

1.0 Introduction + background

1.2 Project vision + objectives

Key project objectives:

1. Improved customer service, community accessibility & civic presence

2. Enhanced workplace productivity

3. Deliver improved financial outcomes and value for money

4. Improved environmentally sustainable and health and wellbeing outcomes

5. Enhanced physical and urban design outcomes for the precinct.

The Council is committed to providing a sustainable, contemporary, long term corporate office and community precinct that is fit for purpose for the delivery of the Council's and the community's facilities and services.

Investigations have confirmed that the site infrastructure and buildings require significant modification and refurbishment to address current end of life issues and to attain compliance with current day standards. This is due in part to the age of the facility, its current configuration, changing legislation and standards, organisational trends and limited capital investment.

Therefore, a viable, long term, sustainable, and fiscally responsible solution is required.

As one of the principal drivers for the Project, Council has committed to embracing a flexible working culture to create a contemporary, agile workplace that is tailored to the needs of their staff, and which facilitates improved collaboration, productivity, innovation, and exceptional customer service.

Council is committed to its foundation values which form an inherent part of Maribyrnong Council's culture and identity.

These values are:

- Respect
- Courage
- Integrity

"These foundation values should be reflected in the physical environment and the civic and corporate accommodation provided to deliver services and programs in a functional civic complex that meets the organisation's current and future needs. In addition, Council wants to position itself as an 'employer of choice' and provide a contemporary, supportive, and digitally agile environment that enhances staff wellbeing, improves collaboration and productivity, and delivers an exceptional customer experience."

Community & the social significance of the Town Hall

The Victorian Heritage Register (VHR) notes the social significance of the Town Hall in relation to its original design of 1936. The Victorian Heritage Register notes that the Town Hall has "a design that successfully merges progressive ideas in municipal office building". The Town Hall's function in its original design is described in the Conservation Management Plan as

.....not only the centre for local government, but a meeting place for the community as the venue for classes, balls, parties and concerts. The provision of the reception room (ballroom) in the original plans indicates that these community uses were a planned part of the building's programming. The provision of multi-purpose halls and ballrooms was a common element in 19th and early 20th century town halls.

While the Reception room no longer hosts regular public balls, the use of this room for commemorative events such as Citizenship ceremonies, and the hosting of Australia Day and citizen award ceremonies either on the north portico or the front lawn, has continued the community's ongoing association with the Town Hall as a culturally significant place. The continued use of the Council Chambers from the building's inception through to the present day, even with Council's amalgamation from Footscray to Maribyrnong Council, provides a vital ongoing contribution to the management of civic life.



1.0 Introduction + background

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1.3 Project scope

Key scope design elements

- 1

Town Hall

Sustainable renewal to Town Hall with improved access and community spaces
- 2

Community Park

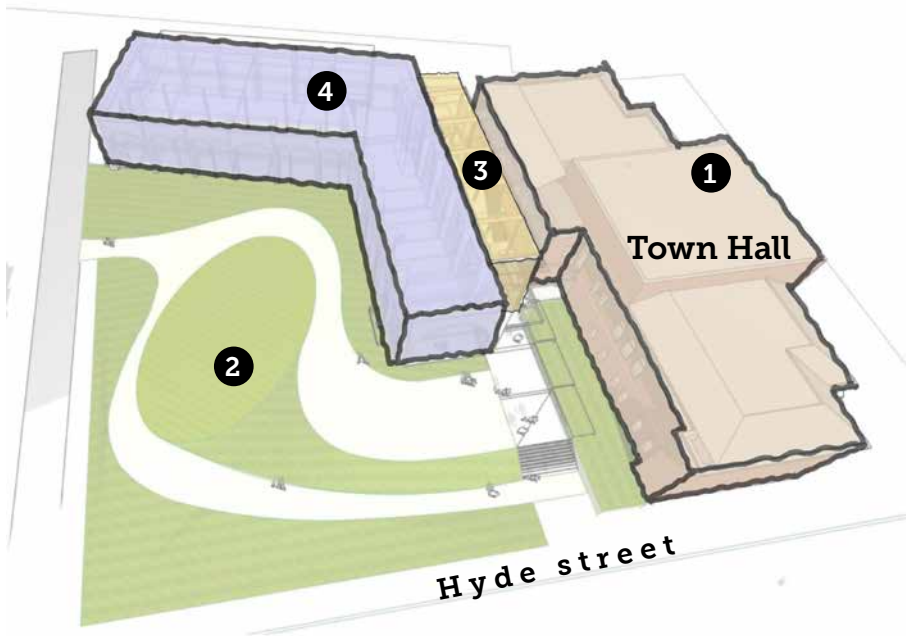
A generous community park that combines hard and soft surfaces for active and passive activities creating a central focus to the site and precinct
- 3

Community Forum

A flexible community foyer and forum space with direct access to community spaces and vertical circulation
- 4

New Civic Building

New minimum 5-star green star, two story building with modern, flexible workplace and community spaces



Refer to the Return Brief Area Schedule for a full summary of proposed areas and spaces.



