

Feasibility Report

Dandenong Co-Gen Regeneration Project

Prepared for City Of Greater Dandenong

 Six Degrees
Architects

25 May 2020

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FREEMASONS LA

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1.0 Overview

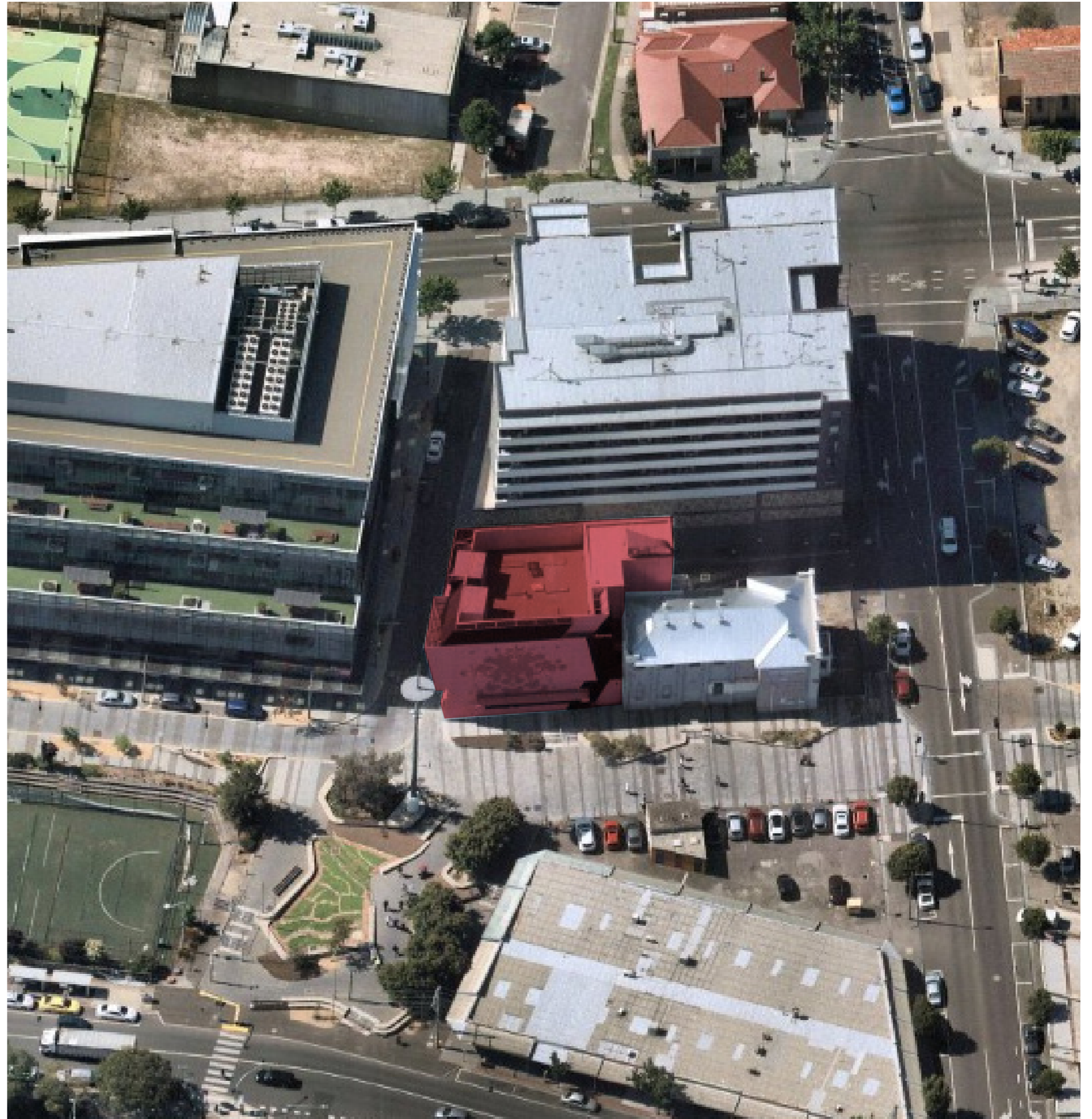
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2.1 Urban Context and Location

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Overview

1.1 Design Summary

The Dandenong Masonic Hall is a significant heritage structure in the local area, and Six Degrees are grateful for the opportunity to contribute to the Revitalisation of Central Dandenong with this important new community asset. The proposal will work in conjunction with the new adjacent Masonic Hall Gallery. The regeneration of the Cogen Facility use is a great addition to the area due to:

- It's potential for activation of the pedestrian link between Central Dandenong and the train station on Halpin Way
- The activation throughout the day and into the evenings.
- Potential inclusion of festival and market activation on Halpin Way.
- The inclusive nature of the facility
- Potential school and children's programmes to increase visitation
- The inclusion of cultural and social diversity into the gallery programming in support of Dandenong's vibrant community diversity.
- Ability to provide an alternate display and event offering to the adjacent Gallery
- The potential for the space to generate Cultural Production, drive the Creative Economy and engage a whole new demographic both of artists/performers and audiences
- The potential to move from cultural presentation to cultural production
- Its ability to provide cross generational, accessible spaces and enable new cultural practices

Six Degrees have undertaken the following investigations during the Feasibility phase to inform the design:

- Site and existing conditions investigations, including the attendance and briefing of all engineering and other sub-consultants.
- Review of the existing building structure and conditions.
- Stakeholder briefing and design workshop to engage with the principle client and user groups
- Investigation of the surrounding context and master planning of the RCD area.

Design principles

The following principles have been employed in the conceptual approach to the design:

- Clear articulation of an independent entry to the Cogen Facility along with connections at low and high level to the Masonic Hall Gallery.
- A Bold, differentiated precinct defining identity for the City of Dandenong
- Celebration of the informally robust industrial nature of the existing building as a counterpoint to the formal presentation of the Masonic Hall Building.
- Consolidation of staff areas between the two facilities.
- Create openings in the façade to allow opportunities for natural light entry and views internally and externally.
- Providing comfortable external seating options.
- Maintain the existing structures, including existing stairs and openings in facade where possible.
- Consolidation of services and storage areas to the north of the existing

building, making use of the laneway access for deliveries.

- Consideration that the passing pedestrian traffic far exceeds gallery visitation, and this aspect is potentially the most important public aspect/benefit to the community.
- High Environmental performance is part of the design intent including low energy, low water, and low waste in design/construction and operation.
- Generally good temperature control across all spaces throughout
- Production high activity spaces to Level 1 main space
- Multipurpose activity uses to the Level 2, to allow art, performance, function and seminar uses.
- Provision of disabled access throughout the building, addition of new lift connecting all levels and roof zone.
- Activation of roof zone as a social attractor for events, performances and social functions to bring potential return on investment to the facility
- Promotes activation and interest to the Halpin Way interface with the building.
- Consideration of cultural sensitivities and diversity of the Dandenong population.

