

WOODEND COMMUNITY CENTRE

CONCEPT DESIGN REPORT





Prepared for:

Macedon Ranges Shire Council

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Issue	Description	Date	Client
A	Concept Report	07/07/22	Macedon Ranges Shire Council

Acknowledgement of Country

Macedon Ranges Shire Council and partners acknowledge the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. We recognise their living cultures and ongoing connection to Country and pays respect to their Elders past, and present.

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EXECUTIVE SUMMARY

The redevelopment of the Woodend Community Centre site holds the potential to spark the activation of a leading community and cultural showcase and Civic Heart within the Woodend Community. The **Woodend Community Centre** brings together a **new regional tourism destination** and community programming to build a creative destination in Woodend that serves the needs of the local community, the Shire and beyond.

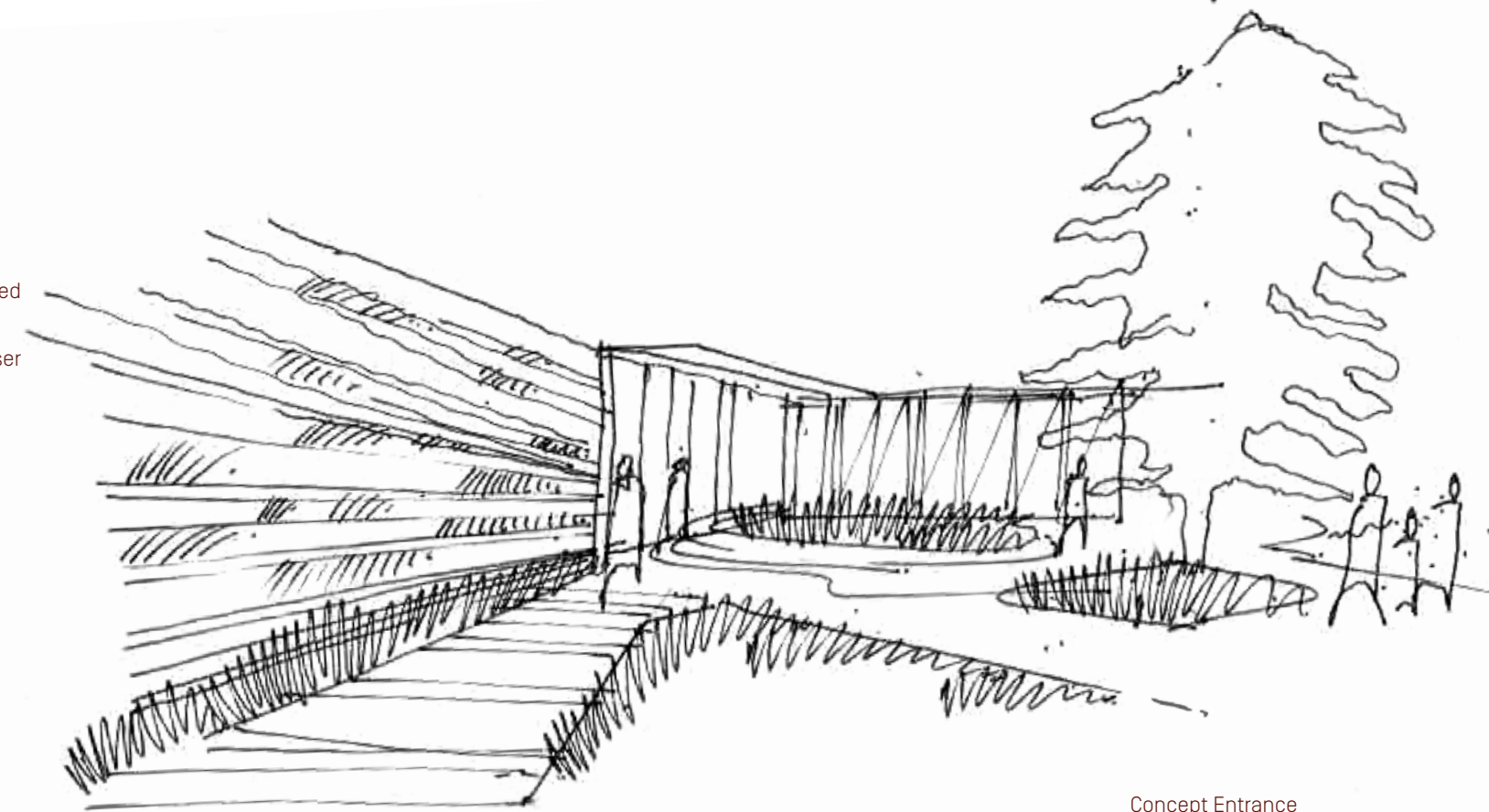
The purpose of this report is to develop a Concept Design for the redevelopment of the Woodend Community Centre into a **modern, multi-purpose destination** that meets the identified needs of the community and builds upon the opportunity for economic development and tourism.

THE SITE

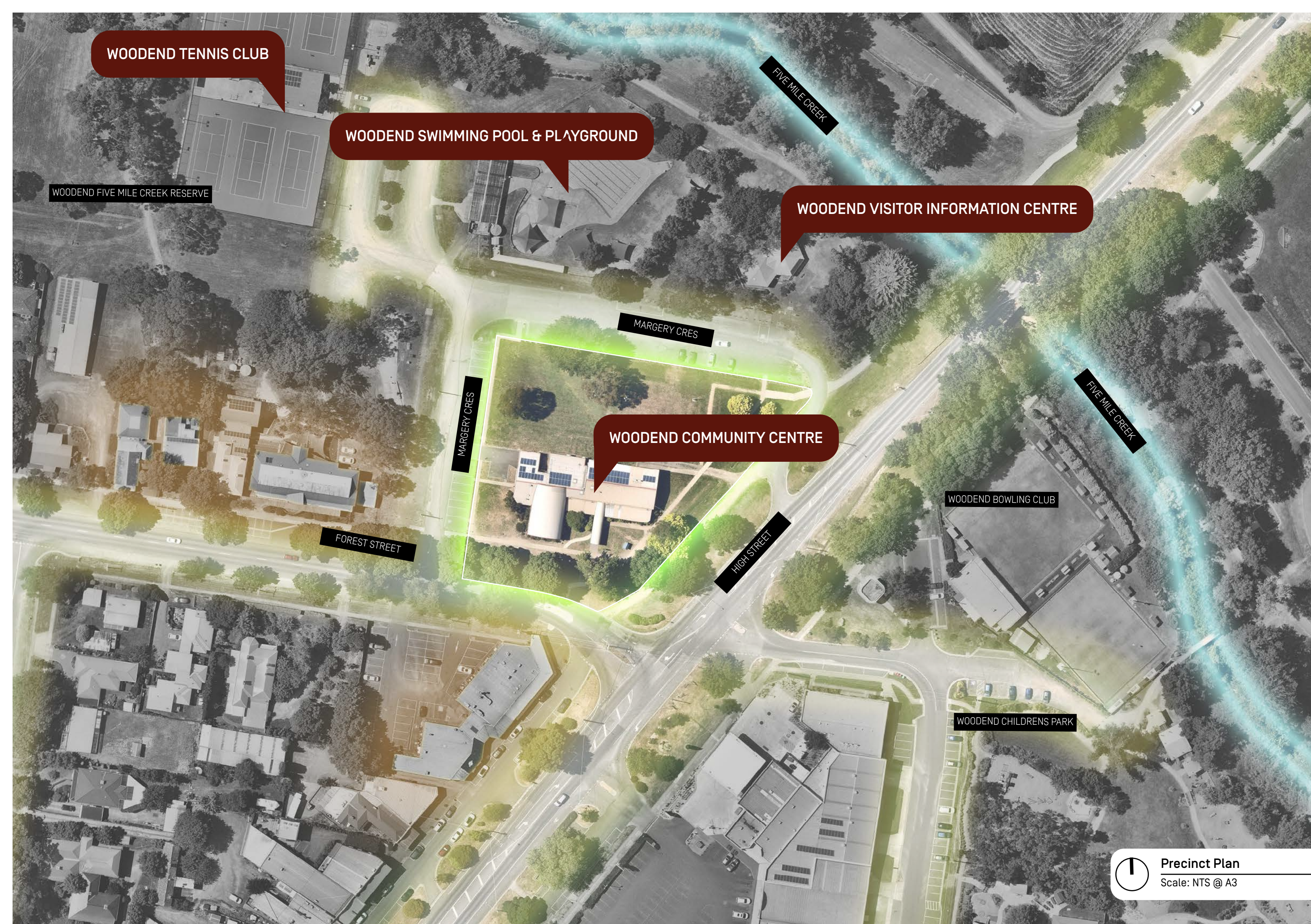
Woodend is located 69km north-west of Melbourne off the Calder Freeway. The Community Centre is located at 117 High Street, Woodend, in the heart of town, bookending the north of the High Street retail and commercial centre. The centre is located within a wider civic and recreation precinct, which includes the Woodend Swimming Pool, Visitor Information Centre, Tennis Courts, Skate Park, open parkland areas and Five Mile Creek. Outdoor areas adjacent to the Woodend Community Centre are used regularly for events, including the monthly Community Farmers Market and the annual Woodend Winter Arts Festival.

CONSULTATION & ENGAGEMENT

Building on the community engagement process conducted during round 1 (2020) and round 2 (2021) of the Master Plan process, the development of the Concept Design has continued to engage with stakeholders and key community groups. The purpose of consultation with community, stakeholders and user groups was to understand how the site currently functions, what activities occur, who uses the site and key issues and opportunities for the centre.



Concept Entrance



Precinct Plan
Scale: NTS @ A3

SECTION 01

PROJECT

UNDERSTANDING

ALIGNING WITH THE COMMUNITY'S VISION IN SHAPING THE FUTURE OF THE WOODEND COMMUNITY CENTRE

The Woodend Community Centre should **serve the community, attract visitors, nurture the economy** and function as one of the Macedon Ranges' most innovative, well-designed, multi-purpose public spaces. Through the design of an **Indigenous Garden and public agora** the site encourages outdoor learning and diverse activity year-round.

Our vision for Woodend Community Centre is underpinned by, and builds on, the Guiding Principles of the Woodend Community Centre community group and all coming together to achieve a **Precinct that Brings People Together**.

RECOGNISE OUR FIRST PEOPLES & EUROPEAN HISTORY

Woodend lies at a significant juncture of 3 clans of the Kulin Nation: the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung. It is a historically Timber Town with links to the Wombat Forest and many former mills in the town and district. The landscape is a combination of indigenous, native and exotic trees (including exotic avenue plantings).

The proposal takes cues from surrounding buildings, the heritage and landscape of Woodend. Sympathetic setbacks allow the heritage fabric to continue their story, whilst allowing new built form to tell its own.

