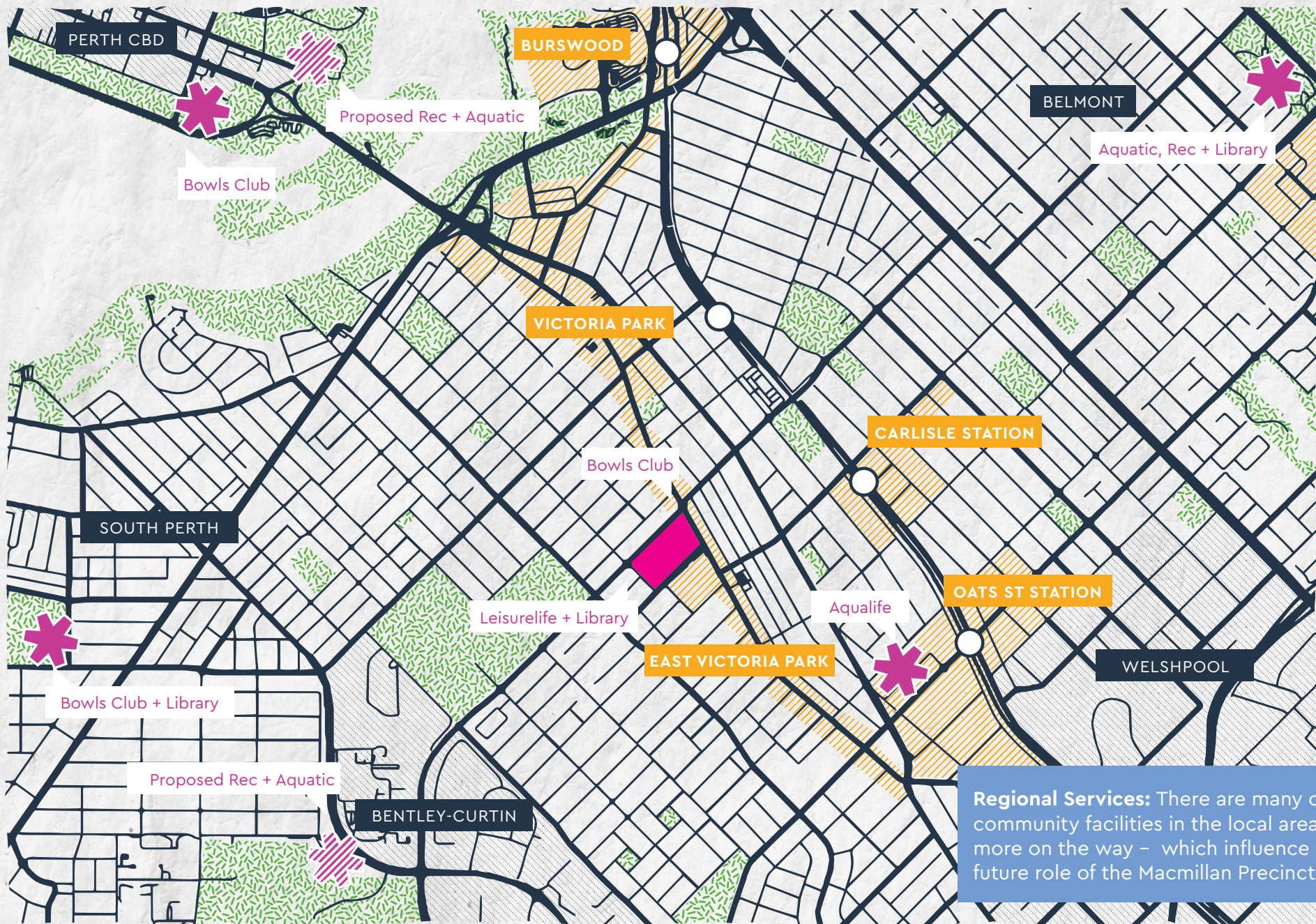


The site is located in the heart of the Albany Hwy (East Victoria Park) Activity Centre. Its proximity to major retail and entertainment offers a valuable opportunity to revitalise and integrate public spaces, community facilities and other complementary activities to improve quality of life and build back better post COVID-19.

Community Hubs



Planning for the future of the Macmillan Precinct offers an opportunity to complement and extend existing community services available in the wider area, which include the Town's Aqualife complex and major proposed sport and aquatic facilities being planned in East Perth and at Collier Park.



Regional Services: There are many other community facilities in the local area – and more on the way – which influence the future role of the Macmillan Precinct.

2.3 Site Context

Key Facilities

The Macmillan Precinct is currently home to dozens of community groups, sporting clubs and service providers who occupy a range of Town and privately-operated facilities within the site. Together, these groups attract hundreds of thousands of visitors per year – young, old and those in between.

An audit of site activity has identified in excess of 85 formal events and scheduled activities which occur from early morning to late at night across a typical week, including organised sport, CALD services, early learning and playgroups, art exhibitions, language, yoga and dance classes, farmer's markets, functions, legal aid, group fitness and more. Informally, the site is also frequently used for relaxation, dog walking and light exercise.



1. Bowls Club & Area 5



2. John Macmillan Park



3. Leisurelife Recreation Centre



4. Centre for the Arts



5. Victoria Park Library



6. Community Centre



7. Sussex Street Law Centre



8. Billabong Childcare

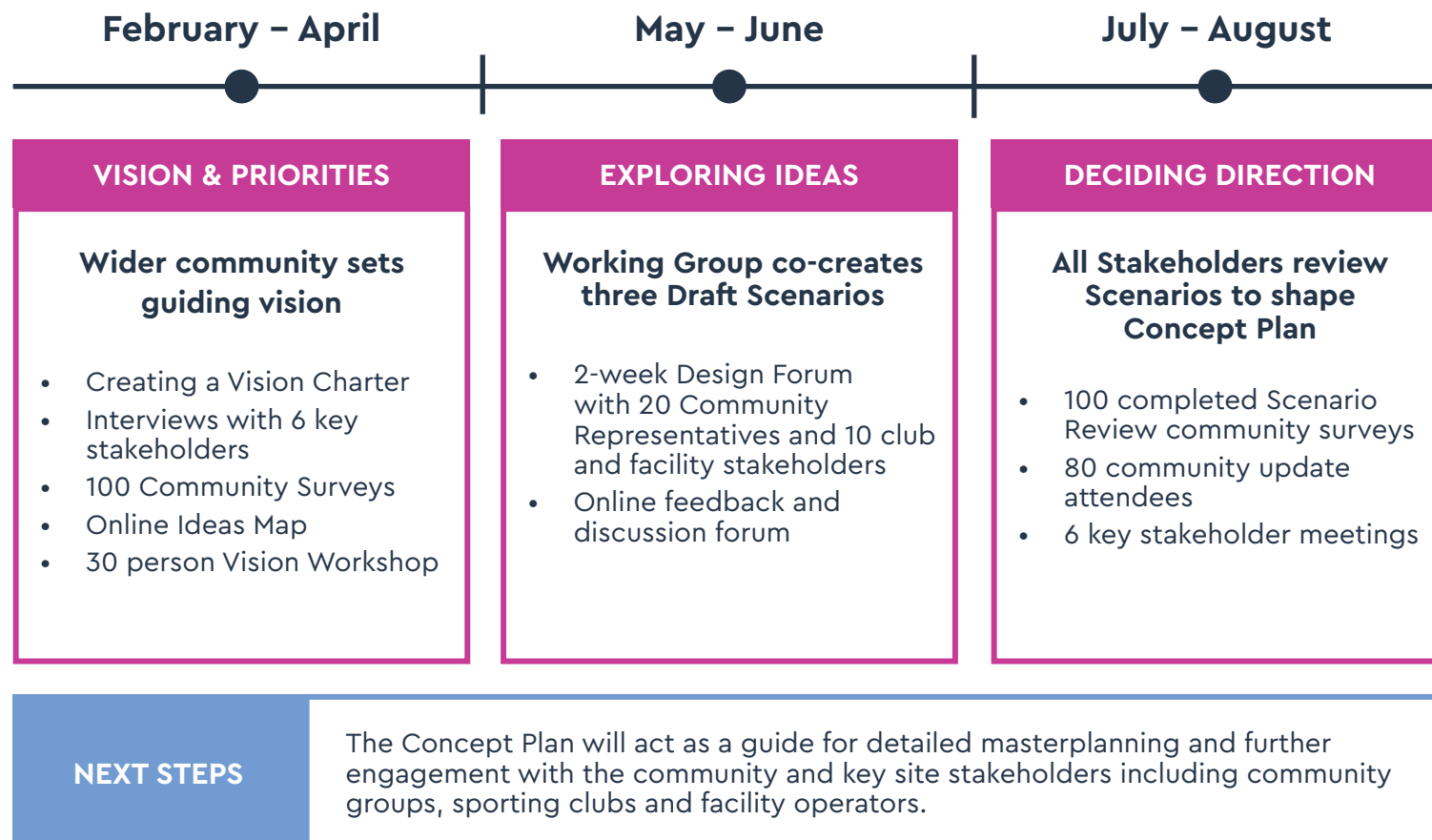


Public Life: A study was carried out at different times and locations over a week to understand when and how locals and visitors make use of the Macmillan Precinct.

2.4 Engagement Process

Since February 2020, the Town has been consulting in detail with site stakeholders and the wider community to ensure the Concept Plan reflects their shared aspirations for the future. This process is summarised by the diagram opposite.

Community engagement will continue through the next steps of the project as the Concept Plan is expanded and refined into a detailed masterplan from which further planning will be progressed over the coming years.



2.5 User Requirements

As a vital hub for Town services, community events and public life, it is essential that any future changes suit the user groups, clubs and facility operators on site today. The following design requirements reflect user group feedback through individual interviews and Working Group participation.

Bowls Club

Input

- Club member meetings
- Working Group participation

Requirements

- Preference for 2 bowling greens to accommodate competitions
- Potential to relocate elsewhere as part of larger facility or remain on site in various potential locations
- Preference to make use of shared bar/facilities rather than operate

Leisurelife

Input

- Redbacks and Squash meetings
- Working Group participation

Requirements

- 4-8 big courts depending on use (general or specialised)
- Spectator bleachers
- 6-8 Squash courts
- Gym facility, Creche & Cafe
- Meeting rooms and office space

Community Centre

Input

- Centre Staff meetings
- Working Group participation

Requirements

- Able to co-locate with library or leisurelife meeting facilities and office space as required
- Commercial kitchen desired to accommodate cooking classes and activity
- Potential to adapt to a different operating model

Library

Input

- Library staff meeting

Requirements

- Tripling in size required to meet future need
- Extended computer labs, maker spaces and lifelong learning
- Extended shelving for collection
- Opportunity to share meeting rooms and other facilities
- Local history space

Arts Centre

Input

- Working Group participation

Requirements

- Space with secure tenure and ability to make mess
- Outdoor space for gardening and events
- Potential to expand exhibition and studio space
- Potential to add dedicated performance space

Law Centre

Input

- Service provider meeting
- Working Group participation

Requirements

- Suitable office facilities to support non-profit work
- Ground floor tenancy/shopfront preferred for ease of access/walk-ins
- Able to be accommodated in various locations

Billabong Childcare

Input

- Service provider meetings
- Working Group participation

Requirements

- Childcare facility suited for 60 places
- Outdoor play and integration with public space
- Options to be accommodate at ground or upper levels in mixed-use development

2.6 Challenges

While the Macmillan Precinct today is a much-valued hub of community services, detailed auditing of community needs and building condition has identified significant emerging challenges which will require renewal and investment over the coming decades.

These challenges include ageing buildings with poor access and a shortage of space needed to deliver modern services for a growing population. Safety and activity around the precinct are also key concerns.