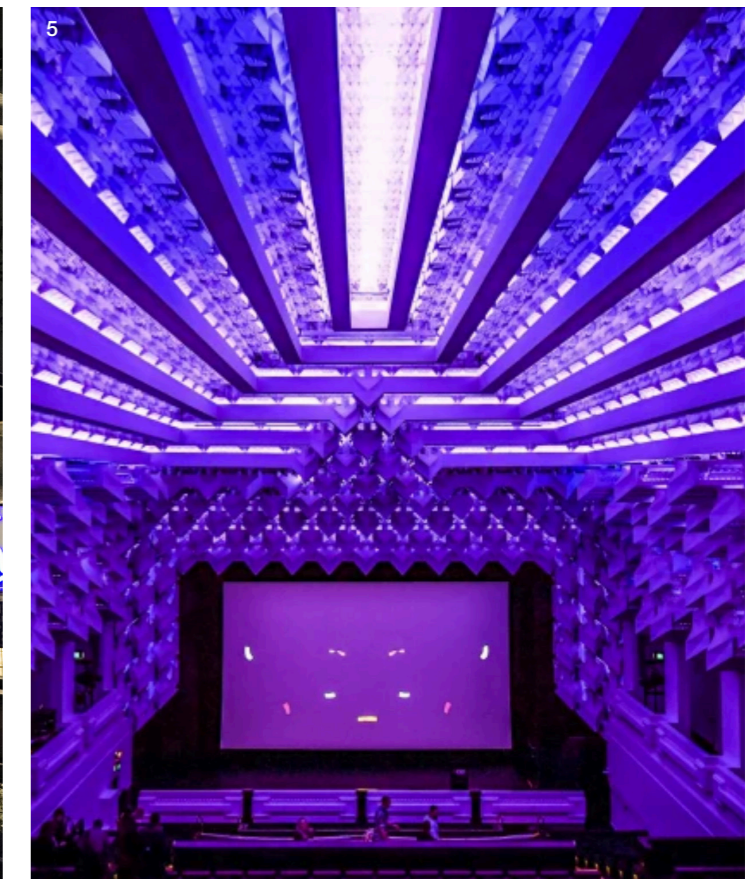
In summary, our vision statement for the design, which will guide our work over the forthcoming phases is:

The Dandenong Cogen Regeneration Project celebrates art and culture in Dandenong, with the key design drivers being

respect for heritage and place

urban activation and safety

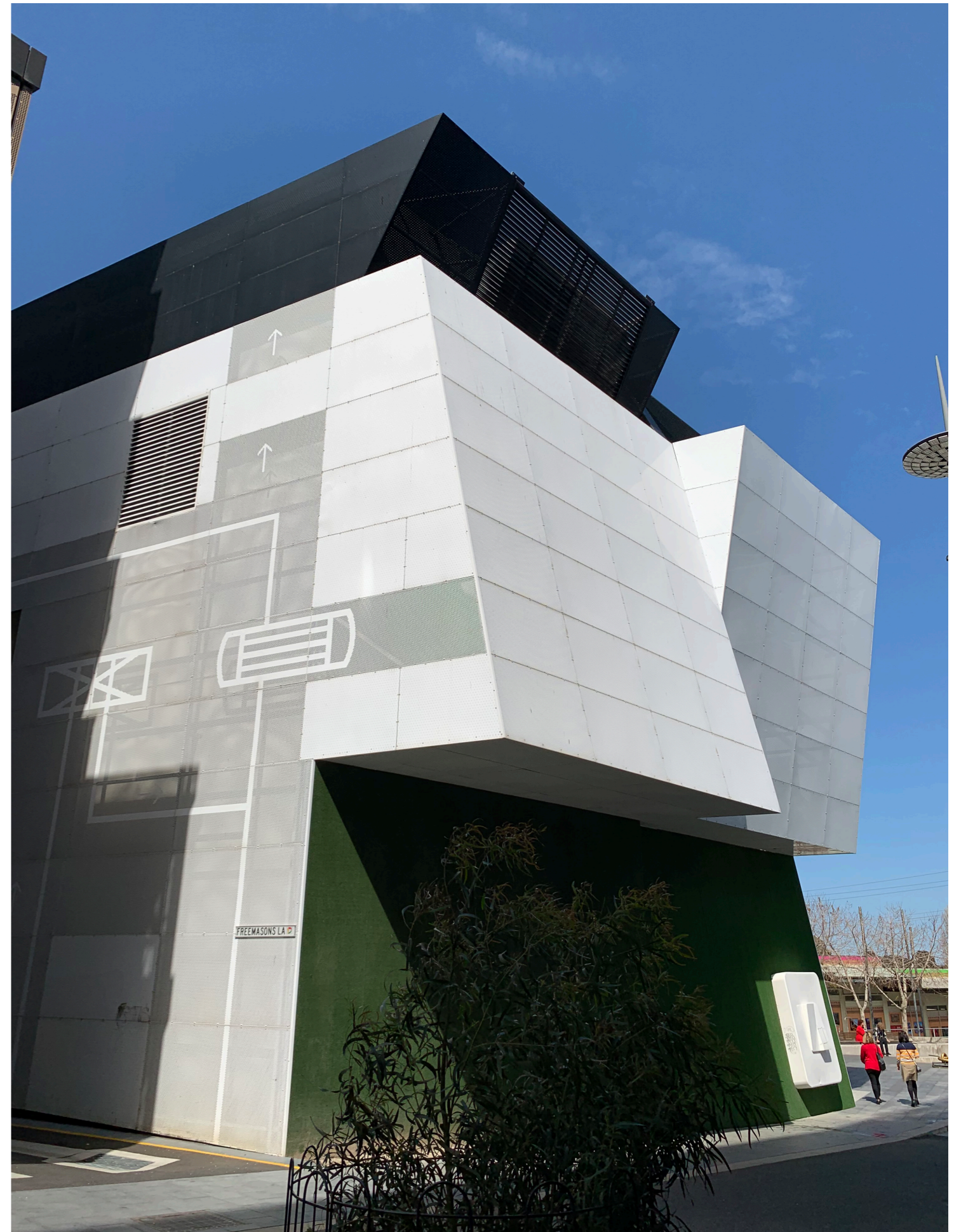
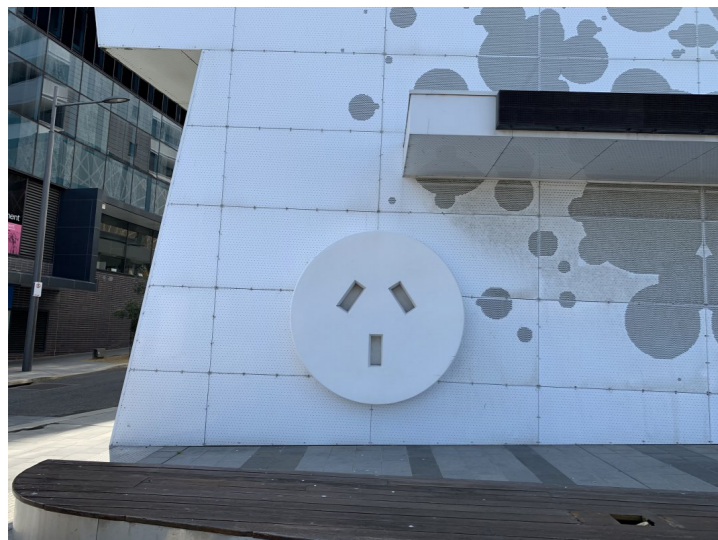
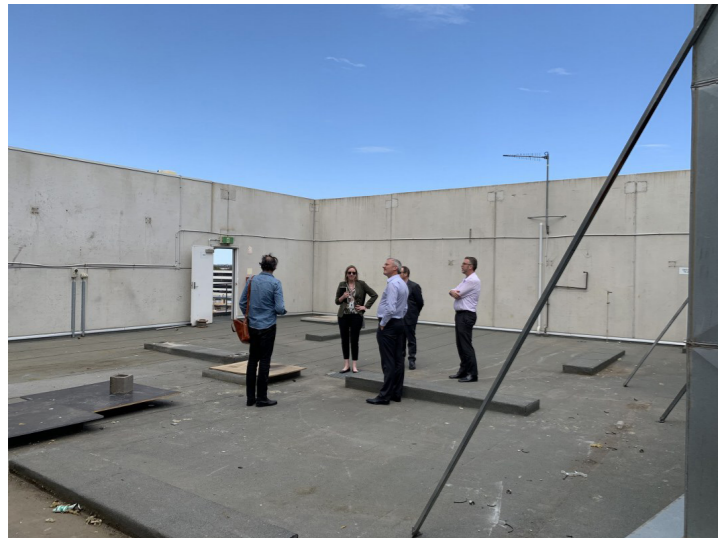
celebration of cultural and ethnic diversity



