



ARTS CENTRE DESIGN BRIEF

FOR
MIXED USE DEVELOPMENT
617 - 621 PACIFIC HIGHWAY
ST. LEONARDS

PLANNING PROPOSAL SUBMISSION

REVISED ISSUE 17 MAY 2017

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Blue Mountains Cultural Centre



Blue Mountains Cultural Centre

THE VISION

1.1 Introduction

A Community Arts Centre is identified in the St Leonards / Crows Nest Planning Study as one of the major potential public benefit facilities that could be incorporated into future development projects. The Arts Centre will support various spaces for:

- art & photography studios
- dance rehearsal space
- theatre rehearsal space
- music studios
- workshop space
- gallery/exhibition space

Strong patronage of the arts by Council and the private sector, working in partnership, will strengthen St Leonards' image as a highly desirable place to live, work and play.

The Arts Centre would best be located on the first and second floors within the podium of a 'tall tower' near the station with a presence and direct access from ground level and be clearly visible from the street via glazing and signage.

Precedents

- Sydney Creative Hub (Greenland Centre) – 2000m²
- City of Sydney Creative Spaces program
- Blue Mountains Cultural Centre – 4000m²
- Former Collingwood Technical School Project – 5000m²
- Mildura Arts Centre – 4000m²
- Caboolture Arts Hub – 5000m²

1.2 Design Goals

The key design goal for the Arts Centre is to create an engaging Community facility that:

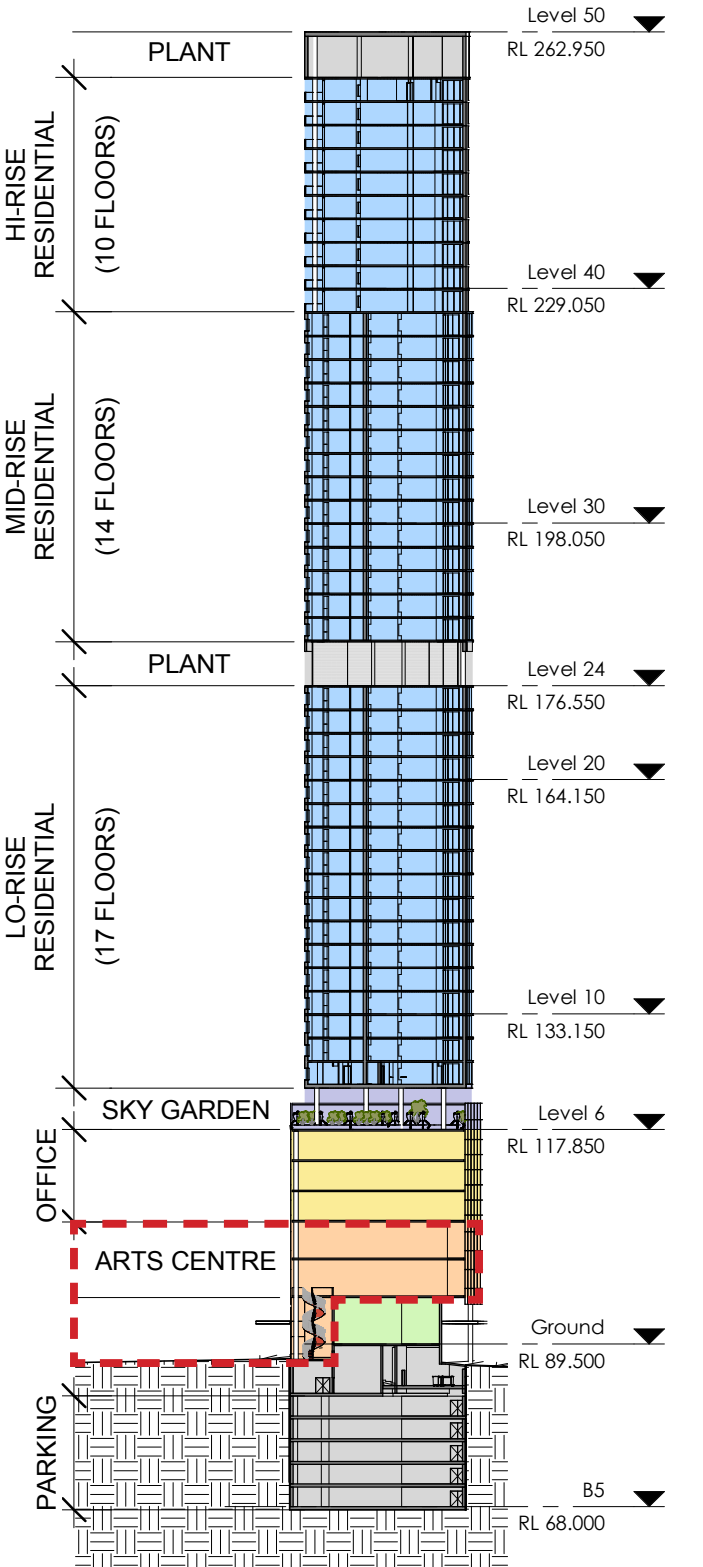
- capitalizes on the synergy of consolidating arts operations and programs under one roof
- captures the vitality of the St Leonards/Crows Nest community,
- is warm, welcoming and accessible,
- has a high degree of visibility,
- supports diverse events including celebratory & day-to-day activities,
- provides much needed cultural facilities for people of all ages,
- has a dramatic architectural/artistic expression,
- creates a unique and engaging place which can become the heart of the community.



Mildura Arts Centre



Caboolture Arts Hub



Building Section

THE SITE

1.3 Site Description

617-621 Pacific Highway, St Leonards is a 1067 m² site that is located on a prominent corner in the urban block bounded by Atchison Street to the north, Pacific Highway to the south, Mitchell Street to the east and Christie St to the west.

The site has 3 street frontages to the Pacific Highway, Christie Street and Atchison Street, and to the east is the 16 storey IBM building.

The site is located within 100m of St Leonards station, within the 'centre' of the St Leonards precinct and is identified as a site for a 'tall' building under North Sydney Councils' development controls.

The proposed Community Arts Centre would be located on level 1 and 2 of the development with a dedicated entrance foyer on Atchison Street.

1.4 General Requirements

Provide building services, finishes, fixtures and fittings that are appropriate to the function of each space.

Lift Provision

The Community Arts Centre shall be served by two 25person / 2000kg capacity lifts with 1300 wide door openings.

Power / Data Provision

Provide skirting mounted, re-locatable power and data outlets to all spaces with table mounted outlets in meeting rooms.
Provide CCTV coverage for all spaces.
Provide data / server room (secure with good ventilation away from noise sensitive areas).



617-621 PACIFIC HIGHWAY
ST LEONARDS

DETAILED SPACE PROGRAM

2.0 Entry / Exhibition / Meeting

2.1 Entry Lobby (Ground Level): 40m²

General Description:
Space for entry and display of artworks.
Clearly organized, highly visible to the street, exciting space.
Stair to gallery space above with glazed door between top of stairs and gallery space.

