

The project involved design and documentation of a single-storey multi-use community facility on a green field site located in a new suburban release area. It includes three activity/meeting rooms, office areas, commercial kitchen, foyer and covered entry, landscaping and car parking.

The facility provides meeting space for local organisations and community groups to undertake a range of social programs, services and activities which address the community's social needs. It will play an integral role in encouraging community interaction and the enhancement of community wellbeing.

The building is positioned to capture views of the dam and for easy access to surrounding landscape and the existing public playground. A range of materials and forms complement the low scale residential character of surrounding properties however the building is still recognisable as a public facility. The high-quality design, strategic siting and mix of materials complement the visual character of the area and the amenity. The development has been designed with respect to adjoining sites to preserve neighbouring amenity including solar access, views and privacy.

Once entering from either the car park or pedestrian street access you are greeted by a formal external entry space provided by an awning shade structure, seating, landscaping and public art. Through the entry the informal gallery connects visitors and staff to all the building's functions. From here staff can enter the open office and reception area with access to a printing room and kitchenette. Aided with wayfinding signage visitors may access either the meeting rooms, activity rooms, amenities or kitchen.

The activity rooms are open, flexible spaces to facilitate such things as dance, childcare and after school care. Activity Room 1 with direct access to the kitchen, storage rooms and furniture stores is capable of holding catered events such as weddings, parties and conferences. Activity Room 2 can hold medium-sized functions with a furniture store, kitchenette and activity bench. Both have access to external fenced off breakout space. Meeting Room 3 is a small space for consultations. Meeting Room 4 is medium-sized, soundproofed for loud activities, fitted with storage cabinets and connected to an external breakout space.

Female and male bathrooms can accommodate large numbers and ambulant and disabled amenities are located centrally for easy access. Storage rooms for portable indoor and outdoor furniture, kitchen pantry, cleaner's store and building services (switchboards, etc.) are generally concealed.

A public gallery provides a canvas to display community art or exhibitions.

The slab on ground construction and steel portal framed and lightweight clad building structure was implemented by the Architect and refined by the Structural Engineer to ensure maximum value for money (ie. Increased GFA) as the building was funded by Local LGA S94 contributions. High quality cladding materials and architectural forms to the street facade, with relatively simple side and rear elevations allowed the construction budget to effectively provide a greater street presence without compromising internal opportunities. Cladding and materials are compartmentalised and painted to allow ease of refurbishment/repair.

The Building Services Engineering team kept building services to a simple level for construction cost benefits, simple use and ongoing maintenance. Open landscape is easily maintained by Council's Parks and Gardens team and contributes to the neighbouring community park as an open and flexible use space.

Consultants

Hydraulic - Marline Newcastle Pty Ltd
Structural/Civil/Mechanical - GHD
Acoustic - Spectrum Acoustics Pty Ltd
Surveyor - Pulver, Cooper and Blackley Pty Ltd
Access - Lindsay Perry Access
Fire - Fire Safety Compliance Management
Basix/Section J - Building Sustainability Assessments
Geotech - Cardno Pty Ltd
Quantity Surveyor - RPS Group
Electrical - Electrical Projects Australia Pty Ltd
Landscape - Terra Aqua Sustainable Solutions
Hospitality - The Mack Group

Client - Maitland City Council
Builder - Momentum Built

Photography - Edge Commercial Photography



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