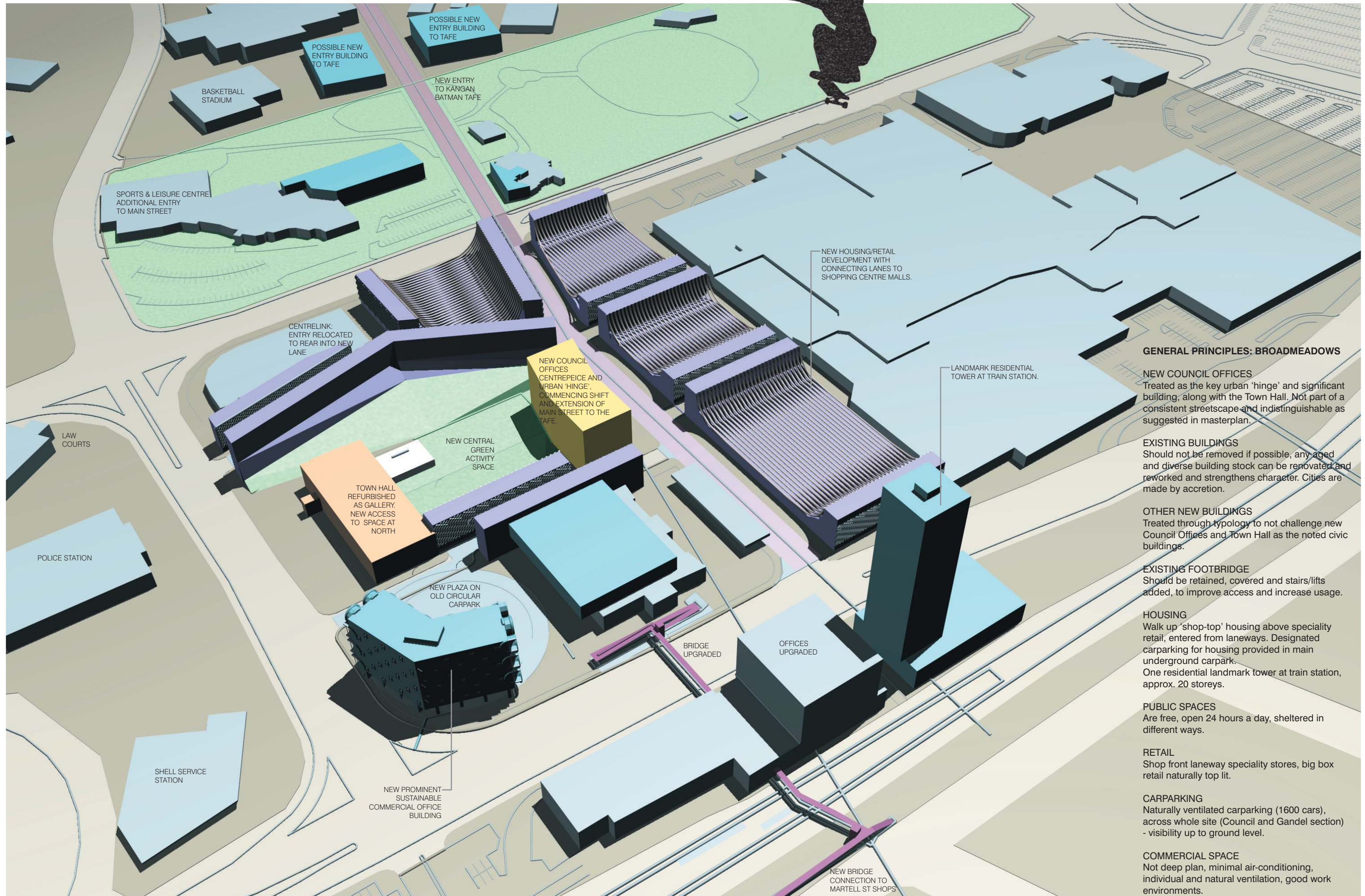


PROPOSITION 3047

BROADMEADOWS TOWN CENTRE SITE DEVELOPMENT



GENERAL PRINCIPLES: BROADMEADOWS

NEW COUNCIL OFFICES
Treated as the key urban 'hinge' and significant building, along with the Town Hall. Not part of a consistent streetscape and indistinguishable as suggested in masterplan.

EXISTING BUILDINGS
Should not be removed if possible, any aged and diverse building stock can be renovated and reworked and strengthens character. Cities are made by accretion.

OTHER NEW BUILDINGS
Treated through typology to not challenge new Council Offices and Town Hall as the noted civic buildings.