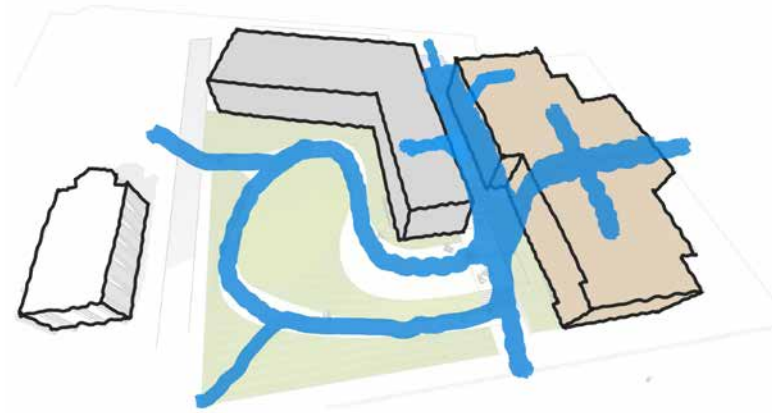
2.0 Design Principles

2.2 Design Principles + Strategies

Design Principles

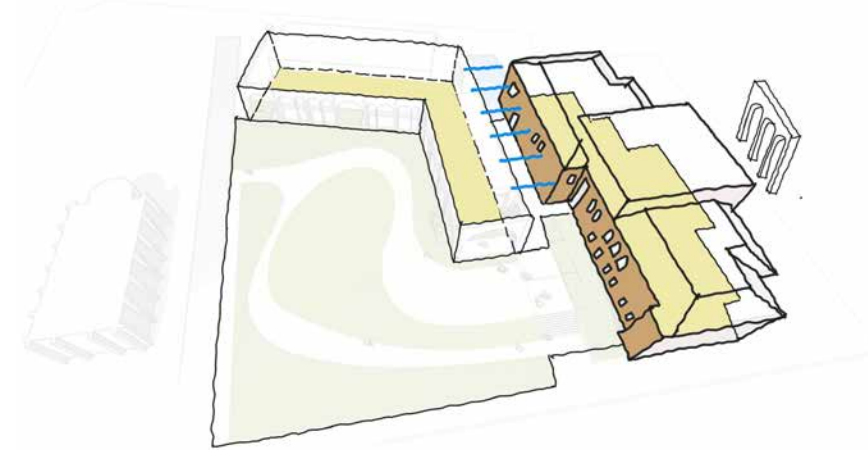
Four key design principles have been developed that support the conceptual framework and the project objectives and brief. These principles aim to articulate the design intent and guide design and strategic decision making.

They have formed the basis of how the design response has been structured on the following pages.



1 Community and Flow

Create a permeable and connected community ground plane.



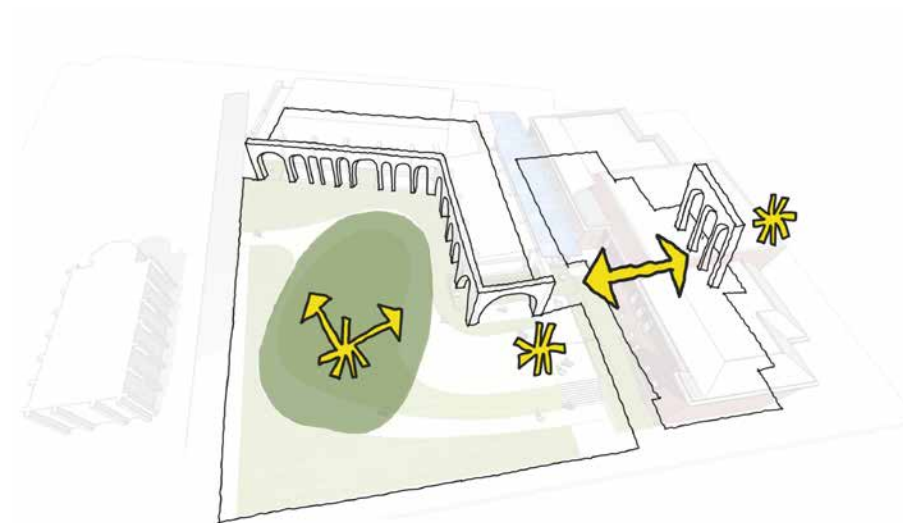
2 Heritage and Culture

Unlock and celebrate the full potential of the Town Hall and site context.



3 Health + Resilience

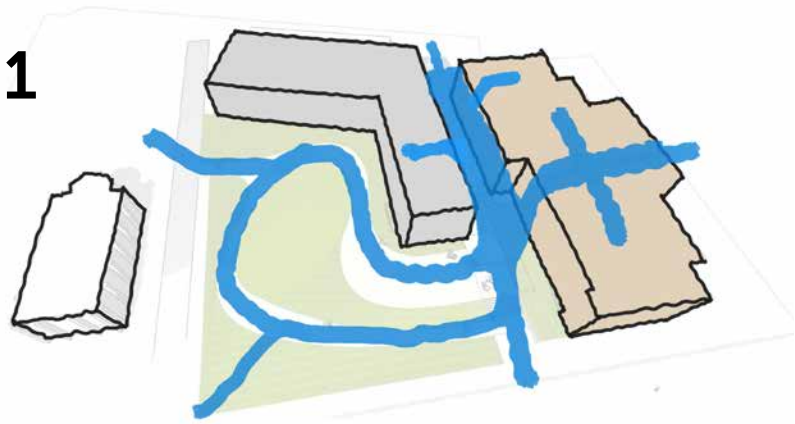
Design for high levels of health, sustainability and flexibility in the built form.



