

Geburrh

Community Centre, Woodend

April 2016

Macedon Ranges Shire Council

Who we are

► **Working Group**

Joanna Casey
Sheila Drummond
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David Faggetter
Esther Kay
Barry McDonald
Clare Sundstrom
Jane Waldock
Colin Yeung

► **State of Victoria**

Mary-Anne Thomas

► **Macedon Ranges Shire Council**

Cr Jennifer Anderson
Cr John Connor

Our direction

Our vision

“To unite and excite the community of Woodend in a proposal for a revitalised community centre that will service the Macedon Ranges in an improved and viable way. ”

Who we are

- ▶ We are collectively passionate and professional in town planning, architecture, teaching, the arts and youth services.
- ▶ We are focussed on the creation of quality facilities, infrastructure and services.
- ▶ As a group, and as a town, we have a great track record of pulling the town together and driving community based initiatives across the line.
 - ▶ Braemar College's establishment in the 70's
 - ▶ Newell Reserve
 - ▶ High Street streetscape
 - ▶ The revitalised Woodend Netball and Tennis Clubs
 - ▶ Heritage Walk and Heritage Society
 - ▶ Woodend Children's Park

Our mission

- ▶ As a Group we are seeking today in principle support from our Council to create a proposal for the redesign and rebuild of the Woodend Community Centre.
- ▶ We believe the site is
 - ▶ under-utilised,
 - ▶ no longer serves the community adequately,
 - ▶ has minimal income potential, and
 - ▶ the maintenance far outweighs the functionality for this property.
- ▶ We think the time is right, in an election year, for the community to work together, to drive and draw a new proposal in anticipation of any financial opportunities that we can find.
- ▶ **Today we ask the council to consider supporting our idea in principle, and to allow us to build community momentum to improve this vital core centre of Woodend**



The site today

Currently

The land sits on the corner of Forest Street and Marjorie Crescent.

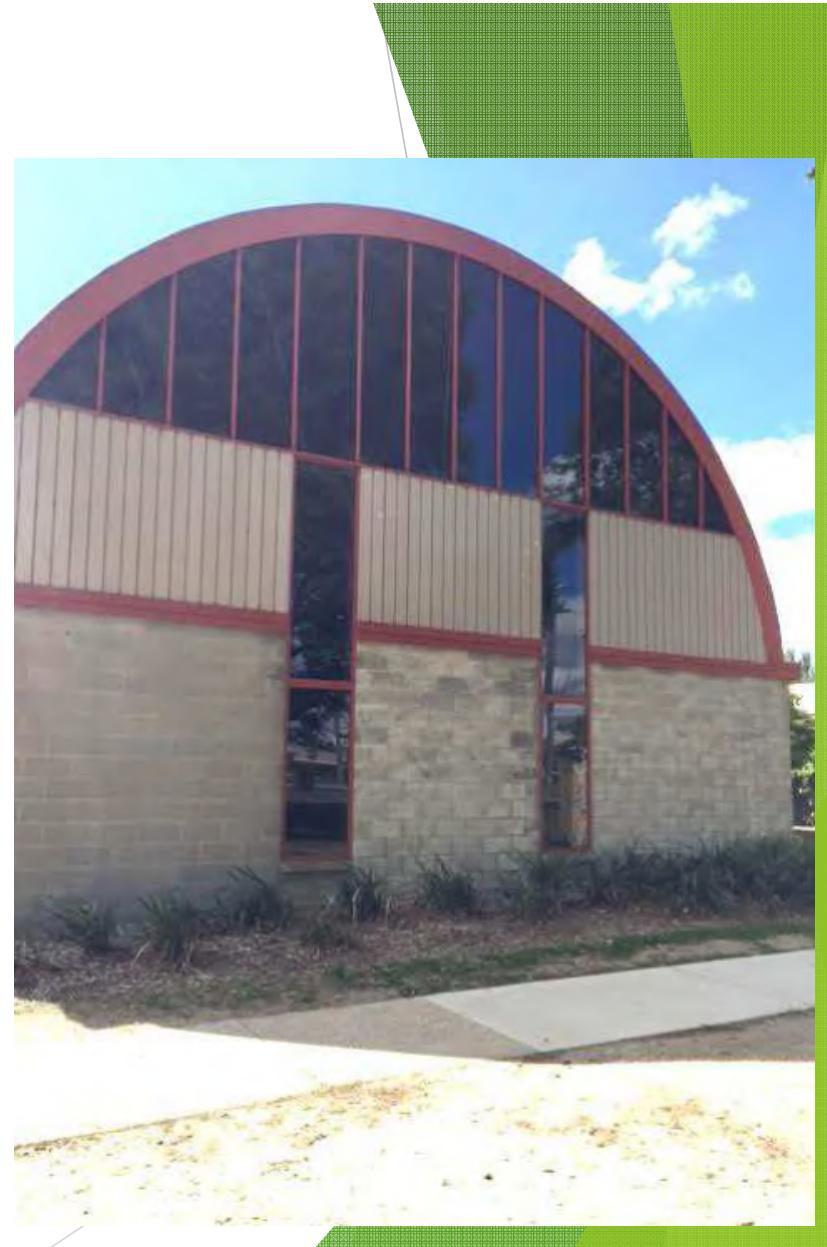
- ▶ Swimming pool
- ▶ Information Centre
- ▶ Squash Centre
- ▶ Woodend Neighbourhood House
- ▶ Library



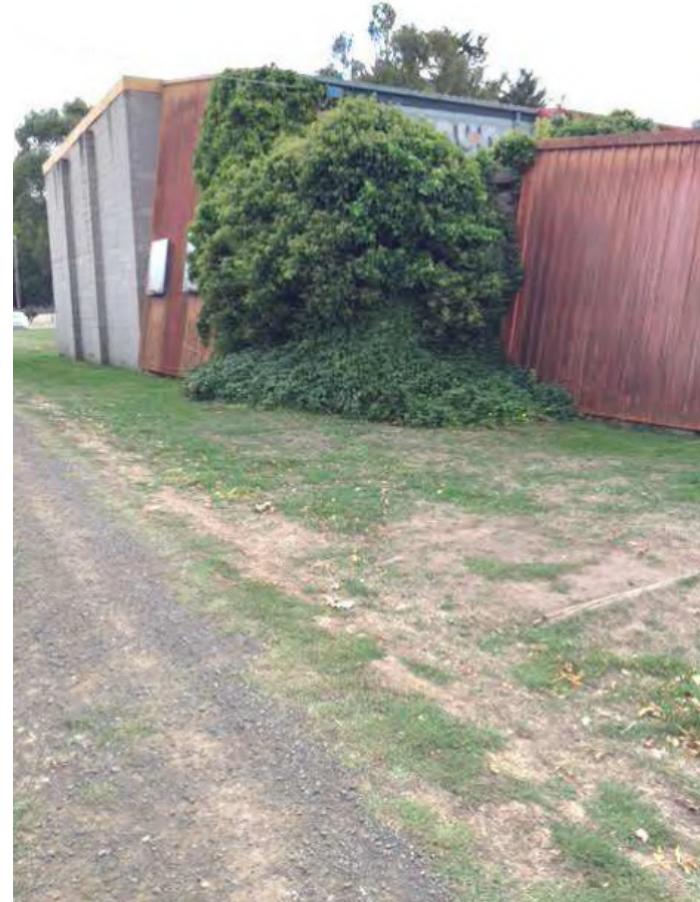
Existing Amenity

- ▶ This is a prime location
- ▶ 1940's - it was converted as a Community Centre.
It's functionality at that time was for young people to gather and improve fitness in judo and table tennis.
- ▶ 1980's - The library and hall concept
- ▶ Today it houses
 - ▶ community radio
 - ▶ senior citizens gathering space and kitchenette
 - ▶ council information centre and library
- ▶ The hall itself is used for the odd art show, movies once a month, and Winter Arts Festival discussions, although the acoustics are poor.
- ▶ The squash courts we believe are asbestos ridden, damp, but have housed council records for over a decade.

