

# PRECINCT PLAN & PHASING

THE STREET-SCAPE SURROUNDING THE PROJECT IS SUBJECT TO THE “COFFS HARBOUR CBD MASTERPLAN 2031”. THE PLANS ON THESE PAGES SHOW THE ALL WELCOME BUILDING IN RELATION TO THE PHASED UPGRADES TO THE PRECINCT SURROUNDING THE PROJECT OVER TIME.

Upgrades to the surrounding area in accordance with the “Coffs Harbour CBD Masterplan 2031” are proposed to occur in two phases, focusing firstly on Riding Lane and then Gordon Street. These are projected to run concurrent with and following the construction of All Welcome respectively.

The following pages illustrate the project in context in the phased three states and highlight the works relevant to each phase.

## PHASE ONE: ALL WELCOME

The initial phase of work is concerned with All Welcome only, and includes works to Gordon Street necessary to complete the building – specifically changes to street parking and the addition of a bus drop-off zone, and the removal of a street tree which obstructs the proposed path of vehicles accessing the loading dock.

## PHASE TWO: COUNCIL’S RIDING LANE UPGRADE PLANS

Phase two considers upgrades to Riding Lane which enhance the urban environment for pedestrian occupation and enable walk-able linkages from Harbour Drive & Coffs Central, through the All Welcome site and beyond into the proposed Office / Living zone identified in the CBD Masterplan. This project requires the redirection of Riding Lane, modifications to the Castle Street Carpark and upgrades to the intersection of Riding Lane & Coff Street. It is being undertaken by Council with input from the All Welcome design team where necessary.

## FURTHER DEVELOPMENTS: COUNCIL’S FUTURE PRECINCT PROJECT

Broader precinct works contemplated by the CBD Masterplan are proposed to upgrade Gordon Street to include dedicated cycle lanes, parallel parking and increased street vegetation. Pending future development on the other side of Gordon Street a pedestrian crossing would ideally be located at the internal street of All Welcome on Gordon Street. These works being managed by a separate body within Council and are predicted to begin within a 10 year ‘horizon.’

Refer also to Ason Group report for more information on proposals to parking and street-scape.



Figure 3. Bike Plan.



THE PHASES OF DEVELOPMENT SHOWN ON THE NEXT PAGES ARE CONSISTENT WITH THE COFFS HARBOUR MASTERPLAN DOCUMENTS.

IMAGE SOURCES:  
COFFS HARBOUR CITY CENTRE MASTERPLAN 2031

PRECINCT PLAN - PHASE ONE

- CONSTRUCTION OF ALL WELCOME
- NECESSARY WORKS TO GORDON STREET INCLUDING BUS ZONE & LOADING BAY AND CAR PARK ENTRIES

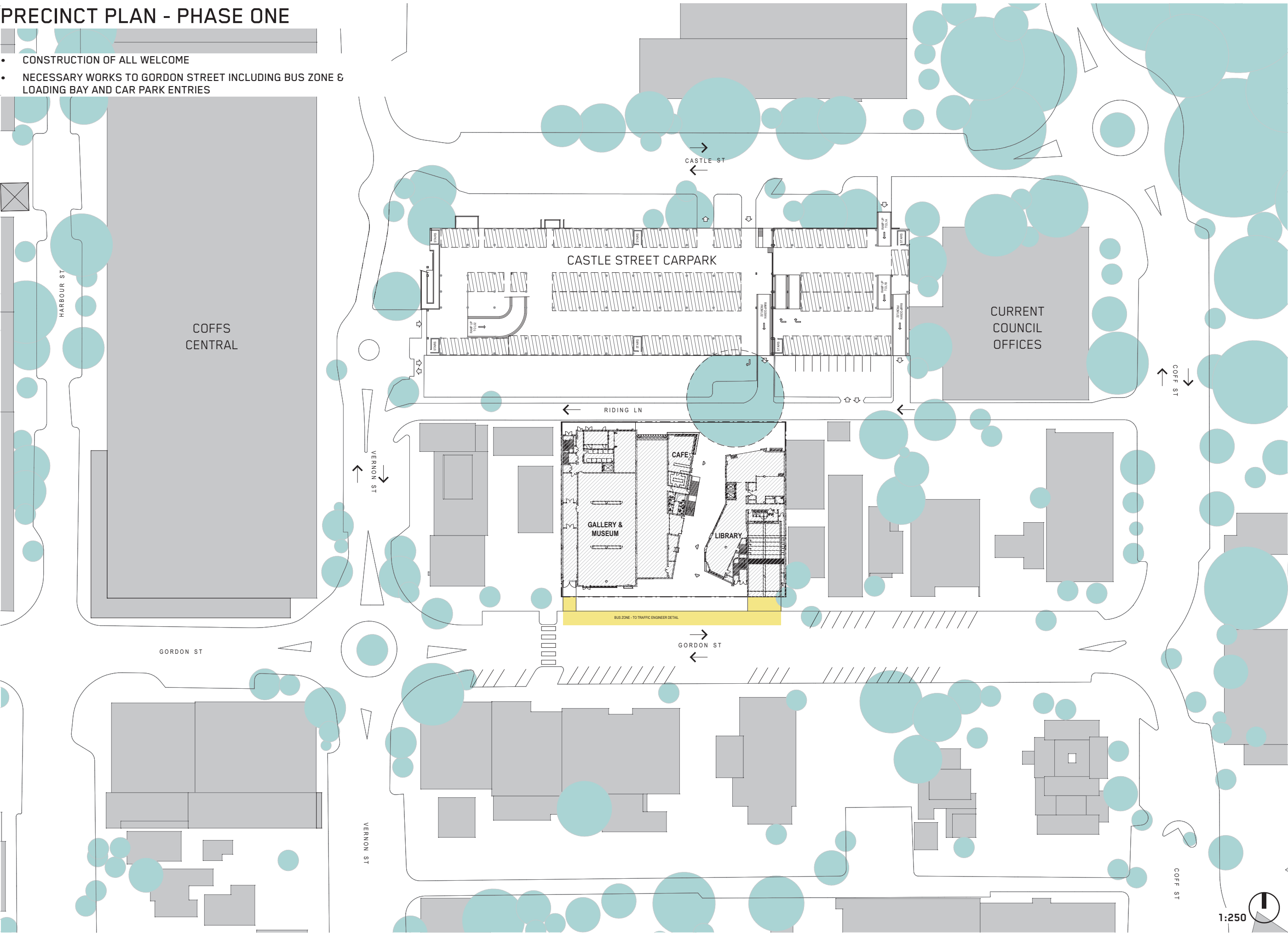
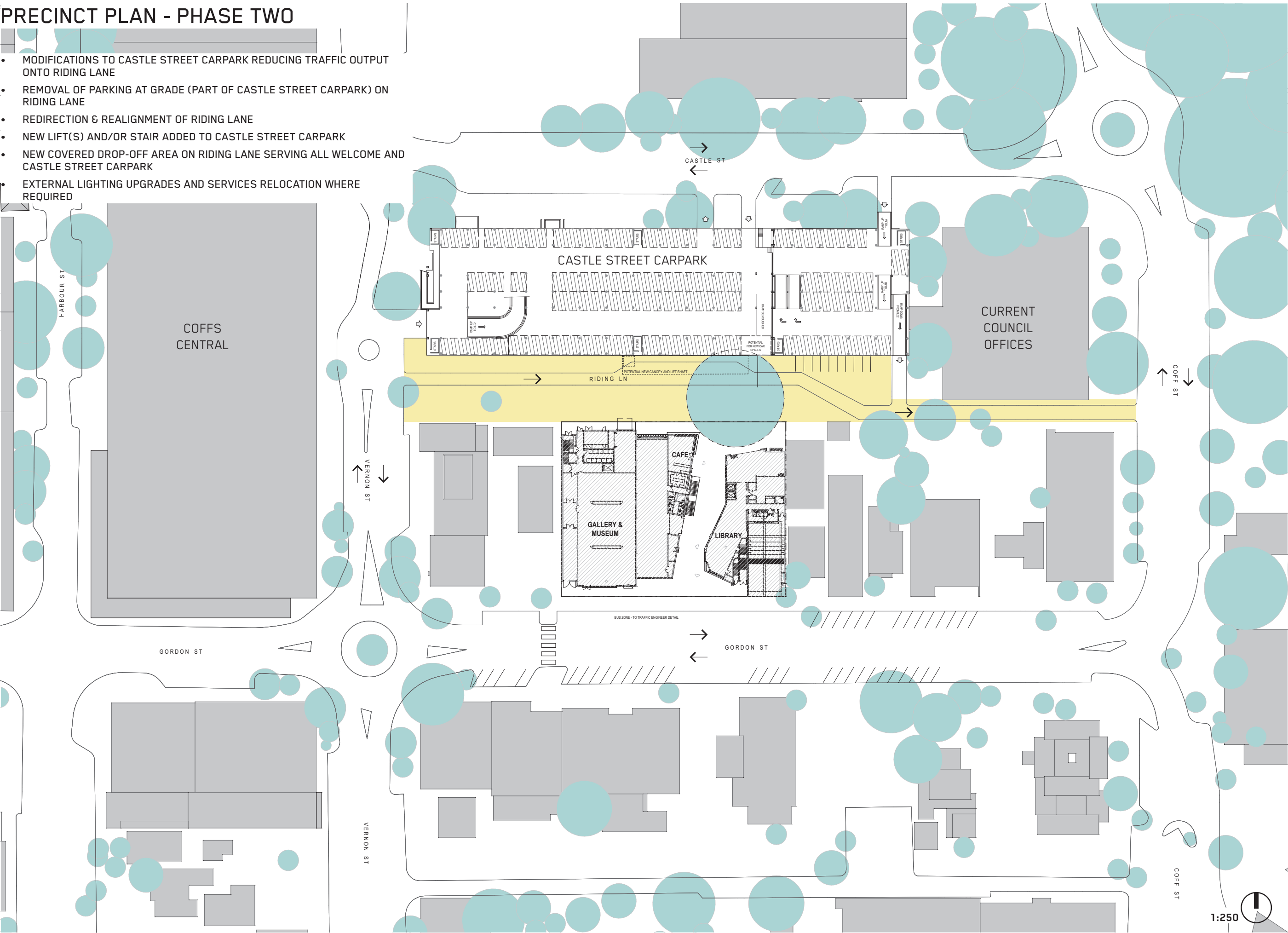


