

Draft

CITY OF GREATER DANDENONG  
**THE DANDENONG MASONIC  
HALL ART GALLERY  
REDEVELOPMENT**  
DETAILED DESIGN | SIX DEGREES ARCHITECTS  
OCTOBER 2017



Six Degrees Pty Ltd  
Architects  
ABN 68 101 224 593

110 Argyle Street  
Fitzroy  
VIC 3065

T 61 3 9635 6000  
F 61 3 9635 6060  
[www.sixdegrees.com.au](http://www.sixdegrees.com.au)



GREATER  
DANDENONG  
City of Opportunity



# Draft

## CONTENTS //

### Executive Summary

- Architectural Response
- Design Principles
- Building Compliance
- Cost Plan
- Risk Analysis

### Context and Site Analysis

### Context and Site Response

### Material Palettes

### ESD Summary

### 3D Renders

### Community Advertisement

## APPENDIX //

### Architectural Drawing Set

- DD01 Context and Site Plan
- DD02 Existing Ground Floor Plan
- DD03 Existing First Floor Plan
- DD04 Proposed Ground Floor Plan
- DD05 Proposed First Floor Plan
- DD06 Existing Elevations
- DD07 Proposed Elevations
- DD08 Proposed Sections
- DD09 Existing Roof Plan
- DD10 Proposed Roof Plan

### Preliminary Room Data Sheets

### Preliminary Material Schedule

### Consultant Reports

- Access Report
- Art Consultants Report
- Building Surveyors Report
- Conservation Consultants Report
- ESD Report
- Landscape Design Report
- Lighting Design Report
- Services Report
- Structural Engineers Report
- Quantity Surveyors Report (to follow)

## CONSULTANTS //

Architects // Six Degrees Pty Ltd, Peter Malatt // 9635 6000

Access Consultant // Architecture & Access, Andrew Sanderson // 0418 174 413

Acoustic Consultant // Cogent, Andrew Mitchell // 9874 1371

Art Consultant // Utopian Slumps, Melissa Longhnan // 0466 098 886

Building Surveyor // BSGM, Marcus Marshall // 9421 0421

Conservation Consultant // Michael Taylor Architect & Conservation Consultant, Michael Taylor // 9674 1371

Environment & Sustainability Consultant // Finding Infinity, Ross Harding // 0438 881 679

Landscape + Urban Design // TNLA, Tim Nicholas // 5255 2385

Lighting Design // Relume, John Ford // 0411 579 738

Services Engineering // Lucid, Kyle Rozenweig // 9867 8770

Structural Engineer // George Apted + Associates, Karl Apted // 9439 4144

Quantity Surveyor // Jacobs Group Australia - Aquenta, Gerard Hannon // 8668 6222



## EXECUTIVE SUMMARY //

The Dandenong Masonic Hall is a significant heritage structure in the local area, and Six Degrees are excited to continue developing this important new community asset within Central Dandenong through a Detailed Design stage. The following report outlines the current architectural strategies within the project, with the inclusion of information from both the Council Working Group and Consultant team. The Detailed Design stage aims to achieve further clarity on overall brief requirements, specific end-user functionality, and explore/resolve items following the Schematic Design stage feedback.

### EXISTING BUILDING

The Masonic Lodge, at 5 Mason Street Dandenong, is a two storey 1920's rendered brick structure with lightweight floors internally. Generally the building is in a dilapidated condition, any refurbishment or addition will need to involve remediation works to the building. Of particular importance is ongoing water damage. Works are required to the roof, drainage, front parapet and down pipes in order for the building not to sustain additional water damage.

The structure however is in reasonable condition and the structural report attached advises that there is no foreseeable reason that the shell can not be retained as a part of the development. The project aims to retain the existing where possible such as the existing ceilings, floors, toilet and stair. Minor upgrade and refurbishment works will be required to each.

New works will involve additions of a lift, second stair, amenities, storage and informal community gallery spaces. These spaces will address the public interface of Halpin Way to the South of the site. Additional storage and plant will be allocated to the overshadowed north wing of the site to Freemasons Lane.

The site is constrained by easements to the north and south east corner. Though the addition to the south is small, the title boundary will need realignment to Halpin Way to meet the buildings brief and subsequent footprint.

### PROJECT TEAM

The Project Design Team appointed to carry out Detailed Design are as follows:

- Architects // Six Degrees Pty Ltd
- Services Engineering // Lucid
- Structural Engineer // George Apted + Associates
- Quantity Surveyor // Jacobs Group Australia - Aquentia
- Building Surveyor // BSGM
- Art Consultant // Utopian Slumps
- Heritage // Michael Taylor Architect & Conservation Consultant
- Acoustic Consultant // Cogent
- Access Consultant // Architecture & Access
- Environment & Sustainability Consultant // Finding Infinity
- Landscape + Urban Design // TNLA
- Lighting Design // Relume

### CLIENT BRIEF

The Masonic Hall Art Gallery Project comprises a refurbishment and extension to the existing Masonic Hall and conversion into a new public Art Gallery. The Gallery aims to relocate the existing Walker Street Gallery and offer allied community facilities.

The project aims to create an Art Gallery that is an exemplar outcome with capacity for both high calibre touring exhibitions with recognised exhibition standards alongside opportunities for allied creative functions and inclusive community programs.

Important to the design is a recognition of the context in which the gallery exists. The outcome is to create a public icon that fosters participation and inclusivity acknowledging Dandenong's diverse community.

### ARCHITECTURAL RESPONSE

Following on from the Schematic Design response, the Detailed Design stage continues to address:

- It's potential for activation of the pedestrian link between Central Dandenong and the train station on Halpin Way.
- The activation throughout the day and into the evenings.
- Potential inclusion of festival and market activation on Halpin Way.
- The inclusive nature of the facility.
- Potential school and children's programmes to increase visitation.
- The inclusion of cultural and social diversity into the gallery programming in support of Dandenong's vibrant community diversity.
- The improvement of gallery facilities to allow touring and regional shows with a higher standard of conservation and display management.

Six Degrees have undertaken the following investigations during the Detailed Design stage to inform the design:

- Continued site and existing conditions investigations, including a detailed site survey.
- Stakeholder briefing and design workshop to engage with the principle client and user groups, and to develop detailed Room Data Sheets, as well as input on specific user requirements and flow operations.
- Engaged with Geotechnical Engineers to investigate sub-floor structural capabilities.
- Engaged with Civil Engineers to determine the Legal Point of Discharge.
- Co-ordinated design with the Consultant Team. Further co-ordination is required within the Construction Documentation stage. The Detailed Design stage aims to capture all scope of works to establish accurate costings and spatial requirements.
- Explored the proposal in elevation and section to further illustrate spaces for co-ordination of consultants and client user groups.

