



INTRODUCTION

The community consultation for the CCCC was undertaken on 11-12 December 2015. The CCCC design concept was presented, in the context of the Cowes Activity Plan, through a series of panels showing plans and illustrating the spatial quality of key spaces and through a short video. Staff and consultants were present to further explain the concept, discuss concerns and ideas and encourage feedback.

The public was asked to provide written comments and to indicate their broad level of support by marking a 'target'.

The feedback was collated, all comments were recorded and sorted and the outcomes were summarised through a series of themes. The themes indicated areas where there were a number of related comments. Within each theme key issues were identified and listed.

RESULTS

The feedback sheets recorded some 304 responses to the cultural centre concept design.

Four organisations sent in additional material:

- Phillip Island Community Art and Craft Gallery Incorporated
- Phillip Island District Railway Modellers
- West Gippsland Regional Library Corporation
- Philip Island Progress Association

Three individuals sent in additional material:

- Julie Box, Phillip Island Historical Society
- Walter Broussard, Community
- Ross Fairhurst, Community

This material has been considered separately to the overall community consultation analysis to best reflect the broader community's response. The specific issues raised are however covered within the recommendations.

Themes

- The themes identified were as follows:
- Positive: comments about the concept that were entirely positive
- Design: comments related to the design of the CCCC
- Roof: comments on the visual appeal and performance of the roof
- Scale: comments related to the overall scale of the development
- Access: comments related to access into and within the CCCC
- Landscape: comments about green space and trees in the vicinity
- Theatre: comments specific to the theatre, and its connection to the multi-use arts spaces
- Historical: comments about the expression of history and the use of the CCCC as a museum
- Gallery: comments about the use of the CCCC as an arts and crafts shop and/or gallery
- Operations / Programming: comments that relate to operational issues including use by PICAL
- Demand: comments made about the existing and future demand for space
- Precinct: comments made about the Cowes Activity Plan projects, priorities and linkages
- Environmentally Sustainable Design: comments made about the principles and philosophy of the built environment



