



Mildura Rural City Council

AGENDA

Special Meeting of Council

5:30pm Wednesday 10 February 2021

VENUE:

**Benetook Room - The Alfred Deakin Centre
190 Deakin Ave, Mildura**

NEXT ORDINARY MEETING OF COUNCIL

5:30pm Wednesday 24 February 2021

Copies of Mildura Rural City Council's Agendas & Minutes
can be obtained online at www.mildura.vic.gov.au

Prayer

Almighty God,

We who are gathered together in Council,
pledge ourselves to work in harmony for
the welfare and development of our Rural City.

Guide us, we pray, in our deliberations,
help us to be fair in our judgement and
wise in our actions,
so that prosperity and happiness
shall be the lot of our people.

Amen.

Acknowledgement of Country

“I would like to acknowledge the traditional custodians of
the land on which we are meeting, and pay my respects to
Elders both past and present”.

Note to Councillors

Declaration of Interest

Councillors should note that in accordance with section 130 of the *Local Government Act 2020*, there is an obligation to declare a conflict of interest in a matter before Council.

A conflict of interest can be *general* or *material* in nature.

A Councillor has a *general conflict of interest* if an impartial, fair-minded person would consider that the Councillor's private interests could result in that Councillor acting in a manner that is contrary to their public duty.

- Private interests means any direct or indirect interest of a Councillor that does not derive from their public duty and does not include an interest that is only a matter of personal opinion or belief.
- Public duty means the responsibilities and obligations that a Councillor has to members of the public in their role as an elected representative.

A Councillor has a *material conflict of interest* if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter.

The benefit may arise or the loss incurred –

- (a) directly or indirectly; or
- (b) in a pecuniary or non-pecuniary form.

An *Affected Person* includes:

- (a) the relevant person;
- (b) a family member of the relevant person;
- (c) a body corporate of which the relevant person or their spouse or domestic partner is a Director or a member of the governing body;
- (d) an employer of the relevant person, unless the employer is a public body;
- (e) a business partner of the relevant person;
- (f) a person for whom the relevant person is a consultant, contractor or agent;
- (g) a beneficiary under a trust or an object of a discretionary trust of which the relevant person is a trustee;
- (h) a person from whom the relevant person has received a disclosable gift.

Disclosure of Conflict of Interest

A Councillor must make full disclosure of a conflict of interest by advising the type and nature of the interest immediately before the matter is considered at the meeting. Following the disclosure and prior to the matter being considered or any vote taken, the Councillor with the conflict of interest must leave the room and notify the Chairperson that he or she is doing so.

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SARAH PHILPOTT

CHIEF EXECUTIVE OFFICER

1 PRAYER AND ACKNOWLEDGEMENT OF COUNTRY

2 OPENING AND WELCOME

3 PRESENT

4 APOLOGIES AND ABSENCES

5 MANAGEMENT REPORTS

5.1 ENDORSEMENT OF CONCEPT PLAN - POWERHOUSE PRECINCT

File Number: PROJ/500533
Officer: General Manager Community

1. Summary

The purpose of this report is to present the final concept plan for the Mildura Riverfront Stage Two – Powerhouse Precinct to Council for endorsement.

2. Recommendation

That Council endorse the final concept plan for the Mildura Riverfront Stage Two – Powerhouse Precinct as presented.

3. Background

The Mildura Riverfront Redevelopment Stage Two is one of four projects that form part of Council's Mildura Future Ready funding and advocacy strategy. A revised Masterplan for the Mildura Riverfront Redevelopment Stage Two project was endorsed by Council in January 2019. Stage Two of the project includes the redevelopment of approximately nine hectares of rail corridor land running adjacent to Seventh Street between Madden Avenue and Walnut Avenue and the existing area known as the Powerhouse area. Due to the complex land ownership and intra-governmental complexities of the overall project, the Masterplan was presented in stages.

In mid-2020, Council was successful in receiving \$5.5 million from the Victorian Government for the Village Square and Powerhouse stage of the overall Masterplan. Council has contributed \$0.5 million to this project, taking the total project budget to \$6 million.

During September and October 2020, Council appointed architectural and engineering firms to progress the designs for the project.

4. Consultation Proposed/Undertaken

In November 2020, Council sought initial feedback from the community and stakeholders on ideas and visions for this exciting next stage of the Riverfront Redevelopment. More than 500 people shared their ideas and feedback during this period. Following review of this feedback, the following broad priorities emerged:

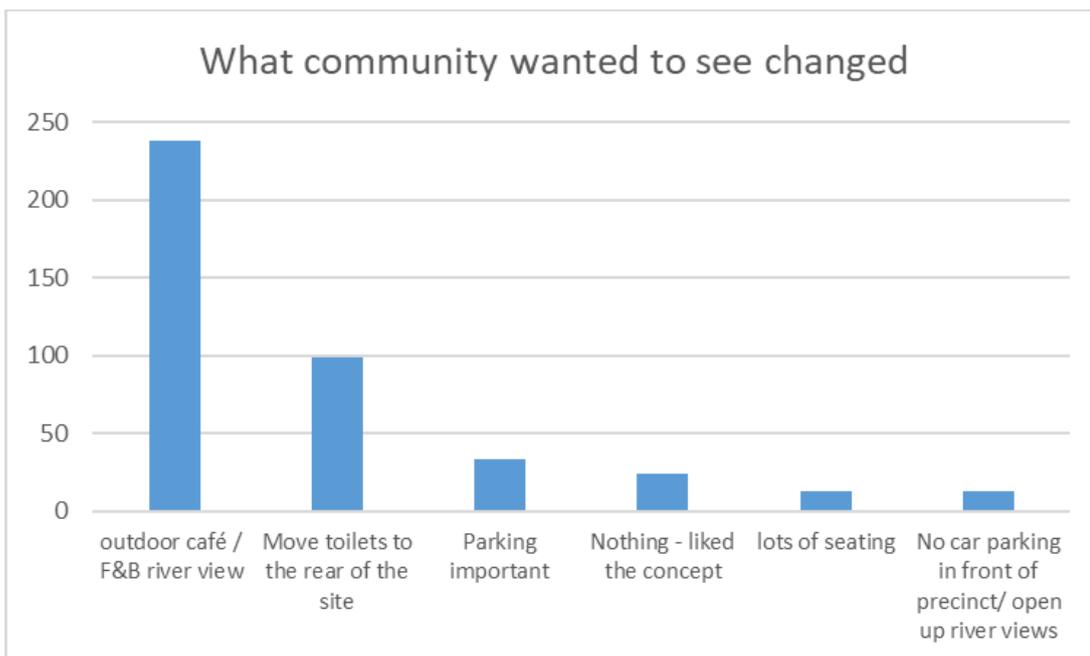
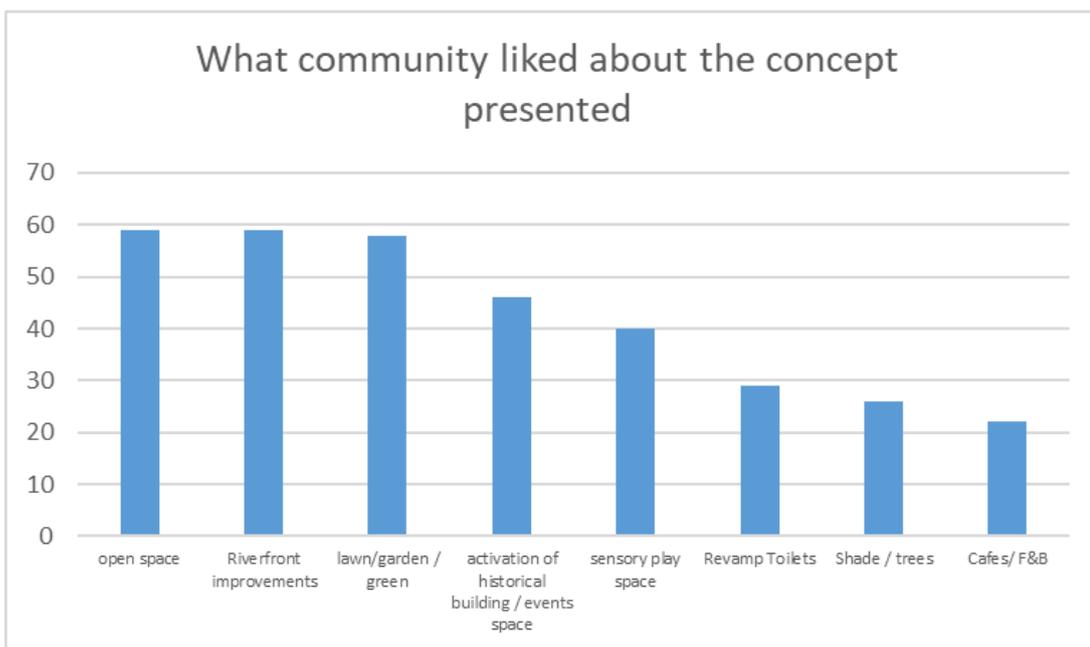
- improved public toilets;
- outdoor seating and shaded covered area;
- flexible indoor and outdoor spaces for performances, community events and workshops; and
- food and beverage offerings.

