

COMMUNITY CENTRE ON THE FORMER QUEENSLIFFE HIGH SCHOOL SITE

The Borough of Queenscliffe Council is seeking to establish a Community Centre and associated facilities on the old High School site, Queenscliff.

The Centre will become the permanent home of the Queenscliffe & District Neighbourhood House and provide a meeting place for a range of other Community Groups. Council and community organisations are also interested in establishing the centre as an example of sustainable building and operations, in relation to the relocation and retrofitting of an existing building, siting, energy and water efficiency, transport, materials and landscaping.



- EXTERNAL WORKS**
- DECKS
 - HARD PAVING
 - PERMEABLE PATH
 - NEW SOFT LANDSCAPING
 - EXISTING TREES
 - EXISTING LANDSCAPING / MULCH
 - PERMEABLE SITE PATHS
 - BELLARINE RAIL TRAIL AND CARPARK CONNECTION TO COMMUNITY CENTRE
 - STAGE 2 PERMEABLE PATH
- BUILDING WORKS**
- EXISTING BUILDING FLOOR
 - STAGE 1 WORKS
 - STAGE 2 WORKS
 - STAGE 3 WORKS

SITE CONTEXT PLAN
SCALE 1:1500 @ A1

DESIGN RESPONSE

- MASTER PLAN**
- 3 stage development
 - Relocation of the existing MAFRA building to the site
 - Siting of of relocated building to respond to climate and local site conditions - northern orientation, natural protection from unfavorable weather conditions
 - Community briefing process informed public spaces
 - North facing landscaped courtyard and multipurpose undercover spaces
 - Pedestrian link to Bellarine Rail Trail
 - Pedestrian access only to site
 - Disabled parking off King Street
 - Public parking along King Street
 - Emergency only vehicular access
 - Community garden
 - Growth of indigenous garden

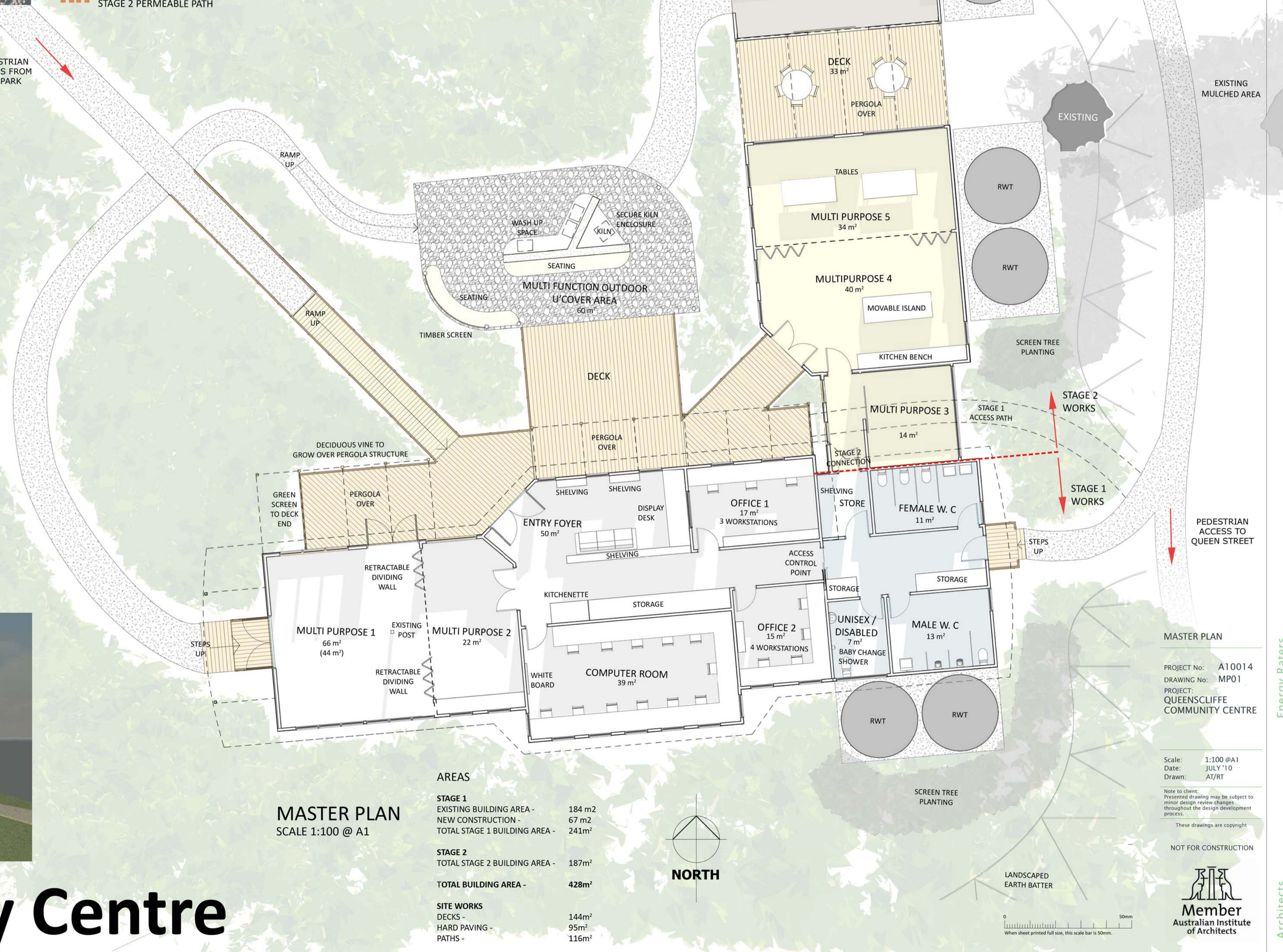
- SUSTAINABLE DESIGN ELEMENTS**
- Adaptive reuse of an existing building reduces embodied energy and waste involved with new construction
 - Siting and building orientation for optimal environmental and social benefit (access to northern sun, central external social spaces)
 - Northern orientation and optimal solar window
 - Photovoltaics (solar panels for on site energy production) to offset part of the operational energy of the facility
 - Active solar systems to supplement heating needs
 - Rainwater harvesting and storage for on site reuse
 - Stormwater infiltration promoted through permeable surfaces (paths, decks, landscaping etc.)
 - Stormwater retention on site
 - Opportunity to treat wastewater on site and reuse treated water for landscaping