Existing Amenity



Existing Amenity



Existing Amenity



Existing Services



Woodend Farmer's Market



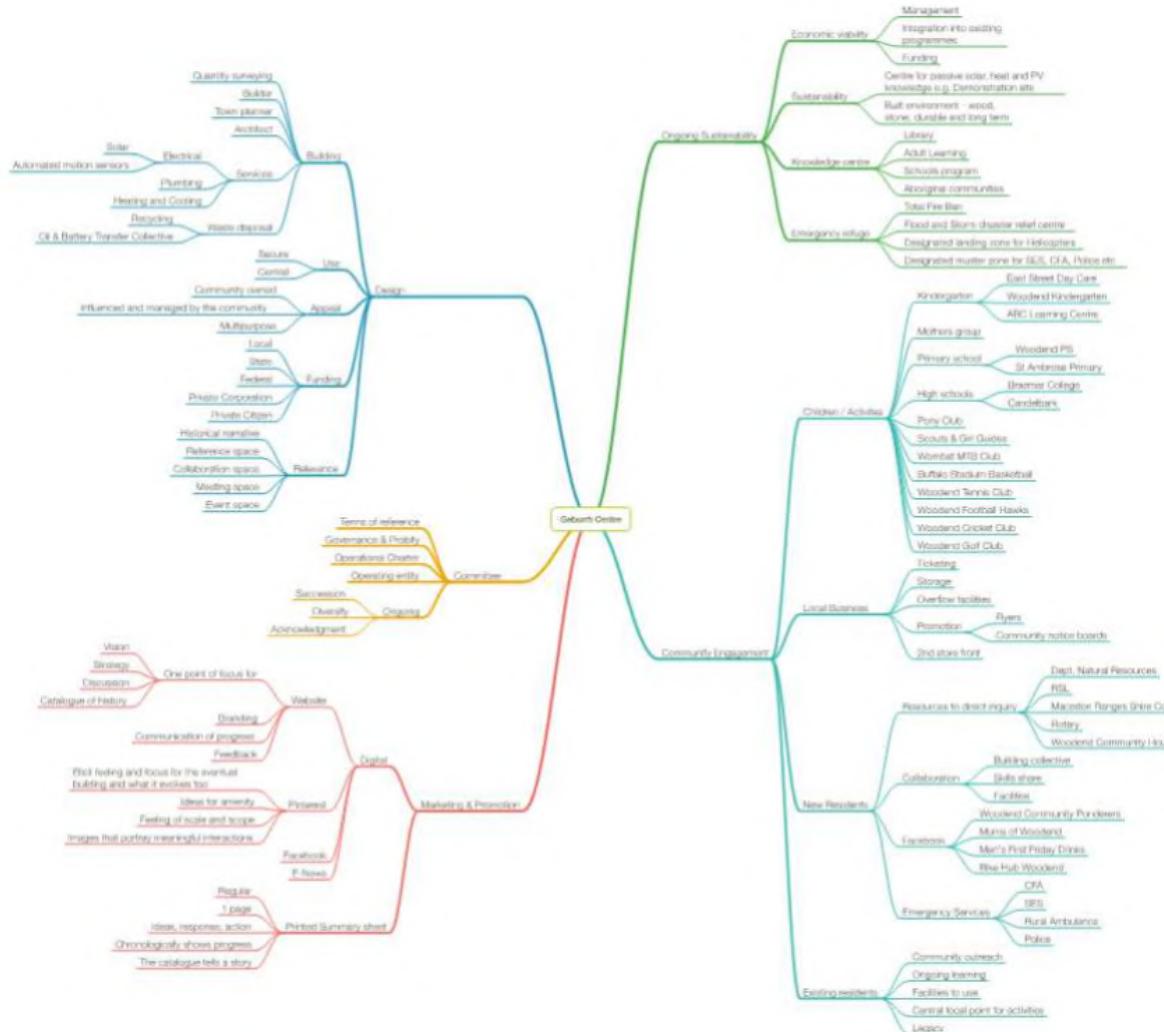
Business & Car Clubs



What are we proposing to do?

- ▶ Use the 2008 Morton Dunn Arts Precinct Review as a reference point for community consultation.
- ▶ Reach out to the whole ~5,000+ population of Woodend and surrounds and find out what people's actual expectations for this site are.
- ▶ Feed this information back to Council and then collectively draft an actual "Use based design" for the precinct.
- ▶ Create a multi income stream business proposal that will ensure the ongoing viability of this site.
- ▶ Seek potential sponsors from the Community to support such a proposal.
- ▶ Actively seek State and Federal funding to support the plan.

Who will benefit?



Who do we see as the beneficiaries of this proposal?

Who	Why
Educational bodies Woodend Primary, St Ambrose Primary, Braemar College, local service clubs, seniors, - to host lecturers, Annual Celebration Nights, presentations, concerts.	Current local Hall facilities are not planned for i.e.: Braemar, or inadequate in size.
Macedon Ranges Shire Council Council meetings, presentations, improved service desk facilities, combining tourism.	Woodend currently does not have a meeting hall of a standard that can accommodate this.
Cultural & Artistic Groups Resonance Orchestra Woodend Winter Arts Festival Carmel Amelia School of Dance Professional Recording Artists MITCH	Woodend, nor the Shire does not have facilities that can adequately cater for the events held by these local groups.

Who do we see as the beneficiaries of this proposal?

Who	Why
40,000+ day trippers who frequent Woodend annually.	Woodend does not currently have a central, dry meeting place that showcases its history, nor the work of its 400 professional living artists.
Macedon Shire residents of all ages wanting a central study and information hub	According to CEO of Regional Libraries Chris Kelly, Libraries are now needing to open themselves up as resource rich, technological informational hubs as the use of books declines.
Local market and Festival organisers	The current site does not showcase the upgrade of these events, nor provide shelter, shade.
Youth Service Groups	Facility upgrades can accommodate space for pop up recording studios, performing arts spaces, meeting spaces after school, on total fire ban days when school is closed, for study zones which is currently unmet in the Macedon Ranges Shire.

