



SD-A0053[01] SCHEMATIC DESIGN REPORT

GLEN WAVERLEY CIVIC PRECINCT



SCHEMATIC DESIGN REPORT

MARCH 2023



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ARM acknowledges all Aboriginal and Torres Strait Islanders and we pay our respects to Elders, past, present, and emerging. We recognise and respect their cultural heritage, beliefs, and relationship to the land.

ARM Architecture is committed to our reconciliation journey. We proudly support The Uluru Statement from the Heart and encourage our colleagues and partners to join the support for the Statement.

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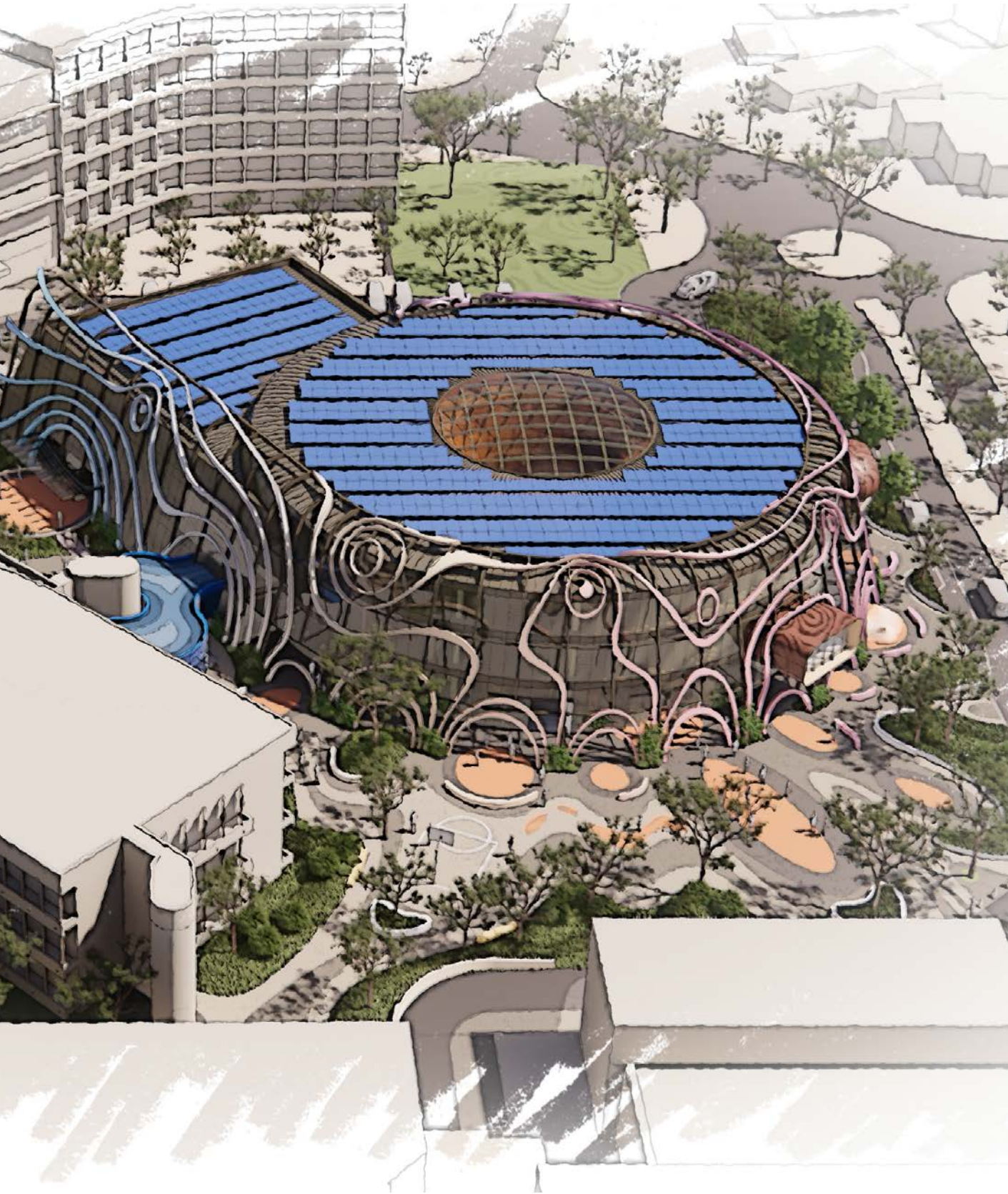
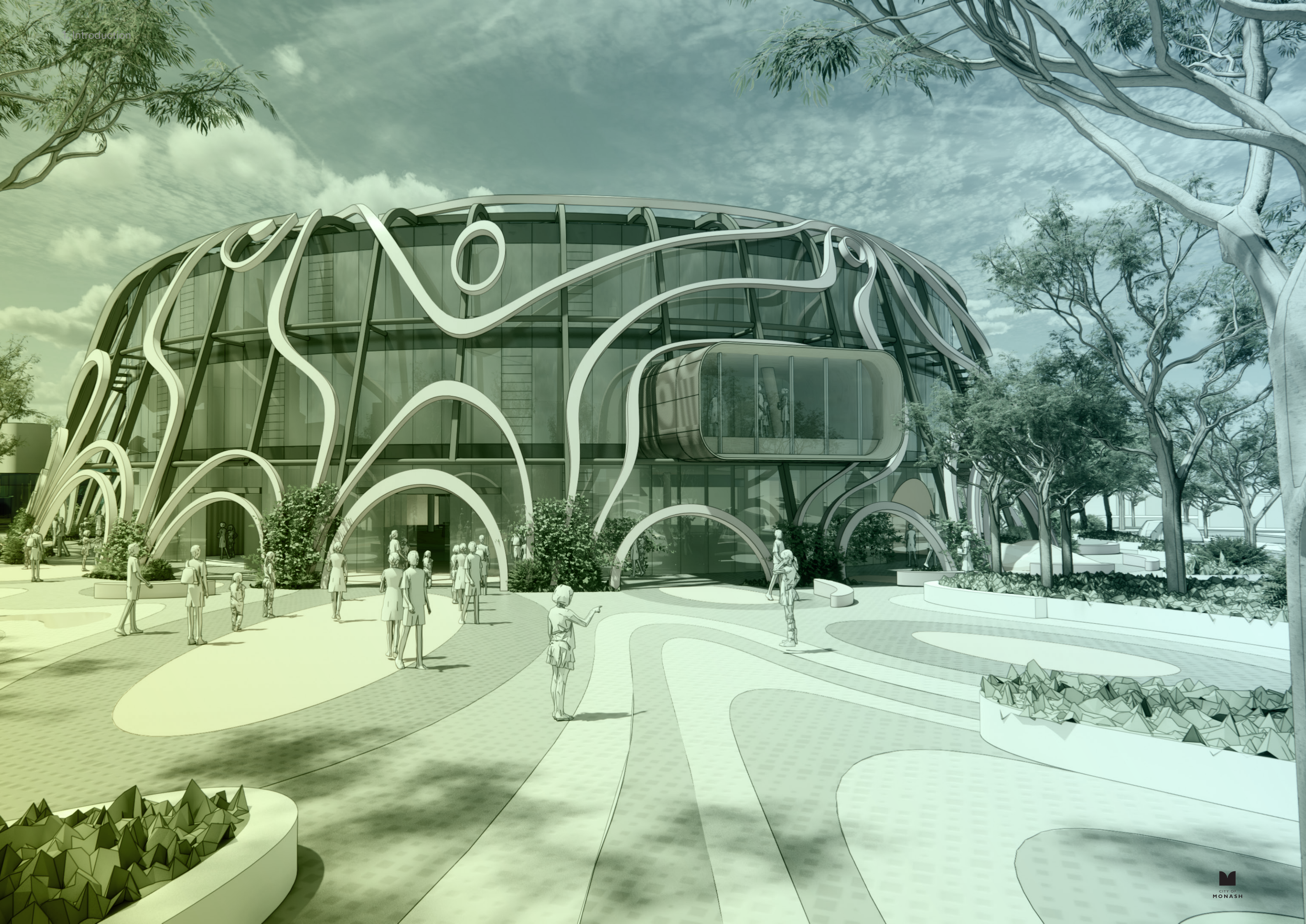


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1.0 INTRODUCTION



PROJECT INTRODUCTION

The 1984 Civic Building was a once in a generation opportunity to provide an enduring and much loved civic building that is still central to Glen Waverley's identity. The Glen Waverley Civic Centre & Library project is this generations opportunity.

The Glen Waverley Civic Precinct and Library project is primarily the redevelopment of the existing Glen Waverley Library that, through the inclusion of other civic functions and its prominent position, provides enormous opportunity to enhance and enrich the civic precinct site, and make a significant urban and cultural contribution to the greater activity centre.

The Glen Waverley Library was opened in 1973, eleven years before the Civic Centre in 1984. The library is too small to meet the communities current needs and the building is nearing the end of its functional life. The GWCP+L project envisions demolition of the existing library and half of the on grade car parking immediately south and creating a new building to accommodate a new 3000sqm Library, a multi purpose Civic Hall to seat 500, and additional 1500sqm council offices. This building will be complimented with 200 underground car spaces and new landscape linking the precinct.

The schematic design report outlines the process undertaken and describes the proposed design and accommodation provided. The Schematic design is supported by expert consultant reports for Structure, Services, ESD, Traffic, Heritage and Planning which are appended.

BRIEF

The schematic design phase of this project follows on from the Feasibility Study ARM conducted in 2020 and the Functional Brief provided by City of Monash in January 2022. The primary accommodation requirements of the brief are:

- Provide a new library to meet the needs of the community and commensurate to other recent city Libraries such as Geelong and Springvale.
- Provide a new Civic hall that can seat 500 people for citizenship ceremonies which currently require external venues. The Civic Hall should also be a flexible event space (through retractable seating) that can accommodate 200 people in banquet mode.
- Provide office accommodation to remove the current need to lease space in the IBIS.
- Carparking to support site uses

The project vision is 'To create inviting spaces for celebration, discovery, learning and participation that is the civic heart of the Monash community'

The vision statements for the redevelopment of the Site are that it will:

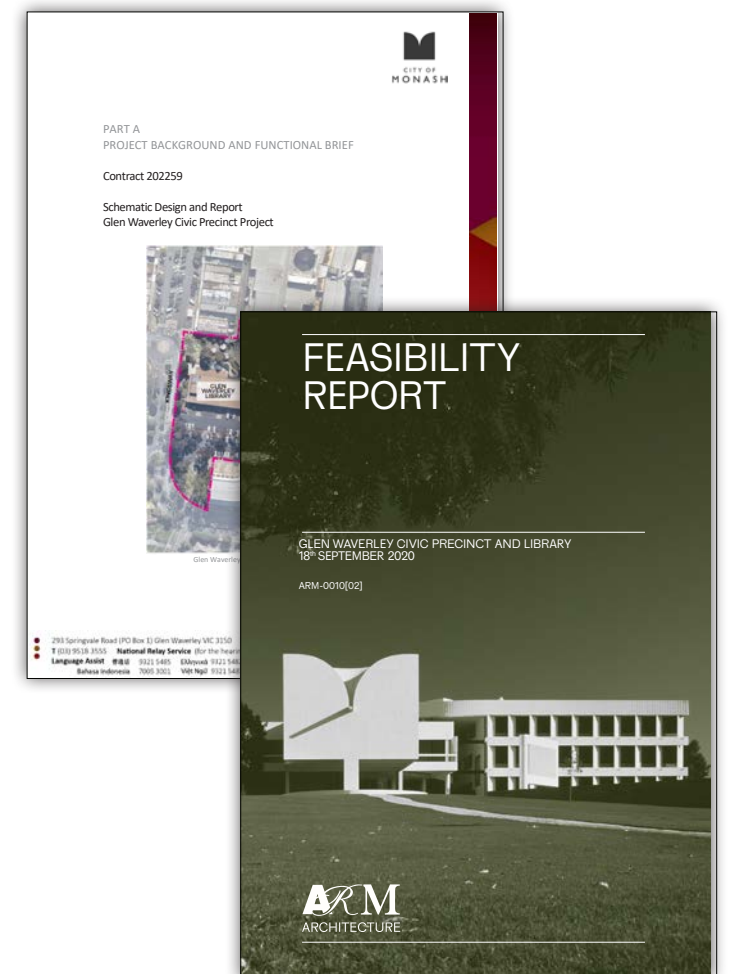
- Foster connection, learning and engagement and act as a catalyst for social and cultural interaction;
- Provide adaptable spaces that support a diversity of activities and events of a cultural, community and civic focus; and
- Present the Site as a centre of excellence for all Monash residents as a destination for inspiration, participation and creativity.

Detailed brief information which cannot practically be captured in the Schematic Design drawings and renders is included in the Key Spaces section of this report to be incorporated in future stages.

REFERENCE DOCUMENTS

- Glen Waverley Activity Centre Masterplan, MCS, August 2013
- Glen Waverley Civic Precinct and Library Feasibility Report, ARM, September 2020
- Glen Waverley Civic Precinct Project Functional Brief, City of Monash, January 2022

The Glen Waverley Civic Precinct, located at the southern end of the Kings Way shopping strip, provides the southern bookend to Glen Waverley's increasingly busy and vibrant activity centre. At the centre of the Civic Precinct site is the City's municipal offices and council chambers in the Civic Centre, immediately adjacent to the west is the Glen Waverley Library and to the south the IBIS Hotel and Office building.



