



# Kilmore Community Centre

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## Master Plan Report

December 2019

**Clarke  
Hopkins  
Clarke**

# Contents

Executive Summary	05
Timeline	06
<b>01 Introduction &amp; Context</b>	
1.1 Introduction	08
1.2 Site Location	09
1.3 Demographics	10
1.4 Community Events	11
1.5 Taungurung Country	12
1.6 Heritage Citation Report: Victorian Settlement	13
1.7 Heritage Citation Report: Sydney Street Site Context	14
<b>02 Strategic Background</b>	
2.1 Kilmore Strategic Background: Overview	16
2.2 Kilmore Structure Plan: Overview	17
2.3 Kilmore Structure Plan: Community Facilities	18
2.4 Kilmore Structure Plan: Urban Form, Activity Centres, Heritage & Culture	19
2.5 Kilmore Town Centre Revitalisation	20
2.6 Kilmore Town Centre Revitalisation: Essential & Possible Projects	21
2.7 Wallan to Heathcote Rail Trail	22
2.8 Mitchell Shire ICSIP Report	23
2.9 Kilmore + District Multipurpose Community Facility	24
<b>03 Site &amp; Surrounding Context</b>	
3.1 Kilmore Key Facilities	26
3.2 Surrounding Site Context	27
3.3 Surrounding Site Context - Sydney Streetscape	28
3.4 Surrounding Site Context - Sydney Street	29
3.5 Surrounding Site Context - Hudson Park	30
3.6 Surrounding Site Context - Hudson Park Master Plan	31
3.7 Surrounding Site Context - Kilmore Creek	32
3.8 Surrounding Site Context - Kilmore Creek Master Plan	33
3.9 Existing Conditions - Greater Site Analysis	34
3.10 Existing Conditions - Site Survey	35
3.11 Existing Conditions - Site Analysis	36
<b>04 Existing Facilities</b>	
4.1 Kilmore Library, Council Service & John Taylor Room	38
4.5 Kilmore Memorial Hall	42
4.9 Kilmore Town Hall	46
<b>05 Engagement 01 - Key Stakeholders</b>	
5.1 Overview	44
5.2 User Groups - Summary of Aspirations	44
5.3 Summary of Key Findings	35
<b>06 Return Brief</b>	
6.1 Summary of Return Brief	55
6.2 Area Schedule	56

## **07 Draft Master Plan**

---

7.1	Vision & Objectives	58
7.2	Urban Design Response	59
7.3	Lower Ground Floor Plan	60
7.4	Ground Floor Plan & Section	61
7.5	First Floor Plan	62
7.6	Existing & Proposed Building Overlay	63
7.7	Area Schedule	64

## **08 Case Studies**

---

8.1	Case Studies	66
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## **09 Engagement 02 - Stakeholder & Community**

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9.1	Overview	70
9.2	Summary of Key Stakeholder Feedback	71
9.3	Stakeholder Feedback - Comments on Plan	72
9.4	Summary of Stakeholder Meetings	73
9.7	Summary of Mitchell Shire Council Meetings - Councillors + Library / Council Services Staff	76
9.8	Summary of Mitchell Shire Council Meetings - Council Officers	77
9.9	Drop In Session / Public Consultation	78
9.10	Overview of Survey Responses & Online Submissions	79
9.11	Summary of Survey Responses	80
9.12	Online Submissions	81

## **10 Recommendations**

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10.1	Recommendations	83
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## Executive Summary

ClarkeHopkinsClarke was commissioned by Mitchell Shire Council (MSC) in March 2019 to Master Plan the site at 12-16 Sydney Street as the location of the Kilmore Community Hub. The site has three existing buildings; the Town Hall, Memorial Hall and the Kilmore Library.

The development of the Master Plan included; community consultation, establishing a return brief (reflective of community aspirations), Draft Master Plan, further consultation with key stakeholders and the wider community; and concluded with this Master Plan Report and recommendations. Funding for this stage was provided by Regional Development Victoria.

Key Findings from the *Master Plan Report* are;

- There is a significant demand placed on the current community facilities on this site at present. It is evident from the consultation undertaken that there is a requirement for more meeting rooms, co-working spaces, more storage, better technology and AV systems, adequate toilets, a better relationship with Sydney Street and Kilmore Creek, and greatly improved accessibility and visibility across the site. There are a number of groups that have interest in being involved or located within the development of the new Kilmore Community Hub; such as Taungurung, Neighbourhood House, U3A, RSL, KADDRA, Kilmore Historical Society, Kilmore Arts Society, Rotary, Toy Library, Kilmore Youth and local Funeral Directors.
- 12-16 Sydney Street is an ideal location for the development of a community hub. It is a prominent, walkable location at the gateway into the Kilmore main street, creating a community heart with strong direct connections to Kilmore Creek to the east and Hudson Park and further community facilities to the south. The 7000 square metre site provides a suitable area to accommodate the development of new community facilities.
- There is acknowledgement within the community that the current buildings have a variety of inadequacies including; accessibility, lack of clear wayfinding, poor building performance (eg. heating, cooling, layout, capacity, lighting, acoustics, overloading services, insufficient toilet provision, lack of break out spaces, prohibitive flexibility of use), minimal building presence to the street and lack of connection to the creek and Hudson Park.
- The majority of the key stakeholders involved in the consultation were in support of the proposed Master Plan. The Memorial Hall Committee of Management, RSL and KADRRA have reservations in particular areas of the proposed Master Plan and have suggested changes detailed in this report.
- The inclusion of the Town Hall and its reuse as a community facility was keenly supported by the engaged community members.
- There are members of the community who have expressed the importance of the John Taylor Room, and appreciate its history and acoustic performance, and would be disappointed to see it removed.
- Further consultation may be required to ascertain the wider community's sentiments to the project and the effect that the new build will have on the site ie. the possible removal of existing buildings. The open session attracted 35 members of the community. Many of those in attendance came from the key stakeholder consultations and have vested interest in the project.
- Further detailed analysis is recommended to better understand the requirements of the future population, both in terms of scale and demographics. A study of possible future trends for community facilities could be undertaken to suggest how the Kilmore Community Hub may function in the years to come and explore emerging ideas for communities.
- The strategic requirements of the broader Kilmore area should be evaluated, ensuring the program and investment in this location is appropriate and understanding how this project sits within the range of possible projects planned for the Kilmore community and determining the future scope of work for this project.
- There is a general anticipation and excitement surrounding the many possibilities and improvements this new community heart will provide for Kilmore. It will be a series of buildings and spaces that acknowledge the place of the Taungurung, provide a great presence back to the Sydney Street streetscape, and reflect the heritage and origins of the strong Kilmore community, whilst addressing the changing demographic of future Kilmore population as an increasingly more diverse town.

The community facilities hub will be a place where all people are welcome, a place of inclusion and accessibility, of celebration and safety. It will offer gathering spaces for the community to come together, common and workable spaces of differing sizes, and environments that promote shared use, develop new communities, explore technology, sustainability, history, creativity, art, culture and innovation in Kilmore.

CLARKEHOPKINSCLARKE ARCHITECTS  
December 2019

# Kilmore Community Hub - Project Timeline



2018  
2019

- October ..... Regional Development Victoria funds the first stage of investigation for the Master Plan at 12-16 Sydney St
- April ..... Site analysis / current building condition  
**Background Analysis Report**
- May/June ..... **Consultation 01**  
Key User Groups - 20 community groups
- July ..... **Return Brief** - Summary of Key Findings
- August ..... **Initial Draft Concept 01**  
based on consultation & key findings
- September/  
October /  
November ..... **Consultation 02**  
Discussion of Initial Draft Concept 01
- December ..... **Final Master Plan Report**  
Present findings to councillors  
Issue Master Plan Report



**Acknowledgements**

*Thanks to Regional Development Victoria for funding Stage 01 - Investigations for the Kilmore Community Hub. Works have included review of the site, key stakeholder engagement and development of the Initial Draft Master Plan for community consultation.*

# 01

## Introduction & Context

# 1.1 Introduction

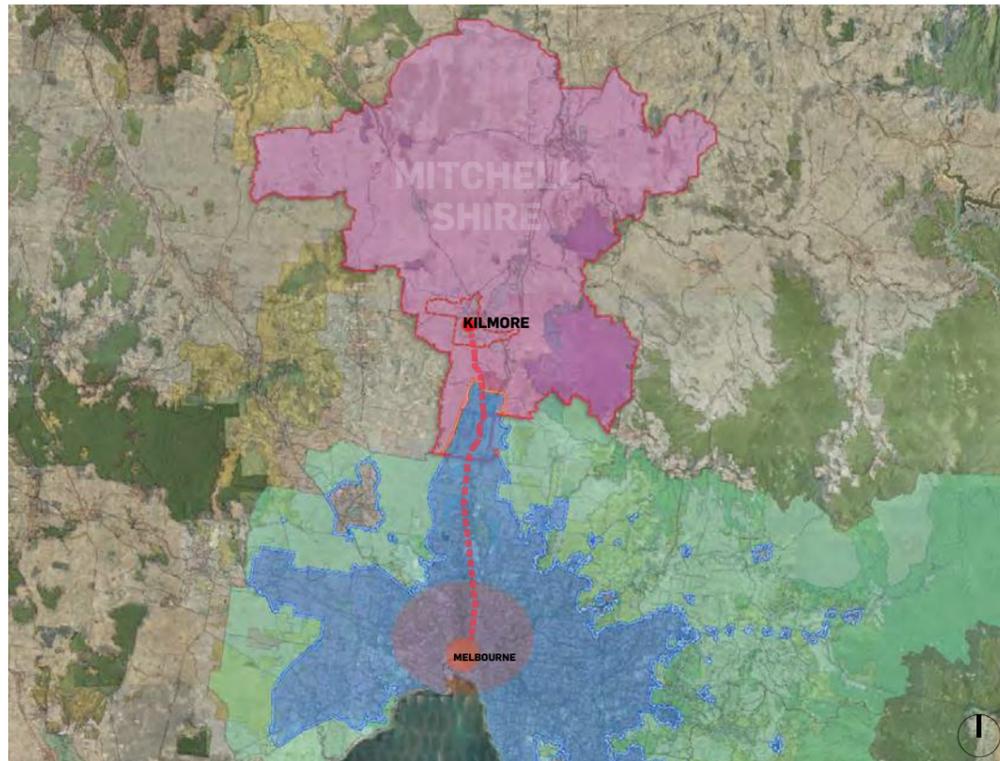


Figure 01. Kilmore Location Map

Kilmore is located 63 kilometres north of Melbourne in Mitchell Shire. Given its close proximity to Melbourne, Mitchell Shire is currently experiencing great population growth, as one of Victoria’s fastest growing municipalities. Kilmore itself is closely situated towards the northern tip of the Greater Melbourne Urban Growth Boundary (UGB) and is in close proximity to a collection of neighbouring townships at Seymour, Broadford, Wallan, Lancefield and Romsey, with Wallan and Beveridge located within the UGB, growing at a much faster rate. There are areas of rural land between these townships that are currently used for agricultural purposes.

The capacity of Kilmore to accommodate growth has been recognised in Plan Melbourne and the Hume Regional Growth Plan. Responding to this anticipated growth, Mitchell Shire Council undertook the Kilmore 3764 Project, a strategic planning exercise which produced the Kilmore Structure Plan and Kilmore Town Centre Plan to guide the development of Kilmore. While the current population of Kilmore is 9,539, the Kilmore Structure Plan forecasts it will increase to 14,600 by 2041, and outlines the potential for 20,000 at full build out.

The Kilmore Structure Plan also identified that community facilities in Kilmore require reviewing and expansion by upgrading the Kilmore Library to meet the growing needs of Kilmore and investigating opportunities to maximise use of existing and new community facilities that are flexible and cater to a range of needs.

### Why the need for a community hub?

#### 1. Kilmore is experiencing population growth

The local population is expected to continue growing as it develops into a vibrant centre for rural residential living. Residents can enjoy a country lifestyle with relatively good access to amenities such as schools, medical care, sports facilities, civic facilities and parks/recreational spaces. The Kilmore Structure Plan (discussed further in this document) supports greenfield expansion predominantly to the west and south-east with an emphasis on delivery of complete neighbourhoods.

#### 2. Kilmore has many diverse community groups

Kilmore is a vibrant, active community with many different community and cultural groups and an active calendar. Currently there is no one place for these groups to come together, and some of these groups don’t have a location that’s available and accessible. The proposed community hub will promote and enhance interactions and relationships between differing community groups.

#### 3. Future proofing current community facilities

Kilmore’s current community facilities are well loved and an important part of the community. A review of the current facilities showed that many were operating at capacity, had areas of non-compliance, and will struggle to cater for an increasingly diverse population of ageing and young families. The Structure Plan identifies that the current library needs upgrading to meet the future needs of Kilmore, as well as an investigation on how to maximise the way new and proposed facilities could be more flexible and cater for more people.

#### 4. Providing a social and cultural heart to the town centre

Current facilities provide a functional meeting point for parts of the community. There is an opportunity to expand and enhance the existing facilities to ensure; more community groups are well catered for, cross-pollination of creativity and social interaction, and provide an inspiring environment celebrating Kilmore’s heritage and future.

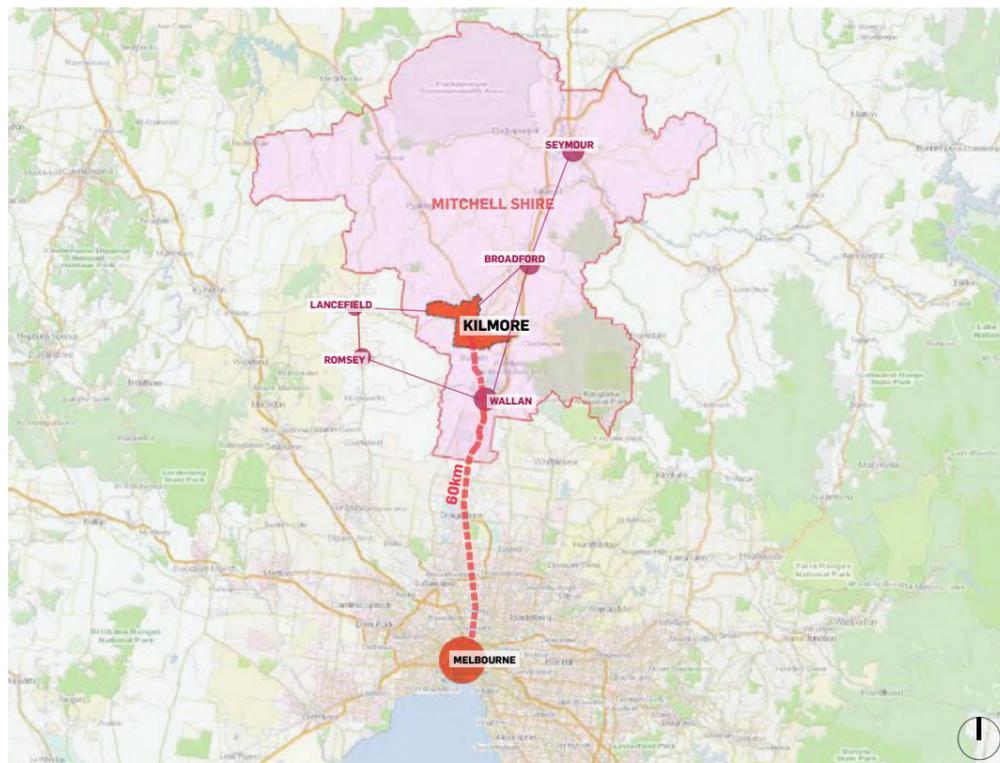


Figure 02. Mitchell Shire and Surrounding Kilmore Towns

## 1.2 Site Location

The site at 12-16 Sydney Street is located in the centre of Kilmore, at the southern entry to the town. This site has been nominated for review for the location of the future community hub as it currently is home to the following important community facilities:

12 Sydney St - Kilmore Library including John Taylor Room and Mitchell Shire Council Services.

14 Sydney St - Kilmore Soldiers Memorial Hall and RSL

16 Sydney St - Kilmore Town Hall

The current facilities and the services they provide, as well as the site location are reviewed in greater detail in sections 03 & 04.

Sydney Street is the main street of Kilmore running in a north south direction along the Northern Highway, connecting Broadford to the north and Wallan to the south.

To the east of the site runs Kilmore Creek, south Hudson Park and the north and west is the main retail precinct of Kilmore.

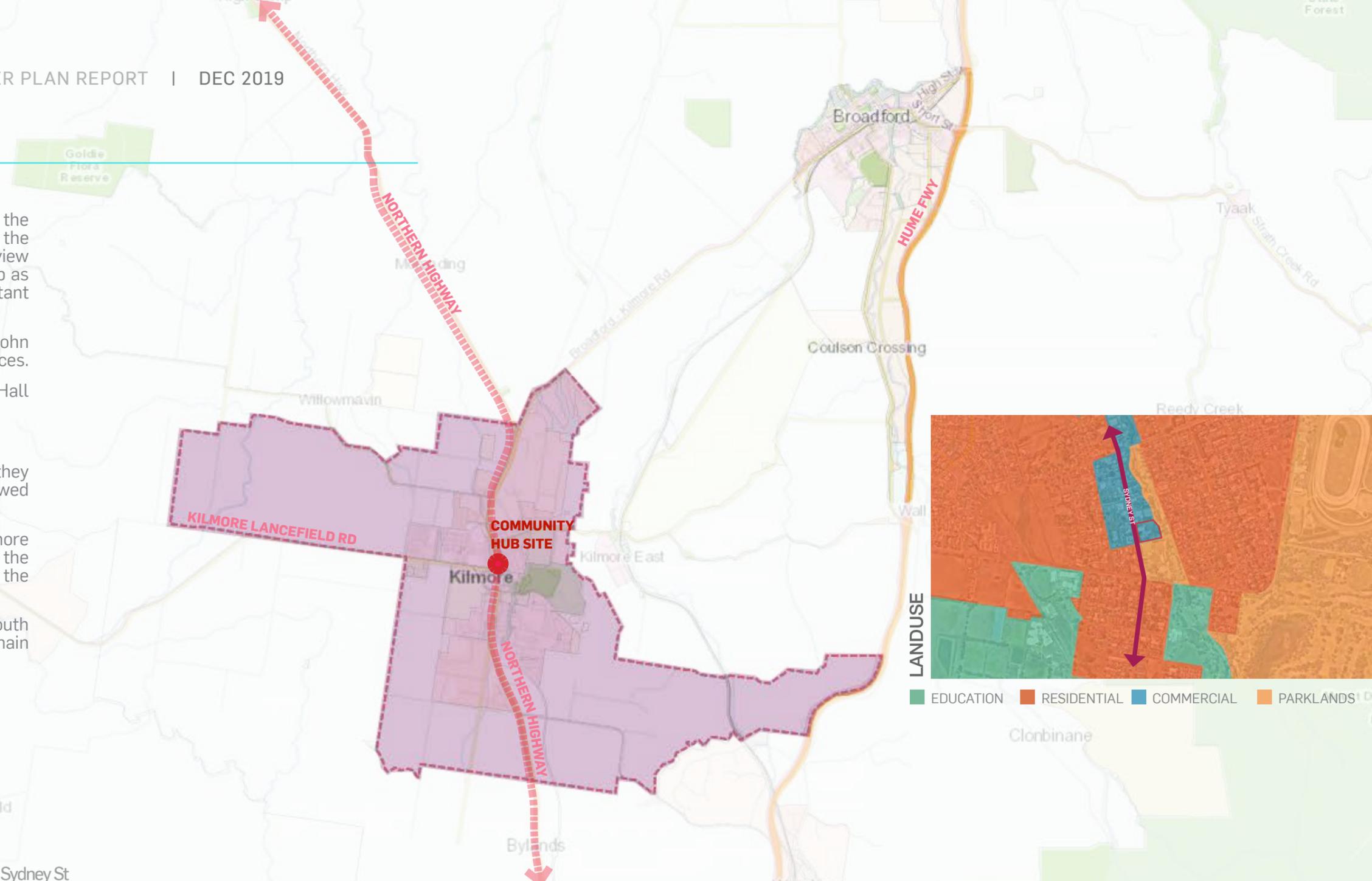
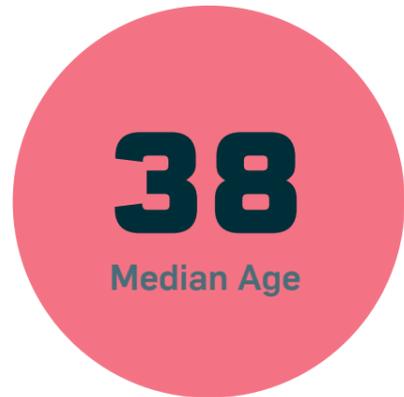


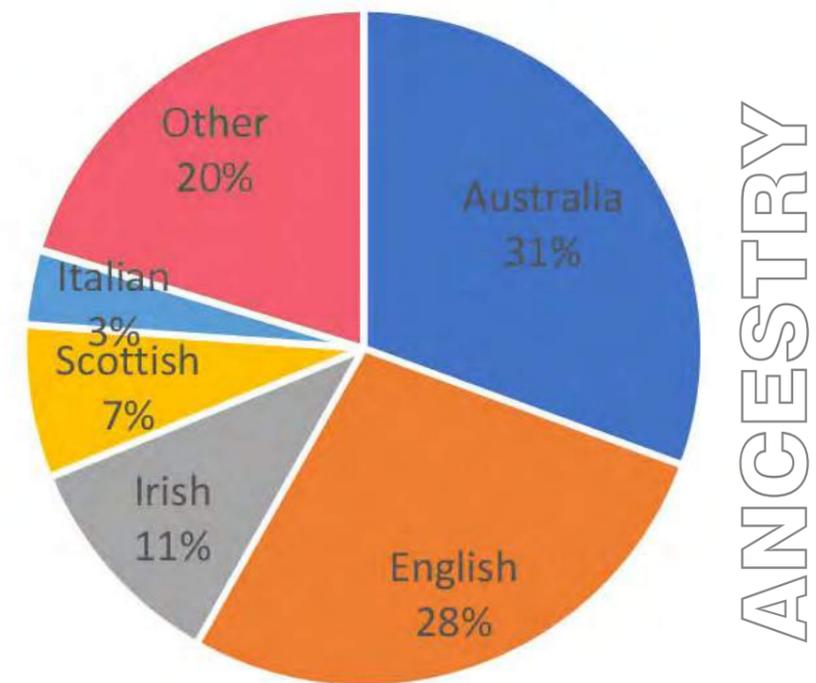
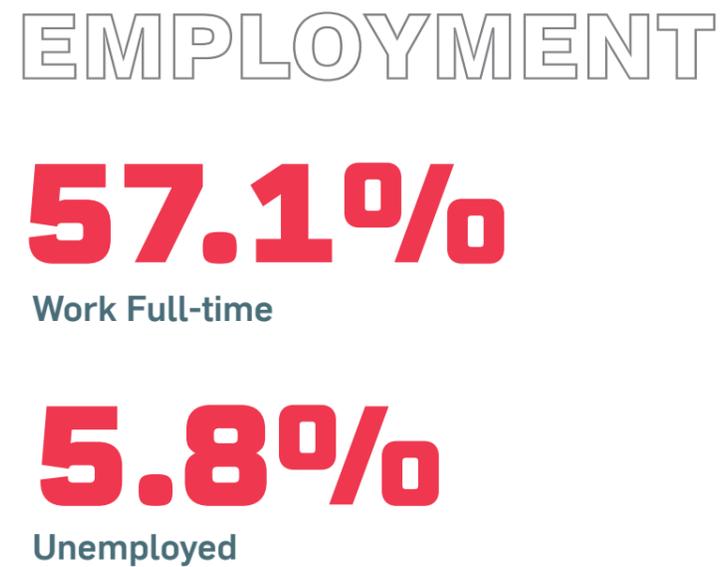
Figure 03. Aerial View of Kilmore Community Site, 12-16 Sydney St



## 1.3 Demographics



### POPULATION Kilmore



## 1.4 Community Events

The Kilmore community has an active calendar of local events that are well-attended and create great opportunities to celebrate the identity of the town. These events are important to understand with regards to current community requirements for large community spaces, and also the wider context of how the events act as tourist attractions. The events nominated below are large community events that attract locals and tourists alike. There are other annual events throughout the year that also currently operate in Kilmore run by the RSL, Rotary, schools, Mitchell Shire Council, and the wide range of community groups active in Kilmore. Many of these events run from the Kilmore Memorial Hall, further detail of these are provided in section 04.



### The Kilmore Celtic Festival

The Kilmore Celtic Festival is a celebration of the early settlers who came here from Ireland, Scotland, Cornwall & Wales. Together members of the local Kilmore community come together each year to enjoy and celebrate the Irish Kilmore heritage and share in a fun-filled weekend of music, poetry & dance.

The Kilmore Celtic Festival is currently held at the Kilmore Memorial Hall in June every year.



### Kilmore Agricultural Show

Running since 1856 and celebrating its 157th (2019) year, the show has a diverse range of events and activities from dog, horse and home-craft competitions to children's performances and art workshops.

Attracting more than 2,000 participants across Victoria, the show truly demonstrates the community's efforts in supporting local tourism. The show currently takes place at the Kilmore Race Track in December.



### Kilmore Miniature Railway

The Kilmore Miniature Railway runs on the last Saturday of the month in conjunction with the Kilmore Scouts Market. It also opens on request for birthdays. It is a very popular local event.

The Kilmore Miniature Rail currently operates out of Apex Park and is looking to expand the rail loop into Hudson Park.



### Kilmore Art Expo

The annual Kilmore Art Expo showcases photography, woodwork, ceramic and jewellery, glass art, painting and handicrafts.

The Kilmore Art Expo is currently held at the Kilmore Memorial Hall around early April every year.



### Kilmore Scout Market

The Kilmore Scout Market is held on the last Saturday of every month at Hudson Park, Kilmore.



### Kilmore Quilters Festival

Run biannually, the Kilmore Quilters Festival occurs in October. It is themed, with 2019 being the Mad Hatters Tea Party.



### Kilmore Regional Busking Festival

Running in conjunction with the Arts Festival, the Kilmore Regional Busking Festival happens in April and attracts a lot of buskers and visitors to Kilmore.



### Christmas in Kilmore

Mitchell Shire Council run an annual Christmas event at Hudson Park in December. The community also used to run a local carols event.

## 1.5 Taungurung Country



This document acknowledges that Mitchell Shire boundaries and Kilmore are located within **Taungurung country**. Kilmore is also situated on the border of Wurundjeri country to the south.

### TAUNGURUNG

The Taungurung people occupy much of central Victoria, encompassing the area between the upper reaches of the Goulburn River and its tributaries north of the Dividing Range. From the Campaspe River to **Kilmore** in the West, eastwards to Mount Beauty, Benalla in the north and south to the top of the Great Dividing Range, our boundaries with other Aboriginal tribes are respected in accordance with traditional laws. The Kilmore region provided an abundance of food for the Nira Bolok clan.

Traditionally, Taungurung people lived a hunter/gatherer existence. The various clan groups migrated on seasonal basis through their territory dependent upon the seasonal variations of weather and the availability of food.

The Taungurung people are closely affiliated with the neighbouring tribes, through language, ceremonies and kinship ties. The Taungurung people consisted of nine clans. These included the Buthera Balug, located on the Goulburn, as far down as Yea and Seymour, the Look Willam Clan roamed the area on the Campaspe River, near Kilmore and Mitchellstown, the Nattarak Balug lived on the Coliban and upper Campaspe Rivers while the Nira Balug 'Cave People' bordered the Great Dividing Range near Kilmore, Broadford, Pyalong and westward towards Mt Macedon. We are part of an alliance with the five adjoining tribes to form the Kulin Nation. Other members of the Kulin Nation are the Woiwurrung, Boonwurrung, Wathaurung, and Djadjawrung. The Kulin Nation group also shares common dreamtime ancestors and creation stories, religious beliefs and economic and social relationships.