Statistics

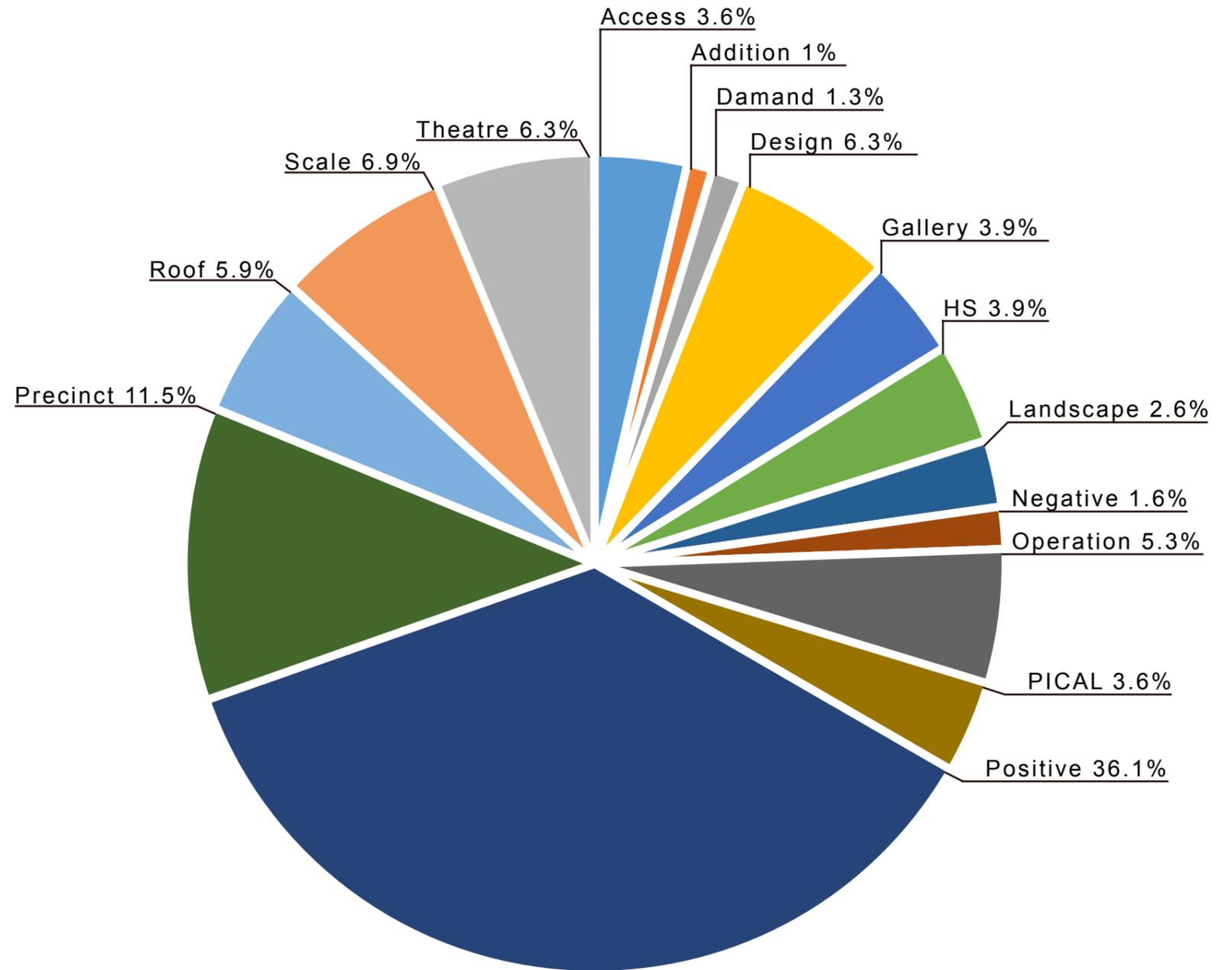
The statistics indicate that there is a high level of support for the design concept for the CCCC. The target is the best summary of this position. 57% indicated 100% support and 74% were very supportive.

More than 360 people entered the marquee (estimate), more than 300 comments were noted and some 132 people indicated a percentage level of support. From past experience we can assume that those who left without comment and without indicating their level of support, are generally in favour.

In the written comments on the marquee wall, the number of negative comments about the design concept was much less than the positive comments. Similarly, only a small percentage of comments concerned specific user groups within the CCCC eg 3.9% comments related to the Historical Society. We observed that these comments were mainly made by members of these groups. These groups have been part of the Working Group consulted during the design process and have also made separate written submissions.

Conclusion

The design concept has a high level of support from the broader community. Key issues raised can be addressed, but these are unlikely to require any major changes to the design.