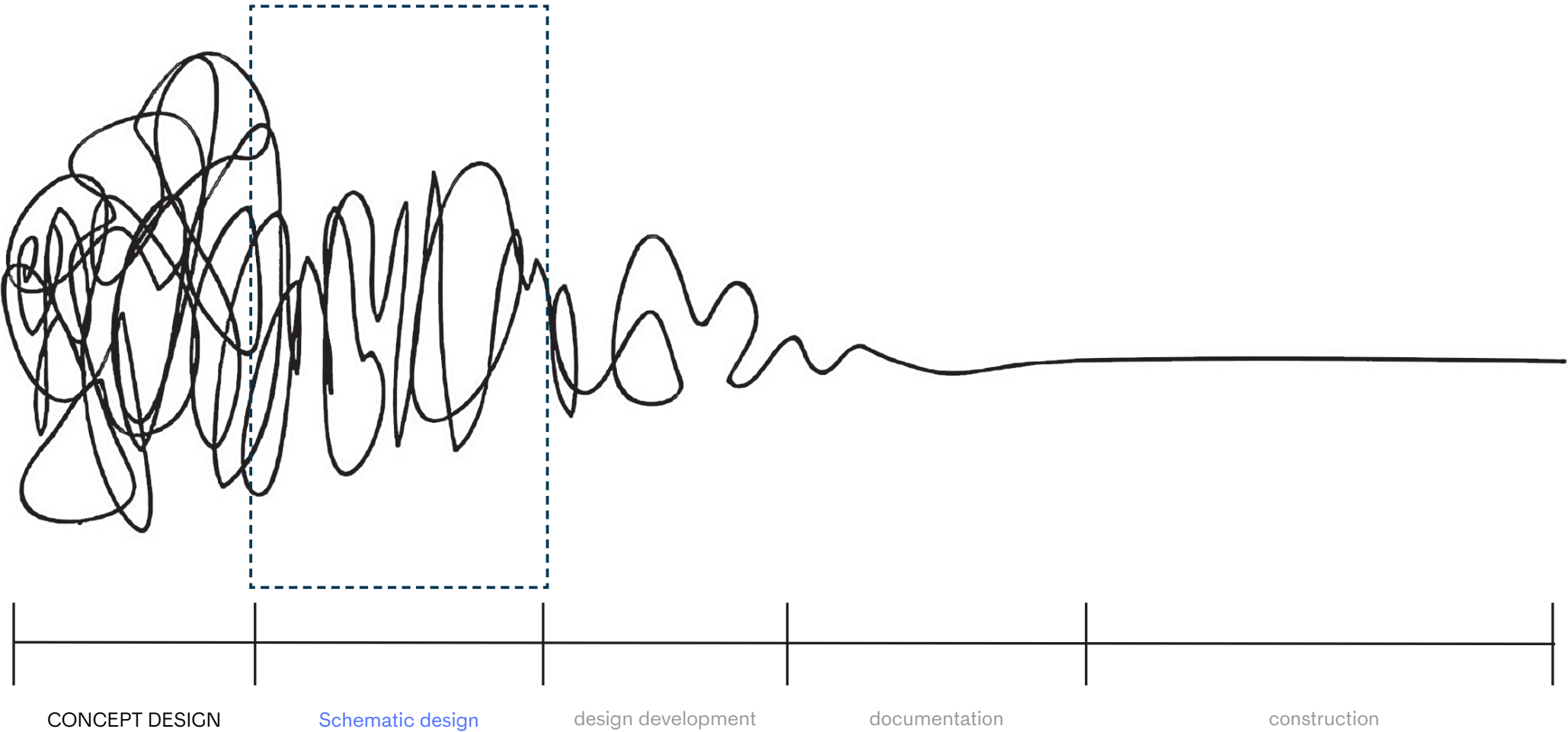
PROCESS

The completion of 100% Schematic Design is a significant milestone for the project.

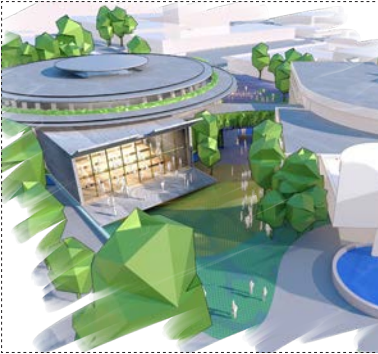
The spatial arrangement of the elements of the building, as well as the landscape have been generally established. Room sizes and requirements have been reviewed, refined and further described in various forms. The concept for the façade of the building has been developed and tuned. Sustainability strategies for the project have been further developed and tested. The concept for the building has also been developed.

The diagrams opposite illustrate the path that several projects designed by ARM Architecture have taken from their beginnings in the Preliminary Concept Design phase, to their realisation as completed buildings. While Schematic Design is an important time for establishing many of the fundamentals of a project, it is important to note that the design will continue to significantly develop throughout each phase of the project.

The completion of Schematic Design provides an opportunity to review the work completed to date, which provides a clear direction to be carried forward through to the Design Development and subsequent phases.



DESIGN PROCESS



Preliminary Concept Design



Schematic Design

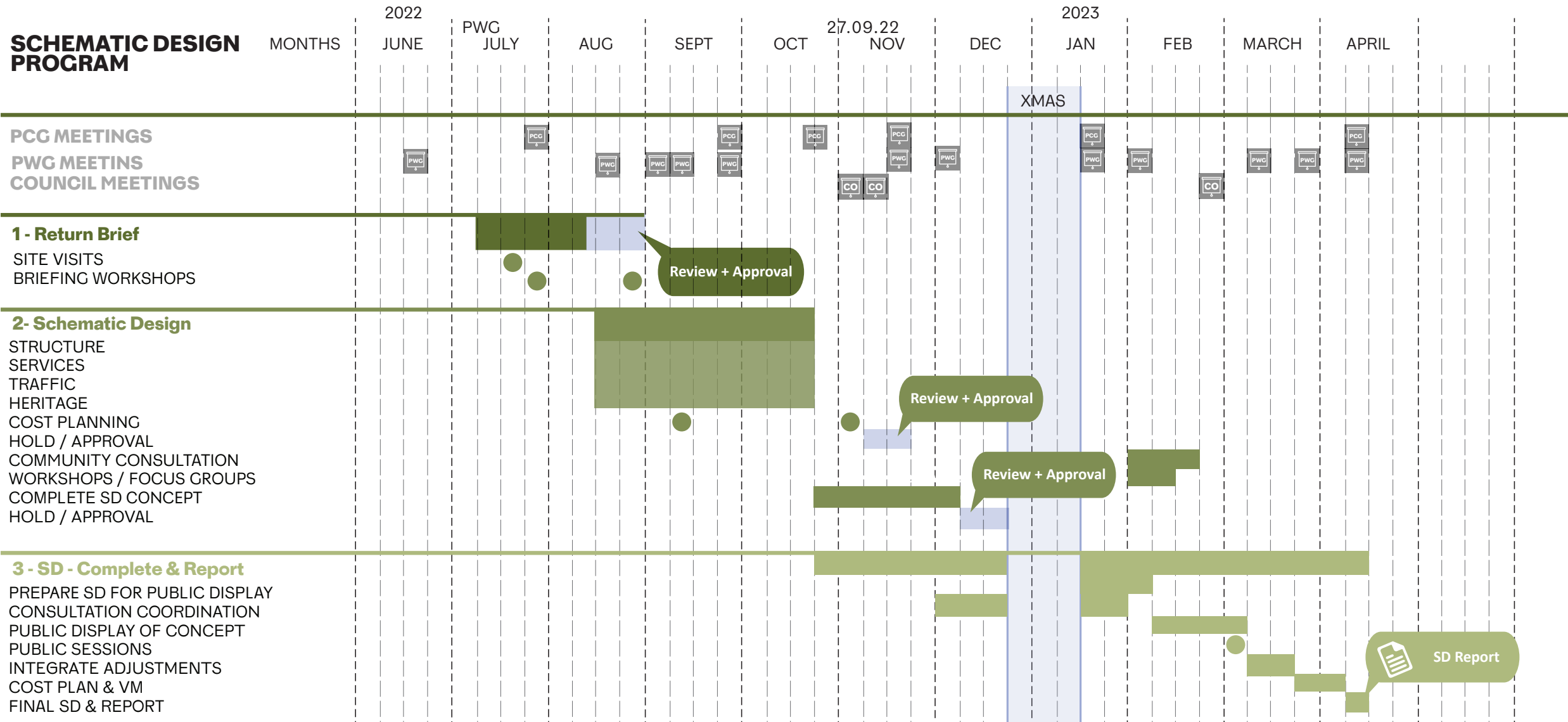


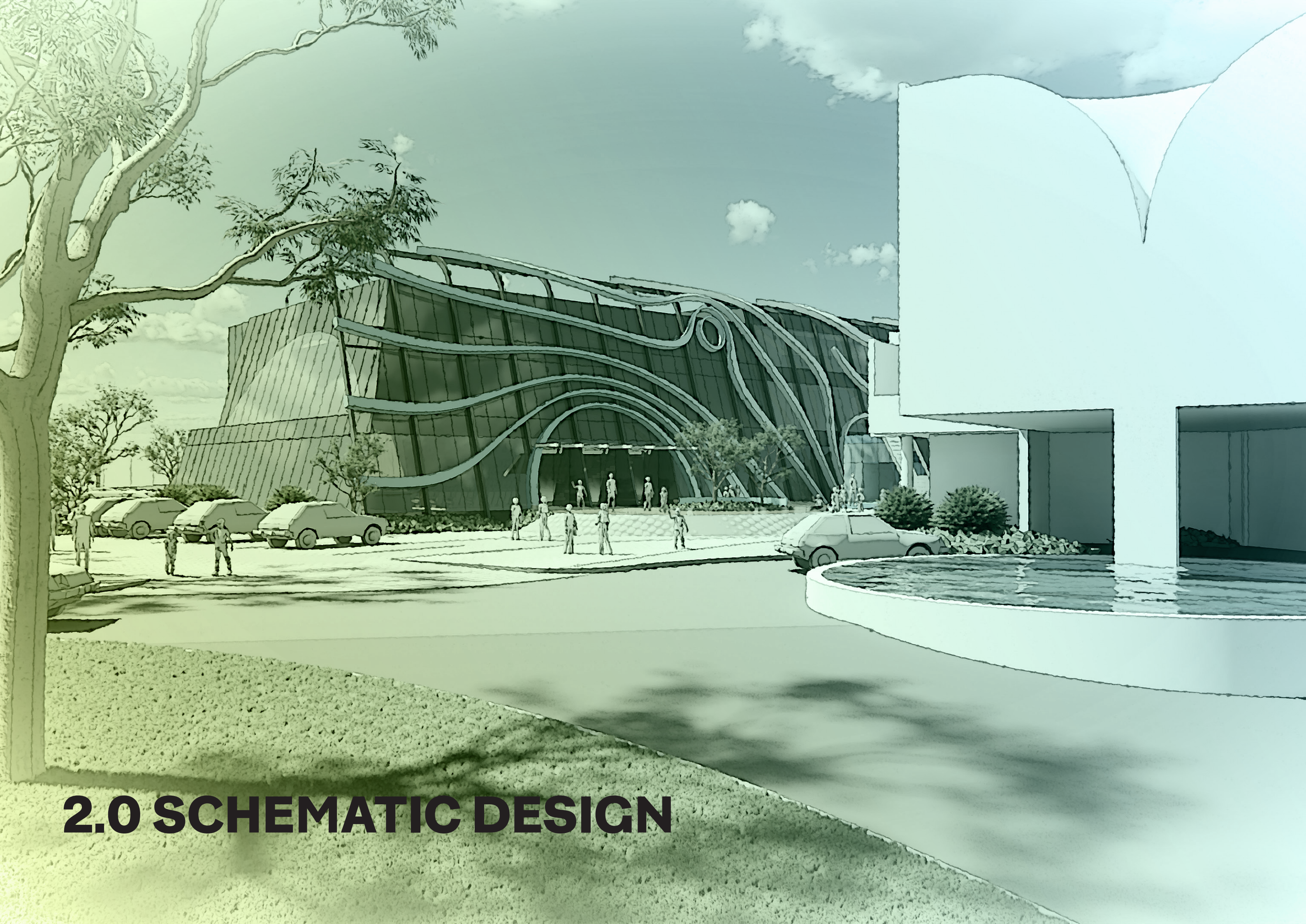
Final SD

PROJECT PROGRAM

The project program below outlines the Schematic Design process undertaken to date and the community consultation phase to be conducted after the Christmas Break.

MEETINGS / WORKSHOPS			
PCG02	27.09.22		
PWG01	22.06.22	Public Realm Focus Group	11.10.22
Group Precedent Tour	25.07.22	Urban Design Focus Group	18.10.22
Brief Workshop	27.07.22	PWG	20.10.22
PCG01	28.07.22	PCG03	28.10.22
PWG	16.08.22	Hall, Traffic & Carparking Focus Group	02.11.22
Disability Advisory Committee workshop	18.08.22	Office Focus Group	08.11.22
PWG	30.08.22	Council Advisory Committee	08.11.22
PWG	07.09.22	Council Briefing	15.11.22
PWG	13.09.22	PWG	22.11.22
PWG	13.09.22	ESD Workshop	14.12.22





2.0 SCHEMATIC DESIGN

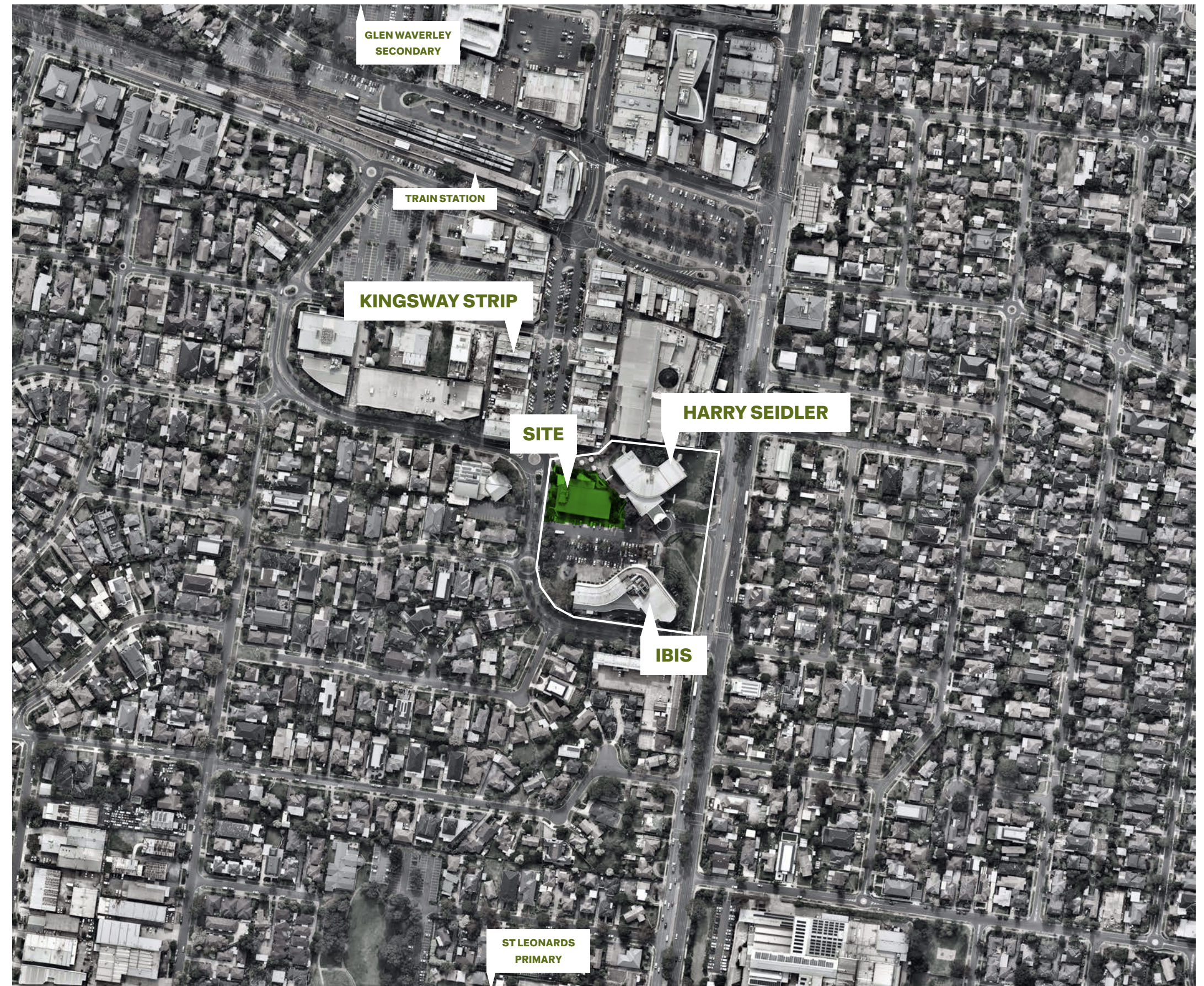
SITE CONTEXT & HISTORY

SITE & CONTEXT

The civic precinct sits at the southern end of Glen Waverley's Kingsway shopping strip and provides a green bookend to the Glen Waverley Central Activity Centre. At the centre of the precinct site is the city council offices commonly known as the Civic Centre. Delivered in 1984, this building was designed by renowned architect Harry Seidler and is an architecturally significant example of his civic projects and is a source of pride for council and the community. The Civic Centre has a formal address to Springvale Road but is increasingly accessed from Kingsway. The Glen Waverley Library is sited directly west of the Civic Centre and is addressed to Kings Way via a small plaza. The Library was built in 1973, is not architecturally significant, and is nearing the end of its useful life. The third building on the site is the IBIS business hotel located south of the Civic Centre.