### DESIGN PRINCIPLES

Following on from the Schematic Design principles, the Detailed Design stage strengthens:

- Clear articulation of the existing Masonic Hall entry as the entry point of the gallery and respect of the significant facade.
  - Staff areas consolidation and working functionality between office, store and exhibit spaces.
  - Cafe tenancy flexibility and efficiency of space/services.
  - External areas onto Mason St and the relationship they share with the main entry and cafe tenancy.
  - Maintain the existing structures, including existing stairs and windows where possible.
  - Consolidation of services and storage areas to the north of the existing building, making use of the laneway access and of difficult to use spaces due to the easement restriction on the site.
  - Maximise circulation opportunities within internal spaces, allowing the Gallery to function during exhibition rotations and closure of Gallery 1 and 2. The circulation also maximises back-of-house efficiencies for staff and maintenance.
  - High environmental performance with the inclusion of solar panels, rain water collection and maximising environmental friendly materials. The design also aims to minimise on-going maintenance costs where possible.
  - Gallery 1 specifications and opportunities/methods of exhibiting works throughout the building.
  - Gallery 2 flexibility and capacity to host a variety of functions with supporting amenities.
  - Robust internal and external materials
  - Provision of disabled access throughout the building to all public spaces.
  - Promotes activation and interest to the Halpin Way interface with signage opportunities off the cantilever structure and water play.
  - Consideration of cultural sensitivities and diversity of the Dandenong population. Six Degrees encourages the Public Art component to engage with the cultural and diverse nature of the Dandenong to strengthen the connection between building and community.
- In summary, our vision statement for the design continues to be: The Dandenong Masonic Hall Art Gallery celebrates art and culture in Dandenong, with the key design drivers being respect for heritage and place urban activation, safety and celebration of cultural and ethnic diversity.

### BUILDING COMPLIANCE

Further assessments have been carried out by BSGM. The primary issues from a building surveying perspective are as follows:

- Fire rated construction required between Ground and Level 1. Fire rating strategies to southern extension steel structural steel columns and upgrade of existing floors to achieve 30min required ratings. Additional to the material requirements, fire hose reels, indication panels, detection systems and exit strategies will be applied throughout the project.
- Disabled accessibility is required to the main entry and to Level 1. This is achieved via ramping off Mason St and lift access within the new southern extension. Both internal and external public spaces allow ease of circulation for all guests.

- The proposals impact on the existing Title and easements.
- The Design team is aware the Council appointed Building Surveyor will be consulted during the Construction Documentation stage and issue the Building Permit upon completion of the documentation.

### DELIVERY PROGRAMME

The design program prepared by Six Degrees outlines the next steps forward with both Council and Consultant team moving through Construction Documentation.

### COST PLAN

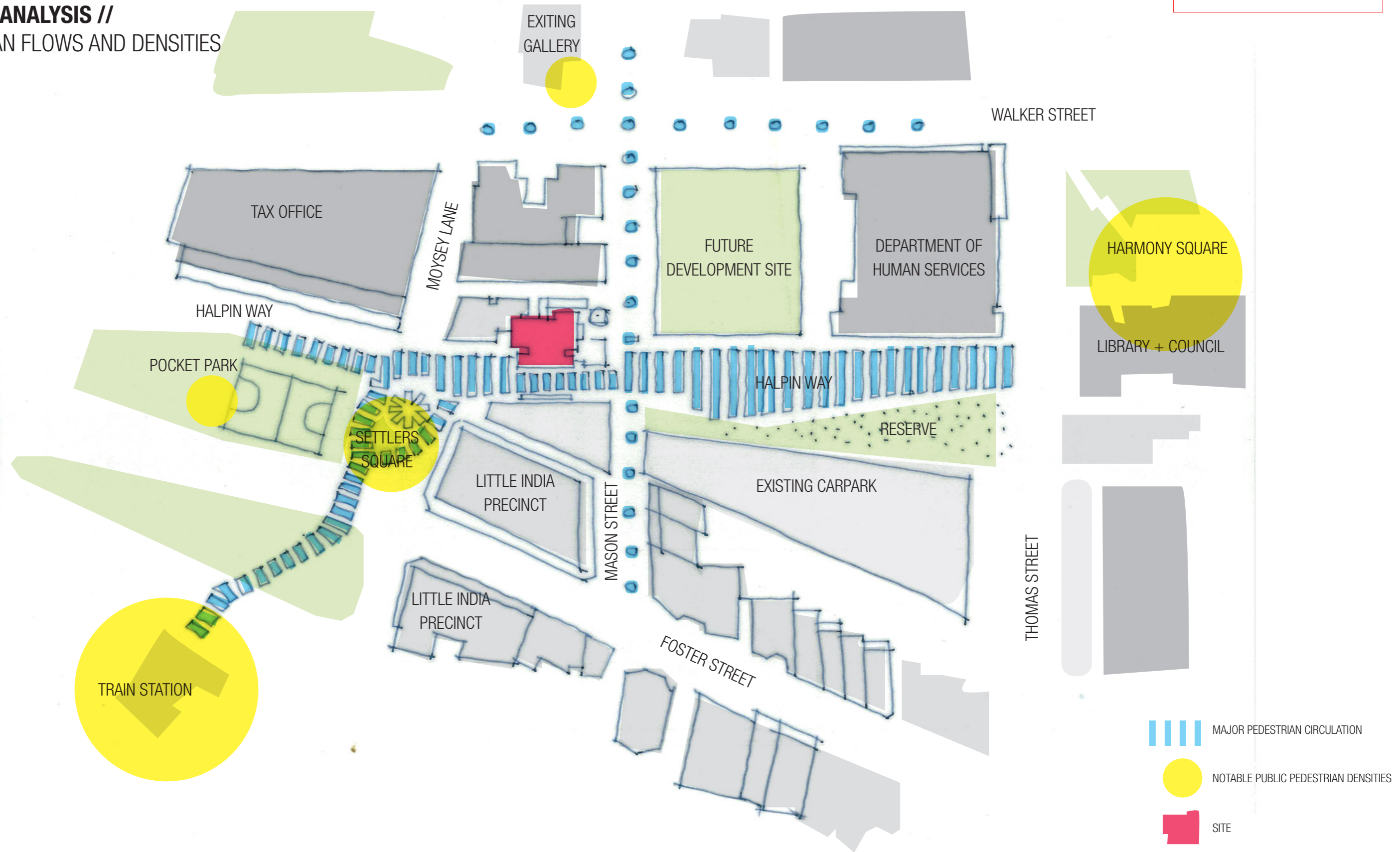
The cost plan for this stage is to be added as an appendix following the issue of both the Architectural and Consultant team reports to allow for Jacob's Group to review and submission. Upon the submission of the cost plan the Design team will be able to assess potential cost saving opportunities with consideration of essential vs desired brief requirements.

