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WOODS BAGOT



Wathaurong Aboriginal Co-operative

Site context & design
response plan

SEPTEMBER 2023



Prepared for:

Wathaurong Aboriginal Co-operative



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Prepared by

Reviewed by

Approved by

Woods Bagot Pty Ltd

Primary Contact

This report has been formatted for A3 landscape printing as a double sided booklet

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.

We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.

REVISION	DESCRIPTION	STATUS	DATE	APPROVED BY
A	Issued for review	DRAFT	01.09.2023	BM
B	Issued for Town Planning	TOWN PLANNING	19.09.2023	BM

Contacts

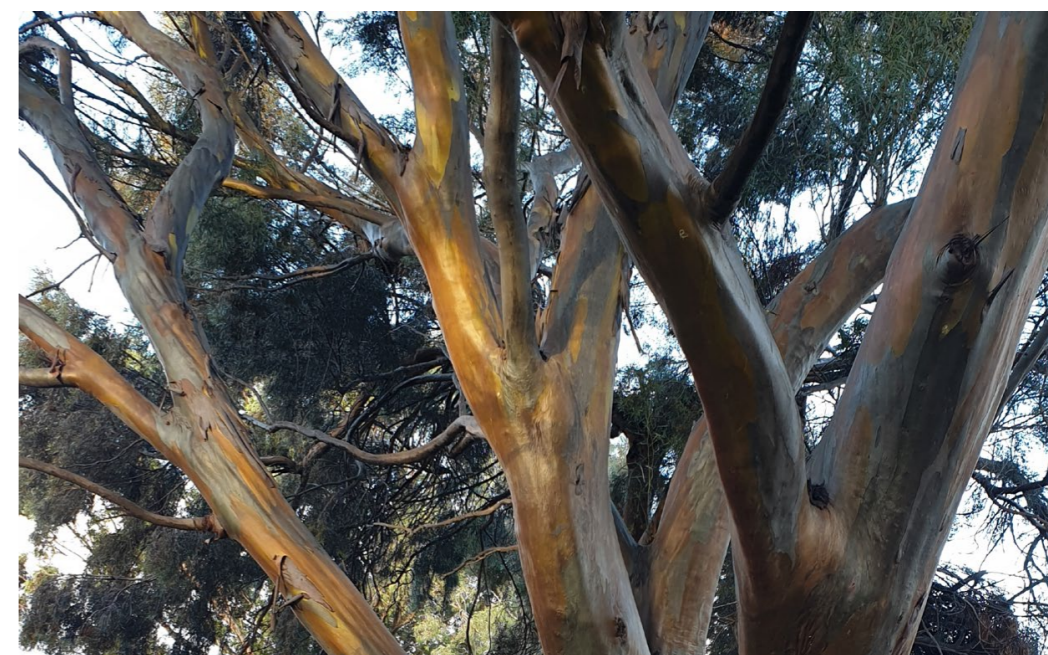
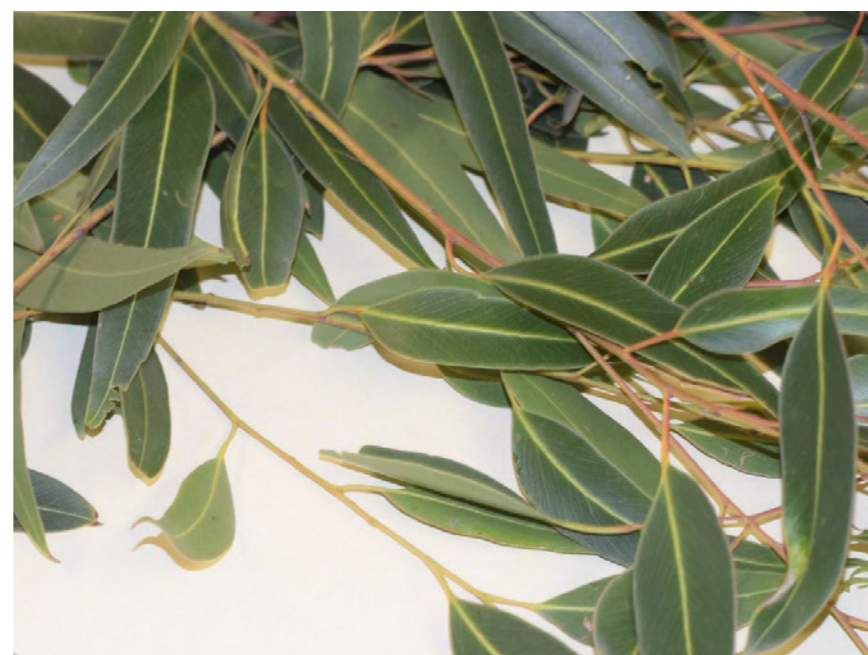
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Executive summary

"The Wathaurong Aboriginal Co-operative (Wathaurong) was established in 1980, with its primary purpose to provide holistic and culturally appropriate service responses to meet the local Aboriginal & Torres Strait Islander community needs. Wathaurong sits on the land of the Wadda Wurrung people who have lived across the area for the past 25,000 years, their country includes Ballarat, Melton, Geelong and the Bellarine Peninsula."

"With the expansion of services at Wathaurong there is a need to also expand the infrastructure required to deliver the services and provide the necessary workspaces for the additional staff to be employed at Wathaurong."

Extract from the project brief

This report details the site masterplan and architectural design for the redevelopment of land at 62 Morgan Street, North Geelong and adjacent land titles.

The project involves removal of two existing low-rise buildings at 62 Morgan Street and replacing them with a larger integrated "hub" style building. This new building will bring the majority of Wathaurong staff and services together under a single roof. Importantly, it will also be a focus point for community gathering and events beyond the key service provision roles.

To provide additional "on site" vehicle parking for the consolidated services and expanded staff numbers, vacant Council owned land adjacent the site at 43 The Boulevard, Norlane will be acquired and developed as open-air parking in a landscaped setting.

Project Team



Architecture and Interiors
www.woodsbagot.com

Woods Bagot is a global studio whose diverse services cover design, research, data analytics and consulting to create People Architecture. People's Architecture is propelled by a shared sense of empathy for celebrating diversity across cultures, free from a signature style. We believe the values of end-users and the values of design are the same.

Established in Australia in 1869, we have grown to be one of the largest architectural practices in the world. Operating from studios in 17 major cities around the world, Woods Bagot designers place human experience at the centre of their design process to deliver engaging, future oriented projects that respond to the way people use space and that flexibly accommodate changes to come. Our Global Studio model allows us to work collaboratively

to share design intelligence and strengthen our knowledge base worldwide. Woods Bagot relies on collaboration and collective intelligence to deliver design excellence. The vision of the firm culminates in projects that are built around the needs of users. A diverse project portfolio worldwide creates experiences made possible via the design of spaces that respond to client needs, informed by data and delivered through collaborative partnerships. Our design approach ensures that every project we create is a unique response to our client's brief and the specific qualities of the site.



Landscape architecture
www.tract.com.au

Balancing the brightest ideas with the most pragmatic ones, our charter is to positively impact all environments and the communities they support.

As planners and designers, we collaborate to creatively shape places for civic interaction, conduits for movement, places to live, work and visit, and habitats to grow.

We deliver sustainable and memorable solutions that leave a lasting legacy, from hospital gardens that promote healing and wellbeing to play spaces that spark joy, and urban centres that forge connection. We create breathtaking spaces, but there's a deeper meaning and motive behind everything we do. This ethos extends beyond our work and

into our Culture of collaboration and inclusion, and our Reconciliation Action Plan.

It is our desire to understand and value Aboriginal and Torres Strait Islander cultures along with respecting different values and beliefs, which is supported by our organisational values which recognise that we are accountable and responsible to the role we play in broader society and the environment. We recognise that working in partnership with Aboriginal and Torres Strait Islander peoples is an integral part of demonstrating these values.

Project Team



Planning

Spiire
www.spiire.com.au



Engineering services

GHD
www.ghd.com

*Structural
Civil
Electrical
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Kitchen Consultant

Green Design Group
www.greendesigngroup.com.au



Relevant Building Surveyor

Philip Chun
www.philipchun.com.au



Consulting Building Surveyor

Hendry
www.hendry.com.au

JOHNNY'S TREE SERVICE



Arborist

Johnny's Tree Service
johnnybtree@yahoo.com.au



01

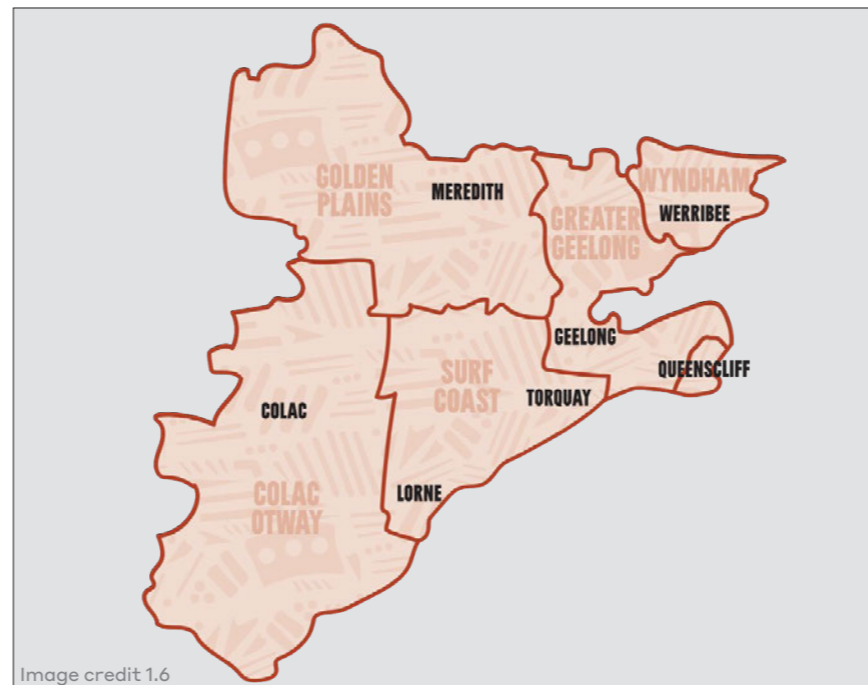
Introduction

< Image: Detail of existing site vegetation.

Project client Wathaurong Aboriginal Cooperative



Wathaurong community activities



Map of Wathaurong Aboriginal Co-operative service areas

Wathaurong Aboriginal Co-operative was first formed by community in 1978 and established as a registered organisation in 1980 in Geelong to provide culturally appropriate program, support and services for all Aboriginal and Torres Strait Islander people living in the region. The organisation now provides services for Aboriginal and Torres Strait Islander people living on Wathaurong, Boonwurrung, Gulidjan and Gadabanud countries, operating in the Local Government Areas of Geelong, Wyndham, Golden Plains, Colac Otway, Surf Coast and Queenscliff.

We are focused on building and maintaining **Strong Community, Strong Culture, and Strong Country.**

Wathaurong Aboriginal Co-operative welcomes all Aboriginal people and provides a place where community members experience social and cultural connectedness and unity, have a voice, celebrate culture and identity; promoting self determination, community healing, well-being and advancement.

Extract from the Wathaurong Aboriginal Co-operative website www.wathaurong.org.au/about-us/

Morgan Street Site Existing site use



Image credit 1.7



Image credit 1.8



Image credit 1.9

Photos depicting current site use at 62 Morgan Street, North Geelong



The site at 62 Morgan Street, North Geelong sits on the traditional lands of the Wathaurong People, one of the five language groups of the Kulin Nation. As the traditional owners, Wathaurong elders have cared for this land for millennia. Sovereignty of this land was never ceded.

From the middle part of the twentieth century, progressive expansion of Geelong brought significant change to the original landscape. The broader area was developed for a broad range of industrial uses. By the 1980's, the project site had fallen into a state of severe ecological degradation. The site was used as a surface dumping site, while several adjacent industrial sites were used as landfill dumps.

The Wathaurong Aboriginal Co-operative acquired the site title in the mid 1980s, soon after the registration of the Co-operative in 1980. The Cooperative has progressively developed and restored the site to its current condition.

The site currently contains two (predominantly) single level timber framed buildings. The administration building is the older of the two, constructed in 1996 on the bank of Cowies Creek lake. A subsequent healthcare and childcare building was added higher up the hill to the north in 2008. Both buildings are constructed in a similar architectural style.

Since the early years of the Co-operative, the organisation has substantially expanded their staff and services. They currently operate out of numerous sites dispersed throughout the greater Geelong region.

