



# AUSTRALIND COMMUNITY PRECINCT

## MASTERPLAN AND CONCEPT DESIGN PACKAGE

25 AUGUST 2023



SHIRE OF  
**HARVEY**



ccs strategic

**gresleyabas**  
architecture environment design



## SITE STUDY AND SCOPE

### THE SITE

The Australind Community Precinct (ACP) is located within the Shire of Harvey in the South West region of Western Australia. The primary masterplan site area covers approximately 1.8ha and includes several Shire facilities, parking, grassed areas, large established trees, a section of adjacent road (Mulgara Street) and remnant vegetation 'Lot 10'. The site is in close proximity to the Australind Village Shopping Centre, Ridley Place Foreshore and the Leschenault Inlet. The integration of the ACP with the adjacent shopping centre, and connection through to and from the foreshore is considered essential to enable the creation of a desirable place and to achieve the vision of a unified hub for Australind.

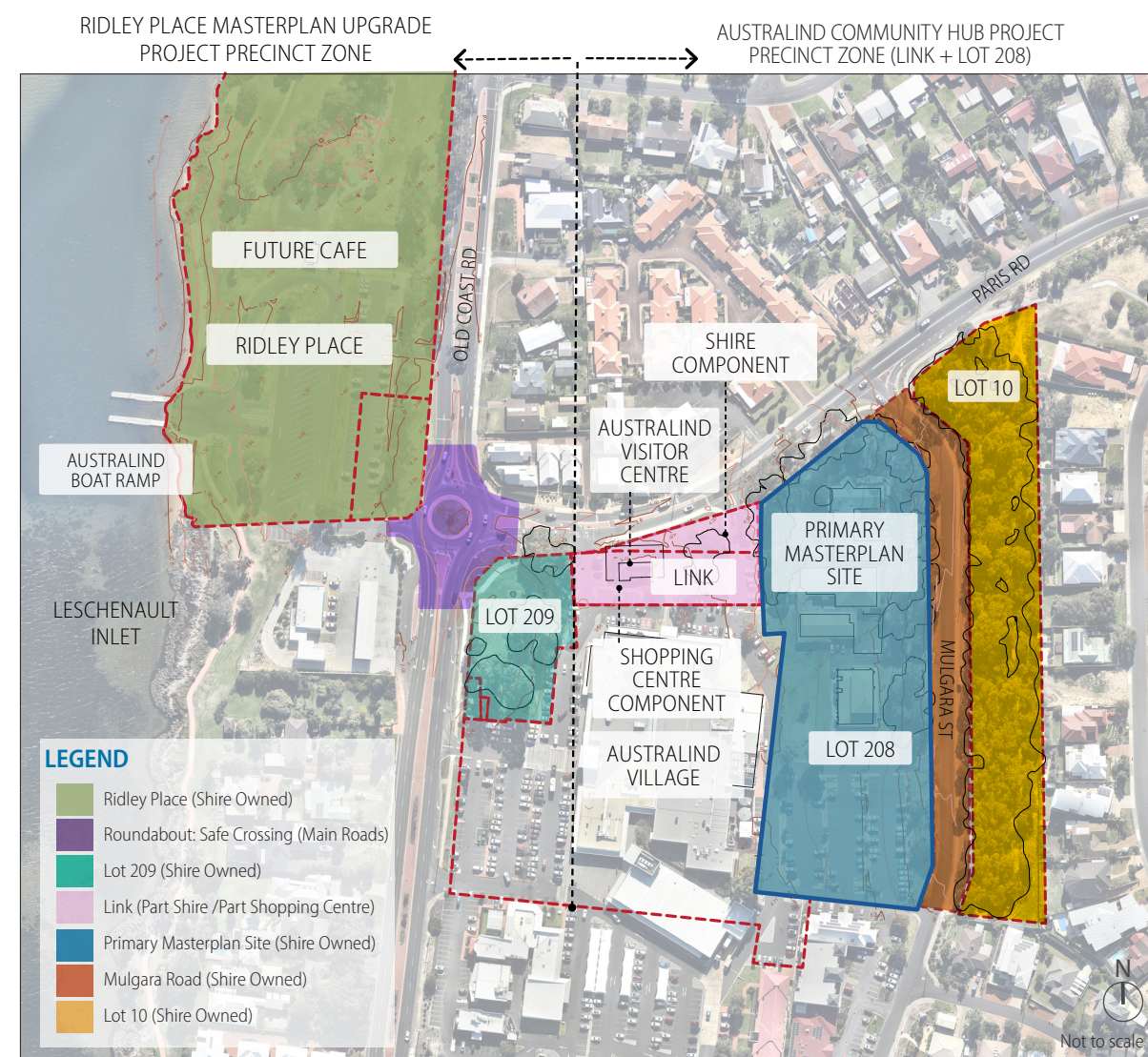
### KEY FACILITIES

Key facilities with the ACP include;

