

Winwood McKenzie

OLD KYNETON PRIMARY SCHOOL

Strategic Masterplan Report

DRAFT VERSION REV A

26.11.2021

Winwood McKenzie acknowledges the traditional owners of the Kulin nation on which our company is located and where we conduct our business. We pay our respects to their ancestors and Elders, past and present.

We acknowledge the Taungurung people, the traditional owners of the land on which the Old Kyneton Primary School is located, and the Dja Dja Wurrung Clan whose lands meet at the Campaspe river.

Winwood McKenzie is committed to honouring First Nations peoples' unique cultural and spiritual connections to the land, waters and seas and their rich contribution to society. We are committed to a positive future for the First Nations community.

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INTRODUCTION

The Strategic Site Masterplan for the Old Kyneton Primary School outlines a vision for the site that is premised on community activation and engagement with the site to create a new and vibrant central space for the cultural and civic life of Kyneton.

Anchored by a new regional gallery within the bluestone heritage school buildings and complemented by a vibrant and inclusive suite of studios, workshops, and meeting spaces within the existing 1980's building, the site and former educational spaces provides a remarkable starting point for a new cultural hub for the community.

The strategic masterplan identifies the importance of a robust open space strategy and identifies the opportunities the site is capable of accommodating.

The site has been arranged into eight distinct areas. Each area is mutually beneficial to the other areas of the site but designed that they can be developed as independent projects over the near to medium through to the realisation of the strategic masterplan in the long term. A list of key ingredients has been identified for each area to assist in the future development of successful projects that reinforce the vision for the whole site.

The basis of the development of the strategic masterplan has been a review of previous community consultation, the objectives of the appointed managers of the site, Working Heritage, recognition of the commitment of the funding from Department of Jobs Precincts and Regions through Creative Victoria, the goals of the Taungurung Land and Water Council's Country Plan and an appreciation of the active communities in Kyneton and the Macedon Ranges Shire.

Further articulation of each area of the site is described in the masterplan. Economy, civic engagement, sustainability, and practicality have guided the approach to each area. The proposed uses and activation of the site have been considered against proven local and international precedents that demonstrate the potential of each area.

The future of the Old Kyneton Primary School is bright. The Site Strategic Masterplan articulates the sites potential to provide invaluable spaces, events, create memories and connections within the community and Country. The key elements and spaces are described so that each area of the site can be explored and developed to achieve a shared vision and effective transformation of the entire site.

HISTORY OF KYNETON

TOWNSHIP

Kyneton is a historic rural town in Victoria that is situated on the traditional lands of the Dja Dja Wurrung, Taungurung and Yorta Yorta Clans.¹ The town was established in the 1850s as an agricultural township and became a gateway to the Clunes, Castlemaine and Bendigo goldfields.² Today, Kyneton is recognised for its significant bluestone heritage architecture and civic centre, cultural and artisan communities as well as the riverine and grassy woodland environment of the Campaspe River.

Kyneton has been historically important in the development of Goldfields. Today, Kyneton is a vibrant town with active communities who contribute in a multitude of ways. Kyneton will continue to adapt and change in order to cater to its visitors and residents and prepare for the next chapter of the town. The Kyneton Structure Plan and prepared in 2013 sets out a plan for the future of Kyneton through to 2036. The Macedon Ranges Settlement Strategy outlines a plan to designate Kyneton and its surroundings to be a ‘District Town’, in which it should have a dominant town centre with variety of services and facilities.³ It means Kyneton will have a rapidly growing population and the provision of public services infrastructure becomes vital.

1 Macedon Ranges Shire Council, Location and Surrounds. 2021

2 Kyneton.org.au/history.html

3 Macedon Ranges Settlement Strategy

OLD KYNETON PRIMARY SCHOOL

The Old Kyneton Primary School was constructed in 1856 and has been situated at the centre of Kyneton for over 160 years.¹ The school is located near the Kyneton Library, Lawn Bowls Club and the Kyneton Mechanics Institute. The Old Kyneton Primary School’s cultural, educational and heritage significance is an integral part of the town’s history.

The school is heritage listed as it is a “historical bluestone building with a 1980s extension that occupies approximately 1.3 hectares of area” on site. The existing site includes an “open playing field, hard courts, shelters and play equipment”² which are surrounded by asphalt and significant existing trees. Since 2018, the site has been unoccupied; a large disused area with a bluestone heritage building and 1980s brick building which are both in need of being revitalised.

1 Kyneton Primary School Masterplan, Ethos Urban. 2018

2 Kyneton Primary School Masterplan, Ethos Urban. 2018



fig.1 Mollison St, Kyneton



fig. 2 Kyneton Primary School, 1970

HERITAGE SIGNIFICANCE

ARCHITECTURAL HERITAGE

The Old Kyneton Primary School is one of many significant bluestone civic buildings in Kyneton. The original bluestone building has frontage to Baynton Street and a more recent two storey brick addition from the 1980s.¹

Furthermore, there are at least 14 heritage buildings in Kyneton dispersed primarily within the Piper St and Mollison St area. Existing heritage bluestone buildings are used for numerous purposes including community groups, arts organisations, private residences and churches. In addition to the bluestone buildings, the Town Hall, Mechanics Institute, and Former Bank of New South Wales contribute to the heritage character of Kyneton.

The Strategic Masterplan outlines an approach to the heritage buildings that reinforces their existing qualities and characteristics and utilises them as a key public space.

1 Kyneton Primary School Masterplan, Ethos Urban. 2018

FIRST NATIONS HERITAGE

The Dja Dja Wurrung People and Taungurung People have cared for the land on which this project is sited for thousands of years. Hundreds of years ago, Dja Dja Wurrung and Taungurung Country was mostly covered in open forests and woodlands, which provided its inhabitants with the plants and animals used for food, medicine, shelter and customary practices.¹

While the land has vastly changed, today it still holds many important values. Dreaming stories, laws and customs which guide the behaviour of the Indigenous people are told and understood through storytelling and walking on Country, creating a deep connection between the land and its people. Therefore the land needs to be amply protected and conserved. Unfortunately, both accidental and willful damage continue to strike places special to the people of this Country. Moving forward, land management of Aboriginal places- and at a larger scale, compliance with cultural heritage legislation- needs to be improved.

Given that Country grounds Dja Dja Wurrung and Taungurung culture, and that culture is the basis of spiritual, social and emotional wellbeing, care for Country is a pertinent issue. The healing of Country would allow for the passing on of traditional knowledge regarding land, waterways and culture.

The open space strategy of this Strategic Masterplan recognises the opportunities to contribute to caring for Country and contributing to the goals of the Taungurung Land and Water Councils by repairing the Country the school site sits on that is currently covered in asphalt. By providing space for initiatives that restore the land, nurture the ecosystem, and create opportunities for gathering, learning, and the sharing of knowledge.

1 Dhelkunya Dja, Dja Dja Wurrung Country Plan 2014-2034. Dja Dja Wurrung Clan Aboriginal Corporation.

ECOLOGICAL HERITAGE

Kyneton is situated on the banks of the Yelka river, now known as the Campaspe River. The river is a key ecological environment for the native vegetation species and wildlife in Kyneton. However, since European settlement, the landscape of the river has changed over time and have impacted the riparian vegetation, habitats, and environmental conditions. Community organisations are now aiming to preserve the river's conditions as its landscape holds significant environmental and cultural importance.¹

Providing opportunities for communities to connect with nature close to home, such as creating public open space and gardens, using native plants, and creating opportunities to have nature-based experiences and education in local town areas.

There is a need to revitalise the Campaspe river's environment. As an example, Kyneton Woodlands Project have been working with communities to protect the river's landscape. More immediate to the site, Baynton street to the north is currently tree lined which continues through to the entry of the OKPS. The Macedon ranges shire is home to numerous organisations whose goal is to protect, restore, and reinforce the natural landscape and rural character of the area. The Strategic Masterplan aims to embrace these values for both the environmental value and the benefits to the amenity, character, and presentation of the Old Kyneton Primary School site.

1 Campaspe River Resource Guide, North Central Catchment Management Authority.



fig. 3. Campaspe River

THE OPPORTUNITY

The strategically located site has numerous exciting opportunities to create a much need civic and cultural centre in Kyneton. The scale and location of the site is perfect for an ambitious, adaptive, and transformational change to the Old Kyneton Primary School into a key civic space within the Macedon Ranges. The aspirations of the community to create a space that can be used and embraced by a broad range of community groups has driven the development of the Strategic Masterplan. Improvements to the precinct can be delivered in stages to revitalize the rich historical site while introducing appropriately scaled civic design interventions that will support and grow the existing creative communities and local artists, connect residents, local community groups and visitors, and ultimately create a vibrant public space that can be understood as the cultural and community centre of Kyneton.

① *PHYSICAL AND BUILT ENVIRONMENT*

Old Kyneton Primary School is situated in the geographical centre of Kyneton. The strategic nature of the site creates an opportunity to extend the existing small plaza at the junction of High St and Mollison St to extend beyond and stretched to the OKPS site, creating a new tree filled town square. With the presence of existing trees along the southern and western strip of the site, the reintroduction of gardens would improve the experience of the key public space in front of the Mechanics Institute and Library and connect a central public space to High and Mollison Streets. Public street furniture interventions and improvements also would help accommodate civic life.

③ *SOCIAL HUB AND ACTIVITIES*

There is a demand for a centralised community and activity hub in Kyneton. The under-utilised corridor and disconnected plaza between Baynton St and High St/Mollison St and adjacent open space of the site has the potential to form a civic plaza where multiple community activities could occur. Seasonal markets, cafes, musics, outdoor cinema, temporary exhibitions, community meetings and other kind of activities could engage larger community groups to activate the space and attract a broad audience of visitors. The addition of a new public space and gallery in close proximity to the existing public Library and Mechanics Institute will redefine the centre of Kyneton.

② *LOCAL CREATIVES*

Kyneton is rich with local artisans and craftspeople. Bringing those local creative groups together can help support and encourage them to work collaboratively or independently. Providing affordable and highly functional spaces while having a dedicated space for them to work and showcase their creative ideas. The existing bluestone heritage buildings have the potential to be utilised as a gallery space and cafe creating a new public regional gallery. The existing 80's building can accommodate a range of studio and community spaces with direct access to the surrounding gardens.

④ *ACTIVE COMMUNITY*

These place making strategies could be done by actively involving communities and public to be the active user and provider of the activation. The process of reinstalling and reforming OKPS is a process of bringing back the long historical tradition of creating an exciting centralised urban civic space while improving the livelihood of the local communities. The project is not only providing a hub for the neighborhood, but also highlighting the importance of local community groups and creativity to the regional area.



THE VISION

A CULTURAL CENTRE FOR KYNETON

The Kyneton Old Primary School was built upon the need for a National School during the emergence of Kyneton township in the mid 19th century. The historic building is strategically located in the heart of Kyneton, next to the busy retail Mollison St/High St junction, in which it was one of the main goldfields trail in the 19th century. The open space of the school site and heritage buildings are much loved by the community. The heritage building has been very significant to the Kyneton's growth and ultimately precious to the community as a civic icon for pride and togetherness.¹

However, the Kyneton Primary School was relocated in 2018 and since then discussions have taken place on what is best for the future of the empty building and plot. The 1.3 hectares site has been a debate between regulatory bodies, stakeholders, and local communities.² Through numerous consultation and engagement processes, there are key summary points that can be picked up from the Engagement Report for the next planning phase. There is demand by the local community to refurbish and re-purpose the building for a centralised hub and meeting space while also creating an outdoor civic space.³ Furthermore, a need for an arts hub is also desired.

Extracting information from community input and ideas, there is a huge opportunity to revitalise not only the building but also create a significant open and centralised civic space in Kyneton. The vision for present and future Kyneton is derived from the necessity of transforming the site into a catalyst for positive and sustainable growth for the community in general.

Accordingly, the first priority would be to provide a centre for the community and ultimately a platform that could foster the growth of the local-grown economy and creatives. This can be achieved by re-purposing the existing building into public use. The current situation in Kyneton does not provide an evident space of a centralised home for multiple community groups to congregate or larger scale events. Secondly, as part of Kyneton's heritage trail, this is the opportunity to restore and revitalise the old bluestone building. It will not only revive the historical character of the area, but create a destination that promotes tourism which has been a key driver to both Kyneton and broader Macedon Ranges Shire.⁴

Equally importantly is a vision to reintroduce and restore natural and environmental values to the site. This would be part of the holistic reconciliation of the First Nations traditional heritage and culture in line with the Taungurung Country and Strategic Plan.