### RISK ANALYSIS

The development of the proposal through the Detailed Design stage has identified the following as potential risks as the project moves forward:

- Title realignment to Halpin Way will be required for any addition to the southern side of the building. Title changes can cause delays with long lead times required for approval. Council to advise the Design team on progress of realignment. Six Degrees advises the title realignment should be resolved before commencing Construction Documentation to allow for a Building Permit to be granted for the proposal.
- Inclusion of cantilever air space to Title realignment over Halpin Way.
- Cafe/Retail tenancy options and further direction required from Client.
- Unforeseen remediated works to the existing building and costs associated with works required. Including but not limited to:
  - Geotech investigations of existing footing structure may reveal unforeseen remedial costs to ensure structural integrity of the existing building and the proposed extensions to the north and south of the site.
  - Load bearing capacity of the existing timber floors and potential structural upgrades required.
  - Upgrading of existing stormwater infrastructure.
- Fire Services to be reviewed to ensure the proposal meets all code requirements.
- Existing easement locations, these may provide unforeseen limitations to works located adjacent and/or overhead, including paving required for access, and planting. Six Degrees advises Council to negotiate with property neighbour Cogent Energy to assess easement allowances and avoid future issues.
- Community feedback may lengthen the project timeline and result in alternative design outcomes as outlined in this report.

## CONTEXT ANALYSIS // PEDESTRIAN FLOWS AND DENSITIES

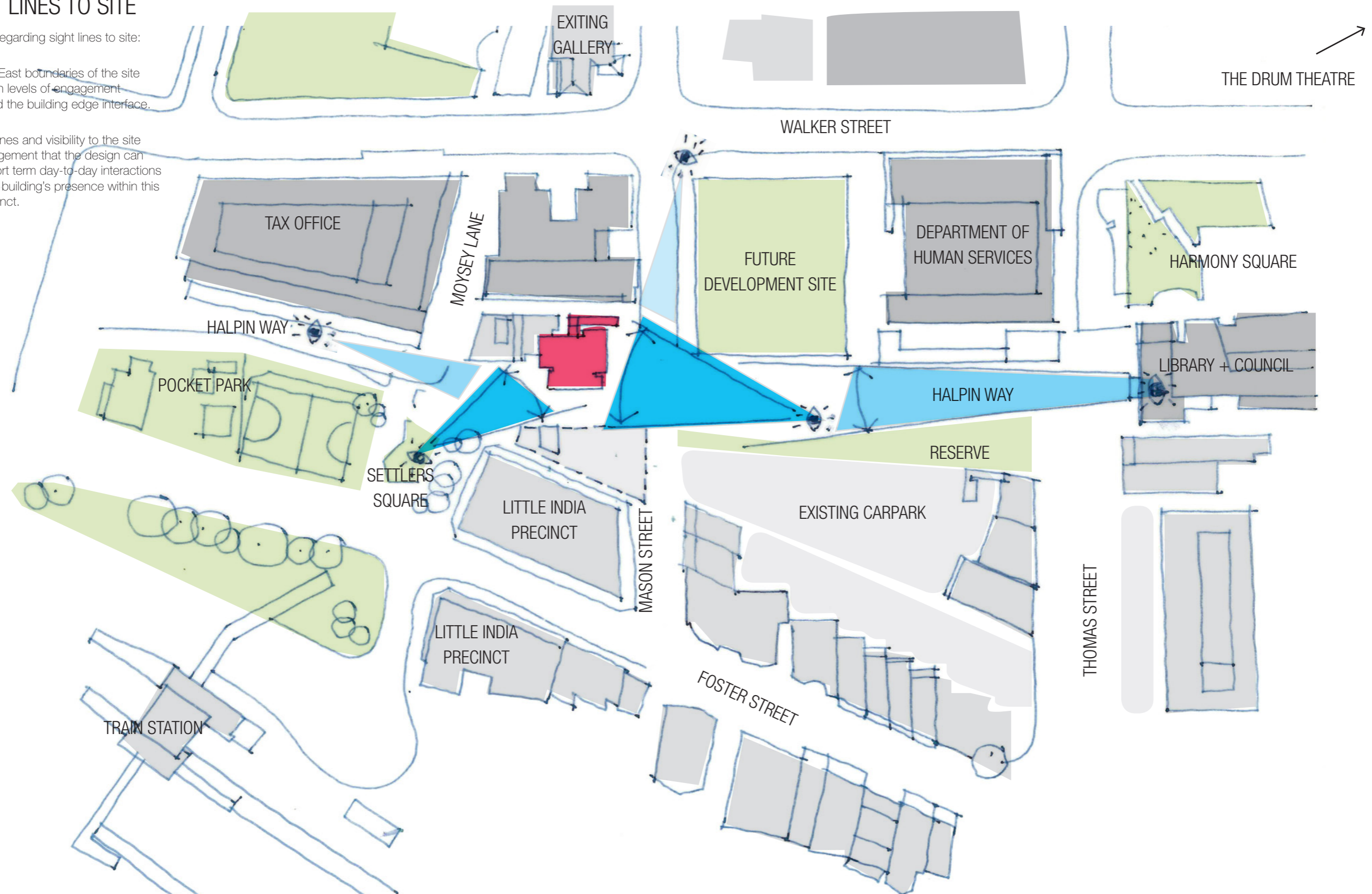




## CONTEXT ANALYSIS // MAJOR SIGHT LINES TO SITE

Design considerations regarding sight lines to site:

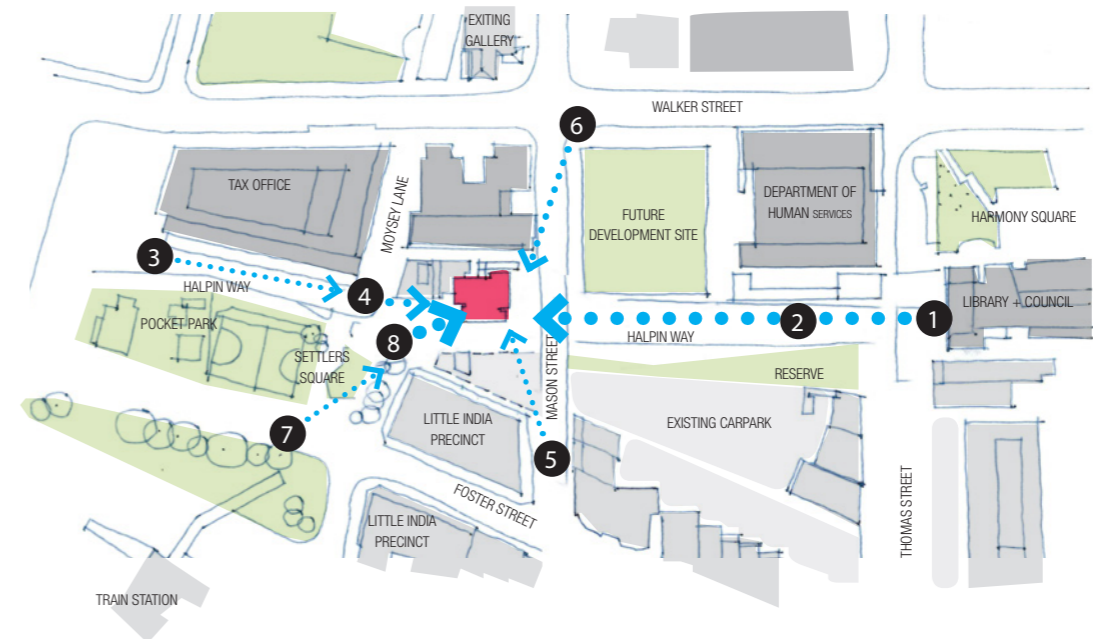
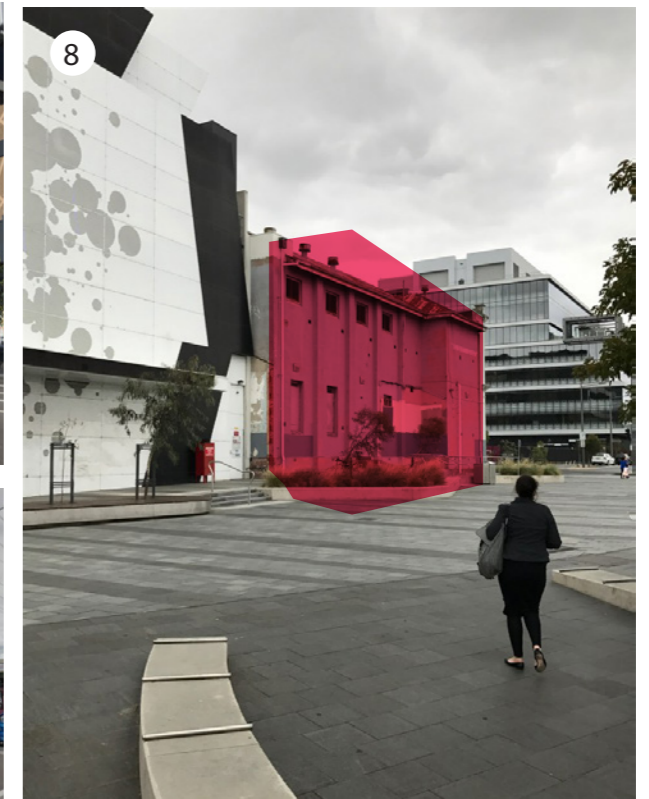
- Prominent South and East boundaries of the site naturally encourage high levels of engagement between pedestrian and the building edge interface.
- The strength of sight lines and visibility to the site inform the level of engagement that the design can achieve; both in the short term day-to-day interactions and the longevity of the building's presence within this rapidly developing precinct.





