

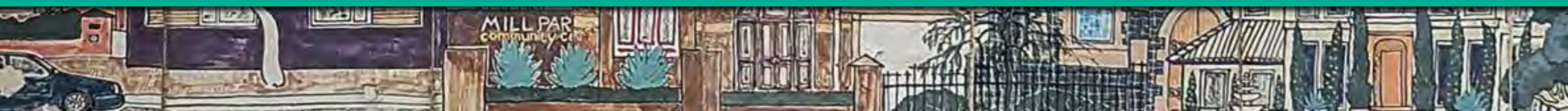


Draft Mill Park Place Framework

June 2024



City of
Whittlesea



Acknowledgement of Traditional Owners

We recognise the rich Aboriginal heritage of this country and acknowledge the Wurundjeri Willum Clan and Taungurung People as the Traditional Owners of lands within the City of Whittlesea

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Executive summary

The Mill Park Place Framework outlines a comprehensive strategy for the development and management of Mill Park, a prime urban area slated for redevelopment. This framework has been crafted to serve as a blueprint for stakeholders to collaborate effectively in revitalising the Mill Park area. Stakeholders include government entities, developers, community organisations, and residents.

Neighbourhood Vision

- 01** A network of open spaces and streets that help minimise the negative impacts of climate change.
- 02** Walkable and legible neighbourhoods that promote movement through a range of transport options.
- 03** An equitable and thriving community with places to gather and socialise.
- 04** Vibrant and attractive neighbourhood centres with distinct and diverse built environment.



01 | Introduction

The Mill Park Place Framework will help identify community's aspirations and ideas for their suburb.

The Mill Park Opportunities and Challenges report provides an overview of Mill Park and identifies existing challenges and opportunities for improvement.

The report is prepared by mapping various data sets across the suburb and consulting with a number of stakeholders. This includes internal consultation with Council officers who work in the area and external consultation with a Community Reference Group, comprising of diverse community members that work, live or play in Mill Park.

This report will influence the next stage of developing a draft framework by identifying potential areas of collaboration and intervention to make Mill Park a great place to live.

Key Stats

38% over the age of 50

10.8% Mill Park population has needs for assistance

2ND Household Neighbourhood Safety survey

AVERAGE SEIFA (Socio-Economic Indexes for Areas) performance for municipality

Urban context

Situated 18 kilometres northeast of Melbourne's Central Business District, Mill Park has experienced significant transformation from farmland in the 1980s into the suburban area we see today.

Mill Park's public transport system relies on an extensive bus network. South Morang train station is to the north and Tram 86 line terminates at University Hill, to the south.

The Metropolitan Ring Road, situated to the south accessible via Plenty Road, further integrates Mill Park into the broader metropolitan landscape.

Within its boundaries, the Plenty Valley Major Activity Centre is located to the north, anchoring Mill Park as a significant hub. There are other Neighbourhood Activity Centres such as the historic Mill Park Stables nestled along Childs Road and Rivergum Village on Plenty Road and Development Boulevard.

Why now?

In this evolving context, the lack of clear strategy coupled with ageing infrastructure in Mill Park requires urgent attention. The potential increase in housing demand from Victoria's Housing Statement 2023, proposed tram line extensions, and the E6 corridors highlight the need for a comprehensive place framework.

This framework will guide the suburb's development, address community needs, and ensure sustainable blueprint for future development. Addressing these challenges and opportunities is crucial for effective strategic planning and collaboration to shape Mill Park's future.

Notwithstanding, there are several projects currently underway in Mill Park. Please refer to appendix 1 for a comprehensive list.

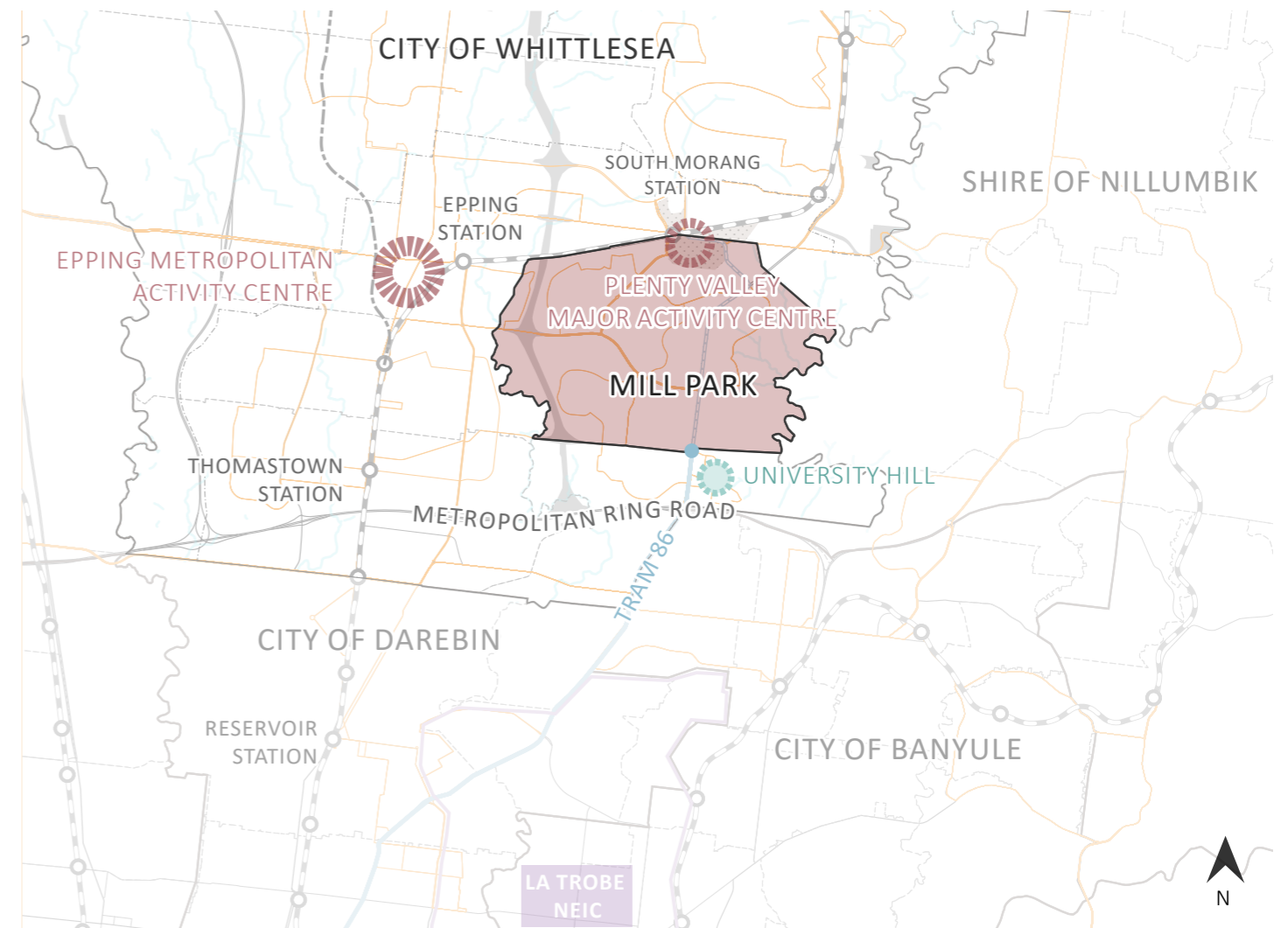


Figure 1 Strategic context map of Mill Park.

- Study Area
- Metropolitan Activity Centre
- Major Activity Centre
- Specialist Activity Centre
- Plenty Valley Structure Plan
- La Trobe National Employment and Innovation Cluster (NEIC)
- Proposed Rail Line
- Mernda Rail Line
- Bus Routes
- Tram route 86
- Tram route 86 terminal
- Proposed Tram 86 extension
- Proposed E6
- Council Boundary
- Locality Boundary

Study area



Figure 2 Study area - Mill Park suburb.

Brief history



Figure 3 Mill on Plenty River



Figure 4 Mill Park Stables (1947)



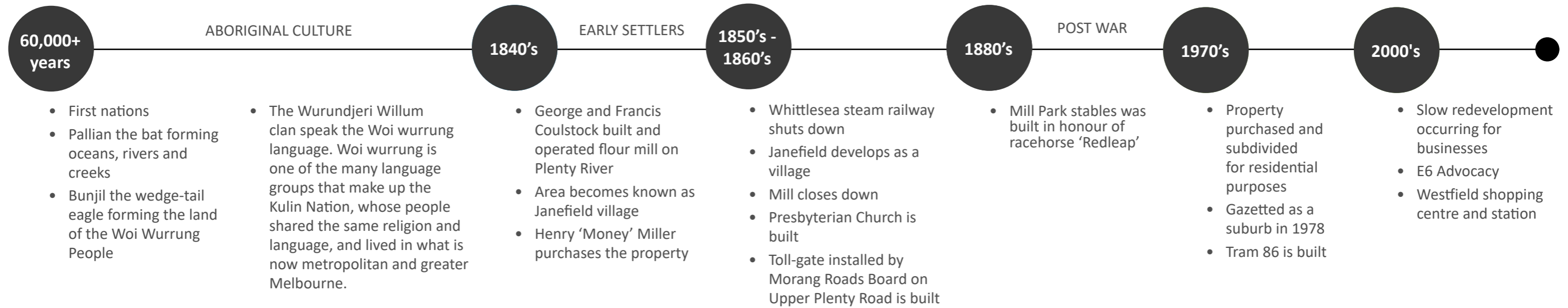
Figure 5 Mill Park Stables (2023)



Figure 6 Mill Park Drive (1947)



Figure 7 Mill Park Drive (2023)



The Place Framework

What is a Place Framework?

The Place Framework embodies a collective vision between the community and the Council to steer the future development of Mill Park. This framework strives to recognise priority opportunities identified by the community, shaping local spaces and establishing connections to implement a series of improvements gradually over time.

The project is an ongoing collaborative approach to improve streets, public spaces, community precincts, infrastructure and built form over time.

The implementation of the framework will be subject to further detailed design, availability of funding, consultation with stakeholders and the community.

The Place Framework is designed to support and deliver concepts and strategic directions from the following:

- Whittlesea’s 2040 Vision: A Place for All
- Plan Melbourne
- Urban Design and Placemaking related research
- Other relevant State and local policies.

Objectives

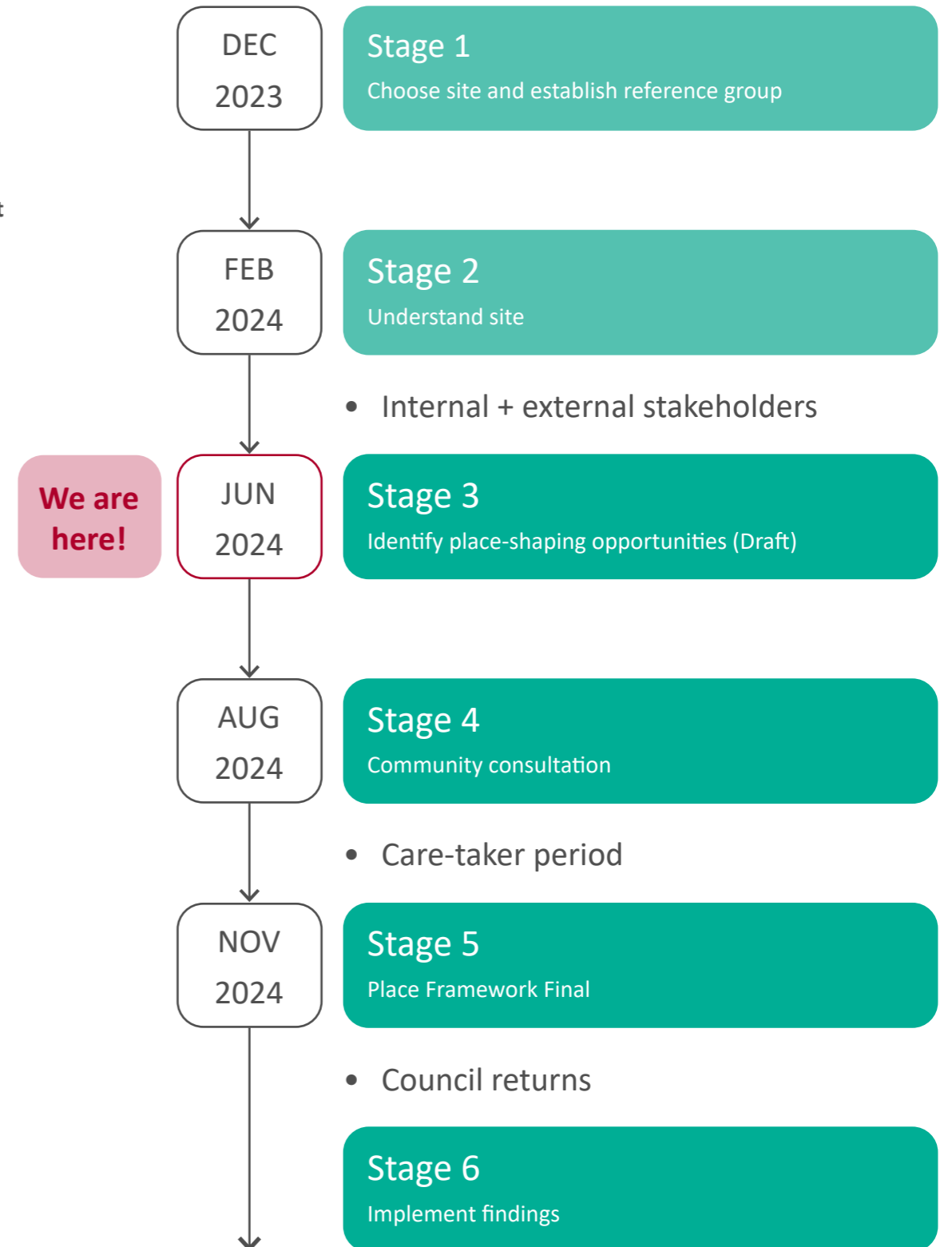
- Develop a clear and strategic Council led vision supported by Mill Park community
- Identify opportunities, key action areas and important relationships
- Guide future decision making
- Develop planning and design tools that are responsive to local needs
- Translate the vision for Mill Park’s future into objectives and actions to guide the development of the area in the short, medium, and long term
- Visualise key design concepts
- Recommend improvements to infrastructure
- Prepare a detailed Implementation Plan.

A plan for the area or place that responds to local needs and insights

Efficiently combining multiple ideas, streamlining projects and consolidating expert advice



Our Timeline



Policy context

Plan Melbourne

Plan Melbourne is the Victorian Government's long-term plan to ensure Melbourne grows more sustainable, productive and liveable.

The plan includes:

- 9 principles to guide policies and actions
- 7 outcomes to strive for in creating a competitive, liveable and sustainable city
- 32 directions outlining how these outcomes will be achieved
- 90 policies detailing how these directions will be turned into action.

Plan Melbourne aims to create diverse, healthy, and inclusive communities. It focuses on safe and walkable neighborhoods with access to daily necessities. The outcomes include providing housing diversity (Outcome 2.5), improving local travel options for 20-minute neighborhoods (Outcome 3.3), strengthening community participation in city planning (Outcome 4.6), and transitioning to a low-carbon city to achieve net-zero greenhouse gas emissions by 2050 (Outcome 6.1).



Figure 8 Plan Melbourne 2017-2050

Whittlesea 2040: A Place for All

The Place Framework translates Whittlesea's 2040 Vision: A Place for All to Mill Park considering the five key goals – Connected community, Liveable neighbourhoods, Strong local economy, Sustainable environment, and High performing organisation to deliver local outcomes.

Over time, the framework will assist to develop local actions to deliver the seven strategies outlined in Council's Integrated Planning Framework.



Figure 9 City Of Whittlesea 2040 Goals. Source City Of Whittlesea.

Whittlesea Planning Scheme

The Victorian Government and City of Whittlesea's policies and strategies call for quality urban environments. Good urban design is not optional, it is a requirement, in order to:

- Create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity (Clause 15.01-1S Urban Design's objective, Whittlesea Planning Scheme)
- Create a distinctive and liveable city with quality design and amenity (Clause 15.01-1R Urban Design's objective, Whittlesea Planning Scheme)
- Create more great public places across Melbourne (Direction 4.1, Plan Melbourne 2017-2050)



Figure 10 City Of Whittlesea documents.

Plenty Valley Structure Plan

The recently amended (2021) Plenty Valley Structure Plan is a comprehensive document that guides development and investment in the Plenty Valley Town Centre over the next two decades. Recently consulted upon, it specifically focuses on the northern area, outlining strategies and actions to achieve an appealing, accessible, and lively Town Centre.