1. STREAT
2. UTAS School of Fine Furniture
3. ACMI Offices
4. Seaworks
5. RMIT Capitol Theatre

Existing Conditions

1.2 The Site



Urban Context & Site Analysis

2.1

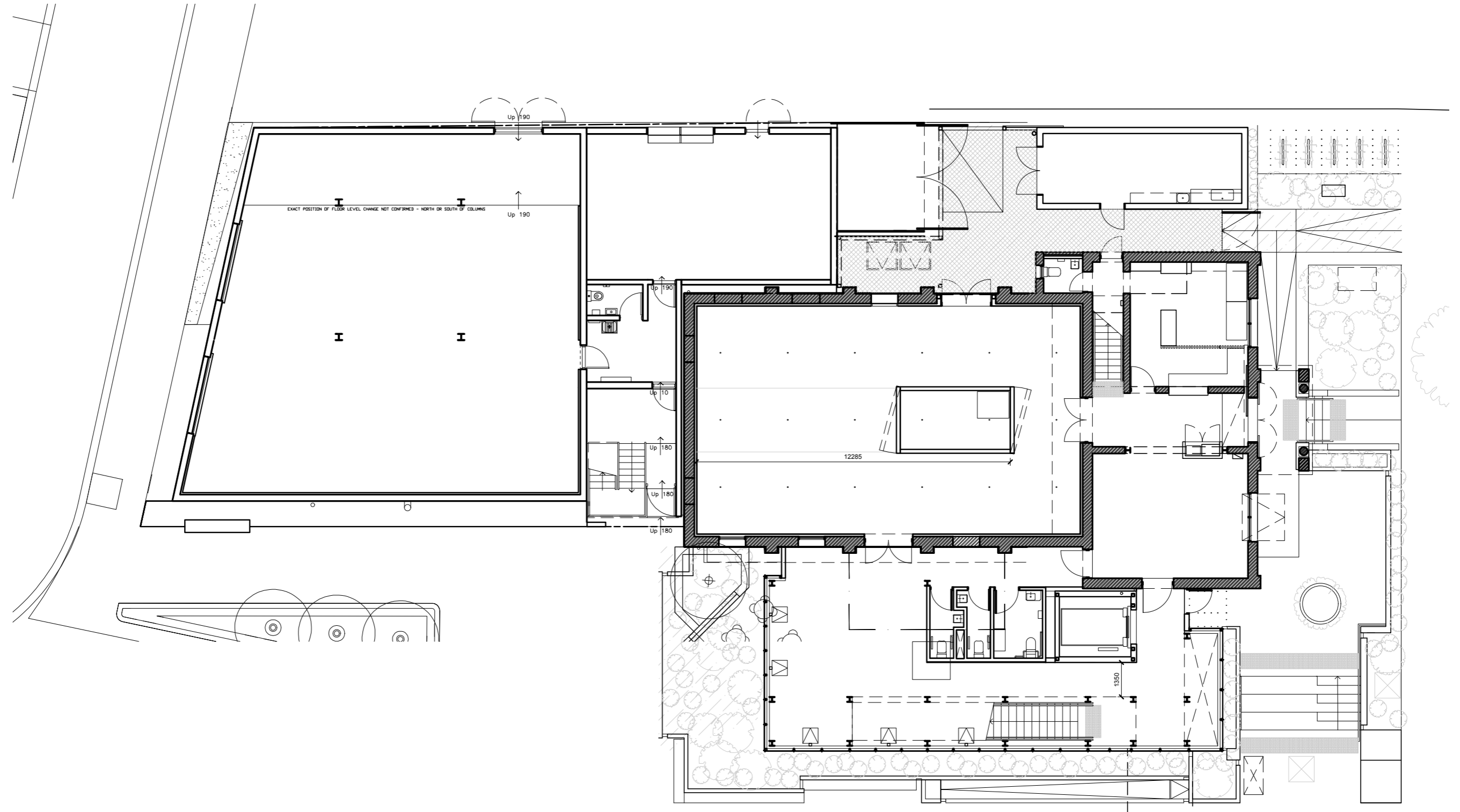
Key

	Road
	Bus Route
	Train Route
	Site Location
	Retail
	Civic/Health
	Transport