Design Journey

French Model

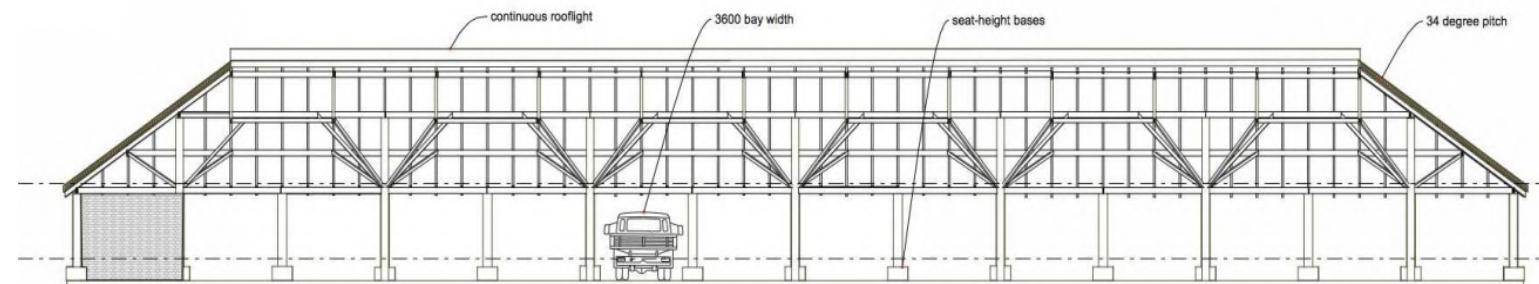
- ▶ “Where is this done better?”
- ▶ In France, particularly Normandy, which has a climate a bit like Woodend.
- ▶ Solid timber buildings, constructed to high standards,
- ▶ One side of the village square, many uses,
- ▶ Important components of the urban fabric.



Market Hall

- ▶ So why not our own variant?
- ▶ Heavy timber construction of columns and props, not trusses,
- ▶ Columns from recycled telegraph poles sitting on seat-height bases, at 3,600 centres.
- ▶ Polycarbonate roof light along the ridge, to give good light onto stalls
- ▶ East-west, for solar catchment.
- ▶ An elegant shed with many possibilities
- ▶ But, where to place it?

Market Hall



Music Hall

- ▶ Jacky Ogeil and John McDonald run the Woodend Winter Arts Festival.
- ▶ This has been a decade-long success, despite the limitations of venues.
- ▶ They dream of a 400 seat venture, with comfortable seats and great acoustics, not just for Festival times but also as a recording facility. A good recording studio linked to a well-designed acoustic hall would meet a large demand.
- ▶ 400 seats is suitable for schools, ADFAS, conferences and so forth.
- ▶ A stage large enough for dance classes, yoga, choirs etc.
- ▶ But 400 people in the theatre implies a foyer space to take them, plus class, plus toilets, plus bar/cafe at interval

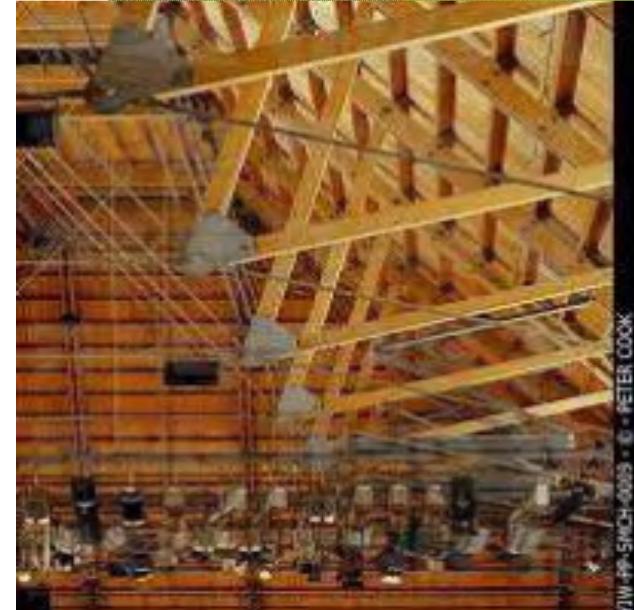
Snape Concert Hall

- ▶ In 1966, Arup Associates convert the large malting complex at Snape, in Essex, into create a first-class recital hall.
- ▶ Ron Marsh, structures, and Derek Sugden, acoustics, took the basic form of the drying hall, with its pitched roof and vent shafts, retained the simple brick walls and rebuilt the roof, using an elegant combination of timber and steel tension rods, and carefully chosen pitch (43 degrees) and lining timber (Canadian hemlock)
- ▶ The result is a much-loved, acoustically superb space that is now 50 years old and undated.
- ▶ I suggested to Jacky Ogeil that Snape was the sort of building we should be looking at - an elegant shed



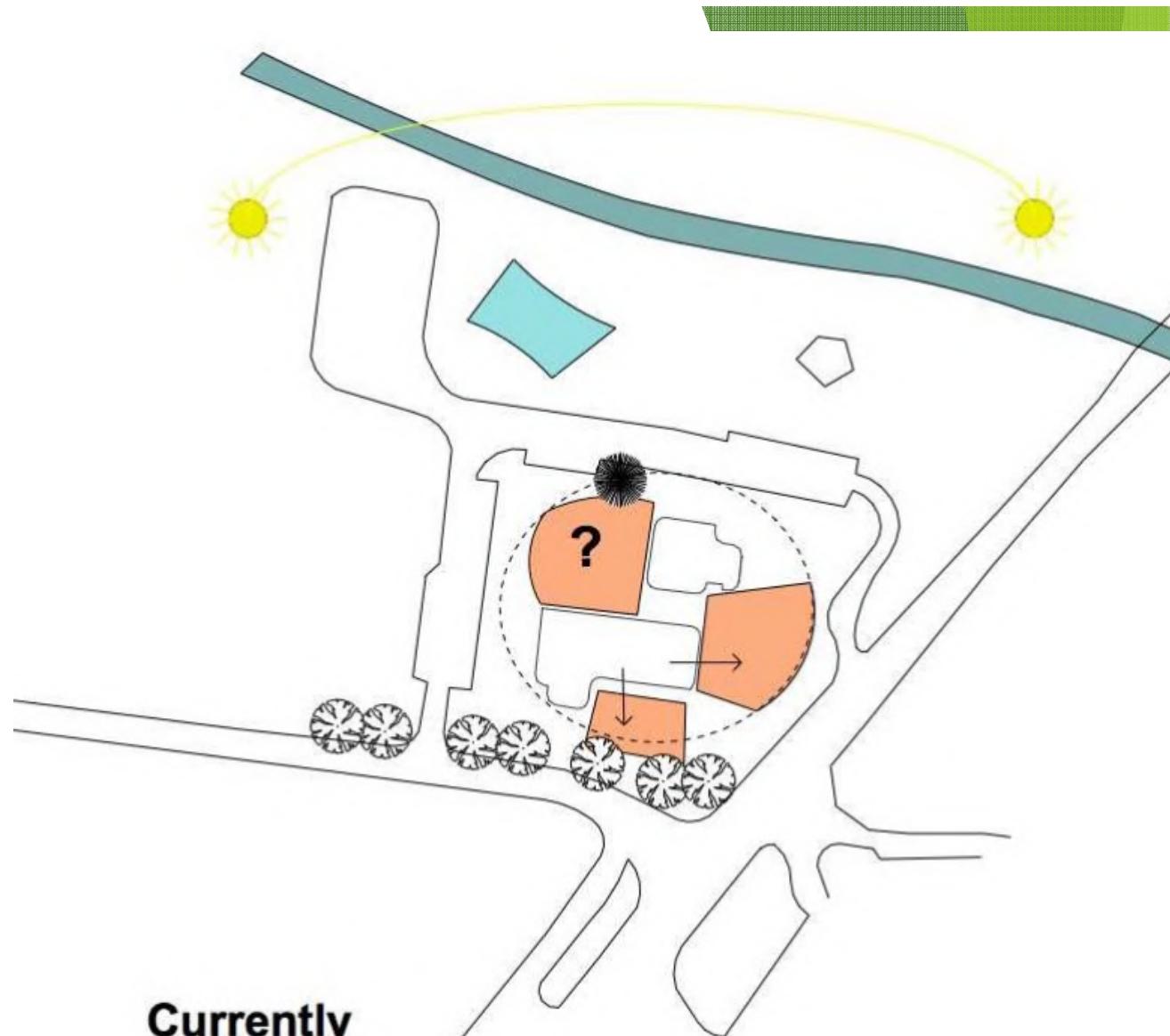
Timber engineering and Woodend

- ▶ Once the idea of a Snape-like hall took hold, it seems we had the start of a consistent aesthetic, base on rigorous timber engineering - the Marker Hall as the tough external version, and the Music Hall as the refined, internal design, tied together by the shared use of explicit timber members.
- ▶ Wood, Woodend, the timber mill, Black Forest Road - it builds to a valid, discernable imagery that the village can claim as its own.

