

JARRAHDAL TRAILS CENTRE

ELECTED MEMBER PRESENTATION - MAY 2024

CONCEPT DESIGN REPORT



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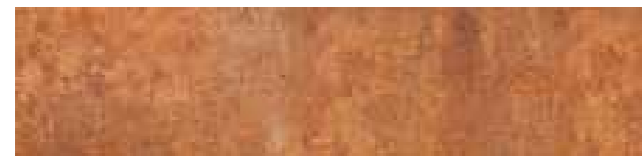
DESIGN GOALS

KEY PROJECT GOALS FROM THE PRE-DESIGN REPORT

An opportunity to create a place where trail users can find shelter, support and rest. A welcoming and comforting place where other visitors can also be educated, fascinated and tempted to challenge themselves.

- A building that is an attraction in its own right - an iconic building that is appealing and inviting to stop and rest after the trails, or to prepare and start
- Inclusive environment - a place that is comforting and also accessible for everyone - appropriate for diverse visiting groups (Students, hikers, Mountain Bikers, horse riders, tourists, locals etc.) - easy to navigate and access for all abilities
- Create awareness, a connection with the region, and invitation to experience the trails network and learn about the story of the region in a interactive way
- Facilitate trail users access to trails, parking and different needs
- Flexibility and Multi-use of the space to appeal to the community and functions and type of visitors besides trail users
- Clear way-finding
- Minimise the Trail Centre's environmental footprint by having a sustainable, aesthetically pleasing and accessible facility
- Create a local growth opportunity for business, employment and energy
- Incorporate versatile space such as researching area, offices, exhibition space and multi use area for functions
- Dwellingup example cited as used for the business case, but VIC model is dated and building does not meet above criteria

MATERIALS



COR-TEN



JARRAH



CONCRETE



COPPER PATINA



TERRACOTTA



EUCALYPT



MID-GREY



DARK GREY

DESIGN STATEMENT

KEY DESIGN FEATURES:

- A literal gateway building that people can walk through
 - Flexible space that could be used day to day for casual seating, but also as a controlled function space, or semi-outdoor gallery.
- A place that both responds to site and is iconically unique
 - Steps down the site with entry at grade at both levels
 - Building shape inspired by Jarrah tree leaves
- Impressive and open entrance, that leads into more intimate, textured and detailed interior spaces
- Multiple entrance points from different directions, without creating security issues with differing open times and functions
- Clear and open building that is deceptively simple
- Separation of conflicting uses and competitive commercial opportunities
- Flexible indoor and outdoor spaces that can be used for multiple uses throughout the year
- Roof form that perpetuates natural light and ventilation, but also provides shade.
- Clever roof design to allow access to north facing glazing into main spaces.
- North facing terrace roof to incorporate solar panels
- Carpark designed to maximise landscaped areas and allow potential solar water generation between zones.

KEY DESIGN DRIVERS

- Clear wayfinding
- Make people notice and stop, to rest and explore
- A building that is a statement and an attraction
- A multi-function, flexible and multiple revenue source project
- Become an international trail destination (trail town)
- Gateway for trails
- Act as a Catalyst to the region and future accommodation
- Support the trail users, to stop and rest, or gear-up and start
- Be seen from the main road
- Educate, research and tell the local story
- Support local events and functions

ASPIRE TO A NEW ADVENTURE

Aspire to a challenge and discover your own ability, share your experiences, recuperate and re-energise for the path ahead.

IMPORTANT ELEMENTS

Entrance: Welcome statement, with plenty of space that has to contrast with immediate layering and complexity that leads the visitor with comfort through the space.

Interior: Large, impressive and open, but intimate and comforting, Layering and complexity that inspires to know more and explore other spaces.

Furnishing: Good quality, crafted and reliable, soft and enclosing elements.

Use materials that have: Softness and uniqueness, but are complex, layering, responsibly sourced, and comforting.

Quality of space / Atmosphere: Impressive and open at the entrance, tactile and inspiring further inside. Embracing and layered spaces to relax, crafted, interactive and way-finding to explore. An atmosphere that challenges and inspires the deeper it is explored.

THE SITE

SITE 1 - WESTERN SIDE

PROS

- NO CONTAMINATED AREAS IN THIS SITE IDENTIFIED
- RETAINS EXISTING RV AREA (SHORT TERM)
- BETTER USE OF LAND
- CREATES A CIVIC PRECINCT
- NO NEED FOR ELECTRICAL UNDERGROUND
- VISIBILITY FROM MOST KEY VIEW POINTS
- PHYSICALLY CONNECTED TO TRAILS
- CONNECTION TO THE HERITAGE PARK
- CONNECTION TO MILL SHED
- UNIQUE IDENTITY OPPORTUNITY
- CAN BE APPROACHED FROM ANY DIRECTION
- NORTHERN VIEWS
- ALLOWS A CLEAR LEASE AREA FOR THE ACCOMMODATION ZONE
- CONSTRAINS THE ZONE OF THE PUBLIC SPACE
- CONSTRAINS THE WORK ZONE - CAPS SCOPE OF WORK

CONS

- CLOSE TO VEGETATION - BUSHFIRE REQUIREMENTS PENDING
- CLOSE TO RESIDENTIAL AREA, BUT CAN BE ADJUSTED
- RISK OF LOSS OF CONNECTION TO FUTURE CARAVAN PARK

SITE 2 - NORTHERN SIDE

PROS

- NORTHERN VIEWS
- MORE INTEGRATED INTO THE VEGETATION
- VISIBILITY FROM MILLARS ROAD
- PHYSICAL DISTANCE AND VISIBILITY TO MILL SHED
- POTENTIAL CONNECTION TO CREEK
- UNIQUE IDENTITY OPPORTUNITY

CONS

- CLOSE TO VEGETATION - BUSHFIRE REQUIREMENTS PENDING
- MORE SITE WORKS (SLOPE)
- NOT AS CLOSE TO JARRAHDAL ROAD
- LESS VISIBILITY FROM KEY VIEW POINTS
- MORE CONSTRAINED
- LACKS CONNECTION TO CARPARKING AND CARAVAN PARK