IMAGE SOURCES:  
COFFS HARBOUR CBD - REVIEW OF HEIGHT AND  
BUILT FORM CONTROLS

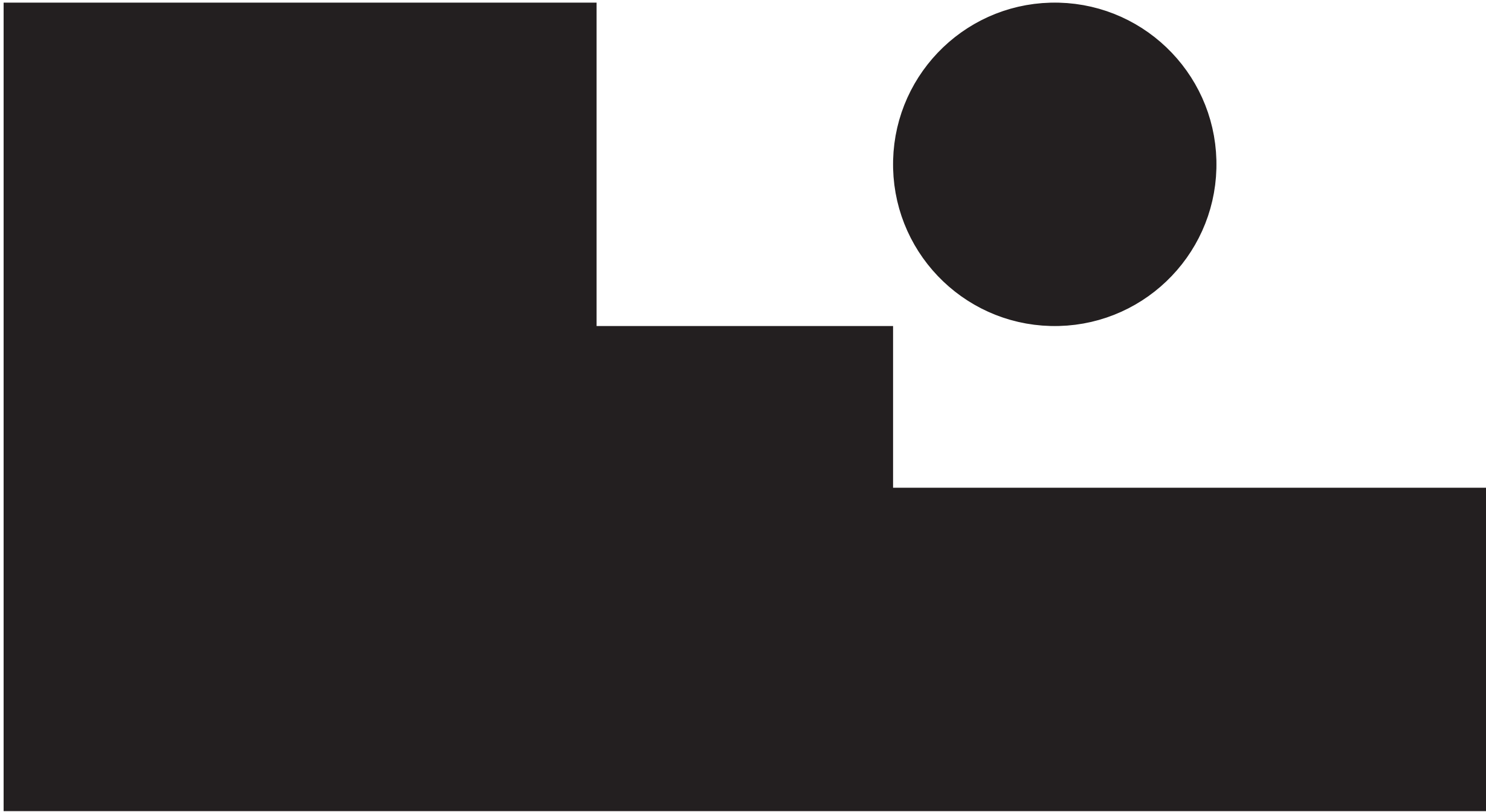


PRECINCT PLAN - PHASE TWO

- MODIFICATIONS TO CASTLE STREET CARPARK REDUCING TRAFFIC OUTPUT ONTO RIDING LANE
- REMOVAL OF PARKING AT GRADE (PART OF CASTLE STREET CARPARK) ON RIDING LANE
- REDIRECTION & REALIGNMENT OF RIDING LANE
- NEW LIFT(S) AND/OR STAIR ADDED TO CASTLE STREET CARPARK
- NEW COVERED DROP-OFF AREA ON RIDING LANE SERVING ALL WELCOME AND CASTLE STREET CARPARK
- EXTERNAL LIGHTING UPGRADES AND SERVICES RELOCATION WHERE REQUIRED







# THE BUILDING

OVER  
VIEW FROM GORDON  
STREET







# SITE & BUILDING ORGANISATION AND FUNCTIONAL ARRANGEMENT

THE ARCHITECTURE OF ALL WELCOME EMBODIES THE PROJECT PRINCIPLES AND GIVES FORM TO WHAT IS A SIGNIFICANT INVESTMENT IN THE CULTURAL, CIVIC AND URBAN FUTURE OF COFFS HARBOUR.

The following pages describe the design and address design quality in terms of the following aspects:

- Functional arrangement
- Architectural language
- Façade design
- Materials & finishes

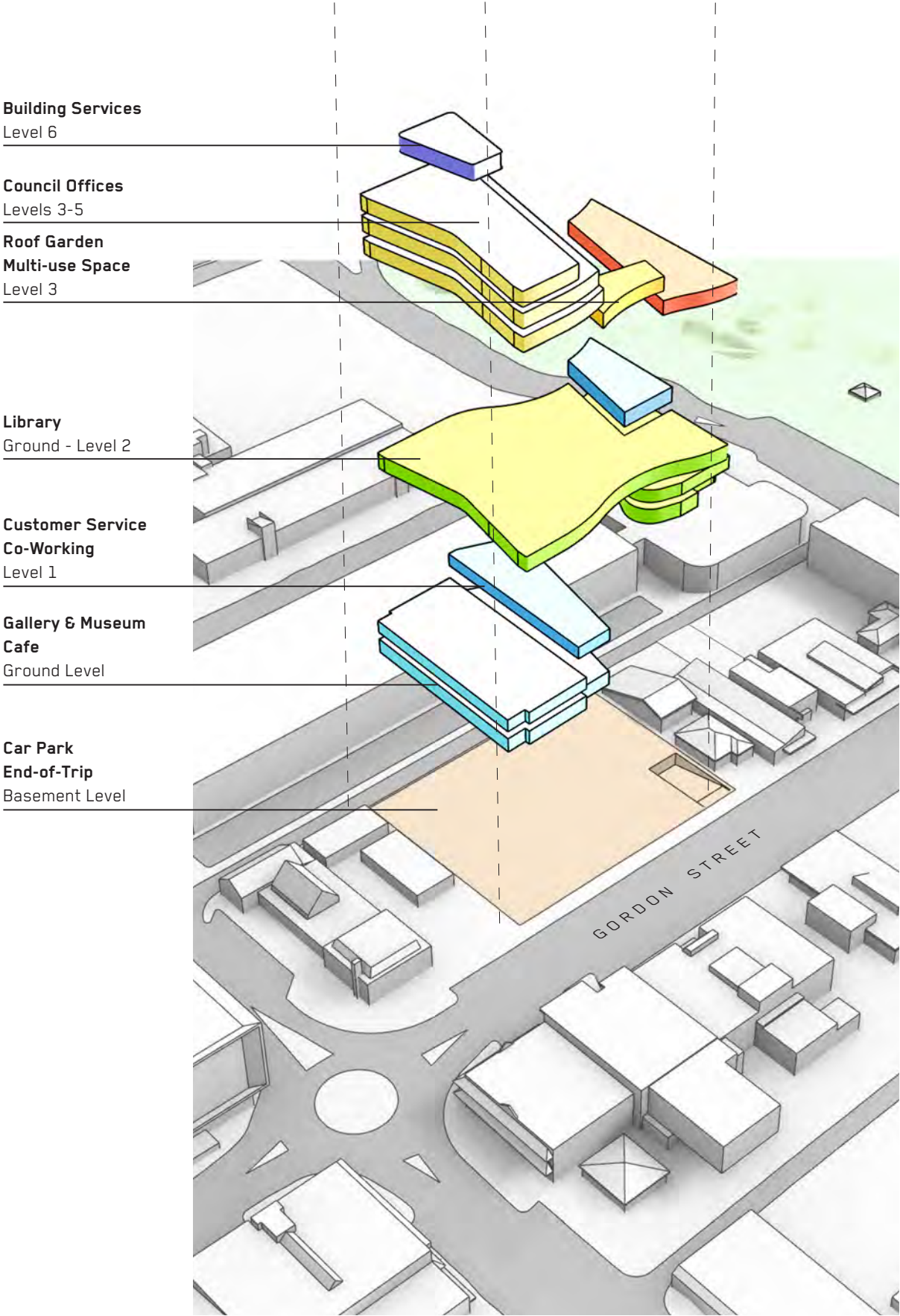
The also building contains a multi-level, external three-dimensional public space which rises through the centre of the facility to Level 03, providing public accessibility to its various functions. Landscaping is drawn into and through the building in this space, which makes use of the benign local climate conditions to provide enclosed, semi-enclosed and open public areas throughout.

THE ALL WELCOME BUILDING ACCOMMODATES A RICH MIX OF USES AND FUNCTIONS. IT IS A SINGLE BUILDING CONTAINING NEW CULTURAL (MUSEUM, GALLERY, LIBRARY) AND ADMINISTRATION (COUNCIL OFFICES, CUSTOMER SERVICE) IN A SINGLE BUILDING SPREAD OVER FIVE FLOORS AND ONE BASEMENT AND ROOF PLANT.

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The building contains a multi-level, external three-dimensional public space which rises through the centre of the facility to Level 03, providing public accessibility to its various functions. This space makes use of the local climate conditions to provide enclosed, semi-enclosed and open public spaces throughout the building. The building use are split as:

- Basement: car parking, operational parking and loading, storage and plant services
- Level 00: Along the southern portion of the site is the gallery and museum, loading dock, cafe and associated back-of-house spaces. To the north is start of the public library (which is spread over three floors) and the car park entry. Between these is a public through-site link that contains vertical circulation, including lifts and a stair.
- Level 01: Council customer service area and associated office accommodation, the continuation of the public library and other associated spaces. Customer service can be accessed from ground floor via a stair with direct line of site or the lifts
- Level 02: The bulk of the library, filling the entire floor
- Level 03: A large public opens space, part covered and part open to the sky. Opening from this space are a large multi-use space (which will function as the Council Chamber), meeting rooms, the entry to the council workplace, Council Executive offices and associated amenities
- Level 04: Council workplace
- Level 05: Council workplace
- Level 06: Building Services