Finishes:
Polished concrete floor, glazed external walls, plasterboard internal walls, void to gallery space above
Painted steel feature stair
Double doors to connect loading dock and lift lobby
Artwork hanging system

Services:
Feature / exhibition lighting system
Electronic information / directional display system

Relationship Adjacencies:
Street, lifts, gallery space (via stair).

2.2 Reception (Level 1): 10m²

General Description:
A welcome desk to provide first point of contact for Arts Centre visitors
Information point for all elements of the Arts Centre
Ceiling height approx. 4.5m

Finishes:
Polished concrete floor, glazed external walls, plasterboard internal walls
Painted concrete soffit/ ceiling, timber veneer joinery

Services:
Exposed ductwork/pipework, track lighting

Relationship Adjacencies:
Entry stair, lift lobby and gallery space

2.3 Art Gallery/Exhibition Space (Level 1): 300m²

General Description:
This space is intended to provide gallery/exhibition space for community based arts and/or sponsored temporary exhibitions.
Flexible/moveable exhibition wall system to be included
To have access to views and daylight (blackout blinds to be included)
Provision for interactive and digital media to be included
Ceiling height approx. 4.5m
Security barrier at top of spiral stair
Glazed separation of gallery space from general lift and stair circulation and break out area for after-hours security (but allowing after-hours access to studio spaces). Include wide entry to allow for larger works.

Finishes:
Polished concrete floor, glazed external walls, plasterboard internal walls
Hanging system (ceiling and walls)
Track light system
Laminate finish joinery
Painted concrete soffit/ceiling

Services:
Exposed ductwork/pipework, track lighting
Acoustics and building services/lighting to suit exhibition function

Relationship Adjacencies:
Reception, lift lobby, amenities, breakout/lounge

2.4 Gallery/Exhibition Office (Level 1): 15m²

General Description:
Office for Arts Centre manager
Desk, chairs and storage cupboards to be included
Ceiling height approx. 3.0m

Finishes:
Carpet floor, glazed external walls, plasterboard internal walls and suspended plasterboard ceiling

Services:
Recessed services fixtures
Acoustics and building services/lighting to suit office function

Relationship Adjacencies:
Lift lobby, gallery/exhibition space, breakout/lounge



Pine Street Creative Arts Centre



Caboolture Arts Centre

DETAILED SPACE PROGRAM

2.5 Breakout/Lounge Space x 2 (Levels 1&2): 25m²

General Description:
This space is intended to serve as a breakout space for Arts Centre staff, it would also be utilised as a pre-function space for visitors prior to entering the gallery/exhibition or theatre/ dance rehearsal spaces.
It will include a kitchenette, storage, table and seats
Ceiling height approx. 4.5m

Finishes:
Sealed concrete floor, plasterboard internal walls,
Painted concrete soffit/ceiling
Laminate finish joinery

Services:
Exposed ductwork/pipework, track lighting

Relationship Adjacencies:
Art gallery/exhibition space, theatre/dance rehearsal, reception, lift lobby and amenities

2.6 Meeting Rooms x 2 (Levels 1&2): 40 - 50m²

General Description:
Two meeting rooms (14 and 20 person capacity) with AV capacity for use by community, Council and Arts Centre for booked meetings
Bench space and storage cupboards to be included
Tables and chairs to be included
Ceiling height approx. 3.0m

Finishes:
Carpet floor, glazed external walls, plasterboard internal walls and suspended plasterboard ceiling

Services:
Recessed services fixtures
Acoustics and building services/lighting to suit meeting function
Table mounted power / data outlets

Relationship Adjacencies:
Lift lobby, gallery/exhibition space, breakout/lounge



Breakout / Lounge Space



Meeting Room



Reception

DETAILED SPACE PROGRAM

3.0 Rehearsal Spaces

3.1 Performance Rehearsal Space (Level 2): 200m²

- General Description:
Multi-purpose room to host a variety of activities including:
- Dance/Theatre Rehearsals
 - Lectures and audio visual presentations
 - Education Programs
 - Rentals for special occasions

Bench space, sink and storage cupboards to be included
Stepped timber platform seating area to be included
Ceiling height approx. 4.5m

Finishes:
Timber floor, glazed external walls, plasterboard internal walls
Painted concrete soffit/ceiling
Laminate finish joinery
Acoustic treatment in walls & ceiling

Services:
Exposed ductwork/pipework, track lighting
Acoustics and building services/lighting to suit rehearsal function

Relationship Adjacencies:
Lift Lobby, workshop space, amenities, storage

3.2 Performance Rehearsal Storage (Level 2): 15m²

- General Description:
Storage for studio activities, supporting education programs.
Storage for tables, chairs and props for rehearsals/events.

Finishes:
Sealed concrete floor, glazed external walls, plasterboard internal walls
Painted concrete soffit/ceiling

Services:
Exposed ductwork/pipework

Relationship Adjacencies:
Theatre/dance rehearsal space, breakout /lounge, amenities



Dance Rehearsal Space



Theatre Rehearsal Space



Artists Studio

DETAILED SPACE PROGRAM

4.0 Studio Spaces

4.1 Single Artist Studio (Level 1): 25m² <i>General Description:</i> Work space for single artist with good daylight access Bench space, sink and storage cupboards to be included Ceiling height approx. 4.5m <i>Finishes:</i> Sealed concrete floor, glazed external walls, plasterboard internal walls Painted concrete soffit/ceiling, Laminate finish joinery <i>Services:</i> Exposed ductwork/pipework Good ventilation required Plaster traps to sinks <i>Relationship Adjacencies:</i> Shared artist studio, amenities, breakout/lounge	4.3 Photography / New Media Studio (Level 2): 200m² <i>General Description:</i> Work space for photography Good daylight access with provision for blackout blinds Bench space, sink and storage cupboards to be included Small lockable storage area and screening room (which can be darkened if necessary) Ceiling height approx. 4.5m <i>Finishes:</i> Sealed concrete floor, glazed external walls, plasterboard internal walls Painted concrete soffit/ceiling Laminate finish joinery <i>Services:</i> Exposed ductwork/pipework Good ventilation required <i>Relationship Adjacencies:</i> Artist studios, amenities, breakout/lounge
4.2 Shared Artist Studio (Level 1): 175m² <i>General Description:</i> Shared work space for up to 8 artists with good daylight access Bench space, sink and storage cupboards to be included Small, secure storeroom to be included Ceiling height approx. 4.5m <i>Finishes:</i> Sealed concrete floor, glazed external walls, plasterboard internal walls Painted concrete soffit/ceiling Laminate finish joinery <i>Services:</i> Exposed ductwork/pipework Good ventilation required Plaster traps to sinks <i>Relationship Adjacencies:</i> Single artist studio, amenities, breakout/lounge	4.4 Music Rehearsal Studio (Level 2): 100m² <i>General Description:</i> Rehearsal space for up to 20 musicians with good daylight access Storage cupboards to be included Ceiling height approx. 4.5m <i>Finishes:</i> Timber floor, glazed external walls, plasterboard internal walls Suspended, acoustic plasterboard ceiling Laminate finish joinery <i>Services:</i> Recessed services fixtures Acoustics and building services/lighting to suit music rehearsal function <i>Relationship Adjacencies:</i> Music recording studio, amenities, breakout/lounge