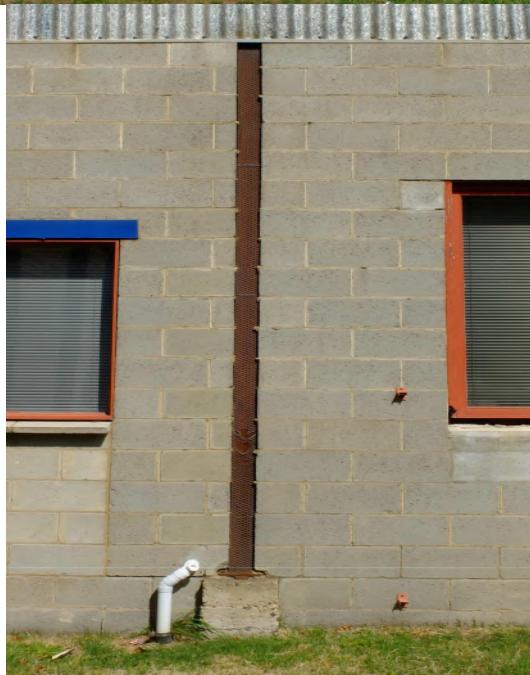


Site Analysis

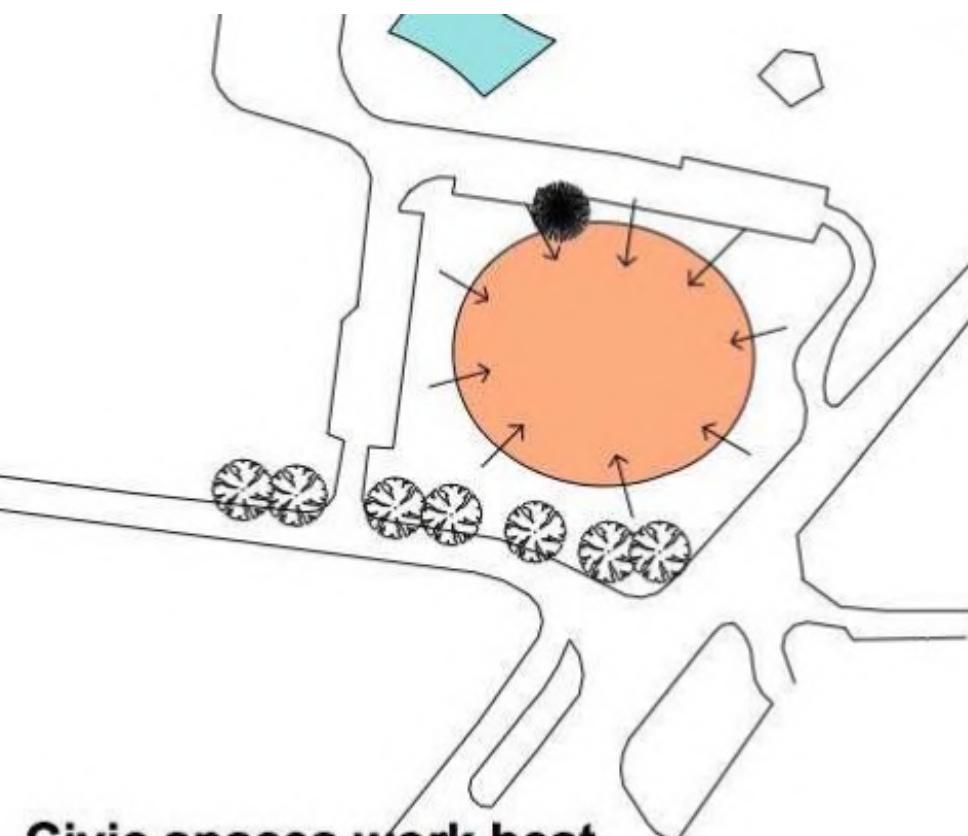
- ▶ The present buildings leave disjointed, awkward spaces around themselves.
- ▶ Clearing away the squash courts seems on everyone's wish list.
- ▶ Library is an opportunistic infill of an old sports hall and needs maintenance - rusting steel frame visible, east end tin wall framing is rotting, infill window never got a sill
- ▶ It, and the newer hall, both look backward the village - they have no northern aspect.
- ▶ The arrival of a new central space means this building need a northern face to make best use of it.



