



# SCHEMATIC DESIGN



ISSUE CONTROL

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THE DESIGN TEAM WOULD LIKE TO ACKNOWLEDGE THE GUMBAYNGGIRR PEOPLE AS THE TRADITIONAL CUSTODIANS OF THE COUNTRY UPON WHICH THIS PROJECT IS LOCATED.

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	TOWN PLANNER, HERITAGE
	BUILDING SERVICES, FIRE ENGINEERING, ESD
	STRUCTURAL AND CIVIL ENGINEERING
	LANDSCAPE ARCHITECTURE
	BUILDING COMPLIANCE, UNIVERSAL ACCESSIBILITY

	TRAFFIC ENGINEERING
	FLOOD ENGINEERING
	FACADE ENGINEERING AND REFLECTIVITY
	WASTE MANAGEMENT AND RESOURCE RECOVERY
	WIND ENGINEERING, PEDESTRIAN AMENITY
	ACOUSTIC ENGINEERING
	ARBORIST

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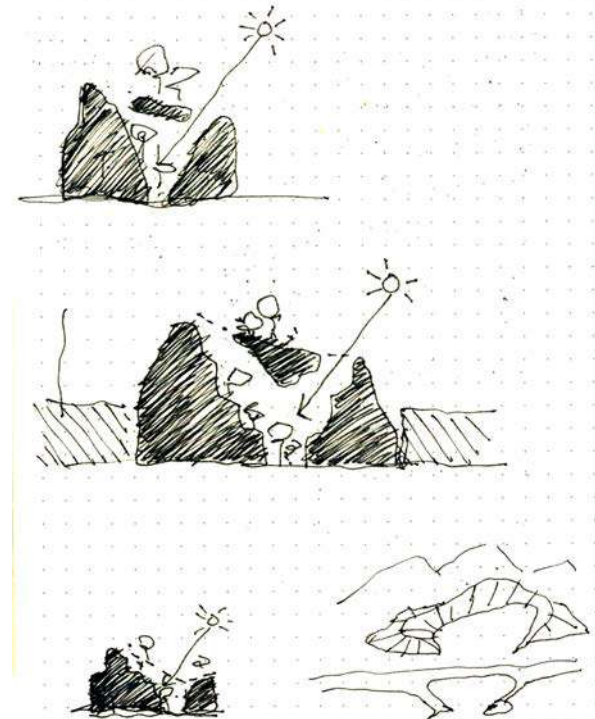


# INTRODUCTION

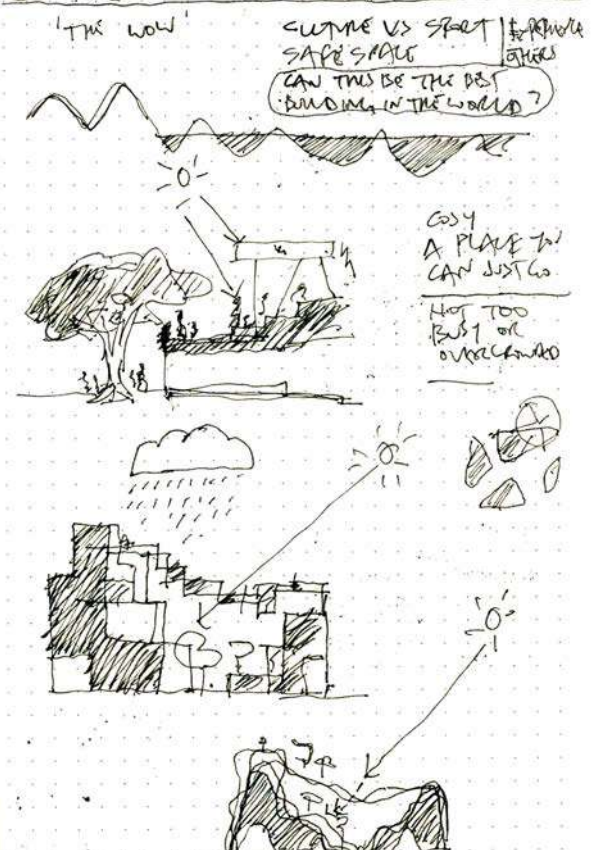


# SKETCH STUDIES INVESTIGATING THE NATURE OF THE PLACE

WHEN DO WE DO AN INTERIM  
'RAPID PROTOTYPE' EXERCISE →  
2 WEEKS BEFORE SUBMITTING  
'THIS IS WHAT THE BUILDING LOOKS LIKE'



CCS / ALL WELCOME 22.02.19  
@ CHEC





# EXECUTIVE SUMMARY

The proposed new Coffs Harbour Cultural and Civic Space is an approximately 13,500m<sup>2</sup> multi-use facility containing a Public Library, Art Gallery, Museum, Council Customer Service centre, Public space and meeting rooms, Council Chambers, Council administration offices and car parking. The project is a much needed major investment by the community in creating new cultural and civic facilities in support of the growth of the LGA. The project, known as *All Welcome* as a constant reminder of its intent and aspiration, has been an active need in the LGA. The chosen site is in the centre of the Coffs Harbour CBD and will help to energise and attract locals and visitors the CBD. It will serve the entire LGA and beyond as part of Coffs’s importance in the surrounding region.

Coffs Harbour is distinguished by its topography and the diversity of its community, industry and popularity as a tourist destination. The Great Dividing Range meets the coast at Coffs, forming the Solitary Isles and creating the distinctive mountains-to-the-sea character of the place. The proposal is designed to recognise and reflect this character, creating a distinctive new building suited to its locality and community. This document forms part of the background information for the SSDA and includes:

- Background to the project
- Design Excellence Strategy and Design process
- Project Themes and Principles
- Analysis of the site within its indigenous and urban context
- Sketches exploring design concepts
- Explanation of the proposed design through a series of diagrams, drawings and 3D views
- Concepts for the landscape architecture and the rooftop garden space
- Proposal for the facade of the building
- Structural concept for the building
- Integrated building services concept
- Justification for how the design meets the Design Excellence Strategy
- Future development of the precinct and how the design relates to this
- Consultation feedback
- Appendix containing detailed design drawings and relevant specialist reports.

BVN was appointed by Coffs Harbour City Council to provide architectural services and to act as the lead design consultant (LDC). A broad set of disciplines were employed to undertake the schematic design and the prepare documentation for the State Significant Development Application (SSDA). The combined design team has spent 5 months preparing this schematic design and SSDA material. A summary of outcomes from this work is:

## STRUCTURE & CIVIL

Engineers TTW are responsible for the structural and civil design. Key aspects of the structural scheme are as follows

- Basement retention system of soldier piles with shotcrete infill
- Typical superstructure featuring concrete structure with a maximum beam depth of 500mm
- Steel-framed columns and roof over level 3 executive offices, council chamber and shared public meeting space.
- Inclusion of 30% fly-ash content in concrete specification for reduced carbon footprint.

At the next stage, the use of metal deck permanent formwork system suitable for exposed soffit design (no ceilings) needs to be considered.

## QUANTITY SURVEYOR

Slattery have provided cost advice and on-going Cost Plans during the Schematic Design process, At the final revision submitted for completion of Schematic Design (Cost Plan 5), the scheme is currently aligned to the project budget of \$76.5m.

## BUILDING SERVICES

LCI have completed the schematic designs All Welcome’s mechanical, electrical, IT & communications, vertical transport, hydraulic, and fire protection services. Notwithstanding a small number of outstanding items, the design is coordinated with the architectural consistent with a schematic design standard, and the services have been modelled in the BIM environment.

The following items are yet to be captured in the services design and require investigation at the next stage:

- The majority of the building is conditioned with a fixed, air-sealed facade, however discrete areas have been identified which suit passive ventilation via operable windows with minimal impact on the mechanical design.
- Specification of services component and, fittings to suit exposed services throughout the building

The design has taken Ecologically Sustainable Design (ESD) into account through the following strategies:

- Electricity generation with 140kW photovoltaic array.
- Facade and materials through the use of shading elements throughout and the use of high performance glazing.
- High-efficiency solutions, components and fittings generally across all trades in accordance with best-practice design.
- Metering, monitoring and control of all trades via connection to a Building Management Control System (BMCS)
- Electrical efficiency using LED light fittings and auto-light motion sensors.
- Water conservation through advanced metering, rainwater collection and re-use for toilet flushing, mechanical condensate recovery.

## LANDSCAPE

Landscape is integral to the experience of All Welcome, and Urbis have worked collaboratively with BVN on the design of external areas outside the site boundary, ground floor and the open area at level three. Key components of the landscape design include

- Paving at ground floor incorporating a motif derived from the fig tree.
- Selection of *Ficus* species in the atrium consistent with this character.
- Greenery to roof area fulfilling the vision for an elevated public space.
- Strategically-located gathering areas provided with built-in outdoor furniture and decking.

## ARBORIST

Advice on working adjacent to and protecting the existing Hill’s Weeping Fig has been captured by Arborist Network, with the impact on both the tree and the building being negligible due to the contained area of impact on the tree’s root zone . They note that managed well, the proposed works have the potential to result in an improvement in the trees health and longevity.

## BCA & DDA

Philip Chun have completed a report including a review of documents, comments and recommendations with respect to the Building Code of Australia and Disability Discrimination Act legislature. There are a range of items picked up in the compliance reports which will be addressed at the next stage.

## FIRE ENGINEERING

LCI have completed a preliminary fire safety strategy document, which outlines the objectives and the process involved in working through the detail of engineered fire safety solutions which are required to have parts of the design certified. Key takeaways from this include

- The atrium shall be sprinklered and be smoke-seperated from the internal areas that surround it. The opening in the level 3 slab provides for smoke exhaust from this area in case of fire.

## FAÇADE

Surface Design consultancy provided design advice on the façade, and this has been incorporated into the design team’s endeavours. Significant discrete inputs into the design are as follows:

- The preferred construction type for the main façade is a prefabricated, unitised curtain wall with the terracotta portions attached before installation.
- Facade Reflectivity Report anticipates no excessive effects from reflections provided the specified façade finish meets provided reflectivity criteria.
- Confirmed that for façade maintenance including window cleaning rope access is suitable, and this has been approved in principle by the Client.

## TRAFFIC

The Transport Assessment Report (TRA) includes number of car parks, cycle parks, and areas of vehicular movement. The scope of the extends beyond the All Welcome site to consider traffic flows to and from the new building and impact on existing infrastructure.

- The new building has minimal impact on existing traffic conditions, noting a small increase in delay at some intersections.
- 84 car parks are required by the office element of the scheme, which is met through the combination of the basement car park and the retained car parks in the basement of the Castle St multi-deck car park.
- It is also proposed to adjust a number of car parks on Gordon Street to provide four accessible car parks for visitors.
- Cycle parking for staff (in the basement) and visitors (at ground level) exceed the numbers required by the TRA.
- The carpark entry ramp, gallery and museum loading bay, and loading space on Gordon Street have been verified with swept path analysis.

## WASTE

Waste equipment manufacturer Elephants Foot have completed a study estimating waste volumes to be generated, and provided advice on bin room size and configuration based on a likely collection schedule. We confirm that as designed, the Bin Room at ground level is suitable to cater for the number of bins required - noting that the Client’s desired collection schedule is less frequent than preferred by the Waste Management Plan - and that this would result in the bin room being compromised functionally or needing to be made larger. Review and engagement from the Client is required at the next stage to confirm the bin room size and layout.

## FLOOD ENGINEERING

The Flooding Assessment Report, completed by GHD, details the likelihood of flooding in the area and the impact on the All Welcome site. The modelling shows that the site is not inundated during a 1 in 500 year flood event. The direct impacts on the building design which have come out of this study are the levels for the ground floor and carpark entry, which have been incorporated in accordance with GHD’s advice.

## WIND

Windtech completed a Pedestrian Environment study looking at occupant comfort at Ground Level and at Level three in the open area. The study recommends retaining the existing Fig Tree and including new planting to Gordon St to ameliorate potential unfavourable wind conditions in these areas, which includes the external café seating and external amphitheatre seating at roof level. The landscape design by Urbis & BVN is in accordance with this advice.

## ACOUSTIC

Pulse Acoustic provided an Evironmental Impact Statement Report, particularly into the effects on local residential and recreation sites. To do this, they installed noise loggers within the site and the closest residential facilities. The conclusion was that subject to implication of their recommendations, the project will be in compliance with the relevant statutory criterions.

## GEOTECHNICAL

Regional Geotech Services’ advised design criteria to the structural engineers informing the retention system, subgrade buildup and piling specification.

- The basement shall drain below the level of the slab. The volume of drainage needs to be assessed in construction at the completion of excavation.

## TOWN PLANNING

GeoLink have administered the town planning submission of which this report is part. A summary of their contribution is as follows:

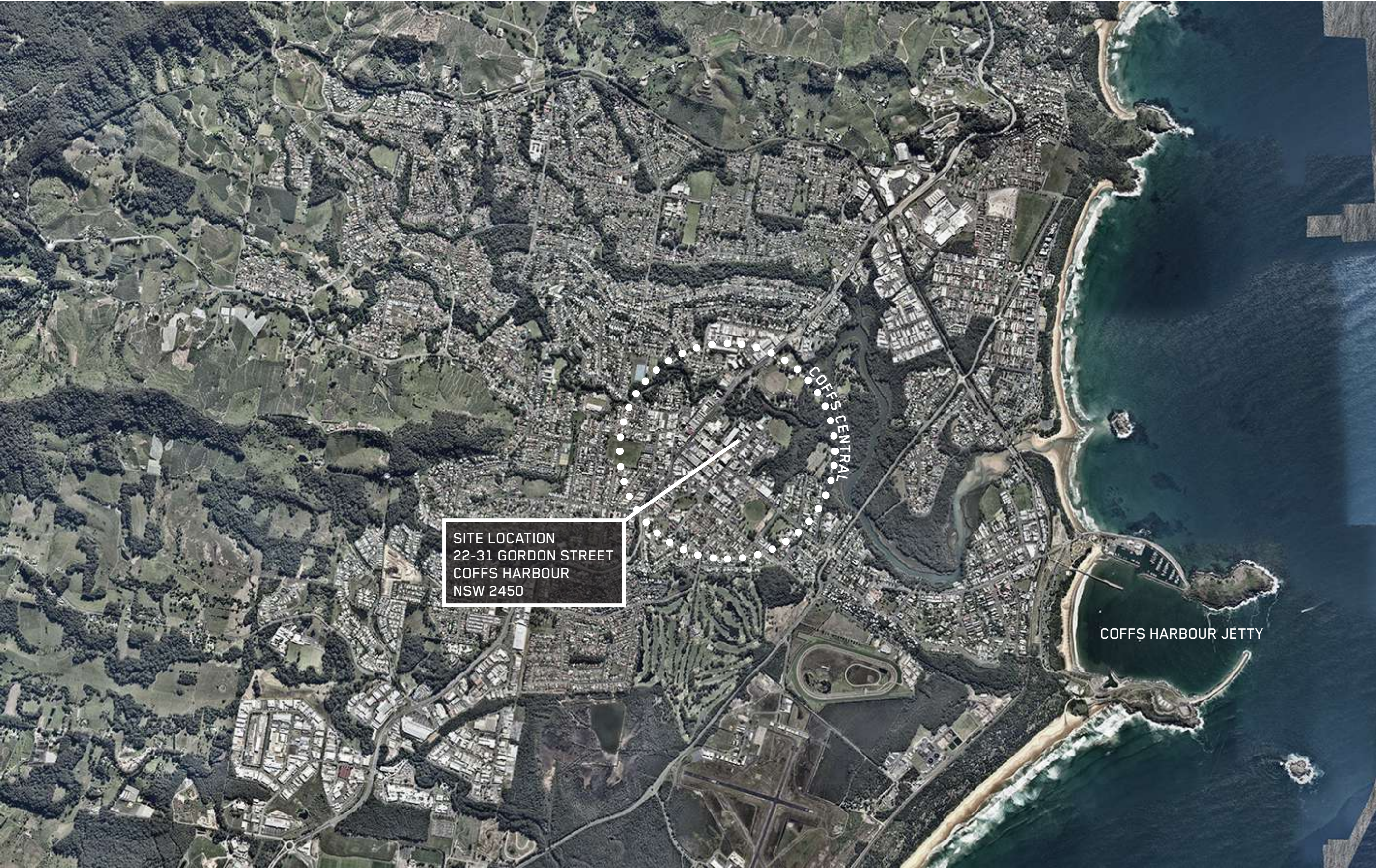
- Selection of State-Significant Development approval pathway
- Compiled and submitted request for SEARS.
- Engaged NSW Government Architect
- Engaged and briefed Niche cultural heritage consultancy
- Compiled the Environmental Impact Statement (EIS) with input from all
- Feedback on required information to maximise ease of the SSD Approval.

## OTHER

- Specialist advice for the Museum and Gallery exhibition design from exhibition designers Thylacene.
- Cultural heritage consultancy Niche are reporting on aboriginal and other heritage concerns in and around the site. Their report is incomplete at the time of writing.



PROJECT SITE





PROJECT SITE





# THE DESIGN PROCESS / FOUR THEMES

## SUMMARY OF DESIGN PROCESS

Following BVN and the design team’s appointment in early 2019, the team undertook an extensive series on consultation sessions with the client stakeholder group and the greater community of the LGA. Following this consultation and a review of the provided briefing material, BVN prepared a Return Design Brief that included the approach to the design process.

## FOUR THEMES

Four key themes were identified as part of the project. These consolidate the aspirations of the project into simple, resonant statements. These themes are shown below.

## SIX PRINCIPLES

Form the four themes, six principles were generated as the decision-making framework of the project. The design approach has used these principles as the guiding framework to the project and has communicated these to the various stakeholder groups.

## TOOLS AND PROCESS

BVN and the design team have worked in an integrated three-dimensional modelling environment, using contemporary computational design tools to investigate, communicate and analyse the design ideas and options. This also includes the preparation of physical models including traditional model-making techniques and 3D printing. These tools have enabled us to align the design

process with the brief and stakeholder commentary and feedback.

## THE PLACE

The Coffs Coast is place of great natural beauty. BVN studied the natural context, finding inspiration in the particular nature of the geography, topography and breadth of diversity in the local natural environment. This includes the physical form of the surrounding mountains, the Solitary Isles and the local rainforest. These places are characterised by dramatic forms and deep layered environments with a multitude of plant species, sunlight penetration and protection. We have drawn on these elements to inform the building’s mass, form and materials, and worked with the natural constraints of the site – the significant existing Hills Weeping Fig tree to produce memorable and diverse spaces. From this, the core idea of a three-dimensional public space rising through the centre of the building developed.

## THE CITY

Coffs Harbour City Centre is in a state of flux, with a number of ambitious projects in the pipeline - including the Pacific Highway bypass and the City Centre Masterplan. There is a clear focus on improving the public realm and raising expectations around urbanity, pedestrian connectivity and activation in the City Centre. Analysis revealed that the site selected by the Client presented a key location to make the most of these ambitions. The future of the site’s surrounds is legislated to be significantly taller, more densely utilised and have a more vibrant street-life than is currently the case. The challenge of All Welcome is to respond to the future city, the city as it is today, and as it evolves.

## THE COMMUNITY

The histories of the people of the Coffs Coast present a matrix rich with stories and understanding of the place and what it can become. Throughout the schematic design period BVN have consulted with groups from the community and representing the various users of the building, both inside and outside the Council. The preliminary Schematic Design was released to the public for comment and feedback and numerous presentations were held to describe the scheme. Feedback was noted and where relevant, incorporated into the design.

The design and the story of its development are compiled in the following Design Report.

### ALL WELCOME

The underlying driving theme of the project. This Place will be open and welcoming to all

### CULTURE FIRST

The complex brief for different uses in the project will be designed through the lens off *culture first*

### WHY NOT WHAT

Decision making for the project is based on the 6 project principles that are informed by the core themes

### OF THIS PLACE

The project is fundamental about Coffs Harbour and the LGA - landscape, climate, topography, demographics, budget, history and culture





# PROJECT PRINCIPLES

Following the development of the four themes, BVN worked with the client and community groups to develop a set of principles to guide the project. These focus on a 'WHY', not 'WHAT' approach and inform the design process and its outcomes.

1



2



3



4



5



6



- WE ARE MORE**

*All Welcome* will send a message of innovation, optimism and belief that communicates Coffs Harbour is very much present in the world. The project clearly and unequivocally is proud of where it is, how it is used and who it represents.
- STORY OF COFFS HARBOUR**

The building must be a canvas to create an identifiable place with character that underpins cultural and civic identity. It will facilitate sharing stories and play an integral role in communicating the breadth of services on offer in the region, its history and the stories of those who live, will live and have lived there. As a threshold for visibility, the building will provide easy access to council's decision making processes, build awareness and understanding, change mindsets, inspire and connect people. It recognises the unique landscape of Coffs, where the mountains meet the sea.
- INCLUSIVE**

*All Welcome* must live up to its name. The building will be a place where the entire community has permission to use the building and participate in all of the activities on offer. The building will serve as a symbolic melting pot with limited physical barriers and restrictions. Architectural forms must embrace, invite and inspire and when possible incorporate community art and involvement.
- DIFFERENT STROKES**

*All Welcome* will espouse the notion of being a banquet rather than a single dish by offering a rich blend of different spaces. Users will choose which spaces appeal to them and gravitate to the ones they like. It is imperative that every space serves multiple functions to cover the needs of a diverse community and that spaces have the ability to morph as evolution occurs. Spaces must be identifiable and possess local character to support people now that information is global.
- BLURRED BOUNDARIES**

The building must be porous, enabling interchanges that inspire new thinking and challenge user to think differently about how space satisfies needs. Boundaries that must exist between functions within the building, as well as distinctions between indoor and outdoor, public and private and the digital and physical environment must be blurred. The building must go beyond the idea of a single grand entry and lobby to include the public realm, Coffs creek and surrounding precinct.
- SUSTAINABILITY ALL SORTS**

The building must respond to the unique environmental conditions of Coffs Harbour and implement low embodied energy construction systems and materials, appropriate for the building type. It must effectively use (and potentially generate) energy and harness the climate to improve the quality of spaces through natural ventilation and considered solar design. Sustainability of the people is equally important - the physical space must support the health and well-being of the people who experience it, encourage them to thrive and be a catalyst for reaching purpose and potential.

# DESIGN EXCELLENCE STRATEGY

TWO STATE DESIGN REVIEW MEETINGS WERE CONVENED BETWEEN THE GOVERNMENT ARCHITECT NSW AND BVN, FROM WHICH A STRATEGY WAS FORMULATED TO ENSURE THAT THE ALL WELCOME BUILDING WOULD ACHIEVE DESIGN EXCELLENCE.

THE FOLLOWING RECORDS THE GOVERNMENT ARCHITECT’S COMMENTARY AND PROVIDES REFERENCE TO WHERE THEIR QUERIES ARE ADDRESSED IN THE SCHEMATIC DESIGN

Below is a summary of the main points raised at the State Design Review meeting, as received from the Government Architect NSW via email on the 11th of June 2019:

*"Generally the design of the building and approach to the project is supported, in particular:*

- *Design approach and guiding principles*
- *Accommodation of the program*
- *Public space strategy within the building, in particular vertical connection between upper levels and ground plane*
- *Public gathering space and ‘open to sky’ courtyard at rooftop level*
- *Reconsideration of traffic and pedestrian movement in and through Riding Lane, new vehicle set down zone and improved cartilage to car park*
- *Preservation and protection of significant tree as focal point*
- *Modifications to the ground level incorporating transparent, operable and adaptable façades promoting a more active and integrated relationship between gallery, library and the street*
- *Council’s commitment to creating a high quality cultural facility with potential to influence formation of a future cultural precinct*

*The following commentary provides advice and recommendations for the project*

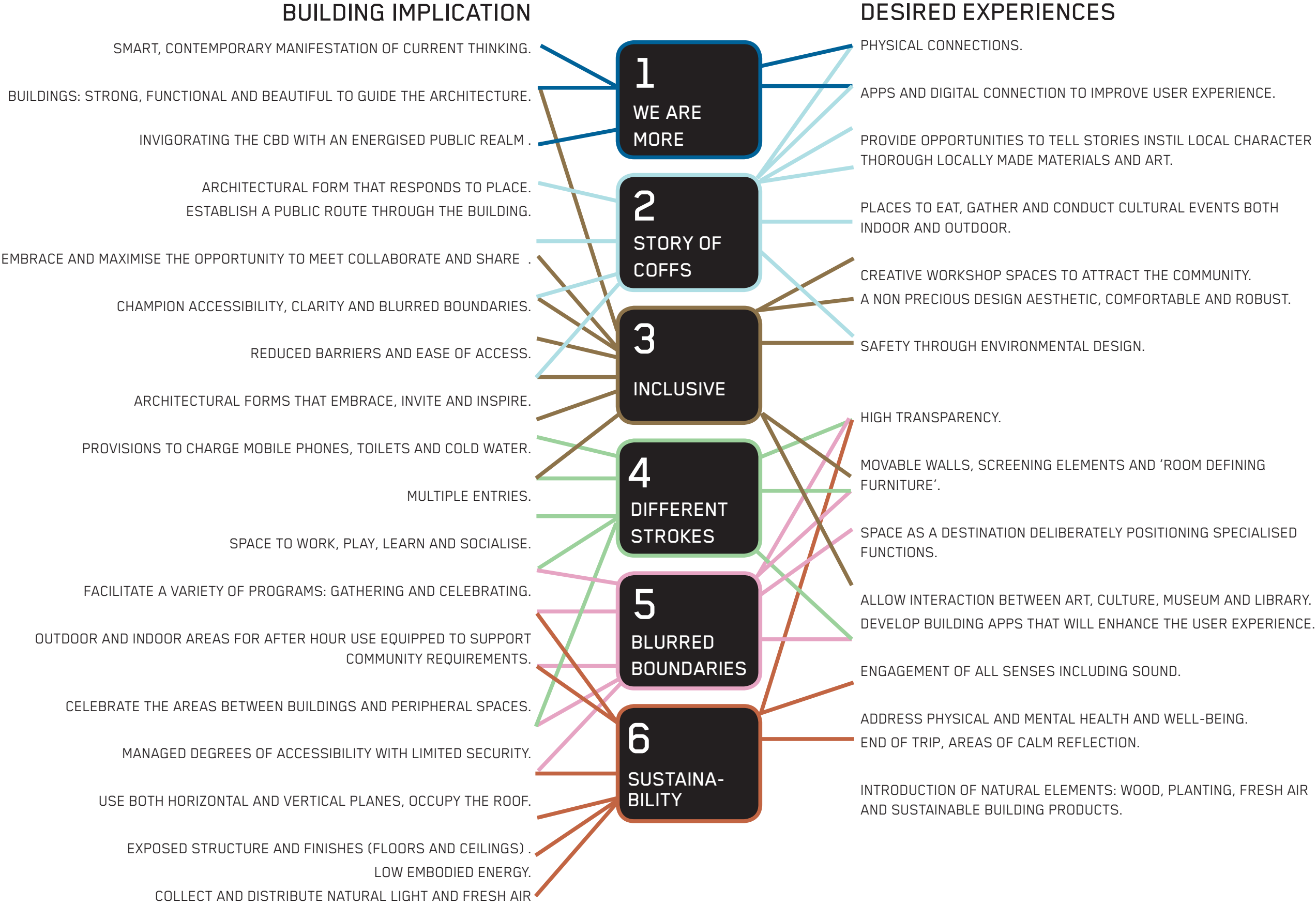
1. *Connection between the Council carpark and the building should further prioritise pedestrian movement at the ground plane. Elevated walkways/bridges are not supported.*
2. *Any future covered walkway between the carpark and the building is to be incorporated into the ‘All Welcome’ design and must be included in the scope of the project as an integral part of the building*
3. *The upgrades to Riding Lane should be realised concurrently with the building as a public domain strategy to help catalyse further civic upgrades and street level improvements*
4. *Continuity of materials both horizontally and vertically from the street into the lobby and throughout the atrium is encouraged; this will provide clarity to the visitor experience and coherently integrate the building with the public domain*
5. *Provide more detailed sections and drawings as required to illustrate visual and physical permeability of Council offices at roof/courtyard level*
6. *In order to retain the design integrity and quality of the building as the project progresses through documentation and construction, provide material explaining key junction and façade details, materiality and construction systems/methods*
7. *The preliminary study presented of the potential future envelopes on the surrounding sites is useful to understand how the precinct may develop in the future. We understand that these are not based on the existing LEP and DCP controls. We suggest that this study be explored further to understand the existing LEP envelopes of surrounding buildings, and how heights, setbacks, ground plane might be best realised to work with the proposed facility and support its civic role as a key building in the city. This would take into account street views, street-scape, overshadowing, and other amenity aspects.*

*There is a very strong opportunity for the design team to work closely with the Council to ensure that future masterplanning of the precinct enhances not only the design intent for the building, which could be considered a jewel for the city, but also the surrounding public domain of the precinct. This may play out through the development of precinct-specific controls, which will ensure the best outcome for Council, the building and subsequent development in the precinct."*

**BVN responses to the Government Architect’s comments are as follows:**

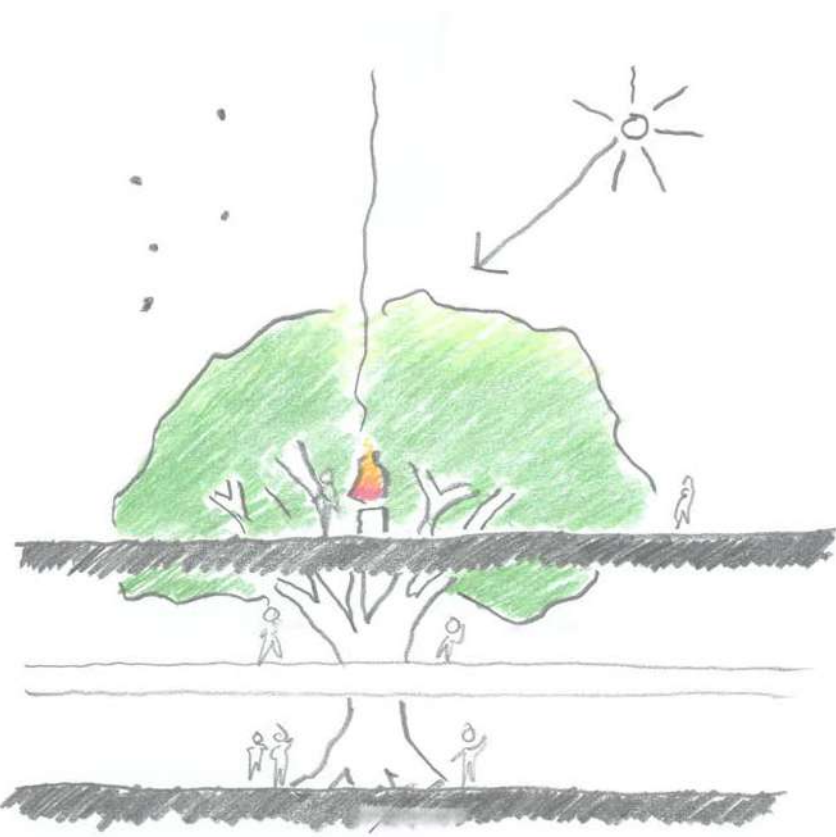
1. As designed, this connection will be made at ground level. Upgrades to the pedestrian environment in Riding Lane are included in Phase 2 and are projected to run concurrent with construction of All Welcome. Additionally, no elevated walkway is proposed. Refer to the ‘Precinct Plan and Phasing’ subheading in ‘The Precinct ’ section of this report for more information.
2. The All Welcome design team have begun work on the Phase 2 project and it is intended to extend the architectural language of All Welcome into Riding Lane. At present there is no covered walkway contemplated between the Carpark and the new Building.
3. The design team, in collaboration with Coffs Harbour City Council, is considering the programme for works to Riding Lane. It is the intention these works run concurrent with construction of All Welcome.
4. Materials proposed for use in the internal street and throughout the central space are consistent with the exterior finishes and include granite paving, pale brick, timber and glass. Refer to the Landscape Architect’s documents, and to ‘Internal Views’ in this report for more information.
5. As (4), These areas are shown in the ‘Internal Views’ subheading of this report. Additional sections and details will be undertaken at the next stage.
6. In this report we have provided information consistent with fulfilment of Schematic Design stage regarding key junctions, materiality and construction methods. Refer to the ‘Architectural Language,’ ‘Materials Board’ and ‘Facade Design’ subheadings for more information.
7. We have included a subheading in this report which includes perspective views showing All Welcome in the context of maximum development of the surrounding area, both in accordance with the current legislation and with the proposed changes. Refer to ‘The Future Precinct’ for more information.





# A NARRATIVE OF PLACE

The All Welcome building form is influenced by a reading of the local landscape, from the macro to the site specific. The surrounding range and the Harbour wall represent the ideas of protection and safety. Ideas which are directly relevant to the aspirations to the project.



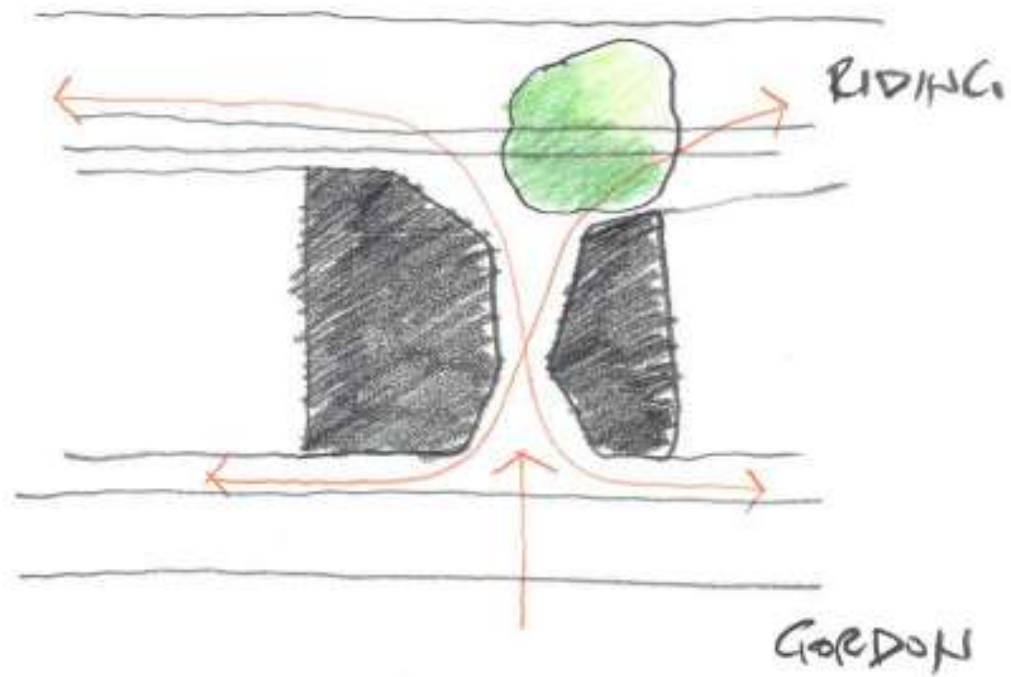
## THE SEA AND HARBOUR

Coffs is defined by the encompassing range and the encompassing harbour. They strongly identify the place and its character. The range defines the skyline and a sense of enclosure, diversity and surprise throughout the Local Government Area. The harbour is a clear idea of welcome, shelter, protection and safety. Together, they speak to the idea of All Welcome. They form the basis of our conceptual design approach to the form and idea of the building.

## THE TREE, THE PUBLIC REALM AND THE IMPORTANCE OF A MEANINGFUL PLACE

The fig tree provides the opportunity to create a unique and meaningful place. Combined with the cultural importance of fire and the ability to experience a special place over multiple levels. A meaningful place is proposed on the roof of the building, open to the sky and welcome to all.