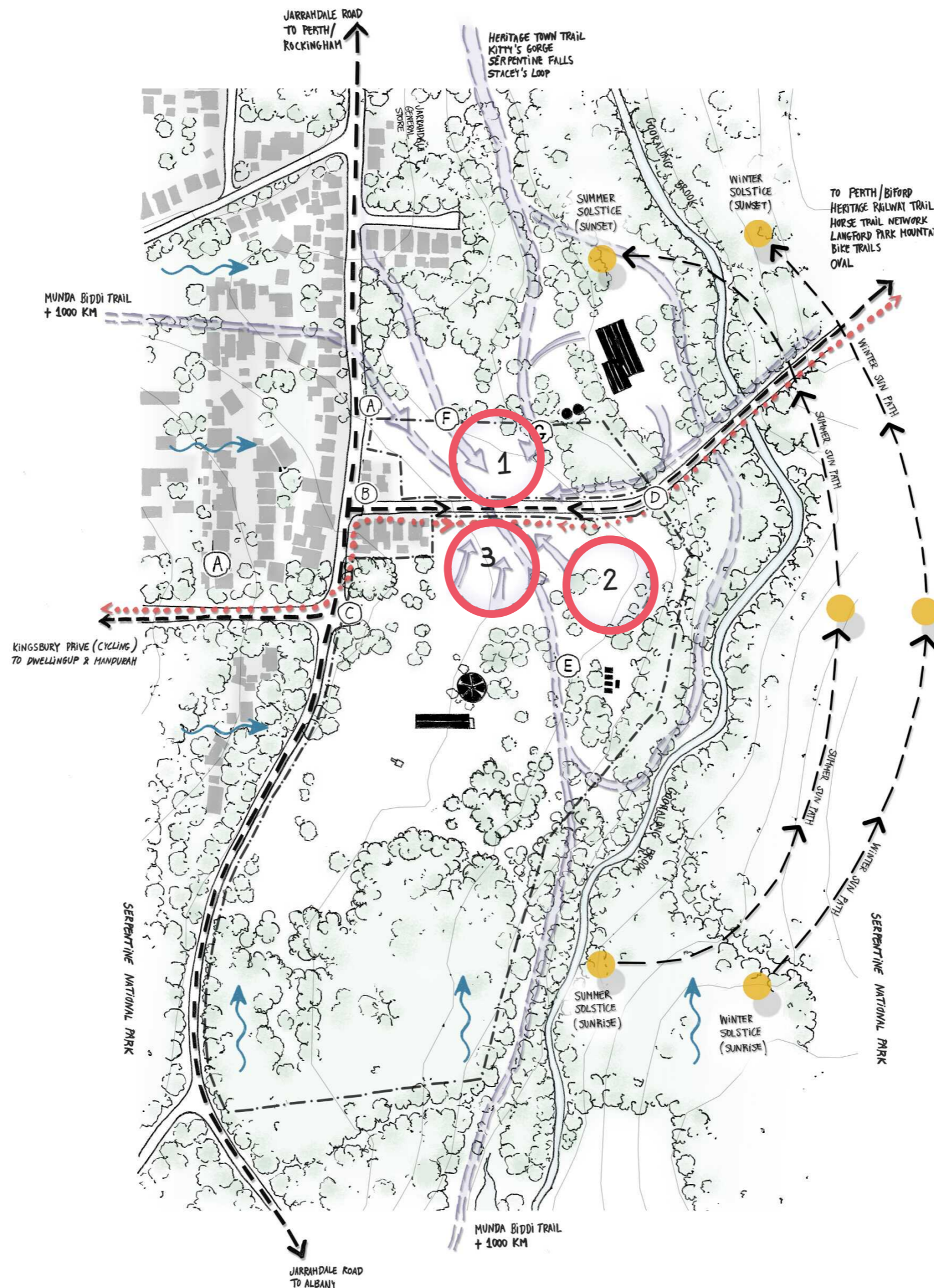
SITE 3 - CENTRAL

PROS

- CENTRAL LOCATION
- STRONGER CONNECTION TO ACCOMMODATION
- VISIBILITY FROM MOST KEY VIEW POINTS

CONS

- CLOSE TO RESIDENTIAL AREA
- INDEPENDENCE COMPROMISED
- REMOVES CURRENT RV AREA (SHORT TERM)
- SITE 1 UNDER-UTILISED
- LIMITS THE CARAVAN PARK SIZE



LEGEND

- FUTURE ACTIVATION AREAS
- ① POSSIBLE SITE LOCATION
- CYCLING MOVEMENT
- DOMINANT WINDS
- Ⓐ KEY POINT VIEWS
- PEDESTRIAN MOVEMENT
- VEHICLE MOVEMENT

RECOMMENDATION
 THAT LOCATION 1 BE SELECTED
 FOR THE TRAILS CENTRE

SPATIAL ANALYSIS

KEY POINTS

- Visitor centre as key zone
- Requires clever separation of food truck type facilities from commercially activated zone
- Ability to lock down separate tenancies & for open hours differences
- Maximum flexibility in spaces
- Approachable and open from all sides

STAGE 3

COMMERCIAL ACTIVATION AREA

- Space to be leased by an external operator
- Internal access through the VIC
- Outdoor terrace with covered siting area and with good external noise protection from the deliveries area. Only accessible from the Trail Centre
- Fully glazed facade for good visibility both ways
- Space to include front & sitting area, commercial kitchen, store, cool room, cleaners and small office to be operated independently
- Ability to be enclosed and locked, but when opened to be part of the VIC space for easier interaction with visitors and possibility to be also used independently after hours

RESEARCH - MULTI USE

- Multi-use space for Uni research or lettable by a business
- Connected or close to Admin space

ADMIN - OFFICES

- Admin area to have an open space office, Lunch room, meeting room and two individual office rooms
- Support spaces to be together
- Admin area to be located behind the VIC back of house for easy access and management support
- Adequate natural and artificial lighting for an office space

IT ROOM

- Space dedicated to any comms / servers etc.

