



Draft Concept Development Plan

Surf Coast Shire

Deans Marsh Community Hub Facility Development Plan

November 2022

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1 Executive Summary

1.1 Purpose

This Report is the Community Hub Facility Development Plan, for the development of a Community Hub, located at the Deans Marsh Memorial Reserve. This Hub is to meet the current and future needs of the Deans Marsh Community, considering the unique character and local significance of the Memorial Reserve.

Since the start of the year the project team has been working hard to understand the issues, challenges, needs and opportunities associated with a thriving community hub for the Deans Marsh community.

This Report provides an overview of the site investigations, Community consultation, brief preparation and design options, for the Facility Development Plan. The facilities Development plan is structured in 5 phases. So far we have completed the following:

PHASE 1 – Project Establishment

The project was established in response to investigations that identified signs of significant structural issues associated with the building and drainage challenges associated with the site.

A detailed structural assessment identified that extensive building works will be required before any new or upgrade works can take place in the existing facility. Project governance was also established in this initial phase.

PHASE 2 – Situation Analysis: Issues and Opportunities

An Issues and Opportunities report has been developed based on community consultation and extensive investigations of existing building condition audits, regulatory context and specialist consultant input.

A variety of engagement tools were utilised to help understand the needs of the Deans Marsh community in terms of a space to gather and connect with one another, and to take part in a diversity of activities. A facilities schedule has been prepared based on this feedback.

The Project Steering Group has continued to meet each fortnight to provide valuable insight into the project. Community feedback formed the basis for the two draft concept designs that will now be presented to the community.

We are currently in Phase 3 of the process:

PHASE 3 – Concept Design and Cost Plan Development

Based on the findings of phase 1 and 2, two different concept design options for the Deans Marsh Community Hub have been prepared and are ready to be presented to the community for review and feedback.

The designs include the components and spaces that allow for the needs, services and functions identified as being important to and for the community. We want to test these designs with the community and receive feedback on the space, features and functionality of each option to help inform a final concept design.

Community engagement will be launched with an open community session presenting the features of each design and will remain open for the following four weeks. Feedback can be provided during this period via our website, in writing or through our wonderful Project Steering Group.

Following community engagement, feedback will be collated, and this will inform the development of the preferred design option through detailed concept design and development of a cost plan. Once this is prepared, we can start to explore a funding and implementation strategy.

Phases 4 and 5

The final two phases are for the drafting and finalization of the Facilities Development Plan



1.2 Report Recommendations

The purpose of the project is to prepare a Community Hub Facility Development Plan for the future development and improvement of the Deans Marsh Community Hall and Cottage, located within the Deans Marsh Memorial Reserve. The project includes the development of a detailed concept design and associated costings of a new multi-purpose community hub that meets the current and future needs of the Deans Marsh community and that also considers the unique character and local significance of the existing site.

To achieve this, we have undertaken holistic planning that reflects a healthy, active, safe and socially connected community and that promotes the ongoing liveability of the Deans Marsh community. Protecting and enhancing the social, environmental and heritage values and character of the reserve. This included the identification and assessment of the cultural and local heritage values of the reserve and its buildings to determine its aesthetic, historic and/or social significance.

It is the recommendation of this Report that the Hall be replaced with a new building that will better serve the Community into the future.

This building will have:

- “Fit for purpose” spaces and facilities.
- Thermal performance measures.
- Waterproofing access construction detailing and arrangements to comply with current codes.
- Improved environmentally sustainable design principles.
- Effective spatial relationships between principal rooms within the building and adjacent external areas.

To preserve the Historic and Social Significance of the Hall within the precinct, the design of the new building will incorporate the following:

- Architectural response that references the old hall such as the form of the ceiling and roof.
- If possible (and compliant), reuse select elements of the existing hall in the new building.
- Make provision for the curation and display of historic artifacts pertaining to the History of the Hall.
- Design a building that will enable ongoing Community activities at the Memorial Reserve.



1.3 Summary of Issues and Opportunities

To arrive at a clear direction for this Facilities Development Plan, extensive investigations of existing building condition audits, regulatory context, Specialist Consultant input and Community consultation was undertaken.

The detailed outcomes of this investigation can be found in the Issues and Opportunities Report.