The site is currently dominated by carparking, unclear connections, and, with the exception of the Library plaza, a passive and largely inactive landscape. In addition to providing much needed facilities, a significant opportunity for the project is to add clarity to the precinct and improve activation.

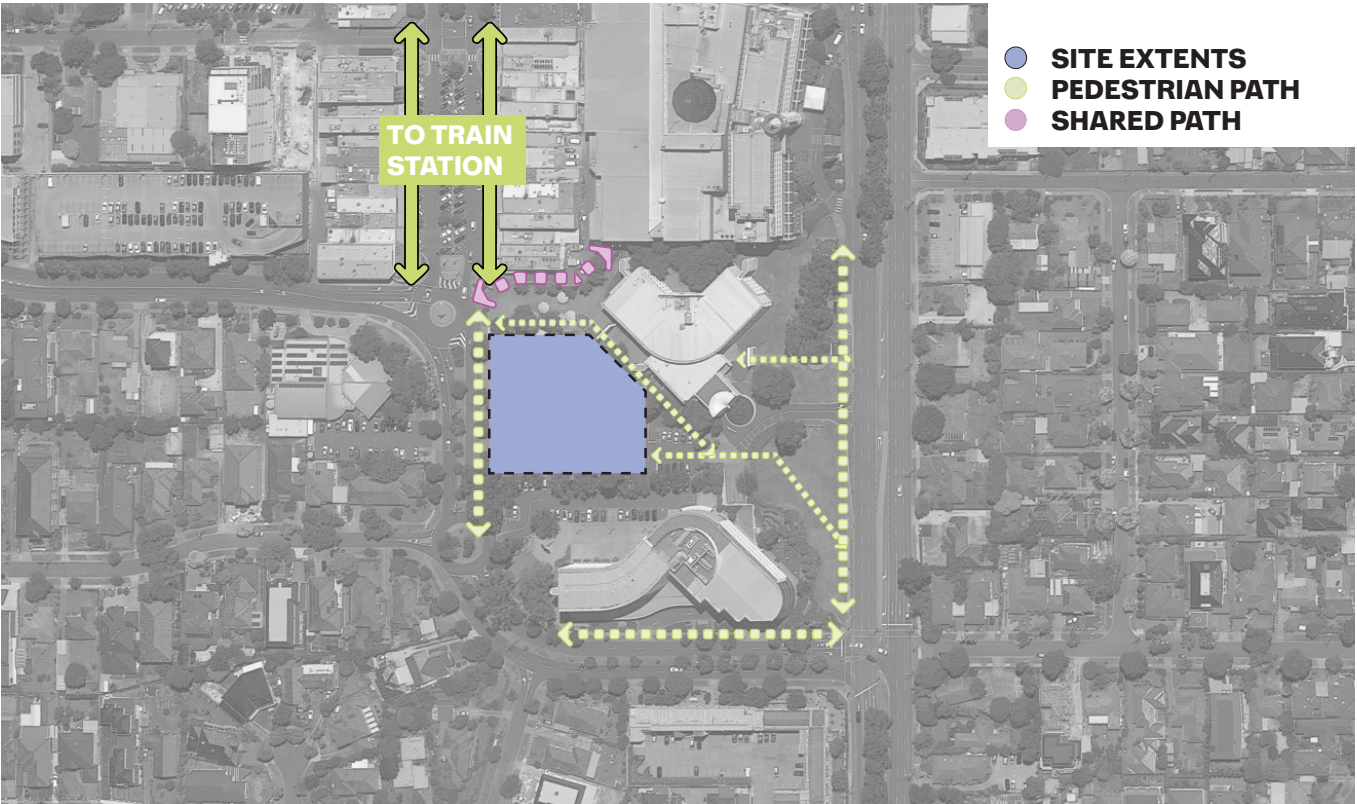
The existing Library presents a mostly blank façade to Kingsway. The existing plaza to the north of the library is well used and is well connected to Kingsway however access/address through to the Civic building is unclear and confusing for visitors. The connection through to the IBIS Hotel conflicts with through traffic and loading.



