

# Sunbury Community Arts and Cultural Precinct

## Concept Design May 2024

Hume City Council has worked with Here Studio to prepare the concept plans in this report. Here Studio have provided a platform for Council and community to work together and build on the previous work completed on this project over many years.

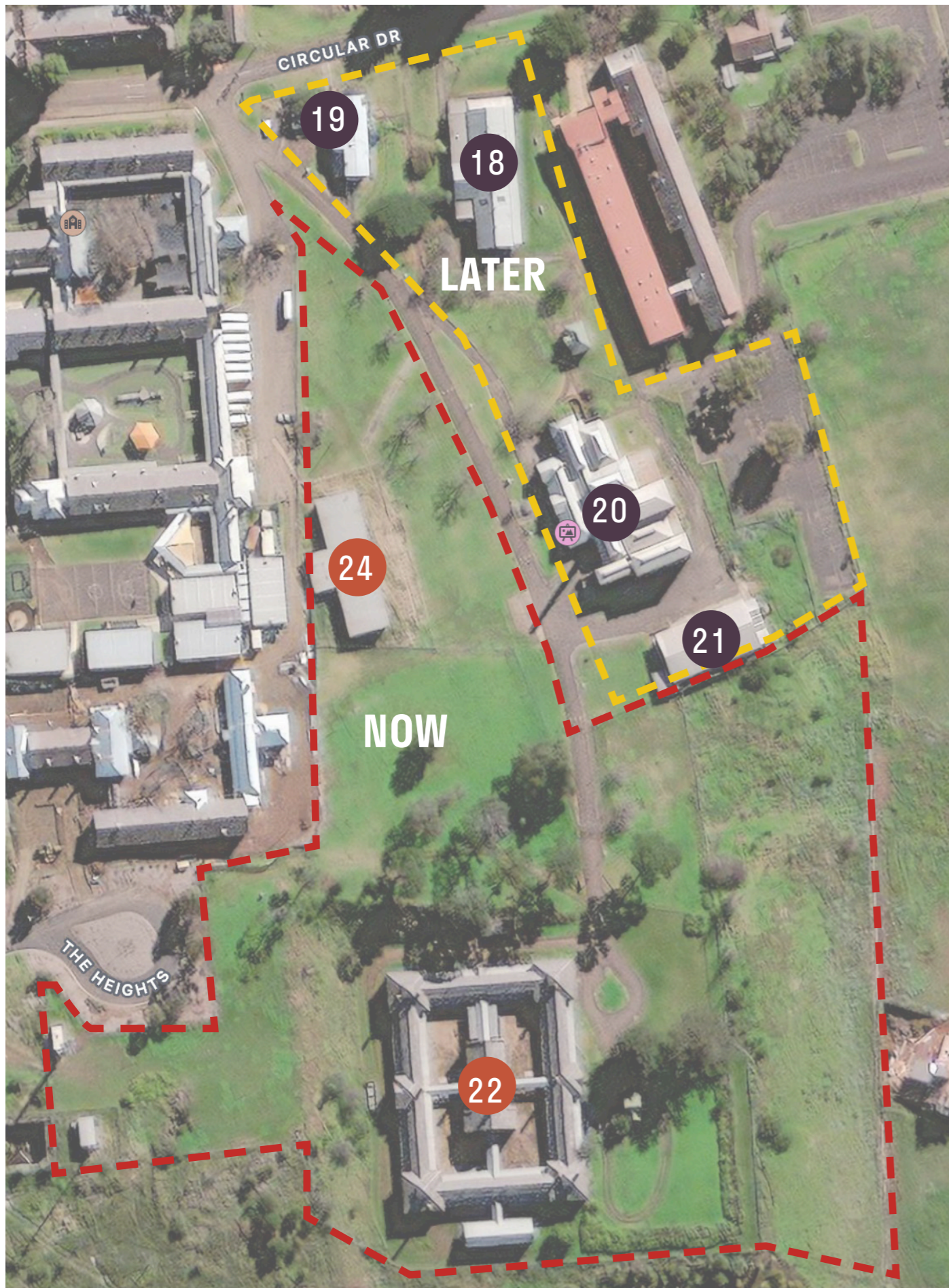
The concepts in this report are a culmination of extensive community engagement and expertise from the Here Studio team. We also acknowledge the contributions from the Sunbury community in the development of these plans and look forward to continuing our strong collaboration.



Hume City Council recognises the rich Aboriginal heritage within the municipality and acknowledges the Wurundjeri Woi-wurrung, which includes the existing family members of the Gunung-Willam-Balluk clan, as the Traditional Custodians of this land. Council embraces Aboriginal and Torres Strait Islander living cultures as a vital part of Australia's identity and recognises, celebrates and pays respect to Elders past and, present.

Images Credit: Kirsten Thompson Architects

- There is a mix of different building types, all in masonry, of varying repair.



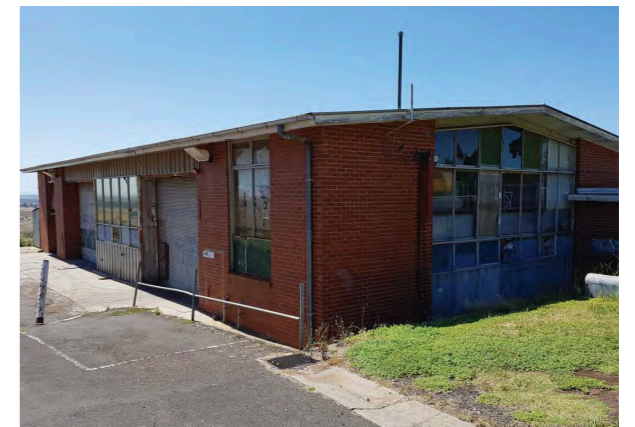
18. Vacant



19. NRG Radio station



20. Boiler House Arts & Culture Hub



21. Vacant (was Goonawarra Wines)



22. Vacant (was Victoria University)



24. Vacant

Here.

22



Building 22:  
back of the site  
- the former  
Womens  
Refractory Ward

24



Building 24:  
middle of the  
site, on a hill



## Context

- The Vision of the project is:  
*Create a destination that preserves and celebrates Sunbury's significant cultural heritage and supports arts, community, cultural, social and learning activities that are connected, creative, vibrant, inviting, inclusive and valued.*
- Concept Design includes buildings 22 and 24 and associated landscapes.
- Immediately adjacent is the Sunbury and Macedon Ranges Specialist School
- The 2018 Masterplan includes housing as a catalyst for urban regeneration.
- Transport is an issue, in particular because the site is away from the town centre (there is a bus) ~10minutes by car.