KEY ISSUES

Themes	Issue	Commentary	Recommendation
Positive	<p>The concept is well received and in particular there is support for the expanded library, a theatre/cinema and a wider variety of potential users and uses.</p> <p>There is support for innovative and contemporary design.</p> <p>There is a wish to act quickly to ensure construction timelines meet the needs of the community in celebrating its sesquicentennial.</p>	<p>The project working group was initiated in July 2014 and this group has acted as an advisory group to assist Council in the development of the design plans for the redevelopment of the building and to ensure as many user groups interests and community needs are taken into account. As a result of this consultative process there is a general support for the innovative and contemporary design which meets most user needs.</p>	<p>Continue design process and maintain the existing program for funding bids.</p>
Design	<p>The design should reflect the character of Phillip Island, especially the natural attraction.</p>	<p>The building has been designed as a "destination place" and a Centre Point for cultural and heritage experiences and learnings. The design was looked at through multiple lenses that together allow the community to see the richness and complexity of the centre along with Cowes natural attributes.</p>	<p>Council adoption of the roofline which reflects the nature of the golden cypress trees and the chicory kilns of the Island.</p>
	<p>The design should include reference to the Island's history including its indigenous history.</p>	<p>The existing historical collection will be housed in various areas of the building and custom shelving and joinery will assist in integrating into the space provided. There is potential for including indigenous history as well as digital displays of the precious collection.</p>	<p>The detailed design will enable Council to work with the Heritage Society to ensure its distinctive collection is integrated into the various areas of the building allowing a wider viewing by the community and tourists.</p>
Roof	<p>The roof design attracted some negative comments based on aesthetic judgment.</p>	<p>The roofline reflects the nature of the golden cypress trees and the chicory kilns of the Island. It has been designed as a bold statement for a destination building.</p>	<p>This is an aesthetic issue and overall the comments were positive. It is recommended there be no change to the design.</p>
	<p>Roof should incorporate solar and water saving elements.</p>	<p>Environmentally Sustainable Design (ESD) is mandatory in a building of this scale and a minimum of 5% of construction cost will be allocated to this aspect.</p>	<p>ESD elements will be explored in the detailed design phase.</p> <p>The architects have been asked to provide further information around the practicality of the roof to ensure it can accommodate these elements and can be maintained at a reasonable cost.</p>

Themes	Issue	Commentary	Recommendation
Scale	<p>The CCCC should include a space for large functions (balls, fundraising functions, lunches for local sports etc) for 3/400+ attendees.</p>	<p>A function space for 300 plus was not originally in the project brief. What was in the brief was the need for a larger flat floor function space. The current configuration of the new three interconnected meeting rooms allows a much more flexible space and is almost double in size of the existing theatre hall when expanded to be one large function space (the current theatre hall is 154 m2 and the new multi use function space is 294 m2). This equates to almost double the size of the existing facility.</p>	<p>Analysis required in relation to existing facilities in the region.</p> <p>Architects asked to undertake a 'function capacity test' of spaces to better explain the size & capacity of spaces within the current concept design.</p> <p>Architects asked to revisit function space to see if further expansion is possible / feasible.</p>
	<p>Consider a second storey.</p>	<p>It was determined early to keep the existing buildings to reduce costs of the redevelopment. In doing so, some design constraints were presented to the architects.</p> <p>Preliminary investigations were made early on in the development of the initial designs. A second storey building was cost prohibitive.</p>	<p>There be no change in the design to accommodate a second storey.</p>
	<p>Toilets must be sufficient to support the number of visitors and should reflect an appropriate male/female ratio.</p>	<p>The current configuration of toilets in the concept design satisfies the Building Code of Australia requirements.</p>	<p>Council consider increasing the number of toilets in the detailed design stage to address the peak demand for functions and to meet the demands of the future all day carpark and transit hub.</p>
Access	<p>Disability access and security needs attention.</p>	<p>Disability access is a statutory obligation set out within the Building Code of Australia and Council must comply with this. Security will be important for the building as there are many mixed uses and differing times of operation for various activities.</p>	<p>Disability access and security needs be addressed in the detailed design phase.</p>
	<p>Load/unload, kitchen and food distribution, toilets access for functions and events.</p>	<p>Access to the kitchen (bulk loading/unloading and portable food preparation units) for catering has been adequately provided in the concept design. Maximum path of travel for hot food service is 35 metres which is more than adequate.</p>	<p>Recommend no further changes to kitchen area.</p> <p>Toilets will be considered as above.</p>
Landscape	<p>Landscape design to retain mature trees, provide shaded seating and grassed area.</p>	<p>There will be a loss of mature trees to create Great Hall. All other mature trees to be retained.</p>	<p>The landscaping component of the works will be incorporated into the detailed design and will provide better amenity than current. High priority to reduce heat soak in current landscaping. Shaded break out areas to be provided.</p>