4 Identity and Place

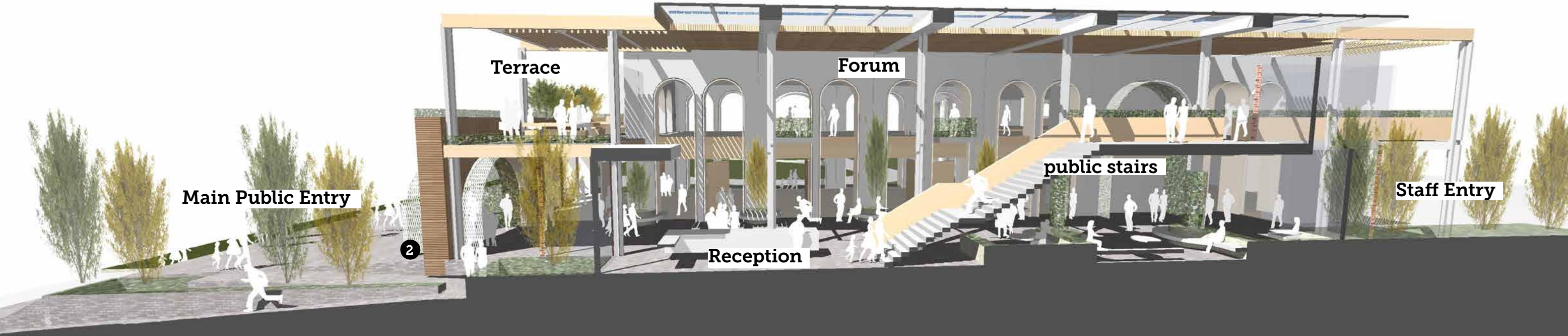
Reference the form and materiality of the Town Hall in the creation of a civic place for the community.

3.1 Community + Flow



Create a permeable and connected community ground plane.

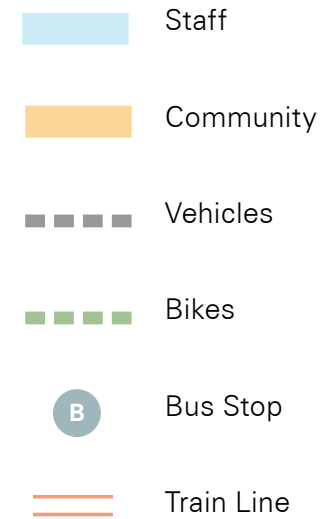
A new flexible community foyer and forum space with direct access to community spaces provides a key link and interface between the existing Town Hall, the new civic building and the community park. It is conceived as a flowing space with high levels of natural light, landscape and natural materials.



