Document Control

Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at www.casey.vic.gov.au/policiesstrategies to ensure that you have the current version. Alternatively you may contact Customer Service on 9705 5200.

Responsible Department – Strategic Development

Endeavour Hills Community Precinct Master Plan - 1 July 2014

Electronic reference library version 1.1

Preamble

In accordance with a resolution of Council on 21 June 2005 to include definitions of Council, Councillors and Council officers in all Council policy documents, the following definitions are provided:

Council – means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989
Councillors – means the individuals holding the office of a member of Casey City Council
Council officers – means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.

Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

Review

The next review of this document is scheduled for completion by 31 June 2019.

Acknowledgement

The following consultants have participated the preparation of the document:

SJB Urban
Hemisphere Design
Glas Landscape Architects
GTA Consultants
Urbacity
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EXISTING CONDITIONS

- Endeavour Hills Shopping Centre
- Library
- Surface Car Park
- Skate Park
- Leisure Centre
- Gym / Neighbourhood Centre

Legend:
- Existing buildings
- Existing trees
- Existing entrances

Scale: 1:500 @ A3

Existing entrances:
0 5 10 15 20m
Part B: Staging

Endeavour Hills Town Centre | Master Plan

Investigate investment strategy options to fund community outcomes.

Formalise existing pedestrian paths to shopping centre.

Possible future expansion.

Investigate investment strategy options to fund community outcomes.

Potential upper level for community/commercial use.

Potential east-west link road.

Public Square (approx. 1200m²).

Cafe / kiosk.

Skate precinct.

Enhance skate precinct.

Terraced landscape.

Outdoor Event Space (programmable).

Future Community facilities.

Future development site.

New car park configuration.

New pedestrian & cycle path.

RAYMOND McMHAON BLVD.

Investigate investment strategy options to fund community outcomes.

Options for parallel parking along Raymond McMahon Boulevard.

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Short Term Projects 1 - 5 years
Stage 01:

Stage 1 will deliver a new public square for Endeavour Hills, a temporary café structure and provide improved pedestrian connections to the Community and Leisure Precinct. This Stage will be the catalyst for a more inclusive and inviting Precinct for the community to enjoy.

Public Square
The Public Square will be the heart of the Precinct. Located at the top of the hill and in close proximity to the two busy entrances of the Public Library and the Leisure Centre it will become the central heart of the community.

Principles for the new Public Square and heart of Endeavour Hills are:
• The square will create a heart within Endeavour Hills it needs to be busy, accessible and vibrant.
• Key to the success of the square is to attract and entertain people
• It should be the civic centre of Endeavour Hills.
• It must be simple and easy to visit and should be accessible and part of everyday journeys - like traditional town squares around the world it should be located next to the most important, most used, civic institutions.
• Co-locate the square with the Library and Leisure centre to invite use by the users of these facilities.
• Provide good connectivity for pedestrians, cyclists, bus users and car users
• The square should encourage activities by providing a flexible open space that is comfortable to use every day but also provide open space for special activities and festivities.
• In its everyday use it will provide space for reading books, social chance encounters after using the gym/childcare/library, informal children’s play, a place for a lunch or tea break, café seating, bocce/bows.
• To facilitate its everyday use it must provide a comfortable, relaxing environment with shade and cooling winds in the summer and shelter and sun in the winter.
• The square should be designed to enjoy the specific qualities of the locality, in this case to maximise the views and accessibility to community functions.
• The design should be of the highest quality providing an engaging and exciting place to be, built with quality materials as an illustration of the importance and permanence of the place.
• For special events , the square should provide a larger, useable open space to accommodate activities such as produce markets, the town Christmas tree, Christmas carols, art shows, swap meets, community festivals.

Café/Kiosk
The addition of a Café/Kiosk will provide added amenity to the new Public Square. Located in the southwest corner of the Square, the location of a future permanent facility, it will provide a corner anchor to the Public Square.

The café is envisioned to have associated outdoor seating to complement the existing public seating. It will provide a focused meeting place for people using both the surrounding facilities such as the Library, Gym and Neighbourhood House as well as providing a new destination within the precinct. It will allow people to stay in the Precinct before and after visits rather than having to go elsewhere for a bite to eat or enjoy refreshments.
Short Term Projects 1 - 5 years
Stage 02

Stage 2 will deliver a highly considered and dynamic landscape treatment leading from the Public Square to the bottom of the site and the existing Neighbourhood House including the existing skate park. The terraces and ramps will intertwine and form a series of soft and hard spaces creating a DDA (Disability Discrimination Act) compliant environment.

Stage 2 will also investigate the provision of increased connectivity for the precinct and the new public square by opening up two pedestrian links from the Precinct through to Raymond McMahon Boulevard in the east. Increased permeability will allow more people direct and easy access to the new ‘heart’ and promote walkability and the foot traffic to the precinct. It is an equitable approach to maximising the diversity of people who can comfortably use the site without relying on direct vehicle access including mobility impaired, the elderly and the young.

Terracing
The terracing leading from the Public Square to Raymond McMahon Boulevard must accomplish a number of key objectives.