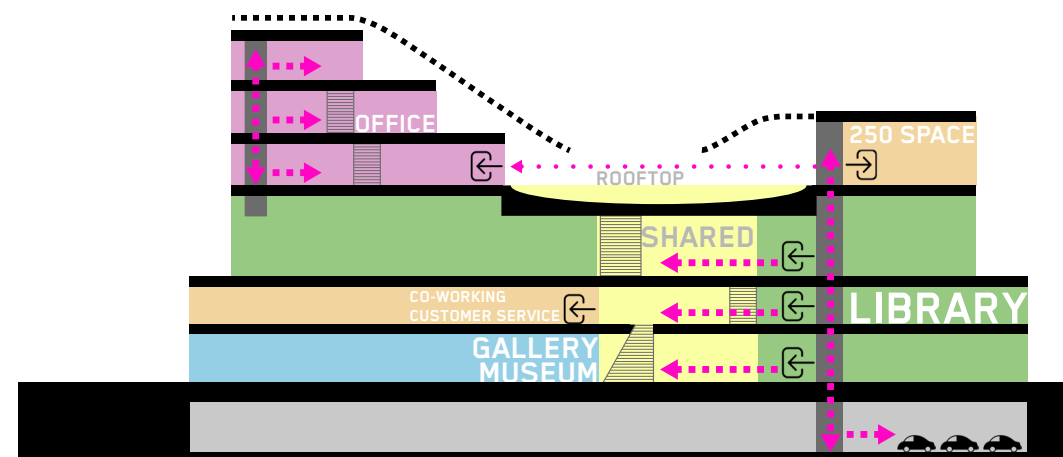
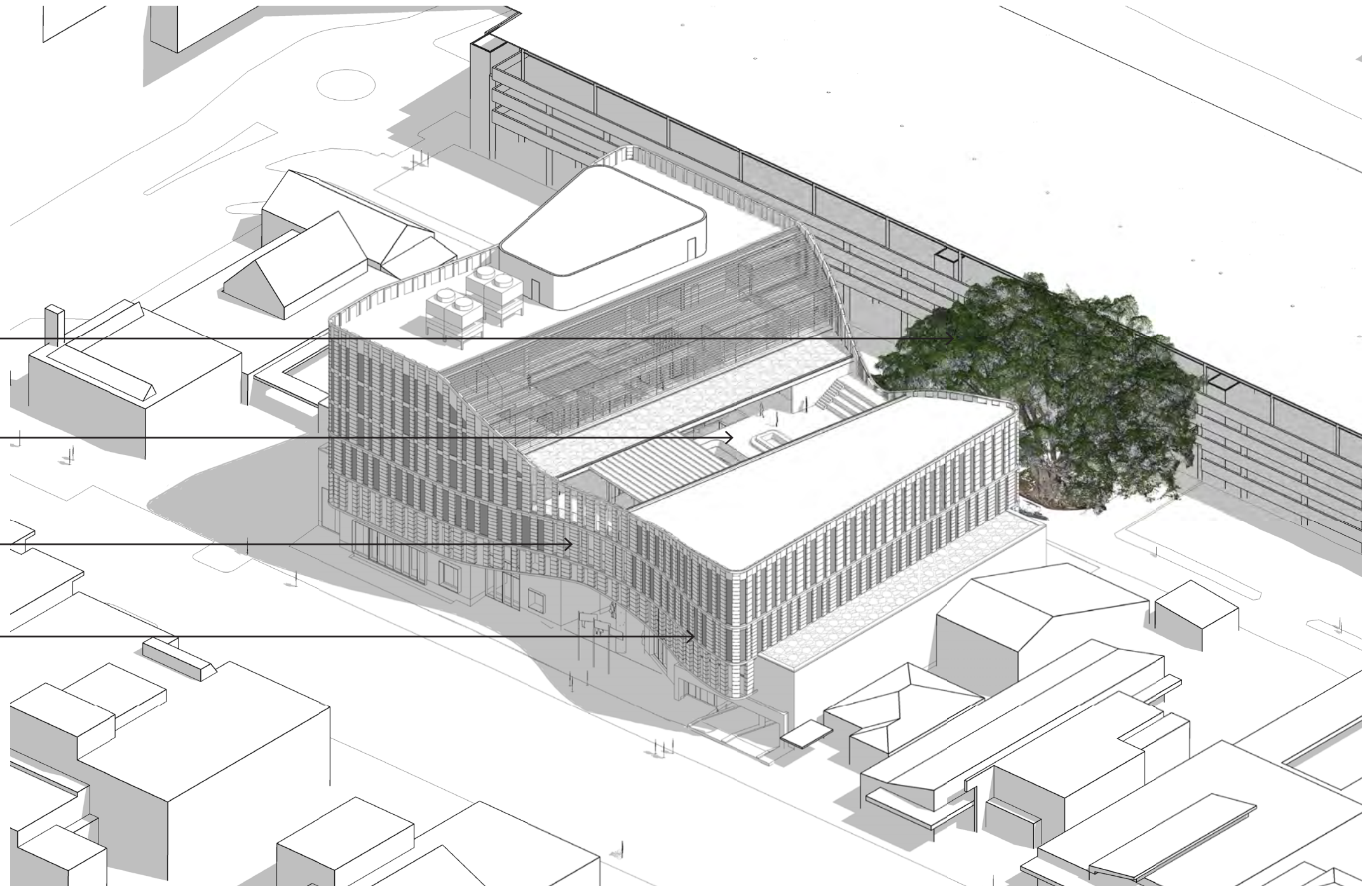


THE BUILDING WRAPS THE FIG TREE, PROVIDING VIEWS TO IT FROM ALL LEVELS AS A WAY-FINDING AND ORIENTATION STRATEGY

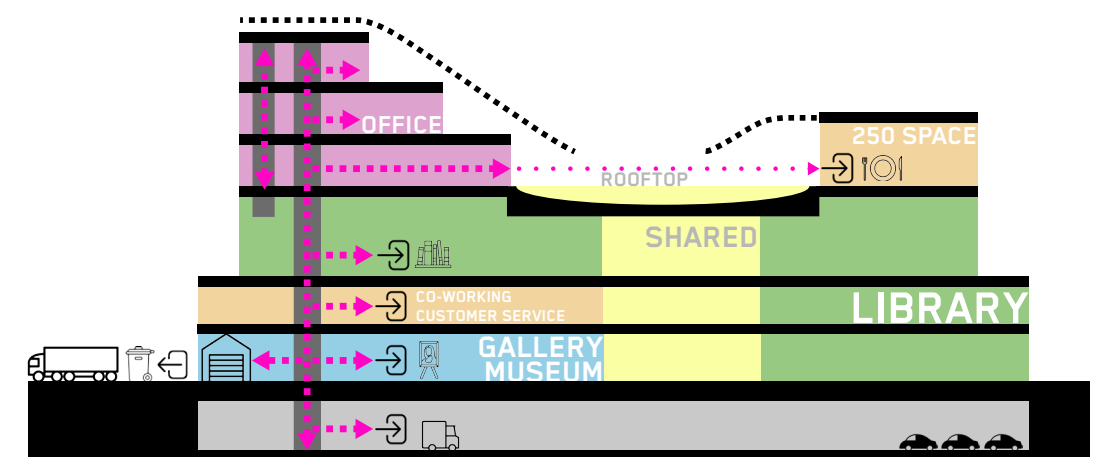
A PUBLIC SQUARE AT LEVEL 03 IS OPEN TO THE SKY AND IS DESIGNED FOR EVENTS, INCLUDING COUNCIL MEETINGS, CITIZENSHIP CEREMONIES AND OTHER COMMUNITY FUNCTIONS

THE BUILDING FORM IS CONVEX AT THE MAIN ENTRY POINTS TO SYMBOLISE THE PUBLIC NATURE OF THE FACILITY

THE BUILDING FORM IS SHAPED TO PROMOTE THE IDEA OF ALL WELCOME AND TO BE READILY APPARENT ON THE COFFS SKYLINE



STACK DIAGRAM, PUBLIC CIRCULATION



STACK DIAGRAM, SERVICING CIRCULATION



# VEHICULAR & TRANSPORT STRATEGIES

PRIMARY VEHICULAR ACCESS IS VIA GORDON STREET AND THE RAMP DOWN TO THE CAR PARK AND END-OF-TRIP FACILITIES IN THE BASEMENT.

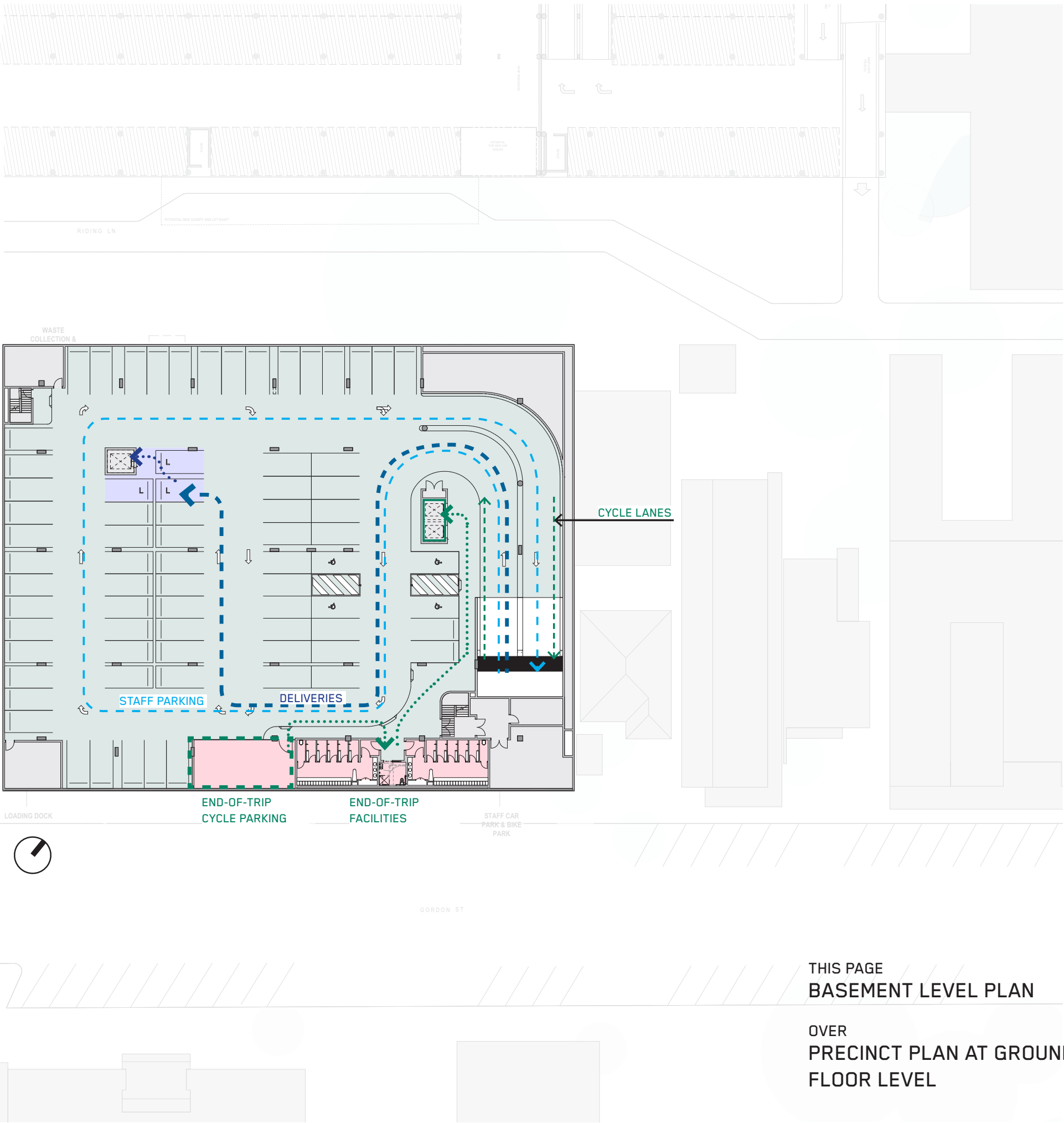
BUS PARKING AND DROP-OFF WILL OCCUR FROM GORDON ST, AS WILL DAY-TO-DAY DELIVERIES.

ALSO FROM GORDON STREET IS THE GALLERY LOADING DOCK, ACCESS TO WHICH WILL BE MANAGED, OCCURRING UNDER TWENTY TIMES PER ANNUM (REFER ASON GROUP REPORT).

WASTE MANAGEMENT WILL BE FROM RIDING LANE, WITH THE EXPECTATION THAT PHASE 2 WILL SEE A DROP OFF ADJACENT THE CASTLE STREET CAR PARK WHICH WOULD ALSO SUIT DAY-TO-DAY DELIVERIES.