TOILETS

- 2 way access (Exterior and Interior)
- Incorporate showers for Trail users
- Cleaners room & Accessible toilets

STAGE 2

STORAGE

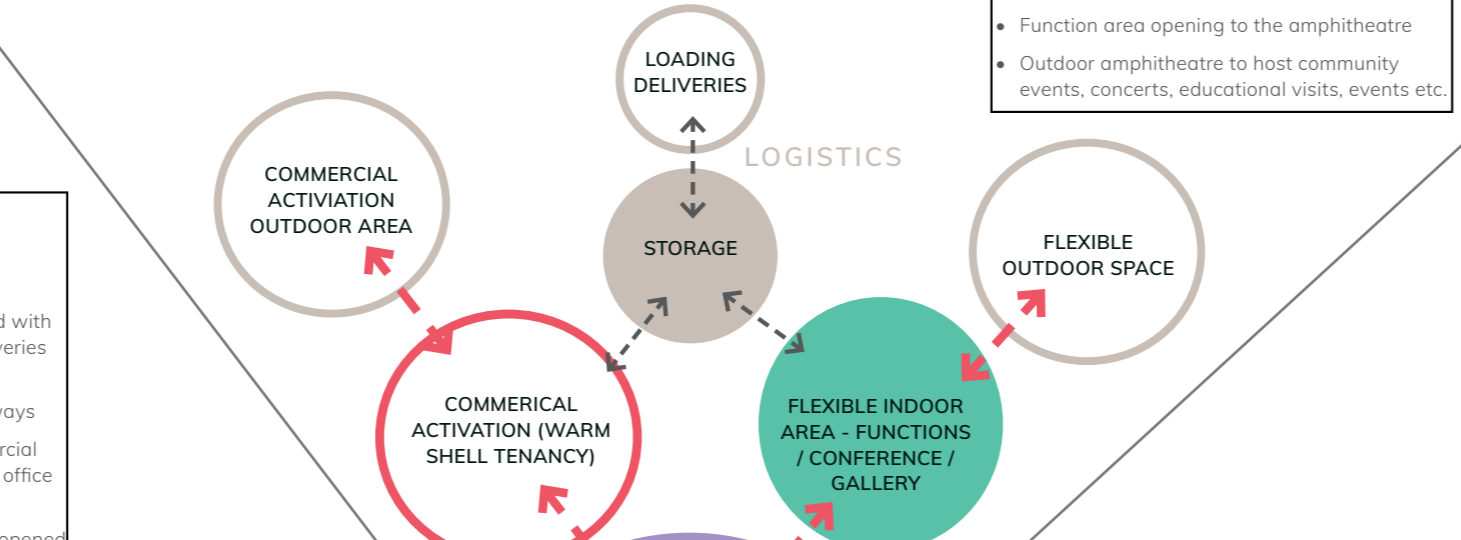
- Storage(s) for the commercial activation and Retail spaces
- Direct Access to Loading / Deliveries

LOADING / DELIVERIES

- Underground delivery dock with direct access to storage
- Take advantage of the slope by placing the dock below the building to reduce noise impact

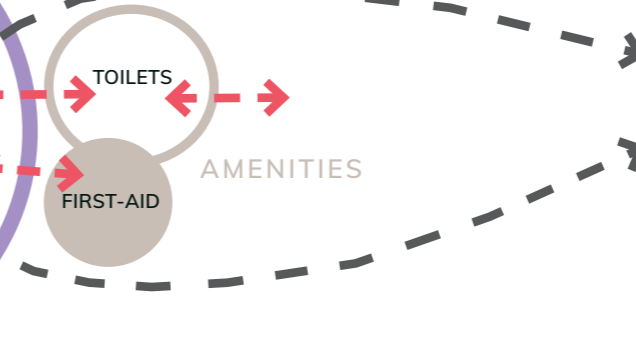
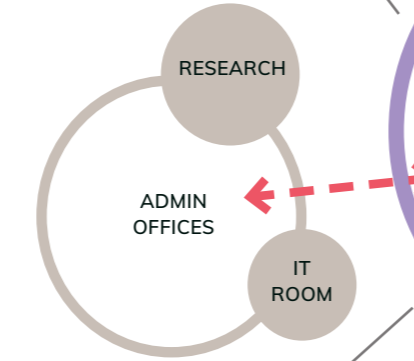
FUNCTION AREA & AMPHITHEATRE

- Flexible open air space with ability to host events, conferences, workshops, classes etc.
- Special lighting, artwork and/or displays connecting to the VIC
- Function area opening to the amphitheatre
- Outdoor amphitheatre to host community events, concerts, educational visits, events etc.



TRAIL CENTRE
 VISITOR INFORMATION
 WELCOME STATEMENT
 EXHIBITION / STORYTELLING SPACE

SUPPORT SPACES



RETAIL

- Ability to be enclosed and locked, but when opened to be part of the VIC space for easier interaction with visitors

EQUIPMENT HIRE

- Small space where equipment such as Bicycles, walking sticks etc can be hired
- To be located next to the retail area to share the same front counter/staff member

FOOD TRUCK / MICRO CAFE

- Mobile food truck to accommodate low and high season demand
- "Grab & Go" option for snacks or coffee
- Support for any outdoor event

STAGE 1

FIRST-AID

- Compact first-aid room with basic equipment
- Obvious and easy access for emergencies

