



Wollondilly Community, Cultural and Civic Precinct

Master Plan Report

28th October 2020



WESTERN SYDNEY
CITY DEAL



Tract



williams ross architects

Table of Contents

1	Introduction	3
1.1	Report Purpose & Structure	3
1.2	Terms of Reference	3
1.3	Acknowledgements	3
1.4	Abbreviations	3
1.5	Methodology	3
2	Master Plan - Vision & Principles	4
2.1	Master Plan Vision	4
2.2	Master Plan Design Principles	4
2.3	Master Plan	5
2.4	Campus Approach	10
2.5	Architectural Form and Materials	12
2.6	Environmentally Sustainable Design	15
2.7	Universal Access and Design	15
2.8	Crime Prevention Environmental Design	15
2.9	Masterplan Stages	16
2.10	Precinct Car Parking	17
3	Multi-function Theatre	19
3.1	Introduction	19
3.2	Facility Siting & Forecourt	20
3.3	Design Brief Development	21

Williams Ross Architects
Suite 1, 70 Kerr Street, Fitzroy, Victoria 3065
Tel (03) 9416 3044

email@williamsross.com | www.williamsross.com

ACN 005 624 868 | ABN 96 005 624 868

Directors: Virginia Ross, Christopher Hose,
Stephen Maxwell, Tamara Beck

Issue Date
draft 19/10/20
Final 21/10/20
Final A 28/10/20

1 Introduction

1.1 Report Purpose & Structure

Wollondilly Shire Council (WSC) have commenced planning for a visionary redevelopment to create the Wollondilly Community, Cultural and Civic Precinct (WCCCP) in Picton.

The Precinct Masterplan was endorsed by Council in 2019 to proceed into more detailed brief development, master planning and public domain planning phases.

This report summarises this work for Council's review and comment. Some changes to the design and brief may occur in subsequent stages of design to deliver high-quality, functional and operationally sound projects within the budget and program.

The key projects in the Precinct include:

- Refurbishment and extension of the Shire Hall
- New Children's Services and Community building
- New Multifunction Theatre facility
- New Government Services Centre
- New Library and Learning Hub
- Community, Arts, Exhibition and Workshop spaces
- Significant public open space and public domain works

This report provides a guide to ensure a cohesive design approach and ensure the master plan vision and principles are met in subsequent stages of development.

This report should be read in conjunction with the WCCCP Public Realm Report.

1.2 Terms of Reference

This report was prepared for the use of Wollondilly Shire Council by Williams Ross Architects. No one other than Wollondilly Shire Council may rely on it and Williams Ross Architects does not accept responsibility to any other user.

Analysis, brief development and design work has been undertaken to Master Plan level. Subject to these limitations Williams Ross Architects confirms that to the best of its knowledge the content and drawings provided in this report are a fair and reasonable description of proposed facility requirements and a potential development approach at the time of writing.

1.3 Acknowledgements

We acknowledge the input of Council, the Project Control Group and Project Working Group in informing the development of the brief and master plan.

We also acknowledge the Project Stakeholders and consultant team input into the development of the project brief and design.

1.4 Abbreviations

DDA	Disability Discrimination Act
ESD	Environmentally Sustainable Design
GSC	Government Services Centre
NCC	National Construction Code
WCCCP	Wollondilly Cultural, Community and Civic Precinct
WSC	Wollondilly Shire Council
WSUD	Water Sensitive Urban Design

1.5 Methodology

1.5.1 Previous Work

This project builds on the master plan endorsed by Council in 2019 and acknowledges the strategic direction taken at that time. While the first step in this process was to review this previous work, the foundation for decisions made and the direction taken were strong and remain relevant to Wollondilly 2040, the local strategic planning statement dated March 2020.

As such, please refer to the previous reports and relevant Council policy and reports supporting the WCCCP including:

Previous Master Plan Reports:

- WSC CCCP Funding Application for the Western Parkland City Livability Program
- WCCCP Stage 1 Consultation Outcomes Report, prepared by Elton Consulting, June 2019
- WCCCP Stage 2 Consultation Outcomes Report, prepared by Elton Consulting, August 2019
- WCCCP Urban Design Report, prepared by e8urban and Stephen Pearse Architects, August 2019

Relevant Council Policy and Reports:

- Wollondilly 2040, Local Strategic Planning Statement, March 2020
- Smart Shire Strategy, 2018
- Wollondilly Library Strategy 2020 - 2026, final draft, July 2020
- Draft WSC WSUD Guidelines, May 2020

1.5.2 Concurrent Work by Others

The master plan and facility brief development were informed by the following reports commissioned by WSC:

- Performance Space Strategic Review, prepared by Hawkridge Entertainment, 2020
- Wollondilly Shire Council Early Childhood Service Review, prepared by KU Children's Services, August 2020
- Draft Shire Hall DA application, prepared by SPA
- WSC Administration Building Planning Proposal, urban design report, prepared by e8urban, May 2020

2 Master Plan - Vision & Principles

2.1 Master Plan Vision

Council's vision for the Precinct is for it to become the community, civic, cultural and economic heart of Wollondilly. It will be a meeting place, a place for cultural expression, civic activities, business activity and will bring together community members, the business community and visitors to Wollondilly.

The Precinct will be transformative with significant social, environmental and economic benefits for Wollondilly Shire and the broader community.

The key projects in the Precinct include:

- Refurbishment and extension of the Shire Hall
- New Children's Services and Community building
- New Multifunction Theatre facility
- New Government Services Centre
- New Library and Learning Hub
- Community, Arts, Exhibition and Workshop spaces
- Significant public open space and public domain works

2.2 Master Plan Design Principles

Master plan design principles inform the architecture, landscape and public domain design of a place. They establish a set of qualitative criteria for future design; something that is particularly important when a master plan is delivered over a 10 year time frame as is proposed for the WCCCP.

The eight principles for urban design and place-making from the original master plan have been developed and adapted through further consultation and analysis of the project to produce the following Emerging Themes for the public realm and Master Plan Design Principles:

- Place-making
- Indigenous History
- European History
- Wollondilly's Water Story
- Art & Culture
- Campus approach to facilities
- Environmental sustainable design
- Universal access and design
- Crime prevention through environmental design



Aerial Perspective of the Precinct

Legend

- A Children's Services Centre
- B Flexible Community Arts, Exhibition and Workshop
- C Shire Hall
- D Government Services Centre
- E1 Multi-function Theatre
- E2 Library and Learning Hub



Twilight Perspective of the Precinct

2.3 Master Plan

The WCCCP brings together a range of community, civic and cultural uses, framed around the central north-south axis of the Shire Hall, Village Green and Civic Forecourt.

The north-south axis has been conceived as a connection of experiences and spaces along the path from Menangle Street to the Village Green. The public realm has been afforded more space, and allowed the north-south civic link to enhance views to the Shire Hall, and entry experiences into the new facilities.

The architectural form of the Multi-function Theatre marks the south-east corner of the civic precinct as a contemporary gesture to the historic marker of the old Post Office on the corner of Argyle and Menangle Streets. This important, formal relationship extends Picton's civic precinct from Argyle to Colden Street, and forms a gateway into Picton from that direction.

Arrival at the civic precinct will be made clear by the new building forms, with supporting signage, opportunities to advertise events and shows and night-time ambient lighting.

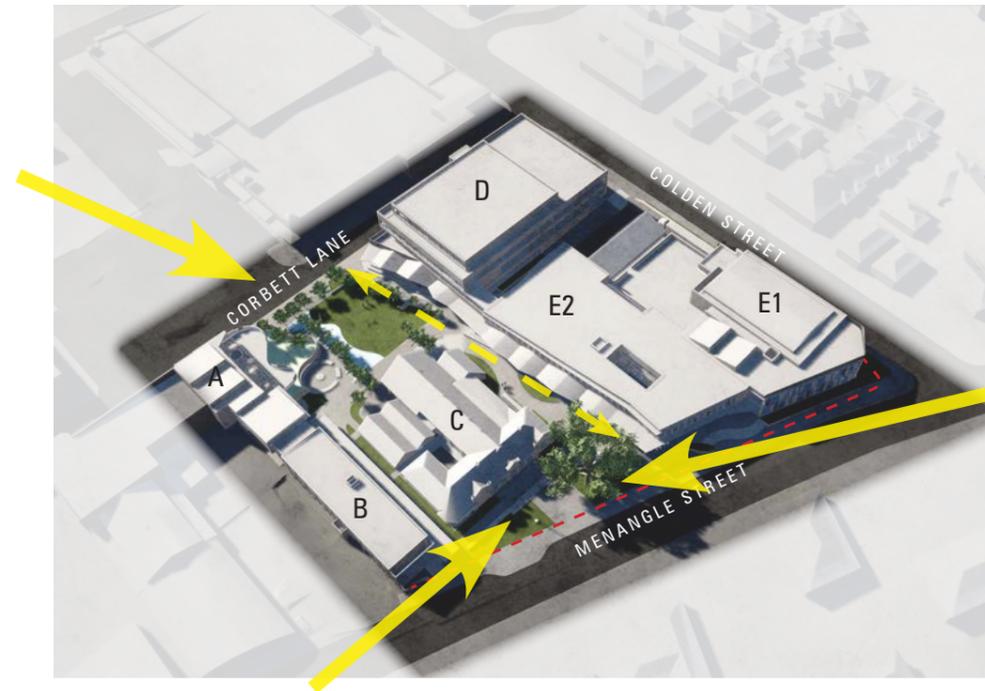
A new cafe or bar opportunity has been located on Menangle Street, under the generous existing tree in the Shire Hall forecourt. Tiered seating and landscaping create a relaxed and busy forecourt for day-to-day use and special events.