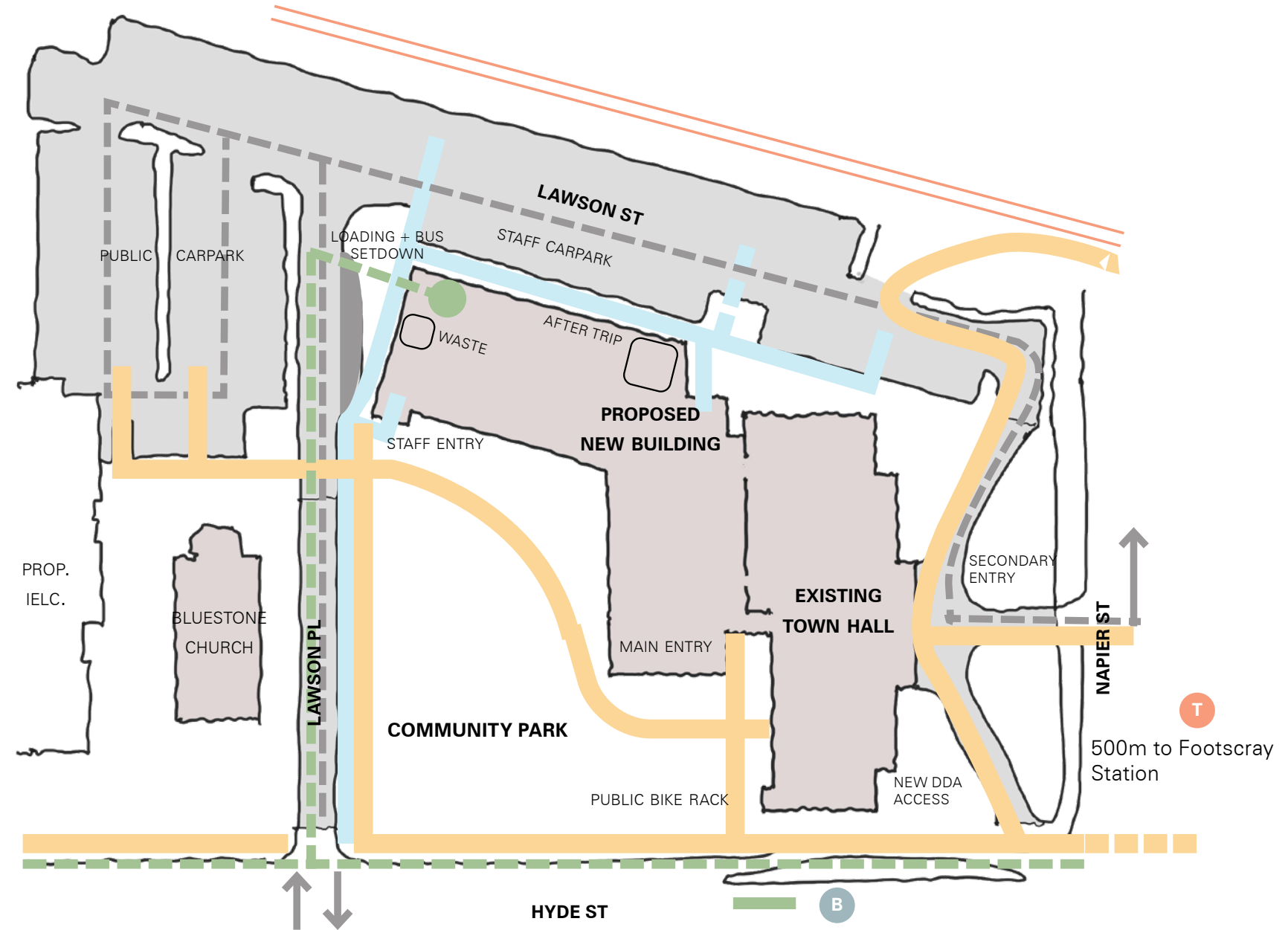
3.0 Design Response

3.1 Community and Flow

Site Circulation



...improved carpark,
bicycle and pedestrian
flows







3.0 Design Response

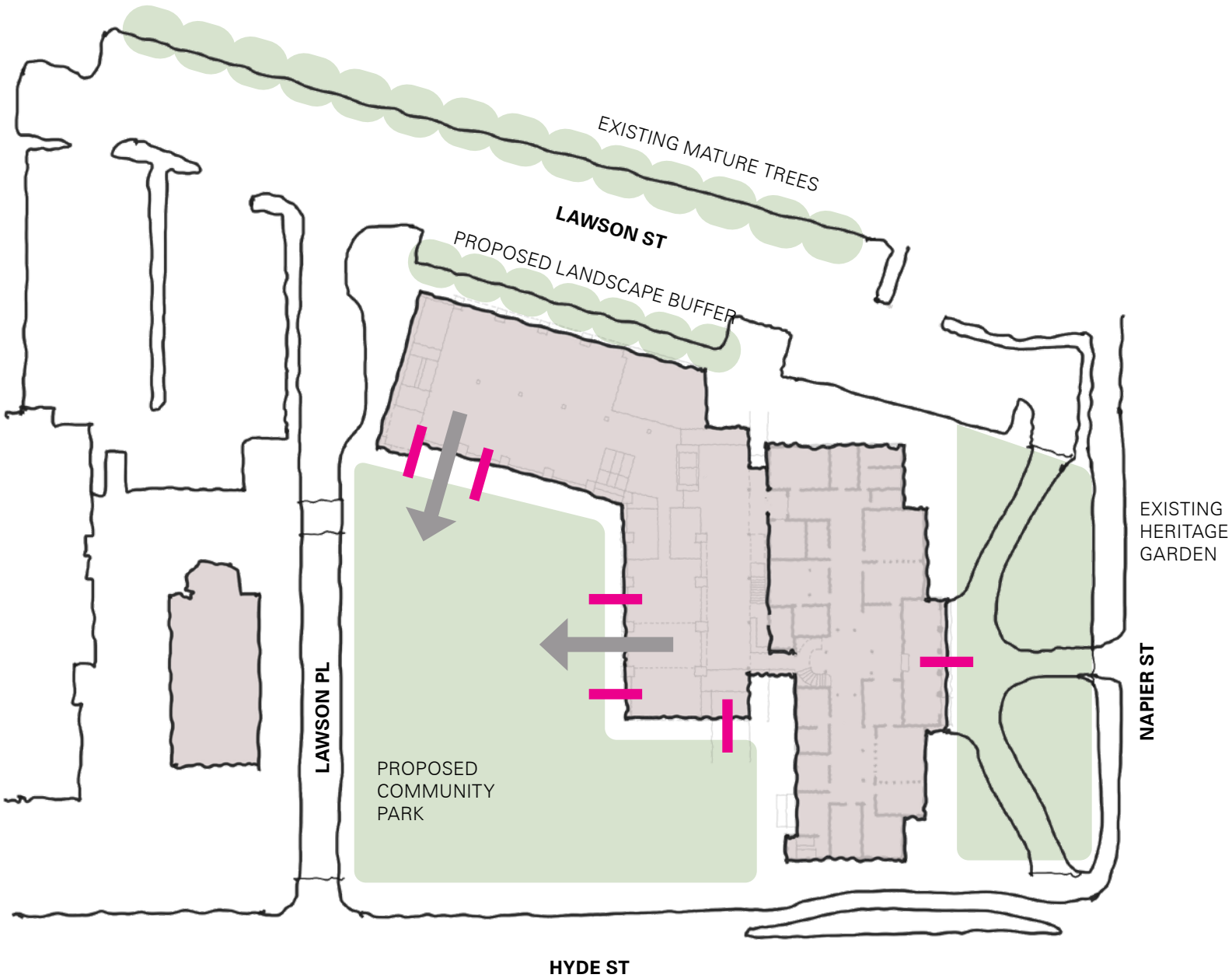
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3.1 Community + Flow

