

# YERONGA COMMUNITY CENTRE CONCEPT DESIGN REPORT

Archipelago





# 01 CONTEXT

## OVERVIEW

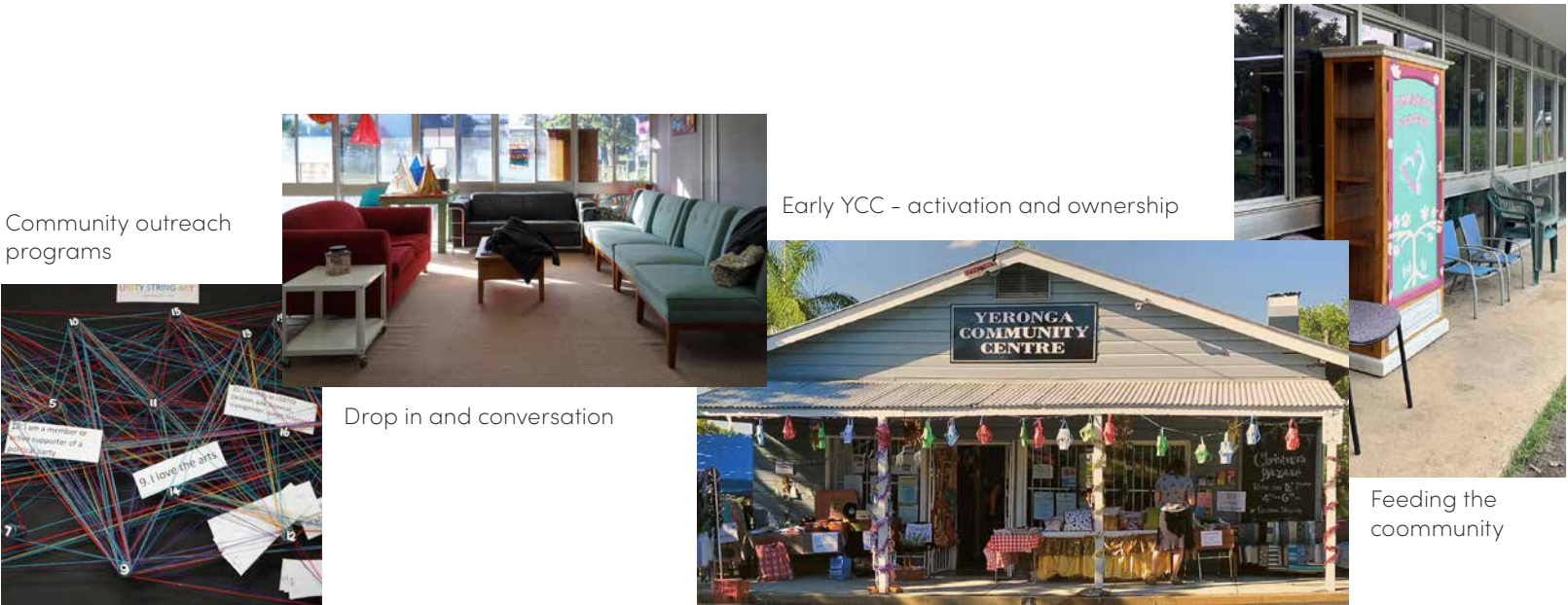
The Yeronga Community Centre will be a community hub for activities and outreach for the wider precinct encompassing the Yeronga State and High Schools, memorial Park and the emerging Parkside Yeronga mixed use residential precinct.

The architectural form and material respond to the cues from the local context so that the building feels “at home” in its context and helps moderate the scale between residential and commercial buildings.

The building responds to its public faces with activation of Villa Street and public plaza via the main community rooms, community kitchen and covered outdoor space. The main entry faces the main plaza linking Villa Street and the proposed green spine at the heart of the new Parkside precinct. Community rooms are carefully scaled to provide good light and ventilation to the plaza spaces in addition to activation and passive surveillance. The lower plaza connecting to the green spine is activated by the All Gauge Model Railway which occupies the north western corner of the building, providing an address to the northern side of the building providing similar activation and significance as the Villa Street frontage.

The scale and mass of the building is broken into three main public rooms registered by over height spaces with pop up roofs. This breaks up the mass and bulk of the building in addition to providing important access to light and ventilation into the heart of the building and providing a welcoming and comfortable space. The height provides the necessary conditions to create a mixed mode building that can operate much of the year without air conditioning, providing a comfortable but low energy building.

The family of forms is unified by a material language that adopts a residential palette but configured in a civic and contemporary way. A strong brick plinth echo the language of brick throughout the area and helps ground the building and provide an armature for the landscape integration, creating an “occupied ruin” of varying height walls that define and let space flow.



# CONTENTS

## 01 CONTEXT

Overview	2
Location	3
Master plan	4
Urban context	5

## 02 DESIGN DRIVERS

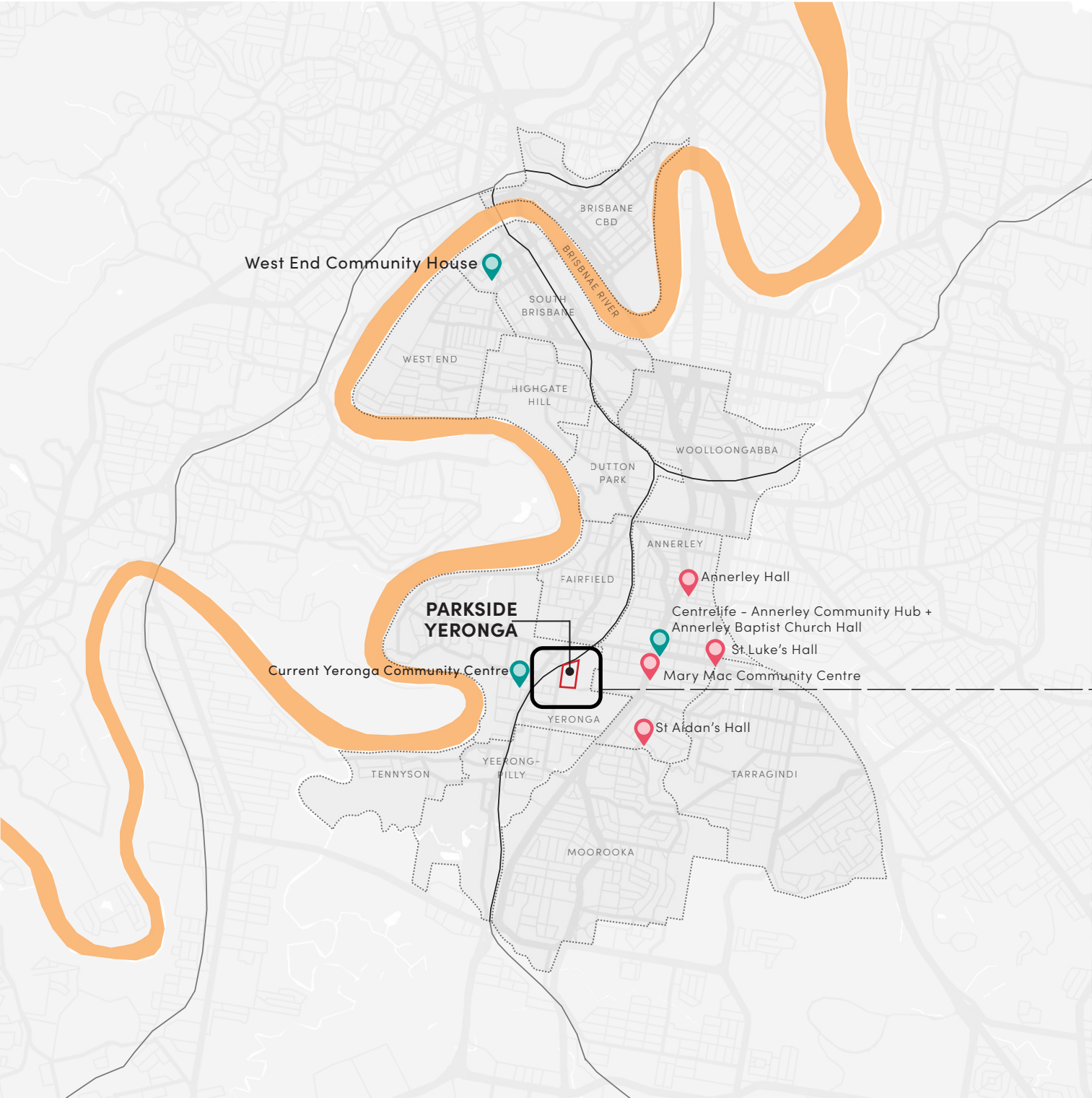
Architectural form	6
Building arrangement strategies	7
Building look and feel	8



## 03 DRAWINGS

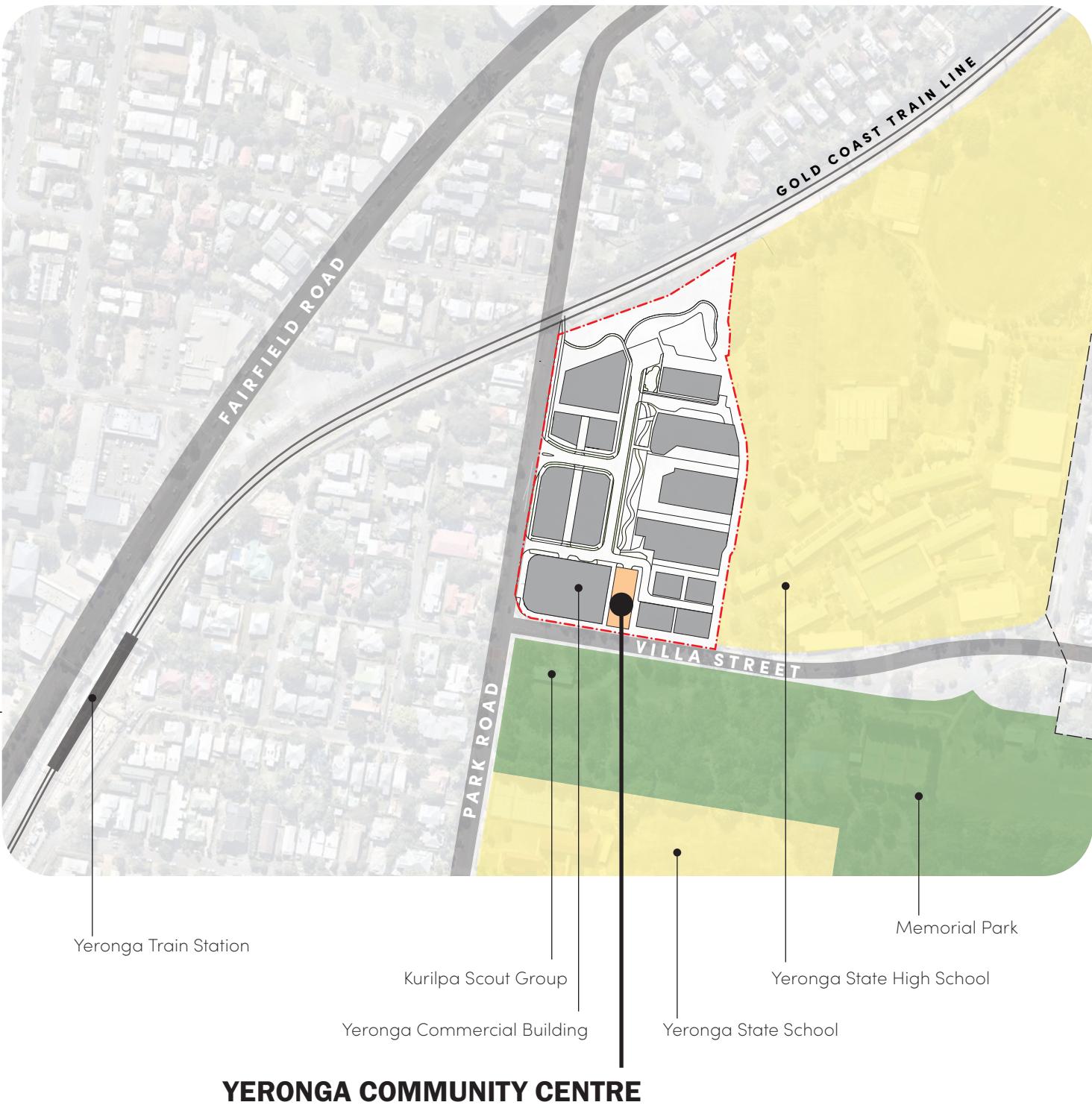
Site plan	9
Lower ground plan	10
Upper ground plan	11
Roof plan	12
Sections	13-15
Elevations	16-17
Indicative views	18-21
Defining Entry & Address	22
Child Safety & Playgroup Storage	23-24