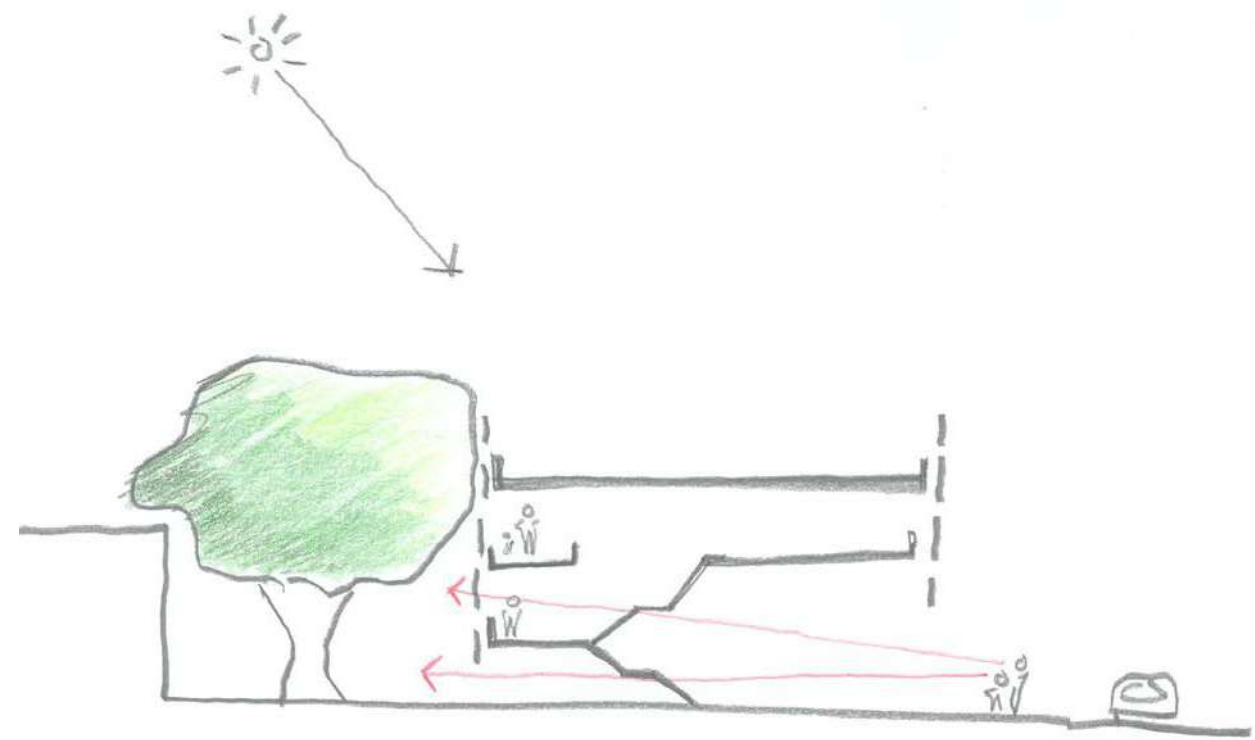




### UNDERSTANDING THROUGH PLACE

The fig tree provides a recognisable anchoring point in the building. It is visible from Gordon Street, Riding Lane and the various spaces of the building. The tree and views to it stimulate an understanding of how to navigate the building, constantly reminding a visitor of where they are and where the heart of the project is.

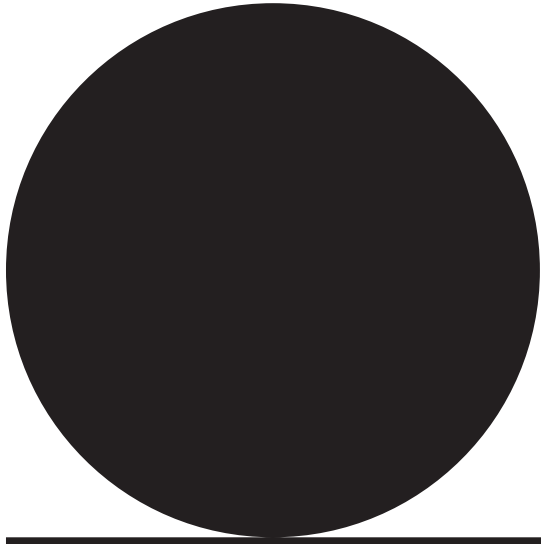
The building is carved through to open up views to the tree, referencing the offshore Solitary Islands forms.



### THREE DIMENSIONAL PUBLIC SPACE

Public space can exist across multiple levels of the building, allowing the interaction between the cultural, civic and administrative functions to be blurred.





# REGIONAL & URBAN CONTEXT

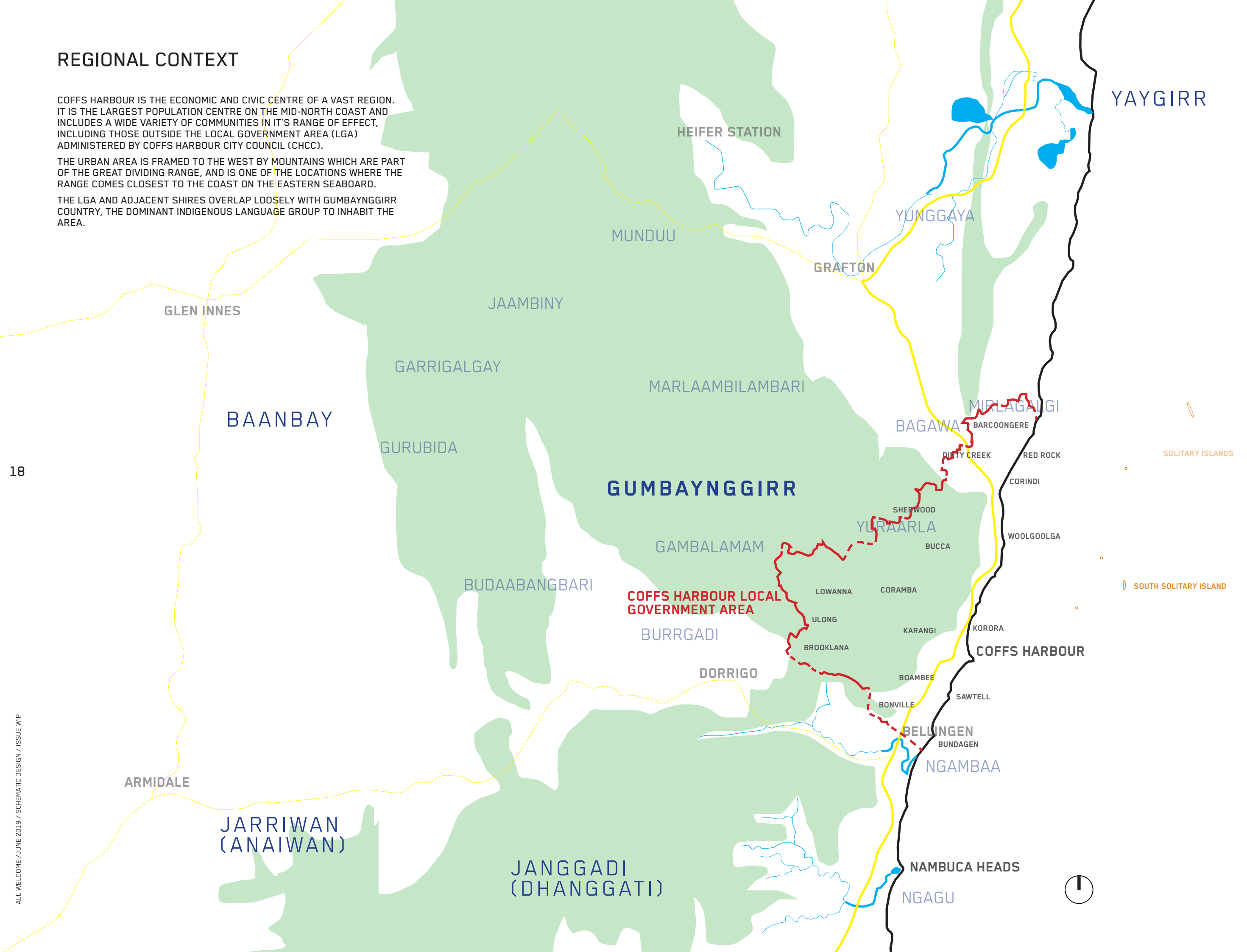


## REGIONAL CONTEXT

COFFS HARBOUR IS THE ECONOMIC AND CIVIC CENTRE OF A VAST REGION. IT IS THE LARGEST POPULATION CENTRE ON THE MID-NORTH COAST AND INCLUDES A WIDE VARIETY OF COMMUNITIES IN IT'S RANGE OF EFFECT, INCLUDING THOSE OUTSIDE THE LOCAL GOVERNMENT AREA (LGA) ADMINISTERED BY COFFS HARBOUR CITY COUNCIL (CHCC).

THE URBAN AREA IS FRAMED TO THE WEST BY MOUNTAINS WHICH ARE PART OF THE GREAT DIVIDING RANGE, AND IS ONE OF THE LOCATIONS WHERE THE RANGE COMES CLOSEST TO THE COAST ON THE EASTERN SEABOARD.

THE LGA AND ADJACENT SHIRES OVERLAP LOOSELY WITH GUMBAYNGGIIRI COUNTRY, THE DOMINANT INDIGENOUS LANGUAGE GROUP TO INHABIT THE AREA.

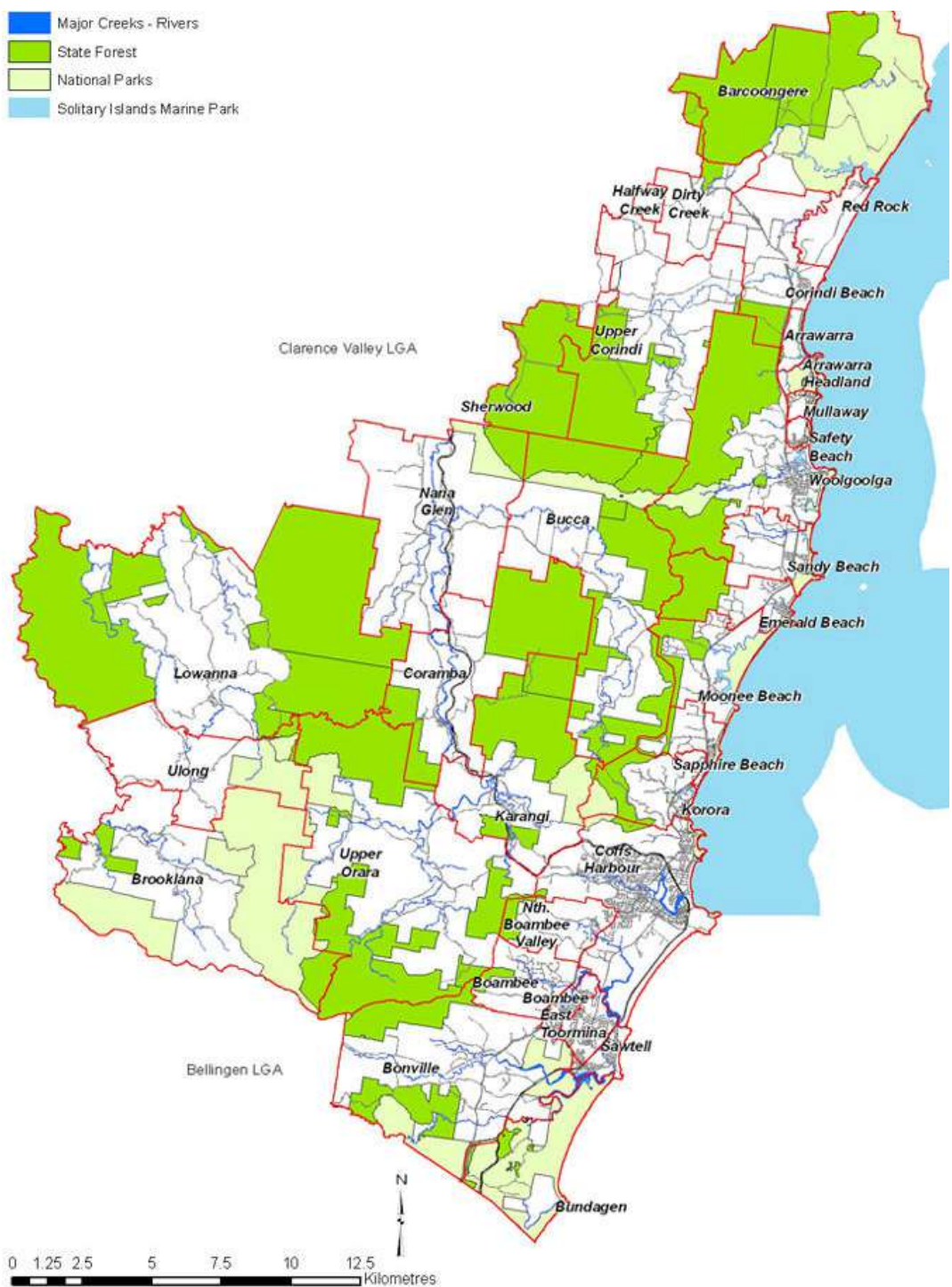


LANGUAGE GROUPS AND LOCAL GOVERNMENT AREA

Map displayed in current CHCC Offices showing local indigenous language groups



The Coffs Harbour Local Government Area showing localities and major urban areas



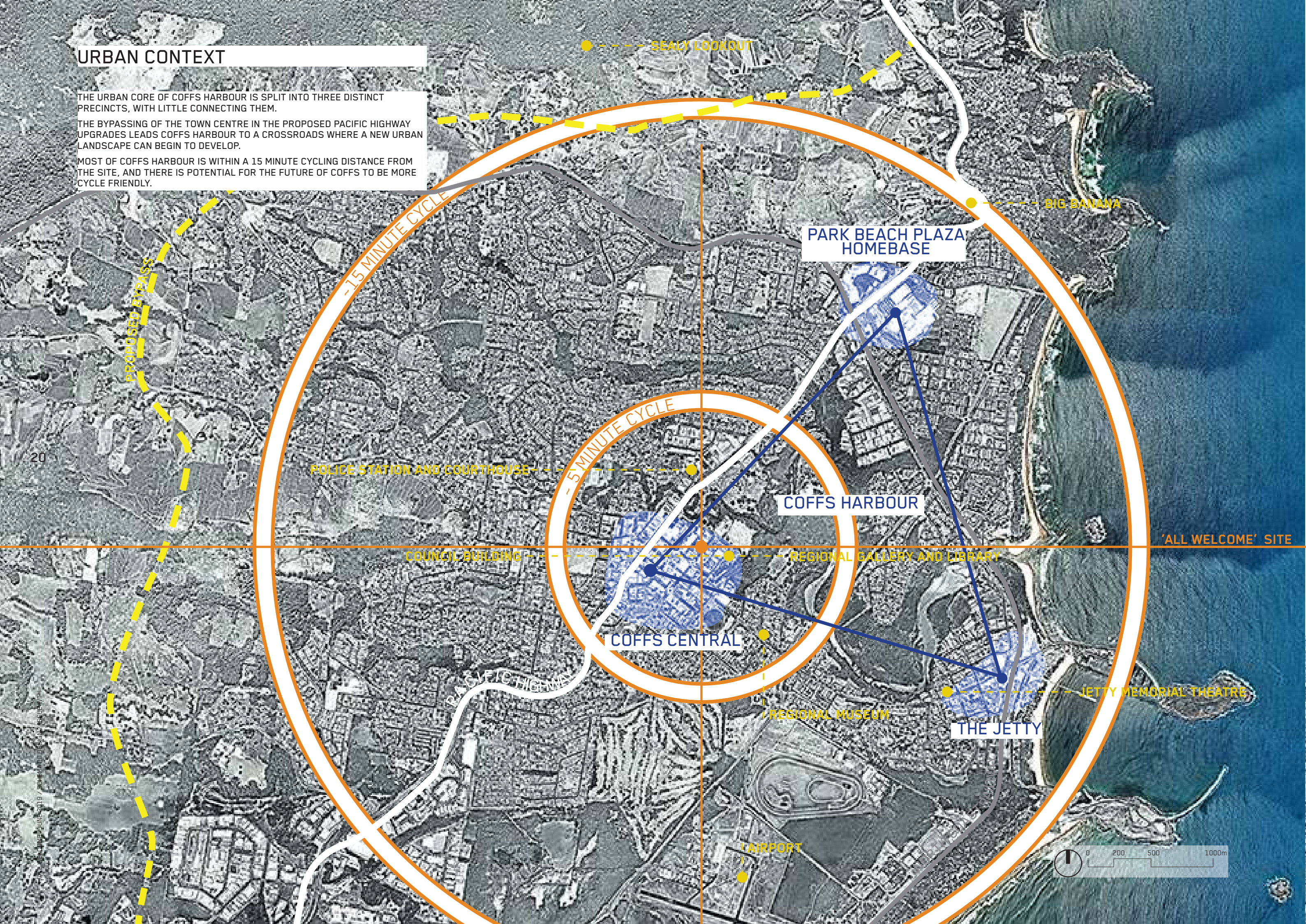


# URBAN CONTEXT

THE URBAN CORE OF COFFS HARBOUR IS SPLIT INTO THREE DISTINCT PRECINCTS, WITH LITTLE CONNECTING THEM.

THE BYPASSING OF THE TOWN CENTRE IN THE PROPOSED PACIFIC HIGHWAY UPGRADES LEADS COFFS HARBOUR TO A CROSSROADS WHERE A NEW URBAN LANDSCAPE CAN BEGIN TO DEVELOP.

MOST OF COFFS HARBOUR IS WITHIN A 15 MINUTE CYCLING DISTANCE FROM THE SITE, AND THERE IS POTENTIAL FOR THE FUTURE OF COFFS TO BE MORE CYCLE FRIENDLY.



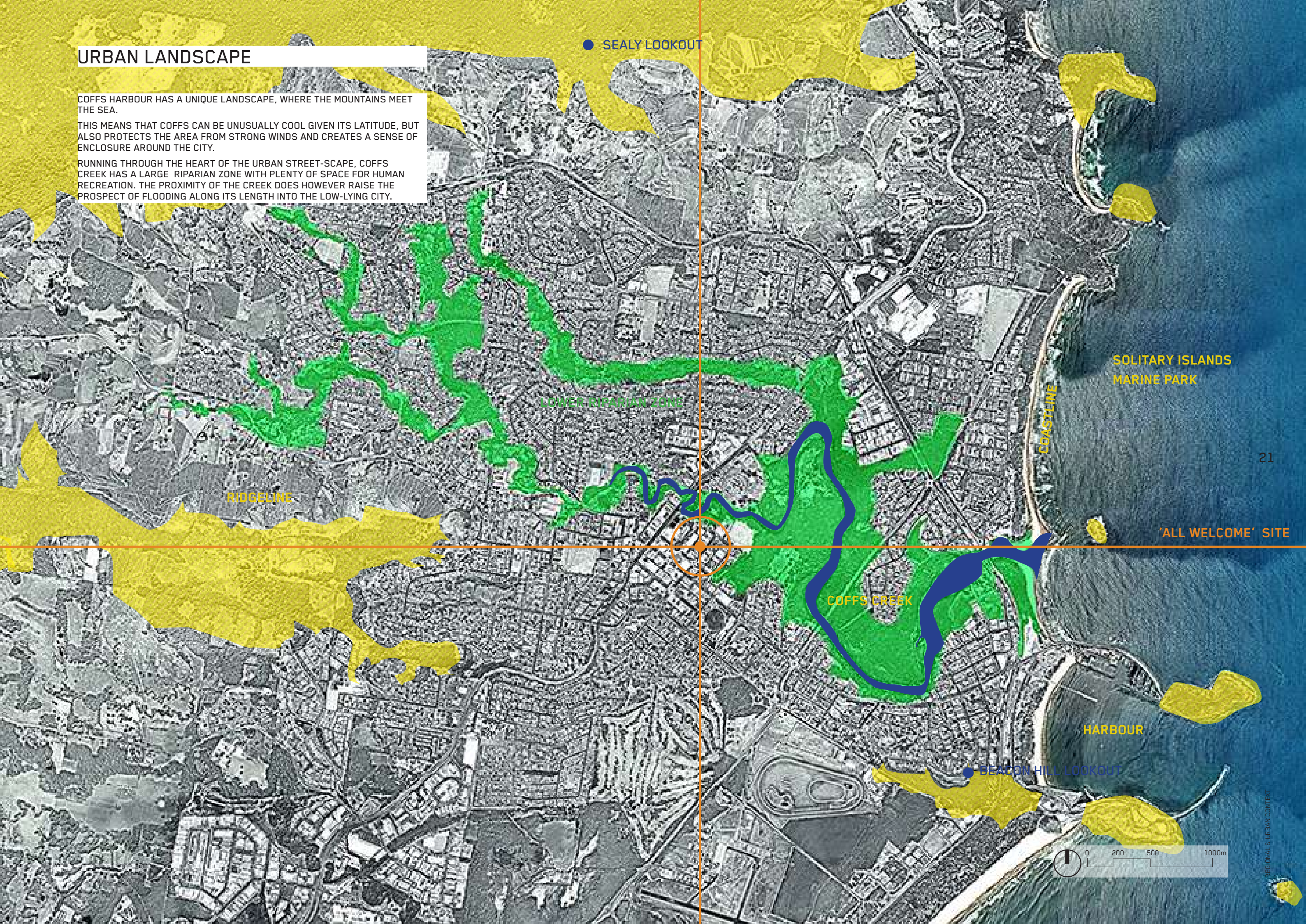


# URBAN LANDSCAPE

COFFS HARBOUR HAS A UNIQUE LANDSCAPE, WHERE THE MOUNTAINS MEET THE SEA.

THIS MEANS THAT COFFS CAN BE UNUSUALLY COOL GIVEN ITS LATITUDE, BUT ALSO PROTECTS THE AREA FROM STRONG WINDS AND CREATES A SENSE OF ENCLOSURE AROUND THE CITY.

RUNNING THROUGH THE HEART OF THE URBAN STREET-SCAPE, COFFS CREEK HAS A LARGE RIPARIAN ZONE WITH PLENTY OF SPACE FOR HUMAN RECREATION. THE PROXIMITY OF THE CREEK DOES HOWEVER RAISE THE PROSPECT OF FLOODING ALONG ITS LENGTH INTO THE LOW-LYING CITY.



● SEALY LOOKOUT

SOLITARY ISLANDS  
MARINE PARK

LOWER RIPARIAN ZONE

RIDGELINE

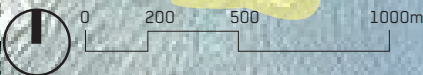
COASTLINE

'ALL WELCOME' SITE

COFFS CREEK

HARBOUR

● BEACON HILL LOOKOUT

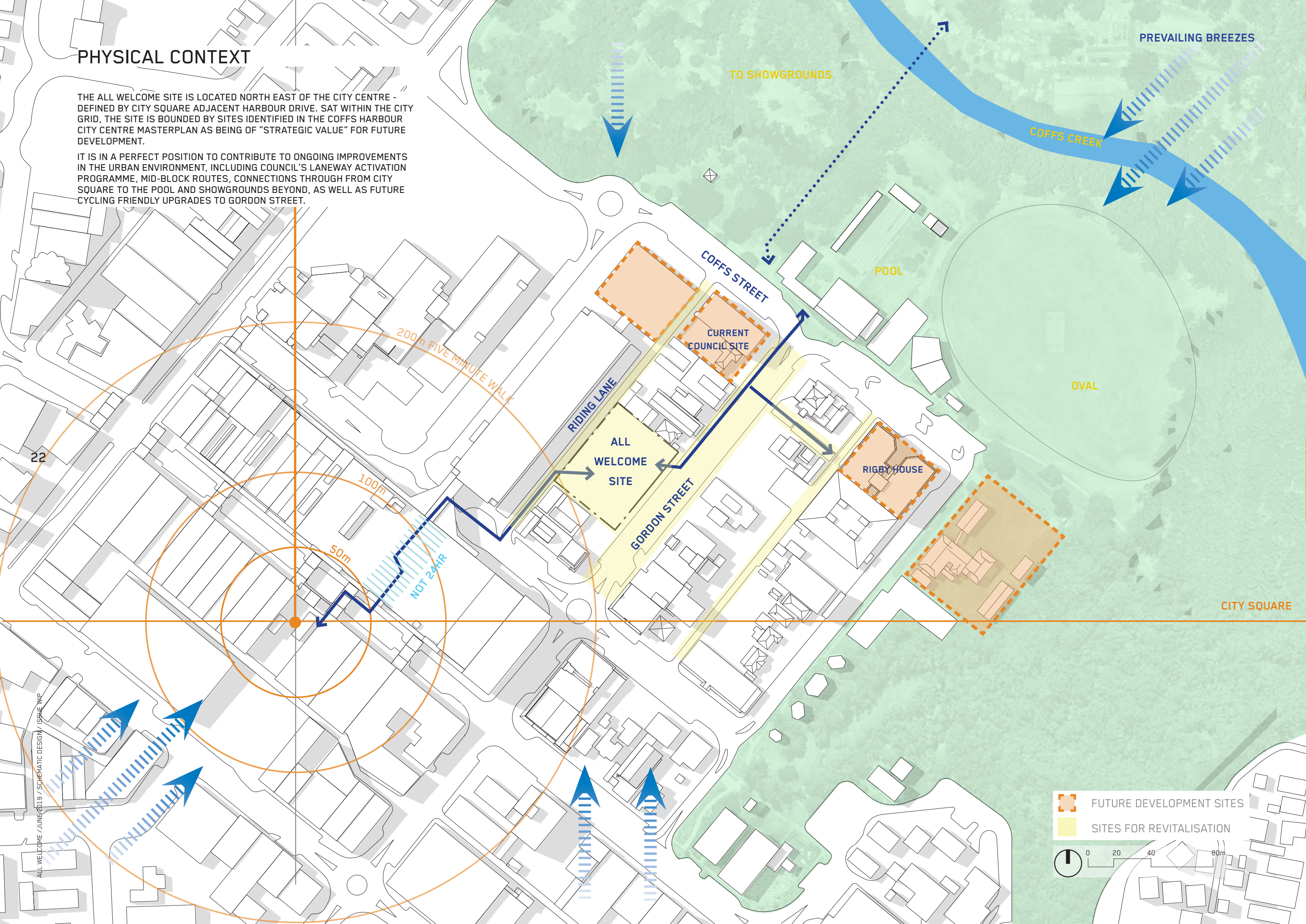




# PHYSICAL CONTEXT

THE ALL WELCOME SITE IS LOCATED NORTH EAST OF THE CITY CENTRE - DEFINED BY CITY SQUARE ADJACENT HARBOUR DRIVE. SAT WITHIN THE CITY GRID, THE SITE IS BOUNDED BY SITES IDENTIFIED IN THE COFFS HARBOUR CITY CENTRE MASTERPLAN AS BEING OF "STRATEGIC VALUE" FOR FUTURE DEVELOPMENT.

IT IS IN A PERFECT POSITION TO CONTRIBUTE TO ONGOING IMPROVEMENTS IN THE URBAN ENVIRONMENT, INCLUDING COUNCIL'S LANEWAY ACTIVATION PROGRAMME, MID-BLOCK ROUTES, CONNECTIONS THROUGH FROM CITY SQUARE TO THE POOL AND SHOWGROUNDS BEYOND, AS WELL AS FUTURE CYCLING FRIENDLY UPGRADES TO GORDON STREET.



- FUTURE DEVELOPMENT SITES
- SITES FOR REVITALISATION



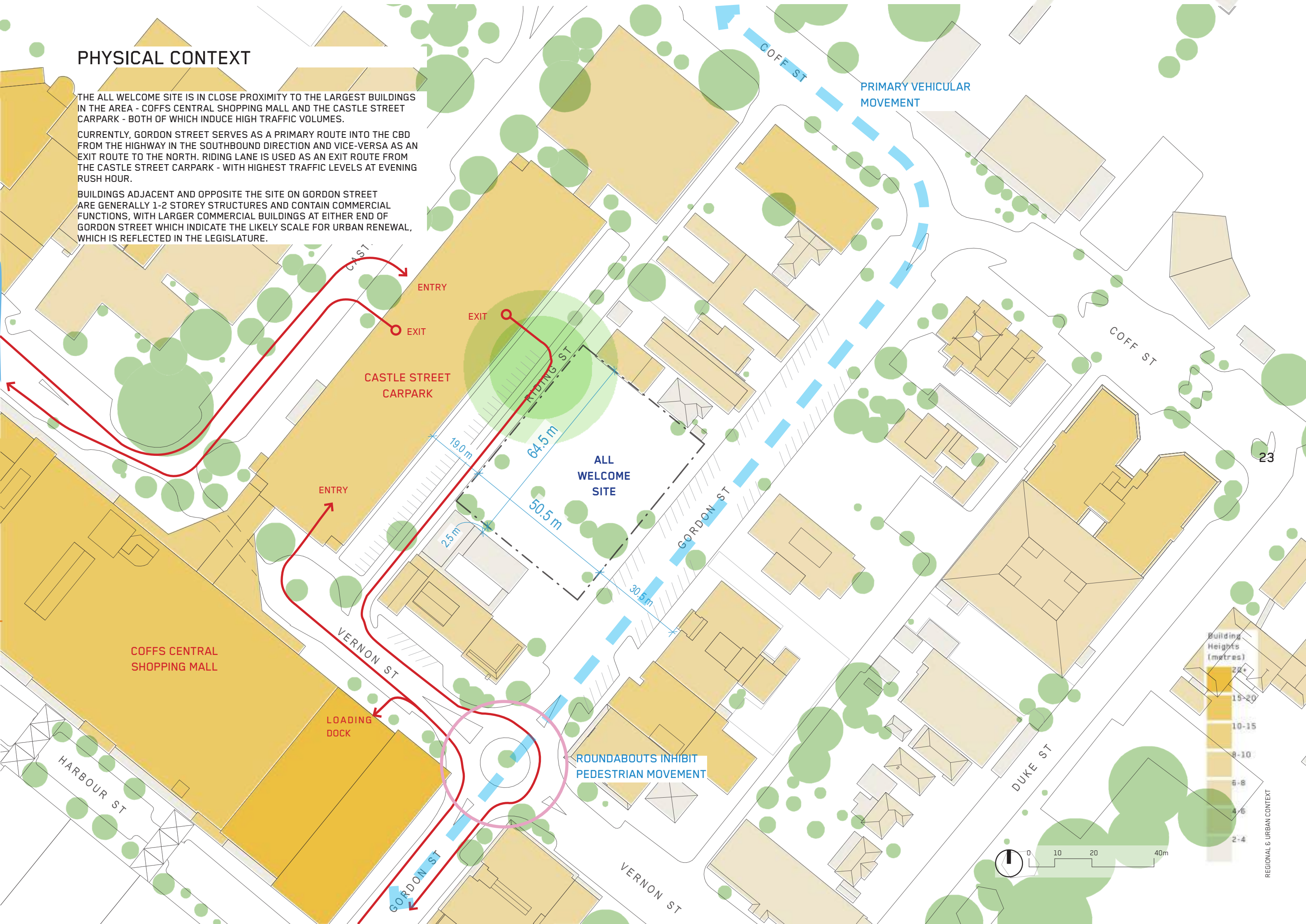


# PHYSICAL CONTEXT

THE ALL WELCOME SITE IS IN CLOSE PROXIMITY TO THE LARGEST BUILDINGS IN THE AREA - COFFS CENTRAL SHOPPING MALL AND THE CASTLE STREET CARPARK - BOTH OF WHICH INDUCE HIGH TRAFFIC VOLUMES.

CURRENTLY, GORDON STREET SERVES AS A PRIMARY ROUTE INTO THE CBD FROM THE HIGHWAY IN THE SOUTHBOUND DIRECTION AND VICE-VERSA AS AN EXIT ROUTE TO THE NORTH. RIDING LANE IS USED AS AN EXIT ROUTE FROM THE CASTLE STREET CARPARK - WITH HIGHEST TRAFFIC LEVELS AT EVENING RUSH HOUR.

BUILDINGS ADJACENT AND OPPOSITE THE SITE ON GORDON STREET ARE GENERALLY 1-2 STOREY STRUCTURES AND CONTAIN COMMERCIAL FUNCTIONS, WITH LARGER COMMERCIAL BUILDINGS AT EITHER END OF GORDON STREET WHICH INDICATE THE LIKELY SCALE FOR URBAN RENEWAL, WHICH IS REFLECTED IN THE LEGISLATURE.



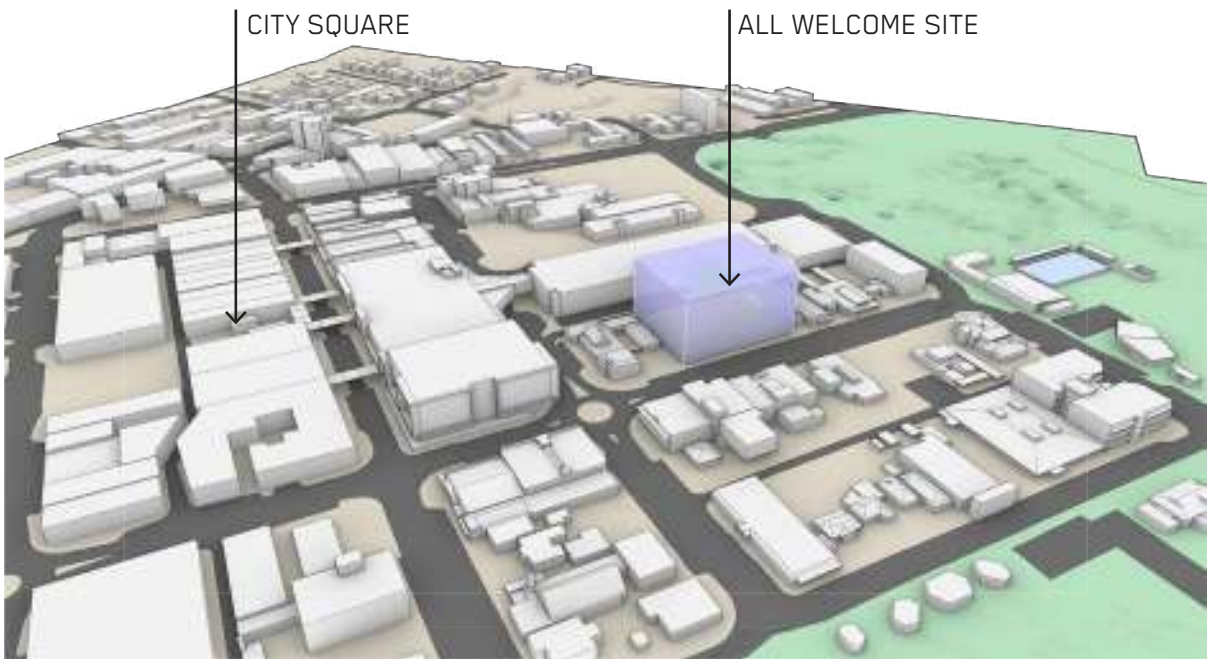


# EXISTING SITE SCALE & DENSITY

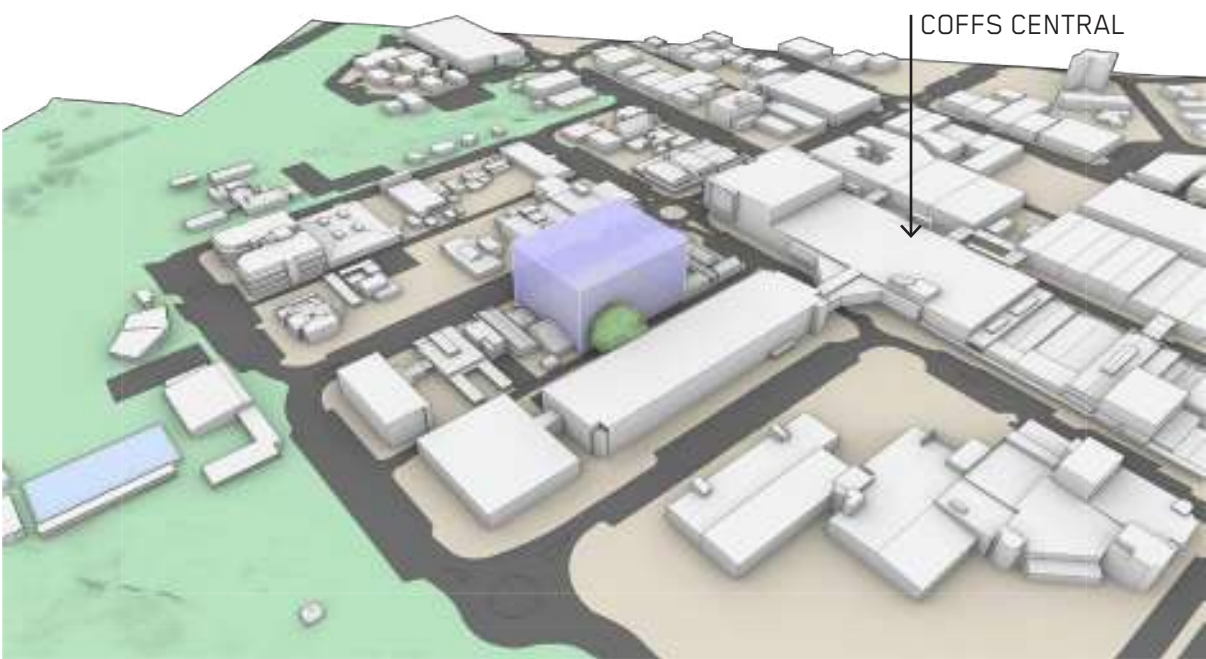
THE EXISTING CONTEXT CONSISTS MOSTLY OF ONE AND TWO STOREY BUILDINGS.

THE CASTLE STREET CARPARK ADJACENT TO THE SITE, ALONG WITH COFFS CENTRAL MALL ARE TALLER THAN THEIR SURROUNDS, AND ACT AS BARRIERS TO PEDESTRIAN MOVEMENT THROUGH THE CITY.

THE SITE IS IN CLOSE PROXIMITY TO THE NEARBY PARKLAND THAT LEADS INTO THE SHOWGROUND; DEPENDING ON THE PROJECTS FINAL SCALE, THERE IS POTENTIAL TO OPEN UP VIEWS OUT TO THESE SPACES.