BE A GATHERING PLACE FOR OUR COMMUNITY & A DESTINATION FOR VISITORS

Woodend sits at the crossroads within the Macedon Ranges, at the entry to the Daylesford-Hepburn district and on the way to Hanging Rock. The proposal provides an economically viable and appropriately delivered solution, which incorporates a number of site-appropriate land uses set amongst the community centre to underpin and activate it.

The centre endows an opportunity to contemplate, explore, learn, work, study, meet, buy, discuss, debate, celebrate and take refuge from the elements.

CREATE DYNAMIC, FLEXIBLE & INCLUSIVE SPACES

Spaces within the Woodend Community Centre are designed to be multi-use, multi-functional and multi-generational. The design promotes a place to embrace the community with accessible, equitable spaces for all. The proposal incorporates highly flexible spaces from large gathering areas to intimate spaces, areas for children, youth, adults and seniors; performances, exhibitions, festivals etc.

The proposal provides an exceptional opportunity to blend public space with private, whilst allowing a cohesive and visually familiar design language to be expressed in the form surrounding landscape.

DEMONSTRATE BEST PRACTICE SUSTAINABLE DESIGN

The proposal maximises opportunity for best sustainable practices such as active and passive solar design, energy production and use, water and storm water reuse and waste management. Building materials are carefully selected that not only respect the fabric of the locality but are also sustainable and age well into the future while requiring minimal maintenance.

The spaces have been planned with passive design principles to increase access to natural light, ventilation, thermal comfort and orientation to take advantage of the site's natural resources & amenity.

ENHANCING KEY SITE & TOWNSHIP CONNECTIONS

The Concept Design has been developed with sensitivity to surrounding interfaces, open space to the north has been maintained in addition to desire lines towards the river and riparian edge. Positioning built elements along the eastern and southern edge promotes sensitivity towards the river, and creates a buffer between the main road and village green / outdoor spaces.

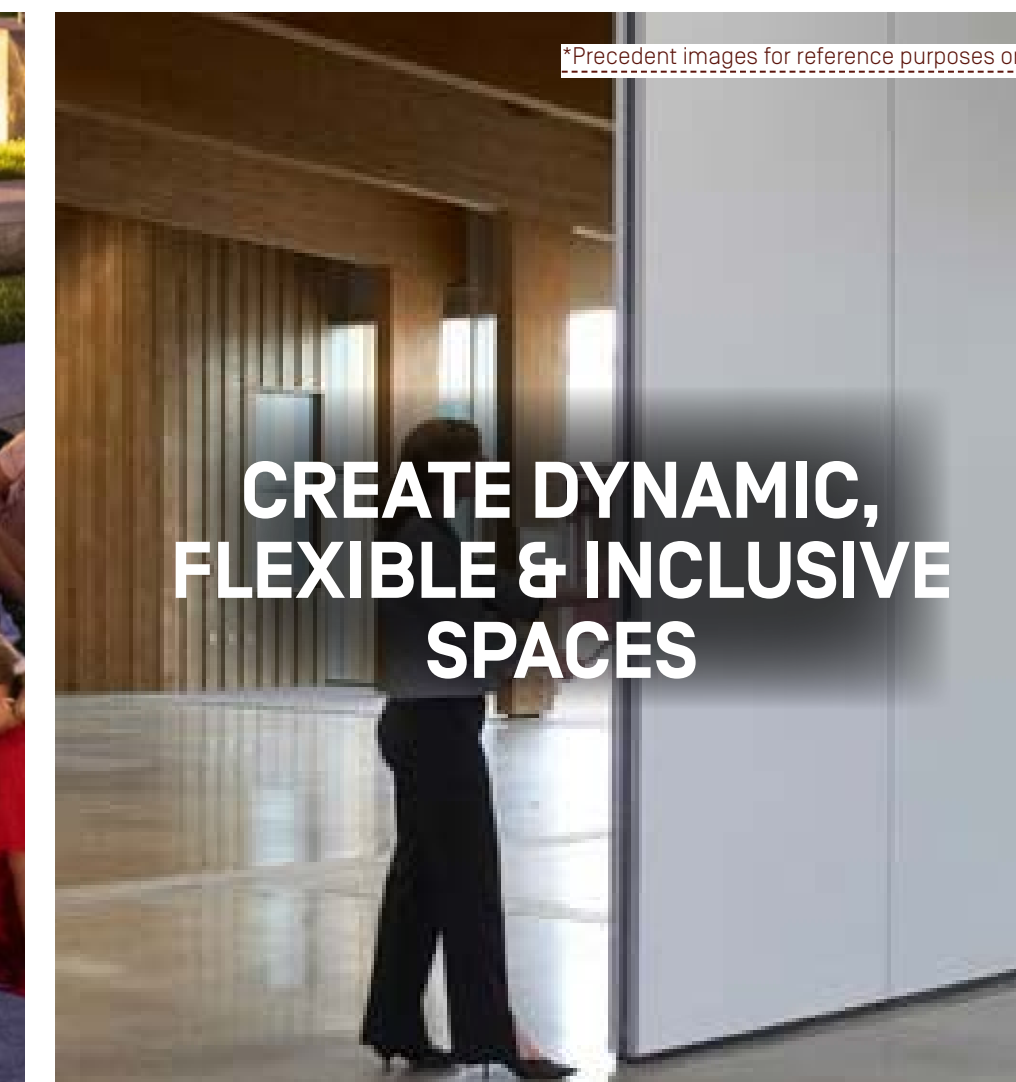
The building form prioritises physical and visual connections between the building and site surroundings such as the Five Mile Creek, the Children's Park and the Woodend swimming pool by utilising a transparent 'bridge' between wings.



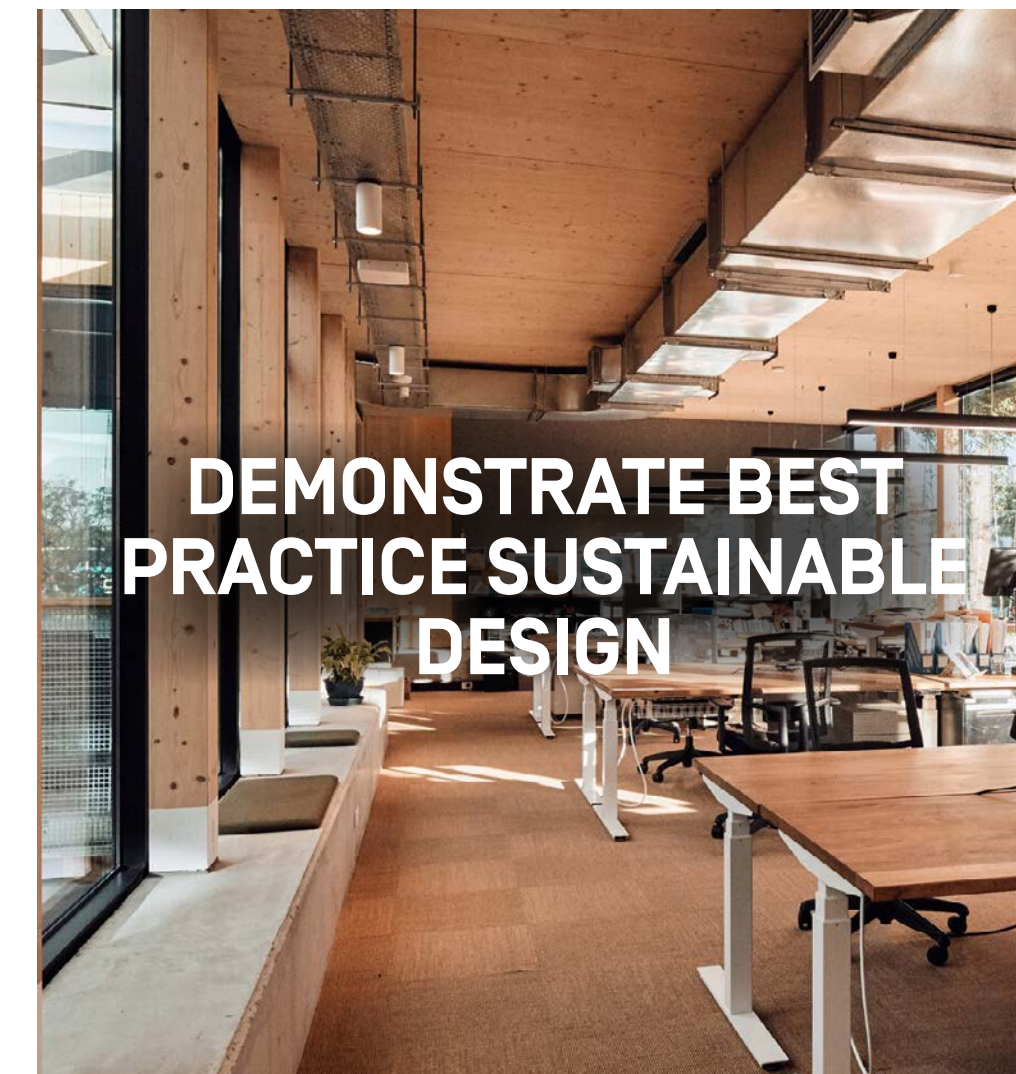
RECOGNISE OUR FIRST PEOPLES & EUROPEAN HISTORY



BE A GATHERING PLACE FOR OUR COMMUNITY & A DESTINATION FOR VISITORS



CREATE DYNAMIC, FLEXIBLE & INCLUSIVE SPACES



DEMONSTRATE BEST PRACTICE SUSTAINABLE DESIGN



ENHANCE KEY SITE & TOWNSHIP CONNECTIONS



A PRECINCT THAT BRINGS PEOPLE TOGETHER

SITE CONSTRAINTS & PARAMETERS

The existing Woodend Community Centre is a gateway site to the main street at 117 High Street, Woodend. The existing building includes the **community hall, library, council customer service** centre, meeting room, kitchen and toilets. The centre is located in a civic precinct, which also includes the Woodend Swimming Pool, Visitor Information Centre, Tennis courts, Community health service, Neighbourhood house and Skate park.

Existing facilities on the site are generally poorly utilised due to the facilities not being fit for purpose and a **lack of flexibility** of the spaces to suit all needs. There is significant opportunity for the design to deliver a contemporary facility in line with the community's current and future needs.

ENVIRONMENTAL SIGNIFICANCE

The site is affected by Environmental Significance Overlay (Schedule 4.) any vegetation removal (native / non-native) will require a planning permit under ES04 and if native then 52.17 would also come into play.

The Environmental Significance Overlay does not provide exemptions in relation to removal of shrubs. There is a general exemption in the scheme in relation to gardening, however under the Environmental Significance overlay shrub removal (if not part of gardening) requires a permit.