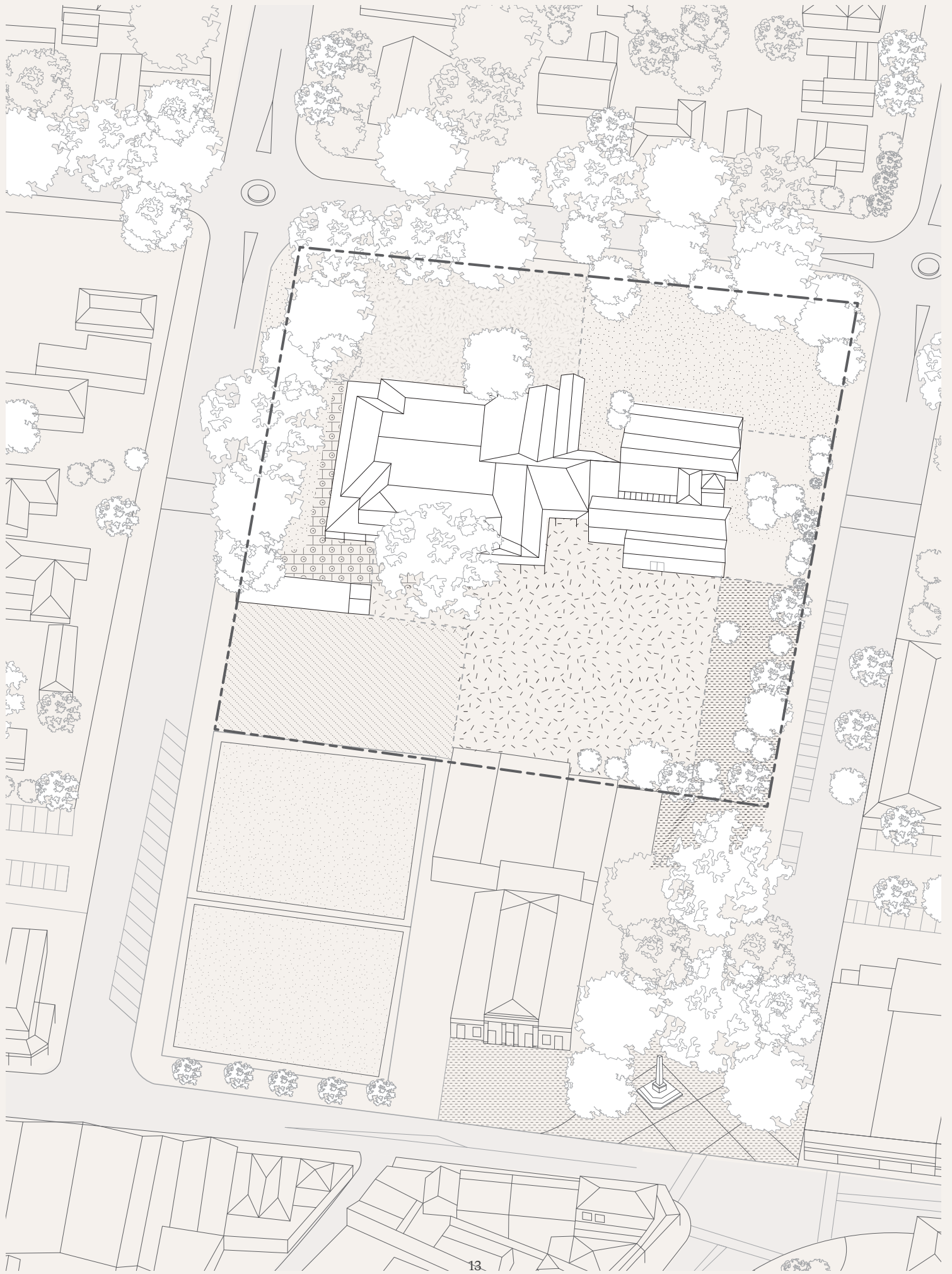
The precinct would be an extension of the existing active Mollison and High St precinct and town square to the front of a new gallery within the existing bluestone buildings. The adjacent open space on the school site would be home for locally-produced agriculture, crafts, and other products through markets and other community events.

This vision for the Old Kyneton Primary School site will provide short-term benefits, but and create a long-term sustainable development for the whole community. Becoming the key catalyst for growth. The shared community and cultural centre will support the township and offer a unique cultural, economic, and communal identity in regional Victoria.

1 Ethos Urban, p. 14

2 Ethos Urban, p. 27

3 Former Site of the Kyneton Primary School Engagement Report



MASTERPLAN PRINCIPLES

The vision for the Old Kyneton Primary School (OKPS) master plan is founded upon four key principles, with the aim to rehabilitate the site, engage the community, and create a sustainable and adaptable strategic vision that allows for a diverse range of uses. The principles manifest across the site in the various zones that the strategic master plan defines and describes.

01

HERITAGE & ENVIRONMENTAL REHABILITATION

The rehabilitation of both the built and natural environment of the Old Kyneton Primary School is at the heart of the masterplan as the site is falling into a dilapidated state.

Internally, the main buildings on the site will be refurbished to accommodate a diverse range of spaces including a gallery and cafe in the existing bluestone buildings and functional community and studio spaces in the 80's building. The contribution of the existing vegetation and bluestone buildings to the streetscape will be preserved and improved.

The necessary works to bring the buildings up to code and safe for public use will be completed without over development of the site or destruction of the heritage building fabric.

Furthermore, the master plan will see the rehabilitation of the site's landscape into one that will act as functioning ecosystem, an educative tool, and a space for gathering and play.

Key actions:



Building restoration



Net zero-carbon



Historical significance
Indigenous Environmental Approach



Healing the Nation



Renewable energy source

02

COMMUNITY ENGAGEMENT

The master plan has been designed with consideration for the thriving but geographically disparate creative and community groups that exist in Kyneton. It aims to connect the various and diverse local stakeholders, providing a platform for sharing knowledge, resources, learning and activities.

The master plan aims to reflect the desires and needs of the community, with their participation being a pivotal part of the planning and refinement of the strategic masterplan and future works.

The existing buildings and grounds provide opportunities to provide space for a diverse range of multiple groups and inhabitants including guest residencies and curated events across a range of temporal scales. From a brief visit for a coffee or walk in the gardens, the day to day occupation of studios, weekly or monthly community meetings, multi-month exhibitions, multi-day workshops or forums, or larger annual or biannual events.

Key actions:



Community space



Local artist space



Community gardens



Affordable workspace



Community hub

The key masterplan principles act as a framework that embodies the development of key ingredients and further design works. Nevertheless, further community consultation and engagement are equally as crucial to ensure these principles are working alongside the community's needs for the site.

03

SUSTAINABLE AND ADAPTABLE

The project addresses fundamental issues of sustainability in a number of ways. Foremost, the idea of using minimal interventions that will provide the maximum benefit for the community and enduring success of the redevelopment.

Making the most of what exists, building on the existing urban character and infrastructure but greatly improving it through carefully considered interventions is a sustainable approach to urban development.

The notion creating infrastructure that is resilient and adaptable means less resources being spent in the future on building new buildings. An approach that champions adaptability is sustainable.

Preserving, repairing, and caring for country will underpin the approach to the natural environment on the site and reflect the environmental values of the regional communities.

Key actions:

-  Open space
-  Community engagement
-  Bike parking
-  Inclusive participation
-  Collective and sustainable economy

04

DIVERSIFICATION OF USE

Just as the project needs to be sustainable and adaptable, its success will be underpinned by it being multi-functional rather than mono-functional. This will mean that a greater range of people will be attracted to and engaged with the site, its activities, and spaces.

Providing space for a diverse range of community groups reflects the structure of the community of Kyneton and surrounding areas.

The strategic masterplan leaves space for the future development of Indigenous led strategies through collaboration with the Taungurung and Dja Dja Wurrung communities.

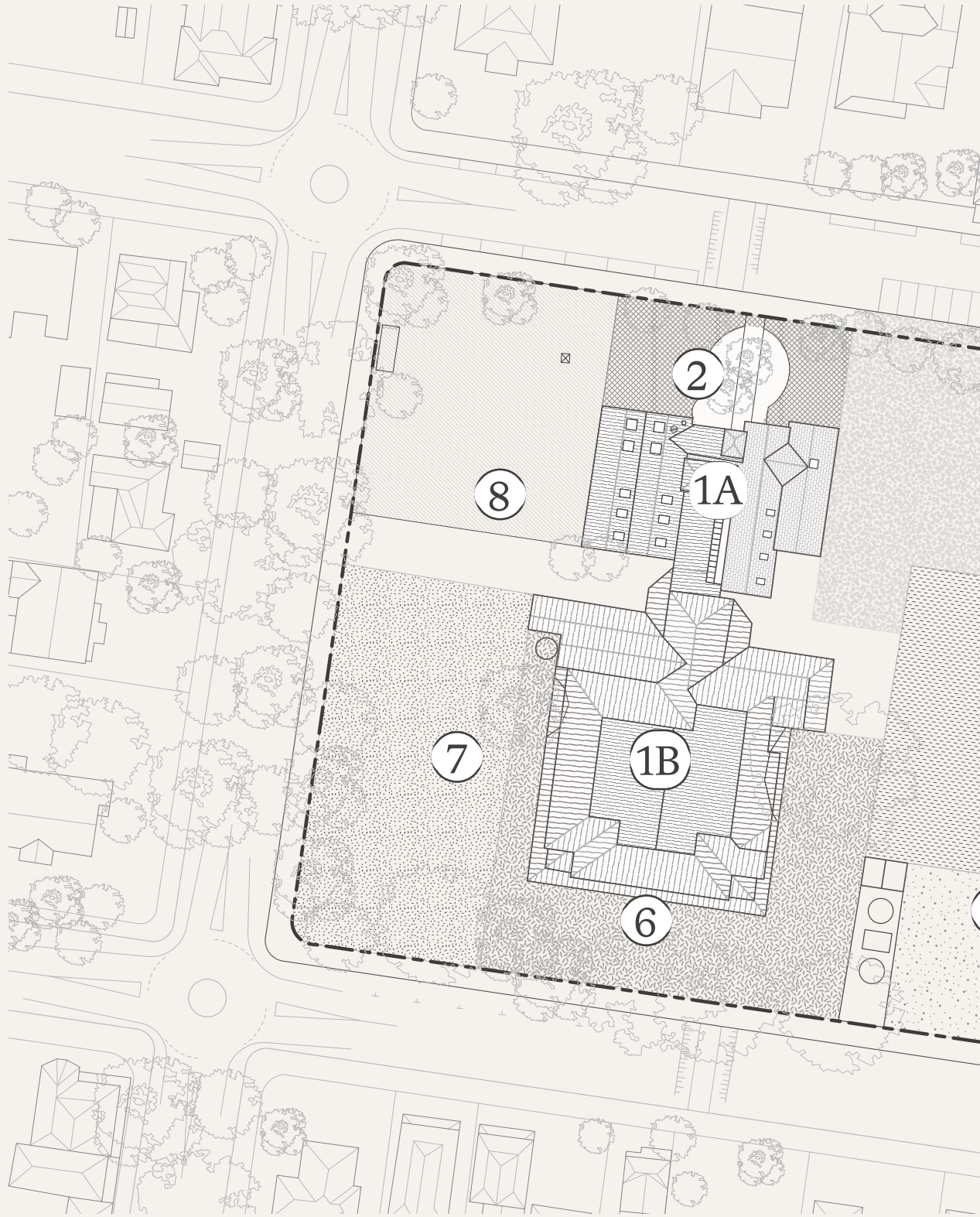
The mix of spaces and uses has been developed to provide space for and attract local residents, regional community groups, visiting artists and creatives, and visitors to Kyneton to enhance the cultural and economic viability of the site.