AXO PERSPECTIVE FROM SOUTH



AXO PERSPECTIVE FROM NORTH



AXO PERSPECTIVE FROM EAST



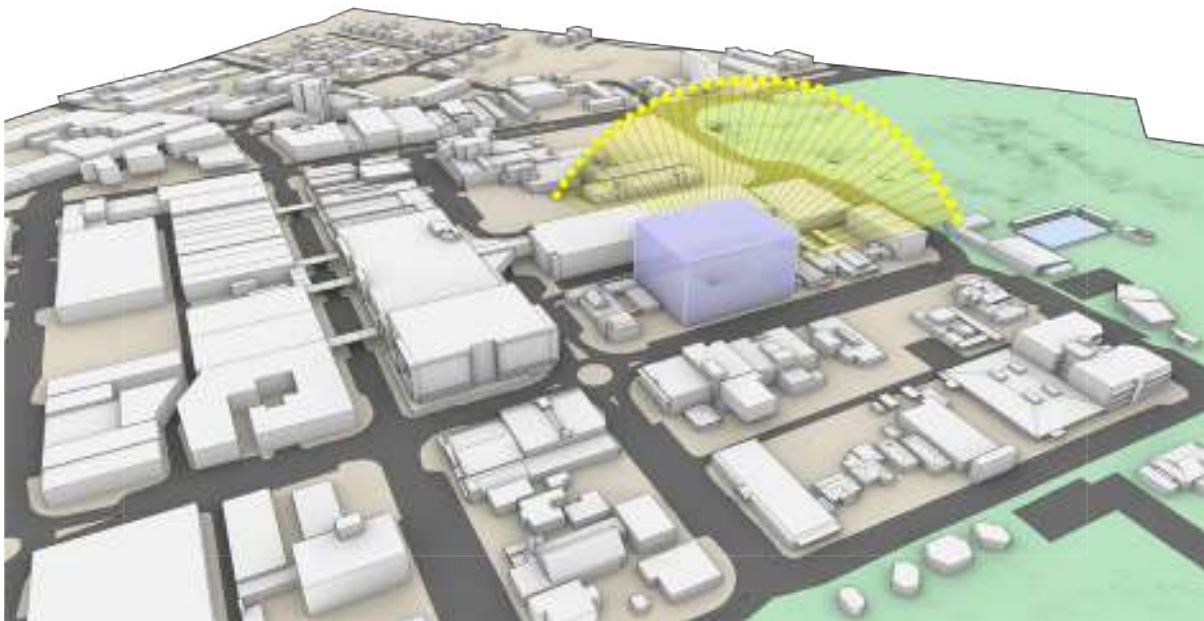
AXO PERSPECTIVE FROM WEST



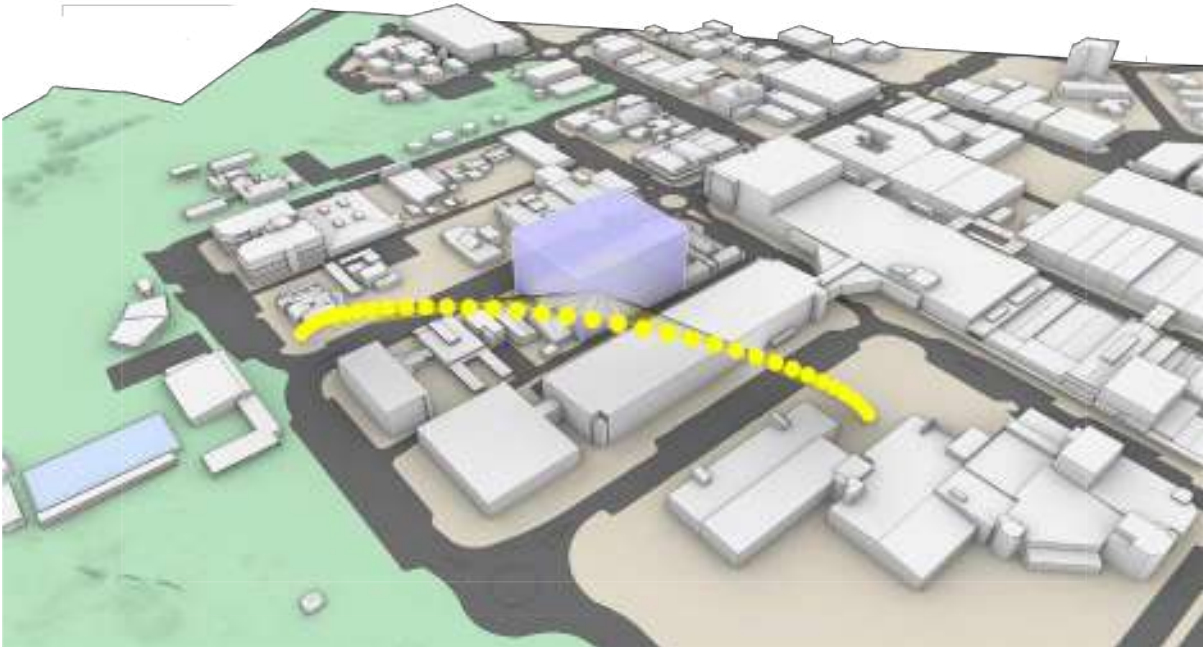
# SOLAR PATH

THE SUN ANGLES AND THE SCALE OF SURROUNDING BUILDINGS MEAN THAT FOR MOST OF THE YEAR THE SITE IS LITTLE OVERSHADOWED, ENJOYING A FAVOURABLE NORTH-EASTERLY ASPECT. OVERSHADOWING FROM THE CASTLE STREET CARPARK OCCURS IN LATE AFTERNOON, AND IS MORE NOTICEABLE IN WINTER DUE TO SHORTER DAYLIGHT HOURS.

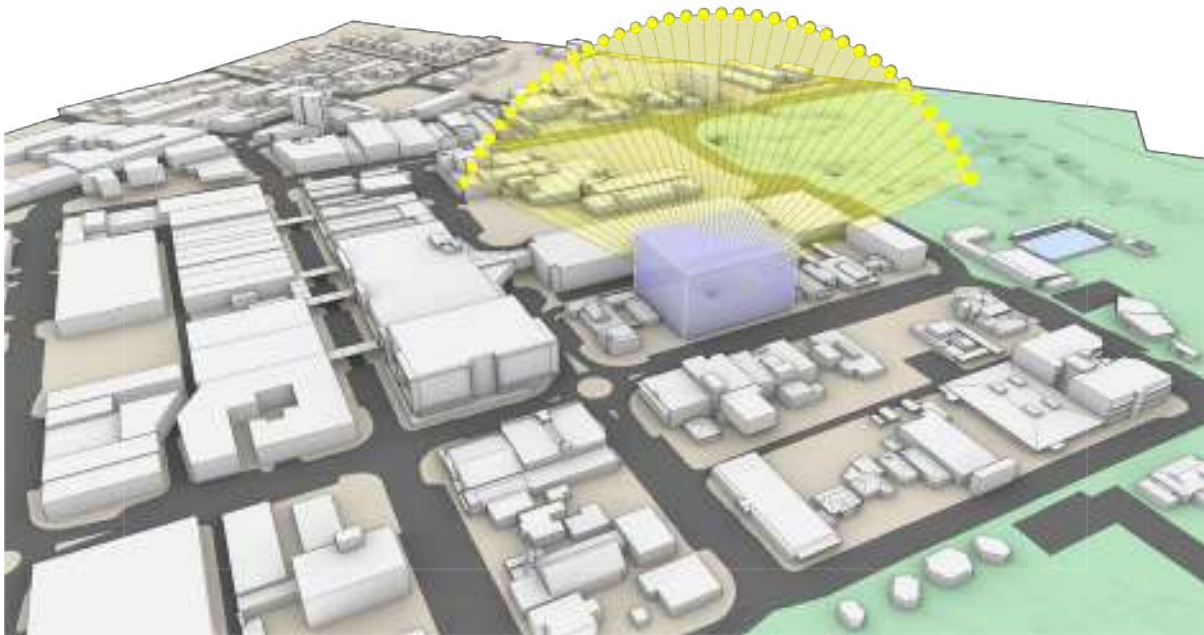
WITH RESPECT TO THE PERMITTED DEVELOPMENT HEIGHT IN THE LOCAL ENVIRONMENT PLAN (LEP) THE BUILDING HAS POTENTIAL TO OVERSHADOW THE EXISTING CHURCH AND BUILDING FRONTAGES ON THE OPPOSITE SIDE OF GORDON STREET.



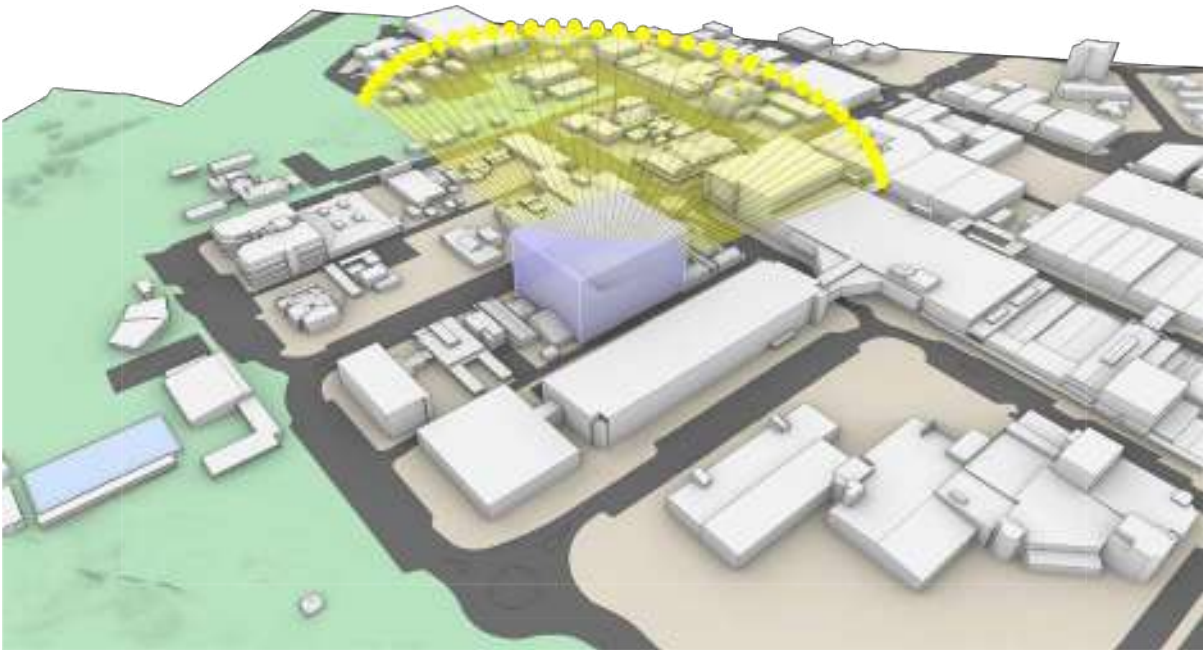
21 JUNE - DESIRED SUN INTO BUILDING  
AXO PERSPECTIVE FROM SOUTH



21 JUNE  
AXO PERSPECTIVE FROM NORTH



21 DECEMBER - SUN UNDESIRABLE INTO BUILDING  
AXO PERSPECTIVE FROM SOUTH



21 DECEMBER  
AXO PERSPECTIVE FROM NORTH



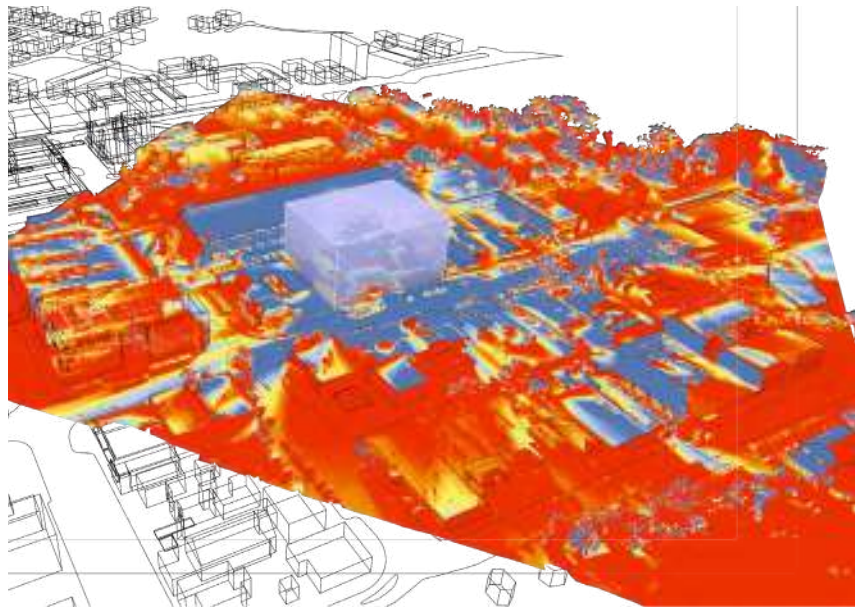
# VISIBILITY OF SITE

THE FOLLOWING DIAGRAMS ILLUSTRATE THE VISIBILITY OF THE SITE FROM THE SURROUNDING AREA.

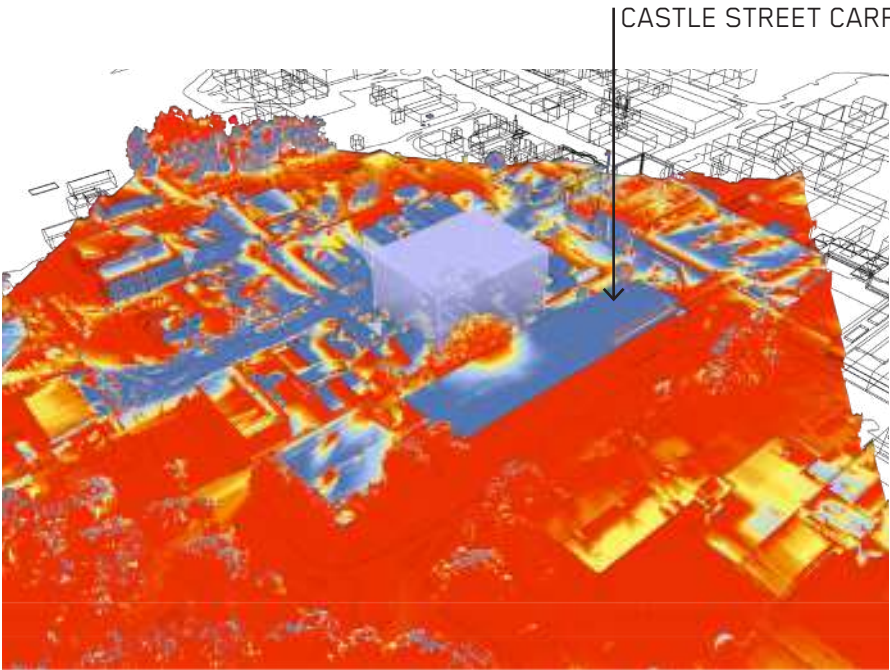
AREAS IN BLUE SHOW THOSE LOCATIONS FROM WHICH YOU CAN SEE THE BUILDING (A THEORETICAL 30M TALL MASS ON THE SITE FOR THIS PURPOSE) - THIS INCLUDES ROOFTOPS AND THE TOP OF CAR PARKS ON CASTLE STREET AND COFFS CENTRAL SHOPPING MALL.

VIEW CORRIDORS TO BUILDING ARE EVIDENT FROM THE PACIFIC HIGHWAY ENTERING THE CITY FROM THE SOUTH, AND FROM THE ADJACENT OVAL.

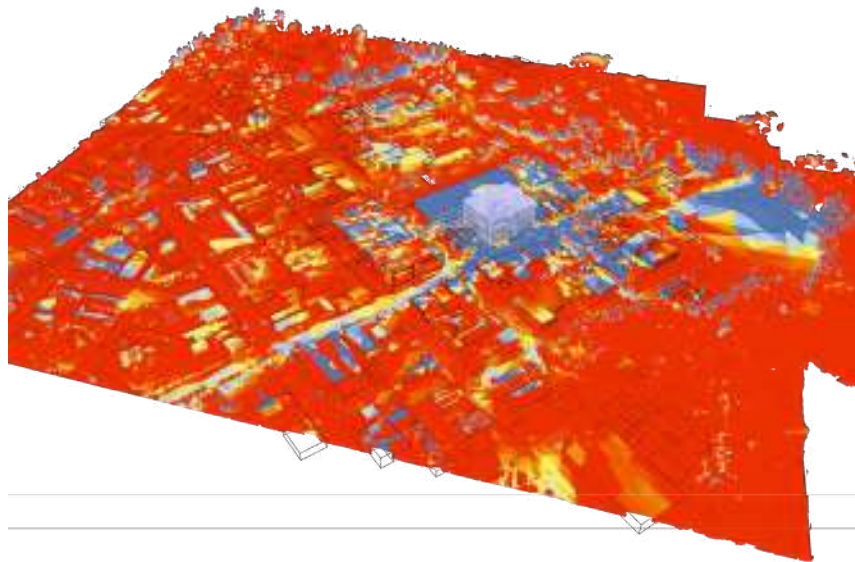
OTHERWISE THE SITE IS GENERALLY VISIBLE LOOKING ALONG GORDON STREET, FROM WITHIN THE CITY CENTRE AND FROM THE PARK TO THE NORTH.



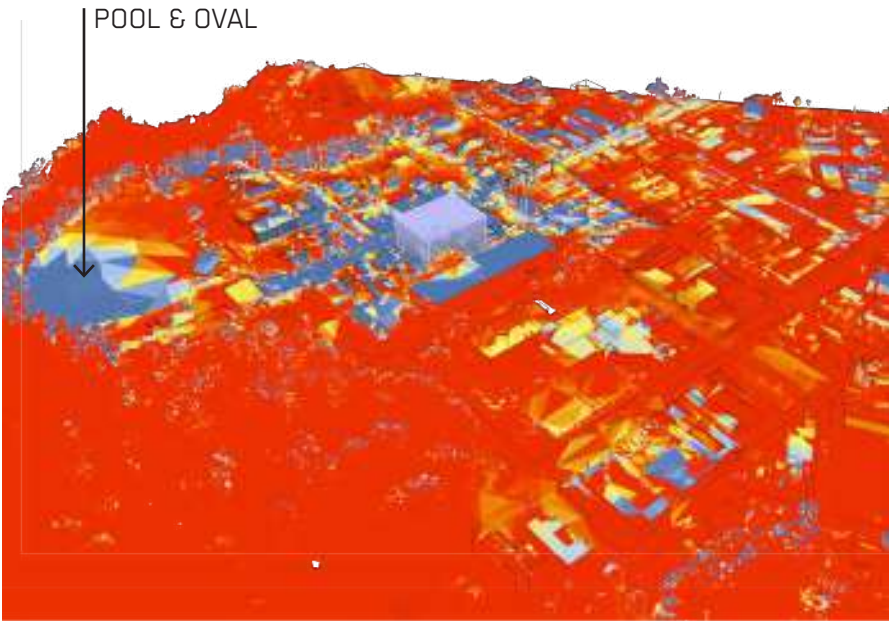
AXO PERSPECTIVE FROM SOUTH



AXO PERSPECTIVE FROM NORTH



AXO PERSPECTIVE FROM EAST



AXO PERSPECTIVE FROM WEST



PLAN VIEW

Views to site

- Highly visible
- Less visible

GORDON STREET

POOL & OVAL

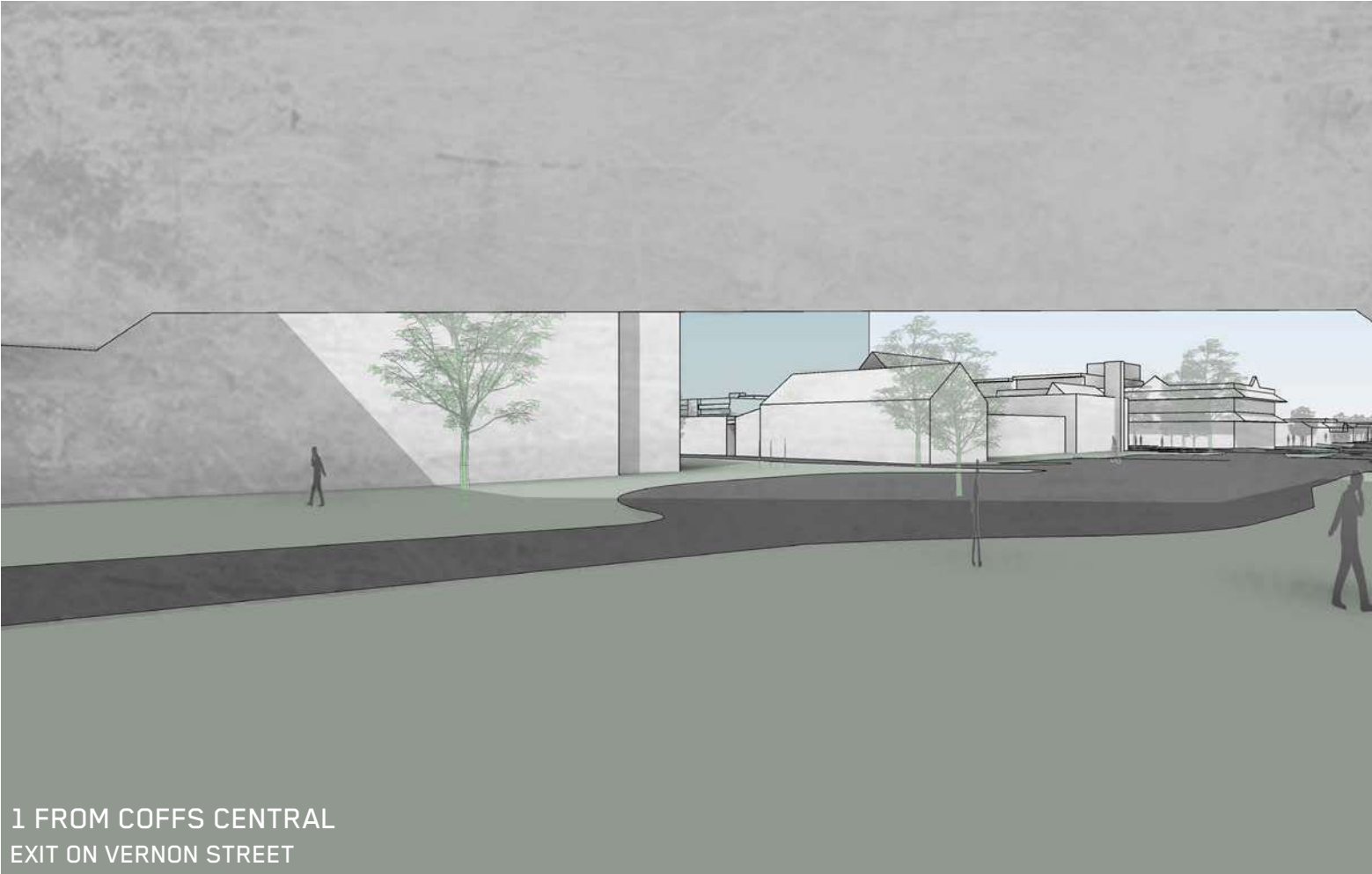
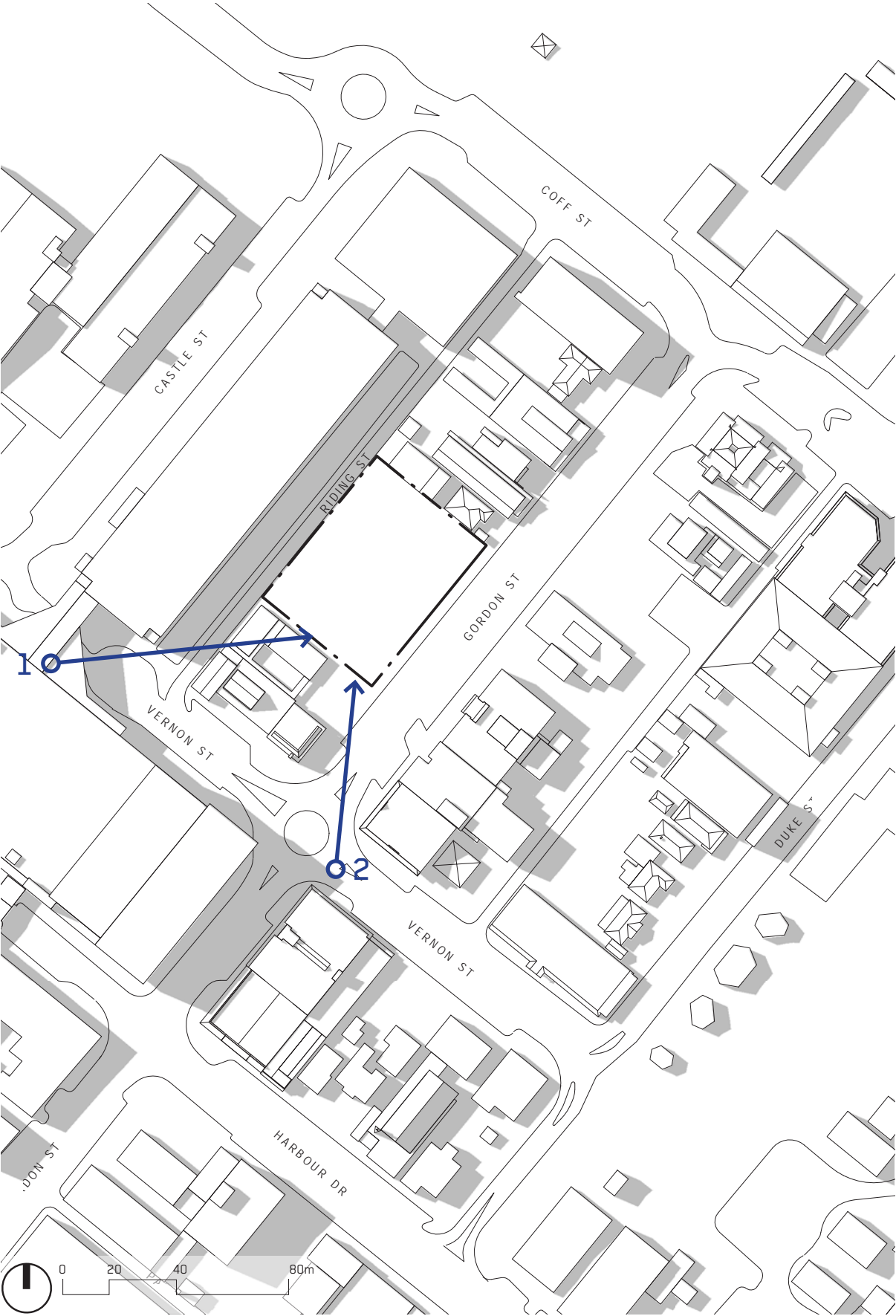
PACIFIC HIGHWAY

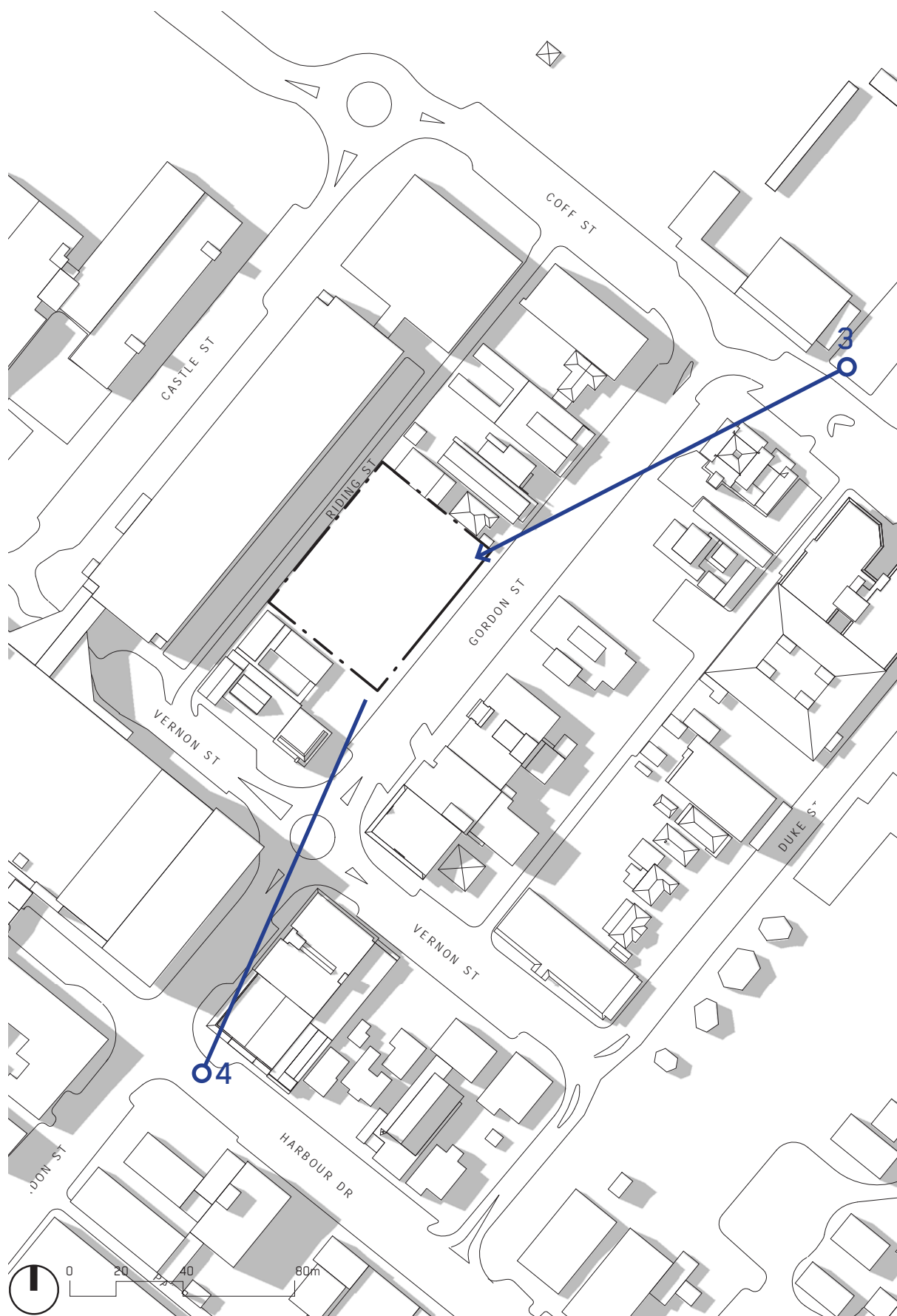
ALL WELCOME SITE



# VIEWS TO THE SITE AS EXISTING

THESE VIGNETTES SHOW THE VISIBILITY OF THE SITE FROM THE SURROUNDING AREA.  
TAKEN FROM KEY STRATEGIC POINTS SURROUNDING THE SITE WITH THE EXISTING STREET-SCAPE SHOWN FOR CONTEXT.











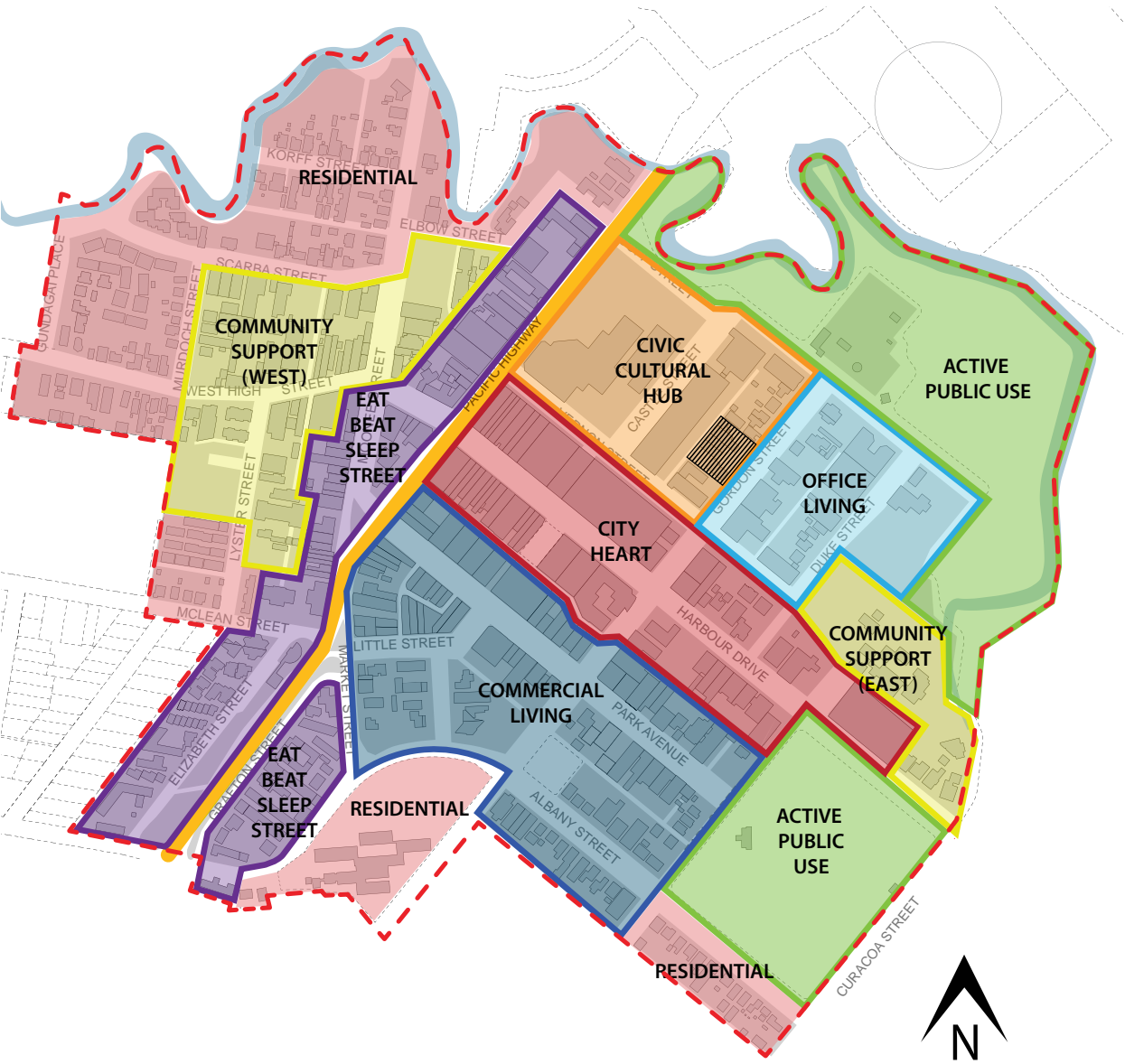
# THE PRECINCT



# COFFS HARBOUR MASTERPLANS & PRECINCT ANALYSIS

THE ADOPTED COFFS HARBOUR CITY CENTRE MASTERPLAN 2031 SETS OUT THE PROPOSED FUTURE OF THE COFFS HARBOUR CITY CENTRE AS A “PLACE TO INSPIRE”. IT’S CENTRAL ETHOS IS TO “CREATE A PLACE WHERE ECONOMIC, SOCIAL AND CULTURAL PURSUITS FUSE TO INSPIRE ALL WHO LIVE, WORK AND VISIT THE CITY CENTRE”.

THE ALL WELCOME SITE AND THE COFFS HARBOUR CITY COUNCIL CULTURAL AND CIVIC SPACE PROJECT SIT FIRMLY WITHIN THE MASTERPLAN OBJECTIVES IN CREATING A “STRONG CORE” IN THE CITY CENTRE, UTILISING A KEY SITE IDENTIFIED FOR INVESTIGATION AND ACTIVATION.



SOURCE: PRECINCT ANALYSIS: GORDON STREET LIBRARY AND GALLERY, COFFS HARBOUR CITY COUNCIL, 2017

THE MASTERPLAN PROPOSES FUTURE USE ZONES WITHIN THE COFFS HARBOUR CBD. ALL WELCOME WILL BE INTEGRAL TO THE CIVIC CULTURAL HUB PRECINCT, ADJOINING THE CITY HEART AND OFFICE LIVING PRECINCTS.

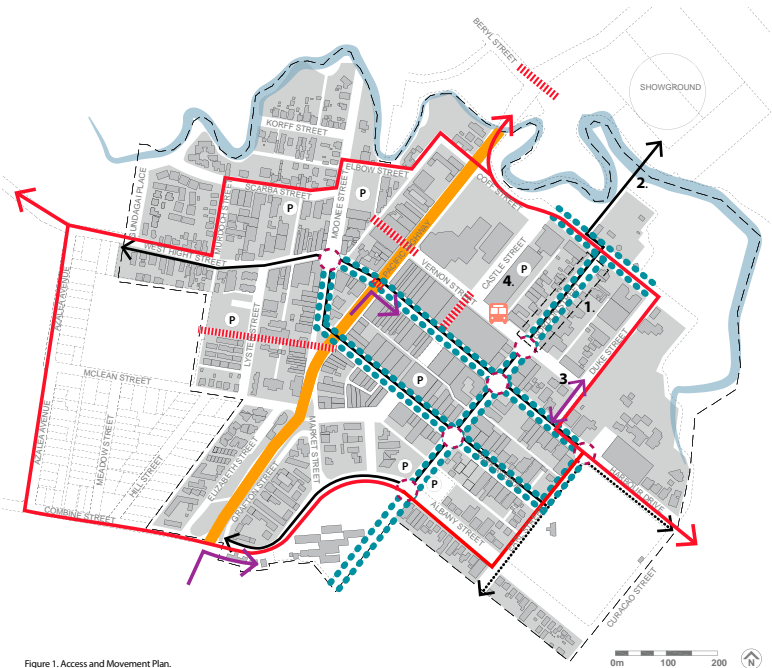


Figure 1. Access and Movement Plan.

