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Tract

Jamieson Way Community Centre & Reserve Master Plan

Master Plan Report

Prepared for City of Wyndham, September 2021.

Introduction.

The Jamieson Way Community Centre and Reserve is located on a residential street in the heart of Point Cook. The Centre is located within close proximity to the Sanctuary Lakes Shopping Centre, to the east and to the west is Carranballac P-9 College's Jamieson Way Campus. Point Cook Village Retirement Village is located to the south east of the Centre, accessible via Point Cook Rd. The Community Centre is ideally situated within a large reserve and adjacent to the Cheetham Creek wetland corridor and shared path network. This is a unique and highly valued feature of the Centre.

The Jamieson Way Reserve was one of the first reserves developed in the suburb of Point Cook. The Community Centre and Tennis and Netball Courts were completed in 2005 with infrastructure including a car park which heavily supports traffic management around the school and community facilities.

Since 2005 there has been multiple extensions to the existing Community Centre to service Kinder Services and community programs. Jamieson Way Community Centre opened in 2006 with one Kindergarten room, 2x MCH consulting rooms, a sports pavilion facility contained within the Community Centre footprint and other large and small general community space for community hire.

In 2009, the Community Centre added an additional Kindergarten room and the footprint of the building slightly increased, to allow for the growing 4-year-old Point Cook population and for functionality reasons.

In 2017, the Scouts were relocated to a neighbouring high school in Point Cook. This move increased the Centre's meeting rooms and hire-able space.

The community managed Centre currently provides a range of early years and general community services. The Centre is one of the only facilities in Wyndham that holds a regular community-based market.

Adjacent to the Community Centre is an active open space reserve providing;

- Four tennis courts with flood lighting,
- Four netball courts with flood lighting,
- A small playground and BBQ facilities at the rear of the Centre with surrounding open space for unstructured recreation and events,
- A large unstructured open space area, and
- Shared sports amenities with change rooms and bathrooms within the Community Centre footprint.

The purpose of this project is to prepare a Master Plan for the potential future redevelopment and improvement pertaining to community infrastructure, sports, recreation and open space provisions, at Jamieson Way Community Centre and Reserve.

The Master Plan will inform the effective capital investment in the ongoing use and development of the Centre and surrounding active open space.



Purpose of the Master Plan.

The Jamieson Way Community Centre and Reserve is one of Wyndham longest running and most loved Community Centre's. After 13 years of operation the Centre is no longer functioning as efficiently as it could be, the building is a little tired and the surrounding recreational facilities are no longer fit for purpose.

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The key strategic drivers for the master plan are the;

- City Plan 2017-21 (multiple strategies),
- Wyndham Sports Strategy 2045,
- Council's commitment to the provision of 3 and 4 year old kindergarten services, as well as
- The need to re-model the facility to ensure the building is fit for purpose based on current Community Learning Centre model requirements.

The key functional drivers for the master plan include;

- Lack of physical and visual integration between both the internal and external functions (impacts on the success of events held at the Centre and Reserve),
- A lack of space for car parking and no parking in close proximity to the recreational facilities,
- The Community Centre is at capacity for programs and activities and is seeking additional meeting space,
- Lack of storage for both the Centre and the sports facilities,
- The current sporting change facilities are being used inefficiently,
- The location of the sports pavilion away from the courts has posed challenges for teams, particularly not having direct views of the netball and tennis courts,
- The current netball facilities are not meeting the local demand for competition netball in Point Cook, and
- There is increasing demand for the provision of both 3 and 4 year old kindergarten services.

On 24 August 2021, Council considered a previous draft version of the Jamieson Way Community Centre and Reserve Master Plan. The accompanying report recommended commencing a 28-day public exhibition period before considering feedback and any recommended amendments.

At the Council Meeting on 24 August, an alternate motion was tabled and subsequently carried. The motion read;

That Council:

1. Request the CEO to prepare a revised Jamieson Way Community Centre and Reserve Draft Master Plan to include a compact sports venue which:
 - Can accommodate sports such as badminton, volleyball and table tennis
 - Can also be used as a multi-purpose facility for performing arts and dancing
2. Receive the revised Jamieson Way Community Centre and Reserve Draft Masterplan and report at the next Council Meeting on 28 September 2021.

Council officers have worked with Tract Consultants and key stakeholders to revisit the draft Master Plan and respond to the direction provided by Council. Comprehensive engagement with all stakeholders has not been possible in the production of the revised draft master plan due to the timeframes. Further engagement with stakeholders will be carried out as part of the public exhibition period.

The following plans explain the key components of the Master Plan with the inclusion of the external sports venue:

- The Site and Surrounding Context (existing conditions).
- Proposed Site Plan.
- Proposed Community Centre Functional Layout.
- Proposed Sports Hall Circulation Diagram.