The narrower, existing pedestrian connection to the west of the Shire Hall has been re-conceived as an Arts Laneway. Opportunities for display of work in the new glazed building frontage and overhead catenary lighting create a changeable experience depending on the event, show or mood of the precinct.

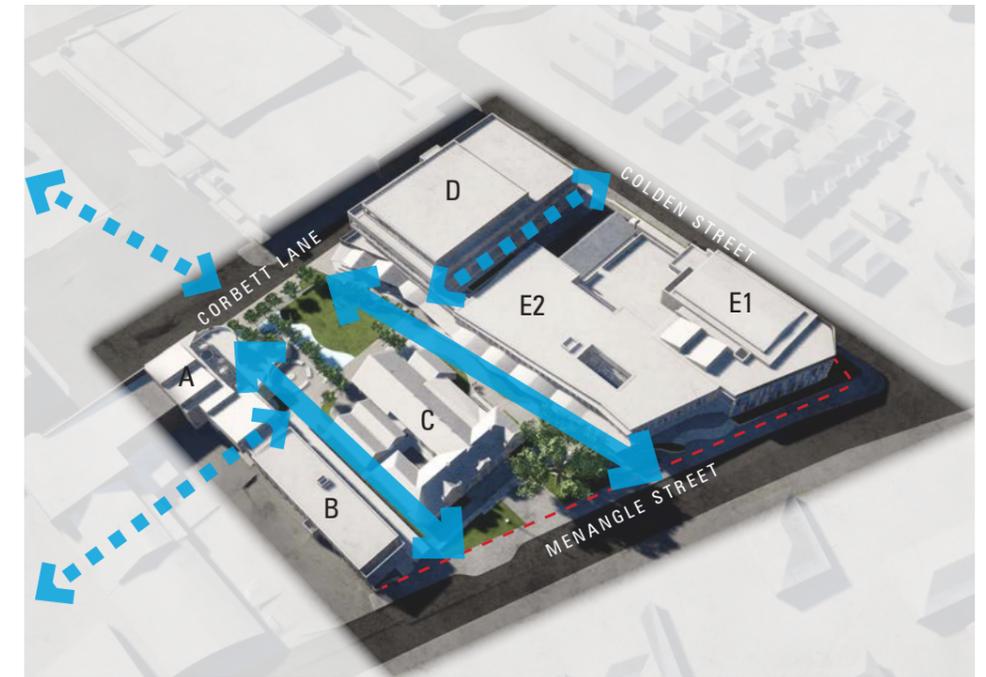
Arriving from Menangle street, the landscape opens out to the shady and welcoming Village Green. Arriving from the on-grade car parking to the north, the Village Green is the clear attraction, inviting people to enjoy the shade, activity and atmosphere. The north edge of the Village Green will be permeable but defined to maintain separation between pedestrians and vehicles.

Opportunity to connect the Precinct to Argyle Street to the east in the future is maintained.

The formal Master Plan principles are illustrated opposite with more detailed discussion following.



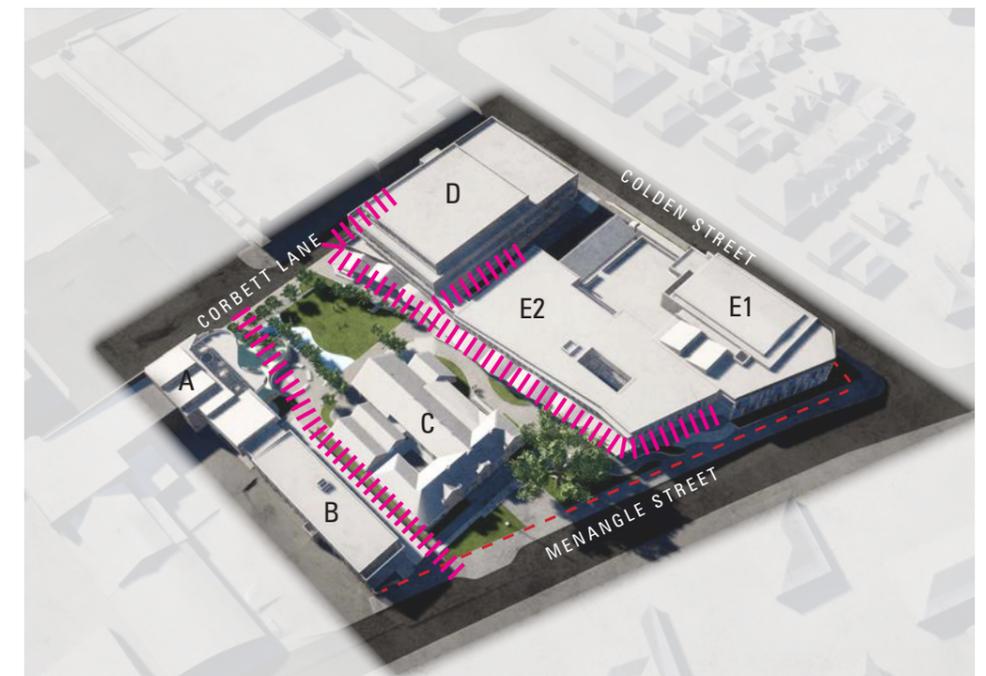
Master Plan Views



Master Plan Connections



Civic Edges



Interactive and Permeable Building Edges

2.3.1 Landscape Master Plan

Tract Consultants have developed the landscape master plan opposite as a series of spaces with different experiences creating a vibrant and cohesive precinct. The public domain themes developed through consultation and site analysis inform the Public Realm Plan for the precinct:

- Place-making
- Indigenous History
- European History
- Wollondilly's Water Story
- Art & Culture

Please also refer to the more detailed Public Realm Plan by Tract for more information.

Legend

- | | |
|---|----------------------------------|
| ① | PAC/Theatre |
| ② | Library/Learning Hub |
| ③ | Civic Forecourt |
| ④ | Destinational Bar |
| ⑤ | Shire Hall Forecourt |
| ⑥ | Civic Link |
| ⑦ | Government Services Centre |
| ⑧ | Village Green |
| ⑨ | Performance Space |
| ⑩ | Children's Play / Multi-use Play |
| ⑪ | Childcare Building |
| ⑫ | Outdoor Studio |
| ⑬ | Community Building |
| ⑭ | Arts Laneway |
| ⑮ | East-West Link |
-
- | | |
|--|--|
| | Existing Camphor Laurel Tree |
| | New Native Shade Tree |
| | New Deciduous Tree |
| | New Small Feature Tree |
| | Grass Lawn |
| | Swale Planting |
| | Garden Bed Planting |
| | Concrete Pavement |
| | Feature Pavement |
| | Playspace surfacing |
| | Feature Entry Gateway |
| | Play Sculpture (indicative) |
| | Timber Decking |
| | Swale Bridge |
| | Steps / Seating Edges |
| | Cafe Seating (indicative) |
| | Planted pergola. To Architect's detail |



Landscape Master Plan by Tract Consultants



2.3.2 The Village Green

The master plan is based on an understanding that great public spaces are the backbone of strong communities. People enjoy watching people and in turn enjoy being part of the show (particularly children and teenagers). This is supported by the raised stepped edges around the village green and the concept of a 'front porch' for Picton.

The masterplan is bold, inspiring and contemporary. It is mindful of the way that people interact with public spaces and the buildings that frame those spaces.

The Village Green space is to be multi-function. It has been designed with a variety of activations around the perimeter, and larger free-space at its centre. The large, open space is designed to house a variety of events - from markets and exhibitions to concerts and festivals, both during the day-time and evening. Site services, access and infrastructure will be provided. It will also provide day-to-day enjoyment of the local and broader community who can enjoy the shade trees, local planting, water-sensitive urban design elements, public art, seating tiers, cafes and more.