BUSHFIRE OVERLAY

The Building Regulations 2019 through application of the National Construction Code, apply bushfire protection standards for building works in designated bushfire prone areas. A BAL rating, as well as further information, advice about the building control system and building in bushfire prone areas will be required in the next phase of works.

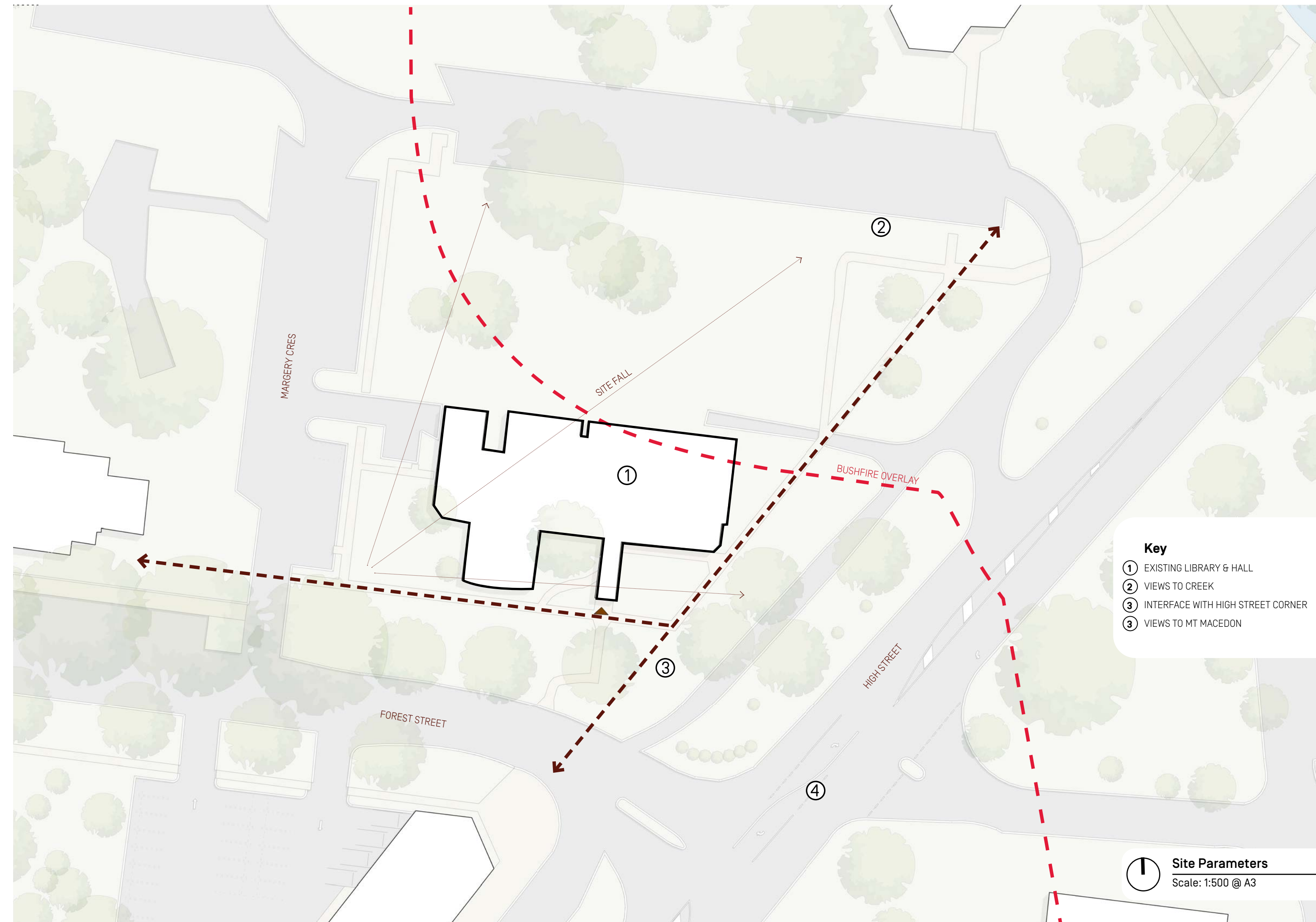
FLOOD OVERLAY

The site has been identified as flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

Under any development, measures must be taken to maintain the free passage and temporary storage of flood waters, minimises flood damage, respond to the flood hazard and local drainage conditions and not cause any significant rise in flood level or flow velocity.

CULTURAL HERITAGE OVERLAY

All or part of this property is an 'area of cultural heritage sensitivity'. Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'Cultural Heritage Management Plan' (CHMP) be prepared where a listed 'high impact activity' is proposed. Under the Aboriginal Heritage Act 2006, where a CHMP is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.



A SUMMARY OF THE PROJECT BRIEF

In developing this concept, **stakeholder feedback, precedent studies and benchmarking resources** have been drawn upon to establish areas, and functional and programmatic relationships. The original master plan report includes valuable community research data and summaries of the findings, further interrogation of the Macedon Ranges Shire Council requirements has assisted in establishing the following key spaces, and subsequently, the return brief:

LIBRARY, COMMUNITY AND VISITOR INFORMATION HUB

The main programmatic focus of the site, the library and community hub has several key spaces it requires for staff and public including:

- A shared foyer space acting as a gallery, and home to the visitors centre and council information desk
- The library area, featuring admin, meeting rooms, workspaces, children's facilities and a digital hub
- Additional admin and meeting facilities
- Community Radio facilities
- Public amenity facilities
- Connection to the performance theatre space

OUTDOOR AGORA AND MARKET HALL

The primary outdoor space, this public area requires the following key features:

- Outdoor performance area and undercover stage with speakers, screens and lights
- All weather surface able to be used for the Farmers Market and Boule (petanque) tournament
- Sheltered space for Market days

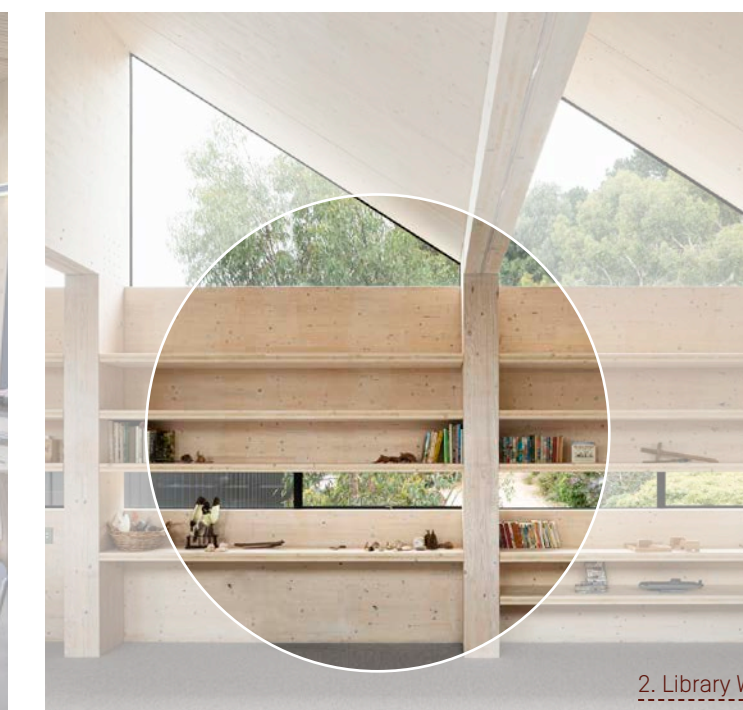
WINE/VISITOR CENTRE

With potential for integration into the visitors centre, an opportunity for a wine room and cellar to showcase regional wines.

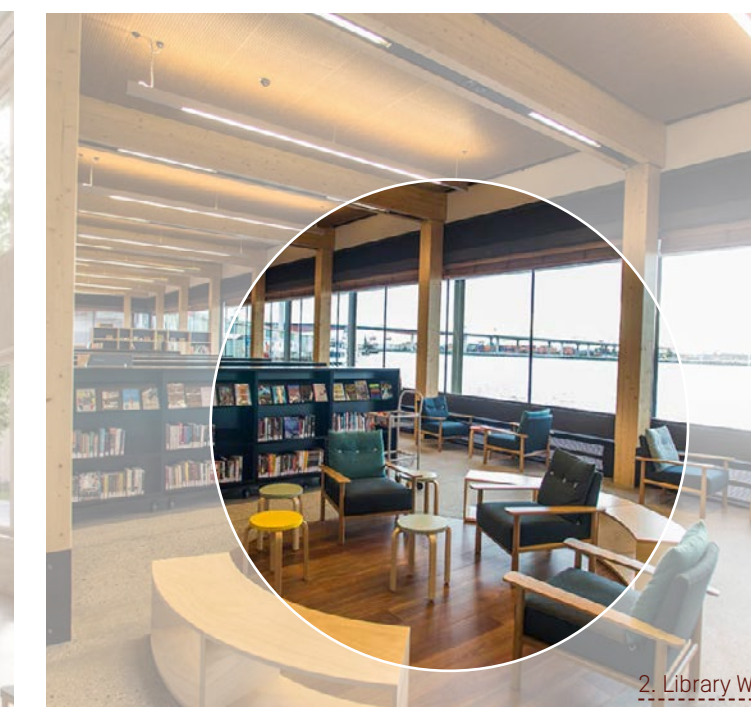
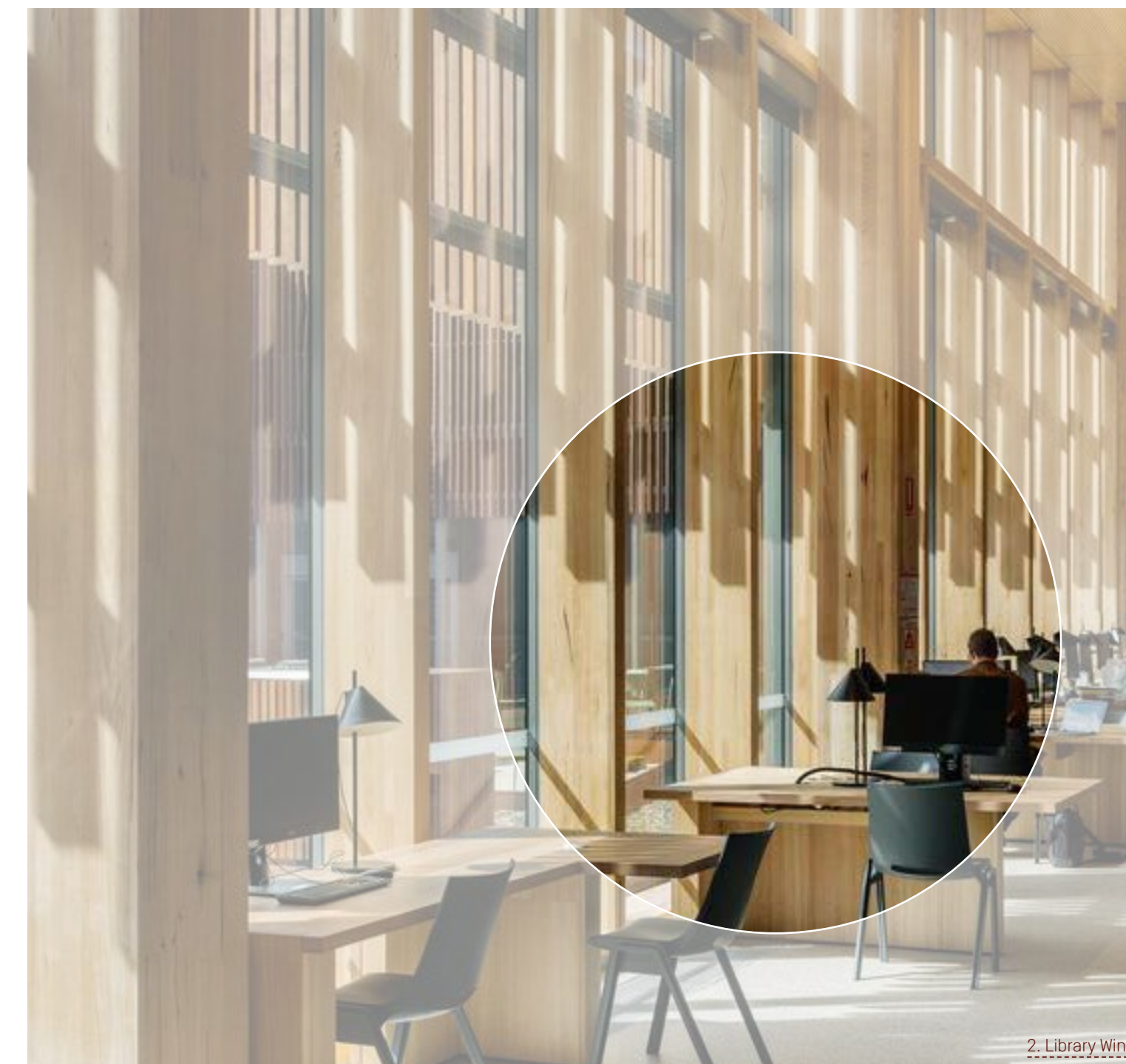
CAFE AND KITCHEN