The Morgan Street site currently houses selected healthcare and administrative services. In addition, the site hosts a range of community gatherings and events, making it an important social space for the Wathaurong community. Beyond building accommodation floor space, the site hosts two culturally important external sites; the Scar Tree / dance circle and the Tranquillity Garden.

Morgan Street Site Project vision and pillars

With the expansion of services offered by Wathaurong Aboriginal Cooperative, there is a need to expand building accommodation. Importantly, this project will allow the cooperative to consolidate most of their currently dispersed operations “under one roof” in a single location.

This site has been selected for their consolidated operations because:

- *It is the traditional home of the Wathaurong Aboriginal Co-operative.*
- *The site sits within a repaired natural environment adjacent Cowies Creek. Indigenous knowledge and landcare assistance (caring for Country) have helped repair and restore elements of the surrounding environment.*
- *The site contains culturally important external sites within the landscape that can't be relocated; the Scar Tree / dance circle and the Tranquillity Garden.*

Whilst the Co-operative operate a range of important community services, the organization is fundamentally a community group. Great importance is placed on the less tangible but essential task of allowing community members to gather and connect – keeping alive the language, knowledge and traditions of culture stretching back thousands of years. Accordingly, the proposed building and site design will provide numerous indoor and outdoor “gathering” spaces, providing opportunities for informal community use of the site away from the specific provision of services.

Project pillars - key objectives

Culture

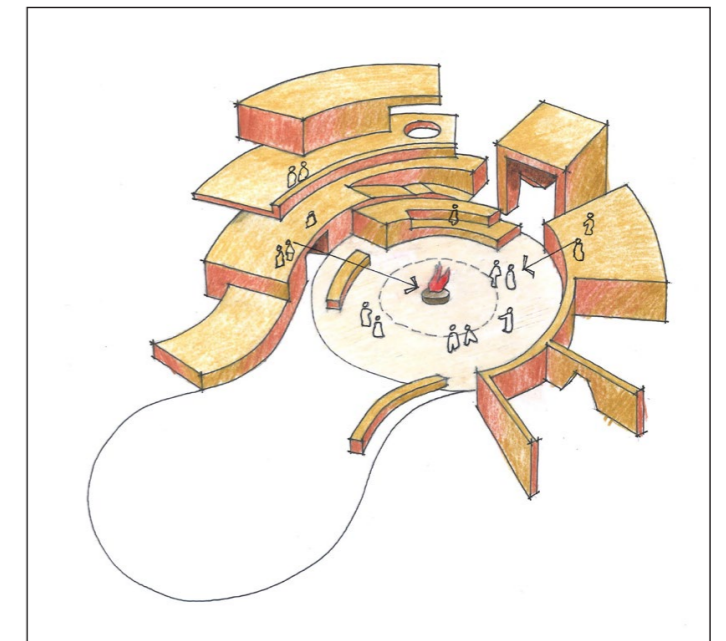
Culture is embedded within the fabric of this project, both tangible and intangible. It will be a continuous discussion of how we respectfully integrate elements of culture within spaces.

Community

The need for stronger connection to community is evident in the activities already happening and the ones staff would like to happen in the future in order to create a stronger community connection.

Connection to Country

Through current discussions with Wathaurong it is evident that connection to Country is a key driver that will ultimately guide design decisions towards the relationship created between interior and exterior environments.



"Gathering Place" diagram

This simple diagram was created via co-design with the Co-operative and describes the high level project vision. The project is conceived as a collection of integrated community spaces and services that embrace a central gathering space. The resulting building design is centred on the existing Scar Tree and dance circle, and is composed of both outdoor and indoor spaces. The circular geometry of the gathering space is a reference to traditional yarning (conversation) circles prevalent in indigenous culture.

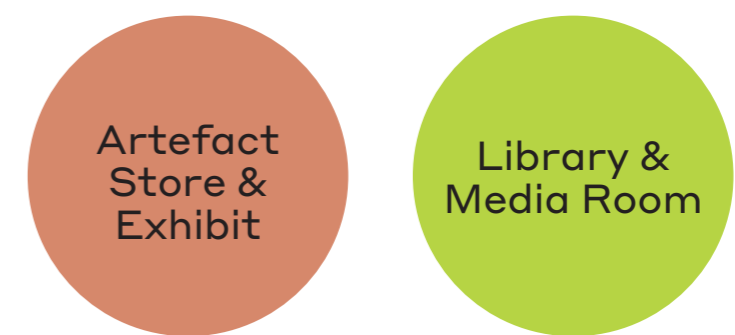


Morgan Street Site Consolidation & expansion of services

Primary Services & Facilities



Secondary Services & Facilities



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02

Site Context

< Image: Detail of existing site vegetation.

Site context

NORLANE

WATHAURONG ABORIGINAL CO-OPERATIVE

FORMER FORD
MOTORS SITE

PRINCES HWY

NORTH GEELONG

CORIO BAY



Site aerial photograph



NOT TO SCALE

Site description

The 62 Morgan Street site is bounded on two sides by Cowies Creek, a natural watercourse running in a generally southeast direction into Corio Bay. The site is an irregular shaped land parcel located at a sharp bend in the creek, where the creek enters a larger artificial lake environment. Access to the site from Morgan Street is via a single lane concrete vehicle bridge spanning the creek. The site has substantial topographic variation, and falls approximately 7m from the north down to the lake edge.

The site Land titles



NOT TO SCALE

Land Titles

The proposed masterplan for 62 Morgan Street, North Geelong is described in detail in chapter 03 of this report. The masterplan requires the coordinated use of three individual adjacent land titles.

- 01** **MAIN SITE – 62 MORGAN STREET, NORTH GEELONG**
CURRENT ZONING – PPRZ

This site is currently owned by Wathaurong Aboriginal Co-operative. The existing buildings will be demolished and replaced with the proposed project.
- 02** **THE “TRIANGLE” SITE – 43 THE BOULEVARD, NORLANE**
CURRENT ZONING – PPRZ

This site is generally a flat grassy site, currently hosting a public shared use bicycle and pedestrian trail. West of the existing shared use trail, the site falls steeply towards the descending Morgan Street. Despite its zoning as a public park, the site is underdeveloped for this purpose compared to adjacent parkland sites on the opposite side of Morgan Street. The title is a roughly rectangular land parcel that unusually, includes part of Morgan Street itself and further land to the north. Through the planning permit application process, the Co-operative are engaging with the City of Greater Geelong to negotiate acquisition of part of this land parcel. The proposed acquisition area is roughly triangular and notionally defined by the southern boundary, the eastern boundary, and the eastern edge of the existing shared use trail.
- 03** **INDUSTRIAL NEIGHBOUR – 21 BIRDWOOD AVENUE, NORLANE**
CURRENT ZONING – IN1Z

The neighbouring industrial site to the east is currently owned by VicRoads and serves as a roadworks depot. The Co-operative currently lease a linear portion of this site to support their current car parking requirements. The leased portion is currently developed as a formal concrete parking lot. The long-term lease is proposed to continue. The Co-operative are negotiating a marginal increase to the portion of leased land to support improved pedestrian movement within the overall masterplan.

The site Planning scheme zones



NOT TO SCALE

Zones

The current zoning of the three land parcels that will comprise the overall project masterplan are indicated on the adjacent map. Both the “Main Site” (62 Morgan Street) and the “Triangle Site” (43 The Boulevard) are currently zoned Public Park and Recreation. The neighbouring leased land to the east is within an Industrial 1 Zone.

It is generally recognised that the current Public Park and Recreation zoning of 62 Morgan Street, Geelong North is an anomaly given the private land ownership and current uses permitted under the Co operative’s existing planning permit. It is proposed that through the planning permit application process, both the “Main Site” and the “Triangle Site” will be rezoned to an appropriate Special Use Zone. Please refer to the accompanying Spiire planning report for full details. The leased land portion will retain its Industrial 1 Zoning.

Zone schedule

Property

- Properties
- Parcel
- Properties proposed
- Parcel proposed
- All Zones

Planning Scheme Zones

Residential Zones

- GRZ - General Residential Zone

Industrial Zones

- IN1Z - Industrial 1 Zone
- IN2Z - Industrial 2 Zone

Commercial Zones

- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone

Public Land Zones

- PUZ1 - Public Use Zone-Service and Utility
- PPRZ - Public Park and Recreation Zone
- PCRZ - Public Conservation and Resource Zone
- TRZ2 - Principal Road Network

The site Transport



NOT TO SCALE

WOODS BAGOT

An industrial scaled precinct

The Main Site is located on Morgan Street, a Department of Transport owned road and significant freight route within the broader industrial precinct. Given the nature of the precinct, most site visitors currently arrive via private vehicle. Public transport is available via the The Geelong public transport bus network. This network serves nearby Princes Highway (Melbourne to Geelong Road) and Thompson Road. Bus stops adjacent Surrey Street and The Boulevard on Princes Highway are both within an extended walking distance of the project site.

The Main Site is effectively “landlocked” by Cowies Creek and adjacent properties. Vehicle access to the site is achievable only via an existing single lane concrete “culvert” style bridge crossing Cowies Creek. There is currently no formalised vehicle access to the “Triangle” site at 43 The Boulevard. Traffic engineering assessment has established that existing topography and geometry of The Boulevard / Morgan Street intersection make new “primary access” kerb crossovers unviable.

The Main Site hosts a portion of the Cowies Creek shared pedestrian / bicycle path, providing paved, off-road bicycle access from both the north and the southeast.

Drawing Key

- Bike route (off road paths)
- Bus route & stop
- Roads



Site photography Morgan street context



01 Existing entry bridge

Image credit 2.1



02 Morgan Street - view looking north

Image credit 2.2



03 Morgan street - view looking north

Image credit 2.3



04 Morgan street - view looking south east

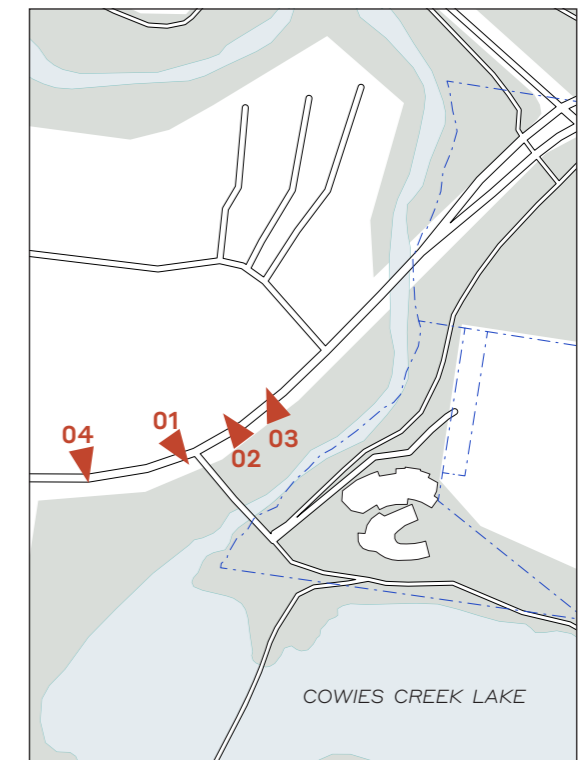
Image credit 2.4

Morgan Street is a significant connector road within an industrial subdivision. Accordingly, most properties facing Morgan Street are warehouse style industrial premises, some with a direct public facing customer component. Most properties are characterised by generous street setbacks to accommodate street-facing parking and service yard spaces.

The Wathaurong Aboriginal Co-operative site is separated from direct Morgan Street frontage via Cowies Creek. In this location, the southern bank of Cowies Creek rises steeply, and contains a mature grove of native vegetation and trees, providing substantial visual screening of the existing Wathaurong buildings.

Informal overflow parking and heavy vehicle parking currently occurs on several gravel verge sections along the south side of Morgan Street.

Key plan



Site photography Cowies creek environs



01 Cowies creek - view looking south

To the south of the Main Site, Cowies Creek lake and the surrounding parkland (including Seagull Paddock Park) offer an entirely different context from the industrial environment of Morgan Street. Here, extensive areas of lawn and substantial maturing native plantings create the appearance of a natural landscape, a distinct counterpoint to the broader industrial context. The parkland offers a key recreation space and moment of respite within the precinct.

The parkland to the south of the site and surrounding Cowies Creek lake contain numerous publicly accessible pedestrian and shared pedestrian / bicycle pathways.