- from TAUNGURUNG LAND + WATERS COUNCIL



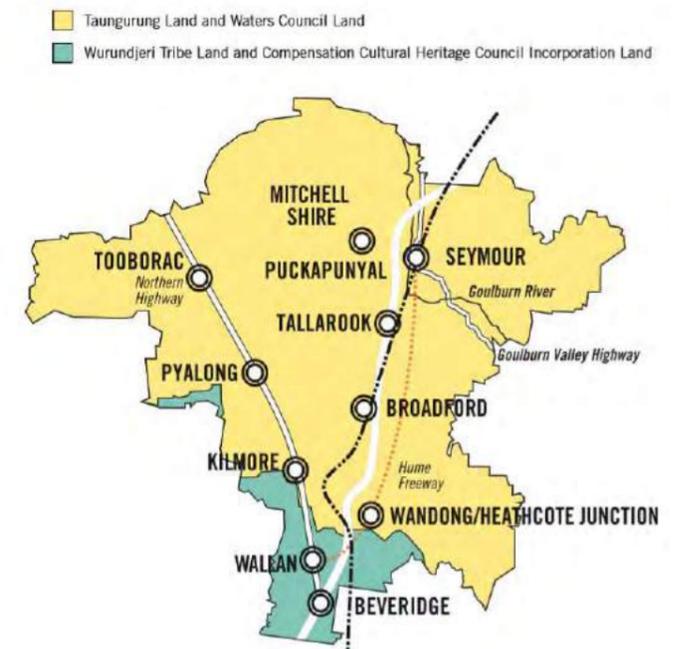
Wurundjeri shield, Herb Patten-Gunnai; NGV; Koori shields series, 2005

### WURUNDJERI

*Wominjeka yearmann koondee biik Wurundjeri balluk.* Welcome to the land of the Wurundjeri people. Kilmore is located also within the lands of the Wurundjeri.

For the Wurundjeri community the natural world is also a cultural world; therefore the Wurundjeri people have a special interest in preserving not just their cultural objects, but the natural landscapes of cultural importance. The acknowledgement of broader attributes of the landscape as cultural values that require protection (encompassing, among other things, a variety of landforms, ecological niches and habitats as well as continuing cultural practices and archaeological material) is essential to the identity and wellbeing of the Wurundjeri people.

- WURUNDJERI WOI-WURRUNG TRIBE COUNCIL



Taungurung Land and Waters Council Land and Wurundjeri Tribe Land and Compensation Cultural Heritage Council Incorporation Land

Figure 05. Mitchell Shire Council Acknowledging Our Traditional Owners Resource Guide

'My Country' artwork by Taungurung woman, Sam Trist

Figure 04. Taungurung artwork

## 1.6 Heritage Citation Report - Victorian Settlement



Figure 07. Image name

### Kilmore is known as **Victoria's Earliest Inland Town.**

Kilmore was originally a settlement of farmers and services related to the farming community. With the discovery of gold, there was an increase in the demand for food in the 1850's, and Kilmore became the home to acreages of wheat, and three flour mills. Kilmore prospered as a small town, and during the 1850's many of Kilmore's substantial civic and social buildings were constructed, centred around Sydney Road.

The subject site at 12-16 Sydney St lies within the Kilmore Town Centre Precinct and is discussed in the Heritage Citation Report. The report focuses on the Town Centre as a whole, as well as specifically Hudson Park, the Town Hall, Memorial Hall and the Bowls Club, all of which are directly relevant to this project, summarised below.

### Kilmore Town Centre Heritage Citation Report (2012)

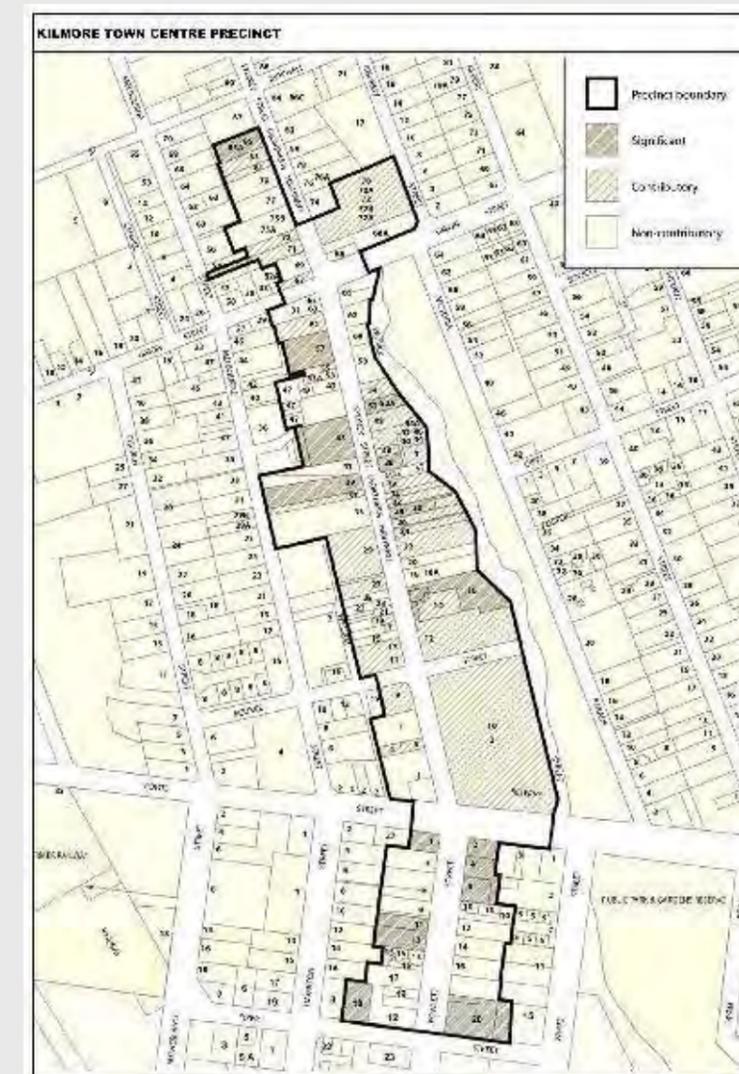
Kilmore Town Centre precinct is historically significant for its associations with important phases in the early development of Kilmore and demonstrates the importance of commerce and civic ideas to Kilmore's original town centre.

Kilmore Town Centre precinct is architecturally significant as a representative example of a predominantly nineteenth century town centre. It has aesthetic qualities for picturesque and historic streetscape skyline that is visually connected along the relatively narrow, and slightly angled, Sydney Street. Of particular note is the significant group comprising the former Post Office, Court House, Police Station and Barracks and Colonial Bank that, as a group, close the vista south along Sydney Street. Hudson Park is notable as a visual break within the precinct, which provides a connection to the related landscape of Kilmore Creek to the east of the precinct.

Kilmore Town Centre precinct is socially significant as a place that is recognised by the community as having public value for its associations with numerous community events, held since the 1850s in various buildings, especially in the hotels and Town Hall and other civic buildings including the post office, court house and police station and barracks, and for the continuous commercial activity in the shops and offices that date from the nineteenth century.

### HERITAGE CITATION REPORT

<b>Name</b>	Kilmore Town Centre	
<b>Address</b>	1-19 & 2-22 POWLETT STREET, KILMORE 1-85 & 2-72B SYDNEY STREET, KILMORE 10 & 12 PIPER STREET, KILMORE 19 BOURKE STREET, KILMORE 4 MILL STREET, KILMORE	<b>Significance Level</b> Local
<b>Place Type</b>	Mixed Use Precinct	
<b>Citation Date</b>	2012	



Kilmore Town Centre Precinct Feb 2014

Figure 06. Heritage Citation Report

## 1.7 Heritage Citation Report - Sydney Street Site Context

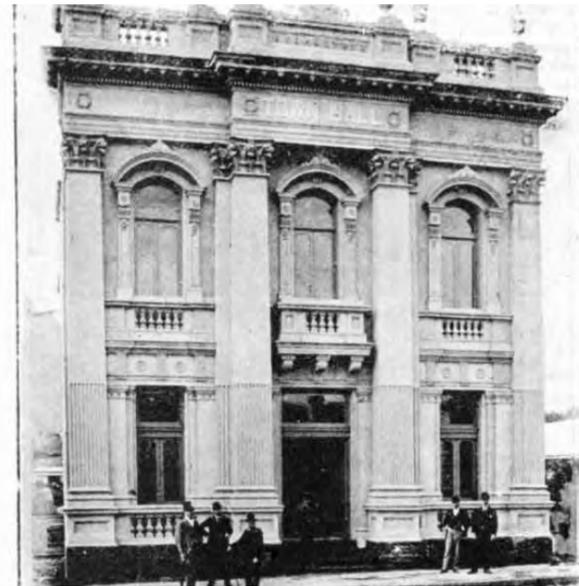
### Kilmore Town Centre Heritage Citation Report (2012)



#### Hudson Park

Hudson Park is the site of the Kilmore Hotel that was demolished in April 1907. The land was fenced and up to 400 sheep grazed on its two acres. The land, purchased by James Moore, was known as Moore's Paddock or Moore's Park (and also as Memorial Park) for many years before the council purchased the land in 1913. The soldiers' memorial was erected in 1921 and in 1947 the RSL built their clubrooms near it and a large cannon. Trees, mainly cypress, were planted but later removed, just as the hedges were along Sydney Street. Children's play equipment was installed and the hospital carnival was held on the site.

In March 1960 Cr. R.G. Hoban, Shire President, successfully moved that the name of "Hudson" Park should be officially adopted for the site in recognition of the contribution of Mr. G.L. Hudson to the town and the district. More trees were planted in 1961 and the toilets constructed in 1963.



#### Kilmore Town Hall, Sydney Street

The original owner of this property was Richard Glanville but the Shire of Kilmore owned the building that was erected on this land in 1894. Architect George Raymond Johnson called for tenders in November 1893 and the contract was awarded to Charles James Davies. The foundation stone was laid on 4 January 1894 by the Shire President, Thomas F. Murray, JP, and it was completed in July 1894. Various tenders for the painting, renovating and decorating of the Town Hall were called in 1922, 1925, 1933, 1954 and 1957. Locals and visitors alike were impressed with many of the interior features. The National Estate citation states that the Town Hall is "an unusually elaborate provincial example of a Town Hall" and displays "elaborate decoration usually reserved for larger town halls". It is "one of seven places representing early governmental/service buildings in Kilmore". The municipality of Kilmore was proclaimed on 4 July 1856. It became a Borough in 1864 and a Shire in 1874.



#### Kilmore Memorial Hall, 14 Sydney Street

The Kilmore Power House was located on this site until it was demolished in 1960. A meeting to discuss the need for a new public hall was held in March 1958. Within a year it was decided that the hall would be named "Kilmore Soldiers' Memorial Hall". In 1962 the State Government provided a subsidy of £2,250 and a loan of £10,000 was obtained by the Shire from the State Bank of Victoria. The Hall Committee had a unique method of paying off loans: "They bought 1000 sheep and farmed them out locally for free agistment. After shearing, and sale after three years, they raised £12,000". The Hall cost £26,700 and it was expected that this would be paid off in five years using their "normal" method. The Memorial Hall was built by a team of local Kilmore builders. The Governor of Victoria, Sir Rohan Delacombe, opened the hall in August 1963 and he dedicated the meeting room that had been built for the Kilmore Sub-branch of the Returned Servicemen's League.



#### Kilmore Bowls Club, cnr. Sydney and Bourke streets

The Kilmore Bowls Club is located in Memorial Park that in the 1860s was a "well-cultivated private garden". The Kilmore Citizens' Improvement Association, formed in 1912, encouraged the shire to purchase this land and convert it into a recreation reserve. A notice in the Kilmore Advertiser on 16 July 1921 states that the Bowling Club premises were starting to be constructed in Memorial Park. An application to Council from the Club to erect four shelters at the north end of the green was reported in the Kilmore Free Press on 8 September 1960.

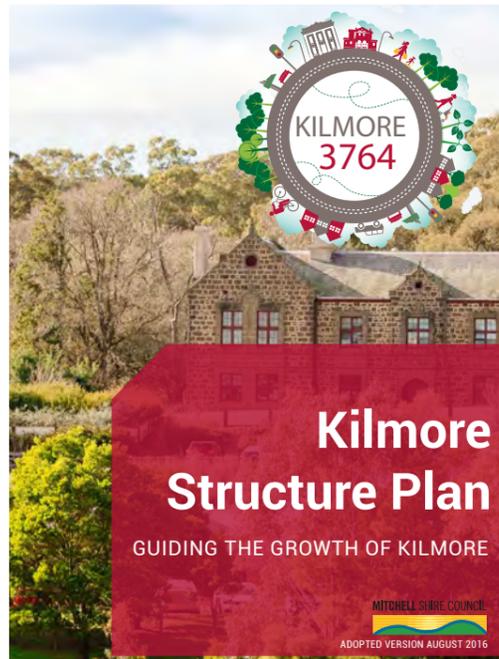


# 02

## Strategic Background

## 2.1 Strategic Background - Overview

The below Mitchell Shire Council documents have been reviewed to inform the background of this project:



### Kilmore Structure Plan (2016)

The Kilmore Structure Plan guides the future growth of Kilmore by establishing a long term strategy in 11 key areas. The Structure Plan was adopted by Council in August 2016.

Four of these key areas - Urban Form (3.1), Community Facilities (3.5), Activity Centres (3.6) and Heritage & Culture (3.10) have direct impact on the site at 12-16 Sydney St. These items are explained in more detail on the right. The Structure Plan was adopted by Council in August 2016.

The Kilmore Structure Plan also notes:

- Plan Melbourne refresh policy context and directions for Kilmore as a peri-urban town is consistent with Plan Melbourne.
- The Hume Regional Growth Plan identifies Kilmore as a designated growth centre.

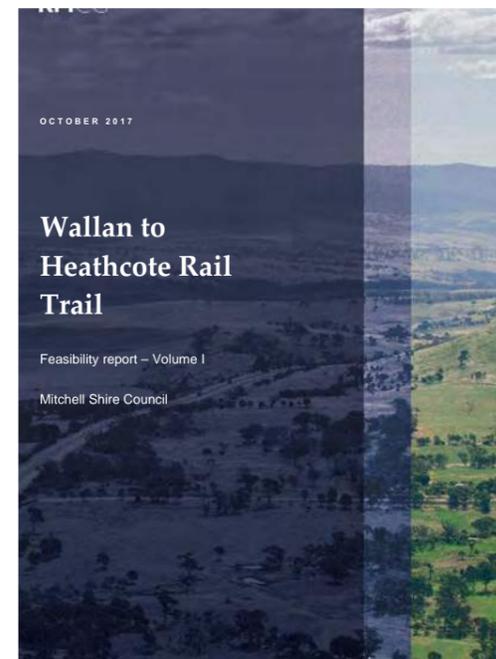


### Kilmore 3764 - Town Centre Revitalisation (2016)

The Kilmore Town Centre Revitalisation was adopted by Council in August 2016.

The Town Centre Plan addressed an extensive length of the Kilmore Creek linear open space, including Hudson Park. The Plan identified 'Possible Project 2 - 'To gather community views on a long-term vision for Hudson Park.' The Plan noted that there was not really a vision for the park at that time but that two basic directions the Park could take - an integrated active park or a softer, more traditional Park.

The Town Centre plan recommended that 'A Master Plan should be prepared in the next 1-3 years, that considers the Consultation feedback of an integrated active park.'

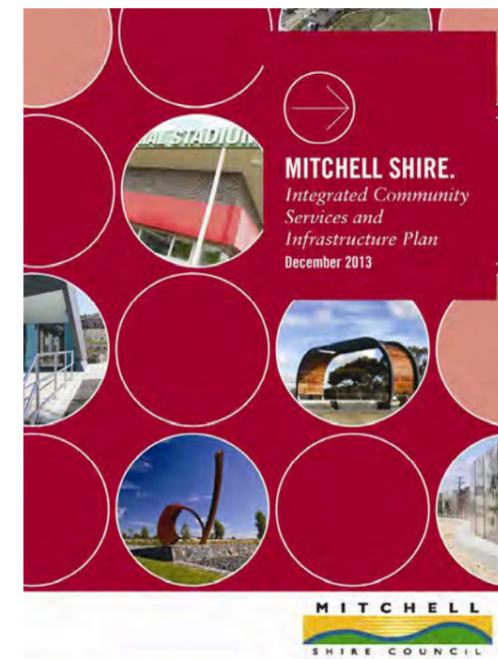


### Wallan to Heathcote Rail Trail

The Kilmore Town Centre Plan was adopted by Council in August 2016.

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The Town Centre plan recommended that 'A Master Plan should be prepared in the next 1-3 years, that considers the Consultation feedback of an integrated active park.'



### Mitchell Shire Integrated Community Infrastructure Plan (2013)

The Mitchell Shire Integrated Community Infrastructure Plan was completed in 2013 and preceded the Kilmore Structure Plan and Kilmore Town Centre Plan. Mitchell Shire Council is currently working on an updated version of this report.



### Mitchell Shire Council Plan (2017)

The Mitchell Shire Council Plan is the council's commitment to the community for the next four years and the future (2017-21). The plan outlines seven strategic objectives, of which the proposed community hub aligns with:

Community Participation - providing opportunities for inclusive participation

Strong Communities - Promoting safe and secure environment, adaptable infrastructure and participation opportunities for all ages, cultures and abilities

Supporting Local Jobs, Business, and Quality Investment - Support for businesses to connect and access opportunities, and promote region as destination for tourism.

Other documents reviewed include: Kilmore & District Multi-Purpose Facility Plan, Mitchell Shire Acknowledging our Traditional Owners Resource Guide 2019

## 2.2 Kilmore Structure Plan - Overview

In 2016 The Kilmore Structure Plan was endorsed and adopted by council. This plan has evolved to address and effectively manage the projected growth in Kilmore in the next decades.

The Structure Plan provides for a 54% increase in population to year 2036, creating a forecast population of 12,699; with provision for an eventual population of some 25,000 people at full build out.

The Structure Plan provides certainty and guidance with regard to future growth and development outcomes, and will be used:

»»» To define the role of Kilmore now and into the future;

»»» To identify, protect and enhance the intrinsic values of Kilmore whilst identifying the preferred locations and form of development;

»»» To identify the preconditions that will need to be satisfied before growth can occur;

»»» To guide investment and funding decisions, both by Government and private industry;

»»» To ensure that growth is serviced by appropriate and timely infrastructure provision;

»»» As the basis for assessment by Council of future applications for land use and development; and

»»» To guide future plans, policies and decision-making by Council.

The Structure Plan will assume the status of a Reference Document in the Mitchell Planning Scheme, and is to be read in conjunction with the Kilmore Structure Plan Context and Issues Paper (September 2015) and the Kilmore Structure Plan Stage 2 – Emerging Options Paper (November 2015).

\*\*\*\*\*

Kilmore will be defined by an enduring settlement boundary which responds to the town's natural and built form influences.

Internal to the settlement boundary, Kilmore will be defined by the establishment of 'complete

neighbourhoods' which contain diverse land uses. High quality gateway experiences and design outcomes encompassing both the public and private realm will provide a sense of entrance into Kilmore for residents and visitors.

Sydney Street will be reinforced as the heart of the town and be supported by a strong 'structural loop system' consisting of roads, paths and open space connections which feed into the town centre and will contribute to Kilmore's character and sense of place.

Specifically, Kilmore's settlement boundary is defined as follows:

**South and west:** the future Kilmore-Wallan Bypass will ultimately form Kilmore's settlement boundary. In the interim, Kilmore's settlement boundary will be defined by Paynes Road, Kings Lane and Wandong Road.

**East:** a prominent ridgeline frames Kilmore and sets a green backdrop to the town and is highly valued by the community. This significant landform will be protected for its landscape and environmental qualities and as such the settlement boundary responds to the presence of this ridgeline. Minor deviations in the settlement boundary are shown which respond to site-specific matters such as the presence of the former land fill site.

**South-east:** Immediately south of the prominent ridgeline, the south-eastern township boundary will be defined by Quinns Road which contains significant road side vegetation and will provide a natural interface to the adjacent farming uses to the east.

**North:** Existing rural living areas which provides a point of transition between the surrounding rural areas and the town will define the northern boundary.

**Kilmore East:** Kilmore East is a small settlement beyond the prominent ridgeline to the east of Kilmore, physically separated from Kilmore and lacks urban services such as reticulated sewer. While Kilmore East is serviced by a train station, due to its servicing constraints, topography, vegetation and bushfire risks, it will be retained as a small lifestyle-based settlement with close ties to the services and facilities of Kilmore. The protection of landscape features will be paramount when considering additional rural lifestyle properties within this area.

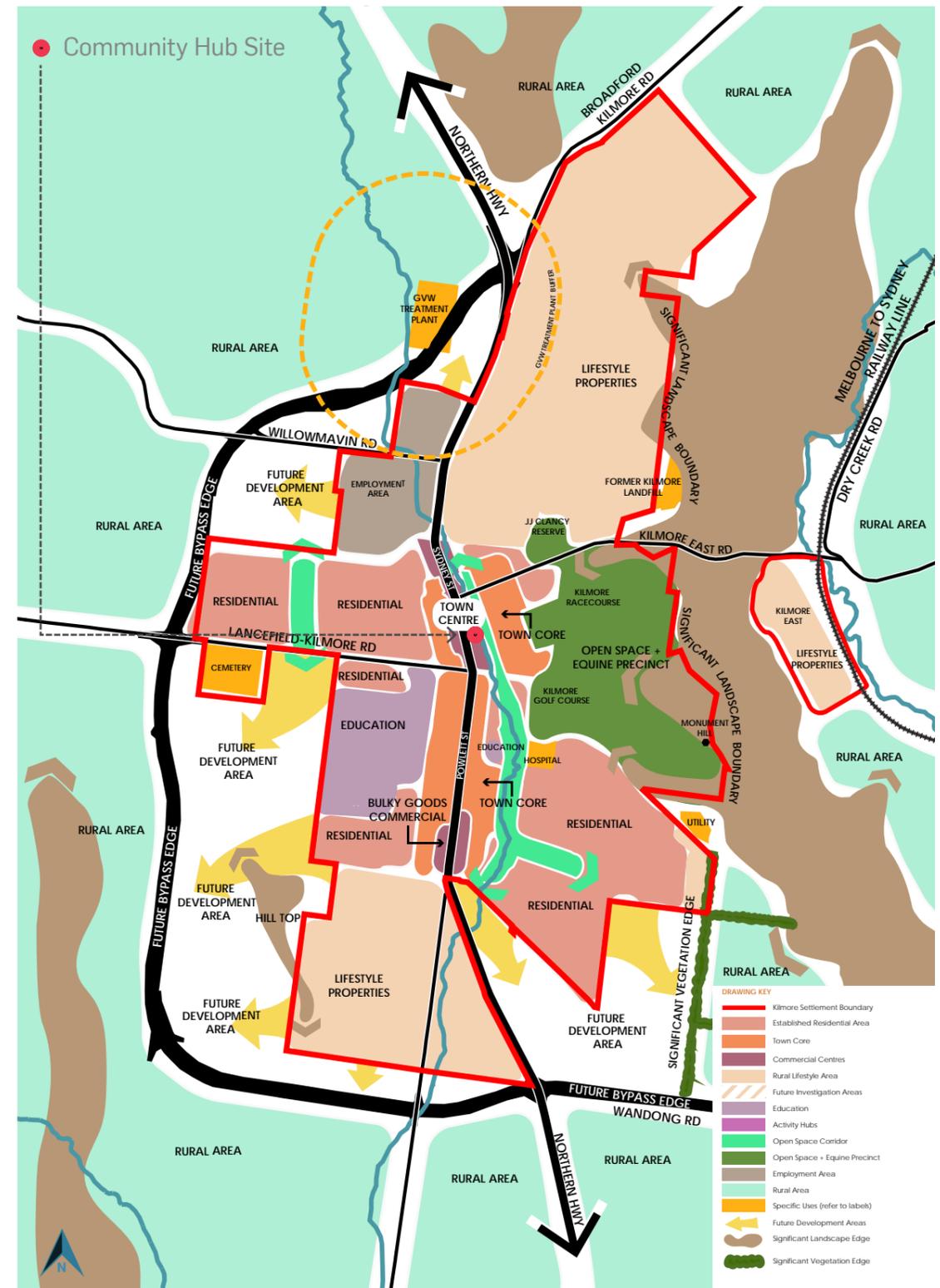


Figure 7 Kilmore Site Analysis

Figure 08. Kilmore Structure Plan, Site Analysis

## 2.3 Kilmore Structure Plan - Community Facilities

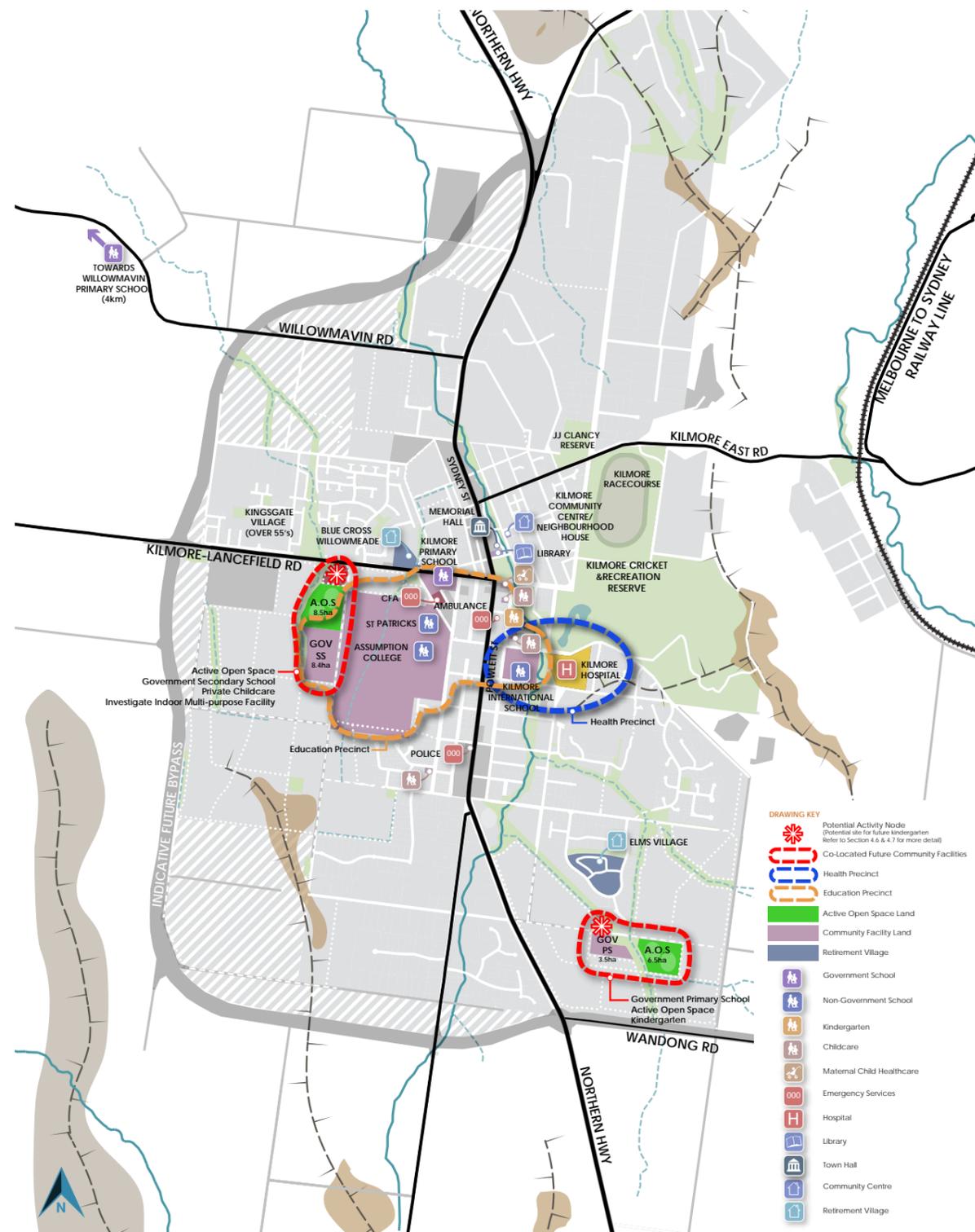


Figure 41 Community Facilities

Kilmore Structure Plan 3764 69

### 3.5 Community Facilities

The Kilmore Structure Plan identifies the specific future community facility needs of Kilmore and sets strategies to:

- Balance short term upgrades planned to existing facilities to ensure these are used efficiently and effectively, and cater for the immediate needs of the community;
- Identify long term community needs that are adaptable to Kilmore's changing needs and which will be delivered as growth areas development occurs; and
- Reinforce the role of the town centre as the central point of activity and community focus.