Photography Studio



Music Rehearsal Studio

DETAILED SPACE PROGRAM

4.5 Music Recording Studio (Level 2): 50m²

- General Description:*
Recording space for music
Control booth to be included
Storage cupboards to be included
Ceiling height approx. 3.5m
- Finishes:*
Timber floor, glazed external walls, plasterboard internal walls with acoustic lining
Suspended, acoustic plasterboard ceiling
Laminate finish joinery
- Services:*
Recessed services fixtures
Acoustics and building services/lighting to suit recording function
- Relationship Adjacencies:*
Music rehearsal studio, amenities, breakout/lounge



Music Recording Studio



Music Rehearsal Space



Caboolture Arts Hub

DETAILED SPACE PROGRAM

5.0 Support Spaces

5.1 Workshop Space (Level 2): 300m²

General Description:
The workshop space will primarily include the following functions:

- Set/prop construction
- The preparation area for any exhibits or events
- Screening and registration/processing area of incoming materials/artworks
- Staff work area for detailed restoration work on collection and exhibition materials

The workshop will include floor space for prepping objects, clean work area with a large prep table and a wet area with sink and bench space
Built in lockable storage cupboards for supplies, equipment, etc to be included
Ceiling height approx. 4.5m
Double doors opposite lift

Finishes:
Sealed concrete floor, glazed external walls, painted fibre cement internal walls
Painted concrete soffit/ceiling,
Clear finished plywood joinery

Services:
Exposed ductwork/pipework
3 phase power with earth leakage protection required
Good ventilation/fume extraction system required
Eye Wash Station and First Aid Station required
Plaster trap to sinks
Acoustic treatment of walls & ceiling

Relationship Adjacencies:
Lift lobby, theatre rehearsal space, exhibition space

5.2 Amenities x 2 (Levels 1&2): 30m²

General Description:
Male, female and unisex accessible facilities including wc, urinal, hand basin, hand dryer, etc to be centrally located on each floor for use by staff and visitors.
Ceiling height approx. 2.4m

Finishes:
Vitrified tile floor and walls, with painted plasterboard ceiling

Services:
Building services/lighting to suit amenities function

Relationship Adjacencies:
Breakout/lounge, meeting room, lift lobby

5.3 Workshop Office (Level 2): 15m²

General Description:
Office for workshop staff
Desk, chairs and storage cupboards to be included
Ceiling height approx. 3.0m

Finishes:
Sealed concrete floor, glazed external walls, plasterboard internal walls and suspended plasterboard ceiling

Services:
Recessed services fixtures
Acoustics and building services/lighting to suit office function

Relationship Adjacencies:
Workshop space

5.4 Workshop Holding/Storage Space (Lower Ground): 90m²

General Description:
Secure holding area for crated artworks and workshop supplies
Located on lower ground floor level (below loading dock)
Ceiling height approx. 4.5m

Finishes:
Sealed concrete floor, painted concrete/blockwork internal walls
Painted concrete soffit/ceiling

Services:
Exposed ductwork/pipework

Relationship Adjacencies:
Lift lobby, loading dock and workshop space (via lifts)