SOURCE: COFFS HARBOUR CITY CENTRE MASTERPLAN 2031

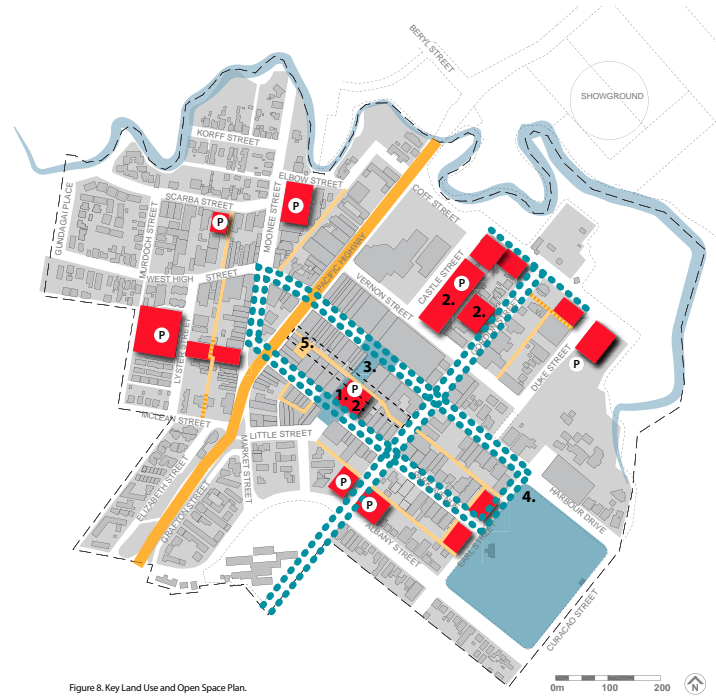


Figure 8. Key Land Use and Open Space Plan.

SOURCE: COFFS HARBOUR CITY CENTRE MASTERPLAN 2031





THE PRECINCT ANALYSIS DOCUMENT  
IDENTIFIES THE AIMS OF THE MASTERPLAN  
IN CREATING A PEDESTRIAN AND CYCLING  
FRIENDLY CITY, WITH ACTIVE LANEWAYS AND  
MID-BLOCK PEDESTRIAN CONNECTIONS

SOURCE: PRECINCT ANALYSIS: GORDON STREET LIBRARY AND GALLERY, COFFS HARBOUR CITY COUNCIL, 2017

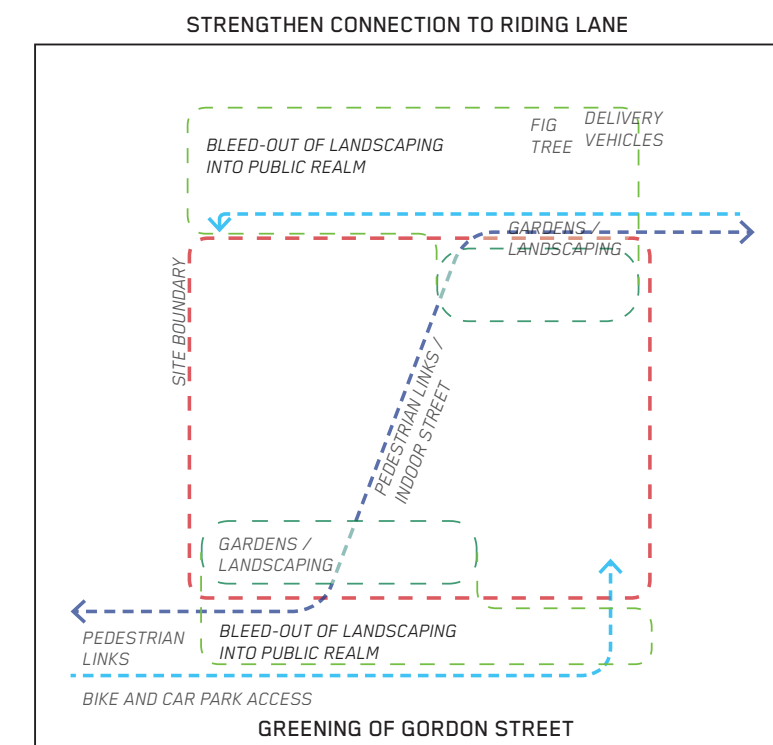
THE ALL WELCOME BUILDING AIMS TO BUILD UPON THE MASTERPLAN AND ANALYSIS PROVIDED BY THE COUNCIL IN BEING PIVOTAL IN BRINGING THE AIMS OF A BICYCLE AND PEDESTRIAN-FRIENDLY URBAN DESIGN ON GORDON STREET TO LIFE.

ALL WELCOME PROVIDES END-OF-TRIP SERVICES FOR STAFF, AND ENCOURAGES PEDESTRIANISATION OF THE PRECINCT.

A KEY PLANNING MOVE IS TO PROVIDE A PEDESTRIAN LINK CUTTING THROUGH THE SITE TO ALLOW ACCESS TO RIDING LANE AND CASTLE STREET FROM DUKE STREET, CREATING NEW PUBLIC REALM ON GORDON STREET, RIDING LANE, AND WITHIN THE CENTRAL ATRIUM SPACE OF THE BUILT FORM ITSELF.



SOURCE: PRECINCT ANALYSIS: GORDON STREET LIBRARY AND GALLERY, COFFS HARBOUR CITY COUNCIL, 2017





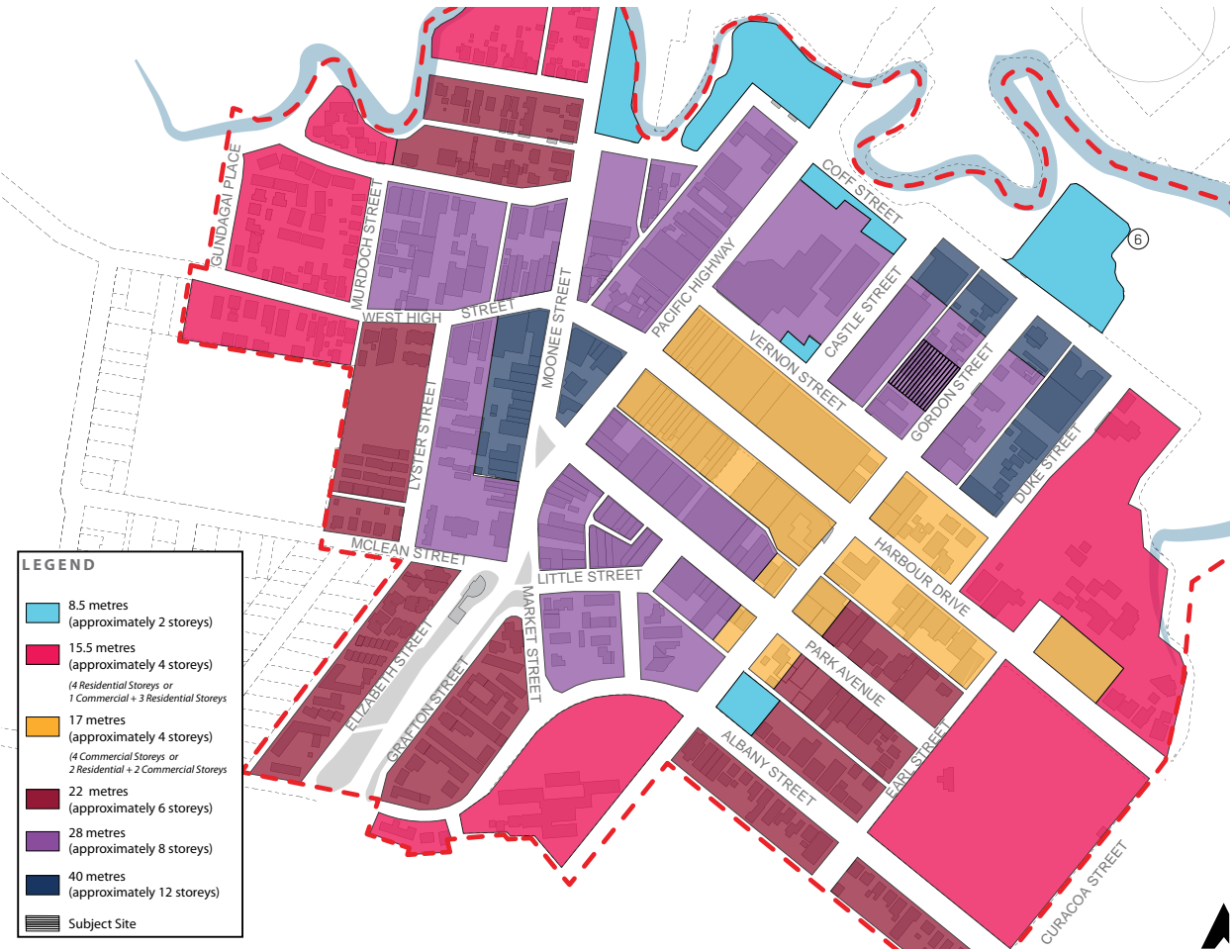
# SITE PLANNING CONSTRAINTS

THE CURRENT MAXIMUM HEIGHT LIMIT ADJACENT THE SITE IS 28M, WITH ZONES UP TO 40M BOUNDING THE AREA, HOWEVER THERE IS NOW A PROPOSAL (AS PER COFFS HARBOUR CITY COUNCIL ORDINARY COUNCIL MEETING 9 MAY 2019) TO INCREASE THESE LIMITS TO 44M.

THIS IS BASED ON THE ADVICE OF COFFS HARBOUR AIRPORT FOR AN OBSTACLE LIMITATION SURFACE (OLS) AIRPORT HEIGHT LIMIT OF 48.06M, WITH THE EXISTING GROUND LEVEL OF MOST SITES WITHIN THE CBD BEING APPROXIMATELY FOUR METRES AHD.

COFFS HARBOUR DCP NOTES THAT BUILDING SETBACKS ARE TO BE ASSESSED ON MERIT

THE PROXIMITY OF COFFS CREEK SUGGESTS THAT THE SITE HAS POTENTIAL TO BE AT RISK OF FLOODING, AND WE HAVE BEEN ADVISED BY GHD FLOOD THAT IN ORDER TO MITIGATE THESE RISKS, THE GROUND FLOOR LEVEL OF THE BUILDING SHOULD BE EQUAL TO 1-IN-100 YEAR FLOOD LEVEL + 300MM = +4.760 AHD.

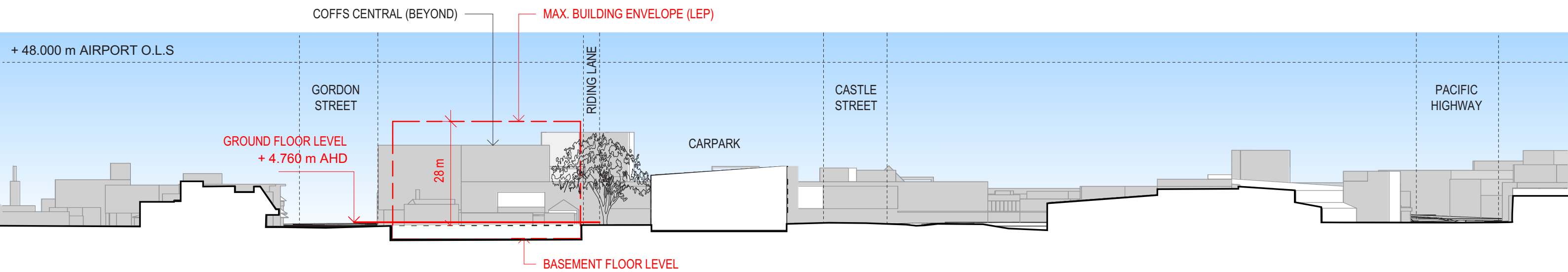


CURRENT BUILT FORM CONTROLS  
SOURCE: PRECINCT ANALYSIS: GORDON STREET LIBRARY AND GALLERY, COFFS HARBOUR CITY COUNCIL, 2017

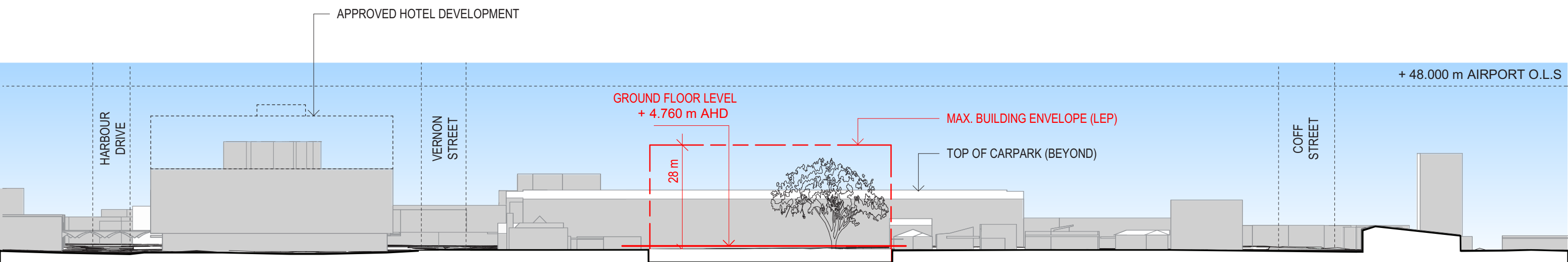


AIRPORT HEIGHT LIMIT CONTOUR PLAN  
SOURCE: COFFS HARBOUR CBD - REVIEW OF HEIGHT AND BUILT FORM CONTROLS, FINAL STUDY REPORT, COFFS HARBOUR CITY COUNCIL 2018





SITE SECTION LOOKING SOUTH



SITE ELEVATION LOOKING WEST

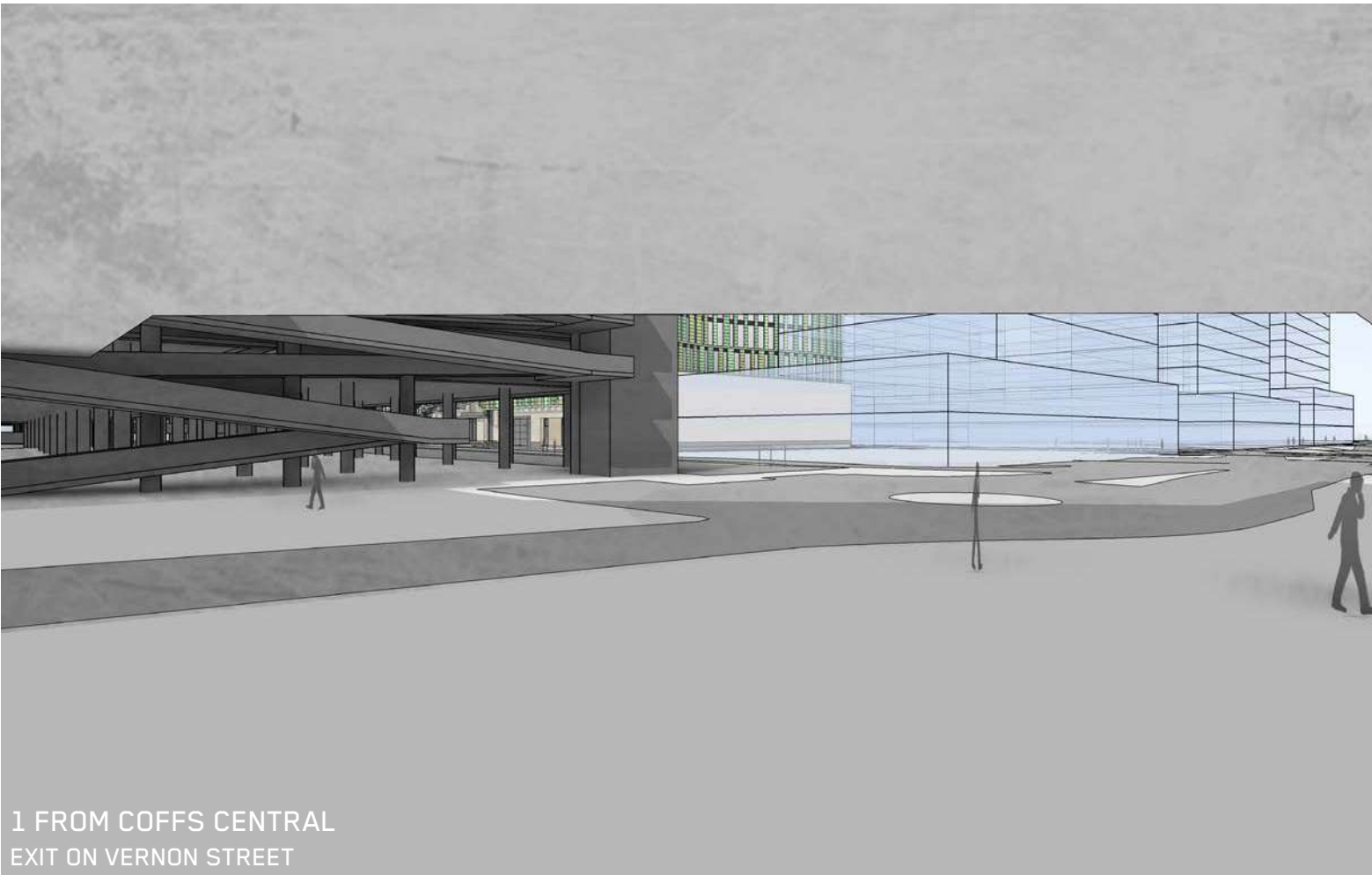
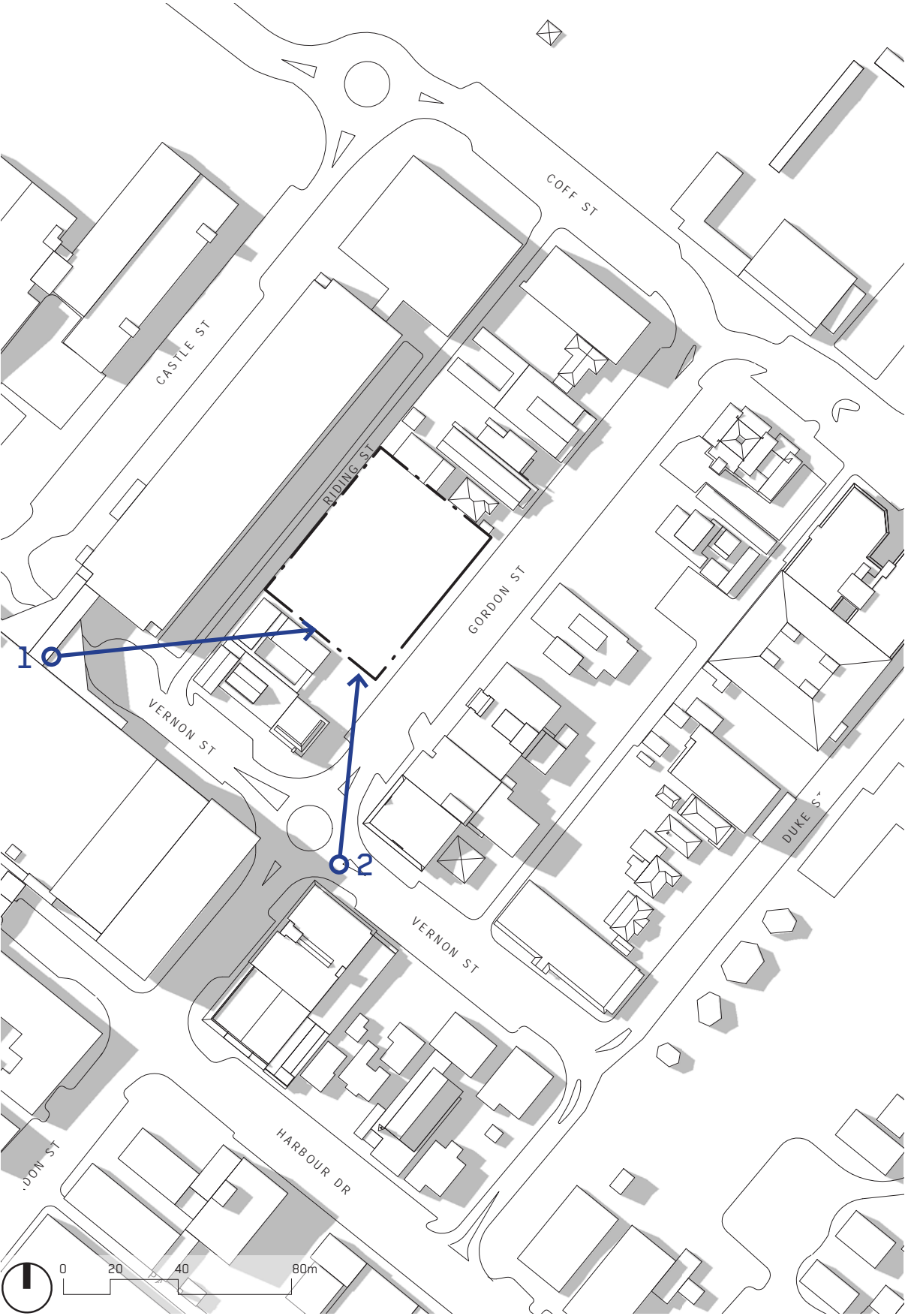




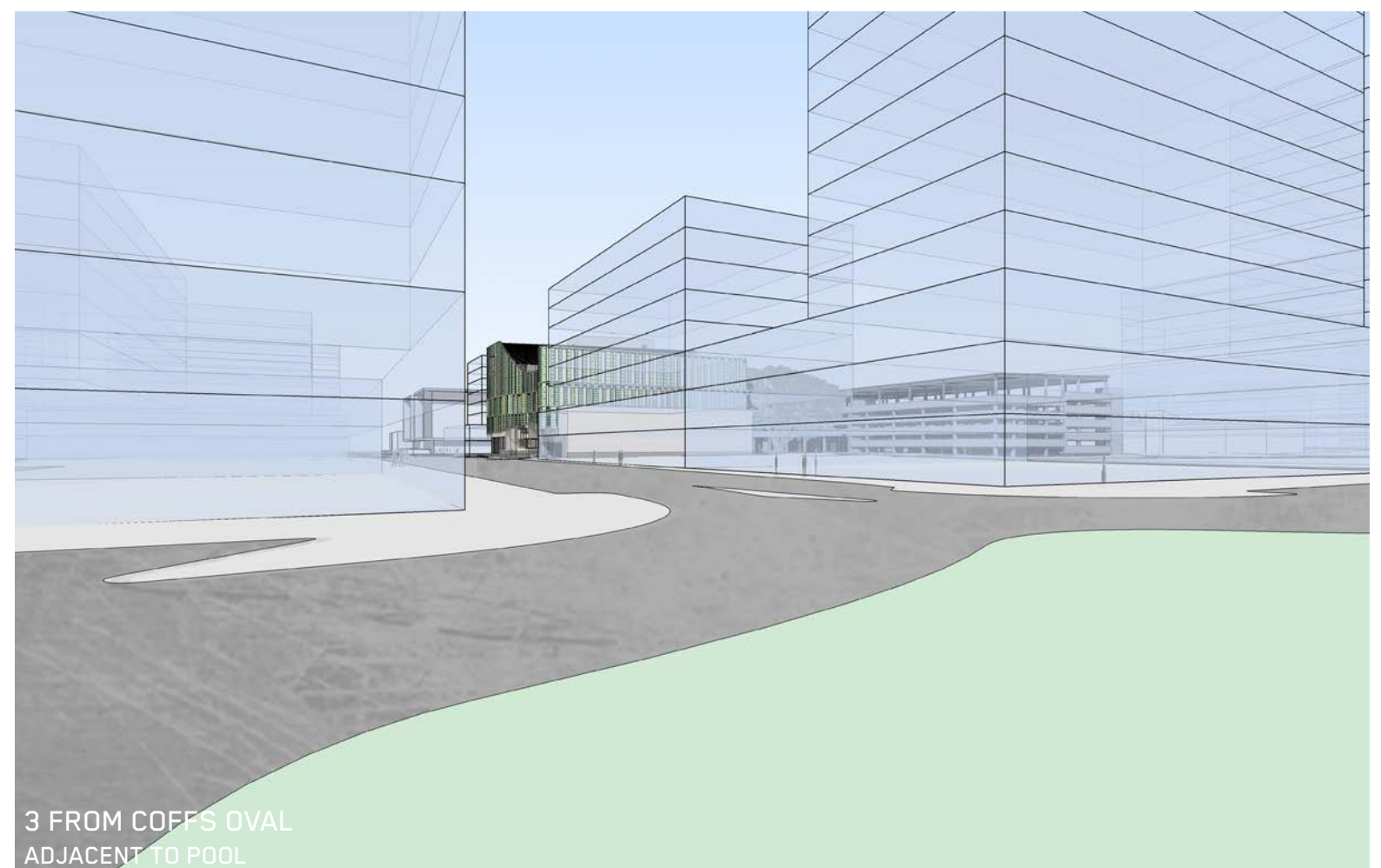
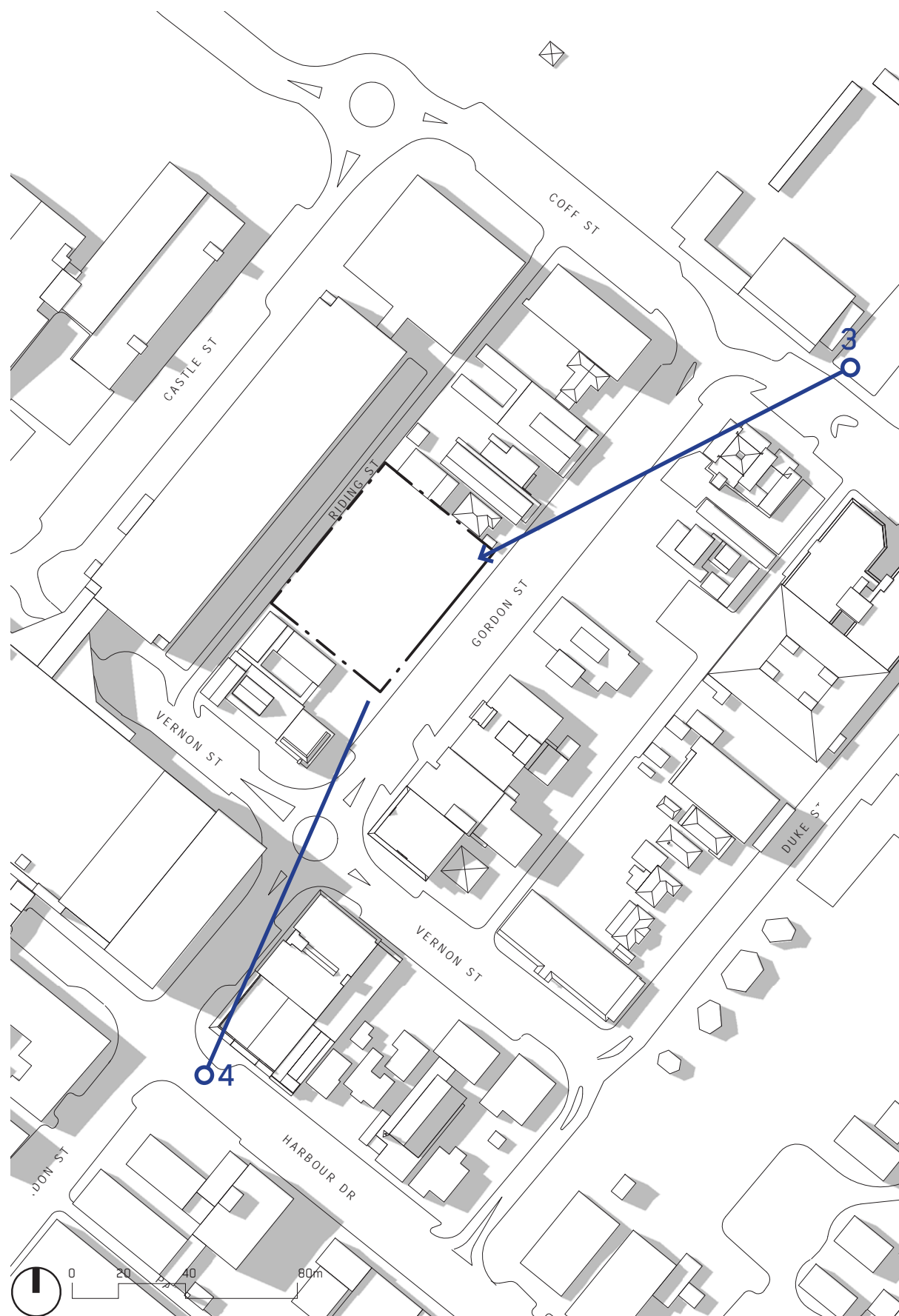
THE FUTURE PRECINCT  
IN ACCORDANCE WITH CURRENT LEGISLATION

THESE VIGNETTES SHOW THE VISIBILITY OF THE SITE FROM THE SURROUNDING AREA.

TAKEN FROM KEY STRATEGIC POINTS SURROUNDING THE SITE, SHOWING THE POTENTIAL FUTURE STREET-SCAPE UNDER THE CURRENT MASTERPLAN BUILDING HEIGHT LIMITS SHOWN FOR CONTEXT.





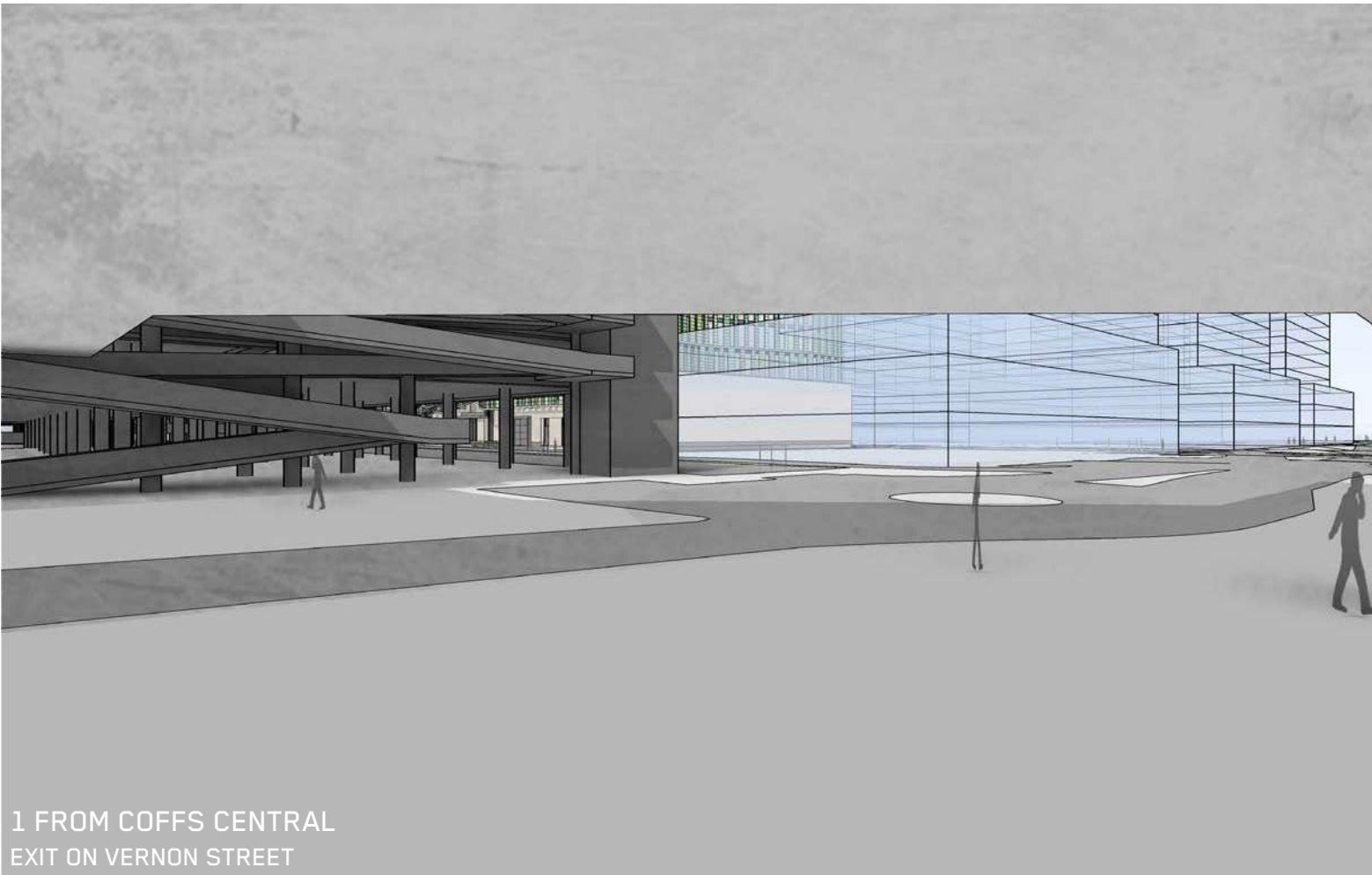
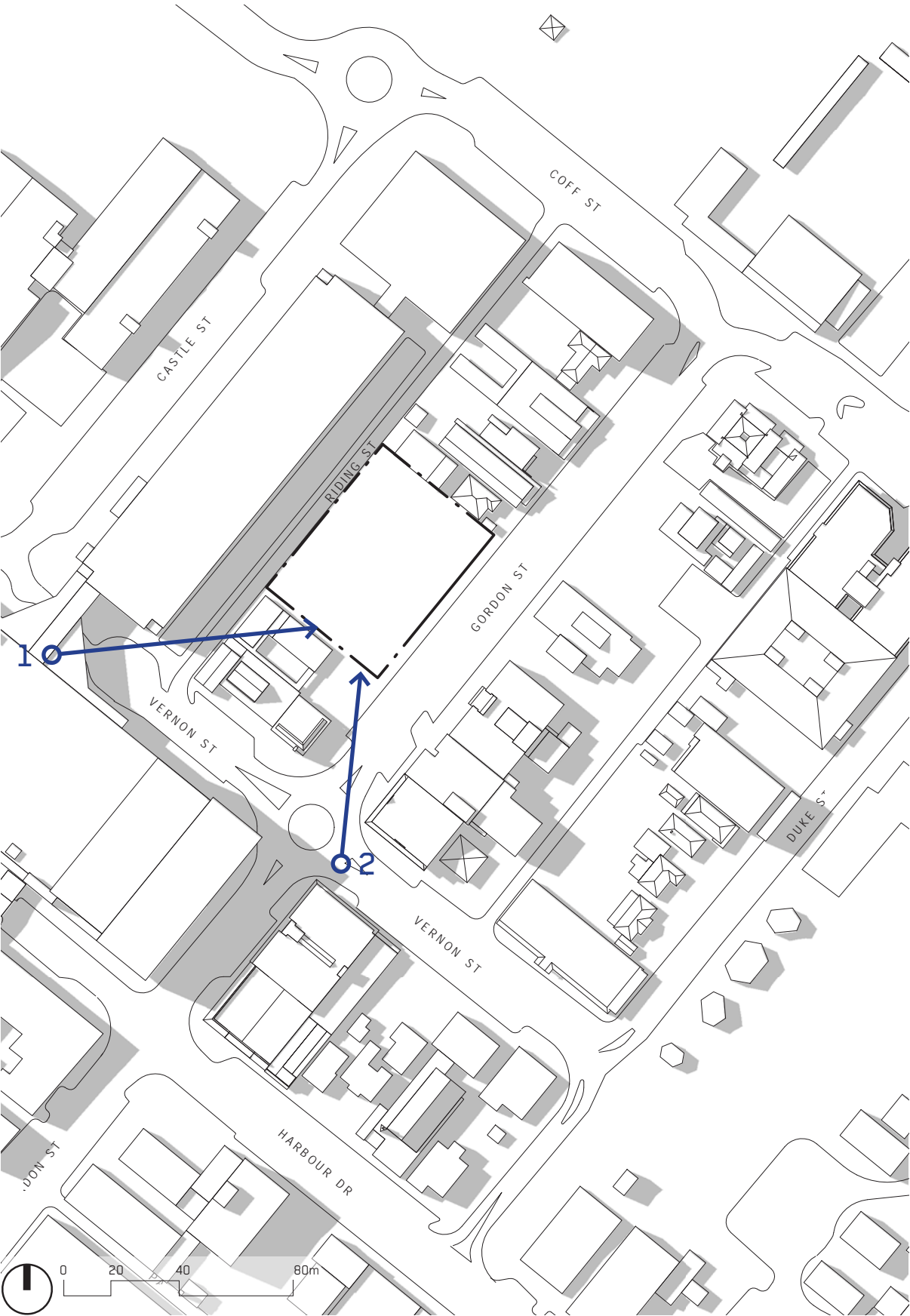