2018 Masterplan  
by State  
Government

Here.

22



24



## Existing Buildings - focus

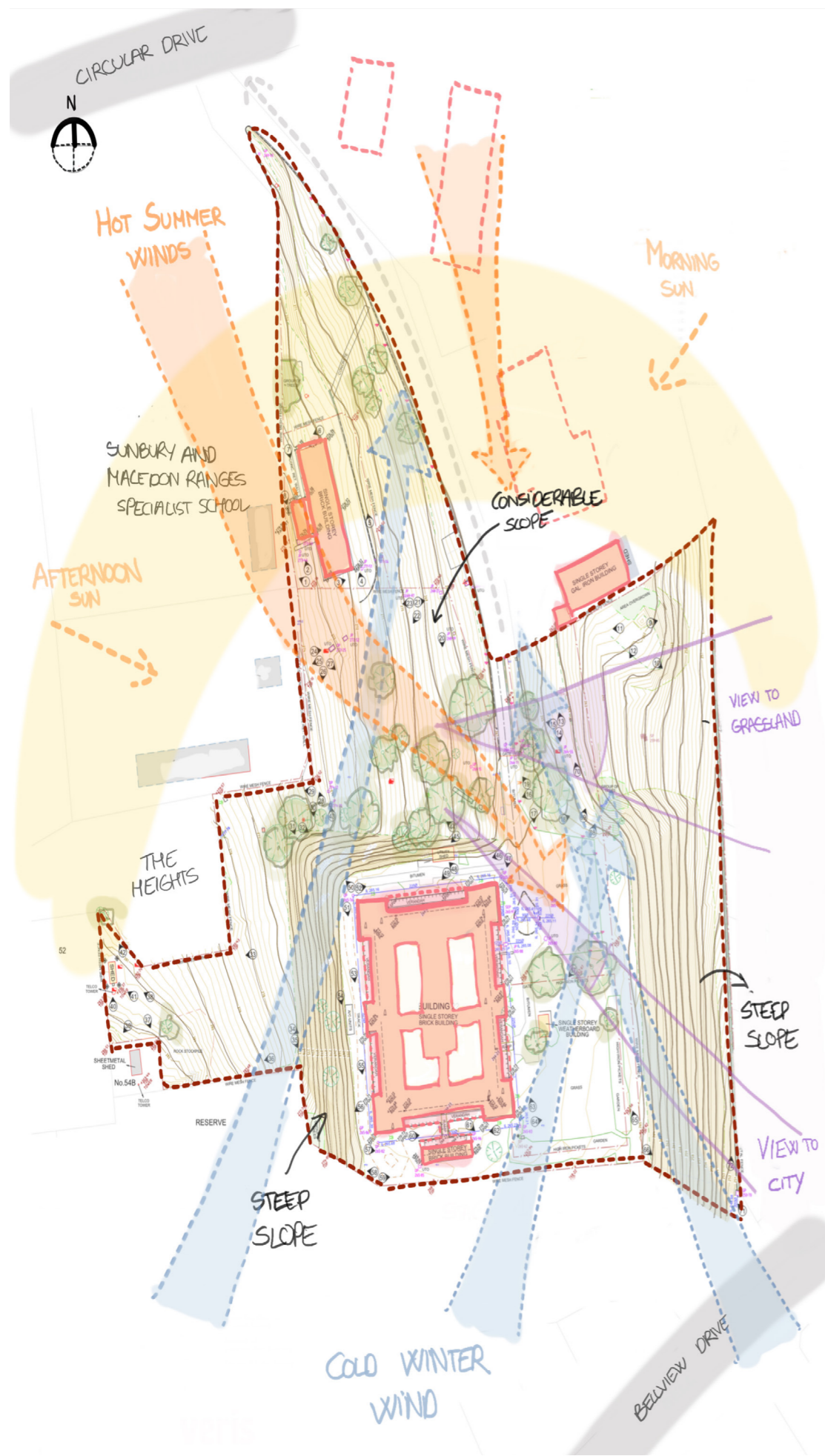
### Building 22.

- Moderate/good conditions, some beautiful features
- Once Women's Refectory Ward (1890s -
- Then part of Victoria University Campus (~2000s renovation)
- Closed exterior, cells, "prison" feel
- Centre mess hall, open, in ready condition
- Sunning interior courtyards
- Rear of the site, close to flat open spaces

### Building 24.

- Simple construction - shed-like
- Non-descript typology/layout lends itself to flexibility and may be simple to adapt
- Closed look - not transparent
- Close to the Special School
- Middle of the site, on the hill

Here.



- The landscape changes in slope from front to back - North to South, with few trees
- To the East and South-East the Hill drops off suddenly with an escarpment, opening up impressive views to the landscape, and to the city
- There is a potential for strong cold weather / winds from the South East in Winter, and hot winds from the North through the centre of the site in Summer
- The center of the site has excellent solar exposure - likely hot in Summer



1. Sloping site - from entry up and then down



2. Peak the slope up to @Bld 24



3. Views to the city - escarpment



4. Views to rural Victoria - escarpment

Here.

## Orientation.

- Consider the site orientation and position the room functions accordingly - ideally areas that are used during the day should be placed to the Northern side as this is the side that will benefit most from passive solar heat and light.

## Openings.

- Consider where windows will be placed based on factors such as orientation, surrounding trees/vegetation, and views. Use double glazed windows since windows are the biggest culprit for heat-loss in most buildings.
- We suggest enlarging windows and creating new openings where possible.