With potential for integration into the visitors centre, an opportunity for a cafe and kitchen that can serve the indoor and outdoor year round programming of the site.

Area Schedule		
Room Name	Area	
1. Foyer, Gallery & Cafe		
Foyer	140	
Gallery	97	
Cafe	100	
Council Office	20	
VIC Office	25	
2. Library Wing		
Library Reception	12	
Library Staff Office	17	
Amenities	22	
Storage	12	
Children's Area	36	
Meeting 1/Story Telling	22	
Meeting 2	22	
Digital Hub	35	
Library Collection	370	
3. Multi-Purpose & Amenities		
Radio Station	15	
Amenities	4	
Multi-Purpose 1	45	
Multi-Purpose 2	30	
Kitchen	9	
Storage	9	
Circulation	25	
Total Area	1067	
4. Theatre Stage 2		
Theatre	590	



*Precedent images for reference purposes only



FULLY INTEGRATED ENVIRONMENTAL DESIGN OUTCOMES THAT REFERENCE WOODEND'S HISTORY

SUSTAINABILITY OBJECTIVE

The objective for the Woodend Community Centre is to move forward in achieving industry leading practice in environmentally sustainable design throughout planning, construction and building management.

The building form and surrounding site has been planned with passive design principles to increase access to natural light, ventilation, thermal comfort and orientation to take advantage of the sites natural resources.

Maintaining and promoting the surrounding natural landscape has positive effects on physical and mental health for those who visit and work in this precinct.

MASS TIMBER CONSTRUCTION

The design for the Woodend Community Centre features a mass timber structural 'rib cage,' proudly on display. The timber structure draws links to Woodend's timber past, respecting the fabric of Woodend while creating an icon known for innovative design. Using timber rather than steel or concrete comes with a myriad of environmental and health benefits.



VALUING HERITAGE
Respecting the fabric of Woodend while creating an icon known for innovative design.



BUDGET & TIMELINE
Costs of timber construction compared to traditional steel structures may be mitigated or even improved on due to quicker construction time.