Ageing Facilities



Accessibility



Safety and Security



Increasing Demand



Parking and Traffic



Shortage of Space

2.7 Opportunities

While significant, the Macmillan Precinct's challenges also offer a unique opportunity to build on the site's strategic location at the heart of the Town, renew and upgrade its existing facilities and establish new and exciting functions which will support the needs of the precinct's operators, clubs and users.

This includes delivering flexible and state-of-the-community facilities which respond to the changing tastes and needs of our community today and in the future.



Enhanced Green Space



Modern Facilities



Greater Diversity



Sustainable Design



Increased Vibrancy



21st Century Services

3. Vision



Why a Vision?

In response to the Macmillan Precinct's place context and its dueling opportunities and challenges, a community vision and guiding principles have been developed to inform future planning. Developed through wide stakeholder engagement, the vision reflects shared aspirations for the future and will guide all major decisions over the coming decades.

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.

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

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

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

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

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

Principle 1

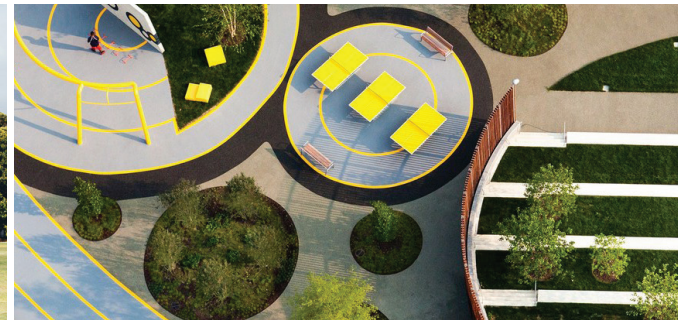
Green Forever

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

Its mature trees, open vistas and central lawn hold irreplaceable value that will be safeguarded and elevated by green infrastructure and sustainable design.

"We walk our dog here and enjoy the farmers market most weeks. We love the shade provided by the mature trees."

—Local Resident



Principle 2

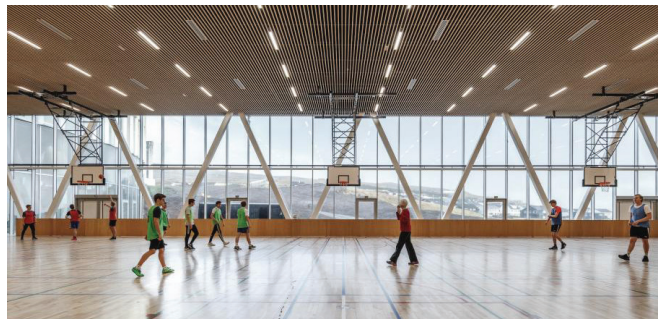
Space for All

The Macmillan Precinct will become the heart of Victoria Park, a place of community wellness and belonging that sustains the Town's valued services through its flexible and innovative facilities.

It will meet the diverse needs of the clubs and groups who call it home, while finding balance with services in surrounding areas.

"It is important for all residents to have these facilities available for exercise, communication and wellness."

—Local Resident



Principle 3

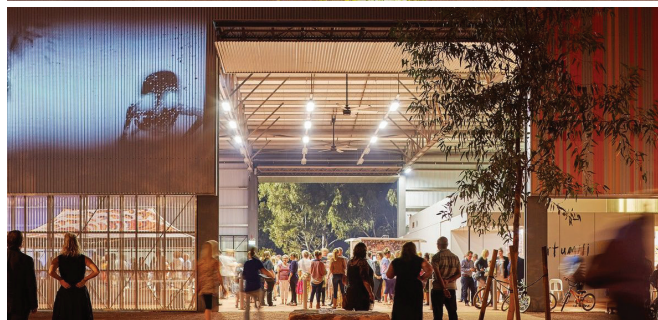
Mixed Together

The Macmillan Precinct will connect into Albany Hwy's thriving entertainment scene, commercial core and transport links.

It will strengthen physical and social bonds across East Victoria Park to improve accessibility, build cultural capital and catalyse economic prosperity in the local area.

"Improve pedestrian access and connect the precinct to the Park Centre and to Albany Hwy"

—Local Resident



Principle 4

Local Character

The Macmillan Precinct will re-imagine the traditional 'civic precinct' to become an energetic and ever-changing local hub.

It will embed East Victoria Park's quirky character, casual atmosphere and strong community spirit throughout its buildings, spaces and experiences.

"The collection of different facilities that support and bring together people from all walks of life is unique and is something we treasure in our local area."

—Local Resident



4. Scenarios



4.1 Overview

The Concept Plan was developed through an iterative process of community consultation, through which three Scenarios were created to explore different ways of delivering community infrastructure, improving open space and bringing new life to the Macmillan Precinct.

Developed through a collaborative online design process with a 30-strong Working Group and reviewed by over 100 community members, these Scenarios provide a robust starting point for future planning.

Based on community feedback and technical review, the ultimate Concept Plan has drawn on elements of all three Scenarios.

Scenario 1



This Scenario explored a sensitive and minimally invasive design approach, with limited development and a focus on retaining the site's existing layout and passive character, while strengthening connections between community facilities. It was based on Working Group and community feedback focused on keeping the site low key and simple.

Scenario 2



This Scenario investigated the mixing of community and commercial uses together to efficiently deliver new facilities for all services and create a focused frame of public activity surrounding an expanded John Macmillan Park. It was based on Working Group and community feedback focused on expanding sport and community uses.

Scenario 3

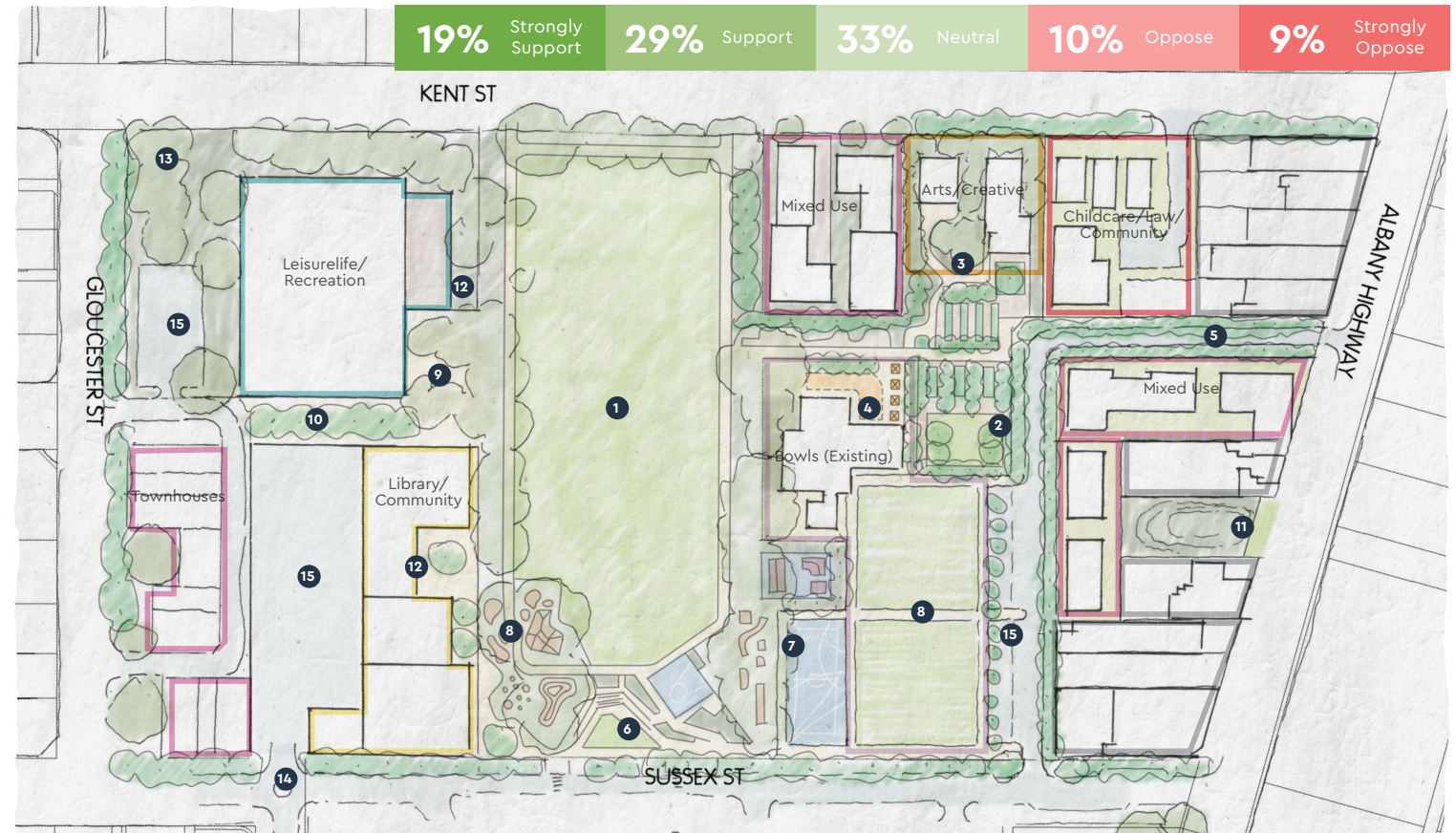


This Scenario explored the creation of a Town heart, with vertically stacked community and commercial uses framing a civic square and spilling out into a re-imagined John Macmillan Park through activated pedestrian laneways. It was based on Working Group and community feedback focused on being bold and visionary and creating a diverse place.

4.2 Scenario 1

This Scenario explored a sensitive and minimally invasive design approach, with limited non-community development and a focus on retaining the site's existing layout and passive character, while strengthening connections between community facilities.

Its big idea was redesigning the Bowls Club in its existing location, creating a central 'culture courtyard' that opens up access to the Park and brings community groups together. Other community facilities were upgraded/rebuilt in their existing locations.



- | | | | |
|---|--|----------------------------|---------------------------|
| ① John Macmillan grassed area – no change | ⑥ Existing Mactivation/Amphitheatre space | ⑪ Retained/planted sump | Leisurelife/Recreation |
| ② 'Culture courtyard' arts area | ⑦ Expanded youth play zone and hard courts | ⑫ Open interface with Park | Library/Community |
| ③ Community/Sculpture gardens | ⑧ Expanded Nature playground | ⑬ Tree retention | Other Services |
| ④ Bowls Clubhouse Beer Garden/Cafe | ⑨ Rec/Library Cafe alfresco/courtyard | ⑭ Traffic improvements | Arts/Creative/Performance |
| ⑤ Activated Laneway connection | ⑩ Shared Rec/Library entry court | ⑮ Car Parking (surface) | Bowls |
| | | | Mixed Use |
| | | | Private Land |

Findings

Working Group Review

Feedback on Scenario 1 was mixed, with a significant number of the Working Group strongly supportive of the sensitive and minimally invasive approach proposed. Others however found it uninspiring and suggested that the site could aspire to more.

Community Feedback

General public feedback was neutral overall, with no strong opposition but at the same time no real enthusiasm for key elements of the Scenario. The limited amount of private development contemplated by this Scenario was popular.

Technical Assessment

Technical review of this option identified that it would be broadly feasible from a servicing point of view, but that staging of replacement facilities would prove difficult and financially the Scenario would effectively generate no net revenue to support investment in facilities.

Design Merit

Review of the Scenario's scale and layout found it to be broadly sufficient, if uninspiring, and that more could potentially be done to further activate and enhance the functionality of the site by consolidating community facilities into a more efficient footprint.

20%

Scenario most aligned to community vision

"Its ok, though not very inspired. There are some limitations of the current layout and this just replicates these issues."



Lower Quality Community Facilities and Amenities

30%

Public Open Space (9% increase)

"I have to say I like this one and is a good start and can be enhanced. The park is retained, I like the courtyard feel."