The precinct will be embedded in the community's everyday experiences, becoming the preferred backdrop for daily activities, such as:

- Casual exchange with a neighbour
- Meeting friends for lunch
- Hanging out after school
- Dropping into a gallery opening
- Safe space for small kids to play
- Stopping in for a coffee
- Walking the dog through the precinct
- Watching an outdoor performance
- Strolling through an artisan or arts market

The images opposite show the WCCCP Village Green benchmarked against other recent successful public spaces to demonstrate the size of the proposed Village Green is on par with these other exemplar spaces. With all public space, the activation and programming of that space is vitally important and will contribute to its success.

Please refer the Public Realm Plan for additional information and further benchmarking.

The following pages discuss the public domain themes and how they could be realised across the precinct through material selection, form, display and interactive elements that reflect the Shire and engage the community.



Village Green Benchmarking by Tract Consultants

Indigenous History

Wollondilly Shire is the Country of the Dharawal, Gundungurra and Dharug People. Elements of the local stories are woven into the precinct to contribute to the local sense of place.

Interpretation Opportunities;

- 1 **Community & gathering place** - Contemporary Yarning Circle
- 2 **Seasonal change** - Local Indigenous plantings & bush tucker inspired plants
- 3 **Texture/colour/pattern references** to Totem animals - the water dragon (strong sense of community/connection to water) and Lyrebird
- 4 **Virtual story telling, public art & interpretative signage** opportunities
- 5 **Naming & identification** of key public spaces

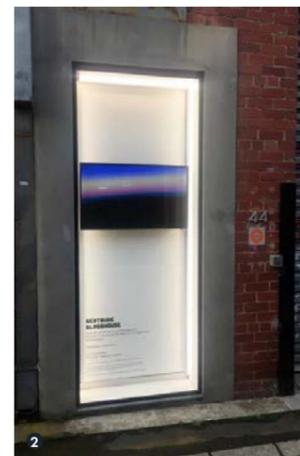


European History

Local historical societies have rich archives that reveal the layers of Wollondilly's social and cultural heritage. There is opportunity to bring these stories out of the archives and into the public realm.

Interpretation Opportunities;

- 1 **Series of site specific public artworks** - reference Wollondilly's migrant stories & rich mix of people/community stories
- 2 **'History window'** - display space embedded in the Library facade programmed by the Historical Societies
- 3 **Contemporary interpretation** of local materials
- 4 **Virtual story telling**
- 5 **Interpretative signage** opportunities



Wollondilly's Water Story

Water is embedded in Wollondilly's cultural, social and landscape stories.

Interpretation Opportunities;

- 1 **Kinetic & ephemeral artworks** that symbolise water flows and spiritual connections to the surrounding river and dam systems
- 2 Utilising site levels for **interactive water play elements**
- 3 Revealing water infrastructure such as water harvesting & WSUD interventions
- 4 Virtual representations of water such as **digital projections and lighting displays** (targeted at youth programming)
- 5 Water flows as a **natural wayfinding device**



Arts & Culture

The Precinct will become home to Wollondilly's vibrant arts and cultural scene. Support local talents and the breadth of artistic practice by providing engagement opportunities for emerging and established artists.

- **Embed artistic practice** in the public realm - reimagine the past with a contemporary lens (words, textures, materials)
- **Free** outdoor performances & displays
- **Wollondilly Un-Contained** program of local guest curators holding temporary exhibitions to generate interest as the precinct evolves
- Put the arts and creative **practice on display** - hands on experiences/ opening up artists studios/making the Historical Society's visible
- **Top Arts** - involve schools in the arts programming



2.4 Campus Approach

The various facilities across the Precinct are compatible in their use and can be considered a campus of cultural, community and civic facilities.

These facilities will be Council owned and managed, with common facility management across the site.

Therefore, the site lends itself to a 'campus' approach so that facilities are not duplicated without due consideration and reason. Sharing of bookable facilities will create greater flexibility, increase usage and reduce the risk of over-development of the site.

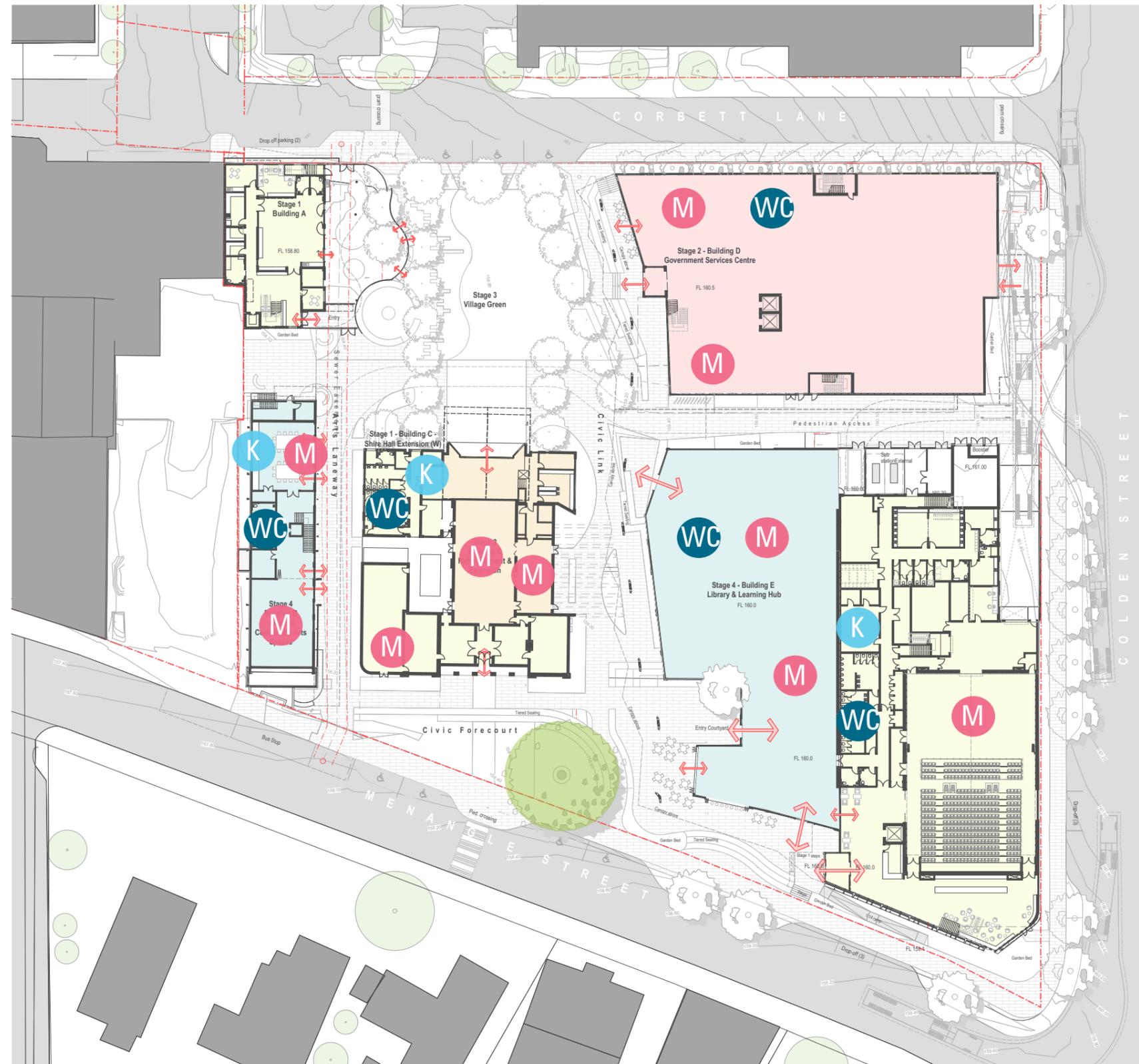
In taking a campus approach to the site, review of previous and predicted usage is required to help inform decision-making. This will be able to occur, in part, through the master plan process.

2.4.1 Public Facilities

Public access facilities that can be distributed across the site and shared between buildings and for events include the following (as notated on the plan)

-  Public amenities with accessible facility, baby change
-  Meeting and community spaces
-  Public access kitchen or catering facilities

However some facilities are stand-alone, unique in their function or contain highly technical or confidential materials so that they suit single use or controlled access. These include the licensed Children's Rooms, the Multi-function Theatre, Council or other Agency workspaces and some of the Library spaces.



Precinct Master Plan - Public Facilities
Not to scale

2.4.2 Precinct Facilities and Services

The campus approach extends to the precinct design as a whole, including signage, public art, access, site services and maintenance facilities and so forth.