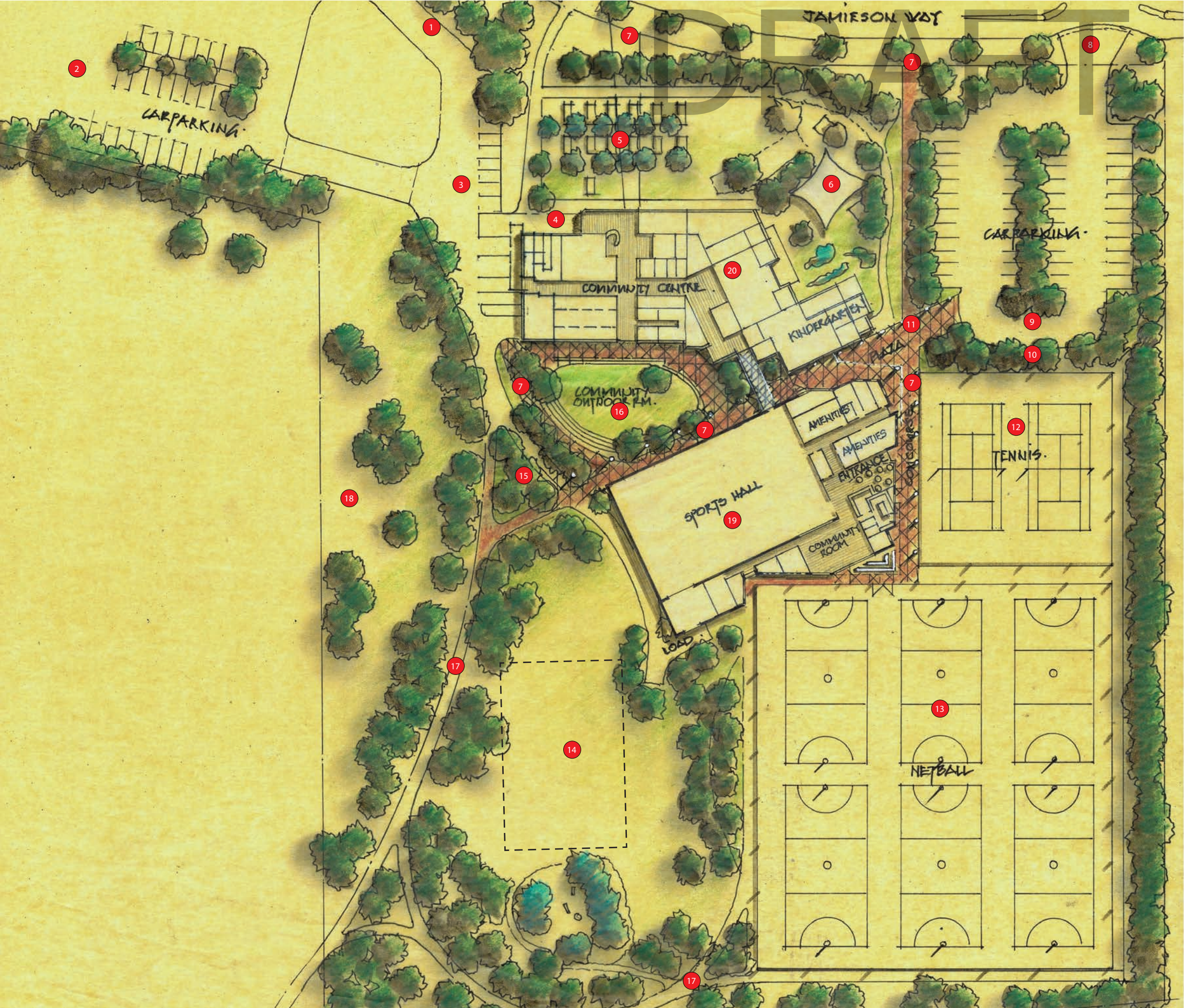
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Drawing Title

Project Name

Note: The proposed layout of building elements are indicative only and subject to further change as part of detail design process.