19%

Strongly Support Option 1 Overall



Moderate est. facility and infrastructure costs

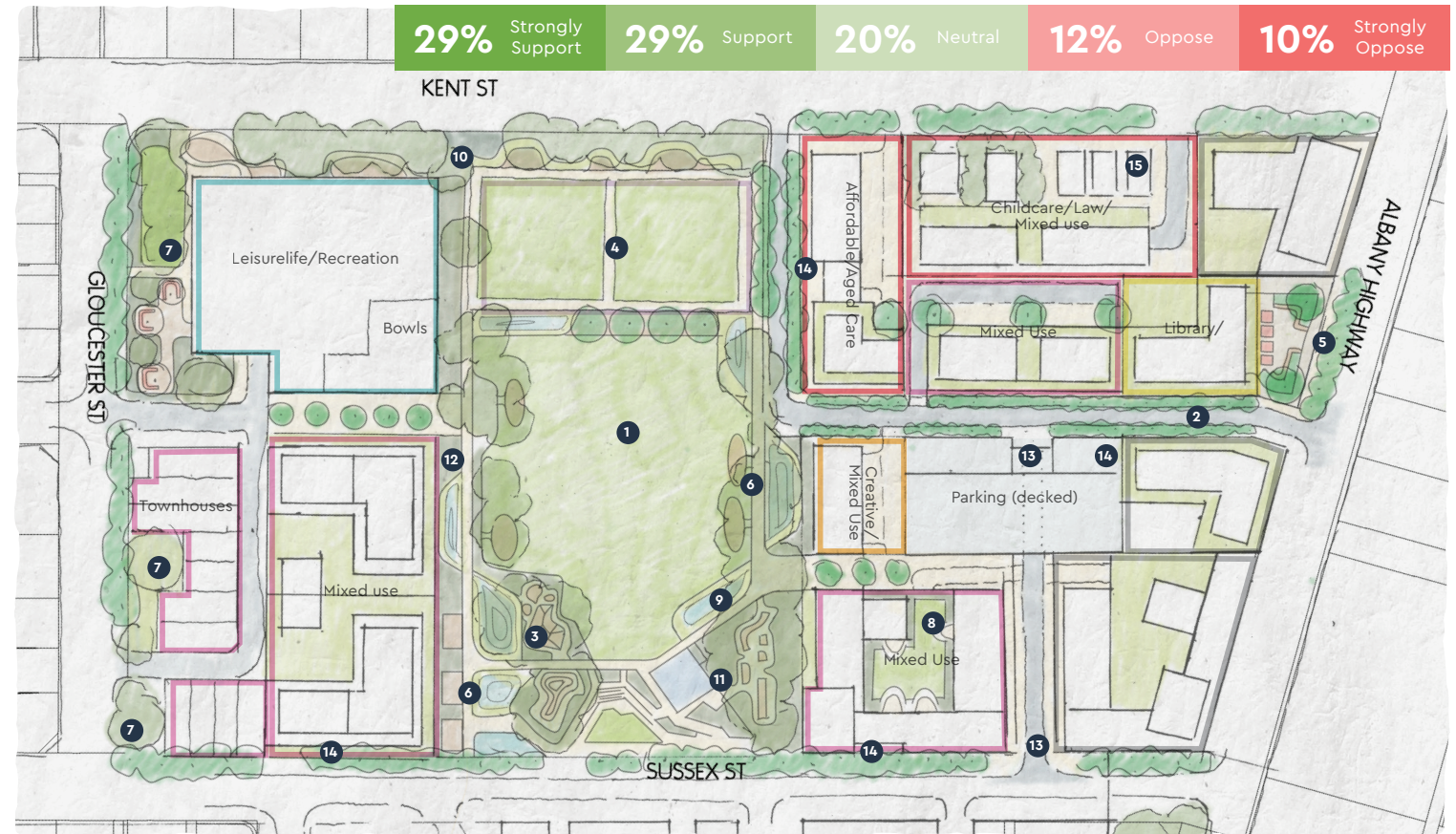
+\$0m

Low est. net funds raised for community investment

4.3 Scenario 2

This Scenario investigated the mixing of community and commercial uses together to efficiently deliver new facilities for all services and create a focused frame of public activity surrounding an expanded John Macmillan Park.

Its big idea was the creation of a tree-lined promenade through the centre of the site, connecting the Park to Albany Hwy. Community facilities were split up in this Scenario, with community services given new purpose-built spaces within private development, while Leisurelife and the bowling greens were located on the Park.



- 1 Expanded John Macmillan – upgrades
- 2 Linear Promenade/Shared Street
- 3 Expanded Children's playground
- 4 Landscaped Bowls Greens
- 5 Civic Piazza fronting Highway

- 6 Seating/activity nodes
- 7 Tree retention/pocket park
- 8 Roof gardens/building greenery
- 9 Water elements/rain gardens
- 10 Kent Street Linear Park

- 11 Expanded Youth Play Zone
- 12 Parkside cafe
- 13 Parking access
- 14 Active street frontages/retail
- 15 Retained heritage cottages

- Leisurelife/Recreation
- Library/Community
- Other Services
- Arts/Creative/Performance
- Bowls
- Mixed Use
- Private Land

Findings

Working Group Review

Feedback on this Scenario was generally negative, with concerns that the proposed promenade was less than ideal as a connection and questions were raised about the impact of relocating the Bowls into open space.

Community Feedback

Wider feedback was in contrast strongly positive, with this option being the most generally favourable amongst the wider public. However, only 27% thought it best reflected the community's vision for the site.

Technical Assessment

Technical review of this option identified a range of feasibility options relating to sewer servicing, car parking management and facility operation which would call into question its long term viability.

Design Merit

Review by the design team identified the Bowls being in open space as a potential shortcoming. Amenity issues arising from both the scale of development next to the park and the location of a large sports complex on the high point of the site were noted.

27%

Scenario most aligned to community vision

"I am in favour of limiting the height of buildings as I am concerned about shadows cast and their impact in use of the green and community spaces."



Moderate Quality Community Facilities and Amenities

34%

Maintained Public Open Space (14% increase)

"All the community facilities need to link easily to each other, encourages cross usage. At the moment they are very separated."

29%

Strongly Support Option 2 Overall



Moderate est. facility and infrastructure costs

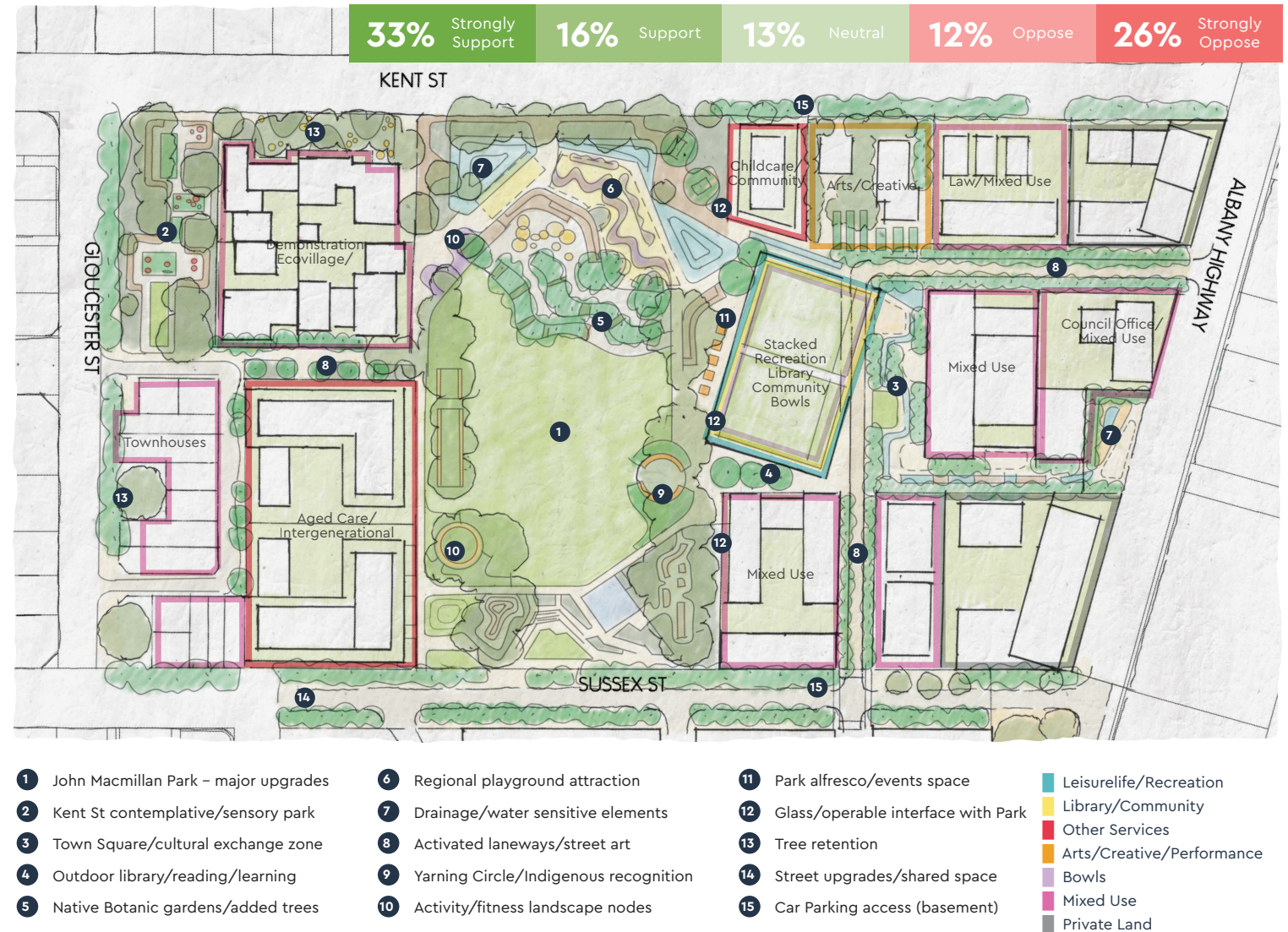
+\$6m

Moderate est. net funds raised for community investment

4.4 Scenario 3

This Scenario explored the creation of a town heart, with vertically stacked community and commercial uses framing a civic square and spilling out into a re-imagined John Macmillan Park through activated pedestrian laneways.

Its big idea was the creation of an adaptable and flexible community hub integrating library and community space, Leisurelife and bowls within one building opening onto the park, connected by a network of active pedestrian laneways lined with art, cafes and community uses.



Findings

Working Group Review

Feedback was broadly split, with strong support for the concept as 'visionary' whilst equally some were opposed to its scale of contemplated development and the community facility design. Open Space in this Scenario was widely supported.

Community Feedback

Broader community feedback was also mixed, with this Scenario being both the most strongly liked and disliked of the three. It was also the clear favourite when it came to identifying which option best reflected the Community's vision for the site.

Technical Assessment

Analysis suggests that this Scenario would generate the highest level of funding to invest in community facilities, with lower servicing costs compared to Scenario 2. Preliminary feasibility investigations suggest that the Scenario is viable.

Design Merit

Review of the Scenario's layout and scale identified that some buildings were potentially over-sized and that park enhancements may be too substantial to be affordable. Despite these issues this Scenario was identified as the strongest in terms of design merit.

39%

Scenario most aligned to community vision

"My opinion around this is that Option 3 is hands down the most exciting and game changing option... the open spaces and play areas are integral"



Higher Quality Community Facilities and Amenities

52%

Public Open Space (81% increase)

"I don't like all the community uses stacked into one massive building... It may potentially work if you separated out the community centre"

33%

Strongly Support Option 3 Overall



High est. facility and infrastructure costs

+\$13m

Low est. net funds raised for community investment

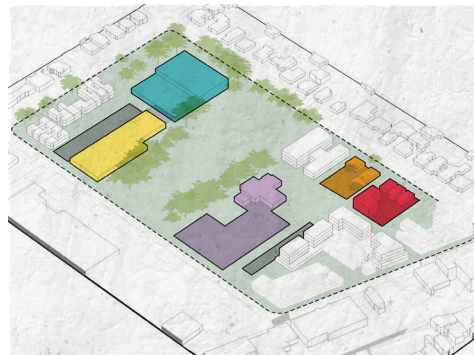
4.5 Facility Direction

- Leisurelife/Recreation
- Library/Community
- Other Services
- Arts/Creative/Performance
- Bowls

Three approaches to community facility provision were explored through the Scenarios: replacing like-for-like, integrating with mixed use private development to defray costs, and co-locating facilities into a unique flexible community hub.