Some of these are illustrated on the adjacent plan:

Precinct Identification

PS Precinct Marker Signage

BS Key Building Entry Signage

* Indicative flag pole locations

Access and Parking

 Pedestrian crossing

 Public Bus Stop

 On-grade pedestrian site access

 Accessible parking bays

 Bicycle parking

 Drop off bays

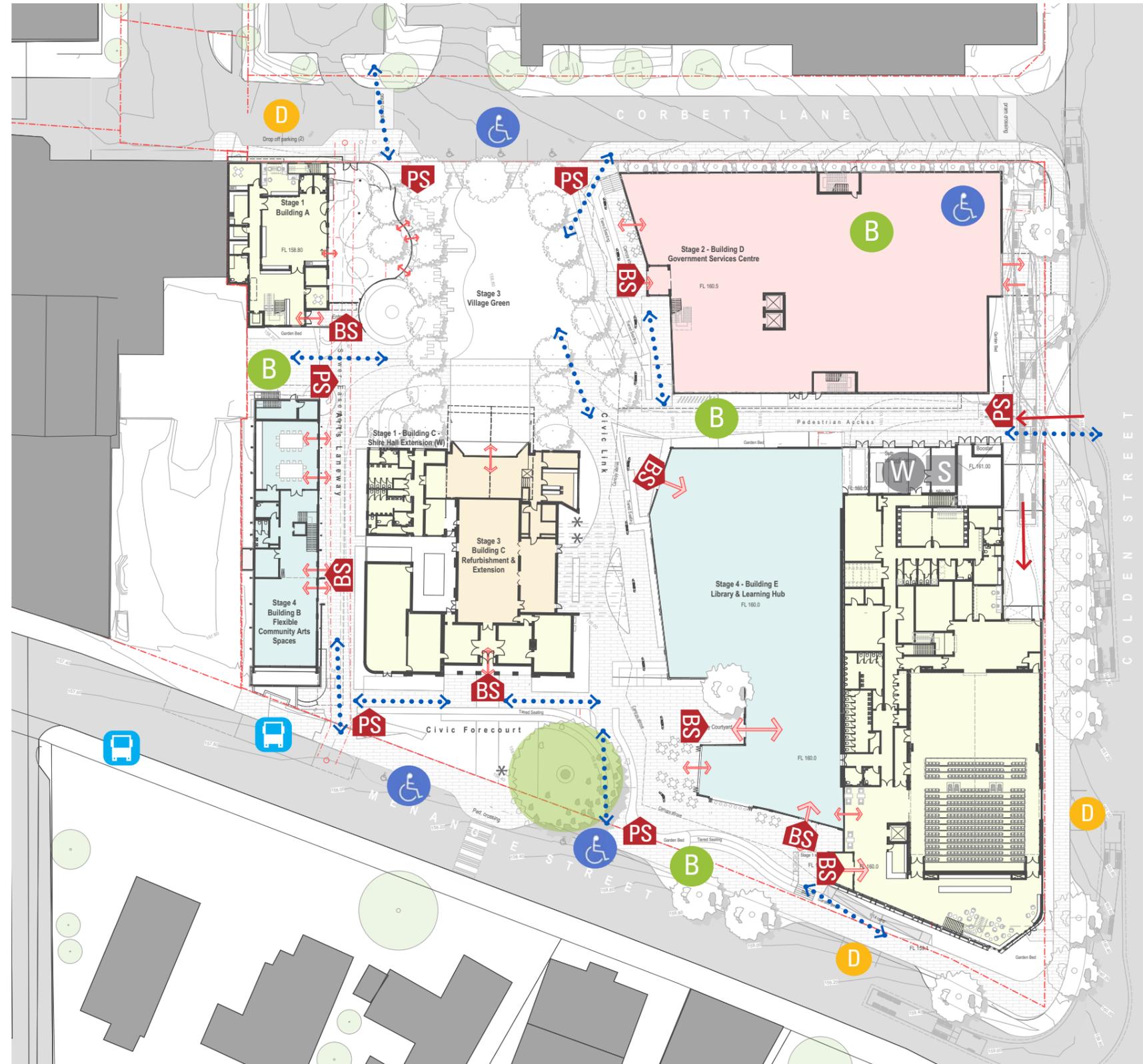
Site Services

 Waste collection

 Maintenance access and loading

 Main site services

Refer to the next section for precinct car parking and site access



Precinct Facilities & Services
Not to scale

2.5 Architectural Form and Materials

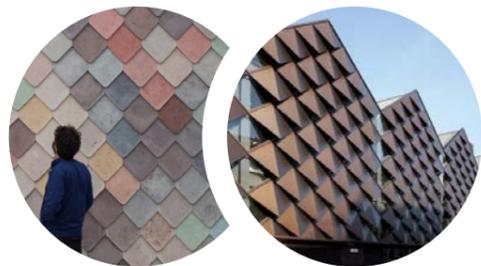
A building form and expression precedent study was undertaken, bringing together the threads and themes from consultation and site analysis to define the desired aesthetic expression for the site.

Civic Forecourt and Street Presence

- Focal point to corner of Menangle Street & Colden Street: announcing entry to precinct.
- Day and night activation through framing of views, use of lighting and placement of activities
- Articulated roof-scape with canopies to modulate scale of new buildings
- Use of canopies and facade treatments to create human scale experience with subtle texture



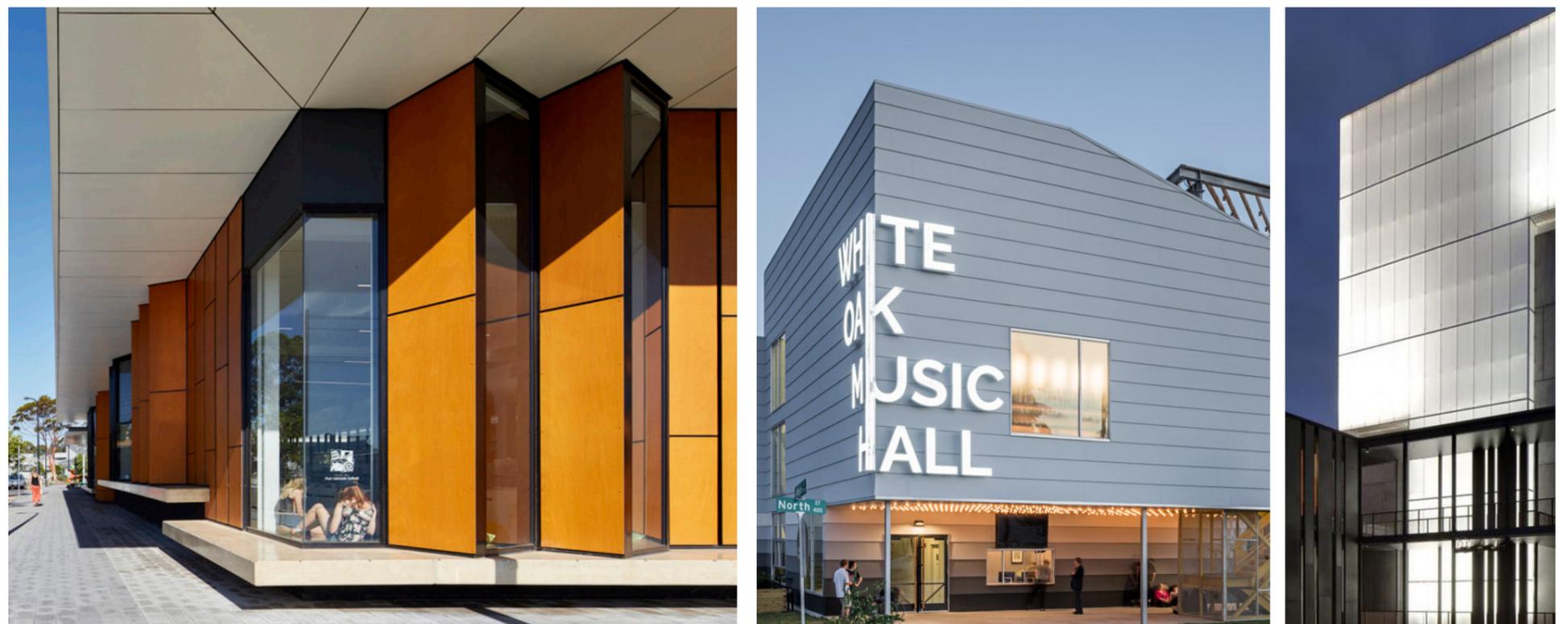
EXPRESSIVE PUBLIC FACADE, FRAMED VIEWS AND ACTIVITIES



SHINGLES ARTICULATED ROOF-SCAPE



LAYERED & TEXTURED BRICK / STONE



Civic Link and Village Green

- Use of timber framed canopies to create rich texture and human scale experience
- Strong internal to external connectivity with use of courtyard spaces and feature windows
- Use of vertical framing elements with varying density to vary level of transparency and privacy and create moments of interest



TIMBER CANOPIES



EXPRESSED ELEMENTS TO FRAME VIEWS & MODULATE PRIVACY



Children's Services, Arts Laneway and Shire Hall

- Children's Service play space to be green oasis at heart of precinct with the ability to connect to the Village Green
- Use of screens with integrated activity and landscape-managed connection of children's service and village green
- Intimate scale, warm material texture
- Expressive roof and balustrade edges



ARTICULATED ROOF EDGES



ARTICULATED TERRACE EDGES WITH PLANTING



SCREENS WITH INTEGRATED PLANTING & ACTIVITY



2.6 Environmentally Sustainable Design

The Wollondilly Shire Council (WSC) is committed to the sustainable use of natural resources and reducing its impact on the natural environment. WSC recognises the key benefits of environmentally sustainable design in all their new developments and major refurbishments through:

- An overall reduction of the environmental impact of a development;
- Lower annual operating costs for the entire council owned and leased building portfolio;
- Highest comfort level for all building occupants;
- Healthy indoor environments; and
- Environmental awareness.