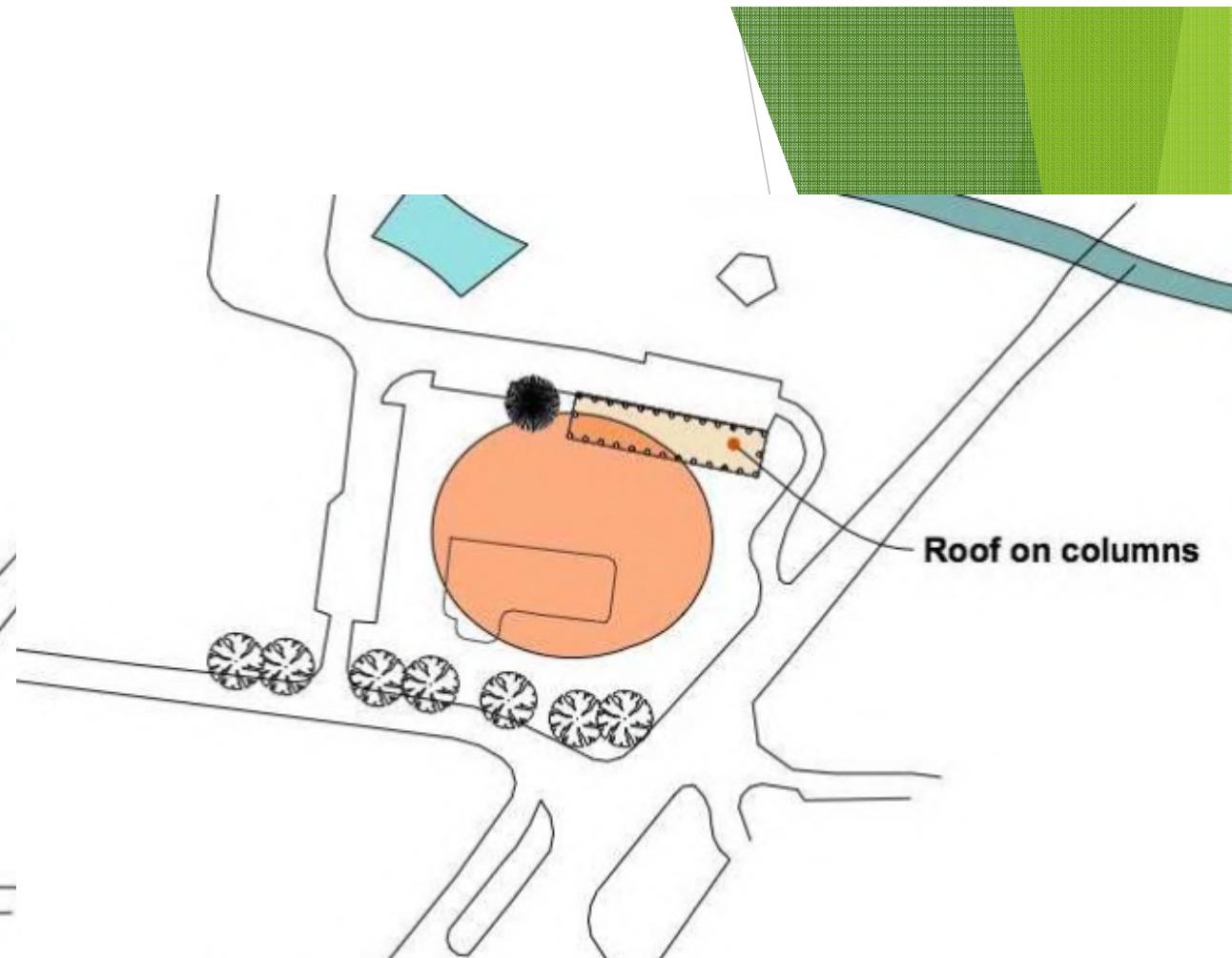
Currently
Left-over spaces with no role



Market Hall in place

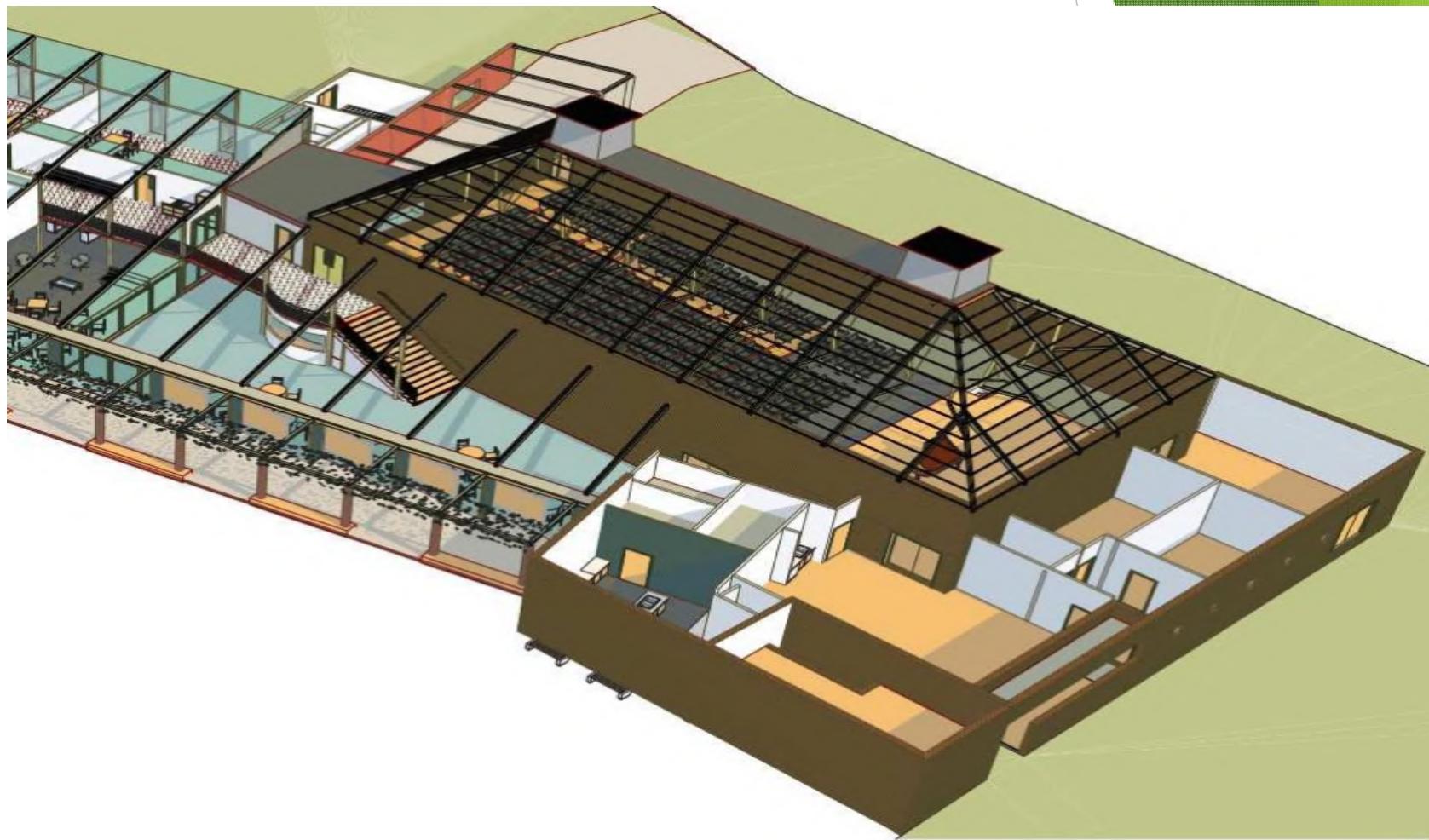


**Civic spaces work best
with activities round the edge**



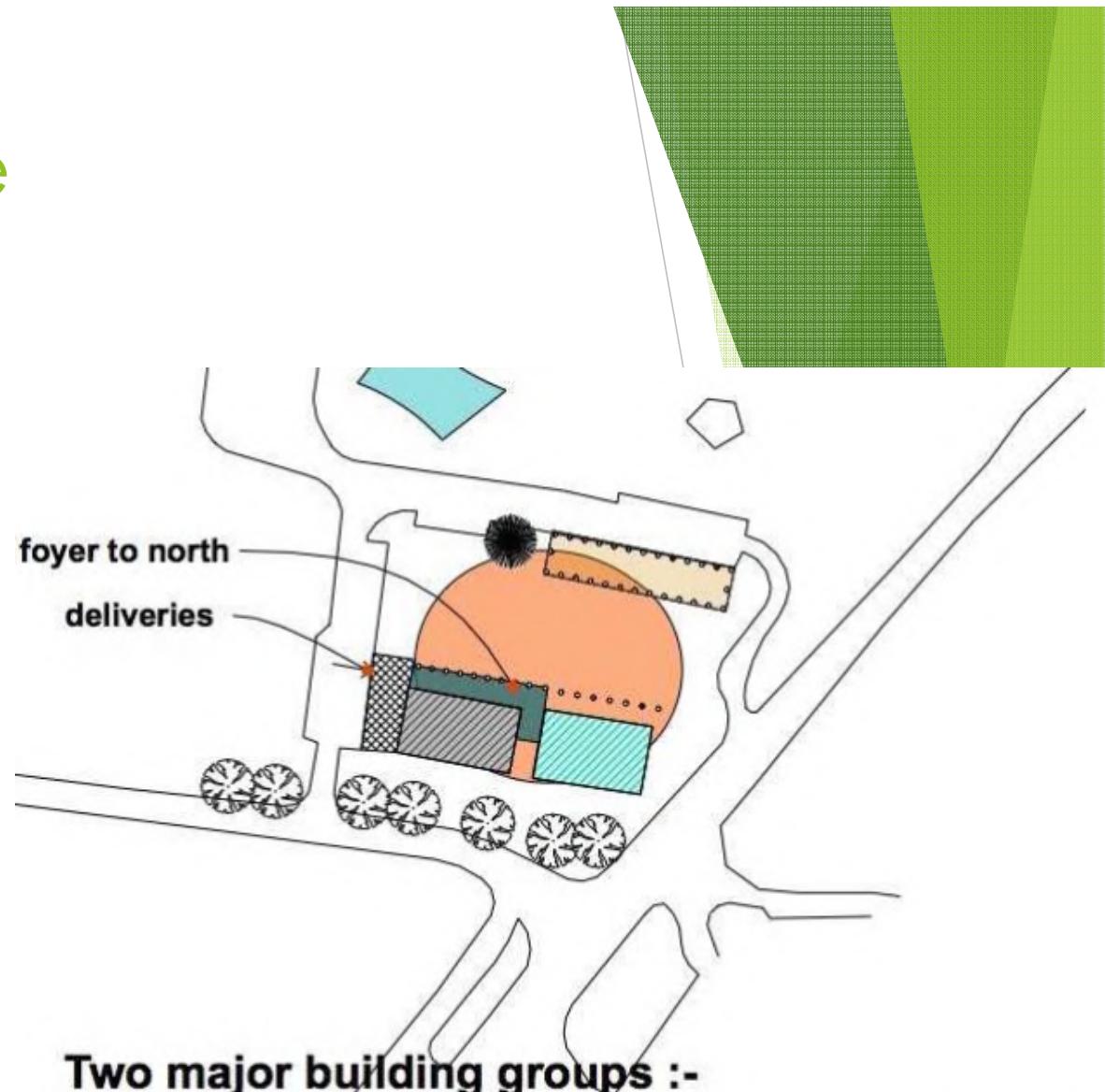
Market Hall to north edge :-

Hall & ancillaries



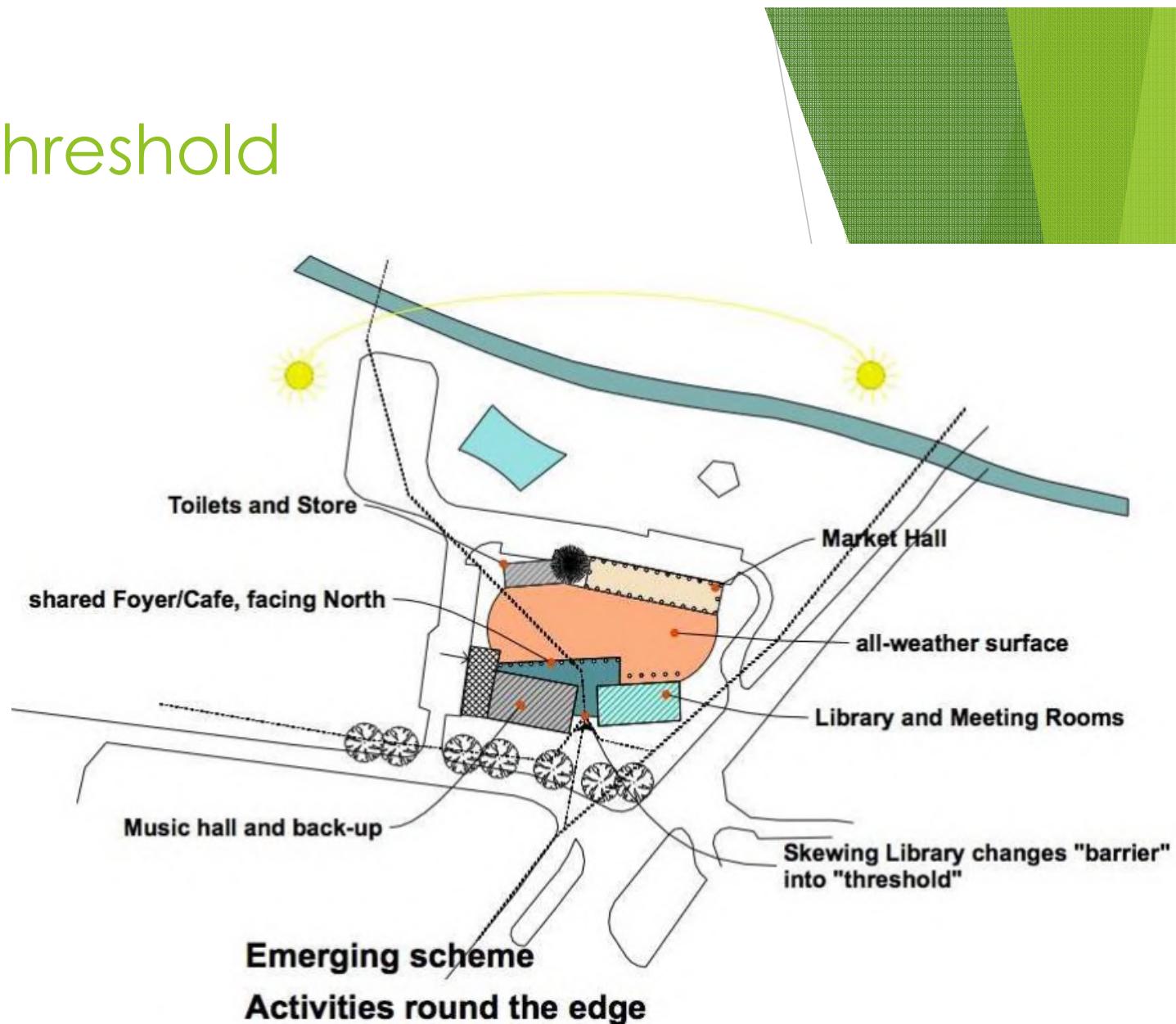
The Library/Foyer/Cafe

- ▶ The foyer/cafe should look north, over the central space and toward the sun.
- ▶ Libraries have become outward-looking, community places, with casual seating for book and screen browsing and often a cafe space.
- ▶ There is a compelling case for integrating the Hall Foyer with the Library, to make a lively, multi-use community hub
- ▶ So the design now had a two quite different parts - the inward looking, sound-excluding Hall and the outward looking, friendly, sharing a foyer link