The framework will be informed by previous work to ensure consistency across projects.



Figure 11 Plenty Valley Structure Plan. Source City of Whittlesea

How we engaged...

Between December 2023 and February 2024, the Council conducted comprehensive feedback collection and desktop analysis involving both the community and Council officers. This involved multiple activities, including an online survey, social mapping, meetings with a community reference group, and workshops with Council officers that work in the area, also known as the Internal Local Area Team (East). Through these engagements, stakeholders were presented with data and information about Mill Park, enabling them to provide detailed and tailored responses.

The insights gathered, stemming from both internal and external sources, have been captured online. They are organised based on their relevance to the specific location and categorised into appropriate themes for clarity and ease of reference.

Internal stakeholder engagement

Council internal stakeholders and staff provided various expertise, experiences and insights for Mill Park. A workshop was held with officers working in the eastern suburbs. This was designed to help officers understand Mill Park and its surrounding areas, and provide their issues and opportunities.

Through this engagement there were over 200 internal staff contributions provided for the Mill Park.

The Mill Park Framework Plan and online portal was shared more broadly within the organisation for comment also. This received 208 contributions.

External stakeholder engagement Community Reference Group

The Community Reference Group consists of members of the local community who either work, study, live or play in the suburb of Mill Park.

The group has members from different parts of the community to ensure diverse groups have representation.

The group provides input about Mill Park through their lived experiences in the area. This allows a more nuanced approach to place.

There were approximately 100 contributions made from this group through a workshop and also online.

Internal vs. external consultation comparison

Comments were diverse across a broad range of topics, but ultimately converged on key opportunities and issues. This led to the identification of key areas and corridors. See below for emerging areas and corridors based on provided feedback.



Figure 12 The online social pins maps provided a platform to provide comments, either positive or negative to place.



Figure 13 Photo of Local Area Team (east) Mill Park Opportunities and Challenges presentation and workshop 1.



Figure 14 Photo of the Community Reference Group Opportunities and Challenges presentation and workshop 1.

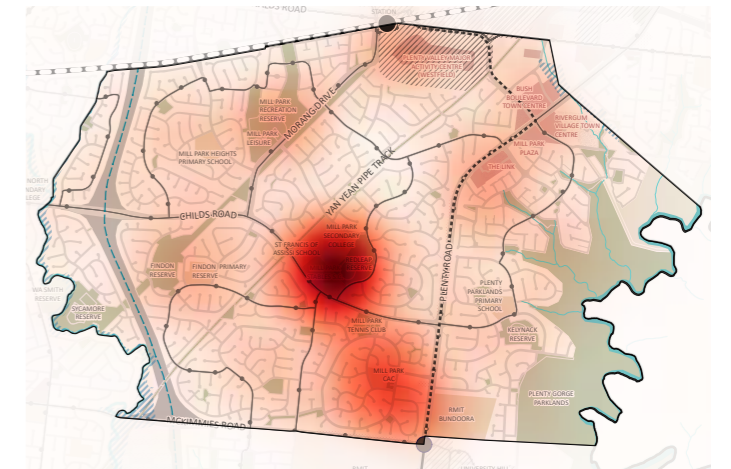


Figure 15 Heat Map of comments provided by community members and internal stakeholders.

Emerging themes and insights

Themes identified

Greener spaces

Greener spaces means open space, active travel, green infrastructure, trees, vegetation, biodiversity, green links, connection to nature and community.

Connected places

Connected spaces means transport, connectivity, people and paths, public transport, safe crossings, direct or indirect routes, cycling, easy and direct routes, streets as a whole (cars, trees and parking).

Thriving community hubs

Thriving community and culture means places to meet up, learn and to belong, these places to focus on being local, be interesting drawing many people to use the space, they should be interesting and focus on individuals and groups.

Land use and built form

Land-use and built form means architecture, location of buildings and space, building entries, building quality, the balance of commercial, residential, open spaces, retail and perception of safety.

The above themes are further explored in the following chapter.

Overview

Following the conclusion of the engagement, there were overall emerging insights, and themes that provide a better understanding of place.

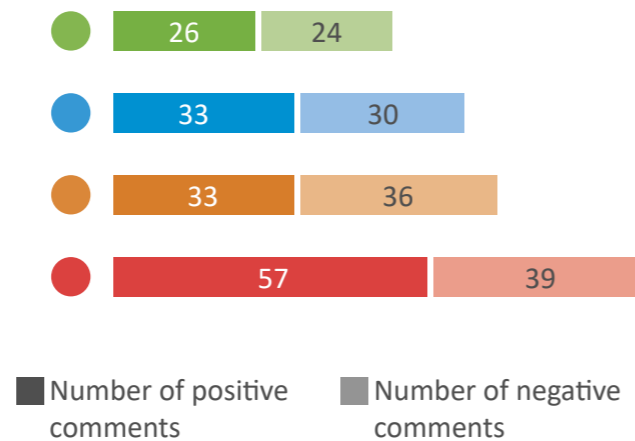


Figure 16 Number of comments based on themes.

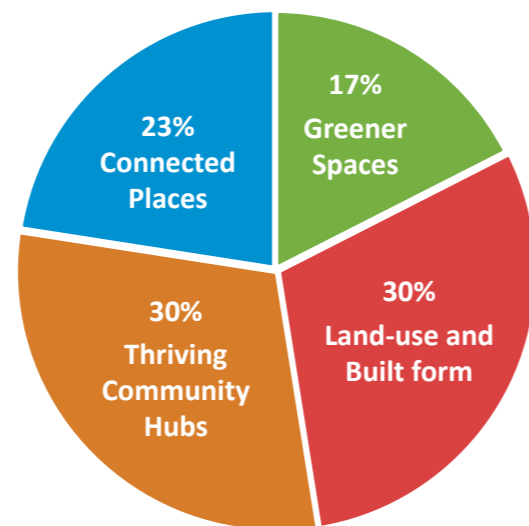


Figure 17 Percentage of comments based on focus areas. Please refer to appendix for more information.

- Concerns for new housing and housing reform
- Various places for young people
- Need for shop upgrades and enhancements
- Community input from businesses and community to resolve Mill Park Stables

- Although many parks, people tend to drive to All Abilities Park
- Aging trees need maintenance
- High vulnerability to heat

Figure 18 Feedback from community and internal stakeholders.

- High percentage of population living with long term health condition.
- Strong safety concerns
- Need for tailored services to future demographics
- Aging facilities and population

- Most people rather drive than walk or take public transport
- Underutilised and lack of trust in public transport
- Poor connectivity
- Need for improving connectivity for walking and cycling

02

Challenges and opportunities

Overview

The following chapter identifies opportunities and challenges based on the four themes, incorporating feedback received through internal and external stakeholder workshops.

Theme 01 : Greener spaces

The Sustainable Environment Strategy ensures we are creating a liveable and sustainable environment for our residents for generations to come.

Our role

City of Whittlesea plays a pivotal role in providing the community with recreational spaces that offer a multitude of activities including exercise, sports, exploration, play, socialisation, relaxation, and unwinding.

It is also tasked with the protection of unique ecological values, such as remnant River Red Gums, native grasslands, and waterways.

Additionally, council is responsible for protecting and promoting the cultural heritage and contemporary cultural values of the community.

Key policies and documents

The document has been informed by policies and strategies from the Victorian Government and the City of Whittlesea, including but not limited to:

- Whittlesea Planning Scheme
- Plan Melbourne 2017-2050
- Sustainable Environment Strategy 2022-2032
- Draft Open Space Plan 2025-2035
- Greening Whittlesea City Forest Strategy 2020-2040
- Biodiversity Strategy 2019-2029
- Climate Change Plan 2022-2032

Context

Mill Park is surrounded by various recreational areas like Mill Park Recreation Reserve, Findon Reserve, and Redleap Reserve, offering a diversity of activities for residents.

Plenty River lies to the east and Darebin Creek lies along the western boundary.

Yan Yean Pipe Track and Transmission line cut across, offering opportunities for active transport.

Facilities like the Mill Park All Abilities Play Space and Mill Park Leisure Centre act as a focal point for the community.

Challenges include lack of tree cover and vulnerability to heat, flood risks and a lack of accessible paths to open spaces. Signage to Plenty River needs improvement and smaller parks aren't fully utilised.

"Greenery and feeling of country attracted us to the area"

Community Member

"Trees, greenery of suburban streets. Sense of community"

Community Member



Figure 19 Kelynock Recreation Reserve.

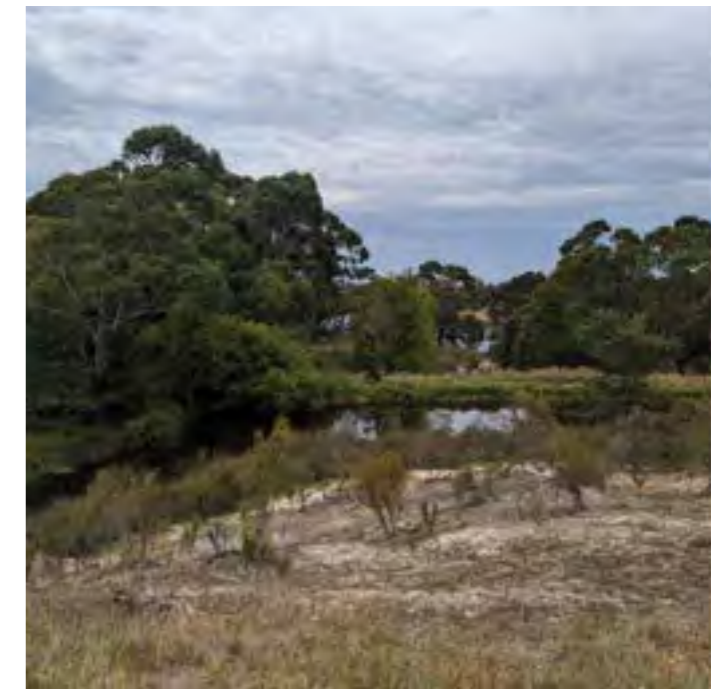


Figure 20 The Plenty River is a beautiful and biodiverse trail, which could be celebrated more.



Figure 21 Sensitive treatment to waterways that connect people to nature.



Figure 22 The All Abilities Playground is heavily utilised and loved by the community.

Opportunities

- 1 Creating green corridors and increasing canopy cover. (e.g. Yan Yean pipe track, transmission easement)
- 2 Improve connections and signage to Plenty Gorge parklands and Darebin creek.
- 3 Preserve and enhance biodiversity corridors.
- 4 Programming and minor improvements to smaller parks to increase their patronage.
- 5 Promote and support active lifestyles within the community.
- 6 Address open space gaps through new connections or new parks.

Challenges

- 7 Limited access to parks and green spaces, especially in the west.
- 8 Lack of dedicated, protected paths through trails.
- 9 Poor interfaces to open spaces.
- 10 Ensuring ongoing maintenance around trees.
- 11 People tend to drive places than walk.

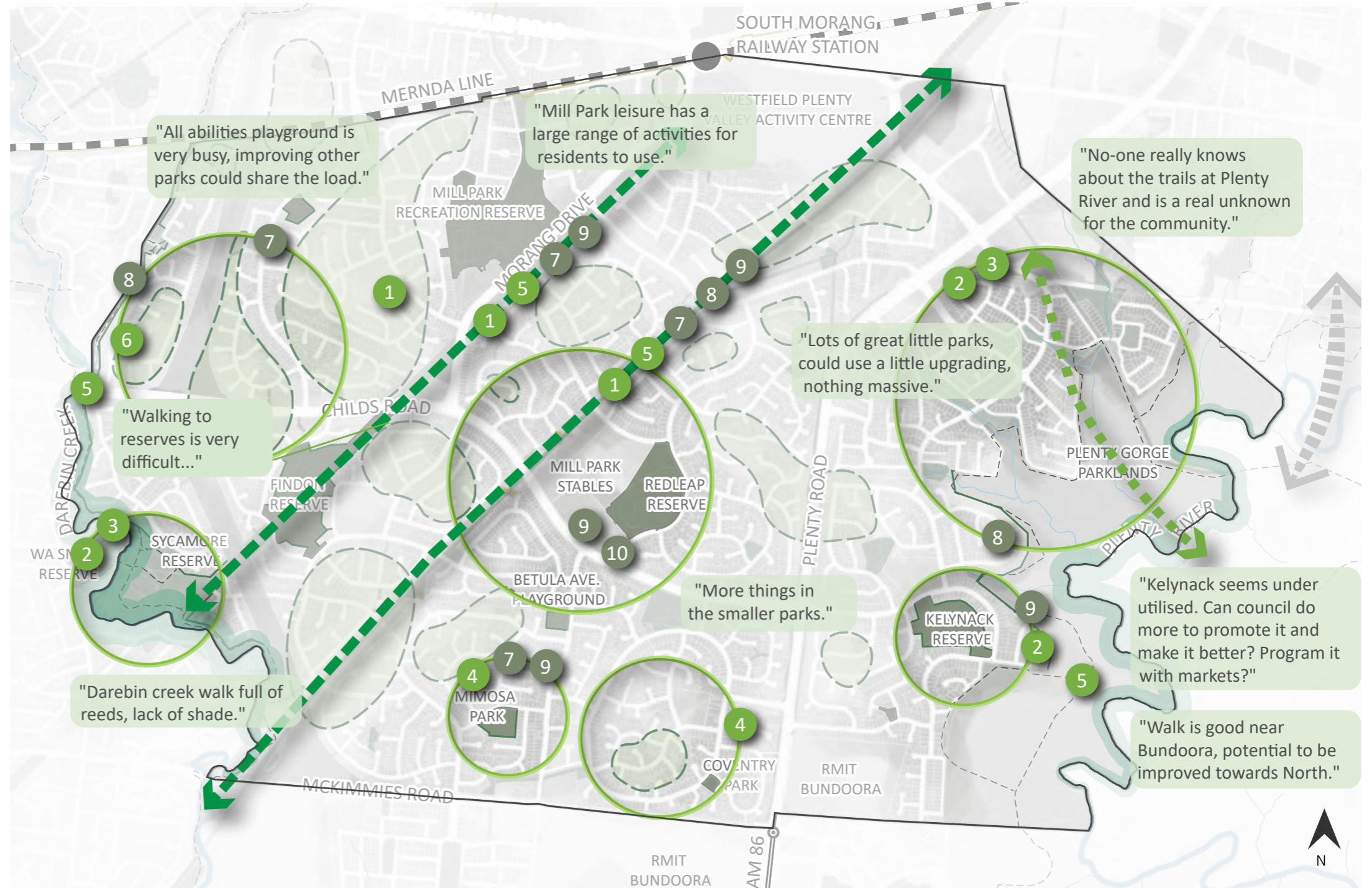


Figure 23 Greener spaces summary map. Refer appendix for more information.

Theme 02 : Connected places

The ability for people to get where they need to go by a range of well-connected transport options is key to liveability, sustainability, health and wellbeing.

Liveable Neighbourhoods Strategy 2023-2033

Our role

City of Whittlesea is tasked with ensuring equitable access for all community members by developing and maintaining a comprehensive network that includes public transport, roads, walking paths, and bike pathways.

Additionally, council advocates to the State Government for the development of transport infrastructure and services. This advocacy aims to connect localities with essential services, infrastructure, local activities, places of employment, and the broader metropolitan Melbourne.

Furthermore, council works to enhance sustainable transport options in established areas and champions community transport services to address local transport needs.

Key policies and documents

The document has been informed by policies and strategies from the Victorian Government and the City of Whittlesea, including but not limited to:

- Whittlesea Planning Scheme
- Plan Melbourne 2017-2050
- Draft Open Space Plan 2025-2035
- Northern Regional Trails Strategy 2016
- Walking and Cycling Plan 2022-2027
- Place and Movement Plan 2023

Context

Mill Park has a court bowl road network resulting in quiet residential streets, but the network poses a challenge to walkability.

Public transport includes Tram 86 and buses, but there are concerns about safety, reliability, and access.

Plenty Road provides North-South connectivity and Childs Road connects Mill Park to the east.

There is ongoing advocacy for Tram 86 extension and future E6 freeway.

There are recreational trails along Darebin Creek and there are proposed trails along Plenty Gorge Parklands.

State Government's Movement and Place Framework aims to make streets and public spaces safer and more accessible.

"A lot more people are cycling now"

Community Member

"Tram needs to happen! Why hasn't it already?"

Community Member



Figure 24 Illustrative example from Global Street Guide of a transport corridor balancing the needs of pedestrians, cyclists, public transport and cars.