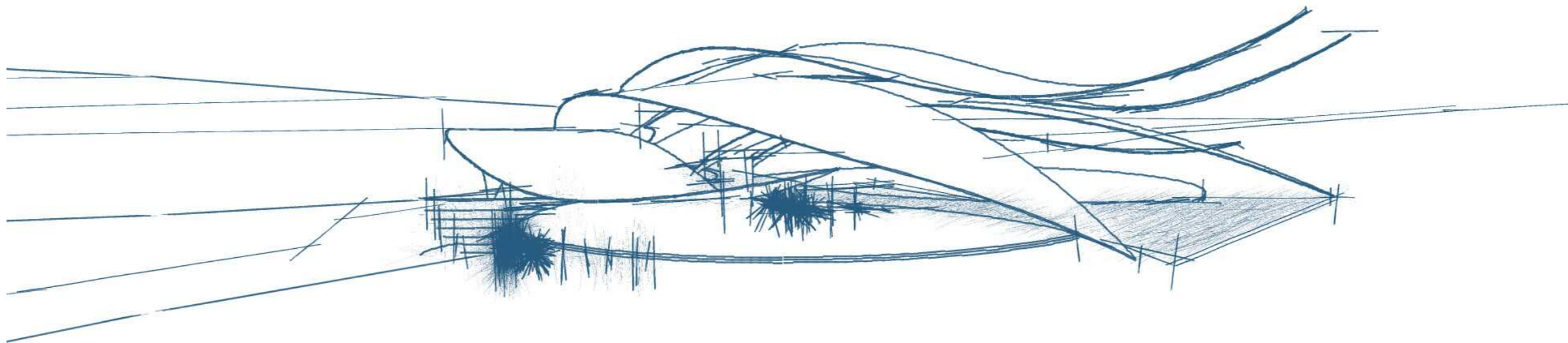
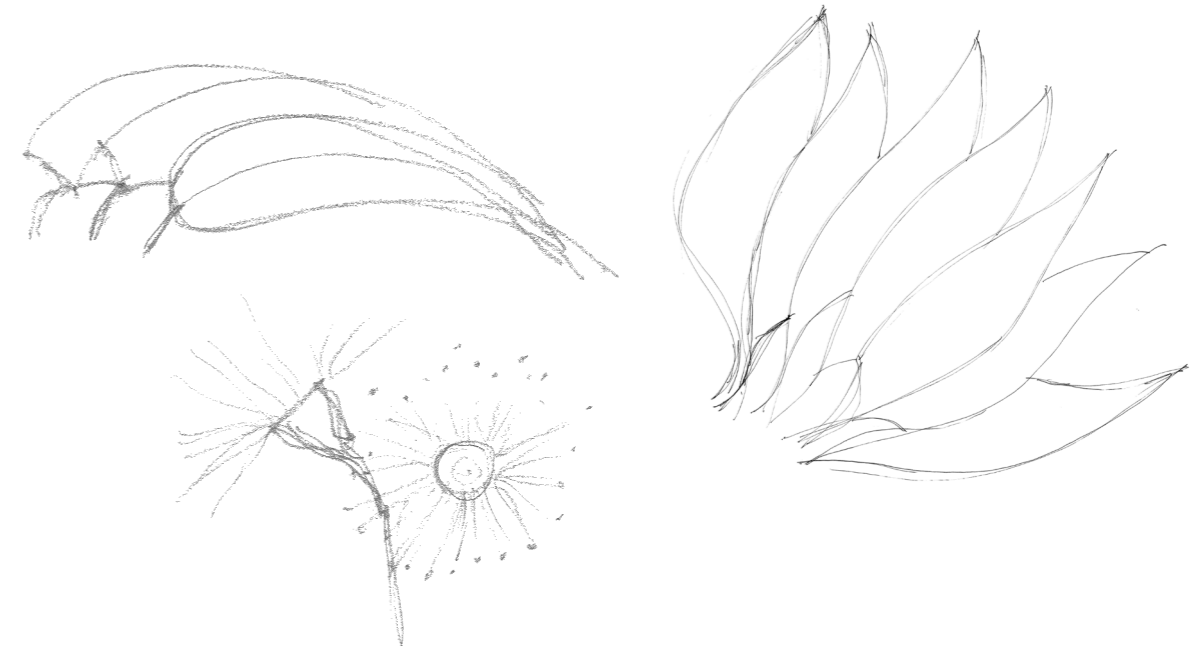
VIC - VISITOR INFORMATION CENTRE

- Front counter for info and ticketing
- Make a welcome statement
- Fully glazed facade for clear visibility both ways
- Small space in the corner for tour briefings etc.
- Digital info displays, info pods and ceiling feature
- Seating area to be provided
- Special lighting for gallery use and flexible layout arrangement to accommodate more uses such as conferences and exhibitions (Movable panels, deemed lighting, blinds for natural light control etc.)



3D IDEA

THE JARRAH TREE



KEY POINTS

- Inspired by the leaves of the Jarrah tree
- A habitat for local fauna - possibility of creating play inside the centre by carving animals & flora into the building fabric to find
- Siting means that the building can be split level or 2 storey with entrance at both sides at ground level
- Ability to keep delivery and bin storage away from public movement