The Kilmore Structure Plan identified / proposed the opportunity to grow Kilmore's community facilities in three main areas - health, education and community. The presence of high-order education and health facilities including government and non-government schools and Kilmore Hospital presents Kilmore with an opportunity to reinforce the town as a regional education and health hub.

The Kilmore education precinct includes Assumption College, Kilmore Primary School, Kilmore International School, and a future government secondary school.

The health precinct includes the hospital (east of education precinct).

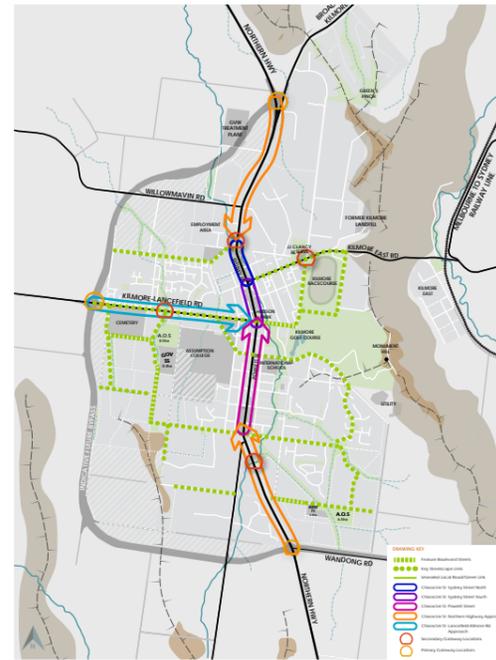
There are two new community facilities precincts, one to the south-east of Kilmore with a proposed government primary school and active open space; and a second to the west of the education precinct which is proposed to include a future government secondary school, active recreation open space and potentially an indoor recreation facility. Both the new community facility precincts are located where there is a lot of new residential development.

Identified community actions that apply to 12-16 Sydney St include:

- Action 32: Upgrade the Kilmore Library to meet the growing needs of Kilmore.
- Action 33: Investigate opportunities to maximise use of existing and new community facilities that are flexible and cater to a range of needs.

## 2.4 Kilmore Structure Plan - Urban Form, Activity Centres, Heritage & Culture

Three further areas of the Kilmore Structure Plan - Urban Form, Activity Centres and Heritage & Culture are directly relevant to the site at 12-16 Sydney Street.

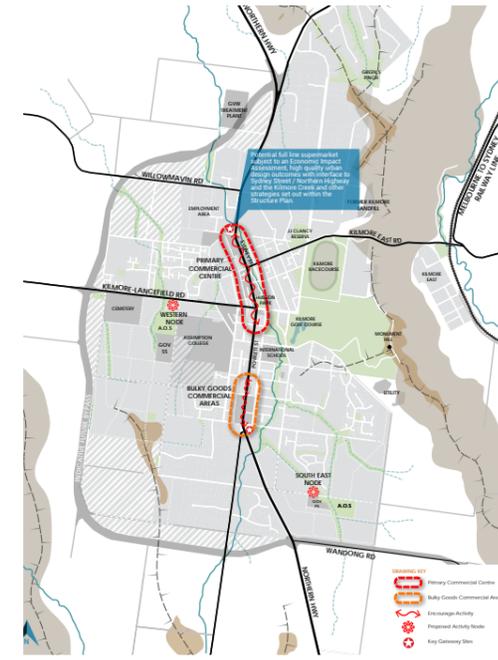


### 3.1 Urban Form

12-16 Sydney St is located at the south end of what has been identified as "Character St: Sydney St South." Further detail on this is provided in the Kilmore Town Centre Plan discussed below. Other recommendations include:

Reinforce the primacy of Sydney St as the 'heart' of Kilmore.

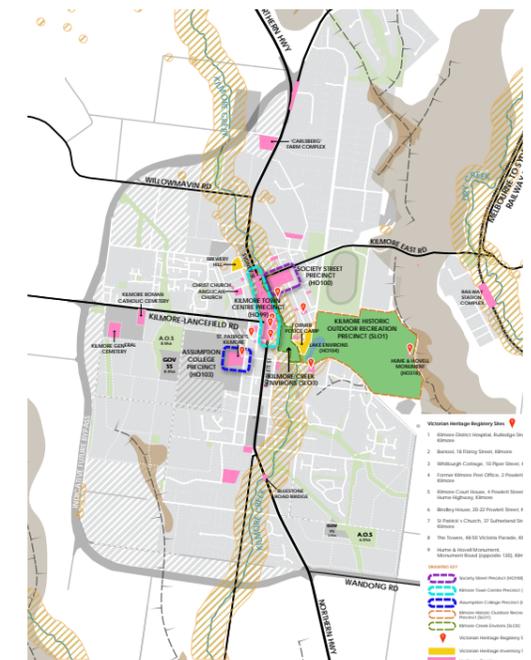
To identify township gateways and streetscapes which will serve to define the entry into Kilmore and a sense of place.



### 3.6 Activity Centres

12-16 Sydney St is located at the south end of the primary commercial centre. The guiding principles included revitalising and refocusing Sydney St to become Kilmore's heart, where people will shop, access key services and facilities, recreate and attend community events. This section also sets out the following design requirements:

- Is of an appropriate form and scale regarding the underlying heritage of the town centre.
- Encourage two storey development consistent with height of existing buildings.
- Encourage pedestrian paths and links between Sydney St and Kilmore Creek for connectivity.
- Support land use which will provide activation of Sydney St after daytime hours.



### 3.10 Heritage & Culture

The Kilmore town centre has significant culture and heritage to be preserved in future development. The community hub and existing buildings contribute greatly to the heritage of Kilmore both in the past and currently.

The Kilmore Structure Plan seeks to ensure the town's diverse Aboriginal archaeological sites and post-contact heritage sites are considered early in the planning process so that they become part of the identity and character of Kilmore.

The Structure Plan identifies opportunity to ensure future development enhances existing heritage sites, streetscapes and precincts and that heritage is embedded in defining the character of Kilmore into the future.

## 2.5 Kilmore Town Centre Revitalisation

The Kilmore Town Centre Revitalisation document outlines the key priorities and projects proposed to upgrade and develop the town centre to better suit the future needs of the town. These are:

### Essential Projects:

1. Sydney Street, Bourke Street to Union Street
2. Sydney Street, Union Street to Clarke Street
3. Kilmore Waterfront & Meeting Place
4. Kilmore Creek, Hudson Park to Clarke Street
5. Alternative parking locations

### Possible Projects:

1. Identification of strategic land
2. A vision for Hudson Park
3. Wallan-Heathcote Rail Trail
4. Northern link bridge
5. Multipurpose shelter

\* Proposed Kilmore projects with direct relevance to Kilmore Community Town Centre site and future buildings.

The document also outlines broader key strategies that are relevant to this project:

- Transform Sydney Street into a permanent 40km/hr zone, with wider footpaths, better pedestrian amenity, new street furniture and lighting, improved on-street dining capacity.
- Improve and promote connectivity between Sydney Street and Kilmore Creek.
- Develop the Kilmore Waterfront proposal, with a Town Heart in the vicinity of Mill Street and Patrick Street.

- Improve presentation, physical access and the environmental qualities of Kilmore Creek.
- Develop accessible pedestrian footpaths on both sides of main streets, with pedestrian priority at unsignalised T-intersections.
- Develop and propose a Town Identity - improve visitor information, and user way finding and signage.
- Create a 'Walk Kilmore' walking loop that encourages a healthy lifestyle and connects the main features of the Town Centre.
- Create a North-South deciduous Tree Avenue along Sydney Street from Kilmore-Lancefield Road to Clarke Street.
- Develop East-West Evergreen Tree Avenues on main side streets including Kilmore-Lancefield Road, Bourke Street, Union Street, Clarke Street.
- Improve car parking opportunities away from Sydney Street, improve quantity, access and visibility
- Encourage the 'Town Team' to develop a broader network of contributors that can develop confident economic and social marketing strategies to revitalise the growing town.

### Kilmore Town Centre Revitalisation and 12-16 Sydney St / Kilmore Community Hub

The Kilmore community hub is a central and pivotal project included in this broader scope of the Kilmore Town Centre Revitalisation Plan.

The community hub will help to knit together the Sydney St main street, Hudson Park and the Kilmore Creek. It will operate as a community gathering place that can accommodate a wide variety of events and uses.

It holds a prominent corner location, and will become a gateway into Kilmore as well as a heart for the wider precinct. On the boundary of the subject site sits Essential Project 1 and 4, which will directly impact the project. Essential

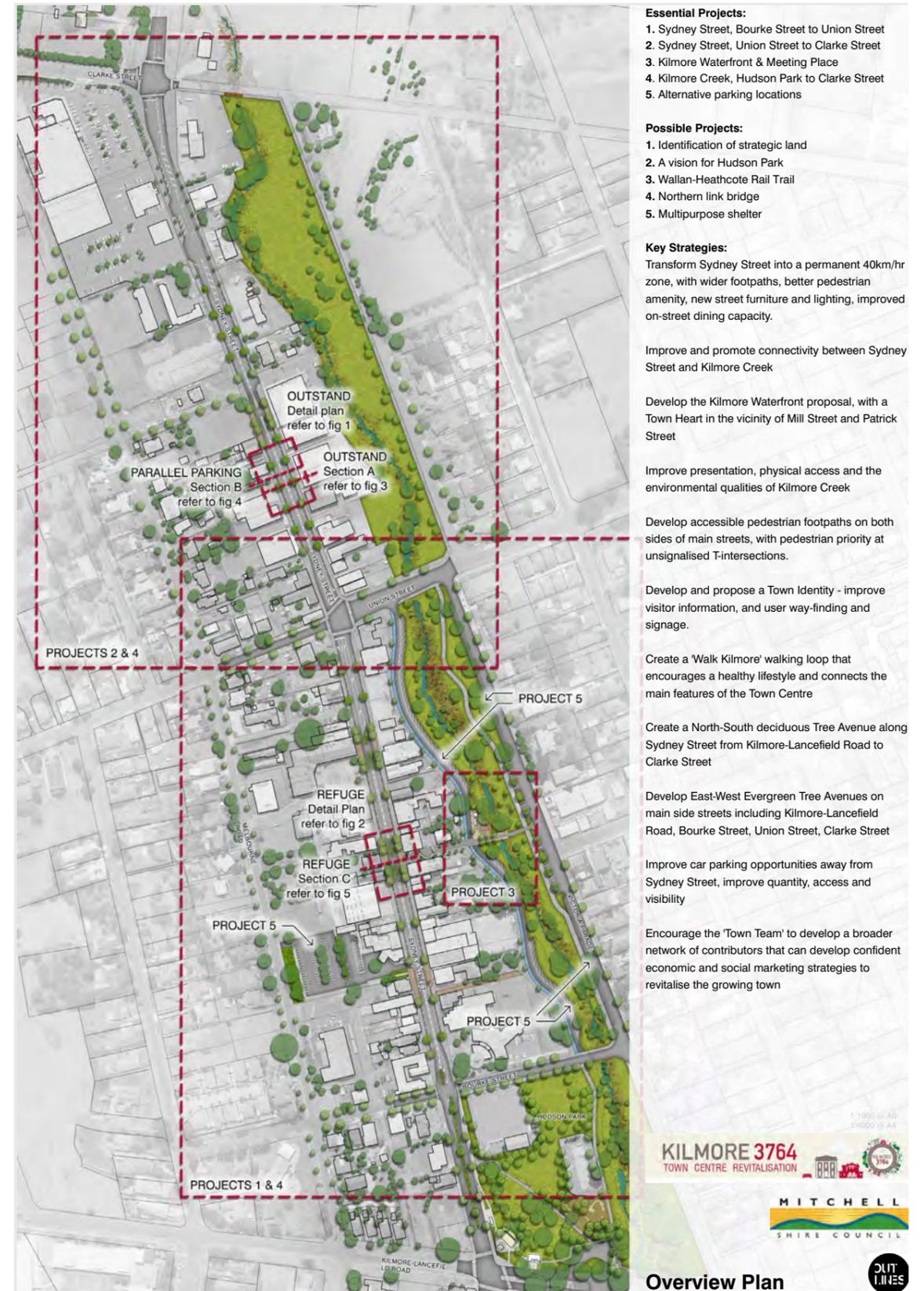


Figure 10. Image name

**Essential Projects:**

1. Sydney Street, Bourke Street to Union Street
2. Sydney Street, Union Street to Clarke Street
3. Kilmore Waterfront & Meeting Place
4. Kilmore Creek, Hudson Park to Clarke Street
5. Alternative parking locations

**Possible Projects:**

1. Identification of strategic land
2. A vision for Hudson Park
3. Wallan-Heathcote Rail Trail
4. Northern link bridge
5. Multipurpose shelter

**Key Strategies:**

Transform Sydney Street into a permanent 40km/hr zone, with wider footpaths, better pedestrian amenity, new street furniture and lighting, improved on-street dining capacity.

Improve and promote connectivity between Sydney Street and Kilmore Creek

Develop the Kilmore Waterfront proposal, with a Town Heart in the vicinity of Mill Street and Patrick Street

Improve presentation, physical access and the environmental qualities of Kilmore Creek

Develop accessible pedestrian footpaths on both sides of main streets, with pedestrian priority at unsignalised T-intersections.

Develop and propose a Town Identity - improve visitor information, and user way-finding and signage.

Create a 'Walk Kilmore' walking loop that encourages a healthy lifestyle and connects the main features of the Town Centre

Create a North-South deciduous Tree Avenue along Sydney Street from Kilmore-Lancefield Road to Clarke Street

Develop East-West Evergreen Tree Avenues on main side streets including Kilmore-Lancefield Road, Bourke Street, Union Street, Clarke Street

Improve car parking opportunities away from Sydney Street, improve quantity, access and visibility

Encourage the 'Town Team' to develop a broader network of contributors that can develop confident economic and social marketing strategies to revitalise the growing town

1:1000 @ A4  
1:4000 @ A3

**KILMORE 3764**  
TOWN CENTRE REVITALISATION

**MITCHELL**  
SHIRE COUNCIL

**Overview Plan**

## 2.6 Kilmore Town Centre Revitalisation - Essential & Possible Projects

reinforcing those of the Kilmore Hub - creating links to Kilmore Creek, activating the water front and Patrick St, and the creation of commercial and tourist opportunities.

Possible Projects 2 (A vision for Hudson Park) and 3 (Wallan-Heathcote Rail Trail) also impact the site and have been developed further with the Hudson Park Master Plan and the Wallan to Heathcote Rail Trail study, which are explained in greater detail on pages 31 and 22.

### Essential Project 1

#### Developing Sydney Street from Bourke St to Union St with the following initiatives:

1. Permanent 40 km/hr zone
2. Develop a mostly symmetrical Tree Avenue of Pin-oaks in outstands with best-practice root and aerial management strategies. Robinias to be replaced over time.
3. Upgrade all footpaths and kerb alignments
4. Provide 2 new mid-block pedestrian refuges
5. Pavement outstands to provide tree planting, garden beds and on-street dining opportunities with furniture to develop the 'Connected Kilmore' theme
6. Upgrade all overhead lighting for pedestrians and vehicles
7. Investigate developing existing Council owned lanes and properties into walking streets, including existing paper roads.
8. Negotiate with land-owners to consider links east to Kilmore Creek, and West to Melbourne Road within future development of their sites
9. Minimise existing crossovers and avoid parking at rear.
10. Implement larger boat / trailer / caravan parking along Victoria Parade
11. Built Form guidelines for new developments.

### Essential Project 3

#### Kilmore Waterfront & Meeting Place

- To increase the role of the Kilmore Creek in everyday life and health can take a range of approaches.
- These will need to be prioritised in order to target resources.
- Improved environmental management - Litter & weed removal,
- Improved water quality - managing stormwater inflows from adjacent buildings and streets, measures to improve water quality, reduce sediment, increase filtration
- Increased physical access - connected shared paths & crossings, boardwalks, lookouts
- Artworks, information and interpretation Infrastructure such as shelters, toilets, picnic facilities, ride facilities, visitor information, car parking
- Encouraging owners and tenants to maintain their properties to a high standard adjacent to the Creek.

### Essential Project 4

#### Kilmore Creek, Hudson Park to Clarke St

15. Create a continuous shared path, including Kilmore Walk, Kilmore Art Trail and extension of the Kilmore Trail to the south
16. Gradually remove exotic trees and replace with indigenous planting for environmental values
17. Create a maintenance program for litter & weeds
18. Improve seating & picnic facilities
19. Address stormwater inflows quality at source on both public areas (roads, footpaths) and private land
20. Encourage a Friends of Kilmore Creek, or consider a voluntary 'riverkeeper' program.

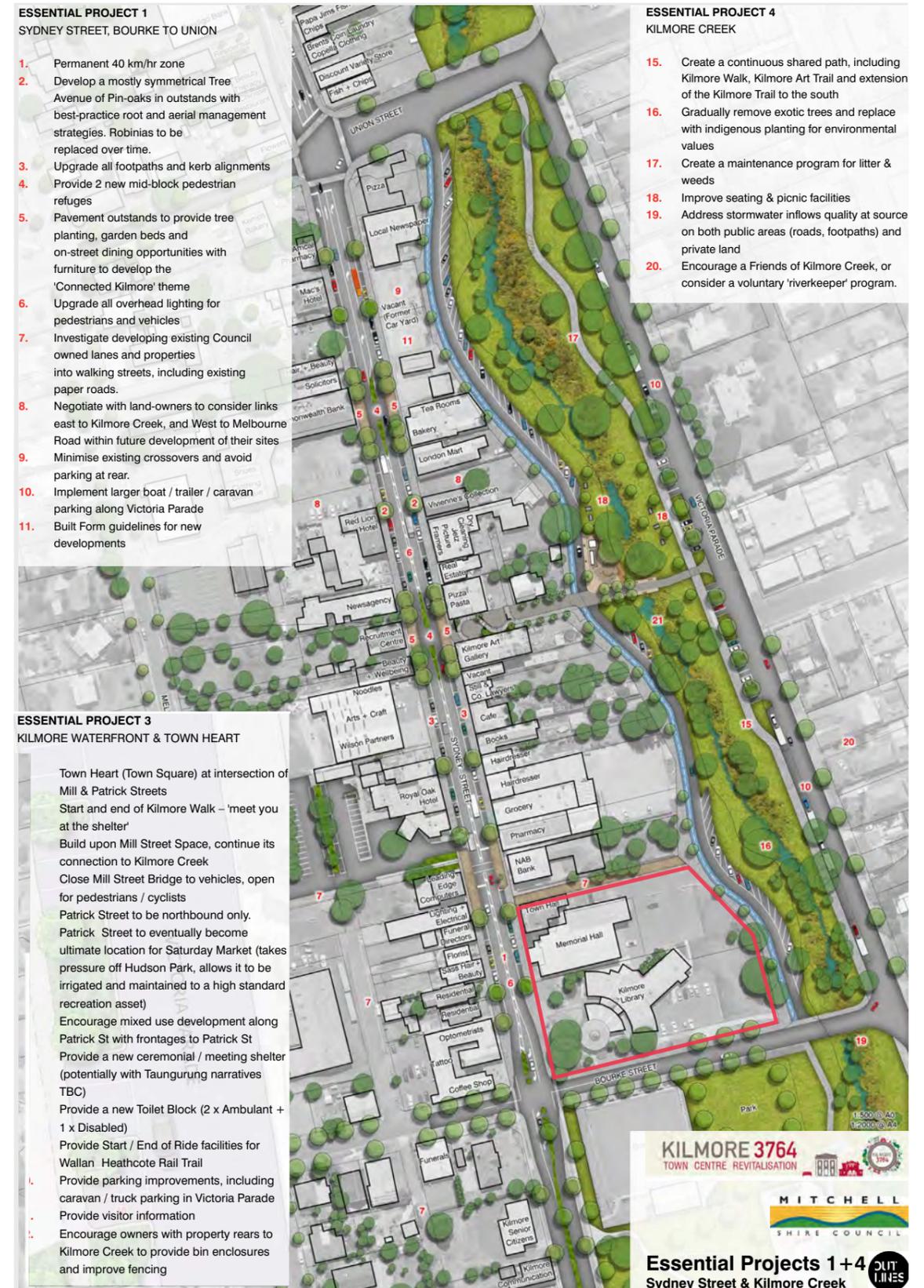


Figure 11. Kilmore Revitalisation Town Centre Plan

## 2.7 Wallan to Heathcote Rail Trail

The Wallan to Heathcote Rail Trail Report was developed as further investigation of Possible Project 3 - Wallan- Heathcote Rail Trail, as part of the Kilmore Town Centre Revitalisation, as well as the Hume Regional Significant Tracks and Trails Strategy 2014-23 and other further council plans.

The Wallan to Heathcote Rail Trail is a feasibility report for the possibility of a 78 km rail trail (railway line repurposed into a walking/cycling track) joining the towns of Heathcote Junction (and nearby Wandong and Wallan) north to Kilmore, Pyalong, Tooborac and Heathcote. The rail trail would pass along the eastern edge of the Kilmore Community Hub.

The main benefits of the proposed rail trail are as follows:

- Increased pedestrian, recreational and cyclist pathways in and around Kilmore.
- Increased volumes of community movement along Kilmore Creek edge, capitalising on this natural green community amenity.
- Creates and supports activity on the eastern (currently back-sides) sides of Sydney St retail.
- Helps to promote a healthy, active and engaged community, providing an activity path for families and all ages to enjoy.
- The rail trail has the potential to link and connect through to other pathways in the town.
- Helps to create touristic destination for Kilmore connecting to Wallan and Heathcote.

The study explores the:

- § engineering feasibility;
- § landholder views;
- § environmental impact;
- § cultural impact;
- § economic consequences; and
- § community feeling towards a rail trail.

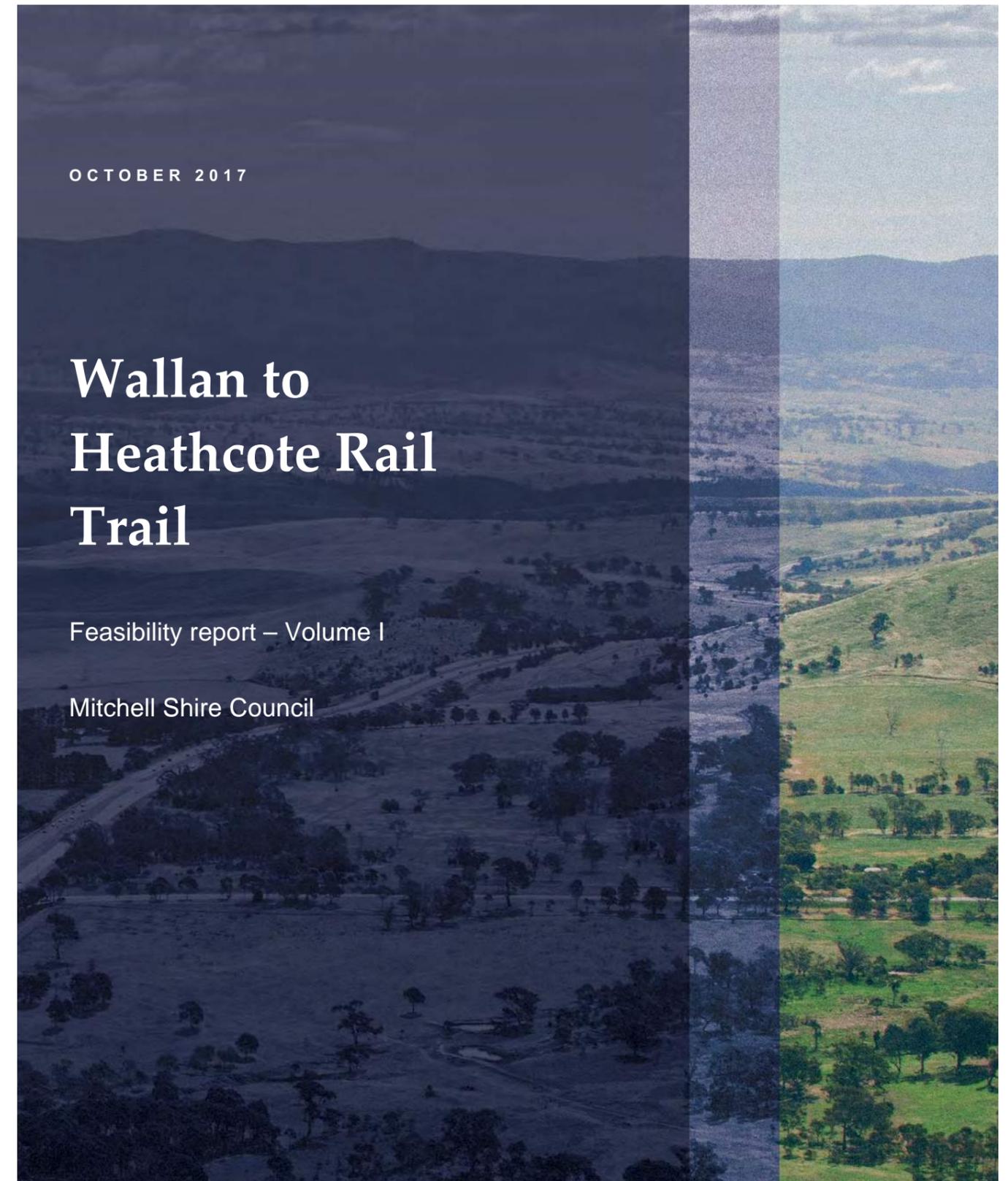


Figure 12. Wallan to Heathcote Rail Trail

## 2.8 Mitchell Shire Integrated Community Services & Infrastructure Plan (ICSIP) 2013

In 2013, Mitchell Shire Council undertook an Integrated Community & Infrastructure Plan (ICSIP). The ICSIP report was developed prior to the strategic documents that outlined the anticipated growth of Kilmore (Hume Regional Growth Plan, Plan Melbourne and the Kilmore Structure Plan). ICSIP's provisions are based on a population of 10,073 in 2021, and 11,500 at full development.

Mitchell Shire Council is currently working on an updated version of ICSIP.