Figure 25 Unsafe crosssigns along Child's Road



Figure 26 Linear park playground under elevated rail corridor between Bell and Preston station



Figure 27 Traffic conflicts at Mill Park Stables during peak hours and school drop-off.

Opportunities

- 1 Improve walking and cycling paths and connections.
- 2 Improving wayfinding and signage to important destinations.
- 3 Advocate to State Government on road safety issues on Childs Road and Plenty Road.
- 4 Advocacy for Tram 86 to be extended to South Morang Station.
- 5 Upgrade streetscapes in town centre environments.
- 6 Improve permeability and short-term activation across the proposed E6 corridor.

Challenges

- 7 Poor bus connectivity (east-west), timing and reliability issues.
- 8 Lack of options for public transport.
- 9 Safety concerns on roads, including unsafe crossings and traffic issues.
- 10 Poor passive surveillance in public realm, lack of people walking around.
- 11 Cul-de-sacs and winding roads make navigation and walking to destinations difficult.

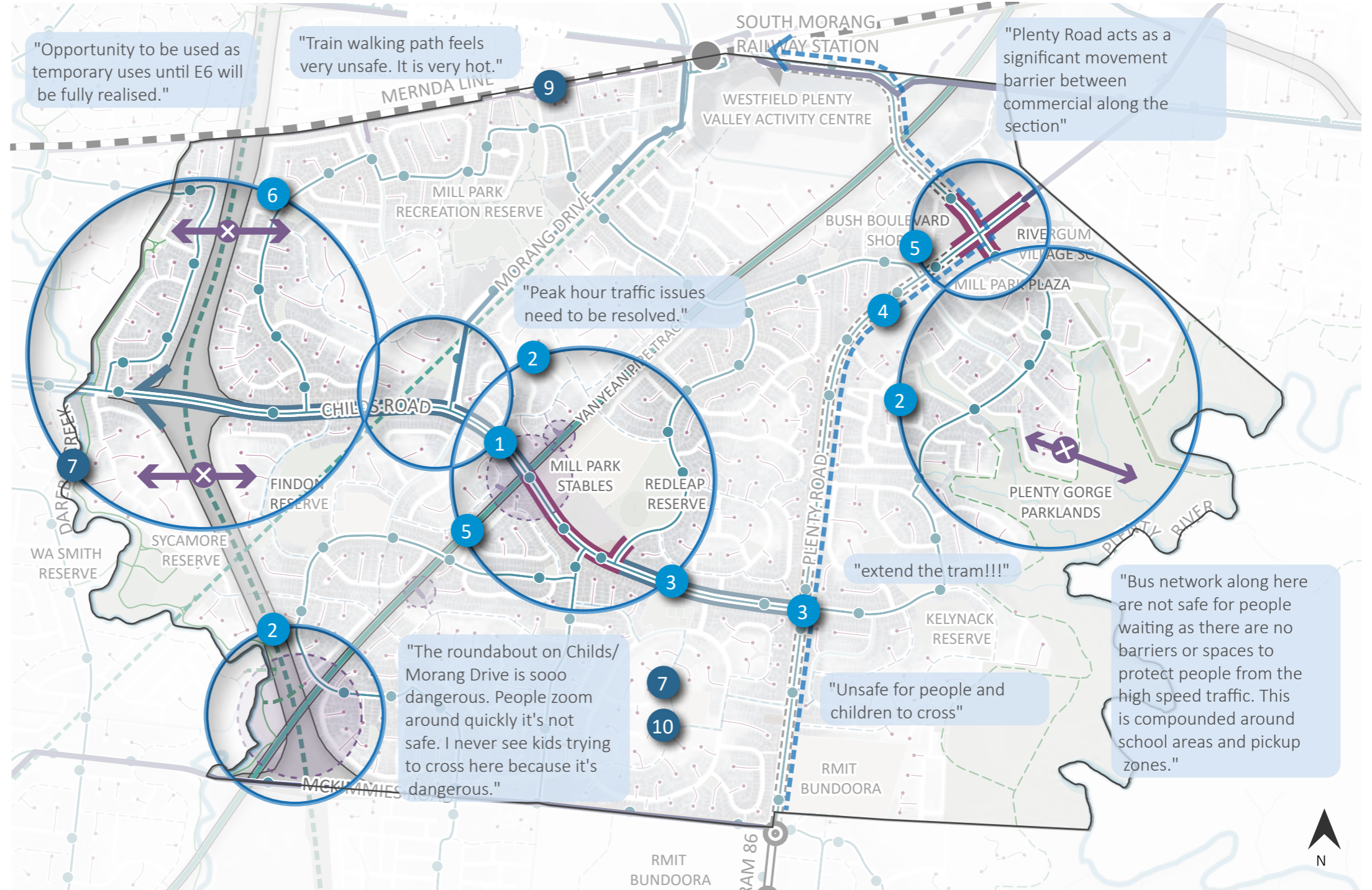
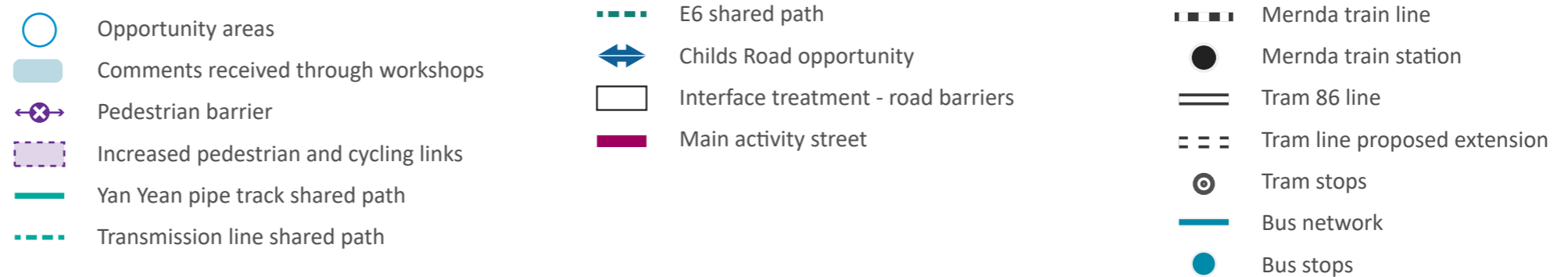


Figure 28 Connected places summary map. Refer appendix for more information.



Theme 03 : Thriving community and culture

"...facilitate equal opportunities for community members to participate and engage within their local areas, fostering strong social connections and building resilience within our communities."

Connected Community Strategy 2023-2033

Our role

City of Whittlesea is mandated under the Victorian Public Health and Wellbeing Act 2008 to plan for the community's health and wellbeing needs, encompassing social, physical, economic, and environmental domains.

Through places, spaces, and events, council facilitates socialisation and access to services. These are instrumental in building community and fostering an appreciation for our diversity.

Community hubs, parks, and recreational facilities are central to council's strategy to enhance wellbeing and unity among the city's diverse communities. These spaces offer venues for gatherings, events, and celebrations, fostering a sense of heritage and togetherness.

Key policies and documents

The document has been informed by policies and strategies from the Victorian Government and the City of Whittlesea, including but not limited to:

- Whittlesea Planning Scheme
- Plan Melbourne 2017-2050
- Community Plan 2021-2025
- Connected Community Strategy 2023-2033

Context

The Stables, located centrally, offers various facilities and services for the community, but its popularity has declined, including the once vibrant market scene.

The Miller Centre on Mill Park Drive is frequently visited by members of the community but lacks pedestrian and public transport access and is difficult for people to locate.

The Mill Park Leisure Centre also provides a range of services. The All Abilities Play Space has added to the popularity of the centre.

The Mill Park Library is popular but primarily accessible by car. Public transport access to the library is very poor when travelling from the eastern suburbs.

Older areas lack access to community facilities, and many services are not conveniently located together.

"Mill Park library uses green spaces well, has a variety of activities, creates a safe and productive environment."

Community Member



Figure 29 Improving awareness, wayfinding and signage for community centres.



Figure 30 Mill Park Library is a great place with diverse programs.



Figure 31 Mill Park Stables courtyard used to hold events, markets and live music in the past.



Figure 32 Opportunity to explore partnerships with universities to improve services for the community.

Opportunities

- 1 Exploring opportunities to upgrade Stables shopping centre by collaborating with the owners.
- 2 Mill Park library as a focal point for the community.
- 3 Potential to improve ageing infrastructure and facilities, co-locate services (childcare, MCH etc)
- 4 Tapping into the potential of the young people, services provided and RMIT.
- 5 Encourage programming of spaces with events, markets or support social enterprise to draw people and re-activate these hubs.

Challenges

- 6 Lack of walkability, parking spaces and management of traffic conflict around schools and community areas.
- 7 Lack of spaces for young people.
- 8 Insufficient Wi-Fi access at key community locations.
- 9 Lack of gathering spaces for functions.
- 10 Limited public transport and pedestrian access to services.
- 11 Gaps in services and amenities south of Childs Road.

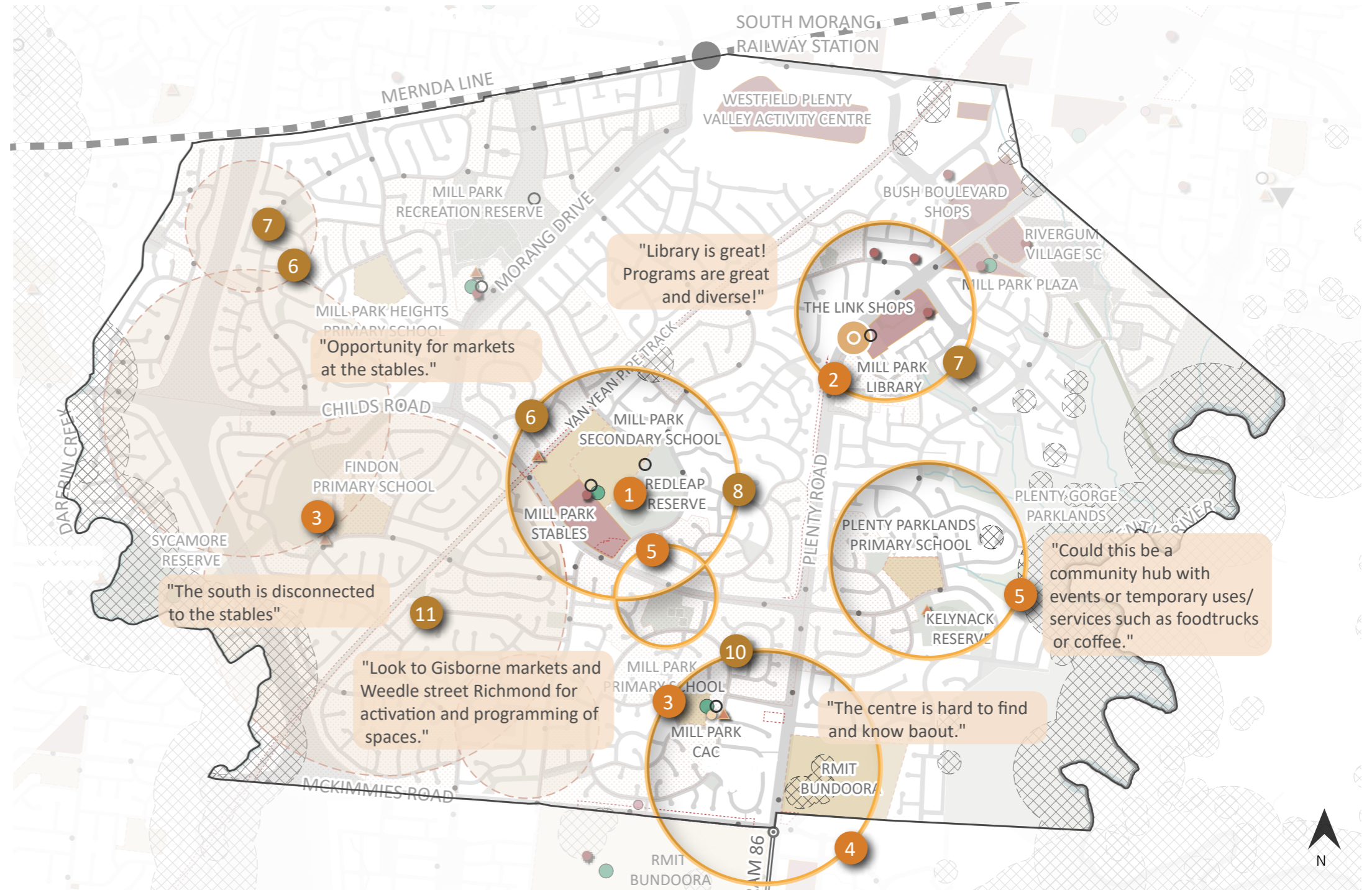
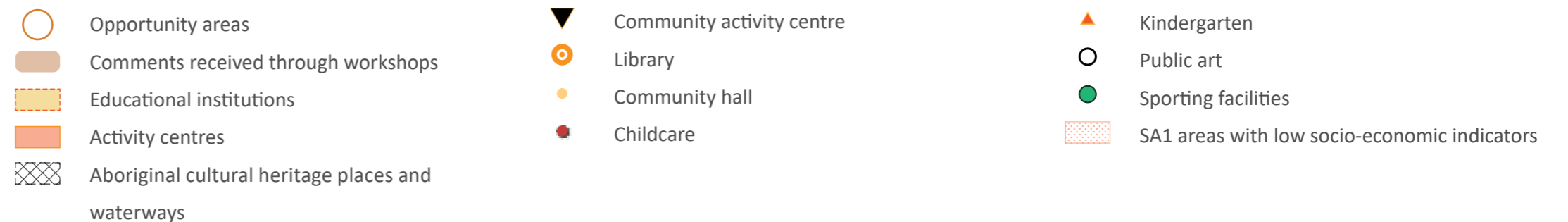


Figure 33 Thriving community and culture summary map. Refer appendix for more information.



Theme 04 : Land use and built form

"...change should be managed carefully to ensure the diverse needs of our residents are met, while our suburbs continue to be vibrant, attractive places to live."

Housing Diversity Strategy 2013 - 2033

Our role

Local governments have many roles and legislated responsibilities that influence the provision of affordable housing. For example, through land-use planning, social and physical infrastructure planning, economic planning and development, community engagement and advocacy.

Council is instrumental in adopting a role of partnership, brokerage, and facilitation, essential for uniting various stakeholders on targeted projects.

A collaborative approach is necessary, involving landowners, schools, and public transport authorities like PTV, to thoroughly redevelop areas such as Mill Park. This collaboration aims to draw economic investment for enhancements and to tackle safety issues. Additionally, it focuses on improving various aspects such as safety measures, the layout of buildings, access routes, and pickup areas.

Key policies and documents

The document has been informed by policies and strategies from the Victorian Government and the City of Whittlesea, including but not limited to:

- Whittlesea Planning Scheme
- Plan Melbourne 2017-2050
- Liveable Neighbourhoods Strategy 2023-2033
- Strong Local Economy Strategy 2022-2026
- Housing Diversity Strategy 2013-2033

Context

Mill Park has a mix of old and new buildings, with some areas undergoing ad-hoc renewal. There is an opportunity to strategically increase appropriate density along Plenty Road and around town centres.

The Stables and Plenty Valley are the key town centres, but the Stables has been experiencing fewer visitors and vacant shops. Other town centres like Bush Boulevard and Rivergum also need improvements.

Improved lighting and active frontages to open spaces are crucial to fostering a sense of security and community well-being.

Overall, the ongoing transformation of Mill Park underscores the importance of balancing affordability, appropriate development, and community revitalisation efforts to create a vibrant and inclusive urban environment.

"...affordability and diversity is really important, but it needs to stay green and natural"

Community Member



Figure 34 Example of Future Homes Initiative and building typology by the Victorian Government



Figure 35 Gentle density that supports affordable housing, enhances greenery and considers history.



Figure 36 Greening the Greyfields concept by Maroondah Council and Swinburne University



Figure 37 Safety issues due to reduced passive surveillance to open spaces.

Opportunities

- 1 Investigate planning controls to improve appropriate density and mixed uses along Plenty Road corridor and near town centres.
- 2 Investigate gentle density or 'Greening the Greyfields' approach around key cul-de-sacs to improve walkability.
- 3 Place activation measures (e.g. mobile libraries) around community facilities to make people and parents stay there longer.
- 4 Need for strategic direction for Mill Park Stables, to reduce conflicts, public transport access, trees, and draw investment.
- 5 Celebration of Aboriginal and local culture through the built environment.
- 6 Plenty Valley is one of only areas to go to at night time, this could be an opportunity for other centres also.