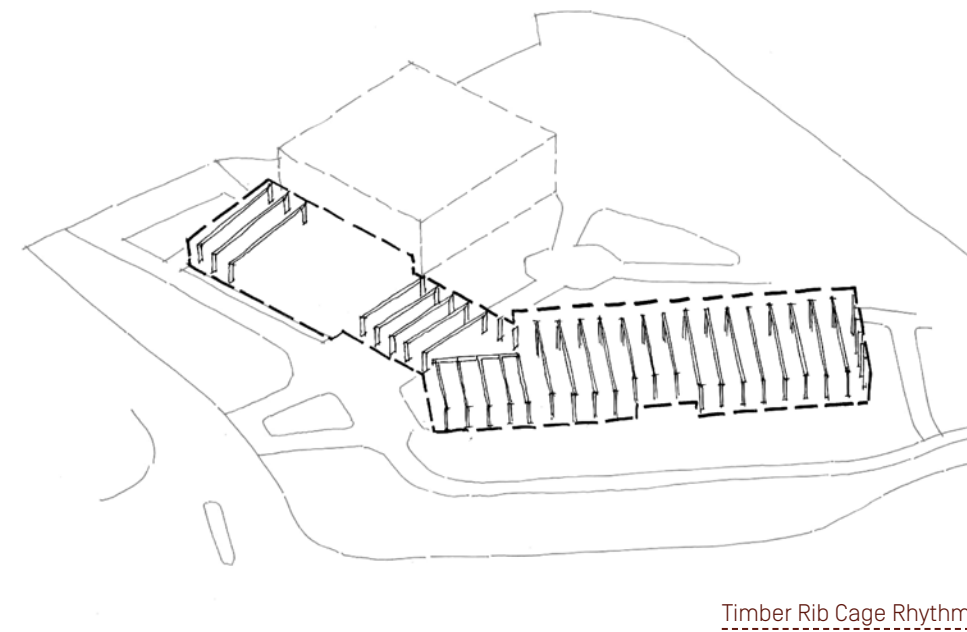
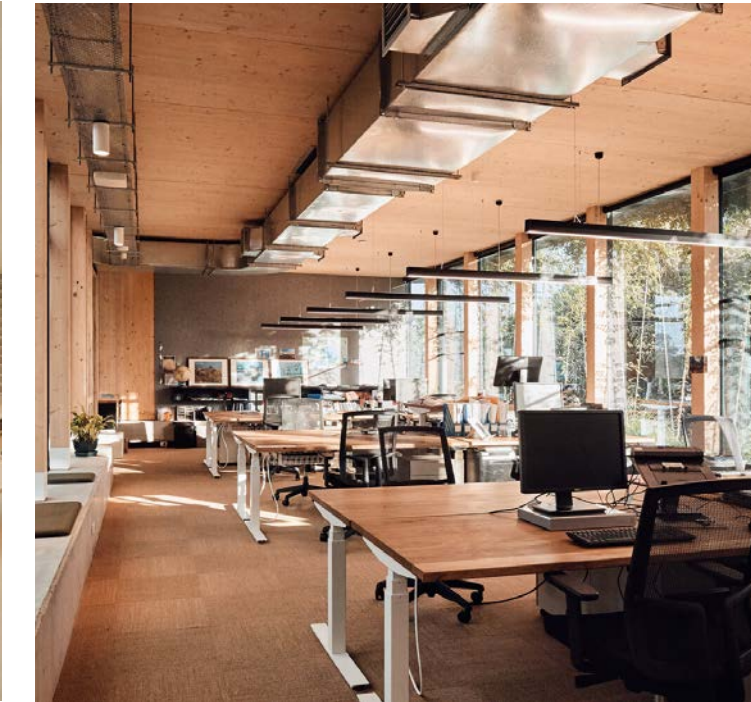
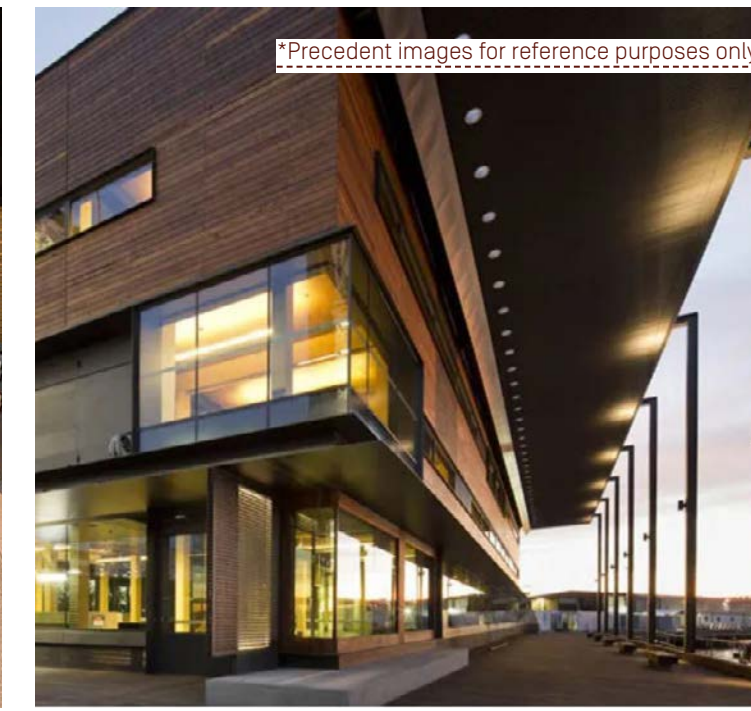
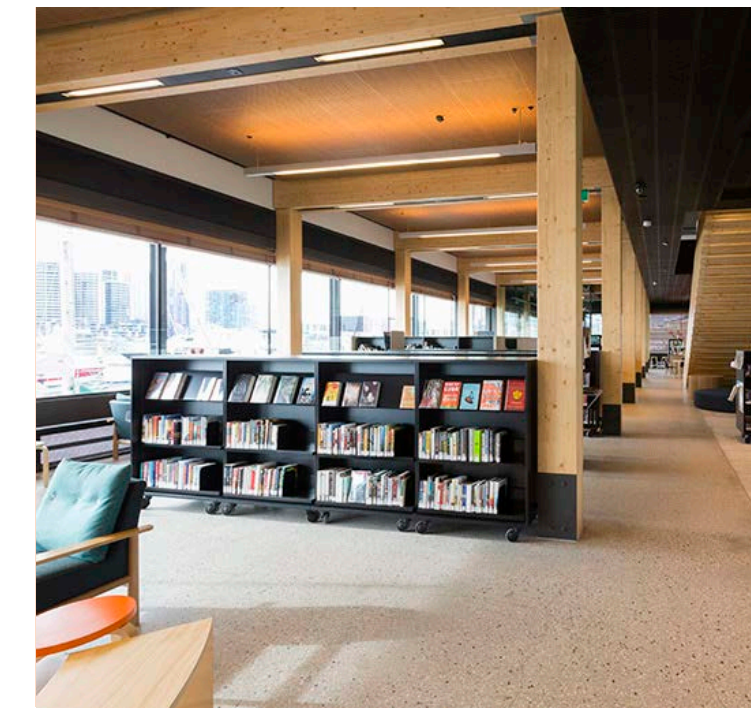
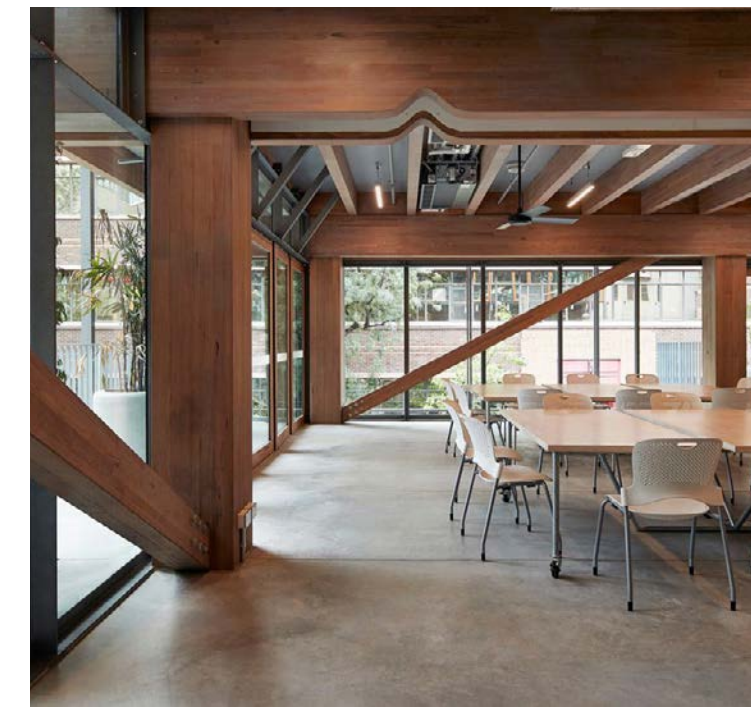
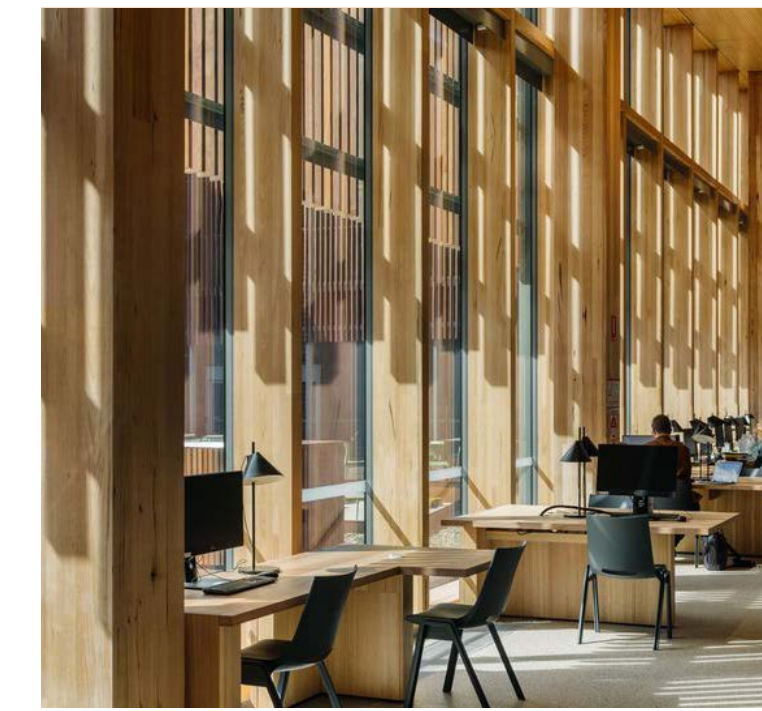
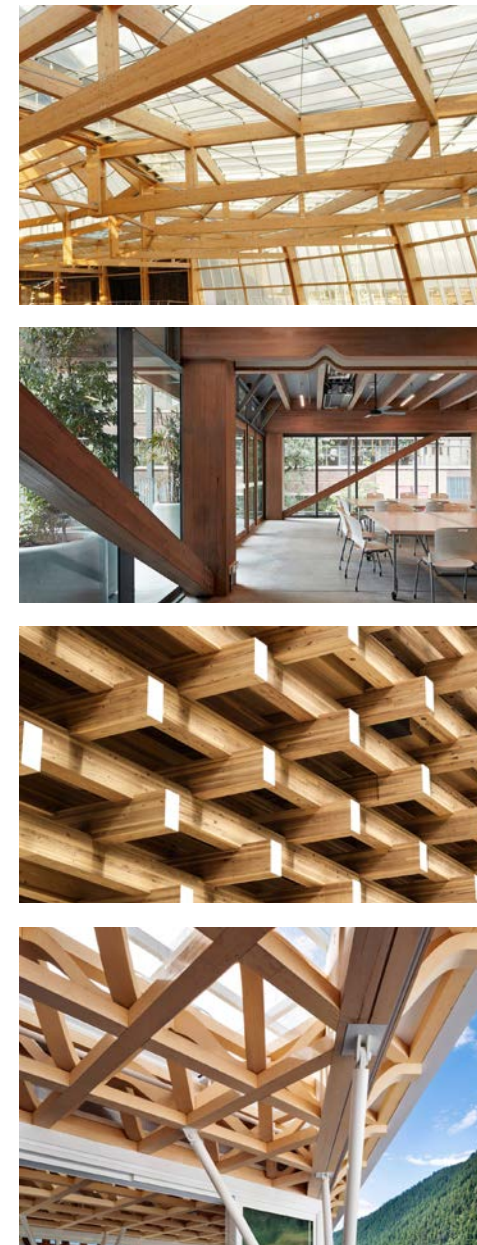
PERFORMANCE & DURABILITY
Designed to last for decades with minimal maintenance, timber is often chosen for its durability in harsh environments.



ENVIRONMENTAL PERFORMANCE
Timber captures CO2 as it grows and the energy to mill timber is a fraction of that required to manufacture similar members made from steel or concrete.



STRUCTURAL INTEGRITY
The strength to weight ratio of timber is significant, especially in comparison to steel and concrete.



Timber Rib Cage Rhythm

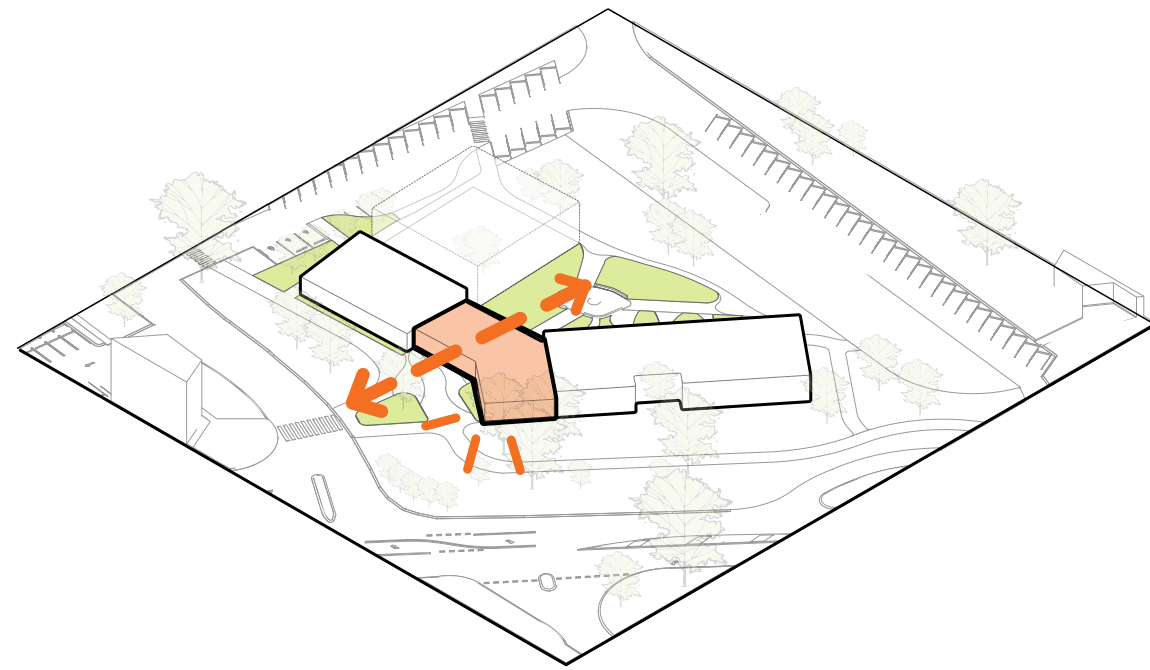
SECTION 02

DESIGN

RESPONSE

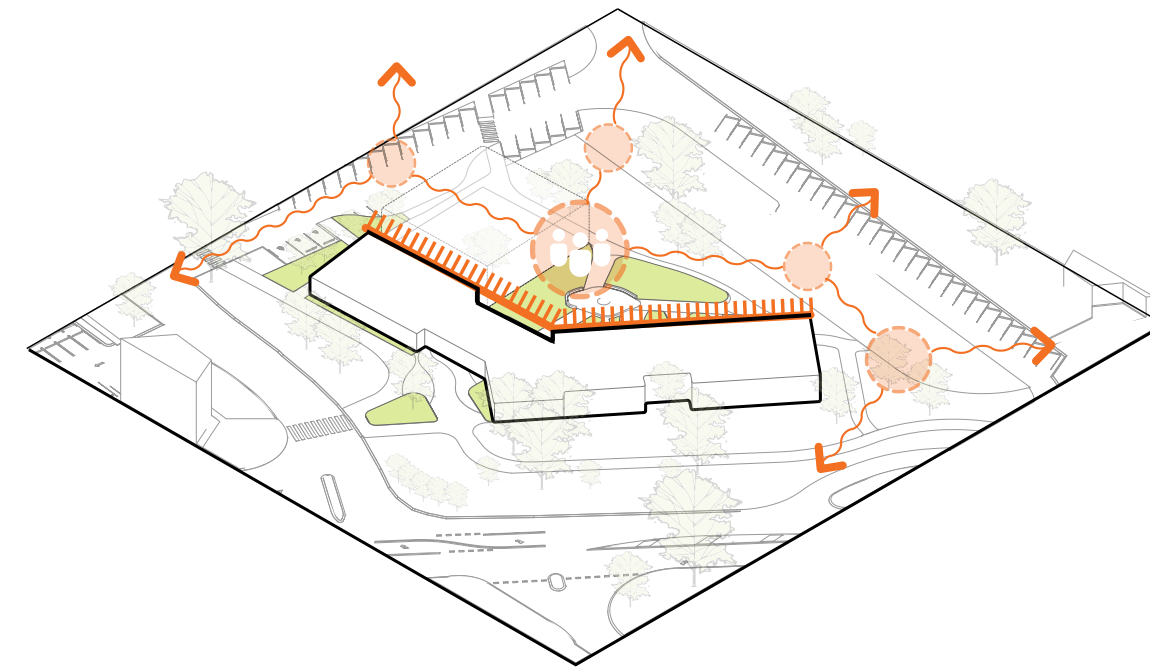
A FRAMEWORK THAT DELIVERS OUR VISION FOR THE WOODEND COMMUNITY CENTER

Four key **site-wide urban design strategies** building on the success of the site's current activities of the library and farmers' markets by creating purpose-built spaces for these activities. These design strategies prioritise cultivating a quality experience that **fosters connections, activation, accessibility and safety** throughout the site.