- Shire of Harvey Administration Centre and Chambers.** Facilities include a reception and customer service area, office accommodation for 16 staff, meeting areas (limited), amenities, storage areas, and recently refurbished council chambers (2014). Office accommodation is oversubscribed with no capacity for growth and with limited capacity to accommodate large gatherings.
- Australind Library.** Well patronised, much loved and identified focal point for the Australind community. The most significant library by collection and floor area in the Shire – approximately 600sq.m. Currently inadequate for present needs and no capacity to expand for future needs.
- Australind Family History Centre.** Exclusive use facility/ research space for a single purpose group (est.1980). Members fund, operate, and maintain the facility.
- Australind Youth Group (Lot 208 Youth Inc).** Established over 20 year ago the space is a safe, homely, meeting place where the youth and staff feel a sense of belonging and ownership. This building is relatively dilapidated and in need of either substantial refurbishment. The facility does not currently meet the unique requirements of the youth group (10 to 18 year olds).
- Australind Town Hall.** The Hall, which includes an entry foyer, kitchen and tea room, is currently underutilised, not fit for purpose and does not serve a contemporary function. Accessibility is an issue.

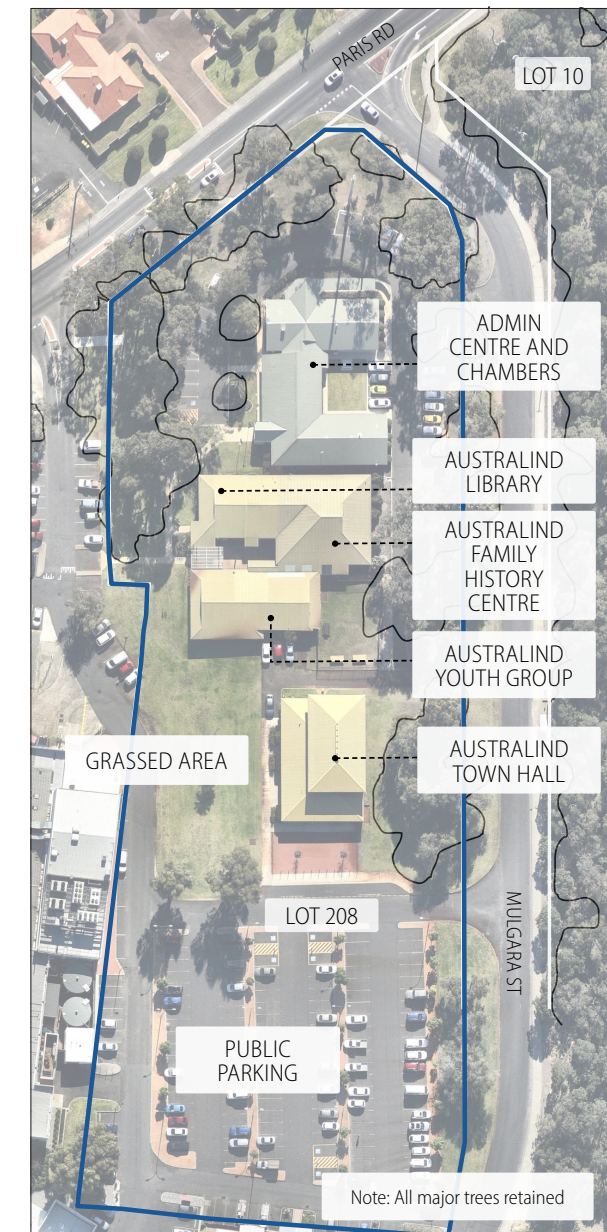
### THE PRECINCT + IT'S PARTS

The overall site areas and ownership patterns are outlined in the diagram below.



