

March 2023

The Former Bowling Greens and Air Force Association Precinct at Hawthorn

The Precinct Master Plan Concept for Community Consultation



Prepared for The City of Mitcham

**JENSEN
PLUS**

Planning
Landscape Architecture
Urban Design
Social Planning

Purpose and aims of the Master Plan

Collaboratively planning for the future of the precinct with community at the heart of the project.



Jensen PLUS and the City of Mitcham are working together with community to collaboratively plan for the future of the former bowling greens and Air Force Association precinct at Hawthorn.

Project objectives

1. Understanding of stakeholder views and interests
2. Identify local knowledge and information gaps
3. Understanding of the cultural and social role/s of Mitcham Court and its functional needs
4. Priorities, risks, challenges to consider for master planning
5. New ideas for the precinct that reflect community interests including “quick wins”
6. Collaboratively developed vision for the precinct

7. Sharing of perspectives and experiences
8. Genuine and meaningful engagement with the local community and develop ongoing relationships

The master plan should address:

- Improved use of the area
- Passive surveillance
- Respect of history and communities
- Character and function of the area
- The area’s relationship to its surroundings

Stakeholder and community engagement is a key factor to the project. The master plan has been informed by insights gained and collaboratively designed.

The site and its context



The Precinct sits within the broader Soldier's Memorial Gardens, Mitcham Memorial Library and Hawthorn Community Centre Precincts, and has the Brownhill Creek running alongside.

The Precinct presents a limitation to integrating the surrounding reserves and parks.

The Precinct interfaces with existing community infrastructure and heritage places, as well as residential properties. Its position, the location and orientation of the adjacent buildings conceals much of the former bowling greens and creates passive surveillance issues which is impacting how the area is used.

The area requires ongoing maintenance and the building will need numerous upgrades over the next five years, all of which present a cost to Council.

The Mitcham Court Precinct site in photos



Site visit analysis

area of poor passive surveillance from library

area visible from
RAAF room

trian
gate

fence

car/pedestrian
conflict area

line of sight from library

vehicle route

library fore-
court

vehicle gates

walking routes

Community and stakeholder visioning workshop

Jensen PLUS and the City of Mitcham undertook community engagement as part of the precinct master planning process. Stakeholders and community members were invited to have 1:1 phone calls to share with the project team their insights and ideas. Those with a direct interest in the precinct were invited to attend a visioning workshop.



Key considerations for the master plan concept

“Community members are generally very eager to create more community use of the precinct.”

There were many great ideas gathered at the workshop. These ideas were grouped together into functional themes for integration into the draft concept design.

The Air Force Association were in attendance. Their preference is that they retain use of their existing building, but also seek to work with Council regarding how their club is accommodated in the area in the future.

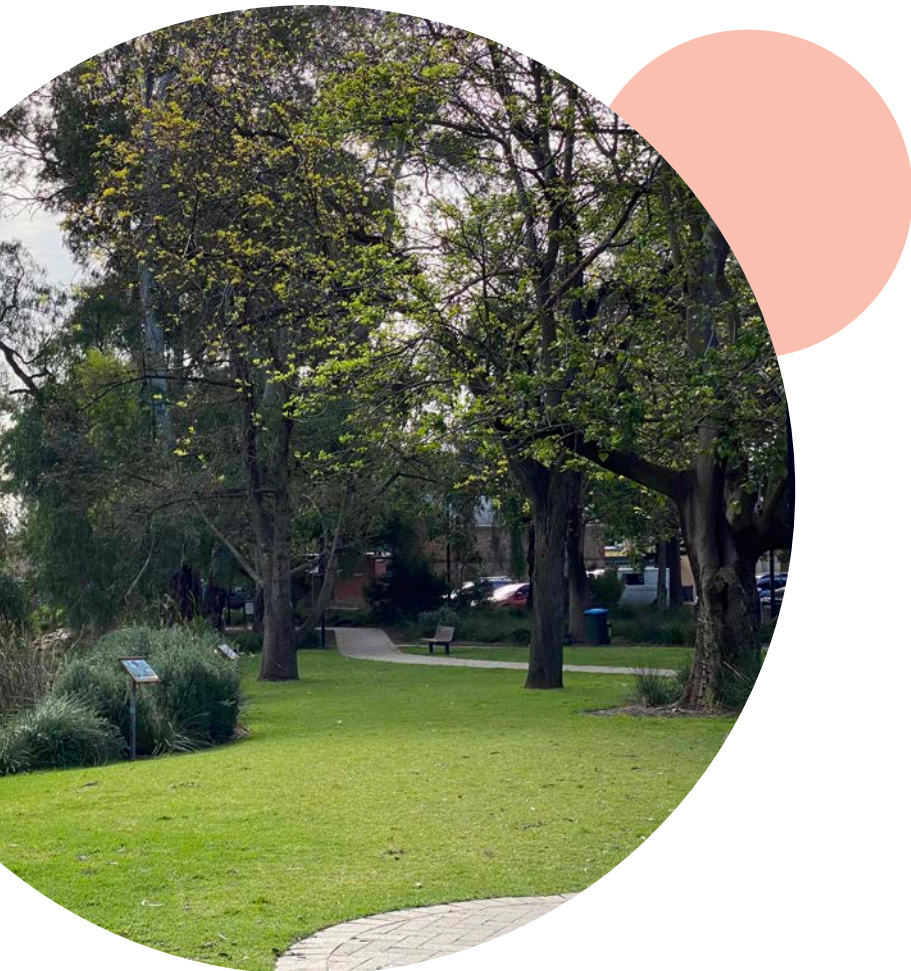
Key visioning themes:

- **Accessibility and linkages**
- **Community use + connection**
- **Complementary and integrated**
- **Reflects history**
- **Encouraging people to spend time**
- **Green public open space with unique natural character**



Key considerations for the master plan concept

More family-friendly park space and places for people to feel welcomed, comfortable and to spend time.



Key considerations for the future planning of the precinct:

- How to “open up” the space to welcome more family use and avoid vandalism
- Accommodating the Air Force Association
- Encourage partnerships with community groups in future design and management and Mitcham’s open space network
- Consider residential neighbours and integrate well with the rest of the reserve
- Represent Kaurana and Air Force Association history
- Create places where people will spend time, not just pass through
- A comfortable place which enhances the creek environment

Vision and Guiding Principles

“An important place for community connection, where people are welcomed to spend time in a green open space with a natural character.

The Precinct celebrates its history and complements the Soldiers Memorial Gardens and local area.”



1
Celebrate community.



2
Attractive, inclusive and welcoming design.



3
Diverse experiences which complement the area.



6
Open space for community use.



5
Achievable projects which include community.



4
Harmonious natural materials, forms and plantings.

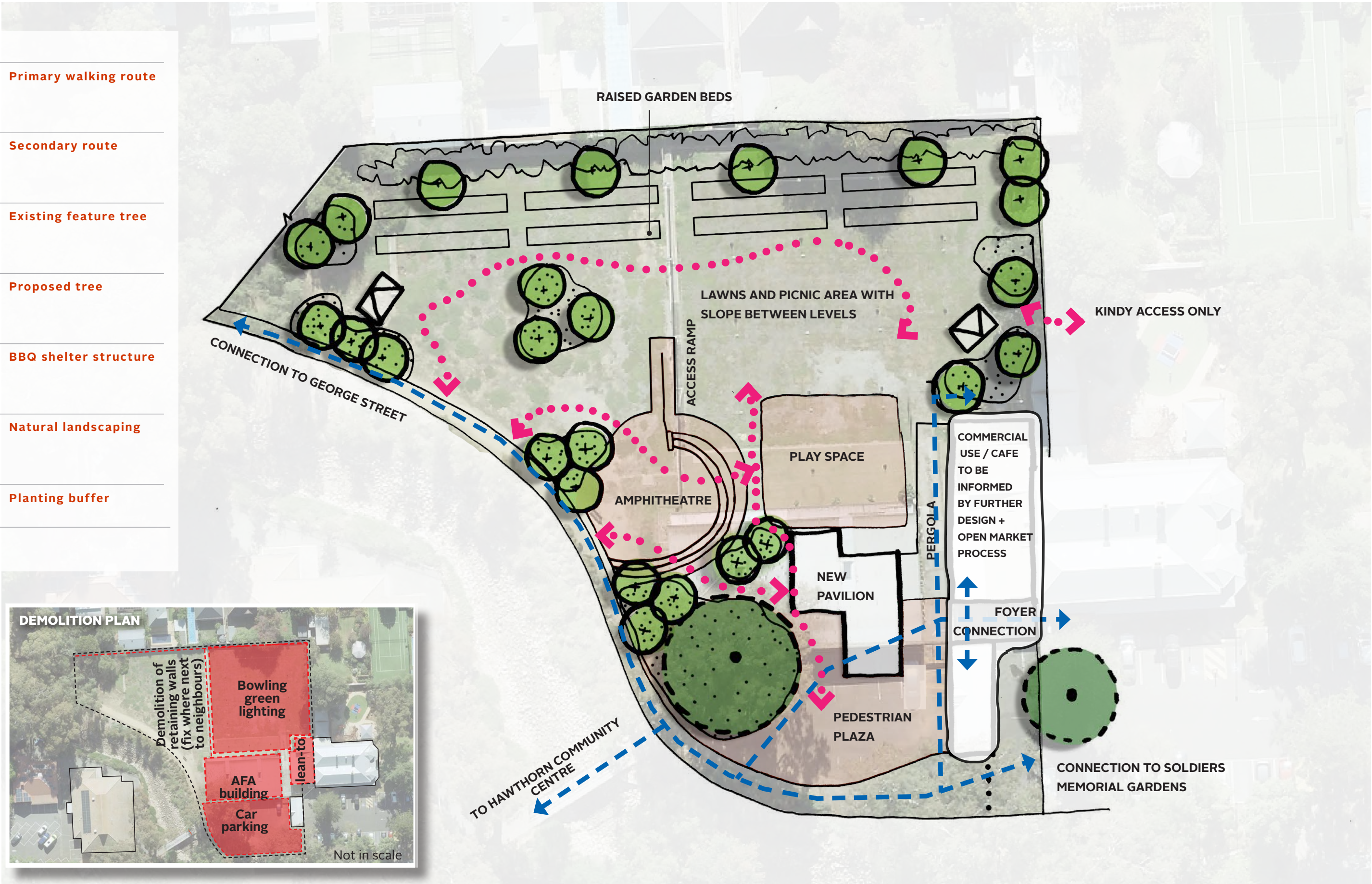
Legend

-  Project Site boundary
-  Existing primary buildings
-  Existing feature tree



Legend

- Primary walking route
- Secondary route
- Existing feature tree
- Proposed tree
- BBQ shelter structure
- Natural landscaping
- Planting buffer





The Former Bowling Greens and Air Force Association Precinct at Hawthorn

Design details (indicative images only)

Key elements of the master plan design have been chosen for their ability to adapt to suit the character and needs of the locality and highlight the existing strengths of the precinct.