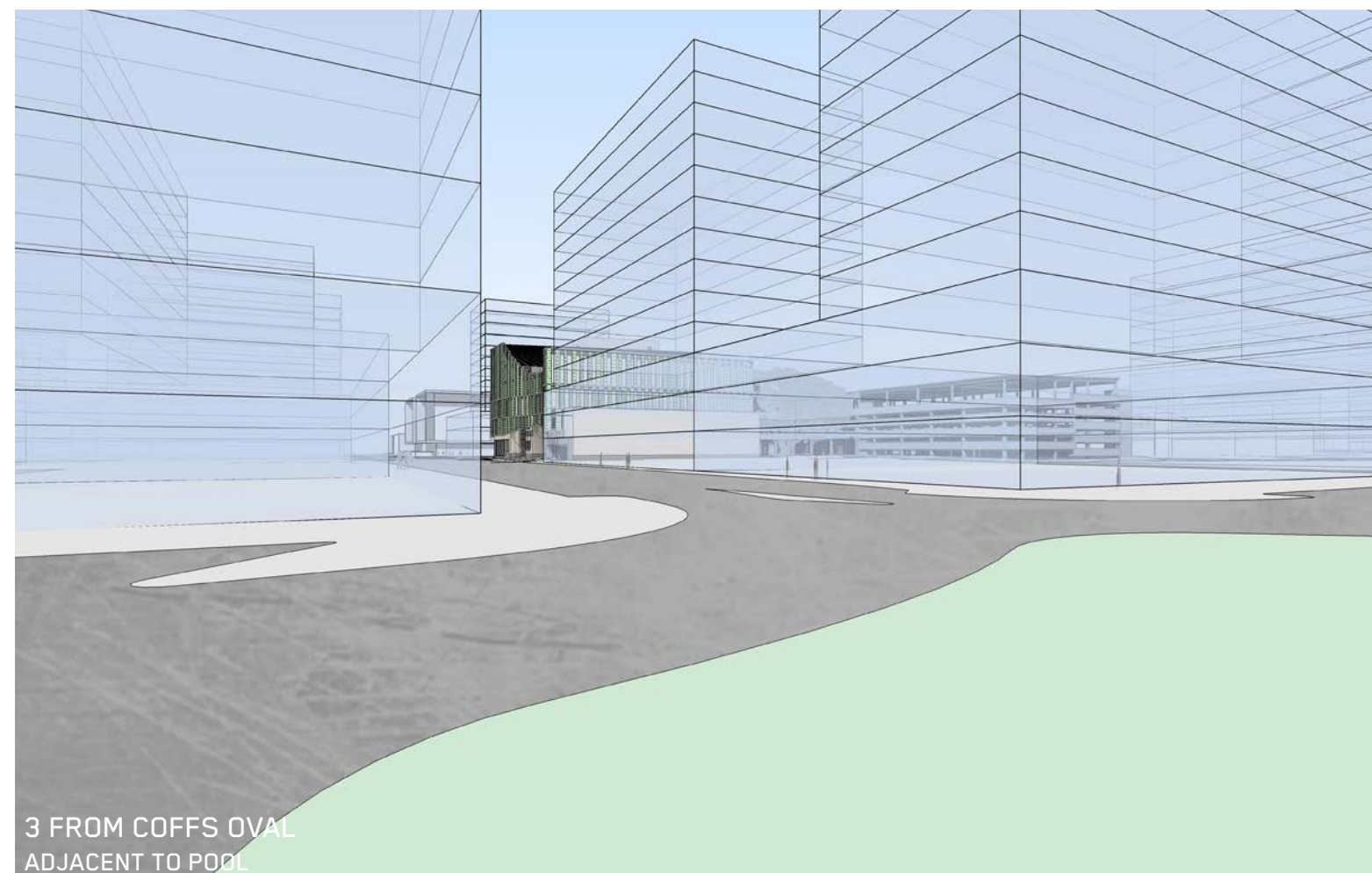
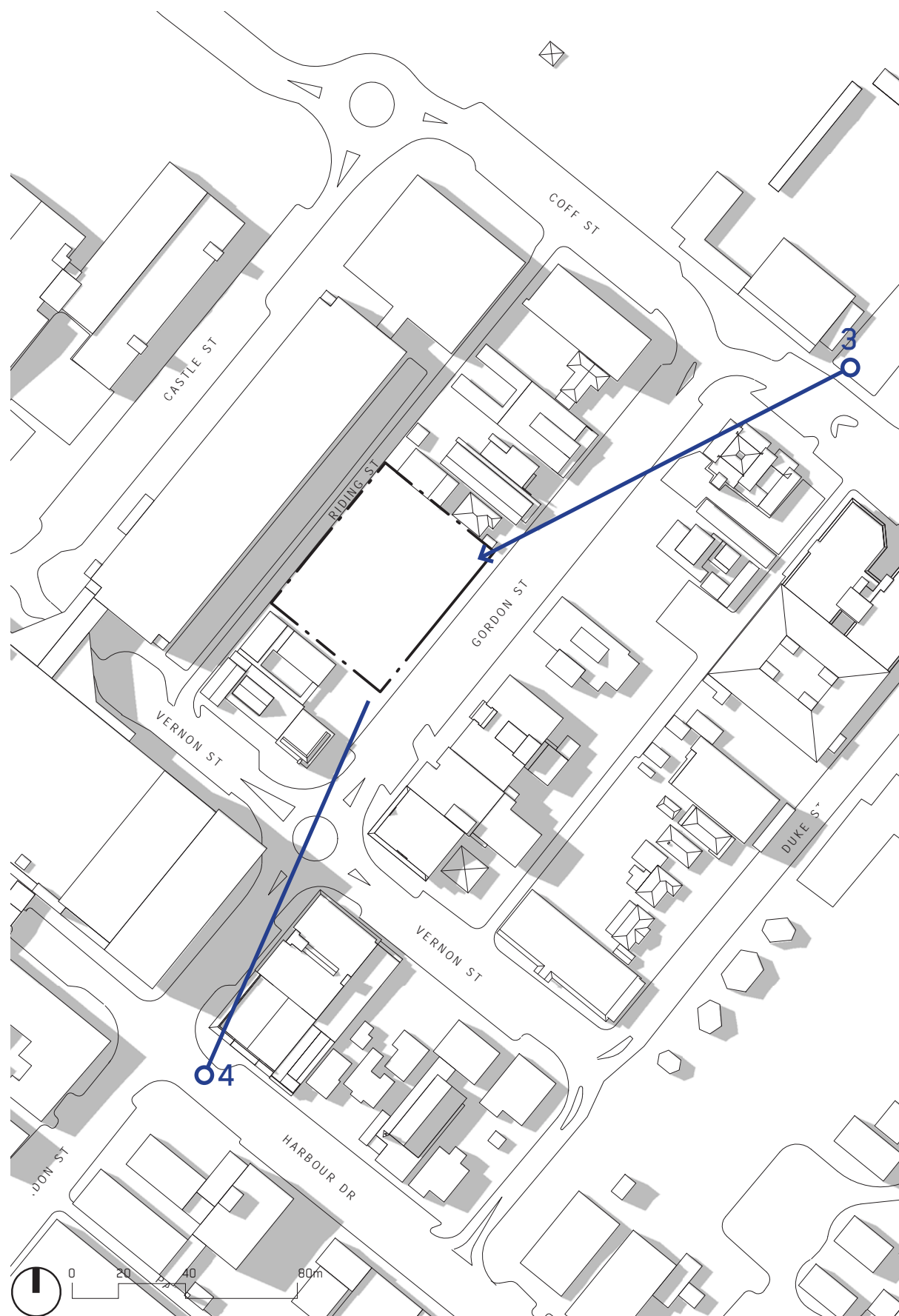
# THE FUTURE PRECINCT INCLUDING UPDATES TO BUILT FORM CONTROLS

THESE VIGNETTES SHOW THE VISIBILITY OF THE SITE FROM THE SURROUNDING AREA.

TAKEN FROM KEY STRATEGIC POINTS SURROUNDING THE SITE, SHOWING THE POTENTIAL FUTURE STREET-SCAPE ADJUSTED SHOULD THE PROPOSED UPDATES TO THE MASTERPLAN BUILDING HEIGHT LIMITS FOR THE AREA BE ADOPTED.









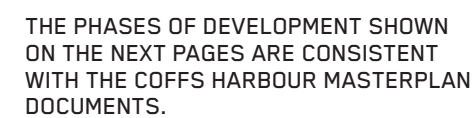
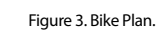
THE STREET-SCAPE SURROUNDING THE PROJECT IS SUBJECT TO THE "COFFS HARBOUR CBD MASTERPLAN 2031". THE PLANS ON THESE PAGES SHOW THE ALL WELCOME BUILDING IN RELATION TO THE PHASED UPGRADES TO THE PRECINCT SURROUNDING THE PROJECT OVER TIME.

The following pages illustrate the project in context in the phased three states and highlight the works relevant to each phase.

The initial phase of work is concerned with All Welcome only, and includes works to Gordon Street necessary to complete the building – specifically changes to street parking and the addition of a bus drop-off zone, and the removal of a street tree which obstructs the proposed path of vehicles accessing the loading dock.

Phase two considers upgrades to Riding Lane which enhance the urban environment for pedestrian occupation and enable walk-able linkages from Harbour Drive & Coffs Central, through the All Welcome site and beyond into the proposed Office / Living zone identified in the CBD Masterplan. This project requires the redirection of Riding Lane, modifications to the Castle Street Carpark and upgrades to the intersection of Riding Lane & Coff Street. It is being undertaken by Council with input from the All Welcome design team where necessary.

Broader precinct works contemplated by the CBD Masterplan are proposed to upgrade Gordon Street to include dedicated cycle lanes, parallel parking and increased street vegetation. Pending future development on the other side of Gordon Street a pedestrian crossing would ideally be located at the internal street of All Welcome on Gordon Street. These works being managed by a separate body within Council and are predicted to begin within a 10 year 'horizon.'



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PRECINCT PLAN - PHASE ONE

- CONSTRUCTION OF ALL WELCOME
- NECESSARY WORKS TO GORDON STREET INCLUDING BUS ZONE & LOADING BAY AND CAR PARK ENTRIES

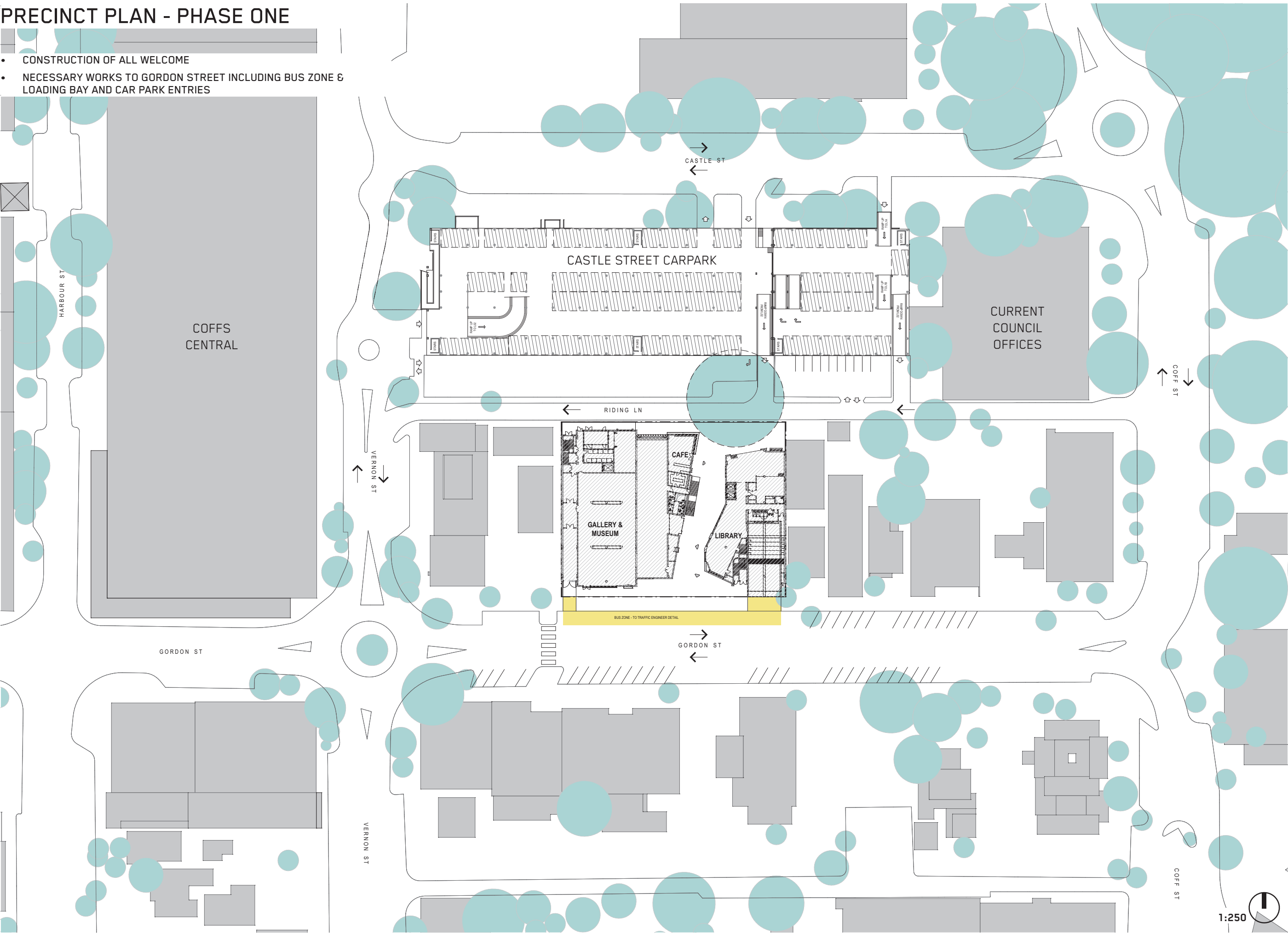
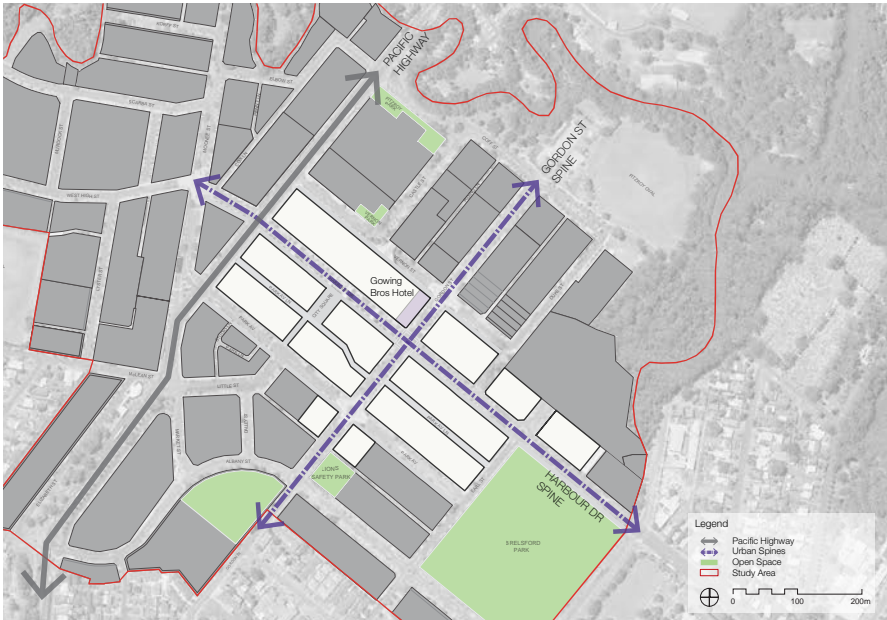




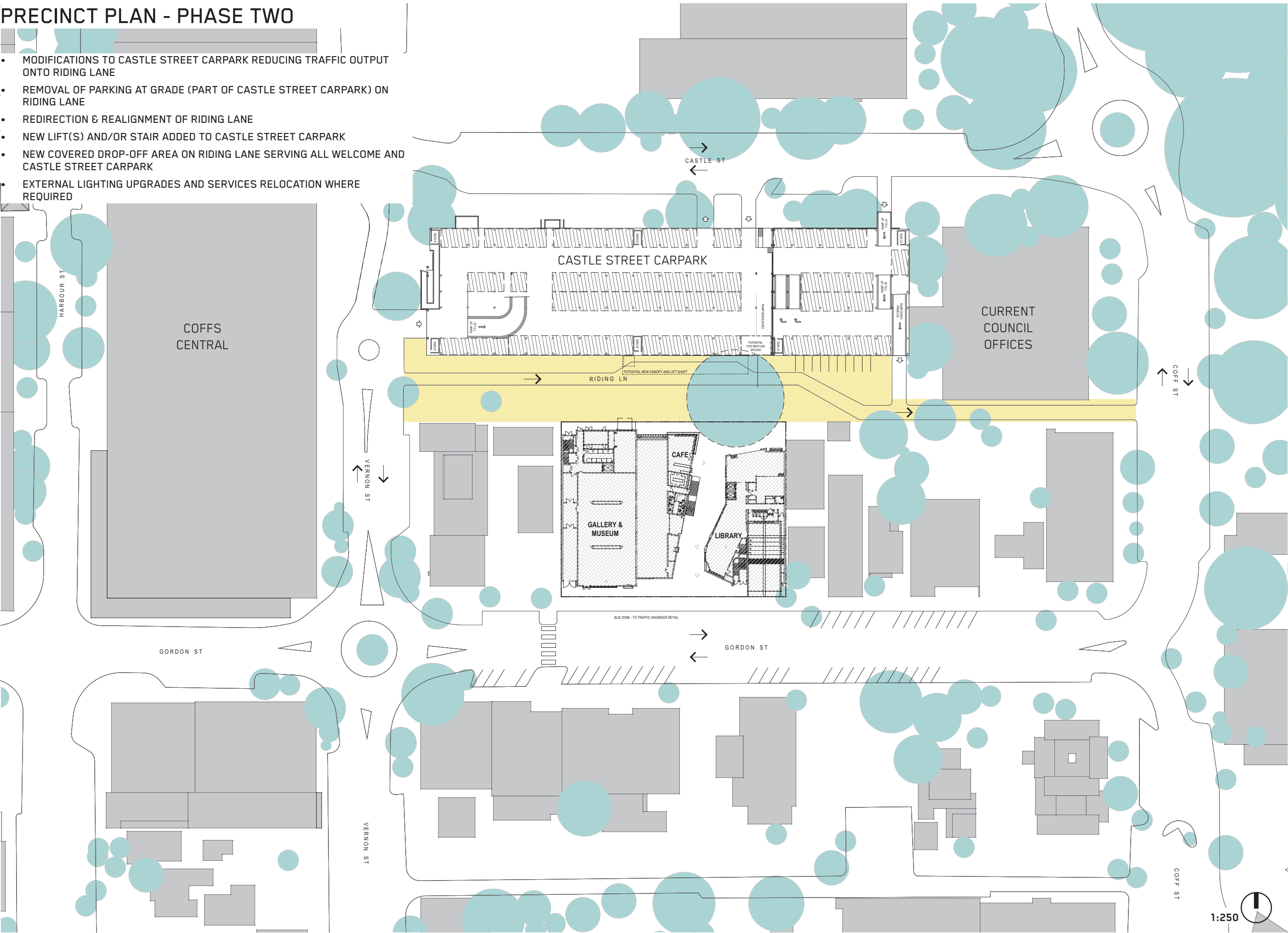
IMAGE SOURCES:  
COFFS HARBOUR CBD - REVIEW OF HEIGHT AND  
BUILT FORM CONTROLS





PRECINCT PLAN - PHASE TWO

- MODIFICATIONS TO CASTLE STREET CARPARK REDUCING TRAFFIC OUTPUT ONTO RIDING LANE
- REMOVAL OF PARKING AT GRADE (PART OF CASTLE STREET CARPARK) ON RIDING LANE
- REDIRECTION & REALIGNMENT OF RIDING LANE
- NEW LIFT(S) AND/OR STAIR ADDED TO CASTLE STREET CARPARK
- NEW COVERED DROP-OFF AREA ON RIDING LANE SERVING ALL WELCOME AND CASTLE STREET CARPARK
- EXTERNAL LIGHTING UPGRADES AND SERVICES RELOCATION WHERE REQUIRED









# THE BUILDING



OVER  
VIEW FROM GORDON  
STREET







# SITE & BUILDING ORGANISATION AND FUNCTIONAL ARRANGEMENT

THE ARCHITECTURE OF ALL WELCOME EMBODIES THE PROJECT PRINCIPLES AND GIVES FORM TO WHAT IS A SIGNIFICANT INVESTMENT IN THE CULTURAL, CIVIC AND URBAN FUTURE OF COFFS HARBOUR.

The following pages describe the design and address design quality in terms of the following aspects:

- Functional arrangement
- Architectural language
- Façade design
- Materials & finishes

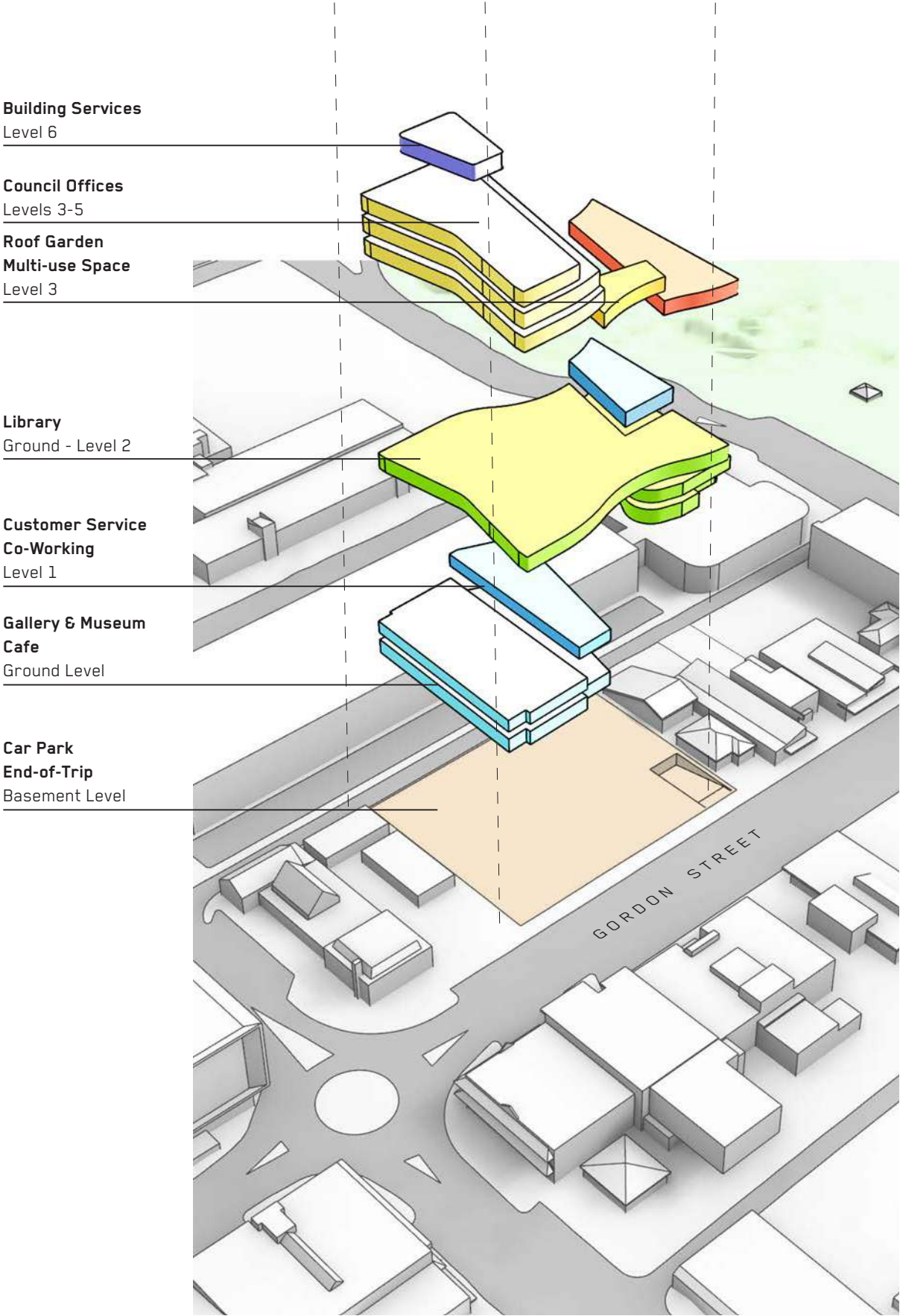
The also building contains a multi-level, external three-dimensional public space which rises through the centre of the facility to Level 03, providing public accessibility to its various functions. Landscaping is drawn into and through the building in this space, which makes use of the benign local climate conditions to provide enclosed, semi-enclosed and open public areas throughout.

THE ALL WELCOME BUILDING ACCOMMODATES A RICH MIX OF USES AND FUNCTIONS. IT IS A SINGLE BUILDING CONTAINING NEW CULTURAL (MUSEUM, GALLERY, LIBRARY) AND ADMINISTRATION (COUNCIL OFFICES, CUSTOMER SERVICE) IN A SINGLE BUILDING SPREAD OVER FIVE FLOORS AND ONE BASEMENT AND ROOF PLANT.

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The building contains a multi-level, external three-dimensional public space which rises through the centre of the facility to Level 03, providing public accessibility to its various functions. This space makes use of the local climate conditions to provide enclosed, semi-enclosed and open public spaces throughout the building. The building use are split as:

- Basement: car parking, operational parking and loading, storage and plant services
- Level 00: Along the southern portion of the site is the gallery and museum, loading dock, cafe and associated back-of-house spaces. To the north is start of the public library (which is spread over three floors) and the car park entry. Between these is a public through-site link that contains vertical circulation, including lifts and a stair.
- Level 01: Council customer service area and associated office accommodation, the continuation of the public library and other associated spaces. Customer service can be accessed from ground floor via a stair with direct line of site or the lifts
- Level 02: The bulk of the library, filling the entire floor
- Level 03: A large public opens space, part covered and part open to the sky. Opening from this space are a large multi-use space (which will function as the Council Chamber), meeting rooms, the entry to the council workplace, Council Executive offices and associated amenities
- Level 04: Council workplace
- Level 05: Council workplace
- Level 06: Building Services

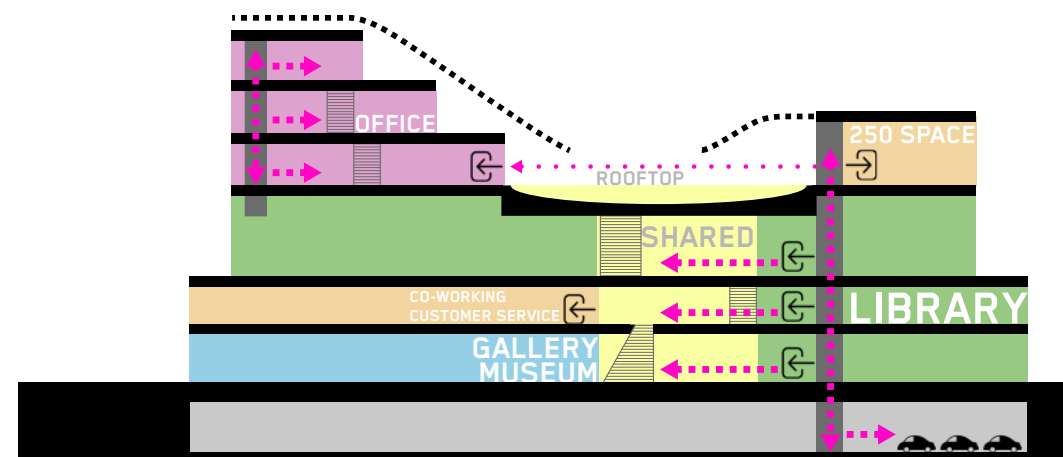
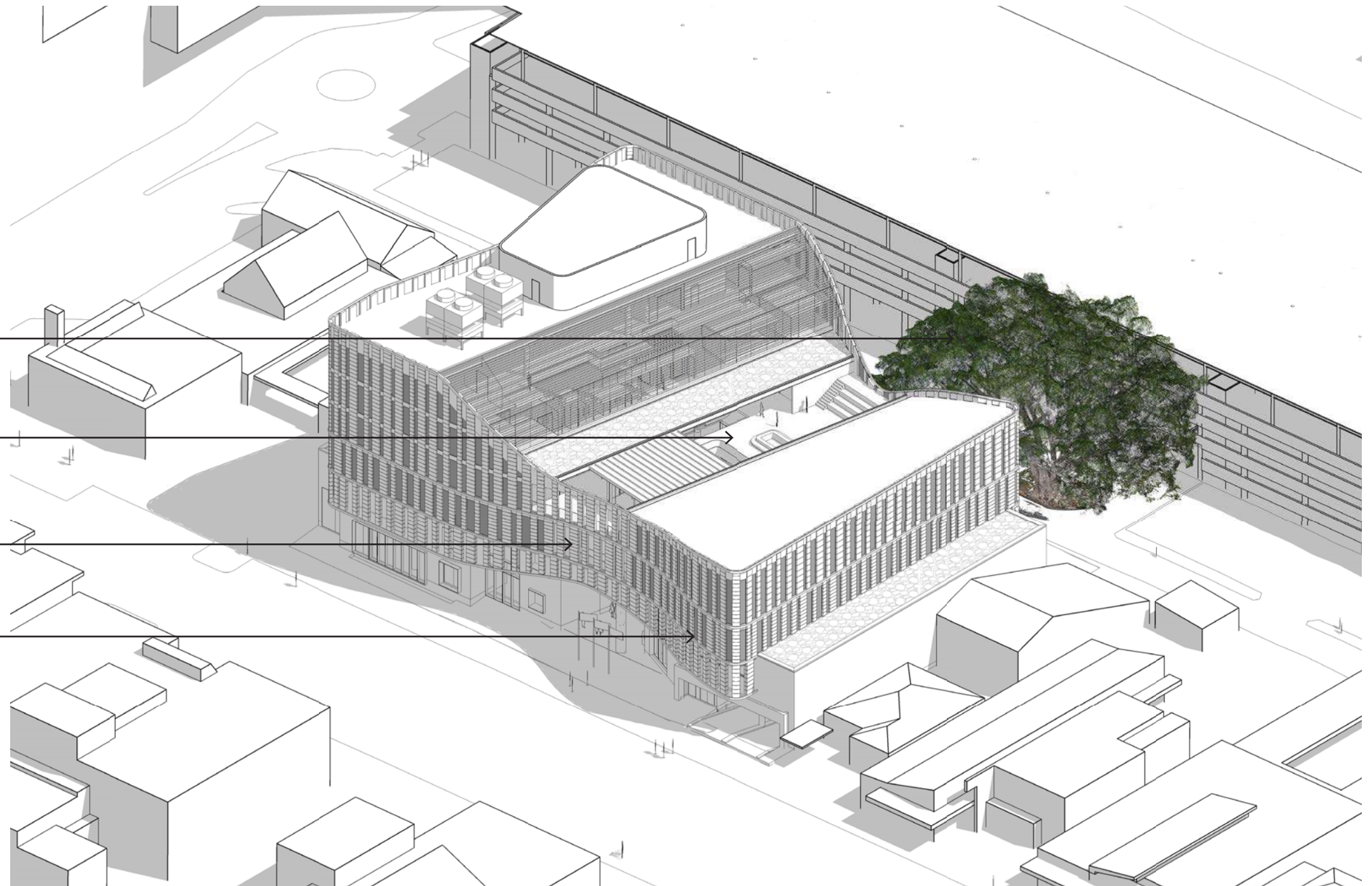


THE BUILDING WRAPS THE FIG TREE, PROVIDING VIEWS TO IT FROM ALL LEVELS AS A WAY-FINDING AND ORIENTATION STRATEGY

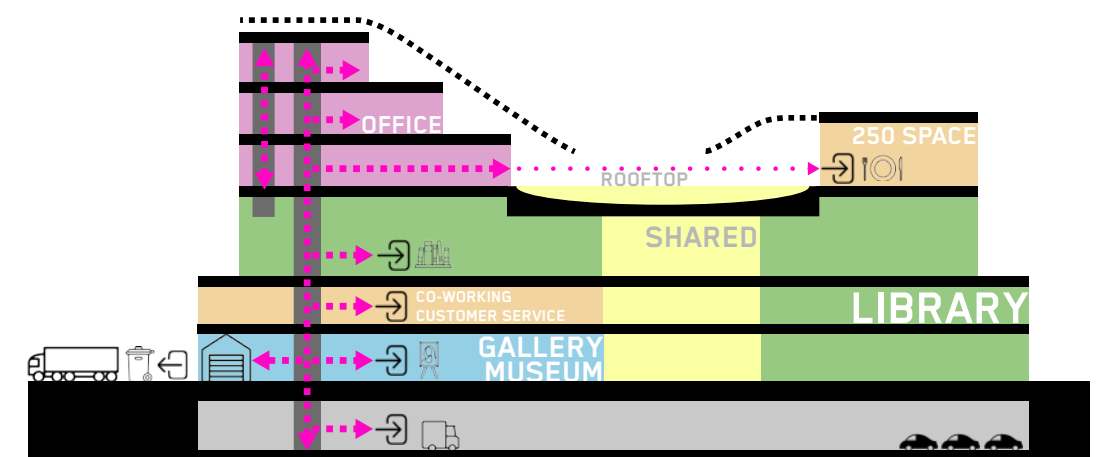
A PUBLIC SQUARE AT LEVEL 03 IS OPEN TO THE SKY AND IS DESIGNED FOR EVENTS, INCLUDING COUNCIL MEETINGS, CITIZENSHIP CEREMONIES AND OTHER COMMUNITY FUNCTIONS

THE BUILDING FORM IS CONVEX AT THE MAIN ENTRY POINTS TO SYMBOLISE THE PUBLIC NATURE OF THE FACILITY

THE BUILDING FORM IS SHAPED TO PROMOTE THE IDEA OF ALL WELCOME AND TO BE READILY APPARENT ON THE COFFS SKYLINE



STACK DIAGRAM, PUBLIC CIRCULATION



STACK DIAGRAM, SERVICING CIRCULATION



# VEHICULAR & TRANSPORT STRATEGIES

PRIMARY VEHICULAR ACCESS IS VIA GORDON STREET AND THE RAMP DOWN TO THE CAR PARK AND END-OF-TRIP FACILITIES IN THE BASEMENT.

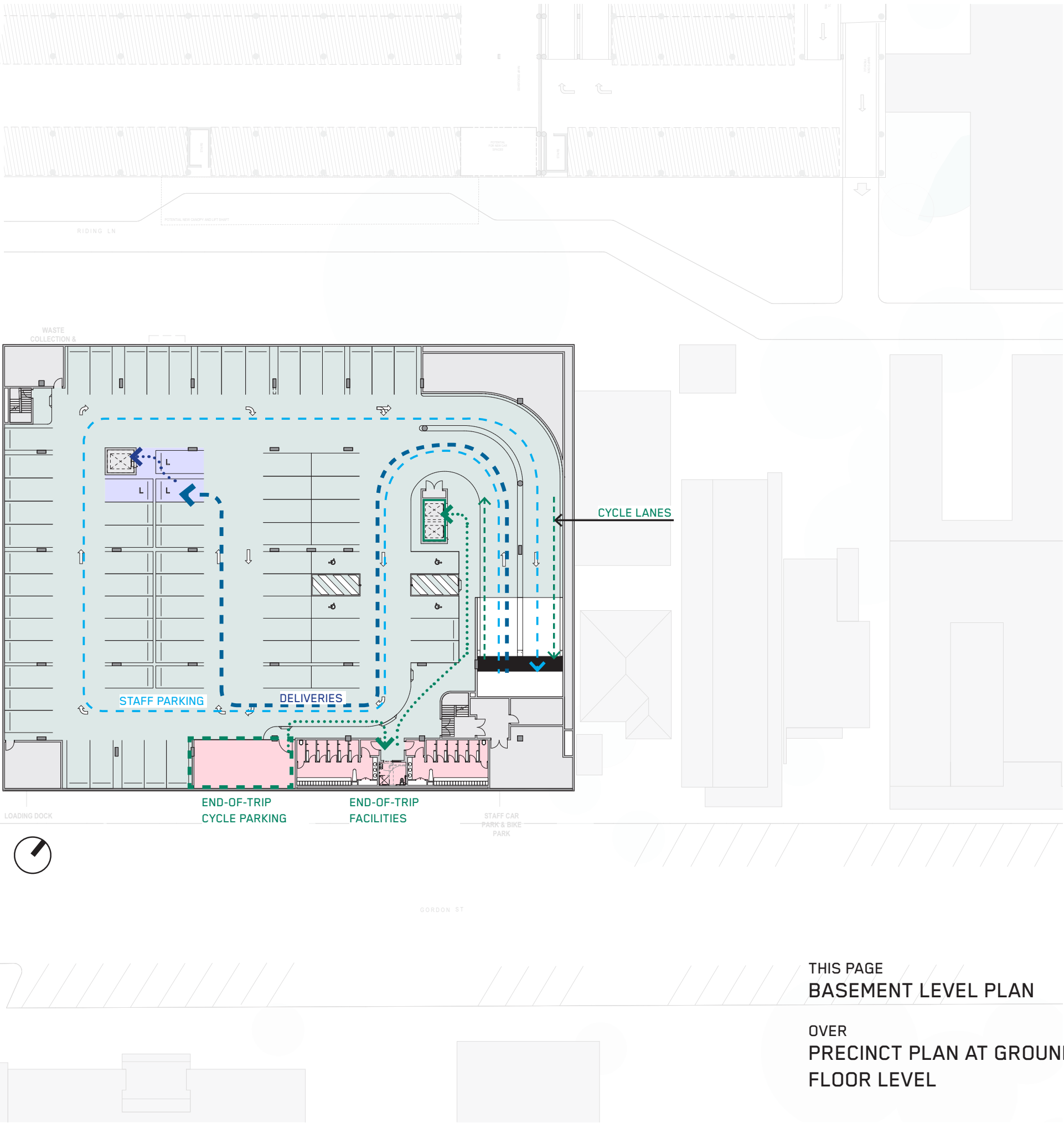
BUS PARKING AND DROP-OFF WILL OCCUR FROM GORDON ST, AS WILL DAY-TO-DAY DELIVERIES.