Initial concept designs were developed incorporating this initial feedback and were released for public comment in mid-January 2021. More than 1,000 people responded to the survey or provided feedback on the initial concept designs.

5. Discussion

Community feedback provided strong support for the proposed activation of the precinct with a mix of green space and building enhancement, including the historic Powerhouse building itself. There was also strong support for both food and beverage and café opportunities to be included in the precinct, although the proposed location of these features in the initial concept plans prompted much debate.

Key themes to emerge from the consultation are summarised in the graphs below:



The key changes made in response to feedback provided to the initial concept plan can be summarised as follows:

- Shippy's Café to be retained in the current location;
- Public amenities relocated and a clear pedestrian connection made between the powerhouse precinct and Jaycee Park to allow ease of access;
- Inclusion of an Events Kitchen to support activation of the Powerhouse building and increase its flexibility in terms of a hireable space;
- Ensuring the site is free from all buildings along the river side of the precinct (with the exception of Shippy's Café) to preserve river views; and
- Focus on arbours supported by shade and plantings rather than continuous roof shade structures.

Significant consultation has been undertaken with Michael Shipsides, owner of Shippy's Café and will continue throughout the project, including discussions on a potential relocation within the precinct in accordance with the terms of his current lease with Council and by agreement with the operator. Council views Michael and his business as a significant asset to the riverfront.

Approval of this final concept plan will enable detailed architectural and engineering designs to proceed, with main works anticipated to commence mid-2021. Some early works have commenced, and additional elements such as an expansion to car parking at Jaycee Park to support this project will start in the coming months.

It should be noted that due to time constraints, the proposed final concept plan has been unable to undergo quantity surveying or detailed engineering review. As such, delivery of the elements contained therein are subject to available budget to support their delivery.

6. Time Frame

There are key dates and deadlines established under the two funding agreements held with the Victorian Government which need to be met in order to ensure compliance with each agreement. Achievement of these deadlines is a key driver in the programme that has been established with the project team, which includes endorsement of this final concept plan.

7. Strategic Plan Links

This report relates to the Community and Council Plan in the Key Result Areas:

2.5 Strategic Land Use

Goal to be achieved:

- Mildura's riverfront is activated and integrated with the city.

3.1 Economic Development and Tourism

Goals to be achieved:

- A vibrant, diverse, innovative and sustainable economy; and
- Investment attraction and job creation.

8. Asset Management Policy/Plan Alignment

Detailed design for all components of the project will align with Asset Management planning requirements.

9. Implications

Policy

The recommendations outlined in this report align with council’s Mildura Future Ready Funding and Advocacy Strategy.

Legal/Statutory

The funding agreements with the Victorian Government prescribe timeframes and the elements that, as a minimum, must be incorporated into the precinct. This final concept plan meets these requirements.

Financial

The overall budget for this project is \$6 million, which includes \$5.5 million of Victorian Government funding and \$0.5 million contribution by Council. Council is also required to contribute \$0.25 million of in-kind costs to the project. As mentioned above, delivery of the elements contained within this final concept plans are subject to available budget.

Environmental

There are no environmental implications associated with this report.

Social

There are no social implications associated with this report.

Economic

There are no economic implications associated with this report.

10. Risk Assessment

By adopting the recommendation, Council will be exposed to the following risks:

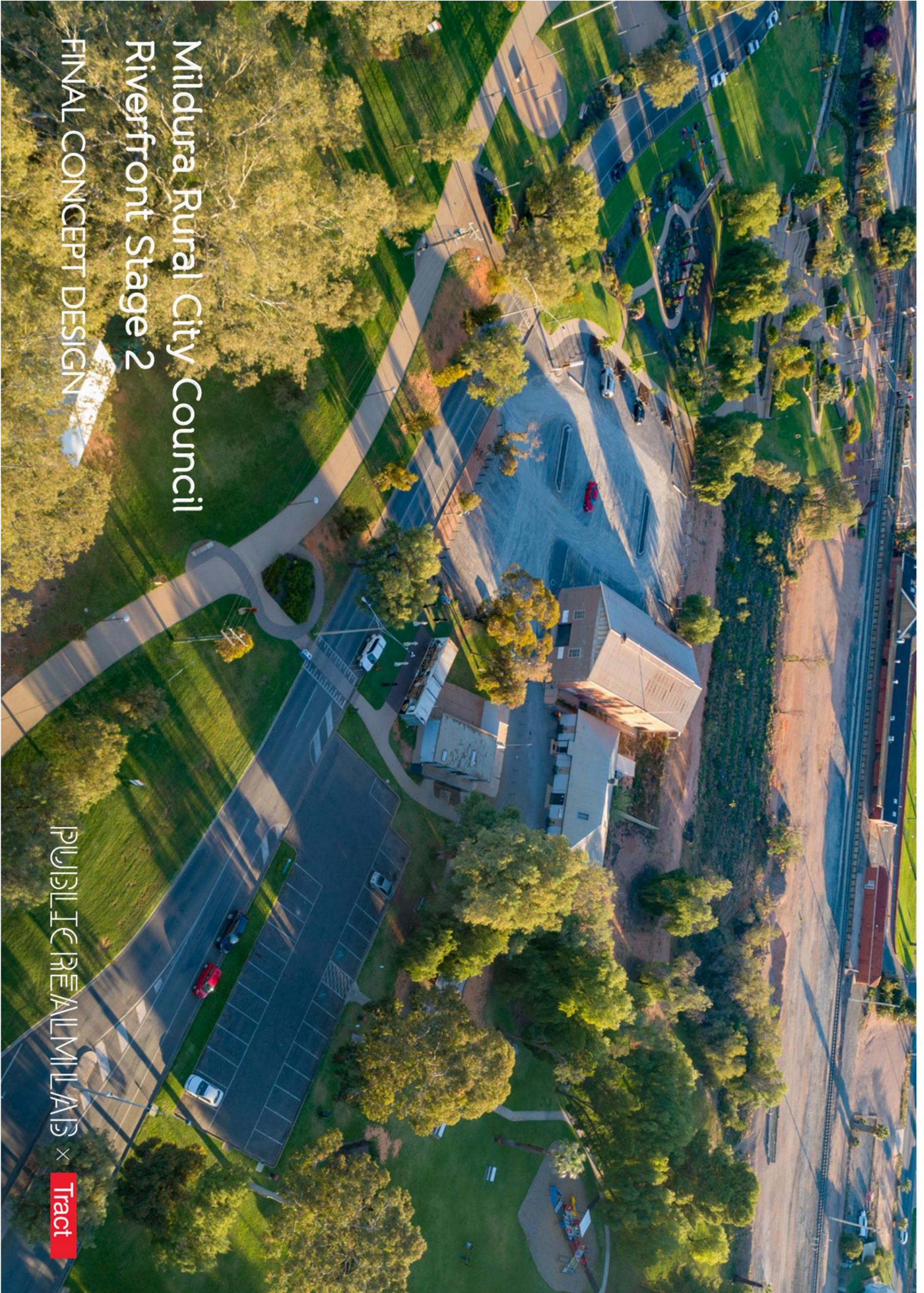
Risks	Controls	Residual Risk
Costings against the final concept plan exceed available budget of \$6 million.	Consideration of staging some elements of the project to align with future funding opportunities.	Low
Tender responses against the final concept plan exceed available budget of \$6 million.	Value management of scope in order to achieve available project budget.	Low

11. Conflicts of Interest

No conflicts of interest were declared during the preparation of this report.

Attachments

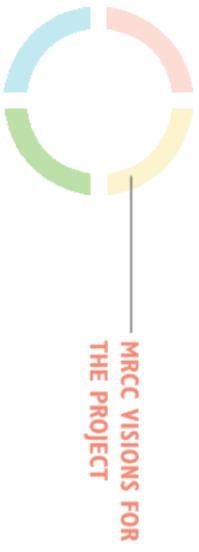
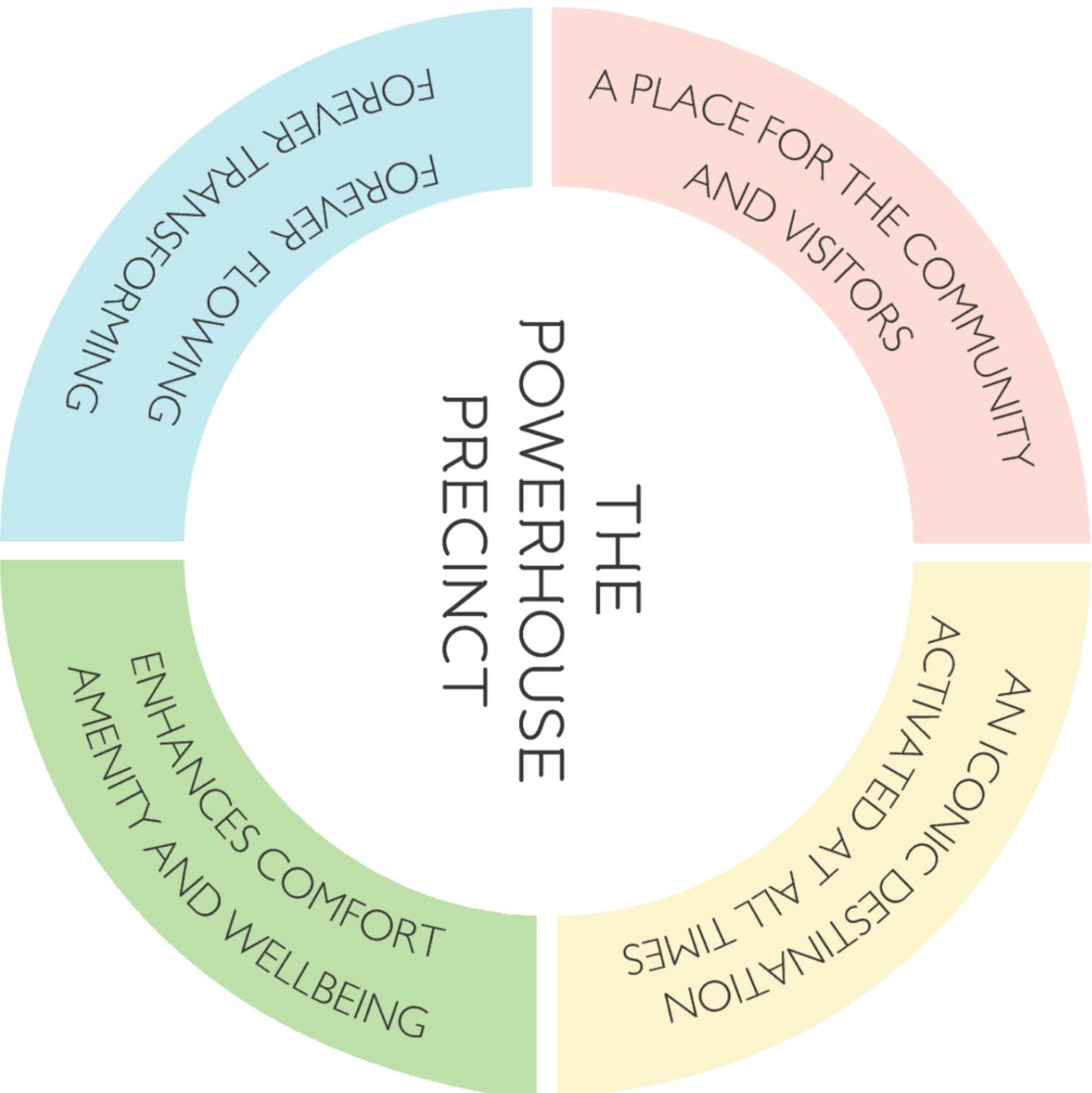
- 1 [Final Concept Design - Powerhouse Precinct](#)



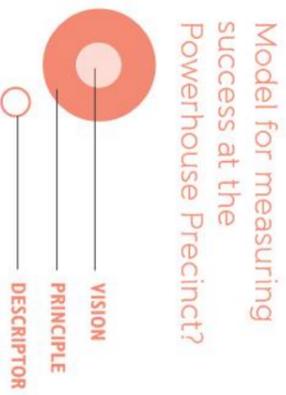
Mildura Rural City Council
Riverfront Stage 2
FINAL CONCEPT DESIGN

PUBLIC REALM LABS × 

PROJECT VISION



DESIGN PRINCIPLES



PROJECT OBJECTIVES

The following statements define the key aspirations for what the project will deliver and reflect a high level summary of inputs attained through the community and stakeholder consultation sessions and the open public survey.