# LOCATION



 Parkside Yeronga - New Yeronga Community Centre Location  
 Community Plus Service Location





# MASTER PLAN

## Parkside Yeronga

Parkside Yeronga is envisioned to become an important inner city redevelopment that showcases how infill development can deliver diversity in form, use, and tenure. It will be a place that is sensitive to its context and respectful to its neighbours.

A key element of the master plan will be the construction of a two new buildings along Villa Street. These buildings will establish some of the key principles and fabric of the master plan, specifically the construction of a new public plaza that will connect Memorial Park and Villa street with new green spaces that will be delivered as part of the development of Parkside Yeronga.

Economic Development Queensland (EDQ) will develop the new commercial building on the corner of Park Road and Villa Street. Adjacent to the commercial building and located at the head of the Parkside Yeronga Green Spine on Villa Street, EDQ will also deliver a new home for the Yeronga Community Centre for the Department of Communities, Housing and Digital Economy. Community Plus will occupy the head lease and sub-let part of the building to the Annerley Stephens History Group and the All Gauge Model Railway Club.

The space between the buildings creates a plaza that provides break out space for the community centre and places for the community to sit and relax with a coffee and take in the view to the Brisbane CBD. There will be a diversity of spaces along the plaza providing opportunities for large and small gatherings. It will enable the public of all abilities to connect through the space and will be complemented with lush sub tropical landscape.

This opportunity is uniquely afforded to this project given that both buildings will be delivered by the same developer. It will result in a high quality urban space that will create a positive addition to the wider Yeronga neighbourhood and create a new and memorable place for all.



Note: All design arrangements are subject to ongoing design development.



# URBAN CONTEXT

## Yeronga

Yeronga has, and continues to, transform in the waves of growth and urban renewal. Being a middle ring suburb, Yeronga is witness to waves of development, each with distinct styles and material language. Having said this, the bricolage of styles and elements holds together through common scaling and formal elements that are consistent in each phase of development.

### 1. Nested scale and stepped gables

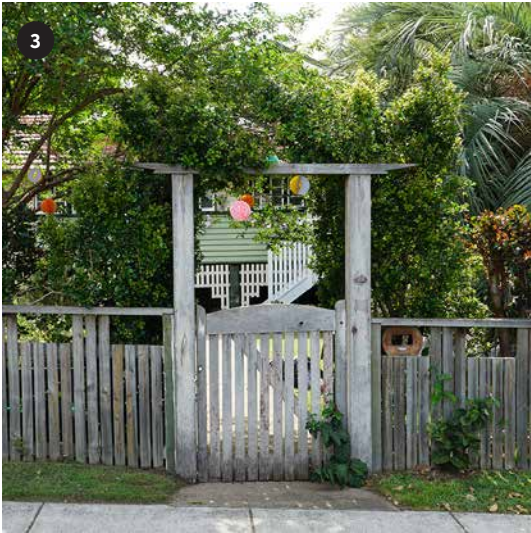
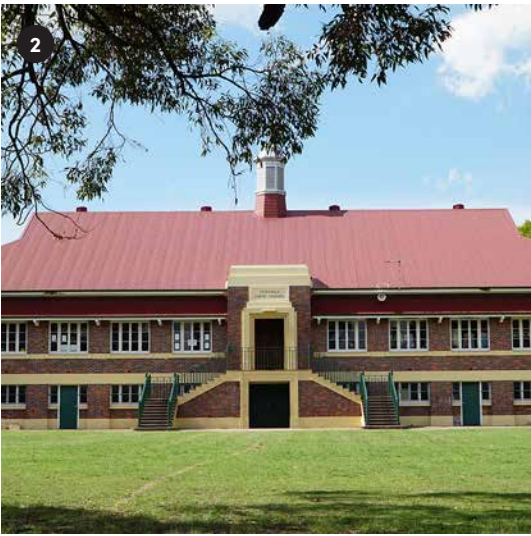
Through many phases of development, larger building and homes constructed in the area have broken down their scale through stepped gables and layers of built form. These typically address the street with a gable rather than a veranda edge and is a device that both manages scale and reveals the layers of occupation into the site.

### 2. Brick in a timber town

Older civic buildings in the neighbourhood have used brick to signify presence and importance. Brick is also used to jump scale from domestic to civic and multi residential buildings. Brick and timber are used prevalent in the area and these materials illustrate the evolution of scale and form, whilst to uniting this ensemble of diverse buildings together.

### 3. Threshold and edge

Structures at edge of the street and lot boundaries provides an important middle scale that ties the building to the street and manages landscape and privacy. The variety of fences and screens in brick and timber have decorative and in some instances symbolic intent and remain an important fabric defining the public realm.





ARCHITECTURAL FORM

1. LAYERED GABLES

Gables addressing the primary street. The scale and layering of gables defines a sequence of spaces and creates an interesting building silhouette.

2. COMMUNITY ROOMS

Primary community rooms are defined with high level spaces with pop up roof forms that are read from the outside. High spaces provides good passive ventilation and environmental management opportunities.

3. LANDSCAPE WALL

A brick landscape wall grounds the building and manages the transition between levels. The language of brick and garden walls echoes patterns in the neighbourhood.

4. FOLDING

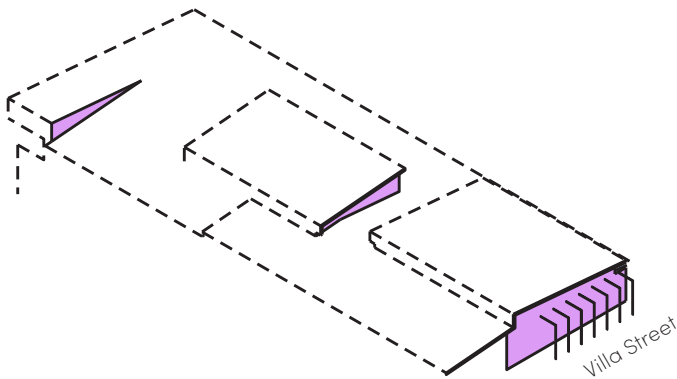
Folding roof forms defines the building silhouette against the distant view. Folding roof forms offer opportunities to echo the soffit of the adjacent commercial building whilst managing scale and environmental management in the green spine link.

5. STRUCTURE

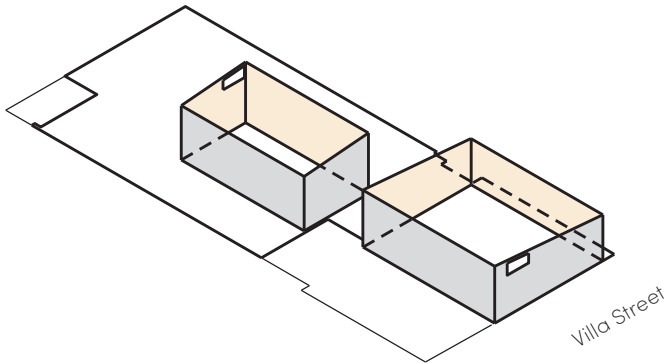
The building is comprised of a masonry lower level and steel portal frames and light weight street primary structure to the upper level.

6. CONNECTION

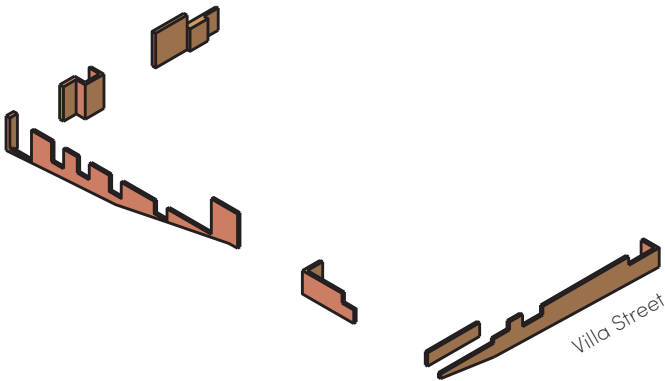
Windows and address orient the user to key moments in the context: view to memorial park and views to the green spine and CBD. The heart of the building links through levels and provides a heart to the building.



