

# A new era begins The Millennium House Community Centre - Redevelopment

Our vision to relieve the shortage of community space  
in the Western Suburbs of Melbourne



Australian  
Multicultural  
Community  
Services Inc



---

We **care**, we **support**, we **empower**

---

# OVERVIEW

Australian Multicultural Community Services Inc (AMCS) is seeking funds to support our vision to redevelop Millennium House Community Centre, strategically located close to the Footscray shopping hub and Victoria University and about 200 metres from the Seddon train station.

AMCS is aiming to:

1. Relieve the shortage of available community-use space in the Western Suburbs of Melbourne.
2. Renovate a 1960s-built community hall, called Millennium House, and bring it up to 21st century standards, returning it to a functioning and vibrant community hub.
3. Provide some office space to administer the centre and leverage AMCS' capacity to support people from multicultural backgrounds including seniors, newly arrived migrants, refugees, women, young people and children.

The total cost of the project is \$3m and we are seeking contributions from interested parties of \$1.5m to ensure the success of this important project. The balance will be funded by AMCS.

# RATIONALE

## 1. Shortage of community use space

The western suburbs of Melbourne are the fastest growing population centres in Australia. Melbourne's growth is projected by 2050 to increase from 4.5 million to almost 8 million. By 2051, those aged over 65 will rise from 13.8 per cent to 20.5 per cent of the population (Victorian government's Plan Melbourne 2017 – 2050). The growth will, for the major part, occur in the Western Growth Corridor which includes the municipalities of Maribyrnong, Brimbank, Moonee Valley, Hobson's Bay, Melton and Wyndham – their total population will grow by almost 60% from 544,433 in 2011 to 879,300 in 2031. Their language profile highlights the immigrant diversity with the two largest language groups: Maribyrnong (Vietnamese, Mandarin), Brimbank (Vietnamese, Punjabi), Moonee Valley (Italian, Greek), Hobson's Bay (Arabic, Italian), Melton (Vietnamese, Punjabi) and Wyndham (Punjabi, Hindi).

Over the past 8 years (2011 to 2019) the Maribyrnong municipality has grown from approximately 75,000 residents to over 93,000, a growth of 24% over that time. The new migrant proportion of that growth is very high with currently 40% of residents born overseas and 42% speaking a language other than English at home. Such spectacular growth has outstripped the Maribyrnong City Council's ability to keep up with appropriate infrastructure. It is not unexpected or surprising then that accessible and affordable community use space, to support the newly arriving residents and their ethnic groups, is in short supply.

Millennium House is located in the heart of Maribyrnong and once refurbished would provide a community space to enhance the cultural precinct. Not only ideally located, when fully renovated, it will provide a large space with a community hall of 300 sqm in size as well as additional meeting rooms, function rooms and multipurpose use space available for a combined total of almost 1000 sqm.

## 2. Opportunity to renovate a substantial community asset

The Millennium House Community Centre has been the home and focal point for the Polish community of western Melbourne since the early 1960s. It has served the Poles of Melbourne as well as other culturally and linguistically diverse (CALD) communities for many decades. Many thousands have used its facilities and have fond memories of significant life events being celebrated there.

As such, Millennium House remains a significant symbol of the migrant history of Melbourne's western suburbs. It powerfully demonstrates what can be achieved with determination, community goodwill and post-war self reliance.

AMCS has recently been gifted the substantial Millennium House Community Centre by the previous owners, the Polish Association of Kingsville and Ladies Auxiliary (PAKLA), to redevelop the centre. In donating the Centre to AMCS, PAKLA asked that we renovate it for the future use of the community. AMCS has made that commitment and is now seeking to honour it for the benefit of the entire community of local and neighbouring communities (see below for more detail about the history of Millennium House and the donation to AMCS).

Amongst the AMCS commitments to PAKLA is to preserve their legacy and celebrate the history of the local Polish community by renovating the building and returning it to its previous glory and functionality. Renovating Millennium House will increase the safety, accessibility and condition of the existing infrastructure and once again provide the culturally diverse community, near and far, with a very large space to use for a range of community activities.