- 1. A RICH DIVERSITY OF SPACES FOR FAMILY, SOCIAL, CULTURAL AND BUSINESS ACTIVITIES
- 2. CELEBRATION OF HISTORY AND CREATION OF INFRASTRUCTURE FOR A THRIVING COMMUNITY
- 3. A DESTINATION THAT IS FULL OF ACTIVITY AT ALL TIMES AND INCLUDES HOSPITALITY VENUES
- 4. HIGH QUALITY SPACES THAT ARE COMFORTABLE THROUGHOUT THE ENTIRE YEAR
- 5. A SPACE THAT EMBODIES MILDURA AND WHAT IT CAN BECOME IN THE FUTURE



1. Domino Park, Brooklyn



2. Paddington Reservoir Gardens, Sydney



3. Higher Ground, Melbourne



4. Community Green Station, Hong Kong



5. WOMAD Festival, Adelaide

Mildura Rural City Council - Riverfront Stage 2 - Concept Design Update - 8th February 2020 Revision

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COMMUNITY FEEDBACK

Responses to Open Public Survey - 15-29th January 2021

Question 1. What do you like most about the concept design?

Love the further activation of the riverfront and the redevelopment of a historical building into a community activation tool

Great space for the community and families to gather

I like the green open spaces with multiple dining options

COMMUNITY FEEDBACK

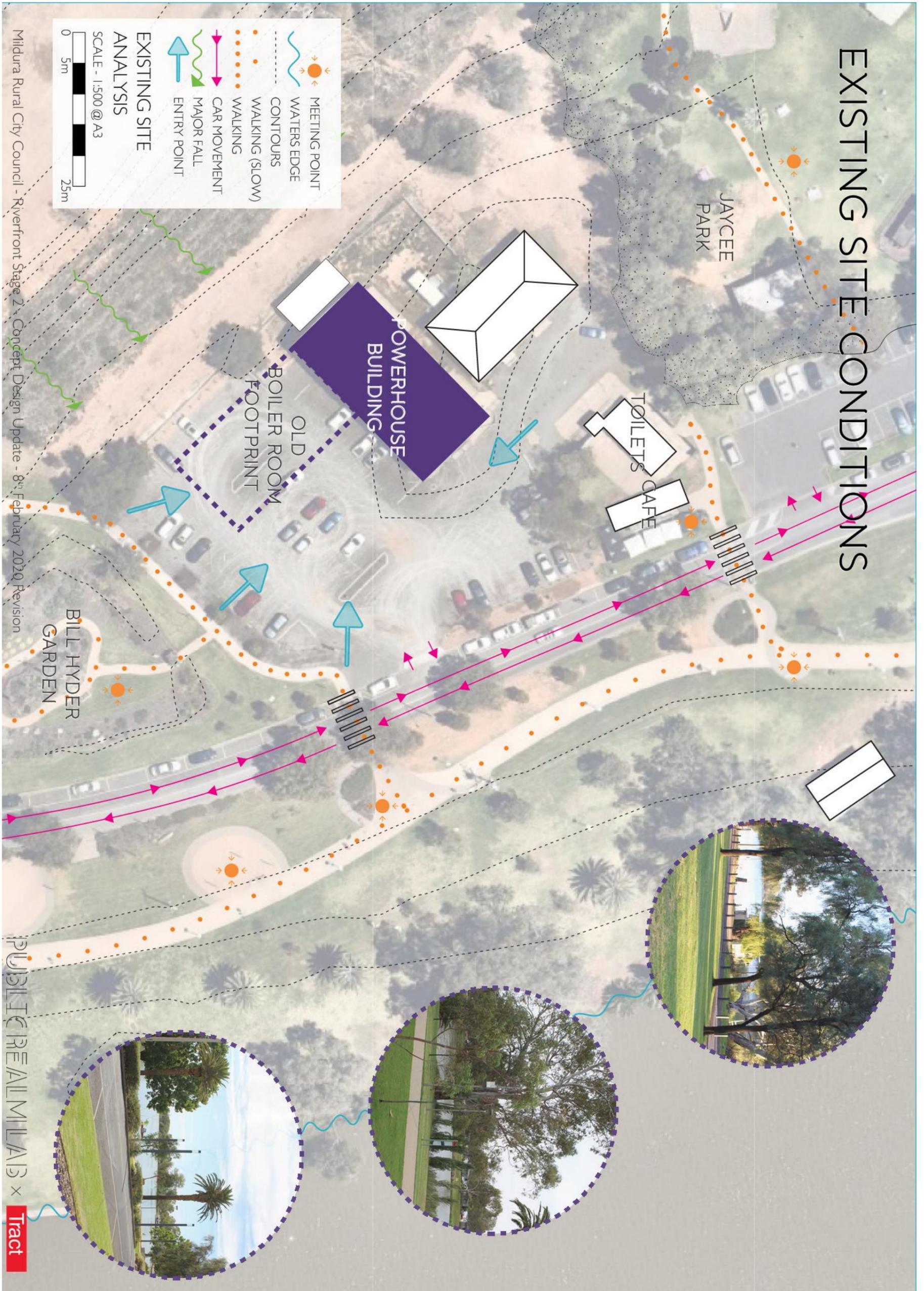
Responses to Open Public Survey - 15-29th January 2021