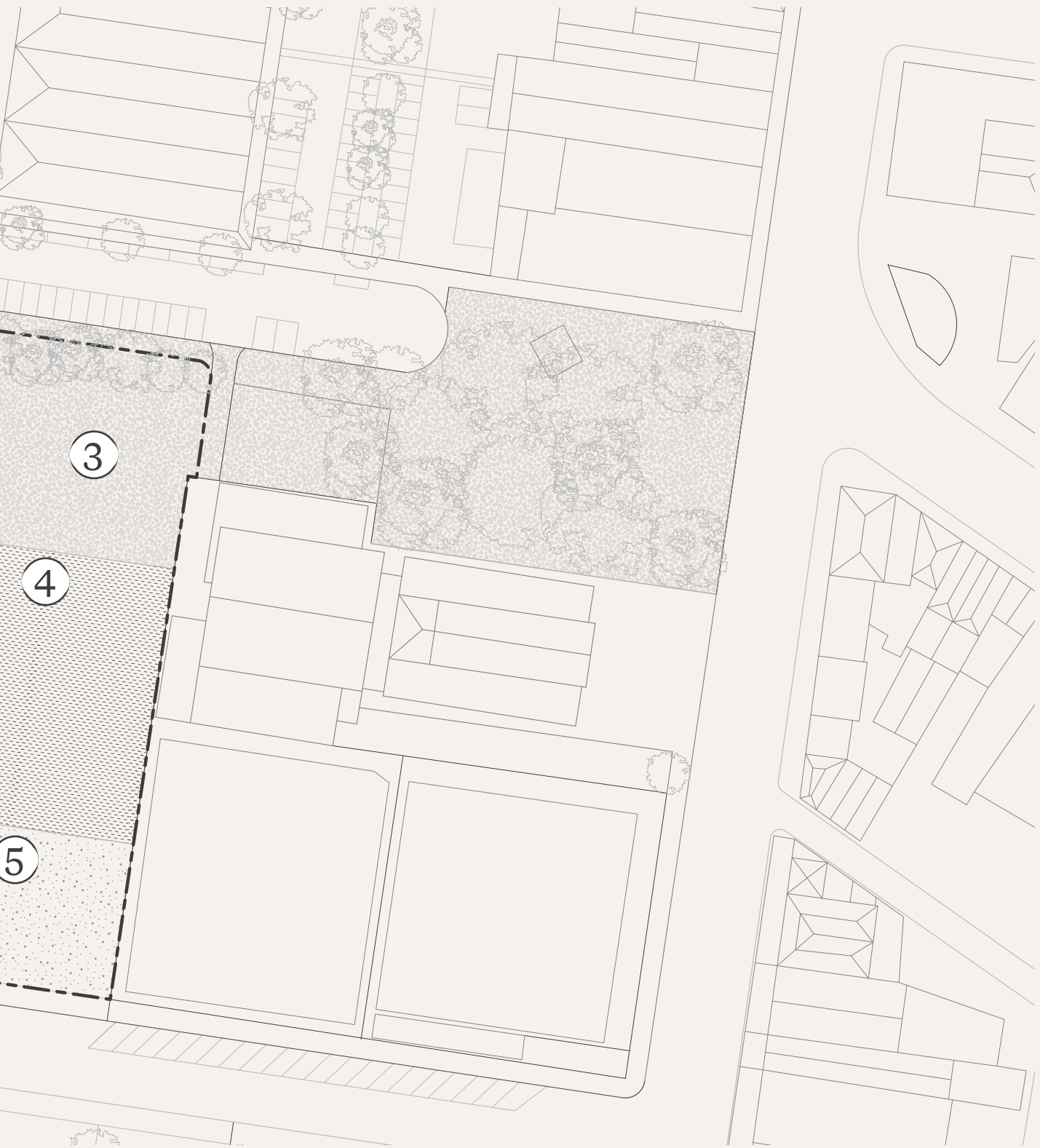
Key actions:

-  Activation events
-  Street vendor
-  Storage
-  Festivals
-  Pop-up market
-  Open air cinema
-  Artist gallery
-  Food trucks

8 KEY ZONES

THE 8 KEY ZONES





①A Old Kyneton Primary School

①B 1980s Extension Building

② Heritage Forecourt

③ Town Square

④ Market Square and Multipurpose Space

⑤ Parking and Storage

⑥ Breakout Spaces

⑦ First Nations Garden

⑧ Outdoor Gallery

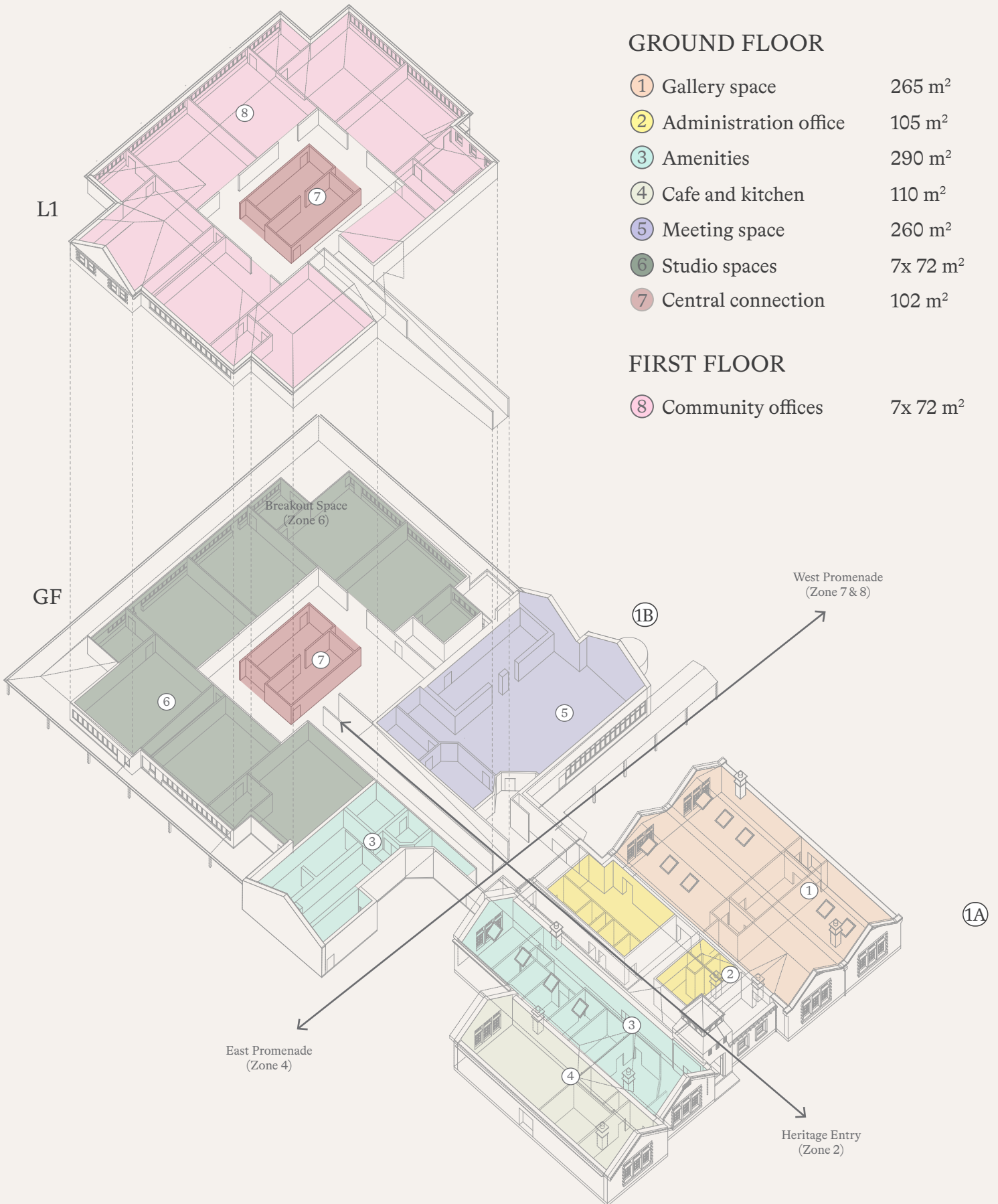


1A 1B

EXISTING BUILDINGS

Increased activation and heritage restoration will be the primary approaches to revitalize the existing bluestone and 1980s building. The building will be the home for the much needed community hub, studio practices, art gallery, cafe, and the required infrastructure to support collective cultural and commercial endeavors.

1A 1B Existing Buildings



The Old Kyneton Primary School and the 1980s Extension house an abundant number of rooms and spaces to host several functions and programs. Being the centre of the precinct, the two buildings complement each other to become the hub for communities, artists, and groups within the Kyneton area. Therefore, the adaptive reuse and refurbishment of the building is necessary to ensure the building is safe and functional to provide the current and future needs of the community.

The strategy puts heritage rehabilitation as one of the foremost principles in guiding the refurbishment of the complex. According to previous community consultation, there is a strong demand for a community hub as well as permanent office space for community groups. Moreover, the heritage buildings will house a new regional art gallery to display works of local as well as visiting artists.

The buildings are generally divided into two areas: 1A and 1B. The existing bluestone building, Area 1A, hosts programs that are more open and can easily be accessible by public. It is envisioned that the bluestone building - as the most characteristically iconic and historically rich building - will be the home for gallery space and cafe. The gallery space could have a mix of paid and free exhibitions, in which it could generate income for the purpose of maintaining the economic longevity of the building as well as the whole precinct. The east wing of the building could also providing amenities, kitchen facilities and a dining area for the cafe, creating an iconic and exceptional culinary experience within the greater regional area.

Furthermore, there is an opportunity to showcase curated products or souvenirs made by local artisans in a retail space that could be linked to the gallery space and cafe.

The 1980's building, Area 1B, will provide spaces for local community groups and artists. This part of the building will cater to organised and smaller scale public activation such as classes, workshops, etc. The ground floor of the building will be the space for artists and makers. Direct access and visibility from outside are a significant opportunity to improve exposure to the behind-the-scene works for artists and potentially create curiosity and engagement for the visitors. In addition, being more private and not directly accessible in nature, the first floor will be used for the home base for community offices and other activities. The old classroom spaces have potential to be reasonably fit-for-purpose or can be subdivided into smaller rooms depending on the number of user groups that will use the space. The existing sliding doors are to be retained and allow for ongoing flexibility of the space.

These programs and future designs are necessary to be incorporated within the spatial principles to ensure an equal, beneficial, and sustainable access and use of the building. Further research or a conservation management plan will be required to ensure design interventions are preserving the original qualities of the bluestone and 1980s building in a way that does not detract from the rich heritage of the site.

1A 1B Existing Buildings

Key spaces

1 Gallery space

The large former multipurpose and art room in the west wing of the bluestone building should be utilised as a much needed gallery space. The large space offers a perfect venue for accommodating one or two sets of temporary exhibitions and should be the main anchor attractor of the precinct.



2 Administration office

A dedicated space for gallery administration should be accommodated within the bluestone buildings. The administration office could also become an information centre for the site. The offices should be strategically located to be visible and easily accessible by various user groups.



3 Amenities

Amenities such as toilet are necessary and the capacity should be able to cater to the projected number of staff and visitors. Locations should be easily accessible and safe.



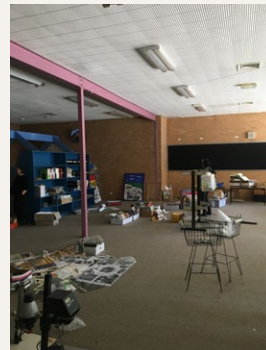
4 Cafe and kitchen

The former staff and principal office could be transformed into an indoor cafe and kitchen space. The heritage character of the space should be restored to become the main highlight of the cafe which creates a unique space within the heritage building. The income from cafe could contribute to the maintenance and sustainability of the site.



5 Meeting space

The former library is well suited to becoming a communal meeting and event space. The wide nature of the space has potential to accommodate a large number of people in a variety of settings with direct access to a clearly defined external space between the 1980's building and the heritage buildings.



6 Studio spaces

Ground floor rooms would be transformed into artist studio or retail spaces. Visibility, individual access, and proximity to outdoor space are the main considerations. This would allow the public to passively engage with the behind-the-scenes of the artists' work. Internally, in the central space of the 1980's building communal facilities such as kitchens or shared equipment can be accommodated.



7 Central connection

The existing ramp and central connective space provides a significant opportunity for organisation and activation of the internal spaces. DDA compliance, lighting, proximity to amenities, building plant, and former canteen are key considerations.



8 Community offices

There is a strong demand from local communities for a permanent home base. The level 1 of the 80s building has already subdivided into rooms and would be feasible to accommodate the needs for multiple office spaces for various local groups. The existing character, services, operable windows and brightly painted steel has potential to be incorporated into a joyful and functional space with a light touch that celebrates the existing qualities..



①A①B Existing Buildings

Precedents



The Convent

Tina Banitska and Vladimir Chernov (1991) - Daylesford, Victoria

The Convent presents the idea of adaptive reuse to cultivate community and culture within Daylesford. The Convent sees mainly tourists and local residents visiting its various galleries, exhibitions, gardens, restaurants, bars and cafes. The projects success comes through its multitude of programs that cater to multiple user groups.

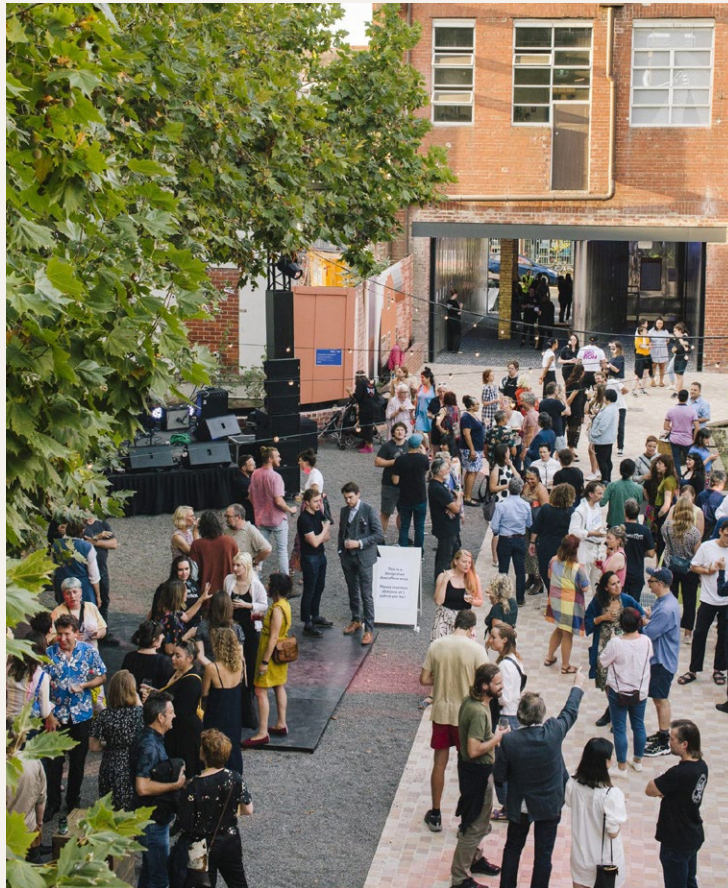


Bendigo Art Gallery
Fender Katsalidis (2014) - Bendigo, Victoria

The Bendigo Art Gallery speaks to the potential of regional galleries within Victoria. The gallery generates massive crowds each year with the majority coming from outside of Bendigo. The extension of the site over the years has given the gallery the ability to develop, change and remain current within a regional Australian context.