Firstly it must provide a DDA (Disability Discrimination Act) compliant route from the bottom of the site to the top of the site, which is a height change of around thirteen metres. This means it must use zig-zag ramping up the site to ensure the slope of the ramp does not exceed a 1 in 20 gradient. This potentially results in a series of level spaces that can be landscaped in a variety of ways suitable for varied activities.

The terracing will also provide key linkages and small entry spaces for the proposed new pedestrian routes through the Leisure Centre and to and from the future development parcels to the west.

The interim proposal for the terracing also provides for a level surface at the bottom of the hill associated with both the Neighbourhood House and the Leisure Centre. Enclosed on the northern side by stepped amphitheatre like seating/steps, the area can contain a temporary projector screen for community events or film nights and could also be utilised as a play surface that could be utilised by the public and the surrounding facilities.

Youth and Skate Precinct
The landscape located to the south of the new Community building (in the approximate location of the existing skate park) will incorporate multi-use skate-able elements as part of a youth focused precinct. The design of the landscaping will allow for a variety of uses including people watching, addressing and dealing with the sites topography and level changes, skating, and amphitheatre uses in an integrated and adaptable urban landscape. A digitally interactive and Wi-Fi enabled space will also be investigated.

Pedestrian links
During the site assessment clear ‘goat tracks’ were identified in the landscape surrounding the Precinct. These tracks are made by the repeated foot traffic of pedestrians trying to access the Precinct from the Shopping Centre and associate car park to the east of the site.

By formalising the tracks, constructing them out of a resilient material and including pram ramps into the Precinct, access will become easier and safer for those parking in the ample surrounding car parks, particularly during peak times.

Pedestrian and bicycle path
In combination with the improved pedestrian links from surrounding areas, Stage 1 will deliver a new shared path along the western edge of the existing entry road and car park. The road width and associated car parks have been assessed and there is a surplus of 1.5 metres. This surplus will be line marked as a shared bicycle and pedestrian path leading up into the Public Square and to the Community Facilities.

The implementation of this new dedicated pedestrian and cycle path create the need to encourage walking and cycling as safe and convenient way to visit the Precinct, and in this case can be easily achieve with no loss of car parking.

Investment Strategy
In the short to medium term, opportunities for surplus land disposal in the nearby locality will be pursued to help fund the public and recreational spaces proposed in this master plan. This will be in accordance with approved strategies.
Long Term Vision: 5 - 20 years

The longer term vision will see a new Community Hub building constructed to the east of the Public Square adjacent to the widened pedestrian route through the top of the site. A Lifestyle building is proposed for the southern edge of the Public Square that addresses both the square and the stepped landscape below and a Lifestyle/Retail building is proposed running along the existing entry road. The bottom of the site on Raymond McMahon Boulevard will also have a new building, tied in with the existing Leisure Centre, it will provide for a projection screen looking out onto the new Amphitheatre space.

This long term vision for the Community and Leisure Precinct will complement the previous stage development and provide for a greater range of community activities.

Future Development Site
This might be a Lifestyle Building that will incorporate the café in Stage 2. The structure is proposed to be built into the landscape and address both the upper level of the public square and the lower level.

A building is also proposed running up the eastern side of the main vehicular entry from Raymond McMahon Boulevard. Terracing up the hill, will address both the entry road and the Youth Precinct landscaping. The topography provides good opportunities to incorporate underground car parking in an efficient manner.

Future Expansion of Leisure Centre Building
The building will replace the existing structure to allow for a widened pedestrian link. The building will accommodate the existing Neighbourhood House functions and various other community based services. The building will have an active frontage facing onto the new shared zone link through the top of the site.

Future Community Facility
This building will plug into the southwest corner of the existing Gymnasium. Complementary activities to the gymnasium could be accommodated such as indoor rock climbing. The building, sitting at the bottom of the hill, also has the opportunity to form the base of an amphitheatre treatment using the existing landscape terracing. The built form could be designed to accommodate projections for films and the like and for outdoor performances.

Library Expansion
Library building expansion is proposed to be built in the current location. The two to three storey building will accommodate the library facility on the ground floor with direct access onto the Public Square and potential for wireless connections and incorporating new information management technologies. The upper floors have potential to accommodate uses such as Non-Government Organisations (NGO) and Community Services Organisations (CSO).

East West Link
The link will consolidate the route investigated in Stage 2. It will be edged by the new community hub building to the south and the library building to the north.

Investment Strategy
The parcels of land that sit on the adjacent outer ring of the Community and Leisure Precinct and that are considered surplus to Council’s requirements are recommended for disposal. However, these parcels will potentially become more attractive if initial investment is made in the Precinct and therefore these disposals are recommended as a longer term strategy.
Landscape Concepts

SITE SECTION: SHORT TO MEDIUM TERM

Public Square
- Public open space
- Comfortable seating acts as external library space
- Flexible layout provides space for larger gatherings such as markets or celebrations
- Water collected from hard surfaces used to irrigate the trees

Active Terraces
- Public open space
- Turf with trees with paved areas for activities
- Flat terraces provide space for activities at different levels e.g. Children's play, seating, skate park
- Sculptural landform provides amphitheatre spaces around activities
- Ramped walkways connect levels

City Square, Melbourne
Markets, Nørrebro
The City Dune, Copenhagen
Leisure Centre

Library