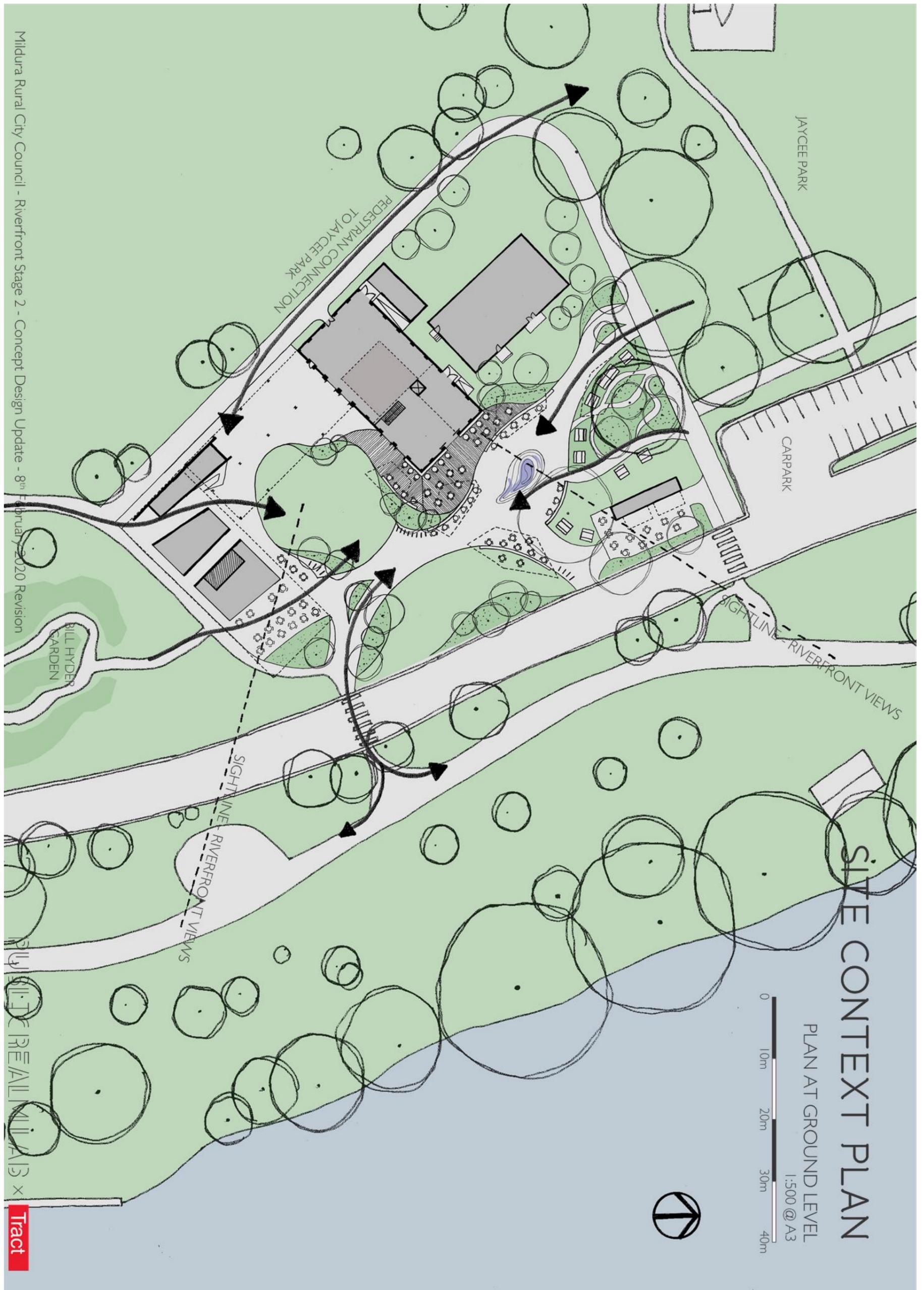
Question 2. What would you change?

Move toilets from such a prominent location

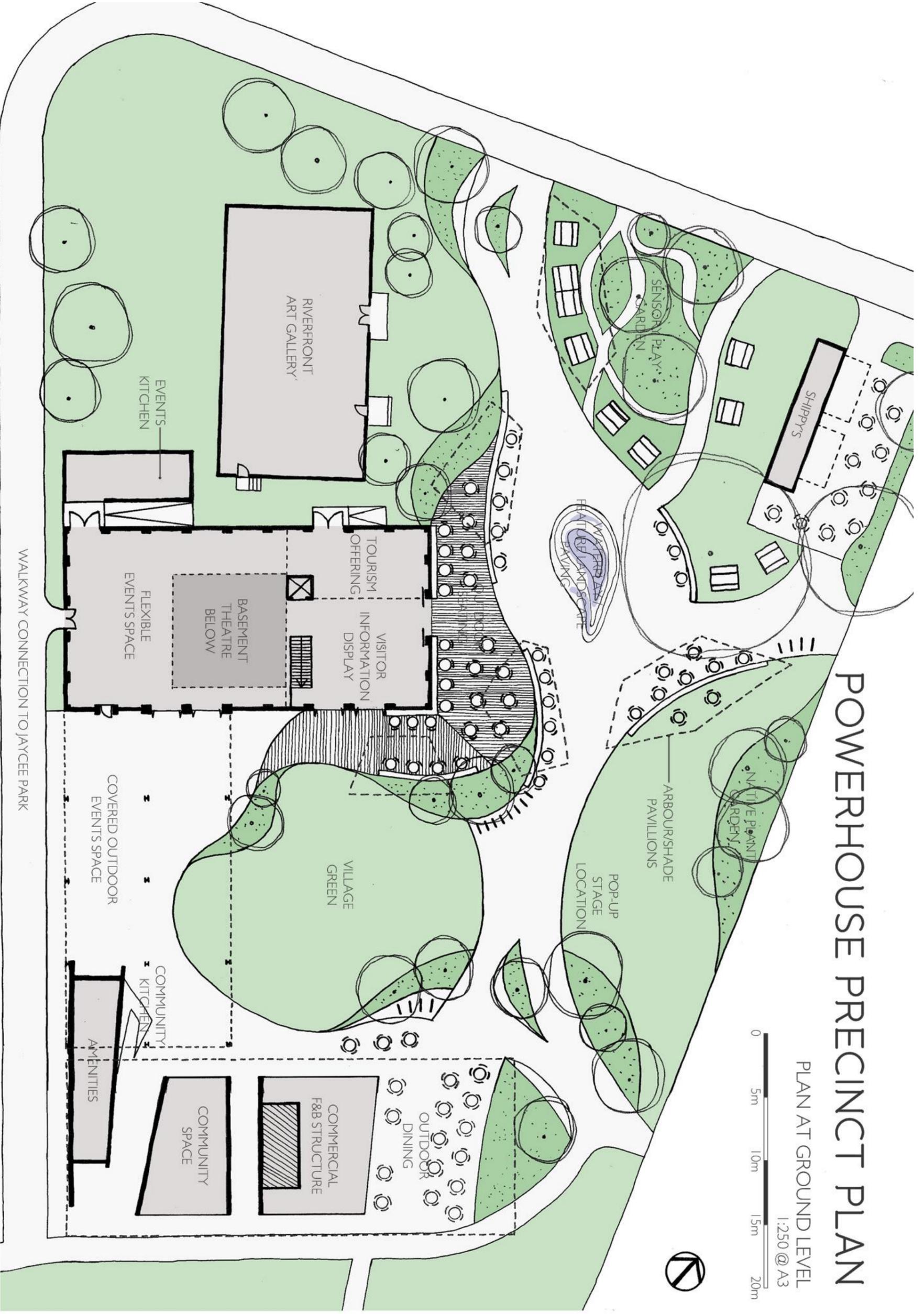
Leave Shippy's where it is!