EXISTING FOOTBRIDGE
Should be retained, covered and stairs/lifts added, to improve access and increase usage.

HOUSING
Walk up 'shop-top' housing above speciality retail, entered from laneways. Designated carparking for housing provided in main underground carpark.
One residential landmark tower at train station, approx. 20 storeys.

PUBLIC SPACES
Are free, open 24 hours a day, sheltered in different ways.

RETAIL
Shop front laneway speciality stores, big box retail naturally top lit.

CARPARKING
Naturally ventilated carparking (1600 cars), across whole site (Council and Gandel section) - visibility up to ground level.

COMMERCIAL SPACE
Not deep plan, minimal air-conditioning, individual and natural ventilation, good work environments.

URBANISM & ARCHITECTURE



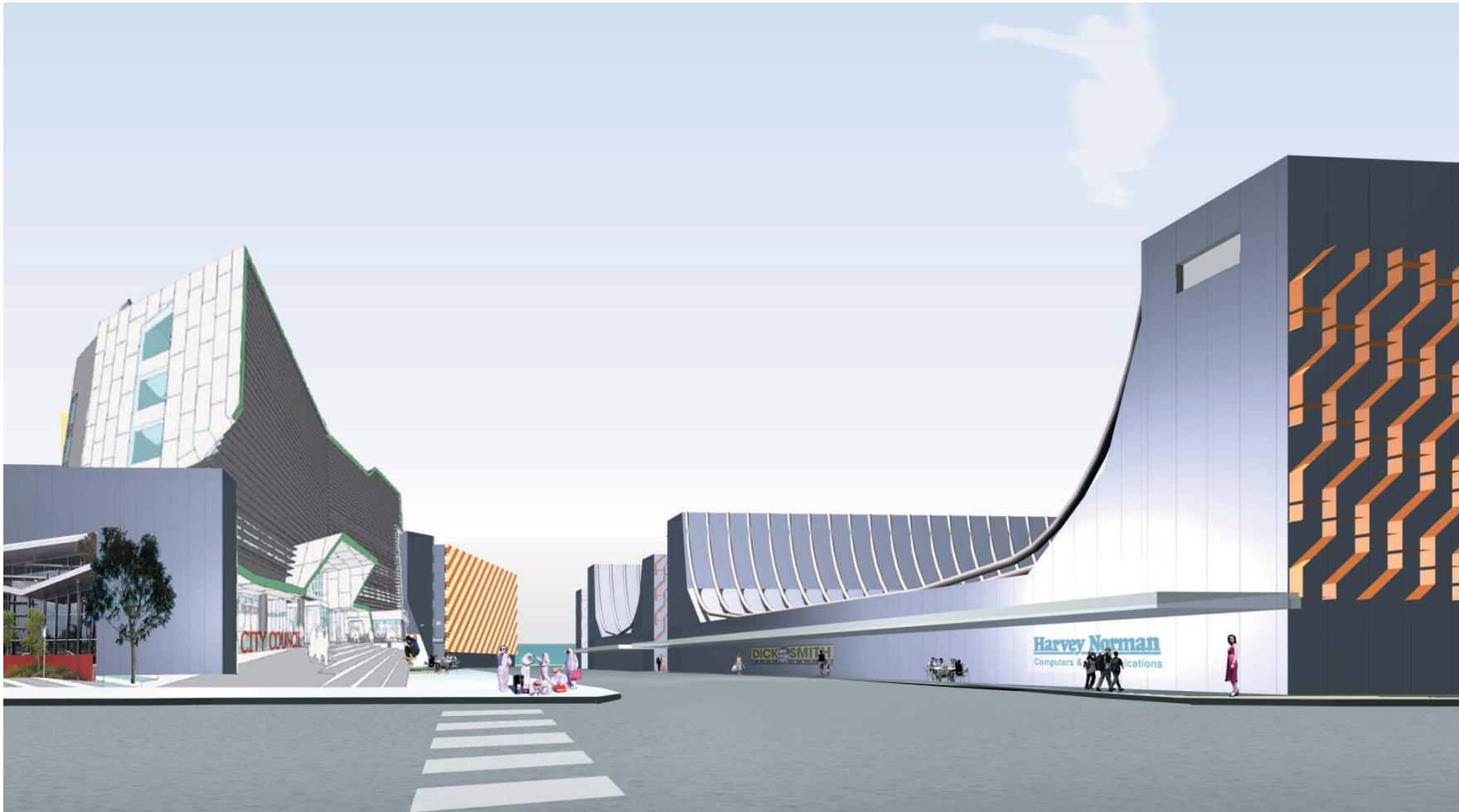
URBAN CONDITION



SUBURBAN CONDITION



NEW HYRBID 'PARA-URBAN' CONDITION

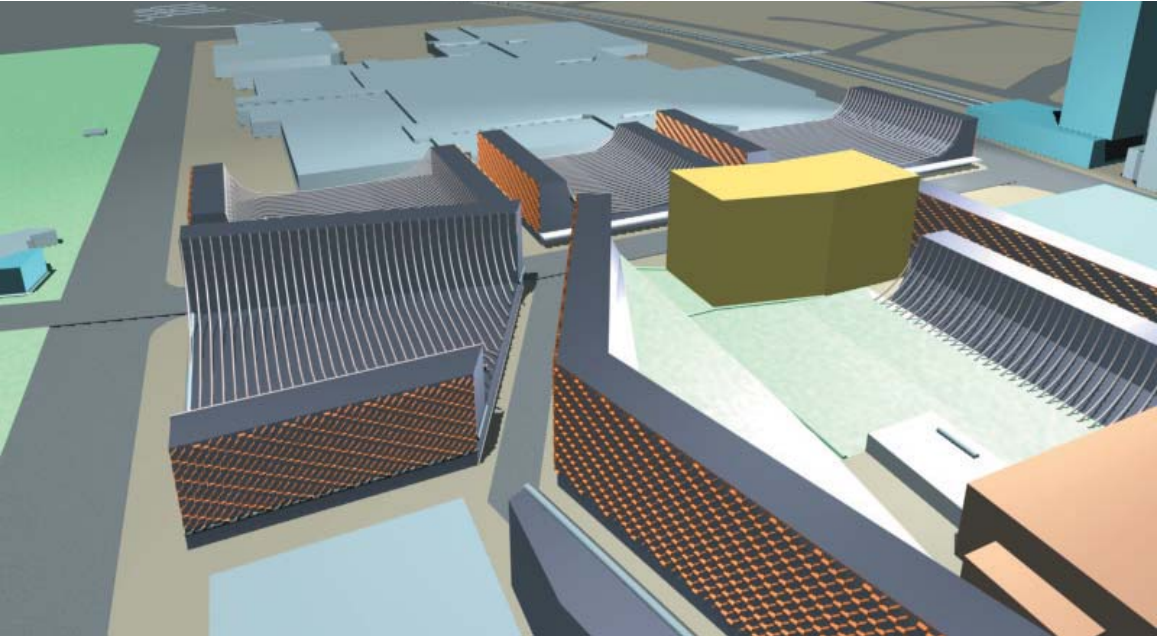