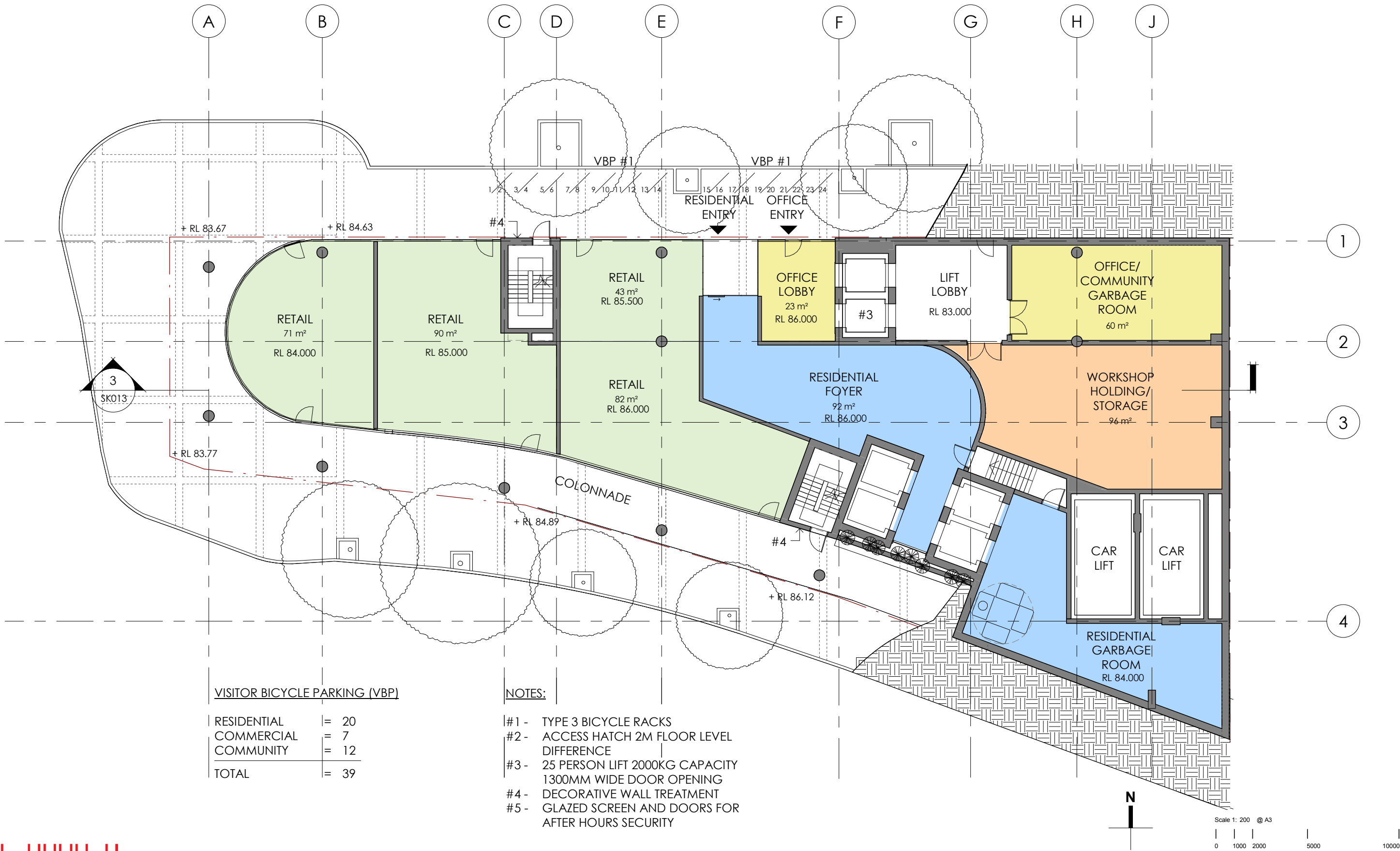


Set / Prop Construction



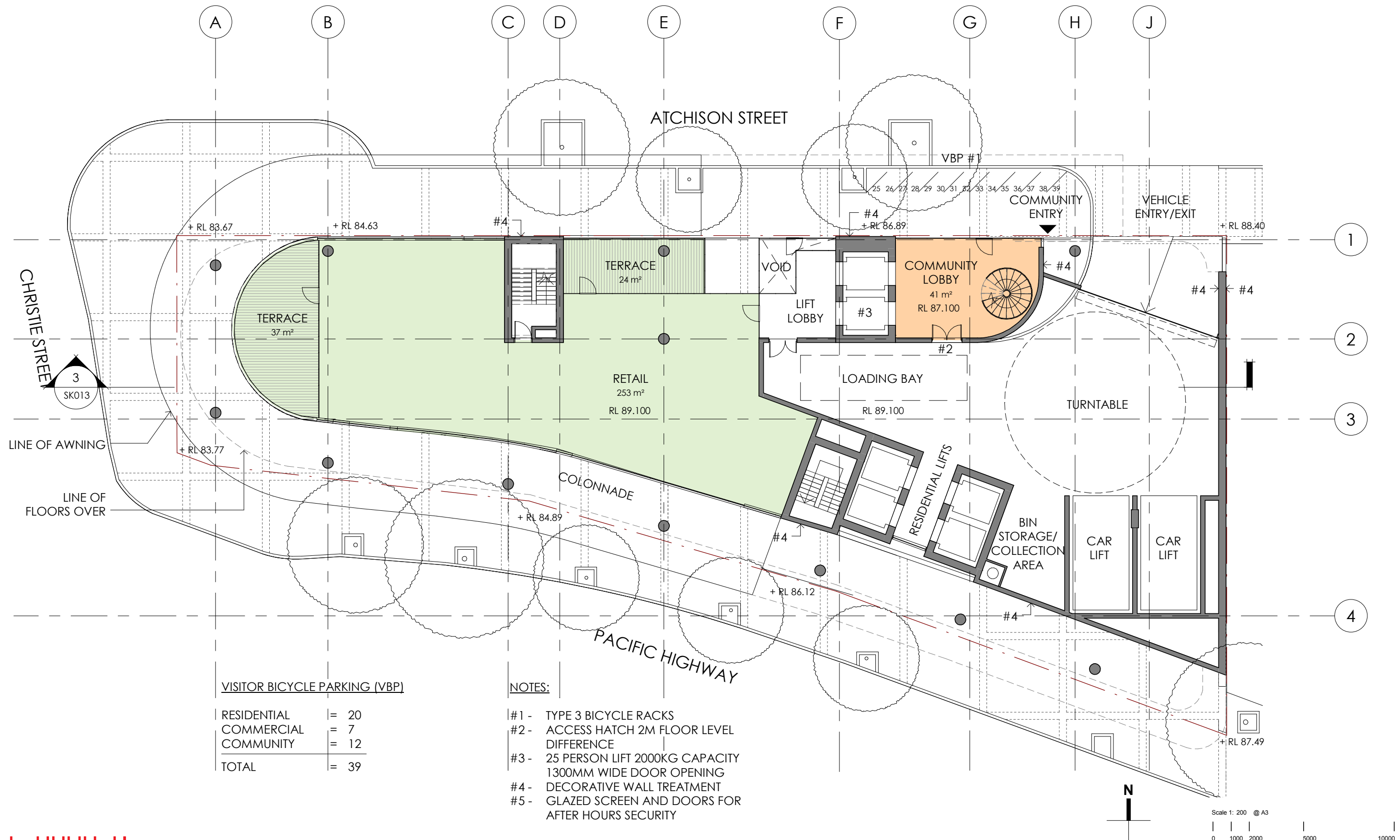
Workshop Space

INDICATIVE FLOOR PLANS
LOWER GROUND LEVEL