①A①B Existing Buildings

Precedents



Collingwood Yards

Contemporary Arts Precincts (2020) - Collingwood, Melbourne

Contemporary Arts Precincts, a charitable social enterprise, have successfully re-imagined the former Collingwood Technical College into a new creative, community hub that offers an array of programs- cafes and restaurants, artist studio spaces, galleries, and small-scale retail. The project manages to celebrate the existing fabric without reducing it to a relic, highlighting the everyday or pragmatic moments of the former college and transforming them into a highly functional and robust setting for a diversity of user groups and activities.



*Abbotsford Convent
since 2001*

Abbotsford Convent is today home to over 100 arts and creative practitioners, after having begun a series of renovations and restorations in 2001 that have activated the space. It hosts a variety of events, such as markets, concerts and exhibitions.

Its garden setting is much loved and cared for and a key component to the success of the rehabilitation of the site.

①A①B Existing Buildings

Precedents



Lycée Hôtelier de Lille

Caruso St John (2018) - Lille, France

Caruso St John's rehabilitation to an old factory to create a gastronomy school is highly successful in its interpretation of the existing building. Colours that appear in the existing building were restored to maintain its unique and lively character.



Studio Voltaire

Matheson Whiteley (2014) - London, United Kingdom

Studio Voltaire is a not-for-profit art gallery, studio space and artist residence. The south London collective renovated a Victorian Mission Hall to provide accessible and affordable spaces for local artists as well as hiring portions of the space for events shows and other activities. The project is of a similar scale, size and architectural quality to that of the Kyneton Primary School and is a successful precedent.



2

HERITAGE FORECOURT

The heritage facade of the Old Kyneton Primary School remains an integral element of the site and key part of the surrounding heritage context. The strategic masterplan maintains this facade and entry as the primary entrance to the proposed art gallery. A considered paving pattern, orthogonal tree planting to reinforce the existing planting and new public seating are the primary ‘ingredients’ used to activate the forecourt whilst celebrating the bluestone facade and maintaining the heritage character. The forecourt will act as a meeting place for gallery openings and events, provide shaded seating for occupants throughout the day, a place to wait for friends, welcome guests to the gallery, or a quiet spot for lunch, short break, or a book.

② Heritage Forecourt

The heritage entry to the OKPS Gallery is an important element in the master plan, being a visual connection to the site's rich history. With a design that builds on the formal planting, masonry buildings and paving the forecourt of the gallery defines the entrance to the gallery, reinforces the heritage character of the bluestone buildings, and represents the civic nature of the gallery buildings.

The most important intervention in this zone is the additional trees which will complement what has been identified as a successful existing piece of landscaping – the entry pathway and trees. New paving, locally fabricated stone benches, and bike parking allow for space to sit and rest, to wait for friends, to read, or eat lunch under the shade of the trees and the quiet strength of the heritage bluestone buildings.

The formal planning of the space brings the heritage qualities of the area, including the heritage bluestone properties and landscaping along Baynton street into the site.

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Key ingredients:

- ① Trees (existing and new)
- ② New fence and planters
- ③ Pedestrian crossing improvements
- ④ Seating
- ⑤ Outdoor covered BBQ
- ⑥ Existing war memorial
- ⑦ Heritage facade and entry
- ⑧ Bicycle parking





② Heritage Forecourt

Key ingredients

① Trees (existing and new)

Assess the health, safety, and life span of existing trees. Retain existing trees if possible. Plant new native trees along the heritage front promenade to provide shade and cover. Trees are highly important will make the area greener and more attractive.



② New fence and planters

Install new heritage fence and native planters along the sidewalk to provide buffer between road and the promenade. Nicely curated landscaping will create a beautiful front entry to the heritage building, attracting visitors from the shopping centre.



③ Pedestrian crossing

Create a safe and highly visible pedestrian crossing on Baynton Street between the heritage entry and shopping centre. The existing crossing is potentially sufficient in the medium term.



④ Seating

Install seatings on the promenade to provide a temporary breakout space for users. Seatings are suggested to be under the trees.



⑤ Outdoor covered barbecue

Provide an outdoor barbecue kitchen covered under a shelter. Make the shelter attractive and provide picnic tables that can also be used when the BBQ is not in use. Perfect for a community group sausage sizzle.



6 Existing war memorial

Retain the existing war memorial and provide good landscaping around the memorial. Install an information sign describing the memorial's history within the Old Primary School and Kyneton community.



7 Heritage facade and entry

Restore and make good the heritage building facade. The facade will be the primary facade of the site and become the main anchor attractor of the precinct. Also provide a historical description of the building through information sign.



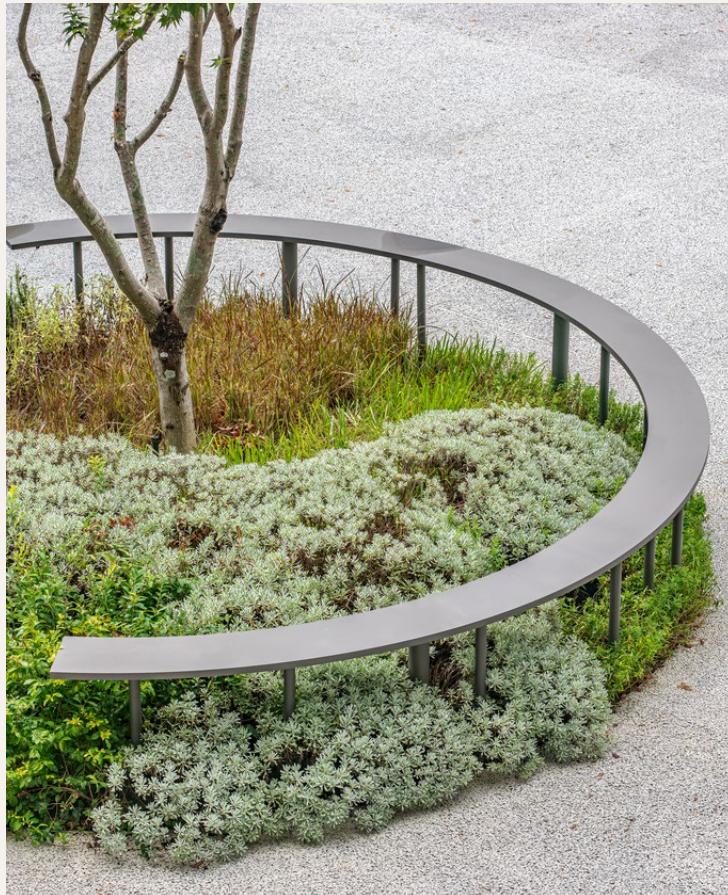
8 Bicycle parking

Install bicycle parking to encourage people cycling to the precinct. This could include a scheme to provide bicycles for visitors to cycle from the train station to the site.



② Heritage Forecourt

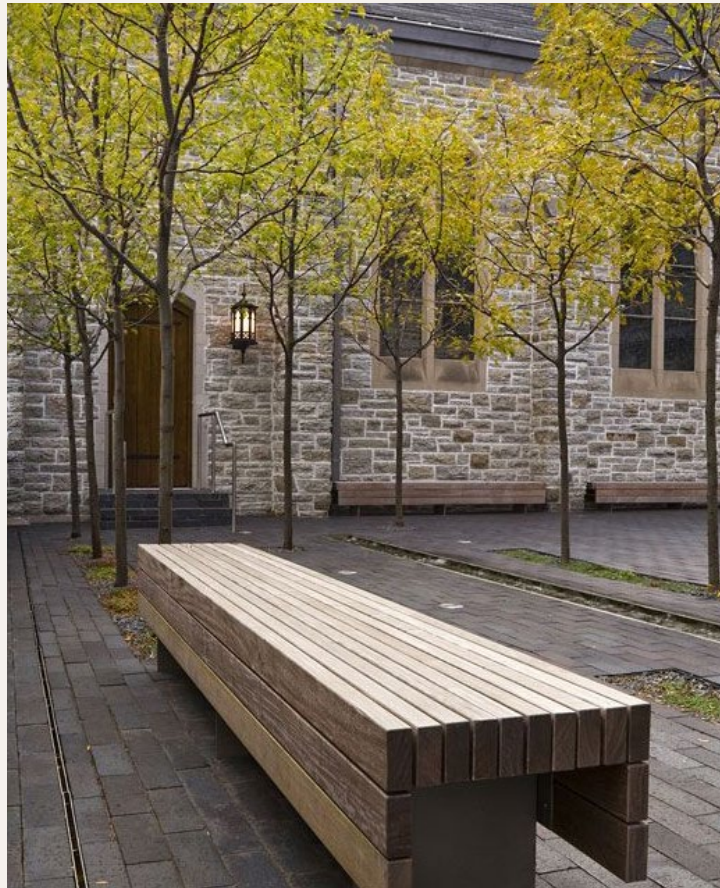
Precedents



Chiayi Art Museum

Studiobase Architects & M.H. Wang Architects (2020) - Taiwan

Seating arrangements that accommodate visitors to this art museum in Taiwan are noteworthy for their simple form which allows the landscaping, seating and paving to be integrated in an effective manner.



*Presbyterian Church
Coen and Partners (2009) - Minneapolis, USA*

Coen and Partners created a meaningful space that acts as a courtyard to a heritage building.

The delight and significance of the church is celebrated by small interventions from the architects such as ground cover, tree planting, paving and seating.



3

TOWN SQUARE

The vision for the OKPS Town Square would see the continuation of the square that begins at the intersection of Mollison and High streets through to the entry to the new gallery. This would require the extension of the lawn and tree planting adjacent to the Mechanics Institute to continue past the library and onto the school site. The town square would have the capacity to host various activities- including possible play areas for children, but importantly, there would be a physical and visual connection through to the high street and link a number of civic buildings. The master plan identifies the existing positive qualities of the seating, kiosk, paving and mature trees as important and valuable civic assets that should be retained and extend to the school site.

③ Town Square

The town square would be the main space for large scale activation and the principal connecting plaza between the already established Mollison St and High St junction and the Old Kyneton Primary School area. Some interventions such as paving improvement, street furniture i.e. seatings, and signage are the first step of the square rehabilitation. Existing trees will be maintained and kept to provide shade and sense of comfort to the users.

The major work would be on relocating the existing playground in front of the library to pave the way for the town square extension. There should not be any disruption on the pedestrian linkage. Meanwhile, existing kiosk and monument would be maintained.

Current driveway and delivery access adjacent to the library could be retained with appropriate mixed use paving that provides safe vehicular access without interrupting the pedestrian connections.

Being a naturally covered open space, there is a huge opportunity for the community to utilise the space as a platform to engage more to the broader audience and users by extending the pop-up market to the area.

—
Key ingredients:

- ① Trees
- ② Seating
- ③ Landscaping
- ④ Paving improvements
- ⑤ Connection to Baynton St
- ⑥ Way-finding signage





③ Town Square

Key ingredients

① Trees

Assess the health, safety, and life span of existing trees. Retain existing trees if possible. Plant new native trees along the square to provide shade and cover. Trees are highly important will make the area greener and more attractive.



② Seating

Provide seating on the promenade to provide space for rest and gathering. The street furniture could be made attractive to invite people from Mollison St/High St intersection to come and use the space. Seating is suggested to be under the trees to provide shade.



③ Landscaping

Improve landscaping and paving of the plaza. Introduce greeneries and street furnitures such as benches and seatings to engage more dwelling time on the plaza and create a meeting point.



④ Paving improvements

Replace existing asphalt ground cover with paving. Paving design and pattern could be designed with respect to Indigenous place making and representation or local materials and the geological character of the area.



5 Connection to Baynton St

Create a seamless connection on east-end of Baynton St/Plaza to introduce a safe and smooth transition between shopping arcade and the town square. Reduce road speed limit and encourage shared space between pedestrians and vehicles. This would attract shopping visitors from the adjacent supermarket and Mollison st shops to explore and wander around the Town Square and potentially the whole OKPS precinct.



6 Way finding signage

Provide a clear and visible way finding signage and map to create a connection between Mollison St/High St and the OKPS site. Signage should direct visitors to the main 8 key zones.



③ Town Square *Precedents*



Victoria Square

Hansen Partnership (2018) - Kerang, Victoria

The project sought to replace out-dated street furniture and vegetation with a contemporary and functional space, that was grounded in pedestrian orientated design. The project is based on an appreciation of Kerang's surrounding agricultural context and ideas of the veranda. Pockets for rest and relief were created within a layout driven by the architectural context. A 100 year old tree informed the design, providing shade and a focal point in the middle of the space.