VIEW DOWN MAIN STREET TOWARDS TAFE FROM STATION

IDENTITY & ARCHITECTURE



THE ICONIC SKATE RAMP, SYMBOL OF ALIENATED SUBURBAN YOUTH, A DYNAMIC MEETING PLACE



LOOKING NORTH TO SHOPPING CENTRE, SHELTERED ACTIVITY SPACE TO EAST

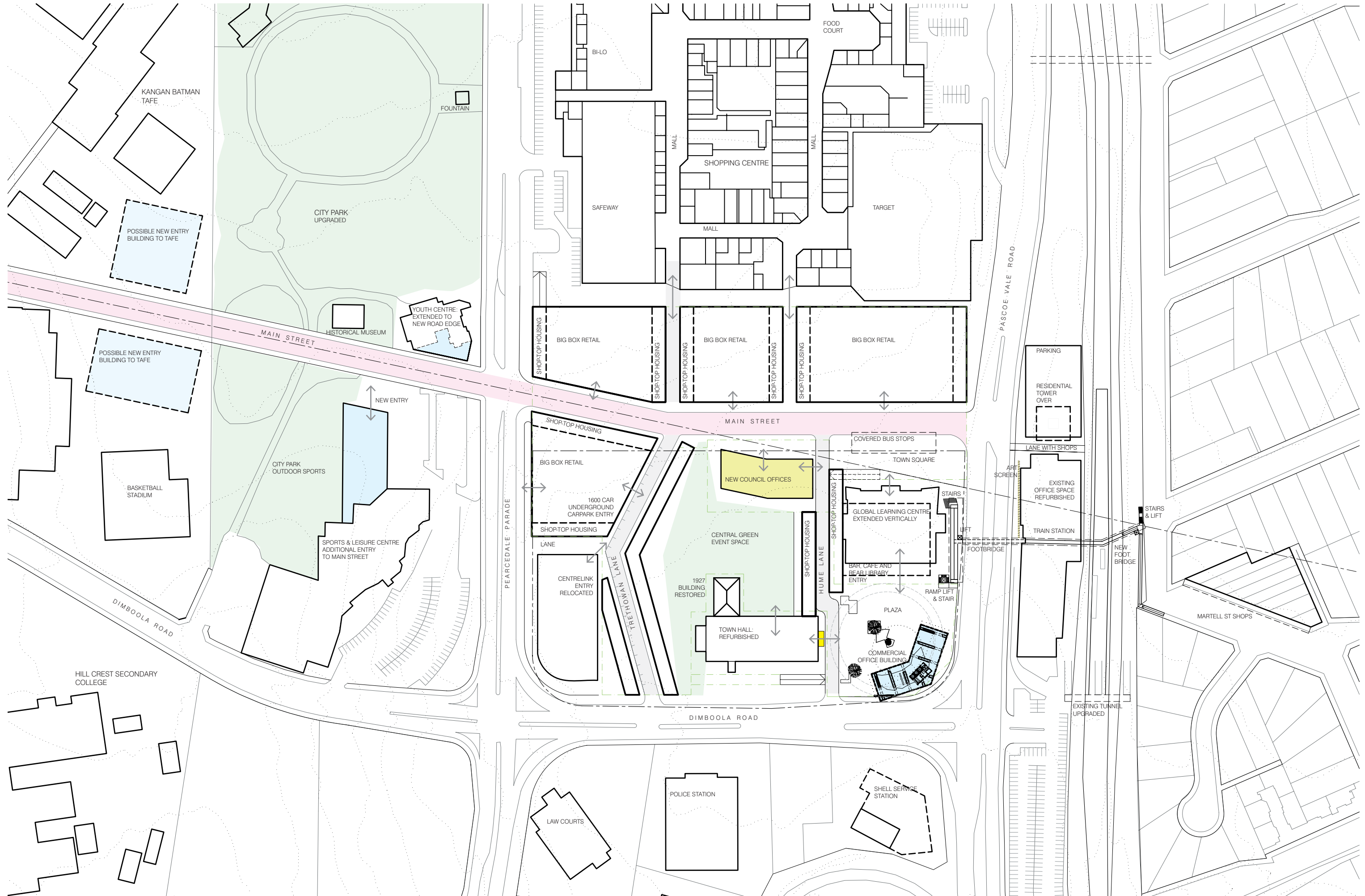
PROPOSITION 3047

BROADMEADOWS TOWN CENTRE SITE DEVELOPMENT

0m 100m



SITE GROUND PLAN 1:1000



TYOLOGY & ARCHITECTURE



The original 1927 council building records the relocation of centre of Broadmeadows from what is now Westmeadows. The site is seen as problematic for its lack of historical urban fabric, the one peice of it should be retained and can be used to re-establish a Broadmeadows condition and to form a connection with both the 1964 Town Hall and 2006 Council Offices building. Its retention is not supported by the current masterplan.



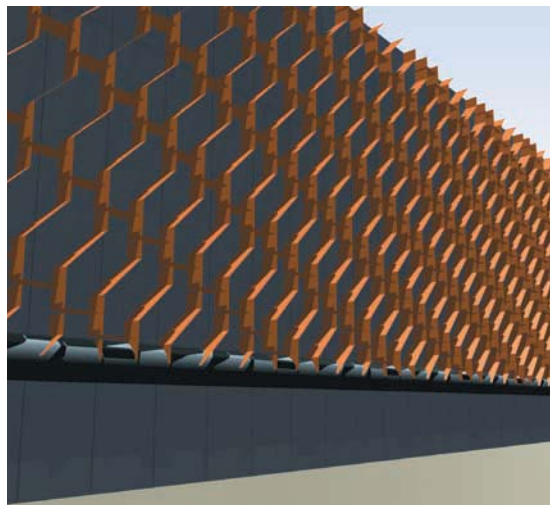
'Broadmeadows Town Centre' is a large essentially typical suburban shopping centre owned by Gandel. Additions from the late 1980s and 90s attempt to use associative forms of loose classicism to help articulate the difficult building type. In both name and architectural language, the building attempts to fill a civic role. The building still however reads as a recessive shopping centre.



Broadmeadows Town Hall, 1964, K.Murray Forster & Walsh. Modernist building attempting to represent the civic through a shallowed arched canopy and finely articulated glazing. It retention is supported in the masterplan. Vertical divisions are for cultural buildings in a new system of type for the site.



City of Hume Council Offices, Lyons, 2005-06. This building attempts to register the civic function of the building by using a figured profile and intesification of scale through frequent horizontal banding - this is to be used only for civic buildings.