CCCC Community Consultation Summary Report

KEY ISSUES

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Theatre	Support for tiered seats. Seats should be retractable to accommodate a larger variety of performance types. Fixed seating is seen as very inflexible.	<p>Fixed seating – Positives</p> <p>Able to provide a high quality value for money space.</p> <p>Lower cost (\$300 to \$400 per seat plus cost of fixed risers).</p> <p>No set up time and resources required to setup.</p> <p>Controlled acoustics</p> <p>Use of space under raked seating for item storage</p>	Recommend to maintain raked seating design. It has the best of both worlds – provision of an area for theatre and cinema. Still provides for a variety of performance type including theatre in the round. Flat floor space is still catered for in the three multipurpose rooms and is almost double the size of the flat floor space provided by the existing hall.	PICAL	Space allocation for the variety of PICAL activities is seen as inadequate.	Council have been working alongside PICAL to ensure there needs are met in the concept design. As a result an additional meeting / training room was added. Council are currently working with the architect to provide for their community food bank operations.	It is recommended that Council continue to work with PICAL to ensure programming of activities is enhanced as a result of the new building layout and the community food bank issues are resolved.
		Lack of provision for community garden.			Early concept designs allowed for a community garden. PICAL have decided to move their community garden to the community orchard where there will be synergies.	No requirement to change the concept design as PICAL have decided to move the community garden.	
		<p>Fixed seating – Negatives</p> <p>Prohibits flat floor multi-purpose activity in the theatre.</p> <p>Requires lighting bars to be lowered for access/ adjustment over seating.</p> <p>Difficulty in setting lights insitu.</p> <p>Estimated cost of \$10,000 per lighting bar for addition of hoisting function.</p>		Historical Society	Island history is important; the museum should allocate more space to this, particularly more display space – the same or greater than current.	Council has been working closely with the Historical Society to enhance the community service they provide. The existing design improves the exposure for historical collections through display space, allows for curated exhibitions to be located throughout the building and increased access to information via 'digital media and way-finding at the customer service desk.	It is recommended that further consultation be undertaken with the Historical Society during the detailed design phase to ensure the Island's history is effectively displayed and enhanced with digital media and adequate custom joinery & lighting.
		<p>Retractable - Positive</p> <p>Enables use of theatre space for flat floor multi-purpose activity.</p> <p>Access to lighting over seats can be via OH&S compliant platform lift when seats are stacked away. Cost for platform lift is Lights can be set insitu.</p> <p>Retractable - Negative; Higher cost (\$900-1,000 per seat including retractable system).</p> <p>Operational time and resources required to set up seating.</p> <p>Variable acoustics depending on seats in or out.</p> <p>No storage space under.</p> <p>Cost of OH&S compliant platform lift is approximately \$20,000 and specialist training required.</p>			Gallery	There is no space allocated specifically to the PICACG.	
<p>Retractable - Negative</p> <p>Higher cost (\$900-1,000 per seat including retractable system).</p> <p>Operational time and resources required to set up seating.</p> <p>Variable acoustics depending on seats in or out.</p> <p>No storage space under.</p> <p>Cost of OH&S compliant platform lift is approximately \$20,000 and specialist training required.</p>	Operations / Programing	A range of policy/process issues were raised:	Display / exhibition space and artists workshop & studio space have been accommodated in the concept design.	Further consultation and discussion is required with PICACG to accommodate their wish for a dedicated gallery shop.			
						However, a dedicated gallery shop has currently not been included in the concept design.	
						An 'unallocated' retail space is included in the concept design and could be made available as a gallery shop.	
						The concept design has been developed in concert with key users & stakeholders to ensure the space is practical, useable and meets the need of community. Once the concept design is adopted, detailed operational plans, business re-engineering and governance arrangements will be addressed.	Addressed in Detailed Design phase.
						Space/time allocation to existing and new user groups.	
						Opening hours and access.	
						Cost to users.	
						Creation of long term leases.	
						Programming and management.	



KEY ISSUES

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Demand	Concern that space be tested to ascertain that there is a demand for space.		Address through programming scenarios as above.
Precinct	Range of comments related to the wider plan.		Comments noted. No change required to concept design.