## Ventilation.

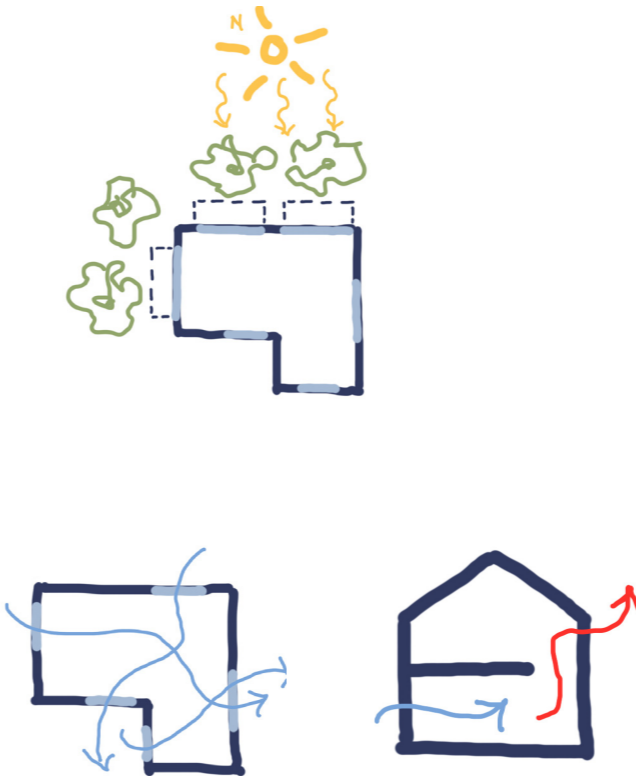
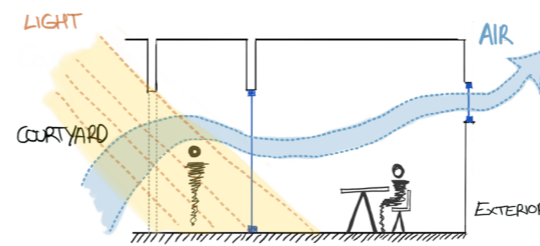
- Consider cross ventilation (horizontal process) and stack ventilation (vertical process). Without proper natural ventilation (or mechanical ventilation), the air may become stale and can cause respiratory problems and mould growth.

## Sun Control.

- Consider shading options to block the sun in Summer but also allow direct sunlight to pass through in Winter. Strategic ways are to use angled louvres or deciduous trees.

## Biophilia.

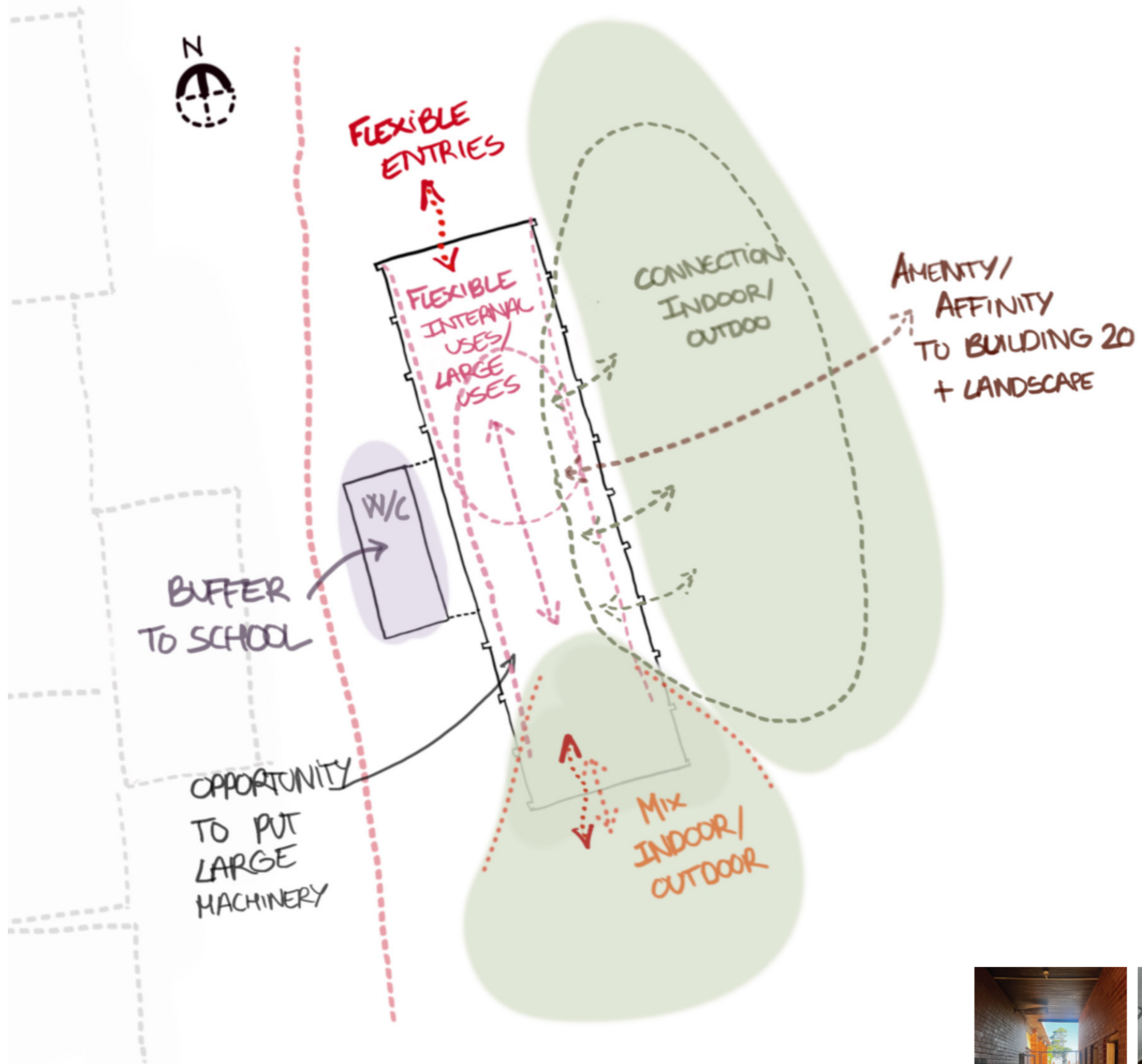
- Consider increasing occupant connectivity to the natural environment through the use of direct nature, indirect nature, and space and place conditions.



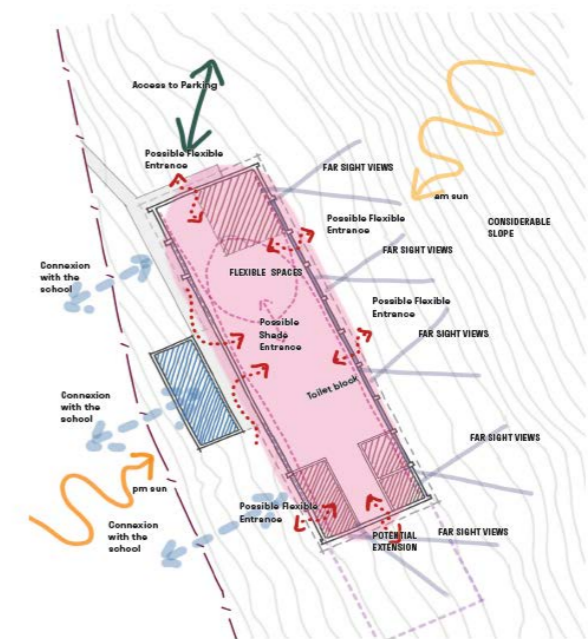
Here./JWA - Civic Hall and Gov Hub in Ballarat - example of retrofit old and new