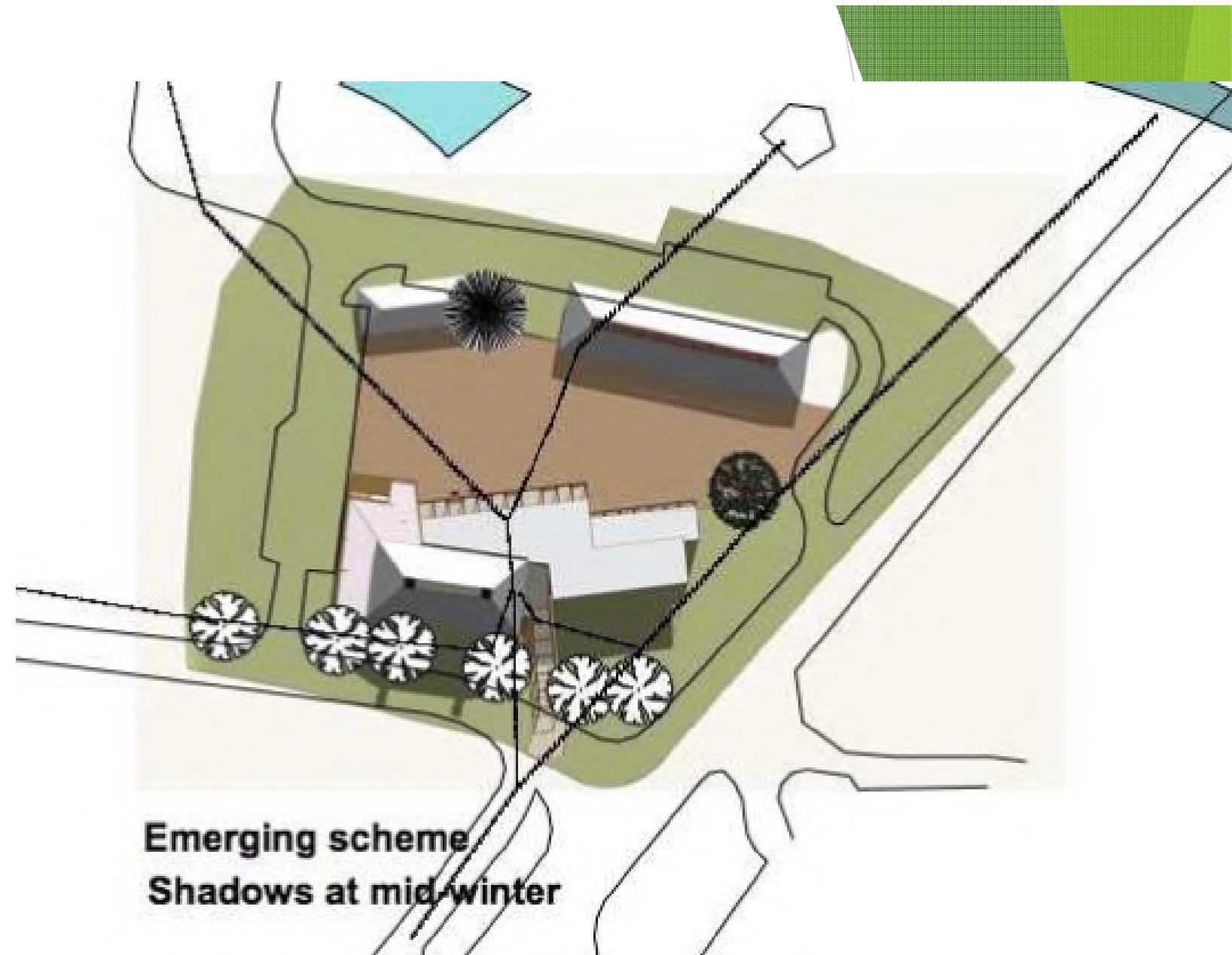


From Barrier to Threshold

- ▶ The obvious danger in placing the main buildings across the south edge of the site is that they exclude the village from the central space beyond
- ▶ To change this from barrier to threshold we have pulled the two buildings apart, skewed the library and opened up a clear, welcoming gap that funnels movement from the village into the foyer and through to the plaza.



Site Layout

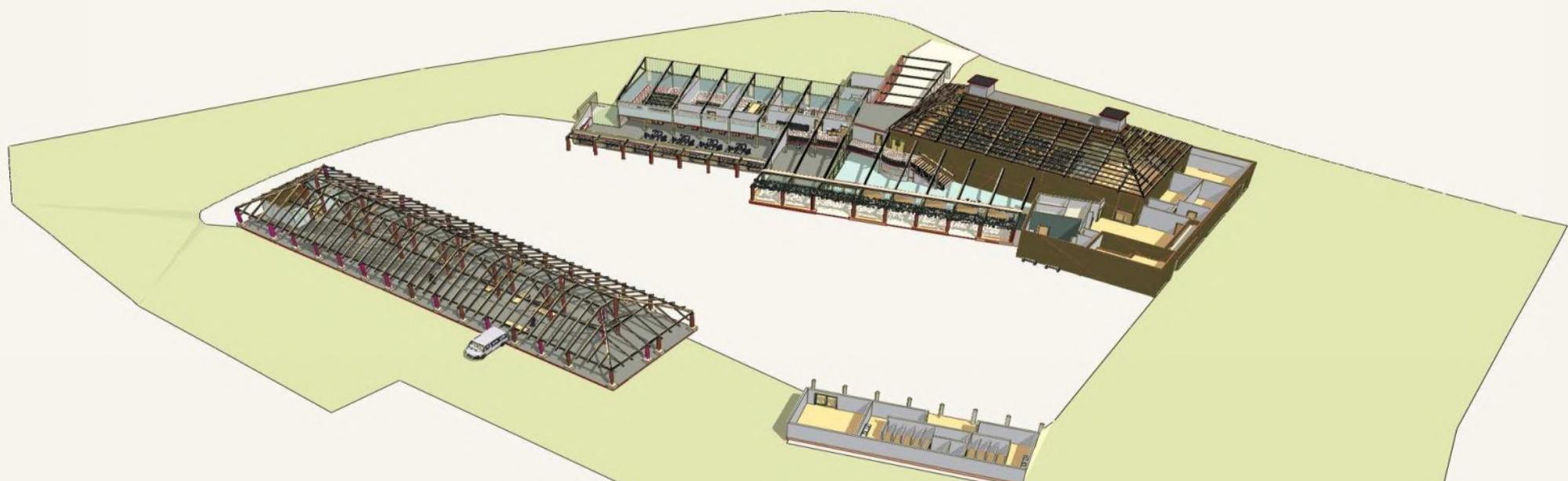
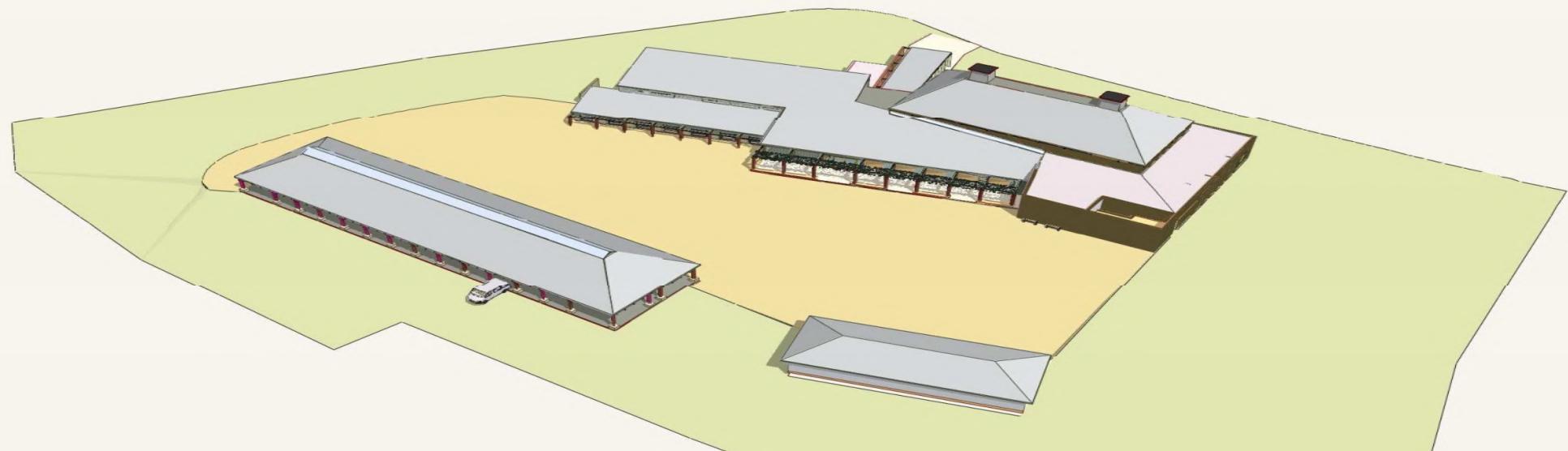


