

Ascot Vale Estate – Shared Vision

Summary of key themes, quotes and aspirations

Background

This document is based on information in the report prepared by Capire Consulting Group *Ascot Vale Estate – Shared Vision, Engagement Findings, 31 October 2018*.

The full report is available on the Victorian Health and Human Services Building Authority webpage <https://vhhsba.vic.gov.au/housing-and-infrastructure/ascot-vale-estate>.

All participants were asked to share their aspirations for the future of the estate by answering the question “When the Ascot Vale Estate is developed, what would you most like to see happen?”. Categories were attributed to each response to determine the key themes of the conversation. The table below illustrates that community interaction was the most common theme throughout the discussion, followed by open space and greenery. For many people the aspiration for increased community interaction came from the high value they place on their community connections with and surrounding the estate.

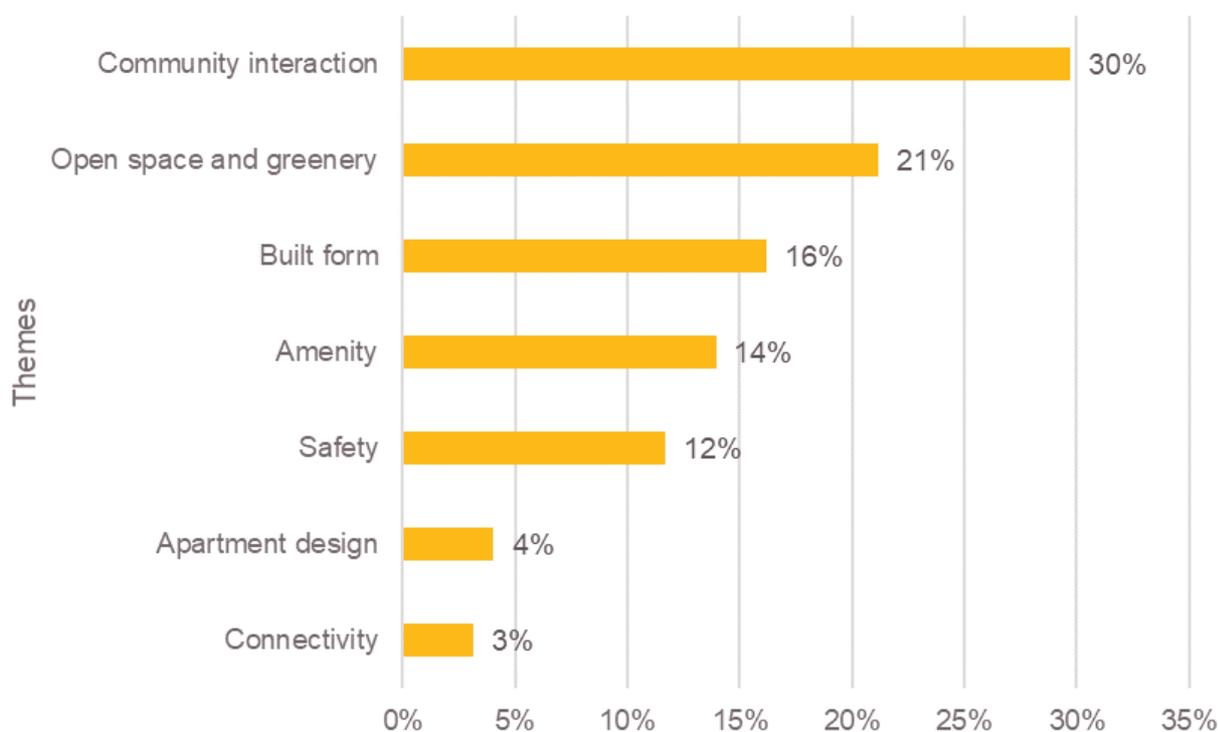


Figure 1. Percentage of conversations at Ascot Vale Estate during engagement by theme

Community interaction

Participants had the following aspirations for community interaction on the estate:

- There are more activities for all ages that increase the opportunities to meet people, keep people active, and help generations relate to each other.
- There are many places for women to gather, to watch their children and to eat and drink. These places are appealing and welcoming.
- There are outdoor areas that include BBQs, multi-use sports facilities and playgrounds.
- There is a large community facility with a range of activities, and rooms for people to use. The facilities are fit-for-purpose, for example, the men's shed has more tools for men to use.
- The sense of community is strengthened across the estate.