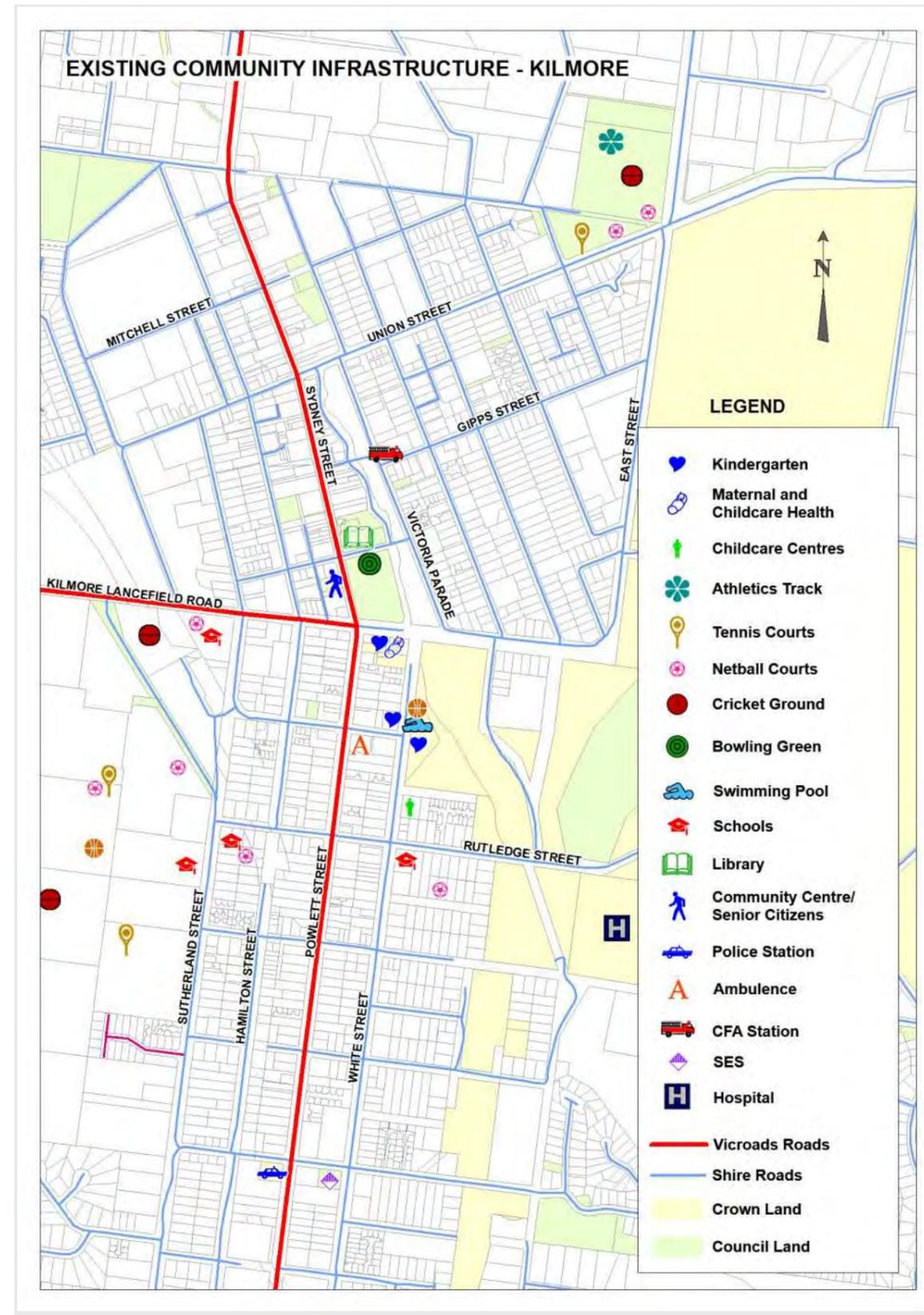
The 2013 ICSIP made the following recommendations for Kilmore:

- Conduct upgrades to the Kilmore Leisure Centre
- Upgrade the lights at the Kilmore Recreation Reserve
- Respond to capacity issues for the kindergarten

In 2013, Kilmore had the following community infrastructure:

- Marie Williams Kindergarten - 2 rooms, 58 places, 96 enrolments
- Kilmore MCH - 2 rooms
- Piper St Children's Centre - 60 places (privately owned)
- Kilmore Childcare - 51 places (privately owned)
- Sutherland St Childcare - 120 places (privately owned)
- JJ Clancy Reserve
- Kilmore East Recreation Reserve
- Kilmore Cricket & Recreation Reserve
- Hudson Park (Kilmoer Bowling Club)
- Kilmoer Leisure Centre
- Willowmavin Primary School (62 students)
- St Patricks Primary (563 students)
- Assumption College (1120 students)

- Kilmore International School (358 students)
- Kilmore Library
- Kilmore Community Centre
- Kilmore Police Station
- Kilmore Fire Station
- Kilmore Ambulance Station
- Kilmore SES Unit
- Kilmore Hospital



## 2.9 Kilmore & District Multipurpose Facility: July 2015

The feasibility study was conducted in July 2015 by Baade Harbour Australia and Clark Phillips and was prepared for the KDMCF Steering Committee, Mitchell Shire Council, Kilmore general community, Kilmore community organisations, various Kilmore schools and government departments.

The study was to determine a site for the development of a Multipurpose Facility with the following inclusions:

Zone 1 - Multipurpose Space (Indoor courts, stage, foyer, kiosk, and ticket box/office). Space can be used for events with seating for 1500 or 1000 sit down.

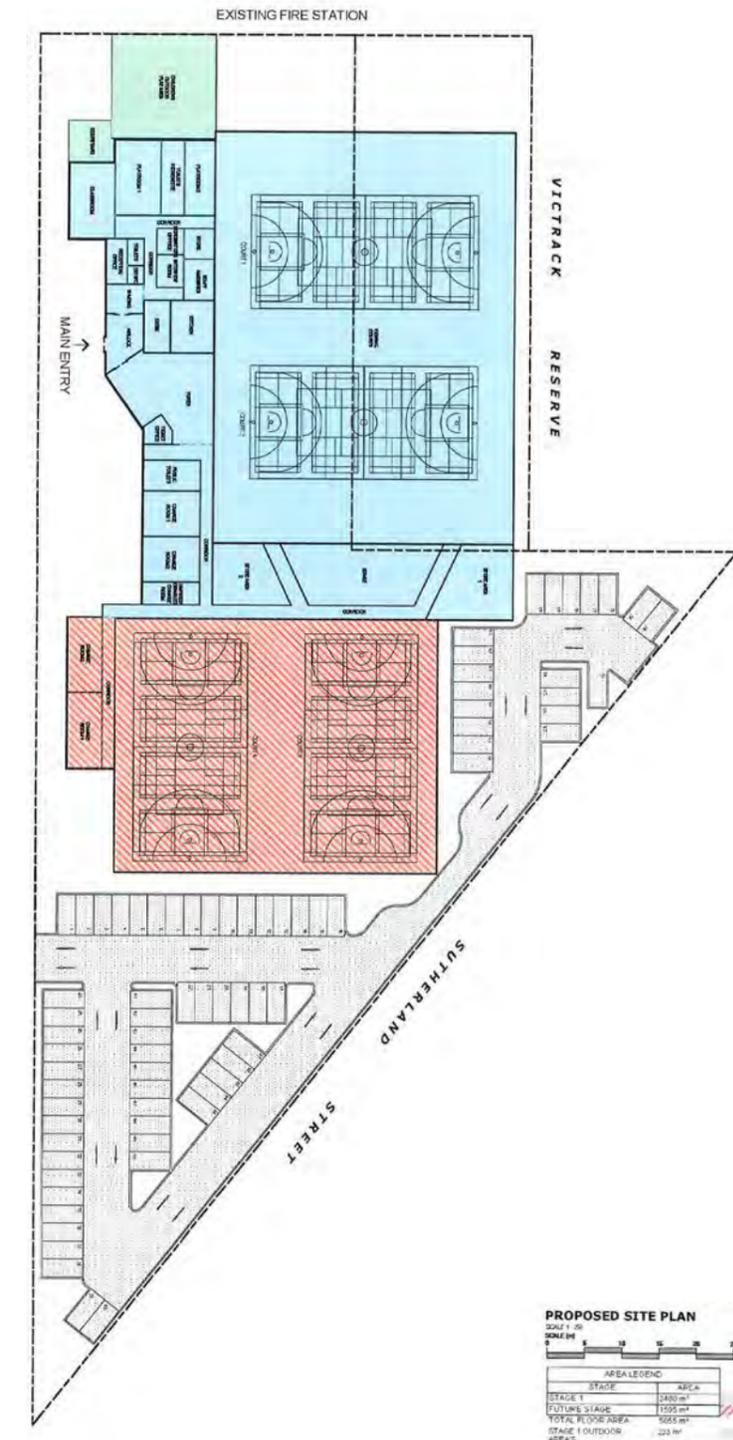
Zone 2 - Community Centre (Neighbourhood House) - 2 x children's rooms (28 places - 1 x 10, 1 x 18), meeting room. flexible use to cater for other community groups.

Zone 3 - Shared (kitchen, kiosk, store rooms, toilets, change rooms)

The study reviewed four sites for the project - the Leisure Centre area, former railway line area, Racecourse Precinct and JJ Clancy Reserve. Two sites were found to be suitable for the development:

1. Site B - Former Railway Line (Conway St)
2. Site D - JJ Clancy Reserve

The estimated project cost was approximately \$7.5million.





# 03

## Site & Surrounding Context Analysis

### 3.1 Kilmore Key Facilities

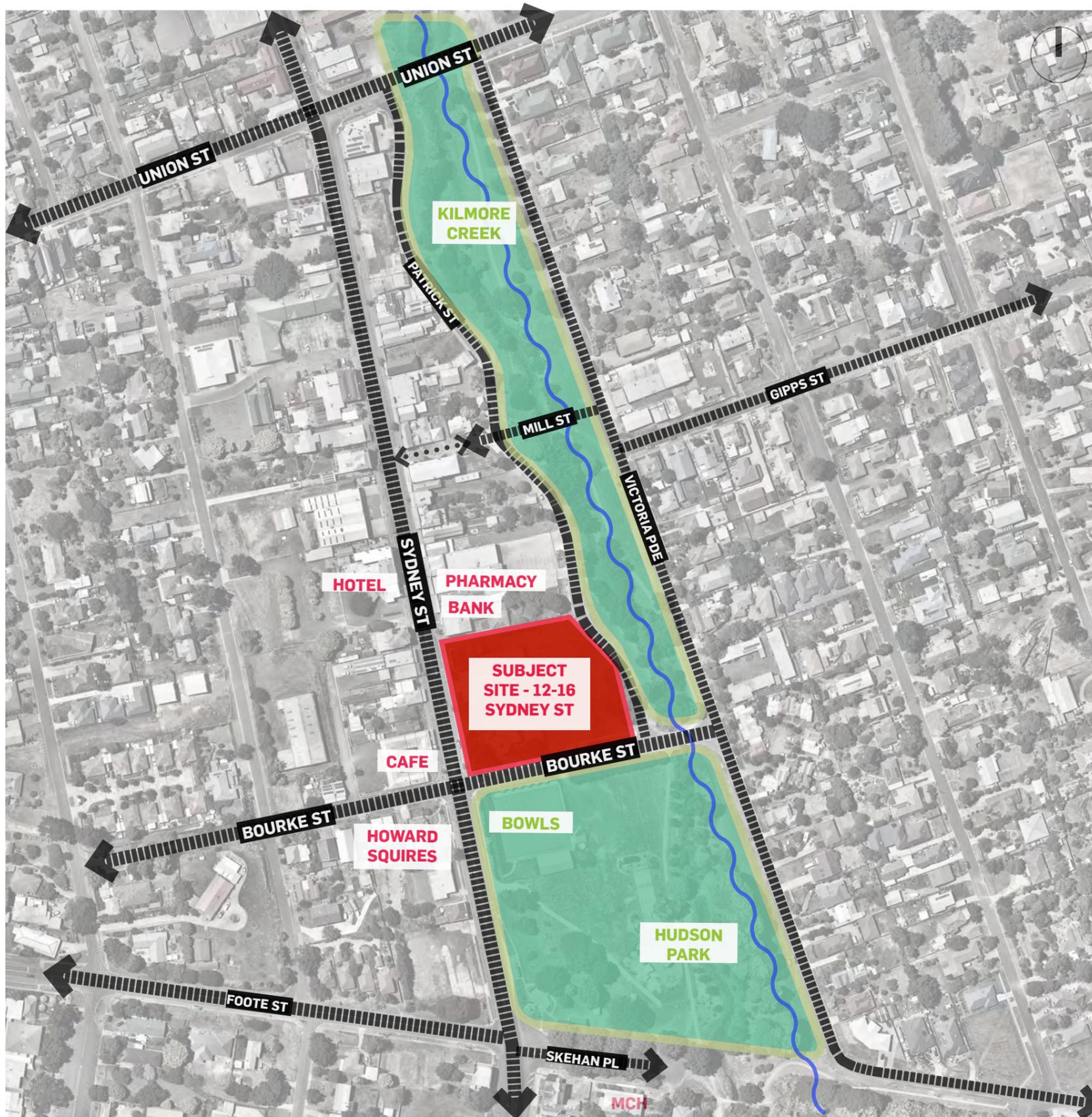


Figure 13. Key Locations

- 1 Saint Patricks Catholic Church
- 2 Saint Patricks Primary School
- 3 Kilmore Fire Station
- 4 Kilmore Primary School
- 5 Old Kilmore Gaol
- 6 Ambulance Victoria
- 7 Kilmore Childcare Centre
- 8 Kilmore Leisure Centre
- 9 Apex Park
- 10 Kilmore Miniature Railway
- 11 Guides and Scouts Hall
- 12 Kilmore Golf Course
- 13 Kilmore Cricket and Recreation Reserve
- 14 Nuture One Preschool + Kindergarten
- 15 Maternal Child Health (MCH)
- 16 Old Post-Office Building
- 17 Kilmore Bowls Club
- 18 Hudson Park
- 19 Trackside Restaurant + Meeting Facility
- 20 Kilmore Harness Racing
- 21 Kilmore Library, Memorial + Town Hall
- 22 Kilmore Community House
- 23 Kilmore Creek
- 24 Red Lion Hotel
- 25 Kilmore Mini-Centre
- 26 Anglican Parish of Kilmore

● Religious  
 ● Community Services  
 ● Education  
 ● Historic  
 ● Sport + Recreation  
 ● Park  
 ● Local Amenity

## 3.2 Surrounding Site Context



The community hub location is a prime town centre position with good visibility and walking proximity to immediate amenity, including shops, cafes, retail and parks.

The community hub can be considered as a part of the wider Hudson Park area, forming a civic precinct, as well as part of the Kilmore Creek Precinct and main street precinct.

The site is surrounded by Hudson Park to the south, Kilmore Creek to the east and the Sydney Street commercial precinct to the north and west. This surrounding site context is reviewed in greater detail on the following pages.

-  Kilmore Creek (Significant barrier)
-  Community Centre Site
-  Adjacent Road Network
-  Pedestrian Link

Figure 14. Surrounding Site Context Plan

### 3.3 Surrounding Site Context - Sydney Street

12-16 Sydney St is located at the south end of the primary commercial centre along Sydney St. Sydney Street is Kilmore's main street, and currently the main route of thoroughfare also. The current town hall, war memorial hall and library occupy a significant length of Sydney Street frontage, but the library and the memorial hall have a relatively insignificant street interface currently. The integration of the future community hub will help to create an attractive, vibrant, and active main street presence for the southern end of Sydney Road.

#### Existing Character

Sydney Street has a lot of heritage character which is identifiable in the buildings along Sydney Street (for more details on the heritage of Sydney Street, refer to the Heritage Citation Report). The buildings are mainly single and double storey. Other notable existing features along the commercial precinct of Kilmore, as noted in The Kilmore Revitalisation Plan:

- Single-chain width (20m) strip shopping area.
- Parallel parking lines either side, in many areas this parking is non-compliant (too short, too narrow).
- Underground power from Bourke to Union Street.
- Footpaths are generally narrow, with few crossing opportunities.
- On street dining virtually non-existent.
- Street trees with poor root establishment and limited longevity

Sydney Street is a key feature of both the Kilmore Structure Plan and Kilmore Revitalisation Plan.

#### Kilmore Structure Plan

The guiding principles included revitalising and refocusing Sydney St to become Kilmore's heart, where people will shop, access key services and facilities, recreate and attend community events. This section also sets out the following design requirements:

- Is of an appropriate form and scale regarding the underlying heritage of the town centre.
- Encourage two storey development consistent with height of existing buildings.
- Encourage pedestrian paths and links between Sydney St and Kilmore Creek for connectivity.
- Support land use which will provide activation of Sydney St after daytime hours.

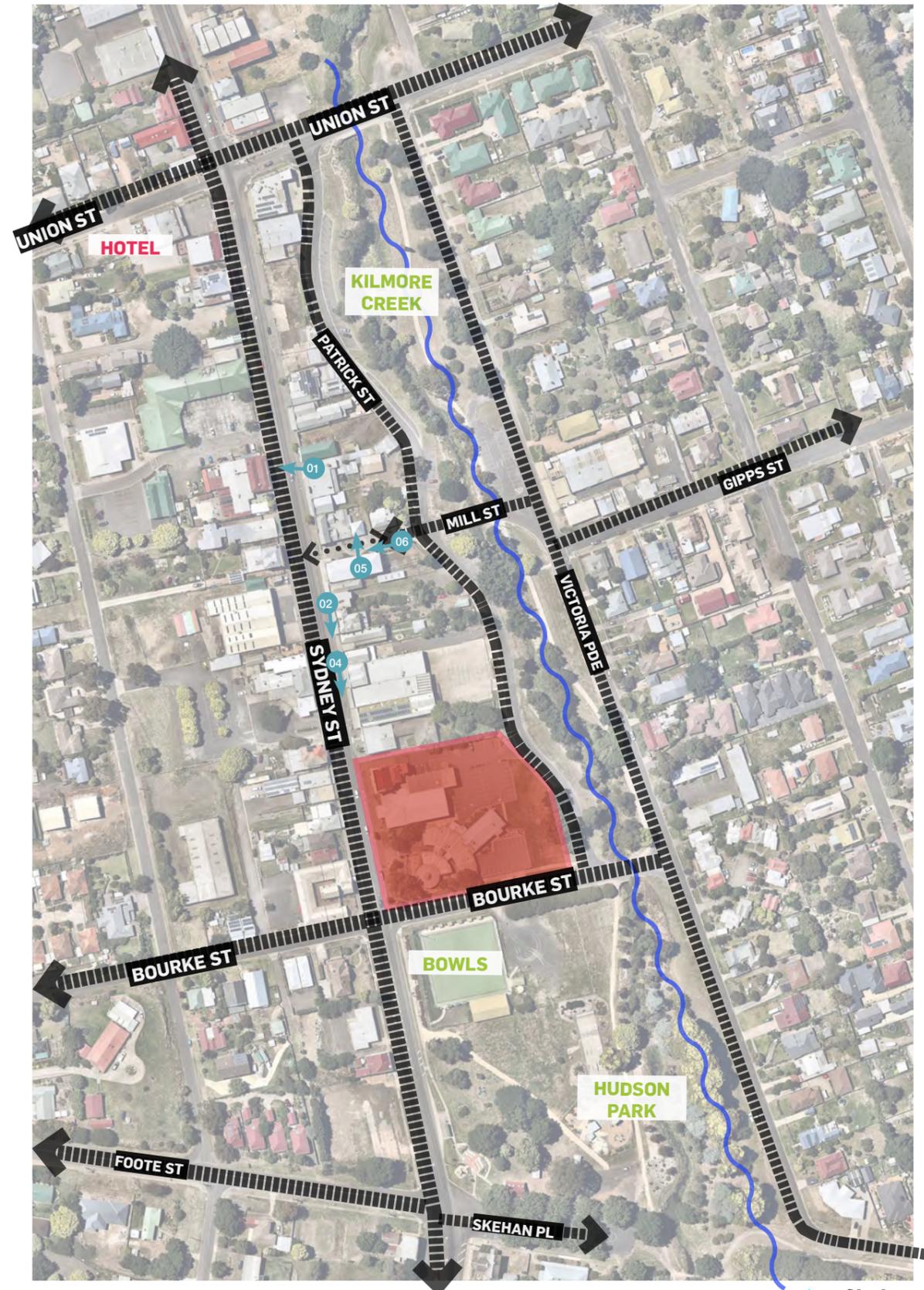
#### Kilmore Revitalisation Plan

There are a number of Essential Projects that are being undertaken to upgrade and improve the Kilmore town centre and Sydney Street in particular.

The Kilmore Revitalisation Plan identifies Essential Project 01 as Sydney Street from Bourke Street to Union St. For greater detail on the proposed upgrades to Sydney St surrounding the subject site, please see page 7.

The Mill Street Precinct (Essential Project 03) is located to the north of the subject site and was developed as part of the Kilmore Revitalisation Plan. This is also explained in further detail in page 18.

The community hub project would also support the improvement of Sydney Street and its public interface, alongside the revitalisation projects noted here.



### 3.4 Surrounding Site Context - Sydney Street



01 Red Lion Brewery Kilmore



02 Streetscape



03 Streetscape



04 Streetscape



05 Mill Street Pedestrian Link developed as part of the Kilmore Revitalisation Plan.



06 Mill Street Pedestrian Link developed as part of the Kilmore Revitalisation Plan.



## 3.5 Surrounding Site Context - Hudson Park

Hudson Park is located immediately south of the subject site at 12-16 Sydney Street. The park's proximity provides the opportunity to create a greater community heart to the centre of Kilmore. With both sites currently being Master Planned, there is the opportunity to create links to the park and the community facilities to the south of Hudson Park.

As recommended in the Kilmore Town Revitalisation Plan as Possible Project 2, ClarkeHopkinsClarke Architects and Jeavons Landscape Architects were appointed in 2019 by Mitchell Shire Council to complete a medium and long term updated Master Plan for Hudson Park that would provide a clear vision for the park in to the future, discussed on the following page.



01 The well used regional play space.



02 The well used Skate Park.



03 The well used barbecue and picnic tables



04 The public amenities are well used, but are currently non-compliant



05 The War Memorial on the corner of Sydney Street and Skehans Place is an important landmark and site used for public events.



06 Skehan Place carpark - The concrete finish is cracking, and has no formal edge and planting and stops the north-south connector path.

## 3.6 Surrounding Site Context - Hudson Park Master Plan

### Hudson Park Master Plan

The vision and objectives identified in the 2019 Hudson Park Master Plan are:

To reflect and reinforce Hudson Park's role as Kilmore's primary town park and the heart of Kilmore's Southern Civic precinct. Hudson Park will:

- Provide a suitable space for community events and passive recreation
- Integrate and enhance Kilmore Creek
- Acknowledge and celebrate local history and landscape, cultural and heritage
- Improve connections to the main street & neighbouring community services
- Contribute to the public realm
- Provide for the comfort of all users including shade, seating and amenities

This has been to the community for the first round of consultation and is yet to be finalised.

A Master Plan for Hudson Park was also completed in 2014, however updates were required as work on a number of key initiatives such as the Wallan-Heathcote Rail Trail, the Kilmore Creek Landscape Masterplan, the Kilmore Community Services Hub and the strategic recommendations from The Kilmore Revitalisation Plan (Possible Project 2) and Kilmore Structure Plan meant that the 2014 masterplan required review.



Figure 15. Hudson Park Master Plan - Long Term Plan: Initial Draft Concept

## 3.7 Surrounding Site Context - Kilmore Creek

Kilmore Creek is an important natural landscape in Kilmore that runs along the eastern boundary of the subject site at 12-16 Sydney Street. The creek flows north from the hills to the south of Kilmore towards the Goulburn River, connecting the site with many of the town's open spaces and community facilities including Hudson Park, Taylor Reserve, Apex Park, Sam De Gabrielle Reserve, Kilmore Leisure Centre, Kilmore District Hospital and Kilmore International School. This connection is also the proposed connection of the Wallan-Heathcote Rail Trail, as well as part of the existing Art and Historical Trail.

A recommendation was made by both the Kilmore Structure Plan and Kilmore Town Centre Plan to enhance the main street connection to Kilmore Creek, which 12-16 Sydney St has the opportunity to do.

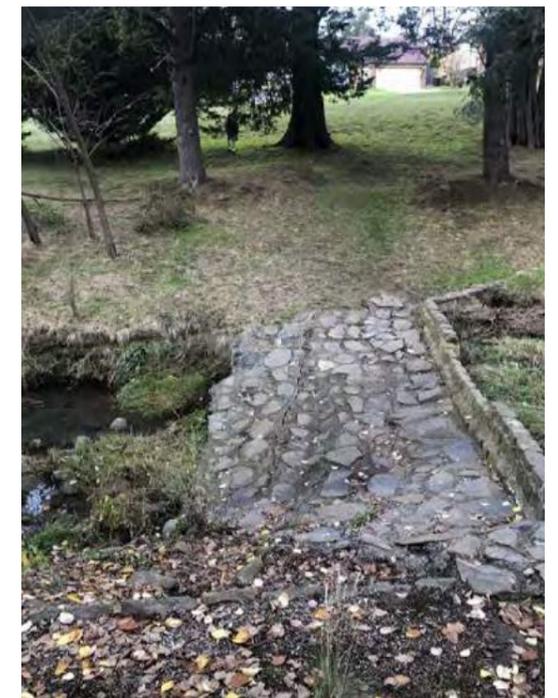
Kilmore creek has been identified as having areas of Indigenous archaeological heritage sensitivity following it, as noted in the Kilmore Structure Plan. Further to this, the Kilmore Town Centre Plan recognises that the Taungurung would like meaningful recognition in the form of a ceremonial space or meeting place near the Kilmore Creek and to be involved and consulted regarding this.

Many in the community appreciate the recent efforts that have already gone in to beautifying the creek.

As part of the strategic works taking place in Kilmore, a Master Plan is currently being produced to identify key projects to enhance the creek.



Taungurung + local waterways



## 3.8 Surrounding Site Context - Kilmore Creek Master Plan

The Kilmore Creek Precinct Landscape Master Plan highlights the importance of the Kilmore Creek Precinct and outlines a vision for it to become the primary recreational open space and environmental corridor in Kilmore, improving local interconnectedness as well as providing an important regional link through the township as part of the proposed Wallan to Heathcote Rail Trail.

Kilmore Creek runs down the east border of the site at 12-16 Sydney Street.

The masterplan makes recommendations regarding the following key principles:

- + Open space system
- + Access and movement network
- + Culture and heritage
- + Biodiversity and environment
- + Built form
- + Land management

The Master Plan shows the addition of a 3m wide concrete path to the east of the subject site for the shared rail trail path, while maintain the art trail to the east of the creek, as well as additional signage. There is further opportunity with this project to explore the connections to the creek, including reviewing traffic management around the creek, and ways the creek could be better integrated in to the site.



Figure 02. Image name

## 3.9 Existing Conditions - Greater Site Analysis

Kilmore Town Centre celebrates its identity as the oldest, inland town in Victoria. The Town Hall provides a marked example of local period architecture and the war memorial hall and library serve important functions to the local community.

### 1. Existing buildings

- 1.1 The library built form creates an interesting but largely hidden presentation to the main street, and doesn't capitalise on a prominent corner location.
- 1.2 The Town Hall has a striking heritage facade. It is 'an elaborate, provincial example of a Town Hall' and recalls its origins from the 1890's Kilmore period. This building acts as a key place-marker in the main streetscape.
- 1.3 The Memorial Hall has a good condition timber floor (in the dance hall), and architecturally interesting portal frames. These aspects could be preserved to acknowledge and continue the existing social and cultural nostalgia established by the building.
- 1.4 The library round room housing the John Taylor meeting facility has a community significance, and provides a known local identity to the corner of Sydney and Bourke St.
- 1.5 The Kilmore library is the SWIFT service centre for the four Mitchell Shire libraries. Consideration needs to be given to library continuity of use whilst construction and development happens.
- 1.6 The Town Hall, war memorial hall and library; currently function as separate entities (low-level of spatial relationship and connections operating between them).
- 1.7 Consider current facilities at Memorial Hall and library and explore opportunities to preserve them as well as add to them.
- 1.8 Entry and accessibility into all three buildings is difficult and not clear; currently discriminatory towards disabled patrons, and long, unintuitive winding routes to enter.
- 1.9 The fall across the site makes building access challenging at present.
- 1.10 The current buildings largely turn their backs to Patrick Street and the Kilmore creek

### 2. Green Links and recreation

- 2.1 Good proximity to Kilmore Creek and Hudson Park adjacent.
- 2.2 Hudson Park and the new playground provides well-known amenity to the precinct, and recognises and reminds people of the importance and contribution of Mr G.L Hudson made to the town and district.
- 2.3 Green interface/lawn between eastern area of the site, Patrick Street and Kilmore Creek does not currently provide good connections from open space through to the buildings.
- 2.4 Future Kilmore Creek upgrades proposed in the Kilmore Town centre plan will enhance relationship and green amenity with this civic precinct. Increased cycling along the rail-trail is expected.
- 2.5 Existing green spaces act as buffers i.e. garden beds and don't support or enhance pedestrian paths through the site.
- 2.6 Landscaping of the green spaces currently lacks a cohesive design quality.