HABITAT



CONCEPT STAGE 1 PLAN

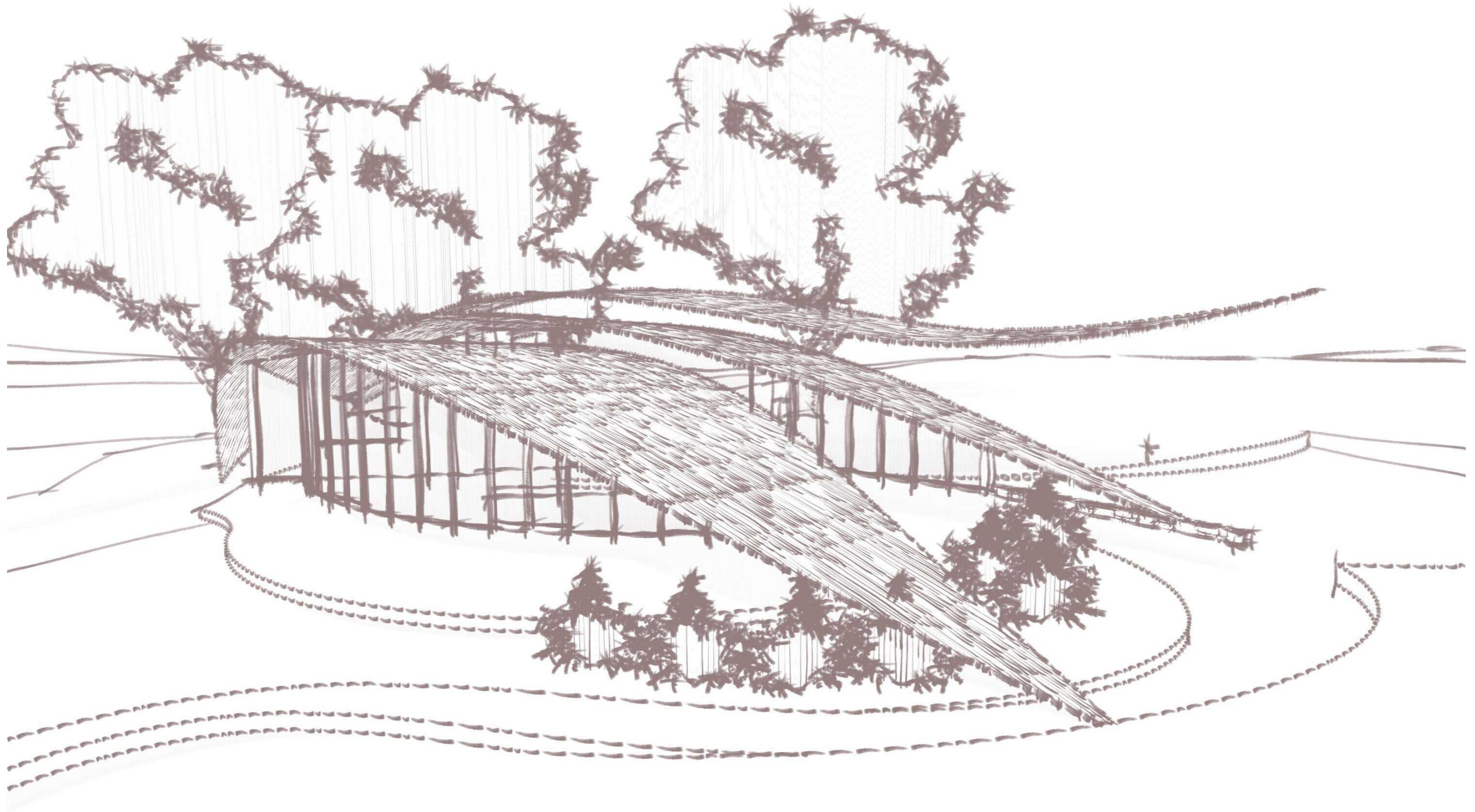
1:200 @ A3

INTERNAL AREA: 230 m²

INC. COVERED TERRACE: 420 m²



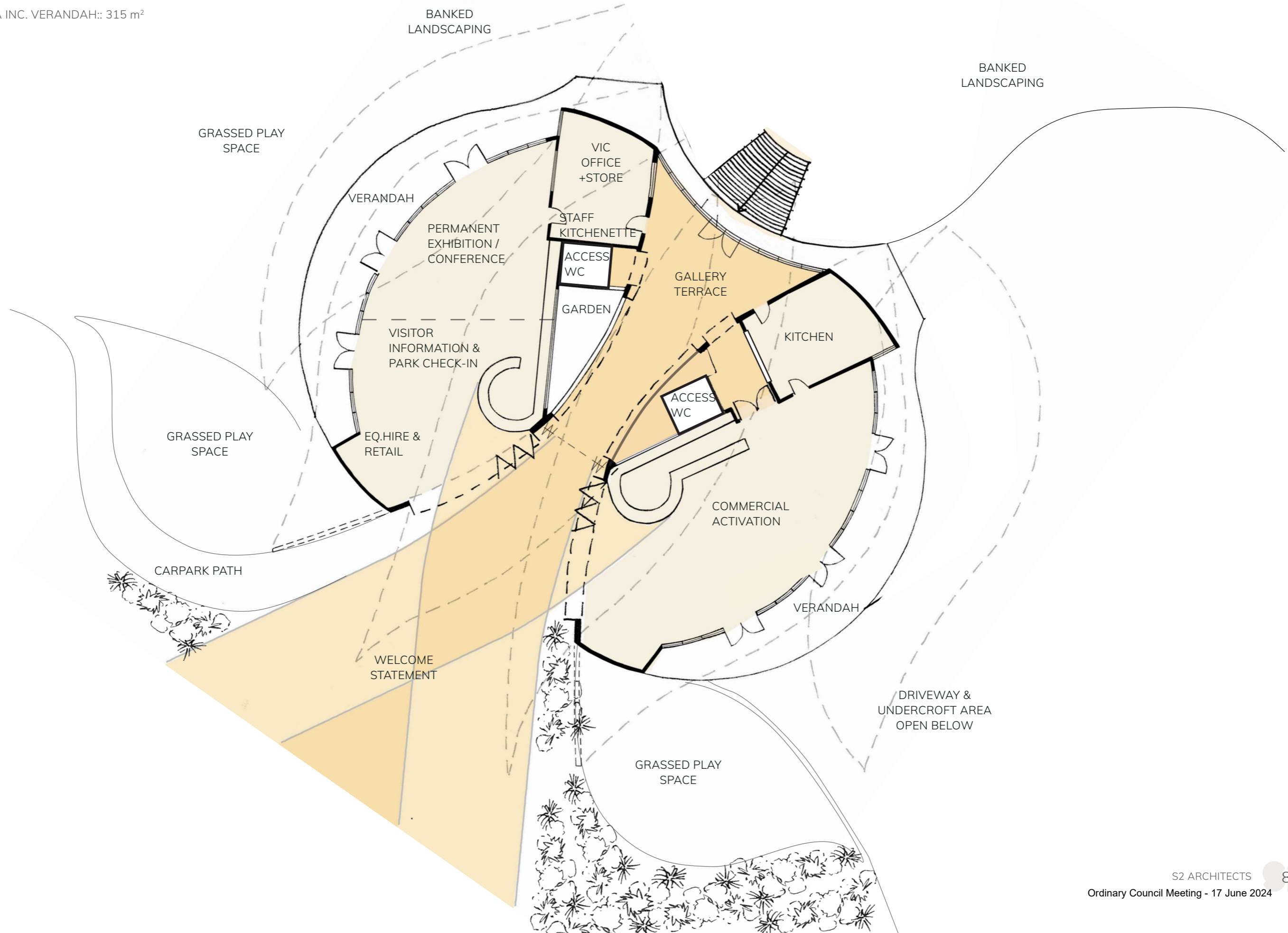
3D SKETCH - STAGE 1