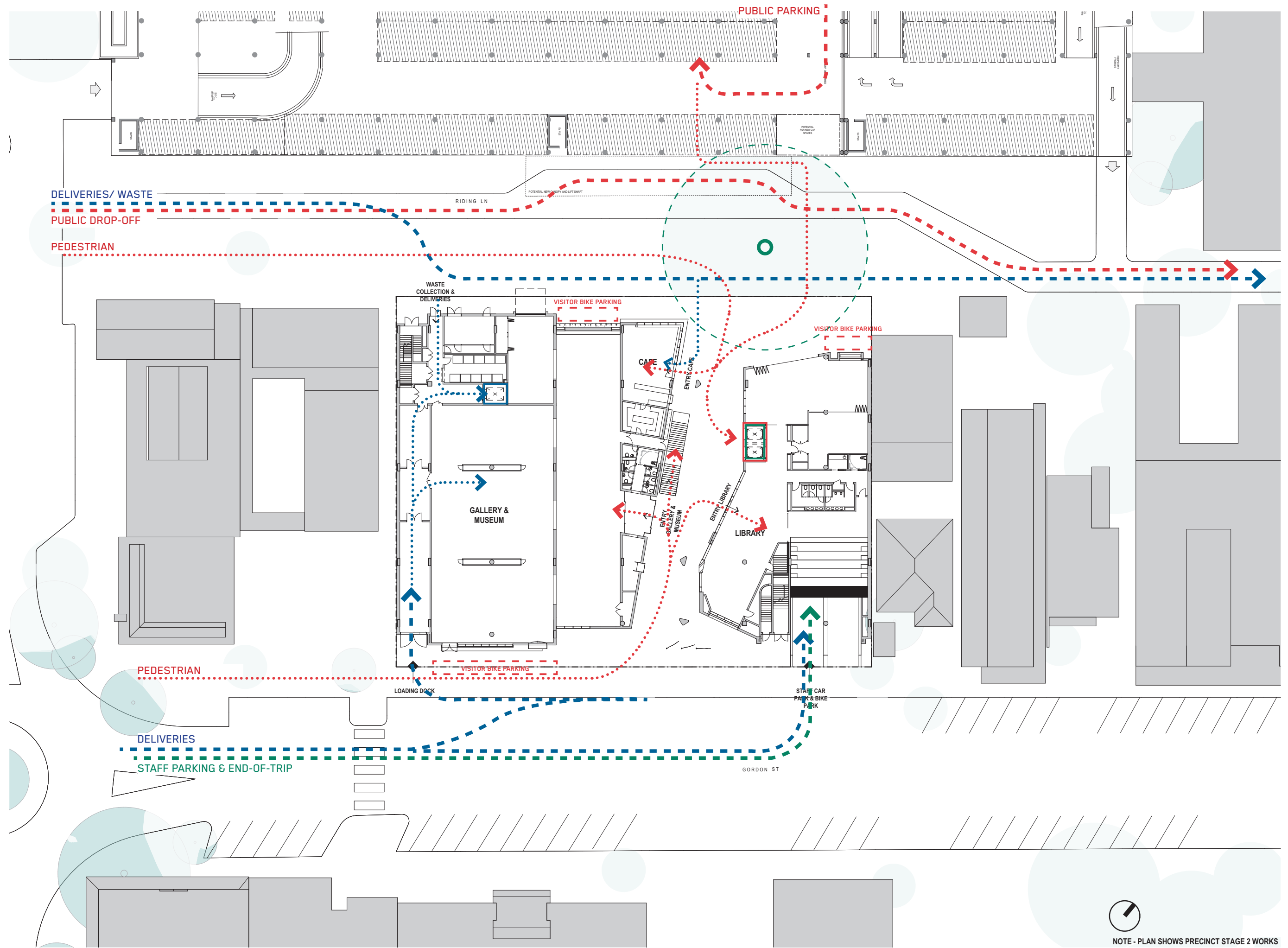
BIKE PARKING WILL BE PROVIDED FROM GORDON STREET AND RIDING LANE.

- CAR PARKS B1: 74
- STAFF CYCLE PARKS B1: 40
- VISITOR CYCLE PARKS G: 60



THIS PAGE  
BASEMENT LEVEL PLAN

OVER  
PRECINCT PLAN AT GROUND  
FLOOR LEVEL



NOTE - PLAN SHOWS PRECINCT STAGE 2 WORKS



AREA SCHEDULES

COFFS HARBOUR CITY COUNCIL PROVIDED BVN WITH AN IN-DEPTH SPATIAL USABLE FLOOR AREA (UFA) BRIEF.  
THIS HAS BEEN USED TO BENCHMARK THE DESIGNED SCHEME THROUGHOUT THE PROCESS.

BUILDING UFA

Summary Area Schedule

	BRIEFED AREAS m²	PROPOSAL AREAS m²	[+/-] m²	INDOOR/ OUTDOOR SUBTOTALS m²		NOTES
				Indoor	Outdoor	
GA Plans (Rev 04) 190517						
Café	100	114	+14	94	20	Includes kitchen to service Level 00 events and external space
Car Parking	2722	2420	-302	2420		Excludes ramp
Circulation	100	548	+448	144	404	Does include stair flights, previously incorrectly noted as brief 50
Council Admin Office	2750	2818	+68	2818		
Co-working	180	156	-24	124	32	
Customer Service Area	190	229	+39	183	46	
End-of-trip facilities	250	158	-92	158		
Executive	210	150	-60	150		
Library	2440	2578	+138	2507	71	
LMG Shared	535	592	+57	592		
MG Shared	170	184	+14	184		
Multi-purpose /Chamber	362	283	-79	283		
Regional Gallery	660	659	-1	659		
Regional Museum	300	288	-12	288		
Services	1241	1018	-223	1018		Excludes open air roof; Basement tanks double stacked
Shared	343	326	-17	326		Informal Space - BVN removed as unbriefed
	12553	12521	-32	11948	573	
Outdoor & Internal Street	963	1152	+189	0	1152	Includes Indoor Street, Ground Floor Landscape & Level 03 Garden
Vertical Circulation	50	216	+166	216		Lift shaft areas counted once only. Does not include stair flights
	1013	1368	+355	216	1152	
TOTAL	13566	13889	+323	12164	1725	

BRIEFED AREAS AS PROVIDED BY CHCC IN BRIEF

ALL WELCOME BUILDING AREAS

DIFFERENCE TO CHCC BRIEFED AREAS

SPACES PROPOSED ARE LOCATED BOTH “INDOOR”, I.E. IN MECHANICALLY CLIMATE CONTROLLED AREAS, OR OUTDOOR, I.E. IN NON-MECHANICALLY CLIMATE CONTROLLED AREAS

# BUILDING GFA

Summary Area Schedule  
Areas are measured to the external face of outside walls (GFA)

INDOOR	AREA m²
Level B1	3135
Level 00	2092
Level 01	1658
Level 02	1901
Level 03	1714
Level 04	914
Level 05	854
Level 06	211
	<b>12479</b>

TABLE INCLUDES ONLY ENCLOSED  
COVERED SPACES; NOTE LEVEL 4 & 5  
NON-CONDITIONED SEMI-OUTDOOR SPACES  
INCLUDED IN THESE TOTALS

OUTDOOR	AREA m²
Level B1	0
Level 00	346
Level 01	161
Level 02	156
Level 03	276
Level 04	0
Level 05	0
Level 06	0
	<b>939</b>

TABLE INCLUDES ONLY UNENCLOSED  
COVERED SPACES, EXCLUDING  
UNENCLOSED UN-COVERED SPACES

IMAGE: AREA PLANS (GFA)



# ARCHITECTURAL LANGUAGE

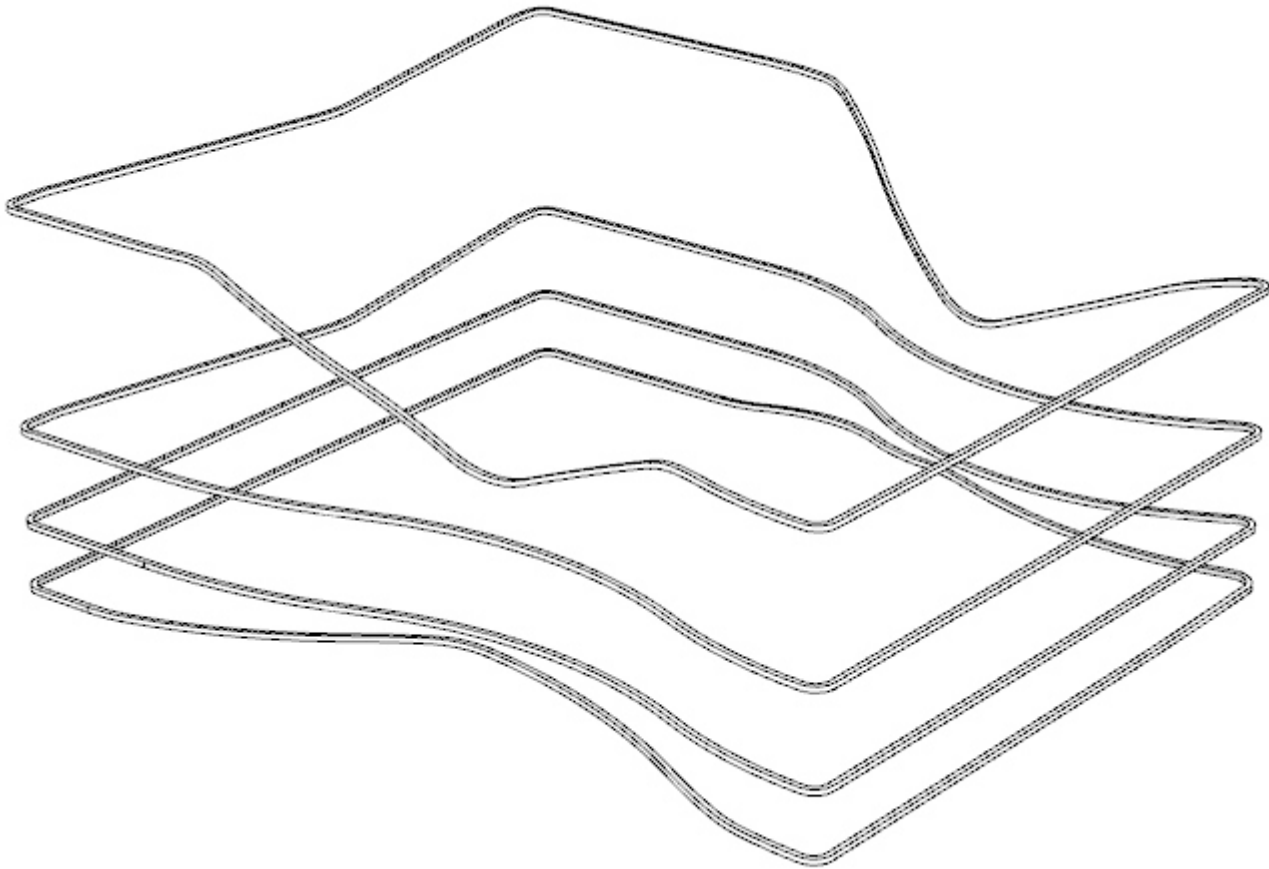
THE BUILDING FORM, MATERIALS AND COLOUR ARE BASED ON THE NATURE OF COFFS HARBOUR AS A SPECIFIC PLACE OVERLAID WITH THE COMMUNITIES' DESIRE FOR OPEN, ACCESSIBLE AND DESIRABLE COMMUNITY AND CULTURAL FACILITIES.

THE BUILDING REPRESENTS THE IDEA OF 'HARBOUR' AS A PLACE OF WELCOME AND PROTECTION, REPRESENTED THROUGH THE WRAPPING FAÇADE, UNDULATING GEOMETRY, AND BRIGHT, VIBRANT COLOURS.

THE BUILDING FORM - AN ABSTRACTION OF THE SURROUNDING TOPOGRAPHY OF THE COFFS HARBOUR REGION, WHERE THE GREAT DIVIDING RANGE MEETS THE COAST - WRAPS AROUND THE EXISTING MATURE FIG TREE (LOCATED ADJACENT TO THE SITE), HELPING TO MAKE THE TREE A KEY PART OF THE LANDSCAPE DESIGN.