### 3. Streetscape and public realm

- 3.1 Kilmore Town Centre plan proposes new linkages through from main street, such as Mill Street connection which is now built. This site will similarly act as a new through-link from Sydney St to Kilmore Creek.
- 3.2 The town hall frontage presents an active historic facade to the streetscape with a civic scale that has a marked street presence.
- 3.3 Existing buildings don't provide active edges at all sides of the buildings. The backs and sides are not contributing aesthetically, socially or spatially to the site.
- 3.4 The library is not easily accessible to all, due to long routes to entry and level changes.
- 3.5 Car parking currently dominates site and creates barrier between Kilmore Creek and building interfaces.
- 3.6 Currently lacking a central, dedicated outdoor public gathering space for common and public use.

### 4. Civic and community uses and functions

- 4.1 The civic and cultural uses form an excellent basis for a civic community precinct, however these uses are currently underdeveloped and can be further explored to reach a greater potential and add value to the locality and the community.
- 4.2 The war memorial hall is utilised for a variety of groups like the RSL, Kilmore Quilters Club and other community collectives, and is run by a committee of management.
- 4.3 Current building typologies are designed for a specific function only, limiting the current possibilities for other uses.
- 4.4 The round room and memorial hall are used for community functions, and the library also has a toy library, Vicroads licensing and department of human services operating from it, as well as the usual library functions.

### 5. Activation and events

- 5.1 Current events and functions operate within separate, disparate buildings.
- 5.2 The offering doesn't maximise the potential of this key location in the town centre.
- 5.3 Open space on the site is not supportive of hosting events or gatherings of people.

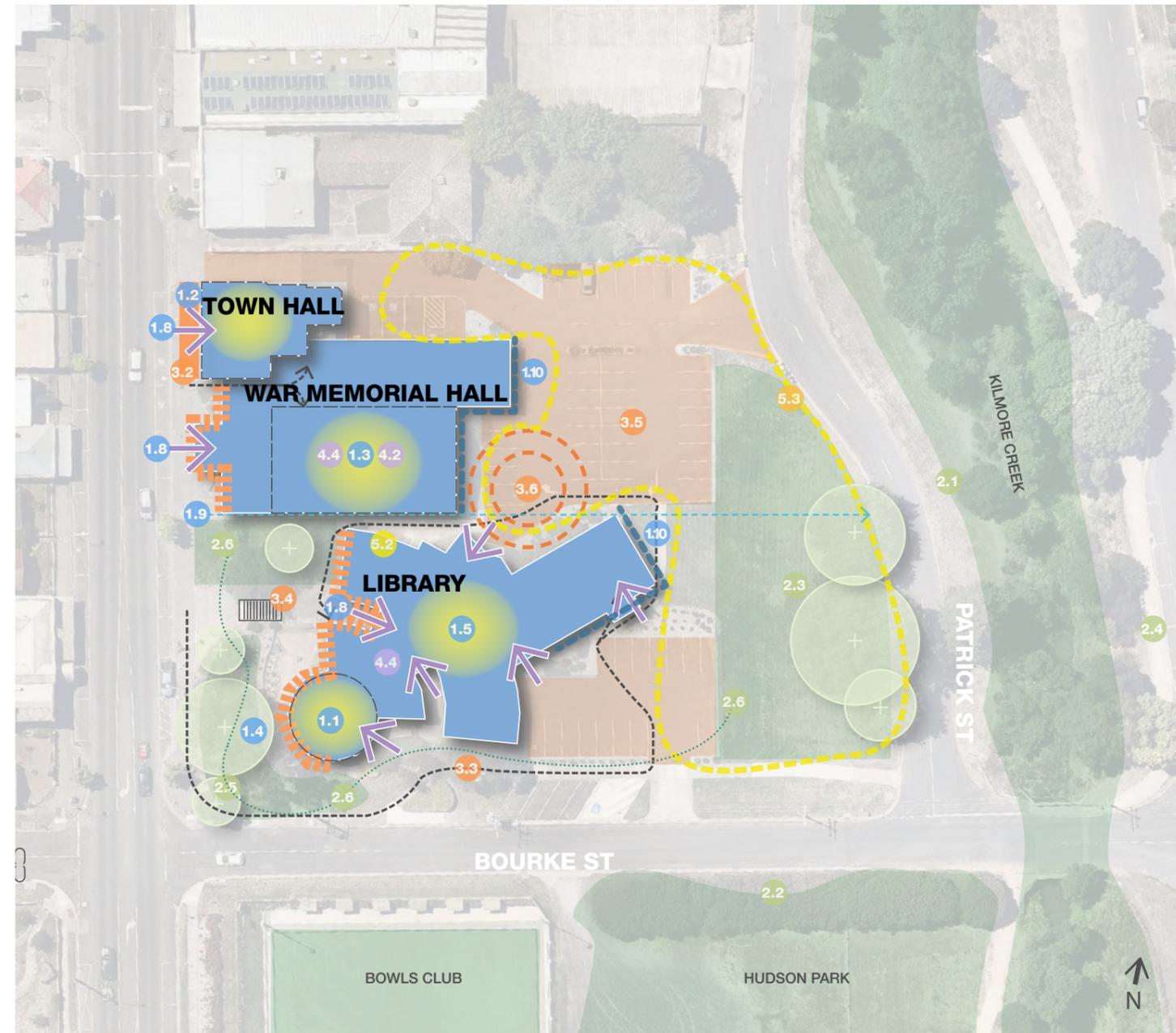
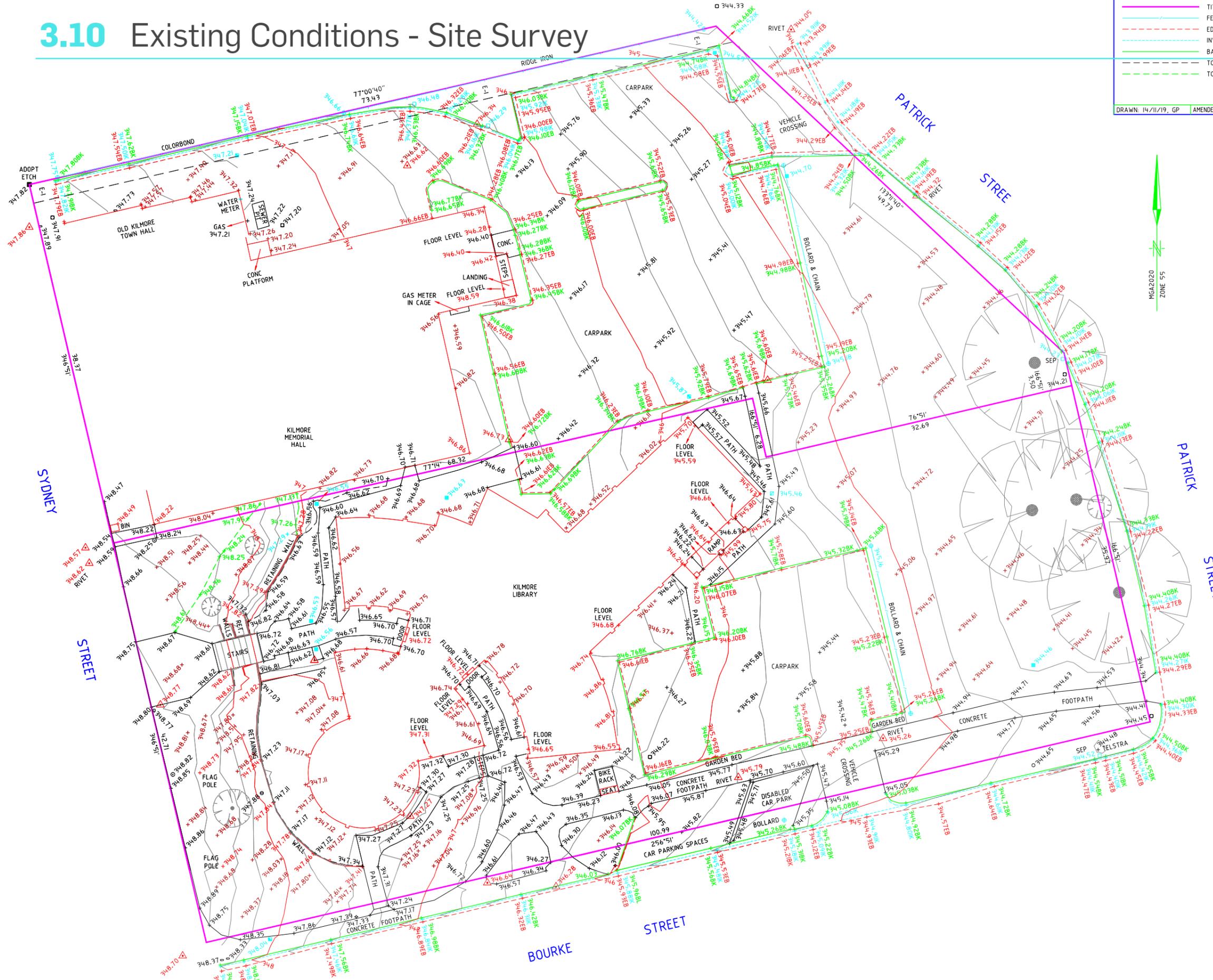


Figure 16. Wider Site Analysis

# 3.10 Existing Conditions - Site Survey

LEGEND			
	TITLE BOUNDARY		SURVEY MARK
	FENCE		LIGHT POLE
	EDGE OF BITUMEN		ELECTRICITY POLE & LIGHT
	INVERT OF KERB		WATER METER
	BACK OF KERB		SIGN
	TOE OF BANK		HYDRANT
	TOP OF BANK		STOP VALVE
	E-1 2m WIDE DRAINAGE EASEMENT		

DRAWN: 14/11/19, GP    AMENDED: -    VERSION: 1    SHEET: 1 OF 1    PLAN No.: MSC1450FE.dwg



- \* THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR MITCHELL SHIRE COUNCIL AND IS NOT TO BE REPRODUCED FOR USE BY ANY OTHER PARTIES OTHER THAN THE ABOVE MENTIONED WITHOUT THE WRITTEN CONSENT OF SALTER SURVEYING PTY. LTD.
- \* THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF PROVIDING A SITE LEVELS, FEATURES & CONTOURS SURVEY DRAWING
- \* THE LOCATION OF SURFACE FEATURE ONLY HAVE BEEN DETERMINED BY THIS SURVEY.
- \* ANY OCCUPATION SHOWN ALONG THE THE SITE BOUNDARIES IS FOR IDENTIFICATION PURPOSES ONLY AND THE PRECISE LOCATION OF SAME IN RELATION TO THE TITLE BOUNDARIES HAS NOT BEEN DETERMINED BY THIS SURVEY.
- \* PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, A "DIAL BEFORE YOU DIG" AND/OR THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATION OF ANY SERVICES THAT WERE UNABLE TO BE LOCATED BY DIRECT MEASUREMENT ON THE DATE OF SURVEY.
- \* SEE THE CERTIFICATE OF TITLE FOR FURTHER DETAILS OF ANY EASEMENTS THAT MAY BE AFFECTED BY THE SITE SHOWN.
- \* CONTOURS SHOWN HEREON ARE INDICATIVE OF SITE TOPOGRAPHY ONLY AND SPOT LEVELS ARE ONLY ACCURATE AT THE POSITION SHOWN.
- \* TOPOGRAPHY INFORMATION SHOWN HEREON BETWEEN TOP OF BANK & TOE OF BANK SHOULD BE CONSIDERED APPROXIMATE
- \* TREE CANOPY SPREADS SHOWN HEREON AS A GENERAL INDICATION OF THE TREE'S DIAPHRANE, AND MAY NOT BE SYMMETRICAL OR THE SHAPE AS SHOWN.
- \* THIS PLAN HAS BEEN PREPARED TO THE SCALE AND SHEET SIZE SHOWN ELSEWHERE ON THIS PLAN. THESE FACTORS SHOULD NOT BE MANIPULATED AS IT MAY IMPAIR THE ACCURACY OF THE PLAN.
- \* THE INFORMATION SHOWN ON THIS PLAN REPRESENTS SITE CONDITIONS AS EXISTED ON THE DATE OF SURVEY. SALTER SURVEYING PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO SITE CONDITIONS SINCE THAT DATE.
- \* INTELLECTUAL PROPERTY REMAINS WITH SALTER SURVEYING PTY. LTD. FOR ALL THE INFORMATION SHOWN ON THIS PLAN.
- \* ALL NOTES ON THIS PLAN ARE IMPORTANT AND AN INTEGRAL PART OF THIS PLAN, AND MUST REMAIN ON THIS PLAN AND SHOULD BE READ IN CONJUNCTION WITH THE INFORMATION SHOWN HEREON.

## 3.11 Existing Conditions - Site Analysis



### NOTES

- 01 Subject site at 12-16 Sydney St. There is a significant fall across the site from Sydney St down to the Kilmore Creek edge. The total site area is 7,605sqm.
- 02 Kilmore Library - for more detailed assessment of existing conditions refer to pag 38.
- 03 Kilmore Memorial Hall - for more detailed assessment of existing conditions refer to pag 42.
- 04 Kilmore Town Hall - for more detailed assessment of existing conditions refer to pag 46.
- 05 John Taylor Room - for more detailed assessment of existing conditions refer to pag 32.
- 06 Established trees in south west corner of site. Refer Arborist Report for more detail.
- 07 Stair access to the front entry to the library.
- 08 Laneway connection to the parking located at rear of site, Accessible car spaces located down this laneway. CFA require access to this laneway.
- 09 On site parking - 53 car spaces with 3 accessible on sie. A further 5 on street car spaces to the south of the site
- 10 On street parking.
- 11 Established trees in the south east corner of the site.
- 12 18 Sydney St - NAB Bank. There is also currently a planning permit application for the development of three townhouses to the east of 18 Sydney St,
- 13 Hudson Park - for further detail refer to page 30
- 14 Kilmore Creek - for further detail refer to page 32.
- 15 Retail shops



# 04

## Existing Facilities

## 4.1 Existing Facilities: 12 Sydney St - Kilmore Library, Council Services & John Taylor Room



Constructed	1978
Land area	1015sqm
Planning controls	- Public Use Zone 6 - Local Government - Heritage Overlay H099 – Kilmore Town Centre Precinct

### Building Description & Condition

Built in 1978, the existing Kilmore Library is single storey with the accessible entry to the building from the side at Bourke Street. Access from Sydney Street is down stairs, with the building having little presence to the main street. The library has four wings that accommodate different patterns of use; the John Taylor Room (formerly council chamber), the workroom, community study area and general library. The four wings allow the spaces to be used independently of each other. While the building has dated and is non compliant, it's in a prime location in the centre of Kilmore's community services and has great potential to connect to the outdoors, which it currently doesn't capitalise on with its blank rear and side walls and glazing film over windows. This also means a lot of artificial light is used throughout.

The collection area is a large, well used open plan space which is a well loved size. However the library does not have a sufficient number of toilets, the floor is sloping and the building may have some asbestos.

The John Taylor Room provides a multipurpose event space, that has an independent entry, a kitchen, storage room and toilets. It is currently used for a wide range of activities and events, from yoga, and native plant sales to funerals, which its offering with independent toilets and kitchen serve well, however the shape isn't always functional and the interiors aren't uplifting. Further building condition notes are on the following pages.

### Current Visitor Numbers

2017/18 - 63,521 (28.4 visitors per hour)

2018/19 - 58,289 (26.0 visitors per hour)

### Operating Hours

Mon - Wed, Fri - 9am-5pm

Thursday - 10am-6pm

Saturday - 9am-12pm

Sunday - closed

## 4.2 Existing Facilities: 12 Sydney St - Kilmore Library, Council Services & John Taylor Room

### Building Services

The library performs many roles as the main council building in Kilmore, including the following functions:

- + **Library services** - books, eServices including eBooks, eAudio, eLearning and eMagazines; talking books; magazines; DVDs; free activities including storytime, Baby Bookworms, Toddler Read & Rhyme, school holiday programs, Robotics, Tech Help classes, Book Chat & more.
- + Main central processing point for SWIFT system in Mitchell Shire.
- + **Mitchell Shire Council Customer Service desk** in Kilmore where residents can pay an account (rates, kindergarten fees, fines etc); report an issue or lodge customer request; bins; animal register, obtain cat trap; issue and replacement of sharps containers; apply or renew disabled parking permit; information on Council's facilities and services, first point of call for emergencies; change contact detail
- + VicRoads Agency - renew car, bike or boat licence, photopoint; learner permits; work diaries for truck drivers; replacement work books for learners drivers; Road to Solo driving books; licence plate returns
- + Department of Human Services Access Point / Centrelink processing centre (self service)
- + V/Line tickets
- + Miners right permits
- + Fire-arm license renewals
- + Toy Library
- + Hire of John Taylor Room and small meeting room:
- + Visitor Information with brochures, and the sale of local produce and items
- + DX mailboxes

### Current User Groups

- + Parents, bubs and seniors are the biggest user groups
- + Mitchell Shire Council Staff
- + Kilmore Toy Library and users
- + Funeral Directors
- + Family Violence Unit (Kilmore Police) use the John Taylor Room for meetings.

### Aspirations

- + There is a desire to have a greater street presence/clear entry into the library, so that it has a sense of arrival and the entry point is clearly visible.
- + To encourage diversity and ensure the building and collections reflect this.
- + There is an aspiration to 'go more digital'.
- + Continue to grow technology and learning capacity, there is currently a good following for robotics and coding programmes.
- + Ideals for new library: Would love PC room, would need approx. 30 PCs for robotics. Currently run classes which max at 10 people but could go to 30 and be great revenue for library. Could work well with co-work and entrepreneur business incubator.
- + Big open plan space for main library for communal space and children's programs.
- + Quiet study room, double glazed, could also be used for robotics classes (building room, separate area from PCs).
- + There is interest in having a genealogy room – to accommodate and display historic reference documents, books and artefacts.
- + To have a workshop space to be able to make, build and craft in.
- + Build a strong relationship from the library to the outdoors e.g with Kilmore Creek or through courtyard gardens, perhaps incorporating public gardens, for growing/harvest. Gardens could encourage preserving classes, understanding gardening and ecology, growing, worm farming etc.
- + To provide a sensory garden.

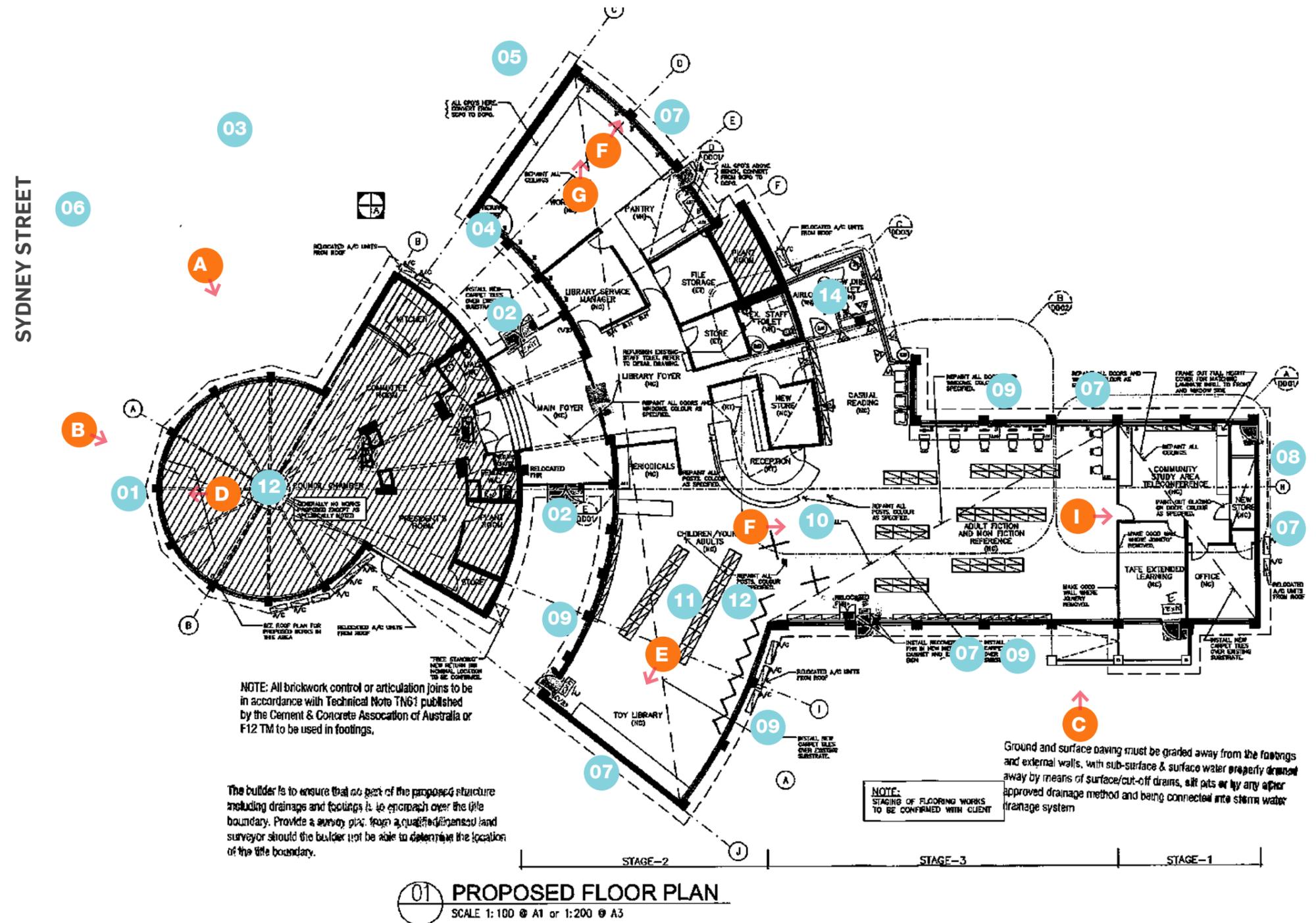
- + How to create spaces to accommodate children with spectrum behaviours, activity based programmes. E.g screen printing t-shirts etc.
- + Possibility to build a future relationship with CNexus Health.
- + Include the donated art-work into the library. Currently located at Oddfellows Cafe.

### Drawbacks

- + Difficult patterns of access, both indirect and not easy to find, and also not universally accessible i.e easily accommodating people with movement difficulties.
- + There is low youth participation and presence at library.
- + There is asbestos in building
- + John Taylor room was often described as a dark, gloomy, dated, uninspiring space. People didn't like that you can't see out of the building, and also that the building can't be seen well from the street either. It was noted that the ceiling in storeroom adjacent is peeling, possibly due to leaks in the roof.
- + Floors are sloping at different levels.
- + Insufficient toilets for the number of people using the spaces. Only recently has the toilet been upgraded to be accessible.

## 4.3 Existing Facilities: 12 Sydney St - Kilmore Library, Council Services & John Taylor Room

Existing Area Schedule	
Room / area	Sqm area
John Taylor Room - meeting 01	95sqm
John Taylor toilets	10sqm
John Taylor kitchen	11sqm
John Taylor breakout space - Committee & President's	50sqm
Plantroom & store	12sqm
Library foyer with display cabinets	35sqm
Library collection area (including **sqm open space for programs)	14,783 items 295sqm
Workroom	63sqm
Office	16sqm
Store areas	26sqm
Library Foyer & Reception	61sqm
VicRoads licensing area	8.5sqm
Staff Toilet	6sqm
Visitor toilets	12sqm
Co-working space / archives	29sqm
Small meeting - meeting 02	16sqm
Toy library room	13sqm
<b>TOTAL AREA</b>	<b>880sqm</b>



## 4.4 Existing Facilities: 12 Sydney St - Kilmore Library, Council Services & John Taylor Room

### Current Building Observations

- 01 The library built form creates an interesting but largely hidden presentation to the main street, and doesn't capitalise on the prominence of the corner location.
- 02 There are multiple entry points to the building making it unclear where to enter the building from.
- 03 Access/entry to the building from Sydney Street is via steps which doesn't ensure universal accessibility.
- 04 The returns chute is not easily accessible to everyone, discriminating against people with limited mobility.
- 05 The library generally is not easily accessible to all, due to long routes to entry and stairs/level changes.
- 06 The building is set back, and lower than the main street frontage, which doesn't create an active street frontage and has a negative impact on ability to provide passive surveillance over the street.
- 07 All sides of the building are solid and do not open up or engage with the surrounding site. This also inhibits passive surveillance across the site.
- 08 The back facade of the library is solid and blank and does not engage with Kilmore Creek.
- 09 All windows have a film over them which prevents visual permeability and people being able to see activity on site.
- 10 The internal floor is sloping in an east west direction.
- 11 The interiors are not warm and inviting.
- 12 The building uses lots of artificial light.
- 13 There may still be some asbestos remaining in the building.
- 14 There is an insufficient number of toilets currently provided.



A. The outside of the John Taylor Room



B. The outside of the John Taylor Room



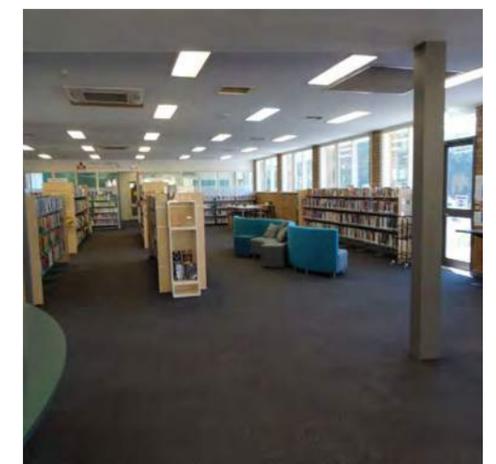
C. Access to the building is non-compliant



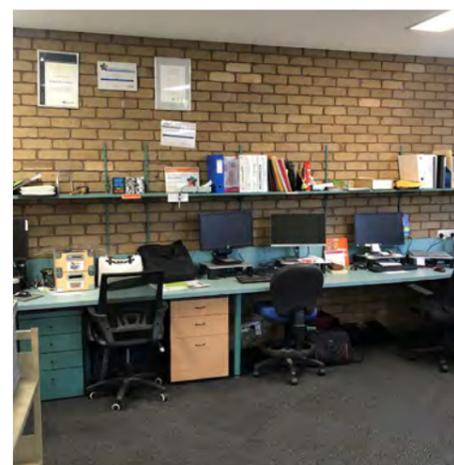
D. The inside of the John Taylor Room



E. Children's area



F. The open plan collection area



G. Staff work stations



H. SWIFT processing



I. Toy library

## 4.5 Existing Facilities: 14 Sydney St - Kilmore Memorial Hall



### Building Description & Condition

The Kilmore Memorial Hall is a well-used and centrally located, community facility. It accommodates a diverse range of groups, programmes and events, from week to week and over the year. It is as a highly functional, multi-purpose space for gatherings, exhibitions and special events. It is also valued as a non-denominational location for families to come together for funerals.

It is clear that there is a lack of larger multi-purpose spaces available for community use in Kilmore, placing the Memorial Hall in high demand creating conflicts in programming that must be worked around. It is thought of as an affordable option for hosting events, in comparison to other options. It was also described as a fantastic facility, with an amazing commercial kitchen. But there are many areas where people have suggested possible improvements, as noted in the concerns on the following pages.