SCHEME in Context



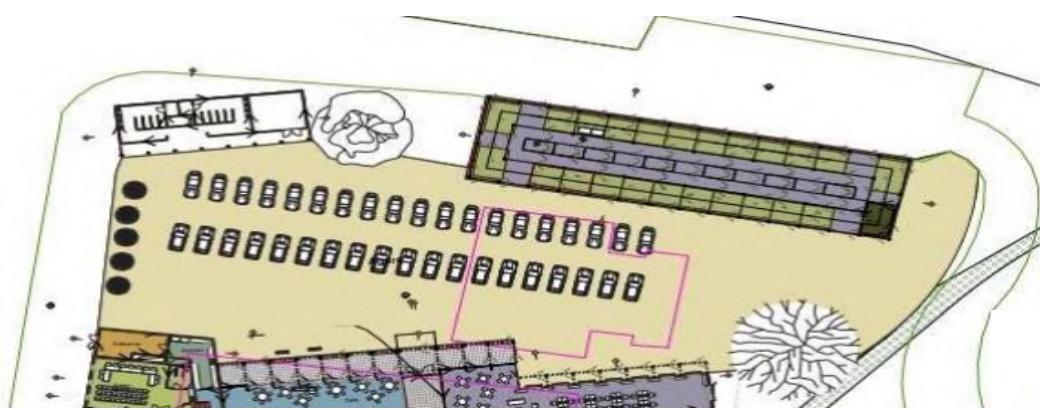
Detailed Plans



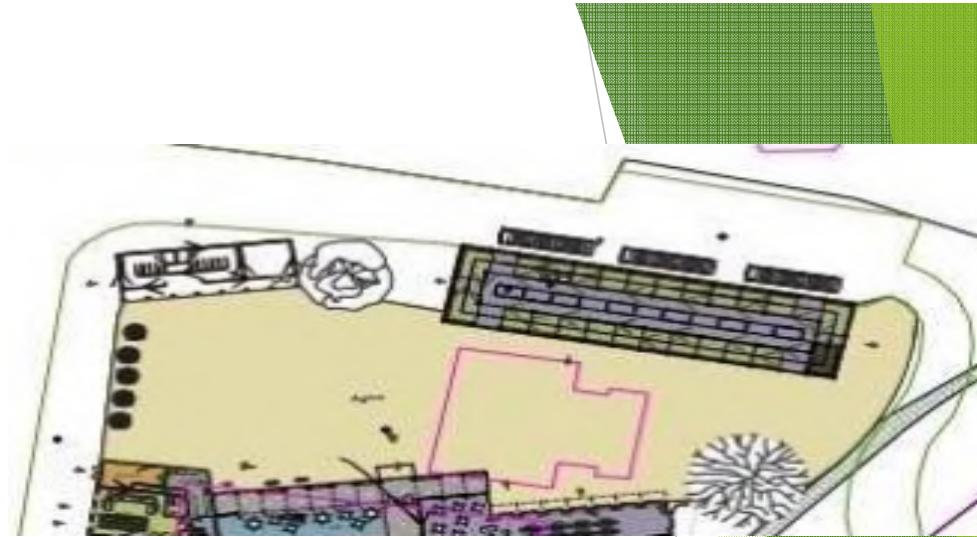


Central space uses

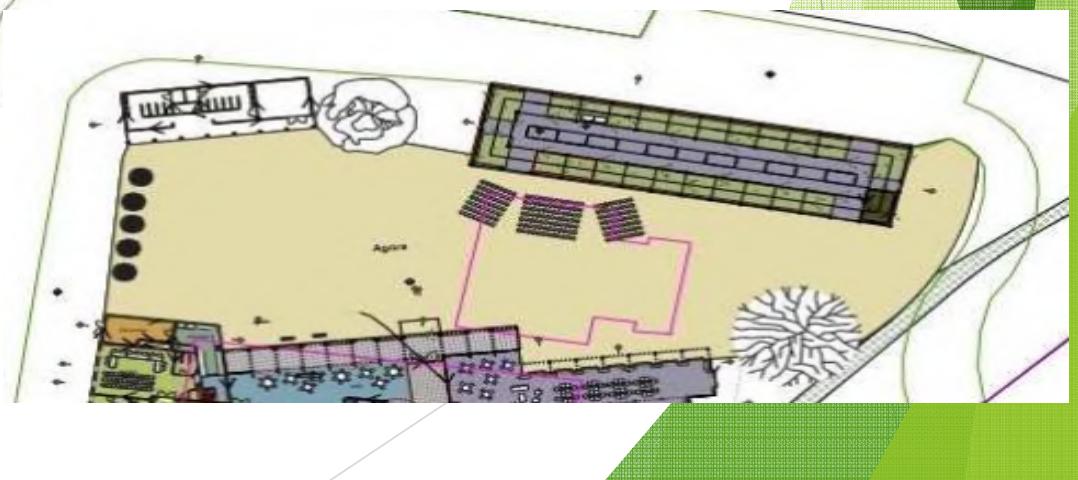
Car Club



Garage Band



Buses



The Basic Bones

- ▶ So these are the basic components of the scheme as it now stands
- ▶ A **Market Hall** along the north edge
- ▶ A **Music Hall** in the south-west, where equipment for the stage can be loaded from the road on the west, as can the Kitchen for the Cafe.
- ▶ A **Library** to the south-east, with stack areas, office, and browsing on the ground, and meeting rooms, art from, and recording studio at an upper level
- ▶ A shared **Foyer** space looking north, with toilets, cloaks and tickets in a logical order near the entrance
- ▶ A **Central Space** (yet to have a name) , useful for everything from classic car displays, to sculpture shows, to boule competitions, to garage bands set up in the Marker Hall - the central activity focus so lacking now.

What our Community Group is seeking from here....

- ▶ An **endorsement** from Council that an upgrade of this site's facilities is worthy of discussion and investigation.
- ▶ An in principle agreement that Council is happy to work with a Community Group in seeking the possible uses for this site.
- ▶ An arrangement that we can present the community ideas for this site to Council for consideration, and then consider external funding opportunities.
- ▶ Support in application for relevant funding opportunities.

Thank-you

David Faggetter

Esther Kay

Jane Walduck

Colin Yeung