

Deans Marsh Community Hub

Draft Facilities Development Plan

6th Nov 2022 4.00pm

This document is a summary of what was presented at the community presentation on 6 Nov 2022 only and should not be relied upon in isolation. Please refer to the Draft Concept Development Plan and Issues and Opportunities Report on our website for full details and information.



Executive Summary

1.1 Overview of Purpose

- 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.
- This presentation will provide the key information of 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.
- This report provides an overview of the site investigations, community consultation, brief preparation and design options, for the Facility Development Plan.
- This report will be available on the council website.

Executive Summary

1.2 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 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.

Executive Summary

- 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.

Recommendation

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.

Recommendation

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.



Our Response

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 along with associated ancillary spaces.

Our response

- 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 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.

Facilities Brief

Following extensive consultation with the community, a Facilities Brief was developed for the proposed hub.

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 semi-commercial kitchen.
- An Early Learning Facility.
- Office and administration space.
- A small meeting room and come consultation space.

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

Facilities Brief

DEANS MARSH HUB DRAFT BRIEF SUMMARY REV 7

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/Alid 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 Activity 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
Long Day Care staff toilet	2.5 x 2.7	7
		134
Hospitality Spaces		
Commercial Kitchen or High Level Domestic	5 x 5	25
Pantry / Cool Room	2 x 5	10
Kitchen 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
Plazza		100

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 well being and relate to the site context.
- Environmental sustainability measures will be incorporated.

Design Response

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 car park 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.

Design Response

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 located close 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.

Design Response

- 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.

Design Response

- The 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 overall design outcome is a finely grained, appropriately scaled, contextually sympathetic building.

Options Considered

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.

Options Considered – Option 1



Room No.	Room Name	Area
0000	Site	20000 m ²
0001	Site	20000 m ²
0002	Site	20000 m ²
0003	Site	20000 m ²
0004	Site	20000 m ²
0005	Site	20000 m ²
0006	Site	20000 m ²
0007	Site	20000 m ²
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0100	Site	20000 m ²


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SCALE: 1 : 200
 GA: DESIGN
 DATE: 09/05/22

DEANS MARSH COMMUNITY HUB
 20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 1 [FS 1]
 SITE PLAN

Options Considered – Option 1



0 1000 5000 10000 mm

Level 5, 176 Wellington Parade
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SHEET FROM PROJECT NAME: DESCRIPTION: DATE REV:

SCALE: 1:100
QA: DESIGN
DATE: 05/10/2022

DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 1. [FS 1]

FLOOR PLAN

We acknowledge and pay respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

Options Considered

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 can be retained

Options Considered – Option 2



Room Area, Net GFA	
Room	Area
001	100.00
002	100.00
003	100.00
004	100.00
005	100.00
006	100.00
007	100.00
008	100.00
009	100.00
010	100.00
011	100.00
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CLIENT / FIRM / ARCHITECT / DESIGNER	DESCRIPTION	DATE	REV
DEANS MARSH COMMUNITY HUB	OPTION 2	05/10/22	1

SCALE: 1 : 200
 DATE: 05/10/22
DEANS MARSH COMMUNITY HUB
 20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 2 [FS 1]
SITE PLAN

We acknowledge and pay respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

Options Considered – Option 2



01000 5000 10000 mm

Level 1, 176 Wellington Parade
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CLIENT NAME APPROVAL DATE DESCRIPTION

ISSUE NO DATE REV

SCALE: 1:100
QA: DESIGN
DATE: 05/10/2022

DEANS MARSH COMMUNITY HUB

20 PENNYROYAL VALLEY ROAD, VICTORIA, 3235

OPTION 2. [FS 1]

FLOOR PLAN

We acknowledge and pay respect to the past, present and future Traditional Custodians and Owners of this nation and the contribution of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

Options Considered

OPTION 2

- Locates toilets to the north enabling internal use only, no external access to the 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 2.
- The skate park can not be retained in it's 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.

Artist's Impressions



Artist's Impressions



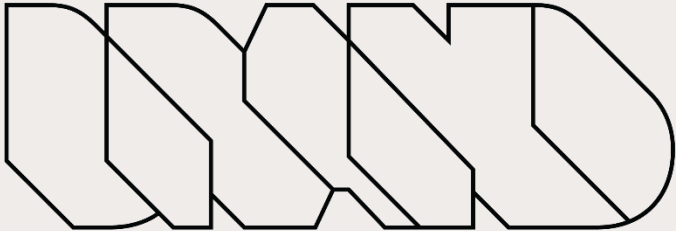
Artist's Impressions



Artist's Impressions



Thank You Questions?



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Have your say!