During the design process, ESD initiatives will be considered for their environmental impact, value for money, capital cost and operational costs. The following principles shall guide the design processes and through to the final design stages:

- Passive design
- Equipment efficiencies
- Environmental impact
- Financial viability

ESD Performance Targets

The master plan proposed the following ESD targets:

Energy

- $\geq 10\%$ improvement on the building fabric performance when assessed under the deemed-to-satisfy pathway of the BCA2019 Section J, noting that compliance with BCA2019 Section J requirements may be difficult to achieve for East and West elevations.
- $\geq 25\%$ of the annual electricity demand to be provided by on site renewable energy generators.
- Fossil fuel free building operations to provide the basis for carbon neutral operations. Diesel fire pumps and backup generators may be exempt.

Water

- $\geq 90\%$ of the rainwater to be collected from the roof for reuse. Rainwater to be collected in above or in-ground tanks as appropriate.
- Green Star Design & As-Built v1.2 maximum flow rates or WELS ratings to be adopted.

Indoor Environment Quality

- Green Star Design & As-Built v1.2 VOC and Formaldehyde limits to be adopted.
- Indoor air CO₂ levels to be ≤ 800 ppm for $\geq 90\%$ of occupied time.

Waste

- $\geq 90\%$ (by mass) of demolition and construction waste to be reused or recycled –either on site, or off site by a qualified contractor.

Water Sensitive Urban Design

- Green Star Design & As-Built v1.2 Stormwater Peak Discharge limits to be adopted.
- Green Star Design & As-Built v1.2 Stormwater Pollution Reduction Targets (Table 26.2, Column C) to be adopted.
- $\geq 50\%$ of soft landscape to be drought tolerant with irrigation only used for plant establishment.

2.7 Universal Access and Design

The WCCCP will be an all-abilities, inter-generational precinct.

The WCCCP shall promote inclusion of people with disability, enriching community life for everyone. All spaces and facilities shall meet the expectations of Wollondilly Shire Council's Disability Inclusion Plan, in particular "making improvements to ensure our community is easier to live in and get around". The precinct shall also meet the requirements of the Disability Inclusion Act 2014, Disability Discrimination Act (DDA), Australian Standards 1428 and the Disability (Access to Premises—Buildings) Standards 2010.

Equal access for all users, including staff, is a fundamental requirement of the master plan to meet the expectations of the community. Whilst building codes and design standards determine the minimum requirements, public and community facilities demand a higher concept for 'Ease of access' for all extends from arrival, to footpaths, drop-offs, entry ramps, main entries, reception/café/retail counters, all passageways and doorways, change rooms and into all areas of the facilities.

In Detailed Design, 'Ease of access for all' influences all aspects of room layouts, fixtures and fittings, joinery, way-finding, detailing and so on.

2.8 Crime Prevention through Environmental Design

Design shall be in accordance with the principles of "Crime Prevention through Environmental Design" that is to provide facilities which support community and user safety.

High quality urban realm solutions are to be incorporated, with active frontages and passive surveillance provisions. Security lighting shall be required around the building and the building is to be configured such that no areas of potential concealment areas are available for criminal activities.

Safe design is about integrating hazard identification and risk assessment methods early in the design process, to eliminate or minimise risks of injury throughout the life of a product.

This process will continue through all stages of detail design.

2.9 Masterplan Stages

The WCCCP master plan will be delivered over several stages of construction. The following proposed staging takes into account the continued operation of existing uses on site.

Legend

Stage 1a, b and c

- A Children's Services Centre
- E1 Multi-function Theatre
- C Shire Hall - north-west extension and refurbishment

Stage 2

- D Government Services Centre

Stage 3

- C Shire Hall - north-east extension and refurbishment
- Village Green

Stage 4

- E2 Library and Learning Hub
- B Flexible Community Arts, Exhibition and Workshop
- Civic Forecourt and Link



Masterplan Stages

2.10 Precinct Car Parking

The WCCCP project aims to remove on-grade car parking from the centre of the precinct to create a series of high-quality public spaces that serve the activities and facilities on site. Removing the on-grade car parking will provide safe pedestrian access day-to-day, and for community events.

Council are reviewing car parking holistically through the centre of town through this project and the Picton Place Plan, which is currently underway.

These projects will assess the supply of car parking, active transport opportunities and pedestrian access in the Picton town centre to be delivered over future stages of development.

2.10.1 Existing Precinct Parking

The adjacent plan shows the existing main, off-street car parking locations in the precinct bounded by Argyle, Colden, Margaret and Menangle Streets, and within a 100m of this precinct.

Council owned car parks are identified, with significant private car parking noted as this supports other activities in the precinct.



Existing Precinct Car Parking

Legend

- Existing Council owned car park
- ① Shire Hall & Library
- ② WSC Administration Building
- ③ Corbett Lane (east)
- ④ Corbett Lane (west)
- ⑤ Central Car Park
- ⑥ Short stay car park
- ⑦ Picton Mall basement car park
- ⑧ Police Station car park
- ⑨ Margaret Street car park
- ⑩ WSC Staff car park
- ⑪ Menangle Street car park
- ⑫ Argyle Street car park
- ⑬ Davidson Lane car park
- ⑭ Walton Street car park

2.10.2 Proposed Precinct Parking

The WCCCP project proposes existing and new uses on site. Increased capacity of existing uses, and the introduction of new uses over the stages of the masterplan will require additional car parking in the general precinct. This will be provided in keeping with the Picton Place Plan, currently underway.

In Stage 1, much of the existing on-grade car parking will remain in operation on site. The Council-owned car park at Walton Lane will also be increased to support the precinct.

In Stage 2, the Government Services Centre basement will provide some on-site car parking.

Traffic analysis has determined that once on-site car parking is fully removed in Stages 3 and 4, additional car parking will be required. This has been determined by assessing existing and future staff, participant and visitor numbers over the stages of the masterplan.

The adjacent plan illustrates the opportunities for new car parking within the general precinct to support the final iteration of the masterplan.



Legend

- Existing Council owned car park
- New Council owned car park
- ① Removed
- ② Removed
- ③ GSC - New Basement Car Park
- ④ Corbett Lane (west)
- ⑤ Central Car Park
- ⑥ Short stay car park
- ⑦ Picton Mall basement car park
- ⑧ Police Station car park
- ⑨ Margaret Street car park
- ⑩ WSC Staff car park
- ⑪ Menangle Street car park
- ⑫ Argyle Street car park
- ⑬ Davidson Lane car park
- ⑭ Walton Street car park

Proposed Precinct Car Parking

3 Multi-function Theatre

3.1 Introduction

The new multi-function performing arts spaces will be located in Building E of the master plan and delivered in Stage 1. Council's aim for the performing arts facility include:

- Deliver modern fit-for-purpose cultural facilities to meet the needs of a rapidly growing community
- Develop local capability in Wollondilly for arts, cultural and community activities to reduce reliance on facilities outside the LGA, often a significant barrier to participation due to the travel time and costs
- Build the cultural base of the Western Parkland City to redress the current imbalance of regional facilities through development of a performance space and other creative arts spaces to retain and attract a larger and more diverse range of performances and creative activities
- Support local business development through the provision of facilities for meetings, seminars, as well as activity generating performances