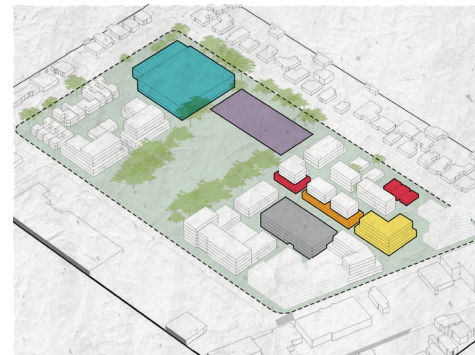
While Scenario 3's approach to facility provision proved controversial with strong support and equal concern, it has been selected for further investigation based on design and technical analysis which suggests it offers the best placemaking and facility management potential. As an alternative, a less intense side-by-side design option (similar to facilities shown in Scenario 1) will also be developed for further community consultation, costing and design testing.

Scenario 1



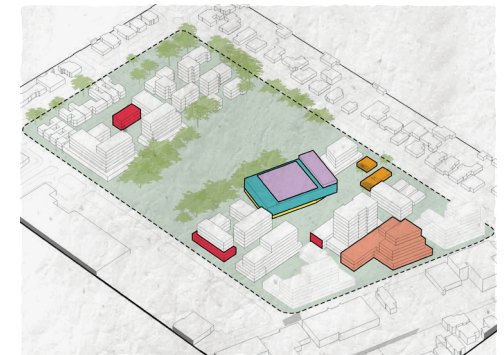
Scenario 1 considered rebuilding Leisurelife and the Library west of the park as lightweight pavilions with a shared entry, refurbishing and consolidating the existing Bowls Club and shifting other community services to Kent St. While this was popular amongst some of the Working Group, it was coolly received by the wider community with some critiquing its lack of vision. Analysis also identified major technical and financial issues.

Scenario 2



Scenario 2 explored combining Leisurelife and Bowls into one facility with greens at the top of the Park, and mixing a new Library and other community uses with new development near Albany Hwy. Technical analysis found that this approach would not offer much financial and operational benefit to the Town and splitting facilities would be less desirable from a functionality perspective. This was supported by Working Group feedback.

Scenario 3



Scenario 3 considered vertically stacking recreational, community, Library and Bowls facilities into an integrated and flexible hub, next to an expanded cultural/arts precinct and other potential uses such as childcare. This Scenario, while receiving mixed feedback, is considered to offer the most community benefits through innovative design, collaborative use of space and adaptability to accommodate change over time.

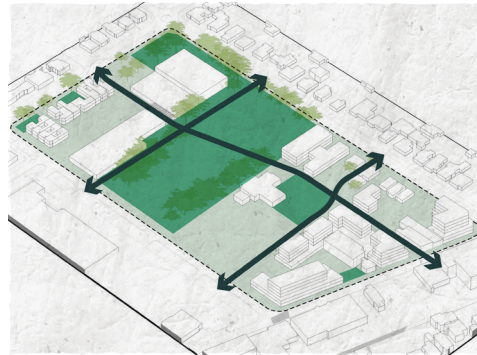
4.6 Public Space Direction

■ Key Public Space
■ Pedestrian Connection

Three different levels of enhancement and expansion of open space were explored through the Scenarios. Based on Working Group and Community feedback and technical findings, the most popular public space direction (Scenario 3) has been progressed as part of the Concept Plan.

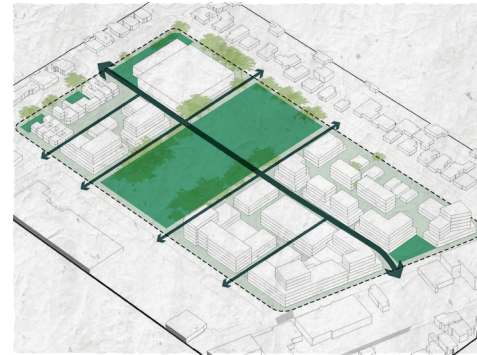
Key modifications to Scenario 3 as part of the evolved concept include increasing the size of the central grassed green, removing some water elements and expanding the regional playground. Elements incorporated from other scenarios include the culture courtyard from Scenario 1 and the Albany Hwy piazza from Scenario 2.

Scenario 1



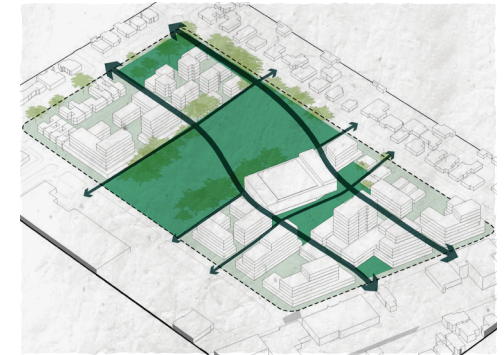
Scenario 1 provided for limited enhancements to John Macmillan Park, while also creating a new 'culture courtyard' public space and a small pocket park next to the sump on Albany Hwy. While popular among some, this scenario was neutrally received overall with a common view being that it was too conservative.

Scenario 2



Scenario 2 provided for additional seating and native landscaping in John Macmillan Park, an active piazza on Albany Hwy and a tree-lined promenade connecting both spaces which runs the length of the site. This Scenario was broadly supported by the community, but the Working Group has significant concerns about the Bowls taking up park space.

Scenario 3



Scenario 3 explored significant enhancements to John Macmillan Park, the creation of a dynamic town square for smaller events and a new sensory native garden for quiet contemplation. New pedestrian connections flow across the site. This scenario was the most strongly supported overall, although there were concerns about 'over-crowding' the space.

4.7 Other Use Direction

- Nonprofit/service
- Mixed Use Residential
- Commercial/Retail
- Eco Demonstration
- Aged Care

The Scenarios explored three different levels of private development and inclusion of other uses within the site, ranging from minimal to significant.

Based on community feedback, a level of 30-40% of the site being used for these purposes was considered to be an equitable balance between preserving the site as a predominantly civic place while generating sufficient revenue to help fund new and expanded community infrastructure.

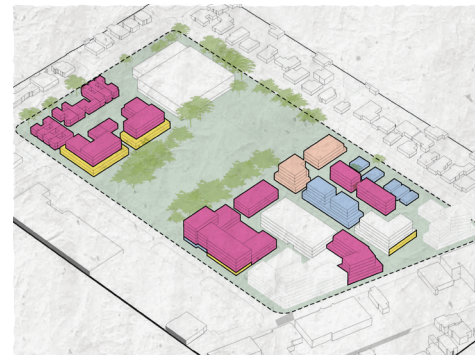
Based on community feedback, a combination of Scenarios 2 and 3 has informed the Concept Plan with an overall reduction in building height and bulk provided for.

Scenario 1



Scenario 1 limited development of Council land, with only small areas for townhouses, low apartments up to 4 storeys and non-profit/community office space. While popular amongst some of the Working Group, it did not receive strong endorsement from other stakeholders including survey respondents from the wider community.

Scenario 2



Scenario 2 explored a range of complementary uses across 35% of the site, such as housing, non-profit space and a mix of cafes and active uses spilling out onto and activating the central park. While technical analysis identified issues with this site layout, the overall scale and mix of uses was generally supported.

Scenario 3



Scenario 3 explored a range of more intensive uses with potential community benefits including Aged Care, a demonstration ecovillage and housing between 4-10 storeys focused around a lively laneway precinct fronting Albany Hwy. Overall feedback identified this level of development height and bulk as over-development that should be reduced.

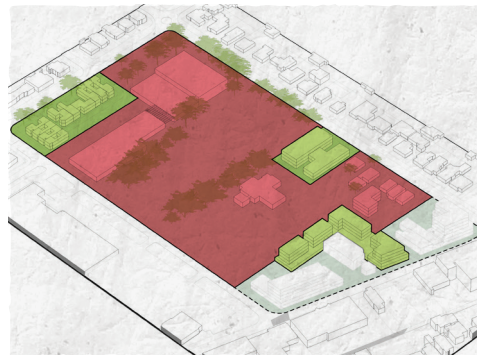
4.8 Funding Direction

Revenue Source
Expenditure Source

As a balance between community facility investment and private development, each Scenario explored a different level of overall financial feasibility and potential funding options.

Based on Working Group and Community feedback, a balanced funding approach which combines some funds raised on site with other local and State sources was identified as the preferred approach. This broadly reflects the approach taken by Scenarios 2 and 3 which have informed the Concept Plan.

Scenario 1



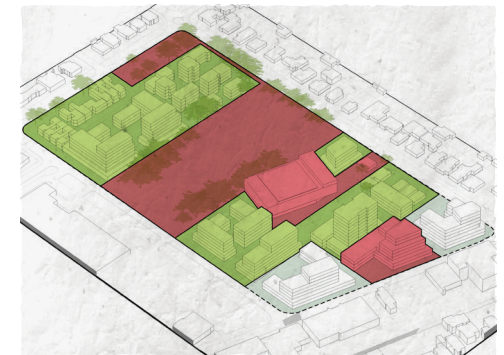
Analysis indicates that this Scenario would be heavily reliant on rates, general revenue, borrowings or external grants to fund community facilities due to limited revenue being drawn from the site. This scenario is not expected to generate any net income for the Town to invest in improved community infrastructure. This funding approach was not widely supported by the Working Group or broader community.

Scenario 2



Analysis suggests that Scenario 2 would generate a moderate level of revenue to contribute towards the funding of community facilities, balanced with investments from other sources to deliver community infrastructure. Mixing private and public uses together as contemplated by this Scenario is not expected to yield any financial benefit and may impact community facility quality.

Scenario 3



Analysis identified this Scenario would generate the most revenue, providing additional funds to invest in community facilities and services. Additional funding will be required to deliver significant community facilities. While this funding model was broadly popular, the scale and impact of private development was of paramount concern amongst all stakeholders and so this has been addressed in the Concept Plan by reducing heights.

5. Concept

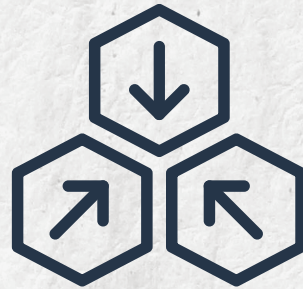


5.1 Overview

The Draft Macmillan Precinct Concept Plan builds on more than six months of community consultation and draws together the best of three co-designed Scenarios to set a clear and exciting direction for the future.

The Concept Plan also reflects detailed financial and engineering analysis and review of these options. The Concept Plan is not the final plan but will guide and direct a future detailed masterplan.

Combined Scenarios



Based on community feedback, the Concept Plan draws particular elements from each of the three Scenarios, including the site layout of Scenario 3, the building scale of Scenario 2, and popular public space ideas from all three Scenarios.

Reflecting Feedback



The Concept Plan responds to the feedback of key stakeholders, the Working Group and the broader community by seeking to address the biggest concerns and reflect the most popular elements of each Scenario.

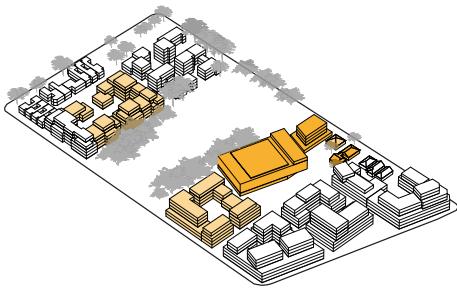
Technical Analysis



The Concept Plan takes into account preliminary financial and technical assessments of each Scenario to ensure that the facility design, landscape treatments and overall approach of the Concept Plan is feasible.