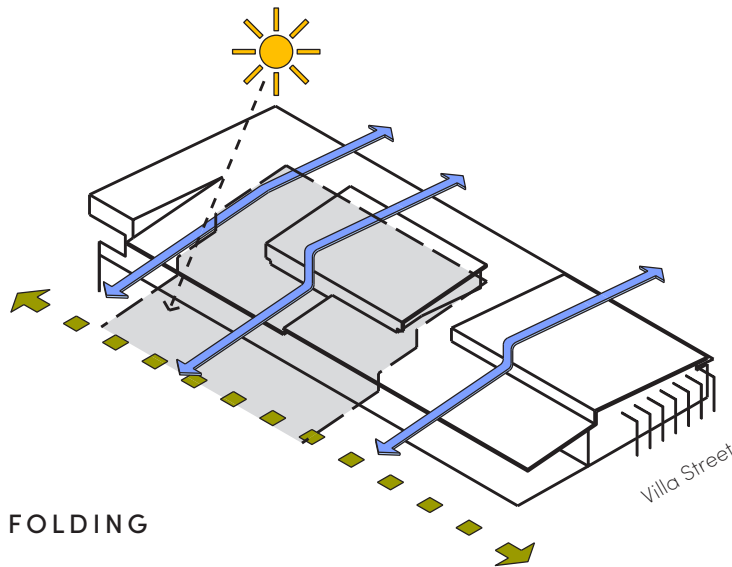
1. LAYERED GABLES



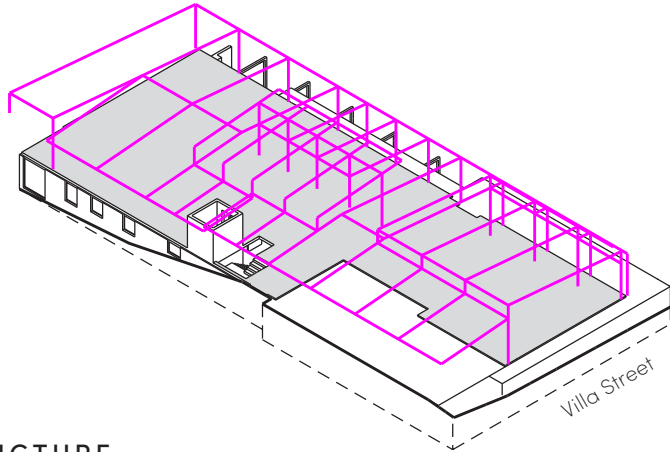
2. COMMUNITY ROOMS



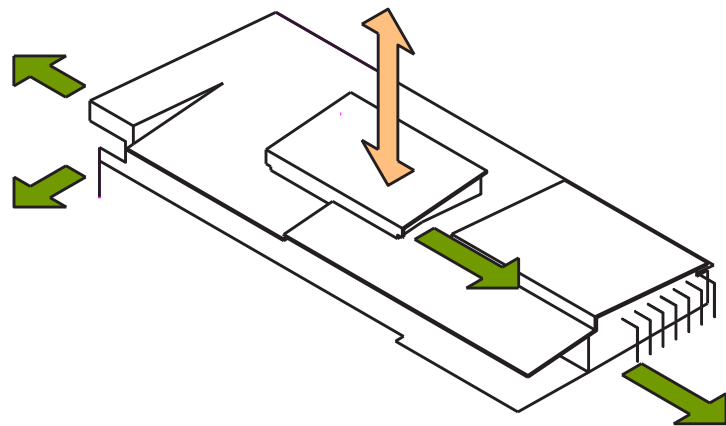
3. LANDSCAPE WALL



4. FOLDING



5. STRUCTURE



6. CONNECTION



# BUILDING ARRANGEMENT STRATEGIES

## 1. ACTIVATION

Primary activation is to Villa Street, public plaza, and the green spine. Covered outdoor space connects to the plaza visually but contains an operable low height barrier to provide security for a children's play group. Passive surveillance and activation along the link to green spine is provided via community rooms situated along the western elevation addressing the green spine. Windows to the All Gauge Model Railway club on lower level enables a series of shop front windows for children to observe the models and activities within.

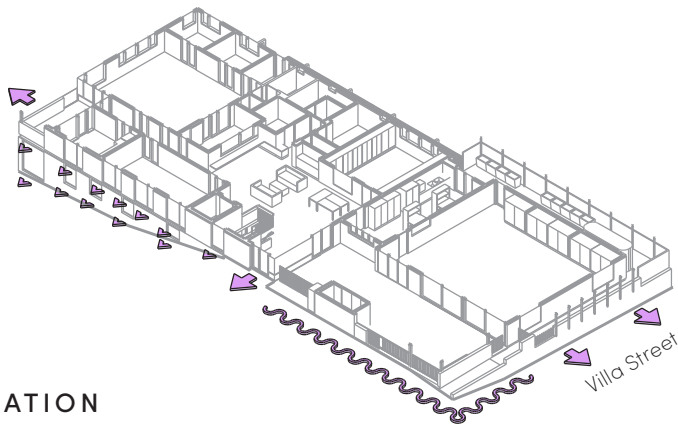
## 2, 3. CIRCULATION

Primary access via the public plaza and green spine. Main entry into the welcome bub to provide a central point of orientation linking to all of the main functions of the centre and connection to the lower ground level. The lower ground entry from the car park provides direct access to the upper level, ancillary spaces and the All Gauge Model Railway. Secondary access points from the north into the All Gauge Model Railway. Egress provided along the eastern terrace to Villa Street.

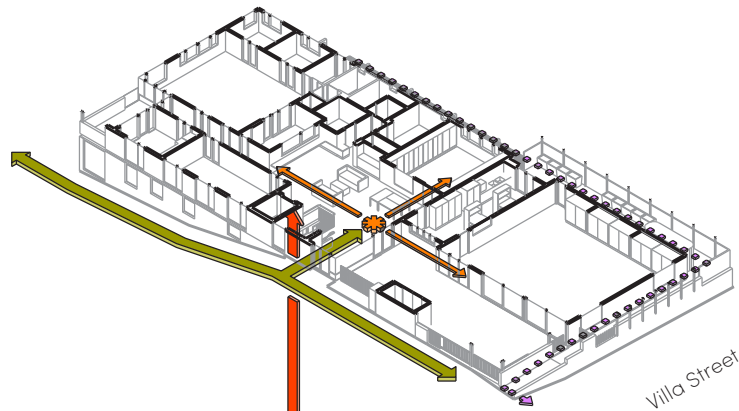
## 4, 5. THRESHOLDS

4 levels of privacy provided as defined by YCC.

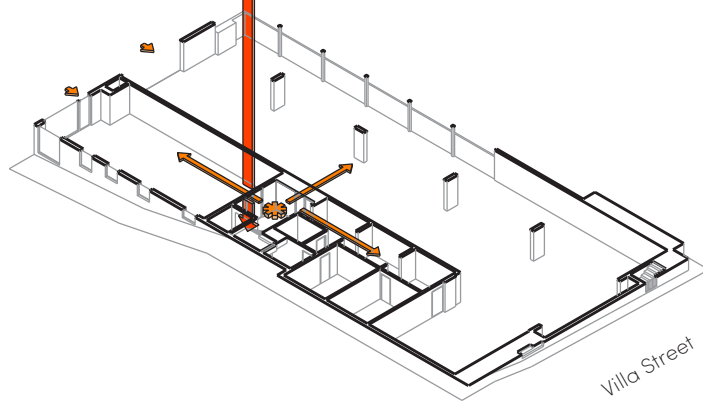
- 1 Full public access
- 2 Community rooms
- 3 Bookable meeting rooms
- 4 Private working spaces