THE PRECINCT CONTEXT

### PRIMARY MASTERPLAN SITE



THE SITE, KEY FACILITIES AND ELEMENTS



PLACE ANALYSIS

THE PLACE

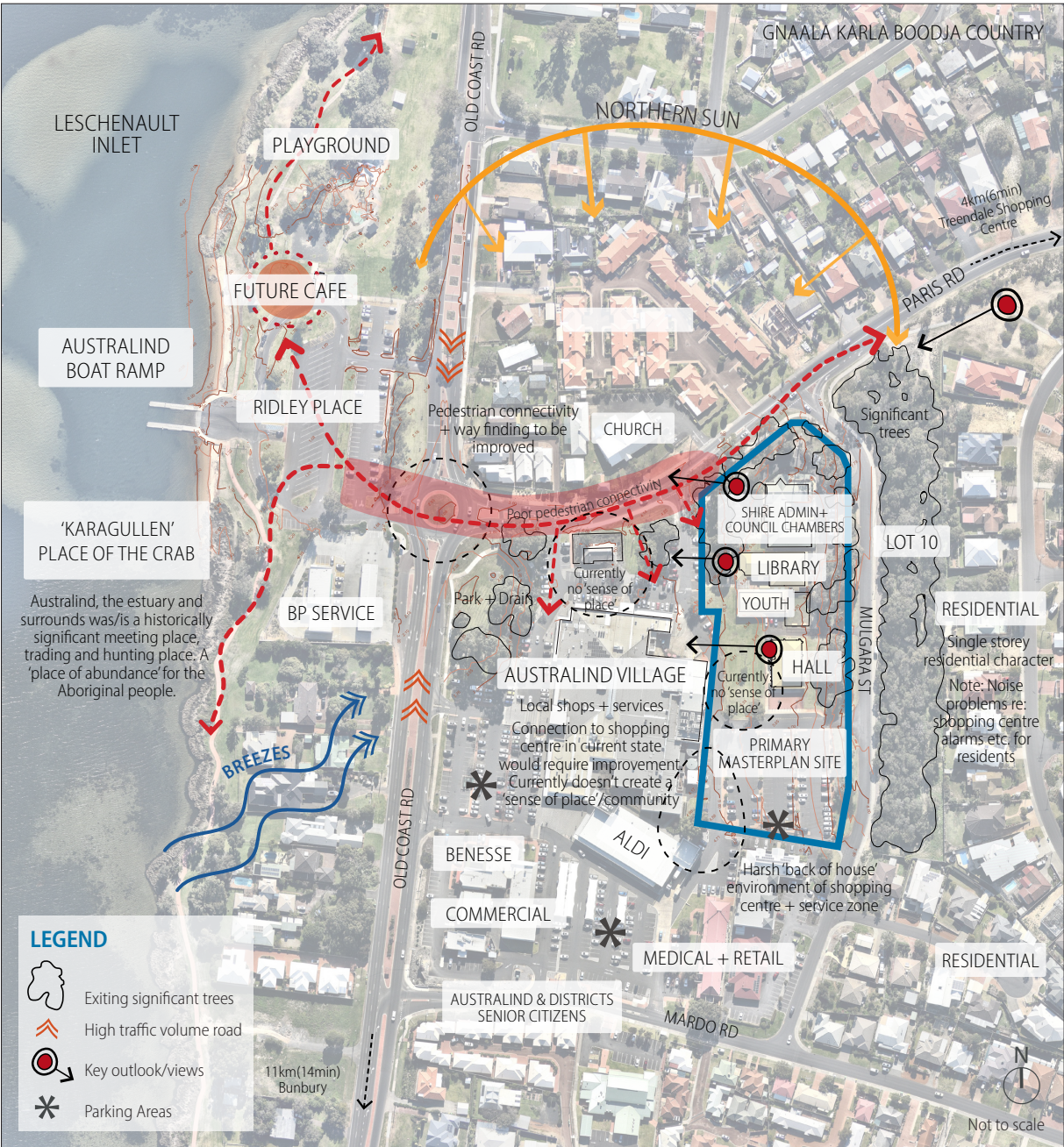
The following provides an overview of the key qualities, considerations and relationships of the ACP site.

Positive Qualities

- Views to the Leschenault Estuary and foreshore
- Quality large existing trees and landscape
- Elevated site
- The ACP is significant in land area and has associated development, staging and layout flexibility
- Potential for precinct connectivity and integration due to beneficial topography and varied land uses
- There is a sense of ‘fondness’ of the area and Australind generally
- Good northern sun exposure
- Positive climatic conditions including exposure to breezes

Areas Requiring Improvement

- No defined ‘sense of place’, centre of gravity or natural meeting point
- Varied harsh interfaces, including prioritisation of vehicle movement and presence of shopping centre ‘back of house’ operations at interface with ACP.
- Other than ‘green’ of civic component, Lot 10 and natural vistas to the estuary, the precinct is a harsh place defined by relatively poor building quality, expanse of dysfunctional parking and no focus on people, civic place, activity, amenity and ease of access.
- Limited presence of Traditional Owner acknowledgement and celebration.
- Location at the western edge of Australind means that the precinct is not at the geographic centre of the local catchment – meaning the precinct needs to ‘work harder’ to draw custom



PLACE ANALYSIS DIAGRAM



SHIRE OF HARVEY LIBRARY + YOUTH SPACE



AUSTRALIND VISITOR CENTRE + VILLAGE BEYOND



LESCHENAULT INLET + RIDLEY PLACE FORESHORE



# STAKEHOLDER CONSULTATION

## THE PROCESS

What follows is an overview of the key findings from the stakeholder engagement undertaken along with the requirements and aspirations for the ACP masterplan as identified by the key stakeholder groups and from the community as a whole.