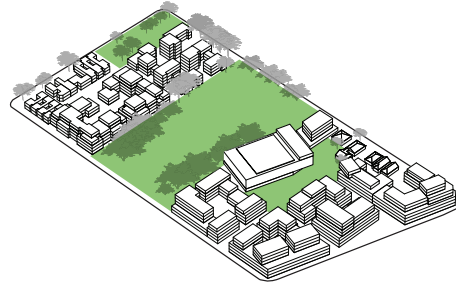
5.2 Key Moves

New Facilities



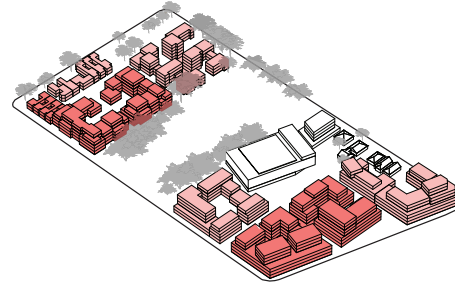
The Concept Plan expands and combines all current community services into an innovative community hub. Co-locating these services together offers an opportunity to create a uniquely collaborative and flexible 'town heart' which brings together a diverse mix of sporting, cultural and community groups.

More Open Space



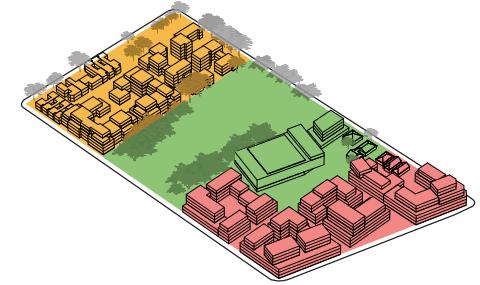
Co-locating community facilities within a more efficient envelope frees up considerable extra space, which the Concept Plan dedicates as a new and expanded network of public open spaces including small piazzas, tree retention pocket parks, pedestrian lanes and an expanded central green.

Greater Diversity



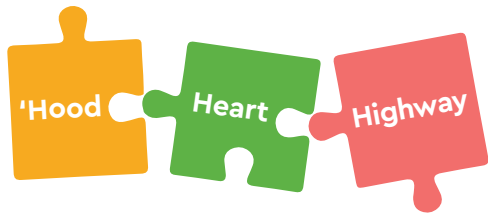
The Concept Plan utilises surplus land to accommodate new and additional community facilities, non-profit and educational spaces and complementary residential and commercial uses which help bring life and vitality to the precinct while also helping to fund new community infrastructure.

Distinct Places



The Concept Plan shapes three distinct places within the Macmillan Precinct which, when considered together, contribute to the creation of a cohesive but varied place which has all the ingredients of a vital, sustainable and lively destination.

5.3 Design Approach



The Concept Plan imagines three unique places within the precinct, each with a distinctive feel and defined but complementary roles.

Together, they form a cohesive but varied place which has all the ingredients of a vital, sustainable and lively place that is able to meet the needs of the Victoria Park community into the future.

Heart

The focus of the precinct will be the upgraded John Macmillan Park and new community hub, a distinctly civic place of lifelong learning, culture, wellness and community-building. Combining Arts, Library, Community Centre, Lesiurelife, Bowls and more, the hub will be designed to meet the unique needs of the Victoria Park community, both today and into the future.

Adapting to our online world, the new and expanded Library will not just be a place for books but a meeting and learning destination, where community members can access online resources and connect through classes and events. Beautiful design will seamlessly connect indoors and out, with readers and study groups bringing the park to life.

Future community services will shift away from a static, centralised delivery model to support grassroots and community-led

activities. Innovative management and governance will support a wide variety of service providers and community organisations, enabling independent use of performance areas, meeting rooms, art studios and maker spaces throughout the precinct.

Recreational facilities will also evolve, no longer excluding alternative uses thanks to flexible design and smart scheduling systems. Squash and basketball courts will easily transform into function spaces or a Town Hall for community meetings, bringing new users and activities into the space. An ever-expanding roster of community events and cultural pursuits across the hub will reinforce the role of the precinct as a place for, and by, the Victoria Park community.

Highway

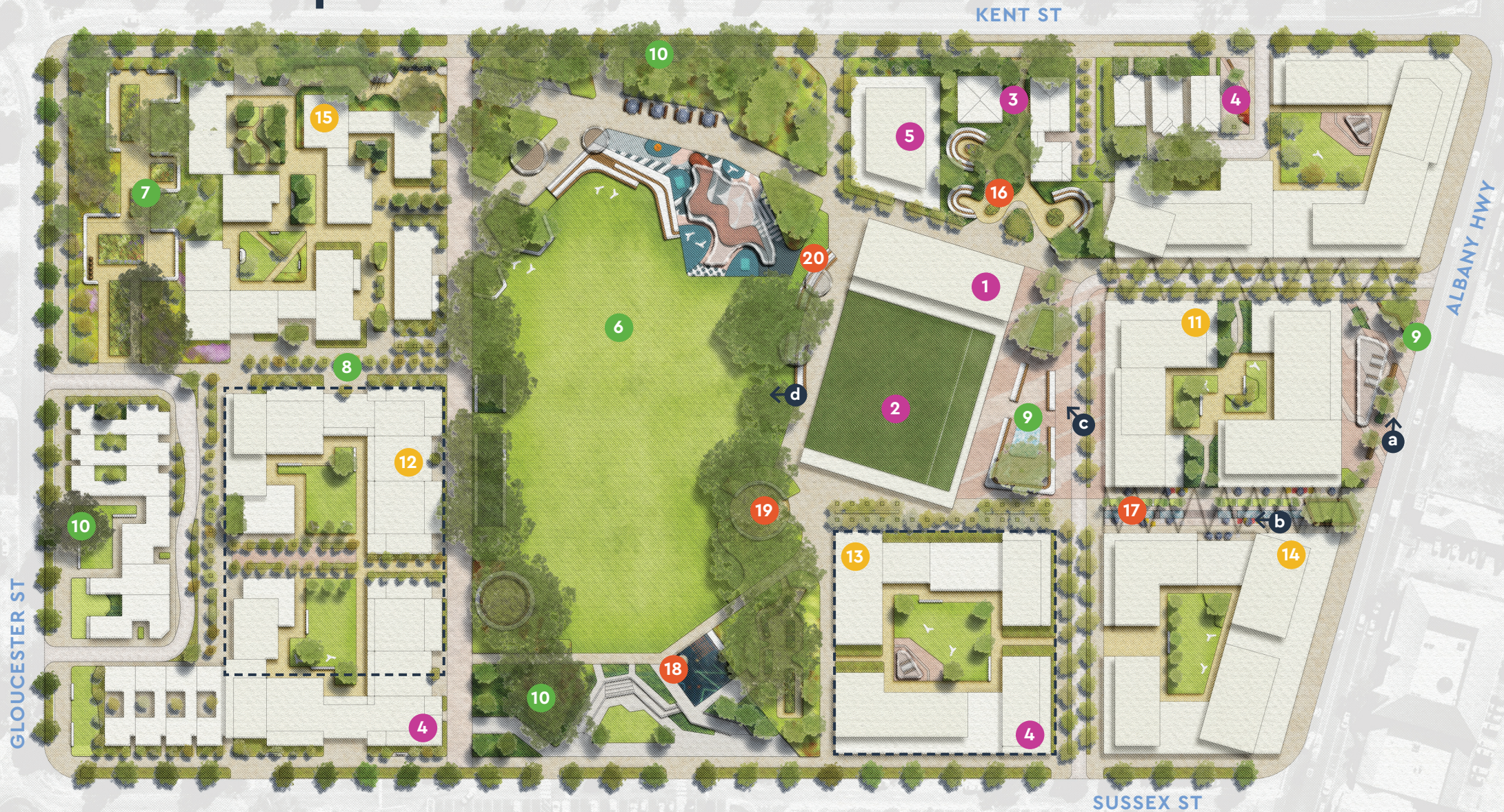
East of John Macmillan Park, the precinct will transition into a lively

and dynamic network of intimate urban lanes and quirky, mid-rise buildings filled with art, non-profit space, cafes, residences and workshops. This contrasting urban space will complement rather than compete with Albany Hwy, expanding and diversifying the local economy and building a more resilient and liveable neighbourhood. Small piazzas and squares throughout will form a stage for public life, alfresco dining and impromptu gatherings.

'Hood

To the west, the noise of the Highway and bustle of civic activity will fade as the precinct gently transitions into its quiet residential surrounds. Here, low-rise townhouses and apartments offer residential living, aged care and other passive community services in a quiet, leafy setting. Views through trees to the park will increase activity and improve safety at all times of day.

5.4 Concept Plan



----- Alternative/expanded Community Hub and Bowls locations (refer pages 62 & 63).

 Concept Plan perspective views (refer pages 52-59).



Facilities

- 1 Combined community hub including expanded Leisurelife and Library and community centre spaces. Facility design subject to further consultation.*
- 2 Opportunity for unique rooftop bowls integrated with community hub. Other locations subject to consultation with Bowls members.
- 3 Expanded Arts Centre with increased studio, exhibition and performance space.
- 4 Potential locations for non-profit facilities including Childcare and Sussex St Law Centre, subject to consultation with operators.
- 5 Future-ready space for additional community services as demand rises.

Public Space

- 6 Expanded John Macmillan Park with seating, lighting, native landscaping, promenades and a destination playground
- 7 Gloucester Street pocket park with retained trees and quiet sensory garden spaces
- 8 Landscaped green links providing pedestrian and cyclist connections through the site
- 9 Hardscaped public piazza space for informal public events and to support wayfinding into the precinct
- 10 Retained and protected mature figs and gums

Other Uses

- 11 Potential for non-profit office and service spaces which complement and extends Town services
- 12 Long-term ground lease opportunities e.g. Aged Care which provide ongoing revenue to help fund Town services
- 13 Parkside cafes with outdoor seating and space for parents to watch kids play in the park
- 14 Ground floor workshops, artist studios, cafes and small retail tenancies which complement Albany Hwy traders
- 15 Opportunities for sustainable and innovative demonstration housing

Placemaking

- 16 Sculpture garden and outdoor 'culture courtyard' utilised for arts classes and events
- 17 Laneway network with active ground floor tenancies and creative workshops/studios, public art and suspended feature lighting
- 18 Expanded youth hangout space with improved lighting and kick-about space
- 19 Yarning Circle and traditional owner storytelling and recognition throughout public spaces
- 20 Fixed screen of outdoor movies and cultural programming

*Containing Library & community space, Leisurelife facilities and potentially Bowling Greens. Several design options to be explored through detailed masterplanning and further community consultation.

Albany Highway

The Macmillan Precinct will mix together with Albany Hwy, connecting east and west with new streetfront activity while also inviting people into the heart of the precinct through new connections lined with creative spaces, workshops and public art.

Identity



Identifiable buildings, distinct places and wayfinding will define a clear identity for the precinct which is grounded in the existing character of East Victoria Park. Unique architecture and small placemaking details will foster a strong and distinct sense of identity.

Microclimate



Street trees, awnings and shelters will support physical comfort and create a pleasant microclimate that allows people to spend more time outdoors and create a livelier neighbourhood which encourages walking, healthy living and civic participation.