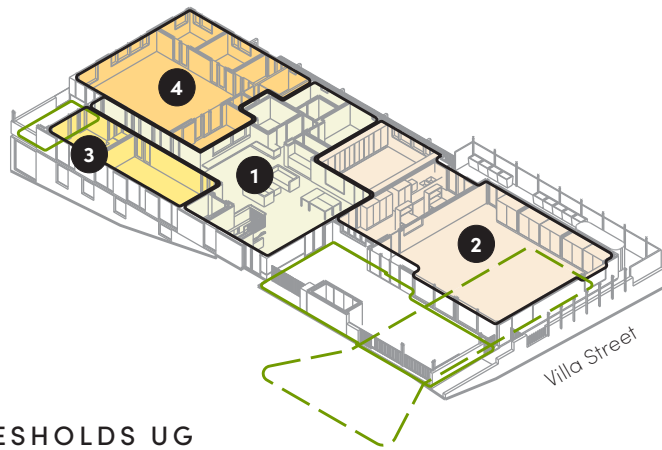
1. ACTIVATION



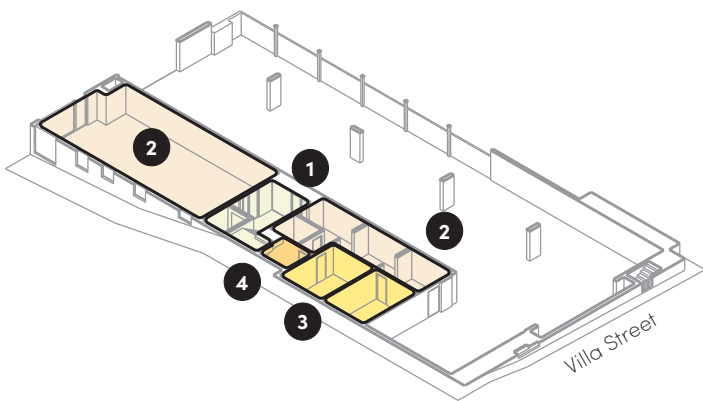
2. CIRCULATION UG



3. CIRCULATION LG



4. THRESHOLDS UG



5. THRESHOLDS LG



BUILDING LOOK & FEEL



Wayys Youth Transition Hub, Melbourne



Sands Ends Arts and Community Centre, London



Ratchut School, Thailand



Oscar Niemeyer Sports and Culture Centre, France



Nicolas Poussin School, France



Wayys Youth Transition Hub, Melbourne

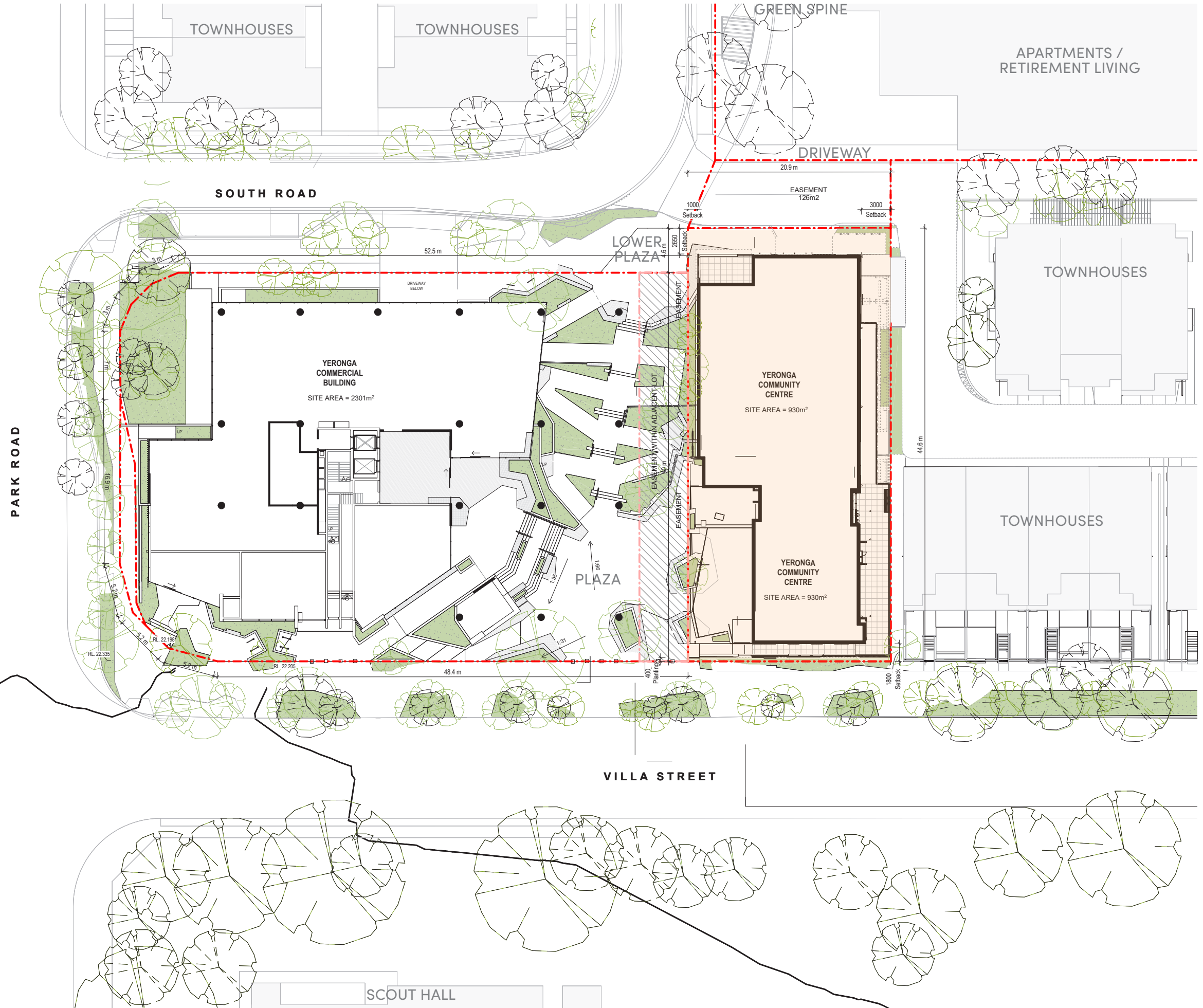


Duna-Ipoly Visitor Centre, Hungary



Brick planter and vines





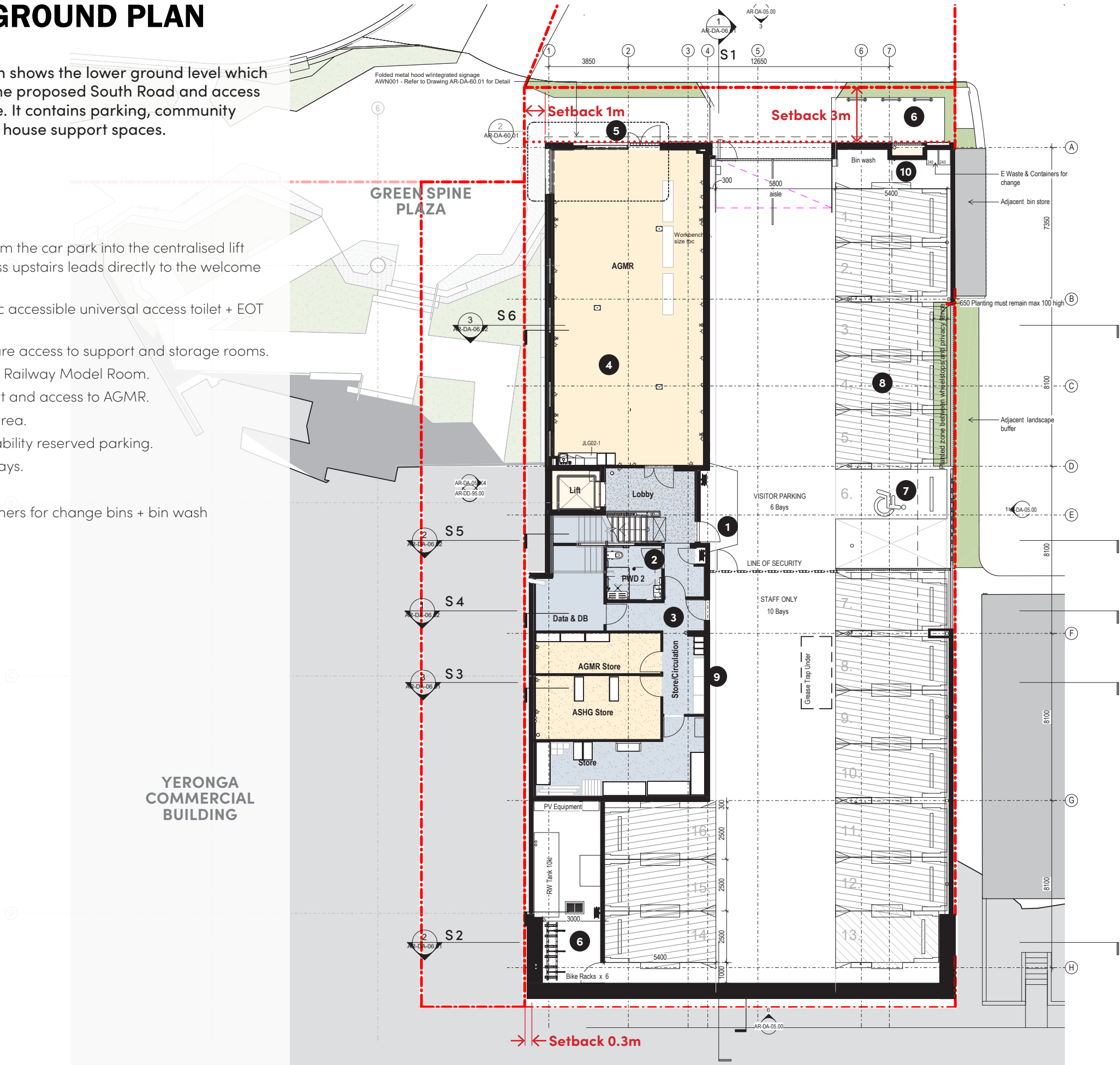


# LOWER GROUND PLAN

The attached plan shows the lower ground level which is at the level of the proposed South Road and access to the green spine. It contains parking, community uses, and back of house support spaces.

### Points to note

- 1. Secure access from the car park into the centralised lift and stair. The access upstairs leads directly to the welcome hub.
- 2. Lower level public accessible universal access toilet + EOT showers.
- 3. Internal and secure access to support and storage rooms.
- 4. All Gauge Model Railway Model Room.
- 5. External forecourt and access to AGMR.
- 6. Bicycle parking area.
- 7. Allocation for disability reserved parking.
- 8. Signed nose in bays.
- 9. EOT lockers
- 10 E-waste + containers for change bins + bin wash



LOWER GROUND	
Yeronga Community Centre (YCC)	m <sup>2</sup>
WC	7.1
YCC Bulk Store	42.7
Sub total	49.8
All Gauge Model Railway (AGMR)	
Model Room	110.4
Storage	11.9
Sub total	122.3
Annerly Stephens History Group (ASHG)	
ASHG Archive Store	11.9
Sub total	11.9
Ancillary Space - LG	
Stair	inc
Vestibule	inc
Circ	19.1
Lift	4.5
Data + DB	12.3
Plant	27.2
Sub total	63.1

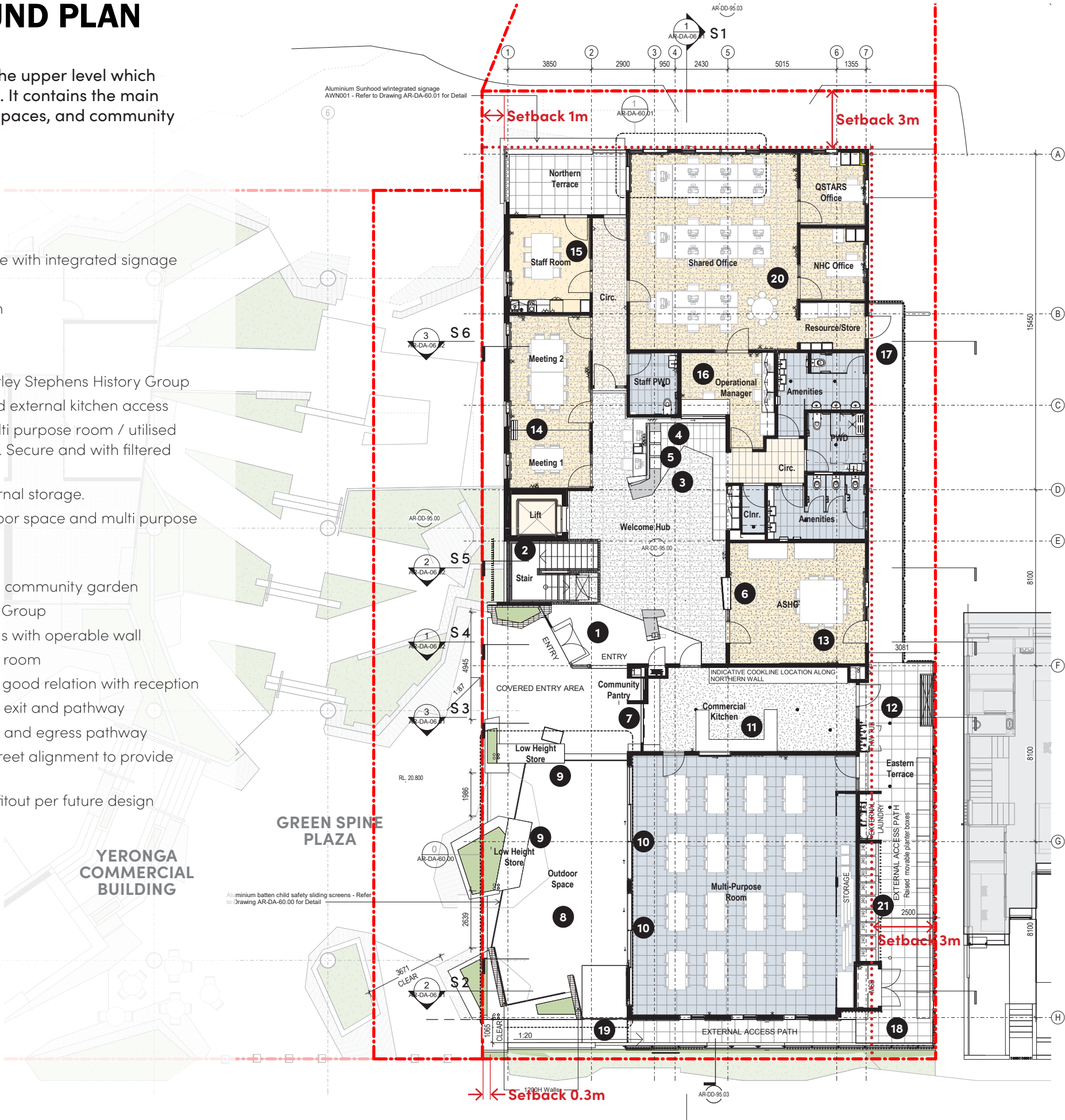


UPPER GROUND PLAN

The attached plan shows the upper level which is at the level of Villa Street. It contains the main community uses, outdoor spaces, and community support offices.