Constructed	1963
Building Footprint Area	1047sqm
Planning controls	- Public Use Zone 6 - Local Government - Heritage Overlay H099 – Kilmore Town Centre Precinct

## 4.6 Existing Facilities: 14 Sydney St - Kilmore Memorial Hall

### Current User Groups

- + RPA Studios run dance classes that take up the entire space (both the Supper Room and the Main Hall) - approx. 160 children
- + Two classes run at the same time, i.e. ballet and jazz.
- + Kelly's Mini Sports; for 1 hour per week, have no on site storage, take all their equipment home. The Mini sport may finish up at the end of the year.
- + International School have their social there for year 10s, also have all their ballroom dance lessons prior in the 8 weeks leading up. Many of the bigger schools have their deb balls in Melbourne.
- + Quilters meetings, workshops and exhibitions. Quilt stands and equipment are stored at the hall. The Kilmore Quilters have 60 members, with approximately 25 active members who have been using this space for over 15 years now. They have 10am-10pm sessions on occasion.
- + TOWN (Take Off Weight Naturally) Club meetings/weigh ins. TOWN Club stores scales and equipment at the hall.
- + U3A use the hall for indoor exercise/bowling.
- + Cloggers
- + For weekly program, see table adjacent

### Annual Events Program - Main Hall

- + Celtic Festival – (June) run over two days.
- + International School Social + dancing classes
- + Dinner dance - Starlight Festival (May), annually
- + Australian Native Plant Society Sale
- + Quilt show (3 days) every second year
- + Arts Show (just before Easter)
- + RSL events - ANZAC day, Nov 11th commemorations.
- + Rotary Dinner
- + Mitchell Shire Council also uses hall for events like the Volunteers Dinner

- + Funerals as they occur
- + Health & Wellbeing Expo

### Aspirations

- + To have a more attractive entry that also adds value back to Sydney Road main streetscape.
- + To provide a designated and comfortable lobby and waiting space for people using the hall.
- + An extension to the hall, to be able to accommodate more people and the community's future growth.
- + To provide better lighting.
- + To have easier, safer ways of loading and servicing the hall.
- + To have better connections to the overall site, and the surrounding carpark.
- + To have more storage spaces.
- + RSL would like a bigger space and would be happy to move. There are ideas to expand out to the south of their room.

### Drawbacks

- + Front entry currently has no street presence, the entry area is dark and there is no waiting lobby for the break out space. (The facade was redone in 2002), The Memorial Hall frontage is very non-descript in comparison to the grandeur of the Town Hall.
- + The hall is often over-capacity when hosting community events.
- + The Memorial Hall stage is not currently used much as it's not big enough for productions/plays. It is used during the Celtic Festival and for presentations.
- + The lobby doubles as the waiting area and isn't a comfortable space. Kids will often hang out front which can be dangerous, parents when waiting to pick up children have nowhere warm to wait, they currently wait in the lobby which is cold, or out the front. Sometimes people also wait in the library if it is open.
- + There is currently no sound system. Would like a sound system to modernise the hall. Basic PA system and microphone for presentations, so as not to get damaged. Currently RSL have

portable equipment.

- + Bi-folds are not soundproof so cannot use the two separate spaces of the supper room and the main hall for 2 events at the same time.



## 4.8 Existing Facilities: 14 Sydney St - Kilmore Memorial Hall

### Current Building Observations

- 01 + Poor entry and frontage to Sydney St. Existing portal is dark, drab, unattractive and has little main street presence.
- 02 + No relationship at back of building to surrounding site, i.e blank wall.
- 03 + Poor acoustic separation between supper room and main hall, even when dividers are pulled closed.
- 04 + The secondary space or supper room to the north can hold 80-90 people. Gets direct north light, and has AC installed.
- 05 + Well equipped, and well used commercial kitchen to supper room (incl. new gas cooktop, dish washer and bar fridges), and useful kitchenette to RSL room.
- 06 + Insufficient toilets and lack of storage space
- + External storage, located under the Memorial Hall space at the rear of the building, used as storage over-flow, has a low ceiling, is potentially damp and could be bigger.
- 07 This space is used currently to hold Mitchell Shire Council archives. Thermally it is not good for documents. Locating storage in this area is also inconvenient and requires going outside and up stairs to bring things to the main hall areas.
- 08
- 09 + The meeting room at rear of supper room, is storing a lot of equipment from hall user groups, this room is also used by TOWN for their weigh-ins.
- + Insufficient toilets.
- 10 + Inadequate heating + cooling systems
- + Lighting could be better.
- 11 + Good acoustic reverberation for production.
- + 2 accessible car spaces to Sydney Street, this is a good place for hearse to park to transport coffin into the hall.
- + 3 accessible car spaces down the back that have a door in immediate proximity where they can access the hall via stairs only, which doesn't serve accessible people's needs for assisted mobility. Good for loading directly into the kitchen, but not for access. People with limited mobility / who cannot use stairs have to go round Town Hall up shared path. Option to close this in.
- 12 + CFA require access to the side of the Town Hall from here. There is a need to review what other options CFA have for accessing the building.
- + Loading access is difficult due to stairs.
- + Some internal maintenance required to paint finish, and window winders. Main hall can accommodate approx. 170 people.



A. The facade presented to Sydney St



B. The north facade of the Memorial Hall



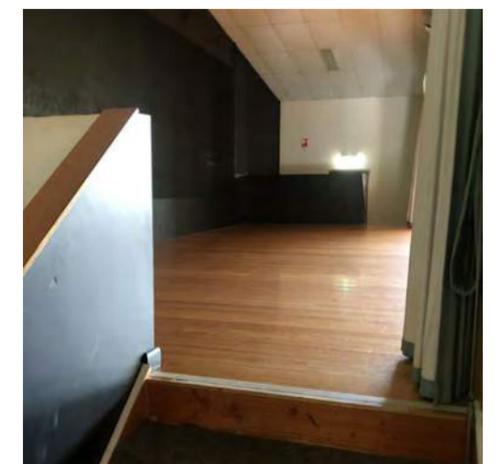
C. The RSL room



D. The RSL kitchenette



E. The commercial kitchen



F. The stage



G. The north elevation of the Memorial Hall facing on to the back of the Town Hall



H. The rear of the supper room with chairs stored in the main area.



I. Storage below the hall.

## 4.9 Existing Facilities: 16 Sydney St - Kilmore Town Hall



### Building Description & Condition

The heritage listed Town Hall is greatly significant to Kilmore and its current and historic identity as a town. The two storey building is a beautiful, prominent and ornate example of Kilmore local architecture of late 1890's, with small rooms and vaults on the ground floor, and a stately, beautiful period staircase leading to the Council Chambers and President's room. The building has toilets added to the rear of the ground floor, as well as wheelchair access down the side of the building to access the ground floor only.

The Town Hall has endured and overall is in good condition although could do with a refresh through the interiors and upgrades to access.

Some possible future uses, aspirations and concerns are noted on the following pages.

Constructed	circa 1894
Land area	190sqm
Planning controls	- Public Use Zone 6 - Local Government - Heritage Overlay H099 – Kilmore Town Centre Precinct - Heritage Overlay H086 – Former Town Hall

## 4.10 Existing Facilities: 16 Sydney St - Kilmore Town Hall

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### Current User Groups

This building is currently tenanted on a 4 year 3 / 3 lease to a First Aid Training Provider - a well established business; FYI Training: [www.fyitraining.com.au](http://www.fyitraining.com.au). Early termination of this tenancy may be possible should the masterplan suggest it is necessary. There would need to be a future strategy for the Town Hall, and management plan to implement this, should that be the case.

### Community Consultation

#### Aspirations

- + It was commonly acknowledged that there is a desire to see the future integration of the Town Hall into the wider community facilities site, and a better relationship to the Memorial Hall and the library, as well as the surrounding site.
- + The community feel the Town Hall is magnificent but underutilised and that it could provide greater access and use to the wider community. People enjoyed it when it was previously a restaurant, as it allowed people across the Kilmore community to enjoy being in the building.

#### Drawbacks

- + Disappointment was expressed with the current tenancy, which doesn't enable the general community to use and enjoy the building.
- + Access to the building is difficult and restrictive currently. This was frequently mentioned as a concern. Both the stair to the main entry, and the staircase to access the upper level function room are prohibitive for people with mobility issues. It was suggested that there should be a lift shaft that connects the ground floor to the upper rooms, and that making the building accessible for all was essential for the future life of the building. People thought it could be used for weddings and special town occasions.
- + The sides and back of the Town Hall are relatively blank facades, and not of the same heritage value as the front facade. Exploration into the possibilities at the back or side of the Town Hall to add a lift should be considered.

## 4.11 Existing Facilities: 16 Sydney St - Kilmore Town Hall

Existing Area Schedule	
Room / area	Sqm area
Engineer's	15sqm
Drawing office	17sqm
Typist's	15sqm
Secretary	17sqm
Health	12sqm
Downstairs circulation	37sqm
Upstairs circulation	18sqm
President's room	18sqm
Council Chambers	90sqm
External amenities	23sqm
<b>TOTAL AREA</b>	<b>300sqm historic building + 23sqm amenities</b>



## 4.12 Existing Facilities: 16 Sydney St - Kilmore Town Hall

### Current Building Observations

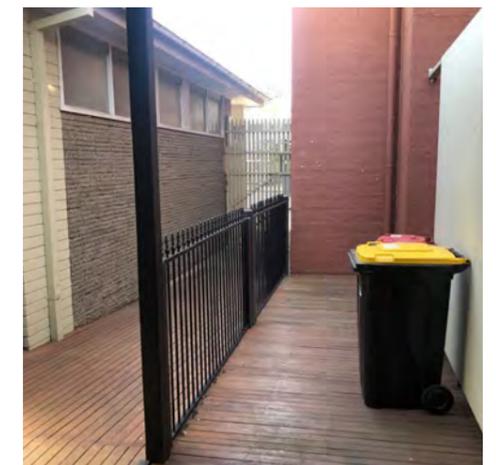
- 01 + Entry level steps at main entry prevent direct accessible entry. Mobility impaired visitors must use an uninviting side ramp.
- 02 + No access to upper level for mobility impaired people. The only way to get upstairs is via a long stair-case. A lift could be considered to the rear/side of the building.
- 03 + The toilets are in poor condition and require external access.
- 04 + The accessible parking is to the rear of the building with access to the building down a shared driveway.



A. The facade presented to Sydney St



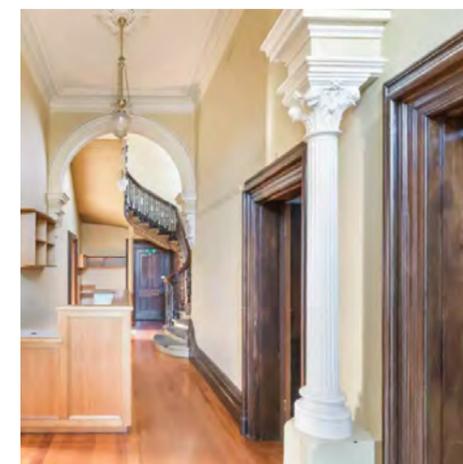
B. The rear (east side) of the Town Hall.



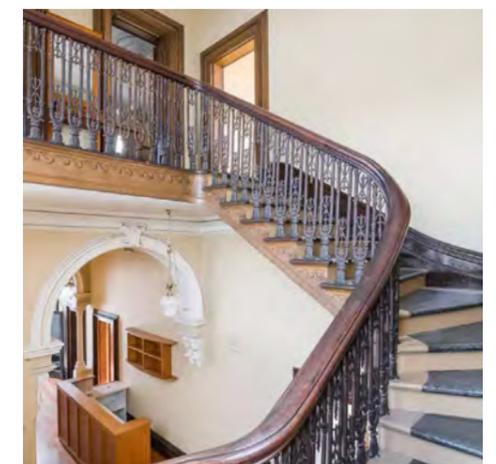
C. Alternate access to the ground floor down the side of the building where bins are stored.



D. Toilets at the rear of the building.



E. The Hall with ornate stair.



F. The stair.



G. Former Council Chambers



# 05

## Engagement 01 - Key Stakeholders

## 5.1 Engagement 01 - Overview

On the 21st and 22nd of May 2019, the first round of consultation for the Kilmore Community Services Masterplan begun with ClarkeHopkinsClarke meeting with the user groups of the Kilmore Library, Kilmore Memorial Hall and Town Hall to discuss the current uses of the sites and the social and cultural significance of the buildings. This was the first of two stages of early consultation workshops with the user groups, with the second stage developing the responses and feedback from the groups in to possible design outcomes. This is discussed in section XX of this report.

There is real excitement and interest in what the future Kilmore Community Hub could provide for the township. The site 12-16 Sydney Road is extremely well located, with main street presence, location at the southern entry into Kilmore business district, and close relationships with Hudson Park and Kilmore Creek.

There are many ideas around how this facility could best meet the needs of the future Kilmore population.

The possibility of providing Kilmore with a central hub, comprised of multiple functions supporting the coming together of many community groups and residents is viewed as a strengthening and necessary part of the future of the Kilmore township and its growing population. It is apparent that across the board, people would like to see well equipped, attractive, multi-purpose event and meeting spaces provided. It is important that the new facility addresses the accessibility issues currently presented throughout the facilities and site. There are strong ideas and support for different programmes that could be offered to activate these facilities, and make them into a dynamic part of the community.

A recurrent theme was the lack of youth spaces available in Kilmore and the need to provide centrally located, interesting, safe places for youth to learn, socialise and become an active part of the wider community.



Figure 17. Key Kilmore Community Groups + Stakeholders

## 5.2 User Groups: Summary of Aspirations

### Summary

- + Met with 20 community groups.
- + RSL require double the space.
- + Neighbourhood House want to be located in the new community hub and have space for Occasional Care.
- + Senior Citizens are happy in their current building off Sydney Street.
- + Taungurung wish to be acknowledged and involved in the building design.
- + Toy library would like a better facility for storage of toys, and the possibility for parents/children to socialise around the toy-library pick-up and drop off of toys.
- + Council officers would like hot-desk space and meeting room capability.

### Aspirations - Key themes raised across consultation

- + The need for a new facility that is universally accessible.
- + The desire for youth to have a space in the community hub.
- + The aspiration for an attractive, contemporary building that uplifts the main street, and gives a sense of civic pride back to the community of Kilmore.
- + Provision of meeting rooms and flexible spaces for common use.
- + Providing a facility that prioritises affordability, enabling public use of facilities.

	Library Staff	Toy Library	Funeral Directors	U3A	Co-workers
ASPIRATIONS	<ul style="list-style-type: none"> <li>+ To be active in thought leadership, expanding the library program for education classes in technology and robotics</li> <li>+ Build strong relationship from library to outdoors</li> <li>+ PC room</li> <li>+ Encourage diversity and be a welcome space for all</li> </ul>	<ul style="list-style-type: none"> <li>+ To have a larger space where children can play with toys and parents can socialise, possibly a cafe</li> <li>+ More storage</li> <li>+ Option of collocating with other childcare facilities or MCH</li> </ul>	<ul style="list-style-type: none"> <li>+ To have a non-denominational, affordable space where people can hold funerals</li> <li>+ After hours access</li> <li>+ Appropriate parking for hearse</li> <li>+ AV equipment</li> <li>+ Kitchenette</li> <li>+ Amenities to be well designed so not visible</li> </ul>	<ul style="list-style-type: none"> <li>+ Theatre for education</li> <li>+ Community spaces with break out rooms</li> <li>+ Access to computers</li> </ul>	<ul style="list-style-type: none"> <li>+ Dedicated work space that is easily bookable</li> <li>+ Able to have space appropriate for louder conversations than currently at library</li> <li>+ Internal meeting spaces</li> <li>+ Access to cafe</li> </ul>
	Memorial Hall COM	Kilmore Quilters	Kilmore Art Society	RSL	Taungurung Land & Waters Council
ASPIRATIONS	<ul style="list-style-type: none"> <li>+ To continue to serve the community with an affordable community space</li> <li>+ Improved entry to building /presence, more storage, better break out space</li> </ul>	<ul style="list-style-type: none"> <li>+ Current space works mostly well for bi-annual show and meetings</li> </ul>	<ul style="list-style-type: none"> <li>+ Would love a cultural hub in Kilmore that catered for all the talent in town.</li> </ul>	<ul style="list-style-type: none"> <li>+ Would like to increase the size of their space</li> <li>+ Currently considering extending their current space or are open to relocating</li> </ul>	<ul style="list-style-type: none"> <li>+ Educate community on Taungurung</li> <li>+ To have central meeting space</li> <li>+ Acknowledgement of Taungurung people and land</li> <li>+ To be involved in design</li> </ul>
	Senior Citizens	Kilmore Town Team	KADRRRA	Rotary	Youth Services
ASPIRATIONS	<ul style="list-style-type: none"> <li>+ Are happy where they currently are</li> <li>+ Current facilities meet their needs</li> </ul>	<ul style="list-style-type: none"> <li>+ After hours activation</li> <li>+ Bigger event space</li> <li>+ A new hub would positively benefit the main street</li> </ul>	<ul style="list-style-type: none"> <li>+ Destinal attractions to Kilmore</li> </ul>	<ul style="list-style-type: none"> <li>+ Support and grow the community</li> <li>+ Destinal attractions to Kilmore</li> </ul>	<ul style="list-style-type: none"> <li>+ A space in Kilmore that is primarily for youth</li> <li>+ Building youth services in to the library</li> </ul>
	Kilmore Historical Society	Neighbourhood House / Community Centre	Council Officers	Maternal Child Health Centre (MCH)	Community Development & Youth Services
ASPIRATIONS	<ul style="list-style-type: none"> <li>+ Collection at library to be digitised</li> <li>+ Part of library collection</li> </ul>	<ul style="list-style-type: none"> <li>+ More space, currently turn people away</li> <li>+ Cooking classes</li> <li>+ Children play space</li> <li>+ Occasional care - 18 children</li> <li>+ Own office</li> <li>+ Meeting spaces</li> <li>+ Consulting rooms</li> <li>+ Relief Centre</li> </ul>	<ul style="list-style-type: none"> <li>+ Dedicated hot desk space for council officers</li> <li>+ Key aspirations vary depending on department</li> </ul>	<ul style="list-style-type: none"> <li>+ Are happy where they currently are</li> <li>+ Current facilities well serve their needs</li> <li>+ Plans for expansion along with kindergarten</li> </ul>	<ul style="list-style-type: none"> <li>+ A drop in space for youth</li> <li>+ A multifunctional hub with click-share capabilities, small private meeting areas</li> <li>+ An inclusive space for the community addressing the social and cultural needs of Kilmore.</li> </ul>

## 5.3 Summary of Key Findings from Engagement 01

### EXISTING BUILDINGS

#### Start afresh

The general feedback from the community attending the consultation was that while the library and Memorial Hall were valuable community assets, the buildings had many areas which required improvement, and therefore the community would **mostly** support new buildings.

#### Update Town Hall + provide accessibility/community use

The Town Hall requires upgrades to access to enable it to once again be a valuable community building used by the community.

#### Library

The library is an excellent size with open spaces, and is not required to be larger for the future collection.

#### Memorial Hall

The Memorial Hall would better serve the community as a **larger space**. There is a desire for a space that can be **subdivided with partitions**, and the addition of better breakout spaces, more storage, **better access, and entry**.

### NEW USES + INCLUSIONS FOR THE COMMUNITY HUB

- + **Youth Space**
- + **Activation 'after-5pm'**
- + **Auditorium/Theatrette**
- + **Co-working + Business incubation**
- + **Multi-sized meeting rooms**
- + **Neighbourhood House with Occasional Care**
  - Cafe, linking to Kilmore Creek
  - Visitor Information Centre
  - Improved public realm
  - Produce gardens
  - Sensory Garden
  - Storage
- + **Toy library**
  - Store with break out lounge that can be used by different groups

### GREATER CONTEXT

- + Creating the heart of Kilmore - a holistic, community precinct including Hudson Park and the community services to the south.
- + Creating an iconic gateway building to Kilmore.
- + Opportunity to maximise the outdoor aspect of the site and connect to the Kilmore Creek green link.
- + The new community hub should make a bold innovative statement for Kilmore. There is a need to provide an uplifting modern contrast to existing heritage character.
- + The opportunity to create more presence to the streetscape with better connection to Sydney St.
- + Improve pedestrian connectivity and general accessibility. The current carpark and access round the site is not well designed.



Kilmore Mosaic art work currently displayed at Oddfellows Cafe



Greater Beveridge Community Centre - providing mixed community uses



Kilmore Creek to the eastern edge of the hub



# 06

## Return Brief

## 6.1 Return Brief - Summary

ClarkeHopkinsClarke formulated a Return Brief in July 2019 providing; a summary of findings from the community consultations, describing the user groups and their current needs and concerns, as well as their aspirations for the new community facilities, and concluded with two sections providing an analysis of existing and proposed buildings, spaces and facilities to develop an understanding and framework for the Master Plan brief.

### The Return Brief made the following recommendations:

- *New buildings replacing the existing Kilmore Library and Memorial Hall*
- *Updating and refreshing the Town Hall with a view to make it a more public facility. These updates must ensure universal access to the second level is addressed most likely with the addition of an elevator*
- *Buildings to Sydney Street should provide a high-quality and active street frontage, marking the corner of Sydney Street and Bourke Street and Hudson Park, providing a gate-way building that gives a distinct physical presence to the entrance into Kilmore main street*
- *The addition of an auditorium*
- *The addition of co-working spaces*
- *The inclusion of a variety of multi-sized meeting rooms*
- *The relocation of the Neighbourhood House into the Kilmore Community Hub facilities*
- *The possible allocation of dedicated space for U3A, RSL and Toy Library*

### Design Considerations:

Throughout the consultation, some key design themes emerged which need to be integrated in to the design of the Community Hub.

### **Acknowledgement of Taurungung people**

To be involved in the design of the Kilmore Community Hub through engaging with Taungarung elders and keeping the TLaWC informed and involved in the project.

Acknowledgement of Taungarung people and land in the building.

To educate the broader community on the Taungarung people and re-introduce the story of connection to land.

### **Inclusivity & Accessibility for All**

The facility needs to be accessible for all community members, considering all physical impairments, including visual, hearing and mobility, with at minimum, compliance to DDA.

The building will be welcoming throughout, considering how all spaces are designed for inclusivity.

The facility needs to be inclusive for all community members, including naming and signage.

### **Sustainability**

Many community members saw the community hub as an opportunity to be a benchmark for sustainable design, that could educate and demonstrate best practices.

The community hub will be, socially, financially and environmentally sustainable in line with council's policies.

If possible, materials from the existing buildings could be re-used, either on or off site.

The community and its relationship to the hub are key to social sustainability of the building. By involving community in the design process, they will more likely take ownership of the space and contribute to its ongoing success.

### **Culture & Identity**

The Community Hub will provide the opportunity to include as much culture and identity of the local community as possible, including artworks, sculpture and all formats of creative expression.

The Community Hub will be a place where the different groups of Kilmore will be able to come together and explore their culture and identity and cross-collaborate.

The facility will reflect the changing demographic of the future community of Kilmore.

Community gardens and landscaped areas will involve the local community.

This will lead to a greater sense of ownership by the community.

The Community Hub will also reflect the heritage and cultural value of the existing buildings. If and where possible, some building elements could be re-used. This will also contribute to sustainability.

### **Flexible and Adaptable Design**

The facility will have multi-functional spaces that can be used by a variety of groups from children to seniors at different times. Spaces should be thought about in a creative manner to optimise this, and designed to optimise the facilities by all groups.

The spaces will also need to be flexible for the long term life of the building, as user groups may change.

### **Innovation**

The Community Hub is an opportunity to show innovation in design. Items that have been raised are sustainability, co-working space and education programs.

The design should incorporate 'smart' technology for its flexibility, programming and future uses.

## 6.2 Return Brief - Area Schedule

Room / area	Notes	Proposed Sqm area	Preliminary Capacity
<b>INTERNAL PUBLIC SPACE / COMMON AREAS</b>			
Foyer (incl reception & airlock)	Foyer to include area for display. To be a non imposing, welcoming area with informal gathering spaces. This space could double as meeting spaces.	250sqm	3 staff (library and Neighbourhood House)
VIC / display	To include visual storyboard of history, as well as brochures, and possibly retail.	10sqm	1 staff
Office 01	For Community Centre staff, closely located to Office 02 for council staff	12sqm	
Private Consultation Room	May have a separate entry.	8sqm	
Public toilets	1 accessible toilet to be accessed from outside.	60sqm	
Staff toilets		20sqm	
Cleaner/laundry		10sqm	
Storage	For all building users. Some of this is throughout the building next to corresponding room.	150sqm	
Cafe	Link to Kilmore Creek and library.	50sqm	30 patrons & 2 staff
<b>LIBRARY</b>			
Library collection area (including **sqm open space for programs)	Replicate existing area.	14,783 items 320sqm	1 staff
Quiet Room		15sqm	
Workroom / Office 02	Ensure SWIFT processing capability.	80sqm	
<b>MULTI-PURPOSE ROOMS</b>			
Community Hall / Meeting 1, 2 & 3	One large hall with stage to replace the existing Memorial Hall, this will be able to be subdivided in to 3 large meeting rooms.	400sqm (including stage and wings)	450 seated

Room / area	Notes	Proposed Sqm area	
Youth / Meeting 4	Office Kitchenette nearby	100sqm	20 patrons
Youth Meeting		12sqm	
Meeting 5 & 6	Smaller meeting rooms. These may be located in the Town Hall if it is upgraded.	24sqm	4 patrons
Commercial Kitchen	To mainly service hall and replace existing commercial kitchen at Memorial Hall.	50sqm	
Small kitchen		30sqm	
Co-working space		40sqm	4 patrons
Workshop / Computer Lab		30sqm	8 patrons
Theatrette		120sqm	90 patrons
Toy Library	Storage provided only, Toy Library would use other spaces for display, catch up and breakout.	20sqm	5 patrons
<b>OCCASIONAL CARE</b>			
Occasional care internal	18 children (3.25sqm per child); 60sqm 2 x WC pans & 2 x sinks Nappy change facilities; 20sqm Storage; 20sqm	100sqm	18 children 2 staff
Occasional care external	Minimum area 126sqm clear (7sqm per child) Storage; 20sqm	160sqm	
<b>EXTERNAL SPACES</b>			
Performance space			
Sensory garden			
Outdoor library space			

NOTE: Areas are preliminary and will be further developed through the masterplan process.