Accessibility



The Macmillan Precinct will allow for easy accessibility and connectedness from throughout Victoria Park and wider Perth. Prioritising walking, cycling and public transport will encourage sustainable and healthy travel to the precinct while basement parking will provide direct access to facilities.

a. Albany Hwy: An inviting arrival point and thriving main street to shop, relax and connect



Little Lane

New pedestrian lanes from Albany Hwy will draw people into the site to use community facilities and visit the park beyond. Colourful art installations, artisanal stores and co-working spaces and small wine bars and cafes will **embed local character and bring these spaces to life.**

Diversity of Uses



Flexible and diverse building types and street level spaces with different kinds of tenure and management will create an interesting and resilient place. A vibrant mix of community spaces, cafes, residences, workshops and creative studios will coexist in a balanced way while creating visual variation and juxtaposition.

Human Scale



Comfortable, low scale and varied buildings will create a pleasant place that people will want to spend time in. Buildings will be designed with attention to the experience at street level, using varied colours and materials and adding small details which appeal to all the senses.

Sustainability



Buildings and spaces will be encouraged to be designed and delivered with minimal impact on the environment, with smart design supporting lower energy use, fewer construction resources, recycling of site materials and generation of renewable energy.

An architectural rendering of a vibrant pedestrian lane. The sky is filled with numerous large, colorful lanterns in shades of red, pink, yellow, and green, hanging from above. The lane is flanked by modern buildings. On the left, a building features a large glass storefront for 'THE LANEWAY CAFE' with people inside and outside. Further down, there's an outdoor seating area with umbrellas. On the right, a dark building has a balcony with a person and a planter box. Below, a storefront for 'LOST & FOUND' is visible, and further down, a 'FABRICATE WORKSHOP'. People are walking, sitting, and interacting throughout the space. A large tree stands on the right side of the lane. The overall atmosphere is lively and community-oriented.

b. Little Lane: A dynamic pedestrian space seamlessly connecting the Park to the Highway

Culture Courtyard

The Macmillan Precinct will provide space for all, offering diverse and varied public spaces like a Town Square and flexible and co-located facilities at the Community Hub. It will welcome a diverse range of users and be cleverly designed to so it can adapt and evolve over time.

Creativity



Creativity and cultural expression will be enabled and encouraged throughout the precinct. Ephemeral installations, permanent artworks, visible artists in residence and accessible exhibitions will build cultural capital.

Variety of Spaces



Different landscaped and urban public spaces will provide a vital respite from city living. A variety of spaces, small and large, intimate and grand, relaxed and casual will form an interconnected network of outdoor spaces where public life can flourish.

Flexibility



All buildings and facilities will be responsive to and capable of change over time to accommodate new activities and functions, new people and changing needs. Smart design and governance will enable this flexibility over the short and long term.

c. Culture Courtyard: An shared civic place where people connect through culture, art and recreation



John Macmillan Park

John Macmillan Park will be green forever, expanded in size and enhanced with greater urban tree canopy, native landscaping to support local biodiversity. New green spaces and amenities will embed local character, shared histories and traditional landowner values into the landscape.

Biodiversity



The placement of buildings and design of new and existing public green spaces will protect existing trees and create a rich and diverse urban landscape which supports local wildlife and makes greater biodiversity possible.

Safety



Frequent doors and shopfronts at street level and a strong connection to windows and balconies on upper building levels will provide passive surveillance and a bring sense of safety and activity to the precinct, helping to address antisocial behaviour.

Activity



Flexible and open spaces will support the constant presence of events and activities within the precinct's buildings and open spaces. Nighttime movies, weekend markets, morning fitness classes and more will seamlessly blend indoors and out.

d. John Macmillan Park: An open, flexible and lushly landscaped green heart for East Vic Park



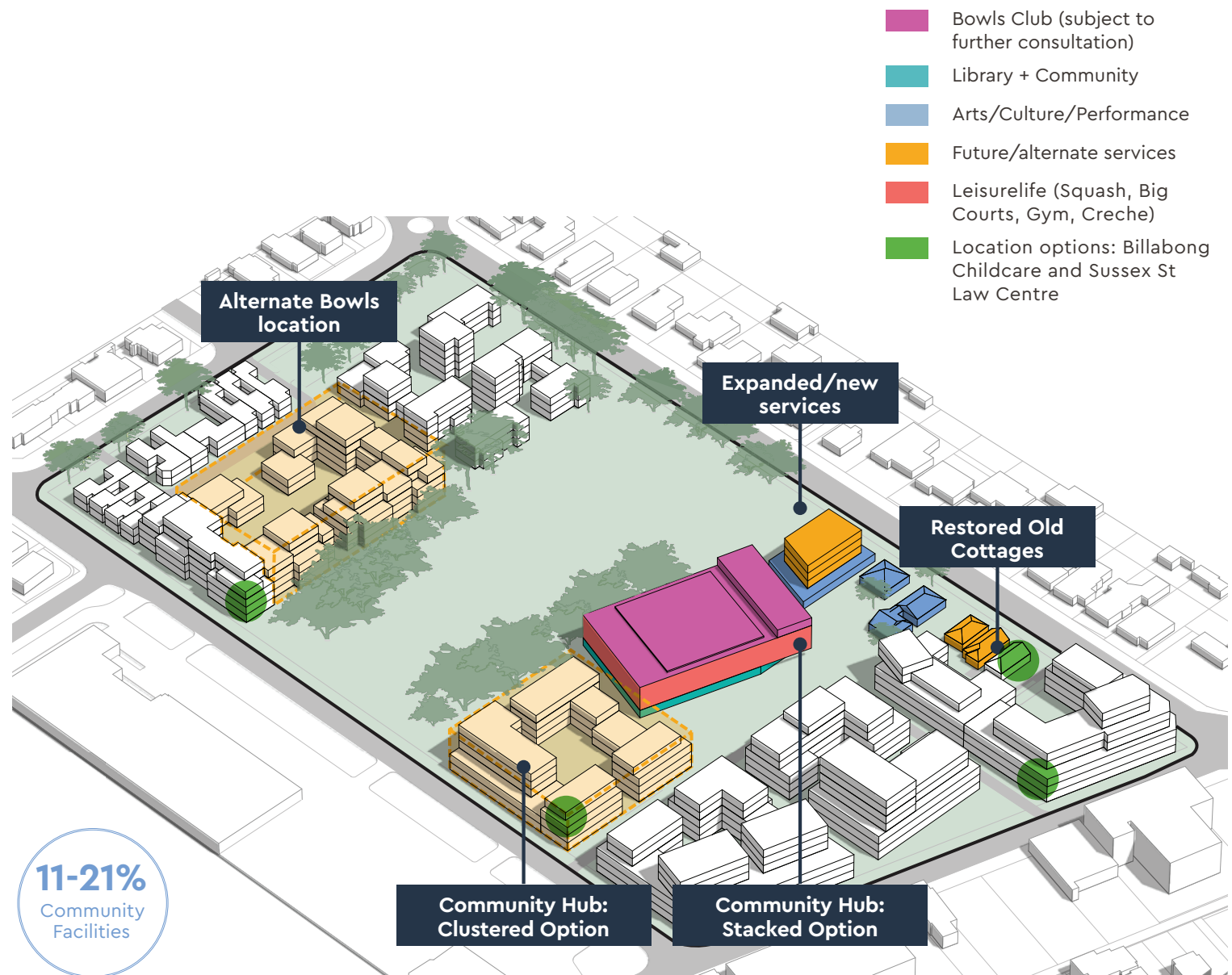
5.5 Facilities

The Concept Plan accommodates all community facilities currently on site, identifying how they can remain in the precinct within new and expanded facilities.

Reflecting the feedback of club representatives and the wider community, these facilities include:

- An expanded Leisurelife with creche, big courts, squash and gym facilities
- An expanded Library and integrated Community Centre
- An expanded Arts Centre with performance and creative space
- A new Bowls Club with 1-2 bowling greens
- Space for Billabong Childcare and Sussex St Law Centre.

Detailed masterplanning and further consultation will confirm how these new facilities will be delivered.



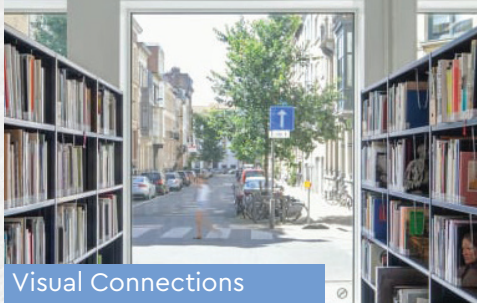
Learn + Make



Life-long Learning



Maker Space



Visual Connections



Pride of Place

Play + Bond



Casual Bowls



Flexible and Multi-use



Indoor/Outdoor Flow



Organised and Informal

Create + Perform



Performance Space



Youth and Teen Spaces



Exhibitions and Events



Community Outreach

Care + Support



Intergenerational Care



Community Building



Legal Aid and Support



Organic and Casual

5.6 Community Hub Options

The Concept Plan establishes several key parameters for future community facilities, including:

- Co-locate community uses east of the park at the current Bowls Club site
- Meeting requirements for new Leisurelife, Library and Community facilities within an integrated community hub, potentially also including Bowls
- Expanding Arts Centre in existing heritage cottage location
- Providing suitable facilities for Billabong and Sussex St Law Centre

In response to community feedback, two different community hub models will be explored in detail through the masterplanning phase:

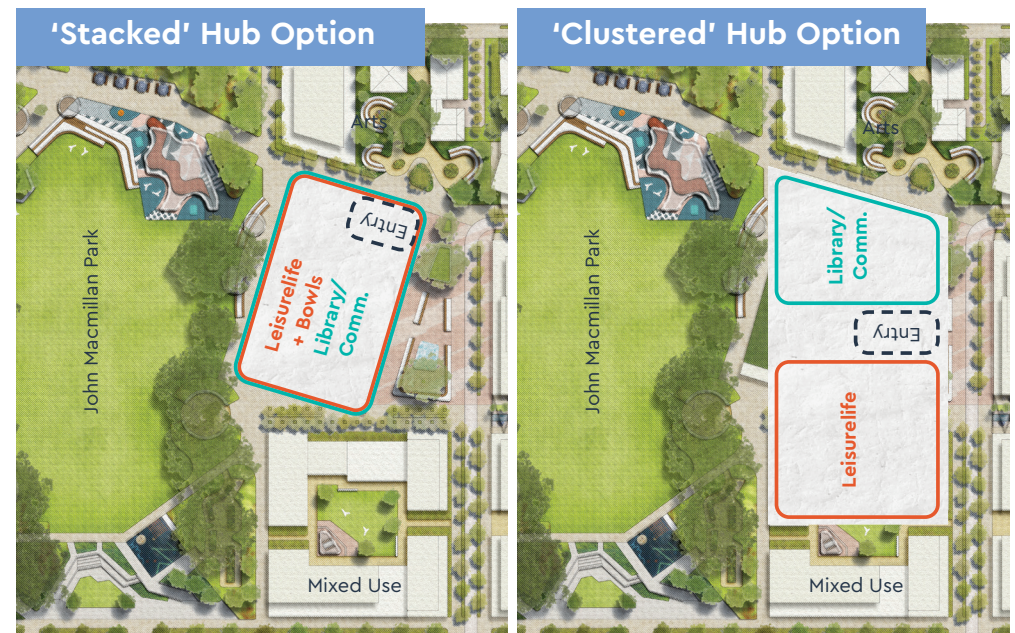
1. A 'stacked' community hub which vertically integrates all key Town services, as has currently been shown in the Concept Plan.
2. An alternative single-storey 'clustered' community hub with services side-by-side and a shared entry. Alternative Bowls Club location as per page 63.

Each option has various pros and cons, which will be further considered in the context of detailed design concepts and pricing to determine the preferred option.

The 'stacked' option offers an opportunity to create a high level of collaboration between users within a unique building, maximising operational efficiency and reducing building footprint to permit other development. However, the structural implications of this would add significantly to construction cost. The feasibility of this approach, particularly rooftop bowls, also requires further investigation.

Conversely, the 'clustered' option would be a more conventional facility model however could still be designed in a distinctive and innovative way. Because the clustered option requires a larger area, the site south of the current hub location would be used to accommodate this option. This would significantly reduce returns to the Town from development, however this would be in part be offset by lower facility construction cost.