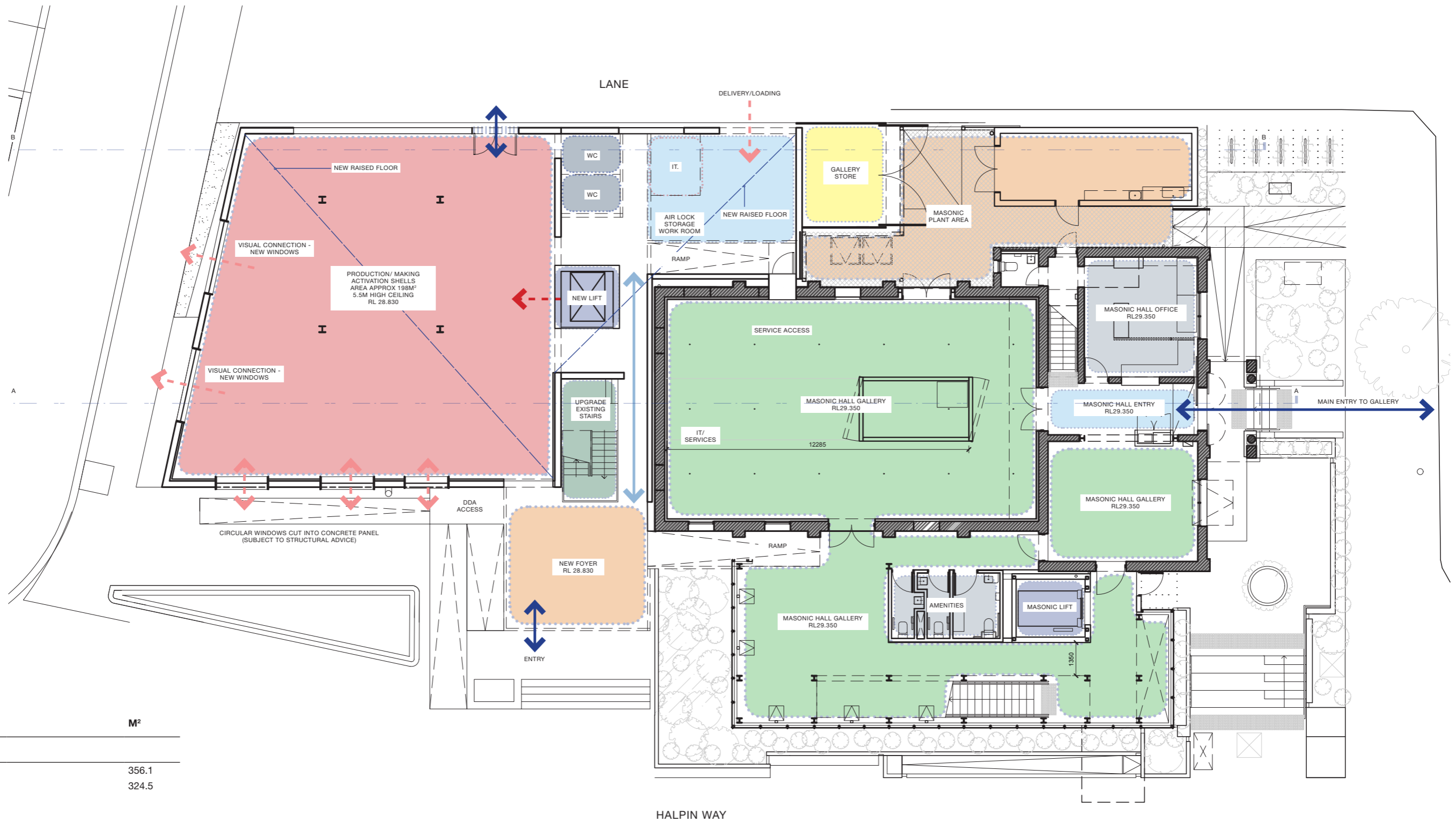
Level 1 - Existing Floor Plan

3.1



Level 1 - Functional Diagram

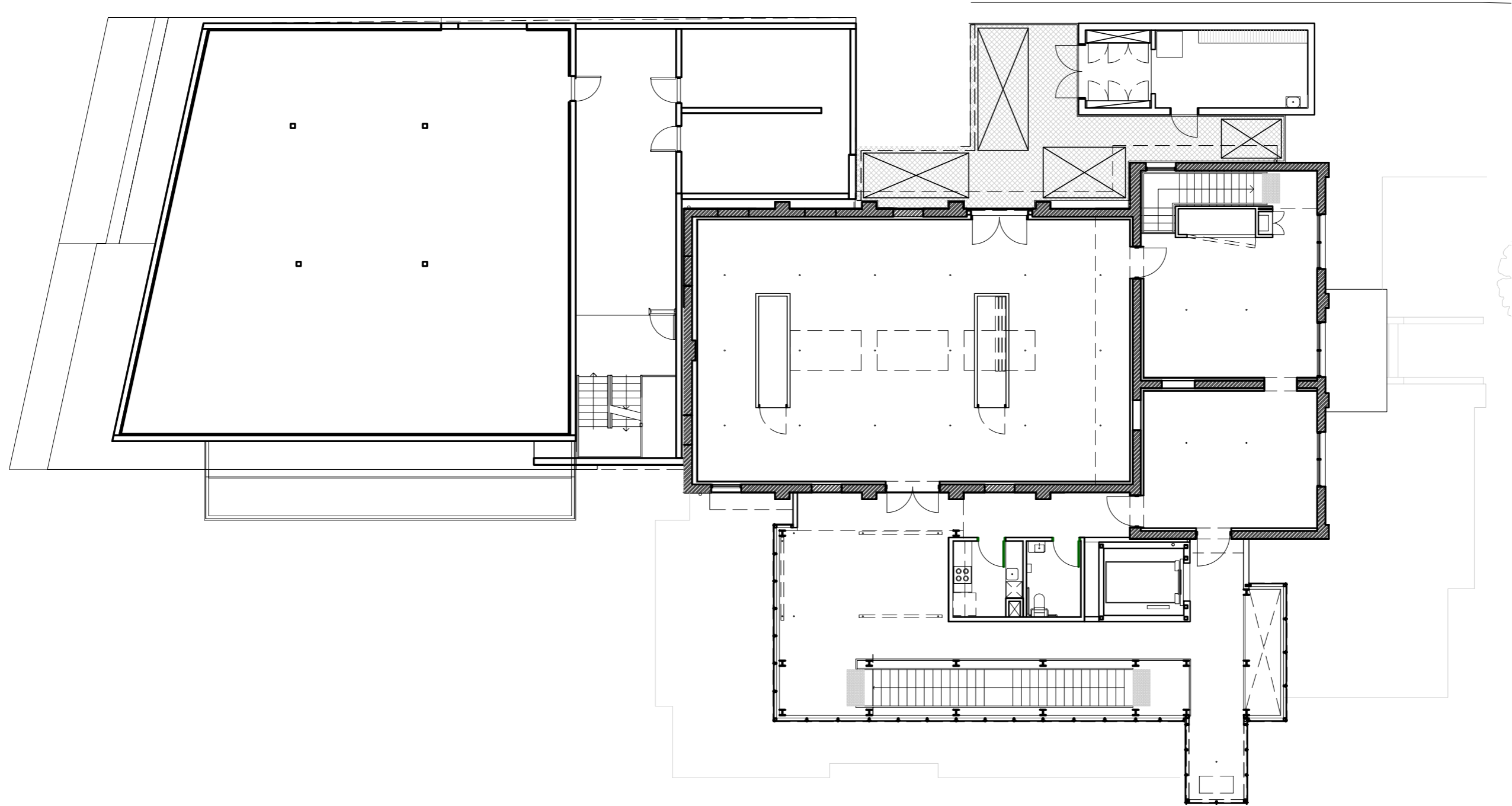
3.2



AREA SCHEDULE	M ²
Masonic Hall Gallery	
Ground Floor Area	356.1
First Floor Area	324.5
Cogen Facility	
(approximate areas including circulation, storage, stairs and lift)	