## Building 24 - opportunities



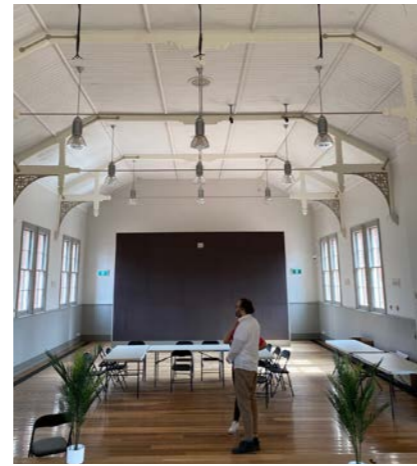
- The building affords flexible uses, a mix of large and medium groups.
- A simple structure, may be easy to adapt.
- Although the building is close to the boundary, the W/C block provides a useful buffer to the Special School.
- There is an opportunity to create a dedicated outdoor space to treat the East façade and make it more inviting.
- The building's location allows it to have an affinity / be an amenity to Building 20 and the landscape.



BUILDING 24

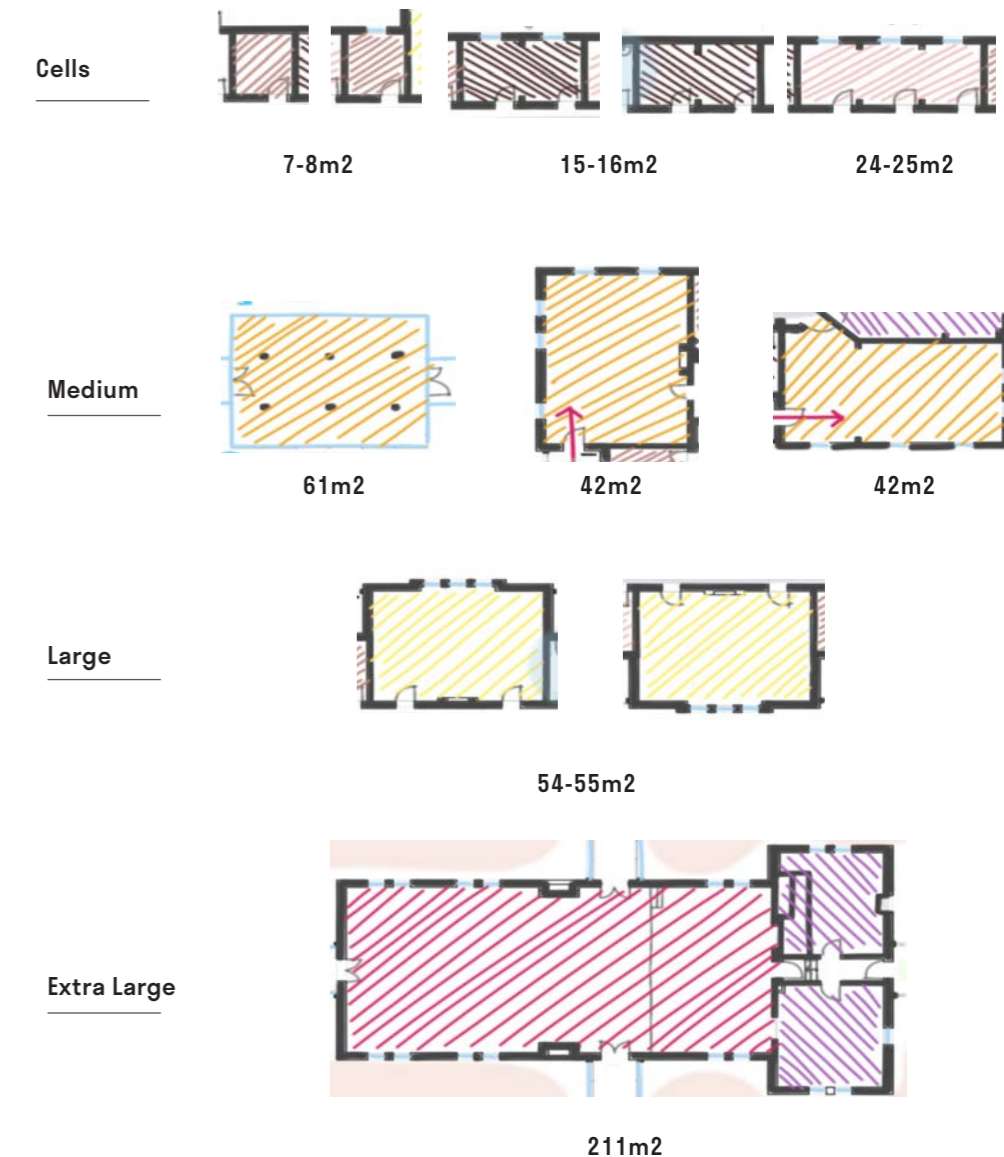
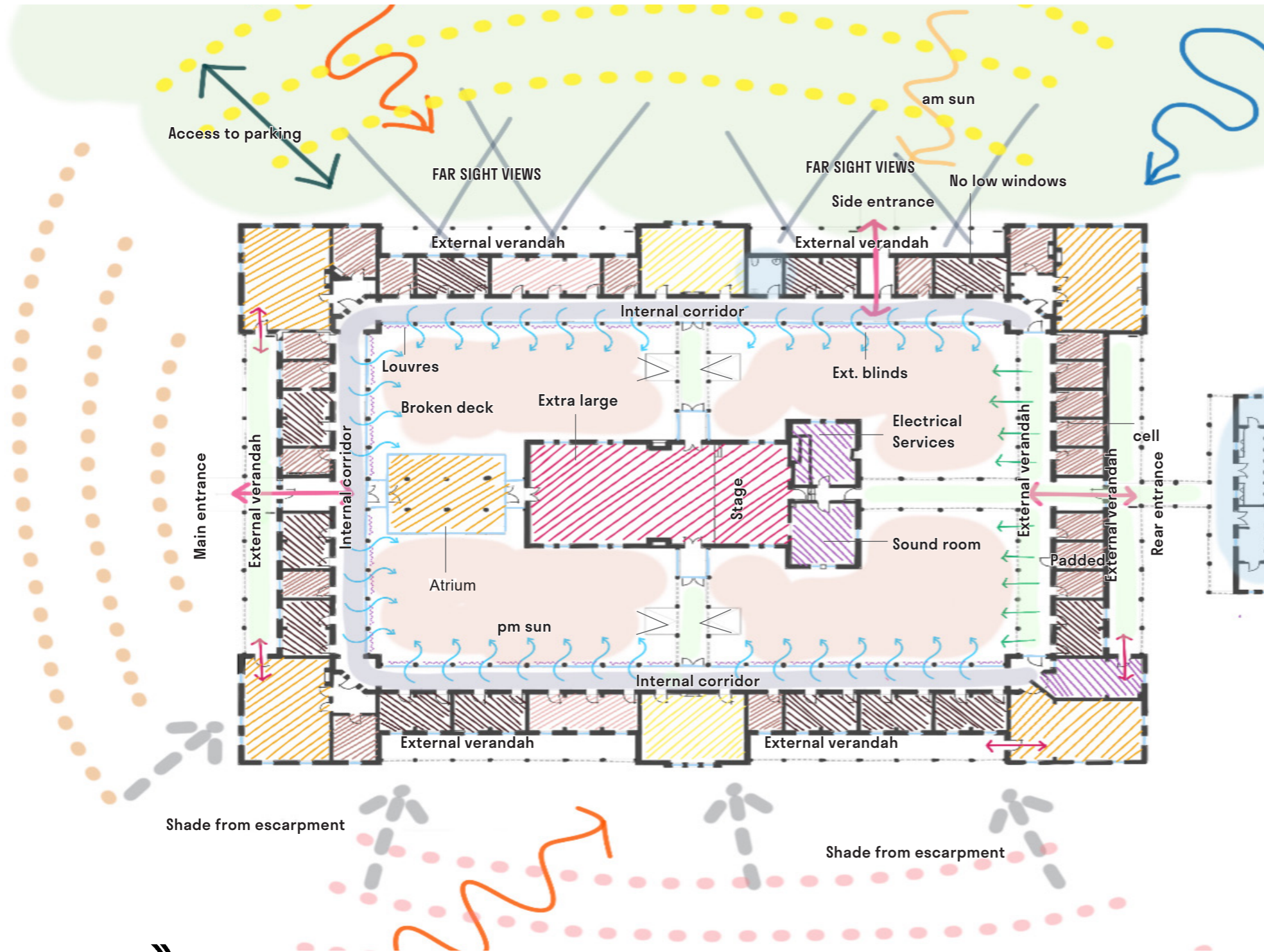