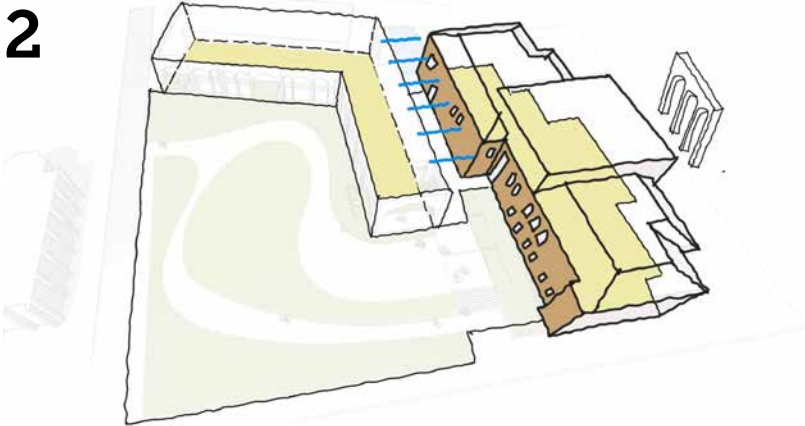
Public Realm

-  Building Footprint
-  Landscape
-  Access
- 

....a generous community park that combines hard and soft surfaces for active and passive activities creating a central focus to the site and precinct



3.2 Heritage and Culture



Unlock and celebrate the full potential of the Town Hall and site context.

One of the main drivers for this project is the return of public life to the Town Hall building, and restoring the connection between the community and the civic centre of this municipality. With the new building providing a central location for Council staff who were previously spread across three separate buildings on the site, the ground floor of the Town Hall is liberated from its civic administrative function and able to be returned to the people for use as community meeting rooms.



