

## 13.6 Macmillan Precinct Redevelopment - Masterplan Options to Progress

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|----------------------------|--|
| <b>Location</b>            | East Victoria Park   |
| <b>Reporting officer</b>   | Strategic Projects Manager   |
| <b>Responsible officer</b> | Chief Operations Officer   |
| <b>Voting requirement</b>  | Simple majority  |
| <b>Attachments</b>         | 1. Macmillan Next Steps - 12072023 [ <b>13.6.1</b> - 14 pages]<br>2. 210902 H 000172 TVPMAC Design Brief FINAL [ <b>13.6.2</b> - 49 pages]<br>3. H 000172 REP 001 C Engagement Findings [ <b>13.6.3</b> - 19 pages]<br>4. Item 13.8 - August 2023 - John Macmillan Business Case - Previous Resolutions [ <b>13.6.4</b> - 5 pages] |

### Recommendation

That Council:

1. Endorse the following two options for the Community Facility within the Macmillan Precinct Masterplan which are:
  - a. Stacked Plus
  - b. Community Central
2. Notes that a report be presented back to Council on the Staging and Funding Options for Macmillan Precinct Redevelopment by May 2024.

### Purpose

The Macmillan Precinct Concept Masterplan has been progressed with two (2) options identified as the preferred options after extensive community consultation primarily on the core Community Facility. This report is required as per Council Resolution 69/2021 - Item 8, and is to endorse these preferred options and to approve that further Staging and Funding be undertaken on these options in order to better understand the financial and community service impacts for the Town.

### In brief

- The MacMillan Precinct Working Group's focus to date was to refine the endorsed Concept Masterplan and to gather more detailed requirements of the various user groups of the Leisurelife, Community Centre, Library, Bowling Club and Victoria Park Arts Centre, with additional inputs from other key user groups from the broader Precinct such as Sussex Street Legal Centre and Billabong Child Care.
- After much work with the groups four (4) options for the key Community Facility building arrangements within the Macmillan Precinct were shortlisted and were then made available for extensive community consultation.
- Two (2) options were preferred but very closely scored through the community consultation process.
- The Stacked Plus and Community Central options require further staging and funding investigation and as such are proposed to be the two options taken forward to the next phase of the Macmillan Precinct Redevelopment Masterplan.

## Background

1. In 2019 Council endorsed the preparation of a John Macmillan Precinct Masterplan to examine the full redevelopment and optimized use of the precinct (Res 116/2019).
2. The Stage 1 Visioning of the Macmillan Precinct Masterplan was then undertaken in 2020 (Res 269/2019) to develop the basis of the Macmillan Precinct Vision and subsequent Concept Plan
3. The Macmillan Precinct Concept Plan was endorsed by Council (resolution 69/2021) with the general arrangement and concept level design of the future Precinct, in line with the Vision.
4. Given the broad nature of the precinct and the number of users groups and community services provided in the vicinity a Macmillan Precinct Masterplan Working Group (MPMWG) was established (resolution 115/2021)
5. The first meeting of the MPMWG was held on 15 July 2021 with a further 4 meetings held.
6. A Design Brief capturing the user requirements was developed and presented to the MPMWG.
7. The MPMWG undertook a multicriteria analysis of six (6) options with a final four (4) presented to the community for an extensive consultation phase.
8. Two (2) options were preferred with very similar scoring and commentary, being the Stacked Plus and Community Central options.
9. Given the large capital investment for either option, as well as potentially impacted community services provided by the Town of Victoria Park and other not-for-profit organisations, it is proposed to undertake a further investigation and report to Council to inform the Long-Term Financial Plan as well the basis by which the final Masterplan stages can be undertaken.
10. This stage was identified within the Stage 6 of the Masterplan but will now also look at the location of the Civic and Administrative Functions of the Town (Res 117/2023).
11. Any further Business Case requires the analysis of the key options and as such this report will be the foundation for any future Macmillan Precinct Business Case.

## Strategic alignment

| Civic Leadership                                       |   |
|--|---|
| Community Priority                                     | Intended public value outcome or impact   |
| CL2 - Communication and engagement with the community. | Demonstrating a community led approach to the development of such a critical precinct |

| Environment  |   |
|--|---|
| Community Priority   | Intended public value outcome or impact   |
| EN3 - Enhancing and enabling liveability through planning, urban design and development. | A well designed community precinct that allows for current and future use as per the Social Infrastructure Strategy using a contemporary urban design                                 |
| EN5 - Providing facilities that are well-built and well-maintained.                      | Ensuring that the existing facilities are maintained in line with current best practice and to ensure the future facility will be well built and easily maintained for the long term. |

| Social                       |   |
|------------------------------|---|
| Community Priority           | Intended public value outcome or impact                       |
| S2 - Collaborating to ensure | Extensive engagement with the community and not-for-profit to |

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| everyone has a place to call home.                             | ensure that the Town can continue to provide essential services to support everyone  |
| S4 - Improving access to arts, history, culture and education. | The precinct is to continue to deliver an improving arts, history culture and education location as a District hub for the Town. |