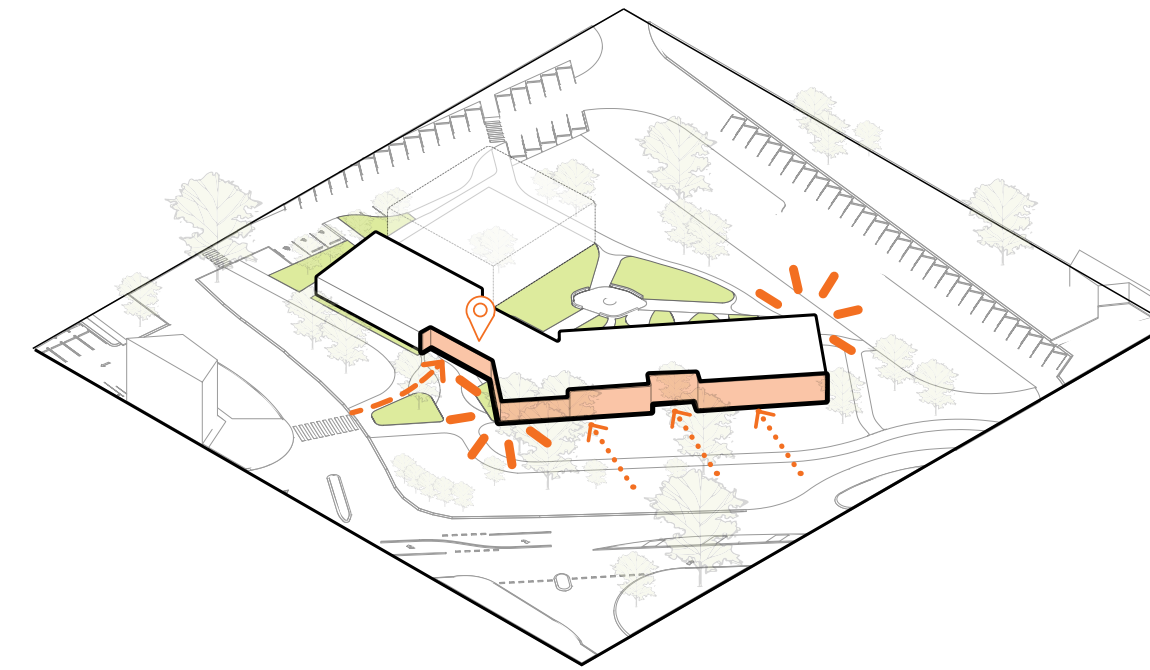
Increase Site Connectivity Through the Creation of a Transparent Bridge Between an East and West Wing

Bring buildings and activity to the edge of the site so people can see in, and through the Community Centre.



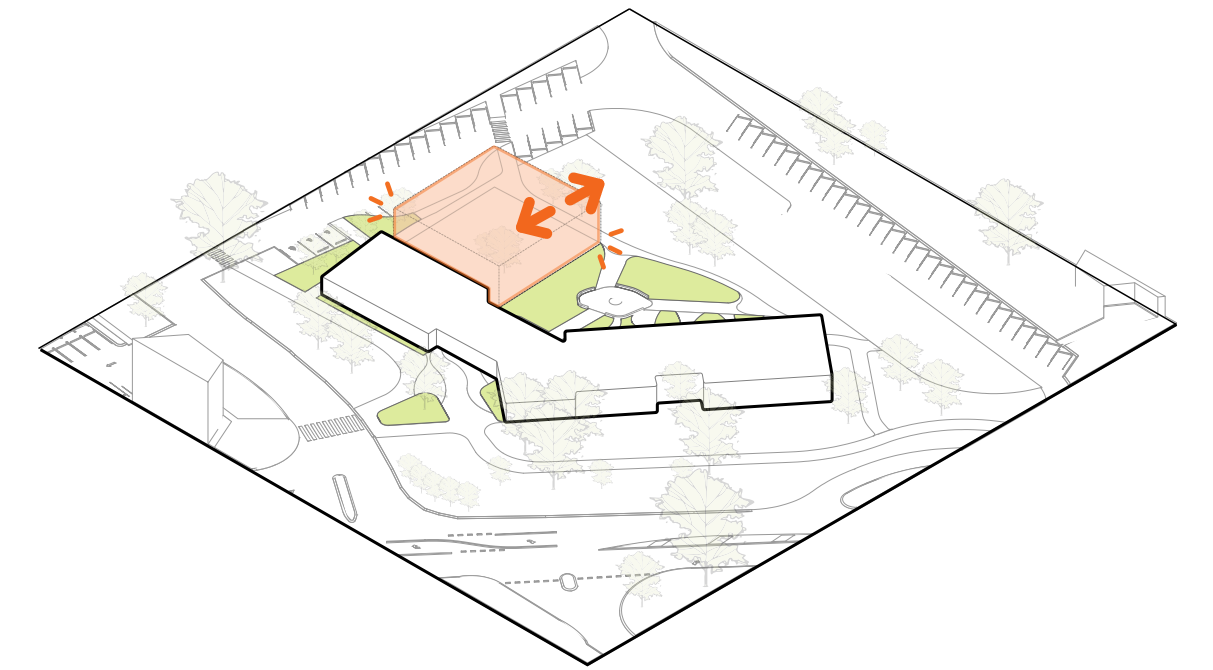
Honour Local Heritage by Wrapping the Building around a Feature Indigenous Garden

Ensure buildings don't overshadow outdoor spaces. Design transparent buildings with views towards the landscape.



Create a Destination Space with Increase Connectivity Maximising Visibility to the Gallery and Library

Enhance connection to, across and beyond the site creating multiple of ways to come and go easily and safely.



Maximise flexibility with a Bi-functional Indoor-Outdoor theatre

Make it possible for different events / activities to utilise the same infrastructure.

A GATEWAY FOR HIGH STREET & A MEETING SPOT FOR WOODEND

TRANSPARENT, DYNAMIC, FLEXIBLE & INCLUSIVE
Multi-use, multi-functional and multi-generational: a place to embrace our community with spaces for all

GREATER OPPORTUNITIES FOR COMMUNITY INTERACTION
Be a central place for our community and a destination for visitors

A PROUD TIMBER STRUCTURE TELLS THE STORY OF WOODENDS HERITAGE
Recognise Woodend as a historic Timber Town with links to the Wombat Forest and many former mills in the town and district

HONOUR FIRST PEOPLES HISTORY
Commemorate the crossroads of 3 clans of the Kulin Nation: the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung

WOODEND LIBRARY & COMMUNITY CENTRE

ENHANCED GREENING & LANDSCAPE
Cohesive material and planting palette to integrate Indigenous storytelling, native planting, and exotic trees



A MASTER PLAN TO SUPPORT ACTIVATION & COMMUNITY EVENTS

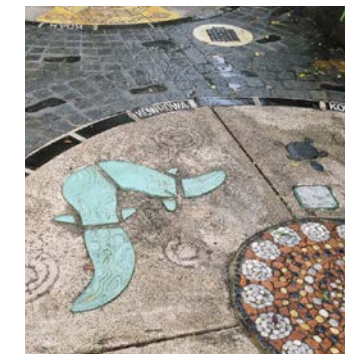
The Community Centre site is filled with places to meet, learn, rest, and shop - seamlessly integrating the new agora and Indigenous garden with the broader High Street precinct.



01 Market Hall
An outdoor multi purpose shelter used as a food hall during event days or flexible event space.



02 Agora
A flexible all weather surface able to be used for the farmers markets, Boule tournaments and vintage car days.



03 Central Meeting Space
The metaphoric 'meeting space' of the three clans, with decorative pavement treatment and storytelling. Used for events and smoking ceremonies.



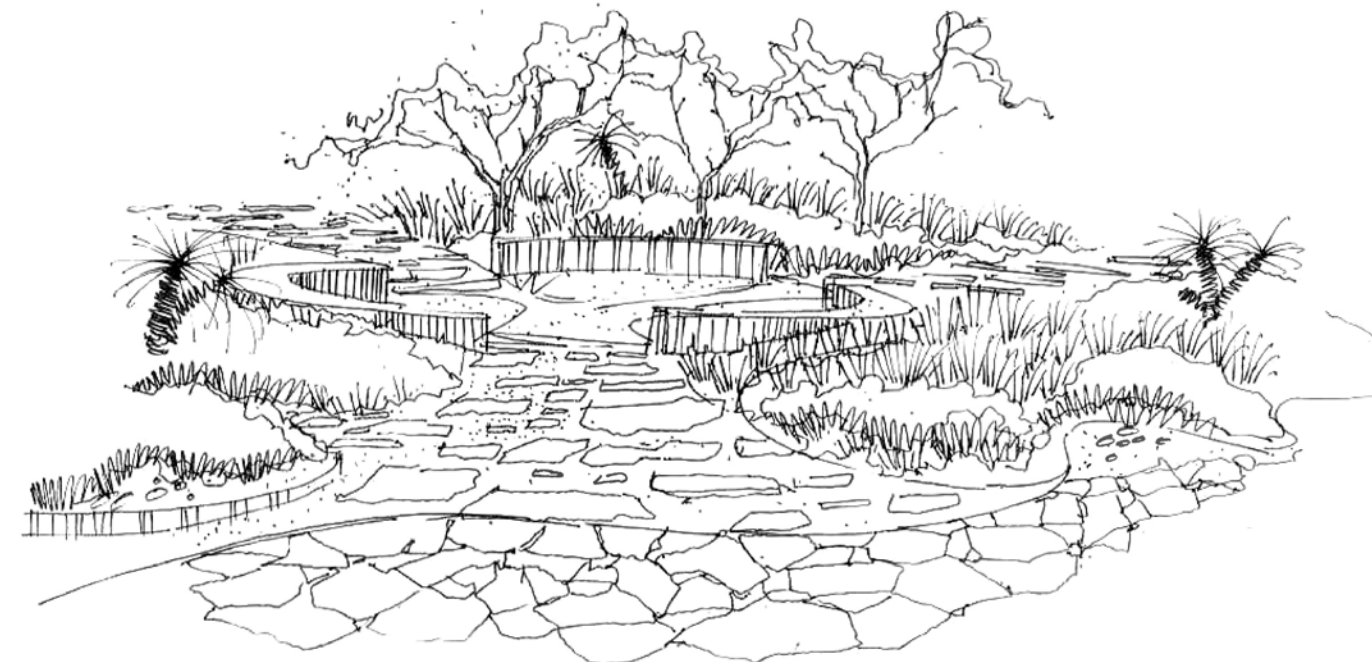
04 Native Grass Garden
With gravel paths to separate individual species.