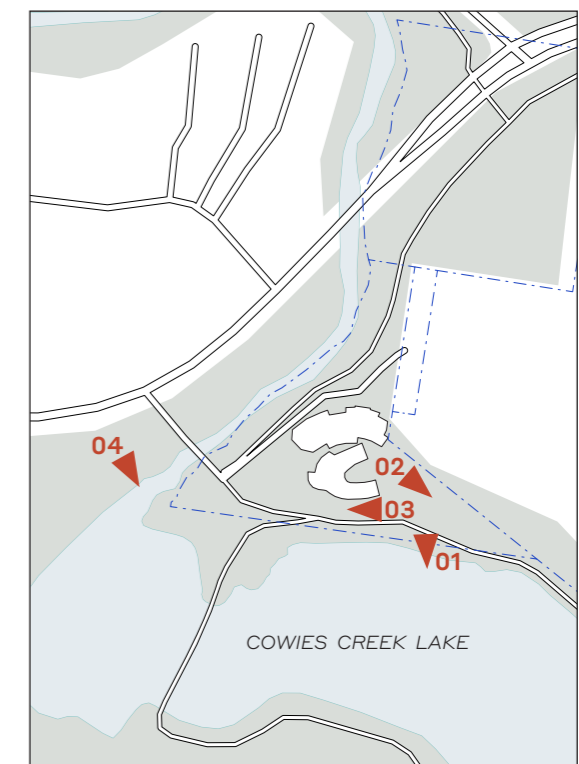


02 View from project site looking south east along Cowies Creek lake



03 Existing vegetation adjacent Wathaurong administration building

Key plan





Site photography Existing conditions - 62 Morgan Street



01 Existing buildings - view looking west



02 South facade of healthcare building



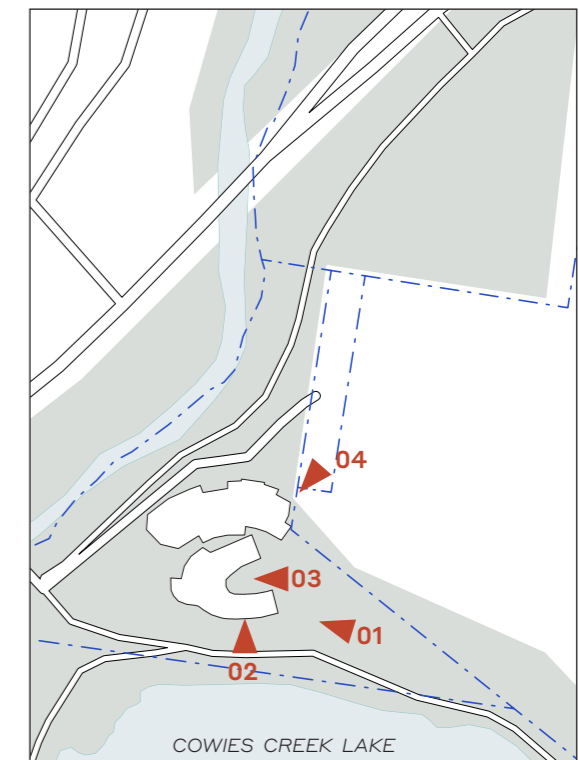
03 Administration building courtyard



04 Upper secure carpark and health building entry

The project Main Site (62 Morgan Street) is an irregular shape land parcel currently hosting the two existing Wathaurong Aboriginal Cooperative buildings and associated parking infrastructure. The landscape treatment of public parkland adjacent Cowies Creek lake extends over the southern site boundary up the hillside and surrounds the existing buildings. This results in an unfenced “invisible” boundary, with the existing Co-operative buildings appearing to reside within a public parkland setting.

Key plan



Site photography Existing conditions - 43 The Boulevard



01 Triangle Site - looking south east



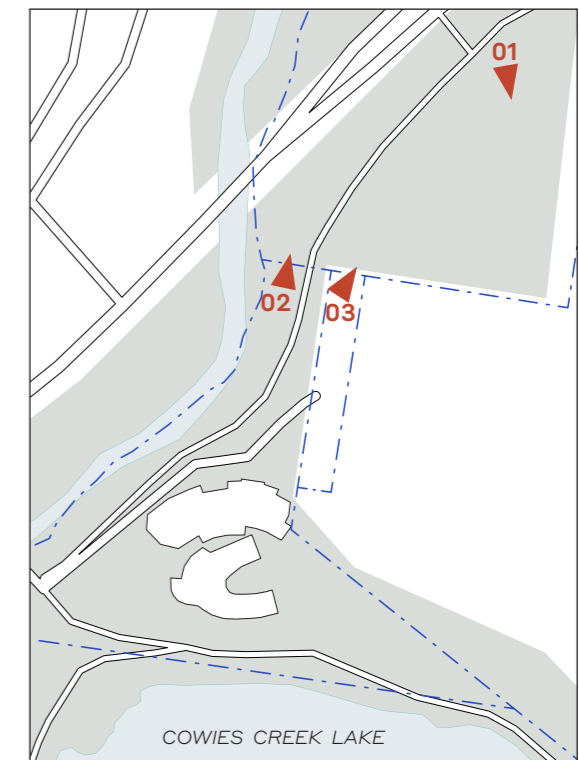
02 Existing shared use path - View looking north

The "Triangle" site is generally a flat grassy site, currently hosting a public shared use bicycle and pedestrian trail. West of the existing shared use trail, the site falls steeply towards the descending Morgan Street. The Triangle site is devoid of any significant trees, with large mature eucalypts adjacent boundaries located in the neighbouring allotments.



03 Triangle Site - view looking north east

Key plan



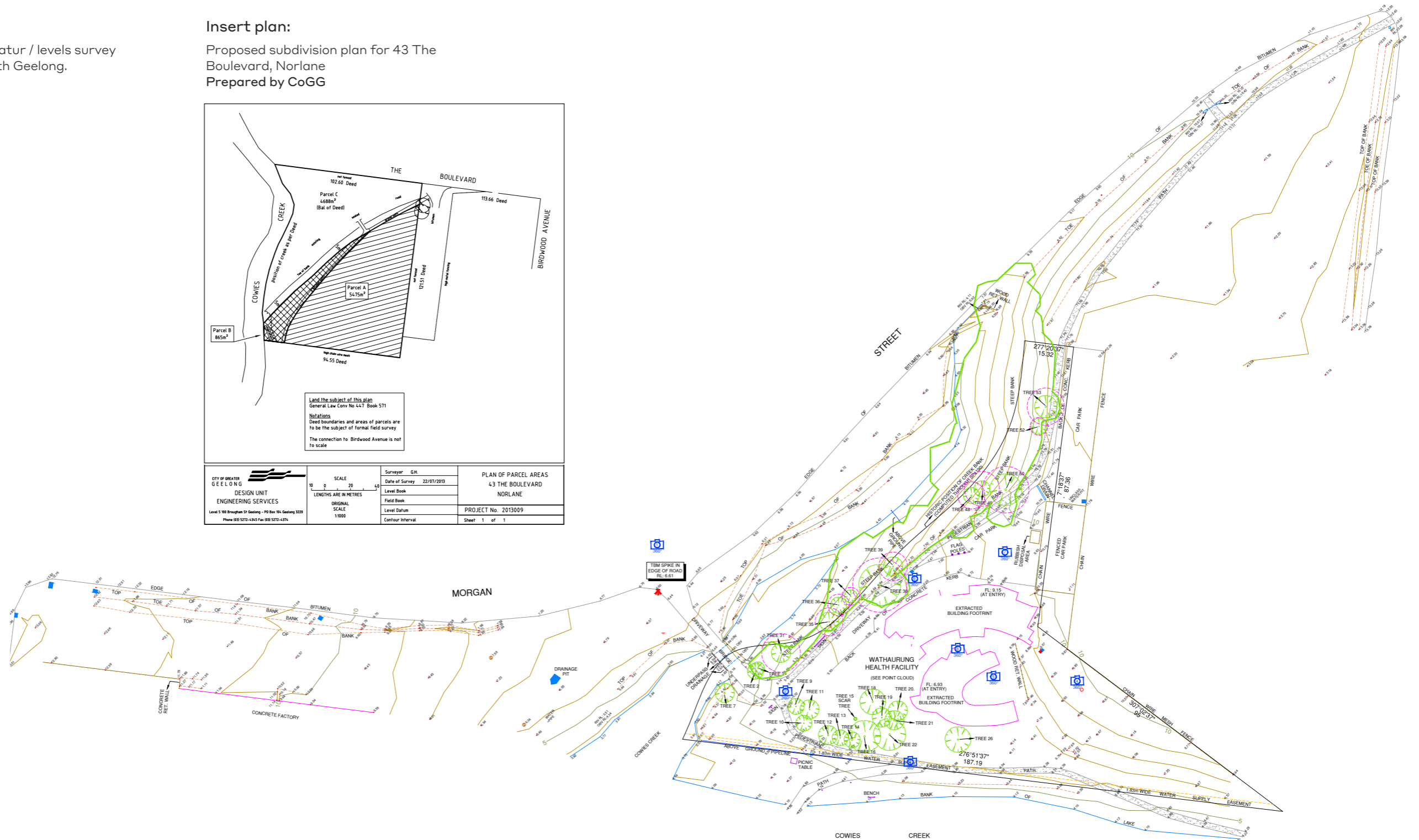
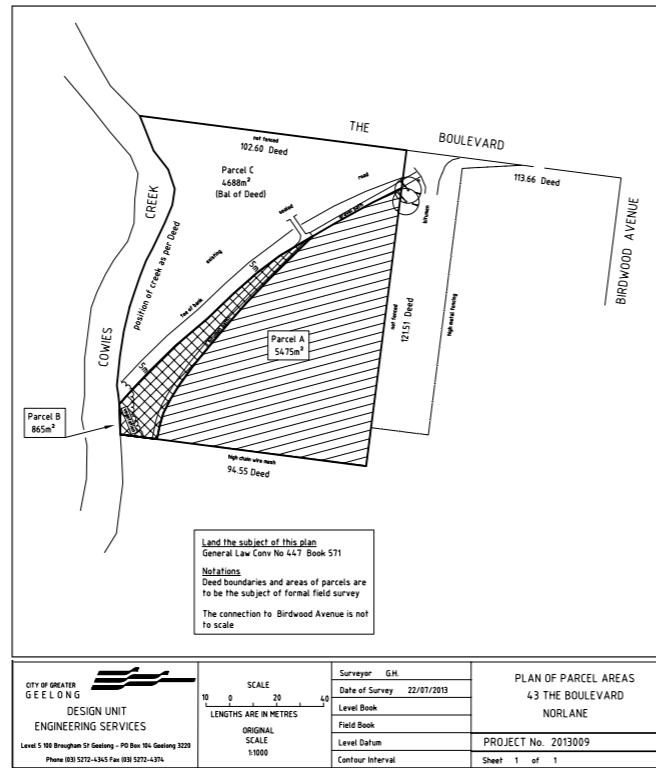
Site survey Title boundaries

Main image:

Title reestablishment and featur / levels survey for 62, Morgan Street, North Geelong.
Prepared by St Quentin

Insert plan:

Proposed subdivision plan for 43 The Boulevard, Norlane
Prepared by CoGG



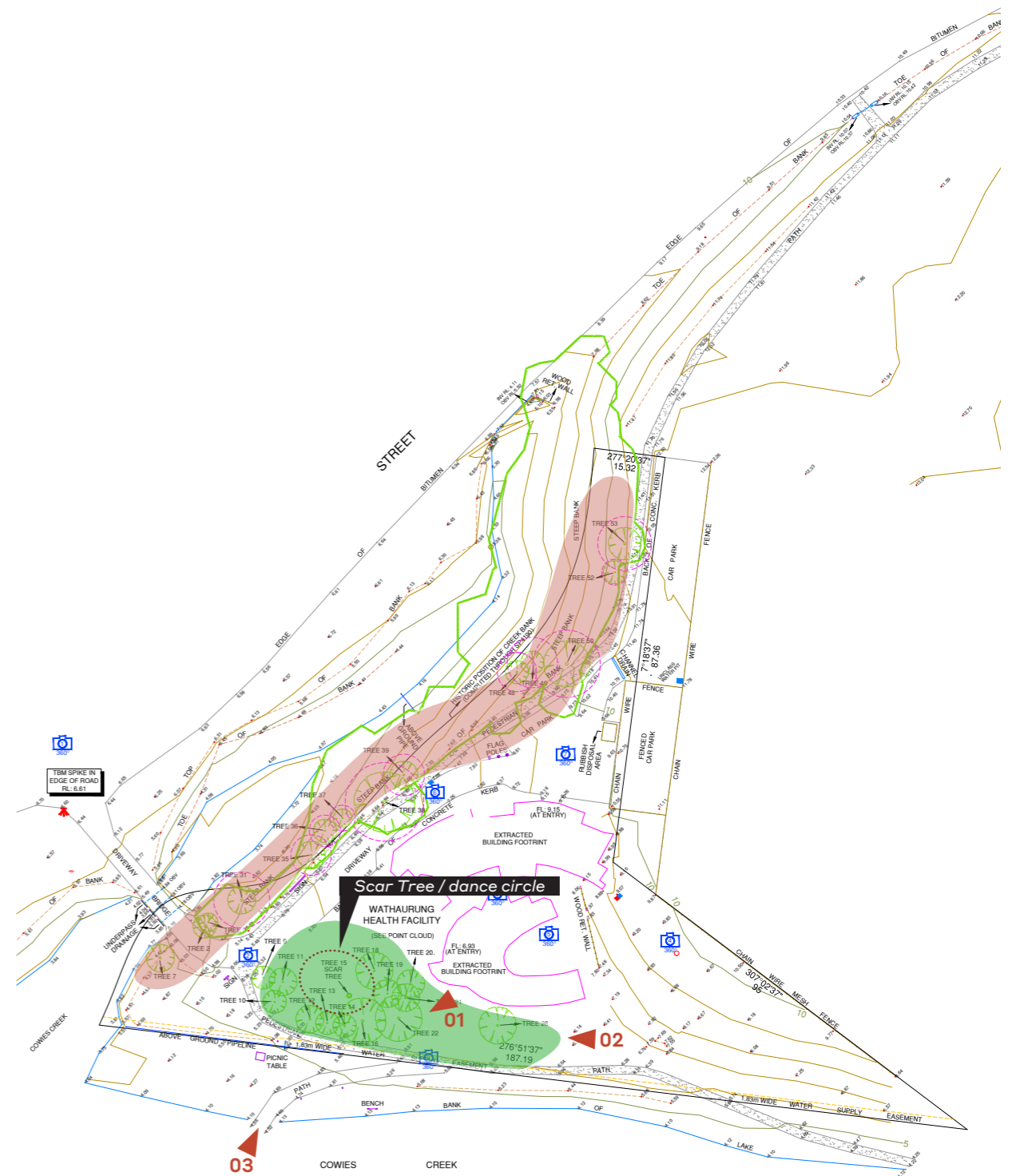
<p>LEGEND</p> <ul style="list-style-type: none"> ● ELEC. PIT ○ ELEC. POLE ○ ELEC. POLE W LIGHT ○ SEWER PIT ○ SIGN ○ TELSTRA PIT ○ UNIDENTIFIED PIT ○ GRATED PIT ○ JUNCTION PIT ○ EDGE OF CREEK ○ DRIP LINE OF GROUP OF TREES ○ TREE PROTECTION ZONE 		<p>NOTATIONS</p> <p>This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown dimensioned hereon were re-established and marked by St Quentin Consulting Pty Ltd. See Record of Re-establishment for further details. Services shown hereon have been located where possible by field survey.</p> <p>Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.</p>																										
<p>REV</p> <table border="1"> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> <th>By</th> <th>App</th> </tr> <tr> <td>04</td> <td>TREE NUMBER AND TPZ ADDED</td> <td>14/07/2022</td> <td>NC</td> <td>GT</td> </tr> <tr> <td>03</td> <td>UPDATED W ONLY HIGH RET. TREES</td> <td>06/07/2022</td> <td>NC</td> <td>GT</td> </tr> <tr> <td>02</td> <td>TITLE & BLDG FOOTPRINT ADDED</td> <td>14/05/2022</td> <td>BT</td> <td>MS</td> </tr> <tr> <td>01</td> <td>INITIAL DRAFT</td> <td>26/07/2021</td> <td>BT</td> <td>CS</td> </tr> </table>		Rev	Description	Date	By	App	04	TREE NUMBER AND TPZ ADDED	14/07/2022	NC	GT	03	UPDATED W ONLY HIGH RET. TREES	06/07/2022	NC	GT	02	TITLE & BLDG FOOTPRINT ADDED	14/05/2022	BT	MS	01	INITIAL DRAFT	26/07/2021	BT	CS	<p>ST. QUENTIN SURVEYING & CONSULTING 51 LITTLE PYANS STREET P.O. BOX 818, GEELONG 3210 TELEPHONE (03) 5201 1871 FAX (03) 5229 2909</p>	
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01	INITIAL DRAFT	26/07/2021	BT	CS																								
<p>Project Name: 60-62 MORGAN STREET NORLANE, VIC 3214</p> <p>Drawing Title: PLAN OF FEATURE & RE-ESTABLISHMENT LOT 1 TP2679K (C/T V.10194 F.568)</p>		<p>Level Datum: AHD (PM201)</p> <p>Contour Interval: 0.20m</p> <p>Date of Survey: 21/01/2021</p> <p>Surveyed By: NC/CS</p> <p>Drawn By: BT</p> <p>Date Drawn: 26/07/2021</p> <p>Scale: 1:400 @ A0</p>																										
<p>SCALE: 0 4 8 12 16 20 LENGTHS ARE IN METRES</p>		<p>Licensed Surveyor Approved GREGORY R. THOMPSON Project Ref: 17184 Sheet No. 1 OF 1 Rev: 04</p>																										

62 Morgan Street Existing trees



The Main Site contains two areas of substantial eucalypt tree planting. The first surrounds the Scar Tree / dance circle and forms a dense vegetation buffer between the Dance Circle and the adjacent public pathways around Cowies Creek lake. The proposed building has been carefully sited to preserve most trees in this area assessed as "high value" by the consulting project arborist.

The southern bank of Cowies Creek and adjacent hillside contains the second significant tree planting zone. Proposed new works will not encroach further into this vegetation buffer than the existing conditions, targeting retention of existing trees. Only two smaller "high value" tree adjacent the existing road bridge will be removed. This is required to improve intersection safety at the site road and public use pedestrian / bicycle path crossing.



Site Survey N.T.S. @A3
Survey prepared by St Quentin

Drawing Key

- Existing mature trees - Scar Tree environment
- Existing mature trees - Cowies Creek embankment

62 Morgan Street Important cultural sites



Scar Tree and sand dance circle

Image credit 2.5



Tree scar detail



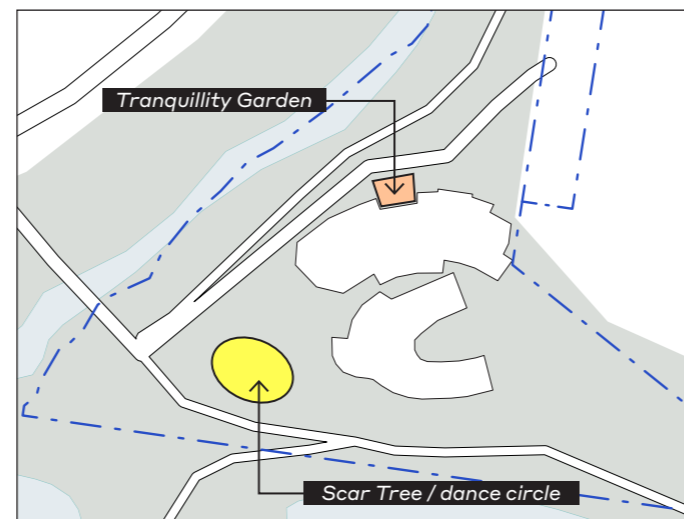
Existing Tranquillity Garden behind fence screen

Image credit 2.6

Scar Tree & dance circle

The Scar Tree is the trunk of a large, deceased eucalypt tree, distinctively marked by an elongated oval “scar” cut into its bark by the traditional custodians of the land. Scar trees are an important link to Country in indigenous culture, marking the location where a canoe or storage bowl (Coolamon) was cut from the tree bark.

This scar tree was not originally growing in this location. It was relocated to this site for preservation following illegal felling by a regional farmer. The sand filled “dance circle” at the Scar Tree base provides a traditional outdoor “dancefloor” for ceremonies and events.



Key plan

Tranquillity Garden

The screened Tranquillity Garden is a private courtyard garden space accessed only from within the existing healthcare building. The courtyard garden space is used for culturally sensitive traditional practices, and access is restricted to appropriate personnel. The ground and plantings within this garden must be preserved through the proposed redevelopment works.

Cowies Creek Environment

In addition to the above, the Cowies Creek environs and existing native vegetation on and adjacent the site is culturally important, offering both a tangible “connection to Country” and realisation of land care efforts by the Co-operative over recent decades.

Scar Tree & dance circle

NAIDOC Week Flag Raising ceremony - 2023



SCAR TREE

DANCE CIRCLE

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03

Site Masterplan

< Image: Detail of existing site vegetation.

Site Masterplan Removal of existing buildings



Image credit 3.1

Aerial view of existing buildings. The admin building is towards the top of the image, healthcare towards the bottom.

Rational for demolition of existing buildings

A detailed feasibility study was undertaken early in the design process to assess options for retaining and reusing the existing buildings. The findings are summarized below.

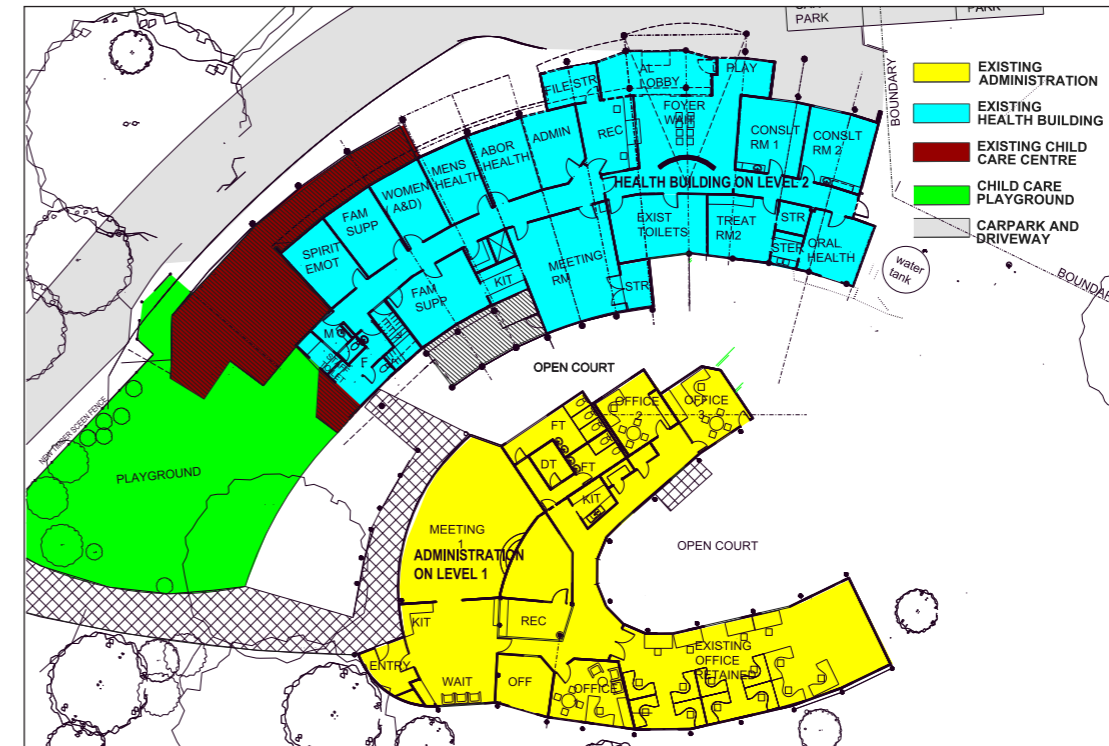
The project site is relatively large in comparison to the existing building footprints. Existing topography, roadways, trees, public pathways, services and culturally significant sites however all substantially restrict the available area for building construction.

The existing buildings are relatively young and have useful design life remaining if they were to continue to operate in their current capacity. With substantial expansion of Wathaurong services however, the existing site is required to accommodate a significant increase in building floor area.

Total building floor area will increase from approximately 1200m² to 5400m².

Given the site is substantially constrained both in size and by existing features, the only practical building location is the approximate footprint area of the existing structures. The project brief also requires covered / secure parking for approx. 30 vehicles within the building footprint for operational and security reasons. This requirement can not be practically or economically fulfilled if the existing structures are retained.

Given the resultant density of development on site, the presence of two single level timber framed buildings occupying a significant percentage of the buildable area represent an impractical impediment to substantial redevelopment. Noting the scale of proposed new development, it is impractical for new work to be constrained by the unusual geometry and modest scale of the existing structures.