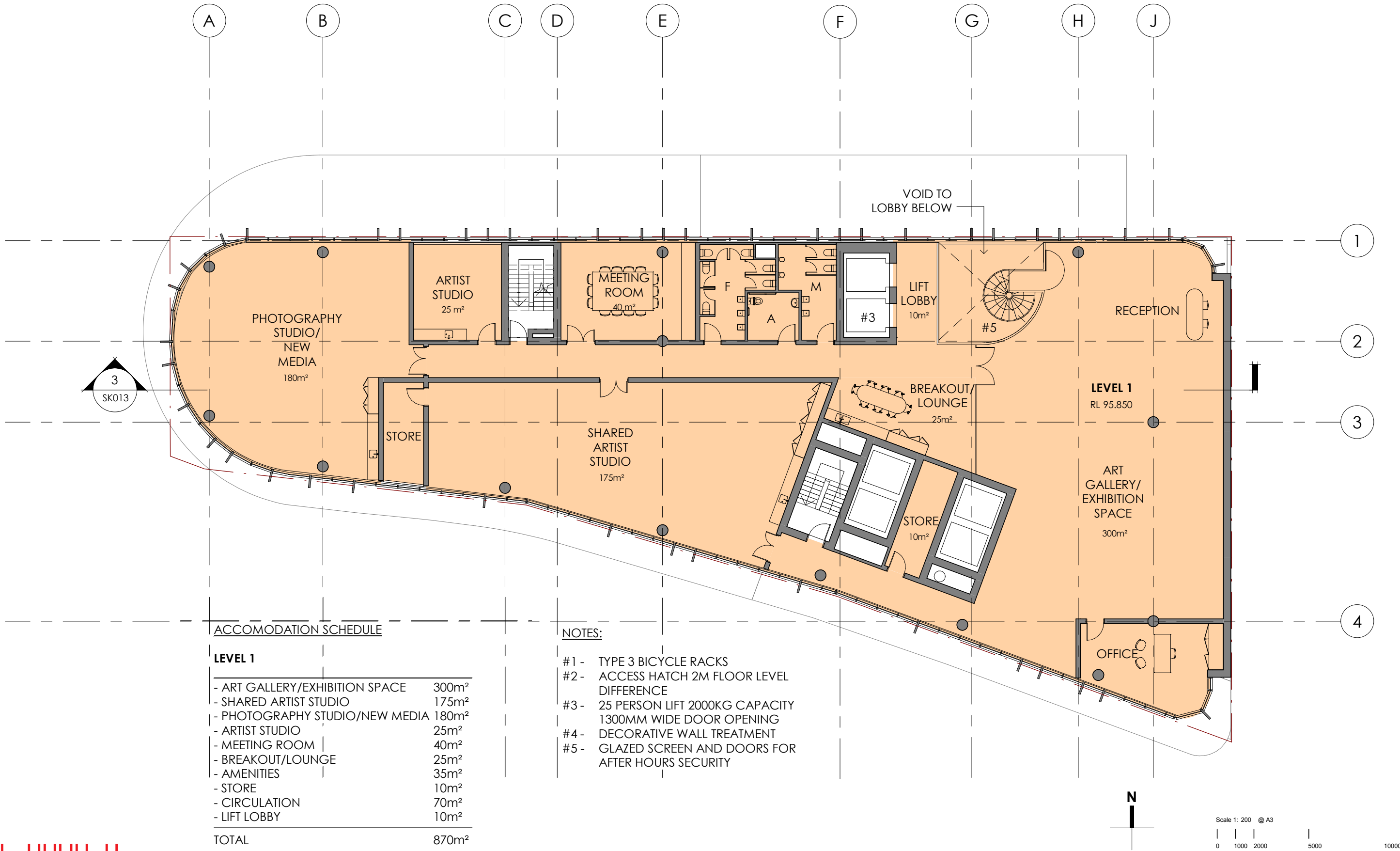


INDICATIVE FLOOR PLANS

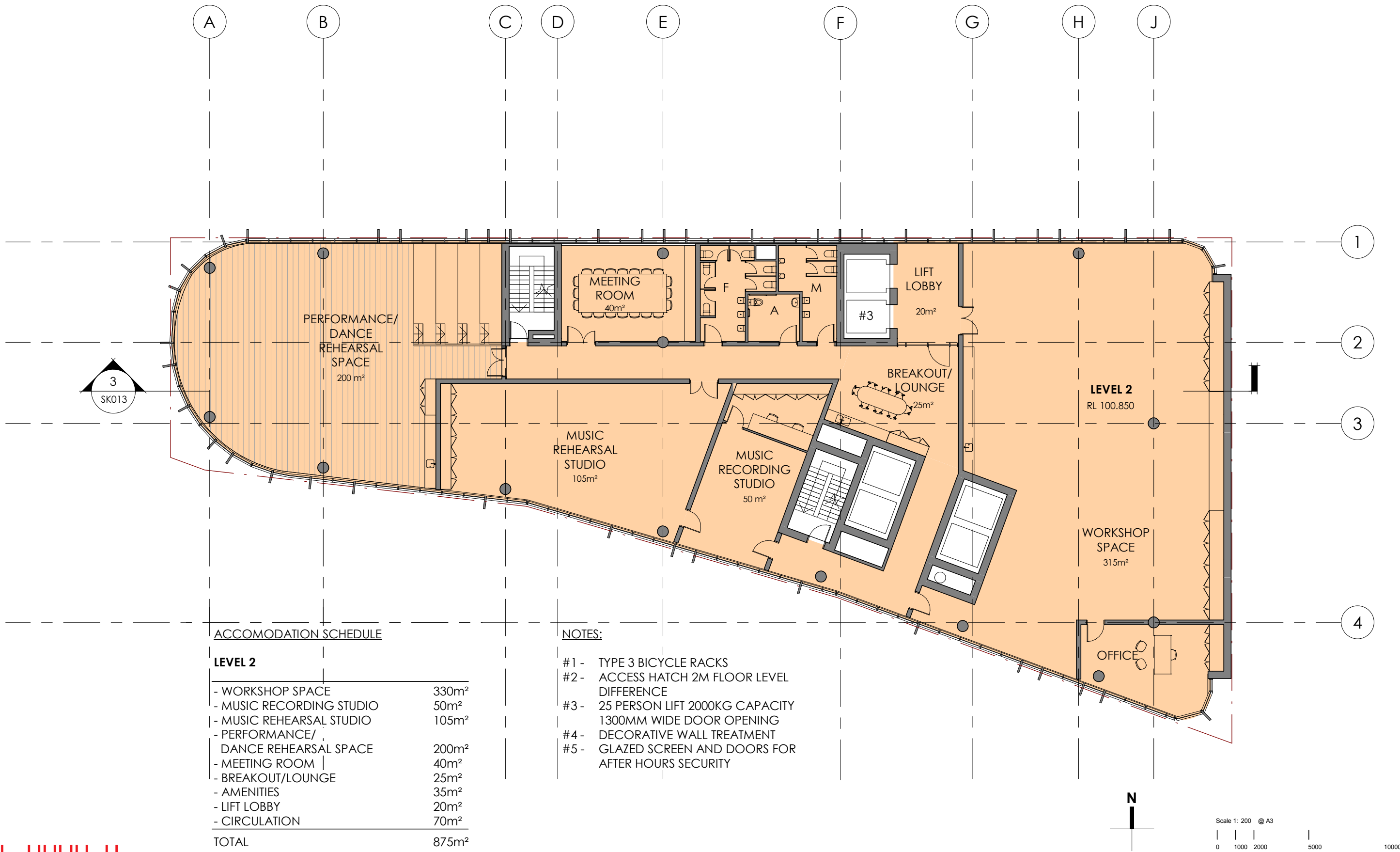
GROUND FLOOR

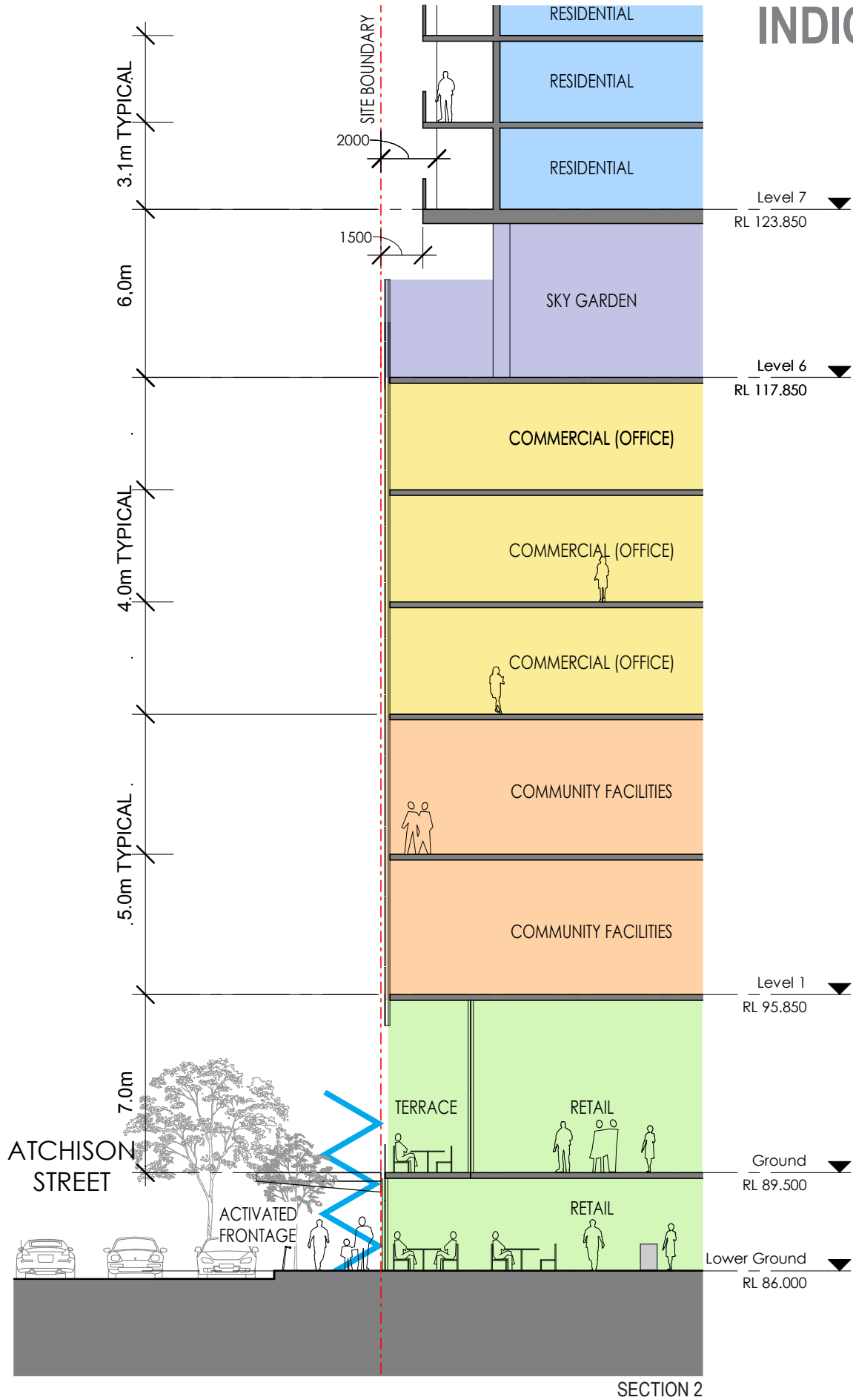
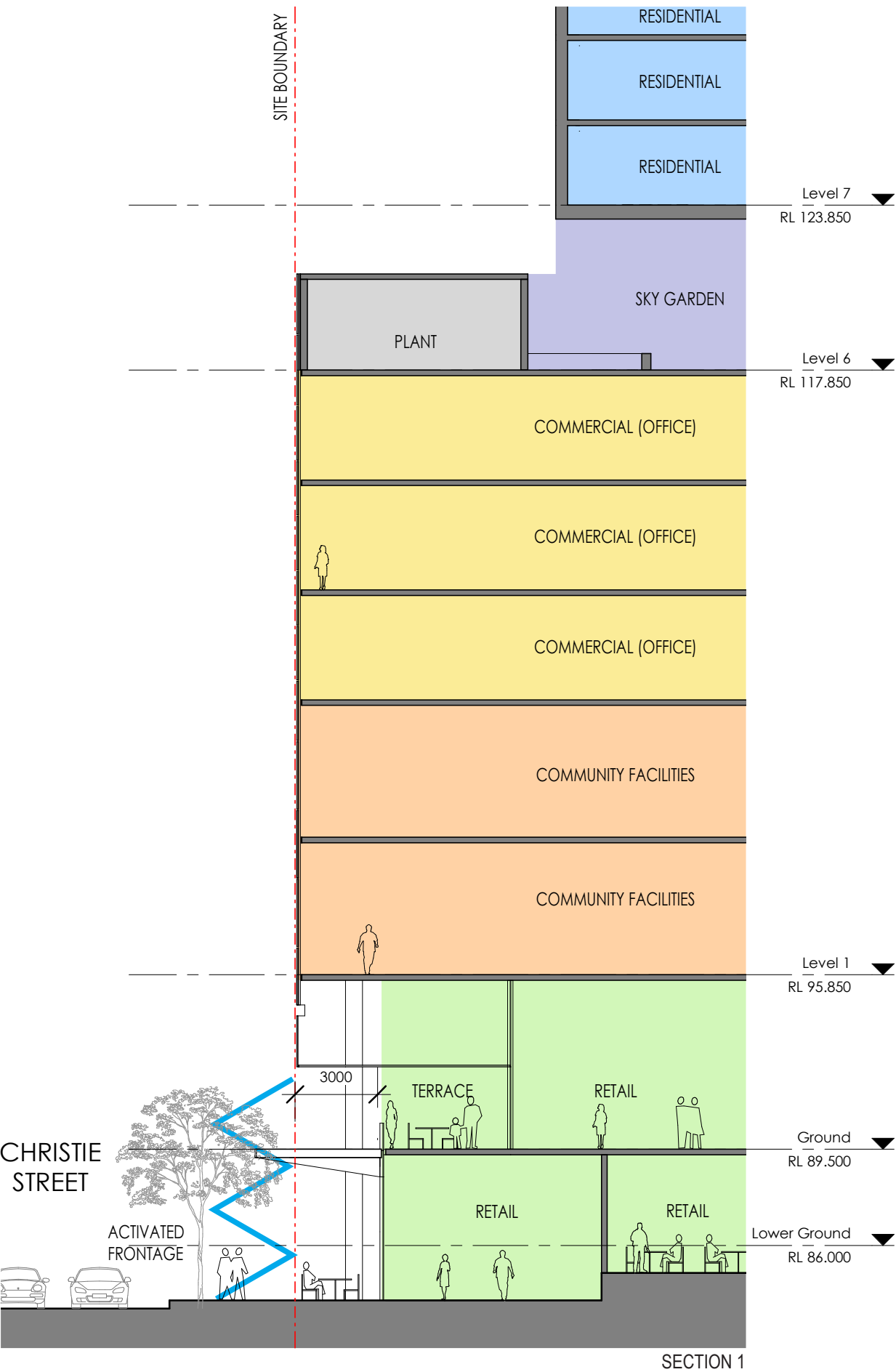