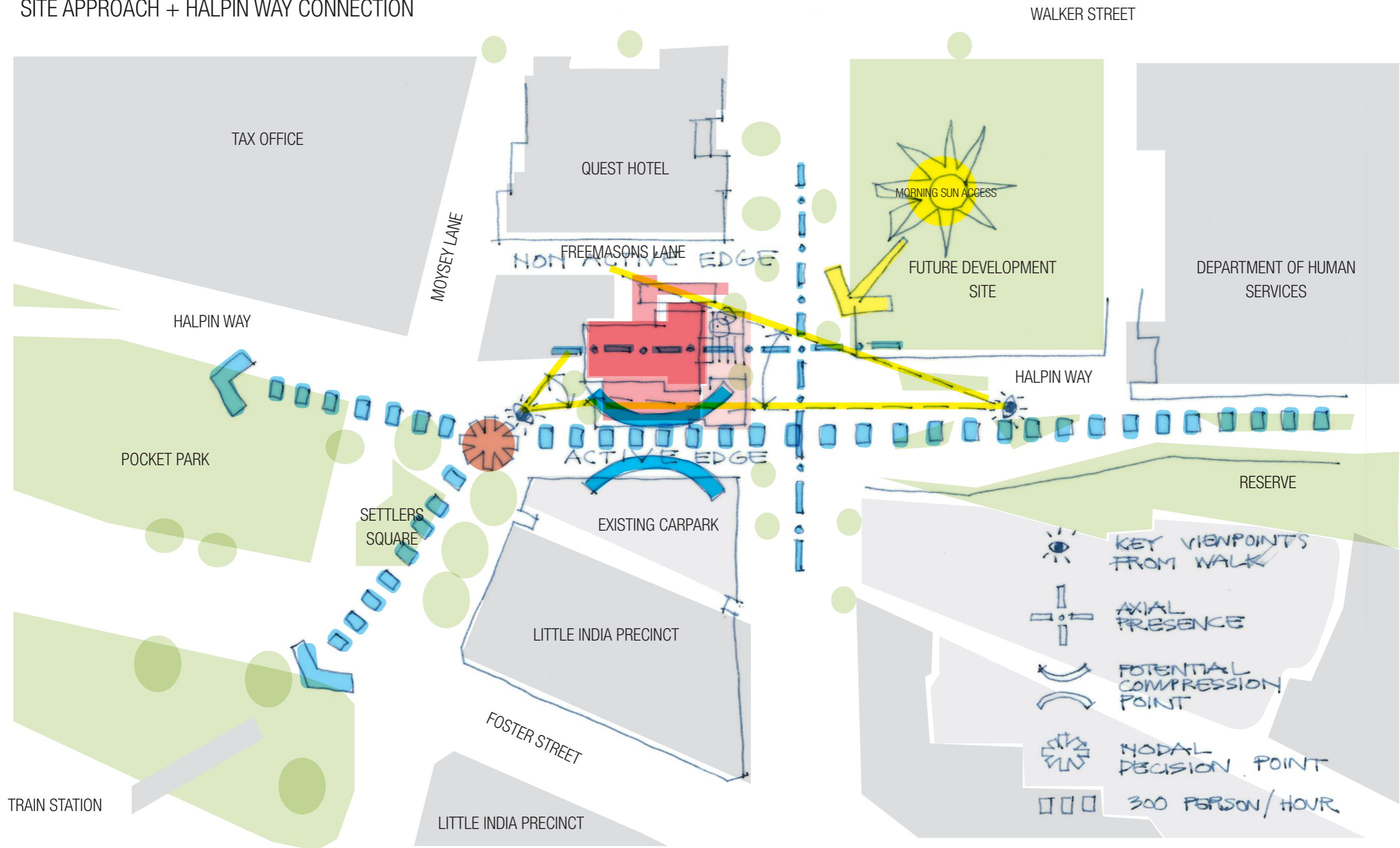
## CONTEXT ANALYSIS //

### MAJOR PEDESTRIAN APPROACHES TO THE SITE





## CONTEXT + SITE RESPONSE // SITE APPROACH + HALPIN WAY CONNECTION





## SITE CONDITIONS + RESPONSE //

### EXISTING BUILDING EDGES + EXTERNAL CONDITIONS



HALPIN WAY 314 PEOPLE PER HOUR

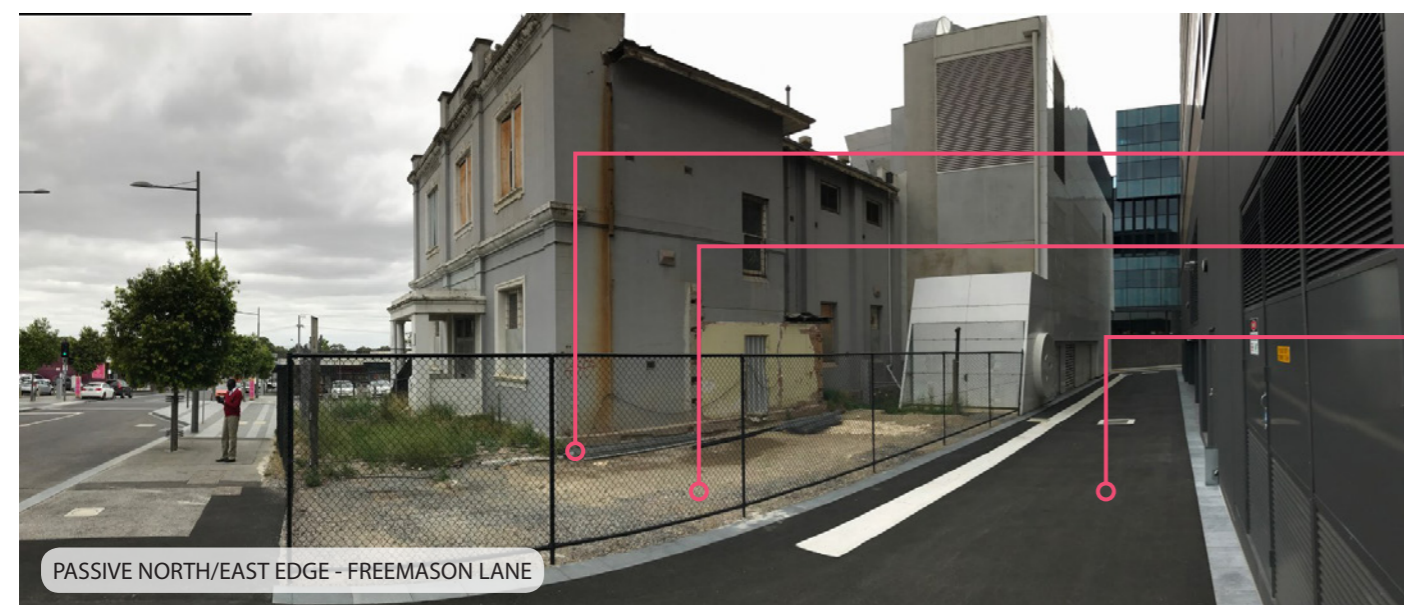
SUN ACCESS TO MASON/HALPIN CORNER

ACTIVE SOUTH/EAST EDGE - HALPIN WAY



LOCALLY SIGNIFICANT FACADE

AXIAL EAST FACADE - MASON ST



PASSIVE NORTH/EAST EDGE - FREEMASON LANE

COGEN EASEMENTS

POOR SUN ACCESS

QUEST + COGEN SERVICE LANE

### EXISTING BUILDING CONDITIONS

Upon a full inspection of the existing conditions our design approach of the external will include:

- Full restoration of the original Mason St facade rendering and mouldings.
- Restoring existing window openings to match heritage style.
- Retaining the existing Mason St entrance as the main entrance for the new gallery spaces
- Full repair of roof sheeting and stormwater systems.
- Retaining areas of southern facade 'character' and history.
- General repairs and make good works.
- Testing for lead based paints.
- Ensuring that any external features that are retained and restored meet current regulatory code.
- Awareness of easements and existing infrastructures.



Six Degrees Pty Ltd  
Architects  
ABN 68 101 224 593

110 Argyle Street  
Fitzroy  
VIC 3065

T 61 3 9635 6000  
F 61 3 9635 6060  
www.sixdegrees.com.au



DANDENONG MASONIC HALL  
ART GALLERY REDEVELOPMENT  
CITY OF GREATER DANDENONG | OCT 2017

DETAILED DESIGN REPORT



## SITE CONDITIONS + RESPONSE // EXISTING INTERNAL BUILDING CONDITIONS



GROUND FLOOR GALLERY



GROUND FLOOR GALLERY



GROUND FLOOR FRONT ROOM



TIMBER STAIRCASE

**EXISTING INTERNAL CONDITIONS**  
Upon a full inspection of the existing conditions our design approach of the internal will include:

- Restoring original strapped and moulded plaster ceilings in the large gallery spaces.
- Restoring original timber floorboards where possible.
- Restoring original hard plaster walls where possible.
- Restoring the original staircase.
- General repairs and make good works.
- Testing for lead based paints.
- Ensuring that any internal features that are retained and restored meet current regulatory code.