Abdulrahim Place
Sanitas Studio (2018) - Bangkok, Thailand

The Town Square employs paving and seating as way finding technique to orient people through the space. This example from Thailand reveals how the paving can lead users to moments of rest, greenery, or through the square.



4

MARKET SQUARE & MULTIPURPOSE SPACE

This zone would be the main nexus of the precinct for the broader community. It is the space where all major public activities occur and people are actively engaged in the life and vibrant character of Kyneton. Some programs such as pop-up local market, outdoor cinema, cafe, talks, music festival, performance and other exciting events would be the key ingredients in the place making process, creating a vibrant yet inclusive facility available to the whole community.

④ Market Square and Multipurpose Space

Proposed for the eastern portion of the site, the market square and multipurpose structure will be act as a main extension of the town square.

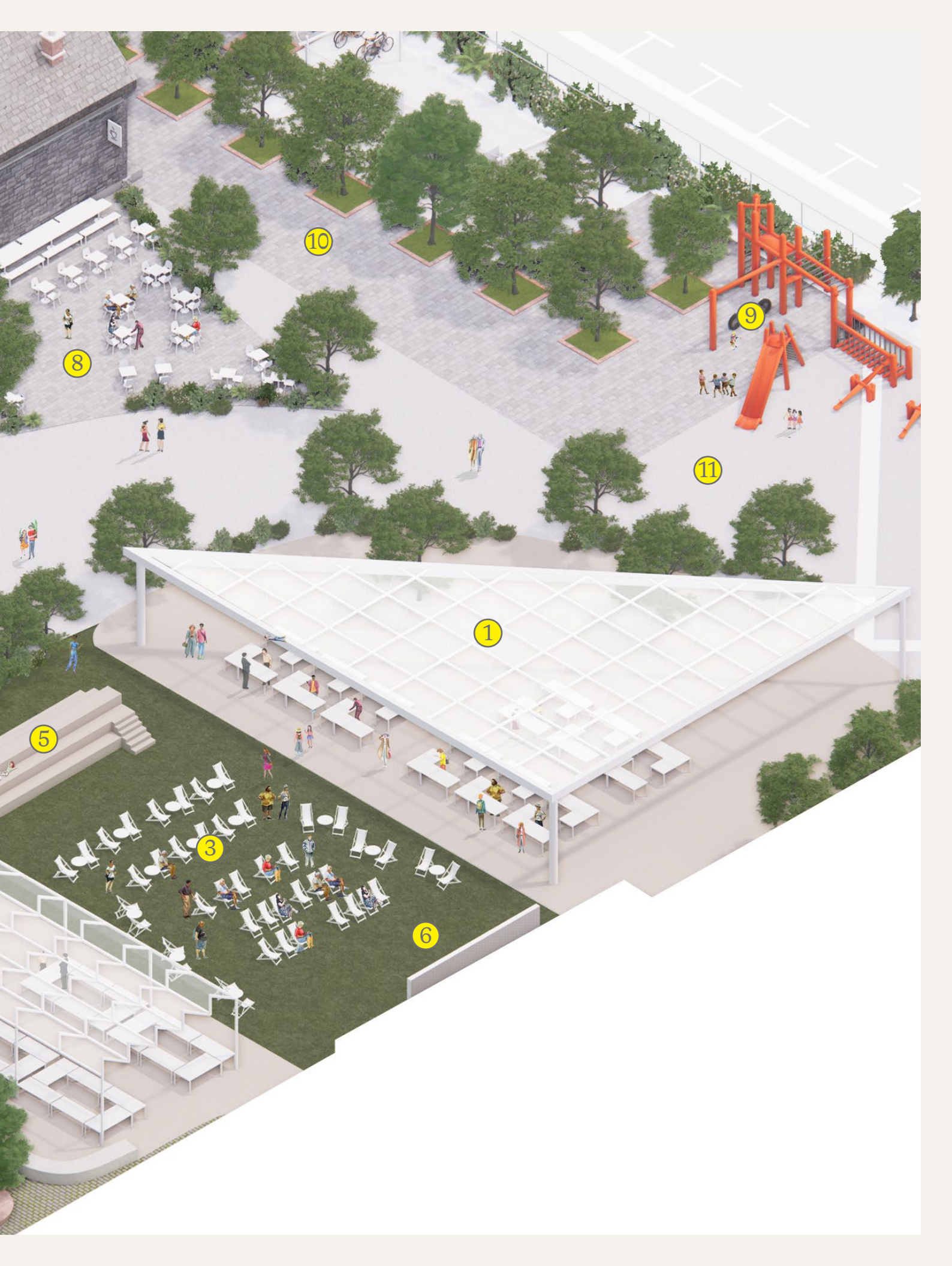
Two temporary structures will act as a multi-purpose space for local market stalls, performances, talks and for the general use by the public. These structures are intended to be economical in construction, materials and provide weather protection. Activity is concentrated on the eastern side of the site away from the residential properties to the north, south and west.

Between the structures will be a versatile open space that aligns with the western wall of the bowls club and library is proposed. This space has the potential to show movies, including a stage or amenity for performances and talks. This structure is proposed to be temporary, allowing for space for a future civic building in this area and the potential re-use of the structure to other locations on or off the site.

—
Key ingredients:

- ① Market pavilion
- ② Multi-purpose pavilion
- ③ Informal seating
- ④ Tree planting and seating
- ⑤ Projector
- ⑥ Stage and screen
- ⑦ Entry through car park
- ⑧ Cafe seating
- ⑨ Playground
- ⑩ Pathway north
- ⑪ Pathway east
- ⑫ Pathway west
- ⑬ Pathway south





④ Market Square and Multipurpose Space

Key ingredients

① Market pavilion

Provide a new permanent open-plan pavilion with translucent roof for natural lighting. The pavilion will host flexible-setting market stalls and support local artisans, producers, and trades. Products sold should be locally grown and produced by small businesses. The pavilion and paving should be attractive to create connections from the Town Square and Mollison and High st shopping areas.



② Multi-purpose pavilion

Create a new permanent open-plan pavilion that could host multiple kind of events such as talks, music, dance, market extension, etc. The pavilion will be a covered alternative and addition to the outdoor grass lawn next to it.



③ Informal seating

Install grass lawn and provide movable seating furnitures. The lawn and furnitures should be able to cater multiple kind of activities such as outdoor cinema, talks seating, farm animal visit, etc.



④ Tree planting and seating

Plant new native trees along the promenade to provide shade and cover. New trees will not only make the area greener and more attractive, but also create a buffer between the busy market area and the studio in the 80s Extension Building. Install seatings underneath to provide area to rest and encourage more dwelling time in the area.



⑤ Projector

Provide raised permanent blocks for seating and outdoor cinema projector. The furniture is potentially be used as a semi-amphitheater setting.



6 Stage and screen

Install a small stage and screen at the perimeter wall of the lawn. The stage and screen will not only host the outdoor cinema, but will potentially be the centre stage for events and performances- an open-air alternative to the multi-purpose pavilion.



7 Entry through car park

Replace existing asphalt ground cover with permeable paving. Plant trees for buffer. Paving design should differentiate the boundary between parking space and pedestrian space. Consider requirements to bump in and out for events and markets.



8 Cafe seating

Provide cafe seatings and tables along with differentiated paving to create a distinct boundary between public promenade and the cafe's semi-private space. Install signage on the wall (with heritage consideration) to attract visitor and create a clear point of interest. Provide planters on the cafe perimeter to allow for soft fencing.



9 Kids Playground

Build a safe and secure kids playground facility to provide kids a place to interact and develop their social skill. Playground could also provide families a safe place for their kids to play.



10 11 Pathway north/east/west/south

12 13 Replace existing asphalt ground cover with paving. Paving design and motif could be designed with respect to the Indigenous or local art, potential opportunity for Indigenous place making and representation.



④ Market Square and Multipurpose Space *Precedents*



Giardino Geometrico

Piero Lissoni (2014) - Milan, Italy

The structures proposed will be economical in design and construction. By providing weather protection to the square, the structures aim to create a place of congregation either through the market stalls, performances or live music.



Testing Grounds
Arts Victoria (2013) - Melbourne, Victoria

Testing Grounds is an exemplar project in its ability to use economical design and construction as a backdrop for user-defined programs. The versatility of the space allows for a multi functional space that is suited for all age and user groups.



5

PARKING & STORAGE SERVICES

The south-east corner of the site would provide parking and delivery space across the zone. The parking space would serve to host not only services requirements of the site, but also act as a flexible space that can be transformed into space for food trucks or simply an extension of the market space. It is envisioned it would be used primarily as a parking space during weekdays, but converted into pedestrian-only public space in the evenings or on the weekend.

⑤ Parking and Storage Services

Proposed for the south-east corner of the site, the designated parking area is intended to serve as a multi-purpose space that accompanies the programming and services that the site requires but is predominantly used for car parking, deliveries, and back-of-house storage. The parking spaces will be occupied by and service user groups of the art gallery, studio spaces, market stalls, disabled parking, buses and visitors parking. The car park will also provide access to the site for service vehicles and contain loading bays. The car park is defined on its western edge by the existing fire services structures. Lockable storage spaces will also be made available to user groups throughout the site.

The parking will also have provisions to enable food trucks, seating and other temporary activities that will enable a multi-functional space and extension of the event plain. The location of the parking will minimise interruptions to the supermarket car parking to the north, will allow for vehicles to service the designated market area, allow for bus arrivals and departures and allow for the rest of the site to remain for pedestrian traffic. Additional parking may be available in the parking lot on Simpson Street. The car park is proposed to be permeable paving.

Key ingredients:

- ① Canopied Entry / Multipurpose pavilion
- ② Entry from car park
- ③ Food trucks
- ④ DDA parking bay
- ⑤ Car park
- ⑥ Arrival & departure point
- ⑦ Site and tenant storage
- ⑧ Bicycle parking
- ⑨ Way finding signage





⑤ Parking and Storage Services

Key ingredients

① Canopied entry/Multipurpose pavilion

Provide a new permanent open-plan pavilion that could host multiple kind of events such as talks, music, dance, market extension, etc. The pavilion will be the adjacent function for loading and activation.



② Entry from car park

Replace existing asphalt ground cover with permeable paving. Plant trees for buffer. Paving colour and design should be different to highlight and buffer the boundary between parking space and pedestrian space.



③ Food trucks

The car park is to be flexible, so to provide space for weekly food trucks market and temporary seatings to invite crowds and life to the southern part of the precinct.



④ DDA parking bay

Provide car park with DDA compliant parking bay to create an inclusive precinct.



⑤ Car park

Provide car park spaces, to be occupied by user groups of the art gallery, studio spaces, market stalls, services, and visitors.



6 Arrival & departure point

Provide a clear space with enough space for stopping and delivery.



7 Site and tenant storage

Install lockable storage spaces for user groups throughout the site.



8 Bicycle parking

Install bicycle parking to encourage people cycling to the precinct.



9 Way finding signage

Provide a clear and visible way finding signage and map to create a connection between the southern entrance and the OKPS precinct. A clear signage will improve visibility and permeability of the mix of uses in the area. Signage should direct visitors to the main 8 key areas.



⑤ Parking and Storage Services

Precedents



Food Truck Park

Melbourne, Victoria

Run by the Australian Mobile Food Vendors Group (AMFVG), Food Truck Park is an example of the utilisation of latent space. The AMFVG are an example of a company that can be used to facilitate the use of the site during desired hours. The site uses temporary furniture throughout the site for its occupants.



*Welcome to Thornbury
Melbourne, Victoria*

Welcome to Thornbury provides an example of the potential for a car park space to have a multitude of functions. The space can act as a place of congregation and as an extension of the market and multi-purpose structures.



6

BREAKOUT SPACES

Located between the quiet residential area and the OKPS 1980's building, there is an opportunity to transform this into comfortable breakout spaces, not necessarily only for the occupiers of the building, but also for visitors to the site. This will provide an additional outdoor space to the interiors of the existing classrooms and create a buffer to the residential area to the south.

⑥ Breakout Spaces

The existing lush and established trees along the street strip provide a perfect natural canopy for the thoroughfare - connecting the gardens and the main public area.