PROJECT SITE EXTENTS



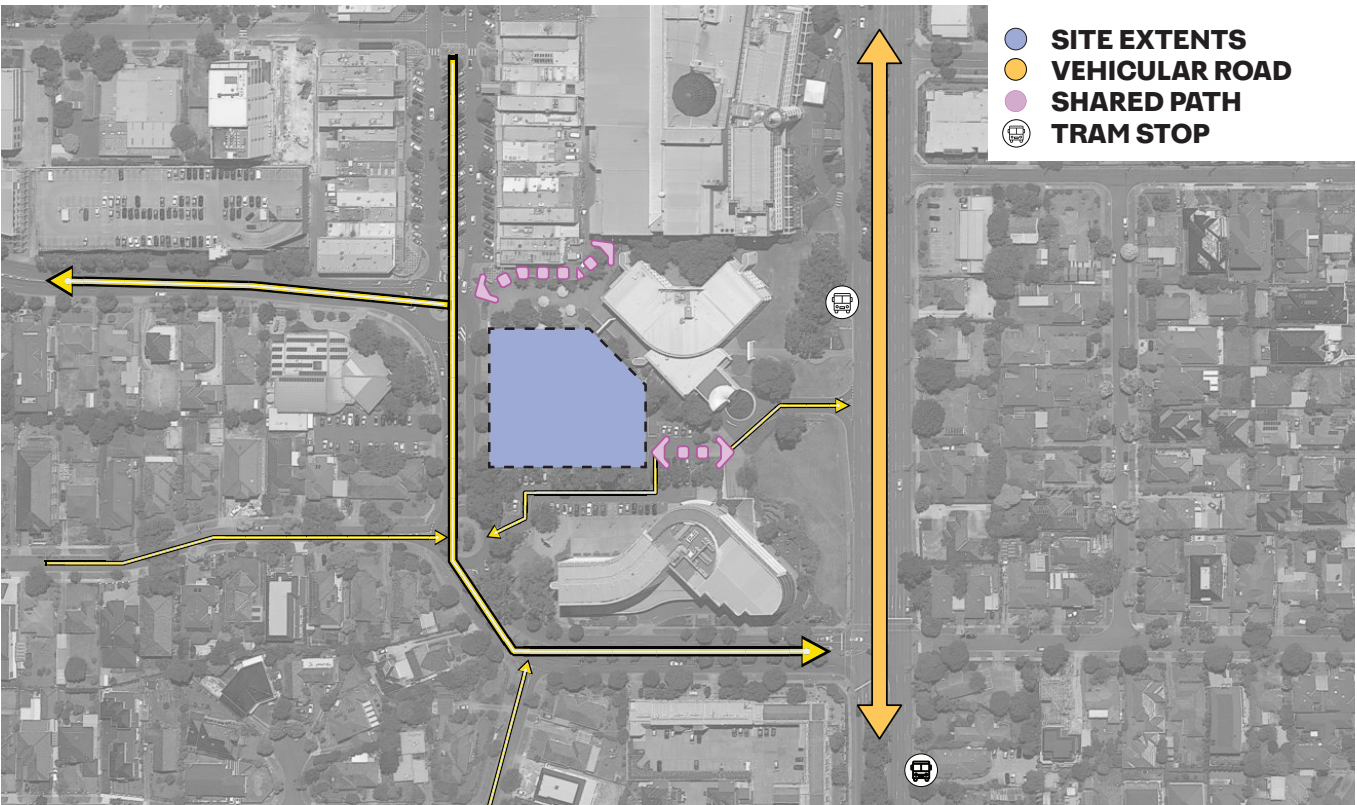
EXISTING PEDESTRIAN MOVEMENT



EXISTING ACTIVE FRONTAGE



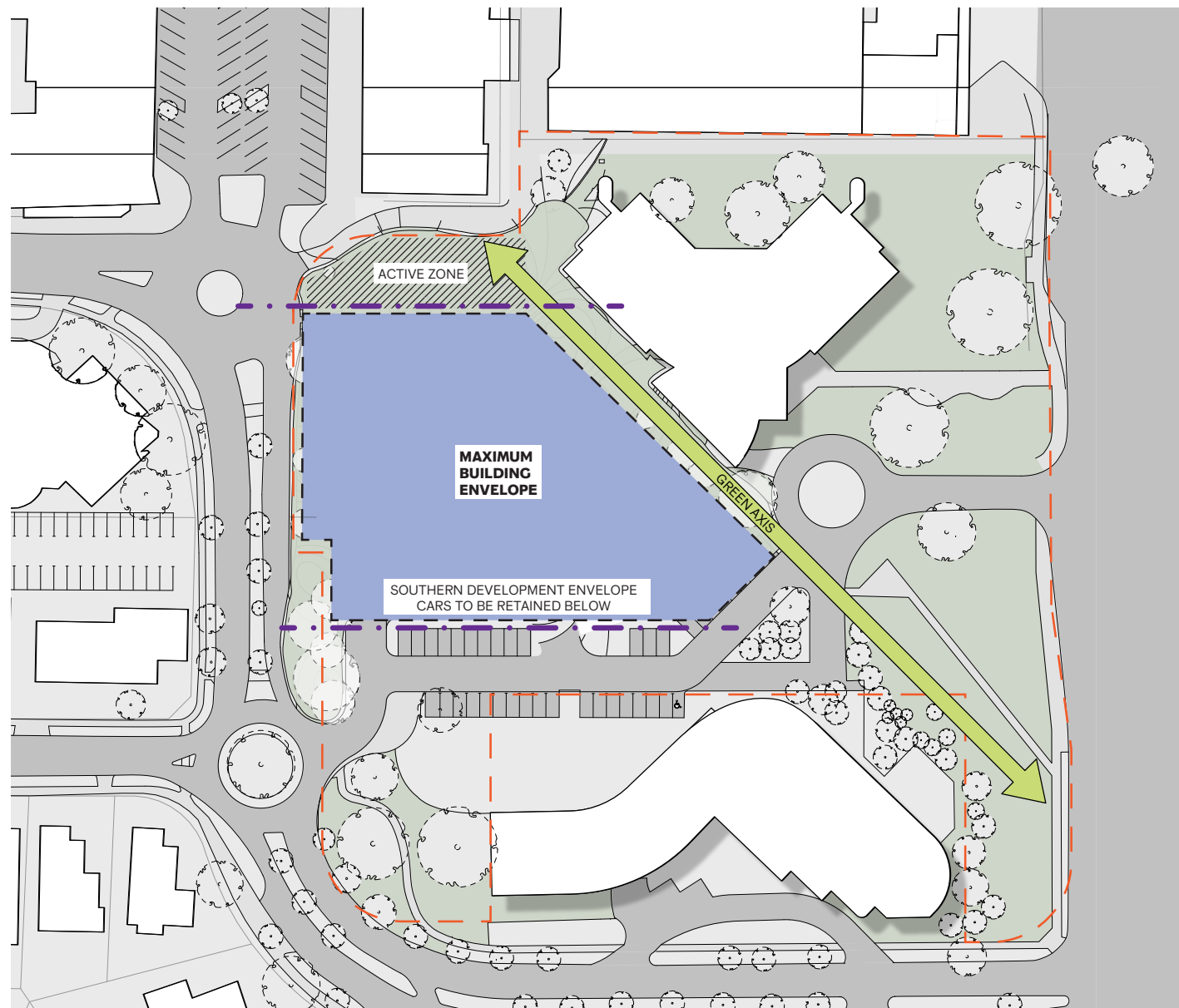
EXISTING CAR MOVEMENT



SITE RESPONSE

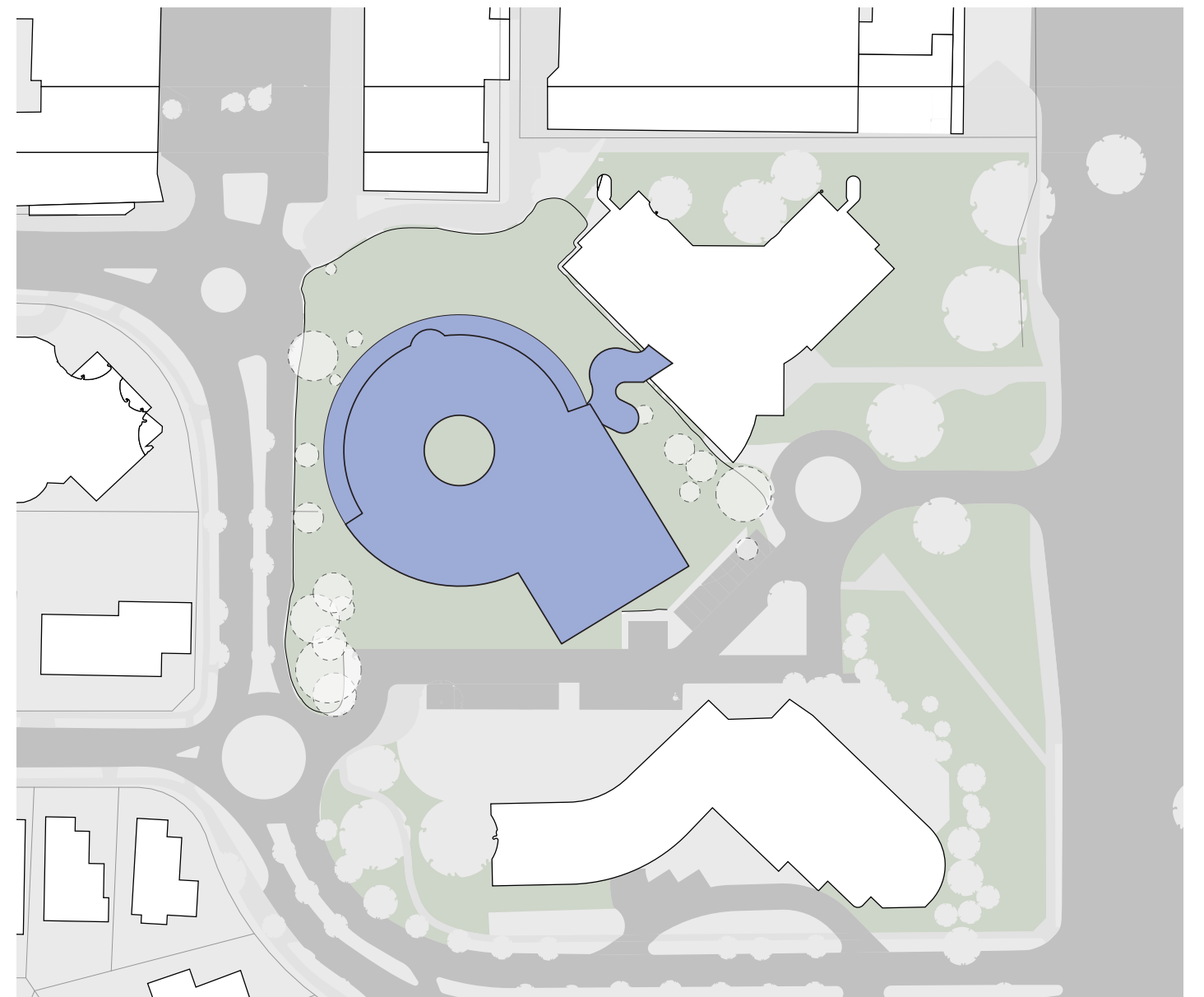
PROPOSED OFFSETS / SET BACKS

The buildable area is defined by the southern row of existing cars, the western title boundary, the active plaza to the north and the existing Civic Building. Our initial site analysis proposed a green axis running NW to SE along the south eastern face of the Civic building with an equal width to height of the existing civic building. The Active plaza zone is proposed 25m wide north to south from face of the southern Kings way retail. Planning controls stipulate a non mandatory 5m setback from Kingsway title boundary.



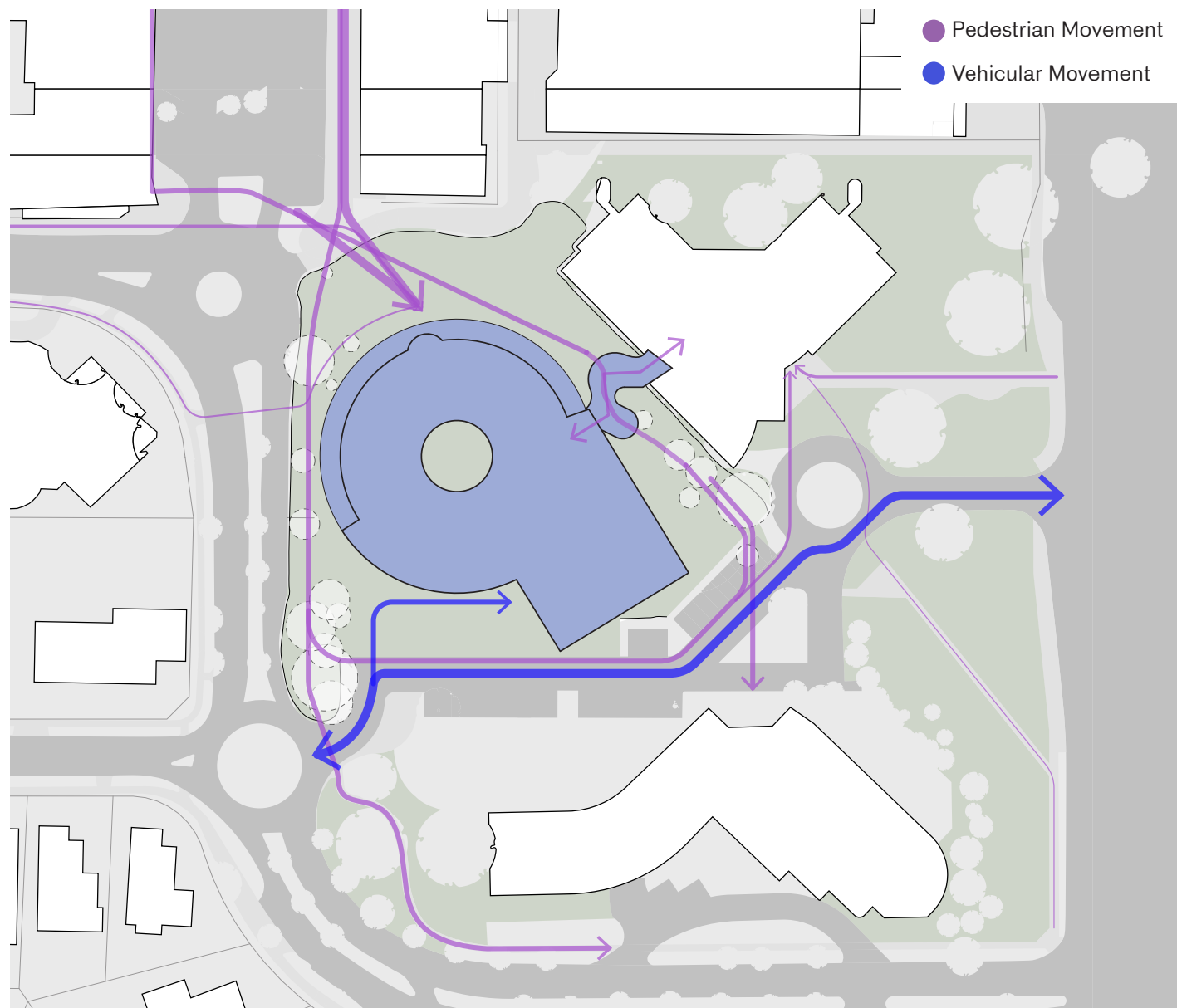
PROPOSED BUILDING FORM

The proposed curved building massing is a direct response to the existing site conditions which is a continuation of the language of the Civic Building and the IBIS hotel which. The curved figure means the building recedes from Civic building, respecting the scale of the smaller heritage building. It also provides an inviting landscape which draws pedestrians around the building.



SITE MOVEMENT & ACTIVE FRONTAGE

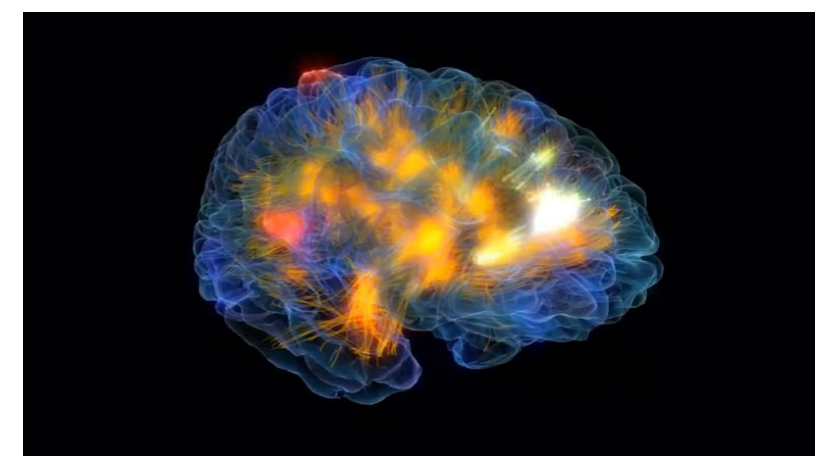
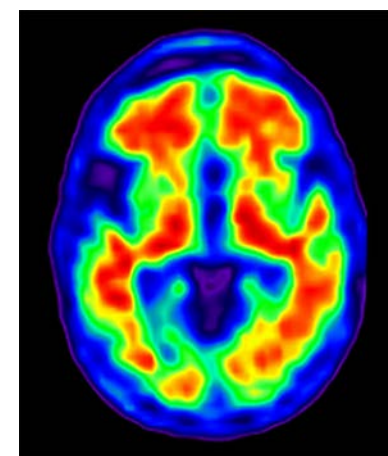
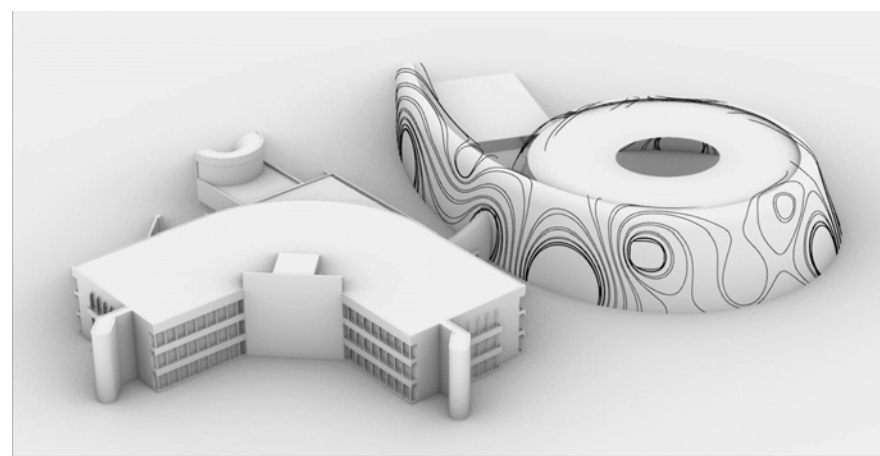
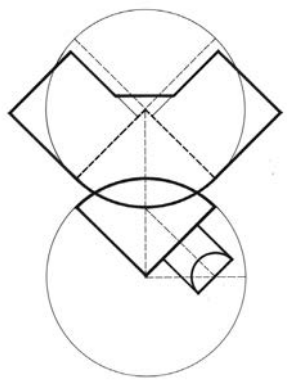
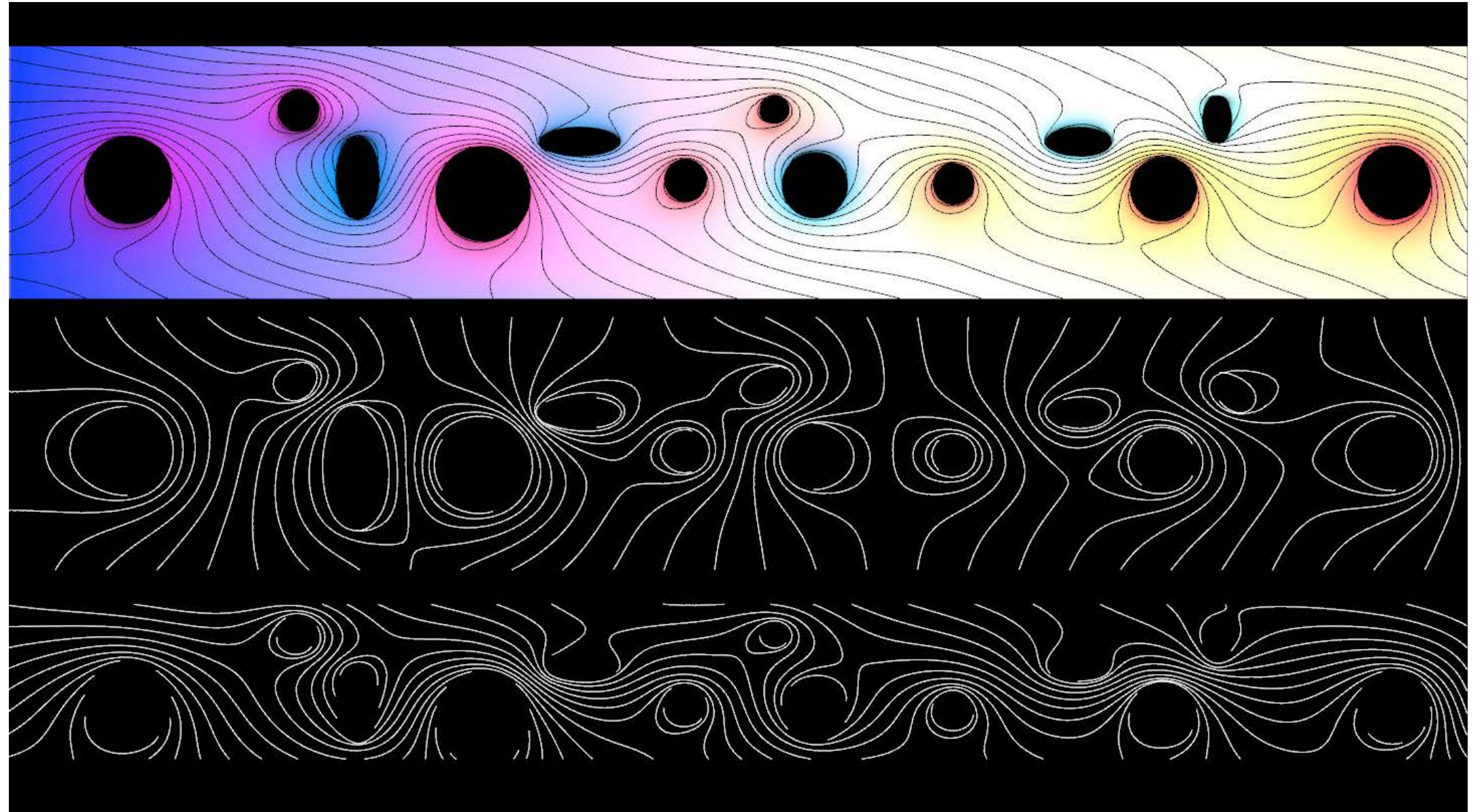
The site massing, active frontage and address points is arranged to respond to the predominant pedestrian desire lines from Kingsway and to provide clear and legible address points within the precinct. Active frontage is located adjacent the plaza and Kingsway to encourage safe and vibrant out spaces. The link is a brief requirement but is permeable, a garden room, which provides through access to maintain the current link south to the IBIS hotel.