Proposed Level 1	324
Proposed Level 2	331
Proposed Level 3	178
Proposed Roof Level	95.0
	<i>Internal</i>
	<i>External</i>
	138

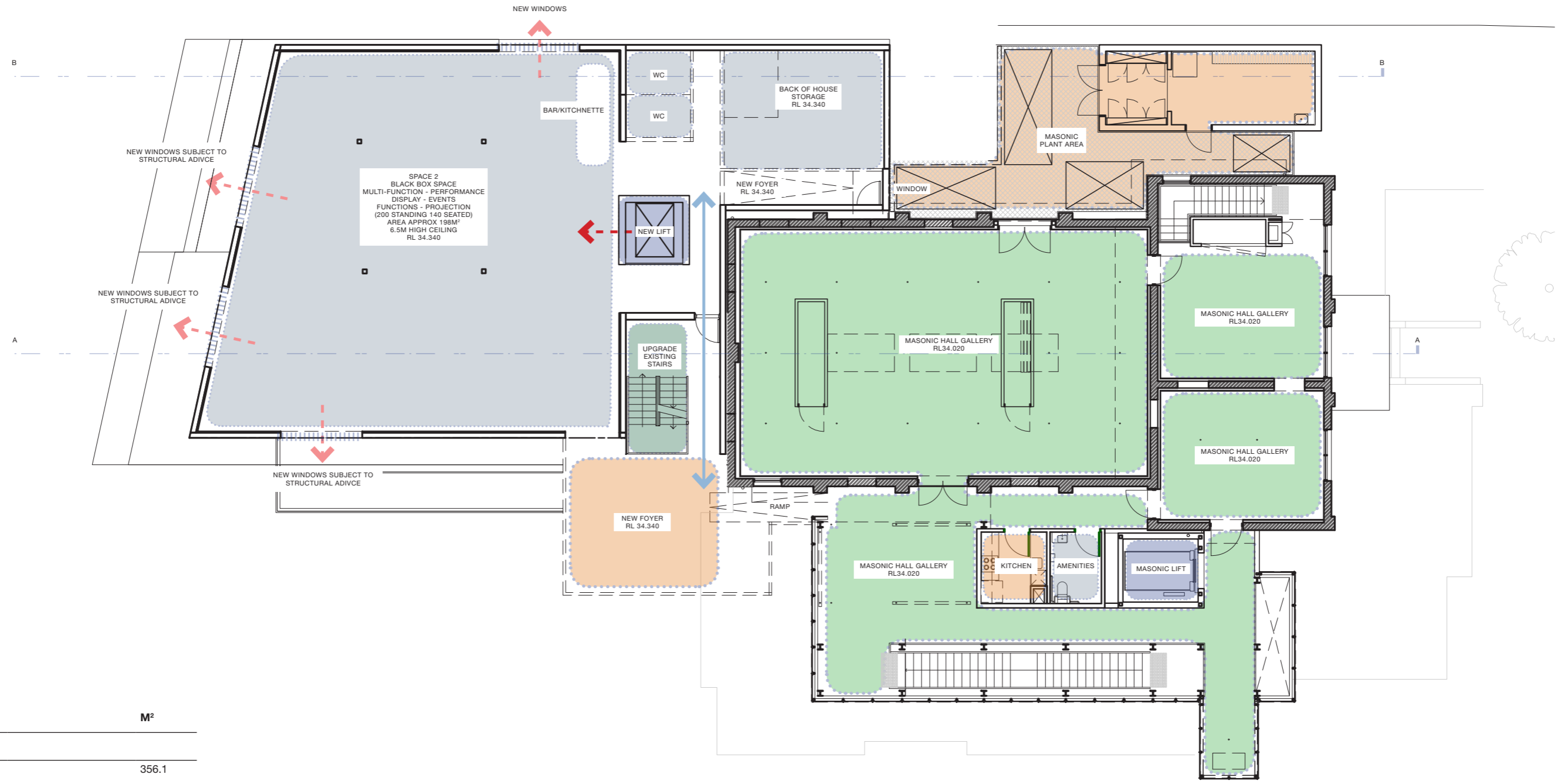
Level 2 - Existing Floor Plan

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Level 2 - Functional Diagram