The Concept Plan has been designed with the flexibility to accommodate either of these options, with a decision to be made following detailed investigation into each option and further community consultation through the masterplan stage.



5.7 Bowls Club Options

The Concept Plan establishes several key parameters for a future Bowls facility within the Town, including:

- The expectation of at least two synthetic bowling greens being provided to accommodate competitions
- A flexible mindset from Club members regarding ultimate location within the precinct or elsewhere
- A preference to see the Bowls maintained on site as an important part of the local community
- Confirmation that retention in existing location is not practical due to limitations on accommodating other facilities and increased servicing costs

While a rooftop bowls facility as part of a stacked community hub was widely supported, further investigation is required concerning:

1. Technical feasibility (number of bowling greens that can be accommodated and structural implications); and
2. Operational impacts (experience for club members and operating model of club i.e. competition or casual facility)

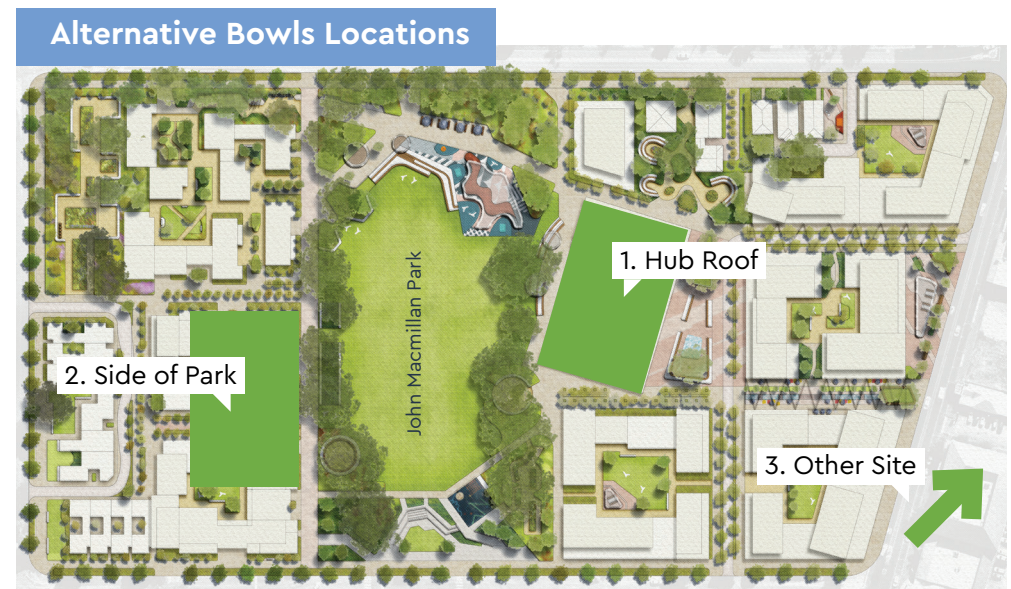
These matters will be explored in consultation with Club members through the detailed masterplanning phase. Should this find that a rooftop facility is not practicable, several alternative locations will be investigated to ensure that a suitable location is found for the Club.

No changes to the existing Macmillan Park facility will occur until the future of the club has been confirmed.

Potential alternative locations identified for further investigation include:

- Relocating two greens at ground level on the western side of John Macmillan Park, potentially integrated with an aged care facility. This location will reduce commercial return to the town.
- Relocating outside of the precinct, potentially to a new field club with other co-located sport users in a location to be determined. This option will be subject to separate planning and consultation.

The Concept Plan has been designed with the flexibility to accommodate either of these alternative options.

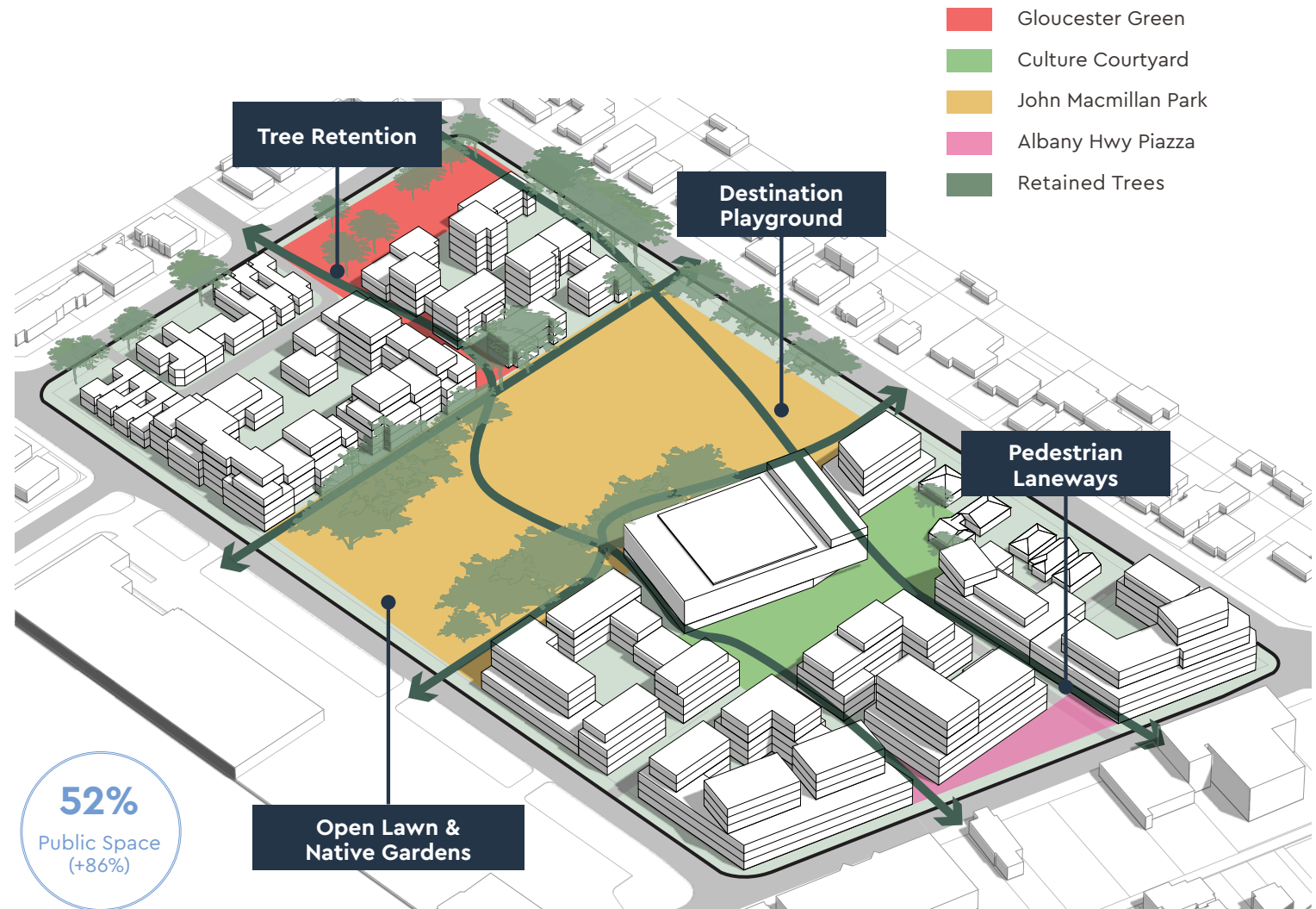


5.8 Public Space

Co-locating community facilities within a more efficient envelope creates significant surplus land and allows for more than 52% of the site to be dedicated for new and existing public space, including small piazzas, tree retention pocket parks, pedestrian lanes and an enhanced John Macmillan Park.

This variety of spaces - small and large, intimate and grand, relaxed and casual - will form an interconnected network of outdoor spaces where public life can thrive.

Detailed masterplanning and further consultation will confirm the detailed design of these spaces including materials and amenities, landscaping palette and heritage interpretation.



Albany Hwy Piazza



Active Edges



Public Art



Places to Linger



Movement Focus

Culture Courtyard



Shade and Shelter



Inside/Outside Flow



Ecological Systems



Casual Relaxation

John Macmillan Park



Open and Flexible



Indigenous Recognition



Pedestrian Promenades



Destination Play

Gloucester Green



Leafy and Shady



Soft Edges and Interface



Temporary Installations

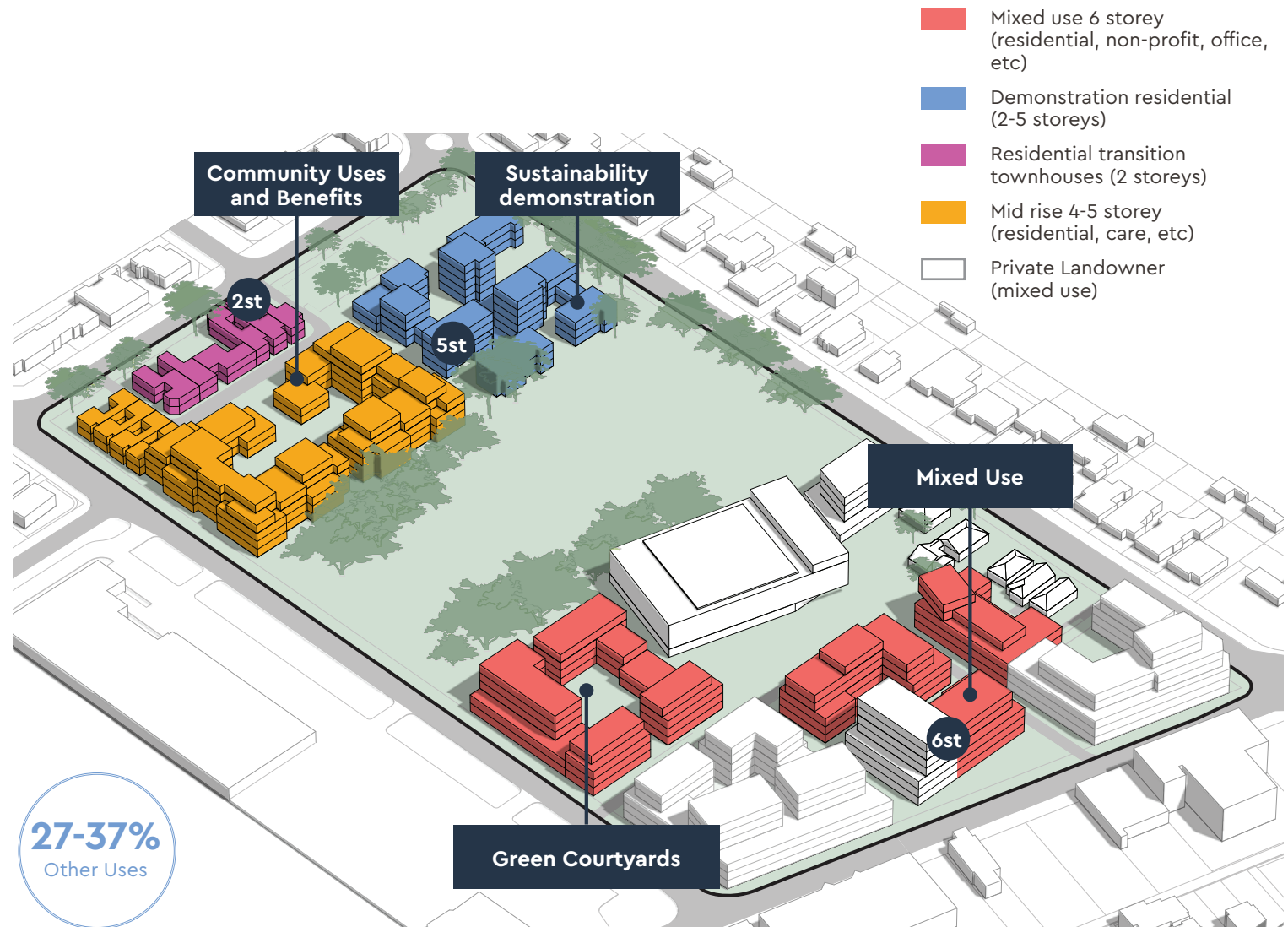


Native Landscaping

5.9 Activity

In addition to new community facilities and significantly increased public open space, the Concept Plan utilises surplus land to accommodate a diverse range of additional activities. These potentially include non-profit and educational spaces, health and aged care, complementary residential and commercial uses which help bring life and vitality to the precinct while also contributing to the funding of new community infrastructure.