A summary of the findings of that Report are as follows:

- Integral to the assessment of the facility, was determining the viability of retaining the existing Memorial Hall within or as part of new Community Hub Development.
- Based on our assessment of the following documents and regulations, it has been determined that it is not viable or cost effective to retain the existing Hall and achieve the best outcome for the Community.
- This assessment was made on the following documents:
 - Building Condition Report Prepared by Yttrup 10th Sept 2021
 - Building Regulation 233 (more than 50% of the volume of the building will be affected, requiring full compliance of ALL elements of the building with current regulations).
 - NCC requirements for a Class 9B building (Including structure, fire, smoke indices, access compliance, thermal performance)
 - AS 1428 (Access Codes)
 - Functional performance
 - Bryce Raworth PL Heritage Advice
- The existing hall has been found to be so altered that it has no Architectural Heritage significance.
- The building has poor compliance with the relevant access codes making it an impediment to full community participation.



2 Overall Project Description

The proposed project resulting from this Facilities Development Plan, is the construction of a new Integrated Community Centre. The facility will be fit for purpose. It will contain a variety of community learning, meeting and activity spaces, a performance space provision for an Early Learning Facility and Maternal and Child Health and Allied Health spaces.

As a public facility the building and site works must be exemplars in universal access ensuring that participation by all members of the community is enabled.

It is intended to develop a building that is well integrated into the existing Reserve infrastructure, taking advantage of orientation, street address and access to other Reserve Facilities, including the adjacent Municipal Playground, the Cricket Oval and an open space Plaza for servicing Community activities associated with the Hub Building.

The building is to adopt good environmentally sustainable design principles, mediate some of the site drainage issues, upgrade the existing site infrastructure servicing the building and provide a facility that could be used as an Emergency Relief Centre in the future. The landscape will be developed to integrate the building into the overall Reserve.



3 Facilities Brief

Following extensive consultation with the Community, a Facilities Brief was developed for the proposed Hub.

A facilities brief is a description of the type and size of each space required, identifying essential spatial relationships and qualities.

Key spaces were identified as necessary and these included a Community Hall with performance capacity, a large Activity Room for maker and art activities, Lounge areas, a large Kitchen, an Early Learning Facility, Office and Administration space and small Meeting Room come Consultation space.

On this basis, the Facilities Schedule indicated on the following page was developed.



Room	Indicative dimensions (m x m)	Area (m2)
Deans Marsh Community Hub		
Transition and Social Spaces		
Airlock	3x3	9
Lobby	4 x 5	20
Foyer/Gallery	5.5 x 10	60
Lounge	6.5 x 6	40
		129
Community Office and Meeting spaces		
Community Office	3 x 4	12
Community Workspace	3 x 5	15
Community Café Kitchen	3.3 x 3	10
Community Admin Store	2.5 x 3.6	9
Meeting Room 2/MCH/Alled health consulting	4.4 x 5	22
		68
Hall and Ancillary Spaces		
Large Multipurpose Hall	12 x 13	150
Stage Area	6 x 7.5	45
Store 1 Multipurpose Hall	3 x 5	15
Store 2 Multipurpose Hall	4 x 5	20
Store 3 Multipurpose Hall	3 x 4	12
Store 4 Multipurpose Hall	2.5 x 3.2	8
Dressing Room/Change facilities	5 x 3 (x 2)	30
		280
Activity Spaces		
The Big Room (Community Meeting and Activitiy Space)	8.5 x 10	85
General store	2 x 5	10
Sewing store	3.3 x 3	10
		105
Long Day Care Spaces		
Long Day Care -0-5 Years Room	9 x 10	90
Long Day Care - Kitchenette	2.5 x 4	10
Long Day Care storage	2.5 x 4	10
Long Day care children's toilet	4 x 4.25	17

Room	Indicative dimensions (m x m)	Area (m2)
Long Day Care staff toilet	2.5 x 2.7	7
		134
Hospitality Spaces		
Large Kitchen	5 x 5	25
Pantry / Cool Room	2 x 5	10
Kithchen Buffet	5 x 6	30
		65
Toilets and Amenities		
Accessible Facilities (Inside building)	2.5 x 2.7	7
Cleaner	2 x 2	4
Toilets/shower Amenities (Inside building)	5 x 5 (x 2)	50
		61
Sub-Total (Net Area)		842
Curculation		84
Wall thicknesses		32
Total Building Area		959
Site Spaces		
Long Day Care Playground		220
Community Garden		70
Car Parking		650
Forecourt		100
North Courtyard		50
Plaza		100
Waste Management		10
Tanks/services		60
Site Access road		325
Total external spaces		1585
TOTAL SITE AREA REQUIRED		2544