## 3. AMCS as a multicultural service provider

AMCS has played a crucial role within the Victorian multicultural landscape for 35 years in providing culturally appropriate community services. Its major work is in providing in-home care to ageing seniors from culturally and linguistically diverse (CALD) backgrounds. Many elderly people from CALD backgrounds for whom AMCS provides assistance across Melbourne and in Geelong may:

- » Be experiencing English language communication barriers
- » Be culturally and socially isolated, and have little or no family support
- » Live with cognitive impairment or dementia
- » Experience mental health issues
- » Not be able to access digital information easily
- » Have a disability
- » Be negatively affected by a combination of the above.

Migrant seniors have specialised in-home care and social support needs that AMCS is skilled to serve, including matching seniors with carers that speak their own language. AMCS aims to ensure CALD seniors maintain their quality of life and mental and physical well-being, allowing them to stay in their homes longer.

AMCS also has a solid reputation for successfully project-managing educational, knowledge sharing and cultural strengthening projects throughout Melbourne's multicultural communities that support new immigrants, refugees and women. Unique amongst community based service organisations, AMCS is not focused on one ethnic group nor tied to only one form of service delivery, (see below for more detail about AMCS' history and activities).

In recent years, AMCS has experienced a significant increase for its services, especially from the ethnic ageing communities. Moving AMCS' administration from rental offices in Maidstone to a refurbished Millennium House would ensure that AMCS can use that arrangement to leverage the management of the centre. Further, AMCS can enhance its capacity to meet the increasing demand for its services and continue to build on its 35 year history of serving the CALD communities of Victoria.

# AUSTRALIAN MULTICULTURAL COMMUNITY SERVICES INC.

## What we do: Growth and Achievements

AMCS is a community organisation with 35 years of experience in delivering quality and responsive services to people from CALD backgrounds, enhancing their wellbeing and quality of life.

AMCS is unique because of the following reasons:

- » It provides highly customised culturally appropriate care and support
- » Its leadership in establishing services for CALD communities
- » Its track record in empowering CALD communities and individuals.
- » We support clients from 42 different countries

### AMCS' services include:

#### Home care packages

AMCS provides a wide variety of appropriate and practical support to assist seniors of all cultural backgrounds to be independent in their own homes.

#### Referrals and support

AMCS provides information and referrals for seniors to find the appropriate aged care or other support services they need.

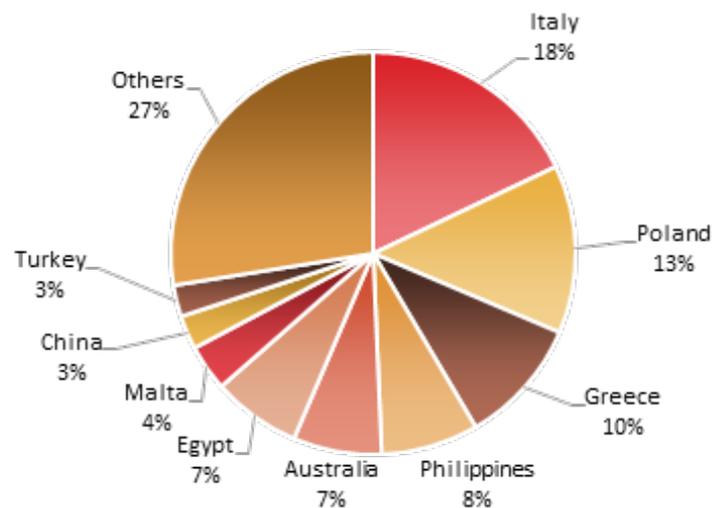
#### Social support

AMCS provides opportunities for seniors to attend and participate in culturally appropriate social interactions so seniors may maintain friendships and stay active.

#### Respite care

AMCS Centre-based Respite invites carers of care recipients to have a break and look after their own health and wellbeing, knowing that their dependents are well looked after while they're away.

### AMCS Clients Country of Birth



### Volunteer visiting program

Our Multicultural Volunteer Visiting Program is for seniors living in their own homes or in aged care facilities, and either experiencing or are at risk of experiencing social isolation. Bilingual volunteers provide companionship and support to CALD seniors.