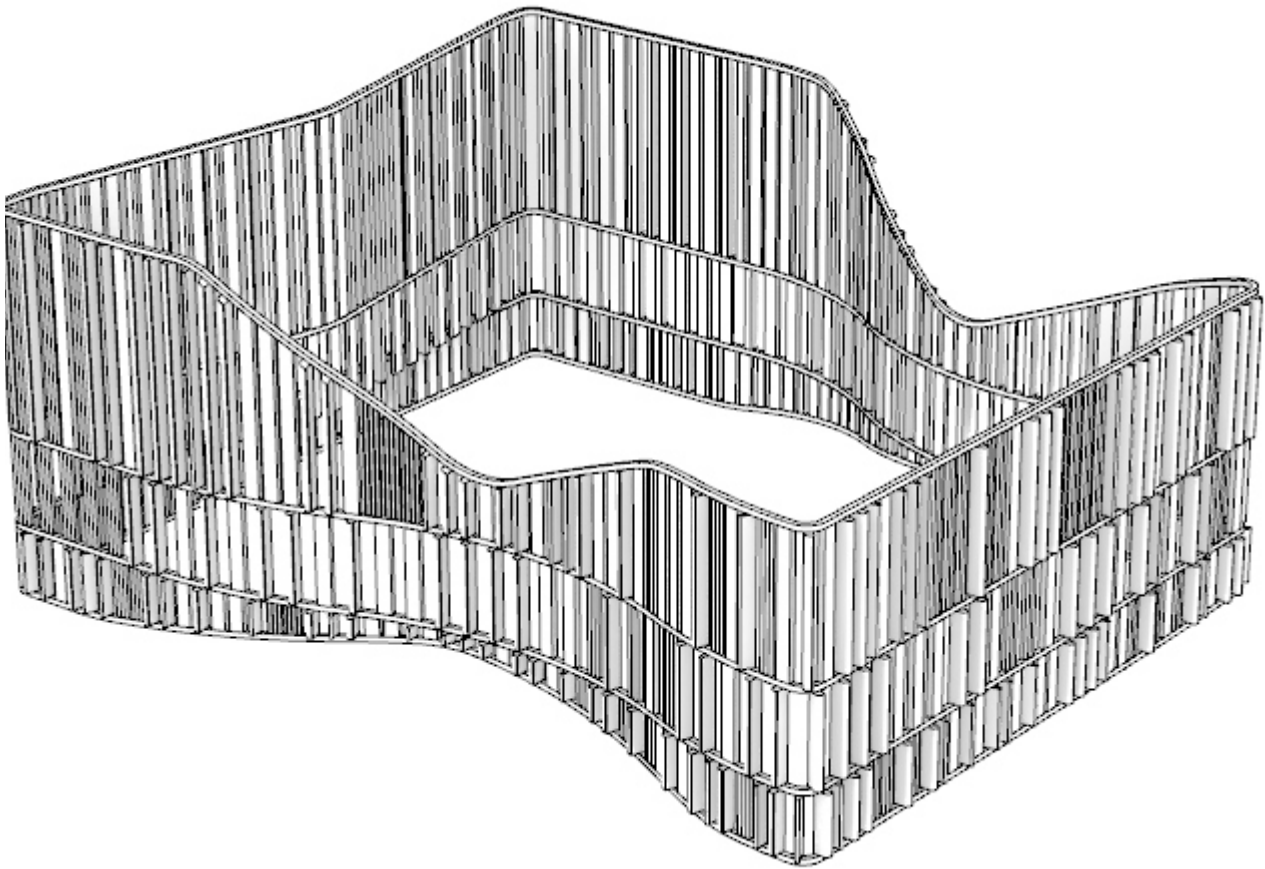
THE FORM IS INTENDED TO WRAP THE DISPARATE FUNCTIONS, CREATING A SINGULAR ENTITY AND CARRY OUT THE PROMISE OF 'CULTURE FIRST'.

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## THE BUILDING FORM AS AN ABSTRACTION OF PLACE

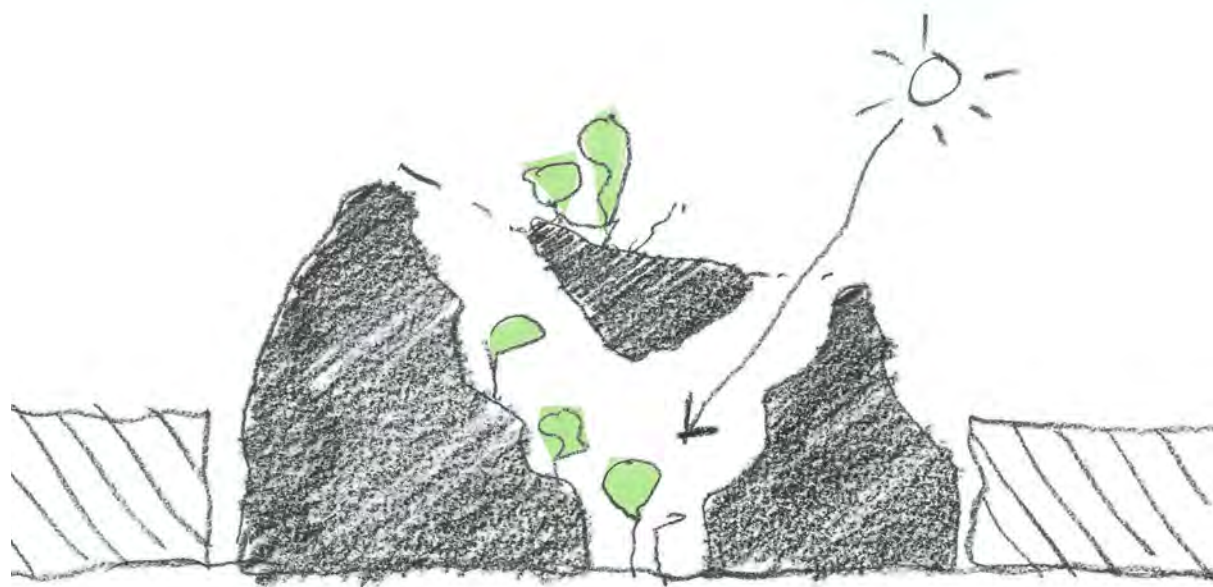
The building is wrapped by a series of encompassing elements that represent the ideas of Harbour, Protection, Welcome and abstract the surrounding undulating landforms.



## THE FACADE

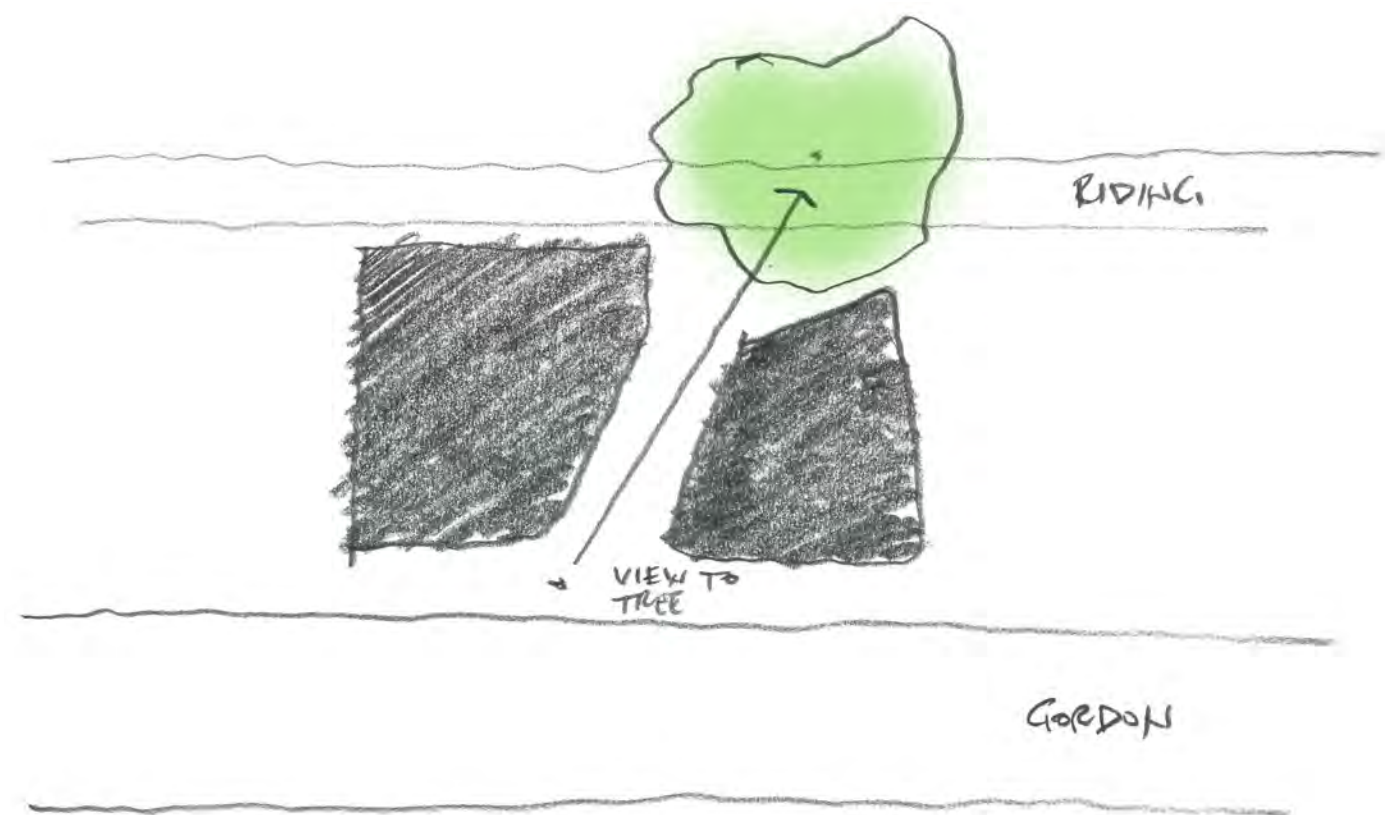
The facade is constructed of a mixture of differently shaped vertical elements. These are constructed from strong, reflective colours that catch the light and help the building always appear bright and welcoming.





### THE BUILDING FORM AS AN ABSTRACTION OF PLACE

The building opens up through its centre, providing views of the fig tree beyond and the sky over. Representing ideas of connection to place through its connections to the ground and the stars above.



### INTERNAL STREET

A strong geometric element, constructed from light brick and local timber, providing the building with a strong grounding and a sense of journey.



# FACADE DESIGN

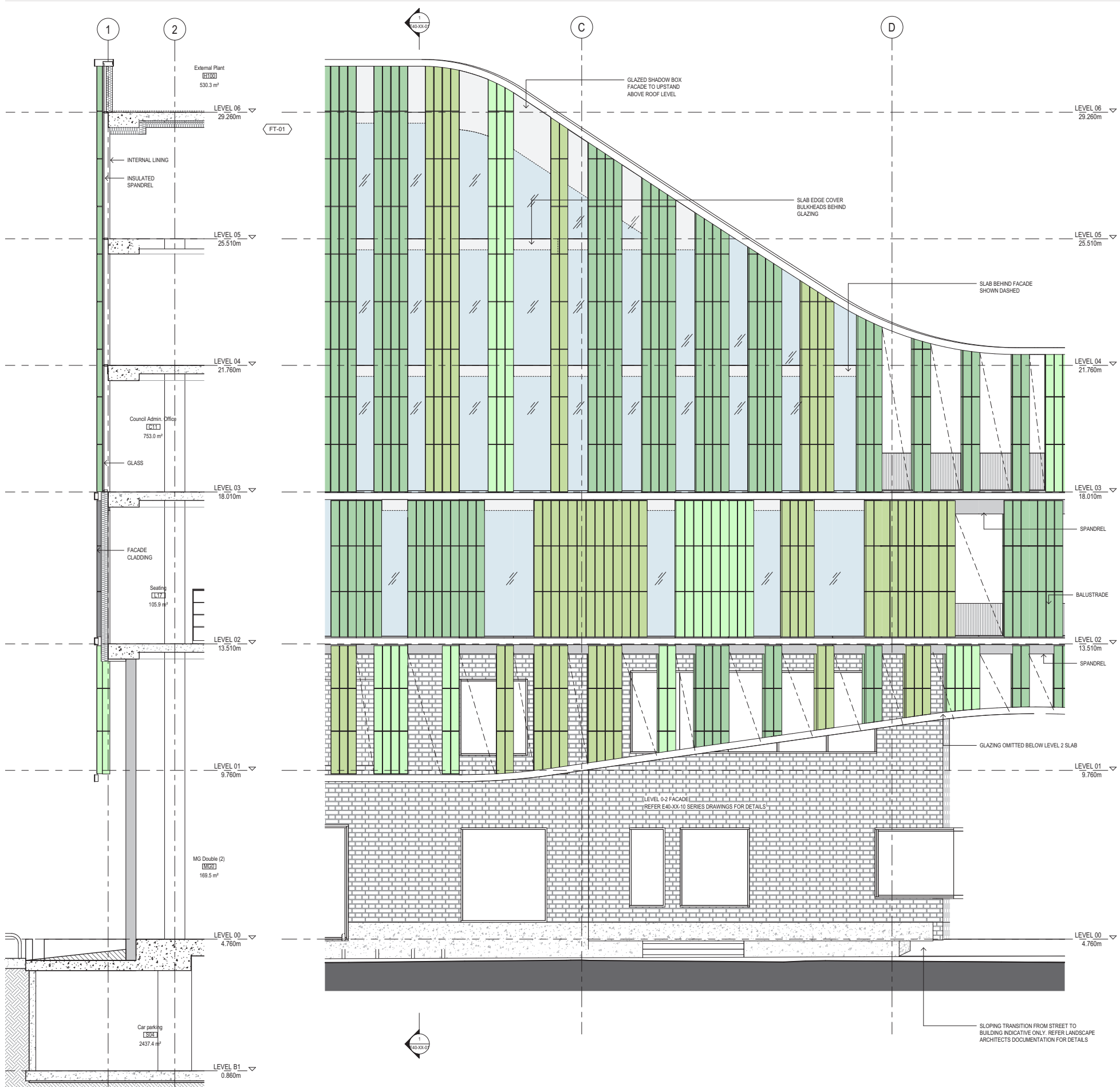
THE FACADE HAS BEEN DESIGNED TO CATCH THE LIGHT THROUGHOUT THE DAY AND ACROSS THE YEAR, BY USING GLAZED TERRACOTTA CLADDING PANELS THAT HAVE A REFLECTIVE SHEEN. THIS WAY THE BUILDING ALWAYS APPEARS BRIGHT AND VIBRANT IN THE STREET-SCAPE, WHICH HIGHLIGHTS ITS WELCOMING NATURE AND CIVIC STATURE TO THE LOCAL COMMUNITY.