4 Design Response

The concept designs for the Community Hub have been developed to ensure the building has warm, comfortable well-arranged spaces that enjoy good natural daylight and ventilation. The colour palette shall promote wellbeing and relate to the site context. Environmental sustainability measures will be incorporated.

The **site planning** has been developed to achieve the following outcomes:

- Safe separation of car park from pedestrian precincts around the building.
- Direct and easy access into the carPark from Pennyroyal Valley Road.
- Compliant pedestrian access from the carpark to the building.
- Orientation of the building to maximise norther sun exposure to principal activity areas and rationalise the available site area, to achieve a licence playground for the Early Learning Centre.
- Kitchen garden to service the kitchen.
- North facing courtyard.
- Open plaza space linking to the principal playground and other facilities to the south.

The **building plan** has been arranged to:

- Locate the Early Learning Centre at the north-east of the site, so it is directly accessible from the main entry and provides a well activated street frontage.
- Office and administration spaces also located to the main entry providing easy access and good visual supervision to the main entry.
- A large central foyer that links the entry to the Hall and Performance space to the west, this forms a strong axis in the east-west direction.
- In the north-south direction, another axis is formed which provides visual permeability between the north and south of the building.
- The big room and lounge have good northern solar access.
- Kitchen located at the north providing access to the kitchen garden, kitchen lobby, lounge and hall areas.

Visual Language and Materiality.

- The visual language of the building has been developed to ensure that it is contextually appropriate to the Deans Marsh Community.
- The external form shall have pitched roofs, with expressed gables over key elements of the building. These pitched roofs will have the same pitch as the old Hall and make direct aesthetic references to it.
- The external cladding of the building shall be a mixture of masonry veneer and lightweight cladding, in colours, tones and textures that anchor in its rural context.
- A strong driver in the development of the interior architecture of the building, is the visual referencing back to the original Memorial Hall.



- As the Hall had been substantially altered, the remnant vaulted ceiling with its timber lining and corbelled struts, shall be reconstructed in the Lounge and Foyer spaces. The vaults meet in a cruciform over the centre of the foyer. This design response speaks to the heritage direction to make architectural references to the original building. The ceiling lining to these two spaces, shall be detailed to evoke the old timber lining, in contemporary and compliant materials.
- Rammed earth will be introduced in key walls, to provide clear architectural definition to principal spaces.
- All principal rooms shall have maximum permeability to adjacent external areas.
- The main foyer links directly south on to the southern courtyard and plaza beyond.

The objective has been to achieve an overall design outcome that is a finely grained, appropriately scaled, contextually sympathetic building.



5 Options Considered

In response to all the above, two concept plans have been developed.

These plans will:

- Enable the development of a public facility where the building and site works are to be exemplars in universal access ensuring that participation by all members of the community is enabled.
- It is intended to develop a building that is well integrated into the existing reserve infrastructure, taking advantage of orientation, street address and access to other reserve facilities, including the adjacent municipal playground, the cricket oval and an open space plaza for servicing community activities associated with the hub building.

The building is to:

- Adopt good environmentally sustainable design principle.
- Mediate some of the site drainage issues.
- Upgrade the existing site infrastructure servicing the building.
- Provide a facility that could be used as an Emergency Relief Centre in the future.
- The landscape will be developed to integrate the building into the overall.

After rigorous exploration of various planning arrangements two preferred options have been developed. These options both meet the requirements of the design response outlined above. These options are referred to as Option 1 and Option 2.

The principal differences between the options are as follows:

OPTION 1

- Locates the toilets to the south of the building enabling managed external access to the toilets when required for events in the plaza.
- Locates the small kitchenette adjacent to the lobby and the foyer as well as the plaza enabling multiple serving points.
- The Long day care is accessed off the Lobby.
- The long day care store and staff toilet are located internally, providing good opportunity for windows along the front of the building.
- The big room general store is a separate enclosed store.
- The lounge is broader to the north.
- The foyer is longer.
- The whole building is all in the same orientation.
- The main entrance is located closer to the carpark providing potential for smaller covered drop off.
- North light to office via clerestory windows.