INDICATIVE FLOOR PLANS
COMMUNITY FACILITIES FLOOR (LEVEL 1)



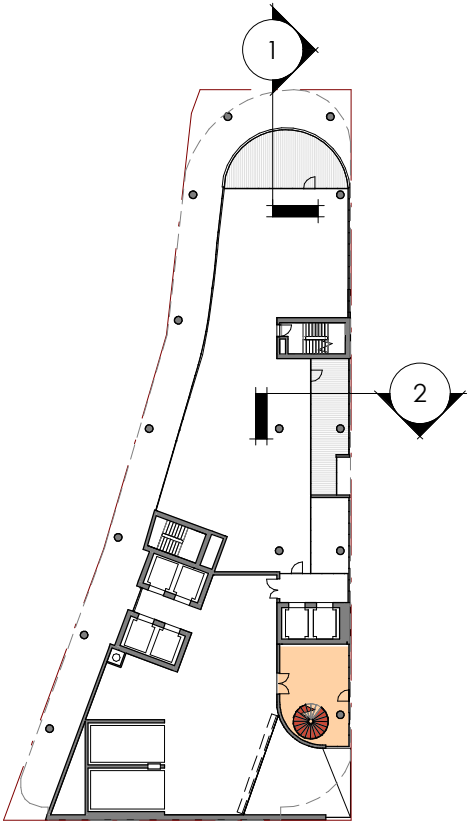
INDICATIVE FLOOR PLANS
COMMUNITY FACILITIES FLOOR (LEVEL 2)