Lawns and picnic areas



Lawns and picnic area with a slope between lawn levels. Additional trees are proposed to provide shade and amenity. Two BBQs with shelter structures are included to facilitate small group gatherings.

Plantings



A planting buffer of native species along the northern edge to provide privacy to the residential properties and habitat for native species.

Garden beds in the precinct will prioritise the use of native species to continue the established character of the area and create areas of habitat. Some deciduous trees could be used in key locations to provide summer shade and winter sun.

Raised garden beds



Raised garden beds to provide interest and attract visitors deeper into the site. Constructed using suitable materials to provide good planting conditions, new irrigation, and accessible pathways between the beds.

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Design details (indicative images only)

Commercial use / cafe

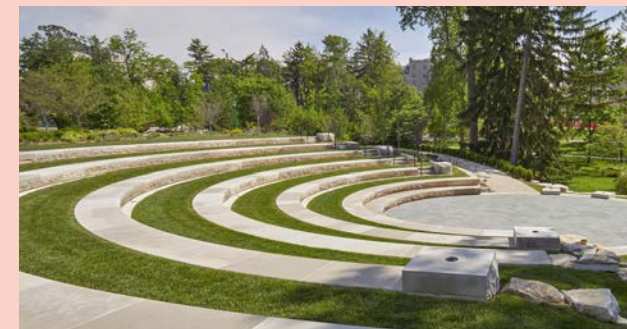


A new building, foyer connection and activation of the existing stable to provide commercial use. This area will be informed by further designs and on open market process, and may include a cafe, kitchen, toilets, multi-use room, foyer connection, and art gallery/museum. Council will negotiate suitable alternative storage for items currently housed in the stables and lean-to when this area of the Master Plan is progressed. Sustainability measures such as rainwater tanks and solar panels will be considered in detailed designs.

Opportunities for art, reflection of Kurna history and AFA history will be considered in detailed design.

A pop-up café/van opportunity may be explored as a first stage.

Amphitheatre



An amphitheatre provides a circular shaped gathering space with tiered seating. Located next to the walking path, it will provide an opportunity for seating and a small performance space.