ALSO FROM GORDON STREET IS THE GALLERY LOADING DOCK, ACCESS TO WHICH WILL BE MANAGED, OCCURRING UNDER TWENTY TIMES PER ANNUM (REFER ASON GROUP REPORT).

WASTE MANAGEMENT WILL BE FROM RIDING LANE, WITH THE EXPECTATION THAT PHASE 2 WILL SEE A DROP OFF ADJACENT THE CASTLE STREET CAR PARK WHICH WOULD ALSO SUIT DAY-TO-DAY DELIVERIES.

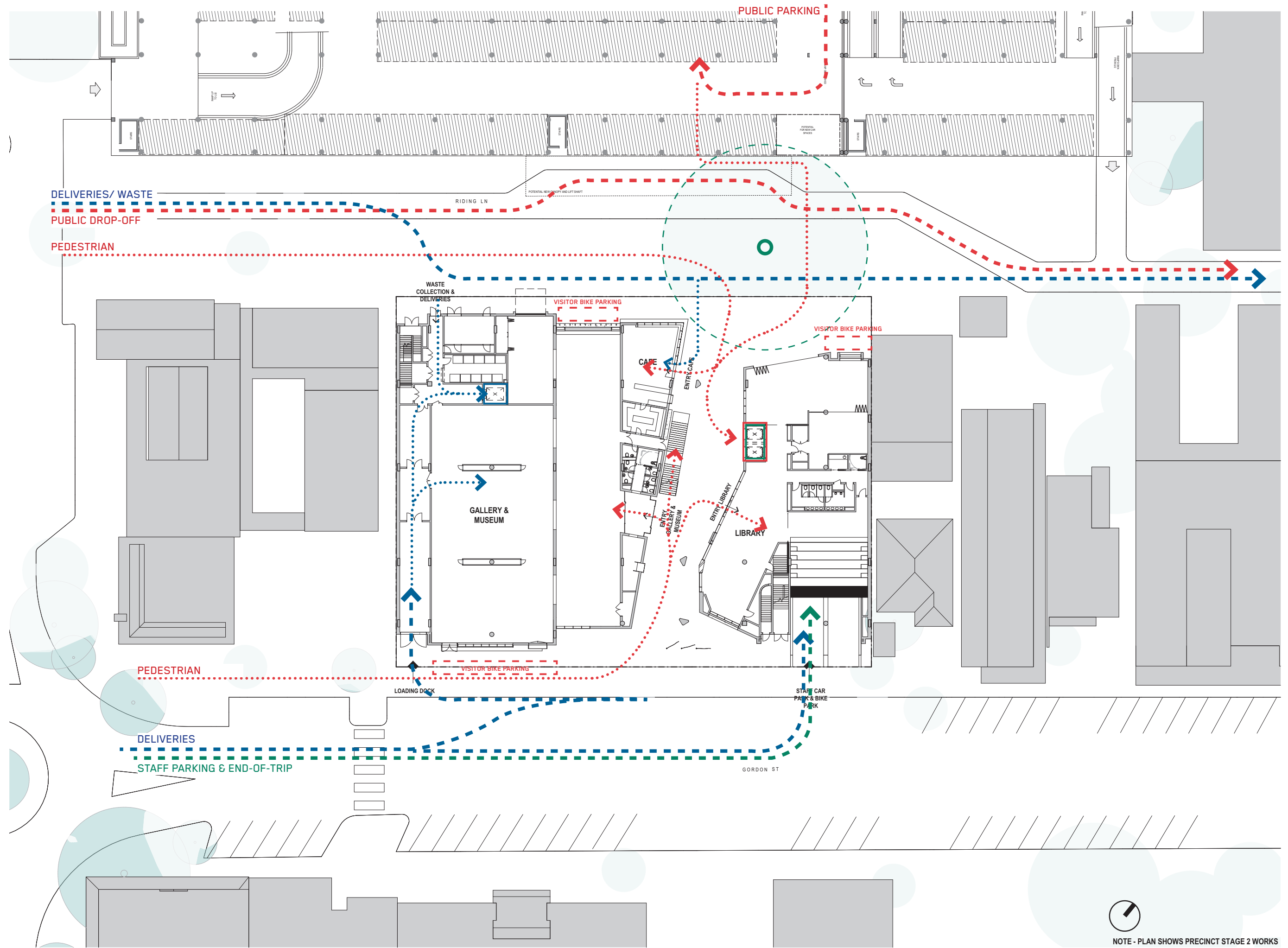
BIKE PARKING WILL BE PROVIDED FROM GORDON STREET AND RIDING LANE.

- CAR PARKS B1: 74
- STAFF CYCLE PARKS B1: 40
- VISITOR CYCLE PARKS G: 60



THIS PAGE  
BASEMENT LEVEL PLAN

OVER  
PRECINCT PLAN AT GROUND  
FLOOR LEVEL



NOTE - PLAN SHOWS PRECINCT STAGE 2 WORKS



AREA SCHEDULES

COFFS HARBOUR CITY COUNCIL PROVIDED BVN WITH AN IN-DEPTH SPATIAL USABLE FLOOR AREA (UFA) BRIEF.

THIS HAS BEEN USED TO BENCHMARK THE DESIGNED SCHEME THROUGHOUT THE PROCESS.

BUILDING UFA

Summary Area Schedule

	BRIEFED AREAS m²	PROPOSAL AREAS m²	[+/-] m²	INDOOR/ OUTDOOR SUBTOTALS m²		NOTES
		GA Plans (Rev 04) 190517		Indoor	Outdoor	
Café	100	114	+14	94	20	Includes kitchen to service Level 00 events and external space
Car Parking	2722	2420	-302	2420		Excludes ramp
Circulation	100	548	+448	144	404	Does include stair flights, previously incorrectly noted as brief 50
Council Admin Office	2750	2818	+68	2818		
Co-working	180	156	-24	124	32	
Customer Service Area	190	229	+39	183	46	
End-of-trip facilities	250	158	-92	158		
Executive	210	150	-60	150		
Library	2440	2578	+138	2507	71	
LMG Shared	535	592	+57	592		
MG Shared	170	184	+14	184		
Multi-purpose /Chamber	362	283	-79	283		
Regional Gallery	660	659	-1	659		
Regional Museum	300	288	-12	288		
Services	1241	1018	-223	1018		Excludes open air roof; Basement tanks double stacked
Shared	343	326	-17	326		Informal Space - BVN removed as unbriefed
	12553	12521	-32	11948	573	
Outdoor & Internal Street	963	1152	+189	0	1152	Includes Indoor Street, Ground Floor Landscape & Level 03 Garden
Vertical Circulation	50	216	+166	216		Lift shaft areas counted once only. Does not include stair flights
	1013	1368	+355	216	1152	
TOTAL	13566	13889	+323	12164	1725	

BRIEFED AREAS AS PROVIDED BY CHCC IN BRIEF

ALL WELCOME BUILDING AREAS

DIFFERENCE TO CHCC BRIEFED AREAS

SPACES PROPOSED ARE LOCATED BOTH “INDOOR”, I.E. IN MECHANICALLY CLIMATE CONTROLLED AREAS, OR OUTDOOR, I.E. IN NON-MECHANICALLY CLIMATE CONTROLLED AREAS

# BUILDING GFA

Summary Area Schedule  
Areas are measured to the external face of outside walls (GFA)

INDOOR	AREA m²
Level B1	3135
Level 00	2092
Level 01	1658
Level 02	1901
Level 03	1714
Level 04	914
Level 05	854
Level 06	211
	<b>12479</b>

TABLE INCLUDES ONLY ENCLOSED  
COVERED SPACES; NOTE LEVEL 4 & 5  
NON-CONDITIONED SEMI-OUTDOOR SPACES  
INCLUDED IN THESE TOTALS

OUTDOOR	AREA m²
Level B1	0
Level 00	346
Level 01	161
Level 02	156
Level 03	276
Level 04	0
Level 05	0
Level 06	0
	<b>939</b>

TABLE INCLUDES ONLY UNENCLOSED  
COVERED SPACES, EXCLUDING  
UNENCLOSED UN-COVERED SPACES



IMAGE: AREA PLANS (GFA)



# ARCHITECTURAL LANGUAGE

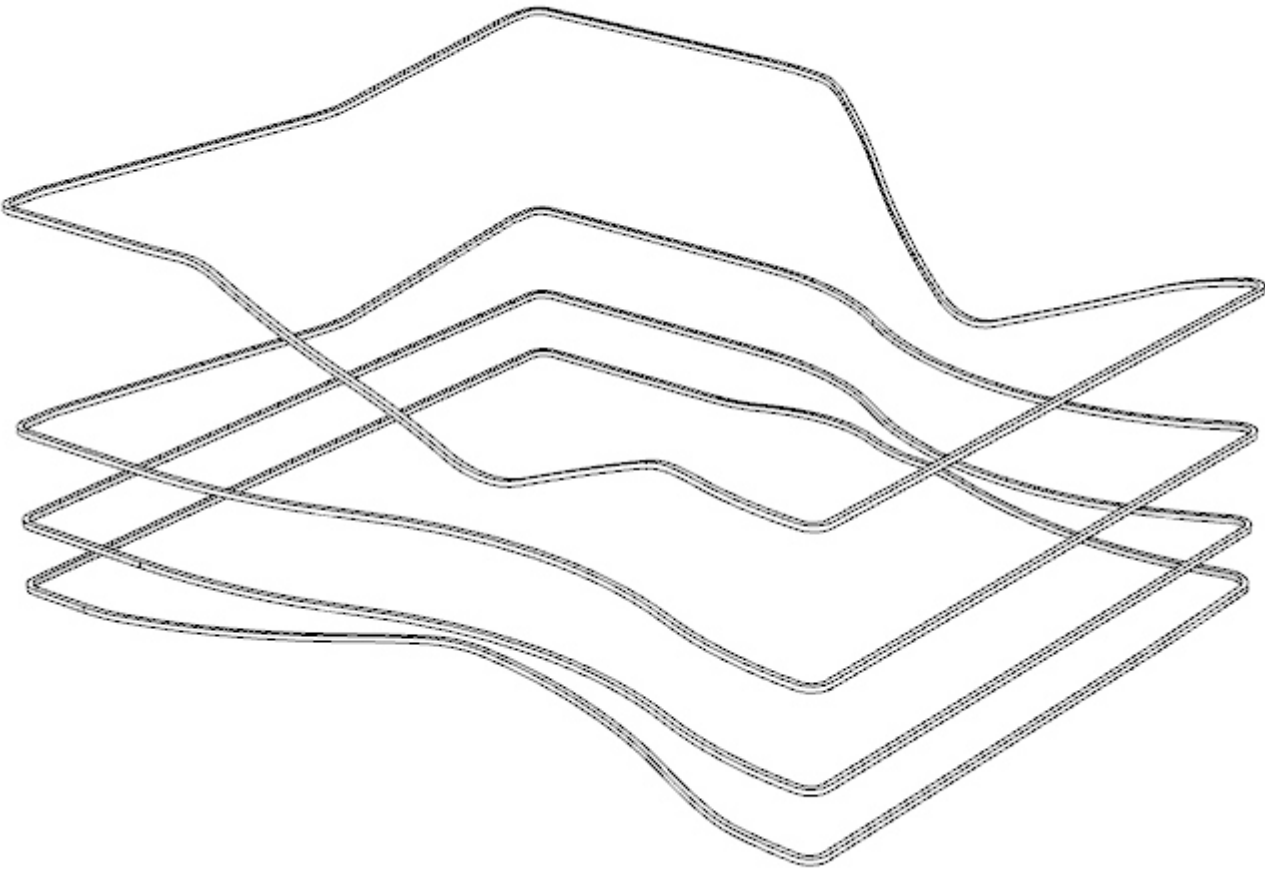
THE BUILDING FORM, MATERIALS AND COLOUR ARE BASED ON THE NATURE OF COFFS HARBOUR AS A SPECIFIC PLACE OVERLAID WITH THE COMMUNITIES' DESIRE FOR OPEN, ACCESSIBLE AND DESIRABLE COMMUNITY AND CULTURAL FACILITIES.

THE BUILDING REPRESENTS THE IDEA OF 'HARBOUR' AS A PLACE OF WELCOME AND PROTECTION, REPRESENTED THROUGH THE WRAPPING FAÇADE, UNDULATING GEOMETRY, AND BRIGHT, VIBRANT COLOURS.

THE BUILDING FORM - AN ABSTRACTION OF THE SURROUNDING TOPOGRAPHY OF THE COFFS HARBOUR REGION, WHERE THE GREAT DIVIDING RANGE MEETS THE COAST - WRAPS AROUND THE EXISTING MATURE FIG TREE (LOCATED ADJACENT TO THE SITE), HELPING TO MAKE THE TREE A KEY PART OF THE LANDSCAPE DESIGN.

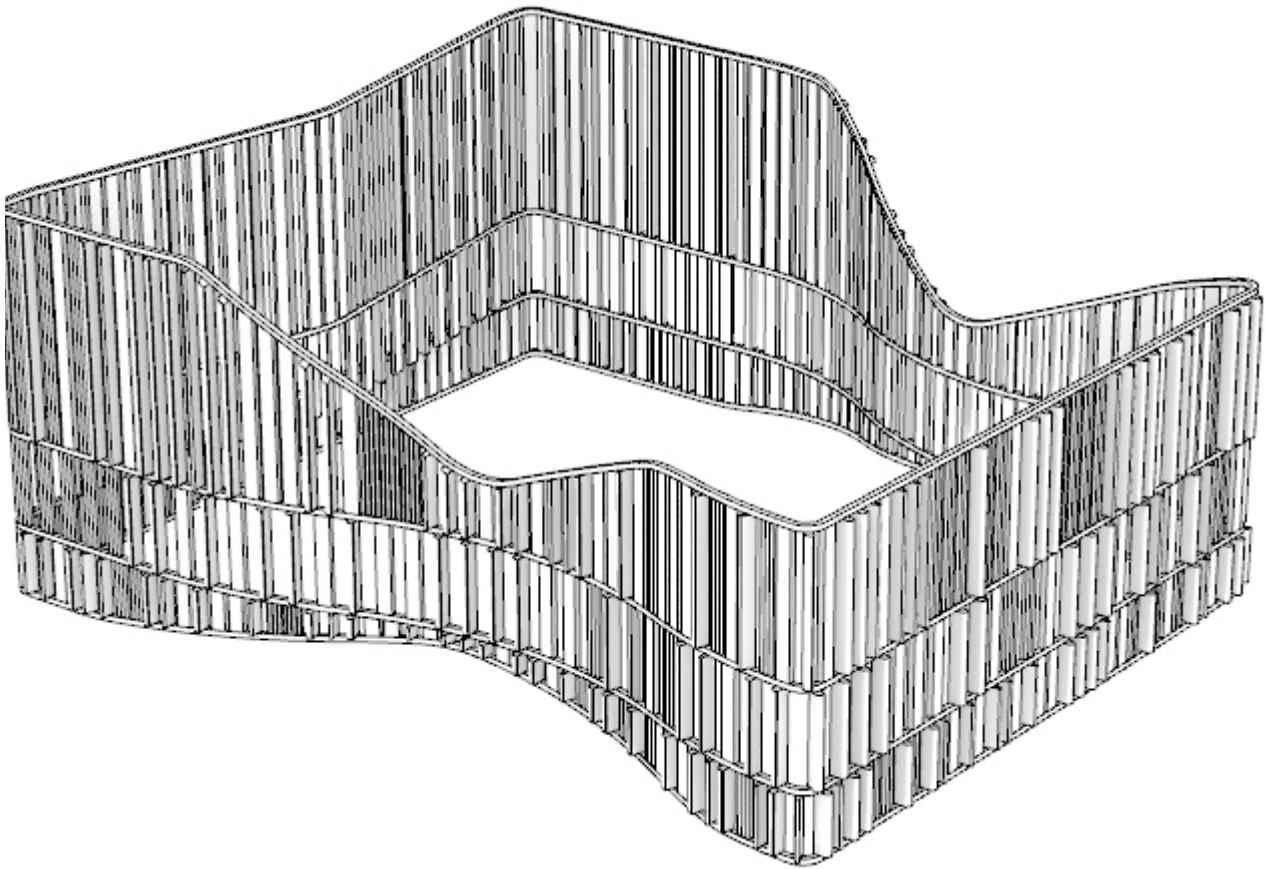
THE FORM IS INTENDED TO WRAP THE DISPARATE FUNCTIONS, CREATING A SINGULAR ENTITY AND CARRY OUT THE PROMISE OF 'CULTURE FIRST'.

54



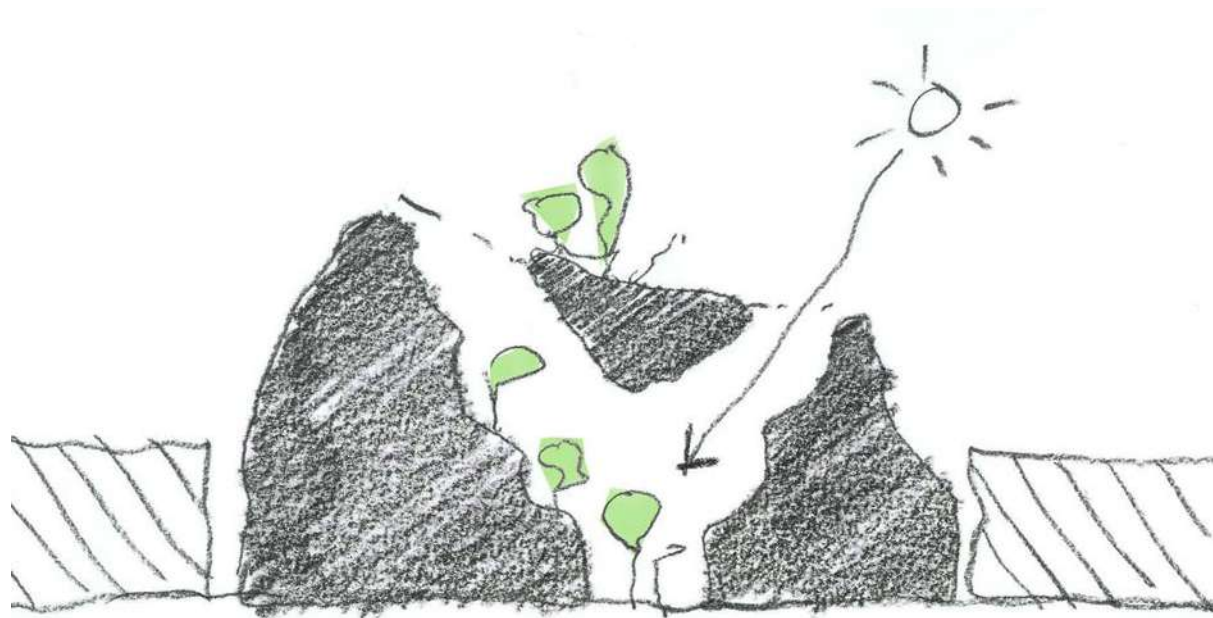
## THE BUILDING FORM AS AN ABSTRACTION OF PLACE

The building is wrapped by a series of encompassing elements that represent the ideas of Harbour, Protection, Welcome and abstract the surrounding undulating landforms.



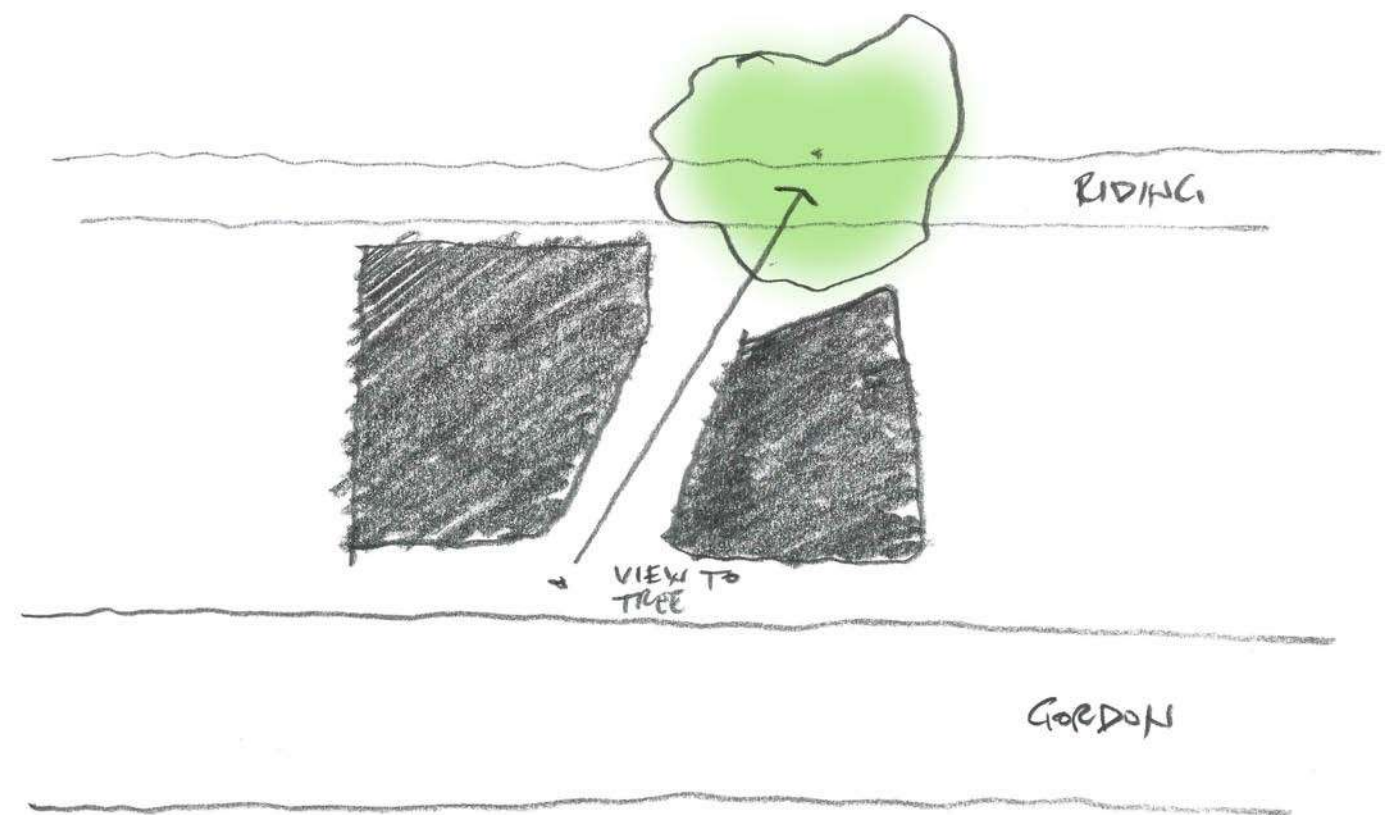
## THE FACADE

The facade is constructed of a mixture of differently shaped vertical elements. These are constructed from strong, reflective colours that catch the light and help the building always appear bright and welcoming.



### THE BUILDING FORM AS AN ABSTRACTION OF PLACE

The building opens up through its centre, providing views of the fig tree beyond and the sky over. Representing ideas of connection to place through its connections to the ground and the stars above.



### INTERNAL STREET

A strong geometric element, constructed from light brick and local timber, providing the building with a strong grounding and a sense of journey.



# FACADE DESIGN

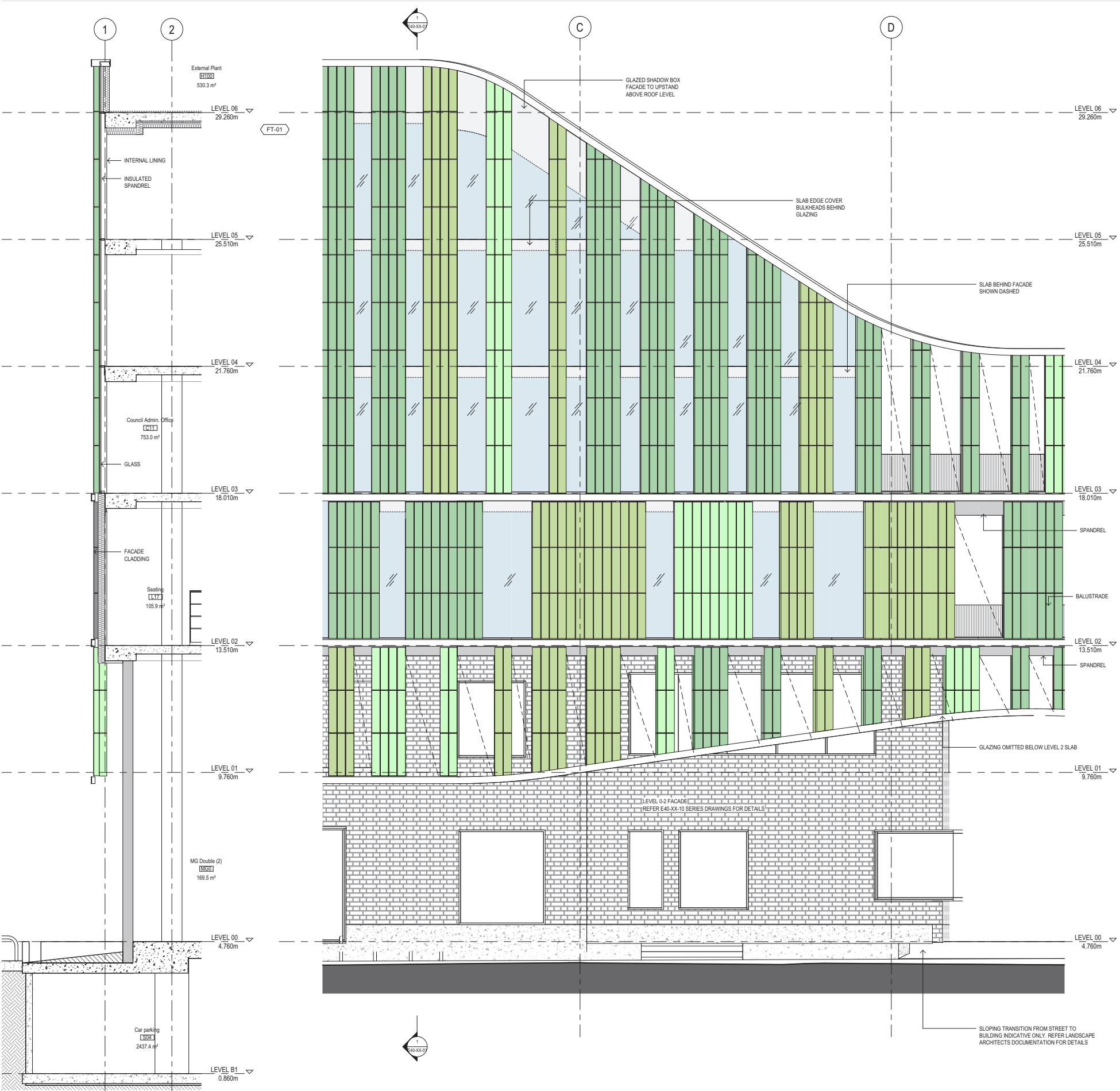
THE FACADE HAS BEEN DESIGNED TO CATCH THE LIGHT THROUGHOUT THE DAY AND ACROSS THE YEAR, BY USING GLAZED TERRACOTTA CLADDING PANELS THAT HAVE A REFLECTIVE SHEEN. THIS WAY THE BUILDING ALWAYS APPEARS BRIGHT AND VIBRANT IN THE STREET-SCAPE, WHICH HIGHLIGHTS ITS WELCOMING NATURE AND CIVIC STATURE TO THE LOCAL COMMUNITY.

The Terracotta elements are set tall over multiple levels to give a sense of scale and reduce the reading the building’s individual floors, in keeping with the idea of the building being about ‘culture first’ - that it looks like a cultural institution, not an office building.

The literal translation of ‘Terra Cotta’ is Cooked Earth. It is an ancient technique for creating beautiful, long-lasting objects that combines the three elements of fire, water and clay. The use of terracotta as cladding to building façades is also not a recent phenomena. The material is available in proprietary systems and there are many examples across Australia and the world which display a virtually unlimited range of colours and profiles.

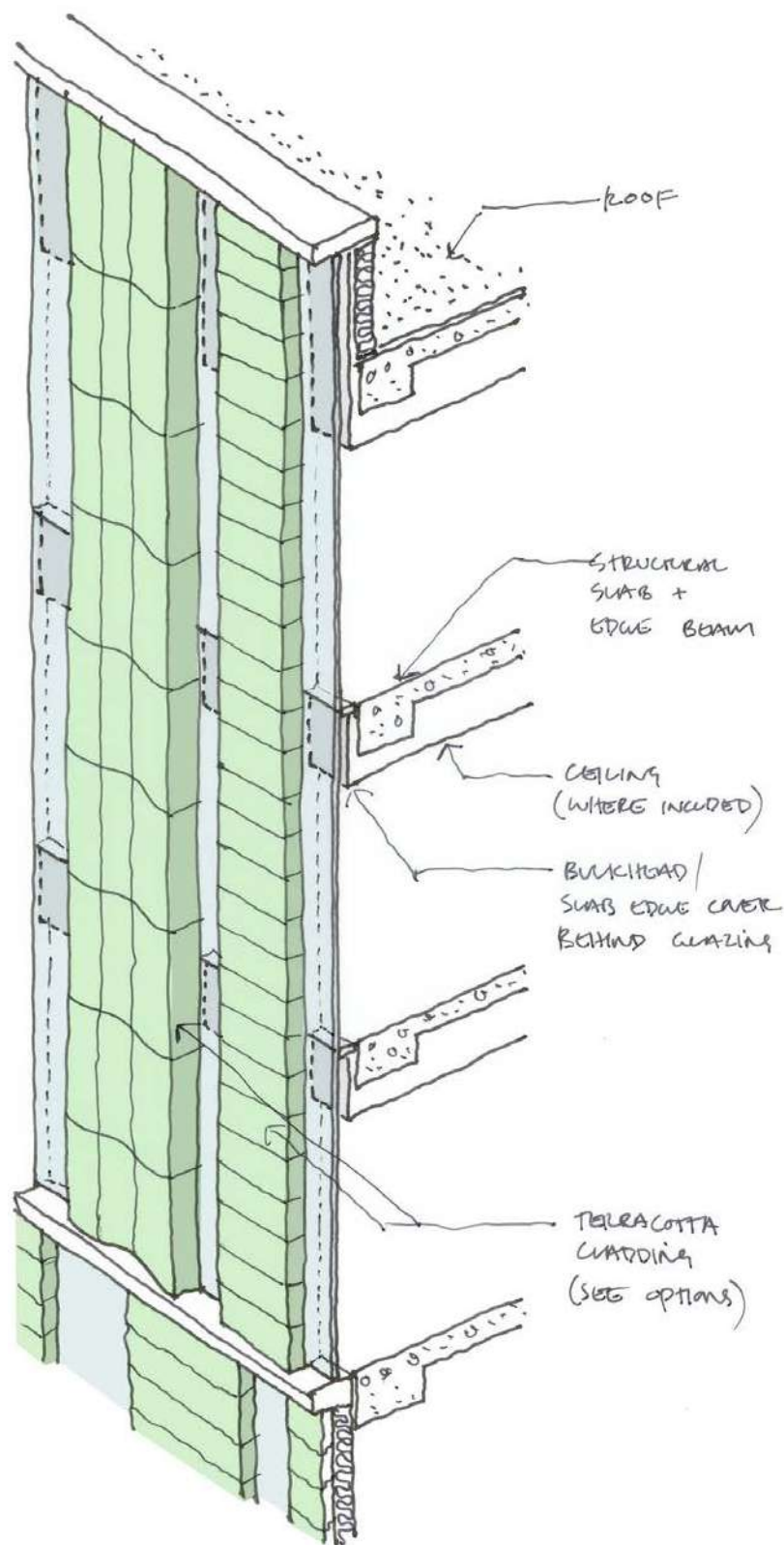
Whilst the current design contemplates a flat, twice-fired glazed product in a range of green tones, the exact details of profile, module size and finish that will be used at All Welcome are yet to be finalised and these will be developed during the next phase of the project.

The lower floors of the building are clad in a pale brick, continuing the use of materials ‘of the earth’ on the facade, and allowing the lower form to tie into traditional local materials.



FACADE TYPICAL SECTION & ELEVATION

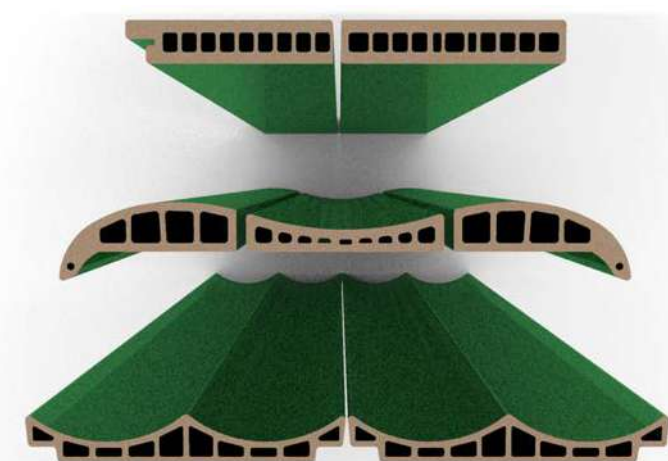




TYPICAL FACADE SKETCH DETAIL



BASIC TERRACOTTA CLADDING SHAPES AND COLOURS



CUSTOM PROFILES FOR ALL WELCOME - TO BE RESOLVED AT THE NEXT PHASE



JOHN & MABLE RINGLING MUSEUM, FLORIDA USA



APARTMENT BUILDING AT 10 BOND ST, NEW YORK USA

PRECEDENT IMAGES



# MATERIALS BOARD

THE BUILDING CONSTITUTES A LARGE MASS IN THE URBAN CONTEXT, AND THE UPPER PORTION OF IT IS SEEN FROM MANY ANGLES, NEAR AND FAR.

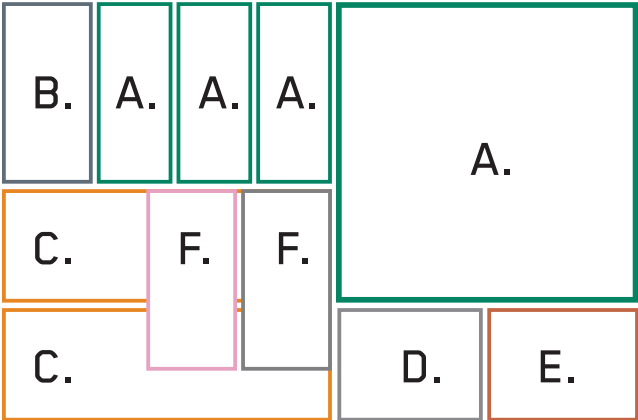
THE FAÇADE OF THE LOWER PORTION AND UP THROUGH THE CENTRAL SPACE IS EXPERIENCED AT THE HUMAN SCALE AND IS MORE TACTILE IN THE SELECTION OF MATERIALS AND FINISHES.

For the upper portion, to create shimmer and variety we have selected a glazed terracotta façade cladding in shades of green, which works with the curvaceous form to offer myriad conditions of light and shade. This creates visual interest but also reflects the natural colours of the surrounding context. For the lower portion and up through the central space, light-coloured brick will be used in combination with timber elements, bringing richness and authenticity to the architectural experience.

These materials have been chosen for their longevity and integral finish, which meets the expectation that All Welcome will become, and remain, a significant building in Coffs Harbour for many years to come.



- A. Green glazed terracotta panels, in a variety of shades
- B. Grey fibre-cement panels
- C. Light buff and tan bricks
- D. Grey concrete with exposed aggregate
- E. Native hardwood, spotted gum, blackbutt et al.
- F. Pink and grey granite







GORDON STREET FACADE CONCEPT

B. Grey fibre-cement panels  
*SPANDRELS*

A. Green glazed terracotta  
panels, in a variety of shades  
*UPPER FACADES*

C. Light buff and tan bricks  
*LOWER FACADES*

E. Native hardwood, spotted  
gum, blackbutt et al.  
*INTERNAL*

F. Pink and grey granite  
*PAVING*

D. Grey concrete with exposed  
aggregate  
*DETAILING*



# PUBLIC SPACE, LANDSCAPING, COURTYARDS & SECURITY

THE FIG TREE PROVIDES A RECOGNISABLE ANCHORING AND WAY-FINDING POINT IN THE BUILDING. IT PROVIDES THE OPPORTUNITY TO CREATE A UNIQUE AND MEANINGFUL PLACE, WITH THE TREE AS A LANDMARK THAT THE BUILDING WRAPS AROUND.