The Terracotta elements are set tall over multiple levels to give a sense of scale and reduce the reading the building's individual floors, in keeping with the idea of the building being about 'culture first' - that it looks like a cultural institution, not an office building.

The literal translation of 'Terra Cotta' is Cooked Earth. It is an ancient technique for creating beautiful, long-lasting objects that combines the three elements of fire, water and clay. The use of terracotta as cladding to building façades is also not a recent phenomena. The material is available in proprietary systems and there are many examples across Australia and the world which display a virtually unlimited range of colours and profiles.

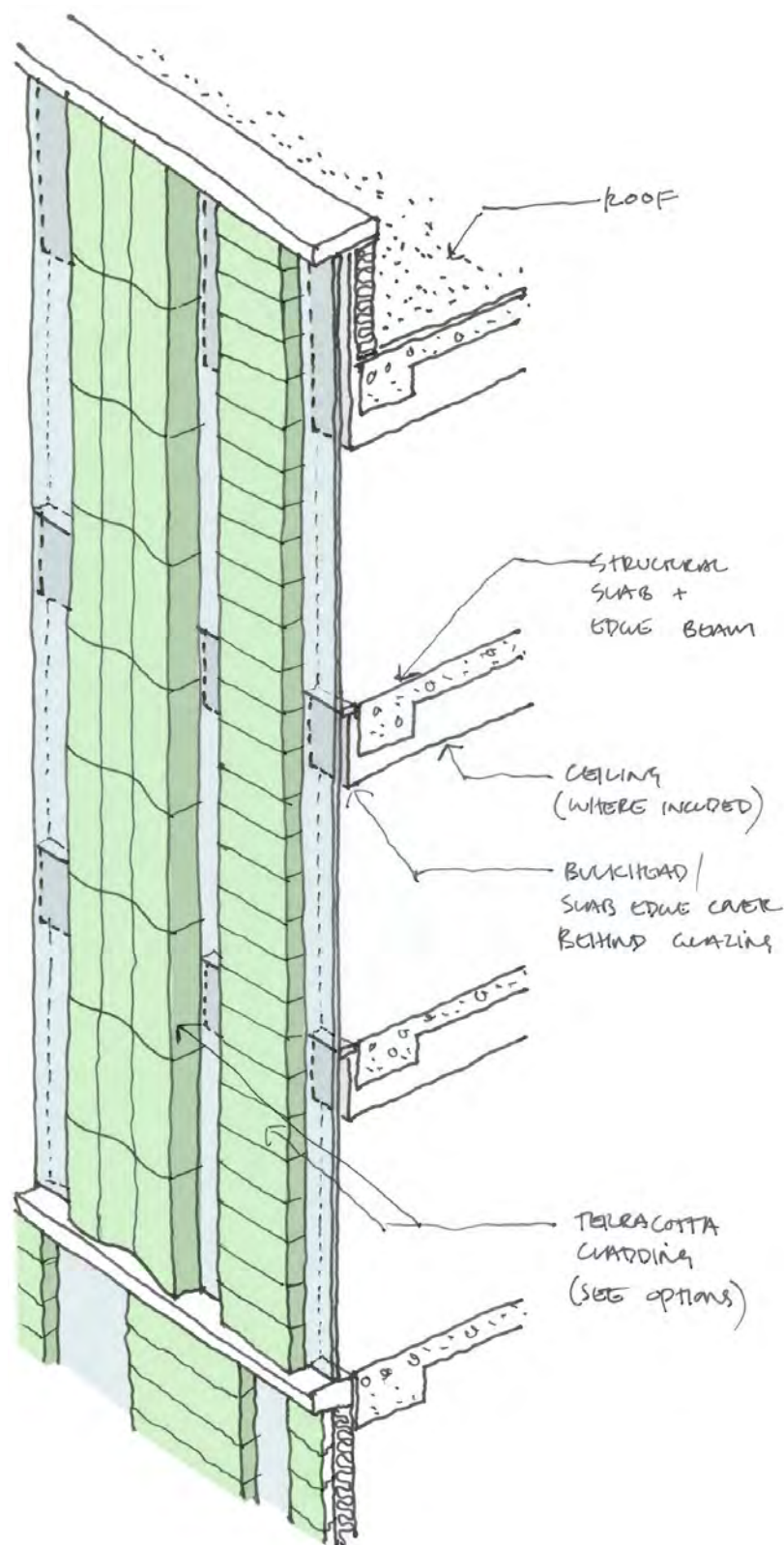
Whilst the current design contemplates a flat, twice-fired glazed product in a range of green tones, the exact details of profile, module size and finish that will be used at All Welcome are yet to be finalised and these will be developed during the next phase of the project.

The lower floors of the building are clad in a pale brick, continuing the use of materials 'of the earth' on the facade, and allowing the lower form to tie into traditional local materials.



FACADE TYPICAL SECTION & ELEVATION

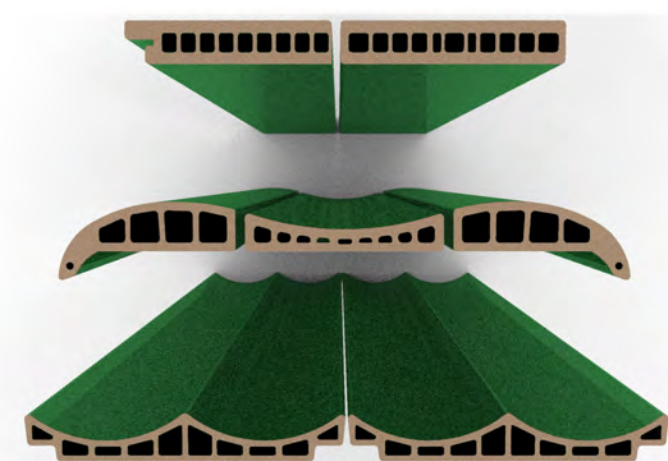




TYPICAL FACADE SKETCH DETAIL



BASIC TERRACOTTA CLADDING SHAPES AND COLOURS



CUSTOM PROFILES FOR ALL WELCOME - TO BE RESOLVED AT THE NEXT PHASE



JOHN & MABLE RINGLING MUSEUM, FLORIDA USA



APARTMENT BUILDING AT 10 BOND ST, NEW YORK USA

PRECEDENT IMAGES



# MATERIALS BOARD

THE BUILDING CONSTITUTES A LARGE MASS IN THE URBAN CONTEXT, AND THE UPPER PORTION OF IT IS SEEN FROM MANY ANGLES, NEAR AND FAR.

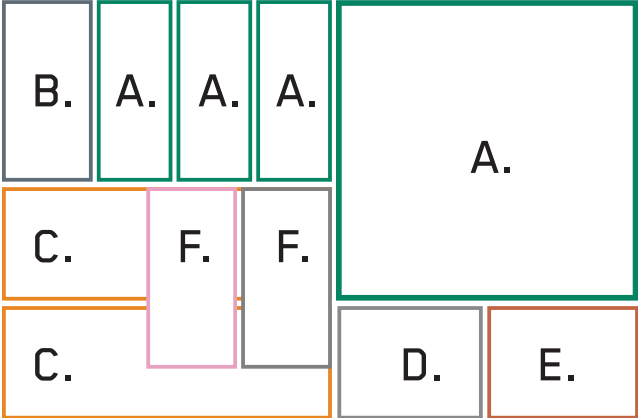
THE FAÇADE OF THE LOWER PORTION AND UP THROUGH THE CENTRAL SPACE IS EXPERIENCED AT THE HUMAN SCALE AND IS MORE TACTILE IN THE SELECTION OF MATERIALS AND FINISHES.

For the upper portion, to create shimmer and variety we have selected a glazed terracotta façade cladding in shades of green, which works with the curvaceous form to offer myriad conditions of light and shade. This creates visual interest but also reflects the natural colours of the surrounding context. For the lower portion and up through the central space, light-coloured brick will be used in combination with timber elements, bringing richness and authenticity to the architectural experience.

These materials have been chosen for their longevity and integral finish, which meets the expectation that All Welcome will become, and remain, a significant building in Coffs Harbour for many years to come.