CONCEPT STAGE 2 PLAN - MIRROR STAGE 1 + OPEN UNDERCROFT

1:200 @ A3

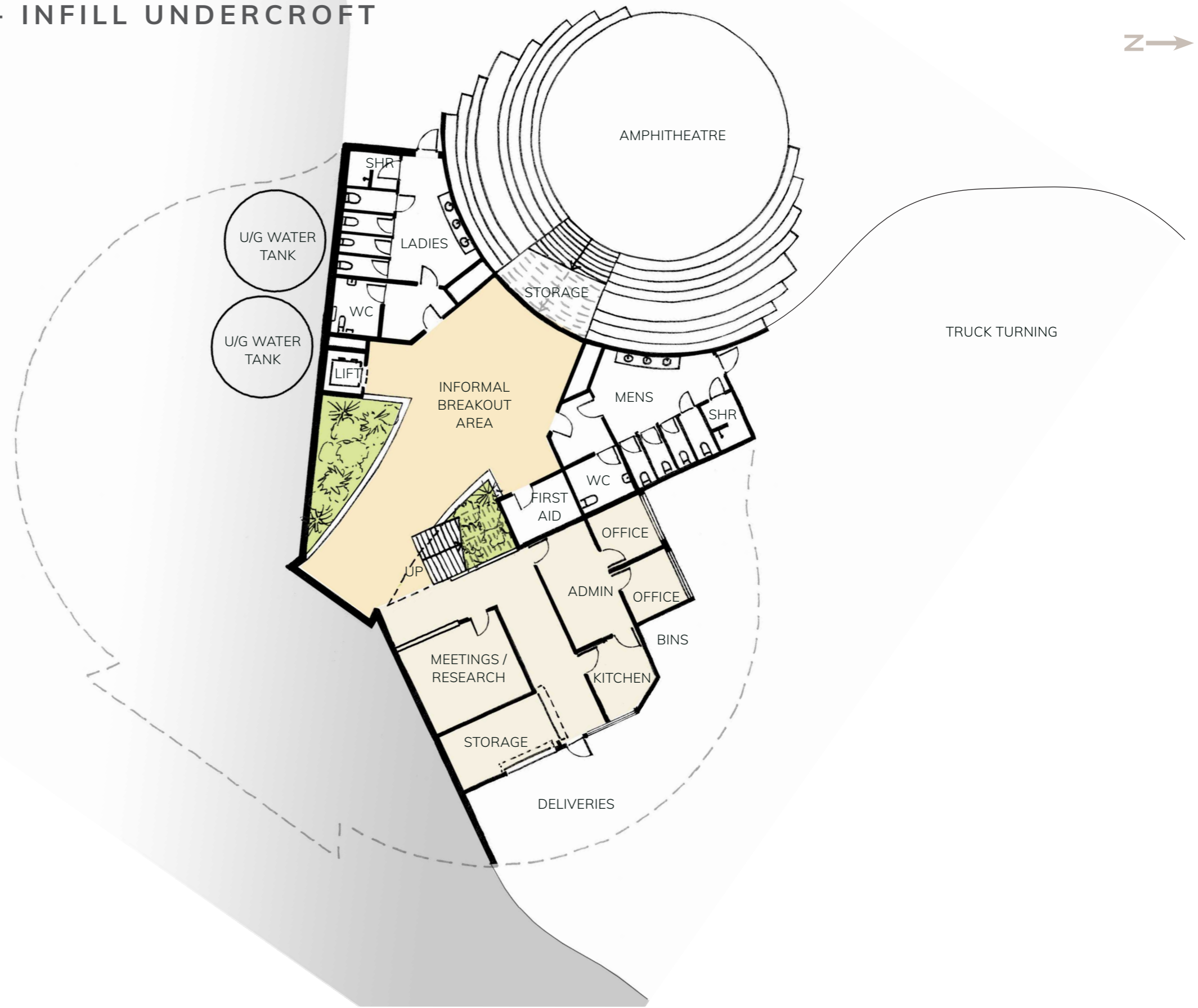
INTERNAL AREA INC. VERANDAH:: 315 m²



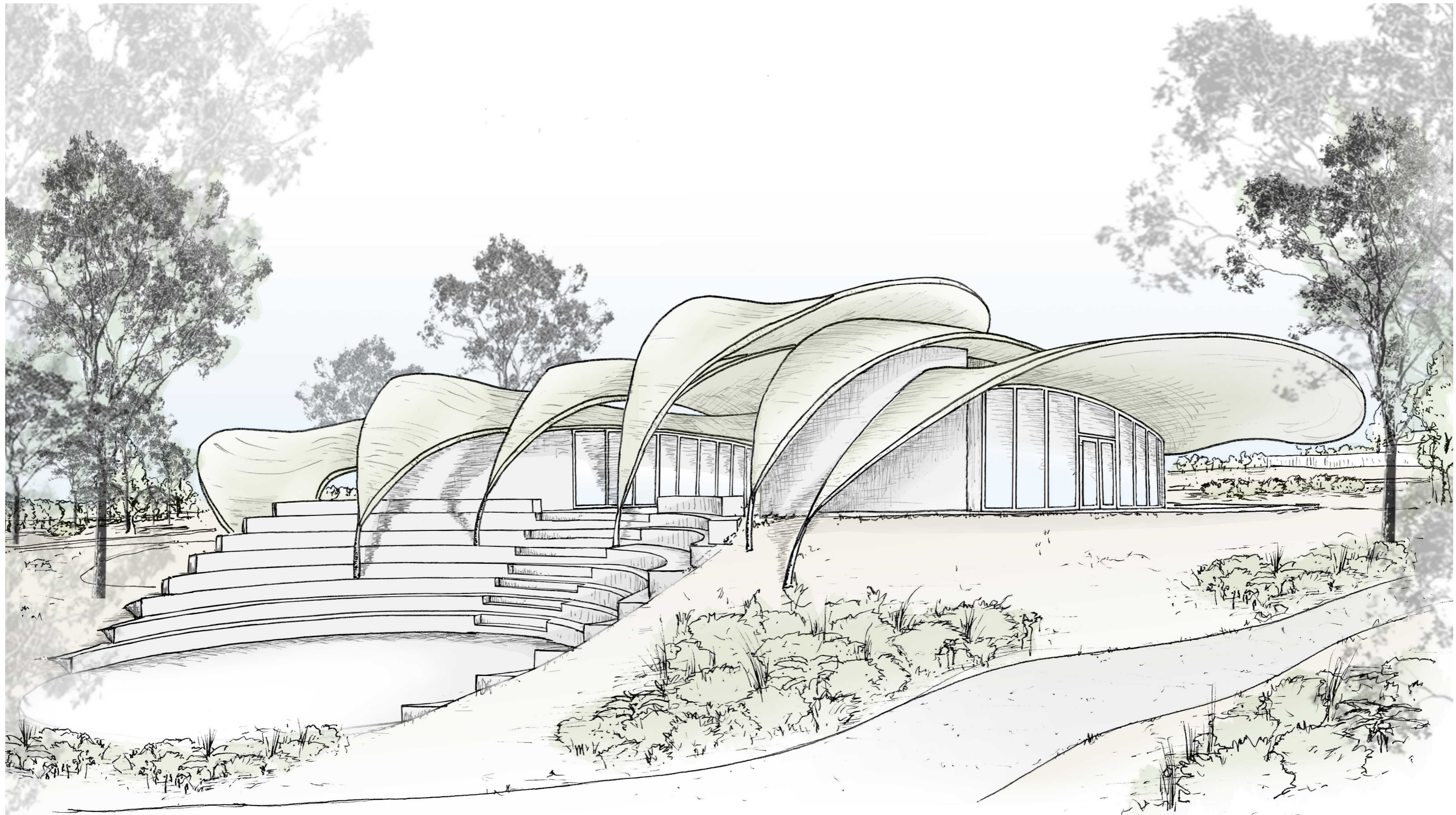
CONCEPT STAGE 3 PLAN - INFILL UNDERCROFT