Points to note

- 1. Main entry from green spine with integrated signage
- 2. Stair and lift centralised
- 3. Central point of information
- 4. Good passive supervision
- 5. Seating
- 6. Shop front display to Annerley Stephens History Group
- 7. Covered outdoor space and external kitchen access
- 8. External area adjacent multi purpose room / utilised as external play group space. Secure and with filtered screening to public space.
- 9. Play group low height external storage.
- 10. Glazed doors linking outdoor space and multi purpose room.
- 11. Community kitchen
- 12. Rear access to kitchen and community garden
- 13. Annerley Stephens History Group
- 14. Community meeting rooms with operable wall
- 15. Community access to staff room
- 16. Operations manager with good relation with reception
- 17. Second emergency egress exit and pathway
- 18. Private and secure service and egress pathway
- 19. Ramped link along Villa Street alignment to provide accessible servicing link
- 20. Shared office space with fitout per future design iteration.
- 21. Bin store 9x 240L bins



UPPER GROUND - VILLA STREET

Yeronga Community Centre (YCC)	m <sup>2</sup>
Front of House	
Welcome hub / entry	87.5
Reception	inc
Sub total	87.5
Community Rooms	
Multi-purpose room	120.0
Furniture store	9.5
Meeting room 1	10.0
Meeting room 2	19.5
Sub total	159.0
Community Kitchen	
Kitchen	36.5
Sub total	36.5
Community Support Services	
Operational Manager office 1	14.0
Qstars Manager office 2	10.0
NHC Manager office 3	10.0
Shared office	71.5
Resource / Store	6.0
Store	2.0
Staff room	16.0
Staff toilet (extra to original brief)	7.0
Sub total	136.5
Ancillary spaces	
Female toilets	12.0
Male toilets	10.0
Cleaner	2.0
Universal access toilet	8.0
Sub total	32.0
Total - Net Indoor UG usable YCC	451.5
Ancillary & Outdoor Space - UG	
Circulation - UG	
Corridor	18.5
Stair	8.5
Lift	4.5
Sub total	31.5
Outdoor	
Covered outdoor space	85.5
Outdoor space	12.0
Storage to outdoor space	4.5
Sub total	102.0
Annerly Stephens History Group (ASHG)	
Meeting room	35.0
Sub total	35.0

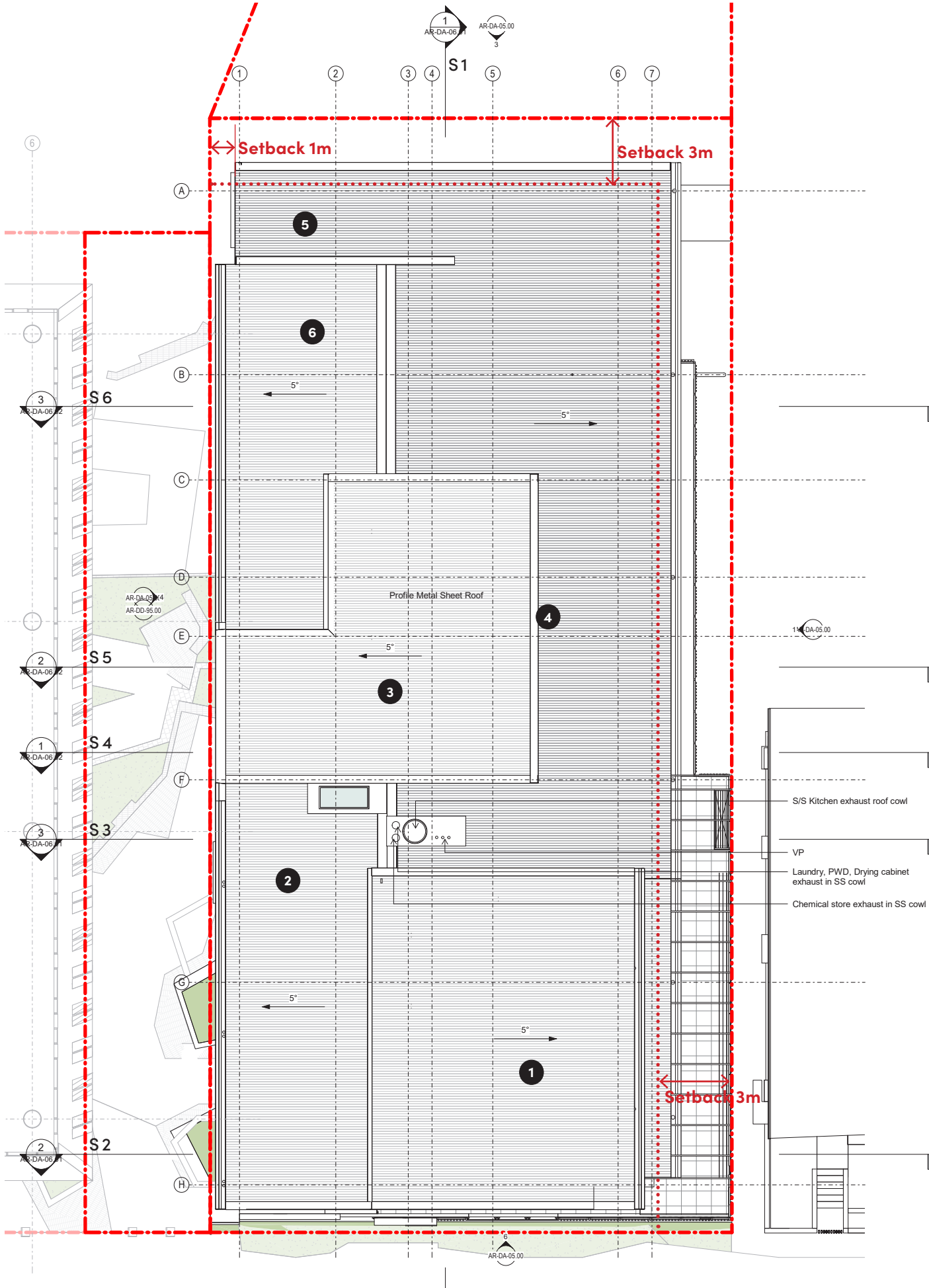


# ROOF PLAN

The attached plan shows the roof level. The visibility of the roof means that the roof will be a fifth facade and carefully managed. Locating plant and equipment, scale and managing glare from the roof are key considerations.

### Points to note

- 1. Pop up roof over main community room
- 2. Roof over outdoor space and entry
- 3. Pop up roof over welcome hub + entry
- 4. Plant location on pop up wall - screened from view
- 5. Pop up roof over northern terrace
- 6. Pitched roof to manage scale along western facade



### Technical specifications

#### Structure

Lower ground primarily insitu concrete and masonry.  
Upper ground and roof steel portal frame and lightweight steel infill.

#### Ventilation

Mixed mode air conditioning to main community space and welcome hub. Selectable modes to turn on fans and automatically open louvers to encourage natural ventilation during comfort days. Air conditioning can be selected with the touch of a button that closes louvres and activates air conditioning.

Air conditioning is provided to offices, meeting rooms, Annerley Stephens History Group, Kitchen, All Gauge Model Railway and ancillary spaces where required.

#### Environmentally Sustainable Design

- LED lighting.
- Supplementary fans promoting increased air flow to welcome hub and main community room.
- Instantaneous hot water heaters running off solar power.
- Photo voltaic electricity generation.
- Provision for electric vehicle charging.
- Passive ventilation strategies to reduce energy usage.
- Rainwater harvesting (20,000litres).
- Generous shading to eaves and outdoor spaces generally.
- Provision for community garden space.

#### Equipment

- Electricity switch on Lower Ground (LG).
- Meters to LG facing easement on north.
- Data and switch room to LG.
- Rainwater collection to LG and Upper Ground (UG).
- Plant located on the eastern pop up wall adjacent Welcome Hub to manage visual and acoustic amenity.

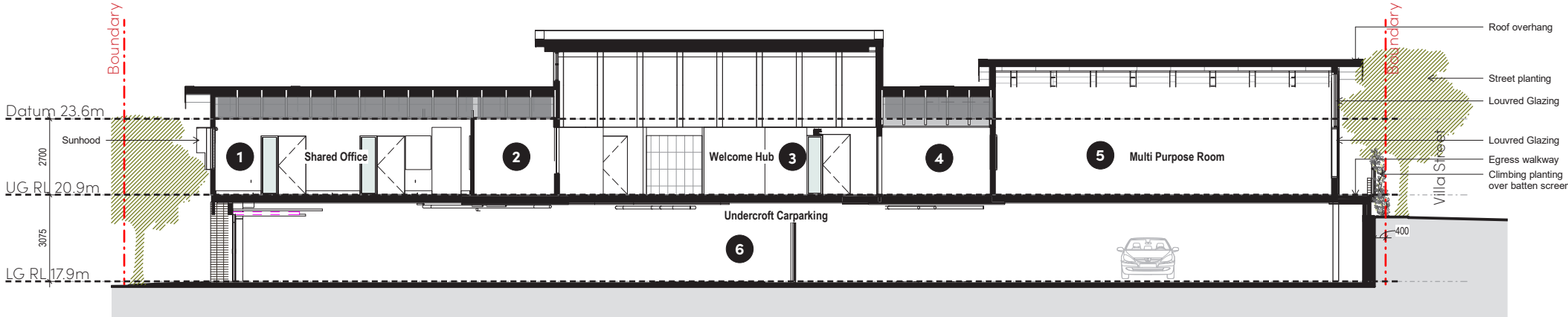


# SECTIONS 1

Sections illustrate the spatial conditions through the UG spaces. Double height spaces provided to welcome hub and main community room enhances sense of space and passive design strategies.

Points to note

- 1. Shared office space
- 2. Operational staff
- 3. Welcome Hub
- 4. Kitchen
- 5. Main community room
- 6. Car park

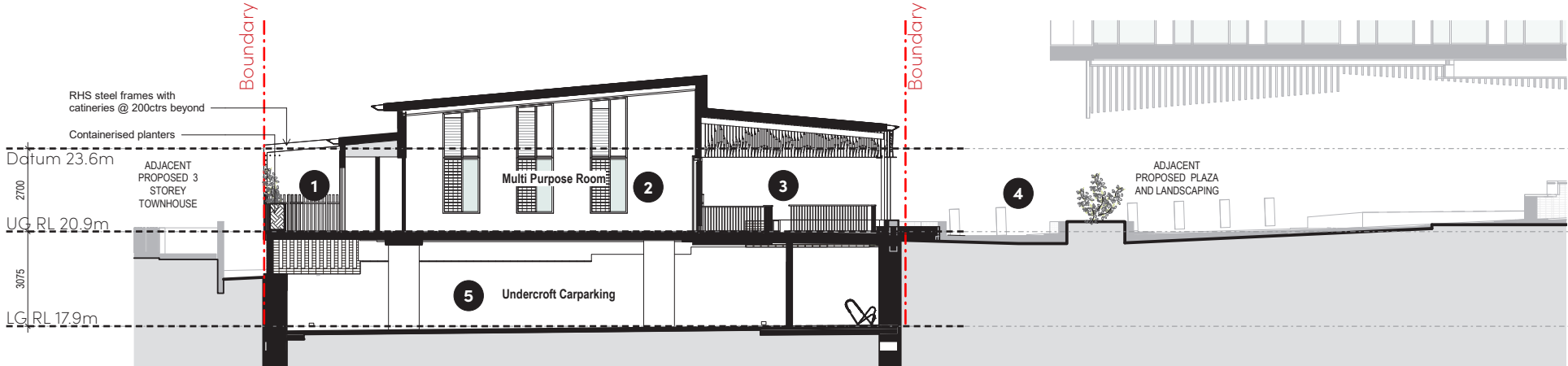


Levels shown in AHD - Australian Height Datum

SECTION 1

Points to note

- Section 2
- 1. East terrace (community garden)
  - 2. Main community room
  - 3. Outdoor space
  - 4. Green spine / plaza
  - 5. Car park