- A. Green glazed terracotta panels, in a variety of shades
- B. Grey fibre-cement panels
- C. Light buff and tan bricks
- D. Grey concrete with exposed aggregate
- E. Native hardwood, spotted gum, blackbutt et al.
- F. Pink and grey granite







GORDON STREET FACADE CONCEPT

B. Grey fibre-cement panels  
*SPANDRELS*

A. Green glazed terracotta  
panels, in a variety of shades  
*UPPER FACADES*

C. Light buff and tan bricks  
*LOWER FACADES*

E. Native hardwood, spotted  
gum, blackbutt et al.  
*INTERNAL*

F. Pink and grey granite  
*PAVING*

D. Grey concrete with exposed  
aggregate  
*DETAILING*



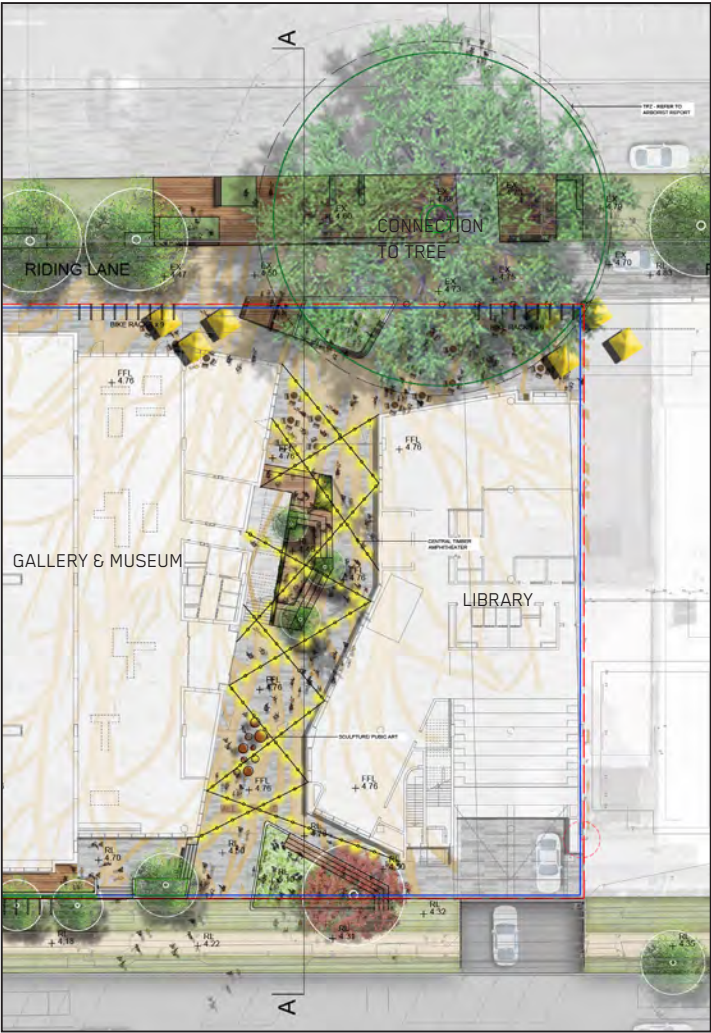
# PUBLIC SPACE, LANDSCAPING, COURTYARDS & SECURITY

THE FIG TREE PROVIDES A RECOGNISABLE ANCHORING AND WAY-FINDING POINT IN THE BUILDING. IT PROVIDES THE OPPORTUNITY TO CREATE A UNIQUE AND MEANINGFUL PLACE, WITH THE TREE AS A LANDMARK THAT THE BUILDING WRAPS AROUND.

The central public space, rising up through the middle of the building, has been arranged to create views toward it to stimulate psychological navigation of the building by reminding a visitor of where they are and where the heart of the project is.

Public space complete with planting and furniture is drawn from the through-site link at ground level into the upper levels of the building, allowing interaction and blurred boundaries between the Cultural, Civic and Administrative programmes. This culminates in the outdoor landscaped space at level 3, which caters for community events, functions as an ante-room to the council chamber/ hire-able multi-purpose space, and from where views across the city are available.

The central space is equipped with architecturally-designed gates at ground floor at either end which will limit access to this area after hours whilst maintaining safe movement around the building for staff or visitors alike.



GROUND FLOOR PLAN  
URBIS LANDSCAPE ARCHITECTS



THIRD FLOOR PLAN  
URBIS LANDSCAPE ARCHITECTS

OVER  
VIEW OF INTERNAL STREET



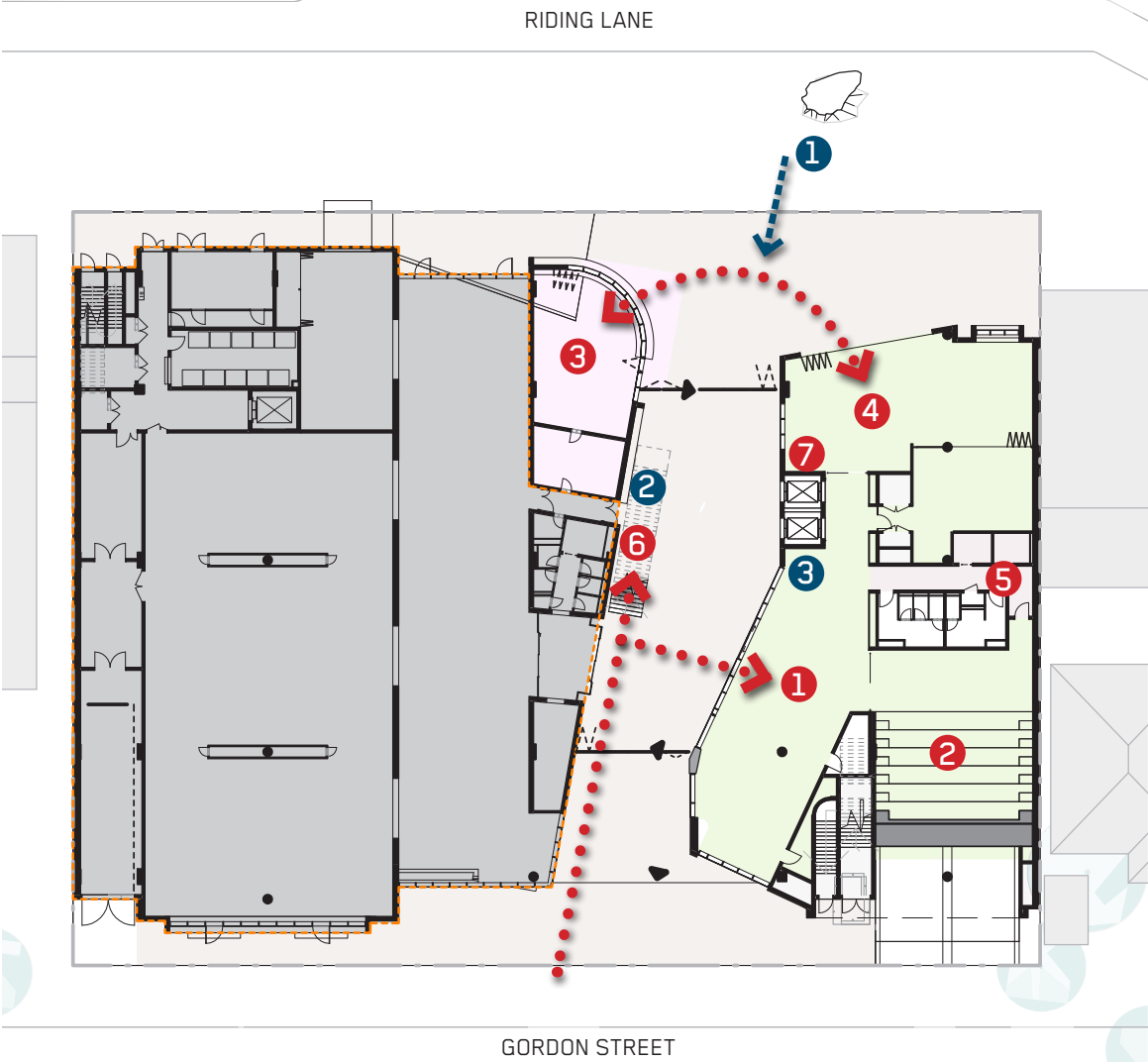




# OPERATIONAL DIAGRAMS

THESE DIAGRAMS SHOW A "DAY-IN-THE-LIFE-OF" VARIOUS USERS OF THE BUILDING AND THE SPACES THAT THEY CAN BE EXPECTED TO INHABIT. THEY ARE USED AS A TOOL TO TEST THE PLAN AND TO EXPLAIN THE SEQUENCE OF SPACES

## LIBRARY OPERATIONS

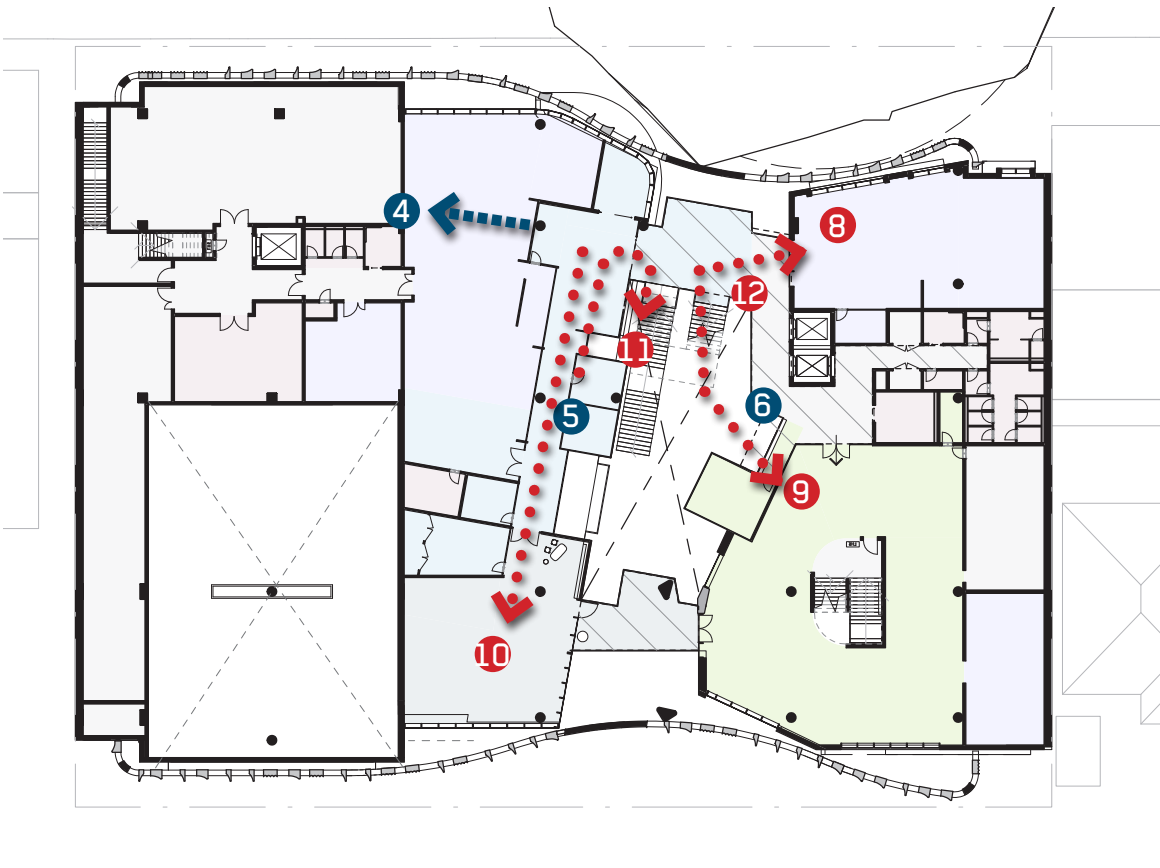


LIBRARY OCCUPATION  
GROUND FLOOR - 1:500



### VISITOR OCCUPATION

- |  |  |                                  |
|--|--|----------------------------------|
| 1 ACCESS TO PUBLIC COMPUTERS AND CHILDREN AREA | 6 ACCESS TO LEVEL 01 VIA STAIRS              | 11 ACCESS TO LEVEL 02 VIA STAIRS |
| 2 CHILDREN'S STORY TELLING                     | 7 ACCESS TO LEVEL 01 VIA LIFT                | 12 ACCESS TO LEVEL 02 VIA LIFT   |
| 3 CAFE   | 8 MAKERSPACE                                 | 13 LIBRARY                       |
| 4 NEWSPAPERS AND MAGAZINES                     | 9 LIBRARY - YOUNG ADULT AND DIGITAL LEARNING | 14 LOCAL HISTORY                 |
| 5 PUBLIC AMENITIES                             | 10 CO-WORKING SPACES                         | 15 PUBLIC COMPUTERS              |