Challenges

- 7 Cul-de-sacs are the dominant pattern in established areas, with limited subdivision opportunities.
- 8 Lack of perceived identity and appeal for non-residents visiting Mill Park.
- 9 Resistance to upgrade, hindering building, investment and community development.
- 10 Addressing the issue of disconnected spaces and safety in Mill Park, a lot of back fences facing roads and reserves.
- 11 Aging facades and streetscapes within town centres.

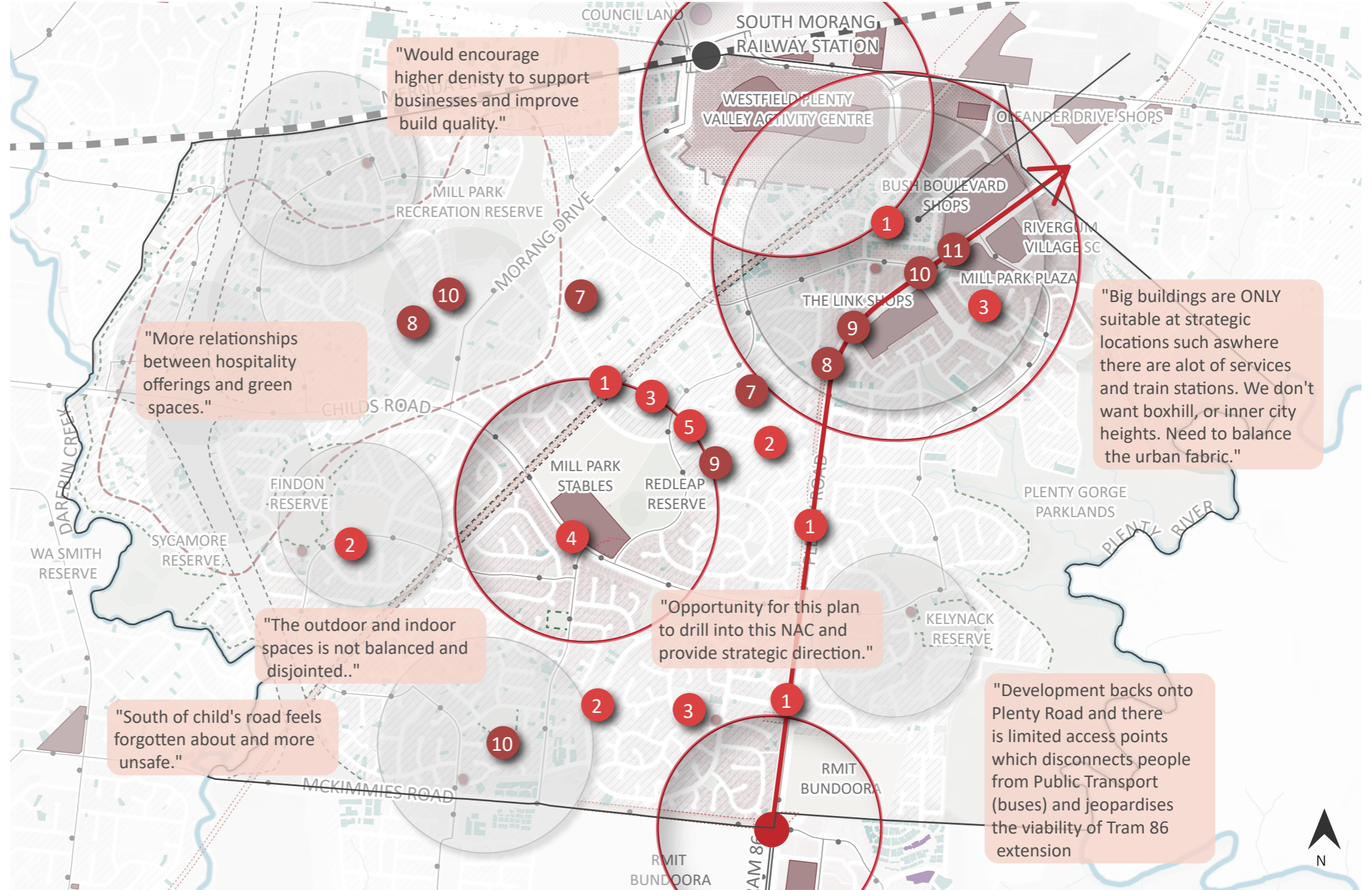
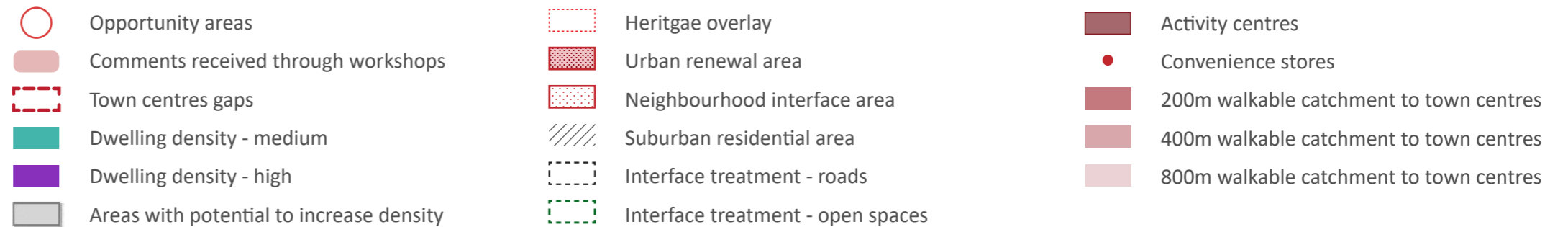


Figure 38 Land use and built form summary map. Refer appendix for more information.



Key drivers

Greener spaces

Focus areas

1. Maximise tree plantation and vegetation
2. Develop and improve recreational spaces for community use
3. Promote biodiversity and habitat preservation in green corridors and local reserves
4. Reducing adverse impacts on climate change and urban heat on vulnerable communities
5. Address flooding and drainage issues

Connected places

Focus areas

1. Providing bike paths and trails to increase participation in active modes of transport
2. Enhancing east west connections
3. Increasing walkability in cul-de-sac areas
4. Creating convenient and accessible public transport networks
5. Help people find their way around the area by improving signage and wayfinding

Thriving community hubs

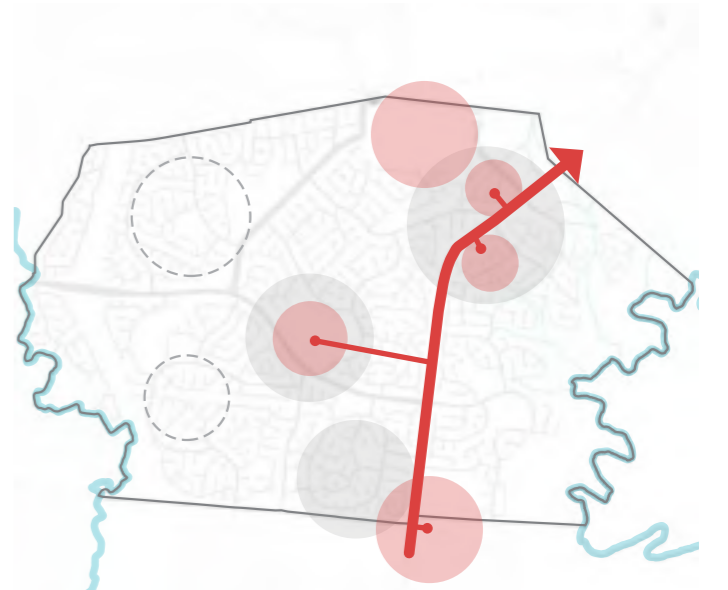
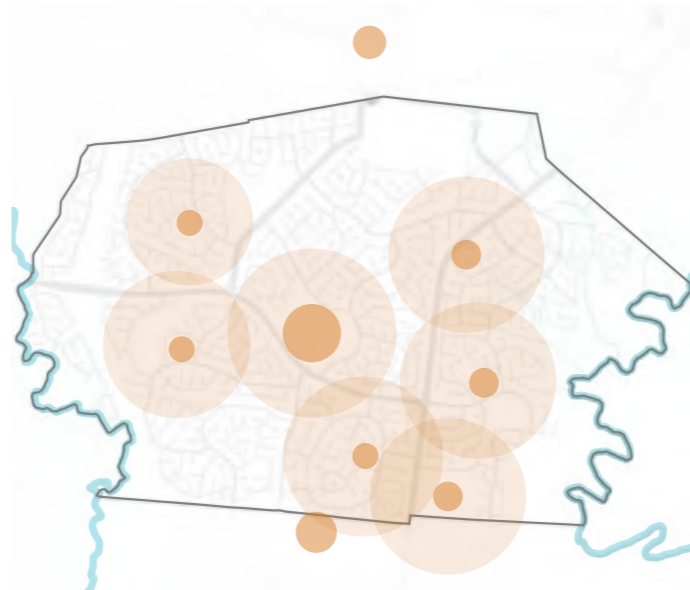
Focus areas

1. Create gathering spaces around community facilities
2. Develop measures for a unique community identity (Tap into heritage walks, diversity as an opportunity)
3. Tap into the potential of the youth population for community development
4. Foster community engagement through libraries and youth programs
5. Investigate improvements to existing community buildings

Land use and built form

Focus areas

1. Explore opportunities, including planning tools, for improving the urban structure
2. Encourage appropriate density around town centres and major transport corridors
3. Upgrade commercial areas to enhance appeal
4. Encourage diverse businesses and land uses for a vibrant community



Summary

The challenges and opportunity chapter has gathered insights from community, council subject matter experts and desktop analysis. Key opportunities have started to emerge focussing on place to develop future projects. These opportunities will be developed further in the next phase of this project.

Key areas include:

- 1 **Corridors improvements** which may cover various themes and address multiple issues. Such as Plenty River, Plenty Road, Yan Yean Pipe Track, Childs Road, E6, Transmission easement, etc.
- 2 **Town Centre and their walkable catchment** review their performance and initiatives especially around Mill Park Stables.
- 3 **Centralising and co-locating Services** Enhancement to support community access and community convenience.
- 4 **Place making** initiatives to draw people and investment to Mill Park and support the community needs
- 5 **Improving walkability and navigation**
- 6 **Council Strategic Direction** for complicated sites and general advocacy



Figure 39 Mill Park Opportunities Map

LEGEND

- Green Corridors
- ▬ Waterway Corridors
- ▬ Movement Corridors
- ▬ Council Strategic Direction
- Town Centres
- Centralising and Co-locating services
- ▲ Place making opportunity

03

Place projects and implementation

Overview

The following chapter summarises the key project ideas that have been identified through the development of this Draft Framework. These project ideas are called Place Projects.

Place Projects are larger projects that have a number of smaller sub-actions within them to deliver upon the overall objective. These are projects that Council can take a lead role in developing, facilitating, delivering or advocating for. Place Projects are categorised into:

Short Term - projects that Council plays a key role to act on in the next 5-10 years.

Long Term - projects that Council can advocate for or requires partnerships with authorities or other sectors to deliver and may take longer than 5-10 years.

As noted in the beginning of this report, projects identified are not all going to happen quickly or at once. They are still dependent on future budget, resourcing and Council priorities across the City of Whittlesea.

Next steps

Following this report, Council aims to address the challenges and issues presented in the Draft Mill Park Place Framework.

Further collaboration, authorities feedback, community feedback will be incorporated through various communication activities such as workshops, pop-ups, presentations, online engage page and more.

Summary of place projects

	PLACE PROJECT IDEAS	THEMES
SHORT & MEDIUM TERM	① Safer streets to walk or ride to school	1 2 3 4
	② Improvements to community hubs	1 2 3 4
	③ Revitalise key destinations	1 2 3 4
	④ Re-imagining transmission easements and green corridors	1 2 3 4
	⑤ Upgrading parks and improving residential interfaces	1 2 3 4
	⑥ Identify ways to improve walkability through future development	1 2 3 4
LONG TERM	⑦ Improve McKimmies Road	1 2 3 4
	⑧ Advocate for Child’s Road improvements	1 2 3 4
	⑨ Advocate for Plenty Road upgrades	1 2 3 4
	⑩ Darebin Creek and Plenty River corridors	1 2 3 4
	⑪ Encourage town centre activation and upgrades	1 2 3 4

THEMES

- ① Greener spaces
- ② Connected places
- ③ Thriving community and culture
- ④ Land use and built form



Little Manevski enjoys a relaxed breakfast with his family before school.....

because his family know he can safely get himself to school on the new safer streets.



Little Manevski meets up with his friend Divya on the new bikepath... They talk about how much fun it is to ride to school.



His Dad makes sure his helmet is on tight and and kisses him good bye.



Manevski and Divya arrive at school, happy and energised after a fun ride. They greet their teachers, friends and members of the community....

A
"SAFER STREETS"
STORY





After school Manevski and Divya go around the corner to the local milkbar. They enjoy a milk shake and hang out with their friends..

excited about the new playground and street improvements at the community hubs.



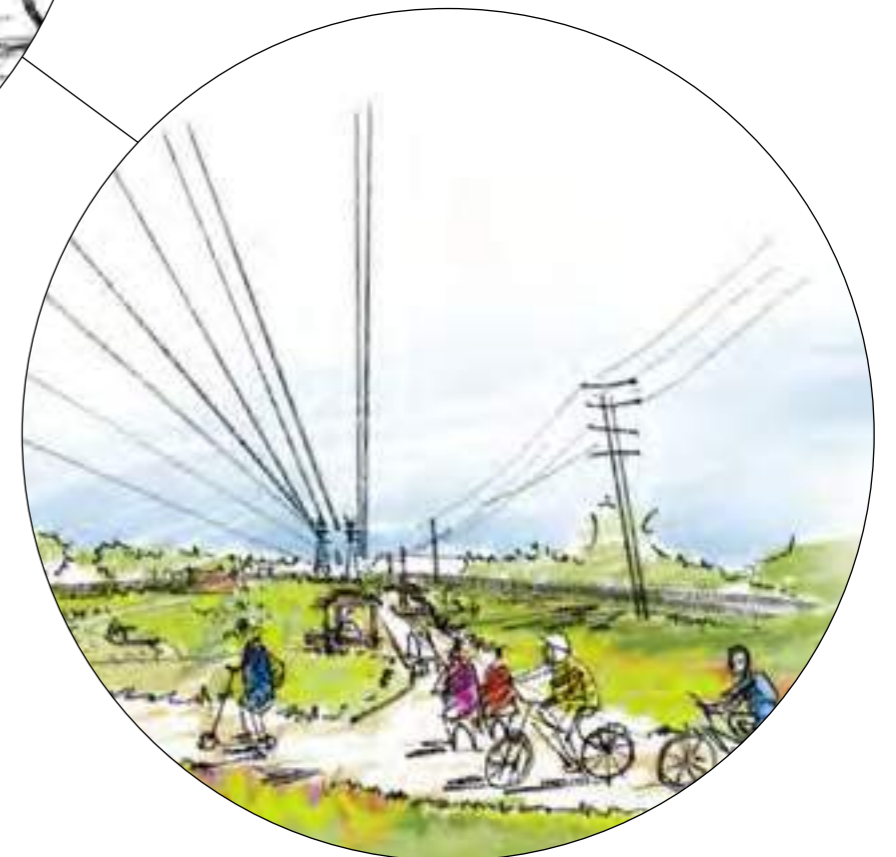
They take her to the basketball tournament at the local park, which has been organised by Manevski's big brother.

The tournament is part of a larger community event which also includes an arts and craft market run by Divya's aunt.



Divya and Manevski meet Divya's grandmother at the new climbing sculpture at the Stables.