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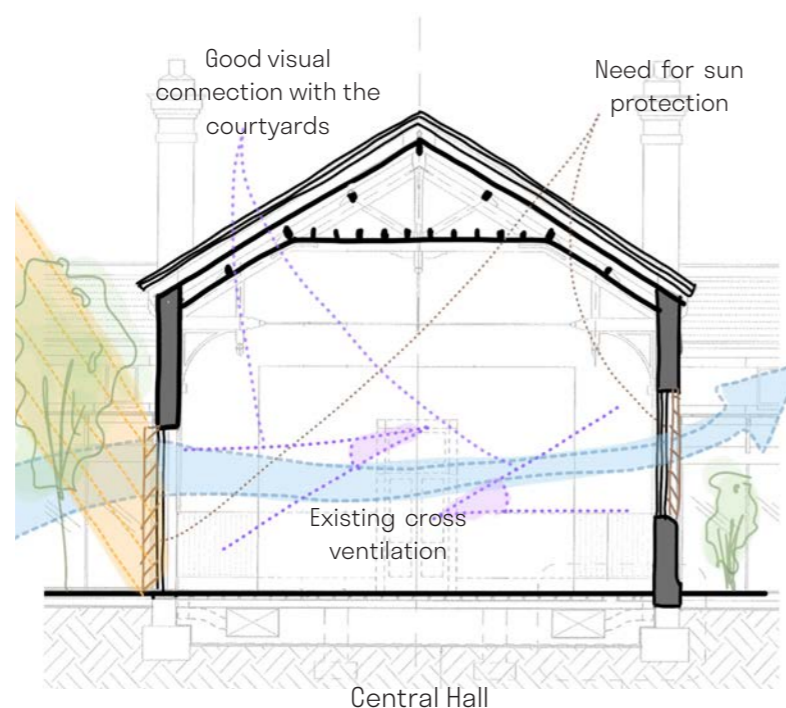
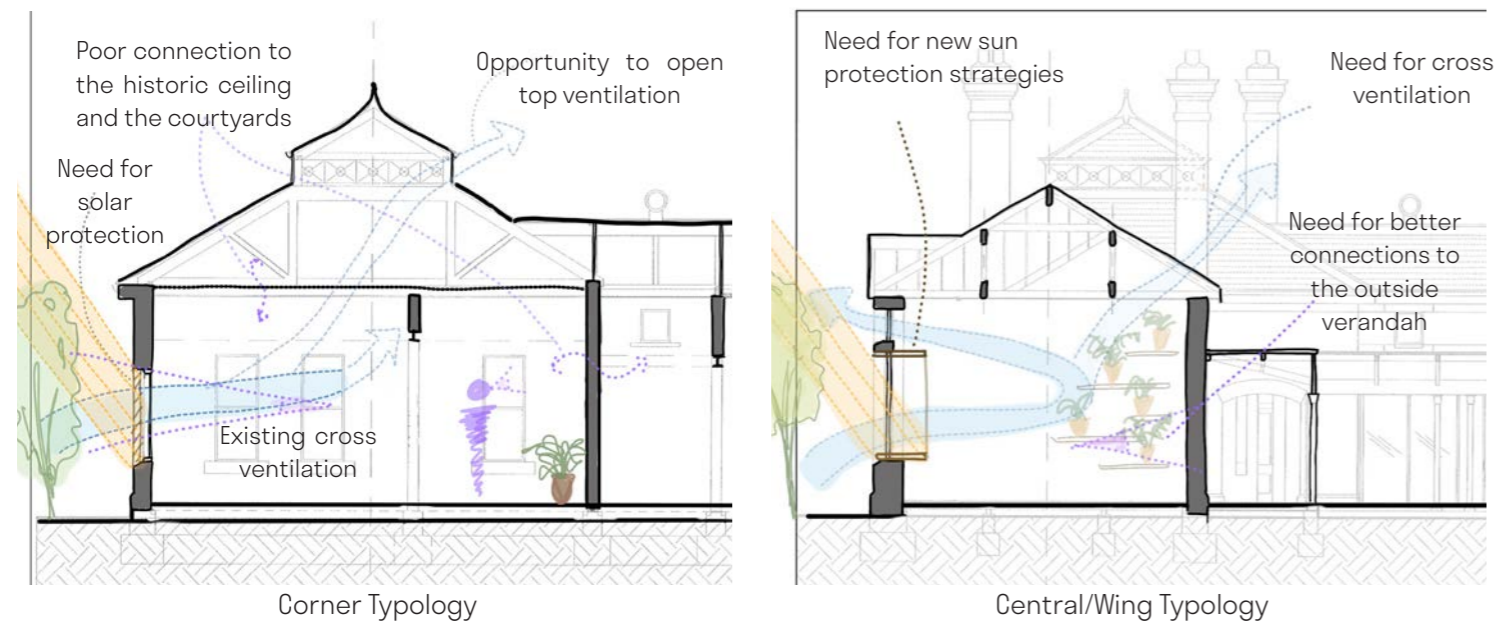
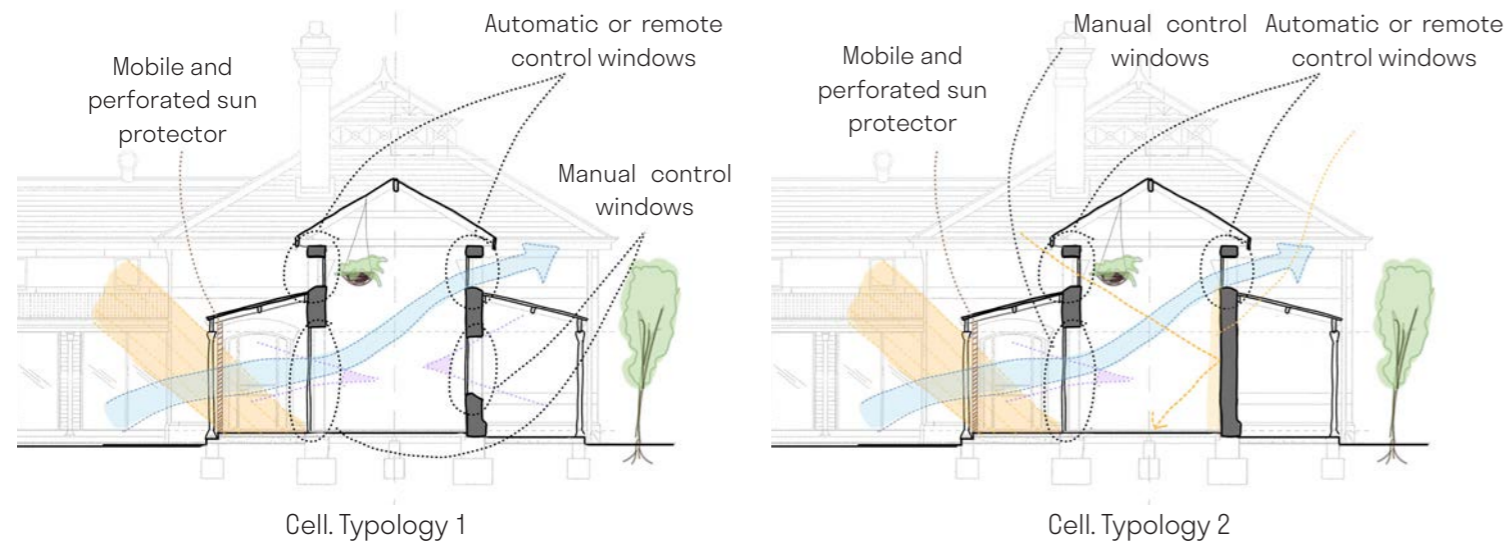