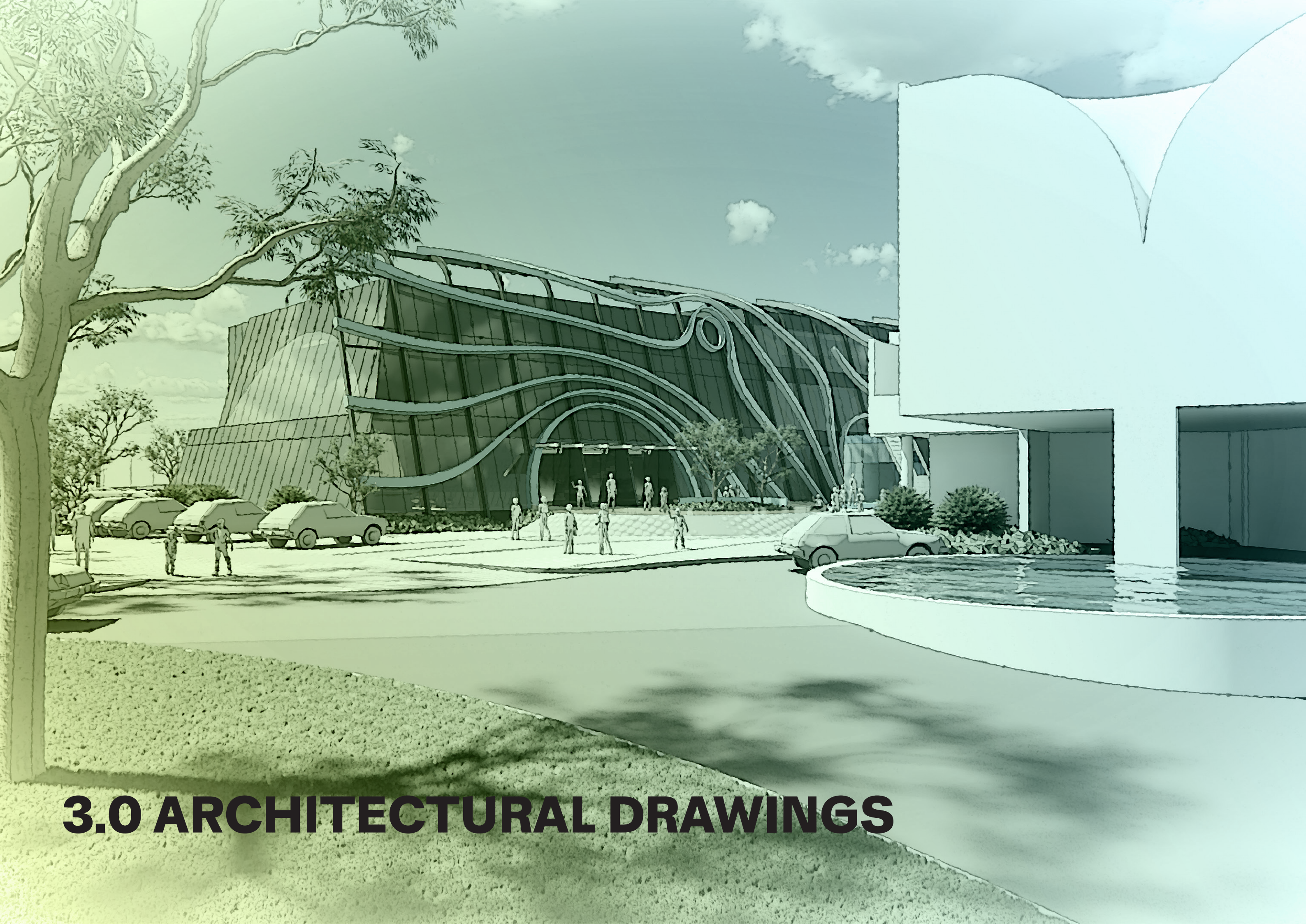


ARCHITECTURAL CONCEPT

We began by thinking of geometry. Seidler's architecture is so elemental and clear, the concept diagrams imagine the collision of elements on orbiting geometries – the bent bar and segmented circle with the cube. Our new form adds to the ensuite of elements as a curl or spiral, creating the new hall, the drum, and a linking building all in one move. The byproduct of the spiral is two-fold: and inflection away from Seidler's building to create a strong landscape corridor between them and an interior, mimicking Seidler's own funnel or vortex geometry, but now as a major internal space.

The contemporary library now as busy, vibrant hub of interconnected programs and spaces so we conceived of this design as an active brain – lively, imaginative, educated, and thoughtful. Like the measurements of an MRI scan measuring activity showing what lies beneath, our façade emulates Seidler's sunscreens, but then radically reinterprets it for the 21st Century. An interweaving screen of objects and programs across the façade, creating new entries, breakout areas, defining the colonnade, and forming the landscape around. The precinct is geometrically and programmatically defined by a conceptual idea of knowledge.