## Engagement

### Internal engagement

|                          |  |
|--------------------------|--|
| Internal Technical Group | Consisting of all key areas of the Town the group provided inputs into the technical requirements and  |
| Place Planning           | <p>The Social Infrastructure Strategy (SIS) proposes a network of social infrastructure hubs across the Town to facilitate equitable access to social, cultural and recreational activities and maximise the investment in social infrastructure through co-location of facilities. The Strategy identifies the higher order District Hub at the Macmillan Precinct which is the primary civic hub servicing the whole Town and beyond. This aligns with the Town's intent for the Albany Highway precinct to be recognised as a Secondary Activity Centre (a higher order centre in the metropolitan activity centre hierarchy) along its whole length as outline in the Town's Local Planning Strategy and which is currently being planned through the Shape Albany Highway Precinct Structure Planning project.</p> <p>More specifically, Action 40 of the SIS recognises the Macmillan Precinct Master Plan process and support for redevelopment of the precinct to unlock opportunities for expansion of the library and Vic Park Centre for the Arts (or other cultural operators/facilities), provision of active recreation spaces and youth friendly spaces, development of a key civic/community hub and redevelopment of Leisurelife. The SIS also recognises the potential for relocation of indoor recreation from the existing Leisurelife site to Aqualife, to create a district level recreation-focused hub to service the whole Town. The creation of 2 distinct district hubs – one focusing on civic/cultural/community floorspace and one focusing on active indoor / aquatic recreation - may be a more efficient use of land but this is a decision being explored through the Macmillan master plan process.</p> |
| Place Planning           | Alignment and inputs into the Albany Highway Precinct Structure Plan which adjoins and incorporates some areas of the Macmillan Precinct   |
| Business Services        | Future forecasting of use for Gym, Creche and Leisure facilities. Library services have been involved in the development of the new building requirements  |
| Asset Strategy           | Advice and inputs into the current asset condition and likely expenditure needs for the existing buildings   |
| Property and Leasing     |  |

| External engagement   |   |
|-----------------------|---|
| Stakeholders          | Community members<br>Macmillan precinct users<br>Businesses                             |
| Period of engagement  | 7 June – 4 July 2022  |
| Level of engagement   | 2. Consult  |
| Methods of engagement | Your Thoughts project page and survey   |
| Advertising           | Town website<br>Direct emails<br>Social media<br>Posters<br>E-newsletter<br>Mayor video |
| Submission summary    | The summary of all the consultation is provided   |
| Key findings          | Summary of information resulting from engagement.                                       |

| Other engagement                        |  |
|---|--|
| Victoria Park and Carlisle Bowling Club | Additional meetings to develop the Needs Assessment prepared for the Bowling Club by Otium Consultants.      |
| Community Centre                        | Numerous engagements alongside Town officers with Community Centre board members.                            |
| Victoria Park Squash Club               | Meetings with the club to discuss the needs and user requirements as a result of the consultation documents. |

## Legal compliance

Not applicable

## Risk management consideration

| Risk impact category | Risk event description       | Consequence rating | Likelihood rating | Overall risk level score | Council's risk appetite | Risk treatment option and rationale for actions |
|----------------------|------------------------------|--------------------|-------------------|--------------------------|-------------------------|---|
| Financial            | Impact of the development on | Moderate           | Likely            | High                     | Low                     | TREAT risk by Developing a                      |

|  |  |          |          |        |        |   |
|--|--|----------|----------|--------|--------|---|
|  | long term financial plan will lead to the abandonment of the project   |          |          |        |        | staging and funding strategy that matches the incremental development to a financial profile that can be supported by the Town. |
| Environmental                          | N/A  |          |          |        |        | Medium  |
| Health and safety                      | N/A  |          |          |        |        | Low   |
| Infrastructure/ ICT systems/ utilities | N/A  |          |          |        |        | Medium  |
| Legislative compliance                 | N/A  |          |          |        |        | Low   |
| Reputation                             | Production of an ambitious and unachievable scale or staging plan that impacts on the service delivery to the community    | Moderate | Possible | Medium | Low    | TREAT Ongoing and regular community and stakeholder engagement with the proposed timelines and staging                          |
| Service delivery                       | The potential for the current assets to eventually be not fit for purpose which will leave a shortfall in service delivery | Moderate | Possible | Medium | Medium |   |

## Financial implications

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|------------------------------|---|
| <b>Current budget impact</b> | Sufficient funds exist within the annual budget to address this recommendation. |
| <b>Future budget impact</b>  | Not applicable  |

## Analysis

- The two (2) preferred options are very closely ranked from the extensive consultation to date
- Each option has a staging and funding profile distinctly different from each other, and each requires a further level of detail to ascertain the whole-of-precinct delivery plan

5. Ultimate capital expenditure for both is similar but the inherent staging and expenditure profile is very different with the Stacked Plus a larger upfront component due to the indoor courts within the single building footprint
6. The masterplanning process to date has predominantly looked at the core community building but within the precinct there are opportunities for other uses such as the Civic and Administration functions as well as retail or commercial spaces.
7. There are potential opportunities for staging the precinct and generating alternate revenue streams to assist in the long term financial requirements of the MacMillan Precinct Redevelopment.
8. Explore built form opportunities as an integrated service within the Community Hub, and ensure that appropriate staging maintains continuity of service.
9. The long term financial viability of the Town is crucial and an investigation to map out the best pathway is critical before locking in non-optimal solutions that may raise unrealised expectations.

## **Relevant documents**

Not applicable