Composite plan showing existing building configuration. Drawing by HKB Architects

If the existing buildings were retained, a relatively small percentage of the total floor area would exert a considerable constraint on the site's ability to efficiently and economically accommodate a much larger structure.

The architectural recommendation is that existing buildings on site be demolished to facilitate construction of a best practice, fit-for-purpose integrated community and service hub for the Wathaurong community.

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04

Architectural design proposal

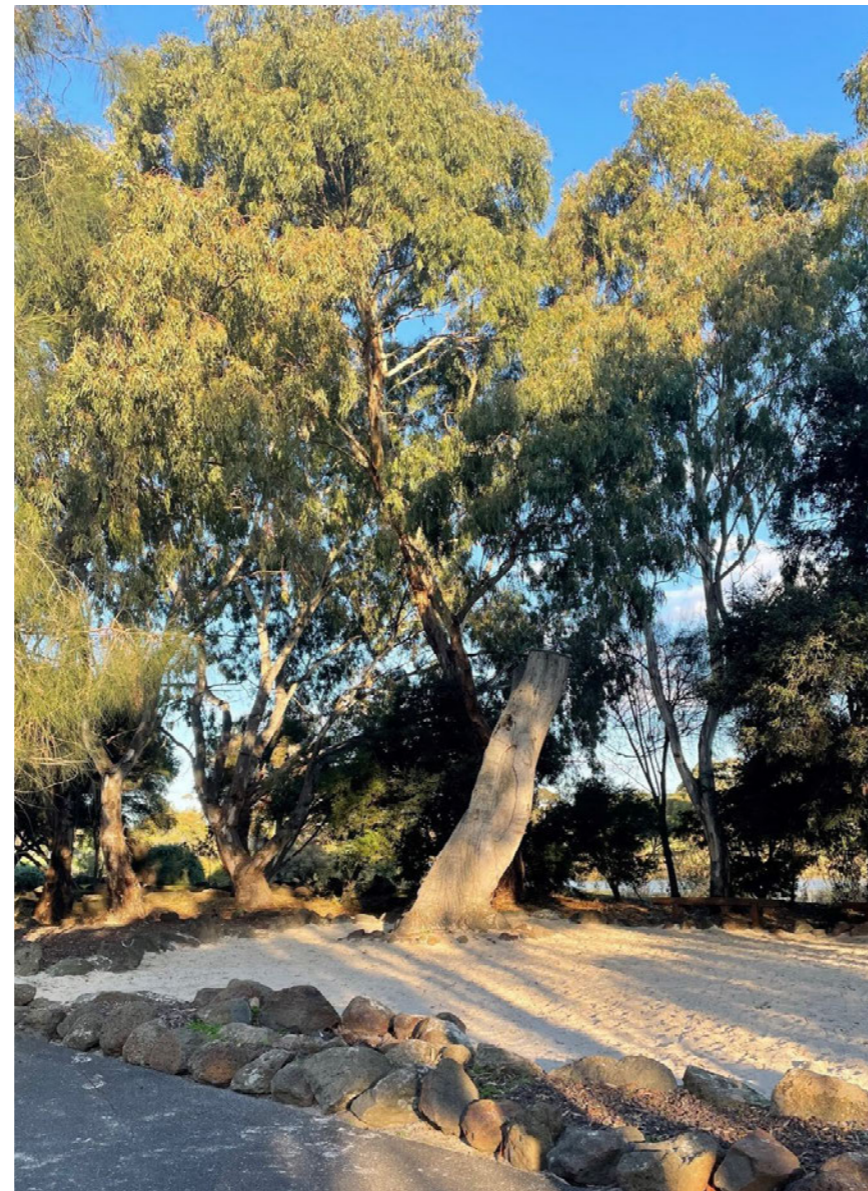
< Image: Detail of existing site lanscape

Project narrative

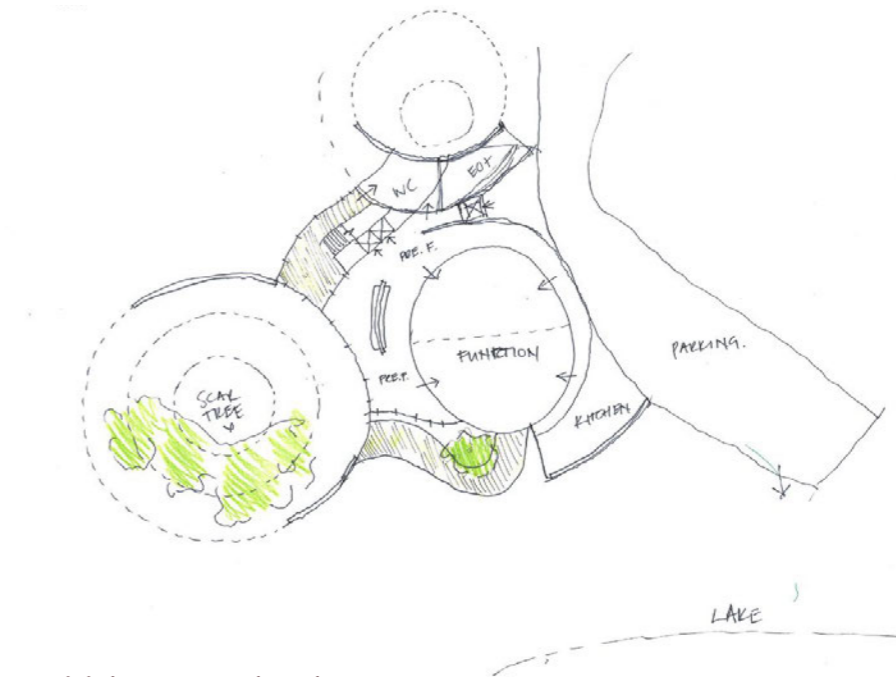
Scar Tree as an outdoor room

The project design places the Scar Tree and dance circle at the heart of the community experience. The landscape and architecture both radiate from the Scar Tree, prioritising visual and physical connection to this unique site feature.

The masterplan enlarges the dance circle environment beyond its current dimensions, expanding the roughly circular space to form a broader natural amphitheatre terraced towards the dance space. Equally, the building edge conforms to this circular amphitheatre edge, rendering the building subservient to this powerful outdoor ceremony environment. The building edge therefore functions like a terraced pavilion, or viewing platform, with community spaces all enjoying visual orientation to the central external focus.



Existing Scar Tree & dance circle



Initial concept sketch



NAIDOC week gathering adjacent dance circle.

Project narrative Form development

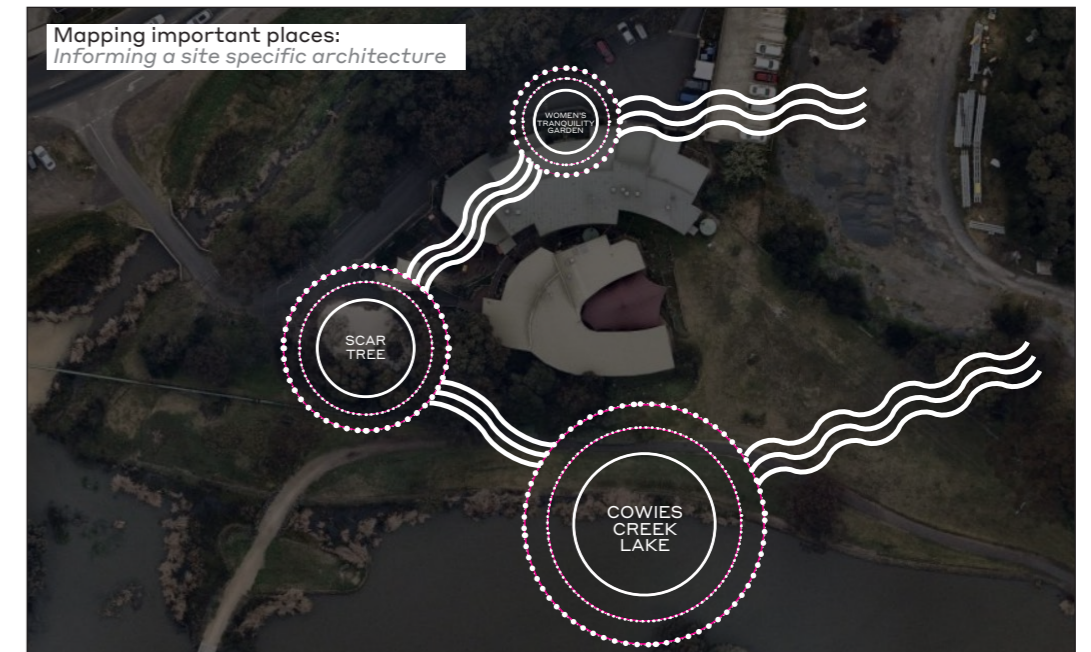
The significance of consolidating Wathaurong Aboriginal Co-operative's operations on this specific site is intrinsically linked to the site's natural and culturally significant features. The architectural massing is therefore derived by allowing these key outdoor features to guide the placement of built form.

The building footprint is derived by overlaying circular geometry on the dance circle and Tranquillity Garden. A third key cultural point is implied for Cowies Creek itself, notionally to the southeast of the site, the direction of natural water flow. These three points are then linked with irregular curved lines. This creates a site "mapping" reminiscent of the "journey between campfires" artwork featured in many artworks produced by Wathaurong Glass, the Co-operative's decorative glass making operation. The space between the lines is then extruded to form the approximate building mass.

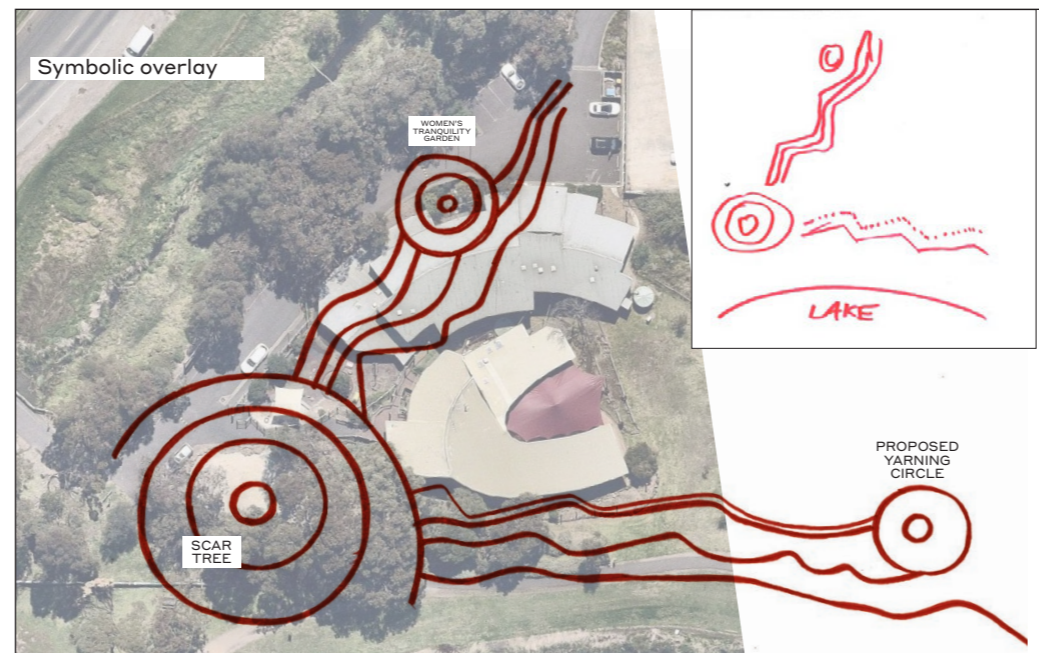
NOTE: The process described above was undertaken via a co-design collaboration with the Wathaurong Aboriginal Co-operative.