The central public space, rising up through the middle of the building, has been arranged to create views toward it to stimulate psychological navigation of the building by reminding a visitor of where they are and where the heart of the project is.

Public space complete with planting and furniture is drawn from the through-site link at ground level into the upper levels of the building, allowing interaction and blurred boundaries between the Cultural, Civic and Administrative programmes. This culminates in the outdoor landscaped space at level 3, which caters for community events, functions as an ante-room to the council chamber/ hire-able multi-purpose space, and from where views across the city are available.

The central space is equipped with architecturally-designed gates at ground floor at either end which will limit access to this area after hours whilst maintaining safe movement around the building for staff or visitors alike.



GROUND FLOOR PLAN  
URBIS LANDSCAPE ARCHITECTS



THIRD FLOOR PLAN  
URBIS LANDSCAPE ARCHITECTS

OVER  
VIEW OF INTERNAL STREET





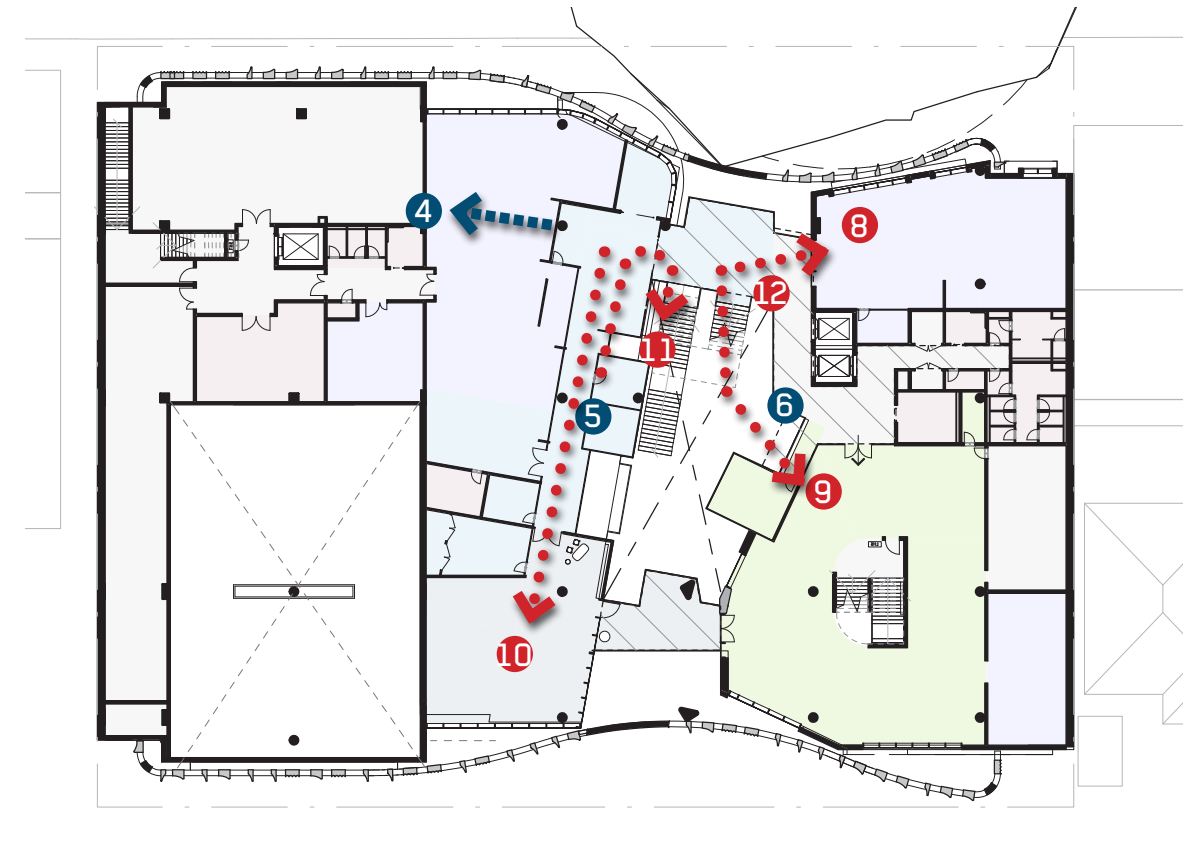


THESE DIAGRAMS SHOW A "DAY-IN-THE-LIFE-OF" VARIOUS USERS OF THE BUILDING AND THE SPACES THAT THEY CAN BE EXPECTED TO INHABIT. THEY ARE USED AS A TOOL TO TEST THE PLAN AND TO EXPLAIN THE SEQUENCE OF SPACES

The floor plan illustrates the proposed circulation route for the 'Riding Lane' project. The route is marked by a red dotted line with arrows indicating the direction of travel. The route starts at the entrance (1), goes through the main hall (2), then through the corridor (3) to the stairs (4), and finally through the corridor (5) to the stairs (6). The route ends at the entrance (7). The plan also shows the location of the 'Riding Lane' entrance (1) and the 'Gordon Street' entrance (7).



- 1 ACCESS TO PUBLIC COMPUTERS AND CHILDREN AREA
- 2 CHILDREN'S STORY TELLING
- 3 CAFE
- 4 NEWSPAPERS AND MAGAZINES
- 5 PUBLIC AMENITIES
- 6 ACCESS TO LEVEL 01 VIA STAIRS
- 7 ACCESS TO LEVEL 01 VIA LIFT
- 8 MAKERSPACE
- 9 LIBRARY - YOUNG ADULT AND DIGITAL LEARNING
- 10 CO-WORKING SPACES
- 11 ACCESS TO LEVEL 02 VIA STAIRS
- 12 ACCESS TO LEVEL 02 VIA LIFT
- 13 LIBRARY
- 14 LOCAL HISTORY
- 15 PUBLIC COMPUTERS



## STAFF OCCUPATION

- 1 ACCESS FROM CASTLE STREET CAR PARK
- 2 ACCESS TO LEVEL 01 VIA STAIRS
- 3 ENTRY FROM BASEMENT CAR PARK THROUGH PUBLIC LIFTS.
- 4 ACCESS TO STAFF AREA
- 5 ACCESS TO LEVEL 02 VIA STAIRS
- 6 ACCESS TO LEVEL 02 VIA STAIRS
- 7 RETURNS/PROCESSING/ COLLECTIONS MAINTENANCE WORK AREA
- 8 STAFF WORK AREA

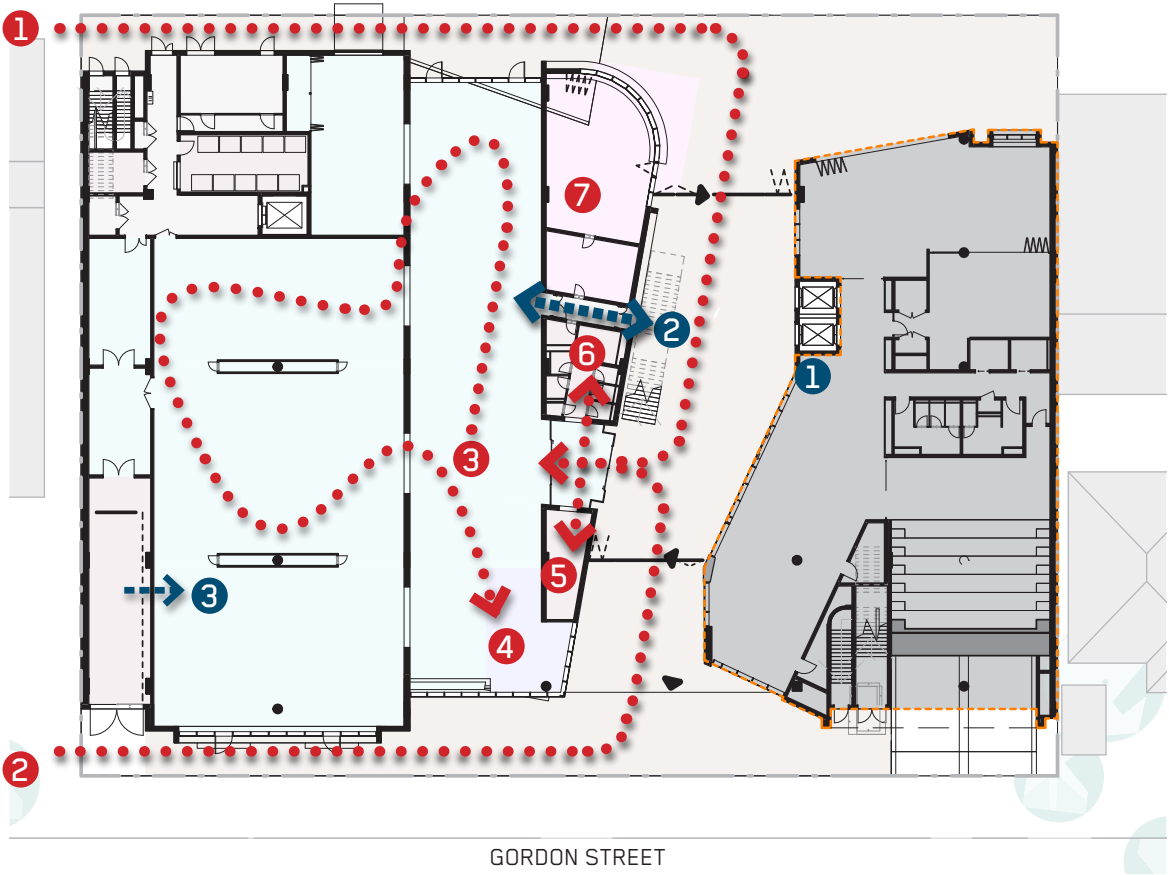


LIBRARY OCCUPATION  
SECOND FLOOR - 1:500



GALLERY & MUSEUM OPERATIONS

RIDING LANE



GALLERY OCCUPATION  
GROUND FLOOR - 1:500

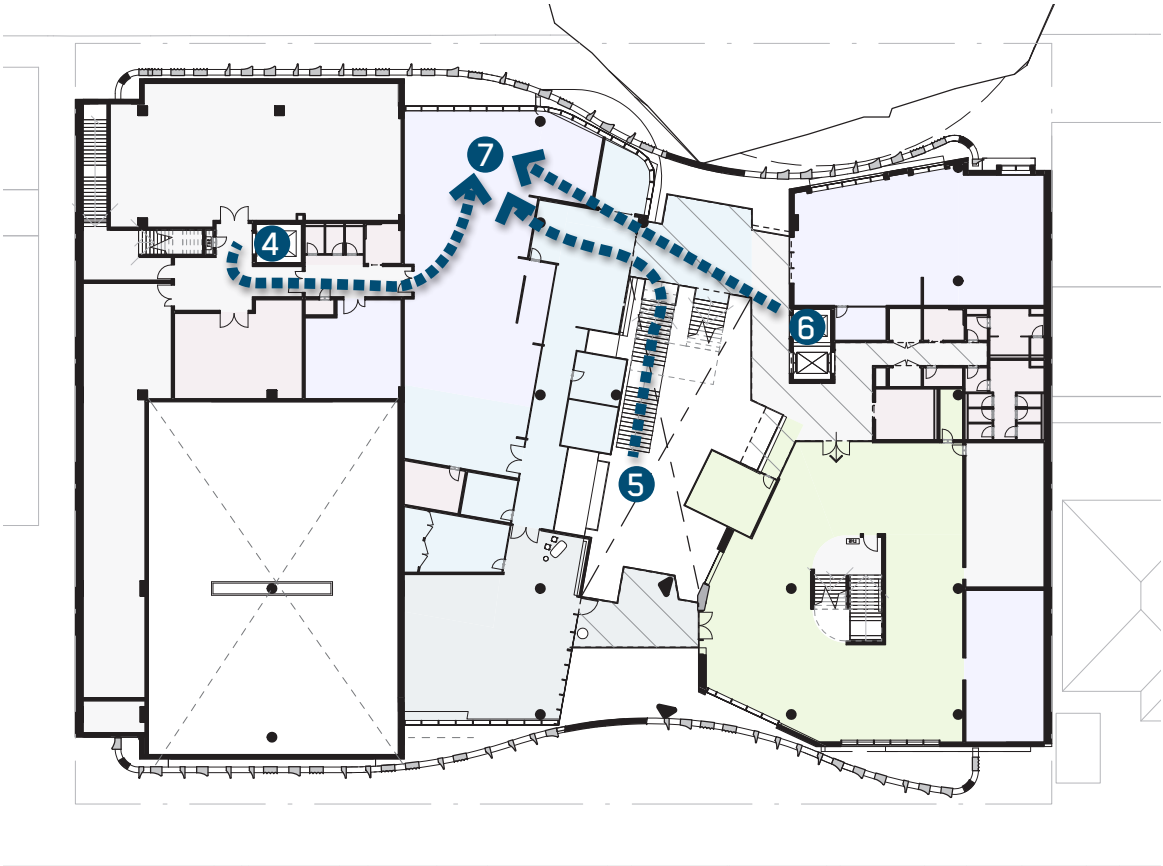


VISITOR OCCUPATION

- 1 ENTRY FROM RIDING LANE
- 2 ENTRY FROM RIDING LANE
- 3 GALLERY AND MUSEUM SPACE
- 4 SHOP
- 5 CLOAKING
- 6 PUBLIC AMENITIES
- 7 CAFE

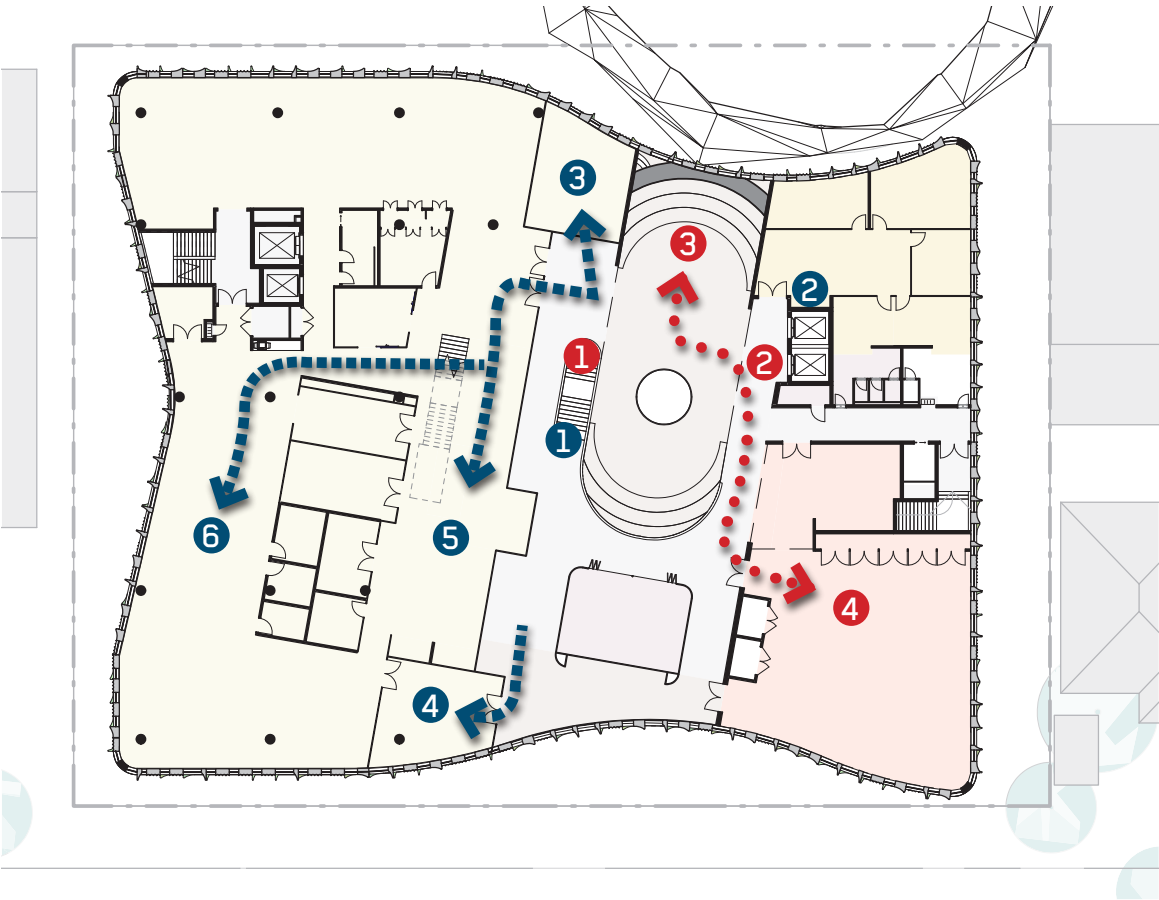
STAFF OCCUPATION

- 1 ENTRY FROM BASEMENT CAR PARK THROUGH PUBLIC LIFTS.
- 2 ACCESS TO LEVEL 01 VIA STAIRS.
- 3 LOADING DOCK ACCESS TO GALLERY
- 4 STAFF ACCESS THROUGH BOH LIFT
- 5 STAFF ACCESS THROUGH MAIN STAIRS
- 6 STAFF ACCESS THROUGH PUBLIC LIFTS
- 7 STAFF ROOM



GALLERY OCCUPATION  
FIRST FLOOR - 1:500

COUNCIL OFFICES OPERATIONS



OFFICE OCCUPATION  
THIRD FLOOR - 1:500

VISITOR OCCUPATION

- 1 ACCESS FROM LOWER FLOORS VIA STAIRS
- 2 ACCESS FROM LOWER FLOORS VIA LIFT
- 3 PUBLIC OUTDOOR SEATING AREA
- 4 MULTI-PURPOSE SPACE

STAFF OCCUPATION

- 1 ACCESS FROM LOWER FLOORS VIA STAIRS
- 2 ACCESS FROM LOWER FLOORS VIA LIFT
- 3 ACCESS TO LARGE MEETING ROOM OFF OF COVERED OUTDOOR AREA
- 4 ACCESS TO MEETING ROOM OFF OF COVERED OUTDOOR AREA
- 5 TEA POINT/TOUCHDOWN LOUNGE

- 6 WORKSPACE



INTERNAL VIEWS



LEFT  
VIEW OF INTERNAL STREET  
  
OVER  
VIEW FROM RIDING LANE









LEFT  
VIEW OF OFFICE ATRIUM



ABOVE  
VIEW INTO OFFICE FROM  
ROOF GARDEN

LEFT  
VIEW ACROSS ROOF GARDEN



# AMENITY IMPACTS

THESE PLAN FORM VIGNETTES SHOW THE SITE FROM ABOVE, LOOKING DOWN AT ROOF LEVEL, AND ILLUSTRATE THE EXPECTED SHADOWING FROM AND TO THE ALL WELCOME BUILDING AT PARTICULAR TIMES OF DAY ON THE EQUINOXES THROUGHOUT THE YEAR.

What is clear is that for most of the year, the shadowing to be expected from the building does not reach the buildings to the opposite side of Gordon Street.

Only in the middle of winter do the late afternoon shadows encroach on the curtilage of the opposite buildings.

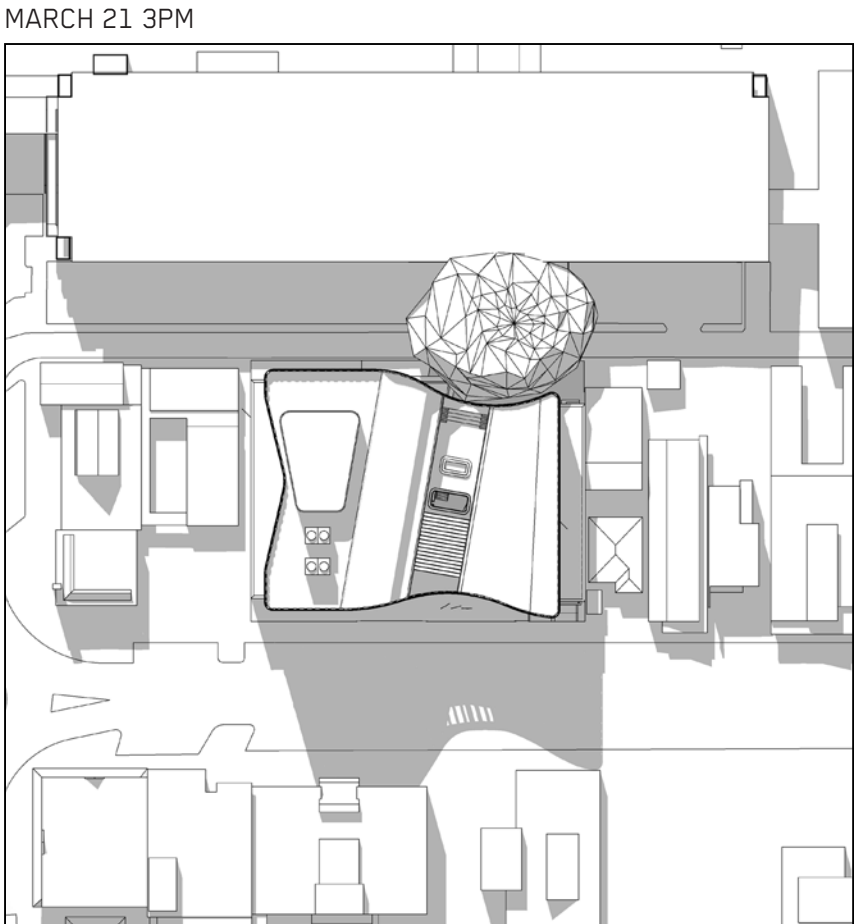
In contrast, due to their proximity and orientation, the adjacent church site will be overshadowed in early morning - though only to the extent of the demountable structures in summer and less in winter.



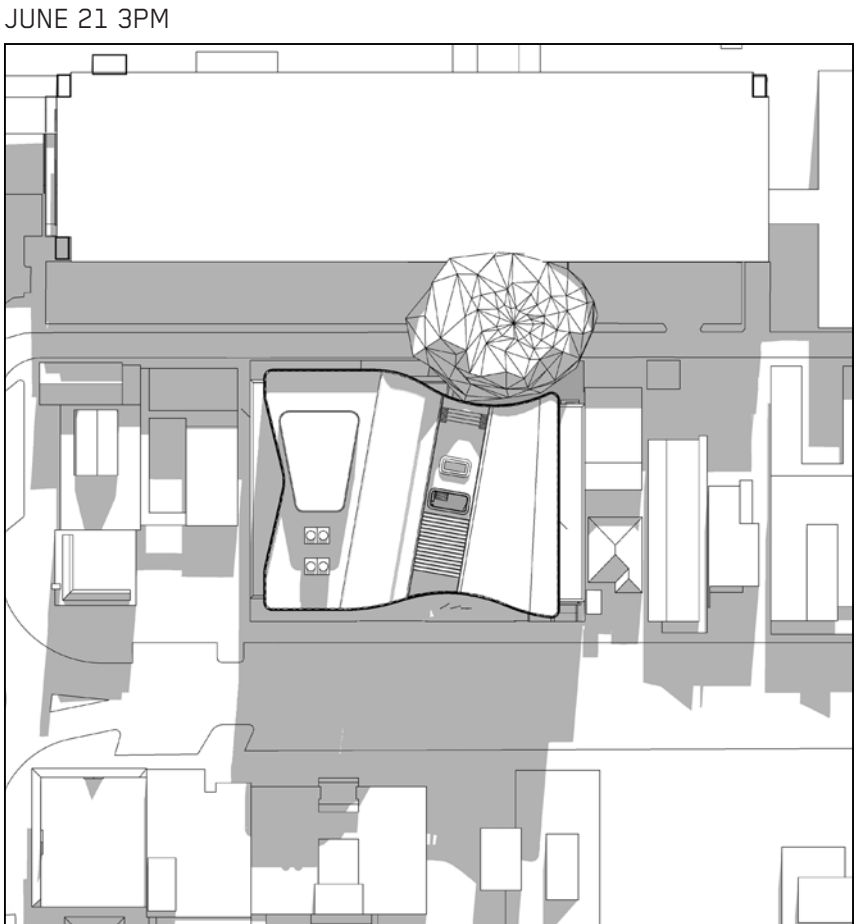
MARCH 21 9AM



JUNE 21 9AM



MARCH 21 3PM

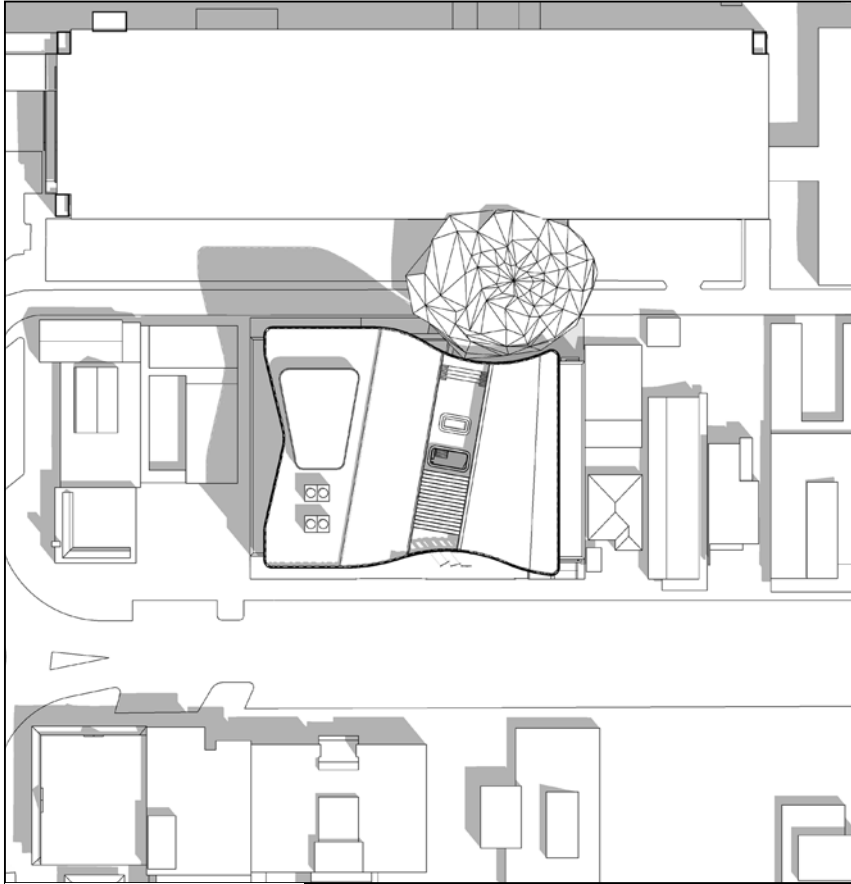


JUNE 21 3PM





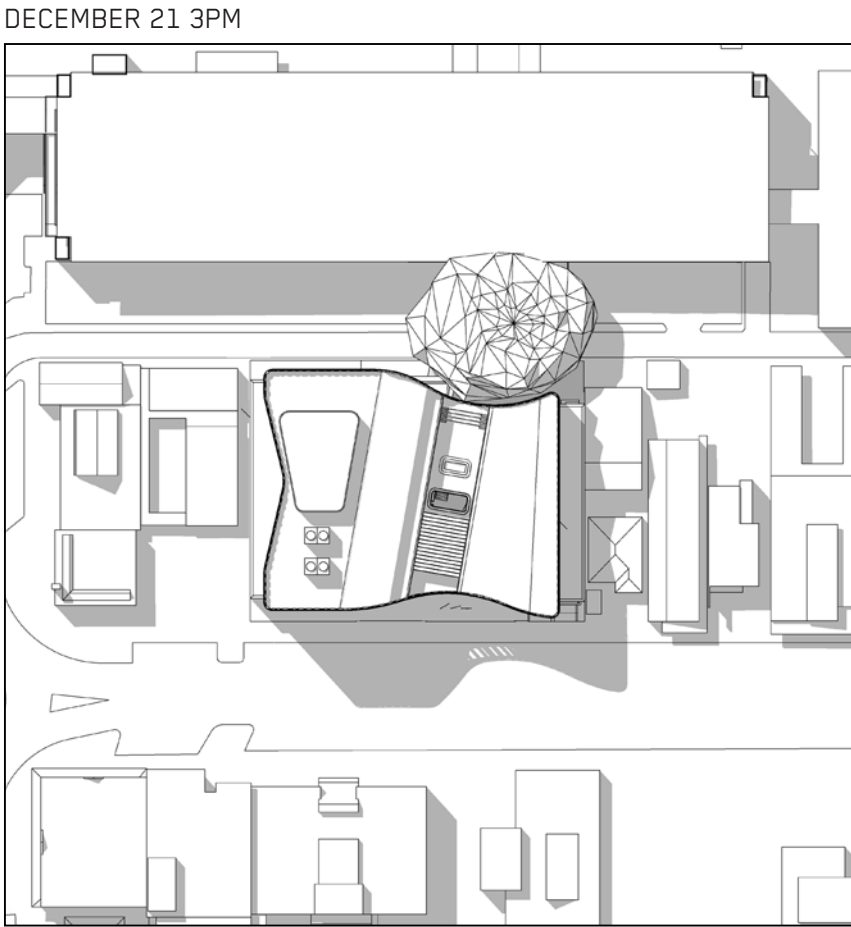
SEPTEMBER 21 9AM



DECEMBER 21 9AM



SEPTEMBER 21 3PM

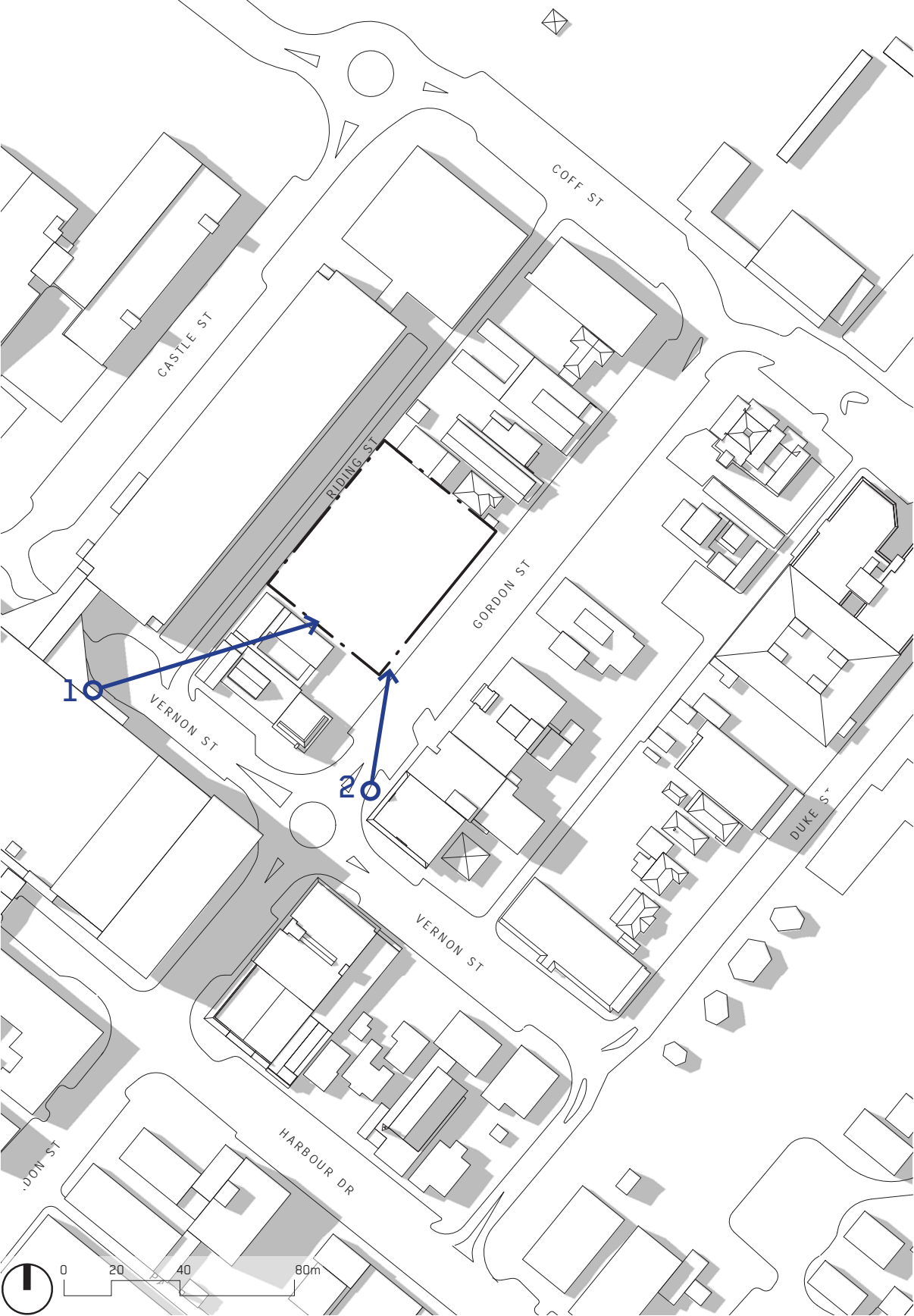


DECEMBER 21 3PM



# VISUAL IMPACT ASSESSMENT

THE VISUAL IMPACT WAS ASSESSED THROUGH CONSIDERATION OF THE VISUAL MODIFICATION TO THE EXISTING ENVIRONMENT CAUSED BY THE PROPOSAL, AND THE VISUAL SENSITIVITY OF THE SURROUNDING ENVIRONMENT. THESE IMAGES SHOW THE PROPOSAL IN CONTEXT, ENABLING COMPARISON OF THE APPEARANCE OF THE DEVELOPMENT TO THE EXISTING ENVIRONMENT, AND THE ABILITY OF THE ENVIRONMENT TO ABSORB THE DEVELOPMENT'S APPEARANCE. THE IMAGES ALSO EXAMINE THE DISTANCE AT WHICH THE DEVELOPMENT CAN BE VIEWED.

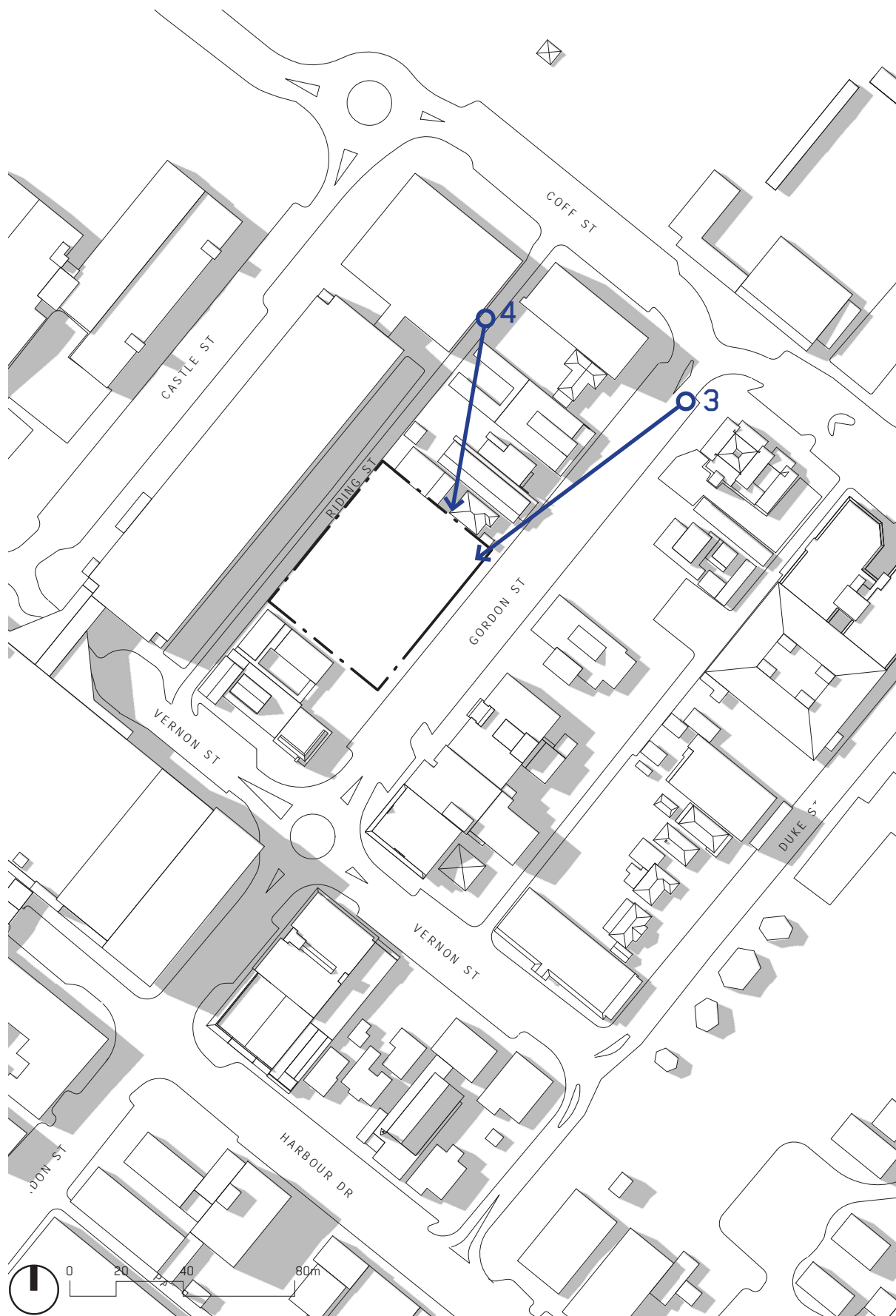


1 FROM COFFS CENTRAL  
OPPOSITE RIDING LANE



2 FROM GORDON STREET  
CORNER OF VERNON STREET





3 FROM GORDON STREET  
ADJACENT COFFS STREET



4 FROM RIDING LANE  
CORNER OF COFFS STREET





# CLIENT REQUESTS & DESIGN ADJUSTMENTS



# CLIENT FEEDBACK

THROUGHOUT THE DESIGN PROCESS. BVN HAS BEEN ENGAGED WITH THE USER GROUPS AT COFFS HARBOUR CITY COUNCIL, AND WHERE POSSIBLE HAVE INCORPORATED THEIR COMMENTS INTO THE SCHEME. BELOW ARE A SELECTION OF ITEMS WHICH ARE OUTSTANDING POST- SSD APPLICATION DESIGN FREEZE.