Opportunities for art, reflection of Kurna history and AFA history will be considered in detailed design.

Play space



The play space will be designed to cater primarily for children under 5 years of age, reflective of the current user groups of the precinct, including the kindergarten and story time sessions at the library.

It is envisaged that the play space may be aeroplane themed to reflect the history of the Air Force Association, and include water and natural materials.

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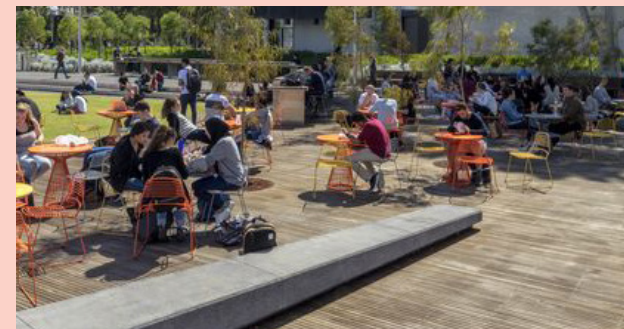
New Pavilion



A modern yet simple covered pavilion with no fixed furniture to accommodate approximately 40 people.

It will provide a sheltered area in close proximity to the café, which could be hired for small functions or use by a fitness group.

Pedestrian plaza



The pedestrian plaza will lead people into the site and connect to the café.

Opportunities for art, reflection of Kaurua history and AFA history will be considered in detailed design.

Demolition of AFA building

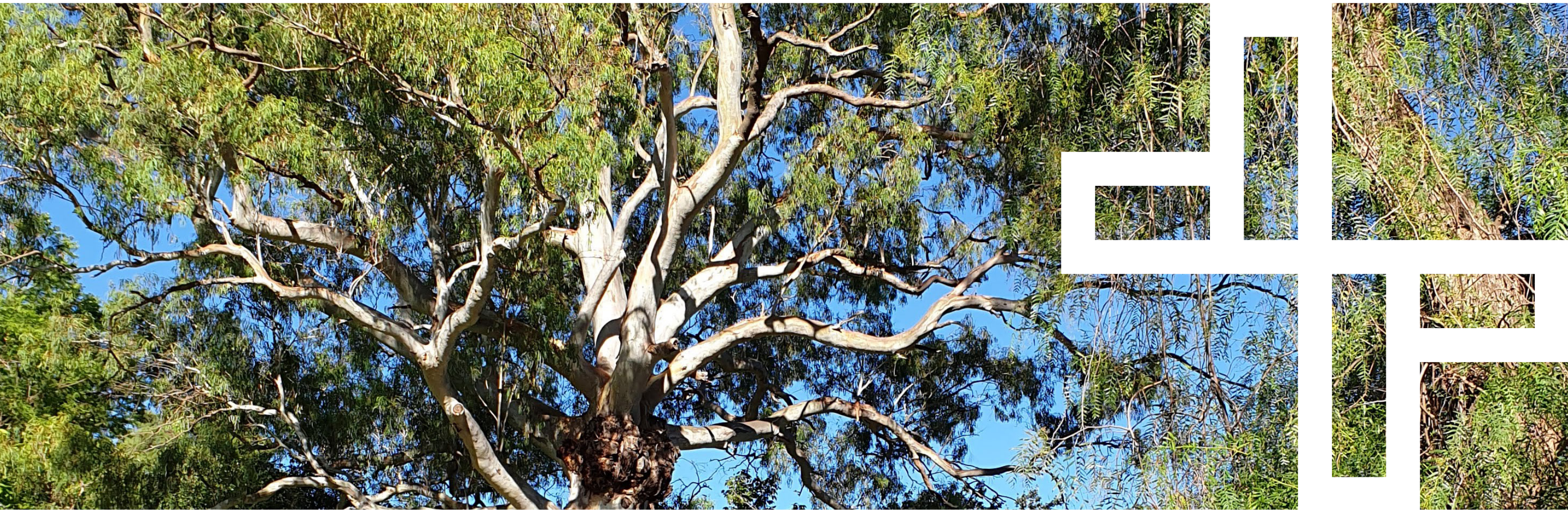


The Air Force Association building is currently a significant visual barrier to the site and utilisation of the building is decreasing by the AFA. It is proposed that the building be demolished in years to come, and that Council partner with the AFA to find a suitable alternative meeting space.

The Council will consider community consultation outcomes when deciding whether the demolish or reuse this important community facility.



Thank You



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