# 07

## Draft Master Plan

## 7.1 Vision & Objectives

Mitchell Shire Council is developing a precinct Master Plan for a community hub located at the corner of Sydney Street and Bourke Street in Kilmore. The Kilmore Community Hub Master Plan will:

Be the social and cultural heart to the town centre



Encourage linkages to Hudson Park and Kilmore Creek



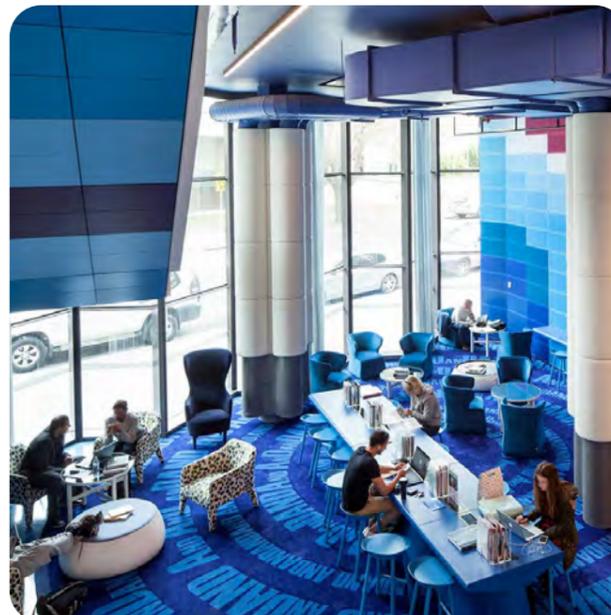
Celebrate the history and future of the site



Provide the opportunity to host local gatherings and community events



Deliver a vibrant and valued community resource

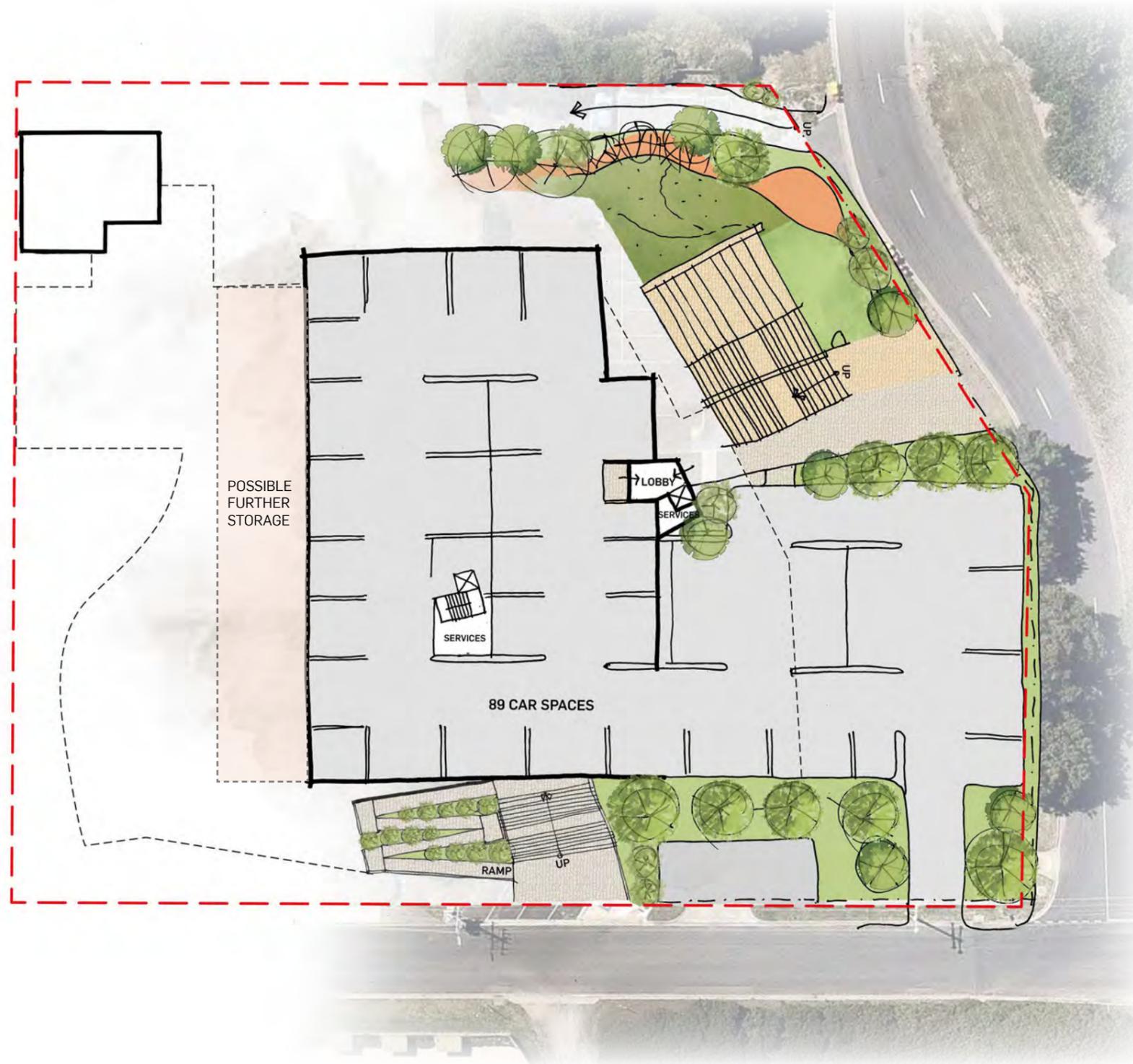


Accommodate the evolving needs of the community as it grows





## 7.3 Lower Ground Floor Plan



1:500 @ A3

### Areas

Total Gross - Lower Ground	1556sqm
Car park (net)	1493sqm

- + For further detail on other spaces please refer to the area schedule on page 64.
- + Please note: These areas are preliminary and will be worked through in more detail in the Master Planning and Developed Design stages.

## 7.4 Ground Floor Plan & Section



🕒 1:500 @ A3

### Areas

Total Gross - Ground	2992sqm (including Town Hall)
Auditorium	150sqm
RSL Lounge	55sqm
Central Common including gallery, VIC, display and break out spaces	420sqm
Library - workroom	97sqm
Library - quiet space	20sqm
Library - open area	300sqm
Cafe	80sqm
Media Lab	66sqm
Occasional Care	104sqm
Memorial Hall	600sqm
Town Hall	142sqm

- + For further detail on other spaces please refer to the area schedule on page 64.
- + Please note: These areas are preliminary and will be worked through in more detail in the Master Planning and Developed Design stages.



## 7.5 First Floor Plan



🕒 1:500 @ A3

### Areas

Total Gross - First Floor	1198sqm
Town Hall	142sqm
Co-working	137sqm
Meeting / multi-purpose	
Store	165sqm

- + For further detail on other spaces please refer to the area schedule on page 64.
- + Please note: These areas are preliminary and will be worked through in more detail in the Master Planning and Developed Design stages.

## 7.6 Existing & Proposed Building Overlay



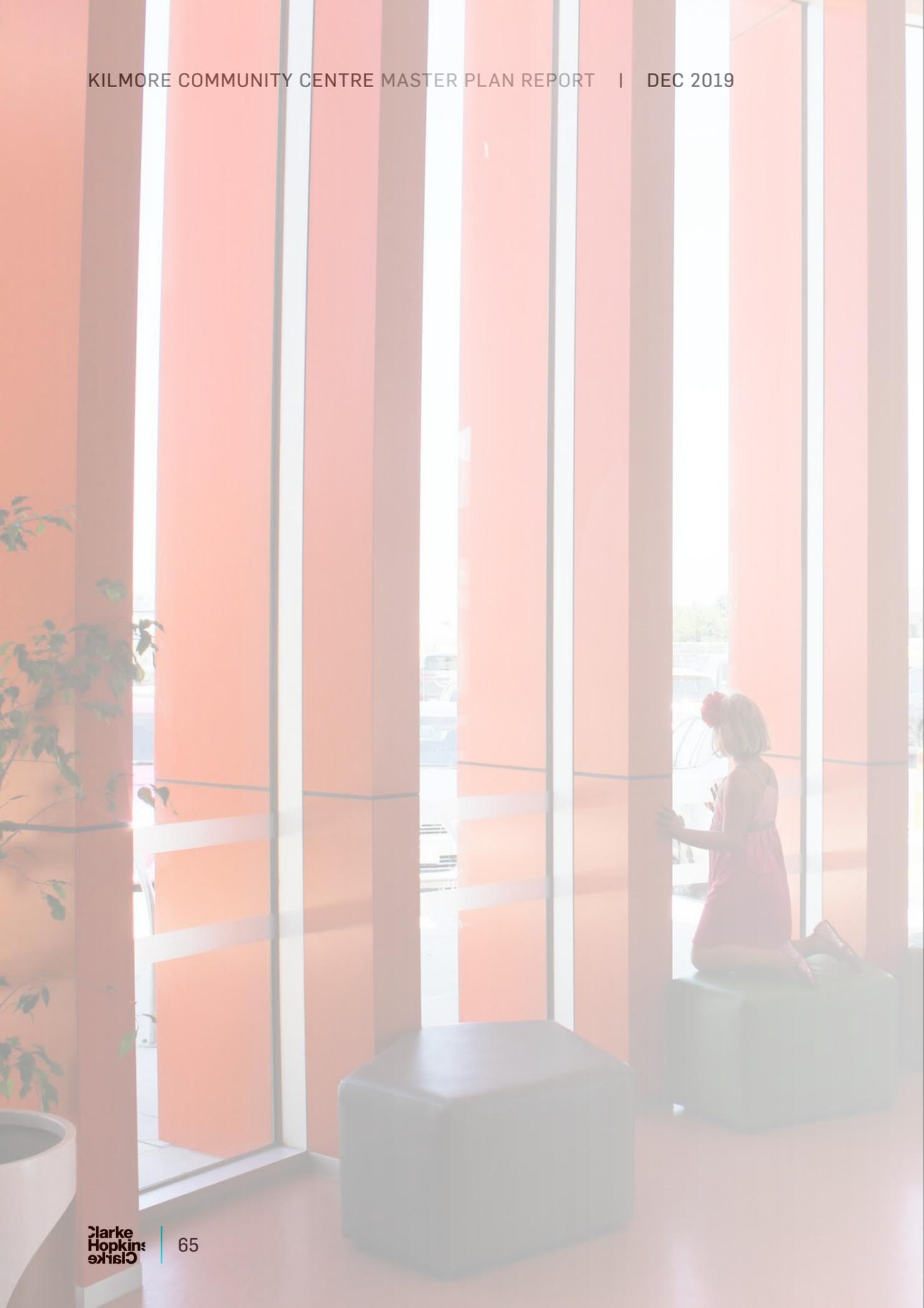
# 7.7 Area Schedule

KILMORE COMMUNITY HUB - AREA SCHEDULE			
PRELIMINARY			28.11.2019
Room	Level	Area (m2)	Provisions
			Notes
<b>EXISTING AREAS (GROUND &amp; 1ST)</b>			
Town Hall (Total)	G	284sqm total (142Grd + 142 1st)	Minimal internal works required. To be renovated and brought up to accessible standards where possible. Lift to be added to rear of building for access Approx. 23sqm of amenities to be demolished at rear of building (not heritage)
<b>LOWER GROUND - Total Gross Area: 1556sqm</b>			
Internal parking area	G	1493	Exposed precast wall finish 3m between lower ground and ground Area includes Vertical circulation 2 and 3
<b>GROUND - Total Gross Area: 2992sqm (incl. Town Hall)</b>			
Corridor 01	G	118	Zoned for after hours access Second entry at discrete entry location Ceiling at 2.7m
Vertical circulation 01	G	8	Provide access to Town Hall 1st floor
Central Common	G	420	Integrated Visitor Information Display with space for retail Relocatable displays and seating throughout Double height space (approx 7m) Allow for airlock at front entry
Returns Chute	G	3	
Informal lounge	G	40	Ceiling to 2.7m Tea / coffee making and water facilities
Auditorium	G	151	Retractable seating Double height space - Ceiling at minimum 7m Acoustic finish
RSL Lounge	G	50	Ceiling to 2.7m Kitchenette Wall area to display memorabilia
Store 1	G	9	Ceiling to 2.4m
Store 2	G	9	Ceiling to 2.4m
Kitchen 01	G	26	Small kitchen, non commercial fitout
Private consult	G	14	Ceiling to 2.4m
Amenities	G	72	MRPB Ceiling to 2.4m Allow for Female - 8 pans, and 3 washbasins Allow for Male - 2 pans, 4 urinals and 3 washbasins Allow for 1 Accessible Cleaners room and sink
NH office	G	17	Ceiling to 2.4m 2 work desks
Reception / council services	G	24	Ceiling to 3m
Library - open area	G	300	Double height to library Co working mezzanine above overlooking library Open stair to connect Carpet Glazed secure entry from commons area Self checkout area PCs and wifi stations
Library - workroom	G	97	External servery required No internal seating Kitchen and storage facilities required Carpet
Staff WC		16	Allow for 1 accessible WC
Quiet Room	G	20	Carpet Ceiling to 2.7m Acoustic separation from main library
Café	G	81	Ceiling to 2.4m square Servery to outside and inside
Airlock 2	G	13	
Multimedia Lab	G	66	Glazing to west and north walls above desks Ceiling to 2.7m Space for 30 PCs - council may provide some
Toy library / lounge	G	28	Visible display along corridor Ceiling to 2.7m
Store 3 / toy library store	G	21	Secure store
Occasional care	G	104	Allowance for 24 children Small kitchen Includes 20sqm of storage 3m ceiling
Occasional care WC	G	14	Toilets 2 x junior WC pans, nappy change, baby bath MRPB at 2.7m
Store 4 Outdoor	G	24	External access from outdoor play
Store 5	G	4	Ceiling at 2.4m
Vertical circulation 02	G		Connects all 3 levels
Vertical circulation 03	G		Connects LG to G

Corridor 02	G	61	Ceiling to 2.7m
Airlock 3	G	9	
Health & wellbeing	G	74	Acoustic ceiling to approx 2.9m 1 x acoustic partition for 2 separate rooms Door at either end to enter (2 doors) 2.7m ceiling Desk
U3A office	G	17	
WC	G	14	1 accessible WC & 1 ambulant (unisex)
Store 6	G	32	Roller door access
Kitchen 02	G	50	Commercial kitchen fitout MRPB to 2.7m
Memorial / community hall	G	600	One large hall to seat 500. Seating and tables to be loose and stored when not in use 3 acoustic partitions to enable the room to become 3 smaller meeting spaces New stage with platform access and wings Ceiling approx. 7m high Timber flooring
<b>GROUND - PROPOSED EXTERNAL AREAS</b>			
Occ Care outdoor play	G	247	Elevated outdoor play area Fence to 1800mm
Sensory Garden	G		
Outdoor reading deck	G	495	
Outdoor seating stairs	G		
Outdoor patio	G		
<b>1st - Total Gross Area: 1198sqm including Town Hall</b>			
Circulation	1	255	Includes walkway across Central Commons
Hall store 5	1	125	
vertical circulation 01	1		
vertical circulation 02	1		
Co work - open plan	1	86	Hot desk open area for 8 deks Kitchenette
Co-work meet 01	1	27	Ceiling to 2.7m
Co-work meet 02	1	15	Ceiling to 2.7m
Co-work meet 03	1	9	Ceiling to 2.7m
Office 03	1	16	Ceiling to 2.7m
Meeting 01	1	20	Ceiling to 2.7m
Meeting 02	1	19	Ceiling to 2.7m
Meeting / store	1	41	Ceiling to 2.4m
Amenities / WC	1	29	MRPB Ceiling to 2.4m Allow for Female - 2 pans, and 1 washbasin Allow for Male - 2 pans, 1 urinals and 1 washbasins Allow for 1 Accessible
Multi-purpose	1	92	

**Additional Notes**  
Wifi throughout building  
Clear wayfinding  
Universal access

Please note: These areas are preliminary and will be worked through in more detail in the Master Planning and Developed Design stages.



# 08

## Case Studies

## 8.1 Case Studies

Museum / Office



Between 2002-2004 The Mint buildings in Sydney underwent a transformation from disused sandstone buildings to a finely proportioned precinct, with a unique mix of old and new architecture. The vision for The Mint began by studying historic plans, photographs and maps to understand the original vision for the site, and carefully weaved contemporary forms and technology within the existing sandstone buildings. The result has been a shift from a walled place for secure Industrial production into an inviting public place and campus-like environment for Sydney Living Museums.



**Community / Local Heritage**

Adaptive Re-use / Wellness



The wellbeing centre was designed by ClarkeHopkinsClarke architects to help the school and surrounding communities develop emotional intelligence, and improve and support the physical and mental health of the school students. The facility occupies an historic unused chapel on the school grounds, and gives a new life to the building, encouraging many new activities. It integrates original elements from the building such as stained glass windows and ceiling beams. To create a contemporary aesthetic, fresh lighting and white walls have been used, along with a range of banquet seating to accommodate the multiple uses of the space. A central element of the design is a water feature made from the original brass organ pipes. The soothing sound of water adds to the ambience of the space while paying homage to the building's original use.



**Multipurpose Wellness Space/ Education**

## 8.2 Case Studies

### Chewton Town Hall, Chewton Victoria



Town Hall

Registered on the Victorian Heritage Database, the Chewton town hall is the one of the few surviving structures evidencing the operation of the former Borough of Chewton, which existed between 1860 and 1916. It is one of the only buildings in the shire of Metcalfe to survive from the gold rush period of the 1850s. It is a substantially intact and rare example of a small town hall.

It's modest restoration in 2011 brought the building back to it's original quality, and today a range of community gatherings, museums, galleries and activities are able to use the hall.

This is an example of sensitive modernisation of an existing facility that maintains its character and integrity to service the community into the future.



Library

Sophisticated and technology-rich, this world-class facility is designed to meet the expectations of 21st century public library users, providing contemporary and innovative library and information services. It is also a vibrant gathering space for local residents, workers and visitors to enjoy – a tourist destination in the heart of Geelong's cultural precinct.

Within the iconic domed building, there are five public levels – all beautiful, inspiring and inclusive spaces for reading, studying, meeting, discovery and fun.

The redevelopment of the existing Geelong Library and Geelong Heritage Centre formed a major component of the Geelong Cultural Precinct Masterplan – a joint initiative between the City of Greater Geelong and the State Government of Victoria.



### Community / Library Heritage/ Contemporary

## 8.3 Case Studies

Business Centre



The Western Business Accelerator and Centre of Excellence (BACE) was established in 2015 to be a hub of enterprise, community activity and business development in Melbourne's West. The centre provides support for local business and the community by offering affordable space for lease, providing business coaching, and vocational education, to support the extensive growth in the region.

The building has a strong focus on environmentally sustainable design (ESD) to ensure low running costs, and it achieved a Greenstar certified 6 star design rating and a Greenstar certified 5 star 'as built' rating.



### Multipurpose Business Incubator

## Greater Beveridge Community Centre, Victoria

Community centre



Designed by ClarkeHopkinsClarke architects, the Greater Beveridge Community Centre delivers accessible, responsive and supportive services to the growing community there.

The centre is operated by TRY, and collaborates with service providers and Mitchell Shire Council to offer kindergarten rooms, maternal and child health services, youth service programs, library services, consulting room and multi-purpose functional and community meeting spaces.



### Community Centre



# 09

## Engagement 02 - Stakeholder & Community

## 9.1 Engagement 02 - Overview

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Engagement 02 consisted of the following consultation methods to get feedback directly from key user groups and from the community on the Initial Draft Master Plan. The consultation approaches were:

### **Key Stakeholder Meetings**

Once an initial draft had been completed, ClarkeHopkinsClarke met again with the key stakeholder groups involved in the project. A summary of these groups and the outcomes are on the following pages.

### **Mitchell Shire Council Councillors and Council Officers**

ClarkeHopkinsClarke presented the concept plan to both the councillors and council officers. A summary of the feedback provided follows.

### **Engaging Mitchell Project website**

A project website (<https://engagingmitchellshire.com/kilmore-community-hub>) was formed to engage with the community. The website had 190 total visits, with 4 visitors leaving a response (see online submissions), and 92 informed participants (either viewed a photo / plan / downloaded a document / visited multiple project pages). The number of responses and engagement was low and may not reflect the community sentiment towards the project.

### **Drop in Session**

On Thursday 14th November a drop in session was organised to engage with the wider community. The drop in session provided the opportunity for people to be informed of the project and provide feedback on the Initial Draft Master Plan by either leaving a note on the plans or filling in a survey. 32 adults and 3 children were recorded as attending the session. Feedback from this is summarised on the following pages. The level of engagement with the wider community was low and may not be a true reflection of the community's feelings towards the project. Attendees at this event were mainly from the key stakeholder meetings and therefore reflected much of the sentiment ascertained at the key stakeholder meetings.

### **Online Submissions**

As part of the Engaging Mitchell Project website, visitors were asked to make online submissions. 4 were received which are summarised on the following pages.

## 9.2 Summary of Key Stakeholder Feedback

### Summary

- Met with 13 community and council groups
- Neighbourhood House, Toy Library, Nexus Health, Youth Council, U3A were all very positive and supported the Master Plan.
- The Historical Society seemed to support the plan as well.
- Memorial Hall COM, RSL and KADRRA have questions regarding the plan - can the John Taylor Room be retained? Is the money better spent elsewhere? Is this the right location for the project?
- OKR FM and Mitchell Shire Suicide Prevention are community groups that have emerged from this consultation who would like to be a part of the building - are there other groups in the community who will emerge as the project becomes more well known?

	Neighbourhood House	Memorial Hall COM	U3A	Toy Library	Historical Society
FEEDBACK ON MASTER PLAN	+ Approved of concept and support design	+ Recommend the current site be left as is. + Keep fees as low as possible. + Provided comments on the design that can be worked through in next stages.	+ Like the Master Plan. Some scepticism in the group about 'another project' + Specifically would use their office, the computer workshop and auditorium.	+ Generally like the Master Plan + 20sqm purpose design storage is good. + Happy to share lounge space with others. + How can building remain free for them as volunteers.	+ Generally liked the concept. Initially some questions about losing library and John Taylor. + Supported the connection with Town Hall. + Option of Historical Society in Town Hall.
	KADRRA	RSL	Nexus Health	Youth Council	OKR FM
FEEDBACK ON MASTER PLAN	+ Would like to see John Taylor room retained if possible.	+ 50sqm is not enough, ideally 100sqm. + Would like street frontage.		+ Excited by the plan. + Would like access to outdoors from their space.	+ Support the plan. + Currently no one space in the town like this for the community to meet. + Would like to broadcast from the hub to be right in the community.
	Kilmore Library / Council Services	Councillors	Council Officers		
FEEDBACK ON MASTER PLAN	+ Practical points on the plan that can be worked through in next stages.	+ Can the John Taylor Room be maintained? + Is this the right way to spend money? If so, it needs to be cost effective. + Site lends itself to underground parking + Staging of plan. + Traffic calming measures and closing off Patrick St. + Incorporation of ESD.	+ Stage the building if required by budget to allow for aspirational building. + Traffic calming measures - shared zone along Bourke St. + Design comments including utilising roof space.		

## 9.3 Stakeholder Feedback: Comments on Plan

Include **accessible car spaces** near the Town Hall.

Connecting with the **Town Hall** is great - a good way to integrate old and new.

**RSL Rooms**  
Street frontage for RSL rooms.  
Increase space - ideally 100sqm.  
The consultation room needs to be off the meeting room.  
Ability to display more memorabilia.

An **auditorium** in the building is a valuable addition  
Add changing room area beneath the stage of auditorium

Increase the size of the lounge in **common area** and have chess and other games.

**Memorial Hall**  
How will deliveries to the hall be managed?  
More **storage** is required near the hall at hall level. Perhaps in the south west corner of building?  
How will rubbish be managed?  
Considering a bigger hall located with shire offices at a different location.

Consider flipping the hall so stage is at Sydney St end.

Make the new hall larger so it accommodates more people (800) in the future. Decrease the size of the common area.

Can the **central common** area be used as an extension of the hall with operable walls?

Consider people with limited mobility for accessing outdoors

Consider **roof garden**, if not now, design building so it can be incorporated in future.



- Existing building footprint
- KADRRA**
- Historical Society**
- RSL**
- Memorial Hall COM**
- Neighbourhood House**
- Councillors**
- MSC Customer Service / Library staff**
- Council Officers**
- Toy Library**
- Nexus Health**
- Youth Council**

**Affordability**  
How will the new building remain affordable?

Will parking be charged?

Is the **youth space** on the first floor the best location for it? How can we integrate this more in to building?

Outdoor access from youth space

Create a greater sense of connection between Hudson Park and the hub.

What process has been followed regarding inclusions and exclusions at the hub?

Make the health and wellbeing rooms storage areas.

The location of the **childcare** over the creek is good - there are also benefits to locating children near U3A.

**Media lab / computer workshop** should be a flexible space used by all - set up for all media connection types.

The **Toy Library** would be happy to share the lounge. Increased storage is great.

What about a permanent **gallery**?

Ensure there is lots of **art / display** space on walls.

Increase the size of the **library** - replicating the existing collection area is not enough.

Will the **cafe** be in competition with local traders, or could a local trader occupy it?

Consider swapping the cafe kitchen and seating to connect to outdoors. Access the cafe from lobby, not library.

**Design**  
Ensure Environmentally Sensitive Design principles are integrated in the building - natural lighting, natural ventilation, solar etc. COM sustainable buildings.

Make the new building iconic - southern gateway to Kilmore.  
Ensure wide eaves are used.

There is an opportunity for the new building to invigorate and complement the heritage.

State of the art multi-functional building - use structure that allows for future expansion.

Building style should not detract from Town Hall  
Represent Kilmore history and heritage in new building, especially history of Memorial Hall and fundraising for it.

Corners to auditorium look hard and may overshadow plaza.

Ensure creation of an **active interface** to Sydney St.

Incorporate **ESD**.

Ensure **universal access** is provided throughout the building.

**Inclusions:**  
**Library, occasional care and computer workshop** are all worthwhile inclusions.

Add externally accessible after hours **public toilet**.

**John Taylor Room**  
Is it possible to retain the John Taylor room by relocating the community hall and occasional care further east?

Incorporate the John Taylor Room with glass dome roof or glass walkway to see John Taylor Room.

**Management**  
How will the facility be managed? Who will lock up?

How will the different levels of the building be monitored? Will it be possible to throw things off the first floor?

Who will lock up? How will the building be managed?

How will the building be zoned?

How will deliveries be made?

How will the building be secure with different user groups and times?

How will rubbish be stored / disposed of?

**Traffic Management / Parking**  
Close off Patrick St from south end incorporating Kilmore Creek into

Introduce traffic calming measures along Bourke St.

The natural slope of the land is great for carparking and storage.

Will there be enough parking?

## 9.4 Summary of Stakeholder Meetings

### The Neighbourhood House

Meeting with Madeleine Finnigan & Paddy Devine  
9am, 20 September 2019, Neighbourhood House

- Approved of the concept and are in support of the design.
- The location of the childcare to the south overlooking the creek works well as it is an independent space, but also has proximity to the main area.
- Current concept has capacity to accommodate 24 children, but likely Neighbourhood House would limit numbers to 18, due to supervision and spatial requirements.
- Kitchen with fridge, oven, sink and storage needs to be included.
- Arts sink for children and washing up also required.
- Want to rename the two meeting rooms opposite the occasional care as Health & wellbeing rooms.
- Liked the central reception area with informal lounge and the discrete location and entry of the private consult room.

### Memorial Hall Committee Of Management

Meeting with Milena, Barry, Rod Dally, and Val Dally -  
10am, 20 September 2019, Kilmore Library

On meeting with the Memorial Hall COM, they could see the benefits of the plan, however sent a letter after their meeting on 30 September recommending the current site be left as is. Should the plan be adopted, they noted the following:

- Deliveries to the hall - does this happen through front door?
- Where rubbish will go - if in service area, it will need to be carried through foyer
- Lifts and foyer a security risk.- will miscreants throw stuff off first floor?
- Security - issue with hall being used after hours
- Hall requires its own primary entry.
- Kitchen placement in hall - what happens if there are three functions with three different caterers?
- Storage on 1st floor for the hall - make the Hleah & Wellbeing area the storage area, store on first floor won't work.
- Location of the project - it should be out of the centre of town, example at the City of Whittlesea with events centre and council office.

Further comments from the meeting:

- Keep the fees for hiring the hall and other spaces as low as possible.
- Requested to have an indication from council as to how the facilities, bookable spaces would be managed.
- Review area allocated to backstage and wings of stage, to make sure there's enough room to easily accommodate events.