Original



Existing



Proposed

3.0 Design Response

3.2 Heritage and Culture

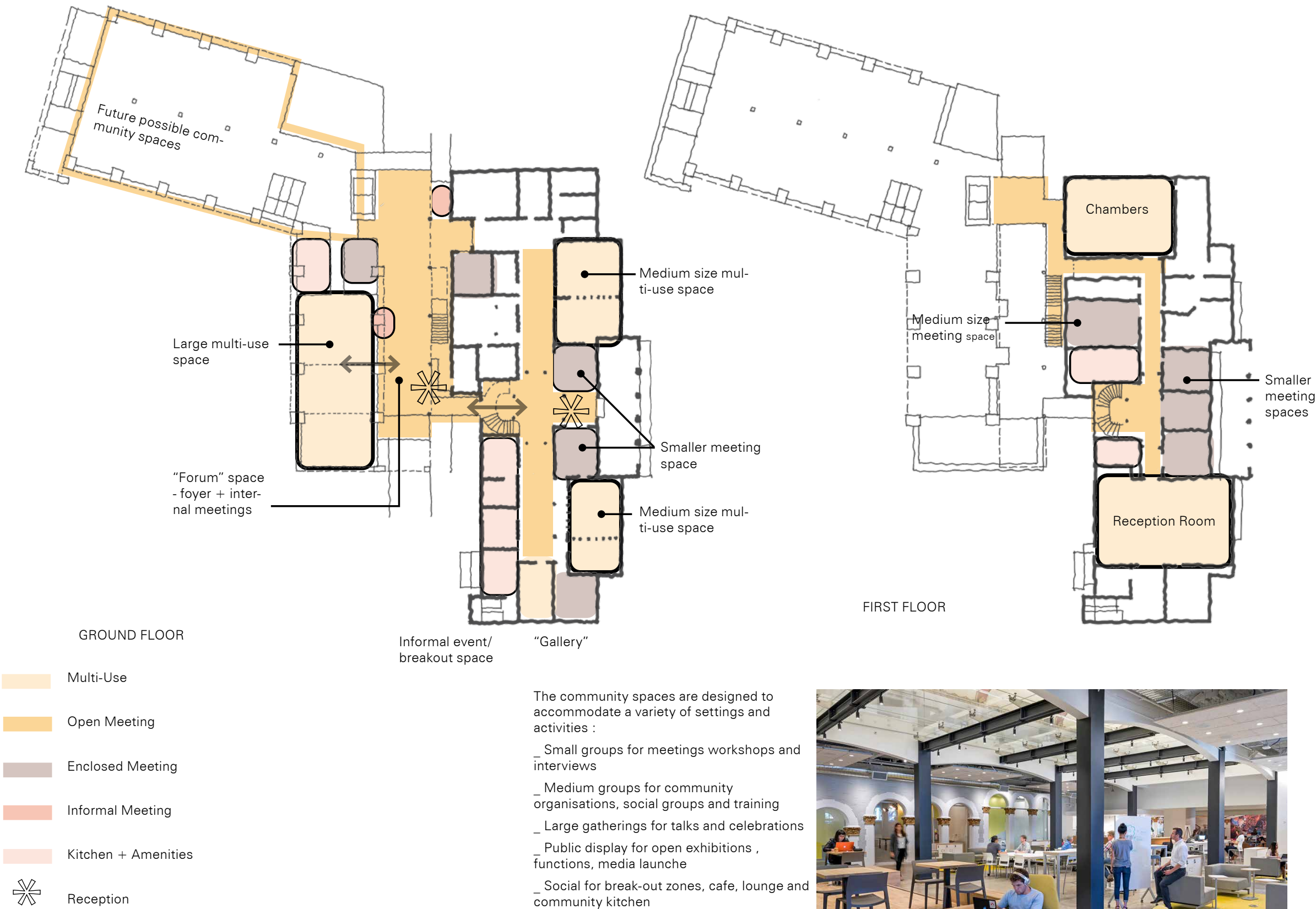
Community Spaces + Meetings

Along with an upgrade to meet current building code and Universal access requirements, the Town Hall will provide a variety of meeting and function rooms that can cater for small and large community group meetings, provide art exhibition spaces or host lectures. The north portico will be updated with new external ramps to allow for this original main entry to be utilised by people of all ages and abilities, and allow Council to reinstate this as a public entry from which the north facing heritage gardens can be experienced and enjoyed.

Two new lifts and an open stair within the new building will provide compliant access to the first floor of the Town Hall, while sensitive upgrades to the existing Heritage stairs within the Town Hall will improve their safety and accessibility. Where the new building meets the Town Hall, a new forum is proposed which will run parallel to the main central circulation of the Town Hall, and showcase the south elevation of the Town Hall which is currently concealed by the existing Administration building.

The provision of new community spaces throughout the ground floor of the Town Hall, combined with the upgrade of existing facilities to meet current access and safety requirements, will reactivate the Town Hall as a place for the people, and provide the potential for this civic landmark to play an important part in connecting and providing a significant social place for this diverse and vibrant municipality.

...the Town Hall is liberated from its civic administrative function and able to be returned to the people for use as community meeting rooms.



The community spaces are designed to accommodate a variety of settings and activities :

- _ Small groups for meetings workshops and interviews
- _ Medium groups for community organisations, social groups and training
- _ Large gatherings for talks and celebrations
- _ Public display for open exhibitions , functions, media launches
- _ Social for break-out zones, cafe, lounge and community kitchen