### Support and Relief Services

AMCS supports individuals, refugees and families at times of hardship to improve their financial situation and wellbeing.

### Adult education

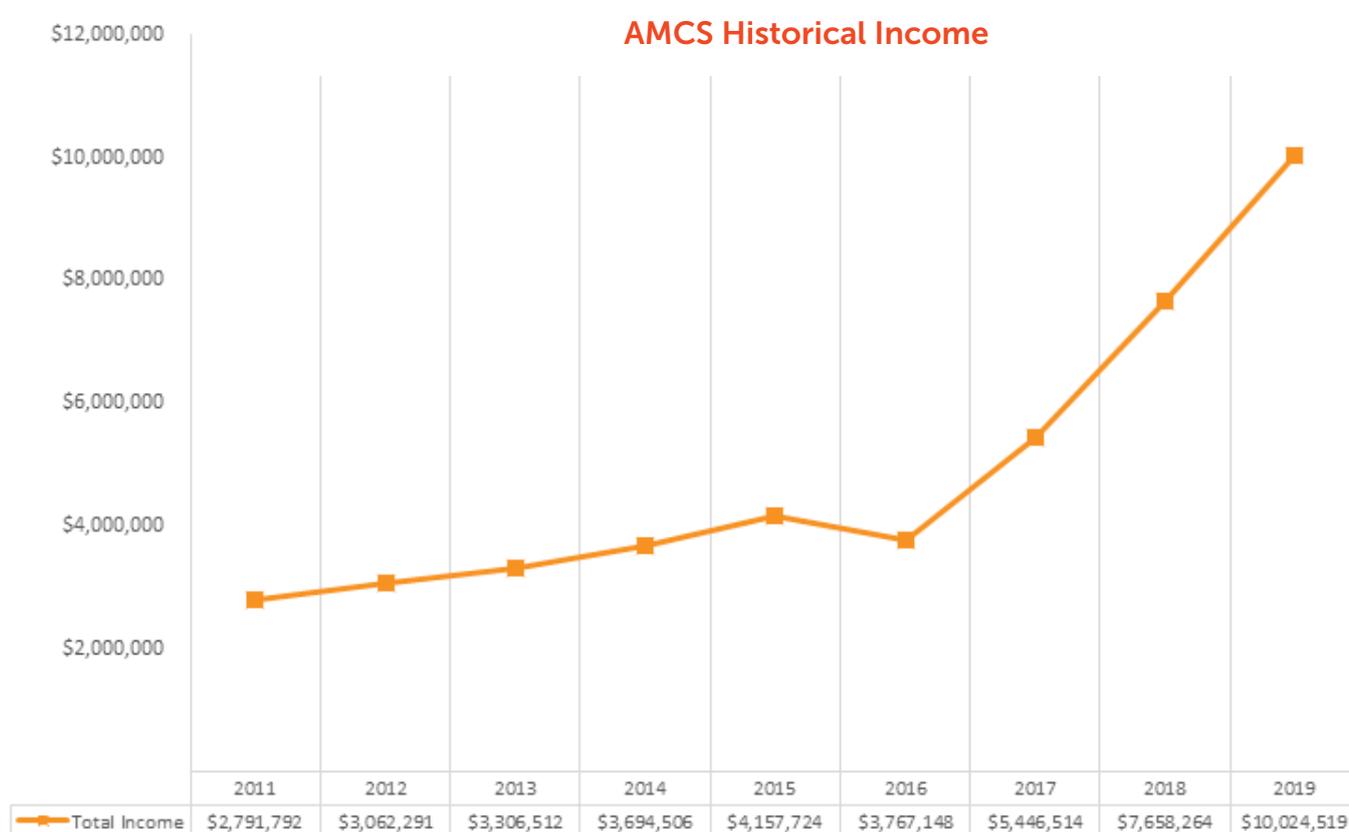
Courses are provided to migrants who face barriers accessing education and are designed to be flexible to meet the students' needs and include English language classes, digital literacy and building individual skills and confidence to open employment pathways.