## 19.05.19

### COFFSHCC-GCOR-000019 Re. Book returns

Location of the Library After-Hours ‘Book Returns’:

- Acceptable for use by customers.
- Creates considerable manual handling issues for staff to get material to level 2 returns processing room.
- This would be at least daily, if not 2-3 times a day depending on volume.
- Preference to locate the ‘Book Returns’ to Riding Lane side and incorporate automated returns solution to level 2.

## 20.05.19

### EMAIL JAY KIRKHAM Re. Customer service adjustments

Concern over location of the contact centre:

- To be close to the front counter area for resource sharing.
- The contact centre is also noisy area so not ideal for open space offices.

## 22.05.19

### EMAIL ELISE PETTY Re. Urinal/ Cubicle arrangement to male WCs generally

- Ground Floor – Library. More equitable solution for male carers requested, solely cubicles, no urinals.

## 22.05.19

### EMAIL KEN WELHAM Re. Flagpoles required to Gordon Street

- Three flag poles are required to Gordon Street

## 23.05.19

### CoffshCC-CA-000003 Re. Library areas

- The overall library space should as a minimum meet the State Library of NSW population-based benchmark: 2579m² (minimum from email)
- Note brief provided to BVN is 2440m² (plus shared spaces)

## 24.05.19

### BVN-GCOR-000081 (BOARD MEETING SUMMARY) Re. Gallery kitchen and additional BoH spaces

- Sketch provided to include: kitchen, chair store, additional back-of-house circulation and additional flexible loading area for the gallery / museum.
- Solution results in: loss of one carpark, and approx. 90m2 of exhibition space.
- Additional knock-on effects will include: Revise all levels, including services and structure, to accommodate adjusted lift location.

## 27.05.19

### CoffshCC-GCOR-000020 Re. Library level 1 and local history room comments

- Level 1: Library spaces isolated from other library levels.
- Especially due to the loss of previous void.
- Likely to create supervision/servicing challenges.
- Level 1: The Makerspace and Digital Studio spaces need to be separated
- Individual rooms to allow for different programming in each space
- Level 2: The Local History (and Family History) isolated.
- Staff supervision/assistance challenging.
- The email I sent through last Wednesday (22/5/19), with the Excel file attached containing a summary of LMG feedback (on the prior version), also still contains some relevant points to the latest designs.

## 28.05.19

### EMAIL CATHERINE JOHNSTON Re. General library layout comments

Ground Floor:

- Amenities – male toilets – a single cubicle is not sufficient for small male children or elderly male patrons – less trough, more cubicles
- *Amenities are provided as per the BCA. Cubicles rather than urinals possible but requires agreement from council and sign-off from the certifier.*
- Where is the after-hours returns chute?
- *Returns chute is shown outside of the gates on Gordon – further detail will be required at DD. We envisage a RFID enabled chute inset into the façade.*

Level 1

- Amenities – male toilets – a single cubicle is not sufficient for small male children or elderly male patrons – less trough, more cubicles
- *Amenities are provided as per the BCA. Cubicles rather than urinals possible but requires agreement from council and sign-off from the certifier.*
- What’s with the plant room along the northern wall?
- *Plant is required to service air conditioning to both ground floor and first floor library spaces. This façade with no openings seems the best location.*
- Archive storage – is this space meant to complement the local studies room on level 2? If so, it’s on the wrong floor (or vice-versa).
- *Archive space is LMG-05, a back of house space, please confirm if location is acceptable and whether room remains required.*
- Where is the library service desk?
- *No library service desk at this level, would one be required?*
- There doesn’t appear to be any collection on this floor?
- Shared LMG work area – concerned by what appears to be a part-wall between the staff work area & the customer service desk which is a public service point, doesn’t allow for general noise generated by staff work area
- *Detailed design around operation of the customer service desk is required.*

Level 2

- Where are the toilets – for staff / public?
- *Amenities consolidated at level 1 to maximise floor area in the library.*
- What’s with the plant room along the northern wall?
- *Plant is required to service air conditioning to second and third floor spaces.*
- All staff should have access to natural light at all times. While returns processing may be a rostered task, collections maintenance / work & processing area is not. While the bulk of collections maintenance is currently done by volunteers, collections processing is done by staff & can involve staff spending extended periods of time at the task with access to storage, desks, PCs, stack, etc. It would be far better to move this space into the SW corner.
- Collection shelving – moving the staff work area to the SW corner (as above) would mean that collection shelving can move into the internal space & create public seating areas along the eastern sections
- Stack area – this space does not require an external wall
- Staff work areas – if you were to leave the current arrangement as-is then the internal walls (hallway) could possibly be removed, creating a more open work space
- Returns processing – RFID sorter machine requires a closed room to minimise noise etc.
- *Staff areas: corridor is required for fire egress. We can shuffle the spaces to provide work areas adjacent glazing and pull stack area in-board. A walled room can be provided for RFID sorter. We can develop this further at DD.*

## 29.05.19

### EMAIL MATTHEW BLAIR (BOARD MEETING SUMMARY) re. Library void

- Delete level 1 void over gallery, fill with other uses
- Adopt gallery changes as per BVN-GCOR-000081

## 29.05.19

### EMAIL re. Thylacene gallery comments

- Glazing to Gordon and Riding to be reviewed/ reduced
- Delete level 1 void over gallery
- Loading dock to be 20m long x 5.4m wide, provide opening direct to gallery that can still be utilised as display space
- Data room requirements to be considered
- Reconsider entry sequence to spaces
- Remove built-in elements to temporary space
- Access behind walls for installing screens
- Provide closure to openings between spaces
- Access control between permanent and temporary galleries required

## 30.05.19

### CoffshCC-GCOR-000029 Re. Store room at Level 1

- Provide 180m² admin store at level 1

## 03.06.19

### CoffshCC-DQ-000011 Re. Cleaners cupboards

- Cleaning companies raised the issue of proximity of cleaning storage space - should be spread out across floors.

## 03.06.19

### CoffshCC-DQ-000012 Re. Scooters & WCs

- Space allocation for mobility scooter parking
- External
- Include child size toilet and adult size toilet in same cubicle

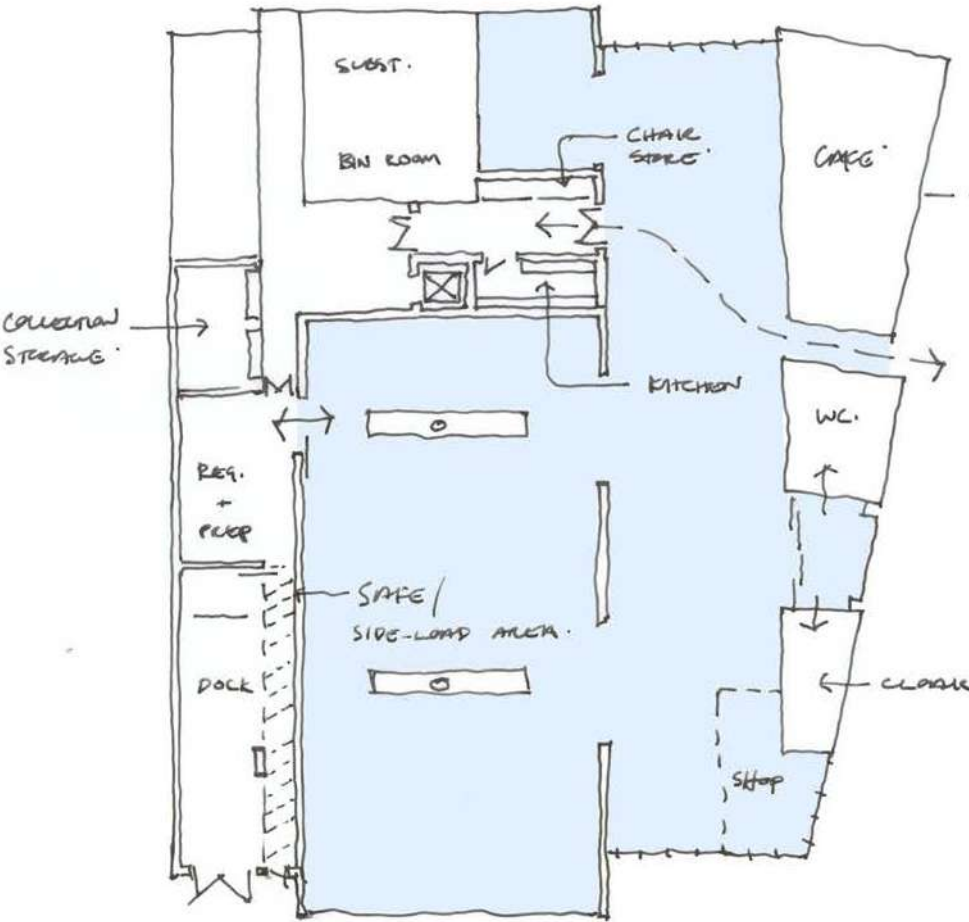
# PROPOSED DESIGN ADJUSTMENTS

BASED ON CLIENT FEEDBACK, THERE ARE SOME PROPOSED ADJUSTMENT TO THE BUILDING PLANNING TO BE FURTHER INVESTIGATED AT THE NEXT DESIGN STAGE.

THESE ARE ILLUSTRATED IN THE SKETCHES BELOW:

- INCLUSION OF LEVEL 1 KITCHEN AND CHAIR STORE
- INCREASED SIZE OF LOADING DOCK
- DELETION OF DOUBLE-HEIGHT TO GALLERY SPACE
- MOVEMENT OF SERVICES FROM ROOF LEVEL TO UTILISE SPACE FROM GALLERY

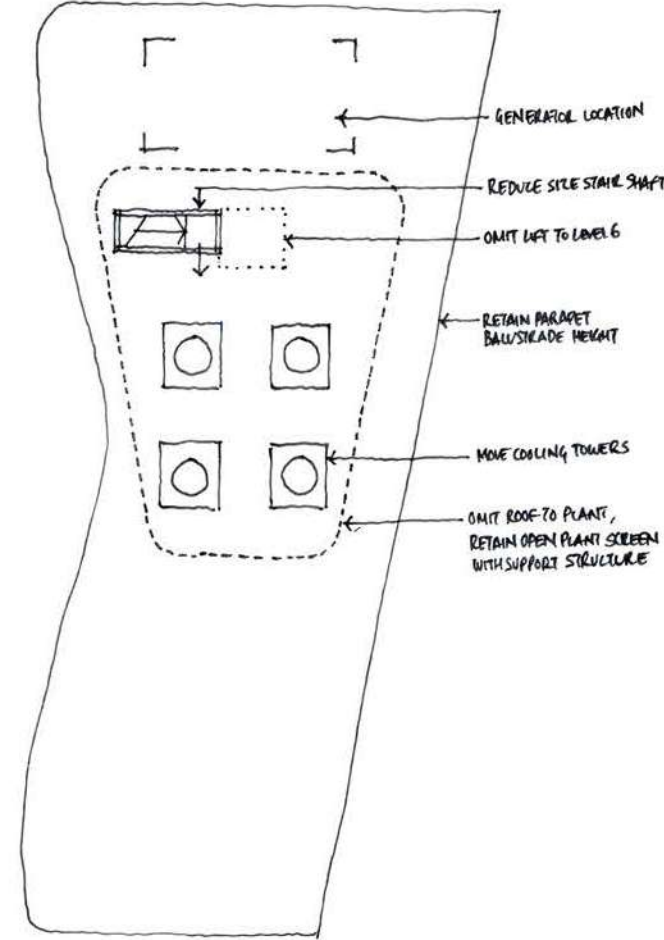
GROUND FLOOR PLAN  
PROPOSED DESIGN ADJUSTMENTS



GROUND FLOOR PLAN  
PROPOSED DESIGN ADJUSTMENTS



SIXTH FLOOR PLAN  
PROPOSED DESIGN ADJUSTMENTS







# PUBLIC CONSULTATION



PUBLIC CONSULTATION PROCESS

THE ALL WELCOME BUILDING IS BUILT ON THE BACK OF YEARS OF EXTENSIVE COMMUNITY AND STAKEHOLDER CONSULTATION BY COFFS HARBOUR CITY COUNCIL, LEADING UP TO BVN BEING APPOINTED AS LEAD DESIGNER ON THE COFFS HARBOUR CITY COUNCIL CULTURAL & CIVIC SPACE.

Facilitated by the Council, BVN engaged in an extensive consultation program was with various Coffs Harbour cultural and civic stakeholder groups. Data and findings from these sessions were incorporated into BVN’s design work and formed the basis of some of the key decisions made early in the project - for instance developing the guiding Project Principles. Illustrated on the following pages are notes and key themes from these community consultations, held in January and February 2019.

WHAT WE’VE HEARD

A total of 10 workshops were held, with a total of 81 participants in the following workshop groups:

- Agile ways of working
- Communities
- Desk-based workers
- Flexible workers
- Health & well-being
- Highly concentrated workers
- Next generation of leaders
- Project teams
- Remote workers
- Volunteers

	YANDAARRA	EARLY CONNECTIONS	EARLY CHILDHOOD	HOMELESS SUPPORT AGENCIES
A WELCOMING PLACE	The building should be a welcoming place to the Aboriginal community A family friendly place			Public awareness of homeless issues, and compassion through awareness.  A place of no judgement from people working there is critical.  Homeless people don’t like organisations or things that look too formal or institutional.
SAFETY		Safety and access and escape routes are parents’ concern. Parents need line of site.  Safety is the big issue – without being in lock down		Places to go that are private and calming, a television watch the news. Safe place for a nap – a quiet place  Lights dimmed, no stimulation, no music.
SUSTAINABLE	Outdoor areas and firepit - places that support talking circles and sharing of stories  A place to support sustainability of the language, its revival and teachings  The building must be a place with an identifiable cultural presence		Everything that is plastic gets wrecked by UV rays. Use sustainable materials  Sensory gardens  Important to create an ability to interact: touch, feel, tactile.  Open air movies that kind of thing would get families in.	
CALMING	Outdoor areas and firepit - places that support talking circles and sharing of stories		A calming environment – not sensory overload: rocks and water trees and timber a calming environment like the botanical	
BUILD AWARENESS	A place with a clear identity that becomes part of the civic ceremonies (e.g. welcome to Country, events with dancing/ Fire/smoke)		A portal of information for the broader community  The programs are not properly utilised. This could be a place where people can learn more about support services.	Would be good to get assistance with referrals, links with other agencies.
TYPES OF SPACES	A place for events (e.g. NAIDOC, awards, special occasions)  A place for art and artist  A place separate to but extending resources of gallery, museum and library	Toilet cubical with an adult and child size toilet.  Parking can be a deal breaker - getting a kid out of a capsule while minding another with autism is a challenge. They need a wider space.	An amphitheatre is good for performances, story time having the space to do that would be good.	Provide cold water, a place to plug in a phone, food, a towel, some clothes  A place to hold a drama class, ukulele group – there are all kinds of groups anywhere from 10 – 40. They have amazing variation.
MISCELLANEOUS	A place enabled through a dedicated programs calendar (and budget)		Noise is a problem it triggers children with autism who are hyper focused, too much ‘fluff’ is a negative  Kids with autism love to climb and look down on an environment	Noise is going to be a big factor, space and toilets. Kids will be noisy no matter where they go.  Children with Asperger’s need to be able to get up and walk around.

WHAT WE’VE HEARD

	LEADERSHIP GROUP	MID COAST COMMUNITY	YOUTH FORUM	TAFE	REFUGEE AND MIGRANT COMMUNITY GROUP	HEADSPACE	PETE’S PLACE
A WELCOMING PLACE	<p>The building should have a feeling of welcome and ownership.</p> <p>Useful, inclusive and attractive to many - the space should manifest Coffs’ values</p> <p>Cultural facility first and civic facility second.</p>	<p>For young people it would be funky, maybe they can design part of the street art.</p> <p>The environment: bean bag, youth friendly</p>	<p>Good library and resources for students.</p> <p>Recognition of the custodians of the land.</p> <p>Not ageist.</p> <p>Be transparent and allow young people to engage with what’s going on in Coffs Harbour.</p>	<p>Be sensitive to significant places for all communities.</p> <p>Accessible for disabled, young and old, families. Inviting for people from other satellite communities. Welcoming for teenagers.</p>	<p>Communicate through universal means where possible. Many people in Coffs may not be able to read, so illustrations, frescos and icons could aid in welcoming all members of the community.</p> <p>Feature community produced art to build connections to place.</p>	<p>Allow space for youth to hold events and get involved.</p> <p>Celebrate the diversity of youth culture in different forms.</p> <p>Draw in youth by allowing space for them - Coffs Harbour is more than a tourist and retirement town.</p>	<p>Feel welcome not be judged because of where they have been or done. Treated with respect</p> <p>To get the culture right may require training.</p> <p>Welcoming, comfortable chairs and meeting rooms.</p>
SAFETY		<p>Could some spaces stay open later to cater to young people.</p> <p>We need Safe space</p>	<p>Potential for after-hours use</p>	<p>Safe space for domestic violence victims and their families.</p>		<p>Be supportive of the stresses on youth mental health today.</p> <p>How can youth connect and build resilience in their communities?</p> <p>Reduce sense of surveillance.</p>	<p>A lot of people come in to charge mobile phones, it is a safety thing to have a mobile phone so if the new facilities they had power points 24 hours, toilets open half the night on weekends there will be security at night</p>
SUSTAINABLE	<p>Better use of outdoor areas</p> <p>Better use of three dimensions e.g. an elevated urban secure zone that facilitates after hours access</p>		<p>Credible sustainable architecture through passive solar, good orientation and energy efficiency.</p> <p>Vegetable garden would be good.</p> <p>Self sustaining, multi-functional, transformable, reflective and respectful</p>	<p>Connect with intentional communities around Coffs Harbour, such as Bundagen, through environmental responsibility.</p>	<p>This group would love to see plants growing inside.</p>		
CALMING	<p>Relaxing furnishing – dynamic chairs that move and rock.</p> <p>Sometimes they put kids on stationary bikes while they listen to story time.</p>	<p>A number of young people on the spectrum so they need to be away from sensory overload, energetic and quiet.</p>	<p>Relaxed environment. Cosy spaces. No harsh lighting, and allow spaces to hang out,</p>	<p>Relaxing for families with young children.</p> <p>Meditation space.</p>	<p>Allow for places to rest.</p> <p>Welcome from beyond by bringing people together through games or reading in more public spaces, These activities should bridge interaction over language.</p>	<p>Integrate youth from different cultures.</p>	
BUILD AWARENESS		<p>Open to the public can see it and they are a part of a community not popped in the corner and out of sight.</p> <p>An ability to coordinate with other youth inter agencies</p>	<p>Gain skills from the community, allow for interactions between students and other ages and groups,</p> <p>Street art and festival friendly.</p> <p>Showcase Coffs Harbour’s talent,</p>	<p>Internet access for people living in remote areas around Coffs Harbour.</p> <p>Easy to navigate.</p>	<p>Represent the journey and presence of migrant groups in Coffs Harbour throughout the building, Have markers of their heritage in the architecture.</p> <p>Spaces for prayer and worship.</p>	<p>Do you have to leave Coffs Harbour to have a future?</p> <p>Support education and skills for a multiplicity of futures.</p>	
TYPES OF SPACES	<p>A cafe with good coffee and better use of outdoor areas</p> <p>Proper drop off zone that is out of the rain</p>	<p>A space for outdoor activities.</p> <p>Access to computers.</p> <p>Things like recording studio, creative maker spaces. Separate digital studio, based around media students.</p> <p>A café possibility of people to work at the café.</p>	<p>Incorporate the marine environment of Coffs Harbour.</p> <p>Study spaces, Resources accessible for schools that may not have them,</p> <p>Places to go out as young people, to hold events and have parties.</p>	<p>Storage for all groups who use the spaces differently.</p> <p>Space for TAFE skills or courses, e.g. hospitality.</p> <p>Place for public performance.</p>	<p>Spaces for a large gathering for significant occasions such as the Citizenship ceremony.</p> <p>Technology to allow family members to be digitally present.</p> <p>Spaces that bring different cultures together with food.</p>	<p>Library to engage and provide for youth through basic amenities such as cold water, wifi, power outlets.</p> <p>Interactive creative spaces and social spaces beyond internet gaming.</p>	
MISCELLANEOUS	<p>Accessibility through the site, everyone likes the secured cut through</p> <p>The ability for spaces to flow and blend</p> <p>Multi use with a sense of public ownership</p>		<p>The building should stand out but not compete.</p> <p>Building should be open with large doors.</p> <p>Incorporate technology.</p>	<p>Graffiti wall.</p> <p>Place for knowledge transfer.</p> <p>Incorporate community art.</p>	<p>Modular spaces you can customise and change.</p> <p>Arts programs that express indigenous culture while developing skills.</p>		



# HAVE YOUR SAY - PUBLIC CONSULTATION

AS PART OF THE ALL WELCOME DESIGN PROCESS, THE COUNCIL ORGANISED A PUBLIC EXHIBITION OF THE SCHEME, THIS INCLUDED A PHYSICAL DISPLAY AND AN ONLINE VIDEO ACCESSIBLE TO EVERYONE. ACROSS ARE THE BOARDS PREPARED BY BVN FOR THIS EVENT, AND BELOW A CROSS SECTION OF THE COMMENTS RECEIVED FROM THE PUBLIC.

Love the design – contemporary & functional with more space for Library, Art Gallery & Museum. **Coffs needs this!!**

I really like this design – it is contemporary & innovative. Looking forward to seeing it materialise.

Looks great – not before time – but where is the civic centre?

Love the concept. Look forward to the realization. Well done to the BVN team.

Love, Love, Love! Please keep it green – this is such a representation of our area and the amount of green space we have in our area and surrounds. The form of the building, flowing & the walk through is amazing. Great addition to our town.

It looks wonderful! Love the concept & shape of the building and the open small “street” through it.  
Would love to see the building GREEN as in the video/presentation.

The presentation is so exciting – the building looks stunning. Love the colour and the fig is such a star. Thanks for the consultation process and for choosing a design team with vision.  
The library should cater to all users – young, old, recreational, learners & people who want a quiet retreat. The environmental design aspects seem to have been given the attention they deserve – good job.

This is an impressive design. Beautiful. It would be a **real asset to the city** – serving it well into the future.

I think it is a positive move for the city centre. It would support a move towards bringing the heart back into the city centre. Parking needs to be considered. Would also like to see the future entertainment centre somehow linked.

I love the concept, combining arts and culture into a statement building. The building itself is beautiful. The idea of panels both opaque and transparent is terrific because your eye extends through the building. This creates a fresh, light building rather than a solid block which would be “in-your-face” and intrusive. I love the colour of the panels...Fresh and crisp. A perfect cultural space for a growing city.

I love what you have designed. You have covered every aspect that I can think of. At last Coffs Harbour will have a vital community centre which is very overdue, plus your innovative design has pulled Coffs Harbour out of the doldrums of 1950-1960 architecture and brought us into the future.

I would like to say a big well done and congratulations to you all. The design of the new space is excellent and I am very excited about the buildings look and functionality.

**I look forward to utilising the building for many years to come.** I also look forward to the flavour and vibe this building will bring to the Coffs CBD.

A thousand times better than the current facilities. Coffs deserves more than cheap and nasty quick fixes!  
Well done BVN architects. A great option for our community.

Wonderful presentation & magnificent concept. Love the concept of dressing the building exterior to create a unique & visible place. Not another office block! The extra space for Museum & Gallery is fantastic. I sincerely hope the team will be able to stay with this vision without major alterations.

Fantastic to see the natural and cultural benefits of Coffs valued and honoured in this important public building. Great to hear about the “blurring of boundaries” + interaction of verdant spaces for all. Great to see the amount of community consultation happening.

It is lovely to understand the thinking behind the design: that is: the incorporation of the geography/topography etch etc. It helps to “settle” the concept. **I especially love the focus on “welcome”. It resonates with “safe harbour”** and reminds us all that Coffs is and was a harbour over years and years was to many people.

Exciting project. Please go ahead with it! Sounds like it is ticking all the boxes at this stage.  
Consider the beautiful spaces at the new Christchurch Library which is a real winner. Bring that to our community

I liked the design concept and it’s connection to the natural environment. Wrapping it around the fig tree is great. Making Riding Lane pedestrian friendly and linking it to the city centre is great as well.

I like the idea of welcoming everyone to the building, looks wonderful  
All ideas from the Community groups have been taken into consideration.  
Well done!!

Looks great and my biggest fear was that the fig tree was going to be ripped out. Glad to see it is incorporated into the design.  
Indigenous Cultural points are incorporated also, that is awesome.

Need a “real” gallery. It has always been missing in Coffs. Good luck with all the planning. Looks good!!

The “proposed” building looks terribly like a cheap small gable-roofed residence, at the front – with an obnoxious large green glass-walled parking station at the rear – abysmal architecture!

UGLY

Please don’t use this modern design. It doesn’t suit Coffs and is SO ugly!

This design is truly awful - has nothing to say about the uniqueness of Coffs Harbour - **does not reflect our coastal/forest/mountain setting** - has no reference to the Aboriginal heritage of our area - will look ‘dated’ within 20 years - has no ‘clever’ ideas about sustainability - and I can almost guarantee that there is not enough office space for the Council’s staff, and that both the Library and the Art gallery will soon become way too small for our growing population.

The concept fails to embrace the full scope of the creative and cultural needs of an emerging regional centre.

Please do not use this design it just doesn’t suit Coffs Harbour. **I hate modern buildings** like this and will not be happy to see this every day.

Repulsively ugly; inappropriate for the top priority of respecting and maintaining the natural beauty of the Mid North Coast. Cold ugly abstract design is the worst: belongs (if at all) to big cities only and even then it is not an improvement.  
Completely revise and change the design to harmonise local nature instead of corrupting it. The ridiculous current suggestion looks like a cheap replica of a Star Wars fantasy. Just get rid of the current stupid design. It is loathsome.

Do you really think, the style, of the new building, is not a bit overpowering for the site? I hope, if it is built, someone covers it up with trees, surely we do not need all that glass? How much will it cost, to clean, all that glass? Tint it? Put coverings up, over all, those windows? The ratepayers, will be paying, for the upkeep, of this building.

Appreciate attempt to be modern/unique (and) innovative. However my opinion is that it is bulky – grotesque – overly expensive and plain UGLY – Please try again.

**Needs to include town clock** somewhere (in building or CBD) to replace civic centre loss.

How about Green Colour in bricks (in some part or couple)

Request addition of **green colour vibrancy**.

Not sure I like the Gallery and Museum in the same space – they both need separate space – when do we get an entertainment centre – for symphony concerts/musical events - !?

Put the lighthouse optic on the roof (protected from weather) of course.  
Solar panels please to power all the building.  
Take good care of the tree.

I would like to see the library where the museum is and the museum where the library space is planned. I feel it would be more convenient for the library patrons as I am sure more people use the library than visit the gallery.

If the museum is to be housed in the complex,then a natural ,would be to **locate the Tourist Information Office in the same area**. This could create a captive audience for the museum as well as promoting the great tourist activities,accommodation,etc. The same staff could operate both entities.

Remember please, that we cyclists like poles (or the U shaped bike posts) to secure our push-bikes, preferable in partial or full shade (eaves?) and preferably close to the entrance.

There has been a lot of thoughts behind the concept but feel the design falls short for several reasons at this early stage.  
The obvious comparisons with the Glasshouse and current Police station.  
The disconnect between the (green) upper levels and the ground floor level. The (white) ground level appears chunky & solid, no subtlety in comparison to the upper levels which are more ethereal, have an almost floating lightness. Still early days.



LATIMER CREATIVE DESIGNER

# ALL WELCOME

## PROJECT OVERVIEW

The Coffs Harbour City Council is pursuing the design for a Cultural and Civic Space at Gordon Street in Coffs Harbour City Centre. Designed to combine arts, community and culture to create a lively community and civic hub for a vibrant and active City Centre.

This exciting design will incorporate the central library, museum, regional gallery, community spaces and centralised council facilities to improve services for the Coffs Harbour region.

From 2016-18 Coffs Harbour City Council sought extensive feedback from key stakeholders, groups and community members about the co-location and design features of the facility to create a dynamic cultural and civic destination.

The Coffs Harbour community said they would like open and welcoming spaces with environmentally sustainable features within the building. They expressed they want an efficient 'statement' building that reflects the place we all call home.

Considerations for the design include being light and spacious with open and airy spaces. The project plans for improved urban design and streetscapes in and around the site.

The project estimate is \$16.5 million and the design is being progressed within that budget. The schematic design and the preparation for the development application will take place in early 2019. The development application is planned to be available on formal exhibition for public comment later in 2019.



VIEW FROM GORDON ST

## BUILDING – SHAPE AND FORM

With an overarching theme of 'All Welcome', the project rests upon the idea of having a place to gather, create and discover – for the whole community.

BVN Architects envisage that this project will result in a building that represents the idea, aspiration and optimism of the broader region.

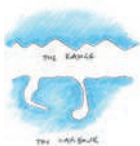
Delivering key functional capacity to Council and to the community, this facility is designed to reflect the character and surroundings of its place.

A reflection of the physical and cultural essence of Coffs Harbour is essential, as well as an intent to use local suppliers and artisans in its making.

This unique building will convey a message of innovation, optimism and belief and state that Coffs Harbour is very much present in the world.

The project is fundamentally about Coffs Harbour, with all of its inherent opportunities and challenges. This means landscape, climate, topography, demographics, budget, history and inclusion of the values relating to the indigenous cultures that first inhabited the land.

## IDEAS FROM THE SITE & SURROUNDS - BVN



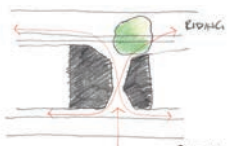
### The range and the harbour

Coffs is defined by the encompassing range and the encompassing harbour. They strongly identify the place and its character. The range defines the skyline and a sense of enclosure, diversity and surprise throughout the LGA. The harbour is a clear idea of welcome, shelter, protection and safety. Together, they speak to the idea of All Welcome. They form the basis of our conceptual design approach to the form and idea of the building.



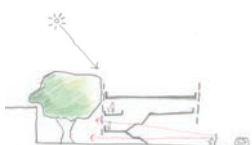
### The tree, and the importance of a meaningful place

The fig tree provides the opportunity to create a unique and meaningful place. Combined with the cultural importance of fire and the ability to experience a special place over multiple levels. A meaningful place is proposed on the roof of the building, open to the sky and welcome to all.



### Understanding through place

The fig tree provides a recognisable anchoring point in the building. It is visible from Gordon Street, Riding Lane and the various spaces of the building. It stimulates an understanding of how to navigate the building, constantly reminding a visitor of where they are and where the heart of the project is.



### Three dimensional public space

Public space can exist across multiple levels of the building, allowing the interaction between the cultural, civic and administrative functions to be blurred.

Images are the proposed schematic design and will be subject to change.  
For more information and to share your feedback, please visit the Cultural & Civic Space project page <https://haveyoursay.coffsharbour.nsw.gov.au/cultural-and-civic-space>



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# ALL WELCOME

## PROJECT PRINCIPLES

The six strong elements that underpin this preliminary schematic design are:

- WE ARE MORE**  
All Welcome is an invitation to view the Coffs Region and this project as proud of where they are, how it will be used and who it represents: the vibrant heart of Coffs Harbour and its people.
- STORY OF COFFS HARBOUR**  
This building will be a place to underpin cultural and civic identity through sharing stories of its history and the people who live, will live and have lived there.
- INCLUSIVE**  
With limited physical barriers and restrictions, this building will be a place for the entire community to use and participate in all of the activities on offer.
- DIFFERENT STROKES**  
Users of this building will choose the spaces that appeal to them and gravitate to those they like, as each space will serve multiple functions to support a diverse community.
- BLURRED BOUNDARIES**  
To maximise interchanges to inspire new thinking, the boundaries between functions, indoor and outdoor, public and private, digital and physical will be blurred.
- SUSTAINABILITY ALL SORTS**  
Responding to Coffs Harbour's unique environment, this building will implement low embodied energy systems and materials for effective use of energy and harness the climate through natural ventilation and considered solar design.

## FUNCTIONAL SPACES



Influenced by Coffs Harbour's unique environment – the sea, the harbour, the fig tree, the sense of place – this exciting building form is shaped to promote the idea of all welcome and to be readily apparent on the Coffs Harbour skyline.

Located on the ground floor, the expanded gallery and museum space will provide easy access for visitors. Separated from the library entrance by a pedestrian space or internal street, visitors will flow comfortably to and from these new ground floor spaces as well as the anticipated cafe and gallery shop.

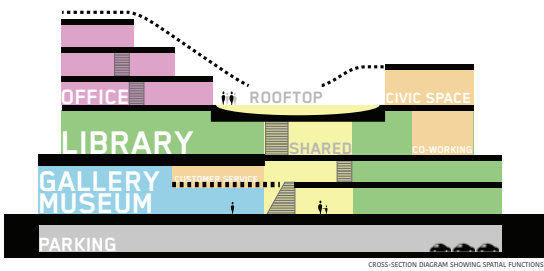
The new library space will expand across three floors, with the main entrance on the ground floor. Level one of the library will incorporate the makerspace and digital studio, with level two library facilities across the entire floor.

A public space on level three is open to the sky and is designed for small events, such as council meetings, smoking ceremonies and other community functions.

The ground floor features a pedestrian space, bringing the public into the building and onto the roof creating a special place for the community.

Council facilities will commence on level three with a function room and chamber overlooking the fig tree. Council offices will also be stacked above on levels four and five.

Subject to approval, this work could be followed by a detailed design step and then construction, with project completion possible in 2022.



CROSS-SECTION DIAGRAM SHOWING SPATIAL FUNCTIONS

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# ALL WELCOME

## PROPOSED FLOOR PLANS

### Ground level floor plan



### Level 1 floor plan



### Level 2 floor plan



### Level 3 floor plan



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# ALL WELCOME

## PRECINCT



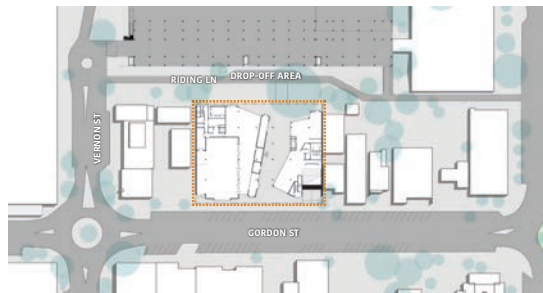
VIEW FROM RIDING LANE

The proposed building wraps around the fig tree in Riding Lane, providing views to it from all levels as a wayfinding, orientation and contact with nature.

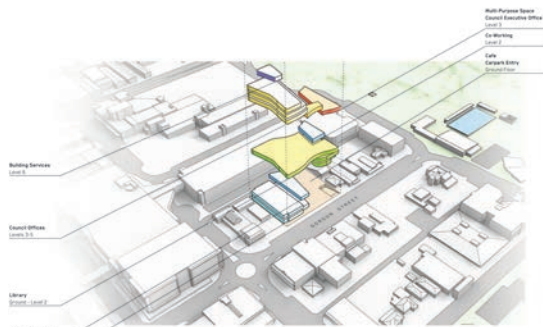
Preserving the fig tree in Riding Lane will create a unique and meaningful place. It will provide a recognisable anchor and will be visible from Gordon Street, Riding Lane and the various spaces of the building.

It is proposed to upgrade Riding Lane to increase outdoor spaces and improve pedestrian access near the exciting new facility.

Taking its place in the heart of Coffs Harbour, the Cultural and Civic Space project will create a vibrant cultural and civic precinct that is accessible, inclusive, attractive and welcoming to all.



CHCCS SITE  
PHASE 1 RIDING LANE UPGRADE  
1:500  
RIDING LANE PRECINCT



BUILDING LEVELS DIAGRAM

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# APPENDIX



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SCHEMATIC  
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