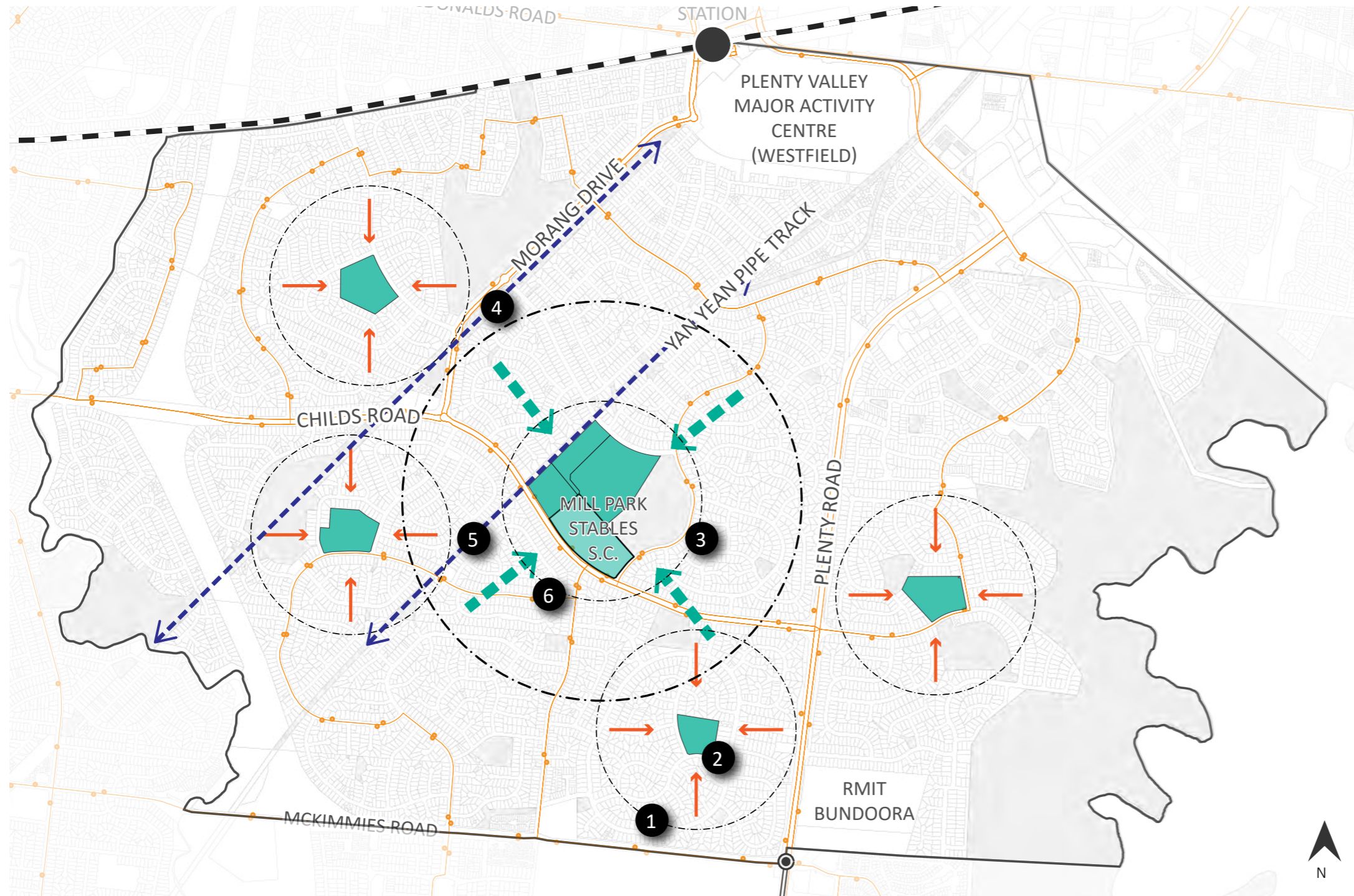
they could make their own way safely across Childs Road thanks to the new safety improvements.



At the end of the day Manevski and Divya make their way back home along one of the redeveloped transmission easements.

they feel happy and satisfied thanks to the programs initiated across their suburb to allow them feel safer and more connected.

Short term place projects



- 1 Safer streets to walk or ride to school
● ● ● ●
- 2 Improvements to community hubs
● ● ● ●
- 3 Revitalise key destinations
● ● ● ●
- 4 Re-imagining transmission easements
● ● ● ●
- 5 Upgrading parks and improving residential interfaces
● ● ● ●
- 6 Identify ways to improve walkability through future development
● ● ● ●

Figure 40 Conceptual diagram of the various short-term projects proposed for Mill Park.



1. Safer streets to walk or ride to school

School traffic significantly contributes to morning congestion, affecting the overall flow of transportation. Encouraging children to walk or ride to school not only alleviates traffic but also enhances their concentration and spatial awareness. There are well-known benefits for social, health and environmental outcomes also. The community strongly supported initiatives for safer access to schools, emphasizing the importance of creating a safe environment for their children. Some ideas for Council to consider are identified below.

Safer active streets

- Planning active streets around schools by identifying paths taken to schools and creating a safe passage for children to walk and ride
- Identifying challenges and potential hazards that would hinder walking and cycling
- Identifying areas where additional supervision temporary road closures and other measures might be required
- Consider the concept of play streets around schools
- Improving the combination of bus transit and walking to school, making this faster and more convenient.

Public transport advocacy - Bus

- Advocate for greater bus frequency and direct routes for key destinations in Mill Park such as Mill Park CAC and Mill Park Library
- Ensure bus stops are accessible through pedestrian crossings and are safe spaces for people to wait
- Advocate for real time indicators at bus stops and bus connection and bus stop information
- Advocate for improved bus services connecting east-west across the suburb.

THEMES

- 1 Greener spaces
- 2 Connected places
- 3 Thriving community and culture
- 4 Land use and built form

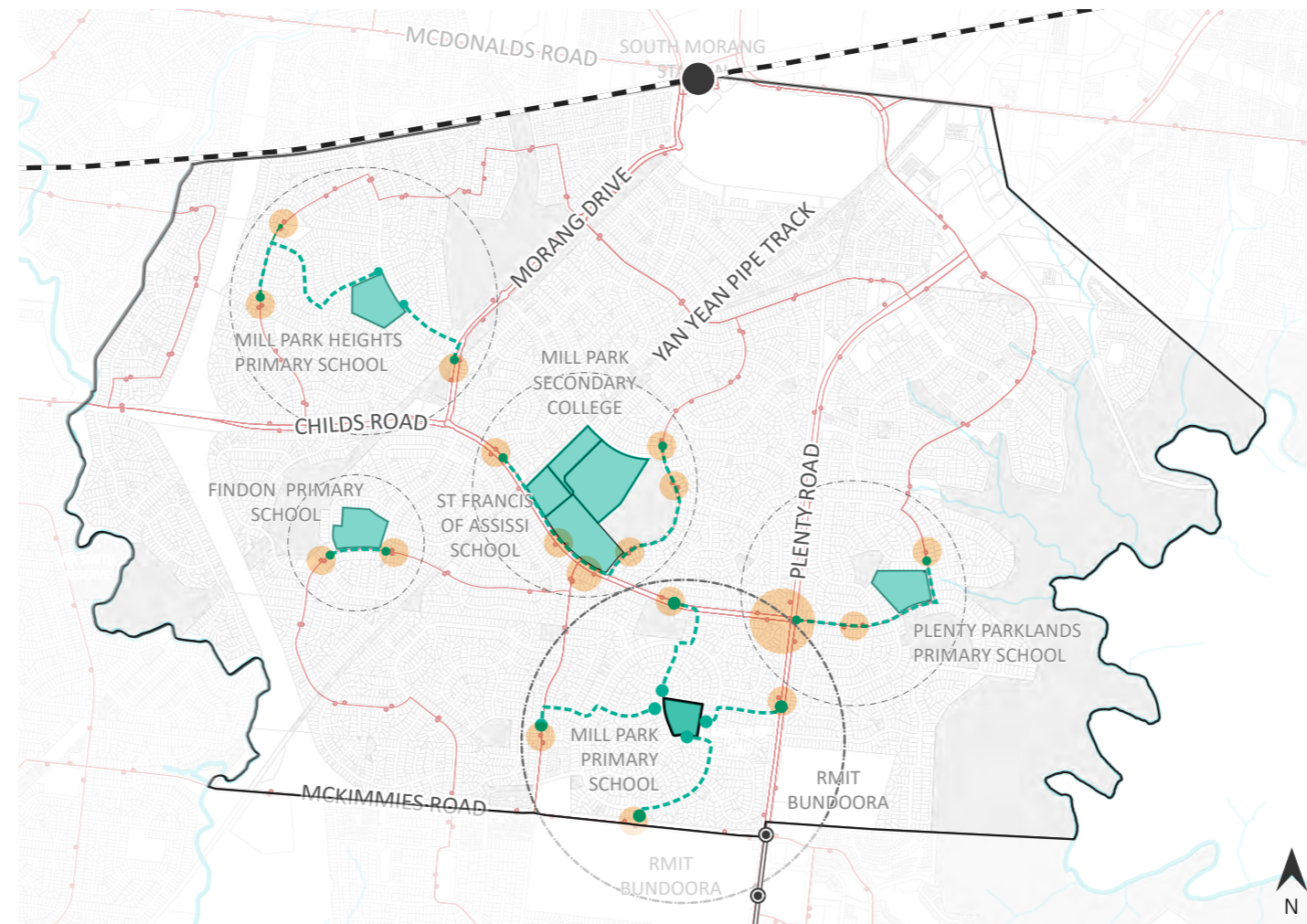


Figure 41 Figure shows indicative connections to schools, with Mill Park Primary School as the pilot.

- Safe paths to school
- Intersections and bus stops
- Mill Park Primary School - Pilot
- Schools in Mill Park
- Bus routes
- Bus stops



Figure 42 Artist impression of children riding to school

Active Paths Program

Maribyrnong Council, in partnership with local primary schools and the Department of Transport and Planning (formerly known as VicRoads), have introduced the Active Paths Program.

The Active Paths Program has been designed for parents of primary school students who want to ride, walk, scoot or skate their way to school. Not only is this a fun way for children to start their school day, it also provides daily physical activity.

Similar initiatives with some variations were introduced in Seddon and Yarraville, traffic studies have shown 60 percent fewer crashes where people have been injured. This means all road users are safer, whether they walk, cycle or drive.

2. Improvements to community hubs

Mill Park's community centres were identified as important spaces, but sometimes unknown or poorly accessible. The community can benefit from the following measures, in addition to the ongoing efforts. Below are some ideas for Council to consider developing further.

- Ensure community hubs have the facilities and services to provide a range of social infrastructure to meet the unique needs of the local community
 - Provide community support by encouraging and recognising emerging community leaders
 - Increase outreach to the community
 - Improve the interface to community hubs to draw people in with street appeal and increase community participation by exploring more open fencing and landscaping treatments
- Improve the resilience of precincts by undertaking precinct masterplans that aim to renovate aging infrastructure and buildings to support adaptability, mixed use and multifunctionality into the future
 - Upgrade Mill Park Drive precinct as a pedestrian friendly and mixed use community hub
- Enhance the sense of arrival to key precincts with landscaping, signage, and street furniture.

Community building programs

- Community-led temporary road closures for short-term activation of streets for events such as street parties, play streets, and other community events
- Continue supporting outdoor dining on private land and pursue opportunities to maintain successful outdoor dining in key public spaces
- Investigate opportunity for Council to lease out shops at the Stables to increase available spaces for community to gather.

THEMES

- 1 Greener spaces
- 2 Connected places
- 3 Thriving community and culture
- 4 Land use and built form

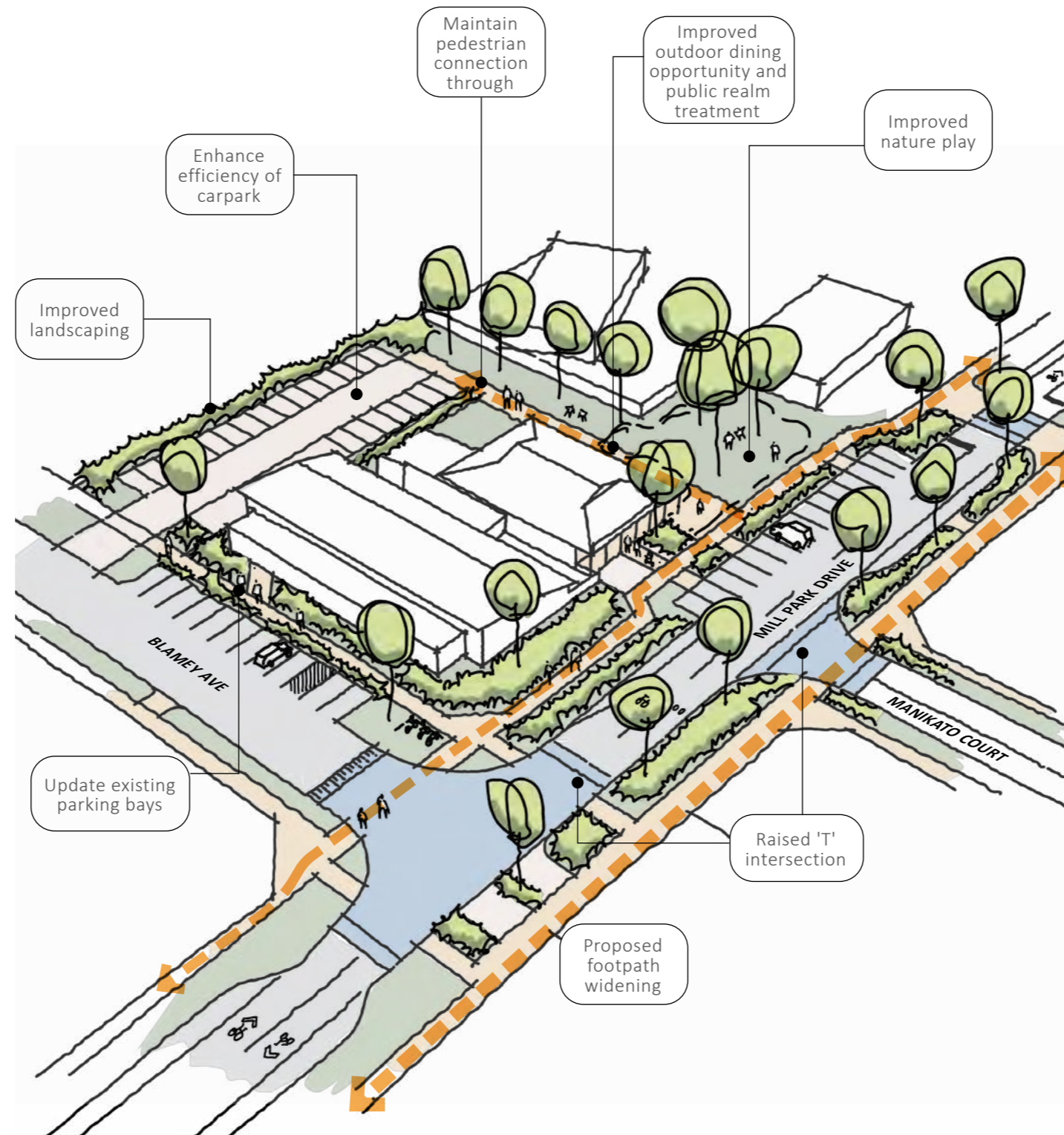


Figure 43 Miller Community Center as hub for the community to gather and socialise.



Figure 44 Conceptual idea to upgrade Mill Park Drive precinct.

Mill Park Drive Precinct upgrade idea

Mill Park Drive hosts the Miller Community Centre, Maternal and Child Health centre, Mill Park Pre-school and two shops. This hub has the potential to be upgraded with traffic calming measures, landscaping treatments and a nature play space. This additional amenity creates a pedestrian and child-friendly community space that is welcoming and engaging.

A concept design can be formally developed for the precinct to improve on the above and consider the future of existing Council buildings also.



Figure 45 Artist Impression- conceptual upgrade Mill Park Drive precinct.

3. Revitalise key destinations

Key destinations include shops, parks, community or leisure centres and schools. Events, activities, public art and better planning came up as consistent themes to help these places. Community enjoyed events being held in and around the Stables, however, majority of these have now moved to South Morang's Civic Precinct. Events hosted by Council are already nearing capacity but there is opportunity to identify more event locations and support activities that local shops, community and other groups can host themselves to attract and engage the Mill Park community.

Short term activation ideas

- Identify sites across Mill Park that can be utilised for events, activations and festivals
 - Ensure sites identified have necessary facilities like access to water, 3 phase electricity, etc
- Encourage outdoor dining, trading, busking and street activations
- Create new public art and events based on local culture, community and history at key locations
- Identify ways to encourage and support walking and cycling to events and key destinations instead of driving, to alleviate traffic congestion
- Improve wayfinding to shops and services
- Provide short-term support to new, creative businesses and attract visitors through art and cultural displays.

Long term planning improvements

- Identify key improvements required to planning and infrastructure around key destinations
- Investigate holistic redevelopment of existing town centres as vibrant mixed-use centres
- Work with key stakeholders to overcome barriers to securing quality tenants, events and activities.

THEMES

- 1 Greener spaces
- 2 Connected places
- 3 Thriving community and culture
- 4 Land use and built form



Figure 46 Artist impression of temporary activation events held in Redleap reserve car park.