From: WSC Application for Western Parkland City Liveability Program, WCCCP

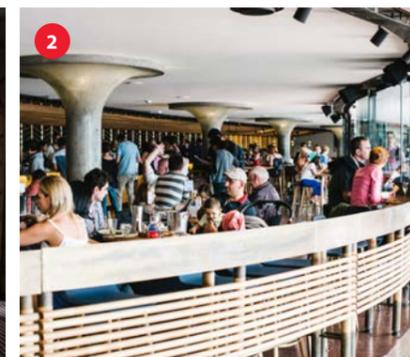
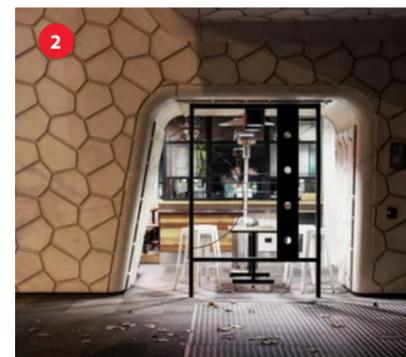
3.1.1 References

Development of the design brief for the performance spaces and cultural facility has utilised the following references, benchmarks, and examples:

- *Wollondilly Shire Council Community, Cultural & Civic Precinct Urban Design Report*, prepared by e8urban, 2019
- *Wollondilly Shire Council Community, Cultural & Civic Precinct, Performance Space Strategic Review*, prepared by Hawkridge Entertainment, 2020
- *Oh You Beautiful Stage, Australian Design and Technical Benchmarks for Performing Arts Centres*, Edition 4, VAPAC
- Noted examples:
 - The Cube, Wodonga
 - The Cube, Campbelltown Convention Entertainment Centre
 - Blue Mountains Theatre, Springwood
 - IPAC, Woollongong



'Look & Feel' Example Images



3.2 Facility Siting & Forecourt

The new Multi-function Theatre is prominently located on the corner of Menangle and Colden Streets signaling the start of the cultural and civic precinct. Its address to Menangle Street creates an opportunity for entry via a civic forecourt.

The theater's Civic Forecourt will be experienced as a sequence of cohesive spaces that create a welcoming arrival experience to the Precinct.

Subtle cues at eastern and western threshold points signify the transition from Menangle Street into the Precinct.

The Forecourt is the Precinct's front 'stage' - visitors are the audience watching scenes from everyday life.

The Civic Forecourt will establish how the precinct successfully marries the old and the new - stretching from the theatre, across the Shire Hall frontage to the new Flexible Community Arts and Exhibition spaces.

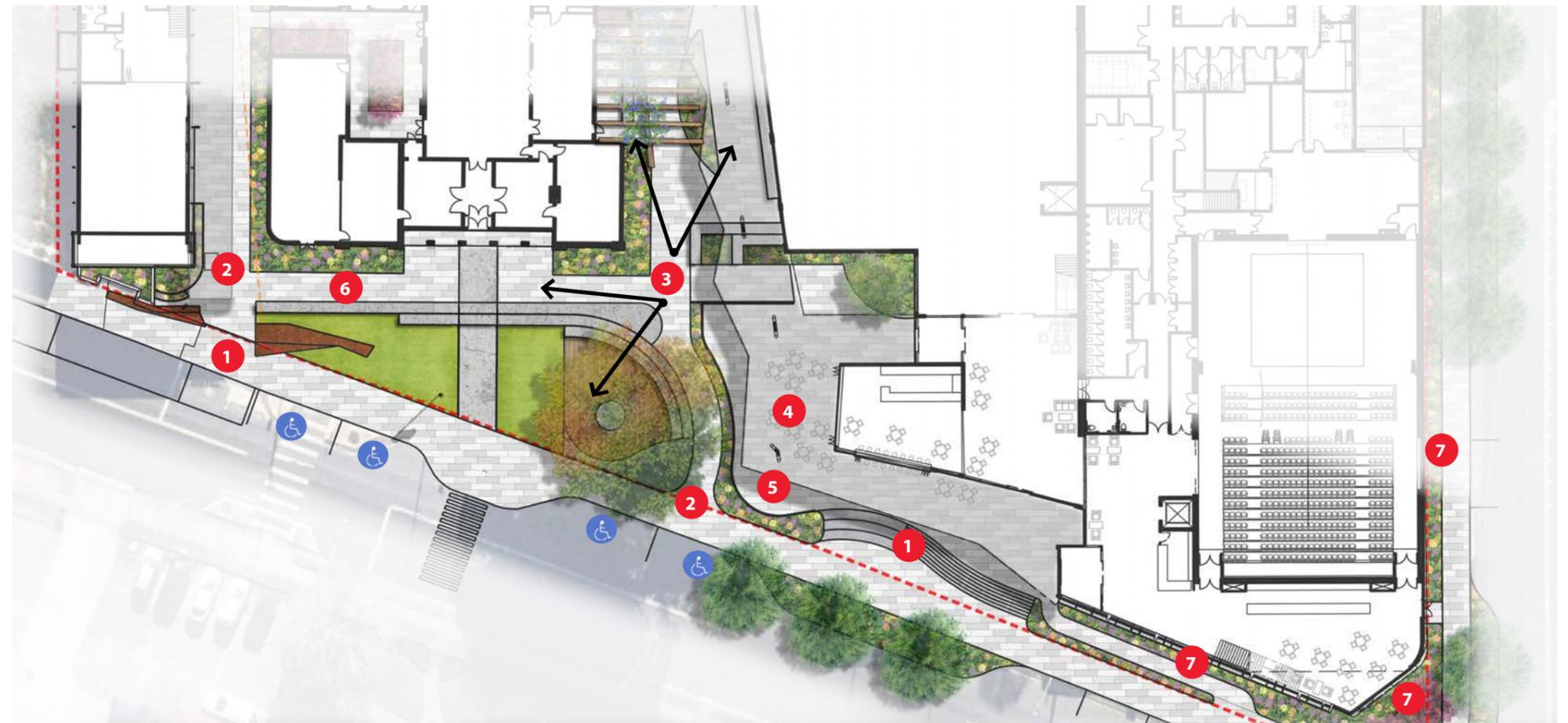
Key programming opportunities include;

- Arts Building Menangle Street Gallery
- Front window exhibition space
- Shire Hall "Whats On" Events Signage
- Shire Hall Forecourt Garden - site specific artwork opportunity
- Artist intervention marking junction point
- Library & PAC façades

Once Building E is complete, with the construction of the Library, the civic forecourt provides the opportunity for a destination cafe or bar. We imagine the Art Bar as a key destination place for Picton. With the contemporary Library as the backdrop and sweeping views to the Town Centre, the Art Bar can be enjoyed throughout the day into the evening.

Key programming opportunities include;

- Night time illumination (translucent façades)
- Western edge as a place to sit overlooking the steps and tree observing street life activity (requires summer shade)
- Indoor seating arranged along front (southern edge) overlooking street and Civic Forecourt



Civic Forecourt Concept Plan By Tract Landscape

- | | |
|--|---|
| <p>1 Arrival points</p> <p>2 Key paving treatment to unite the precinct</p> <p>3 Junction and Forecourt and Civic Axis - framed views of the precinct</p> <p>4 Key destinational space and precinct landmark that activates the Civic Forecourt (eg cafe, evening bar)</p> | <p>5 Elevated 'front porch' overlooking the landscape edge and activity along Menangle Street</p> <p>6 Welcoming entrance with universal access. Arrival cues relate to the architecture and human scale of the precinct</p> <p>7 Soft landscape edge around the building and transitioning into the streetscape</p> |
|--|---|

3.3 Design Brief Development

The main uses in the space have been identified as:

- Dance performances;
- Theatre performances;
- Contemporary music performances;
- Classical music performances;
- Comedy performances;
- Small school events;
- Community Events;
- Dinners, cabaret and catered events;
- Civic functions and public lectures.

The space shall be adaptable, supporting a range of different formats and uses, such as:

- Theatre style performances - end stage, in-the-round
- An auditorium for performances of classical music and bands (acoustic and amplified);
- Flat floor presentations – such as dinners, cabaret and civic events.
- Exhibitions and events
- Cinema nights

WSC do not currently have a comparable performance facility in the Shire, and there is not an immediately identifiable professional touring circuit or market that the facility will attract in the short-term.

Therefore, it is anticipated that the use and service offering in the centre will need to grow over time. Equally the community's performing experience and ability has the potential to grow if the new facility is designed to allow that to occur.

The performance and support spaces should be constructed to meet the long-term aspirations. Structure and building infrastructure should be in place to support the purchase of additional theatrical equipment over time to enable the space to increase in its capacity to host and attract more professional and technical shows in the future.