Retain views of the river





Mildura Rural City Council - Riverfront Stage 2 - Concept Design Update - 8th February 2020 Revision



POWERHOUSE PRECINCT PLAN

PLAN AT GROUND LEVEL
1:250 @ A3



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THE POWERHOUSE PRECINCT

FLEXIBLE EVENTS SPACE

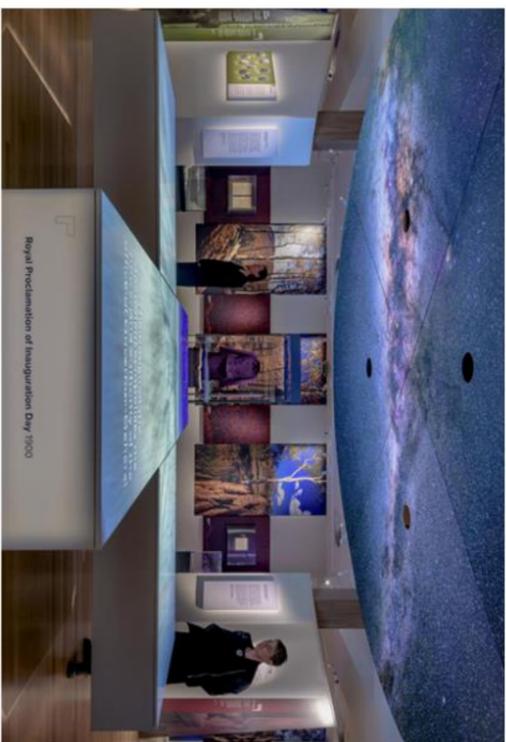
250m²

A Multi-purpose Events Space designed to cater for Markets, Exhibitions, Weddings, Corporate Events, Large Workshops, Choir Groups and a wide range of Community Events.

Seating up to 120 people for a dinner
Up to 200 people in auditorium seating



1. Butterland Newstead, Formal Seated Event
2. Butterland Newstead, Weekend Florist Workshop
3. Darwin Aboriginal Art Fair, NT
4. Artplay, Melbourne
5. Footscray Community Arts Centre, Roslyn Smoragon Gallery



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THE POWERHOUSE PRECINCT

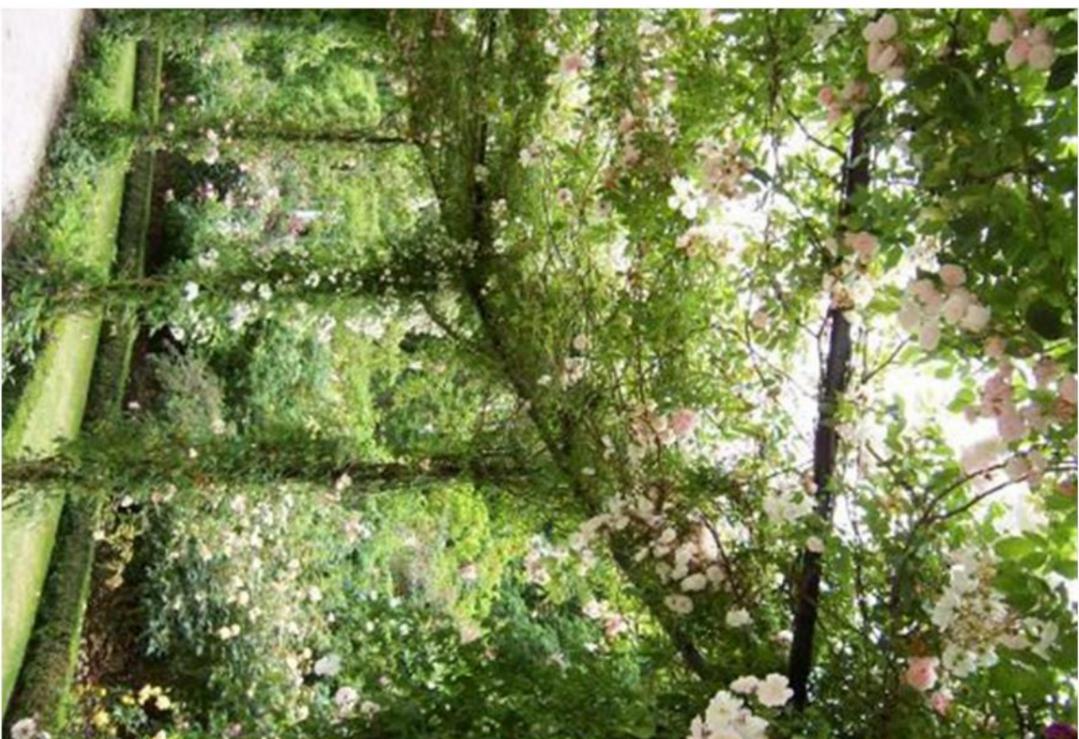
VISITOR INFORMATION KIOSK & INTERPRETIVE DISPLAY

80m²

An interactive experience for locals and visitors to further their knowledge of the Powerhouse Precinct and the history of Mildura through engaging with the existing building fabric and interpretive elements. The display will be a touch point for tourists to connect with an itinerary of things to explore in the region.



- 1. Bilya Kooort Boodia Centre, Interactive Display
- 2. Market Lane Coffee, Melbourne
- 3. Powerhouse Building, Basement Pipes
- 4. National Archives of Australia, Exhibition Display
- 5. National Archives of Australia, Interactive Display