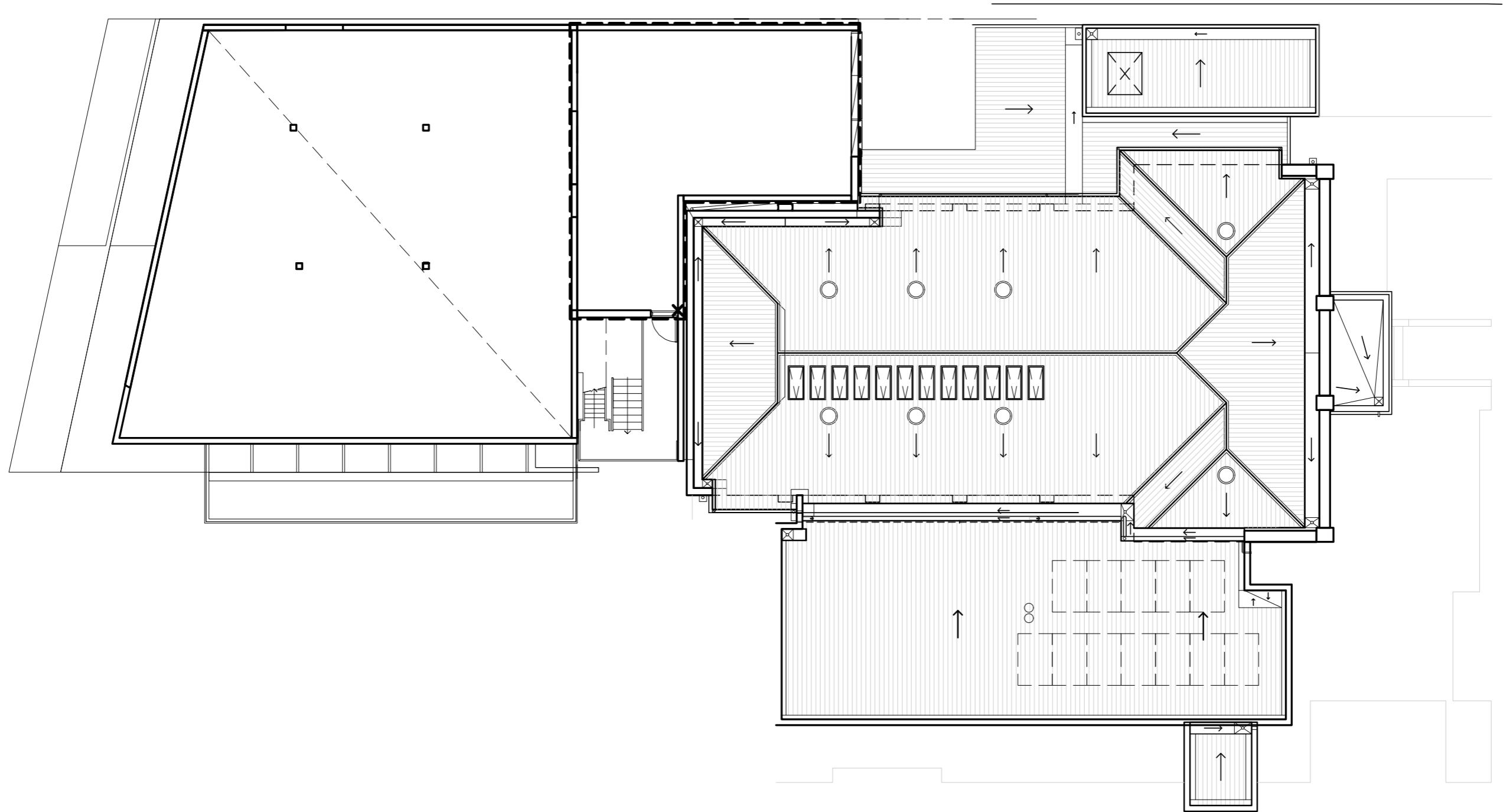
3.4



AREA SCHEDULE	M ²
Masonic Hall Gallery	
Ground Floor Area	356.1
First Floor Area	324.5
Cogen Facility	
(approximate areas including circulation, storage, stairs and lift)	
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Proposed Level 2	331
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	<i>Internal</i>
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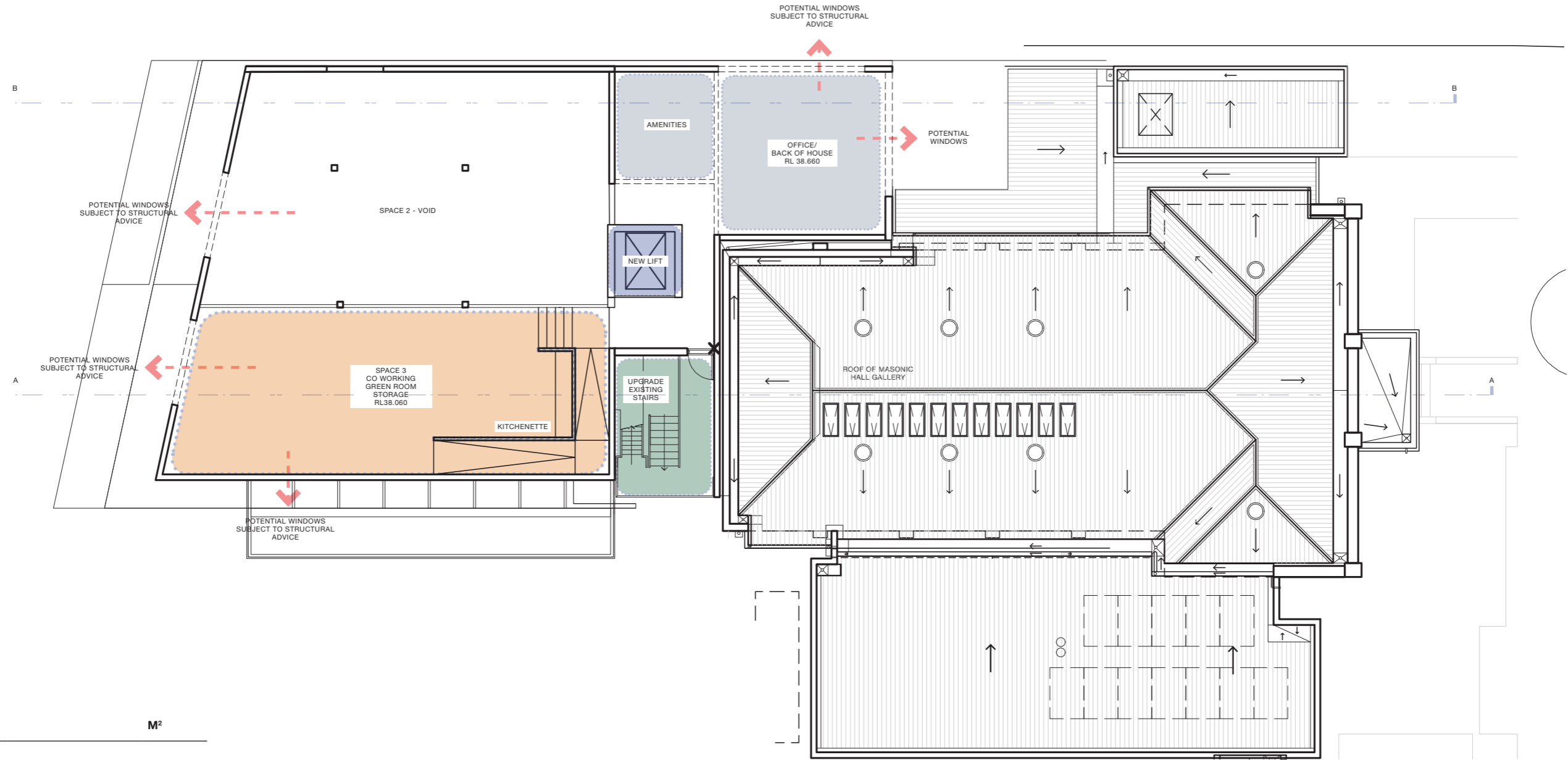
Level 3 - Existing Floor Plan