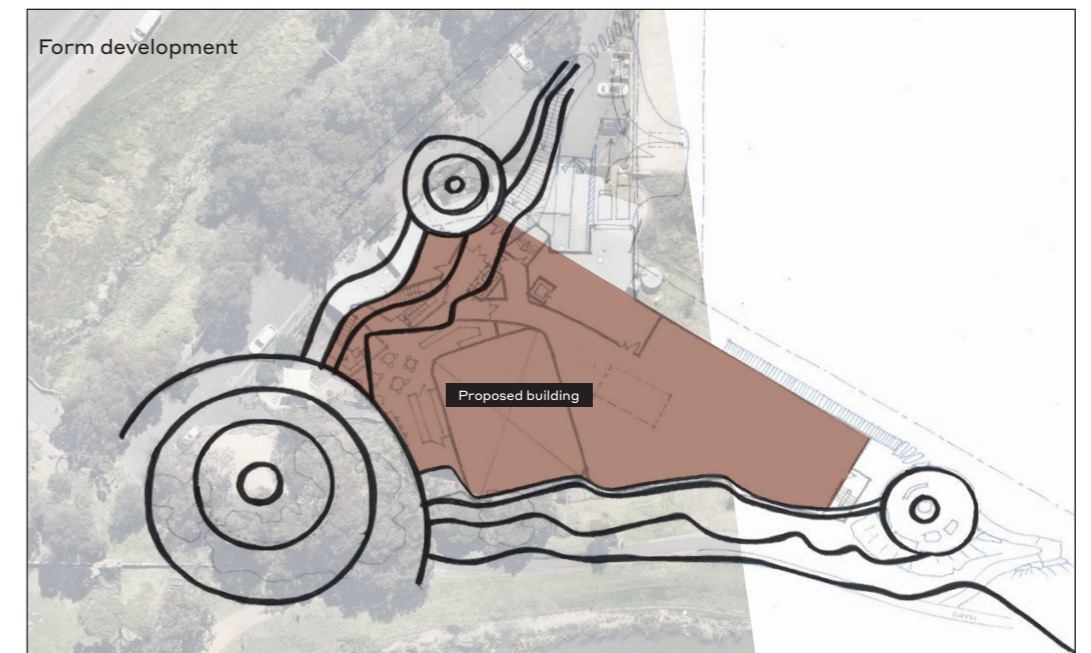
01 - Wathaurong Glass artworks



02- Mapping significant site features

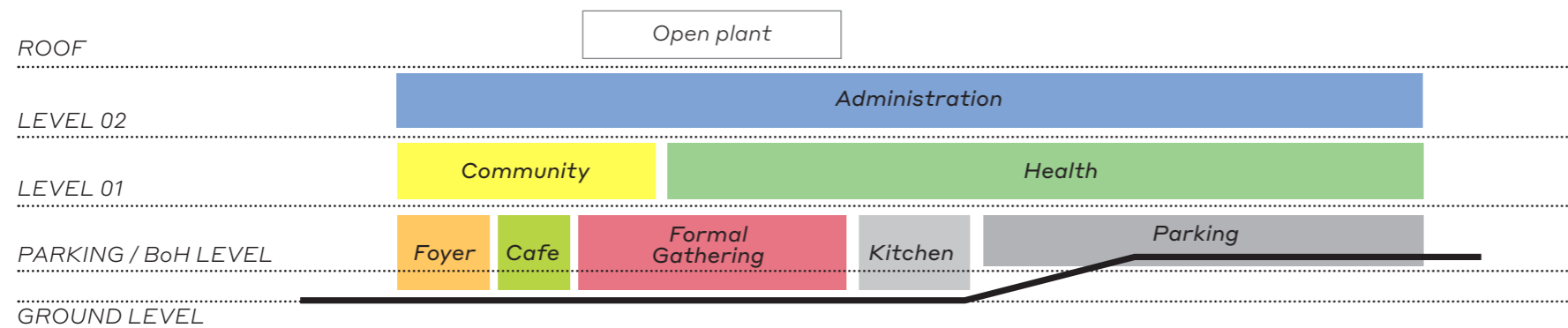


03 - Add linework connecting key sites



04 - Building form extruded from linework

Building Composition The mixed use project



Diagrammatic building section
View looking north

The consolidation of many different community services into a single building produces a project of considerable diversity. Whilst relatively modest in scale, this is an exemplar mixed use building, combining gathering, community, café, healthcare, office, artefact display, artefact storage, vehicle parking and support spaces under a single roof.

To rationalise the diverse brief, floor space is arranged over three main levels. Ground level is the more public and ceremonial space, the focus of larger events and community gatherings.

Level 01 is primarily dedicated to healthcare spaces, but areas enjoying the key vista over the scar tree and dance circle are allocated to community use. Level 02 is a single large workplace co-inhabited by Wathaurong administration and office-based staff from various departments.

A welcomed community

A key Wathaurong community concern with the current Morgan Street buildings is a lack of “informal” indoor gathering space. Space for community members to meet, yarn, share a coffee, access cultural resources – all social bonding activities essential to maintaining the strength of any society. As the range of formal services provided at Morgan Street has expanded over the years, “unprogrammed” community space has been progressively reduced, leaving only a modest foyer. The new project aims to reverse this condition, with sizable areas dedicated to community visitors without a formal appointment.

One building, two entries

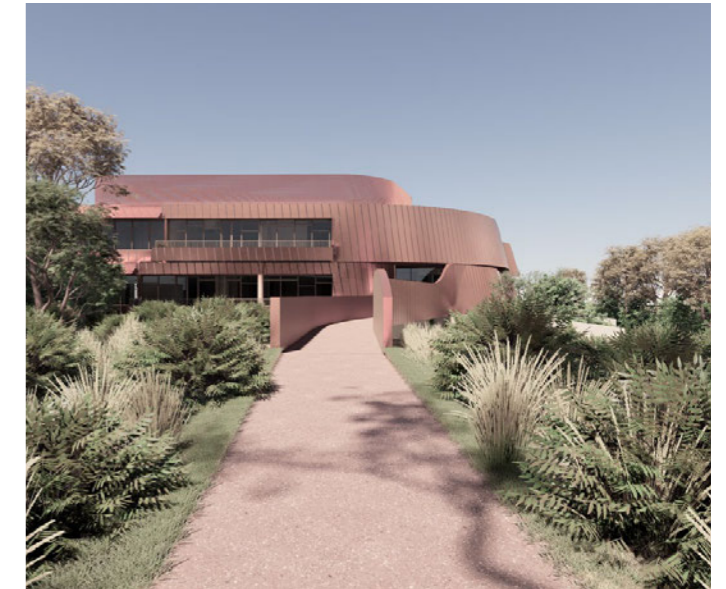
The project is impressively mixed use and occupies a constrained and sloping site. The building is therefore provided with two entry points, one at lower ground and one at level 01 (or upper ground).

GROUND LEVEL ENTRY

The ground level entry is the more public and ceremonial entry, located adjacent the “front door” bus parking bay and orientated towards the Scar Tree. Larger groups and congregations for major events would typically arrive via the lower entry.

LEVEL 01 ENTRY (UPPER GROUND)

The upper level entry orientated towards the north acknowledges that this is a hard working community service focused building. Given all outdoor staff and visitor parking is located to the north of the site, most pedestrians will arrive from the north in the regular day-to-day operation of the building. Entry from the north is via an elevated pedestrian footbridge, a “flat floor” bridge that spans the horizontal gap between the existing carpark and Level 01 – both at very similar elevations. This bridge link promotes level access from the accessible parking spaces, essential for ease of access to a medical facility.



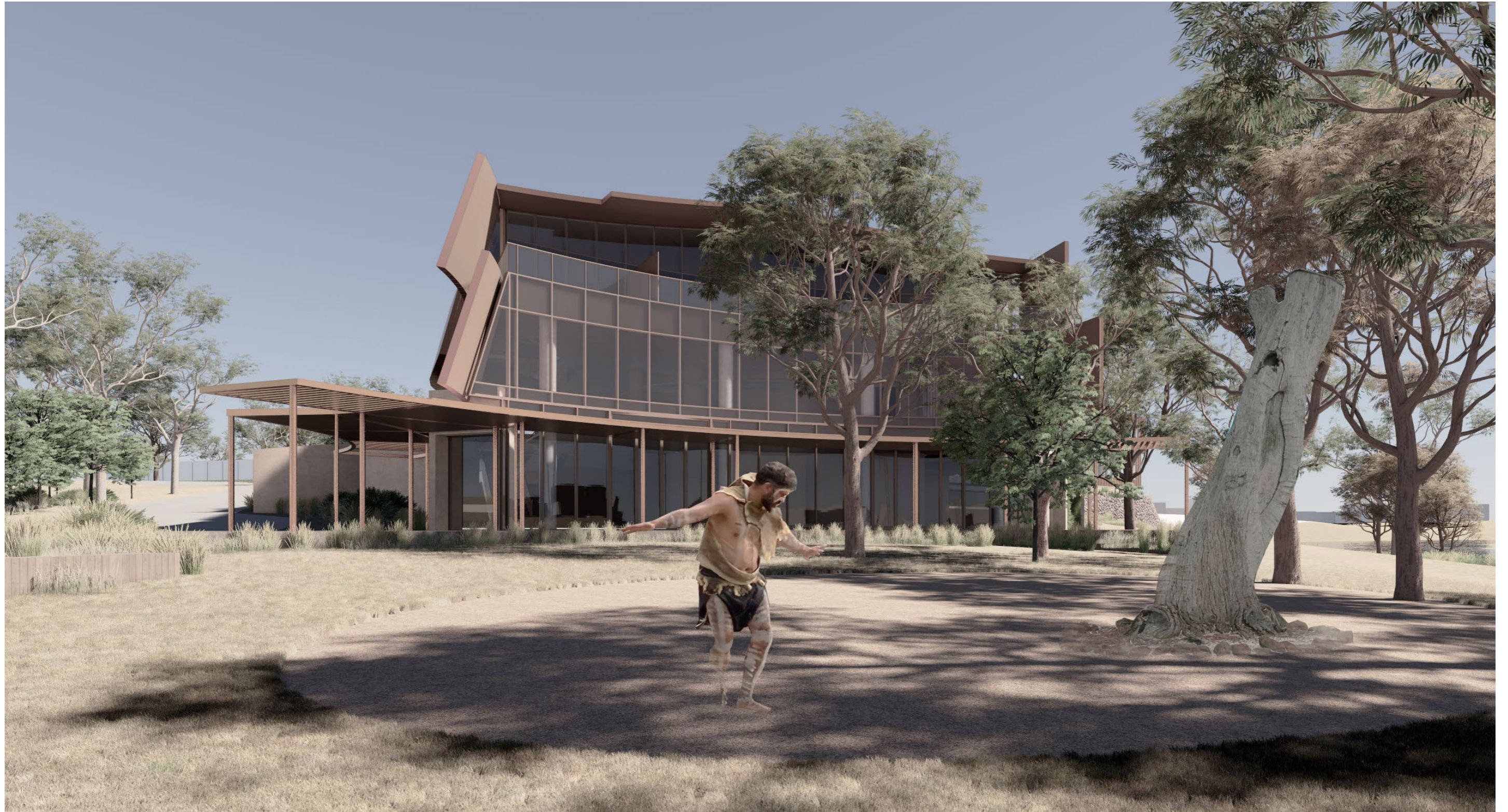
Approach to Level 01 entry from the car parking area to the north. Entry via raised footbridge