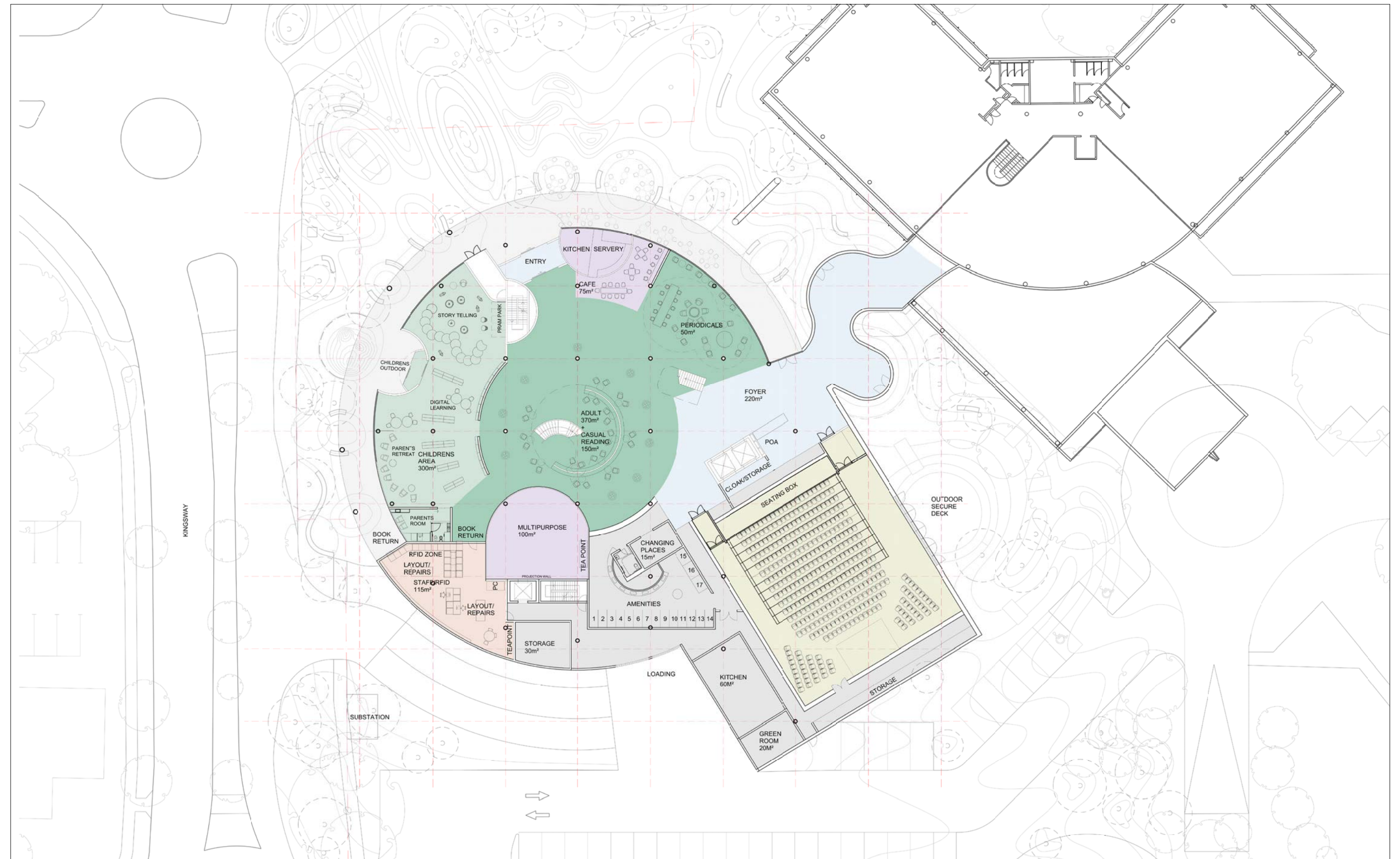




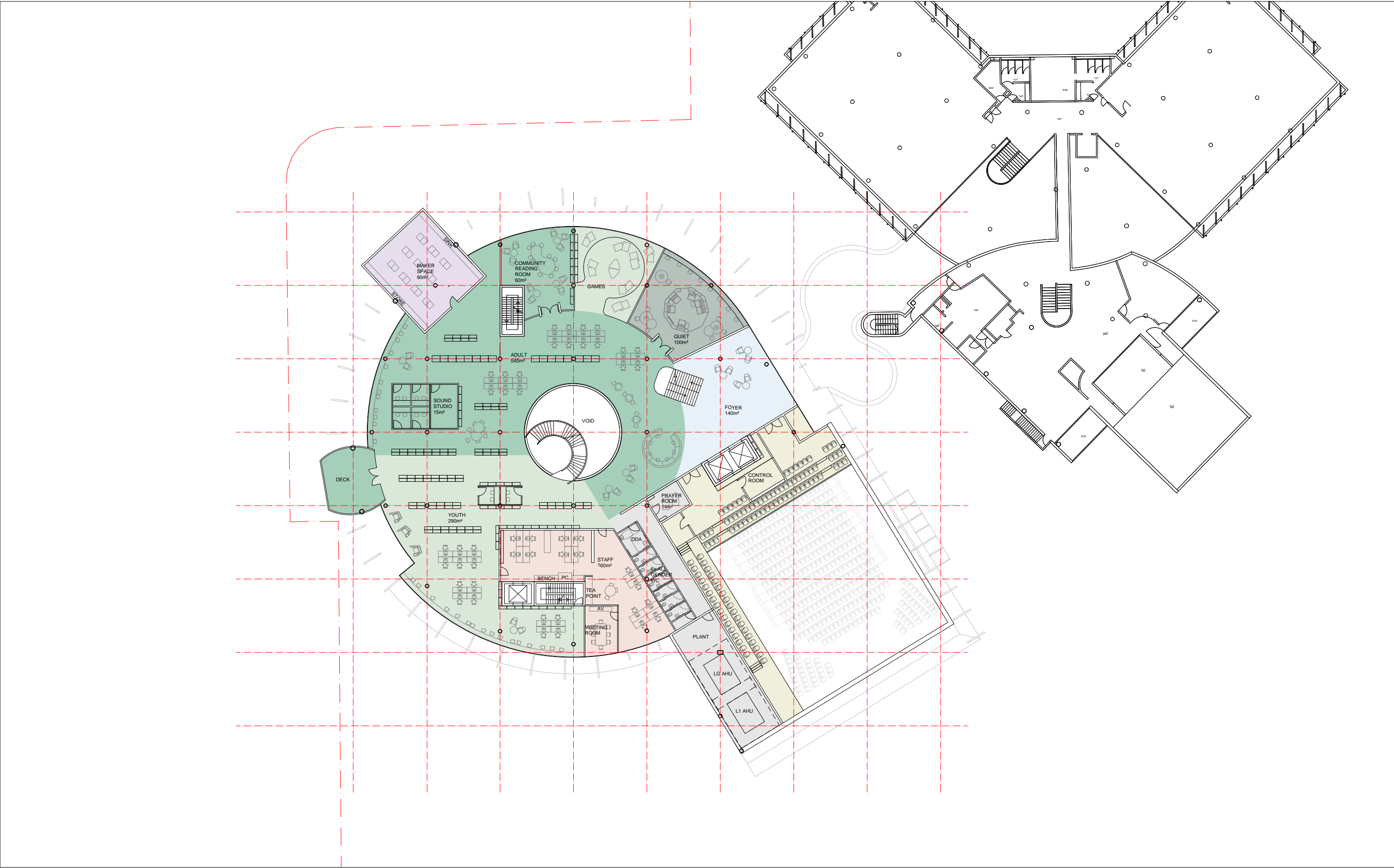
3.0 ARCHITECTURAL DRAWINGS



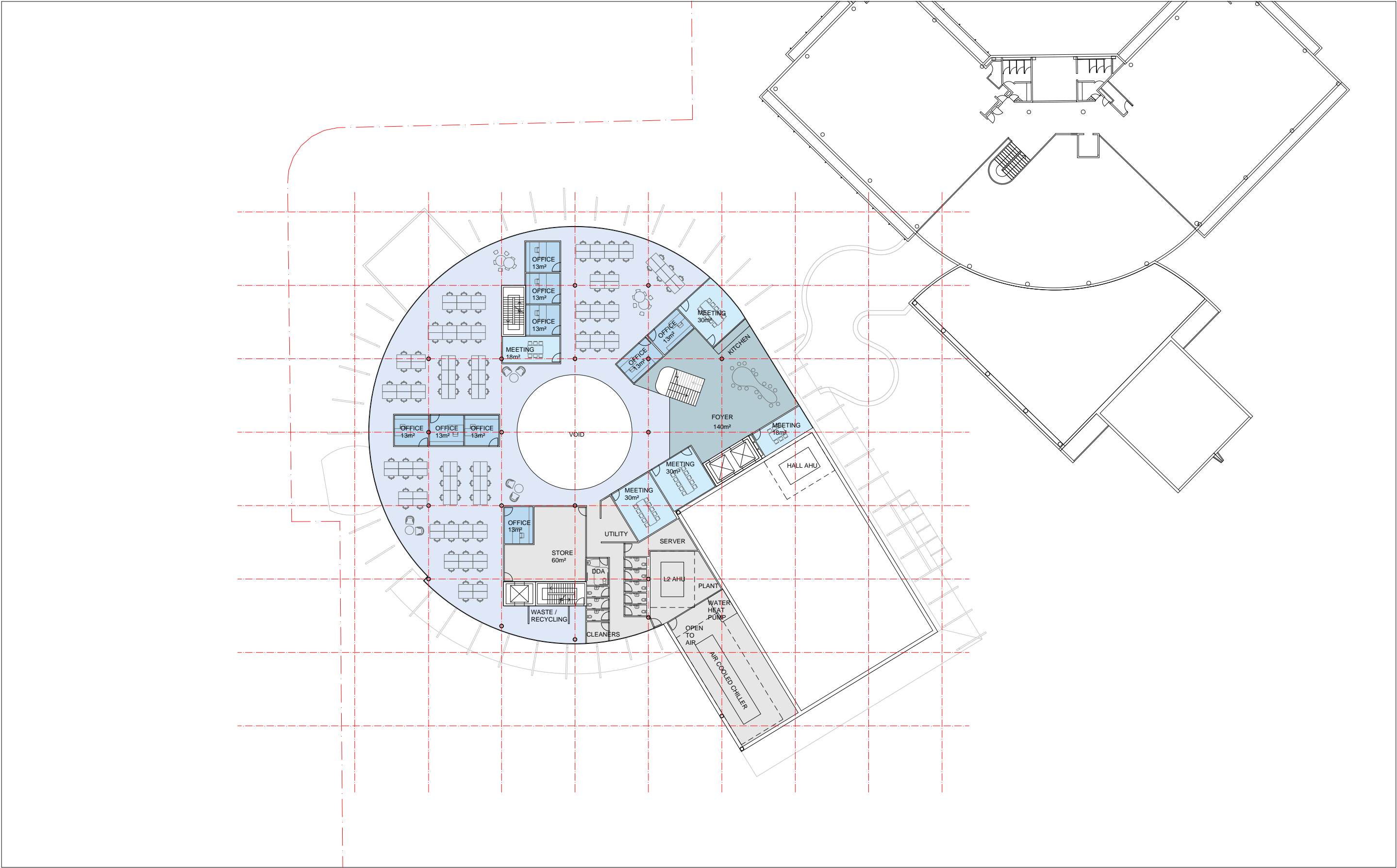
GROUND FLOOR PLAN



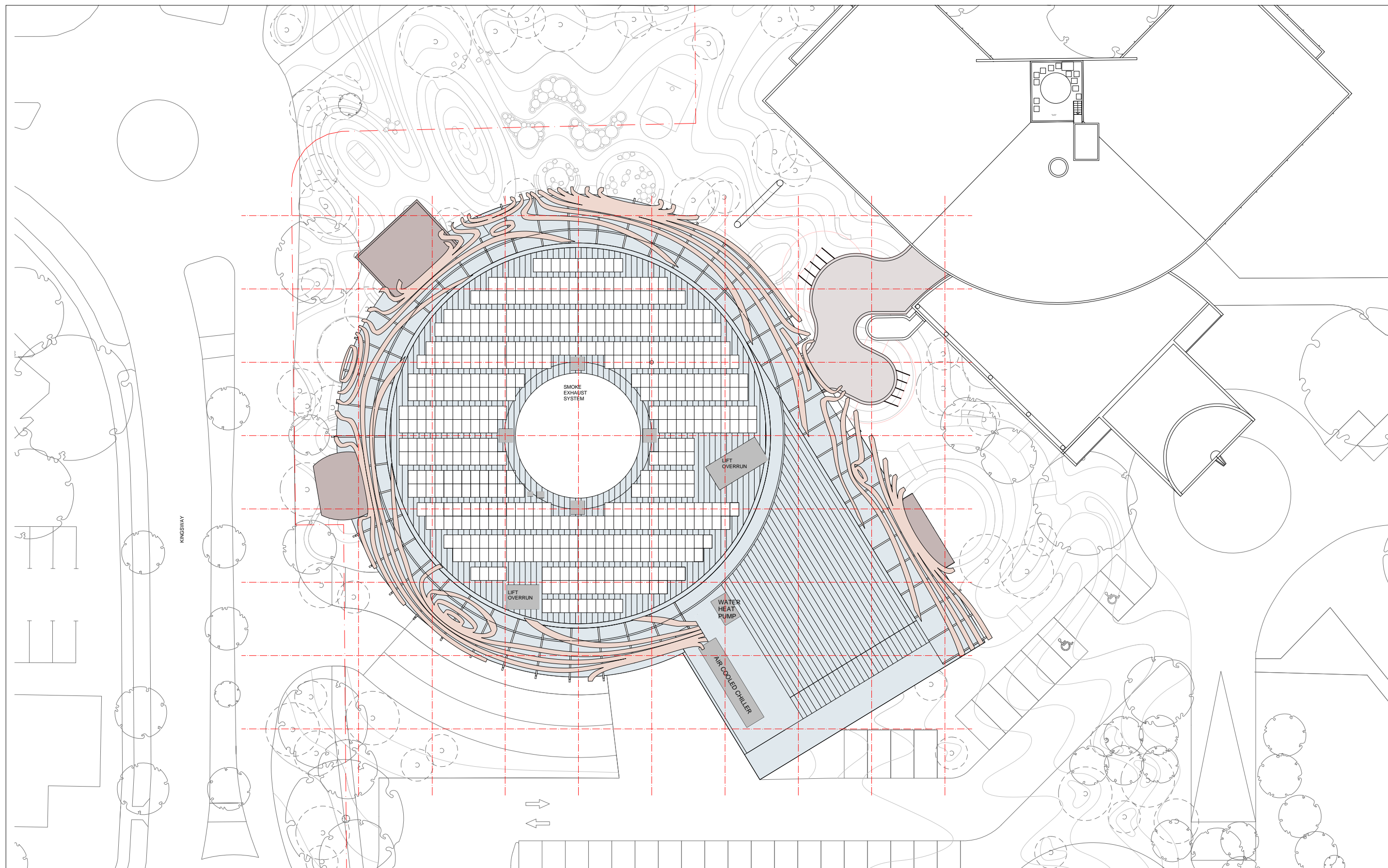
LEVEL 01 PLAN



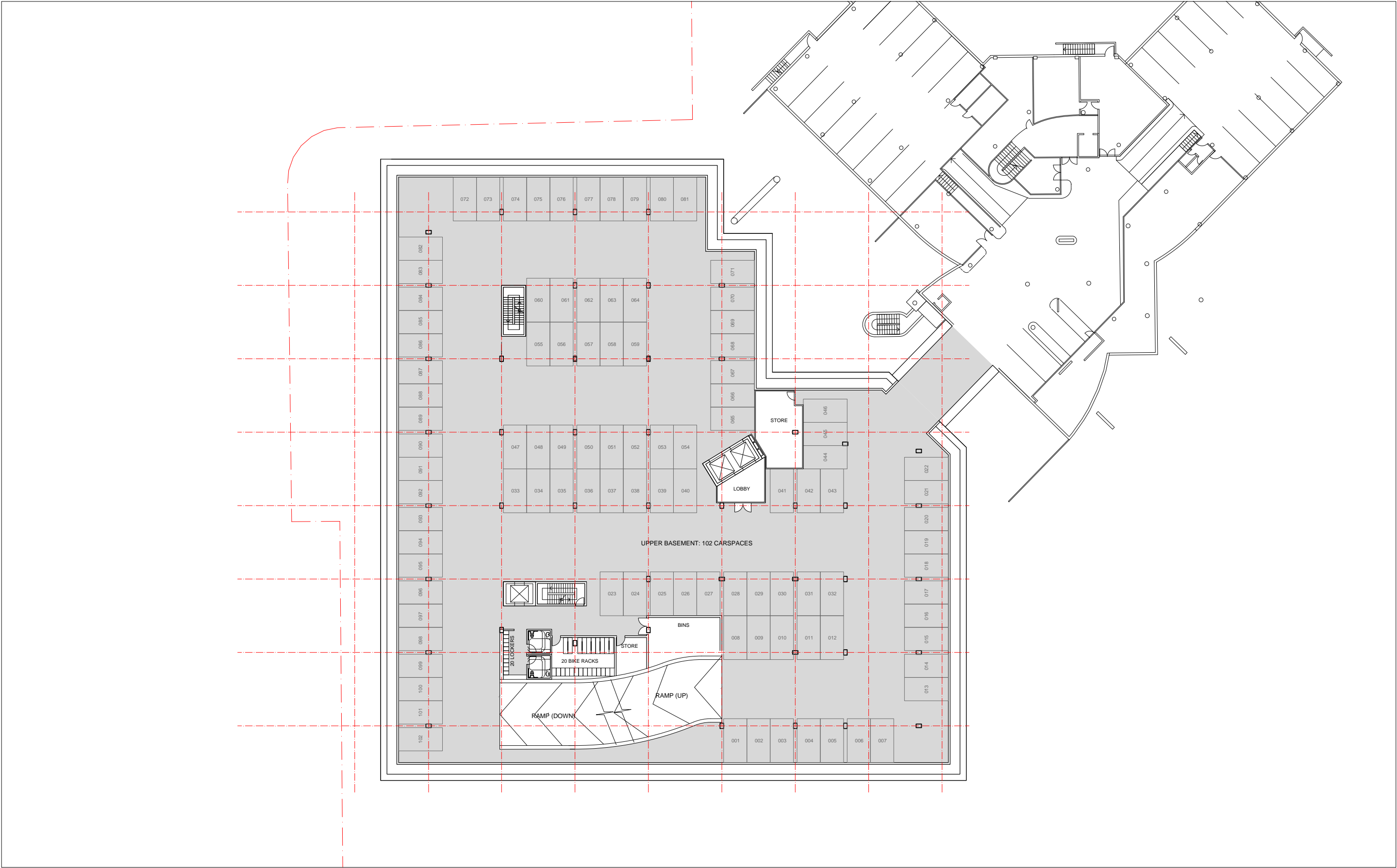
LEVEL 02 PLAN



ROOF PLAN



BASEMENT 01 PLAN

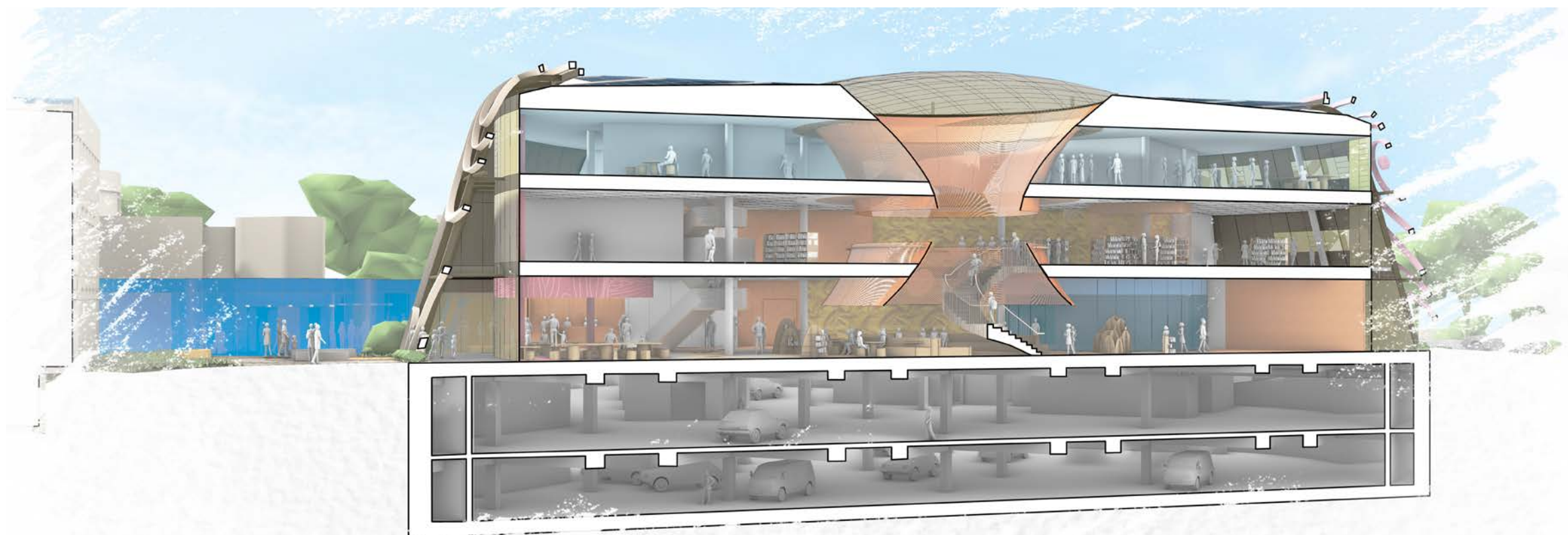




SECTIONS



PERSPECTIVE SECTION - NORTH/SOUTH



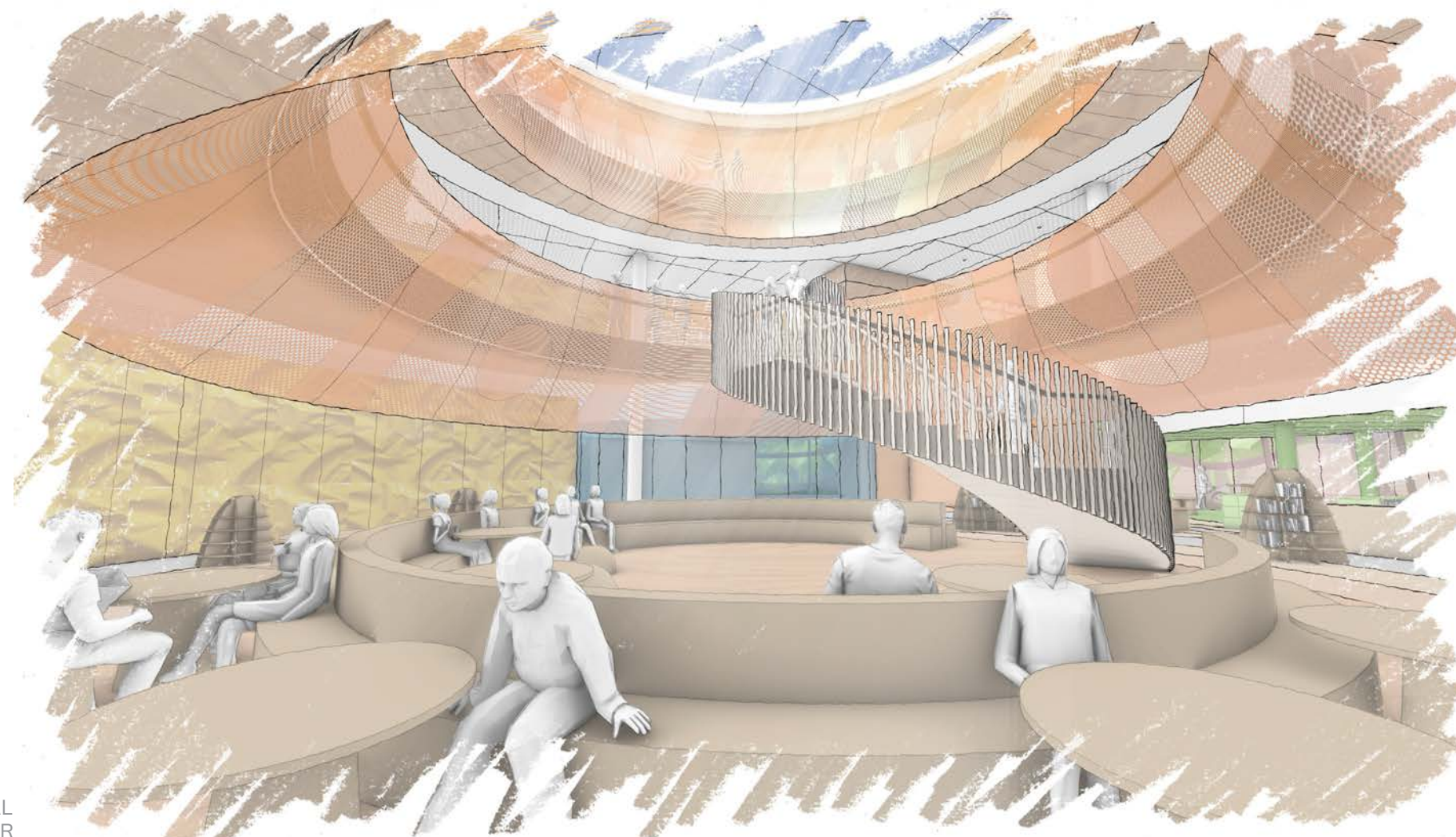
