

Former Bowling Greens & Air Force Association Precinct, Hawthorn

Draft Master Plan and Community Land Management Plan

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Today's Session

Presentation

- Introduction, Site & Project Stages
- Early Targeted Community Engagement
- Sketch Ideas
- Draft Master Plan
- Draft CLMP
- Community Consultation
- Next Steps



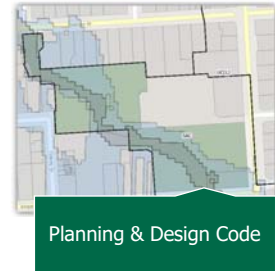
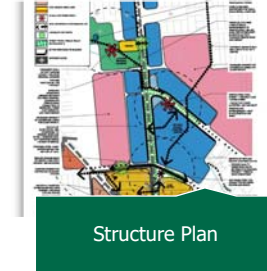
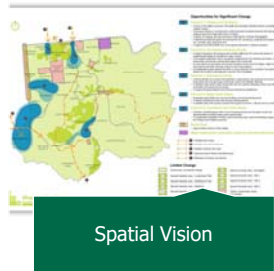
Council Member Feedback

- Do you understand the draft Master Plan?
- Is there anything you would like changed, added or removed prior to community engagement?
- Are you comfortable with the process?

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How did we get here?



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Aerial Images



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Project Introduction

- Once-off operating project \$40,000
- Master Plan & CLMP
- Future use & activation options



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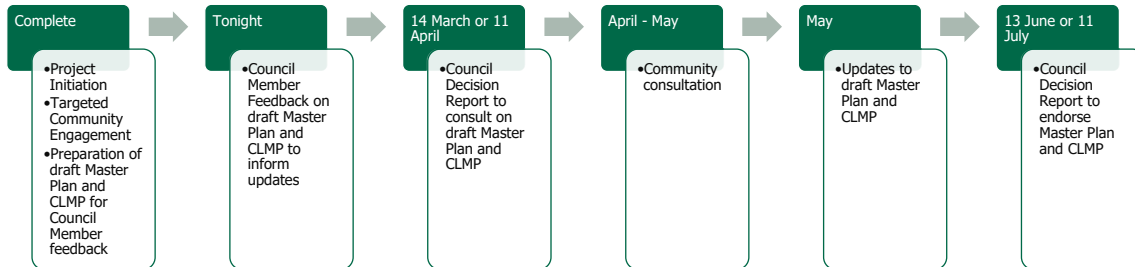
Project Site



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Process



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Early Targeted Community Engagement

- Adjacent residents, groups and businesses with a direct interest
- Site history, connection to the site, future desires, challenges, concerns
- 1:1 calls and a visioning workshop



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Feedback

What is valued?

- Community open space
- Trees & natural setting
- Walk, explore, respite
- Daytime family use
- Creek
- Heritage, history
- Pedestrian access to local streets

What are the challenges?

- Maintaining natural park use
- Balancing needs of users
- Residential interface / privacy
- Line of sight obstructions
- Avoid handing space over to carparking
- Existing buildings
- Accommodating AFA
- How to use stables
- Large events could be disruptive
- Making commercial use financially viable

What are the opportunities?

- Park space for community/family use with BBQ and picnic facilities
- Activating stables – café, catering, bar/gallery for AFA use
- Open sided structure such as pavilion or gazebo
- Complementary building /structure which has multiple uses/users
- Demolition of AFA building for better line of sight (ensuring AFA are accommodated somewhere)
- Respite garden
- Community garden
- Landscaping to celebrate creek e.g. water play all year
- "Hidden gem" provide an element of discovery
- Incorporate Karna history and heritage
- Nature play
- Accessible paths and spaces
- Staged project

Groups' Vision Drawings



- Activation of stables
- Demolition of AFA building
- Use lean-to room for AFA branch meetings



- Revegetation and water-play
- Reduction of AFA building footprint
- Start work on smaller things sooner



- Immediate planting of avenue of trees along path
- Demolition of AFA building
- Activation of stables with café or museum



- Revegetation
- Demolition of AFA building for a gazebo
- Landscaping
- Boundary work to consider neighbour privacy/security & stormwater

Vision Statement & Guiding Principles

“The Former Bowling Greens and Air Force Association Precinct at Hawthorn is 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.”



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Sketch Ideas



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Developing the Draft Master Plan

- One draft Master Plan
- Modular concept with activity areas
- Ability to seek feedback on different activities
- Implementation can be staged (there is no funding built into LTFP)