Figure 47 Image from the Hurstbridge Wattle Festival.

Hurstbridge Wattle Festival

Hurstbridge Wattle Festival celebrates Melbourne's green wedge in the Diamond Valley. This annual event began in 2004 and has grown year by year.

In 2022 the festival returned to the streets of Hurstbridge with record breaking numbers estimated to be over 15,000 people.

COMMUNITY AND TRADER ACTION OPPORTUNITY

Events and activities are something that you can organise within your own community or shops. **Did you know Council has community grants and staff that can support your event ideas?** Visit the Council website for more information.

4. Re-imagining transmission easements and green corridors

Mill Park's corridors and easements, currently seen as having poor visual amenity, can be re-imagined as attractive, community-friendly spaces and movement corridors for cyclists and pedestrians. Transmission easements and green corridors such as Yan Yean Pipe Track, E6 corridor, Darebin Creek and Plenty River have the potential to be upgraded. Council could consider the following initiatives.

Collaborative approach to improve, manage and maintain these linear open spaces

- Explore pilot projects and partnership opportunities with educational institutions, community groups, not-for-profits and other groups to develop initiatives to activate easements
- Involve Aboriginal communities and groups to integrate cultural practices in designing, activating and maintaining the land
- Promote appropriate uses along corridors and easements
 - New activities such as park runs, sculpture trails or other activations
 - Identify appropriate ways to support urban agriculture or other sustainable initiatives that activate and make these corridors feel safer
 - Consider leasing arrangements which can support both for-profit and non-profit initiatives.

Place project 4 and place project 5 should be incorporated together.

THEMES

- 1 Greener spaces
- 2 Connected places
- 3 Thriving community and culture
- 4 Land use and built form



Figure 48 Re-imagining transmission line easement as a bio-diversity corridor.



Figure 49 Diamond Creek Park Run

Park Run

Parkrun is a free, community event where you can walk, jog, run, volunteer or spectate. parkrun is 5k and takes place every Saturday morning. junior parkrun is 2k, dedicated to 4-14 year olds and their families, every Sunday morning.

Woody Meadow Planting

Woody Meadows are diverse shrub plantings maintained by coppicing (hard pruning to 10-20 cm) to promote flowering and create dense canopies to exclude weeds.

COMMUNITY ACTION OPPORTUNITY

This is something that you can organise within your own community.

Did you know Council has community grants and staff that can support your idea?

5. Upgrading parks and improving residential interfaces

Open spaces such as parks, reserves and corridors have lots backing onto them with high rear or side fences. This provides very limited opportunities for passive surveillance and makes these spaces feel unsafe to use. For women in particular, this was a key concern. Additionally, some smaller parks and open spaces are in need of upgrades and re-programming.

- Work with stakeholders, adjacent landowners, and authorities that back or side onto open space to improve passive surveillance and feeling of safety
- Develop guidelines or interface controls to ensure passive surveillance and access to Yan Yean Pipe Track, transmission line easements and open spaces for long-term activation
- Encourage newer developments to provide through pedestrian access to open space where suitable.
- Increase open space pockets in western and southern areas of Mill Park
- Increase the provision of seating, lighting, and planting along open spaces and corridors. Appropriate lighting improvements would highlight these spaces and improve the perception of safety
- Increase tree canopy cover and maximise planting opportunities to enhance greening
- Improve ease of movement by prioritising pedestrian crossings along Creek corridors
- Identify key crossing points along corridors to promote pedestrian and cycling connectivity within and outside the suburb
- Explore opportunities for temporary activation of the E6 corridor
- Support the Yan Yean Pipe Track shared path and Plenty River improvements.

THEMES

- 1 Greener spaces
- 2 Connected places
- 3 Thriving community and culture
- 4 Land use and built form



Figure 50 Indicative areas for interface treatments and parks upgrades

- Fencing guidelines
- ↔ Potential pedestrian cut throughs
- Open spaces

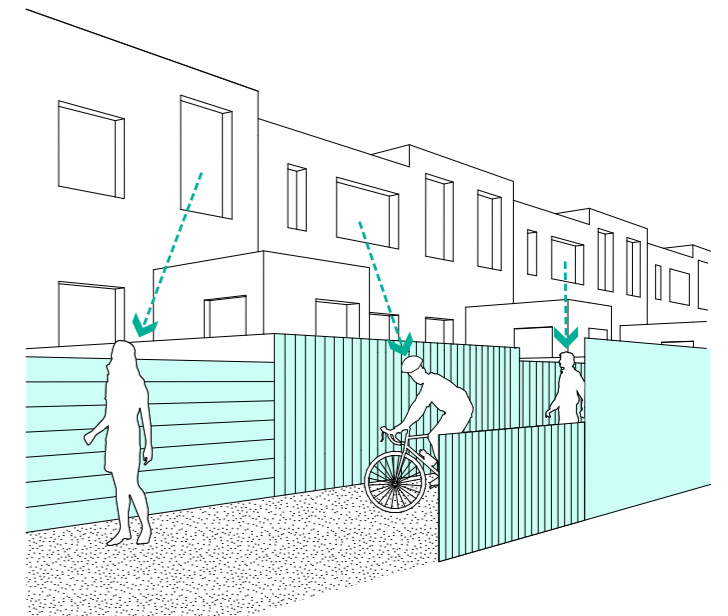


Figure 51 Providing low fencing or designing buildings to overlook onto public spaces improves passive surveillance and feeling safe. Image source - Urban Design Guidelines for Victoria



Figure 52 Image of easements passing through Mill Park with 1.8m rear or side fencing

6. Identify ways to improve walkability through future development

Two of the biggest issues raised by community and internal staff alike was the poor walkability of Mill Park and traffic congestion. This is due to Mill Park's urban structure which is dominated by winding roads and cul-de-sacs and courts. This form can be difficult to navigate and makes walking inconvenient as it takes longer to walk to destinations than more direct routes. The positives of this structure is that it can provide respite from through-traffic and increase the perception of safety in courts and cul-de-sacs.

The idea of adding more pedestrian cut-throughs in strategic locations (i.e. to local shops, schools, parks or public transport) was identified as it can make walking more convenient than driving across the neighbourhood. Improving health and traffic issues at the same time.

To implement such improvements effectively, a comprehensive approach to future development in Mill Park is essential. Council can investigate this further with community, developers and experts to identify equitable and appropriate ways in which this can happen. The City of Maroondah Council has developed a Greening The Greyfields approach (see Appendix page 45) which may offer some ideas not just for Mill Park, but other established suburbs also.

Some potential ideas on this approach are listed below

Increasing housing diversity

- Ensure development applications meet the needs of the existing community and the vision for the area. (Generally, in areas with potential for urban renewal)
- Identify dwelling typologies that deliver the appropriate density for Mill Park's residential areas and existing planning zones

Tools for improving the urban structure

- Investigate appropriate planning controls, mechanisms and guidelines
- Investigate ways to support and encourage alternative housing development models that focus on improving community, environmental and precinct outcomes such as cohousing or cooperative approaches

Pedestrian cut-throughs

- Improve the layout of the neighbourhood by providing more pedestrian access to key destinations (schools, shops, parks, public transport)
- Improve the interfaces of existing cut-throughs to feel safer and more open through future development

Signage and wayfinding

- Improve mapping, signage and wayfinding to key destinations and pedestrian cut-throughs

Strengthening the movement network

- Identify opportunities to enhance visual and physical links between green corridors, pedestrian paths, and destinations
- Improve walking, cycling and micromobility infrastructure to help alleviate vehicular traffic and congestion. This also has social, safety (more people around) and environmental benefits
- Support the delivery of shared path connections
- Improve the bus network to key destinations.



Figure 53 Comparison of walking distance to school versus distance as the crow flies.



Figure 54 Existing examples of pedestrian pathway connections in more recently developed areas of Mill Park

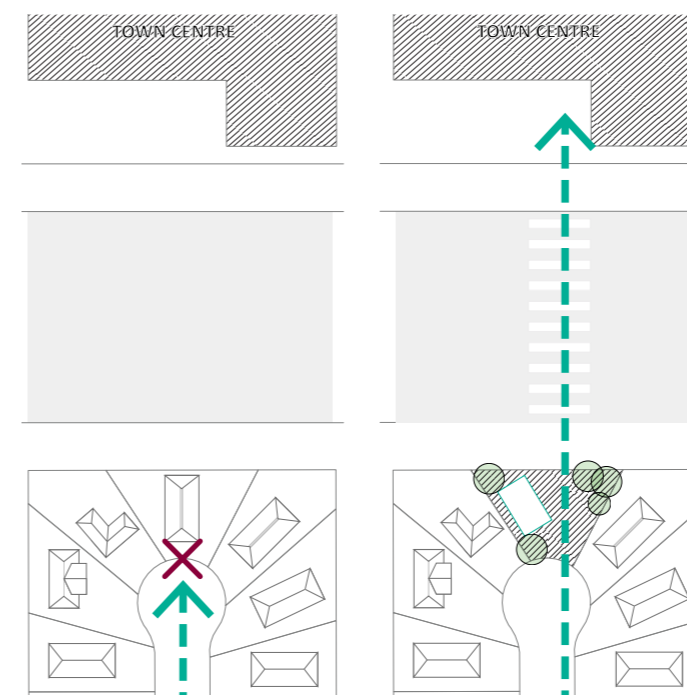


Figure 55 Example of cul-de-sac with no pedestrian access vs. with access

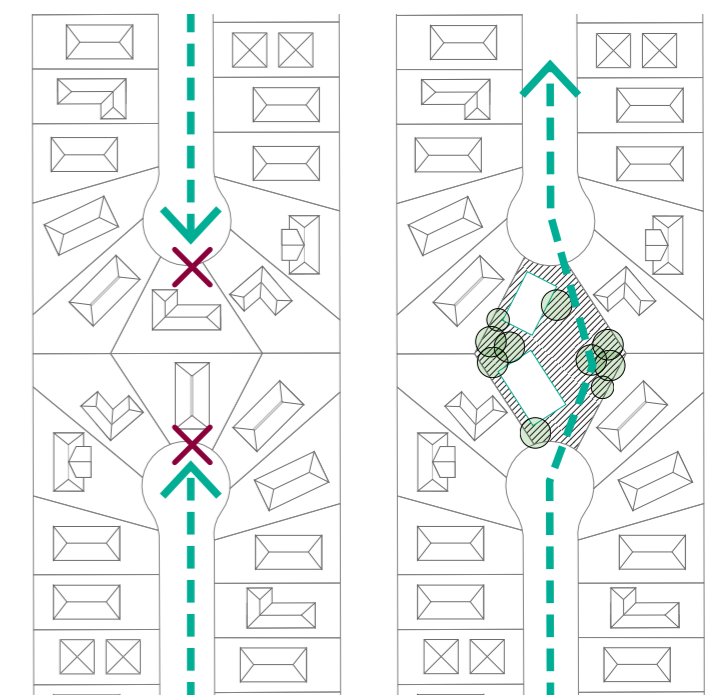


Figure 56 Example of two cul-de-sacs with no pedestrian access vs. with access

THEMES

- 1 Greener spaces
- 2 Connected places
- 3 Thriving community and culture
- 4 Land use and built form

Long term project ideas

- 1 Improve McKimmies Road**
 - Improve safety with anti-speeding measures and reworked roundabouts
 - Improve walking, cycling and lighting
 - Improve interfaces and accessibility
- 2 Advocate for Child's Road improvements:**
 - Advocate for off-road shared path or cycling
 - Advocate for redesign of Child's Road and Morang Drive roundabout
 - Advocate for peak hour traffic solution around the Stables
 - Advocate for quality design, maximising greening and walking and cycling safety
- 3 Advocate for Plenty Road upgrades**
 - Coordinate with local and state agencies for Tram 86 advocacy
 - Advocate for off-road shared paths with lighting, seating, and shade
 - Council to investigate potential growth with new Tram stops
- 4 Darebin Creek and Plenty River corridor**
 - Support delivery of missing trail sections
 - Identify additional east-west connections along and connecting to waterway trails
 - Enhance and preserve biodiversity while making corridors enjoyable for users.
- 5 Better support for town centres**
 - Encourage local employment opportunities.
 - Increase accessibility to shops within an 800m radius
 - Improve wayfinding to key destinations
 - Work with landowners and businesses to improve facades and future planning
 - Identify areas that can accommodate appropriate densities to support local economy.

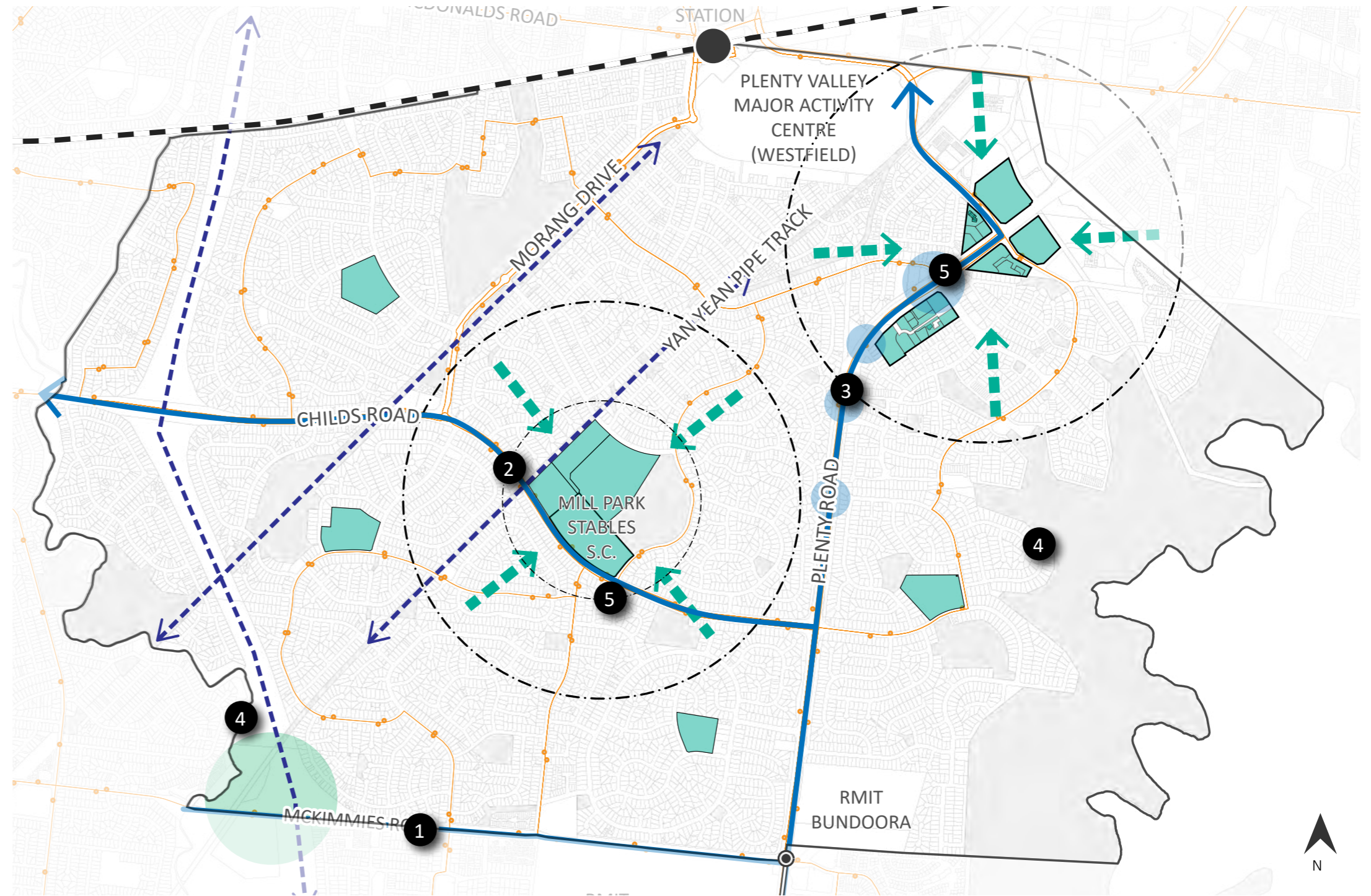


Figure 57 Indicative areas for interface treatments and parks upgrades

- Darebin creek opportunity area
- ↔ Pedestrian cut-through
- School safe zones
- - - Future shared path connections
- Intersections and crossings
- Key destinations
- Bus routes
- Bus stops

04

Appendix

List of appendix items

1. Opportunities themes and place projects
2. Current projects in Mill Park
3. Background data
4. Community engagement details

2. Current projects in Mill Park

The below list is a brief snapshot of existing projects already being undertaken within Mill Park. This is not a complete list of all active projects and there may be others. Including regular maintenance and other activities by Council or other authorities.