Levels shown in AHD - Australian Height Datum

SECTION 2

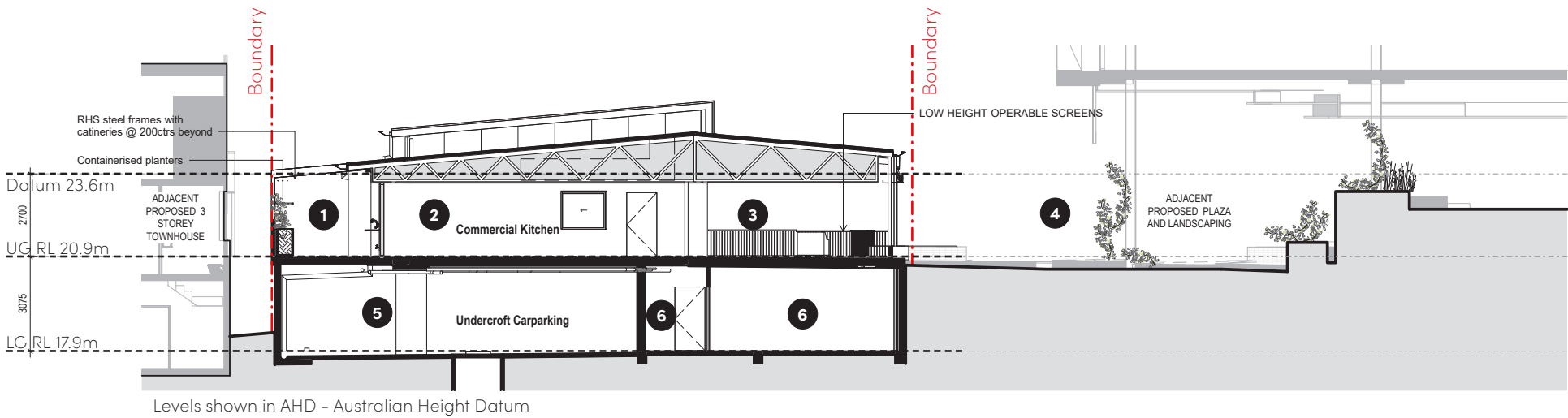


# SECTIONS 2

The relationship to the scale of the plaza and green spine along the western side of the building is clearly shown on the sections.

Points to note

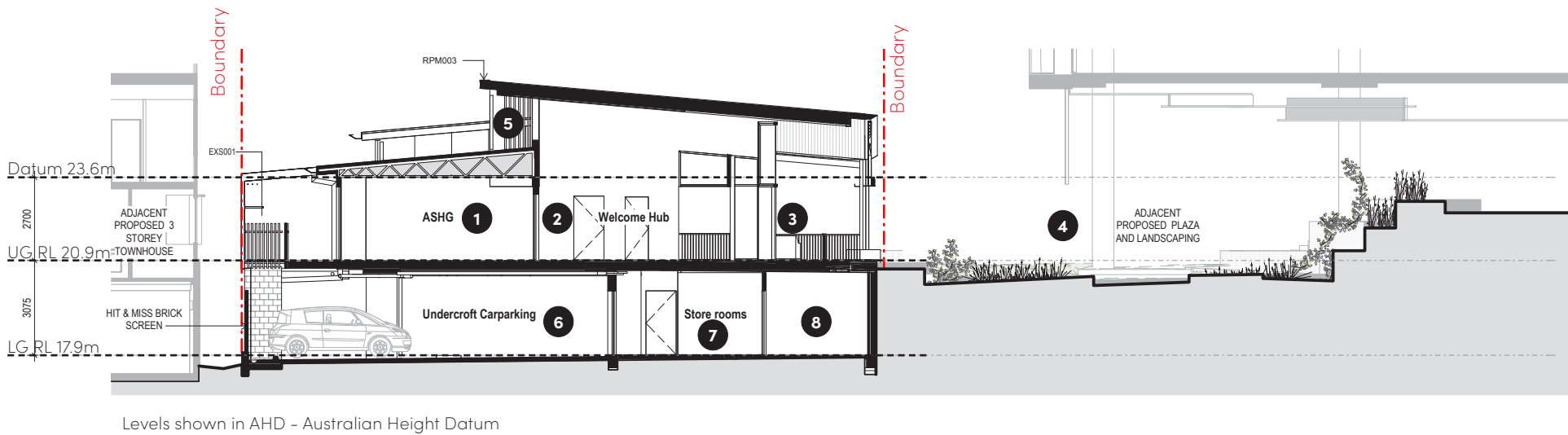
- Section 3
- 1. Eastern terrace (possible community garden)
  - 2. Kitchen
  - 3. Outdoor space
  - 4. Green spine / plaza
  - 5. Car park
  - 6. Storage



SECTION 3

Points to note

- Section 4
- 1. Annerley Stephens History Group
  - 2. Welcome hub
  - 3. Entry
  - 4. Green spine / plaza
  - 5. Plant and equipment
  - 6. Car park
  - 7. Store
  - 8. Data room



SECTION 4

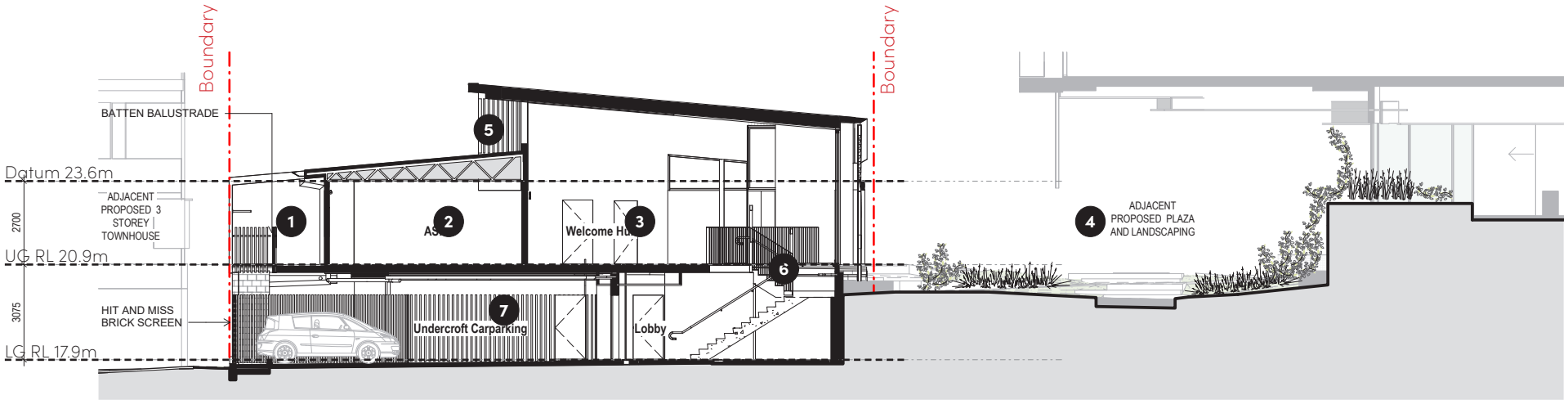


# SECTIONS 3

Section 5 illustrates the connection between upper and lower ground.

Points to note

- Section 5
- 1. Eastern external passageway
  - 2. Annerley Stephens History Group
  - 3. Welcome hub
  - 4. Green spine / plaza
  - 5. Plant and equipment
  - 6. Stairwell and lower entry
  - 7. Car park

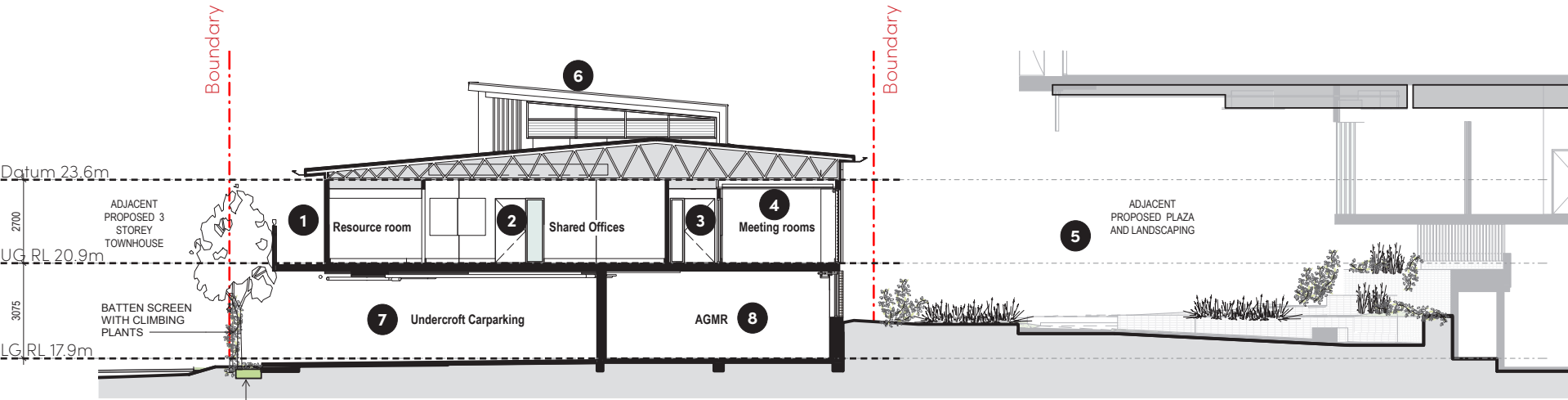


Levels shown in AHD - Australian Height Datum

SECTION 5

Points to note

- Section 6
- 1. Eastern external passageway
  - 2. Shared office Meeting rooms
  - 3. Corridor
  - 4. Meeting rooms
  - 5. Green spine / plaza
  - 6. Pop up over welcome hub
  - 7. Car park
  - 8. All Gauge Model Railway



Levels shown in AHD - Australian Height Datum

SECTION 6

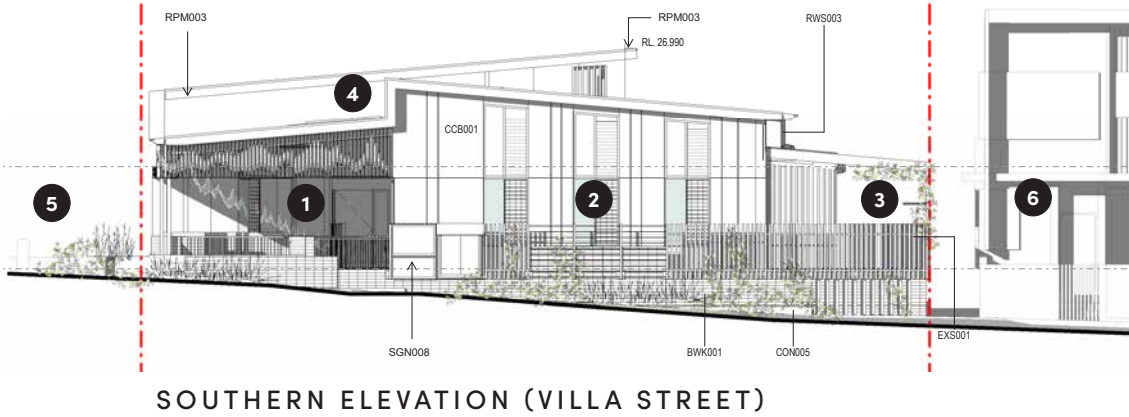


# ELEVATIONS 1

Elevations illustrate the variety of community spaces defined by pop up roofs. Southern elevation to Villa Street echoes the multiple gable fronted buildings prevalent in the area.