### Help to find work

Support to improve employability skills and secure employment.

### Growth of AMCS – 2016 to 2019

	2016	2017	2018	2019
Home Care Package (HCP) Clients	165	229	318	400
Total Clients (all services)	336	379	696	1,500
Staff (EFT)	37	41	55	78
Staff (No. of People)	88	93	133	160
Volunteers	132	138	176	185



## Major Community Projects won and delivered by AMCS

- » \$1.8 million - Better CALD Ageing project (Moving for Life, Sports Australia)
- » \$1.08 million - Jobs Victoria Employment Network project
- » \$147k – AMCS mobile van driver and Wisdom Park Bench (RACV Foundation)
- » \$145k - CALD mentoring into Home/Disability Care project
- » \$100k – in partnership with NintiOne and Centre for Cultural Diversity in Ageing – to assist Indigenous organisations in Rockhampton, Norfolk Island and in Minyerri (Qld) community with compliance and establishment of appropriate home care support services for elders
- » \$65k - Understanding My Aged Care project – immigrant engagement and information about the Federal Government’s new home care system

# EXPRESSION OF INTEREST:

## **Millennium House – proposed alterations, extension and repurposing 296-298 Nicholson St. Footscray**

Millennium House is a community facility built by post WW II migrants. In 1963, the Polish Association of Kingsville and Ladies Auxiliary (PAKLA) acquired an old house on a large block of land in Footscray, an area well populated by a wide range of migrant communities. It has remained a centre for immigrants ever since. After years of community fundraising and countless hours of volunteer labour, a community centre building was completed on the site and named Millennium House.

The centre has been an important focal point for the local community. The facility has housed various community meetings and cultural celebrations as well as a Language School and gathering place for numerous ethnic groups, not just the local Polish community members. Vietnamese and African communities have become regular users over recent years.

For the last 20 years, AMCS has supported PAKLA with vital operational assistance, such as provisioning of administrative and governance support, securing an exemption for council rates and advocating for sealing the service road in front of the building.

In August 2017, following a special resolution by PAKLA members, Millennium House, was donated to AMCS. This occurred as a result of long established trust and respect that developed between PAKLA and AMCS over many years. A condition of the donation was that AMCS commit to renovate the centre, ensure the building is compliant and revitalise its usage by again offering it to the local community and its culturally diverse population.

The management of Millennium House by AMCS will enable the long overdue refurbishment whilst ensuring that its function for community use is enhanced. This will be for the betterment of Footscray and the wider Maribyrnong multicultural community. Integral to the proposal is the improvement of the facility with additional floor space, an activated entry treatment and car parking on site as outlined in the drawings below by Smith & Tracey Architects.

## **New vision for Millennium House**

In September 2018, AMCS engaged Smith Tracey Architects to develop the concept plan. A planning permit application was submitted to Maribyrnong Council at the beginning of April 2019 and a building application will follow. All going to plan, renovation works on Millennium House will commence in February 2020 with completion estimated to be by December 2020.

The vision is to produce a vibrant, multicultural, inclusive and well-managed community centre.

Whilst AMCS is able to fund a good proportion of the estimated costs of renovation, the scale of needed works is beyond our resources to fully complete. We are therefore currently seeking financial support from government, philanthropic organisations, businesses and community-minded individuals to assist in realising the vision to reinvigorate this vital community asset.