## Building 22 - Analysis

- Moderate/good conditions, with some beautiful features
- Once Women's Refectory Ward (1890s - mid 1900's)
- Victoria University Music Campus (~2000s renovation)
- Closed exterior, cells, with a "prison" feel
- Centre mess hall, open, in ready condition
- Sunny and protected interior courtyards
- Rear of the site, closed off and front has flat open spaces







## Orientation.

- Although the buildings layout is symmetrical and have heritage protections, different façade orientations (N, S, E, W) require different approaches (ie weather, shade, sun etc).

## Openings.

- Due to heritage constraints, creating new windows will be impractical. Consider changing all windows to double glazed and /or integrating external and internal blinds.
- Consider options to ceilings in taller, corner buildings for overhead ventilation.
- Allow lower, accessible windows to be manually control by the users, while the top ones need to be remote controlled or automatic (preferred with shared spaces).

## Ventilation.

- The existing buildings are well-designed to have moderate to good cross ventilation in most of the rooms. However it will likely be necessary to improve the ventilation in some spaces, especially where larger groups will congregate such as the central building.

## Sun Control.

- Solar control can be achieved taking advantage of the existing porches, verandahs and screens, and incorporating new details in parts. More immediate use of external side verandahs would make sense.
- The ~2000s Victoria University renovation by Bates Smart includes louvres and blinds - which may need to be refurbished and checked for adequacy.
- Alternatively further window shading could be achieved by introducing awnings, pergolas, shutters, plantings (like vines) or new screen systems - especially to the North and West façades.