LIBRARY OCCUPATION  
FIRST FLOOR - 1:500

### STAFF OCCUPATION

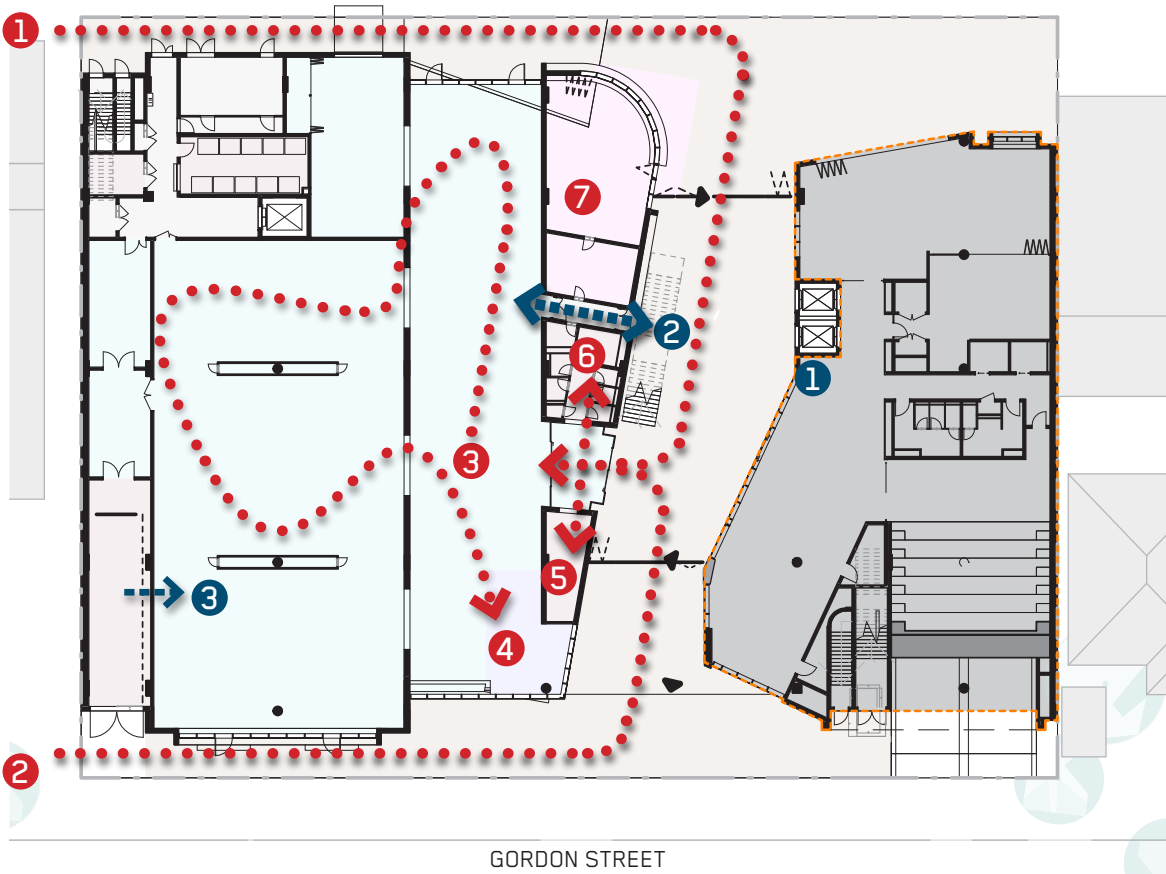
- |  |   |
|--|---|
| 1 ACCESS FROM CASTLE STREET CAR PARK                 | 6 ACCESS TO LEVEL 02 VIA STAIRS                         |
| 2 ACCESS TO LEVEL 01 VIA STAIRS                      | 7 RETURNS/PROCESSING/ COLLECTIONS MAINTENANCE WORK AREA |
| 3 ENTRY FROM BASEMENT CAR PARK THROUGH PUBLIC LIFTS. | 8 STAFF WORK AREA                                       |
| 4 ACCESS TO STAFF AREA                               |   |
| 5 ACCESS TO LEVEL 02 VIA STAIRS                      |   |





GALLERY & MUSEUM OPERATIONS

RIDING LANE



GALLERY OCCUPATION  
GROUND FLOOR - 1:500

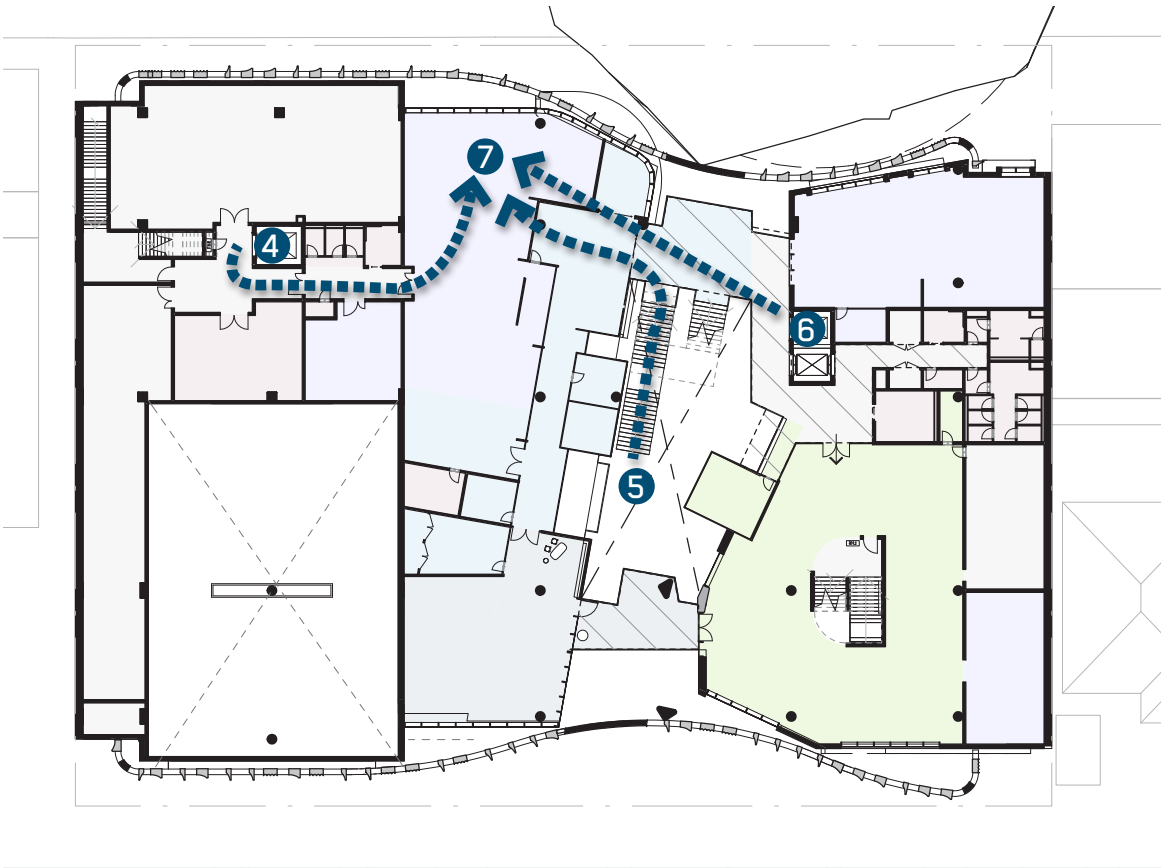


VISITOR OCCUPATION

- 1 ENTRY FROM RIDING LANE
- 2 ENTRY FROM RIDING LANE
- 3 GALLERY AND MUSEUM SPACE
- 4 SHOP
- 5 CLOAKING
- 6 PUBLIC AMENITIES
- 7 CAFE

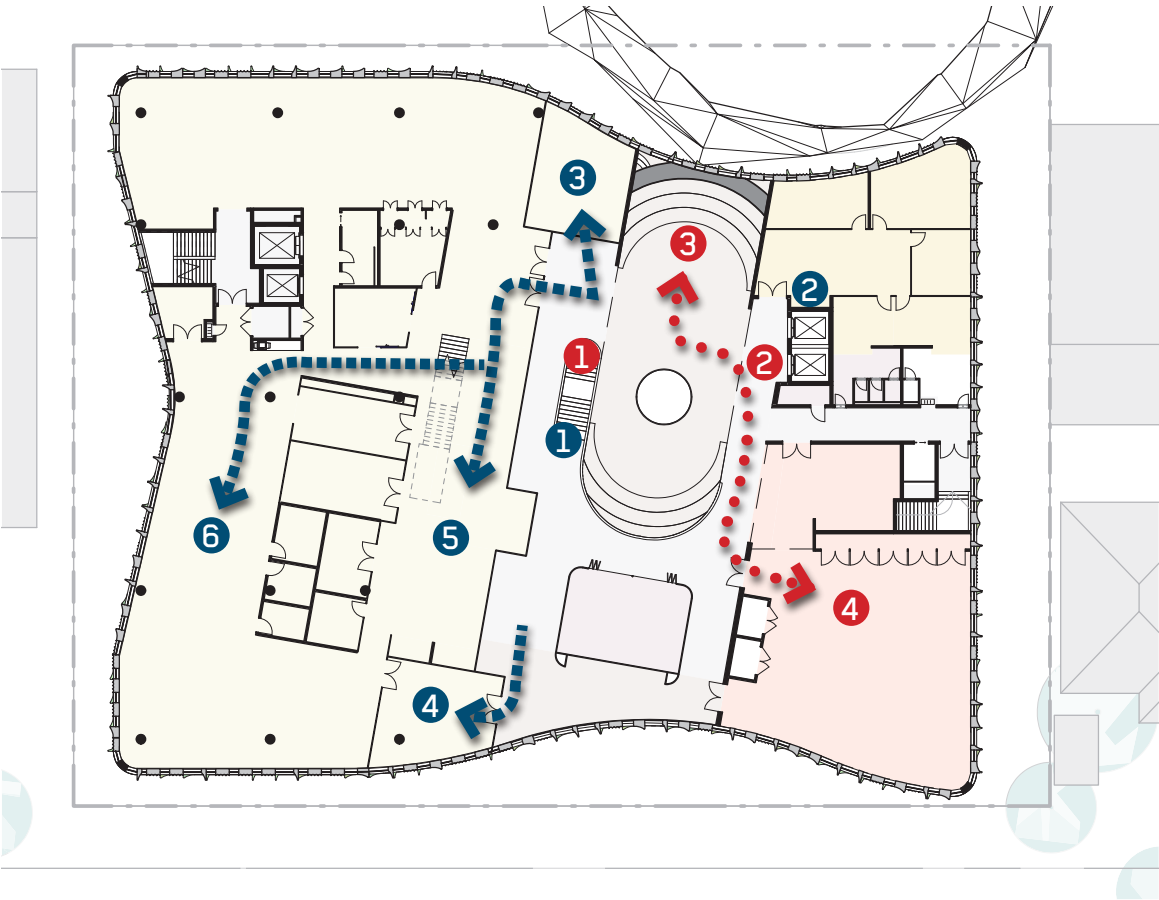
STAFF OCCUPATION

- 1 ENTRY FROM BASEMENT CAR PARK THROUGH PUBLIC LIFTS.
- 2 ACCESS TO LEVEL 01 VIA STAIRS.
- 3 LOADING DOCK ACCESS TO GALLERY
- 4 STAFF ACCESS THROUGH BOH LIFT
- 5 STAFF ACCESS THROUGH MAIN STAIRS
- 6 STAFF ACCESS THROUGH PUBLIC LIFTS
- 7 STAFF ROOM



GALLERY OCCUPATION  
FIRST FLOOR - 1:500

COUNCIL OFFICES OPERATIONS



OFFICE OCCUPATION  
THIRD FLOOR - 1:500

VISITOR OCCUPATION

- 1 ACCESS FROM LOWER FLOORS VIA STAIRS
- 2 ACCESS FROM LOWER FLOORS VIA LIFT
- 3 PUBLIC OUTDOOR SEATING AREA
- 4 MULTI-PURPOSE SPACE

STAFF OCCUPATION

- 1 ACCESS FROM LOWER FLOORS VIA STAIRS
- 2 ACCESS FROM LOWER FLOORS VIA LIFT
- 3 ACCESS TO LARGE MEETING ROOM OFF OF COVERED OUTDOOR AREA
- 4 ACCESS TO MEETING ROOM OFF OF COVERED OUTDOOR AREA
- 5 TEA POINT/TOUCHDOWN LOUNGE

- 6 WORKSPACE