Ground level entry

Exterior

View from Scar Tree and dance circle



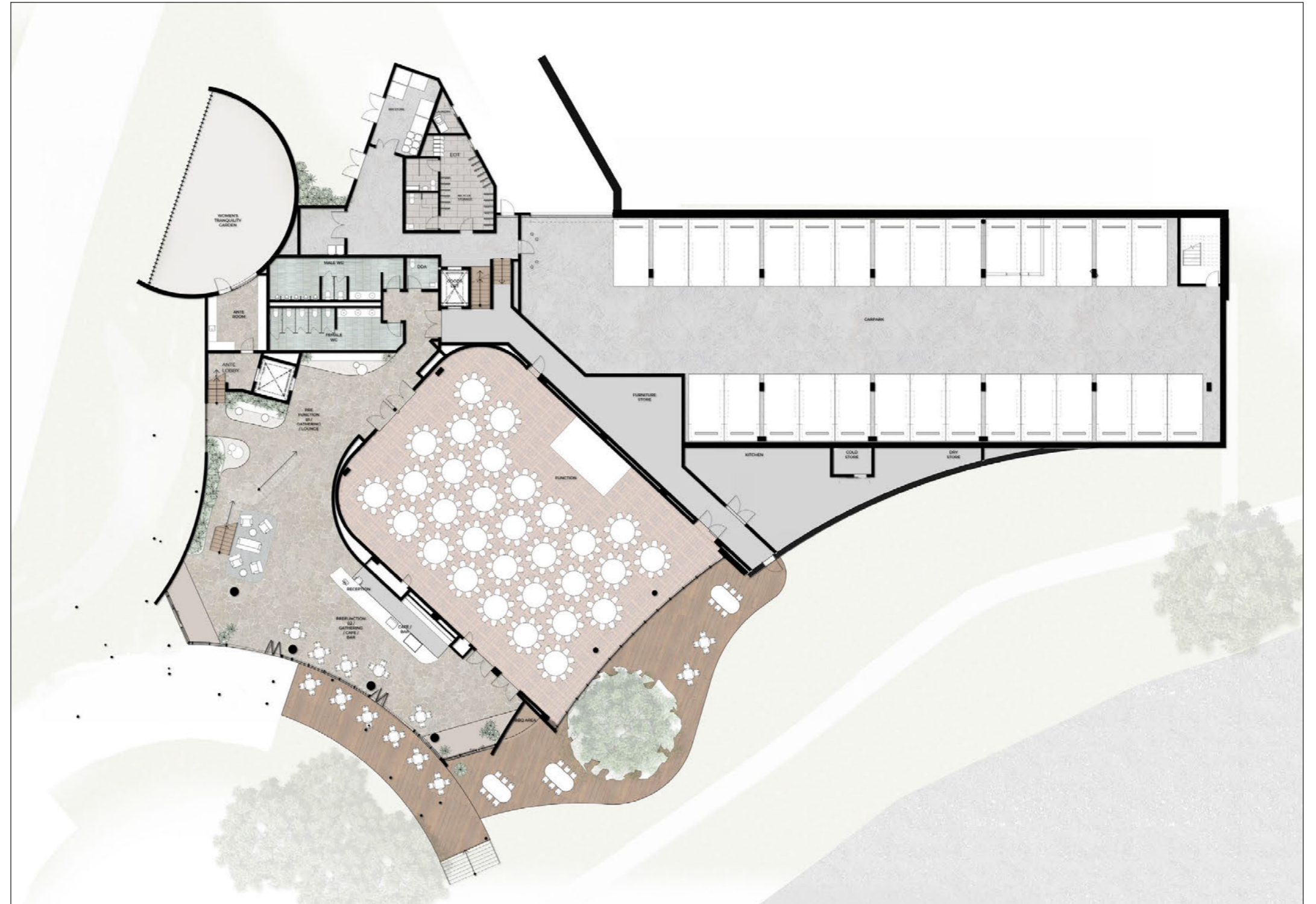
Floor Plan Ground Level

The project ground floor level foyer is an indoor extension of the Scar Tree and dance circle amphitheatre. The ground floor will host larger community gatherings and events, both formal and informal. A large gathering space (or function room) accommodates up to 300 patrons seated banquet style, or even larger groups for conference or cocktail style events.

The gathering space (or prefunction area) serves as foyer or breakout space for larger gatherings. Day-to-day, a modest café offering allows this space to be inhabited for informal social gatherings by community, enjoying the outlook into the natural environs of Cowies Creek. It is a welcoming place to gather for those without a formal appointment within the healthcare or office spaces.

Beyond the public (broader Wathaurong community) facing gathering spaces, ground level hosts covered vehicle parking, "back of house" facilities and support spaces for the project. To minimise excavation of the existing hillside, ground floor is a "split level" plan with the northern portion raised approximately 2m above the lower level facing the Scar Tree area. This provides a more economical reduced floor to floor height for service spaces.

Vehicle entries are therefore located at an appropriate level to interface with the existing hillside. The carparking component of the project is partially embedded within the terrain on the more concealed side of the site. On the southeastern corner of the plan facing Cowies Creek, a rock retaining wall unites architecture and landscape – concealing the car parking component from key public viewing points.



GROUND LEVEL PLAN
Not to scale

Ground Level Interior spaces



Prefuction / gathering / cafe - View out to Scar Tree and dance circle



Vertical circulation - view from ground level entry



Prefuction / gathering / cafe - View through cafe to Cowies Creek lake



Formal gathering space - View looking south to Cowies Creek lake

NOTE: Internal artist's impressions are indicative only and provided for illustrative purposes.

Floor Plan Level 01

Community and Healthcare

Level 01 provides the primary entry and reception point for the day-to-day use of the building. Upon entry, a central reception point is clearly visible yet deliberately placed to avoid creating a barrier to community spaces beyond. Level 01 contains the more “programmed” community spaces overlooking the Scar Tree. Community facilities include a lounge, library, coworking space and flexible craft table. These spaces will be available for use by all community members without prior booking.

The majority of level 01 is dedicated to community healthcare in a more structured, medical clinic style model. The project aspires to deliver high quality medical care to community within a relaxed, culturally appropriate setting. Visual connection to Country is a key design goal. Accordingly, waiting spaces are dispersed throughout the clinic, several with small external terraces, offering a more discreet and calming waiting experience. Long, straight, institutional style corridors typical of much western healthcare are deliberately avoided. Circulation journeys are more meandering. All consulting spaces benefit from direct calming views to the exterior.



LEVEL 01 PLAN
Not to scale



Floor Plan Level 02

The contemporary workplace

Level 02 is a large workplace housing the various administrative and desk-based roles within the organisation. It will be accessed only by staff and invited meeting guests. The larger formal meeting rooms are given primary aspect facing the Scar Tree and dance circle, with private terraces providing an option for outdoor meetings amongst the treetops.

The office areas are predominantly open plan. These desks are proposed to operate as a flexible, agile workplace supporting contemporary work patterns. It is acknowledged that many staff are either part time or will adopt a hybrid model, with in-office work balanced with part time "work from home". As per level 01 below, numerous small terraces provide a chance to step away from the work environment and enjoy a moment of outdoor respite.

A considerable number of desk-based staff frequently make confidential phone calls to provide their community services. Accordingly, the floorplate has a very generous provision of small one person focus rooms for acoustic privacy.



LEVEL 02 PLAN
Not to scale



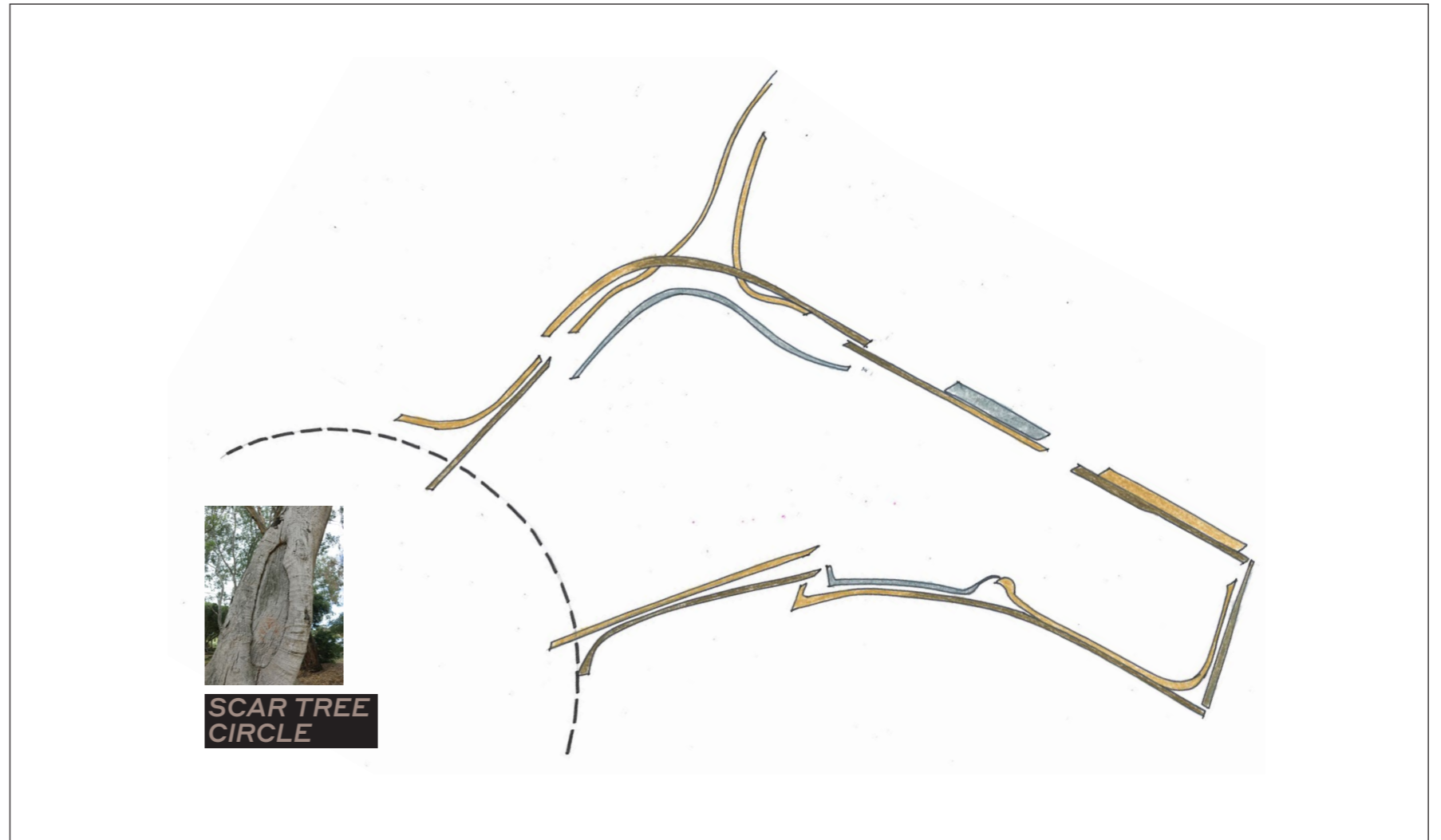
Facade geometry Wrapping bark

Inspired by Country

The architectural expression of the building is inspired by Country itself. It seeks a confident yet harmonious relationship with the natural world. It strives to be neither recessive nor an overt statement. It strives to respect the existing ecology of the site, both threading itself between and embracing existing eucalypt trees. It has geometry inspired by the organic, the trees, the contours, the lake, even traditional human gatherings; always supressing the dominance of the straight line. Its lower level is of-the-earth, partially concealed by a sinuous rock retaining wall linking building and terrain.

The upper levels take further influence from the natural context. Facades are curved, bent, and overlapped. They target a handmade quality, a product of care and craft. They reference the natural fracture and shedding of eucalypt bark, where smooth skin gives way to frayed, curved, and peeled edges. Equally, there is an alignment with traditional indigenous shelter construction, where organic materials were overlapped, layer-by-layer to a curved timber framework. In selected locations, planted terraces and climbing vegetation allow the building to function as ecological host.

This result is a structure specific to and respectful of this site; this hillside adjacent a sharp bend in Cowies Creek. This is the home for the Wathaurong Aboriginal Co-operative.



Facade concept sketch



Tree bark photography from Cowies Creek parkland



Traditional shelter model (Wathaurong collection)