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THE POWERHOUSE PRECINCT

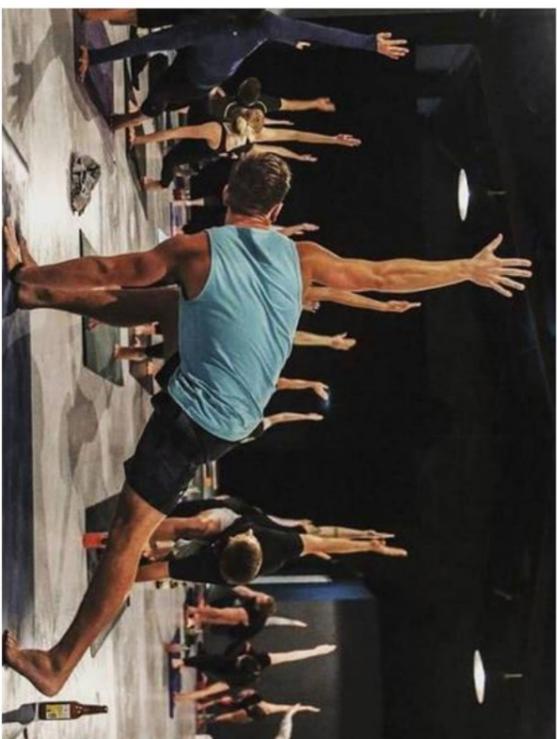
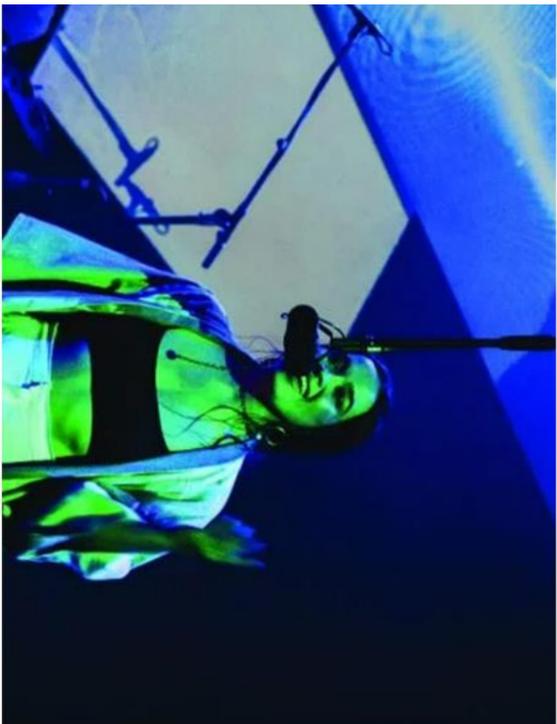
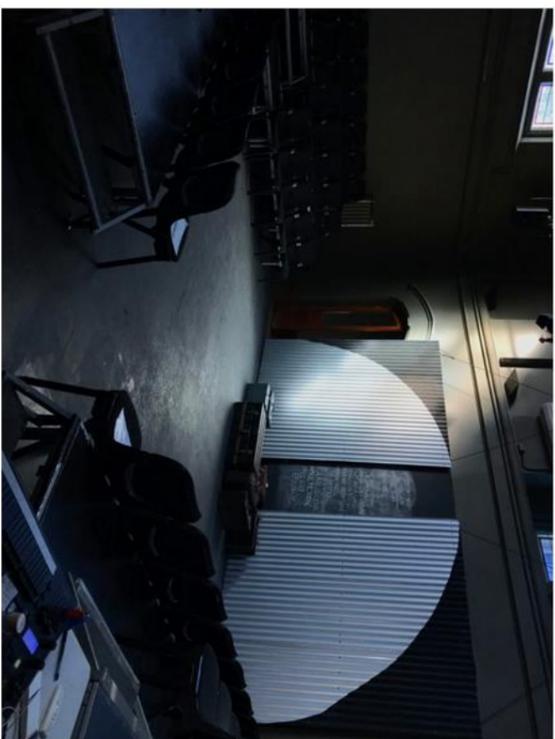
TOURISM OFFERING WITH SEATING UNDER OUTDOOR ARBOURS

65m² in the Powerhouse

Opening the doors of the Powerhouse each day to the public, this space may offer Tourism Retail, Coffee and Sandwiches, Bike and Canoe Hire or Ticketing for Events. Ideally staff will work to activate the site each morning and facilitate activities throughout the day. Light-weight arbours to the outside offer plenty of shade to take in the riverfront.



- 1. Higher Ground, Melbourne
- 2, 3 & 4. Arbour Inspiration Images



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THE POWERHOUSE PRECINCT

BASEMENT THEATRE / MULTIPURPOSE SPACE

100m²

A space oriented towards small scale theatre and performance but bookable for a range of events and usages.

Whether it's a gig, a movie screening, presentations, group activities, wine tastings or a rehearsal the Powerhouse basement offers a unique space to gather a small crowd.

Retractable Seating for 60 People with

8.5x4m Performance Space



1. Brunswick Mechanics Institute, Melbourne
2. Tara Theatre, London
3. Footscray Community Art Centre, Melbourne
4. Old Ambulance Station, Nambour QLD
5. La Mama Theatre, Carlton
6. Burswood Space, WA



THE POWERHOUSE PRECINCT

EVENTS KITCHEN

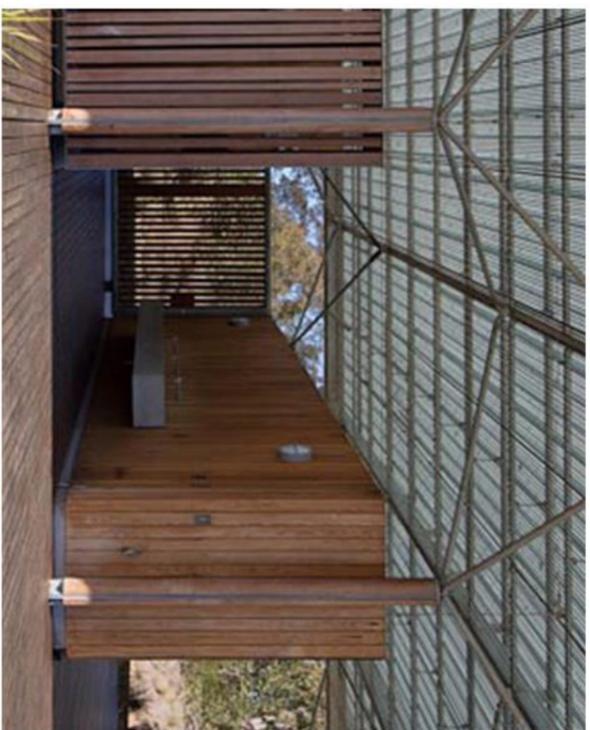
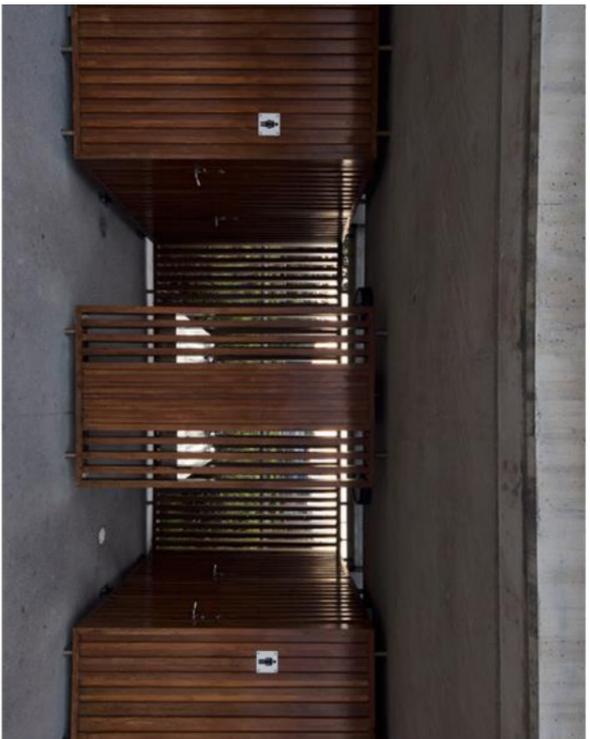
40m²

Servicing the Powerhouse Flexible Indoor Events Space this will operate as a typical commercial reheat kitchen.

ALL ACCESS AMENITIES

70m²

'Iconic' high quality public toilets that include Mildura's first Changing Places all access bathroom.



- 1. Commercial Kitchen in use
- 2. The Refettorio Felix Soup Kitchen, London
- 3. Port Botany Amenities, NSW
- 4. Port Botany Amenities, NSW
- 5. Wetherall Park Amenities, NSW

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THE POWERHOUSE PRECINCT

THE BOILER ROOM OUTDOOR EVENTS SPACE

340m²

Catering for Markets, Performances, Food Truck Events, Cultural Ceremonies and Everyday Catch-ups.