3.3.1 Facility Brief

The proposed facilities include:

Front-of-House

- Forecourt, accessible entry and drop-off area
- Entry and foyer
- Box office / Bar and cloakroom
- Patron amenities
- Centre administration
- Rehearsal / Meeting Space

Performance Space

- Sound-lock entry
- Flat-floor performance space including:
 - seating capacity - 350 on retractable seating bank
 - removable seating pit to create 'raised stage' experience
 - 10 x 10m stage area with wings and cross-over
 - technical catwalks / tension wire grid over
 - sprung floor suitable for dance
 - control room
 - operable wall to divide the room
 - large, acoustic sliding door to connect the space to the foyer and future library

Backstage - Performers

- Green room
- Dressing Rooms - 2 x principal
- Dressing Rooms - 2 ensemble with sliding door between
- Performer amenities

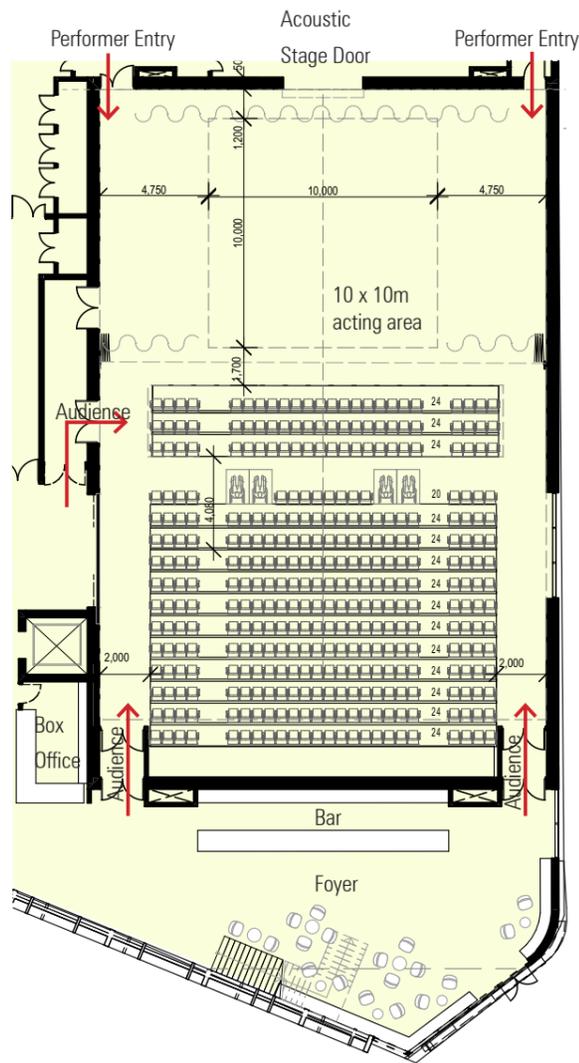
Backstage - Loading and storage

- Loading dock, refuse yard
- Scene dock
- Laundry / wardrobe
- Technical office and workshop
- Crew change
- Storage

3.3.2 Theatre and Event Formats

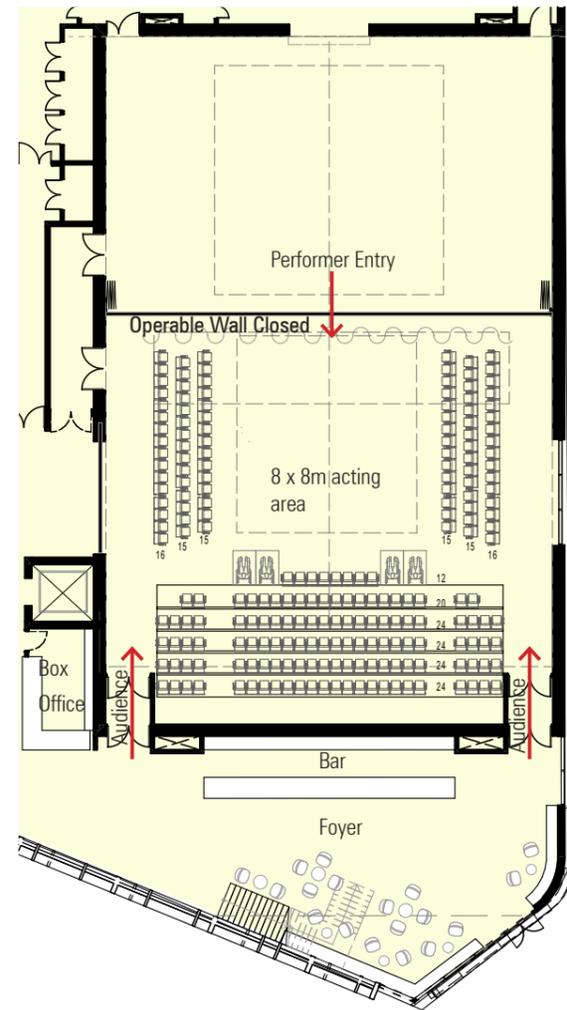
The following layouts show a range of configurations of the Multi-function Theatre space - with the operable wall closed and open.

These formats have been developed through consultation with Council and community members regarding the preferred activities and events to be held in the space.