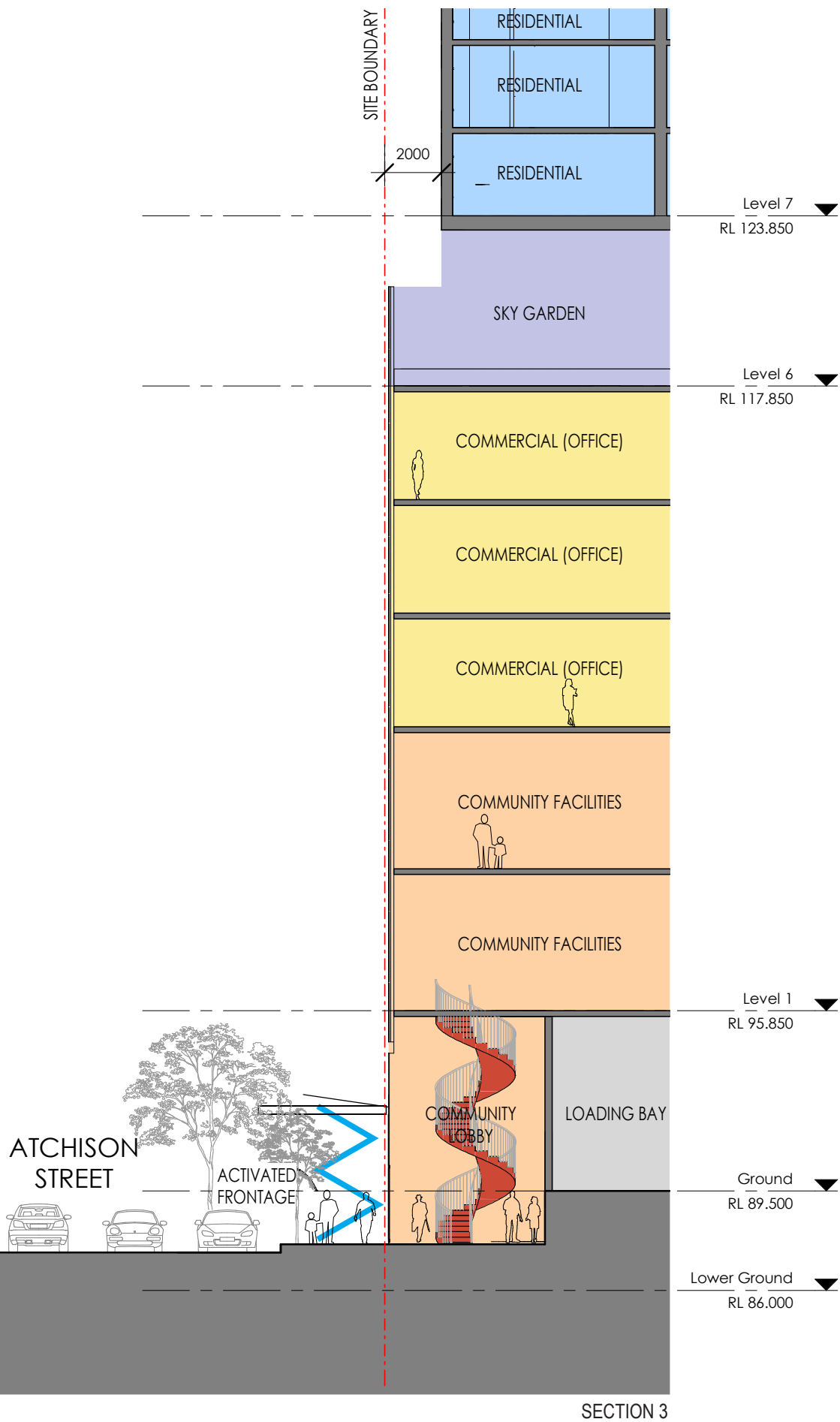


INDICATIVE SECTIONS

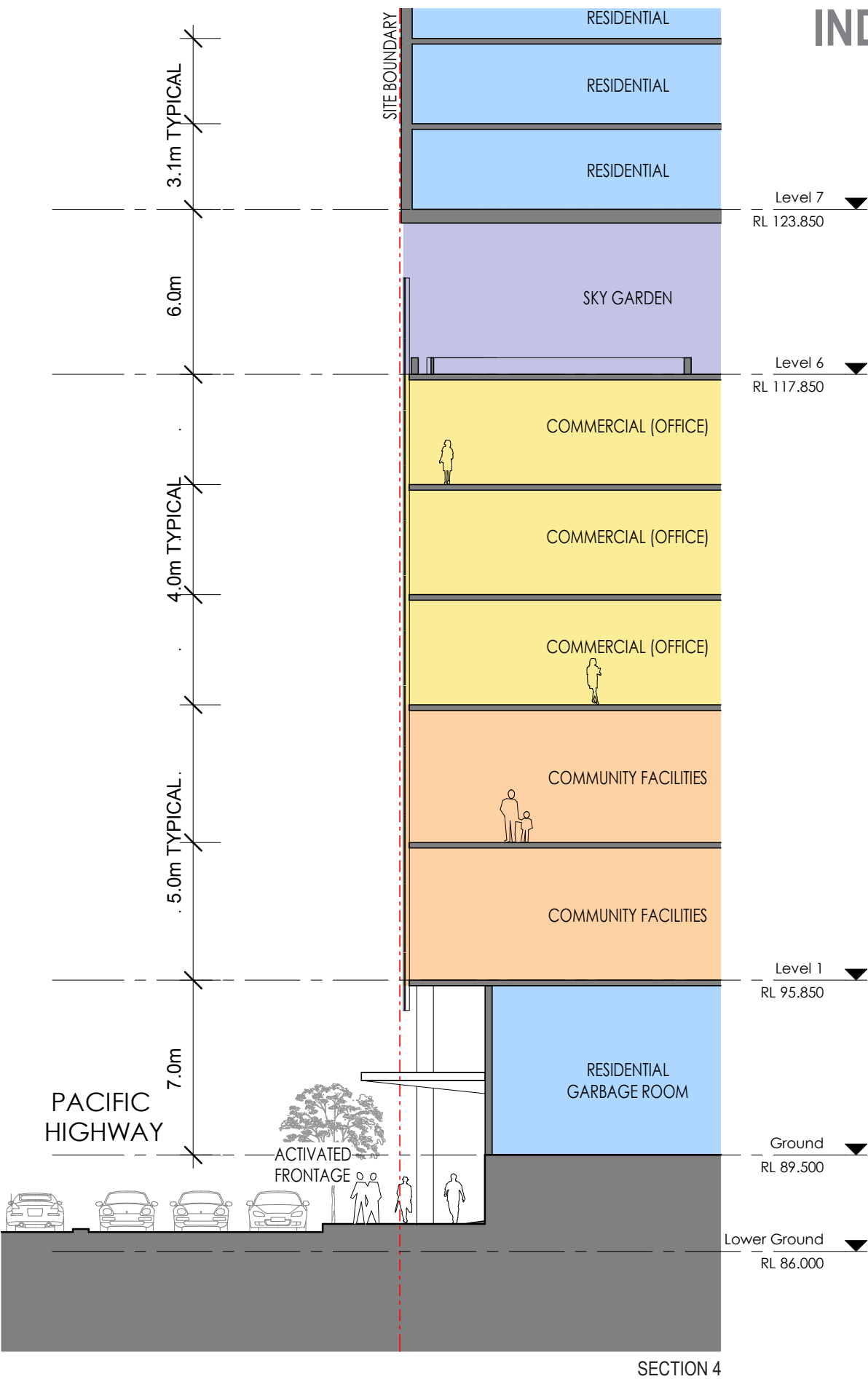
PODIUM SECTIONS



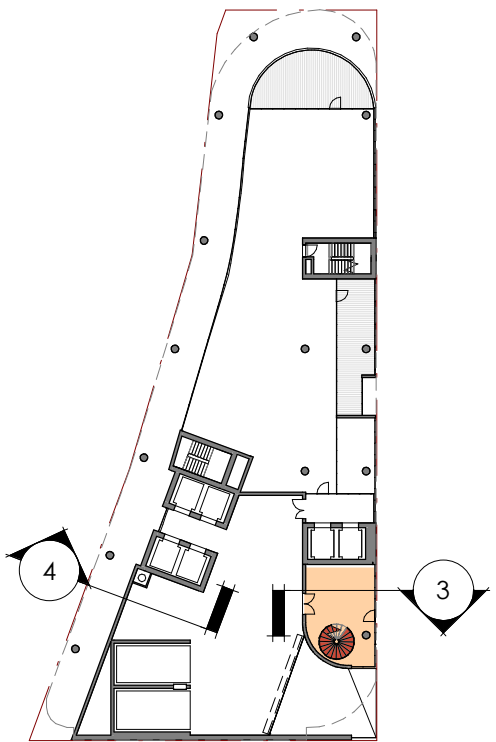
INDICATIVE SECTIONS
PODIUM SECTIONS



SECTION 3



SECTION 4



INDICATIVE 3D PERSPECTIVES
STREET LEVEL PERSPECTIVES