- SITE ANALYSIS**
- Prominent site at the 'entry/gateway' to Queenscliff
 - Central to Queenscliff and Point Lonsdale
 - Public Use Zone
 - Outlook to west & south west towards Swans Bay
 - Northerly outlook & link to established indigenous garden
 - Southerly breezes for summer cooling
 - Existing informal parking along King Street
 - Sloping site from north east - new works along natural contours to reduce site works
 - Borough of Queenscliffe Urban Character Study Area 3 - Foreshore Areas

- BUILDING FORM & MATERIALS**
- Existing building form and materials as design driver
 - curved roofs provide a sculptural aesthetic to the development when viewed from surrounding roads and residential areas
 - Visual uniformity created through the use of a singular design aesthetic and connected roof lines
 - Materials honouring coastal aesthetic and visual association with the new Marine Discovery Centre
 - Sustainable selection of off the shelf materials and systems utilised in creative but adaptable ways



PERSPECTIVE



MASTER PLAN
SCALE 1:100 @ A1

AREAS

STAGE 1	EXISTING BUILDING AREA -	184 m ²
	NEW CONSTRUCTION -	67 m ²
	TOTAL STAGE 1 BUILDING AREA -	241m ²
STAGE 2	TOTAL STAGE 2 BUILDING AREA -	187m ²
	TOTAL BUILDING AREA -	428m ²
SITE WORKS	DECKS -	144m ²
	HARD PAVING -	95m ²
	PATHS -	116m ²

MASTER PLAN
PROJECT No: A10014
DRAWING No: MP01
PROJECT: QUEENSLIFFE COMMUNITY CENTRE

Scale: 1:100 @A1
Date: JULY '10
Drawn: AT/RT

Note to client: Precedent drawing may be subject to minor design review changes throughout the design development process.

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NOT FOR CONSTRUCTION



Queenscliffe Community Centre