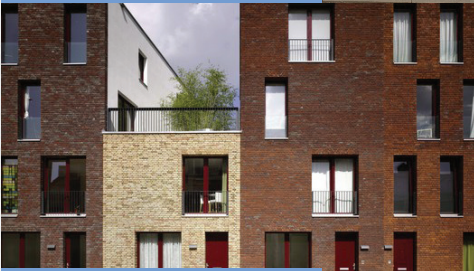
Flexible and diverse building types and ground floor interfaces with different kinds of tenure and management are proposed, which will create an adaptable and resilient place with a vibrant mix of community spaces, cafes, residences, workshops and creative studios. Building height and massing will match the local context with heights between 2 and 6 storeys.



Live



Contextual and Local



Live-Work Studios



Demonstration Projects



Sensitive Height & Scale

Work



Non-profit and Charities



Artist Studios



Community Services



Co-working Space

Indulge



Convenience and Retail



Wine Bars and Dining



Artisan Goods and Crafts



Art and Interactivity

Experience



Farmer's Markets



Movie Nights



Outdoor Performances



Pop Up Events

5.10 Potential Uses

The Concept Plan process involved exploring a range of potential additional land uses within the site in consultation with community members.

Through this process, a range of potential uses were identified which will be investigated further through the detailed masterplan.

Key parameters for additional development include:

- Maintaining the precinct as a predominantly civic and community space
- Giving priority to community uses such as charity/non-profit/NGO space, service providers, artist/maker spaces, education and aged care
- Ensuring commercial and residential uses have public

benefit such as funding contributions, community facilities or other desired community outcomes

As part of the detailed masterplanning process, the following potential uses will be reviewed and further discussed through community consultation:

- **Non-profit/NGO space**
Potentially self-funded commercial or operations space for charities and other community organisations
- **Aged Care**
Innovative care and accommodation services for local population supporting ageing in place
- **Health**
Healthcare providers including

general practitioner, specialist consulting and allied health services

- **Education and Governance**
Dedicated space for skills, training, education and local or state government including agencies and service providers
- **Residential Development**
Private housing development including townhouses, small apartments and live-work studio spaces
- **Office and Co-working**
Employment floorspace for local businesses supporting subleasing or co-working
- **Retail and Entertainment**
Additional retail and food and beverage space which complements but does not compete with available

services at the Park Centre and along Albany Hwy

- **Innovation and Light Commercial**
Opportunity for flexible small-scale artisan manufacturing, tool workshops and creative studios

Specific land uses have not yet been allocated to individual areas within the Concept Plan. Final land use decisions will require further community consultation around specific users and development outcomes, detailed planning and business case preparation, funding allocation and Council endorsement.

5.11 Funding Approach

Property valuation and cost estimates prepared through the Concept Plan process identified that, across all three draft Scenarios, aggregate development costs, landscaping and community facility built form costs well exceed revenue achieved from potential development within the precinct.

While the Town's property landholdings within the site have the potential to significantly contribute to these costs, it was further identified through community and Working Group consultation that significant land disposal on the scale previously considered through past planning exercises (up to 80%) was not supported. Through the Scenario development process, development of approximately 30-40% of the site was identified as

achieving a suitable balance.

Importantly, it was widely agreed that funding should come from a variety of local and state sources to balance impacts to the site and to ratepayers. Central to this view is a desire to see Town ownership of land maintained where possible.

As part of the detailed masterplanning process, specific costings and estimates will be developed to help identify potential funding models.

Based on preliminary Scenario modelling outcomes, the following indicative order of magnitude costs are anticipated:

- Community Facility investment in the order of \$40 million
- Site Infrastructure costs in the order of \$7 Million; and
- Landscaping costs in the order of \$8 million.

Based on the level of potential development contemplated by the Concept Plan, revenue generated from the site as a land development proposition would see approximately \$13 million returned to the Town accounting for developer margin and servicing costs.

Community facility and landscaping costs would necessarily be part of a standalone business case for the Town to resolve through detailed planning and exploration of external funding sources. These funding sources could potentially include:

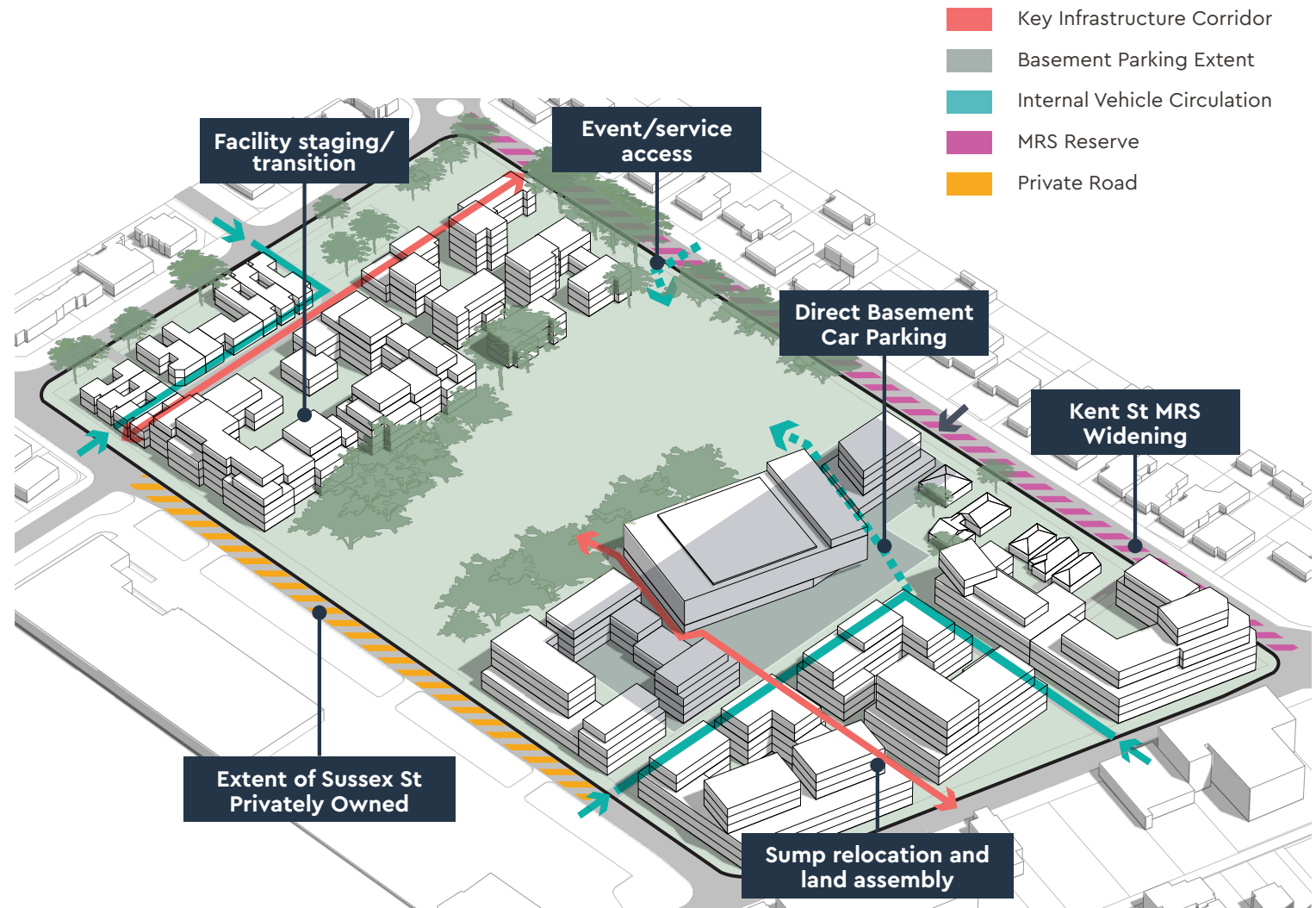
- Long term ground leases and land sales within the precinct and other Town-owned properties throughout the LGA;
- General revenue and borrowings against forecast future recurrent rates and/or possible parking revenue; and
- Funding contributions by NGO/non-profit operators, commercial operators and State authorities.

Overall and as agreed through community consultation, the funding approach to be pursued will be one of balancing the development of Council land with other revenue sources.

5.12 Masterplan Guidance

Preparation of the Concept Plan has identified a number of technical considerations that will require resolution through the detailed masterplan. These include tenure and zoning constraints, water and sewer servicing alignments and traffic management considerations as shown on the diagram opposite.

To further inform the detailed masterplan, the following guiding statements have been prepared to inform detailed planning and design of community services, public space and activity in the precinct. This draft guidance has been developed collaboratively with the local community through listening and discussing values and priorities.



Facilities

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

Masterplan Guidance

Community services and facilities in the Macmillan Precinct will:

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.

Public Space

Public Space refers to the parks, plazas, streets and trees that exist within the site today or which could be added in the future.

Masterplan Guidance

Public spaces in the Macmillan Precinct will:

1. Celebrate and protect the precinct's mature Morton Bay Figs and Eucalyptus as place markers of high historical and environmental significance.
2. Maintain a significant central green as a key programmatic element and platform for recreation and cultural expression alongside a mix of complementary 'green' and 'urban' spaces to accommodate day-to-day activities.
3. Support the daily rituals of the local community in how they use the space today including key pedestrian connections through the site to surrounding attractions including the Park Centre, Kent St and Albany Hwy.
4. Promote ecological enhancement through the planting of suitable endemic species with a habitat or feeding function and 'eco-zoning' through understorey planting in appropriate locations.
5. Reflect Aboriginal heritage and other historical and cultural values through considered selection of species, art and embedded storytelling within landscape design.
6. Accommodate a range of intensive and passive experiences and activities including walking, exercising, dog walking, children's play, fitness, performances, festivals as well as informal socialising and relaxation.
7. Provide pedestrian and cyclist connections across the site which are clearly visible, direct, well-lit and contribute to an enjoyable pedestrian experience.
8. Ensure green spaces are open, freely accessible at all times of day for programmed and unprogrammed use and are seen to be safe and welcoming for people of all ages and backgrounds.

Activity

Activity refers to the non-community residential, retail, non-profit, educational or other land uses that may be introduced into the precinct to support the local community or help fund new facilities.

Masterplan Guidance

New buildings and development in the Macmillan Precinct will:

1. Ensure development within the Precinct supports the Community's vision.
2. Integrate with the surrounding area with a focus on directing intense activity and development towards Albany Hwy area to promote urban vitality.
3. Improve legibility and reinforce key pedestrian and cyclist connections to and across the precinct, including additional north-south and east-west connections which currently do not exist.
4. Ensure an appropriate and complementary mix of commercial, retail and entertainment uses to achieve day and night activation and promote safety and surveillance.
5. Ensure that climate change preparedness is considered through sustainable building design, energy use and opportunities for on-site storage and generation.
6. Respect and reveal the Aboriginal heritage and any other cultural values or historical trends relevant to the site, including the heritage of existing and prior buildings, through design and material selection.
7. Reflect and embed the 'Vic Park' design vernacular through suitable form, scale and materials while also ensuring that new buildings do not detract from the landscape character of John Macmillan Park.
8. Promote detailed and considered design at a human scale, including integration with the public realm, intricate detailing and high visual transparency at ground level and building massing that fits in with the area.

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