FIRST FLOOR GALLERY - TIMBER FLOOR



FIRST FLOOR GALLERY - FIRE DAMAGE



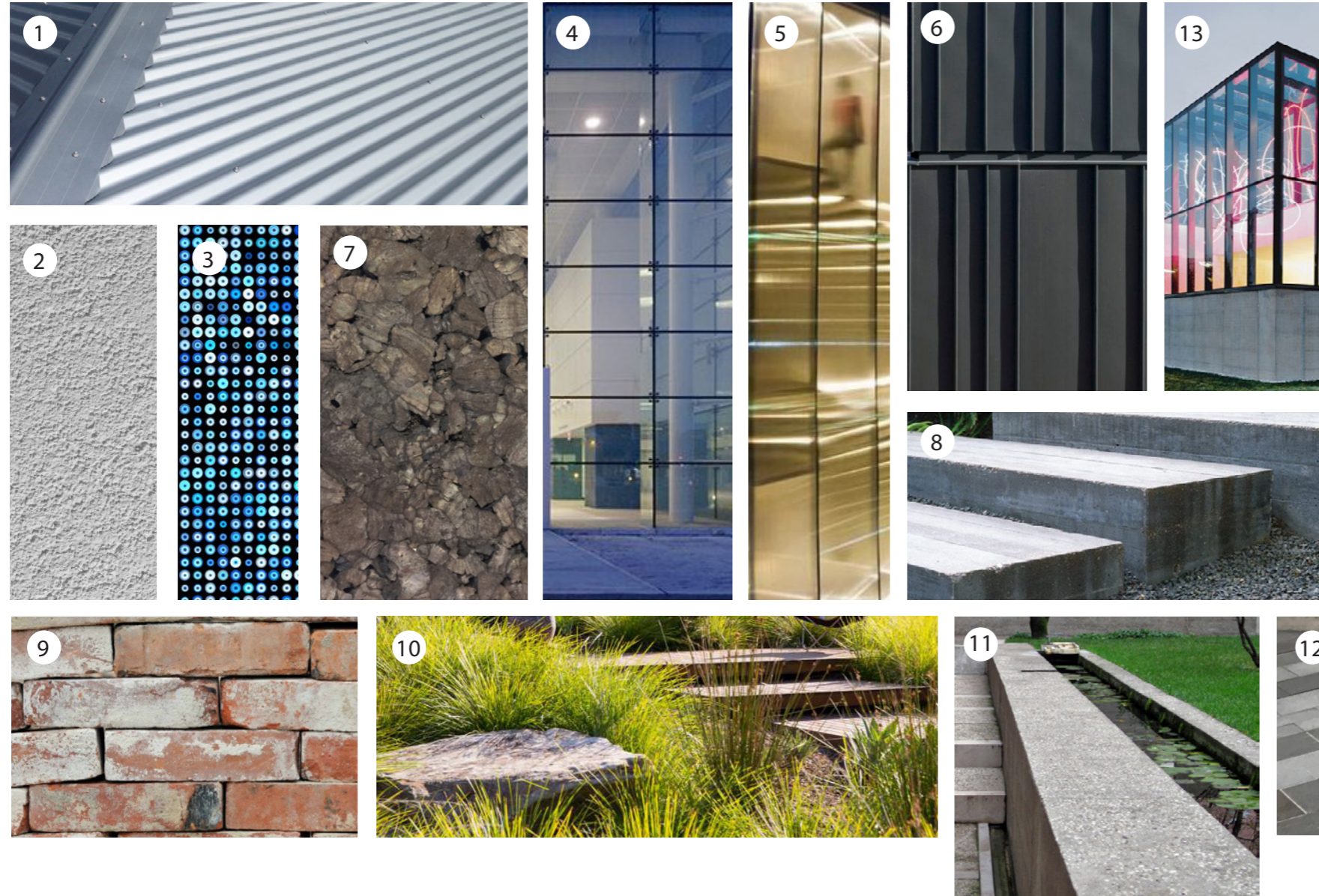
FIRST FLOOR ROOM TRANSITIONS



FIRST FLOOR FRONT ROOM



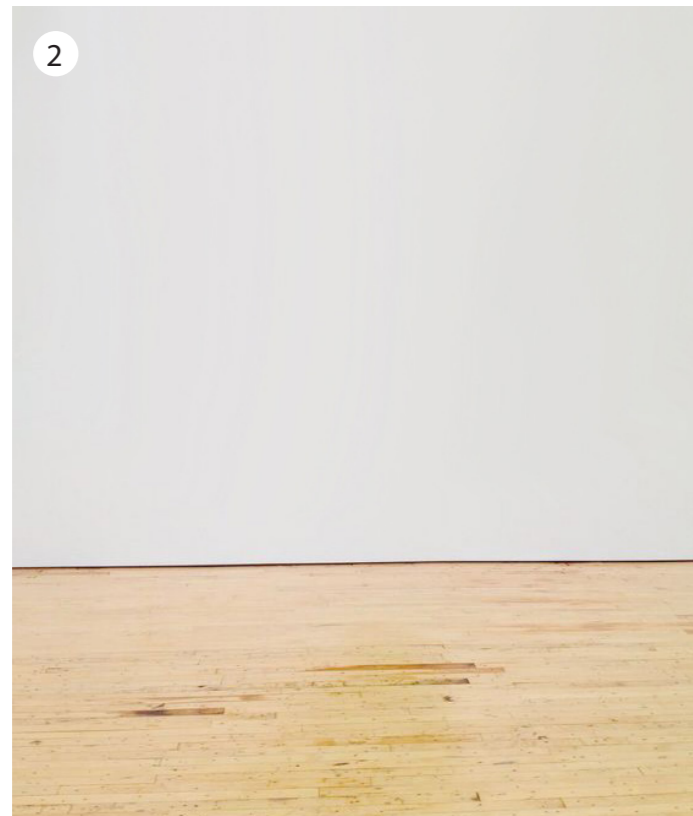
## MATERIAL PALETTE // EXTERNAL TREATMENTS