### U3A

Meeting with Paul Brinsden  
10.30am, 23 September 2019, Kilmore Library

- Happy with the building and the space allocated to the U3A. Are aware they may have to shift so would use it. Would also use the auditorium.
- Currently have someone in office 4 out of 5 days a week so need own office. Note they have 40sqm currently which they use for meetings.
- Suggest making the current store in to a public convenience and relocating store to the southwest corner of the building (corner Sydney St and Bourke St)

### Toy Library

Meeting with Zoe Grey  
20 September 2019  
10.30am, 23 September 2019, Kilmore Library

- Generally like the space. Could share the main space / lounge as a smaller meeting room as only need it Thursday and Saturdays.
- Would like to have some couches and tables and chairs in the space.
- Could put their stuff away in storage when not being used – 20sqm purpose designed is much better than they currently have
- Like the addition of toilet near hall/toy library
- A volunteer organisation so wanted to know if rent would be required? Would struggle to pay rent

## 9.5 Summary of Stakeholder Meetings

### Kilmore Historical Society

Meeting with Liz Dillon-Hensby, Ali Combe, Rose Payne, Francis Payne

1pm, 23 September 2019, Kilmore Library

- Generally liked the concept. Initially some questions about losing library and John Taylor but once walked through plans on board. Compared it to Williamstown and Adelaide - where new buildings invigorate old.
- Will the seating in the auditorium be fixed or retractable?
- Good representation of heritage of Kilmore through the integration of the town hall building and the relationship to the new contemporary facility, connecting with the modern and looking to the future.
- Liked the connection with the Town Hall, and think it's a missed opportunity to not have the building included in the development.
- Wanted to know if parking would be charged.
- Option for Historical Society to go into Town Hall. Used to be located here and it would be a good space for them.
- Queried if it's a double up on space with a stage and auditorium
- Noted it would be worth doing an overall program to see if all groups are catered for.
- What about permanent gallery? Or is Oddfellows and some wall space in the hub enough?
- Would the cafe be in competition to local traders, or could you invite one of the local traders to tenant the space?

### Kilmore & District Ratepayers Association (KADRRA)

Meeting with John Le Quiniat, Dianne Le Quiniat, Anne Lower, Anne Rose

2.30pm, 23 September 2019, Kilmore Library

- The building style should have simple functional lines and not detract from views of heritage buildings in Sydney St.
- Recommend enlarging the hall to seat 300 or 400 people. The town is quickly growing so a larger hall with removable divisions would be well used.
- Accessible spaces need to be included adjacent the Town Hall. Parking study required.
- Regret that the John Taylor Room has not been retained - is there a way this can be retained? Perhaps re-locating the Community Hall and Occasional Care Building to the east overlapping more of the car park area could accommodate the retention of the John Taylor Room.
- It is good to include an auditorium in the complex. If the John Taylor Room were to be retained tiered seating could be provided in the auditorium. Viewing of screen or stage dramas could be improved with tiered seating.
- Library, Occasional Care and Computer Workshop are all worthwhile components of the complex. Library needs to remain large, no downsizing.
- Access to the second story of the Town hall is an historical attraction that needs to be utilised.
- Changing room areas are needed beneath the stages.
- A set of public toilets after hours is required.
- Drainage/sewerage system at current hall needs to be replaced.
- How has the groups included been decided upon? It needs a clear and logical process.
- Consider locating the Memorial Hall next to the Town Hall, utilising the existing Town Hall and the option of retaining the John Taylor Room.

### RSL

Meeting with Rod Dally, et al.

12pm, 30 October 2019

- Current room - 4x12 with kitchenette and store
- Store area a very small room currently, maybe 5sqm
- Would like to display more memorabilia than they do currently.
- Coffee club - have people in wheelchairs, ideally 100sqm, maybe 70-80. In excess of 50 regularly attend. The 50sqm on the plan is not enough.
- Meeting room used for other purposes.
- Office / consulting room needs to be off large space and not across corridor as people require privacy.
- RSL would like street frontage, therefore can you reverse auditorium and RSL rooms.
- Review what new stadiums and community facilities are going in at Kilmore. The International school has funding for a new stadium.
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## 9.6 Summary of Stakeholder Meetings

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### Youth Council

Angel, Eve, Courtney, Ebony, Thomas and Lanna  
Skype call - 5.45pm, Monday 4th November

#### Comments:

- Would like an entry and exit point to space
- Would like direct outdoor access from space
- how would services be provided during construction period?
- Like the plan and what is on offer, excited by it.
- Ensure sustainability is integrated in to design
- Incorporate natural light in to design.

### OKR FM

Mark Perrott

Email received -

- Support the idea of a community hub in Kilmore as there is no current space like this.
- For the past 12 months OKR FM has conducted a live broadcast from the Broadford Living and Learning Centre between 1pm and 3pm on the 3rd Thursday of each month. These broadcasts quickly became part of the routine for the day at BLLC. We have lunch with the Mens Shed guys before the broadcast and afternoon tea with the ladies craft group afterward. We have been able to feature interviews with representatives from local Community Groups, school students and invited guests. Kilmore currently does not have a suitable venue for this sort of project and while our main Studio is in Kilmore, being "on the spot" is much better and especially in an environment of community activity. We would be very keen to do something similar in Kilmore and would not need any special facilities, just a moderate size room with minimum echo.

### Nexus Health

Wendy Kelly

- The proposed building is much better for access, and a great improvement on the existing.
- Continue to bear in mind widths and heights for ease of access.
- Consider all different user groups including hearing impaired, vision impaired, autistic, and what the needs of these groups are - Inclusive Design For example, allowing space for wheelchairs in public places.
- Ensure wayfinding is very clearly described.
- Allow more space in car parks than best practise.
- The existing heritage on site could be acknowledged in other ways.

## 9.7 Summary of Mitchell Shire Council Meetings - Councillors & Library / Council Services Staff

### Mitchell Shire Council - Councillors

Meeting with Cr Bill Chisholm, Cr David Lowe, Cr Fiona Stevens, Cr Annie Goble, Cr Bob Humm, Cr David Atkinson, Mary Agostino  
4pm, 7th October 2019, Broadford Council Chamber

ClarkeHopkinsClarke presented to the councillors and had the following written feedback:

After the meeting, the following written feedback was received:

Mayor Bill Chisholm;

- Would like to see adequate and cost effective spending of money
- Retention of the John Taylor Room if cost effective. Suggests a glass dome in centre of John Taylor Room, reduce footprint of new build and keep to three levels
- Incorporate sustainability, eg. City of Melbourne
- Close off Patrick St at the south end, enlarging site to Victoria Parade and joining Kilmore Creek in to project.
- Install traffic calming measures along Bourke St.
- Enjoyed discussion / presentation.

Councillor David Lowe:

- Believes Mitchell Shire Council need to focus on the centre of Kilmore (north of 12-16 Sydney St and south of Coles / Aldi shopping precinct), and not this site.

Councillor Fiona Stevens:

- Requested overlay for the buildings
- Thought Bill's ideas were great
- Natural slope of land good for multiple level approach.
- Location of hub good
- Agree with David's comments re the centre of town, but also notes that council owns the land in question and that this project may be more attractive to Government State Funding and library grants.
- Excited by project.

Councillor Annie Goble:

- Loves John Taylor Room but would be comfortable sacrificing it for state of art multi-functional building.
- Enable staging of the building in to the design.

### Kilmore Library Staff / Mitchell Shire Council Services

Teisha Lewis, Debbie Clancy, Rachel Zaharakis, Michelle  
1pm, Wednesday 23rd October, Kilmore Library

Comments:

- Need to have oversight across the facility
- Access to outdoors - consider people with limited mobility
- Zoning capability of the building. Who would be responsible for locking up and maintaining the whole building?
- Would prefer cafe to be accessed from outside of library and not internal, borrow books and then go to library
- Ensure noise separation between different zones - story time, cafe, quiet room
- Separating the computer workshop is good
- Consider swapping cafe kitchen with tables for outdoor connection
- Good examples - Moe Library and Melton Library

## 9.8 Summary of Mitchell Shire Council Meetings - Council Officers

### Mitchell Shire Council - Council Officers

Meeting with Ian Rossiter, Karen Watson, Buffy Leadbeater, Lyn Morling, Gary Nugent, Rachel Zaharakis, Mike McIntosh, Claire Hannel, Rosario Guastalegname and Craig Florence

4pm, 7th October 2019, Broadford Council Chamber

#### General comments

- Hoping for gallery spaces, suggestion that some of the internal spaces can also be gallery like spaces.
- Whether area provided in the central spine of the building could be used as an overflow to the hall (does it need operable walls)?
- Question as to whether any community groups requested gym facilities to be included in the facility? (no they didn't).
- Aspiration to maximise design and build something that is significant, if budget restricts this, ensuring that the building is future-proofed for any additions (eg roof garden, extension of spaces)

#### Relationship to Hudson Park

- Should Bourke St be a shared zone? Council to discuss with traffic department
- Creating a greater sense of connection between the community hub and Hudson Park, making these two blocks feel like an integrated precinct is desirable.

#### Exterior/Street Presence

- Corners to theatre building look hard, rigid, and might overshadow public space/entry adjacent, consider revising.
- How to create an active interface around the Sydney Street frontage and entry into the Community hub.

#### Neighbourhood House

- Question around the primary role of the Neighbourhood house providing occasional care, and a suggestion of the addition of more programmable community spaces.

#### Youth space

- Concern for youth space being located on the first floor of the building, and a potential lack of integration with the ground floor community hub and activities.
- Suggestion to include staircase down into library from upper level mezzanine
- Request for openness from mezzanine across into library (no glazing)

#### Media-lab

- Computer workshop/lab space should be a flexible use space

- Youth may use this room also
- Set-up for all connections and AV/screens, whiteboards etc
- Free wifi provided across entire hub

#### Meeting spaces

- More bookable and programmable spaces

#### Roofspace

- Including a rooftop garden, openspace like at Fitzroy North Library
- Maybe this could be connected down through mezzanine, and into library.

#### Memorial Hall

- Question around the possibility to flip the Stage in the memorial hall to the Sydney Street end of the hall?

#### Indicative Build Cost

- 15M

#### Co-work

- Clare Hannel mentioned Jock Lawrence as a potential and active Kilmore start-up operator, working on Mobble, an AgTech Start-up, that assists farmers to manage their stock, paddocks, chemicals, rainfall etc. (He's currently working out of a business incubator; Stone + Chalk at Docklands)

## 9.9 Drop In Session / Public Consultation



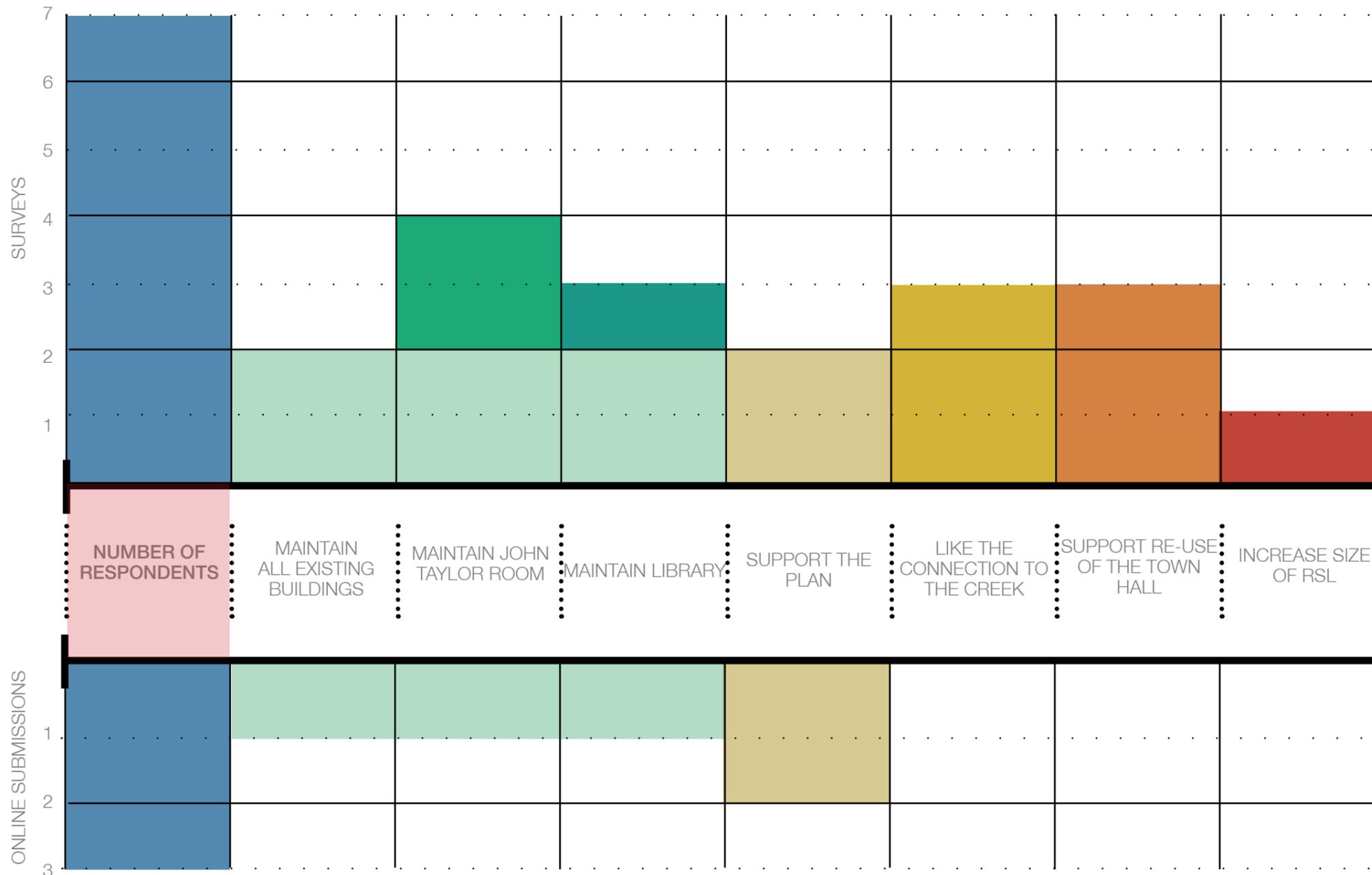
### Drop In Session

A public drop in session was held at the John Taylor Room, Kilmore Library, on Thursday 14th November. 32 adults and 3 children were recorded in attendance. Attendees were asked to fill in a survey or leave a post it note comment on the plans. The following comments were made on the plans:

- The undercroft car parking is a good way to use the site.
- A natural history museum should be included in the development.
- It is a good idea to re-use the Town Hall, but need to be careful who uses the space. Restore it, don't renovate it.
- Like the idea of contrasting the old building with the new.
- The RSL require windows to the street for their displays and presence. People can see where we are and we can load things on to site.
- Visitor Information Centre - as well as internal display, there should be a small area that's on the edge of the building that can be open during busy periods ie. easter weekend.
- Bringing the building up to the street is a good idea as it helps with access and creates presence.
- Keep the John Taylor Room.
- Keep the John Taylor Room - the acoustics are excellent.
- The Memorial Hall was funded by the community. It is important to keep it for this reason.
- Ensuring parking is open access for public.

## 9.10 Overview of Survey Responses & Online Submissions

As part of the drop in session, a survey was available to fill in on the day or drop back to the Kilmore Library. A total of 7 surveys were completed and three online submissions. The responses are summarised over the next two pages.



### SUMMARY

**10 responses including 7 Surveys and 3 online submissions. This is a summary of written responses.**

### Responses

- Three wanted to keep the existing buildings, one with no change, the other suggesting working with them seeing other benefits of the hub, another suggesting a different location for the hub.
- A further two surveys indicated keeping the John Taylor Room and pursuing incorporating the room in to the design (5 of 10 responses to keep John Taylor Room)
- One respondent wanted to maintain the library.
- Four of 10 responses completely supported the plan.
- Three responses liked the connection to the creek.
- Three responses supported the re-use of the Town Hall.
- One response to increase the size of

## 9.11 Summary of Survey Responses

### 1. What is your connection to Kilmore? (possible more than 1 answer)

Live in Kilmore	Work in Kilmore	School in Kilmore	Come for services
7	2	1	

### 2. What do you like / dislike about the initial Draft Master Plan (for the Kilmore Community Hub)?

#### Dislike:

(2) Removing John Taylor Room. Keep it and paint and refurbish. Future heritage. What about funerals? Can something new be built without demolishing old?

(1) Keep Memorial Hall, part of history despite fact ugly. Update interior

(1) Keep library – don't want to lose its use or architecture

(1) RSL need larger rooms and convenience of kitchenette in new room

(1) The entire plan and cost – “pie in the sky” pipe dream

(1) Not enough parking

(1) Where will current activities be held when this is happening?

#### Like:

(1) Modern light interior spaces – good

(1) Public plaza ok, needs gardening to soften it

(1) Like exhibition space however there are other buildings in town which host these which need continued use – Old Lowe House, Oddfellows Hall. The upper chamber of the Town Hall is an ideal exhibition space.

(1) Open spaces and access to creek

(1) Additional toilets and lift to second floor of Town Hall

(1) The concept – please develop it!

(2) Great the plan achieves flow through from Sydney St to Patrick St / creek. Hope the hub helps with future development of Patrick St. Love creek being integrated.

(1) Re-use of the Town Hall – perfect for common shared space – business, hot desk, presentations, VGLA building Qu7

(1) Love concept of preserving indigenous and heritage sites

### 3. Anything else you would like to see in the plan?

(1) More spaces for classes is good, add more spaces but keep John Taylor Room (nice enclosing atmosphere)

(1) Link Kilmore Community centre to plan

(1) Expand towards the race track end of town.

(1) Why can't the existing buildings be re-vamped and added to?

### 4. How can the heritage of Kilmore be represented in the building?

(2) It can't. The proposed building is too modern for Kilmore which tries to sell itself as historic town. Leave the old buildings, clean up, modernise interior if required.

(1) Provision of display space for historical items from historical Society

(1) Heritage sites beautified. Heritage of early Vic settlement in Town Hall, other two buildings not heritage but could become ESD examples, or one building for all

### How do you see youth being integrated into the building?

(1) Toy library, books, computers, need something to curtail graffiti.

(1) Scouts plantation and maintenance

(1) Toy library, sensory garden.

(1) Old toys can be turned in to sculpture

### Any comments on the building's relationship to Sydney St? Kilmore Creek? Hudson Park?

(1) The proposed new building will be out of character. The main st needs refurbishment, not a huge modern structure. Spend the money on making the creek and main street more attractive.

(1) Like the connection through the building lane / alleyway – gives parents and pedestrians safe access from creek to main street, protected not exposed and able to get things from bag while minding children.

(1) Current building does not encroach on the streetscape (which is a positive in this response?)

(1) The present building, creek and Hudson Park all complement each other currently.

### What ESD initiatives would you like to see?

(1) Skylights, opening windows, blinds to exclude heat, reduce air con, passive heating and cooling

(1) Solar and wind, less gas, coal and oil

(2) Drought resistant planting / indigenous planting

## 9.12 On-line Submissions

The public were able to leave feedback on the plan between the 4th -28th November. The website had 190 visitors. 4 online submissions were made, with the following comments provided:

### Response 1 - Local resident 1:

"I am a local resident who has been living in Kilmore for over 20 years and absolutely love this town. Yes I agree that I would be lovely to upgrade the library and memorial hall and also add a few extra rooms and facilities to this town. It is time it got a refreshed and a face lift. With the extra youth room and better facilities to accommodate other local meetings that take place would be great. We also need a cafe and outdoor facilities to engage more local and tourists to come and use these areas to see what our lovely town has to offer. With extra car parking would be great. And a better information stand to show what we have to offer here and surrounding towns."

### Response 2 - Mitchell Shire Suicide Prevention Network:

MSPN is about supporting members of our community in a space where people feel safe and can attend to build connections, relationships and have opportunities to participate in training sessions such as MHFA training for locals within our local community. Also having the opportunity where people could have chats with professionals when available to assist in supporting individuals or families who have been affected by suicide. Perhaps even facilitating workshops and gathering as such. We would also appreciate a storage space where resources can be left at one site and accessible to members of our community. We also feel that if there is a place where people can be encouraged to attend, have a cuppa and a chat they would feel like there is a place where they belong within the community.

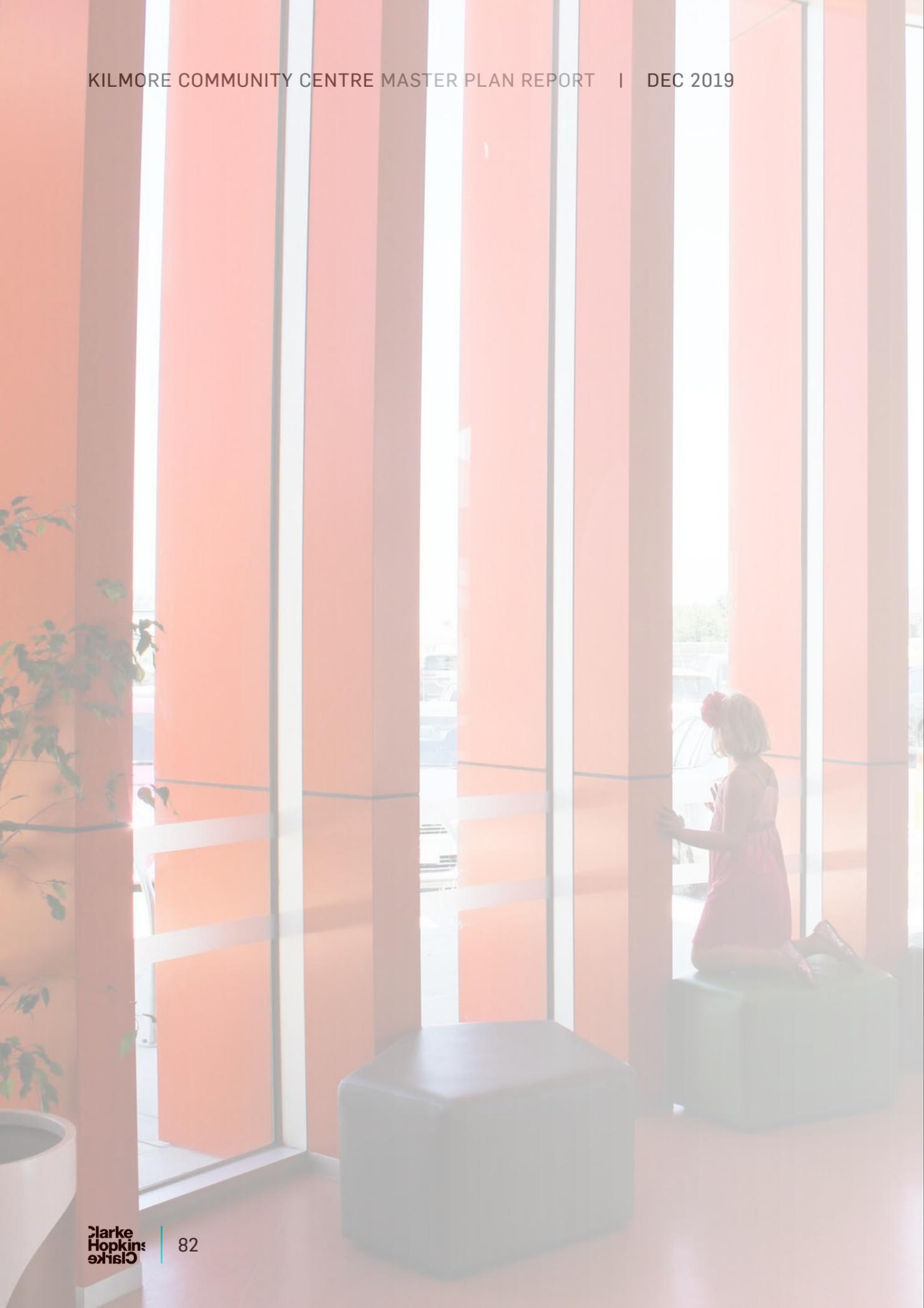
### Response 3 - Local resident 2:

Provided feedback in survey - pleased to see the consultation happening.

### Response 4 - Local resident 3:

I was grateful for the opportunity to meet with the consultants on the 14th November, and appreciate their willingness to understand our ideas. It was obvious however that there was a lack of knowledge and actual history of the site proposed and the involvement that current and past residents have had in its development and use. As our population increases over the next 30 or so years it will become apparent that we should not have restricted Kilmore Town's public area development along with service and commercial businesses to the narrow street-scape between Lumsden Street and Clarke Street. Already motor vehicles dominate and further outlying residents' vehicle access will prevent the retention of our past Historical character let alone its sympathetic enhancement. So why not retain what we have and then build anew on a green fields site where access will be easier for the growing population. The provision of meeting rooms with some storage for those groups and organisations that have a civic function is a good initiative and been required for some time. Likewise the development of a Business Hub with shared reception and office services. A very successful example of this is in the town of Ashburton in New Zealand (South Island) They are willing to share their development plan. Many interesting items exist within our community which relate to our natural history, arts, geology, fauna and flora, indigenous history, commerce and rural production education, health provision, transport etc. A Natural History Museum would be welcomed and could provide a venue for seasonal and

periodical displays provided by various groups and organisations. It should not be a storage place but a ever changing display to intrigue both residents and visitors. Provision of space for Youth has been suggested, how does the Shire define Youth? A Cafe is suggested, with so many food outlets already do we need this when they could be supporting the existing businesses in the main street. The planned car parking may not be adequate considering that business owners and employees could take up many spaces. We still cannot be considered a Recreational Vehicle friendly town as far as parking is concerned. This deters many travelers from stopping. Assumption College has plans in place to build a substantial Community facility and Sports Pavilion, so far this provision has not been considered by the Consultants. As the Memorial Hall was built as a Monument to our residents who served in past Wars consideration needs to be given to how it's integrity is kept. Thanks for the opportunity to comment.



# 10

## Recommendations

## 10.1 Recommendations

The Masterplan Report *key recommendations* are;

### Endorsement

- Mitchell Shire Council endorses the concept masterplan, and outlines requirements for any further amendments to the initial masterplan.

### Further Consultation

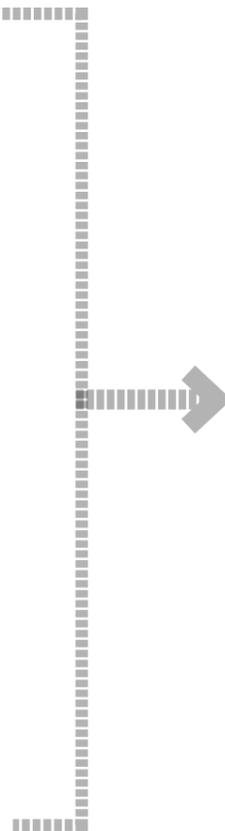
- Undertaking further consultation, may be necessary to ensure an adequate feedback across a cross section of the community has been sought. This may be setting up an information stand in a more public place on a weekend, or may require further promotional material such as notices around the town, letters to residents etc. to notify the wider public regarding the consultation and the proposal, and create opportunities to integrate their feedback. Mitchell Shire Council may also choose to hold a public meeting to present the project and provide the forum and the opportunity for public discussion.

### Strategic Context and Project Positioning

- Further detailed analysis is recommended to better understand the requirements of the future population, both in terms of scale and demographics. A study of possible future trends for community facilities could be undertaken to suggest how the Kilmore Community Hub may function in the years to come and explore emerging ideas for communities.
- The strategic requirements of the broader Kilmore area should be evaluated, ensuring the program and investment associated with the project is appropriate and ensuring there is a good understanding how this project sits within the range of other projects planned for the Kilmore community. This will help to determine and confirm the future requirements, inclusions/alternatives and scope of work for this project, and confirm/establish the brief.

### Transition Management / Staging Plan

- Develop a transition management plan that describes how the existing community services and operations would be managed through the construction phase, this plan should also include a summary of how the proposed facility will be managed.
- Develop a plan to deliver the project with regard to the funding and potential staging (ie. is the staging staggered, and over what period, which parts have priority, and where funding is obtained etc.)



#### Re-evaluate Brief for the Community Hub

- Deciding the priorities for this site, the proposed program and scale of investment into this development.

#### Feasibility, Evaluation and Exploration of Alternative Design Solutions

- Depending on the outcome of further consultation it may be necessary to re-assess the current proposal, and alternative design solutions on site, with regards to the strategic context and public response.



Clarke  
Hopkins  
Clarke