1:200 @ A3

INTERNAL AREA: 390 m²

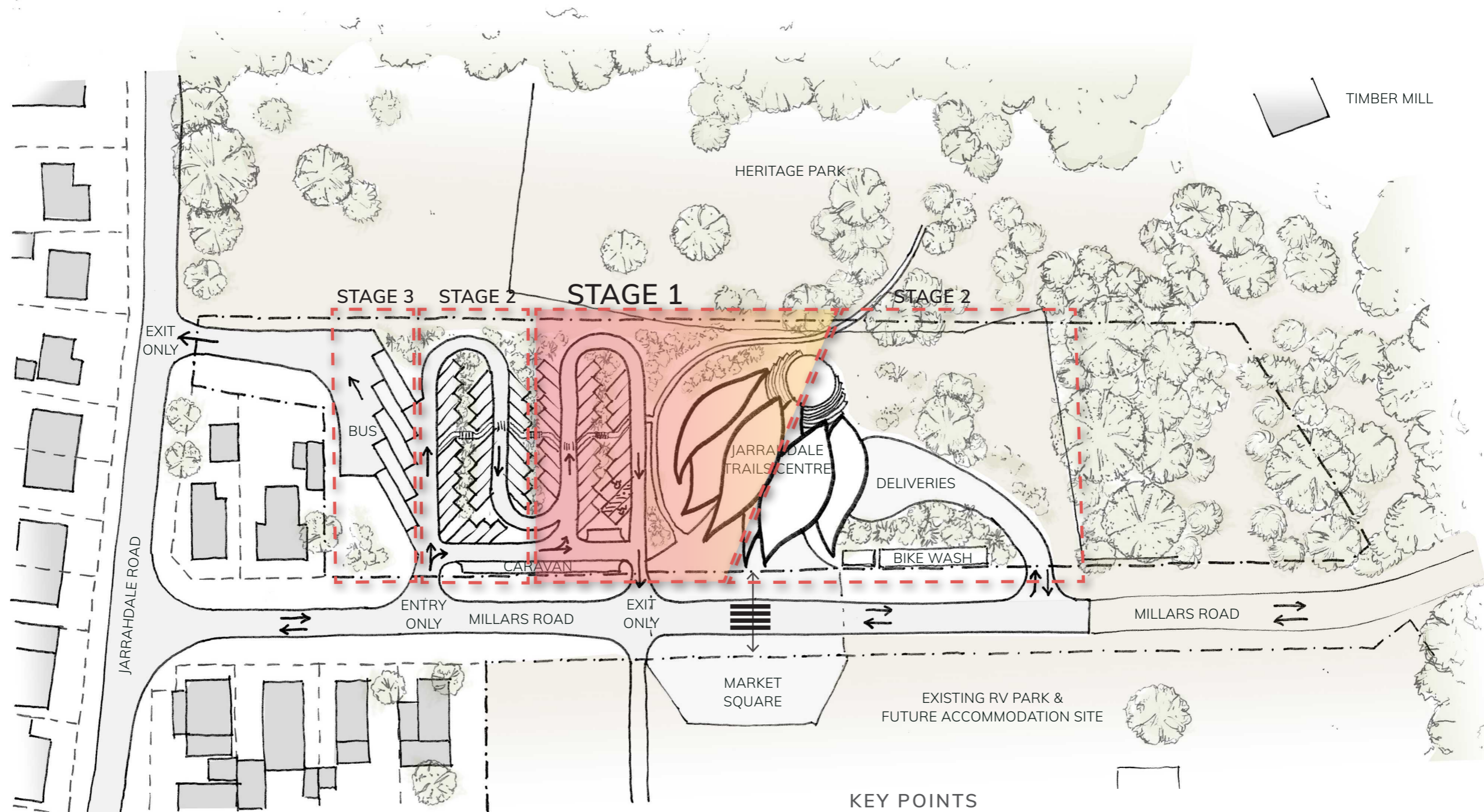


3D SKETCH - SOUTHERN VIEW



CONCEPT SITE PLAN

1:1000 @ A3



KEY POINTS

- Stepping of the site down to the Brook
- Clearance from residential neighbours
- Connection of the accommodation site via a public plaza that could be closed for markets
- Ability to put solar panels or water generating solar panels throughout the carpark
- Separation of deliveries, rubbish removal etc from public movement
- Creation of an amphitheatre to support community connection, informal presentations, movie nights, etc.
- A clear front door, despite the ability to approach and enter from any direction

BUDGET SUMMARY

BUDGET SUMMARY

PROJECT SIZE STUDY

The **Dwellingup** model has been noted in briefing sessions as too old-fashioned in VIC operational model. It contains

- Conference
- Versatile spaces
- More than brochures
- Is failing because you can get to the café and bypass the exhibition, too passive

The Dwellingup centre is approx. 650m², and cost around \$4.5M.

Cradle Mountain has a versatile 'business centre' and a great iconic presence on the site, as does **Narrandera Discovery Hub**.

Cradle Mountain Visitor Centre is around 1500m² and cost around \$15M at the time. We have completed Narrandera in 2023, which was about 500m² at \$3M.

Derby, Tasmania - The Hub

The main street is lined with spots to service your bike, hire a bike, and order good food and coffee. Flop into a chesterfield at The Hub and enjoy wood-fired pizza and beer. The town has "...increasingly sophisticated [accommodation options]. Blue Derby Pods Ride, for instance, offers guided rides by day with overnight stays in architectural pods hidden within the network of trails." You can..., "Recuperate... [at] Australia's only floating wood-fired sauna."

Thredbo Mountain Biking - Valley Terminal

Retail, cafe, chair lift sales, medical centre, visitor centre with maps & booking facilities, bike servicing, rental, shuttle bus departure, apartment check-in desk.

Facility wise, they are similar, but the scale of everything is larger capacity at Cradle Mountain. Generally all centres appear to allocate about ¼ to F&B commercialisation zone, 1/4 to offices and amenities and the rest to visitor centre / shop and interpretation space.

A distillery is an example of an F&B commercial zone and is used here to illustrate optimal size. A distillery can be as small as back of bar area, but can get much bigger depending on how much they want to produce and what they want to store.

- New KI Spirits build that was 24x18m including toilets and large tasting room with distillery and barrel storage that has capacity to do 1200L per week.
- Found. brewery in Byford is about 400sqm and looked to have full commercial kitchen, but they are brewing off site.
- Prohibition are doing a lot out of their 250m² in Adelaide. They have tasting, distilling, food offering and distribution and storage on site.