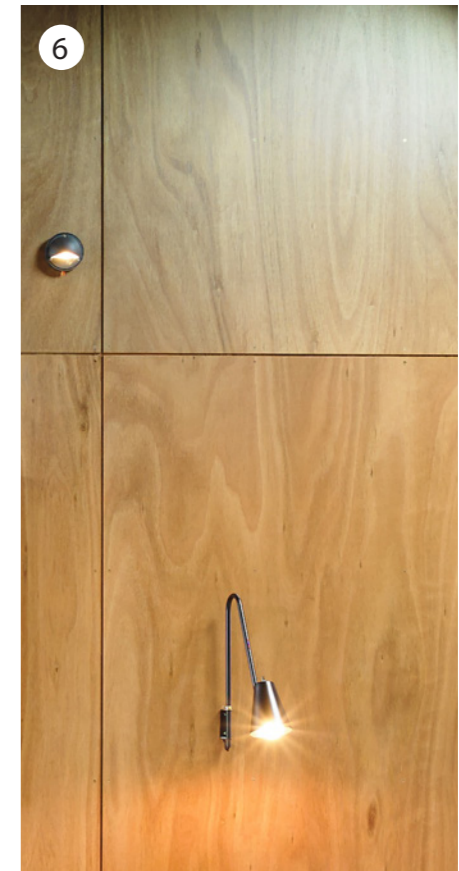
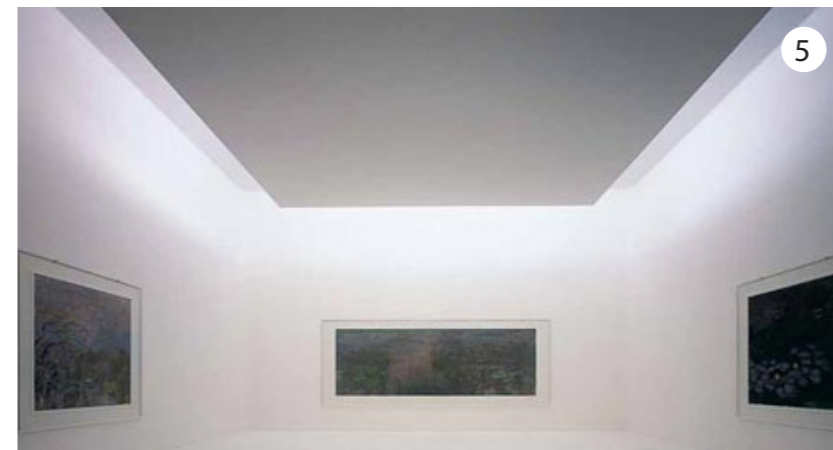
- 1 Restored steel corrugated roof to existing building
- 2 Restored heritage style white render to existing building
- 3 LED screens on cantilever over Halpin Way to engage with pedestrian flows
- 4 Clean steel framed glazing to allow visual connections between indoors and outdoors
- 5 Glazing and screening to control light access to galleries while maintaining visual connections
- 6 Black Colourbond vertical cladding to north store to contrast with transparent south extension
- 7 Eco-friendly cork lining to north side for thermal benefits
- 8 Habitable steps for visitors and general public
- 9 Brick for texture and tactility
- 10 Landscaping to soften the building edge and invite visitors closer
- 11 Shallow water channel and pond along Halpin Way
- 12 Site boundary to blend into the existing Halpin Way ground treatment
- 13 Neon signage encased in cantilever box (potentially a component of the Public Art budget)
- 14 Fixed tables and seating to Mason St terrace



## MATERIAL PALETTE // GALLERY TREATMENTS + INTERNAL AREAS



- 1 Restored existing strapped plaster ceilings + concealed mechanical systems in bulkheads to retain ceiling symmetry
- 2 New and existing timber floorboards throughout internal spaces + clean white walls  
Gallery wall lining: 75mm timber battens + 12mm ply + 9mm plasterboard. Sanded + painted. 150mm above FFL
- 3 Suspended track lighting system
- 4 Natural light access + screening control to south extension
- 5 Diffused and filtered natural daylight to Gallery 05 via skylight
- 6 Armourply cladding to Community Gallery ceilings and amenities/lift core



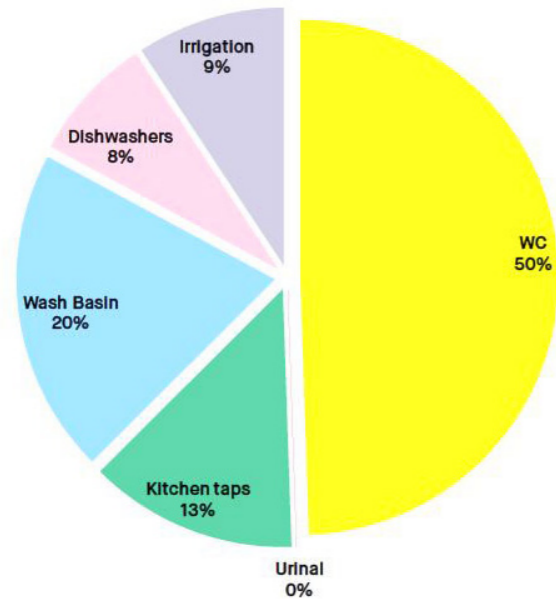


## ESD SUMMARY //

### WATER

Opportunity to capture 98% of the buildings water needs from roof area with 10,000L tank storage.

**Total consumption**  
~180 kL / year



### SOLAR

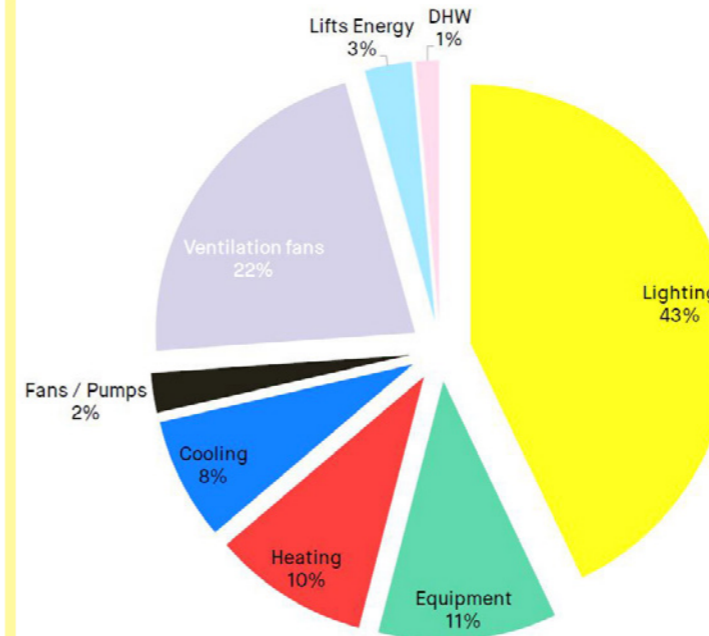
5kW PV cell system to be installed on the south east corner roof of the new extension.



### LIGHTING

Lighting will use 43% of the total buildings energy consumption

- Use of skylights in Gallery 2
- Opportunity to select energy efficient lighting

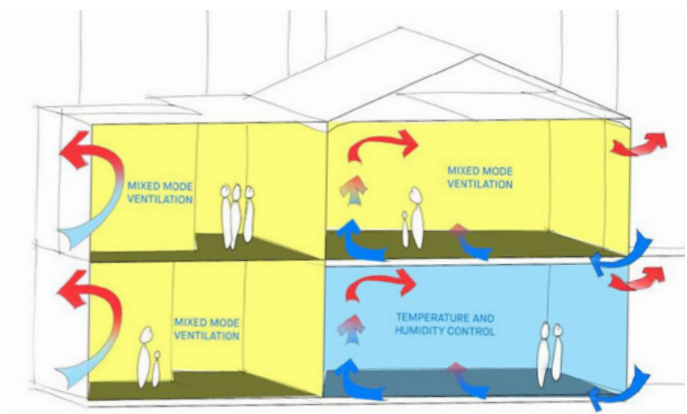


### MIXED MODE VENTILATION

A Classification temperature and humidity control to be limited to Gallery 1.