PERSPECTIVE SECTION - EAST/WEST

RENDERS





INTERIOR RENDERS



GROUND FLOOR: CENTRAL
SKYLIGHT AND STAIR

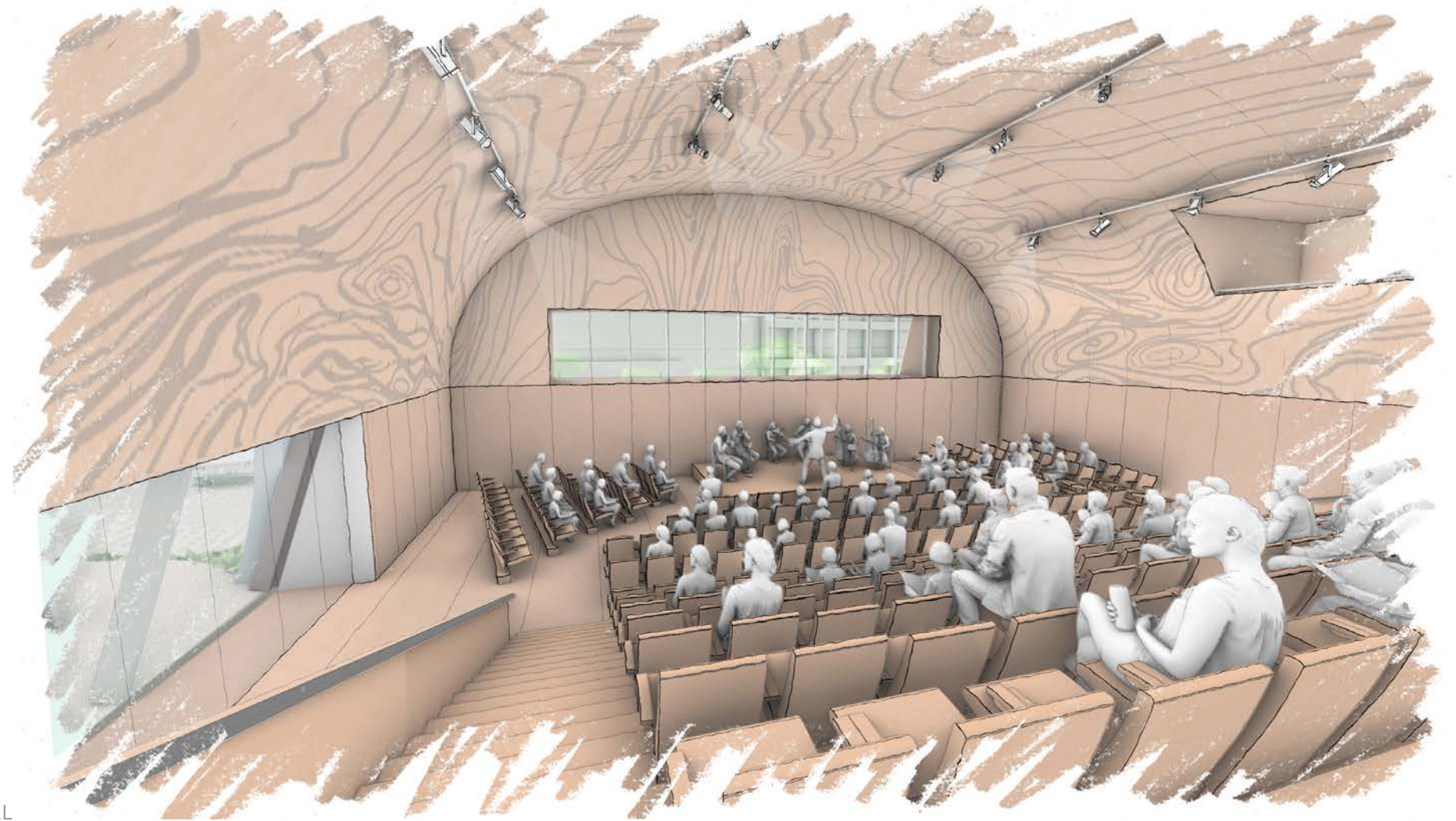


GROUND FLOOR: CHILDREN'S LIBRARY



GROUND FLOOR: VIEW STANDING IN
ENTRY LOOKING TOWARDS CENTER

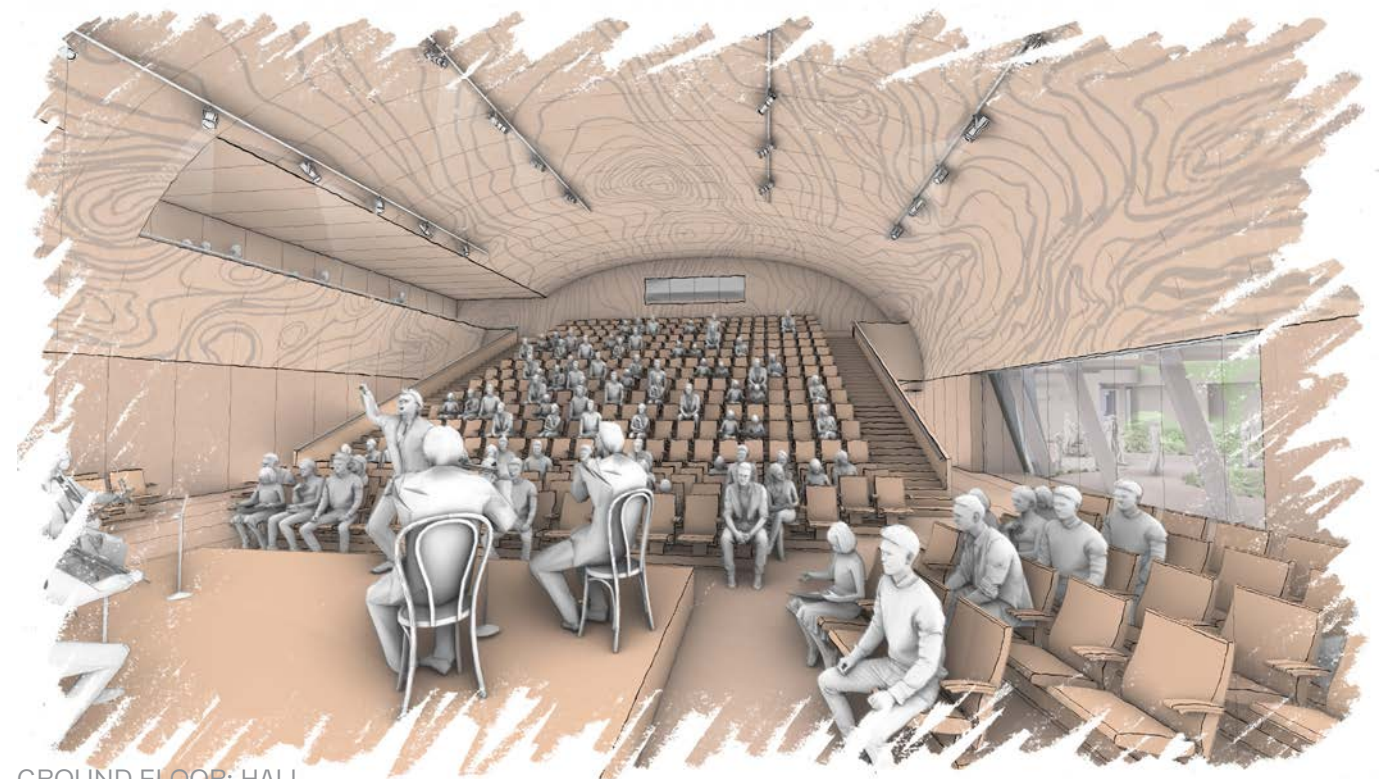
INTERIOR RENDERS



FIRST FLOOR HALL



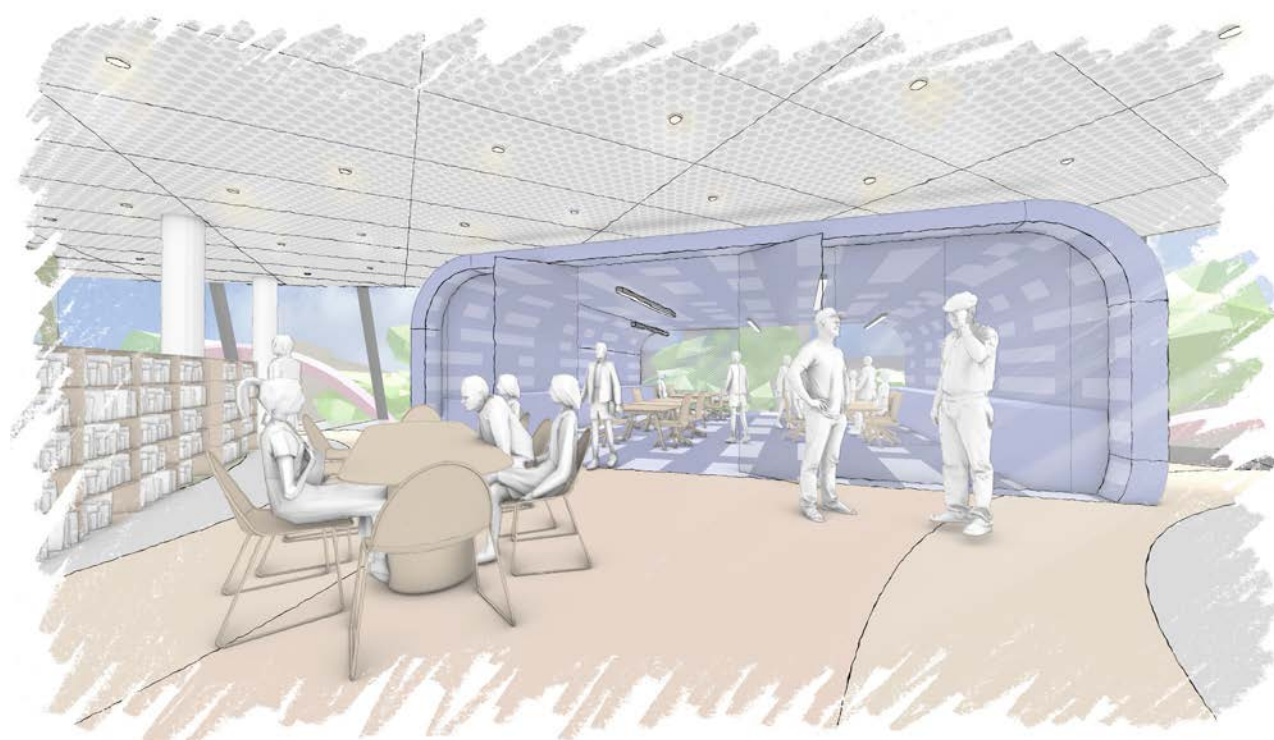
GROUND FLOOR: LINK FROM CIVIC CENTRE TO LIBRARY