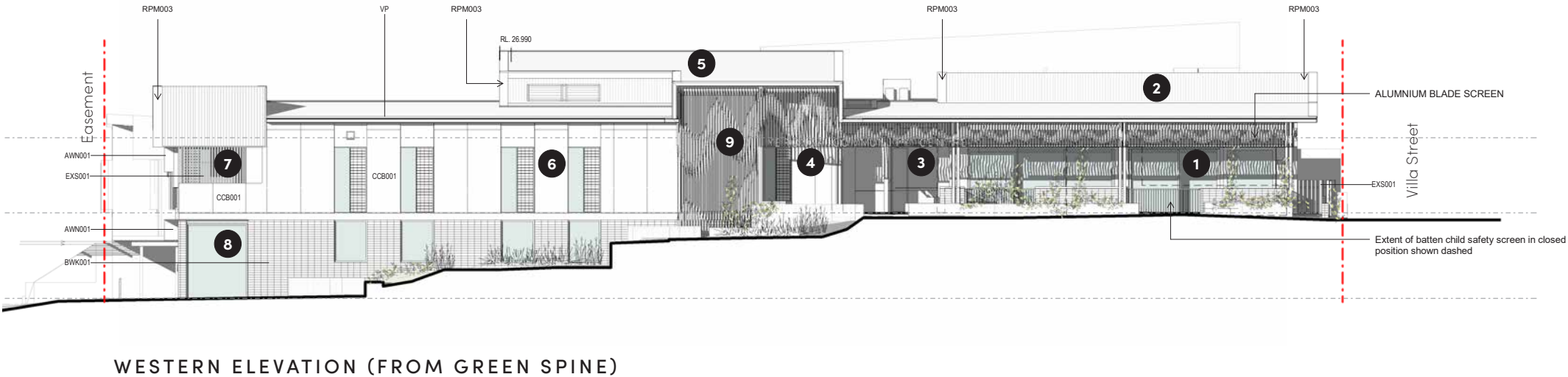
Points to note

- South elevation (Villa Street)
- 1. Covered outdoor space
  - 2. Main community room
  - 3. Eastern terrace
  - 4. Welcome hub behind
  - 5. Green spine and plaza
  - 6. Townhouses



Points to note

- West elevation  
(view from green spine, plaza and commercial building)
- 1. Covered outdoor space
  - 2. Main community room
  - 3. Kitchen
  - 4. Main entry from plaza & signage
  - 5. Pop up roof over welcome hub + entry
  - 6. Community meeting rooms
  - 7. Northern terrace w/ batten screen
  - 8. All Gauge Model Railway
  - 9. Decorative blade screen



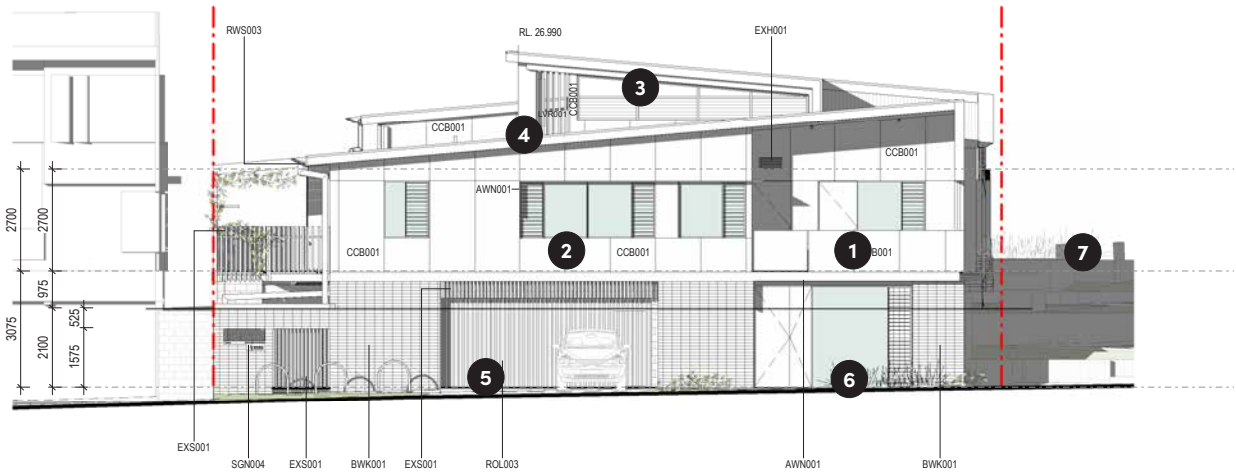


# ELEVATIONS 2

Elevations show how the layered gables address the green spine and northern facade with an eastern facade more reserved and respecting privacy and residential character to townhouses.

Points to note

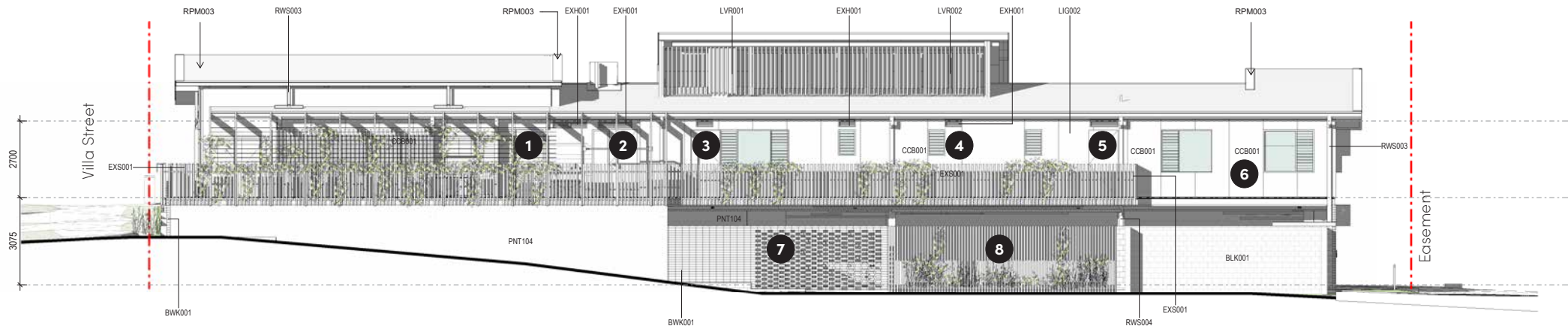
- North elevation (Green spine)
- 1. Northern terrace
  - 2. Shared offices with window awning
  - 3. Welcome hub pop up roof
  - 4. Screened plant area
  - 5. Car park entry
  - 6. All gauge model railway entrance and address
  - 7. Green spine ramped landscape



NORTHERN ELEVATION (FROM GREEN SPINE)

Points to note

- 1. Side entry to main community room
- 2. Side entry to kitchen
- 3. Annerley Stephens History Group
- 4. Amenities
- 5. Second egress point
- 6. Private offices
- 7. Hit & miss brick screening to car park
- 8. Batten screen with climbing plants



EASTERN ELEVATION (FROM TOWNHOUSES)



# INDICATIVE VIEWS 1

The attached views illustrate the northern side of the building and the relationship with the green spine and commercial building.

**Points to note**

- Northern elevation from green spine
- 1. Car park entry
- 2. All Gauge Model Railway entry
- 3. Northern terrace
- 4. Green spine ramped landscape connection
- 5. Entry to commercial building
- 6. Foot path connecting to Park Road
- 7. Green spine



**Points to note**

- NW corner looking up green spine
- 1. Car park entry
- 2. All Gauge Model Railway
- 3. Northern Terrace
- 4. Community meeting rooms
- 5. Main entry from plaza
- 6. Covered outdoor space on Villa Street
- 7. Ramped landscape green spine





# INDICATIVE VIEWS 2

The attached views illustrate the relationship between the green spine and the western edge of the building

**Points to note**

- Green spine to Villa Street plaza
- 1. Community meeting rooms
- 2. Ramped accessible access to Villa Street
- 3. Steps to Villa Street
- 4. Windows to All Gauge Model Railway
- 5. Main entry
- 6. Memorial Park
- 7. Scout Hall
- 8. Commercial building



GREEN SPINE TO VILLA STREET PLAZA

**Points to note**

- Western elevation and main entry
- 1. Community meeting rooms
- 2. All Gauge Model Railway
- 3. Window into stairwell
- 4. Main entry
- 5. Outdoor servery to commercial kitchen
- 6. Entry to main community room
- 7. Community pantry
- 8. Covered outdoor space
- 9. Decorative batten screen



WESTERN ELEVATION AND MAIN ENTRY



# INDICATIVE VIEWS 3

The attached views illustrate the relationship between the Villa Street public plaza and the south western corner and main entry into the community centre.

**Points to note**

- Villa Street plaza view 1
- 1. Building entry signage
  - 2. Main entry to commercial building
  - 3. Villa Street plaza
  - 4. Planters at sitting height
  - 5. Main entry
  - 6. Covered outdoor space
  - 7. Main community rooms
  - 8. Service entry from Villa Street
  - 9. Child safety gate



**Points to note**

- Villa Street plaza view 2
- 1. Commercial building
  - 2. Views to Brisbane CBD
  - 3. Main entry to community centre
  - 4. Planters at sitting height to mediate changes in level
  - 5. Low height external storage
  - 6. Covered outdoor space
  - 7. Main community rooms
  - 8. Service entry from Villa Street
  - 9. Child safety gate





# INDICATIVE VIEWS 4

The attached views illustrate the southern face of the building and the relationship to Villa Street.

