ARTS CENTRE DESIGN BRIEF
FOR
MIXED USE DEVELOPMENT
617 - 621 PACIFIC HIGHWAY
ST. LEONARDS

PLANNING PROPOSAL SUBMISSION
21 MARCH 2017
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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.
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, relocatable power and data outlets to all spaces.

Provide CCTV coverage for all spaces.

Provide data / server room.
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

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 soft/ceiling, timber veneer joinery

Services:
Exposed ductwork/pipework, track lighting

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

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/movable 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. 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 soft/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
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
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
4.0 Studio Spaces

4.1 Single Artist Studio (Level 1):

**General Description:**
Work space for single artist with good daylight access
Bench space, sink and storage cupboards to be included
Ceiling height approx. 4.5m

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

**Services:**
Exposed ductwork/pipework
Good ventilation required
Plaster traps to sinks

**Relationship Adjacencies:**
Shared artist studio, amenities, breakout/lounge

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4.2 Shared Artist Studio (Level 1):

**General Description:**
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

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

**Services:**
Exposed ductwork/pipework
Good ventilation required
Plaster traps to sinks

**Relationship Adjacencies:**
Artist studios, amenities, breakout/lounge

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4.3 Photography / New Media Studio (Level 2):

**General Description:**
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

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

**Services:**
Exposed ductwork/pipework
Good ventilation required

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4.4 Music Rehearsal Studio (Level 2):

**General Description:**
Rehearsal space for up to 20 musicians with good daylight access
Storage cupboards to be included
Ceiling height approx. 4.5m

**Finishes:**
Timber floor, glazed external walls, plasterboard internal walls
Suspended, acoustic plasterboard ceiling
Laminate finish joinery

**Services:**
Recessed services fixtures
Acoustics and building services/lighting to suit music rehearsal function

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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
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)
## Indicative Floor Plans

### Lower Ground Level

**Notes:**

- **#1** - Type 3 Bicycle Racks
- **#2** - Access Hatch 2m Floor Level Difference
- **#3** - 25 Person Lift 2000kg Capacity 1300mm Wide Door Opening
- **#4** - Decorative Wall Treatment
- **#5** - Glazed Screen and Doors for After Hours Security
INDICATIVE FLOOR PLANS
GROUND FLOOR

NOTES:

#1 - TYPE 3 BICYCLE RACKS
#2 - ACCESS HATCH 2M FLOOR LEVEL DIFFERENCE
#3 - 25 PERSON LIFT 2000KG CAPACITY 1300MM WIDE DOOR OPENING
#4 - DECORATIVE WALL TREATMENT
#5 - GLAZED SCREEN AND DOORS FOR AFTER HOURS SECURITY

VISITOR BICYCLE PARKING (VBP)

RESIDENTIAL = 20
COMMERCIAL = 7
COMMUNITY = 12
TOTAL = 39

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INDICATIVE FLOOR PLANS
COMMUNITY FACILITIES FLOOR (LEVEL 1)

ACCOMMODATION SCHEDULE
LEVEL 1
- ART GALLERY/EXHIBITION SPACE 300m²
- SHARED ARTIST STUDIO 175m²
- PHOTOGRAPHY STUDIO/NEW MEDIA 180m²
- ARTIST STUDIO 25m²
- MEETING ROOM 40m²
- BREAKOUT/ LOUNGE 25m²
- AMENITIES 35m²
- STORE 10m²
- CIRCULATION 70m²
- LIFT LOBBY 10m²
TOTAL 870m²

NOTES:
#1 - TYPE 3 BICYCLE RACKS
#2 - ACCESS HATCH 2M FLOOR LEVEL DIFFERENCE
#3 - 25 PERSON LIFT 2000KG CAPACITY
#4 - 1300MM WIDE DOOR OPENING
#5 - DECORATIVE WALL TREATMENT
#6 - GLAZED SCREEN AND DOORS FOR AFTER HOURS SECURITY

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Scale: 1:200
INDICATIVE FLOOR PLANS
COMMUNITY FACILITIES FLOOR (LEVEL 2)

LEVEL 2
- WORKSHOP SPACE 330m²
- MUSIC RECORDING STUDIO 50m²
- MUSIC REHEARSAL STUDIO 105m²
- PERFORMANCE / DANCE REHEARSAL SPACE 200m²
- MEETING ROOM 40m²
- BREAKOUT / LOUNGE 25m²
- AMENITIES 35m²
- LIFT LOBBY 20m²
- CIRCULATION 70m²
TOTAL 875m²

NOTES:
#1 - TYPE 3 BICYCLE RACKS
#2 - ACCESS HATCH 2M FLOOR LEVEL DIFFERENCE
#3 - 25 PERSON LIFT 2000KG CAPACITY
#4 - 1300MM WIDE DOOR OPENING
#5 - DECORATIVE WALL TREATMENT
#5 - GLAZED SCREEN AND DOORS FOR AFTER HOURS SECURITY
ARTS CENTRE DESIGN BRIEF

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INDICATIVE 3D PERSPECTIVES

ARTS CENTRE LOBBY ENTRY

ARTS CENTRE ENTRY

ARTS CENTRE ENTRY

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