**Current measurements**

**Millennium House:**

- » Downstairs 1078 sqm
- » Upstairs 447 sqm
- » Shed 184 sqm

**Land, large block:**

- » 1266sqm (13,630 feet)
- » Depth 145 feet
- » Across 94 feet

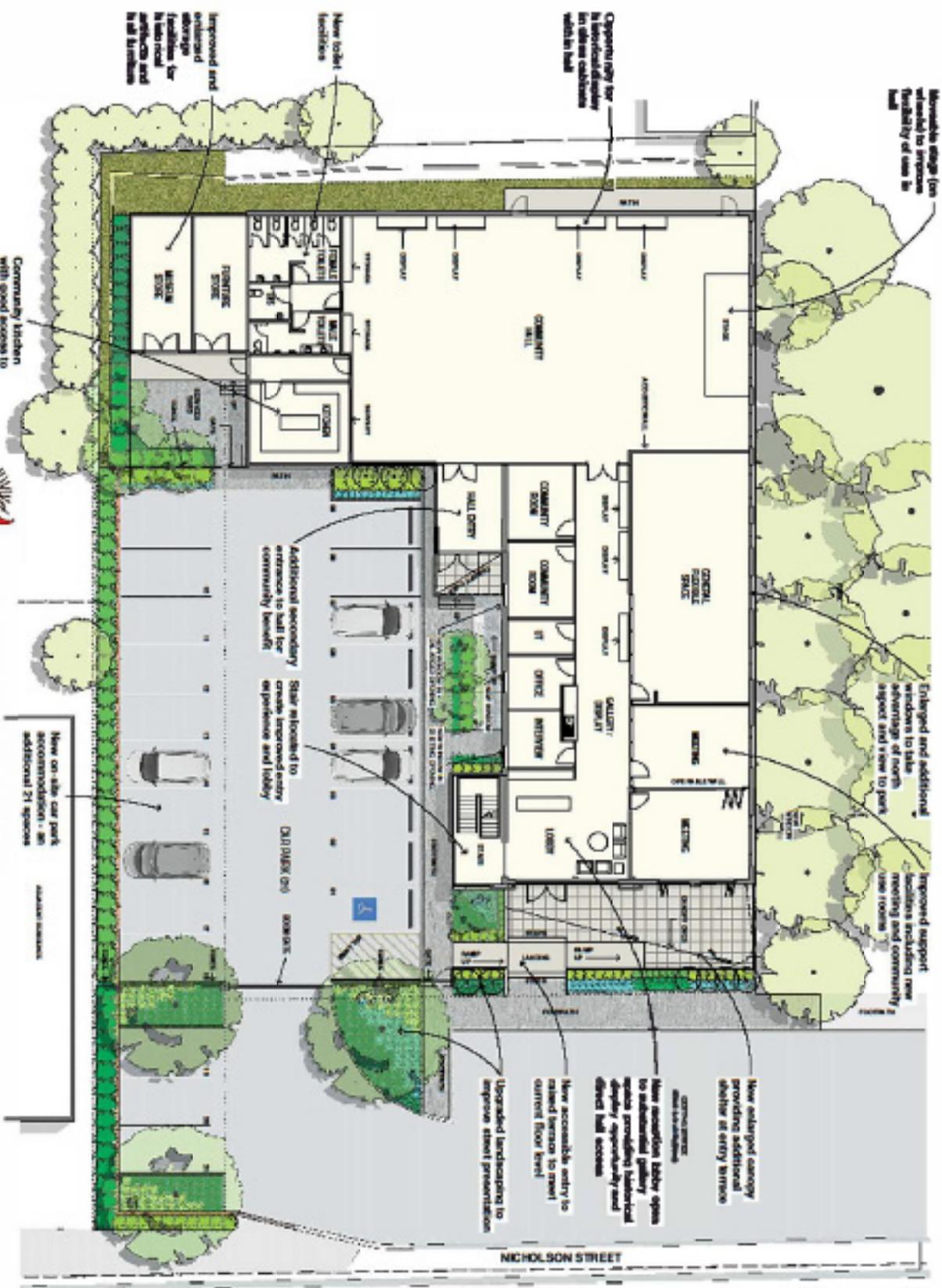
**Land, small block:**

- » 417sqm (4,514 feet)
- » Depth 192 feet
- » Across 23 feet

The overall floor space will increase from 849sqm to 951sqm, the community hall will increase from 246sqm to 285sqm, an increase of 39sqm.