- 1 Redevelopment and expansion of the Stables Kindergarten
- 2 Mill Park Library Wayfinding Signage
- 3 Mill Park Drive Precinct
- 4 Town Centre Revitalisation - The Link, Mill Park
- 5 Construct Shared Path - Yan Yean Pipe Track - Childs Road to Bush Boulevard, Mill Park
Construct shared path - Yan Yean Pipe Track - Darebin Creek Trail to Childs Road
- 6 Plenty River Trail landscape works
- 7 Watery Gully Park Upgrade, Mill Park
- 8 Reconstruct courts - Dr Harry Jenkins Reserve, Mill Park
- 9 Kelynack Reserve Master Plan Implementation
Kelynack Recreation Reserve Landscape Works Stage 2
- 10 Redleap Reserve Landscape Works Stage 2 and Stage 3
Redleap Recreation Reserve - Sportsfield Upgrade AFL/Cricket
- 11 Peter Hopper Lake renewal and upgrade
- 12 Programmed Parks and Open Space Renewal
- 13 Local Area Traffic Management and Streetscape Improvements - Study and implementation in Local Areas 26, 32 and 42 in Mill Park and South Morang
- 14 Drainage improvement works - Various Locations
Cricket Wickets Upgrade (various locations)
Sports Ground Lighting Upgrade - Various Sites

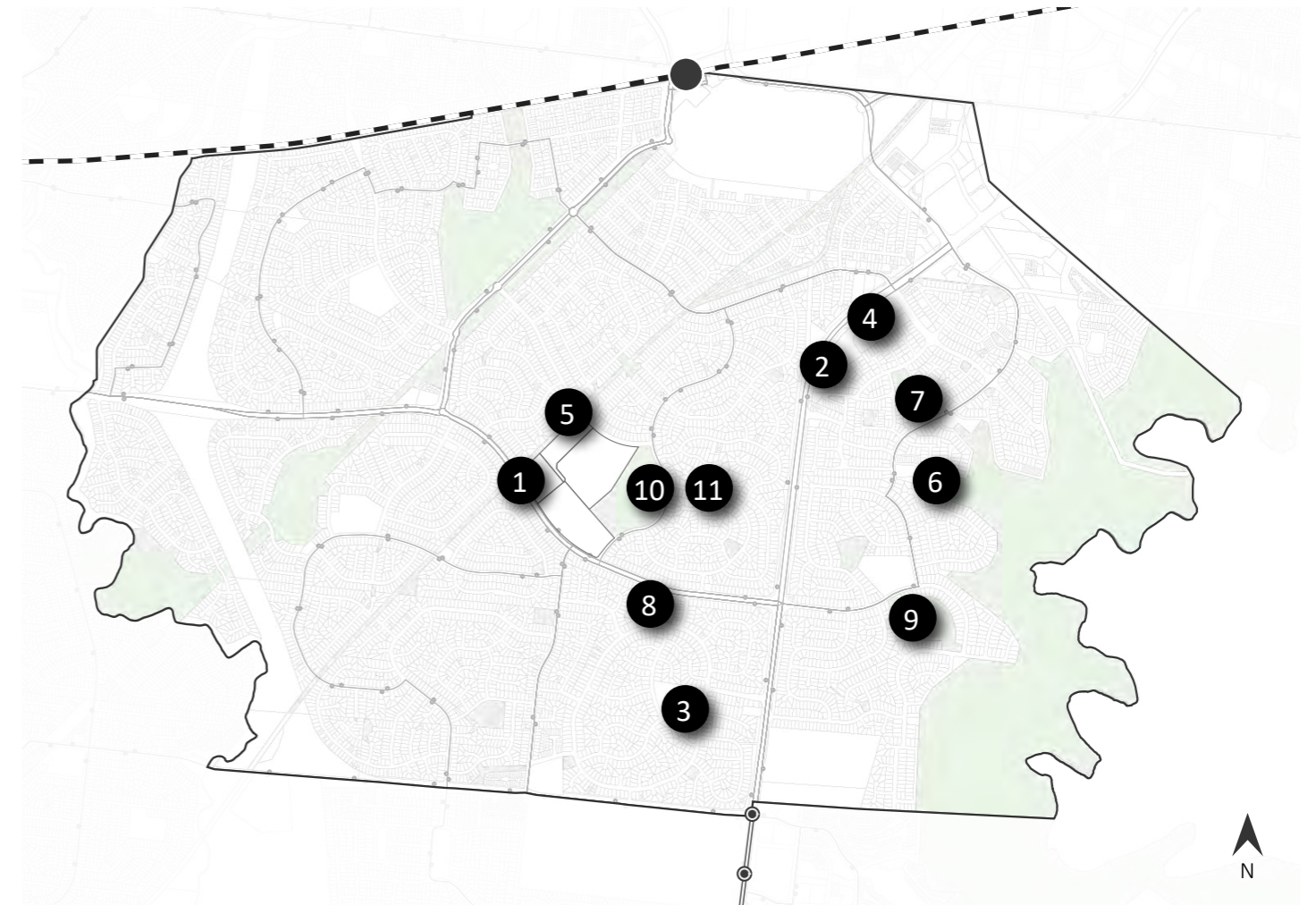


Figure 58 Projects being undertaken by Council and other authorities in Mill Park

3. Background data

Residential capacity areas

Walkability and access to amenities

The walkable catchment maps for the open spaces, access to public transport stops and town centres were overlaid to create a heat map.

The map shows areas that are in proximity to these amenities and public transport stops. Darker or reddish areas indicate the good walkable access whereas lighter or yellow coloured areas indicate poor access.

Data from other Council documents

Areas around Mill Park Stables, McKimmies Road, Plenty Road around University Hill and Bush Boulevard Town Centre indicate greater opportunity for increased dwelling densities.

There is also need to increase greenlinks and pedestrian cut throughs in the inner parts of the suburb to increase walkability.



Figure 59 Base map shows combined heat map of walkability to open spaces, PTV and town centres and opportunities to increase density.

LEGEND

- High walkability to open spaces, town centres and public transport stops
- Low walkability to open spaces, town centres and public transport stops

- Opportunity to increase residential density

Greener Spaces



Figure 60 Canopy cover (above 3m in height)

- LEGEND**
- Mill Park Boundary
 - Tree locations above 3m
 - Areas with greater canopy cover



Figure 61 Flood extents for 20, 50, and 100 year using Council's flood data.

- LEGEND**
- Mill Park Boundary
 - Flood Prone areas
 - Areas with higher potential flooding issues



Figure 62 Heat Vulnerability Index (SA1)

LEGEND

- Mill Park Boundary
- Heat vulnerability Index (0-5)
- SA1 areas vulnerable to heat



Figure 63 Walkable catchment from sporting facilities and reserves (200m, 400m, 800m) and parks (200m, 400m)

LEGEND

- Mill Park Boundary
- Walkable catchments from open Space
- Walkable catchment gaps

Connected places



Figure 65 Major Advocacy projects

LEGEND

- Mill Park Boundary
- Advocacy projects



Figure 64 Walkable catchment from railway stations (200m, 400m, 800m) Bus and tram stops (200m, 400m).

LEGEND

- Mill Park Boundary
- Walkable catchments from schools
- Walkable catchment gaps
- Bus route

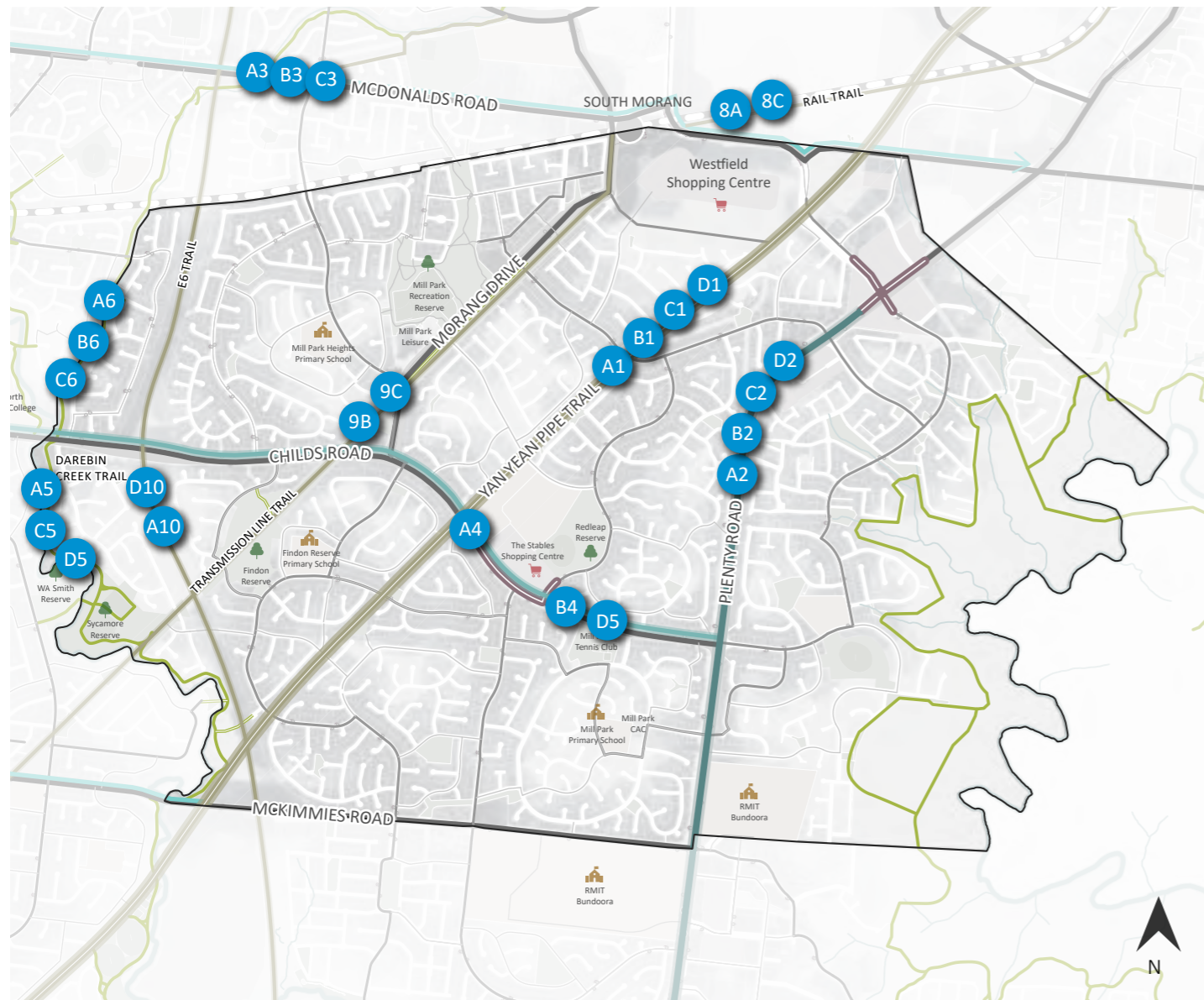


Figure 67 Transport priorities summary map

- LEGEND**
- | | | | | | |
|---|---------------------|---|-----------------------------|---|----------------------------------|
| 1 | Yan Yean pipe track | 5 | Hendersons road drain trail | A | Place and Movement Plan |
| 2 | Plenty road | 6 | Dalton road | B | Walking and Cycling Plan |
| 3 | McDonalds road | 7 | South Morang rail trail | C | Northern Regional Trail Strategy |
| 4 | Childs road | 8 | Transmission line | D | Integrated Transport Strategy |
| 4 | Darebin creek trail | 9 | E6 | | |



Figure 66 Place and Movement Plan summary map

- LEGEND**
- Main activity street
 - Recreational trail
 - - - Missing recreational trail
 - Primary commuter trail
 - - - Missing primary commuter trail
 - Streets for people
 - - - Local links

Thriving community hubs



Figure 68 Lowest performing areas in Mill Park based on various factors. Data from ABS (SA1)

LEGEND

- Mill Park boundary
- Lower SEIFA ranking
- Higher % of people over 65 years of age
- Higher % travel by car
- Higher mortgage stress
- Higher rental stress
- Higher unemployment rate
- Higher long term health conditions
-



Figure 69 Walkable catchments from schools (200m, 400m and 800m)

LEGEND

- Mill Park Boundary
- Community Hubs
- Walkable catchments from schools
- Walkable catchment gaps