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Level 3 & Mezzanine - Functional Diagram

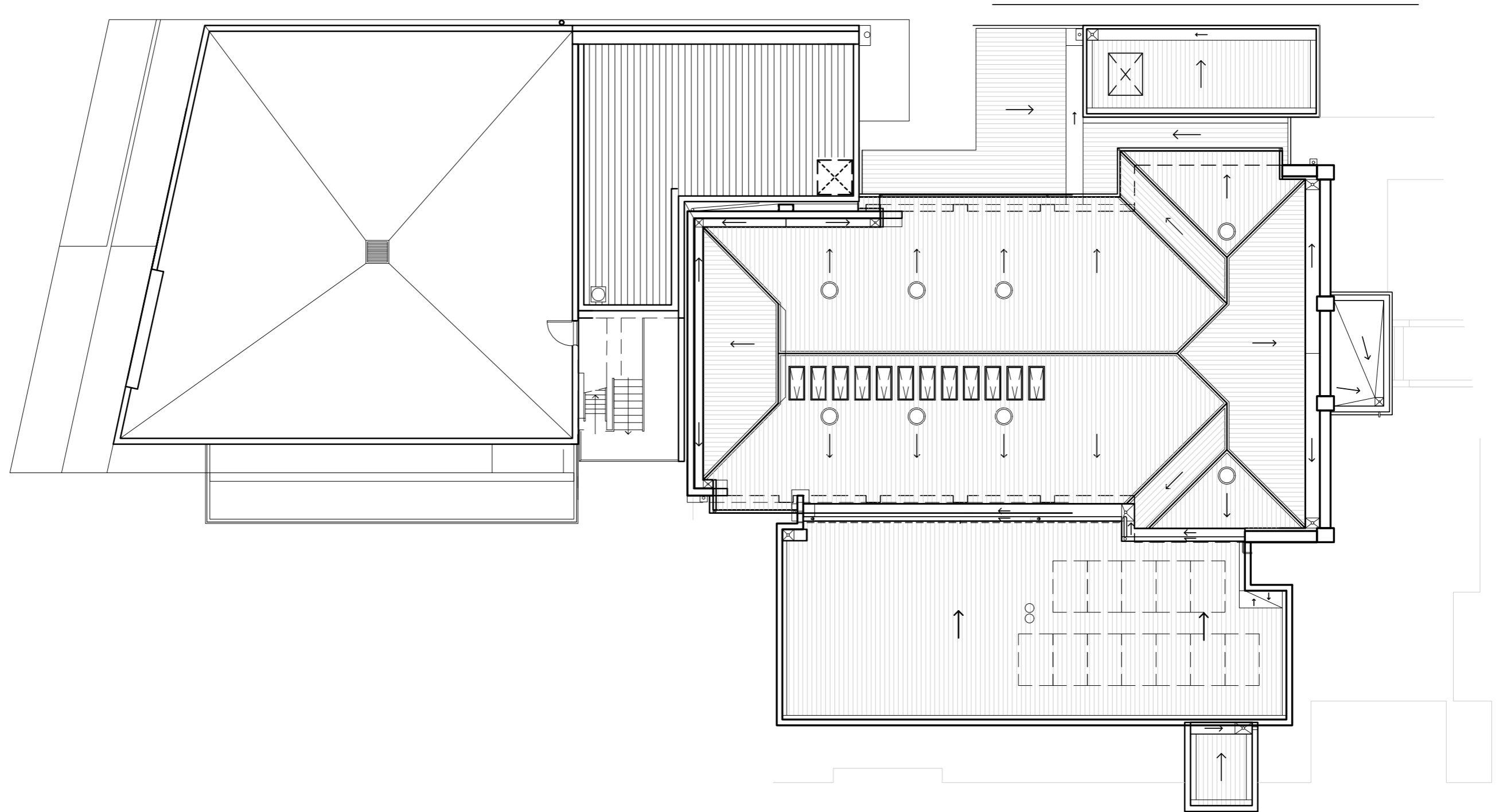
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AREA SCHEDULE	M ²
Masonic Hall Gallery	
Ground Floor Area	356.1
First Floor Area	324.5
Cogen Facility	
(approximate areas including circulation, storage, stairs and lift)	
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Proposed Level 2	331
Proposed Level 3	178
Proposed Roof Level	95.0
	<i>Internal</i>
	<i>External</i>
	138