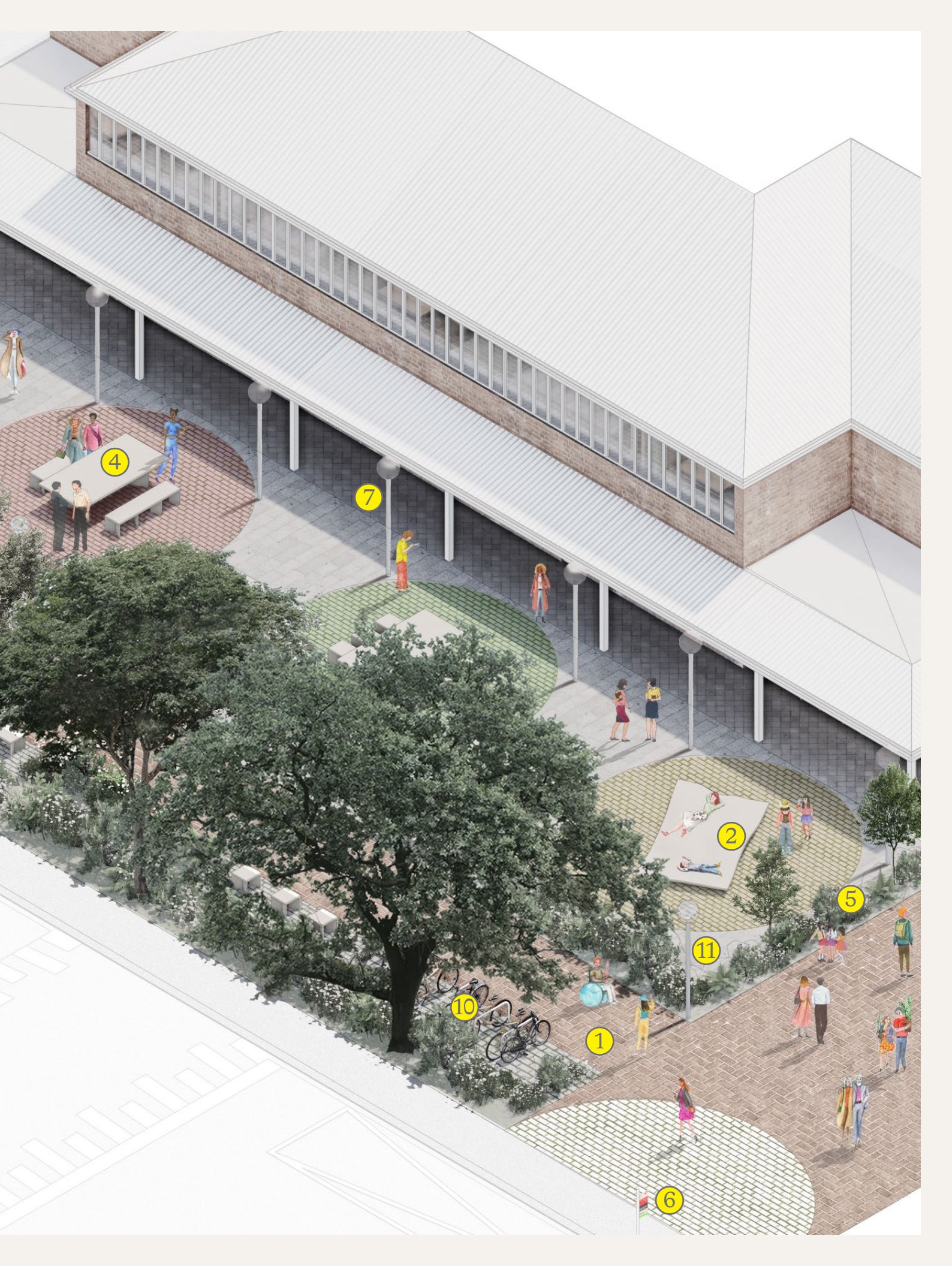
Buffered by soft fencing such as plants, the table and seating furnitures would provide semi-private outdoor spaces for small group gathering spaces. Promoting informal social interactions between tenants and visitors or breakout spaces for activation by the tenants.

This zone is intended to be a quiet but active area to keep the noise level to an appropriate level in consideration of other tenants or residential properties.

—
Key ingredients:

- ① Main thoroughfare
- ② Lazy bench
- ③ Pocket seating
- ④ Outdoor gathering furniture
- ⑤ Garden paving
- ⑥ Bus stop
- ⑦ Light poles
- ⑧ Buffer plants
- ⑨ Existing trees
- ⑩ Bicycle parking





4

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⑥ Breakout Spaces

Key ingredients

① Main thoroughfare

Improve the existing thoroughfare by introducing pavers and vegetations along the southern perimeter. Introduce multiple paving hierarchy to create soft boundaries between public thoroughfare and pocket/breakout spaces.



② Lazy bench

Install lazy benches within the breakout space to provide a space to rest and encourage people spend more time in the area and nurture creativity.



③ Pocket seating

Introduce small seatings on the patches of the perimeter to provide space for visitors to rest and spend more time in the area.



④ Outdoor gathering furniture

Install outdoor furnitures such as benches and tables to accommodate and encourage smaller group meetings and conversations. The main user group would be the 80s building tenants which has a direct access from the building.



⑤ Garden paving

Provide soft buffer by planting low-height vegetations along the main thoroughfare to create an informal boundary while preserving the visibility between public and the semi-private breakout spaces.



6 Bus stop

Provide a new bus stop in the southern end of the promenade. A new bus stop could potentially be introduced to provide a direct access to the site.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

7 Light poles

Install light poles along the breakout spaces to create a safe and bright passive surveillance in the evening.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

8 Buffer plants

Plant new vegetations along the southern sidewalk to soft fence the breakout spaces while also create a noise buffer to the existing residential area.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

9 Existing trees

Assess the health, safety, and life span of existing trees. Retain existing trees if possible. The trees will keep the area green and more attractive while also creating a noise buffer to the existing residential area.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

10 Bicycle parking

Install bicycle parking to encourage people cycling to the precinct.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

11 Way finding signage

Provide a clear and visible way finding signage and map to create a connection between the bus stop entrance and the OKPS precinct. Signage should direct visitors to the main 8 key zones.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

⑥ Breakout Spaces *Precedents*



Brochstein Pavilion

James Burnett, Thomas Phifer and Partners (2007) - Houston, United States

Small patches of tranquil and peaceful breakout spaces would offer an alternative type of space within the site. Away from the hustle of the town square, small, intimate space would allow users to gather and engage with others under the shade of trees.



Vajrasana Buddhist Retreat

Walters Cohen Architecture (2016) - Suffolk, United Kingdom

Walters Cohen designed by following the Buddhist principle of “doing the least harm” and therefore used simple and modest materials that had a minimal impact on the natural environment. In doing so a contemplative atmosphere has been created.



7

FIRST NATIONS GARDEN

Proposed for the south-west corner of the site, the First Nations garden will foster a First Nations voice within the community space. The function, design and construction of this garden is intended to be developed with the Taungurung Land and Waters Council, Dja Dja Wurrung Clans Aboriginal Corporation, and groups such as the Kyneton Horticultural Society. The garden will be part of an effort to foreground the significance of First Nations people and culture as well as providing an educational platform on Indigenous culture and history.

⑦ First Nations Garden

This location of the garden is sympathetic to the surrounding residential properties and leafy character of Ebdon St. The corner of the precinct will be dedicated as a garden for reconciliation and First Nations culture and Country.

An economical garden pavilion will act as a place of congregation and weather protection. A place for story telling and sharing of knowledge.

The garden will also complement the breakout spaces to the south and sculpture garden / outdoor gallery to the north.

This garden aligns with the values of the proposal of the respect for, regeneration and healing of the land that is demonstrated by the agricultural aspects of the Macedon Ranges and large number of sustainability groups and passionate gardeners in the area.

Please note that the landscape and design of the garden should refer to Taungurung Country Plan and Taungurung Strategic Plan 2021-2025. All design elements and works must be approved of by involved Indigenous people or community or elders.

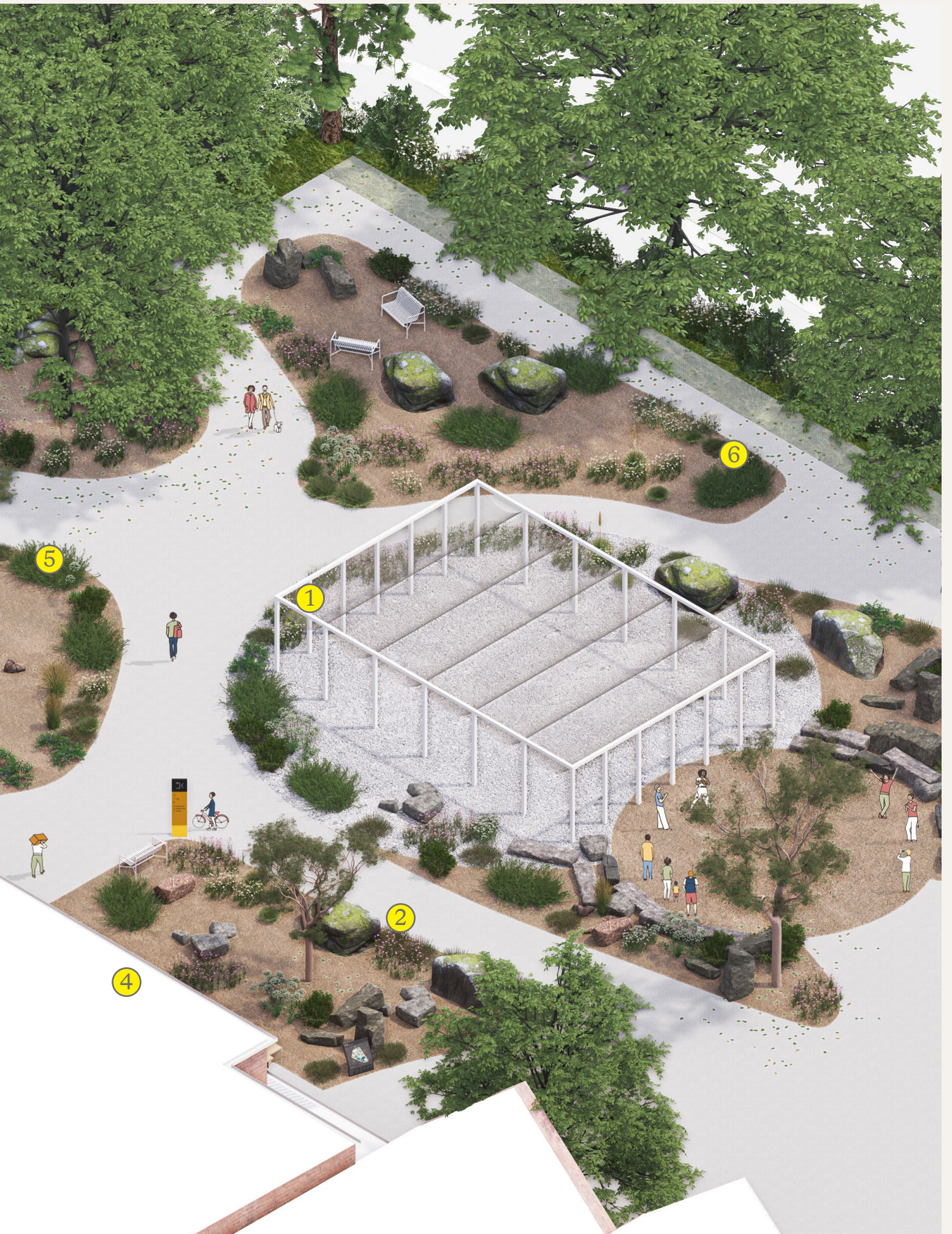
The First Nations Garden is an idea of a space that has potential to be an Indigenous led project on the school site.

—

Key ingredients:

- ① Garden pavilion
- ② Thematic garden
- ③ Pathway
- ④ First Nations landscape garden
- ⑤ East-west entry thoroughfare
- ⑥ Existing trees
- ⑦ Taungurung flag





⑦ First Nations Garden

Key ingredients

① Garden pavilion

Provide a pavilion that will act as a place of congregation within the healing garden. This structure will be accessible to all user groups of the site. The structure is proposed to be constructed and designed economically, and have the provision to be demounted and relocated.



② Educational garden

As part of the First Nations garden, smaller patches of the area could be dedicated to a specific story or theme within the broader context of Australian landscape and nation healing. Placards and information board will be useful for educational purposes.



③ Pathway

Provide pathway that is connecting Zone 5 breakout space, 80s building, and Zone 7 sculptural garden. Pathway will use different material to Zone 5 and should represent the Australian landscape. Pathway may be broken into smaller path branches to enhance experience.



④ First Nations landscape garden

Consult with Taungurung Land and Water Council before designing the garden. Design should represent the native Indigenous landscape and be able to accommodate Taungurung cultural events and ceremonies. The garden will not only be representative but also potentially be educational and become an opportunity to learn and acknowledge lineages of First Nations' cultural and ecological history.



5 East-west entry thoroughfare

Provide paving to highlight main connection and entryway between the building and exit point. Paving pattern could accommodate the First Nations art.



6 Existing trees

Assess the health, safety, and life span of existing trees. Retain existing trees if possible. The trees will keep the area green and more attractive while also creating a noise buffer to the existing residential area.



7 Taungurung flag

Install flag pole and fly Taungurung flag in the centre of the garden as an acknowledgment to the land and country on which the OKPS complex stand.



⑦ First Nations Garden

Precedents



Monash University Earth Sciences Garden
Rush Wright Associates (2016) - Melbourne, Victoria

The garden was created to showcase key features of the geology and geomorphology of Victoria. Each rock type is representative of different formations and geological age. The angle, orientation, and specific placement of approximately 500 rock specimens tells a local geological story, while the larger arrangements create a diverse series of landscape spaces. For our practice, this garden project has established a new benchmark. We have found fresh ways of thinking and doing. Form arrives from thinking about knowledge, the play between the real, representations, maps, and scientific inquiry. The project sets up a considered approach to the design of a garden space and its ability to have embedded knowledge into the project.