ATCHISON STREET LOOKING SOUTH EAST

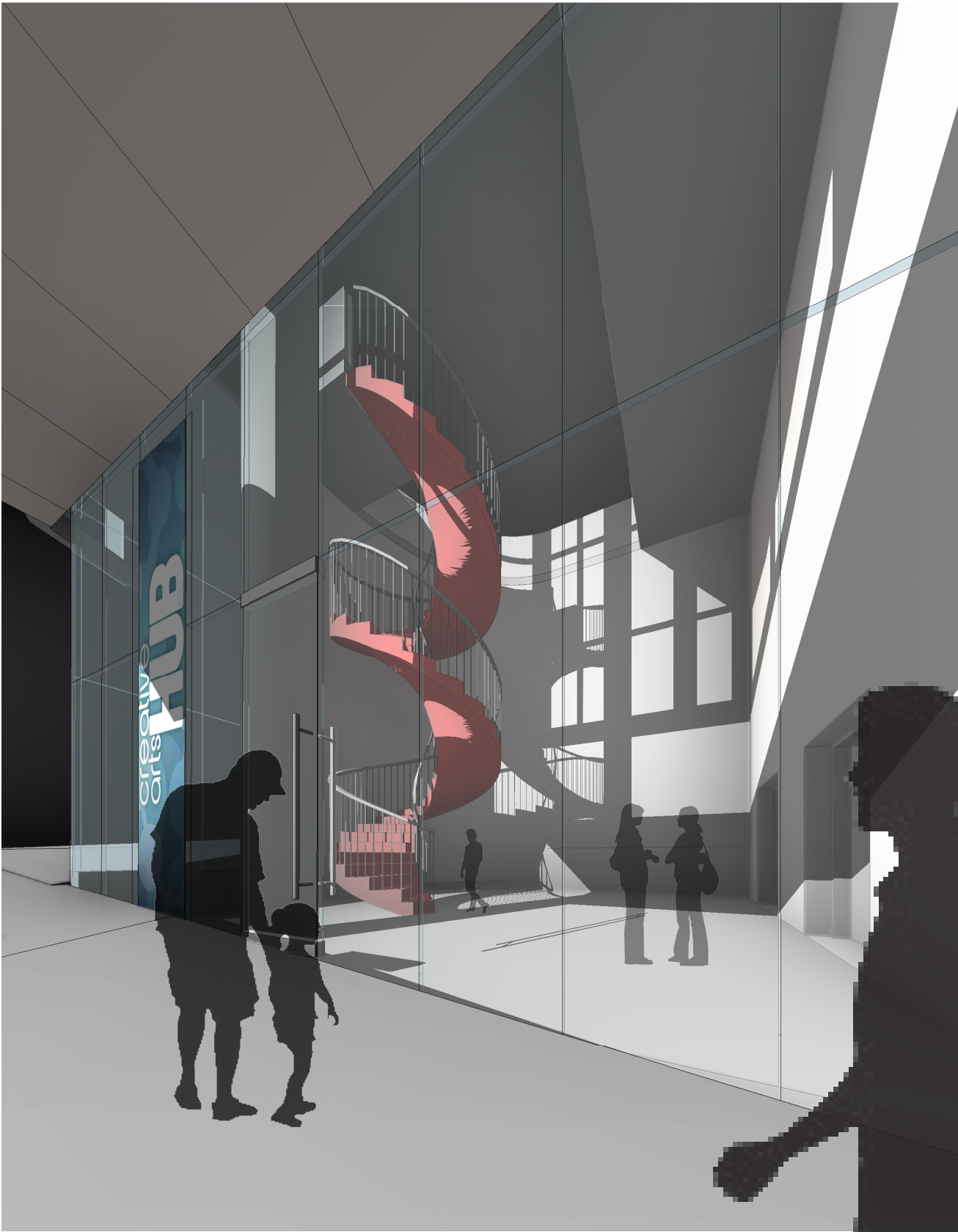


ATCHISON STREET LOOKING SOUTH WEST

INDICATIVE 3D PERSPECTIVES
ARTS CENTRE LOBBY ENTRY



ARTS CENTRE ENTRY



ARTS CENTRE ENTRY

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