Opportunity to isolate heating and cooling requirements and harness passive heating and cooling + insulate accordingly

- Opportunity for solar chimney
- Opportunity for openable windows with kill switches to mechanical systems





Draft

**IMPRESSION //**  
APPROACH FROM LIBRARY



Six Degrees Pty Ltd  
Architects  
ABN 68 101 224 593

110 Argyle Street  
Fitzroy  
VIC 3065

T 61 3 9635 6000  
F 61 3 9635 6060  
www.sixdegrees.com.au



**DANDENONG MASONIC HALL  
ART GALLERY REDEVELOPMENT**  
CITY OF GREATER DANDENONG | OCT 2017

DETAILED DESIGN REPORT



Draft

**IMPRESSION //**  
VIEW FROM LIBRARY EYE



Six Degrees Pty Ltd  
Architects  
ABN 68 101 224 593

110 Argyle Street  
Fitzroy  
VIC 3065

T 61 3 9635 6000  
F 61 3 9635 6060  
www.sixdegrees.com.au



**DANDENONG MASONIC HALL  
ART GALLERY REDEVELOPMENT**  
CITY OF GREATER DANDENONG | OCT 2017

DETAILED DESIGN REPORT



Draft

**IMPRESSION //**  
APPROACH FROM TRAIN STATION AT DAY



Six Degrees Pty Ltd  
Architects  
ABN 68 101 224 593

110 Argyle Street  
Fitzroy  
VIC 3065

T 61 3 9635 6000  
F 61 3 9635 6060  
www.sixdegrees.com.au



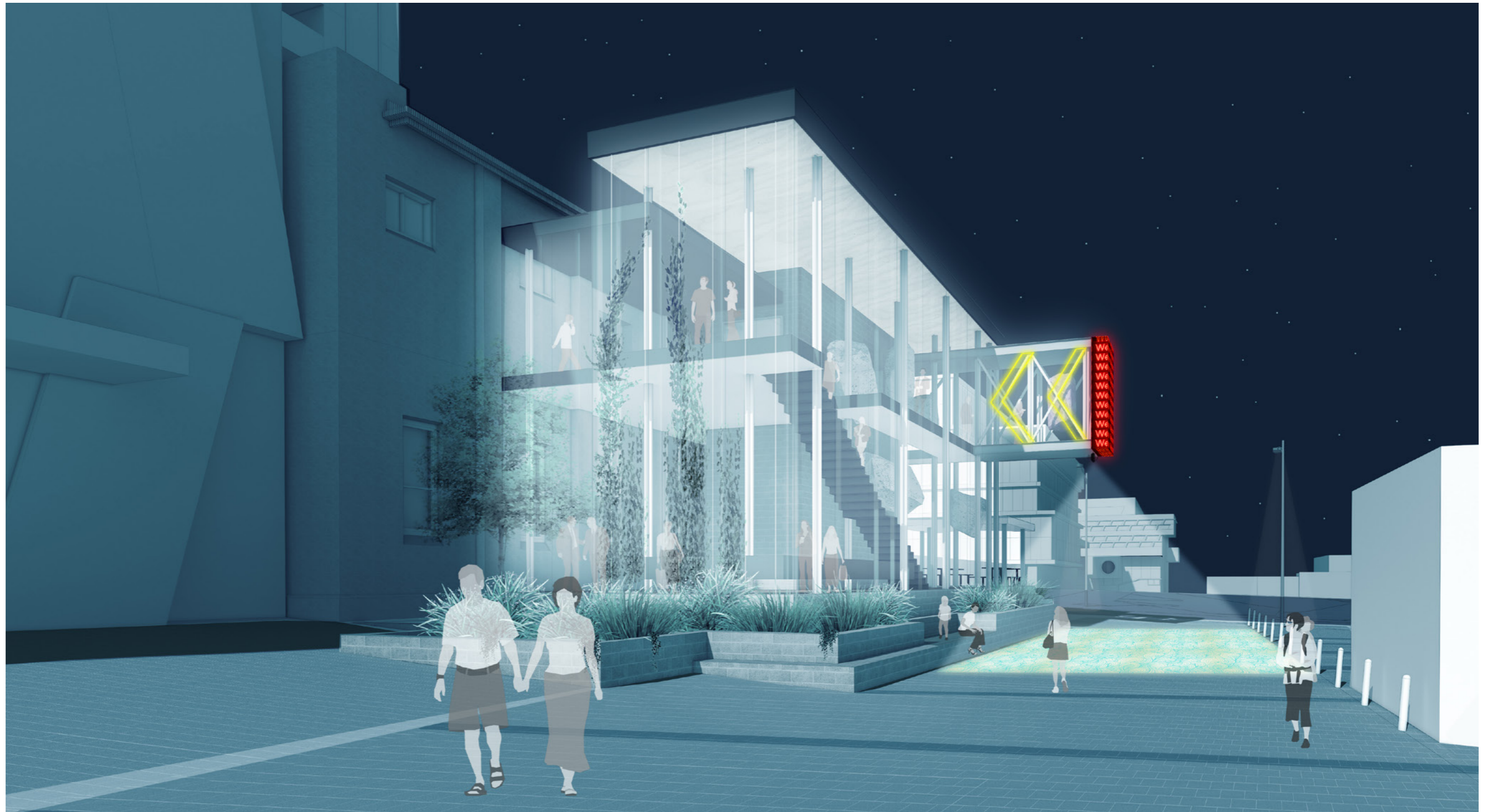
**DANDENONG MASONIC HALL  
ART GALLERY REDEVELOPMENT**  
CITY OF GREATER DANDENONG | OCT 2017

DETAILED DESIGN REPORT



Draft

**IMPRESSION //**  
APPROACH FROM TRAIN STATION AT NIGHT



Six Degrees Pty Ltd  
Architects  
ABN 68 101 224 593

110 Argyle Street  
Fitzroy  
VIC 3065

T 61 3 9635 6000  
F 61 3 9635 6060  
www.sixdegrees.com.au



**DANDENONG MASONIC HALL  
ART GALLERY REDEVELOPMENT**  
CITY OF GREATER DANDENONG | OCT 2017

DETAILED DESIGN REPORT



Draft

**IMPRESSION //**  
APPROACH FROM WALKER STREET



Six Degrees Pty Ltd  
Architects  
ABN 68 101 224 593

110 Argyle Street  
Fitzroy  
VIC 3065

T 61 3 9635 6000  
F 61 3 9635 6060  
www.sixdegrees.com.au



**DANDENONG MASONIC HALL  
ART GALLERY REDEVELOPMENT**  
CITY OF GREATER DANDENONG | OCT 2017

DETAILED DESIGN REPORT