



Marysville Community Centre

Fact Sheet

Marysville Community Centre

The Marysville Community Centre brings together core community facilities for the benefit of local families, including:

- the new Marysville primary school;
- a children's centre which will include childcare, and maternal and child health services;
- a kindergarten and playgroup;
- a multi-purpose community meeting space;
- a community health service; and
- a recreation centre.

Having these important services in one location makes them more accessible and user friendly for residents and visitors to the Centre.

It allows for greater integration of services, such as health services to children in preschool and school.

Designing for a flexible spaces allows a wide range of groups to use the facilities in different ways.

And co-locating facilities is more environmentally friendly and cost-effective, because of efficiencies in energy and water use, and the potential to share other resources.

Marysville Community Centre – Stage One – Primary School, Children's Centre, Kindergarten and Playgroup

A shared foyer, administration, staff and resource areas will service both the new school and early learning centre, with all facilities under the one roof and linked to the Community Centre.

The primary school is being built according to a thoroughly researched template for Victorian schools, which offers the best design for learning and teaching.

The school currently has a projected enrolment of 31 children for term 2, 2010.

The school has been built to accommodate up to 75 children (twice the number of students pre-fires), and allows for further expansion beyond.

Construction work on the new primary school is well underway and it will be ready for students to move back into in April 2010.

Stage One is costing \$5 million, with funding coming from the Victorian Government.



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Marysville Community Centre – Stage Two – Multipurpose Community Meeting Space, Community Health Service and Recreation Centre

Stage Two of the Community Centre is proposed to include a multi-purpose community meeting space, community group office, indoor recreation centre, community health service and doctor's rooms.

It will replace a number of assets destroyed in the fires and will be used by community groups, education and health services, and social and recreational clubs.

The multi-use community space will come equipped with kitchen facilities, opening out on to a balcony which will have views over the oval.

At the lower park level, the proposal is for a flexible space for recreation activities, events and indoor sports.

Consulting rooms for community health services and treatment rooms for the local doctor are also proposed.

Stage Two of the Marysville Community Centre has been developed by a Stakeholder working group, now the Project Control Group for the project.

This group has met at least monthly since July 2009 and includes representatives of:

- Gallipoli Park Reserve Management Committee
- Alexandra District Hospital
- Department of Education and Early Childhood Development
- Murrindindi Shire Council
- Marysville and District Kindergarten Association
- Marysville and Triangle Community Recovery Committee (in attendance at key milestones)
- Victoria Bushfire Reconstruction and Recovery Authority

Design

The design for the Community Centre Stage 2 has been developed by Spowers architects.

The Project Control Group conducted a tender process and selected Spowers to design the building.

Spowers are a highly experienced and well known Melbourne firm and last year won the Premier's Award for Sustainable buildings with Williamstown Secondary College.



**Victorian Bushfire
Reconstruction and
Recovery Authority**



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Benefits of co-location of community facilities

The Community Centre Stage 2 co-locates a number of community facilities, which will be of significant benefit to the community, by:

- creating a central focus for community activities and services
- allowing for resources to be shared and flexibility in how spaces can be used
- providing access to resources that may not otherwise have been afforded by individual community organisations and groups
- optimising the beautiful park setting for the benefit of a wide range of community groups
- providing for more efficient design and environmental benefits (eg less need to duplicate toilets)

Environmental benefits

The Community Centre's environmental features seek to demonstrate sustainable building design and provide a healthy and comfortable environment for users.

Key features currently being recommended include:

- passive solar design for energy efficiency and natural lighting
- high levels of insulation and double glazing for comfort and energy savings
- solar energy for hot water
- water harvesting for toilet flushing and irrigation
- solar panels for lighting and lighting control systems
- a geexchange system using ground heat for heating and cooling

The Centre will target the equivalent of a 5-star Green Star Education rating.

The building is being designed for Bushfire Attack Level 29 (higher than required under the BAL standards).

Economic benefits

The Community Centre provides a range of potential economic benefits for the Marysville and Triangle communities, by:

- supporting the town's long term growth by attracting residents, including families, to the area
- demonstrating confidence in the future of the town to potential investors
- providing opportunities for events and functions that attract visitors to the town and encourage them to stay in local accommodation and spend money locally
- cost-effectively sharing resources between health, education, recreation users and community groups
- consolidating the building envelope to reduce operating costs compared to



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multiple buildings.

Social benefits

The Centre also provides a range of potential social benefits for the Marysville and Triangle communities.

These include:

- flexible, multi-purpose spaces that can adapt to a wide range of activities and uses and meet the needs of different groups in the community
- high quality facilities that provide health services, recreation and learning activities for families, older people, social and sporting clubs
- outdoor and indoor community meeting spaces that provide opportunities for social connection.