GROUND FLOOR: HALL



FIRST FLOOR: ADULT LIBRARY

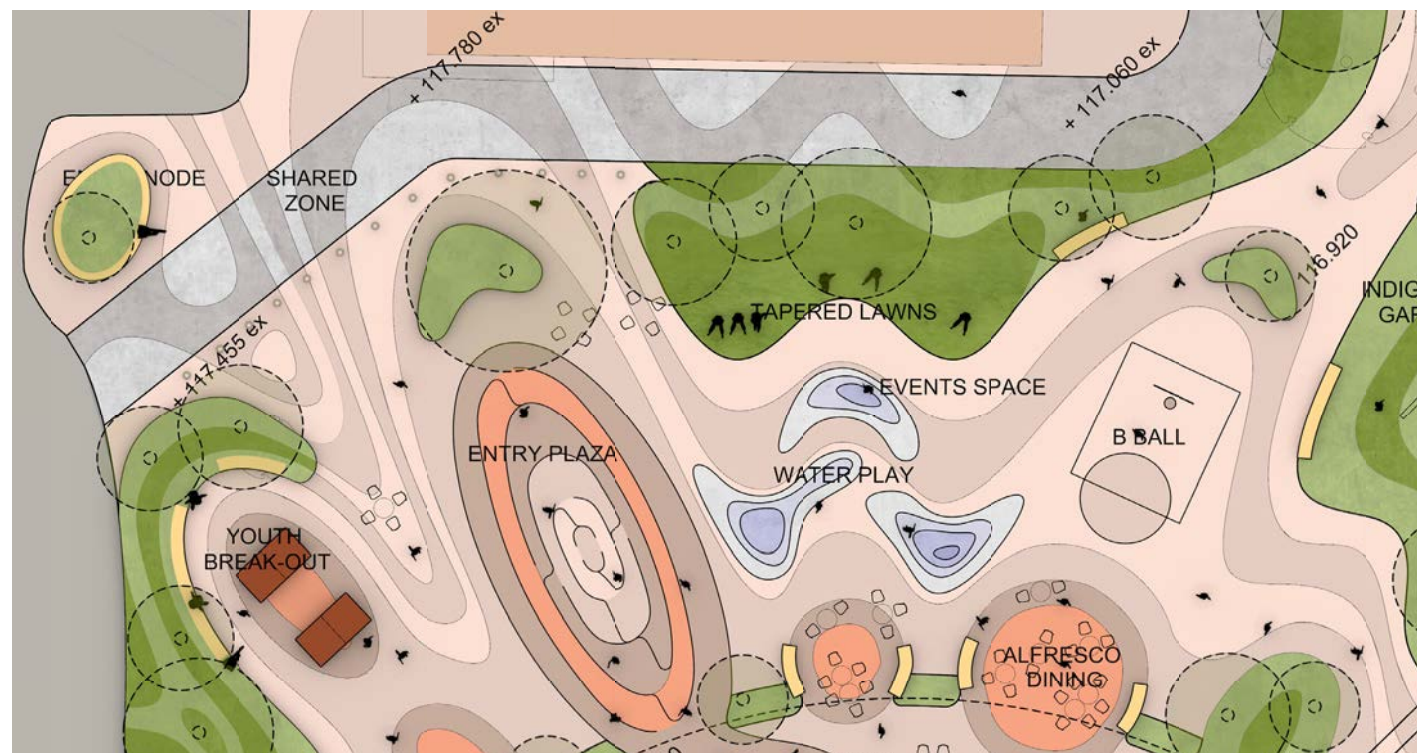


FIRST FLOOR: MAKERS SPACE

LANDSCAPE PLAN



ACTIVE



ACTIVE ENTRY

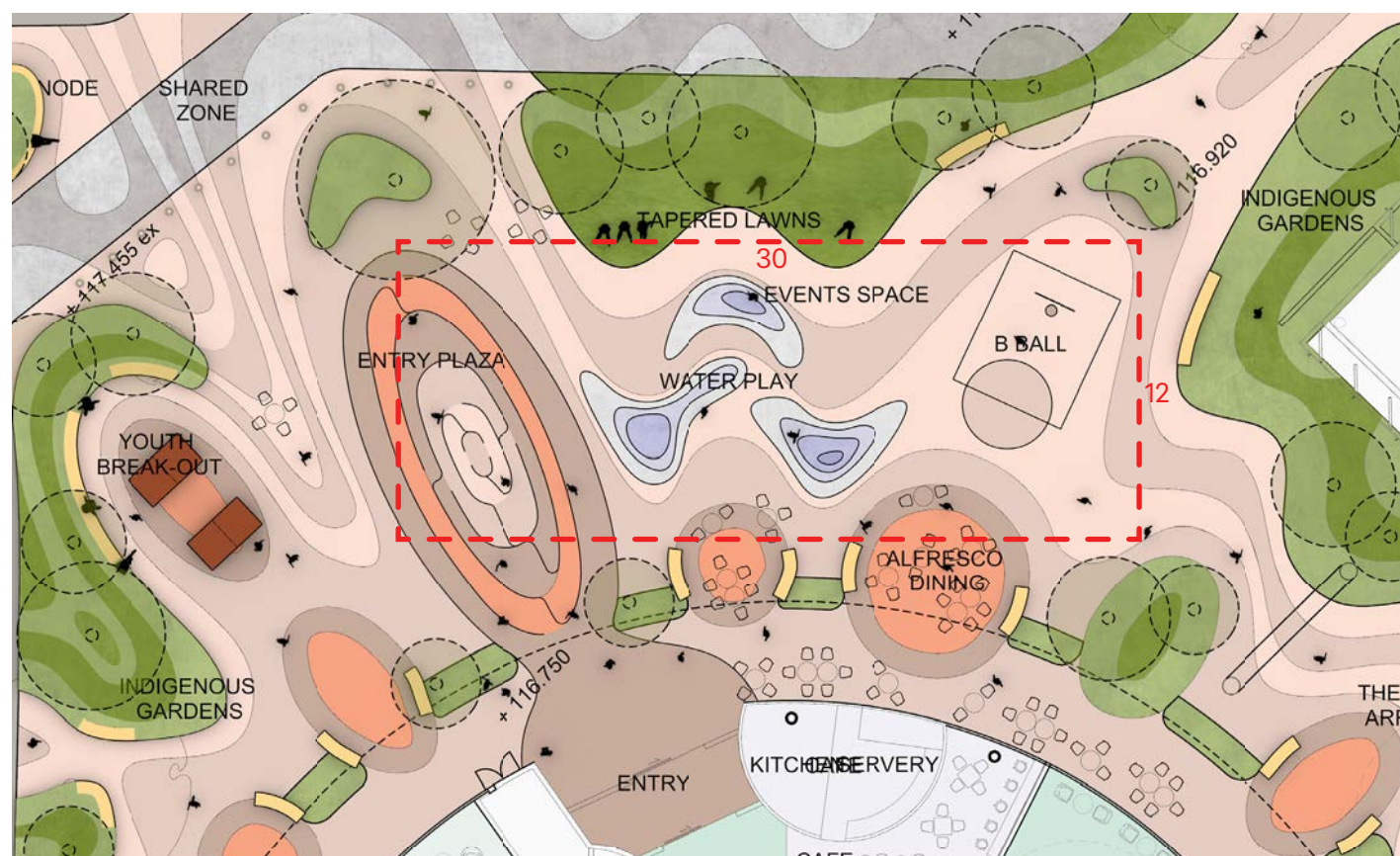
The entry sequence from Kingsway and the Glen Waverly Activity Precinct creates a vibrant, active arrival to the site. Reaching out to meet the existing retail and dining fabric of Kingsway, the entry forecourt extends the formal and informal dining and social opportunities into the new arrival.

Serpentine garden beds with integrated seating and rich vegetation define the arrival sequence, creating an immersive experience upon arrival, while retaining strong connections to surrounds. These articulated planting zones create social nooks of various sizes for intimate conversations and larger groups to gather.

A mosaic labyrinth welcomes the visitor to the library, offering a meditative entry to the building.



EVENT PLAZA



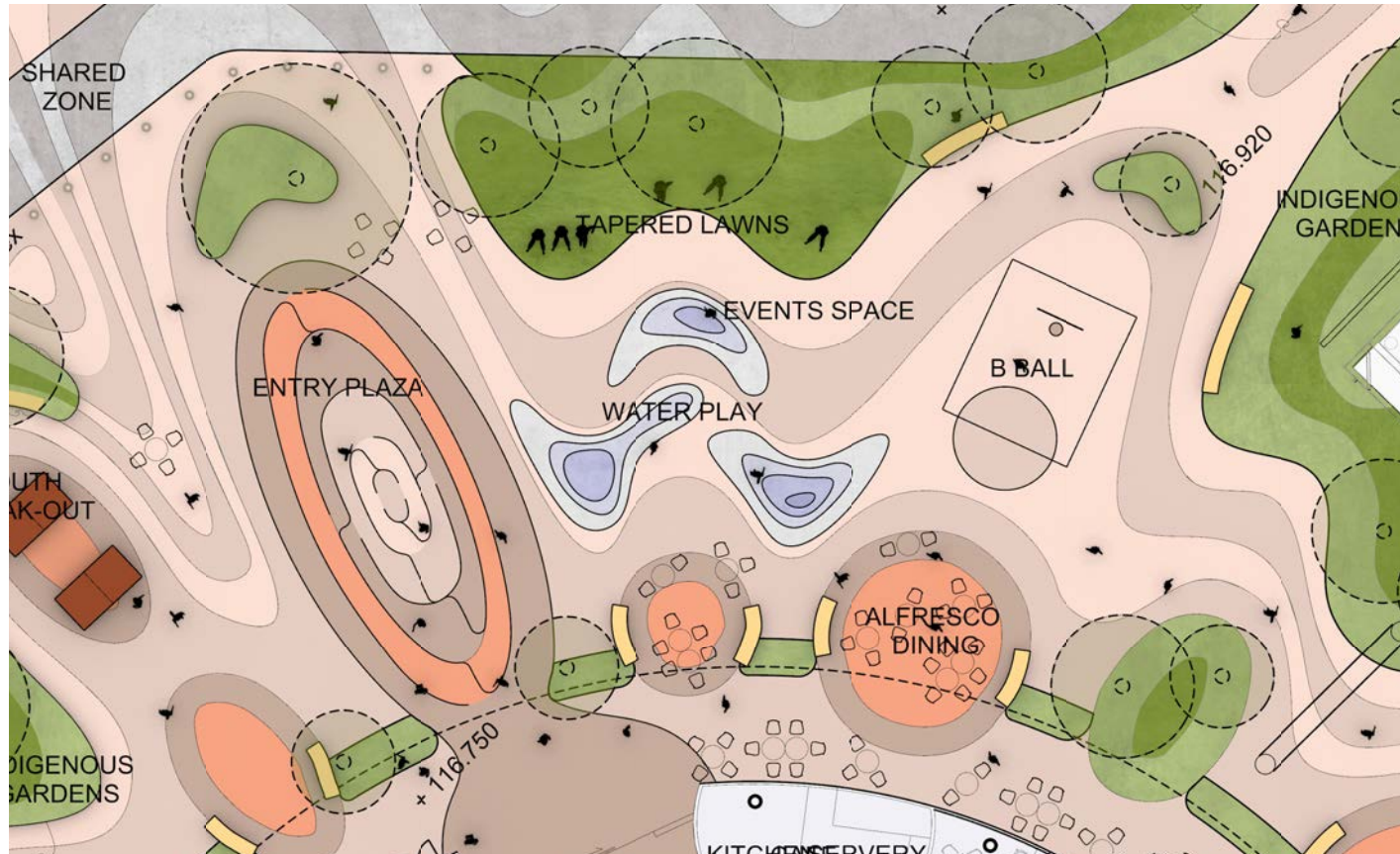
EVENT PLAZA

A 360m² flexible event plaza is integrated into the entry sequence of the library. Like the vibrant piazzas of Rome, the large, mosaic open space is able to cater for a multitude of activities, from markets and exhibitions, to outdoor cinemas and performances.

When not activated as an event space, the plaza will remain a hub of activity thanks to a perimeter of active edges and interpretive paving patterns. It provides a central meeting space as well as spill out for cafe dining.



WATER PLAY

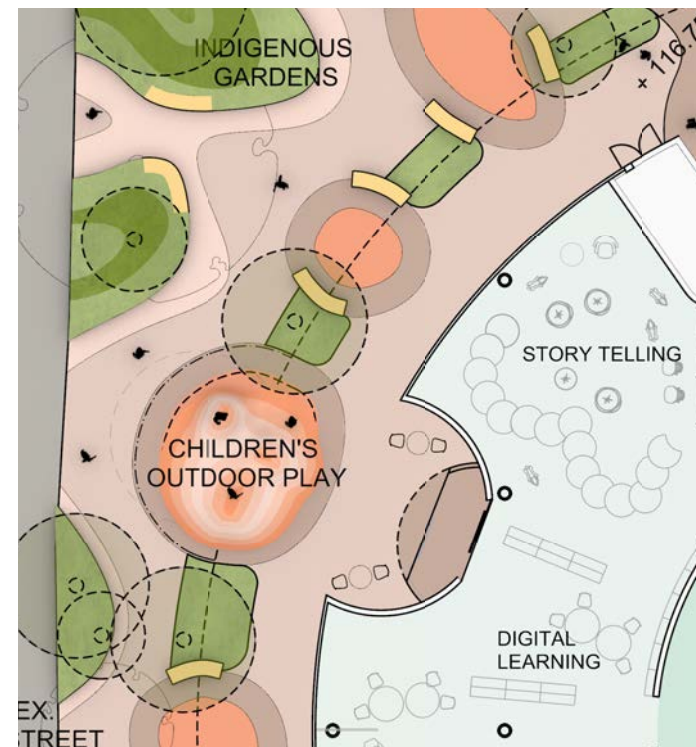
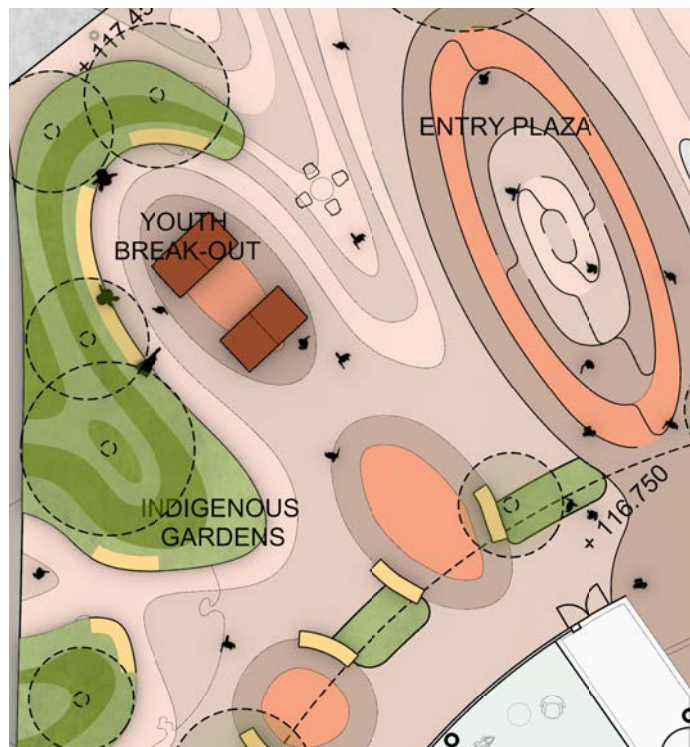


WATER PLAY

Temporal waterplay elements incorporated into the entry plaza space, allowing for passing or focussed engagement. Comprising of water jets, misters and localised drainage, this element sits within the flat paving of the entry plaza, creating a cool microclimate in the summer months, engaging play elements, while the integration within the flat plaza allows for the operation of elements to be controlled and events and installations to be held over the top when required.



CHILDREN / YOUTH SPACE



CHILDREN / YOUTH SPACE

A collection of formal and informal breakout spaces within the landscape allow for moments of play, hangout and socialising. A mixture of prescribed and non-prescriptive spaces allow for structured and imaginative play, integral to the cognitive and social development of children and young people.

Programmed activities such as table tennis and basketball within the entry plaza provide active, social opportunities at the entry to the library for all ages, while social seating integrated into the gardens create moments for small and large groups to gather.

A dedicated children's play area along the colonnade associates directly with the children's space within the library, while being contained to control movement and allow for passive surveillance.



THEATRE DECK



THEATRE DECK

A large break-out deck is associated with the civic hall, catering for drinks and celebrations. The enclosed space sits comfortably between the new library building and the existing Seidler building. Nestled within dense planting the space caters for intimate functions while maintaining direct access to the internal and external surrounds.



INDIGENOUS GARDENS



INDIGENOUS GARDENS

Vast swathes of indigenous planting envelope the proposed building and tie into the existing landscape. Combinations of low tussock grasses and creepers are planted around the buildings, to reinforce the monumental, civic nature of these facilities. Larger native bushes and trees are positioned further away from the buildings, creating cool microclimates and nooks for groups to gather.

The planting palette responds to the endemic planting of the area, and considered density and openness have been used as active design tools to accordingly open and close spaces around the building.



LIGHTING



LIGHTING

Opportunities for feature lighting is to be considered throughout the landscape precinct, allowing safe movement throughout the space into the evenings, and enabling the activation of precinct throughout the year.

Projection events, film screenings and festivals can create new interactive experiences with the buildings and landscape, while integrated lighting within the landscape can reveal new experiences throughout the day.

Audio and interactive elements can be integrated as part of a lighting strategy within the precinct, to create an easily programmable space.