**Points to note**

- Villa Street elevation 1
- 1. Main entry
  - 2. Covered outdoor space with battened screen
  - 3. "Shop front" windows into main community room
  - 4. High level window and ventilation
  - 5. Screening with landscape
  - 6. Brick plinth
  - 7. Eastern terrace



**Points to note**

- Villa Street elevation 2
- 1. Commercial building eastern facade
  - 2. Main entry to commercial building
  - 3. Main entry to community centre
  - 4. Covered outdoor space
  - 5. Planters
  - 6. External storage
  - 7. Main community rooms
  - 8. Service entry from Villa Street
  - 9. Child safety gate





# DEFINING ENTRY & ADDRESS

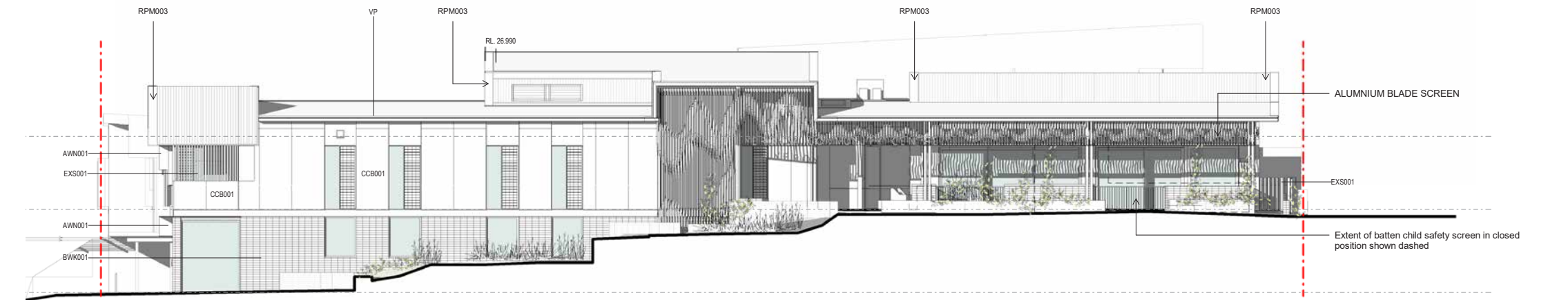
The attached views illustrate the revised main entry design.

### Key Objectives

- Roof pop up explored to significantly increase the visual impact of the entry.
- The new entry expression is not reliant on signage for wayfinding however acknowledges the importance of building signage for the centre and employs a signage strategy to reinforce the architectural strategies with free-standing backlit lettering above the folded metal hood.
- Below the folded metal hood a reworked ground plane seeks to clarify and de clutter the ground plane experience.
- Simple twists in a metal bladed screen reference the CHQ batten language.
- This bladed screen motif would wrap the villa street corner.



YCC DEFINING WESTERN ENTRY



WESTERN ELEVATION AND MAIN ENTRY

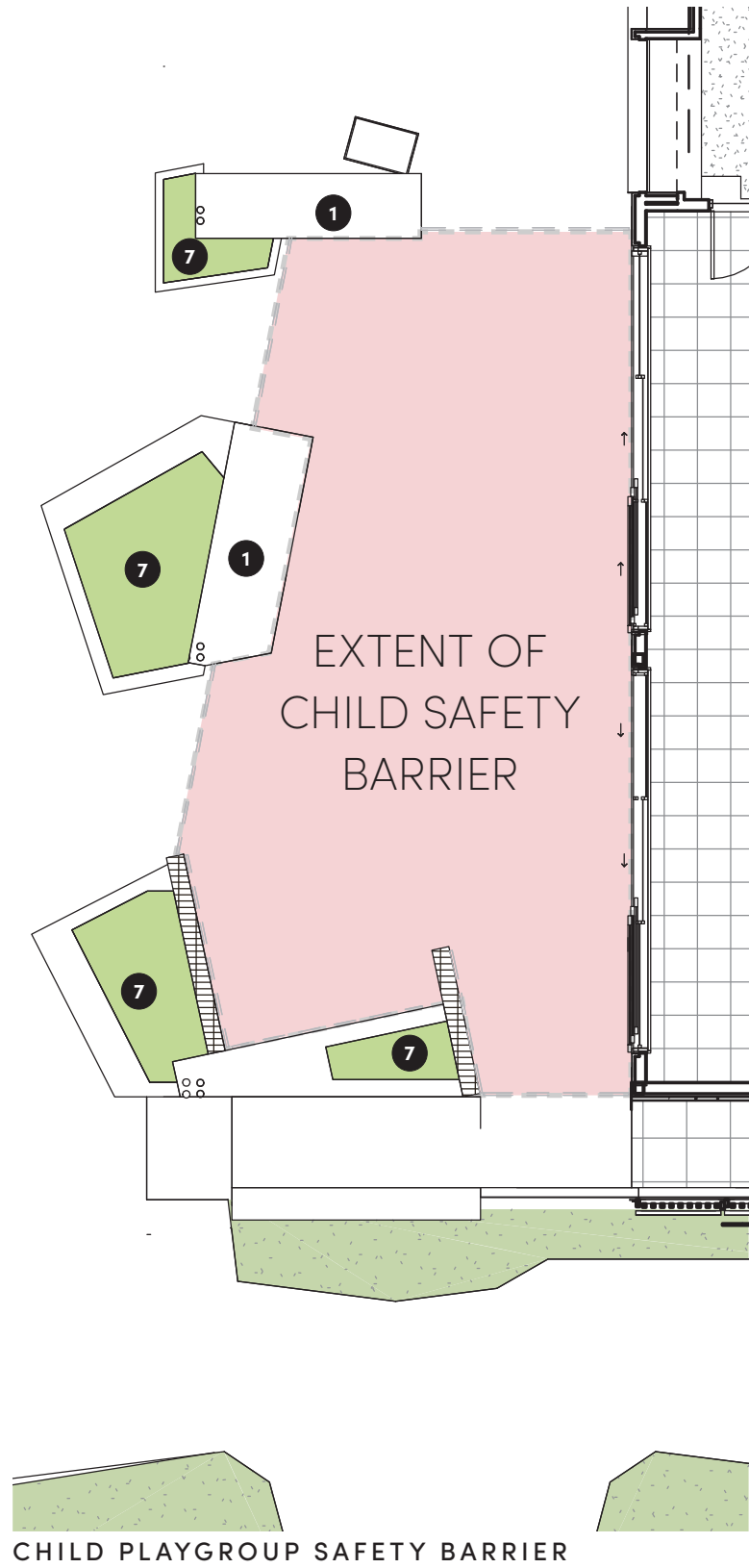


# CHILD SAFETY & PLAYGROUP STORAGE

The attached views illustrate the revised child safety & playgroup storage.

### Points to note

- Child Playgroup Safety Barrier
- 1. Low height storage maximum 1200H
  - 2. Decorative blade screen + folded metal hood
  - 3. Main entry to community centre
  - 4. Opportunity for community art intergration
  - 5. Pop-up entry roof
  - 6. Covered outdoor space
  - 7. Planters



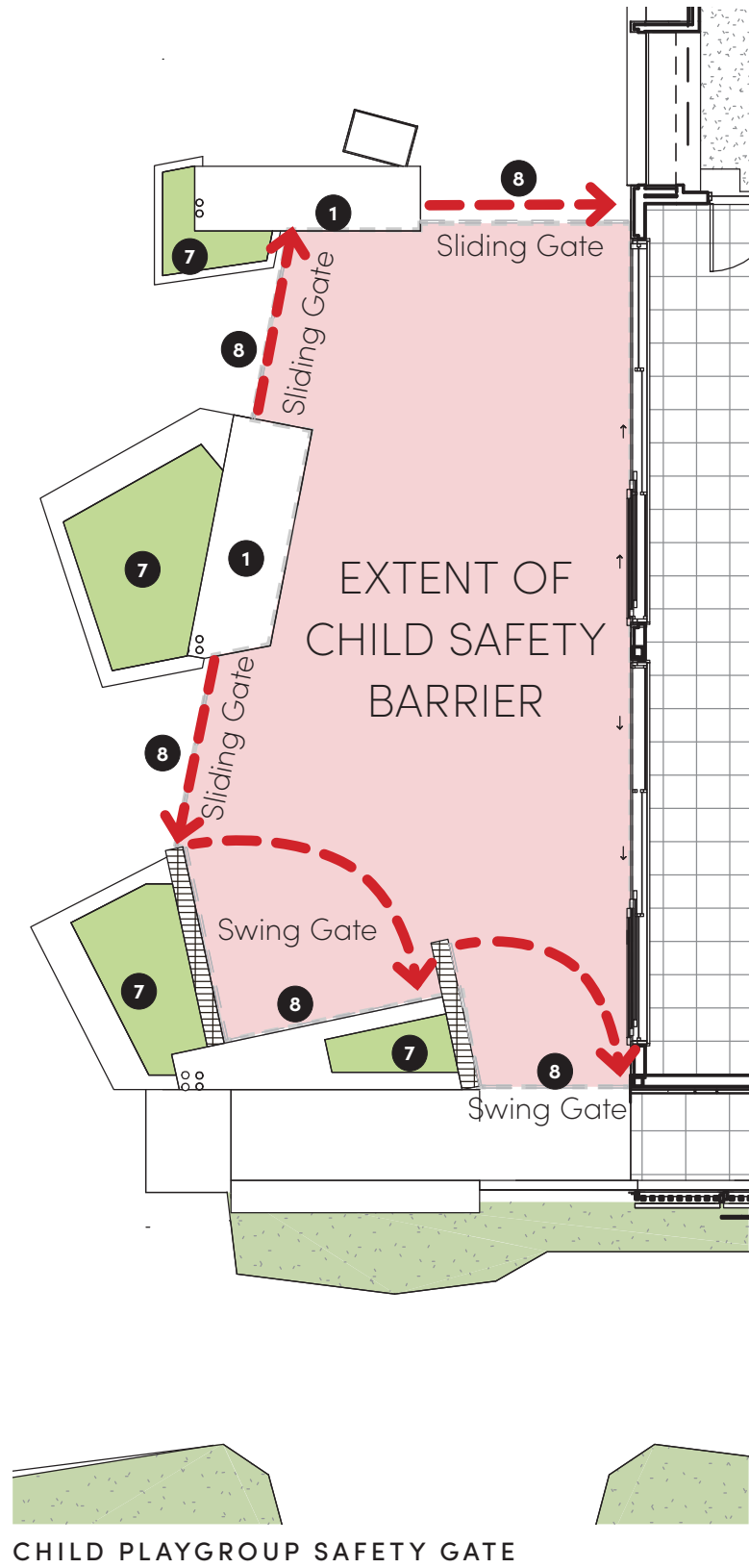


# CHILD SAFETY & PLAYGROUP STORAGE

The attached views illustrate the revised child safety & playgroup storage.

### Points to note

- Child Playgroup Safety Barrier
- 1. Low height storage maximum 1200H
  - 2. Decorative blade screen + folded metal hood
  - 3. Main entry to community centre
  - 4. Opportunity for community art intergration
  - 5. Pop-up entry roof
  - 6. Covered outdoor space
  - 7. Planters
  - 8. Child safety gate





—CONTACT

Peter Edwards  
Archipelago Architects Pty Ltd  
The Naval Offices,  
3 Edward Street, Brisbane Qld 4000

T— +61 (07) 3236 4606  
E— mail@archipelago.com.au

—DOCUMENT ISSUE RECORD

Client:	Economic Development Queensland	
Report:	Yeronga Community Centre Concept Design Report	
File:	21010_YCA_Yeronga Community Centre Architectural\07.00 Production\07.09 Reports and Presentations	
Date:	Issue:	Checked:
03/05/2022	F	NM, DC

© ARCHIPELAGO. All Rights Reserved

This work is copyright and cannot be reproduced or copied by any means without written permission of Archipelago Architects Pty Ltd. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the agreement between Archipelago Architects Pty Ltd and the instructing party.