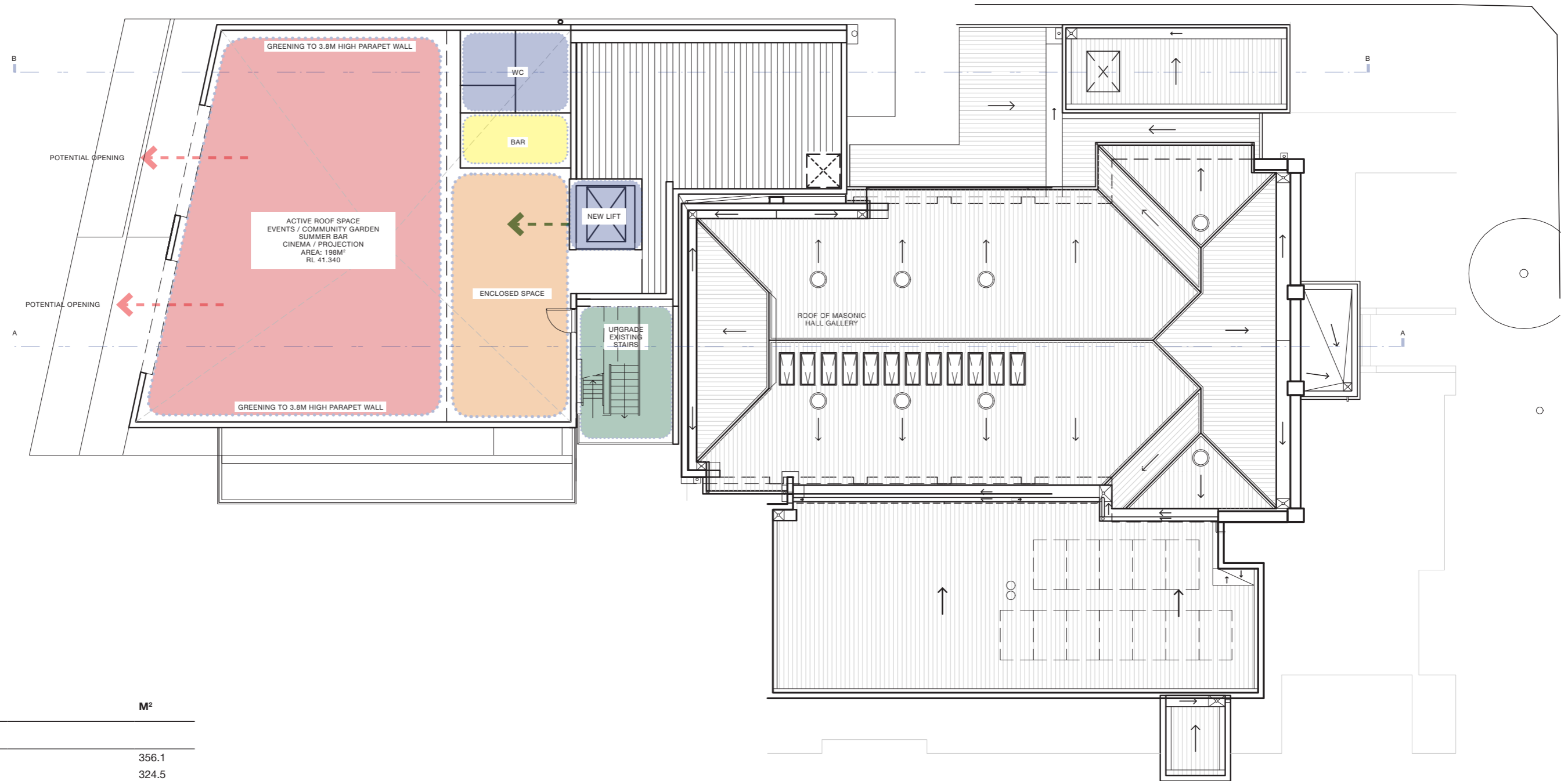
Level 4 (Roof) - Existing Floor Plan

3.7



Level 4 (Roof) - Functional Diagram

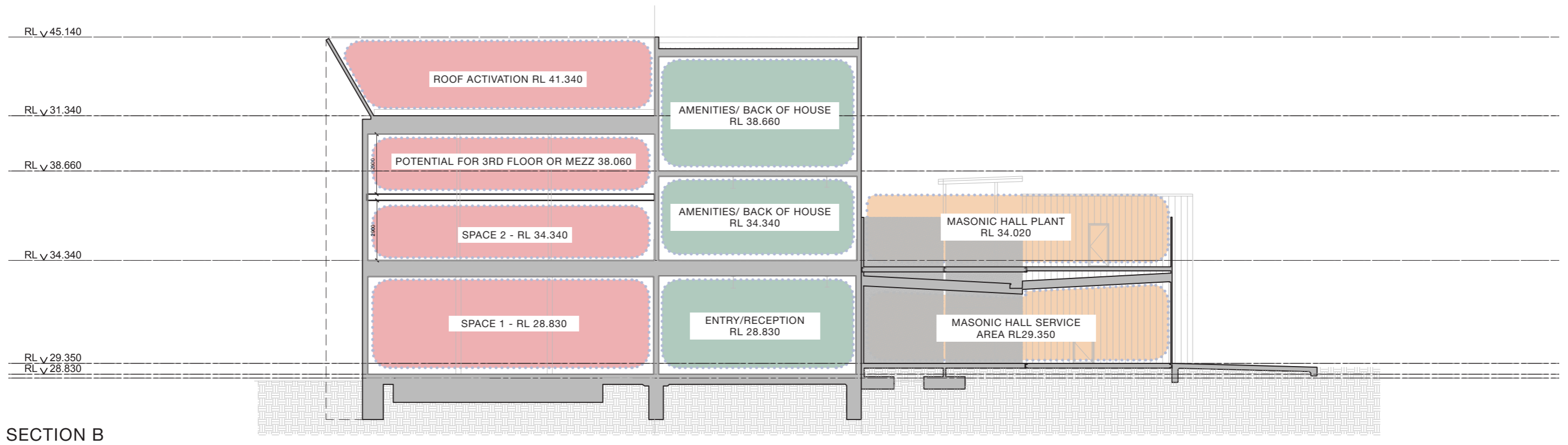
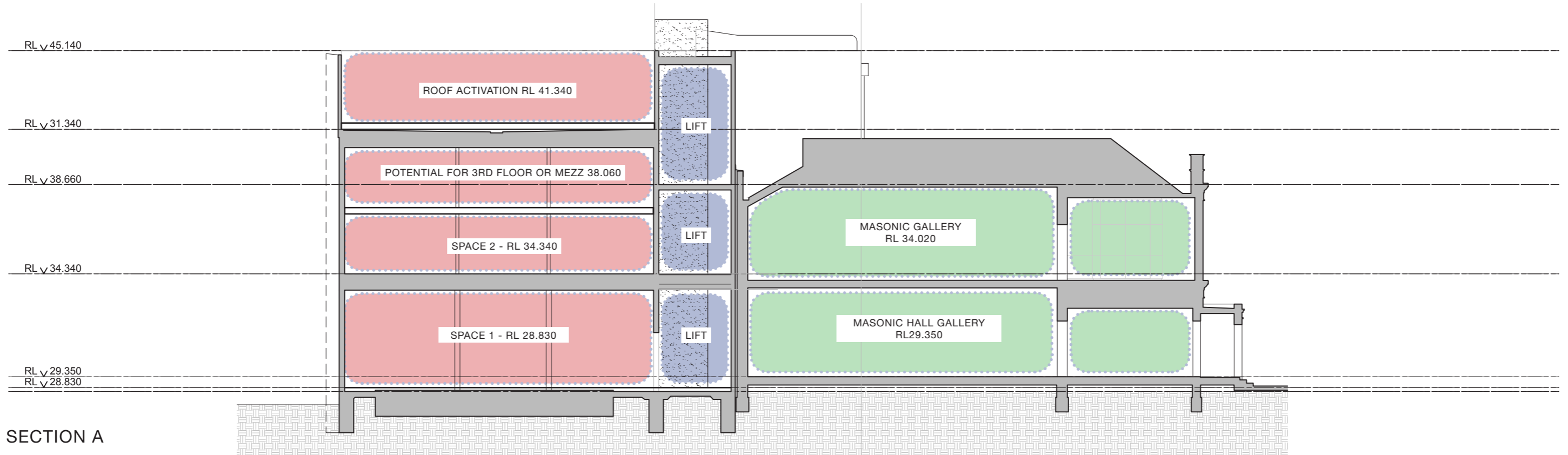
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AREA SCHEDULE	M ²
Masonic Hall Gallery	
Ground Floor Area	356.1
First Floor Area	324.5
Cogen Facility	
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Proposed Level 1	324
Proposed Level 2	331
Proposed Level 3	178
Proposed Roof Level	95.0
	<i>Internal</i>
	<i>External</i>
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Sections - Functional Diagrams

3.9



External View - Halpin Way

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Internal View - Level 4 Roof

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