Land use and built form

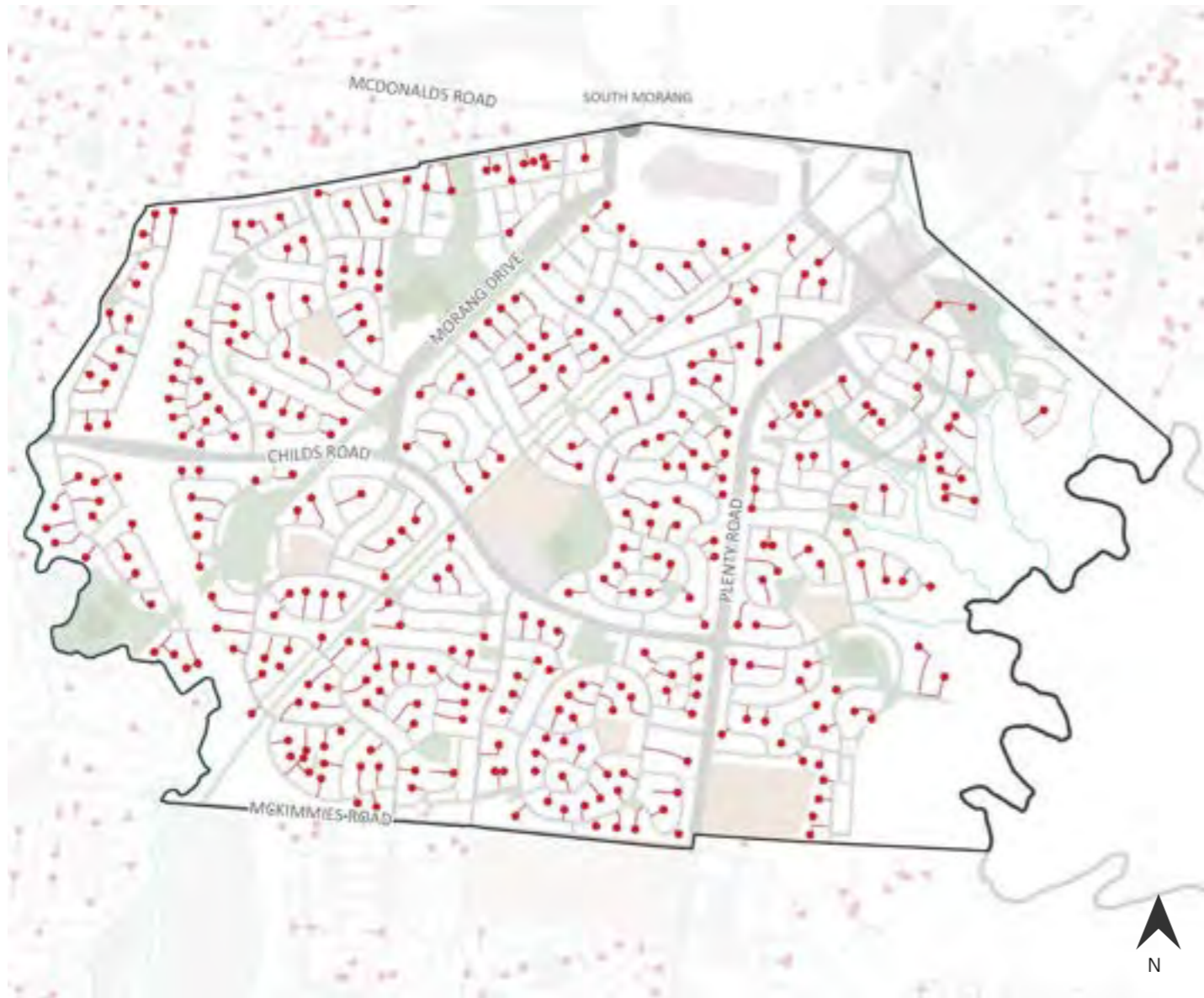


Figure 70 Location of cul-de-sacs or deadend streets in Mill Park

- Mill Park Boundary
- Deadend roads

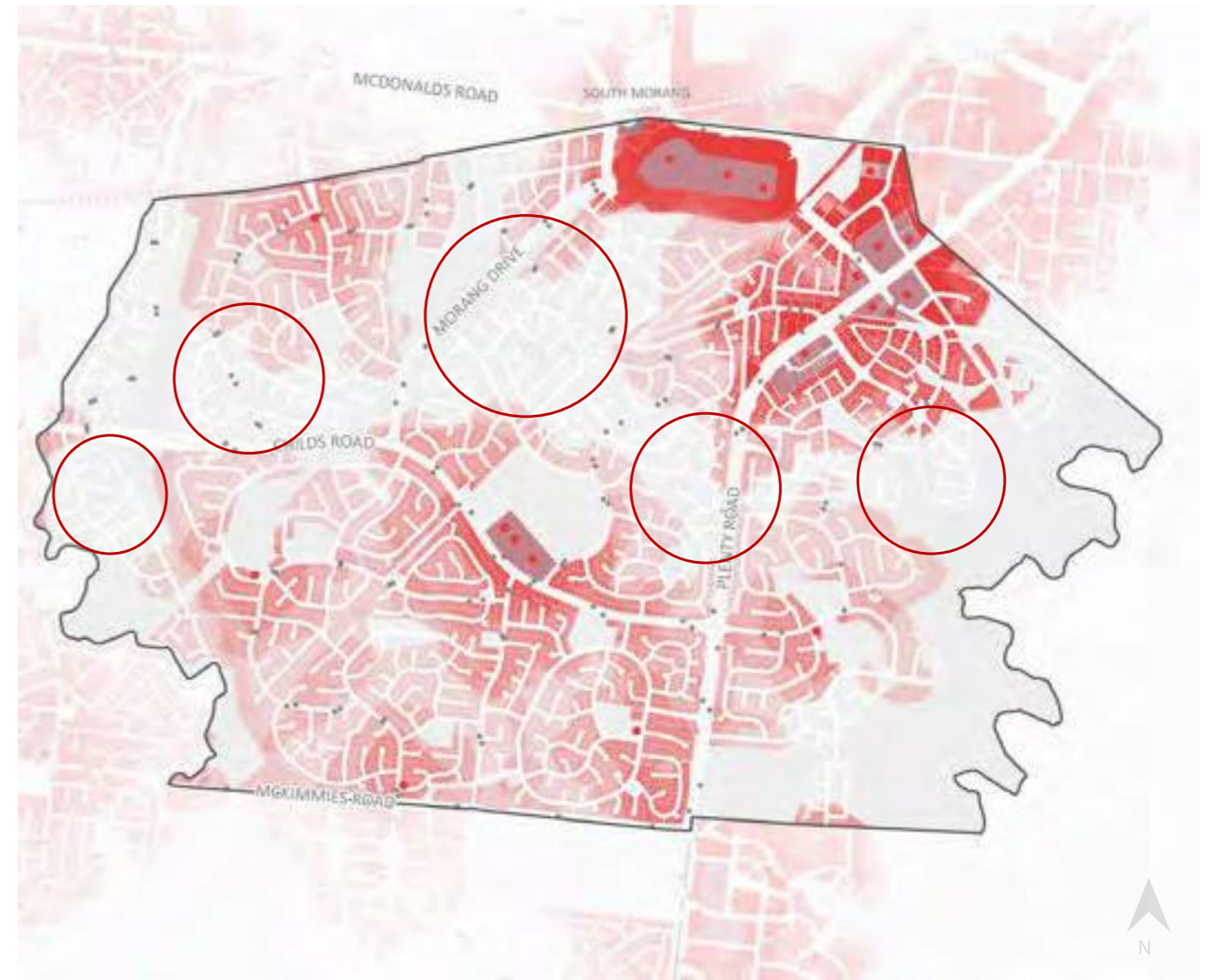


Figure 71 Walkable catchments from town centres and shops. Base map shows walkable catchment from town centres at 200m, 400m, 800m.

- Mill Park Boundary
- Town centres
- ◻ Walkable catchments from town centres
- Walkable catchment gaps

Mill Park character profile

Most of the precinct was developed during the 1970's and 1980's after the land was subdivided for residential development.

1970s development in south-east was consistently characterised by Mission Brown single-storey detached often accompanied by low or non-existent front fences.

1980s development in Western and Central Areas reflects a variety of architectural influences from the 1980s, showcasing diversity in design within the precinct.

In recent years, single lots are being subdivided for the development of multi-unit residences.

There are apartment dwellings and higher density around the Plenty Valley Town Centre in the northern part of Mill Park.

However, the urban pattern with curvilinear and court bowl networks proves a challenge to increase permeability. It also poses a challenge for larger developments in lot consolidation.



Figure 72 No front fences



Figure 74 Low, single storey



Figure 76 Gaps between buildings



Figure 73 Garden canopy trees



Figure 75 Subdued earth tones



Figure 77 5-9 m front setbacks

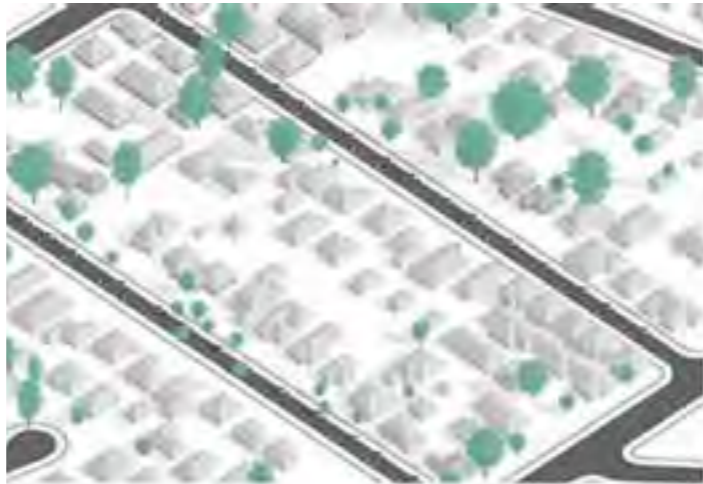
Greening the Greyfield

City of Maroondah has collaborated with the community and Swinburne University to develop a groundbreaking precinct aimed at addressing local issues through better design.

The Greening the Greyfields pilot project involves extensive research and land analysis to identify areas for beneficial development.

By working with property owners, developers, and the community, the program explores land amalgamation, transforming individual lots into larger precincts. This approach offers financial benefits and aims to create vibrant, active, and healthy neighborhoods.

Greening the Greyfields has been gazetted into Maroondah's Planning Scheme and offers some great learnings for other Councils to consider.



Original Greenfield Division

- Single lots
- Detached housing
- Low density
- Car dependent
- Now middle suburban
- Ageing housing
- Value now resides in land
- Reveloping



Business-as-usual Greyfield Redevelopment

- Knock-down-rebuild
- Small lot subdivision
- Minimal increase in housing
- Suboptimal design
- Greenspace and tree loss
- Increased hard surfaces
- Increased stormwater run-off
- Increased urban heat
- Increase in private cars
- No new services, amenity



Greyfield Precinct Regeneration

- Lot amalgamation
- Design innovation
 - zero carbon housing
 - water sensitive design
 - higher dwelling yields
 - medium density
 - mixed dwelling types, sizes
 - maintain greenspace
 - redesign streetscape
 - improved non-car mobility
- Community additionality/benefit

4. Community engagement details

Between December 2023 and February 2024, the Council conducted comprehensive feedback collection and desktop analysis involving both the community and Council officers. This involved multiple activities, including an online survey, social mapping, meetings with a community reference group, and workshops with the Internal Local Area Team (East). Through these engagements, stakeholders were informed and educated, enabling them to provide detailed and tailored feedback regarding their experience of Mill Park.

The initial workshops were focused on gathering feedback in the form of 'pins' that noted a members positive or negative feedback about their experience.

Place-specific issues and opportunities

Apart from general issues and opportunities, place-specific issues were identified through the workshops.

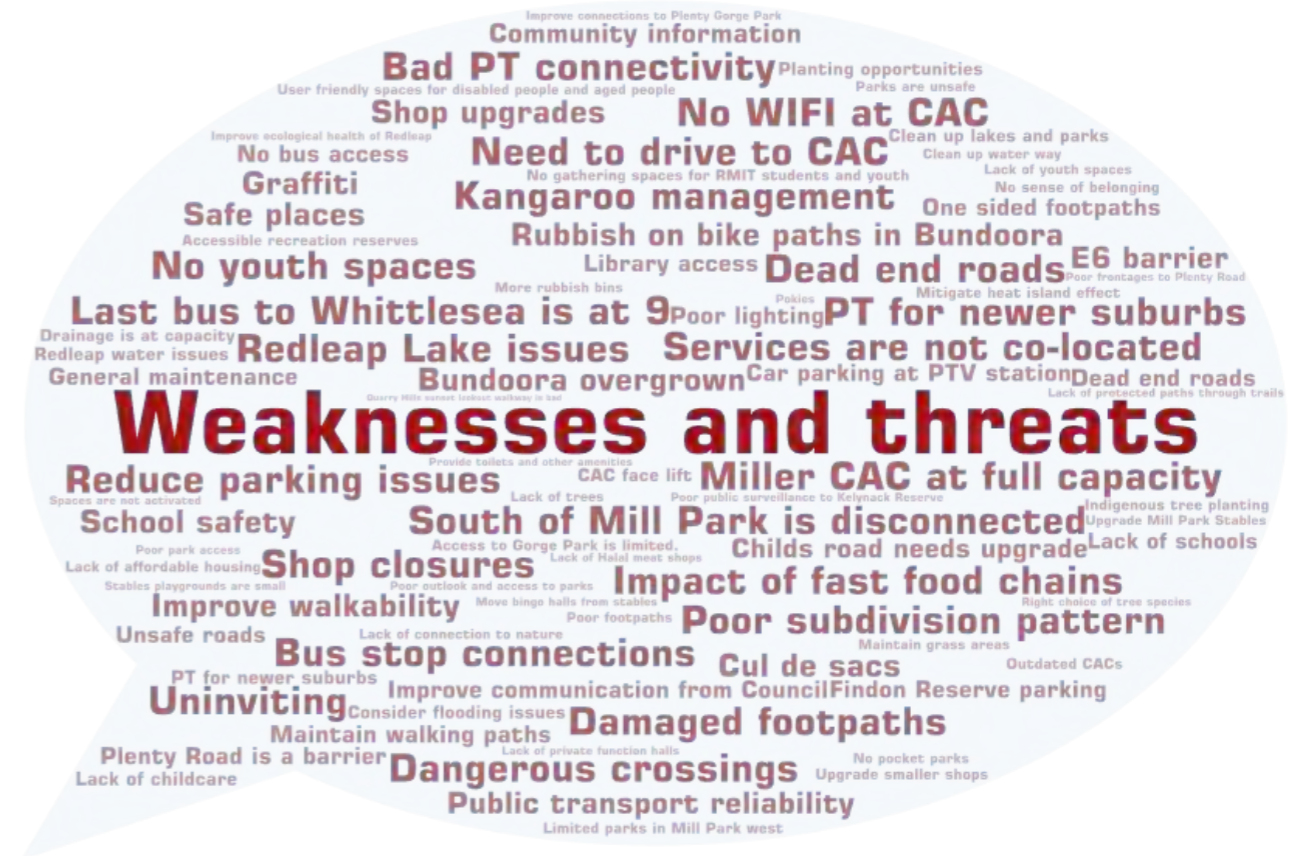
- Improve public transport access to Plenty Gorge parklands.
- Enhance passive surveillance at Kelynack Reserve for increased safety.
- Introduce youth-focused services at Coventry Park.
- Improve Norris Bank Reserve to enhance recreational amenities and green spaces.
- Address the movement barrier caused by Plenty Road for better connectivity.
- Seize the opportunity near Miller Community Centre to enhance small green spaces and boost shopping options in collaboration with various organisations.
- Collaborate with Bundoora RMIT to form groups that champion green spaces and promote volunteering.

- Explore the potential of translating the success of Aurora Shopping Center to Mill Park for a vibrant community hub.
- Strengthen connections between Redleap and Stables for improved community flow.
- Promote the use of recyclable materials and discourage heat-absorbing materials in developments.
- Encourage higher densities around Westfields and South Morang Station to enhance urban living.
- Consider walk-throughs between cul-de-sacs when transitioning from low to medium density.
- Evaluate the role of Council in managing density and development with larger buildings, considering natural growth.
- Address the visual appeal of run-down buildings for a more attractive community.
- Improve lighting and safety measures for night-time conditions.
- Enhance frontages along Plenty Road to create a more welcoming environment.
- Utilise YMCA land by incorporating open spaces and sporting areas, potentially with front-facing lots.

The insights gathered, stemming from both internal and external sources, have been systematically captured online. They are organised based on their relevance to the specific location and categorised into appropriate themes for clarity and ease of reference.

The issues and opportunities were classified into -

- Greener Spaces
- Connected Places
- Thriving Community Hubs
- Landuse and built form



Common Themes

Greener spaces

- Greening and vegetation
- Connections to waterways and open spaces
- Smaller parks as their own destinations
- Wayfinding to key destinations

Connected places

- Tram extension
- Traffic and pedestrian safety
- Pedestrian connections

Thriving community hubs

- Temporary activations at community hubs
- Events at Mill Park Stables
- Co-locating uses in community places such as Mill Park library

Land use and built form

- Perception of safety
- More housing and affordability
- Shop and streetscape upgrades

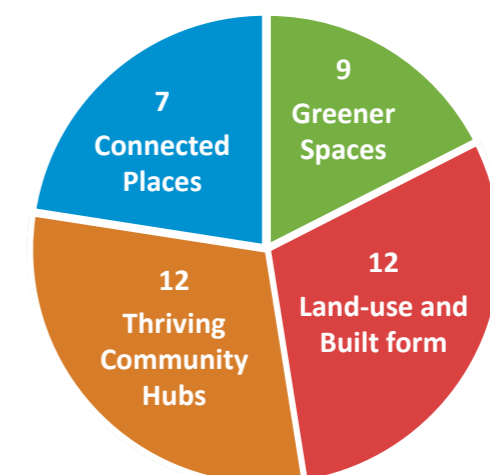
KEY ITEMS AS A GROUP IDENTIFIED IN THE PLACE FRAMEWORK	THEME ALIGNMENT
Refresh and upgrade	Landuse and built form
Safety @ stables	Landuse and built form
Smaller shop improvements	Landuse and built form
Tailor opportunities to future demographics	Thriving community hubs
RMIT students review (where to they go)	Thriving community hubs
Lots of transport options but not connected	Connected places
Old facilities needing revamp	Landuse and built form
Plenty gorge wayfinding and access to be improved	Greener spaces
Poor connections to Mcdonalds road and Westfield's	Connected places
Kangaroo management	Greener spaces
Eastern side neglected more than west-side	Thriving community hubs
Co-locate new uses and connectivity	Thriving community hubs
Understand community voice! Especially business owners	Landuse and built form
Large chain and shops have impacted other shops	Landuse and built form
No train or trams - bus only	Connected places
Cycling - lack of safe paths	Connected places
Subdivision layout is bad	Landuse and built form
Better streetscapes	Greener spaces
Shops and park upgrades needed	Landuse and built form
Community services is a strength	Greener spaces
Large community presence	Thriving community hubs
More trees and more species needed	Greener spaces
More places as reasons to go.	Thriving community hubs
Safety with vehicles. Especially around schools	Thriving community hubs
Housing reform	Landuse and built form
Walking and cycling to shops and parks and schools can be improved	Connected places
East-west connectivity is poor. More than 1.5hours!	Connected places
Childcare and schools needed	Landuse and built form
Young people not feeling welcomed	Thriving community hubs
More housing/affordability	Landuse and built form

Summary of items identified in internal engagement.

KEY ITEMS AS A GROUP IDENTIFIED IN THE PLACE FRAMEWORK	THEME ALIGNMENT
Community hub with events or temporary uses/ services	Thriving community hubs
Peak hour traffic and safety concerns	Connected places
Farmers market in Mill Park	Thriving community hubs
Make each park a destination in its own way	Greener spaces
Opportunity to make the Mill Park Library a HUB	Thriving community hubs
Stables need more greenery -such an amazing space that is underutilised	Greener spaces
Tram extension	Connected places
All roundabout paths are far away from actual crossing points	Connected places
Affordability and diversity is really important, but it needs to stay green and natural	Landuse and built form
Lack of lighting, safety	Landuse and built form

Summary of items identified in external engagement.

KEY THEME TOTALS			
Greener spaces	Land use and built form	Thriving community hubs	Connected places
9	12	12	7





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