The Boiler Room is a large shade structure that mimics the form of the industrial building that used to stand in this location with a strong connection to the Village Green and Flexible Indoor Events Space.



1. Welcome to Thornbury, Melbourne
2. Princes Wharf Shed, Hobart
3. Geraldton Rock Laneway, WA
4. New Addington Community Event, London
5. Queen Victoria Night Market, Melbourne

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THE POWERHOUSE PRECINCT

COMMUNITY SPACE

70m²

A space to be coordinated by Social Enterprises and Community Groups to provide classes or activities to the public.



OUTDOOR COMMUNITY KITCHEN

A basic outdoor kitchen for cooking demonstrations, tutorials and group events under the Boiler Room.



1. Butterland, Newstead - Weekend Florist Workshop
2. Surrey Docks Community Centre, England - Clean Up Station
3. Daylesford Long House, Instructional Kitchen
4. Koori Heritage Trust, Melbourne - Meeting Table



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THE POWERHOUSE PRECINCT

FOOD & BEVERAGE ANCHOR

110m² Indoor inc. Back of House, lots of Outdoor Seating
 Another opportunity for the Precinct to showcase local talent and attract locals and visitors to the riverfront. The food and beverage provider will offer a great spot to sit, both indoor and outdoor, and enjoy a glass of wine or refreshment whilst taking in the fantastic views of the Murray River.



1. Higher Ground, Melbourne
2. The Good Loaf Cafe, Bendigo
3. Miss Amelle, Wodonga
4. Prior, Thornbury, Melbourne
5. Pipers St Food Co. Kyneton - Picnic Hamper
6. Boomtown Wines, The Mill, Castlemaine

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THE POWERHOUSE PRECINCT

MARKET STANDS/RETAIL PODS

1-5m²

Small pop-up stands located around the Powerhouse Precinct that showcase local talent. They may be used by people wishing to sell local produce, tickets to an event, provide information to riverfront users, or display arts and crafts.



- 1&2. Czech Green Pop-up Market Stalls
- 3. Retail Display Cart, by Quirky Group, London
- 4. The Poundshop Cart, by Lab 83, London



THE POWERHOUSE PRECINCT

LANDSCAPE ELEMENTS

To make the Powerhouse Precinct a vibrant place that is highly stimulating, educational and informative various outdoor rooms are to surround the Village Green that offer unique experiences for visitors to the riverfront.

SENSORY PLAY

A play space for children that encourages discovery based on sensory investigation.

NATIVE GARDEN

A space led by local indigenous groups where knowledge of local plants can be shared with the broader public.

WATER LANDSCAPE FEATURE

A refreshing place to cool down and play for all ages.

BIKE PARKING

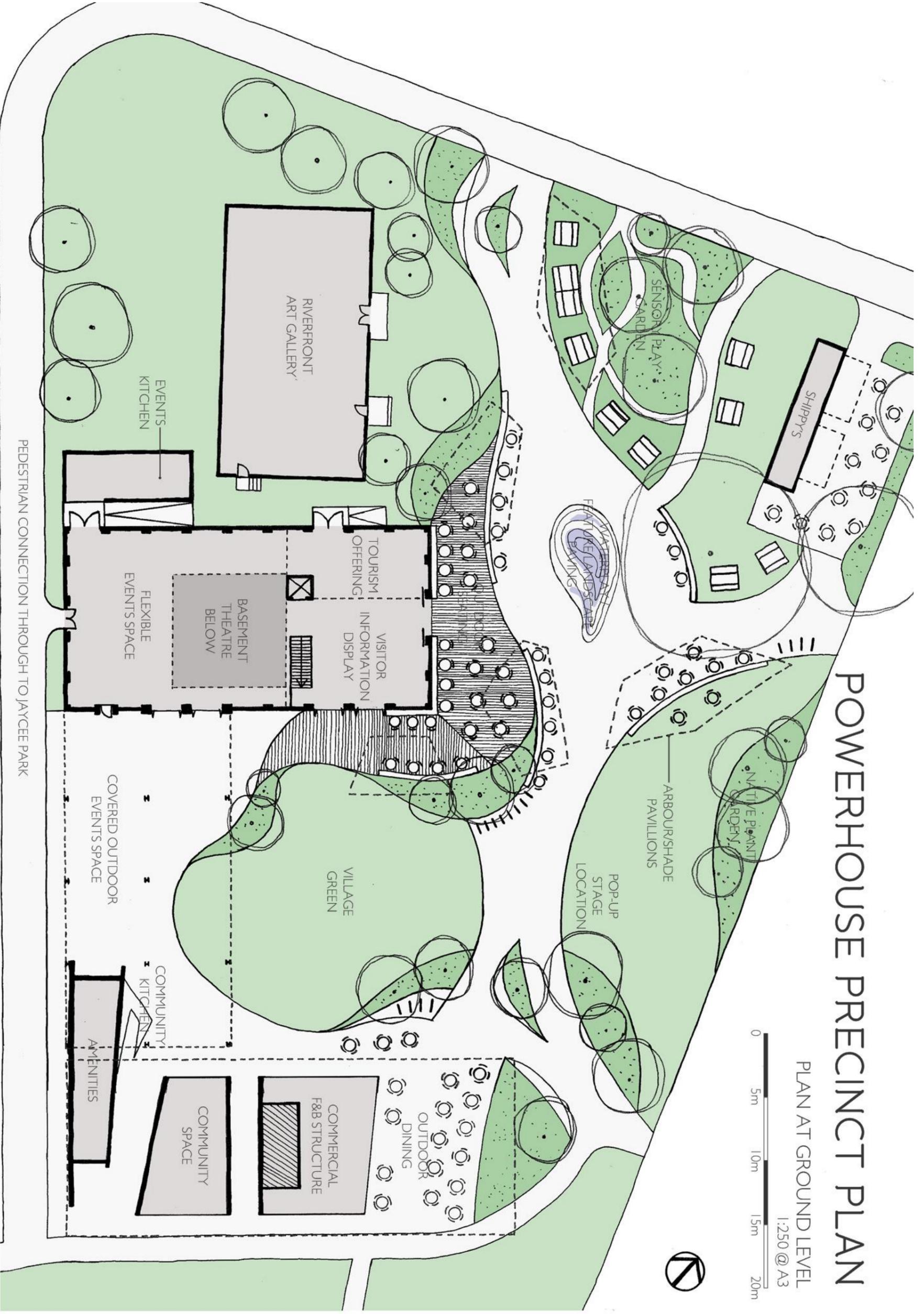
Lots of bike racks to encourage visitors to ride to the precinct.

- 1. Yuri Suzuki - Sonic Playground
- 2. Darling St Garden, Mud Office
- 3. Native Plant Garden, Acre Studio
- 4. Feature Paving - Yagan Square, Perth
- 5. Newport Waterside Park, UAP
- 6. Bike Parking



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POWERHOUSE PRECINCT PLAN

PLAN AT GROUND LEVEL
1:250 @ A3



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6 URGENT BUSINESS

7 CLOSURE