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Draft Site Plan



JENSEN PLUS
Planning
Landscape Architecture
Urban Design
Visual Planning

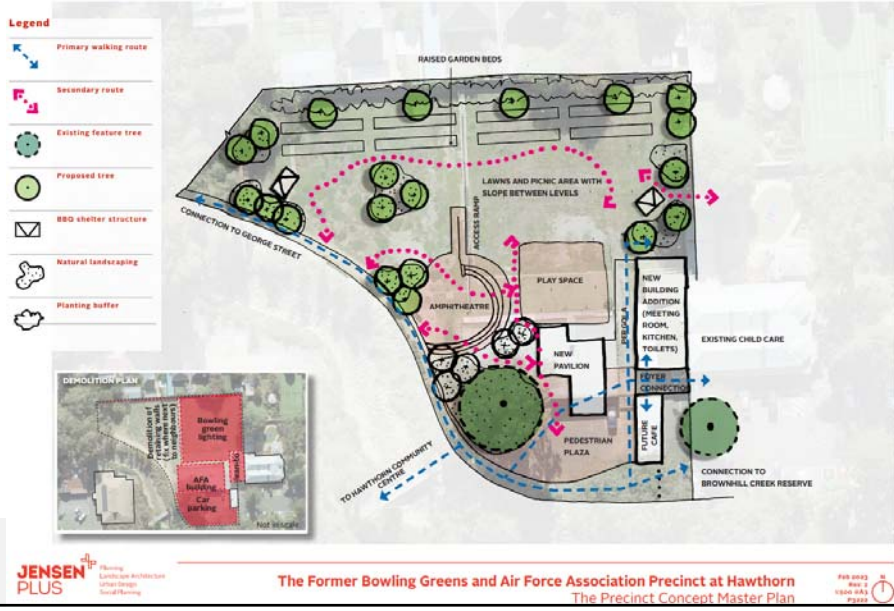
The Former Bowling Greens and Air Force Association Precinct at Hawthorn
The Precinct Site Plan

PLAN NO. 22
REV. 01
2022

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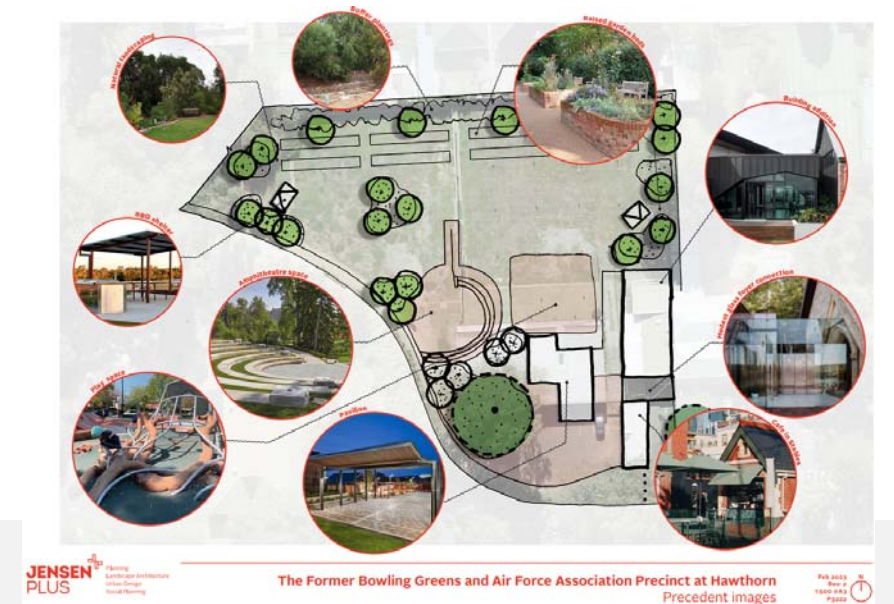
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Draft Master Plan



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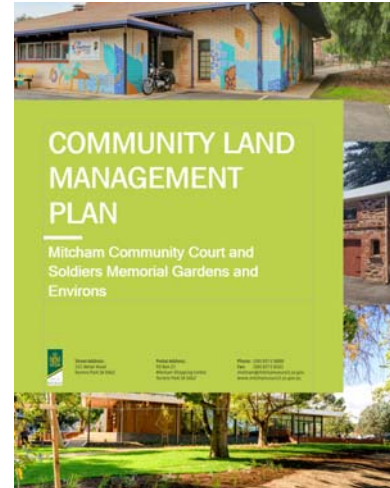
Draft Precedent Images



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Draft Community Land Management Plan

- Draft CLMP prepared to replace existing
- Larger precinct (includes library, Soldiers Memorial Gardens, Hawthorn Community Centre)
- Consistent with updates to all CLMPs
- Will allow for implementation of proposed Master Plan



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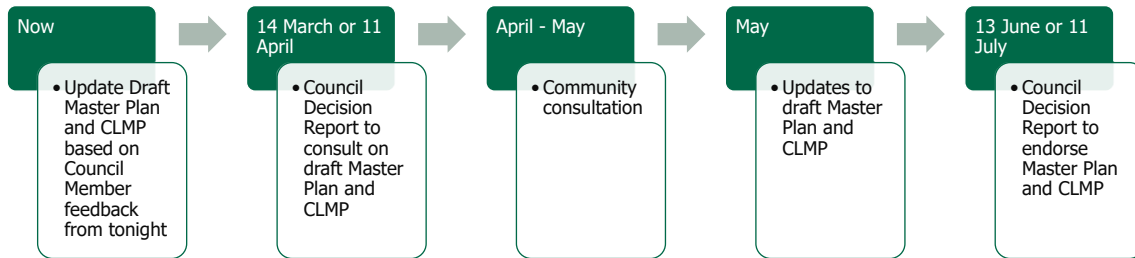
Community Consultation

- 28 days (combined consultation on draft Master Plan & CLMP)
- Activities:
 - Invite to targeted stakeholders
 - Letterbox drop flyer (minimum 500m radius)
 - Afternoon drop-in (on-site)
 - On-site posters/banners
 - Website / YourSay
 - Online Survey
 - Advertisement
 - Electronic noticeboards
 - Social media

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Next Steps



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