"To improve outdoor spaces for families to congregate. Community spaces indoor and out. Sports centre for youth."

"Lots of safe open space with facilities, for example communal garden, BBQ, playgrounds and seating to create an appealing meeting place where all are included and feel welcome."

"There is still a sense of community and cultural difference."

Open space and greenery

Participants had the following aspirations for open space and greenery:

- The open spacious feeling of the estate is retained.
- The open spaces are well designed and connected, with user friendly landscaping.
- There is lots of greenery on the estate inside and outside of the buildings, and gardens are attractive.
- As many as possible mature native trees remain.
- There are opportunities for residents to garden and grow food.
- The open spaces are well maintained and valued by residents.

"I don't want impersonal high rise with no communal spaces, but I hope for places with greenery and areas for children to play in safely in view of the apartment."

"Well-designed connected green space that allows for multiple use (walking/ cycling) as well as outdoor activities (social/sport related)."

"As much open space as possible and preservation of the mature trees, particularly the gums."

Built form

Participants had the following aspirations for the built form of the future estate:

- Attractive modern buildings that better integrate with the surrounding area.
- The buildings that are not too close, so open space can be retained. Some people would like higher buildings in order to retain open space.
- The history of the site and its character be respected and incorporated into the estate renewal.

"Better integration with surrounding suburbs. High-end architecture and amenity."

"I wish there would be open space like now. Do not occupy too much land with buildings."

"I'm being relocated to Essendon and I'd like to come back when it's done. I want it to look beautiful like the images they said it would look like."

Amenity

Participants had the following aspirations for the amenity of the future estate:

- Accessible lifts in every apartment block.
- Adequate parking for residents and their visitors.
- Retail opportunities on the estate such as a café for people to meet, or convenience stores.
- There is still a childcare centre on the estate.

“Keeping the childcare centre, it’s an essential part of the area.”

“Better amenities and retail opportunities, free internet, more tram services all night.”

“That each block has safe elevators.”

Safety

Participants had the following aspirations for safety in the future:

- Security on the estate is improved and safety issues are addressed.
- There is more lighting across the estate.
- The buildings are secure - for example, access swipe cards.
- There are more child safety features including play spaces separated from traffic.
- There is an increased police presence on the estate and cameras are installed.

“I’d like a safer and more secure environment. Separate the drug users and anti-social people apart from the estate. Or at least from our children.”

“I would like a big police station in the estate and cameras everywhere to reduce crime.”

“More child safety; kids might get hit by car - signs on the road to make drivers aware.”

Apartment design

Participants had the following aspirations for the apartment design in the future:

- There are apartments big enough for larger families.
- The apartments are well designed with good quality materials.
- There are accessibility fittings in apartments such as hand rails for older residents.
- The apartments have good thermal comfort and have efficient cooling and heating.
- The apartments have adequate storage and have private laundries.
- Toilets are separated from bathrooms.

“Bigger apartments for those with big families.”

“Retro-fitted buildings (good features, lifts, increased accessibility, green, smart meters, insulation).”

“It is important to have good storage space in new apartments.”

Connectivity

Participants had the following aspirations for the connectivity of the estate in the future:

- There are easy and well-defined paths that allow people to travel through the estate.
- People can walk and cycle through the estate.
- Access to public transport is maintained and improved, for example having bus routes through the estate.

“Clearly defined paths with good passive surveillance. Well planned playgrounds easily accessible from neighbouring community. This is a great way for community to meet.”

“Have bus only access road through estate.”