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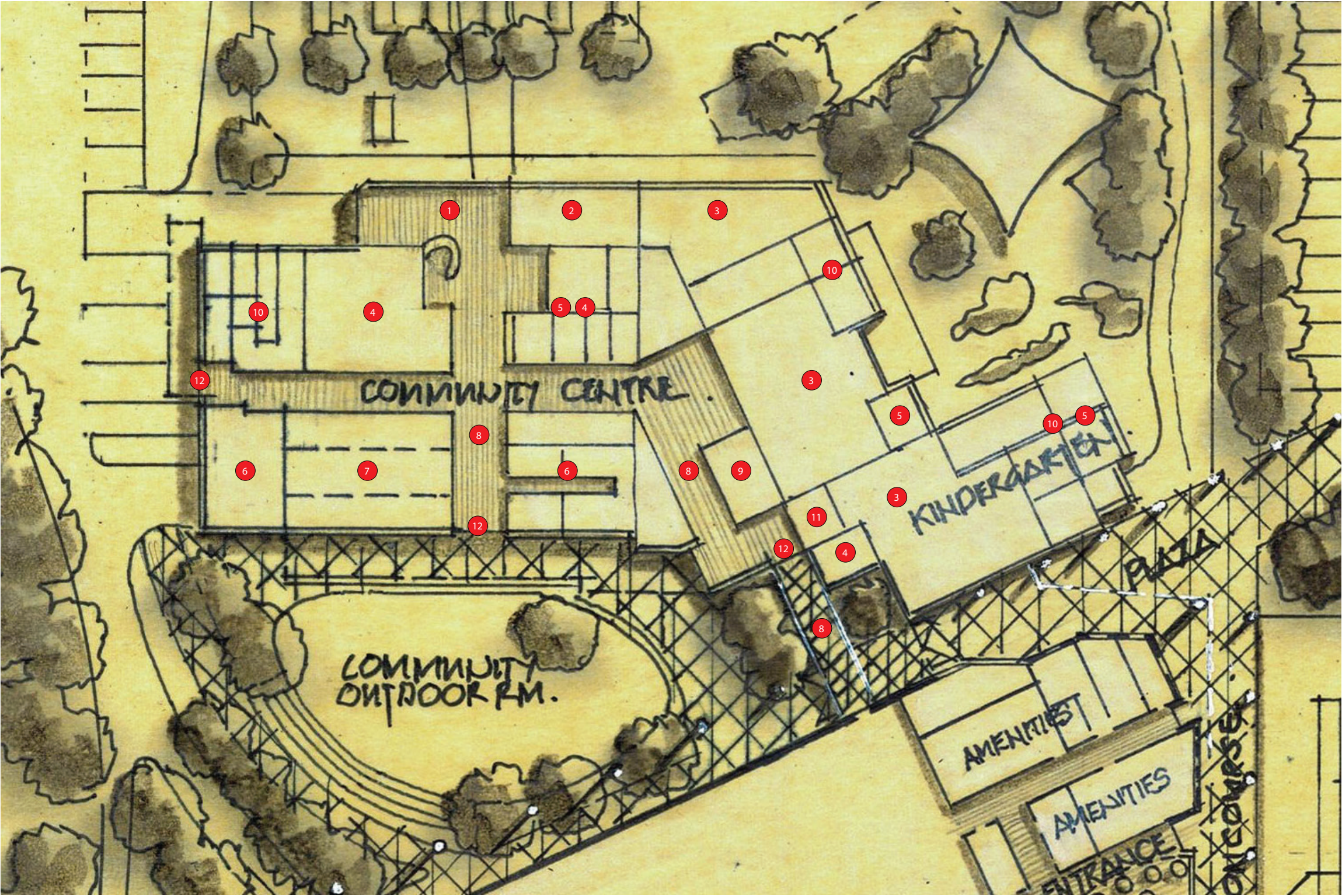
- 1 Main site entrance/exit
- 2 Main car park
- 3 Main drop area off
- 4 Community Centre forecourt plaza
- 5 Community garden
- 6 Secure kindergarten play area
- 7 Pedestrian entrance
- 8 Eastern site entrance
- 9 Eastern car park & drop off area
- 10 Landscape buffer
- 11 Plaza
- 12 Two public tennis courts
- 13 Six local netball courts
- 14 Passive open space/ future croquet playing field (subject to future demand)
- 15 Play area
- 16 Outdoor community room
- 17 Shared path (connected to network)
- 18 WSUD landscaping
- 19 Sports hall
- 20 Expanded Community Centre (one additional kindergarten to provide three kindergarten rooms)

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- 1 Front entrance/foyer
- 2 MCH room
- 3 Kindergarten room
- 4 Administration/office/meeting room
- 5 Storage
- 6 Community room
- 7 Hall
- 8 Circulation
- 9 Kitchen
- 10 Amenities
- 11 Kinder lobby
- 12 Secondary entrance/exit



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SPORTS HALL CIRCULATION DIAGRAM - CONTEXT

The circulation diagram demonstrates the potential movement and flow of people through, around and between the community centre, the proposed new indoor sports hall and surrounding reserve's built environment.

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- 1 North south pedestrian link
- 2 Vehicle loading/emergency access from eastern car park
- 3 East west pedestrian link
- 4 Vehicle loading/emergency access from western car park

Note: The proposed layout of building elements are indicative only and subject to further change as part of detail design process.