Yarning Circle and Carrum Train Station

Rush Wright Associates and Michael Hromek (2019) - Melbourne, Victoria

The Carrum Station Yarning Circle was constructed as a part of the Upfield level crossing removal program. This yarning circle was particularly successful as it give opportunity for representation within infrastructure projects. The project was established with the LXPR Indigenous Design Guidelines which recasts infrastructure projects as a space that can express and support culture.

⑦ First Nations Garden

Precedents



M-Pavilion

Glenn Murcutt (2019) - Melbourne, Victoria

The proposed garden pavilion will act as a place of congregation within the healing garden. This structure will be accessible to all user groups of the site. The structure is proposed to be constructed and designed economically, and have the provision to be demounted and relocated. This was the case with Glenn Murcutt's M-Pavilion which has been relocated to Melbourne University.



Healing Garden

Openwork (2021) - Melbourne, Victoria

The plan for Heide Healing Garden was unveiled in 2019 and expected to open in late 2020 (subject to delay due to Covid-19). The concept was to generate a garden the could improve people’s wellbeing and restore a sense of equilibrium. The garden will feature thematic clusters that cater targeted programs for specific groups including people with autism, mental health challenges, and physical, cognitive, and intellectual disabilities. Situated within the Heide Museum complex, various edible indigenous plants will be the main attraction of this garden.



8

OUTDOOR GALLERY

This outdoor gallery is intended to sit between the formal heritage entry and the First Nations healing garden creating opportunities for artists and curators to engage with a broad range of local and universal themes.

⑧ Outdoor Gallery

The outdoor gallery and sculpture garden will act as an extension of the proposed gallery.

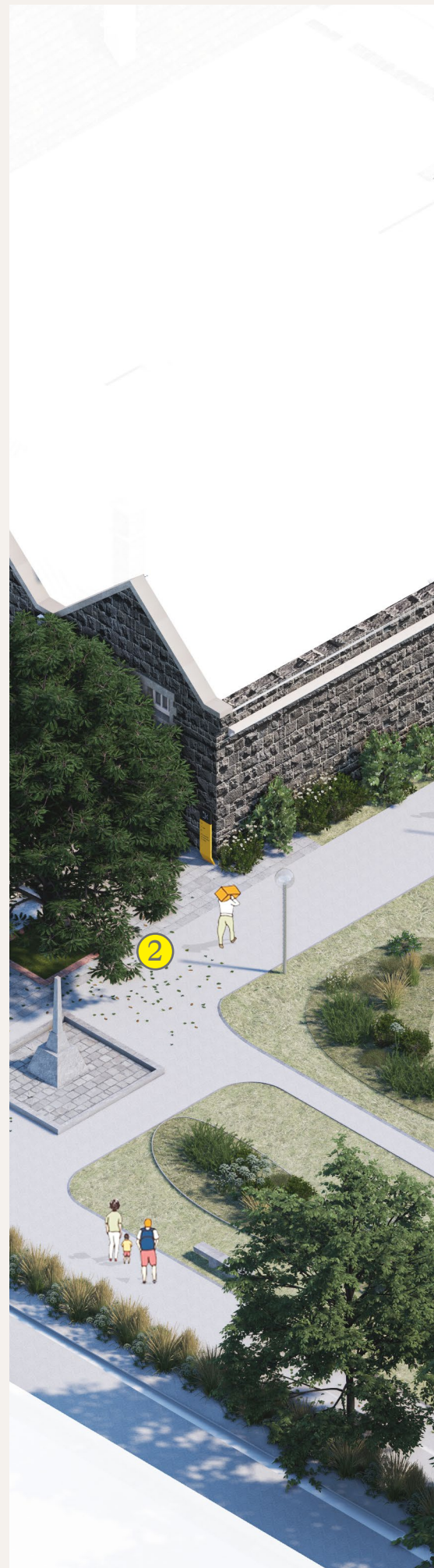
The outdoor gallery will extend the use of the gallery by enabling an extension of the programming to occur outside.

Part of this area has the ability to be occupied by specific user groups within the complex.

The location of this space aligns with the “quieter” areas of the masterplan and will be sympathetic to the surrounding residential properties whilst creating a strong presence for the gallery on the corner of Baynton and Ebden streets.

Key ingredients:

- ① Sculpture garden
- ② Heritage entry plaza
- ③ Western gallery entry
- ④ Covered thoroughfare
- ⑤ East-west entry thoroughfare
- ⑥ Community outdoor meeting space
- ⑦ Existing trees





⑧ Outdoor Gallery

Key ingredients

① Sculpture garden

Introduce spaces for artworks or sculptures within the garden to accommodate outdoor type of artwork. The garden will provide a different kind of art experience to the visitors as well as user groups of the space.



② Heritage entry plaza

Replace asphalt ground covering with permeable paving which potentially be designed in patterns that accommodate the Indigenous artworks. Restore the heritage facade of the bluestone building and provide signage and information board of the area.



③ Western gallery entry

Restore the western facade and make significant improvements to the entry and airlock space. The entry should be clear and inviting from outside, as well as from inside to direct visitors to both gallery and outdoor sculpture garden.



④ Covered thoroughfare

This is an existing structure that will be utilised by the community spaces that run adjacent to it. The structure provides sun protection to the community spaces.



5 East-west entry thoroughfare

Provide paving to highlight main connection and entryway between the building and exit point. Paving pattern could accommodate the First Nations art.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

6 Community/cafe garden

An important node within the site, this garden could act equally as a kitchen garden for the adjacent cafe to grow fresh produce, or a garden that is cared for by community groups within Kyneton.

Provision of a kitchen garden and Indigenous planting could further the ambition of the hospitality space.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

7 Existing trees

Assess the health, safety, and life span of existing trees. Retain existing trees if possible. The trees will keep the area green and more attractive while also creating a noise buffer to the adjacent residential area.

Impact	●	●	●	●	●
Practicality	●	●	●	●	●
Civic engagement	●	●	●	●	●
Priority	●	●	●	●	●

⑧ Outdoor Gallery

Precedents



McClelland Sculpture Garden

Munro and Sargent (1971) - Langwarrin, Victoria

McClelland Sculpture Park is located near the town of Frankston, approximately one-hour drive south from Melbourne CBD. The park houses permanent outdoor sculptures and temporary artworks from visiting artists in the indoor gallery. As a non-profit exhibition space, the park has been relying on financial supports from patrons, members, donations, government grants, and income from the shop and cafe.



*Joe's Market Garden
CERES (2003) - Melbourne, Victoria*

Located in Melbourne's northern suburbs, Joe's Market Garden is only accessible by the footpath along the creek. The garden sells its produce to the local community and uses the banks of the creek as spill out space.

**OLD KYNETON
PRIMARY SCHOOL**
Preliminary Masterplanning Assessment

PART II

STRATEGIC CONTEXT

This strategic masterplan sits within a context of previous and current strategy documents put forward by governing bodies at three different scales- State; Regional; Local - including the municipalities the Macedon Ranges Shire Council.

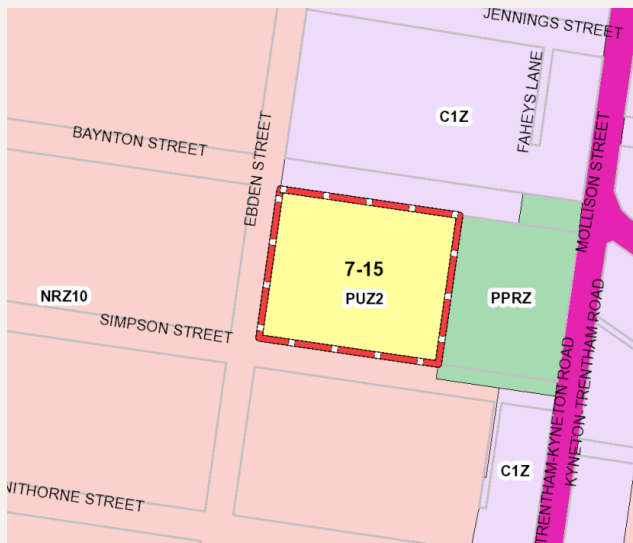
Regionally, the Loddon Mallee South Regional Growth Plan (RGP) offers general direction for regional land use and development in these regions, and more detailed planning frameworks are also detailed for key regional centres such as Kyneton. (Ethos Urban) Noteworthy directions of the RGP that are relevant to the OKPS include:

- Investing in livability, infrastructure and urban design initiatives to make the region's towns great places to live
- Building community connectedness and reduce areas of social disadvantage
- Building a skilled and adaptable workforce by attracting skilled workers and providing access to high quality education and training opportunities, in turn providing further pathways to employment
- Planning for the facilities and infrastructure needed for delivery of education and training to support growth

Locally, the Macedon Ranges Planning Scheme recently released a Localised Planning Statement which reinforced the “purpose and designation of Kyneton as a regional centre that is to manage and support growth.” The documents also reinforce the “bluestone heritage of the town and the increasing importance of tourism to the area more generally.”

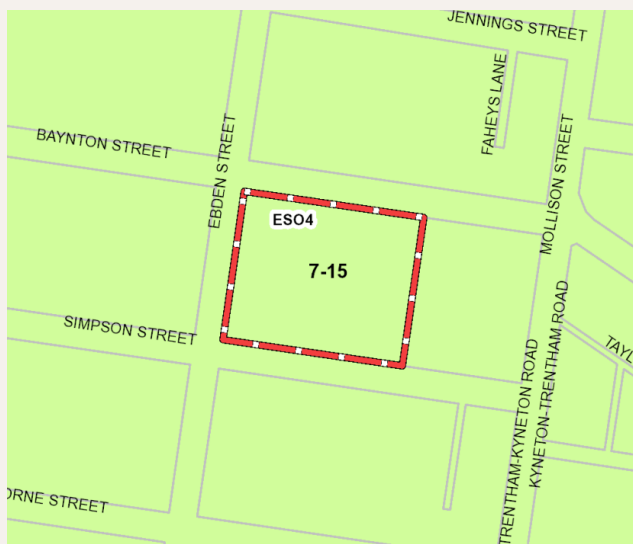
The Old Kyneton Primary school Strategic Masterplan presents a vision for the site that meets and exceeds the expectations of these plans.

ZONING AND OVERLAYS



Public Use Zone - 2

The 1.3 hectare site of the Kyneton Primary School and extension falls within a Public Use Zone, which is designated for educational purposes. As outlined in the Ethos Masterplan, the proposed zoning for the site should be PUZ7 - Other Uses.



Environmental Significance Overlay (Schedule ESO4)

Schedule 4 to the ESO outlines the significance of the Eppalock Proclaimed Catchment and the protection and maintenance of water quality and yield.



Heritage Overlay - Schedule (HO8)

Heritage Overlay - Schedule (HO119)

The Majority of Kyneton's town centre falls under a heritage overlay. The OKPS stands as a landmark within the town centre and the preservation of it into the future aligns with the vision of the strategic master plan, the community, heritage policy and sustainable practices.

REGIONAL ART GALLERIES

The conversion of the Old Kyneton Primary School to an art gallery aligns with similar models of adaptive reuse that can be seen across regional Victoria. Regional Galleries are important as they deliver valuable cultural, social, and economic returns to diverse communities.

Although there is no shortage of artists within Kyneton, there is an absence of infrastructure to support these local artists. The OKPS conversion will act as a key community space for Kyneton and its artists and have the potential to contribute to the art community of Kyneton and contribute to the surrounding regional art and artist community.

Bendigo Art Gallery

An example of the positive impacts a regional gallery can have on a town, economically and culturally. In 1998 the gallery had a major redevelopment, led by the architects Fender Katsalidis. There have been expansions since then in 2001 and 2014, accommodating to the growing needs of the gallery. In one exhibition from 2012 (Grace Kelly: Style Icon) the event created \$17 million for the local economy. Exhibitions at the gallery have been complemented in the past by small, free exhibitions in the town's gardens and streets, to make these cultural offerings more approachable to a wider population. Interestingly, the vast majority (80%) of visitors to the gallery are tourists.