3.0 Design Response

3.3 Health and Resilience

Healthy Bioclimatic Building

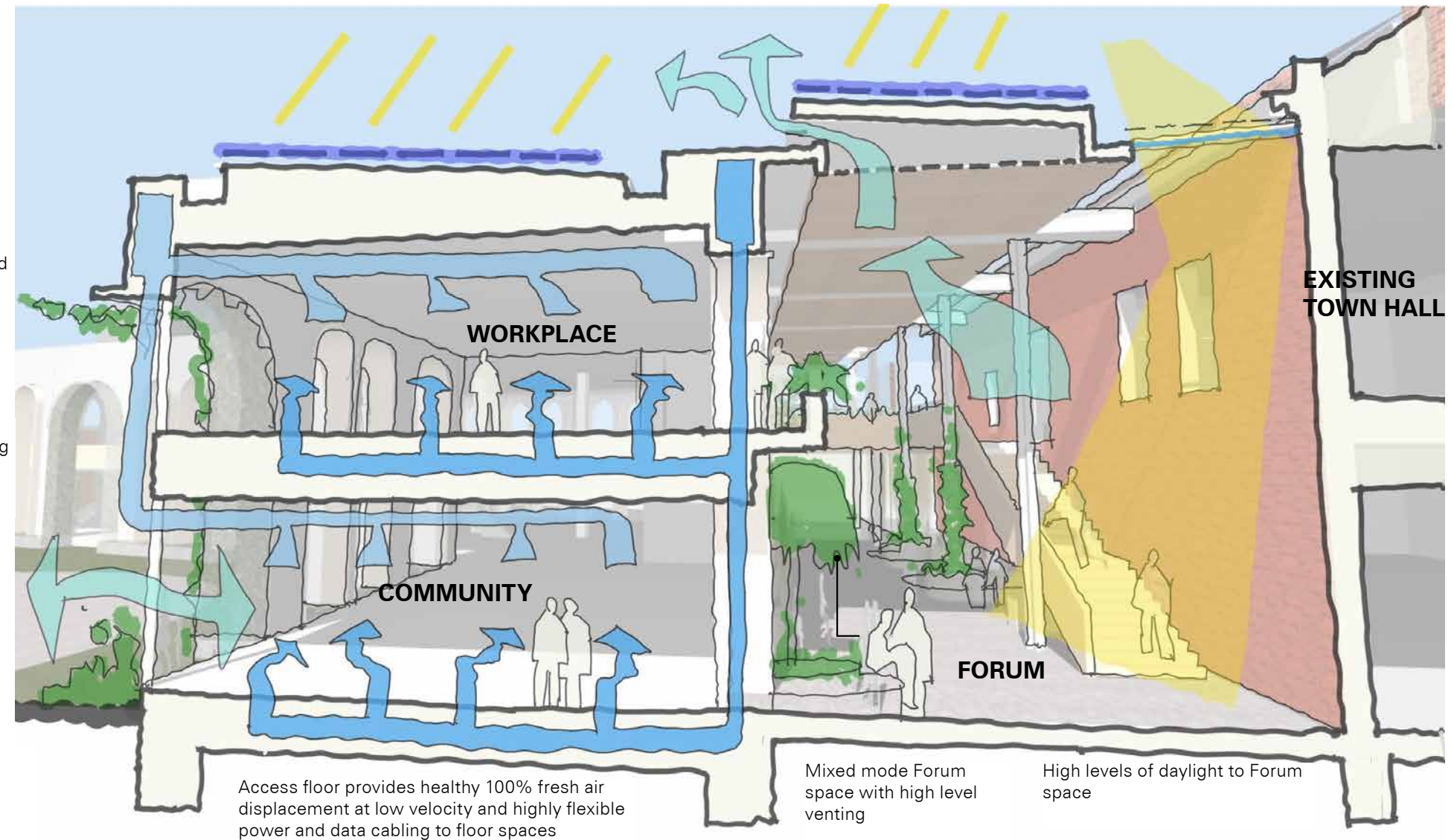
Rooftop photovoltaics

Arched Facade creates supply and return delivery and integrated sunshade

High level return air system ensures no mixing + recycling

Selected operable windows/doors to community spaces allows access to fresh air + landscape

Intergrated landscape and natural materials



Access floor provides healthy 100% fresh air displacement at low velocity and highly flexible power and data cabling to floor spaces

Mixed mode Forum space with high level venting

High levels of daylight to Forum space



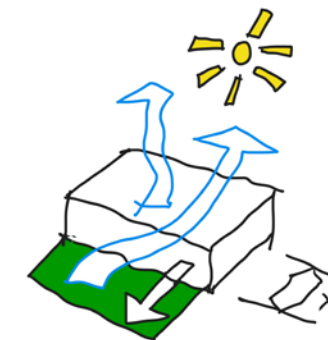
Air Quality & Movement

Increase air quality & flow to bolster overall indoor environment quality & reduce airborne risks



Entry Experience & Comfort

Ensure a welcoming, open and safe experience on entry with clear wayfinding



Natural Light & Nature

Increased access to natural light and cross ventilation and improved connection to nature



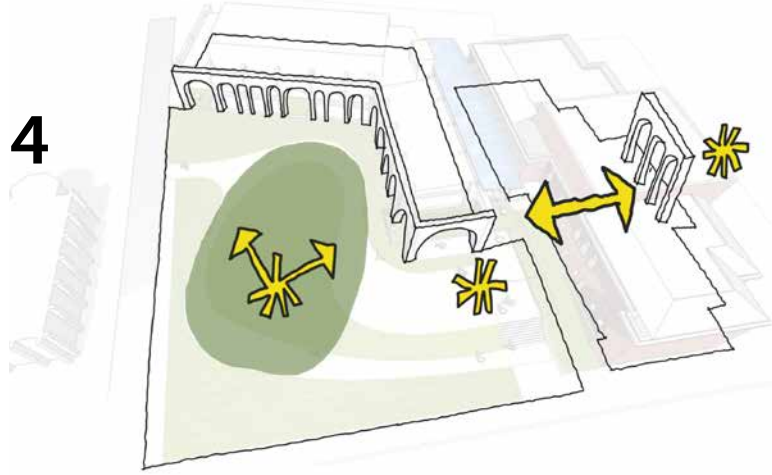
Materials & Surfaces

Integrate touchless surfaces, technology and operational practices

3.0 Design Response

3.4 Identity and Place

4



Reference the form and materiality of the Town Hall in the creation of a civic place for the community.



3.4 Identity and Place

An elegant, two-sided facade frames the community park, welcomin the community and enhancing the Town Hall.

The new built form of concept one is well set back form Hyde street. This creates an opportunity for a generous community park and change in level between street and entry.

An elegant, two-sided facade frames the community park, welcoming the community and enhancing the Town Hall.