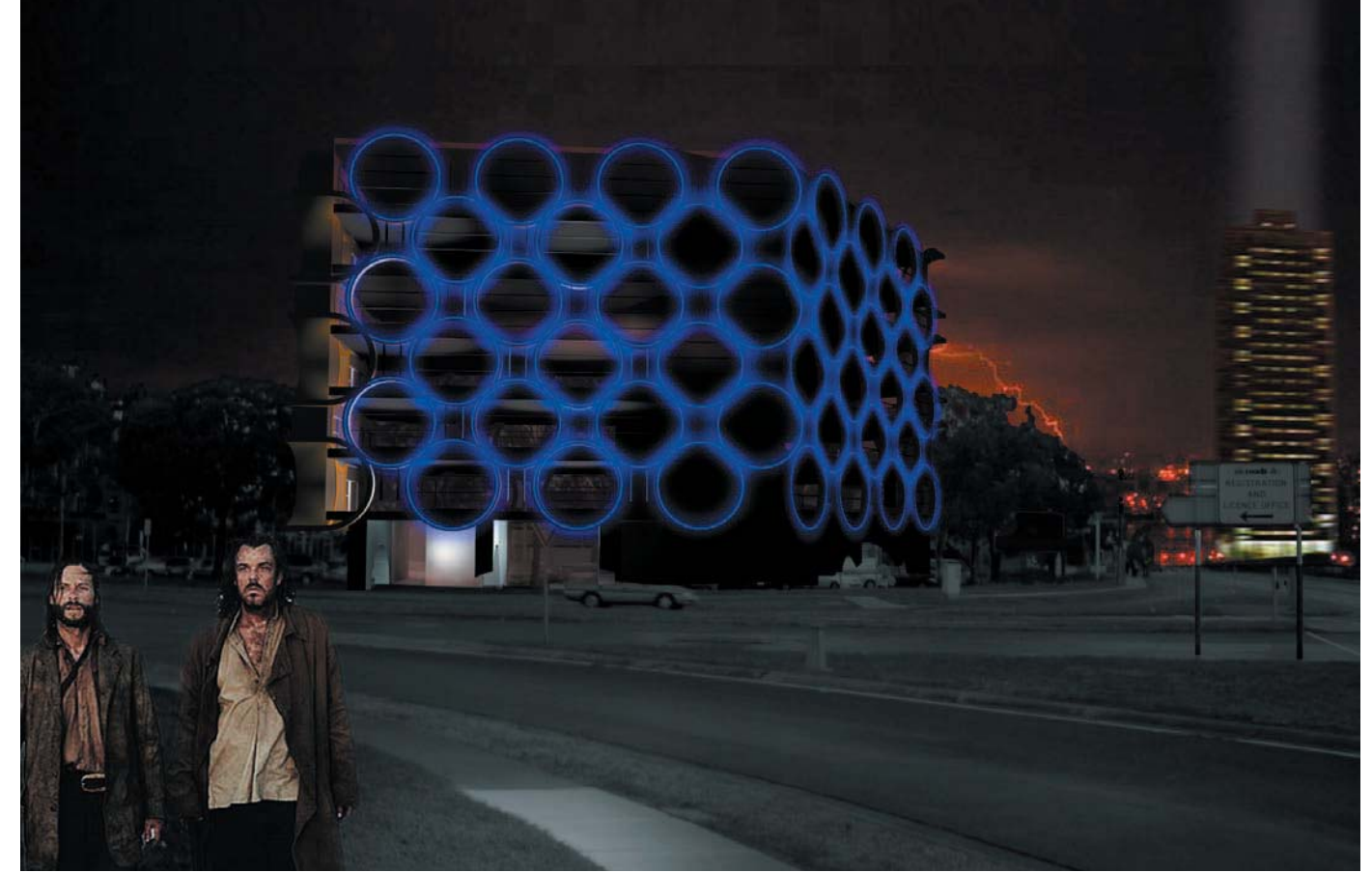


New shop residential is coded by a staggered 45 degree screen system, also providing privacy and sun shading.



The new commercial building uses a circle motif to denote its function, as to be different to the new Lyons Council Offices building of civic function.

SELECTED SITE: SE CORNER (SITE 1) COMMERCIAL CORNER BUILDING AND PLAZA



NIGHT VIEW FROM S-E CORNER SHOWING NEW COMMERCIAL OFFICE BUILDING AND RESIDENTIAL TOWER AT TRAIN STATION



VIEW FROM SOUTHERN CORNER OF EXISTING FOOTBRIDGE ONTO NEW PLAZA (CURRENT LOCATION OF CIRCULAR CARPARK)