05 'Ceremonial Entry'
Transparent foyer and gallery with views from street through to native garden carries through external Indigenous themed pattern paving creating and outside - inside space.



06 Avenue of Elms
Existing elms fronting site are retained and respected. Formalised European gardens create an entry statement.



Central Meeting Space

*Precedent images for reference purposes only



- Key**
- ① MARKET HALL
 - ② AGORA
 - ③ CENTRAL MEETING SPACE
 - ④ NATIVE GRASS
 - ⑤ 'CEREMONIAL' ENTRY
 - ⑥ AVENUE OF ELMS
 - ⑦ TREE PLANTING TO HIGH STREET
 - ⑧ LIBRARY WING
 - ⑨ MEETING WING
 - ⑩ THEATRE (STAGE 2)
 - - - EXISTING BUILDING FOOTPRINT

Ground Floor Plan
Scale: 1:500 @ A3

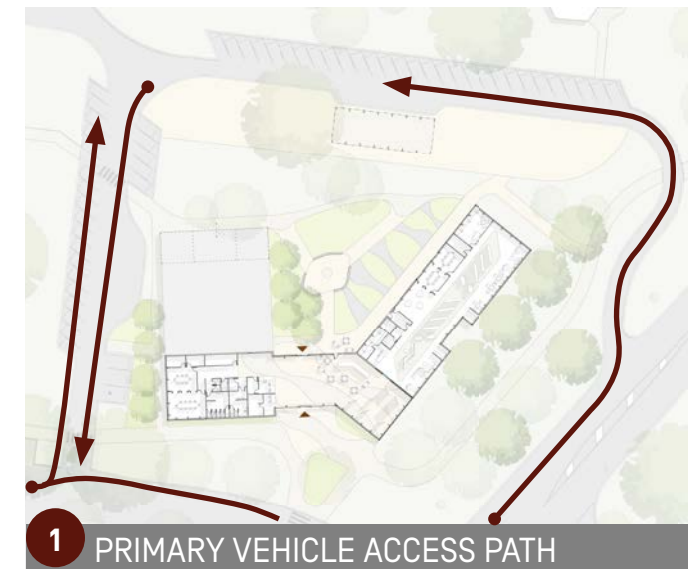
BUILDING ON & MAKING NEW CONNECTIONS MOVEMENT & ACCESS

The master plan is designed to ensure that everyone in the Woodend community is able to enjoy the benefits of **visiting, learning and working** within the space. More formalised vehicular parking encourages visitation and tourist activity, as well as easier and safer access to the site for the community.

A gateway from High Street will serve as a **clear and welcoming entrance** to a precinct for community, culture, arts and retail. Efficiency of servicing and loading has been improved, a much needed service for outdoor events and critical for supporting a vibrant performance space and contemporary library.

PRIMARY VEHICLE ACCESS

The primary two way vehicle access is located off Forest Street, separated from the main pedestrian crossing to the east. Visitors arriving by car have the choice of using the one way entrance off high street, using the parks adjacent the swimming centre, or accessing the site from Forest Street utilising car parking closest to the skate park.



PEDESTRIAN ACCESS

The Concept Plan puts pedestrians first. Major pedestrian entries and openings on either side of the site create a much-needed pathway that is accessible, safe and well-connected.

The use of visually consistent materials and smooth, level surfaces ensures accessibility and safety for all users along with minimising cross over points for pedestrian safety.



LOADING AND SERVICE VEHICLES

Efficiency of servicing and loading has been improved- a much needed service for outdoor events and critical for supporting a vibrant performance space and contemporary library



CONVENIENCE PARKING

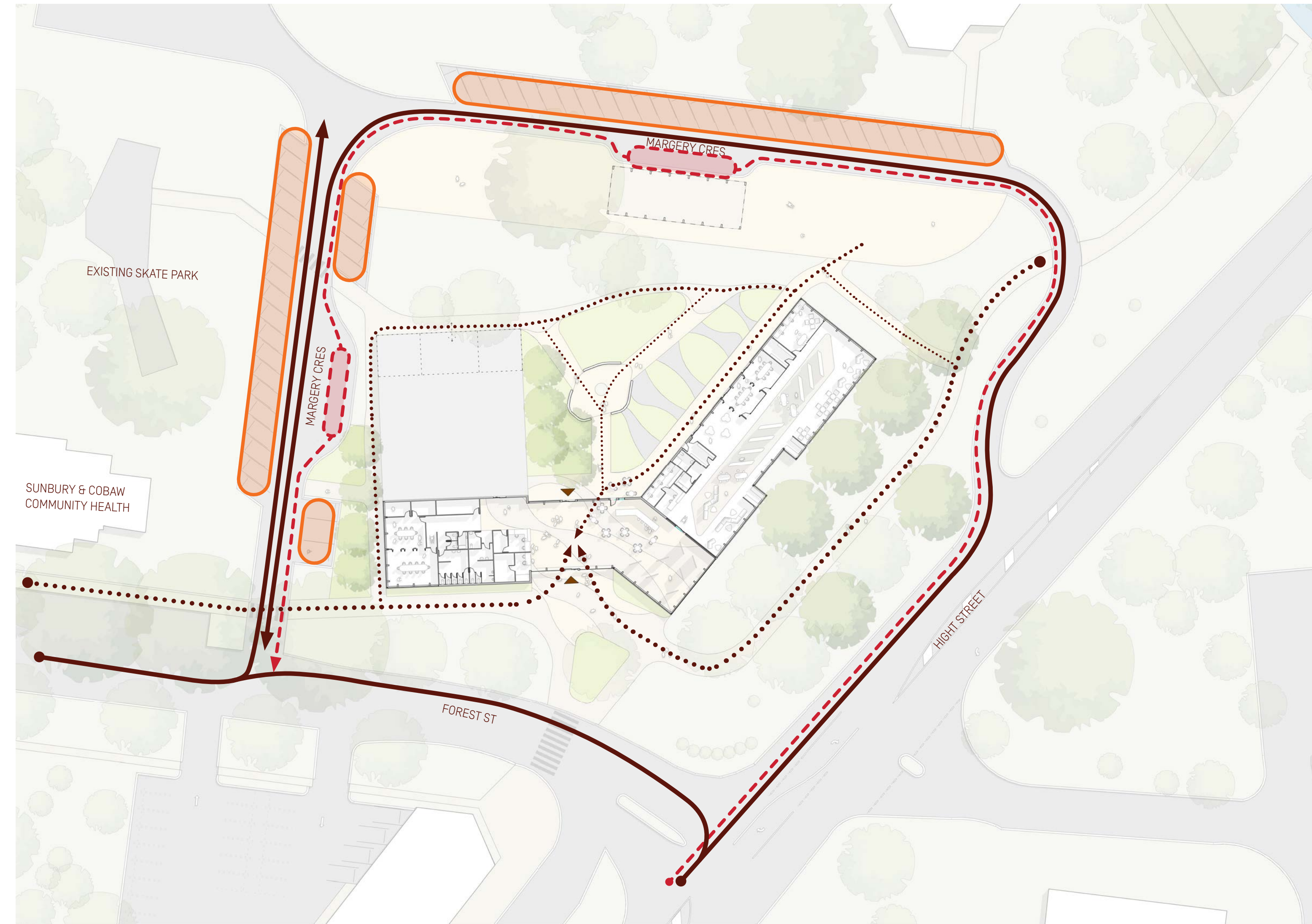
The convenience parking spaces located at the rear of the site are accessed from the one way crossover to High Street, and the two way crossover on Forest Street.

These parking spaces provide an easy opportunity for motorists to park and access the local amenity within the precinct.



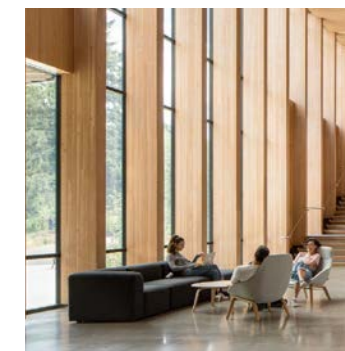
KEY:

- PRIMARY VEHICLE ACCESS PATH
- PEDESTRIAN ACCESS PATH
- LOADING/SERVICE VEHICLE PATHS
- CONVENIENCE PARKING



A FLEXIBLE, TRANSPARENT GROUND LEVEL THAT EMBRACES COMMUNITY & VISITORS WITH SPACES FOR ALL

The Community Centre will serve the community, attract visitors, nurture the economy and function as one of the Macedon's most innovative, well-designed, multi-purpose public spaces.



01 Foyer / Gallery
The large main entry and foyer serves as a gateway from High Street, presenting a clear and welcoming entrance to a precinct for community, culture, arts and retail.



02 Library
The main library collection runs parallel with High Street, welcoming the public and inviting passers by to engage with the site.



03 Children's Area
Key elements include Children's story time area and toy library, allowing families and children to utilise the community centre for learning and play.