Castlemaine Art Museum

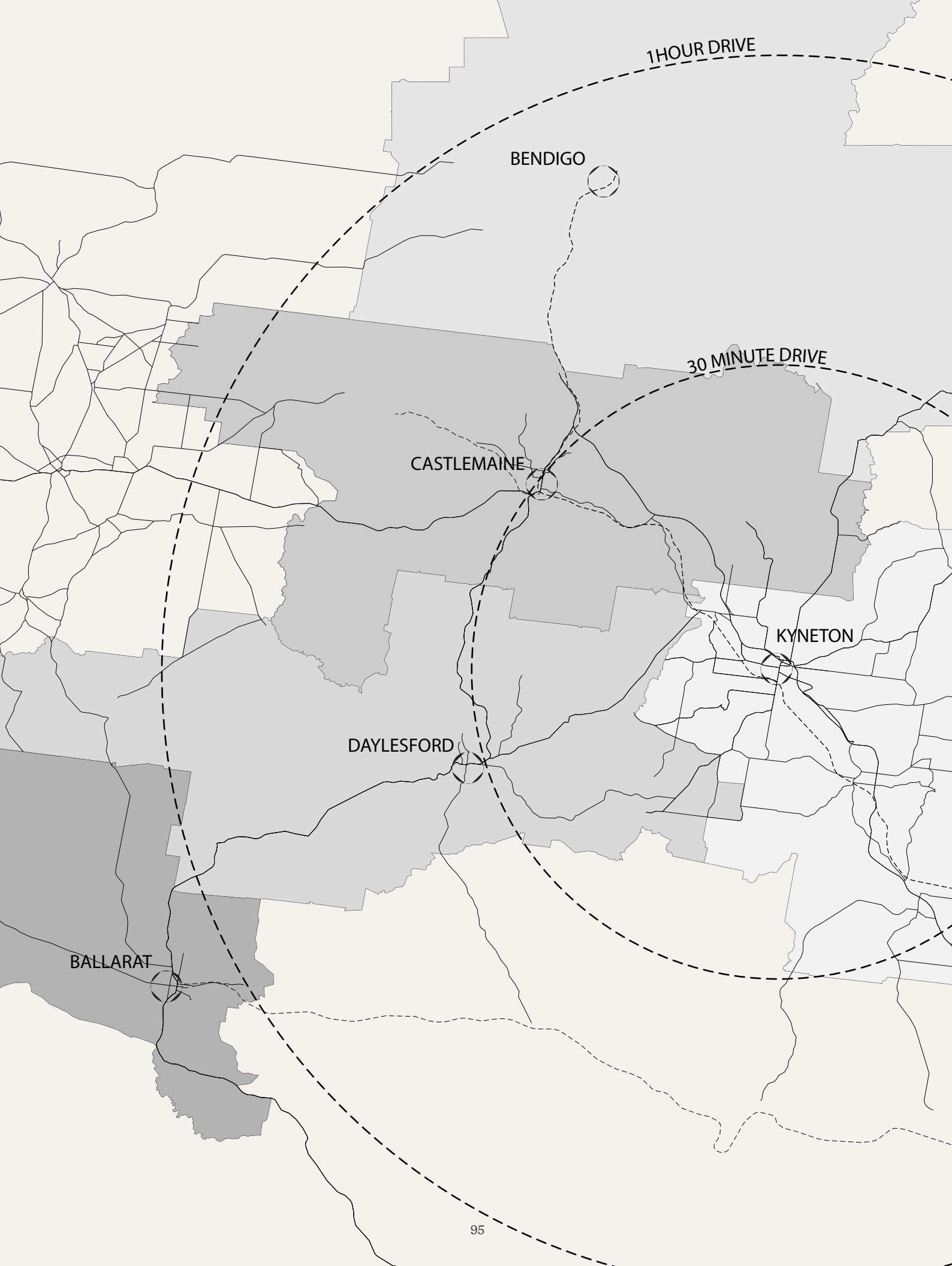
Located nearby Kyneton in the Goldfields region, CAM acts as a precedent as a historically rich piece of architecture, having been built in 1913. Like OKPS, CAM is set to undergo a redevelopment which will create a more activated street front, provide greater gallery configuration in order to support a more diversified exhibitions and an education program to be submitted for funding support (Maytrix Group). This follows an earlier redevelopment that was completed in 2000 by Lovell Chen.

The Convent, Daylesford

Sited on 6 acres of sprawling landscape, the Convent in Daylesford attracts 200,000 visitors annually. It serves as a precedent for OKPS as it hosts various programs- galleries, a café and functions and events. Further, the gallery space is an example of a highly successful adaptive reuse project for a heritage building.

Art Gallery of Ballarat

The oldest and largest regional art gallery in Australia, the Art Gallery of Ballarat sees over 200,000 visitors a year. The gallery specialises in elevating local artists at various career stages. The gallery is a not-for-profit company of which the City of Ballarat is the sole shareholder. In 2001, a public appeal raised \$2 million for the expansion of the gallery.



1 HOUR DRIVE

BENDIGO

30 MINUTE DRIVE

CASTLEMAINE

KYNETON

DAYLESFORD

BALLARAT

LOCAL CREATIVE COMMUNITIES

There are several community and creative groups in Kyneton and the Macedon Ranges Shire with interests in a multitude of areas.

These groups are currently scattered across Kyneton and the Macedon Ranges Shire, working in small stores and meeting in informal meeting spaces.

The Ethos Urban Masterplan outlines strong community pride in the creative, artisan, makers and art scene of Kyneton and the Macedon Ranges Shire. However, the scattering of these businesses results in a segregated community. The OKPS project aims to create a hub through which the local creative communities of Kyneton can work adjacently with one another in order to build a stronger arts community.

Below is an incomplete list of existing creative and artistic groups that are currently operating within Kyneton. The following businesses make up a small portion of larger community that operates within the region.

The diagram to the right shows some of these creative businesses adjacency to the OKPS.

- 1 - Stockroom Kyneton
- 2 - Kyneton Museum
- 3 - Art on Piper
- 4 - Lauriston Press Prints and Drawing Gallery
- 5 - Design Democracy
- 6 - Kyneton Art Group
- 7 - Bluestone Theatre
- 8 - WT Jones and Sons
- 9 - The Old Auction House Arts Precinct and Gallery

The OKPS has the potential to act as a hub that fosters a creative, collaborative and welcoming environment.

Additionally, Kyneton Contemporary is an existing non-for-profit, volunteer-run organisation that established the Kyneton Art Triennial. Kyneton Contemporary is an example of a organisation that would be well suited to the OKPS extension studio spaces. Moreover, the adjacency to local artists and gallery space has the potential to elevate local artists.

Significant former events and initiatives include the Lost Trade Fair and Kyneton Music Festival.



1

2

3

4

6

7

5

8

9

10 MINUTE WALK

5 MINUTE WALK

ENVIRONMENTAL VALUES



The Environmental Values of the strategic master plan are embedded in the project as a whole and into the individual zones. Each zone has an opportunity to integrate specific sustainable and environmental principles depending on the programming of the zone. Aspects of the environmental values are present in the Environmental Significance Overlay and demonstrated by the large number of sustainability focus community groups in the region.

Key approaches to environmental sustainability that are inherent in the Strategic Masterplan include:

1. Architectural Economy and Sustainable Practices.

The master plan has been conceptualised through the lens or “architectural economy”. This is influenced by a multitude of environmental and architectural factors including, adaptive re-use, building costs, longevity and site rehabilitation. This process outlines the idea to retro-fit the existing buildings to suit its new purpose whilst using considered design to minimise interventions on the site and the use of sustainable construction materials.

The proposed master plan envisages an outcome that is defined by the environmental rehabilitation of the site through small and meaningful interventions that promotes community and personal connection within Kyneton.

2. Retention and Planting of Trees

The retention of the trees on the site has been acknowledged by the consultations findings of the Ethos Urban Master Plan (3.3 Consultation Findings.) This included the retention of mature trees both in the town square and on the site of the OKPS. As outlined in the general consultation Phase 2 of the Master Ethos plan, a key issue outlined by the community is the “clarity of the number of trees to be retained on the site and many requested that all trees are protected and remain within the site”

Previous community consultation identified:

- Lack of detail on the plan about the future of existing trees
- The impact that the removal of street trees will have on the heritage value of the site.
- Benefits the trees provide for shade during the hot weather.

The master plan proposed by WMA envisions that all trees on the site will remain with additional native trees to be planted. WMA envisions a planting schedule to be established in conjunction with the appropriate community groups, arborists, horticulturalists, First Nations groups, and landscape architects.

3. First Nations, Caring for Country and site rehabilitation.

Understanding the site as part of Taungurung Country results in First Nations representation being integral to the embodiment of environmental values throughout the sites rehabilitation.

The TLaWC should be engaged throughout the process to establish if:

- a) the site can be rehabilitated through the introduction of native flora
- b) if the site is not able to be environmentally rehabilitated, what process should be put in place to ensure the longevity of the site
- c) the site can be successful for the representation of Taungurung and other First Nations Groups
- d) the degree of involvement by TLaWC and Dja Dja Wurrung and determine if they want to engage with the site
- e) the potential for Taungurung mob to have first right of refusal for any aspects of the project.

4. Sustainable Practices, Material Selection, Renewable Energy and Carbon Neutral operations

WMA envisages the renovations to the OKPS, extension and site to greatly consider the implications of material selection and the processes needed to be a carbon neutral site.

These processes need to be established in relation to the architectural economy and has the potential to engage with local manufactures and suppliers to reduce the sites carbon footprint.

Further detailed work will be required to further the resolution of the above aspects of future projects.

STAGING AND EARLY ADAPTATION OF THE SITE



The strategic master plan envisages a contextual development beyond the original scope of the Primary school and connected buildings. The strategic masterplan identifies that the open space strategy defined by the surrounding “zones” are crucial to the success of the redevelopment of the OKPS.

The strategic master plan is premised on a staged approach to the delivery of different areas of the site over an extended period of time.

STAGE 1 - Restoration and renovation of the OKPS and 80's Extension

The OKPS and connected buildings are the focus of this adaptive reuse. Creative Victoria has made a \$12 million commitment to the project, which includes building work and renovations to suit its new programming. It would be beneficial that the core tenants and user groups are established at the site allowing the other stages to proceed. This will allow for the potential use of the site to be understood and developed as part of a collaborative process with user and community groups.

STAGE 2 - Gallery forecourt and site services.

The development and construction of the Gallery forecourt will enable safe public access into the gallery and improve the presentation of the site. This space will be an important extension of the gallery, spill space and meeting place. The intention of this space is to be used in conjunction with the activities of the Art Gallery including openings, a waiting and meeting space, a space for small groups to meet and gather, or provide an extension of the gallery spaces.

There is currently no budget for external works including the gallery forecourt and is a prospective project.

As the use of the site increases, the development of the car park will be vital to the site's operations. Deliveries and storage as the site develops and is activated will become important to avoid public disruption and ensure the smooth and safe operation of the site. With the car park established, small events and food trucks can take place on the site. A designated delivery, pick up and drop off points will enable the site to remain predominately pedestrian focused.

There is currently no budget for the car park and is a prospective project.

STAGE 3 - Site and Landscaping Development

Stage 3 intends to develop the southern and western portion of the site. This process will involve intensive landscaping and infrastructure to support the community groups occupying the 80's extension.

This stage will require tenant engagement as the western portions of the site develop. There is an opportunity for tenants of existing buildings to use and develop portions of the site as required. This may include a community garden by a horticultural or landscape focused group or a kitchen garden for the cafe for example.

Leading up to the development of this portion of the site, it is integral to work with Taunguruang Land and Water Council and Dja Dja Wurrung to establish a development plan that is considerate of these First Nations groups.

There is currently no budget for this portion of the project.

STAGE 4 - Extension of Town Square and Market Square Structure

This stage will require extensive discussion with council for the re-zoning and renovation of the existing town square and funding for the project. It has the potential to be the most disruptive aspect of the project whilst delivering the most significant urban transformation.

The market square structures are intended to be semi-permanent structures that will form the basis of a prospective permanent structure including future possible buildings between the library and the gallery. The absence of these structures does not inhibit the use of the space in the interim and the intended markets and events can still take place on the existing asphalt and grass areas.

WORKING HERITAGE

Working Heritage is a Committee of Management (CoM) appointed by the Victorian Government under the Crown Land (Reserves) Act, 1978 to conserve heritage properties located on Crown Land for commercial and community use. Since its creation in 1998, Working Heritage has taken on the management of sixteen sites across Melbourne and regional Victoria, undertaking significant adaptation and conservation works to give the properties a new lease of life.

Working Heritage's mission is to ensure these buildings are expertly conserved to protect their heritage values and, as appropriate, to provide sustainable commercial or community use.

Working Heritage is part of the Department of Environment, Land, Water and Planning (DELWP) portfolio of agencies but does not own any of the properties it manages on behalf of the State, as all properties are on Crown Land and recorded in the financial statements of DELWP.

Working Heritage has been appointed as Committee of Management for the former Kyneton Primary School following an EOI process sponsored by the Victorian Government. In addition, the Department of Jobs Precincts and Regions through Creative Victoria has made a \$12 million commitment to the project, which includes building works.

WINWOOD MCKENZIE

This Strategic Site Masterplan has been prepared by Winwood McKenzie.

Founded in 2011, Winwood Mckenzie has studios in Kyneton and Melbourne. Our studio has a specific focus and ongoing interest in heritage residential and commercial renovations and adaptive re-use projects, together with new buildings in heritage contexts. While our projects may vary in typology, they are bound by a common thread—a commitment to time-full architecture.

Buoyed by an enthusiasm for research, we seek to understand and interpret the relationship between culture, history, and present day human needs, and manifest this in the built form. Taking time to reveal the untold: anecdotes and narratives of people and place, we approach our craft with care—enriching the tactile qualities of architecture through layers of meaning —sometimes personal, sometimes universal.

As a medium through which to distill stories, our places are spaces, retold.

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