**Tax deductible donations can be made to:**

Australian Multicultural Community Services Inc  
 Commonwealth Bank of Australia  
 Bank details: BSB: 063132      Account no. 10215226



Removable stage (can be removed to improve flexibility of use in hall)

Opportunity for horizontal display in other cabinets within hall

Improved end entrance facilities for all functions

Community kitchen with good access to hall

Enlarged and additional windows to take advantage of north aspect and view to park

Improved support facilities including new meeting and community rooms

New enlarged canopy providing additional shelter at entry terrace

New reception lobby open to substantial gallery space providing substantial display opportunity and direct hall access

New accessible entry to raised terrace to street

Upgraded landscaping to improve street presentation

Additional secondary entrance to hall for extremely benefit

Star relocated to create improved experience and lobby

New on-site car park accommodation - an additional 21 spaces

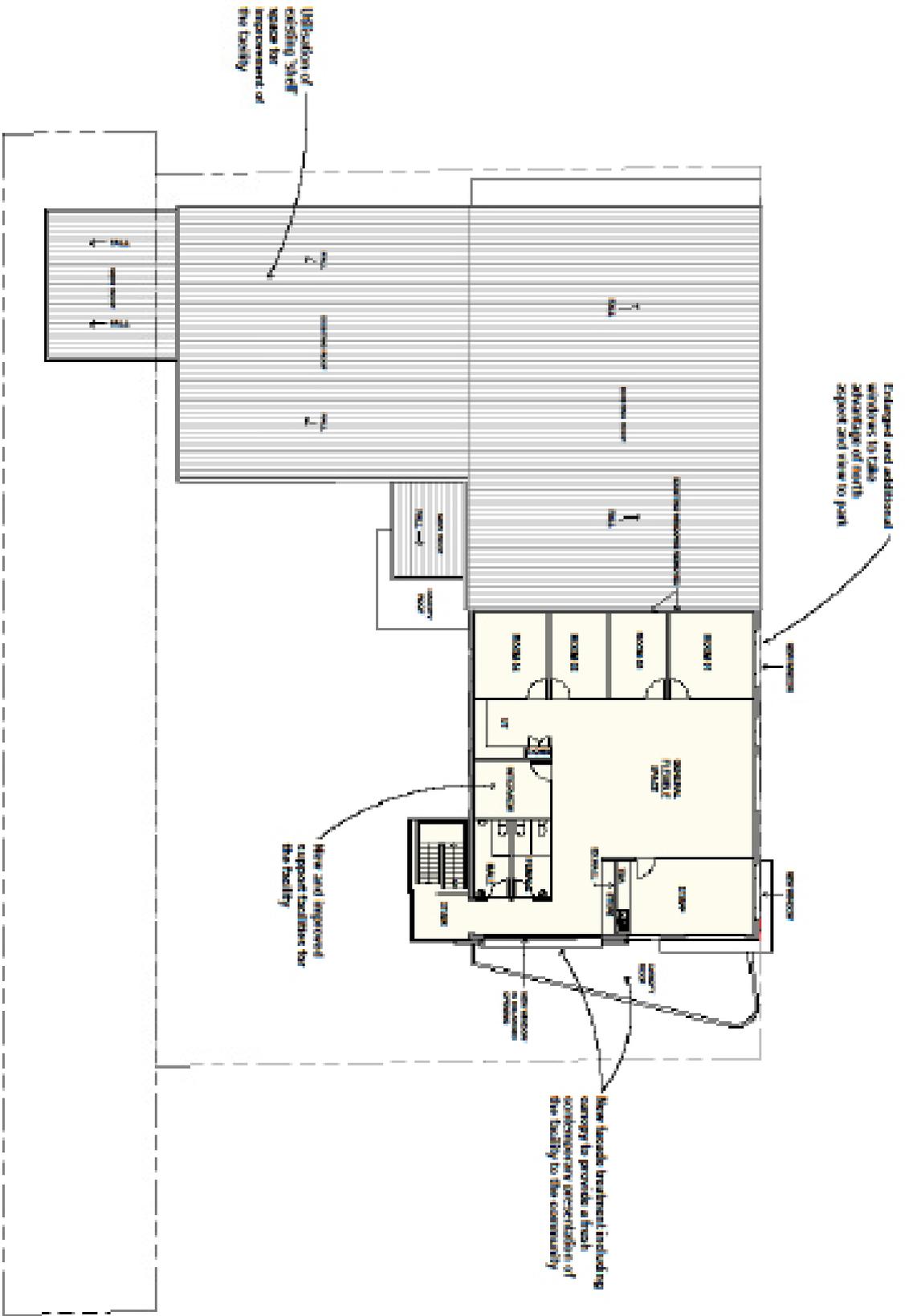
smith + tracey architects



**GROUND FLOOR PLAN**  
MILLENNIUM COMMUNITY HOUSE REDEVELOPMENT  
NICHOLSON STREET - SEDDON

SCALE 1:1000  
JOB NO. 18044  
DATE JAN 2019  
DWG NO. 001/001





smith + tracey architects



FIRST FLOOR PLAN  
 MILLENNIUM COMMUNITY HOUSE REDEVELOPMENT  
 NICHOLSON STREET - SEDDON

SCALE: 1:100 A1  
 JOB NO: 1804  
 DATE: JAN 2018  
 Dwg No: 04/002



## AMCS Board of Directors

### President: Ryk Bliszczyk (Joined: 2010)

Ryk has 25 years of experience in business and leadership development and has spent his career advising companies and executives around the globe. Ryk provides one-on-one coaching, counselling and advice to clients and works with Executives and Boards for support in team building and decision making. Ryk holds the position of Adjunct Professor, Graduate School of Business and Law RMIT University and is also a PhD candidate at Murdoch University.

### Vice President: Dr. Tam Nguyen (Joined: 2014)

Associate Professor Tam Nguyen has over 12 years of board level experience across not-for-profit, healthcare and aged care sectors and over 20 years working in the healthcare, health and medical research environment including tertiary teaching hospitals, research institute and community clinics both in a public and private setting. As the deputy director of research at St Vincent's Hospital Melbourne he is responsible for the organisation's research strategy, research business development and innovation and research ethics and governance. Tam is an Adjunct Associate Professor at RMIT University and an Honorary Principal Fellow at the Melbourne Medical School.