- The plaza is larger.
- The skate park could be retained.

OPTION 2

- Locates toilets to the north allowing for internal use only. No external access to toilets is provided.
- Locates the small kitchenette adjacent to the MCH, serving to the plaza only.
- The long day care is accessed off the airlock.
- The Long day care store and staff toilet are located on the front of the building, limiting the placement of windows along that wall.
- The big room store is in the form of a wall of cupboards.
- The lounge is deeper to the north.
- The foyer is shorter.
- The entry and administration part of the building are oriented to face the street frontage more directly.
- The main entry sits further back from the carpark requiring a longer canopy for covered drop off.
- There is the opportunity for more direct north facing windows to the office.
- The south face of the Hall has the whole wall presenting to the plaza.
- The north courtyard and kitchen garden are larger.
- The overall length of the building is longer than Option 1.
- The skate park can not be retained in its current location.

Artist's Impressions:

Based on the feedback received from the community consultation regarding the preferred feel, imagery and materials for the building the following artist's impressions have been prepared. These give an indication of the types and quality of spaces proposed.

The spaces shall have:

- Good natural light and ventilation
- Vaulted ceilings
- Warm and natural colour palettes
- Good views and connections to the outside
- Comfortable furnishings.

The exteriors will have:

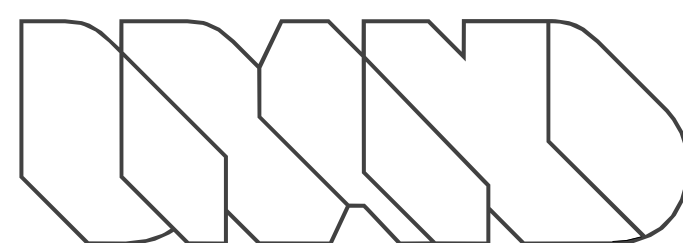
- Pitched roofs, expressed gables with a mixture of masonry and light weight cladding to reflect the rural setting.



N



Room Area_Basic OPTION 1		
	Name	Area
GROUND		
G293	BIG ROOM	75.32 m²
G294	HALL	154.45 m²
G295	STORE	10.83 m²
G296	STORE	18.95 m²
G298	FOYER	110.57 m²
G299	CIRC	14.31 m²
G301	ACC WC	9.94 m²
G302	MALE WC	13.56 m²
G304	KITCHEN	27.15 m²
G305	GEN STORE	9.48 m²
G306	SEW ALCOVE	12.41 m²
G307	CHILD WC	17.62 m²
G308	KITCHIE	10.35 m²
G309	STORE	9.09 m²
G310	STAFF WC	6.53 m²
G311	CLNRS	3.20 m²
G312	LOBBY	19.58 m²
G313	LONG DAY CARE	87.15 m²
G314	AIRLOCK	9.36 m²
G315	OFFICE	12.60 m²
G316	WAITING	18.65 m²
G318	WORK ROOM	13.69 m²
G319	STORE	14.40 m²
G320	MCH	22.39 m²
G321	STAGE	54.38 m²
G323	EXTN'L STORE	9.26 m²
G418	KITCHEN LOBBY	33.49 m²
G419	LOUNGE	48.12 m²
G420	FEMALE WC	11.59 m²
G421	KITCHIE	11.38 m²
G422	LICENSED PLAYGROUND	207.75 m²
G423	PLAZA	688.91 m²
G427	AIRLOCK	4.90 m²
G430	CHANGE	31.02 m²
Grand total: 34		1802.37 m²



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CLIENT- SITE PLAN UPDATE
CLIENT- FINAL REPORT ISSUE
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06/11/2022 2
06/11/2022 1
DATE REV