PROJECT SIZE STRATEGY

The proposed building should include

- Approx 250m² commercial activation zone
- Approx 250m² Administration space & amenities
- Approx 250m² Visitor Information, including retail and equipment hire, accommodation check-in desk
- Approx 250m² Exhibition space

CURRENT PROPOSED PROJECT SIZE

Designed areas

- Approx 250m² Visitor centre including retail, plus part dividable into a conference / exhibition / cafe space
- Approx 250m² Commercial activation zone
- Approx 300m² Flexible gallery / informal meeting area / circulation
- Approx 250m² Admin, meeting room or lettable research space, amenities
- Additional space for circulation, associated outdoor spaces
- Additional costs for parking areas, landscaping, site services
- Additional costs for upgrade works to Millars Rd

QS ESTIMATE SUMMARY

Please note that the following figures are summarised from the full QS report attached to this document.

Please note that budgets at this early stage are conceptual and must be reviewed as the design progresses to refine costs.

Building & site works - budget \$7-10M per stage - to be refined at design development of each stage pending Council instruction regarding budgets.

Millars Road Development - budget \$620,000

Inclusions

Escalation to completion December 2025

Design and Construction Contingency

Professional Fees

Statutory Levies

GST excluded

Cost risks

- Escalation
- Unidentified site contamination or conditions (rock, poor soil stability)
- Scope creep

Staging implications / considerations

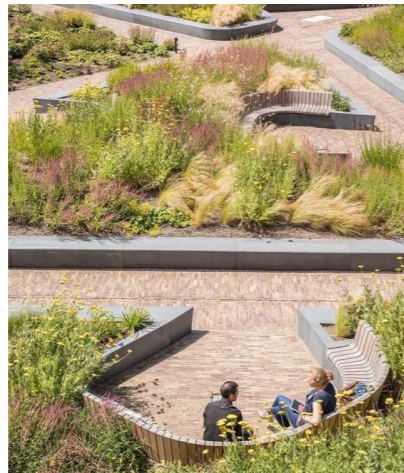
- Staging of Site infrastructure e.g. full power augmentation in the first stage or split over stages
- Carpark could be unsealed initially and sealed in a later stage
- Additional preliminaries for extended duration
- Higher margin across multiple smaller stages
- Mobilisation and demob for each of the stages.
- Consultant fees for an extended duration
- Additional cost for walling
- Complications for services design / reticulation, additional DB's etc

CONCEPT MOOD IMAGES

LANDSCAPE

IMPORTANT ELEMENTS

- Windows into and out of
- Beautiful containers
- Open, lofty, awe inspiring
- Depth
- Complexity
- Large but detailed



MARKET SQUARE



ENVIRONMENT



LANDSCAPED CARPARK



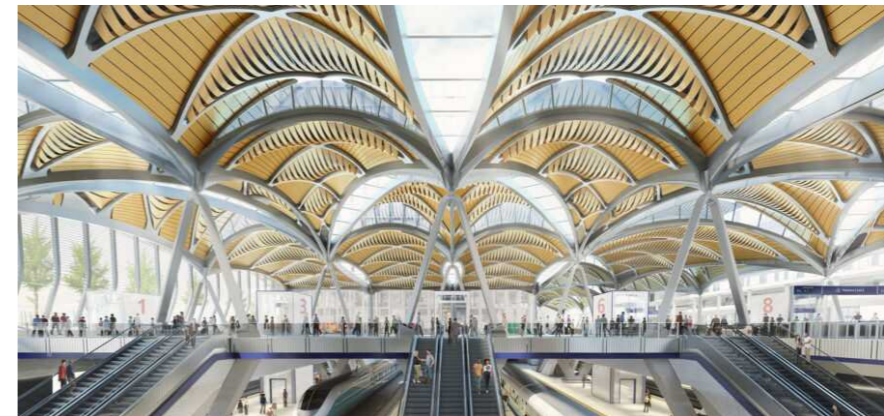
AMPHITHEATRE

BUILDING FORM

TRANSPARENCY



GEOMETRIC STRUCTURE



IMPORTANT ELEMENTS

- Windows into and out of
- Beautiful containers
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- Complexity
- Large but detailed



LEAF FORM



BATTENED FACADE

ENTRANCE & GALLERY TERRACE



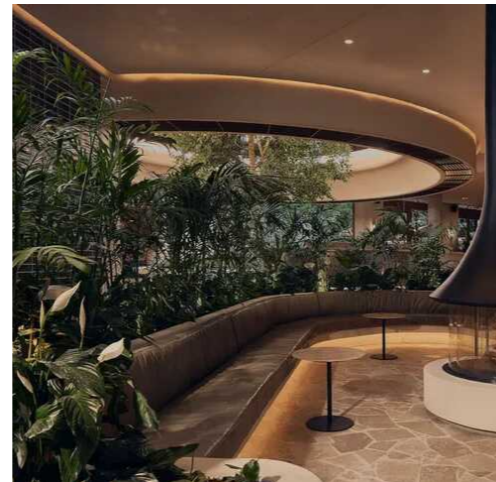
ENTRANCE CANOPY



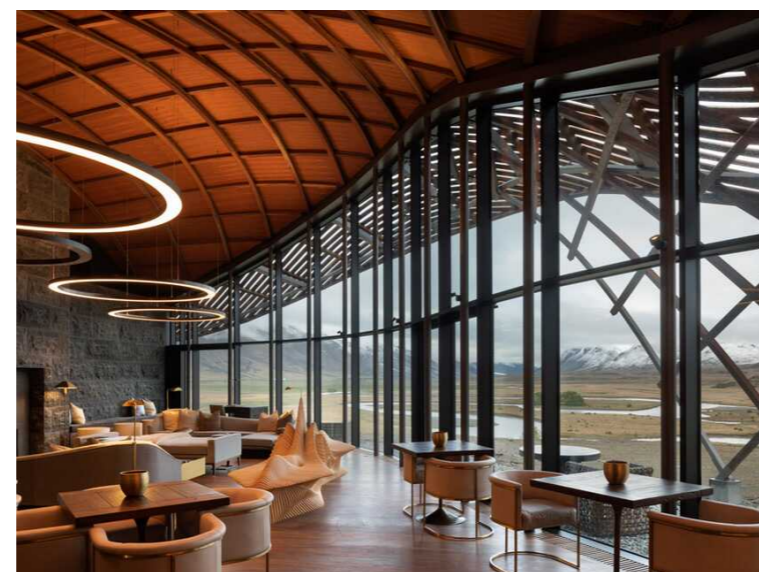
JARRAH FLOORS

IMPORTANT ELEMENTS

- Windows into and out of
- Beautiful containers
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- Depth
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- Large but detailed



RELAXED



INTERIOR GARDENS

SWEEPING ROOFS THAT FOLD DOWN

OPERATIONAL MODELLING