Traditional shelter model - cladding detail

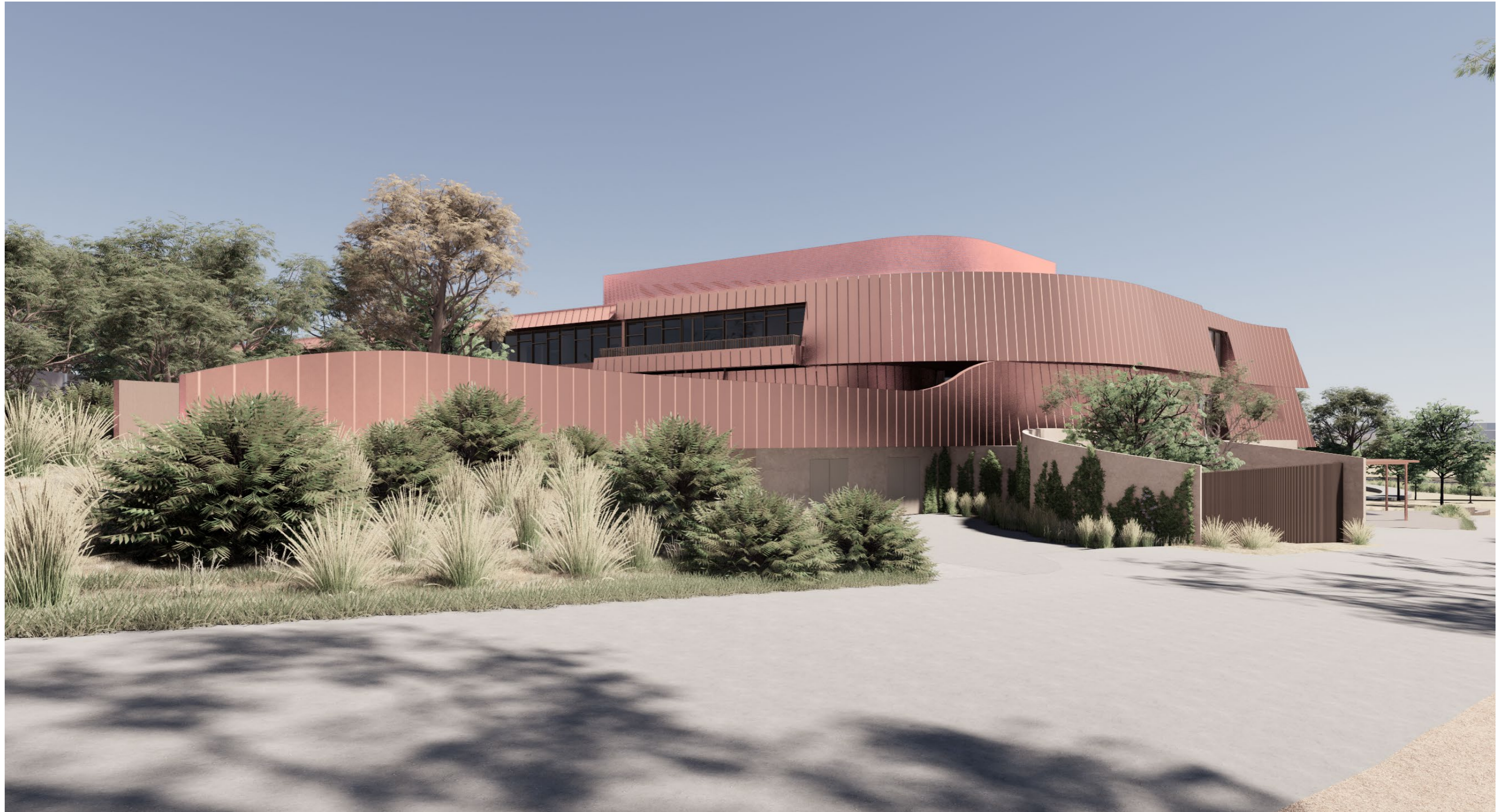
Exterior

View from Cowies Creek lakeside looking north west



Exterior

View from site roadway looking south



Exterior

View from Cowies Creek lakeside looking north east



Sustainability Project strategy

The project targets a responsible approach to energy and resource consumption through construction and operation. Preservation and further enhancement of the site's existing ecological value is a key community design goal. The building placement ensures removal of existing native trees is kept to an absolute minimum. Proposed landscape works will further supplement existing tree plantings with increased tree canopy cover. At the understory level, landscape works will pivot the site away from a "lawn" based environment and promote revegetation with a range of indigenous shrubs and grasses.

Consistent with ancient knowledge of the sun, shade and light, the building aspires to first achieve the "low tech" basics for an inherently sustainable outcome. Glazing areas are kept modest. North facing glazing has passive external shading. West facing glazing is kept to a minimum. Average building depth is modest, promoting interior daylight. Active air conditioning is supplemented with openable windows to most habitable spaces.

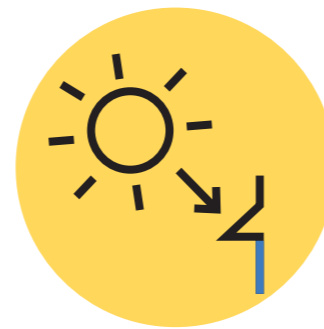
Fundamentals

Getting the "low tech" basics correct for inherent sustainability



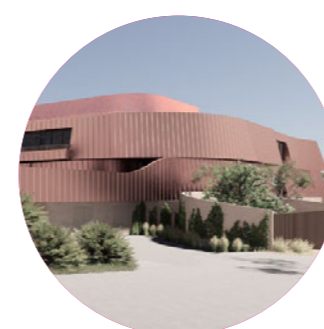
SITE ECOLOGY & BIODIVERSITY

Site restoration and revegetation supports restoration of native ecosystems



SOLAR SHADING

North facing glazing is provided with external sun shading.



LIMITED GLAZING

Balanced use of facade glazing area to provide daylight without excessive heat loss or gain. Minimal west facing glazing.



ACCESS TO NATURAL LIGHT

Relatively narrow building depth and considered window placement reduce reliance on artificial lighting.



12 BICYCLE PARKING SPACES

High quality, dedicated & secure bicycle parking room provided.

Active technologies

Resource conserving applied systems



ROOFTOP P.V.



RAINWATER HARVESTING



ELECTRIC VEHICLE CHARGING

Rating targets

Verifying the results



BESS "BEST PRACTICE" OUTCOME

Sustainability strategy developed in conjunction with GHD (sustainability engineers). Please refer to the project Sustainability Plan prepared for GHD for further details.

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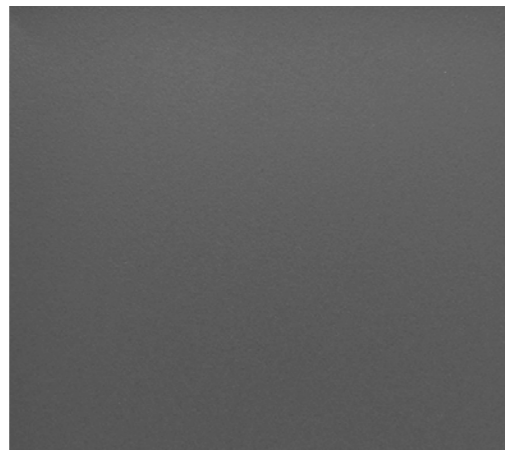
External materials Schedule of finishes



CD:01
Standing seam metal cladding



Indicative colour - Red / brown



CD:02
Steel sheet cladding with powdercoat finish.



Indicative colour - dark grey



MA:01
Mortared natural stone wall



Indicative colour - natural stone



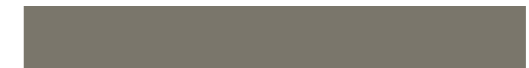
MA:02
Cement render on concrete block wall



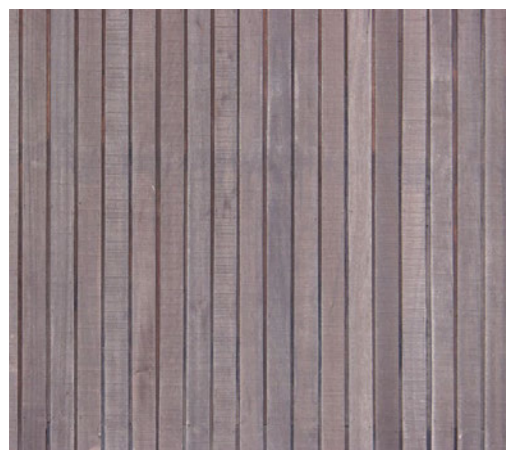
Indicative colour - warm earth



FM:01
Metal plate balustrade



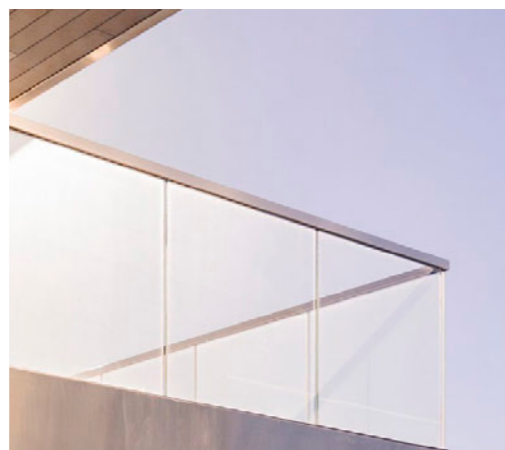
Indicative colour - bronze



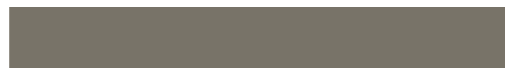
FM:02
External timber screening



Indicative colour - natural timber



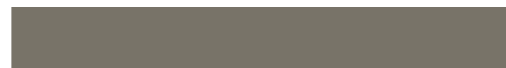
GL:01
Glass balustrade system



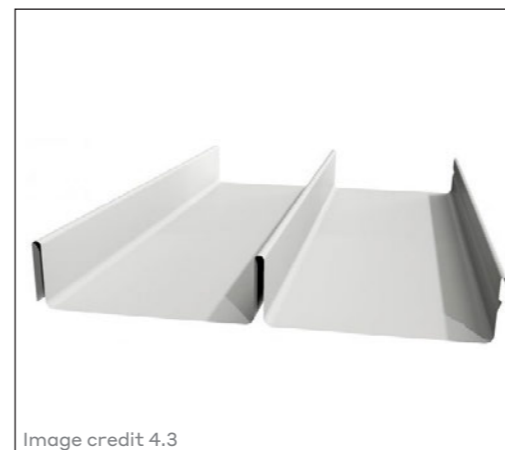
Indicative frame colour - bronze



WD:01
Glazing with powdercoated metal frame



Indicative frame colour - bronze



RO:01
Tray profile metal roof sheet



Indicative colour - Red / brown



LV:01
Extruded aluminium louvre system



Indicative colour - Red / brown



05

Development summary

< Image: Detail of existing site vegetation.

**DEVELOPMENT SUMMARY
FOR TOWN PLANNING**

WATHAURONG HUB REDEVELOPMENT

DATE 19/09/2023
REV REV C

LEVEL	PROGRAM	AREA* m2	G.F.A (internal)** m2	EXTERNAL (Terrace) m2	EXTERNAL (Green roof) m2	G.F.A. (total)*** m2
ROOF	Plant platform (external)			188		
SUB TOTAL		0	0	188	0	0
LEVEL 02	Shared office area (NLA)	1498		157	127	
	Bathrooms	75				
	Stair / lift / riser	66				
SUB TOTAL		1639	1669	157	127	1826
LEVEL 01	Healthcare (NLA)	1005		156		
	Family services	120				
	Shared foyer / reception / circulation	186				
	Community gathering	223				
	Shared bathrooms	50				
	Stair / lift / riser	74				
SUB TOTAL		1658	1690	156	0	1846
GROUND LEVEL	Function Centre (Formal gathering)	414		204		
	Prefunction / Gathering lounge	308				
	Tranquility garden support	30				
	Kitchen	92				
	Bathrooms	68				
	End of trip	41				
	Loading / waste management	62				
	Back of house circulation / stores	139				
	Stair / lift / riser	33				
	Car parking	788				
SUB TOTAL		1975	2093	204	0	2297
TOTALS			5452	705	127	5969

NOTES

* Typical zone floor area. Office and healthcare areas measured as per Property Council NLA conventions. Excludes miscellaneous risers / wall thicknesses

**Internal gross floor area including stairs and voids. External areas excluded.

*** GFA (total) is sum of internal and external GFA (excludes roof plant platform and non trafficable roof areas)

Image Credits

Images used in this report have been referenced below where possible. Images not referenced are images or photographs owned by Woods Bagot or the consultant team.

Section 01

Image 1.1 Image courtesy Wathaurong Aboriginal Co-operative

Image 1.2 Image courtesy *Tract* landscape architects

Image 1.3 Image courtesy Wathaurong Aboriginal Co-operative

Image 1.4 Image courtesy Wathaurong Aboriginal Co-operative

Image 1.5 Image courtesy Wathaurong Aboriginal Co-operative

Image 1.6 Image courtesy Wathaurong Aboriginal Co-operative

Image 1.7 Image courtesy Wathaurong Aboriginal Co-operative

Image 1.8 Image courtesy Wathaurong Aboriginal Co-operative

Image 1.9 Image courtesy Wathaurong Aboriginal Co-operative

Section 02

Image 2.1 Reference: Google Street View

Image 2.2 Reference: Google Street View

Image 2.3 Reference: Google Street View

Image 2.4 Reference: Google Street View

Image 2.5 Image courtesy Wathaurong Aboriginal Co-operative

Image 2.6 Image courtesy Wathaurong Aboriginal Co-operative

Section 03

Image 3.1 Image courtesy Wathaurong Aboriginal Co-operative

Section 04

Image 4.1 <https://wathaurongglass.com.au/architectural-glass-victoria/aboriginal-glass-art-panels/>

Image 4.2 [https://www.vmzinc.com/en-au/smiths-dock-smokehouses-tyne-wear-\(uk\)](https://www.vmzinc.com/en-au/smiths-dock-smokehouses-tyne-wear-(uk))
Project: Tyne & Wear, UK
Architect: Simpson Haugh & Partners
Photographer: Paul Kozlowski

Image 4.3 <https://steelselect.com.au/products/lysaght/lysaght-longline-305>



06

Architectural drawings

< Image: Detail of existing site vegetation.

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