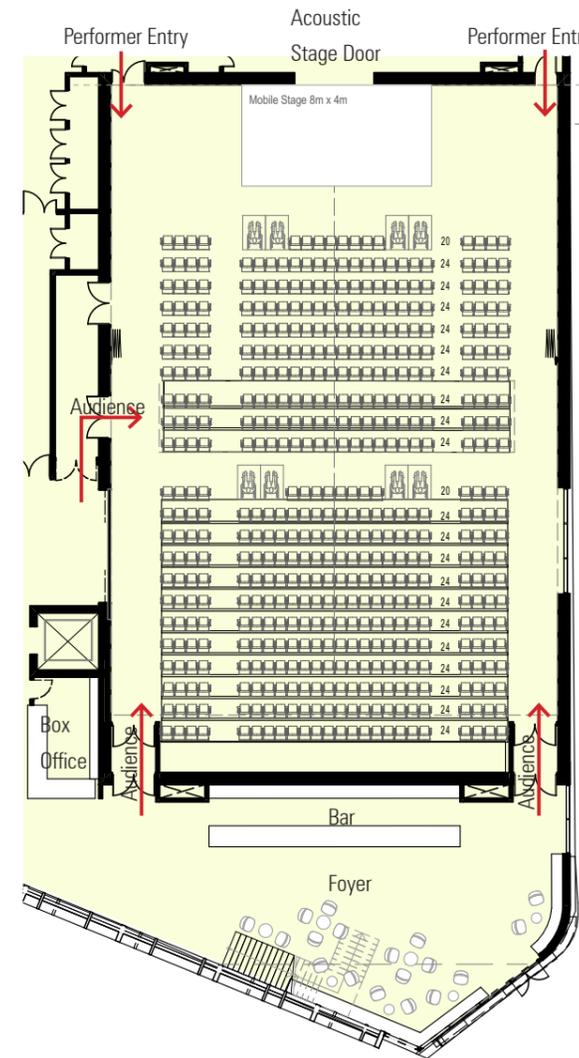
End-on Theatre Format

356 seats, including 4 accessible spaces



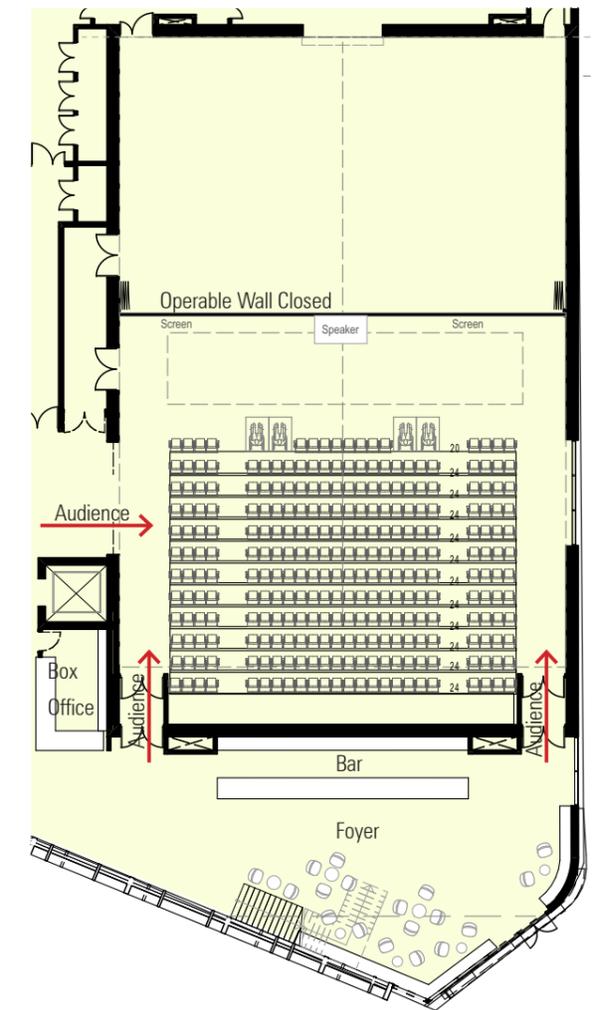
Thrust Theatre Format

220 seats, including 4 accessible spaces



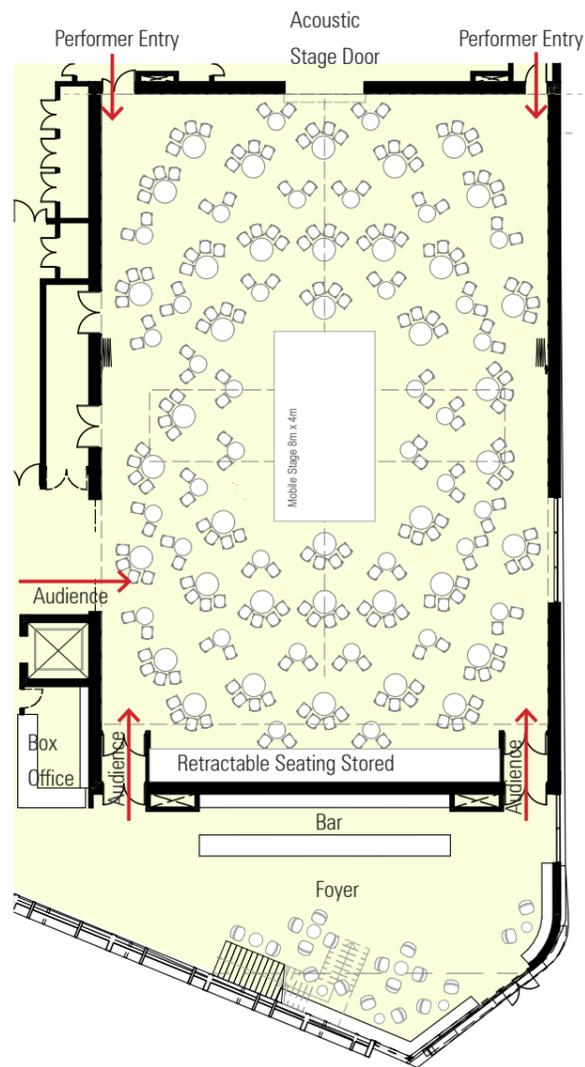
Music Concert / Speaker Format

520 seats, including 8 accessible spaces



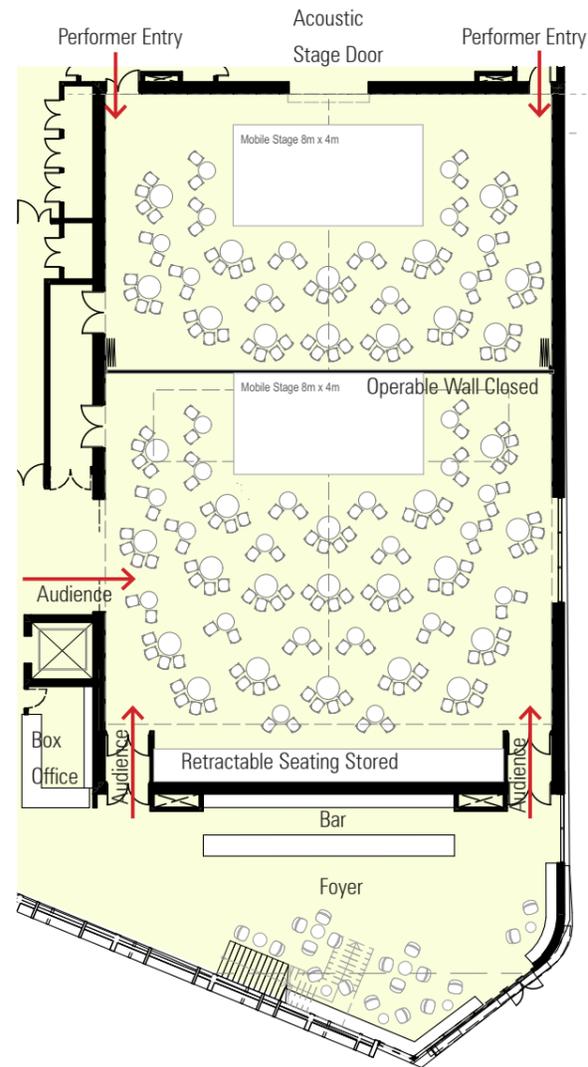
Lecture / Speaker Format

284 seats, including 4 accessible spaces



Large Cabaret Format

228 seats

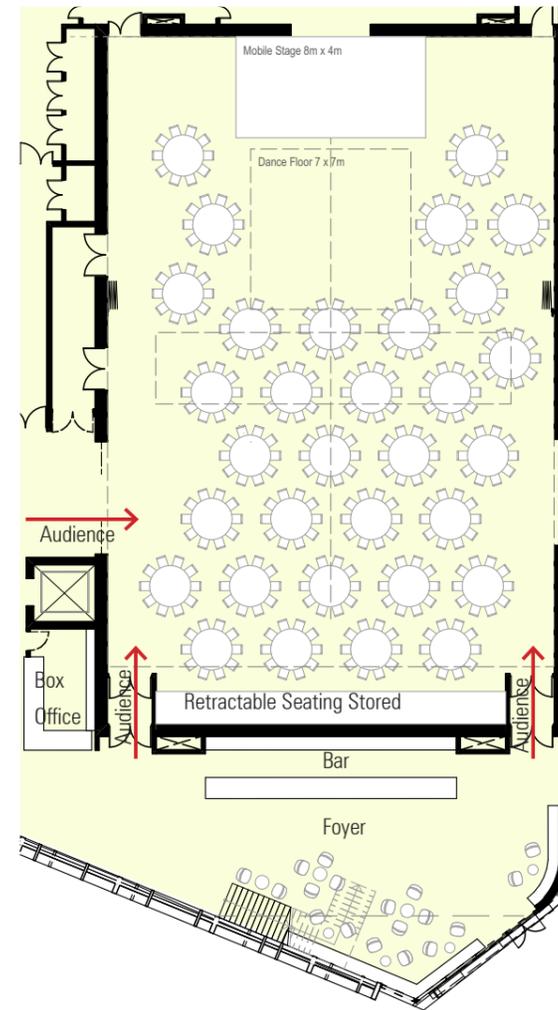


Small & Medium Cabaret Formats

Small = say 76 seats

Medium = say 110 seats

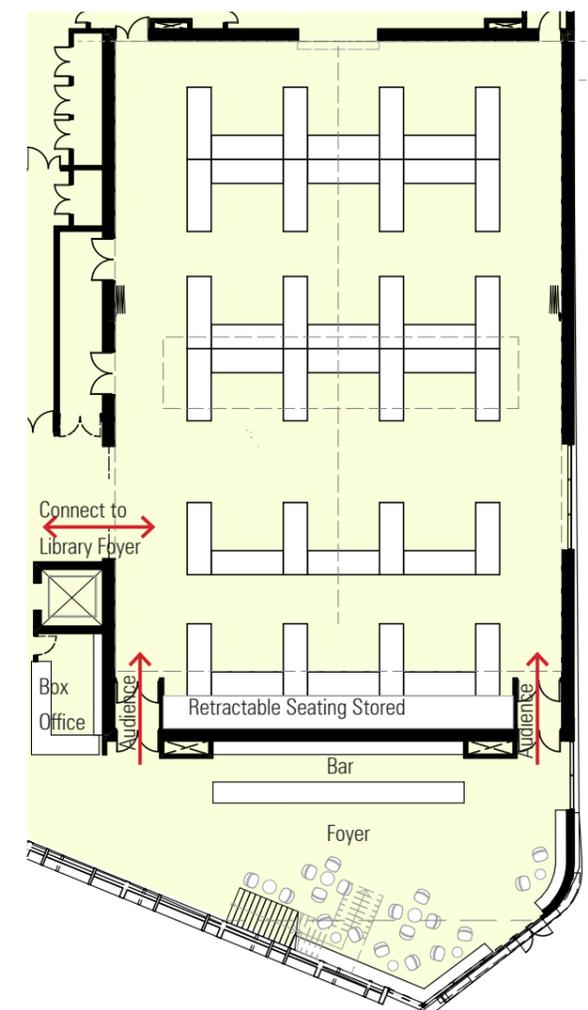
(not performing simultaneously)



Dinner Dance Format

320 seated at tables of 10

with dance floor



Market / Exhibition Format

williams ross architects

Suite 1, 70 Kerr Street, Fitzroy, Victoria 3065
Tel (03) 9416 3044

email@williamsross.com | www.williamsross.com

© Williams Ross Architects 2020