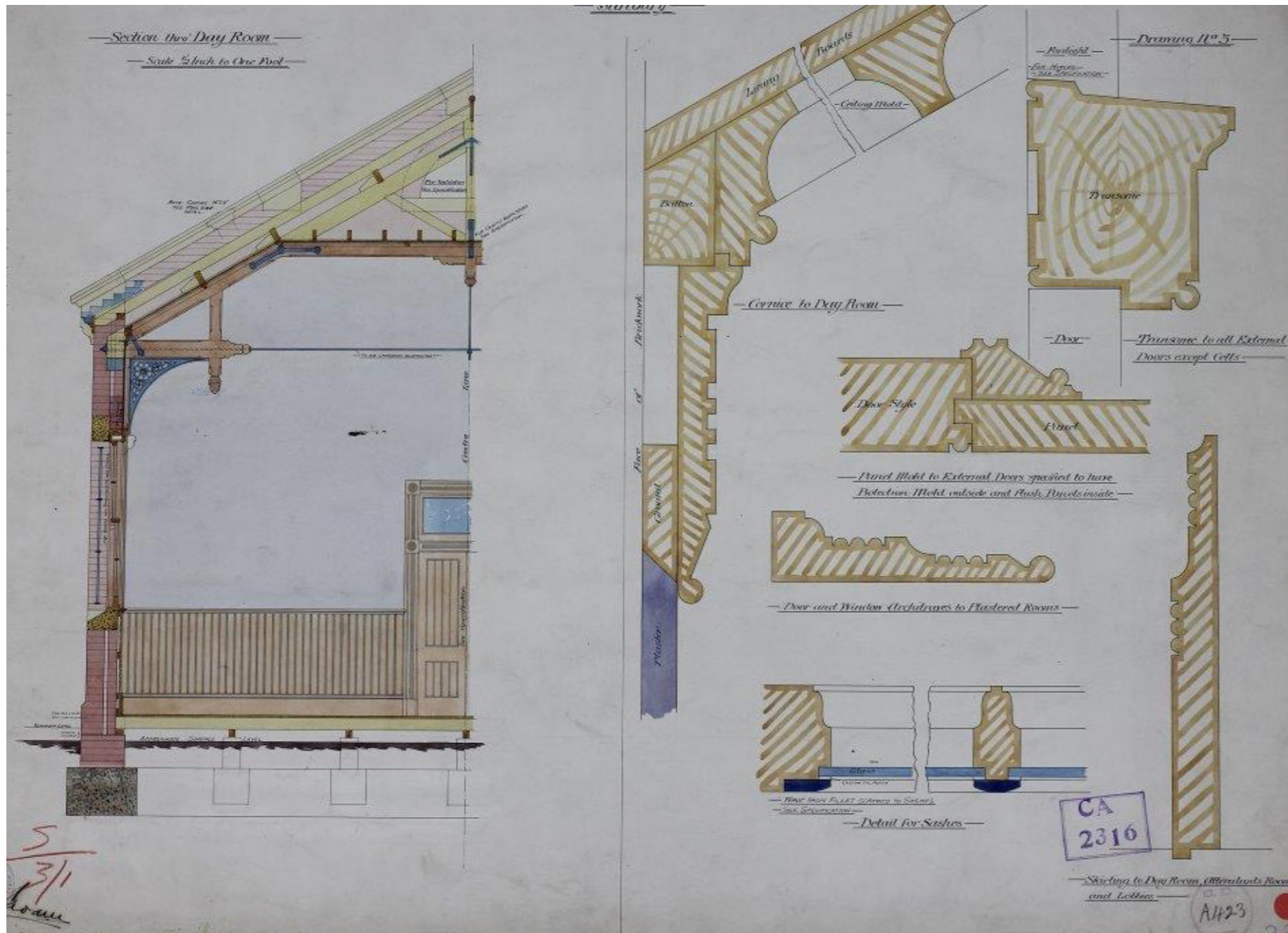
## Biophilia.

- Considering the extensive landscape of the surroundings the connection between the interior and exterior will be extremely important. As well as the incorporation of vegetation in the interiors and courtyards and the permeability of the sun light through the existing windows –opportunities for direct access, including operable windows and doors will benefit health and well being for occupants.

## Heritage principles

Principles for adaptive re-use:

- It is recommended that the below set of principles be adopted to guide the progression of design development for adaptive re-use:
- Taking a light touch approach to heritage fabric and configuration
- Committing to conservation works (subject to budgetary constraints);
- Any interventions to the building and setting to, as far as possible, be reversible;
- Preparation of guidelines for dissemination to all occupants to provide guidance on managing the heritage fabric and place, consistent with the sensitivity of the materiality, presentation, colour schemes, etc.



# Site Plan - Concept



Possible driveway entry

New Car park

Art in the landscape

24

Open Green Space

(Emergency access)

22

Extra carpark (existing)

Public Art

Shuttle bus stop

Plaza

Main entry

Side entry

Special events

- Disability compliant, accessibility close to each building
- Emergency access to rear of site
- Mix of central grass area (park) and plaza
- Use the enclosed garden in front of 22 for special outdoor events
- Alternative driveway to Building 24
- All the above subject to heritage approvals