### Treasurer: Debra Lyon (Joined: 2017)

Deb is an accountant with over 25 years experience in the corporate and not-for-profit sectors holding senior positions in the fields of Finance, Operations and Development. Deb specialises in supporting smaller organisations during rapid periods of growth and is currently the Secretary of The Torch Project and was a Founder and Director of RF Innovations Pty Ltd. Deb holds a Bachelor of Business from Edith Cowan University.

### Secretary: Paul Walec (Joined: 2007)

Paul has worked in the property and Investment industry and has a strong interest in health care, housing and associated services. Paul also has over 25 years experience in the areas of strategy, property/ financial/commercial services, asset and risk management and board governance, working locally and internationally in senior and executive roles. Paul advises other boards and currently lectures at both undergraduate and postgraduate university levels.

### Director: René Blaszak (Joined: 2016)

René has a 40-year history of using his managing skills to attain profit improvement via sustainable cost reduction, restructuring and business development. Since 1974 he has worked at CEO/board level and liaised with all levels of government, the public service and unions. He also has extensive experience in Europe, Scandinavia, Asia, America and Australasia. René holds Honours Degrees in Applied Science and Chemical Engineering from the University of Queensland plus a Master of Business Administration from Melbourne University.

### Director: Prof. Desmond Cahill OAM (Joined: 2010)

Des holds the position of Emeritus Professor of Intercultural Studies at RMIT University, where he has been engaged in academic and research activities in immigrant and refugee settlement for almost four decades. Des is also chair of Religions for Peace Australia and was awarded an OAM for his involvement in intercultural education and the interfaith movement.

### Director: Paul Ostrowski (Joined: 2018)

Paul is currently the CEO of Care Connect and has also spent 15 years in leadership with Air Liquide's health care organisations across Europe, North America and Asia. Paul holds a Bachelor of Engineering from Melbourne, a Masters of Management (Tech) from the Melbourne Business School and is a graduate of the Institute of Company Directors' International Directors program.

### Director: Barbara Swiatkowski (Re-joined:2018 (director also between 2008-14))

Barbara has extensive experience in superannuation administration, consulting, group insurance and general management within a global financial services organisation.