Program to construction

The program for construction of the Marysville Community Centre is as follows:

- i) Issue Tender for construction by mid April 2010
- ii) Award tender by the end of May 2010
- iii) Construction period from the end of May until end of 2010



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Overview of Community Consultation and Stakeholder Engagement for the Marysville Community Centre

1. Community Centre concept

The idea of a multi-purpose, co-located community, health and education facility for Marysville was first raised by members of the community at the **Celebration Day** held on 3 May 2009.

The proposal was then further developed at the **Phoenix Workshop** in late June 2009.

Following on from this, it was identified in the **Marysville and Triangle Urban Design Framework** as one of eight catalyst projects that could help to rebuild Marysville and assist with bushfire recovery.

Prior to the Phoenix Workshop, the Department of Education and Early Childhood Development had convened a School Community Reference Team (comprising departmental, Council and community representatives) to identify priorities for rebuilding primary education and early childhood services in Marysville.

The Community Reference Team recommended that the highest priority was to rebuild the primary school as soon as possible, drawing on the new designs for teaching developed for Victorian schools.

The proposal for a multi-purpose, co-located Marysville Community Centre was presented to the broader community in community briefings and meetings held after the Phoenix Workshop, and later through public consultation (held between 10 September and 10 October 2009) on the draft **Marysville and Triangle Urban Design Framework**.

2. Stakeholder working group

A Working Group of potential stakeholders was convened in July 2009 to consider development of a Community Centre.

Between July and September the group met to develop principles and a masterplan for co-locating facilities on Falls Road near the former primary school and Gallipoli Park.

The working group included representatives from:

- Local community members
- Alexandra District Hospital
- Gallipoli Park Reserve Management Committee
- Department of Education and Early Childhood Development



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- Murrindindi Shire Council
- Marysville and District Kindergarten Association
- Victorian Bushfire Reconstruction and Recovery Authority

3. Gallipoli Park Reserve Management Committee

The Gallipoli Park Reserve Management Committee is made up of representatives of the Kindergarten Association, Cricket Club, Saddle Tramps, Mystic Mountains Tourism, and the Marysville and District Lions Club. As a delegated Section 86 Committee of Murrindindi Shire Council, the Committee is responsible for overseeing the management and enhancement of Gallipoli Park.

Because of Gallipoli Park's close proximity to the Community Centre, the Management Committee has been closely involved in the development of the Community Centre.

They have considered and endorsed the Community Centre proposal on a number of occasions.

The Committee has engaged with potential user groups about the proposal and represented user group views in the Stakeholder working group and Project Control Group.

They have invited participation and involvement in the project through the Triangle News.

Both Stage 1 and Stage 2 concept designs have been endorsed by the Committee.

4. Murrindindi Shire Council

Murrindindi Shire Council's Section 86 Committee endorsed the masterplan and Stage 1 of the Community Centre in October 2009.

Council has been briefed on the Community Centre proposal on three occasions.

5. Project Control Group

A Project Control Group was formed to oversee the development of a concept design for the community health centre, community meeting spaces and the recreation facility.



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The PCG is chaired by Margaret Rae from Alexandra District Hospital and includes representatives from:

- Alexandra District Hospital
- Gallipoli Park Reserve Management Committee
- Department of Education and Early Childhood Development
- Murrindindi Shire Council
- Victoria Bushfire Reconstruction and Recovery Authority
- Marysville and Triangle Community Recovery Committee (in attendance at key milestones)

6. User group meetings

User groups meetings have been held to provide input into the proposed design.

User groups include: the Marysville Cricket Club; the Marysville Football Club; the Girl Guides/youth; the RSL; the Lions Club and community arts groups.

The Gallipoli Park Management Committee has also spoken to a broad range of potential users and throughout late 2009 invited feedback on the proposed Community Centre concept.

7. Meetings with adjoining property owners

A letter was sent to adjoining property owners in Falls Road, inviting them to attend a briefing on the project. So far, some five meetings have been held with individual property owners to work through matters related to landscape, views, car parking and building presentation to Falls Road.

8. Community briefings

Community briefings on the proposed Community Centre were held on Sunday 15 November 2009 (Marysville and Triangle Development Group), Marysville One Community Association (Monday 15 February), and Sunday 28 February 2010 (MATDG and CRC).

9. Community Recovery Committee

The Community Recovery Committee identified the Community Learning, Health and Recreation Centre as a priority recovery project.

The preliminary concept and masterplan was presented to the Community Recovery Committee in October 2009 and the schematic design was endorsed by the Committee on 9 March 2010.



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10. Community information and feedback

Information about the proposed Community Centre has been posted on the VBRRRA and MATDG websites.

Written feedback on the proposed design was invited between 15 Feb and 11 March 2010. This was advertised by way of flyers around town, emails sent to community email lists, the VBRRRA News Update, the DHS Community Hub in Marysville and other local venues.

Onsite information was provided about the proposed Community Centre layout in Falls Road from November.

The Gallipoli Park Reserve Management Committee advertised the proposed development of the Community Centre in the Triangle News over three months in 2009, inviting interest from local community members to participate in the process.