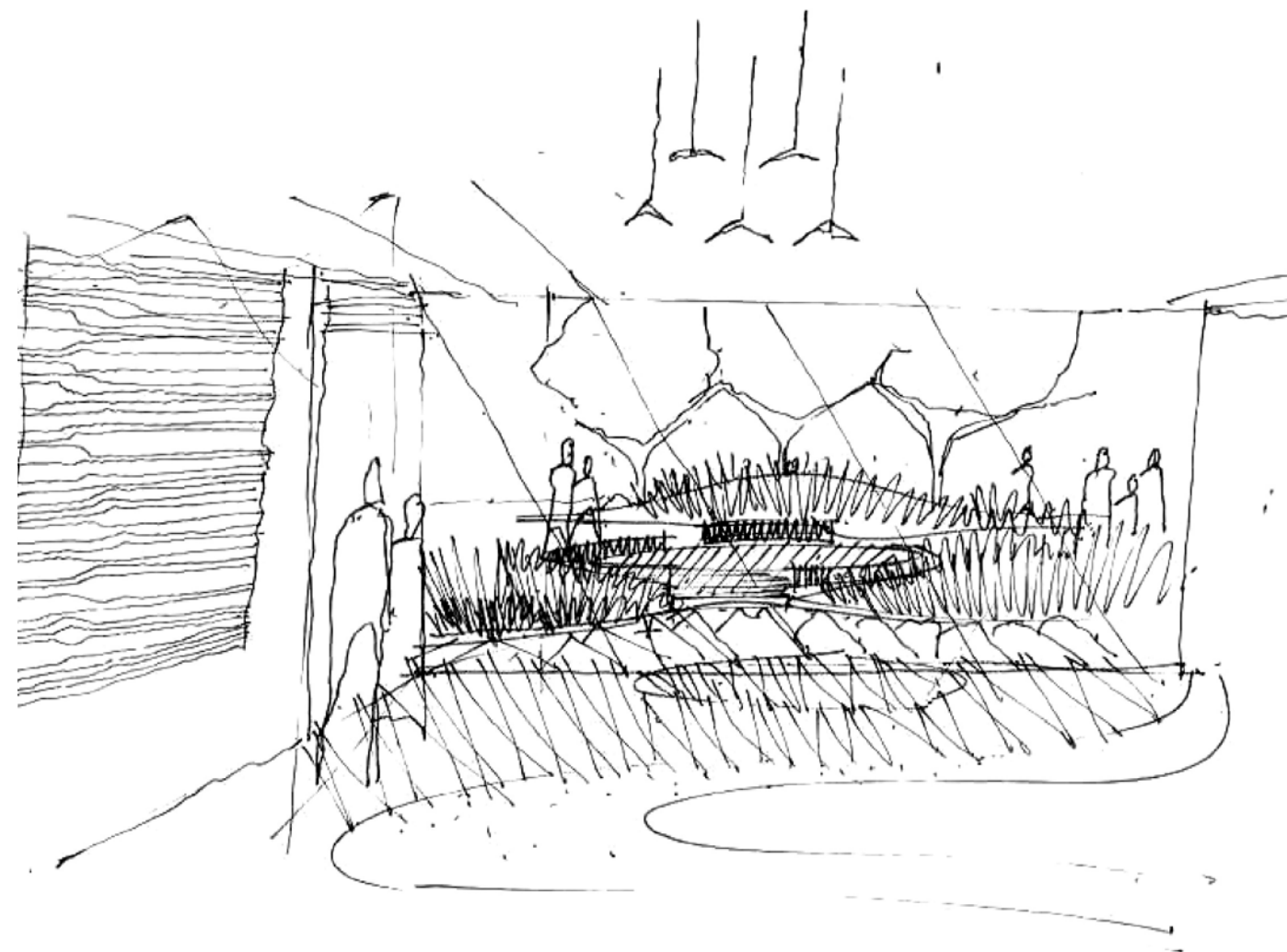
04 Cafe
A cafe and local produce store will assist in the activation of the site as well as championing local produce and producers.



05 Visitor Information
The landscaped plaza is a public place which invites visitors into the space to sit and dwell, or access the retail and food & beverage tenancies at ground



06 Meeting Rooms
Library meeting rooms at perimeter of building can be opened up to informal 'market square' to be used as part of Farmers Market or other activities.



Ceremonial Entrance

*Precedent images for reference purposes only

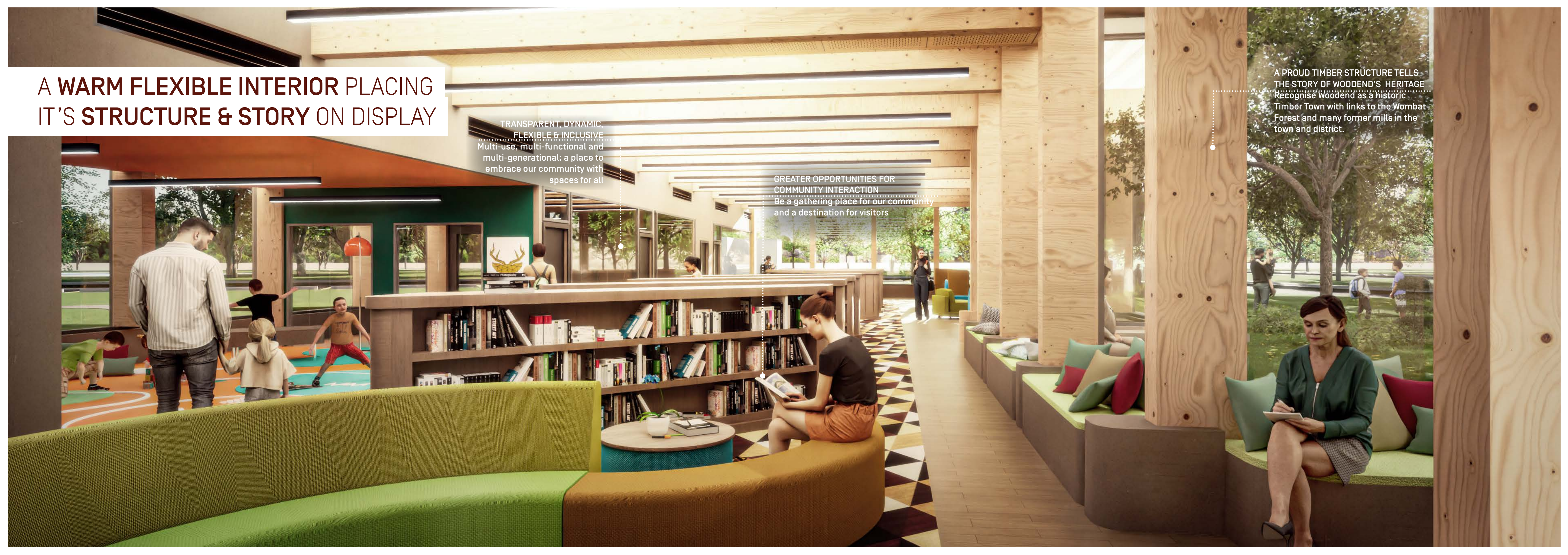


A WARM FLEXIBLE INTERIOR PLACING IT'S STRUCTURE & STORY ON DISPLAY

TRANSPARENT, DYNAMIC,
FLEXIBLE & INCLUSIVE
Multi-use, multi-functional and
multi-generational: a place to
embrace our community with
spaces for all

GREATER OPPORTUNITIES FOR
COMMUNITY INTERACTION
Be a gathering place for our community
and a destination for visitors

A PROUD TIMBER STRUCTURE TELLS
THE STORY OF WOODEND'S HERITAGE
Recognise Woodend as a historic
Timber Town with links to the Wombat
Forest and many former mills in the
town and district.



APPROACHES TO LANDSCAPE THAT ACHIEVE QUALITY SPACES FOR COMMUNITY ACTIVITIES

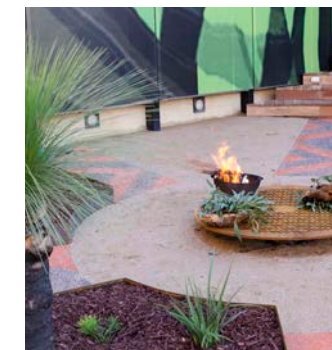
The creation of a high quality community space will be achieved through the design of landscape elements which provide cohesive integration of exterior and interior spaces. The Indigenous Garden within heart of the Community Centre symbolises the convergence of Woiwurrung, Dja Dja Wurrung and Taungurung Country.



01 Outdoor Markets
The existing avenue of deciduous trees along Forest Avenue and High Street will provide shade during summer months and accommodate the markets and other events.



02 Meaningful Materials
Naturalistic materials such as decorative stone, gravel and earth are symbolic of the character of the region and celebrating the Australian landscape.



03 Meeting Place
The central garden within the community facility will support cultural activities that celebrate the neighbouring First Nations converging within the Woodend region.



04 Indigenous Planting
The selection of materials, both hard and soft will celebrate the indigenous heritage, showcasing plant species native to the region, creating an arrival experience and embedding the building within the landscape.



05 Public Art
The Indigenous Garden and adjacent spaces surrounding the community centre provide the flexibility to become curated spaces for local artists within the Woodend community.



06 Outdoor Spaces for Contemplation
A central meeting space within the garden allows a place for meeting, ceremony and education, also encouraging a connection with the natural environment.

*Precedent images for reference purposes only



- Key**
- ① MEETING PLACE
 - ② NATIVE GRASS GARDEN
 - ③ CAFE SEATING AREA
 - ④ SEAT WALL - RAMMED EARTH
 - ⑤ DECORATIVE PAVEMENT
 - ⑥ NATIVE MEADOW GARDEN
 - ⑦ WOODLAND GARDEN
 - ⑧ SCULPTURE TRAIL & INTERPRETIVE SIGNAGE
 - ⑨ FORECOURT
 - ⑩ ENTRY GARDEN
 - ⑪ GARDEN BENEATH EXISTING TREE
 - ⑫ GALLERY

Landscape Plan
Scale: 1:250 @ A3

A DYNAMIC & FLEXIBLE EVENT OVERLAY

PLANNING FOR A RANGE OF EVENT OVERLAYS

User groups have diverse needs. Spaces to engage with learning and activity outdoors rather than just inside will diversify community use. The Concept Design outdoor spaces are flexible in their use, and encourage engagement with indigenous flora and fauna.

The Concept Design includes a flexible Agora, providing more market stalls on a better-connected and serviced site, giving market operators and visitors increased options and enjoyment on market and event days.

Additionally transforming the site from open space to a destination bi-functional theatre for performances, live gigs, and arts and culture showcases will generate activity and revenue for the Woodend community.

The primary outdoor space, includes the provision for the following key features:

- 95 x 3x3m Market Stalls
- Market Hall with Loading Zone for food trucks
- Bi-functional theatre and for outdoor performance with speakers, screens and lights
- All weather surface (Agora) able to be used for the Farmers Market, Boule (petanque) tournaments and car shows
- Exterior facing doors to library meeting rooms offer increased functionality on market days
- Cafe/Produce Store with external facing window to indigenous garden
- Inclusive bathroom and parents room facilities for 400 people in main foyer to be utilised as public facilities on event days



*Precedent images for reference purposes only





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