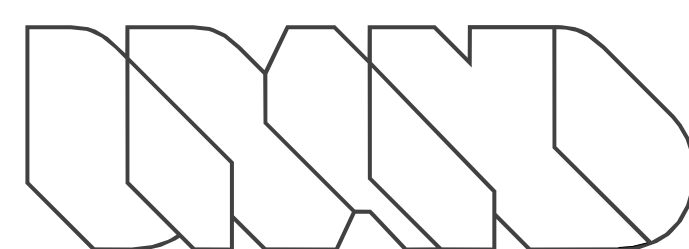
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QA: DESIGN
DATE: 06/11/2022

DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 1 [FS 2]

SITE PLAN



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CLIENT - FINAL REPORT ISSUE
DESCRIPTION

06/11/2022 1
DATE REV

SCALE: 1 : 100
QA: DESIGN
DATE: 06/11/2022

DEANS MARSH COMMUNITY HUB

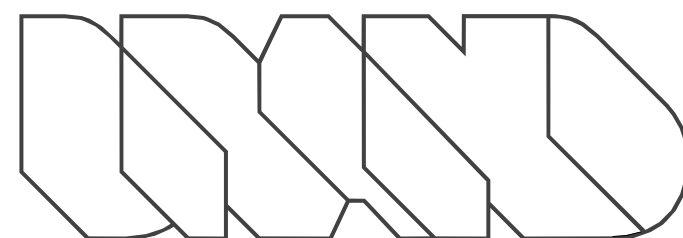
20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 1. [FS 1]

FLOOR PLAN



Room Area - Basic OPTION 2		
Name	Area	
GROUND		
G386	STAGE	54.11 m²
G387	HALL	161.26 m²
G388	STORE	18.95 m²
G389	STORE	10.25 m²
G390	BIG ROOM	74.59 m²
G391	SEW ALCOVE	19.34 m²
G392	KITCHEN	32.24 m²
G393	KITCHEN LOBBY	28.94 m²
G394	LOUNGE	46.86 m²
G395	FOYER	83.84 m²
G396	MCH/ MEET	21.02 m²
G397	KITCHEN	6.93 m²
G398	STORE	14.10 m²
G399	WORK ROOM	13.79 m²
G400	OFFICE	12.31 m²
G401	AIRLOCK	14.28 m²
G402	KITCHEN	9.38 m²
G403	ACC WC	7.49 m²
G404	CHILD WC	15.97 m²
G405	FEMALE WC	11.97 m²
G407	MALE WC	10.41 m²
G408	LONG DAY CARE	86.43 m²
G409	STAFF WC	7.49 m²
G410	STORE	8.72 m²
G411	WAITING	17.72 m²
G412	LOBBY	31.46 m²
G413	EXTNL STORE	9.26 m²
G414	LICENSED PLAYGROUND	277.49 m²
G415	GEN. STORE	6.89 m²
G416	CIRC	13.39 m²
G417	PLAZA	498.96 m²
G425	CLR	5.34 m²
G426	AIRLOCK	5.47 m²
G429	CHANGE	31.25 m²
Grand total: 34		1667.88 m²



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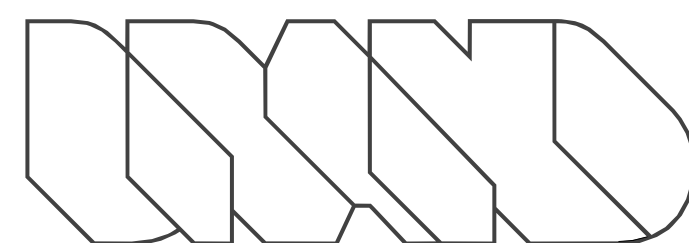
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DEANS MARSH COMMUNITY HUB

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OPTION 2 [FS 2]

SITE PLAN



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DEANS MARSH COMMUNITY HUB

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OPTION 2. [FS 1]

FLOOR PLAN



Vaulted Ceiling to both the foyer and the lounge referencing the old hall ceiling



Lounge



North Courtyard



Plaza

6 Next Project Stages

Phase 4 – Draft Facility Development Plan (DEC’22 – FEB ’23)

- Prepare Draft Facility Development Plan report.
- Community consultation – community feedback.
- Collect and synthesise feedback from phase 4 consultation.

Phase 5 – Final Facility Development Plan and Summary Document (MAR – APR ‘ 23)

- Amend Development Plan and prepare summary document.
- Submit Final Facility Development Plan to Project Team.
- Present Final Development Plan to Council and community.