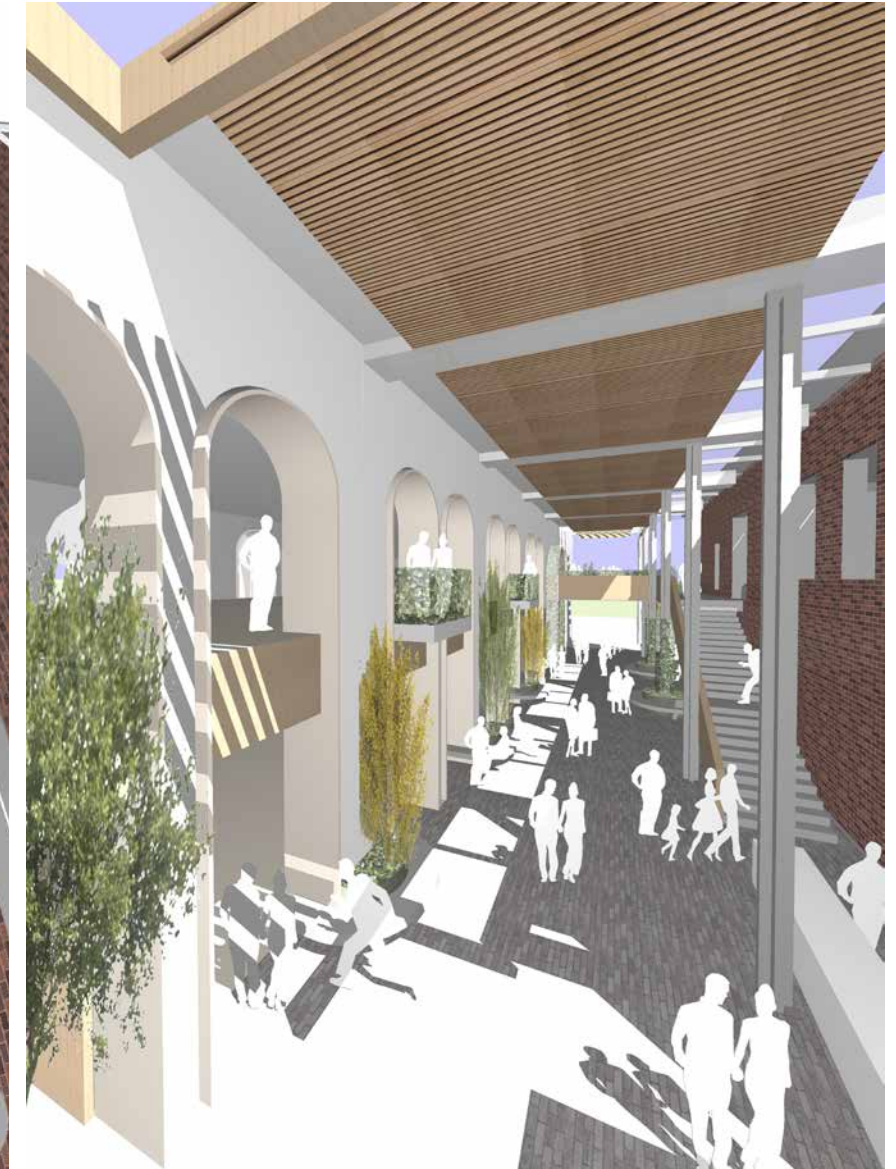
The community link, with its open, flexible community spaces has the potential to have a strong identity and act as a complimentary, modern addition to the Town Hall.



3.0 Design Response

3.4 Identity and Place

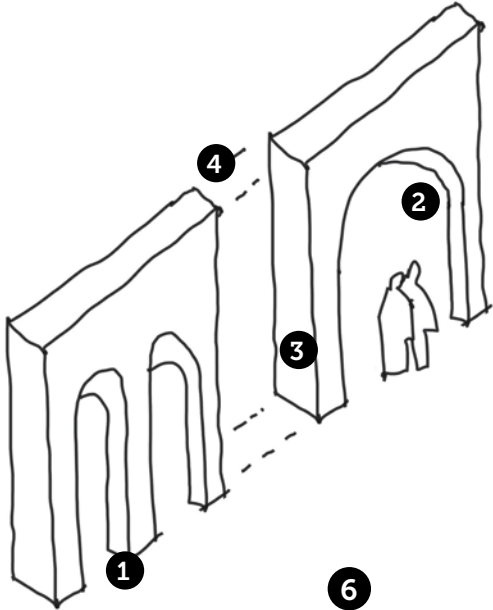
Provide a welcoming and engaging precinct for the community and the council to meet and come together



3.4 Identity and Place

Arched Lightweight Facade:

- 1 Creates modern contextual reference to Townhall and sense of civic place.
- 2 Intergrates supply and return air as ducts and bulkhead.
- 3 Depth of reveals provides intergrated sunshading and weather protecting
- 4 Panelised system allows for efficient off site construction.



Construction Sustainability + Efficiency:

- 5 Timber framed structure reduces CO2, embodied energy of concrete and simplifies building trades.
- 6 Timber framed flooring system with ducted access floor allows high levels of fitout flexibility and healthy delivery of air.
- 7 Off site pre fabricated facade panels; e.g cross laminated timber, allows for high levels of sustainability, material efficiency and construction time savings.