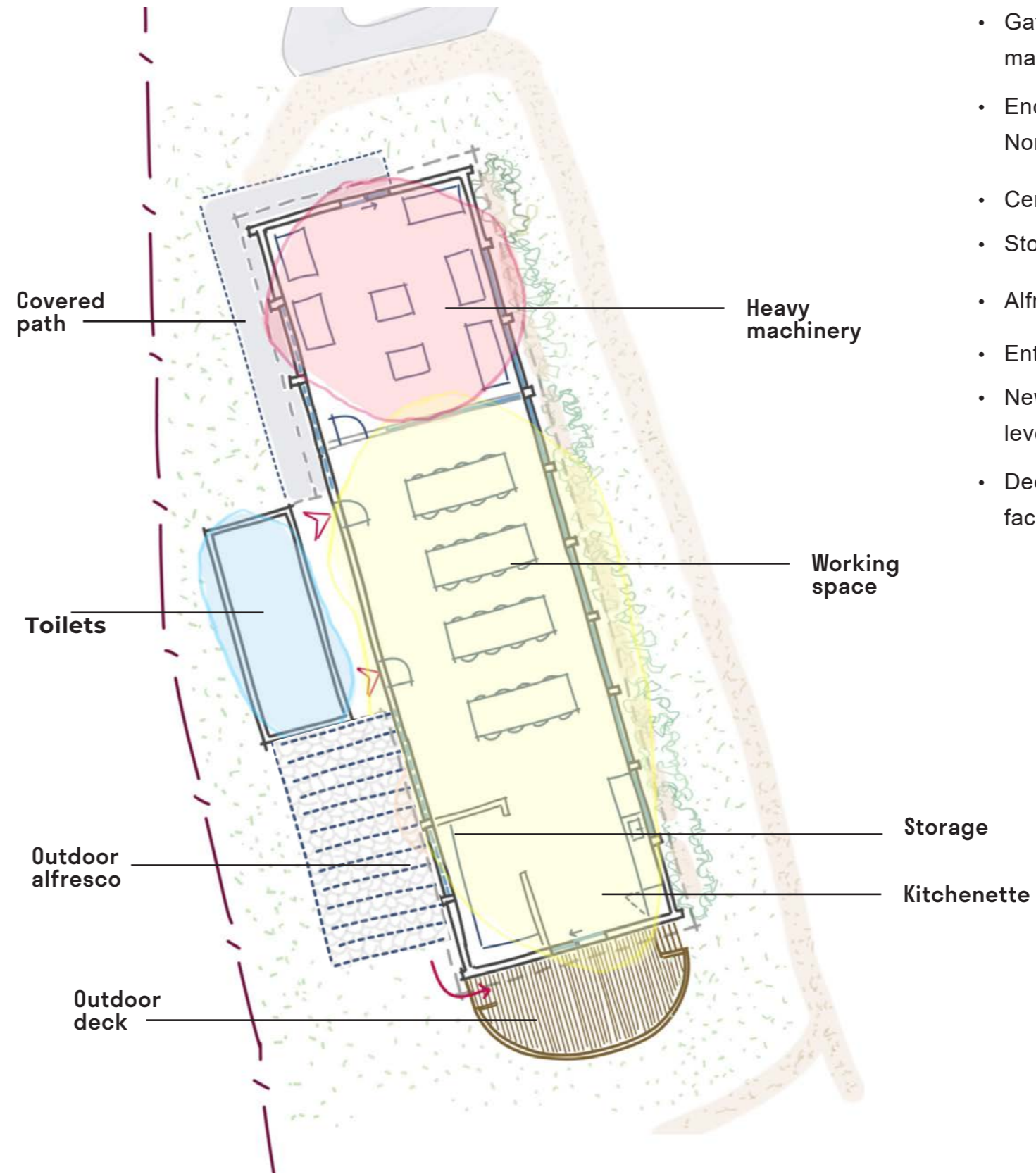
# Building 24 – Concept



The Shed Melbourne, Abbotsford

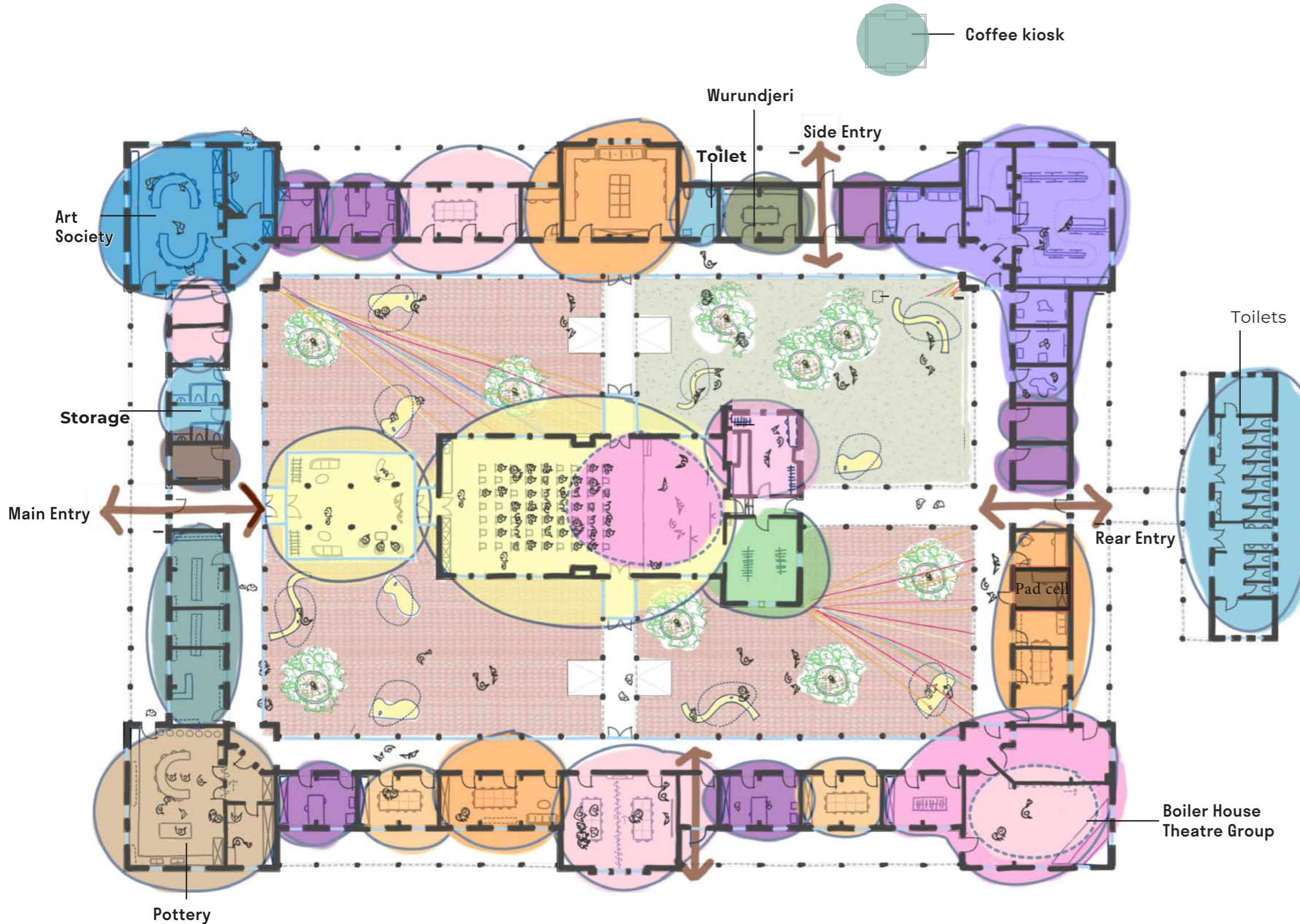


The Shed Melbourne, Abbotsford



- Gather wood-workers and manual makers in building 24
- Enclosed heavy machine area to the North
- Central shared working space
- Storage and kitchenette to the South
- Alfresco space to the West
- Entrance from the West facade
- New deck to the South allowing for level access and views
- Deciduous planting along the East facade

# Building 22 - Concept



- Anchor users help to activate and hold zones of the building (Boiler House Theatre Group, Pottery Group, Art Society, Wurundjeri Group) - they are separated to help the integration and interactions with new groups/ users
- The centre is a communal space to be shared by the different groups, that doubles as a performance and events space
- Potential for a Co-op with retail art, cultural food shop sits close to the main entrance
- The rear corner (south-East) near the gardens serves as a larger history /exhibition/ history/gallery space
- Wurundjeri organisation is present near the side entrance
- Converts the original timber outbuilding to a potential cafe/community kiosk
- Other small / medium spaces are for individual artists / creatives, co-working and meeting rooms
- New furniture for seating, shading and potted plantings are installed in the courtyards

Creatives/artists in residence	Boiler House Theatre/ Rehearsal + performances	The Art Society	Coworking & meeting rooms	Wurundjeri	Recording studio, podcast
Exhibitions/ History	Undefined (Workshops/Dance groups/ MusicClasses)	Pottery	Communal space, foyer, exhibitions, performances, dining hall	Co-op, retail, shop	Administration