Engagement activities were carried out throughout October to December 2022 with the identified stakeholders listed below. Engagement was undertaken primarily in-person – with some sessions undertaken virtually, and correspondence received via email where in-person meetings were not possible.

## IDENTIFIED STAKEHOLDERS

Stakeholder Groups	Organisations + Individuals
Australind Place Advisory Group	Shire Council Shire Administration
Australind Library	Australind Library Staff
Australind Precinct Community Reference Group	Lot 208 Youth Inc Grow Cook Eat Create Life without Barriers Australind Family History Centre Australind Bridge Club Knit and Knatter Australind Police Advisory Committee Lighthouse Spiritualist Church Group Parenting for Teens Harvey Community Resource Centre Inc. Australind Skate Park Australind Bridge Club
Australind Hall - Regular Users	South West Community Care Top Jazz Ballet South West Physio Jackie Ross Music Therapy Studio of Classical & Contemporary Dance
Australind Shopping Centre	Acure Asset Management
Australind Aboriginal(Noongar) Elder - Dennis Jetta	
Australind & Districts Senior Citizens Club	

## MASTERPLAN PRINCIPLES OVERVIEW

The key master plan principles as they emerged from the engagement activities, to guide the development of the ACP master plan are as follows;

### Shire Needs

- The precinct must accommodate the current and future needs of the Shire, with multipurpose Council chambers and civic spaces, and a consolidation of Shire staff accommodation, between Australind and Harvey allowing for future growth.

### Flexible and Purpose-Built

- The precinct must accommodate the diverse needs of users, providing custom exclusive use spaces and facilities where appropriate, as well as accessible, flexible and common/shared use spaces that allow for both current and future needs.

### Open to All

- The precinct should be welcoming to all community members and visitors to Australind and the Shire, with a mix of engaging indoor and outdoor spaces.

### Distinctive and Respectful

- The precinct should have distinctive public spaces and buildings that are a recognisable reflection of Australind’s environment, landscape, character and aspirations.

### Enable Growth and Renewal

- Acknowledging the significant population growth forecast, the precinct will accommodate new development over time that will need to build a vibrant and engaged village atmosphere which will become pary of the social, cultural, environmental and economic opportunities.

### Library at Heart

- A modern, flexible and spacious library should be at the heart of the new precinct, which with bother external and built allied community places and spaces will form a new natural meeting point for all sectors of the community.

## KEY TAKEAWAYS + DESIGN DRIVERS

Further detailed thematic inputs from the engagement activities to specifically guide the design and development of the master plan are as follows;

### ACP Foundations

- A community hub: a ‘heart’.
- Small beginnings, a growing community pulse, reflecting an inspired future.
- Welcoming and inclusive – cultural, age and population diversity.
- Think ‘whole precinct’ and connectivity.
- Consider all times, all seasons.
- A ‘living’ place.
- Engage community, culture, participation, ownership, support, education, visitation, tourism, business, history, health and well-being, respect, the arts, entertainment, diversity and connections.
- Youth engagement.
- Respect, protect and enhance the environment - elevate sustainability.
- Connect to the foreshore (visual and physical).
- Celebrate, integrate Aboriginal culture, focused on ‘walking together’.
- Recognise the connections between Australind, Harvey, Brunswick Junction, Yarloop and surrounding districts.
- Create safe, secure, accessible and healthy places.
- Create built and urban places of the highest quality and are integral to the precincts identity.
- Create a place which provides for the present while building a vision and a place for the future.

### ACP Facilities, Spaces and Uses

- Create a precinct which provides for specific uses and users while also focusing on flexibility and ensuring multipurpose spaces are planned throughout.

- Establish highly functional and accessible connections between spaces and maximise interrelationships between the inside and outside.
- Elevate the library and its associated uses so they form the centerpiece of the precinct
- The precinct and hub masterplan is to be designed to create a broad range of opportunities for the future within both the built environment and landscaped/external civic environment.
- The masterplan is to recognise the importance of both formal and scheduled users and uses and establish a strong framework to support public life, ceremonies, markets, performances, incidental social gatherings etc.

### ACP Qualities

- The masterplan is to embody the ‘charm of Australind’ – Welcoming, friendly, and relaxed.
- The masterplan must create a place of enduring and understated elegance which showcases the whole Shire.
- A place which is memorable, simple, spacious, and refreshing
- A place which reflects and responds to the natural environment and estuary, the parklands, the bushland and the significant trees of the site
- The use of the natural materials is important – regional connections.
- A place which showcases the local character and culture to create a strong sense of identity, including with public art, signage and wayfinding.
- Create a place which supports Australind’s active community spirit, sense of belonging and ensure a feeling of safety and security.
- Create buildings which are able to take advantage of the views, consider multiple storeys while retaining existing trees as part of the framework of the site



## MASTERPLAN SITE PRINCIPLES

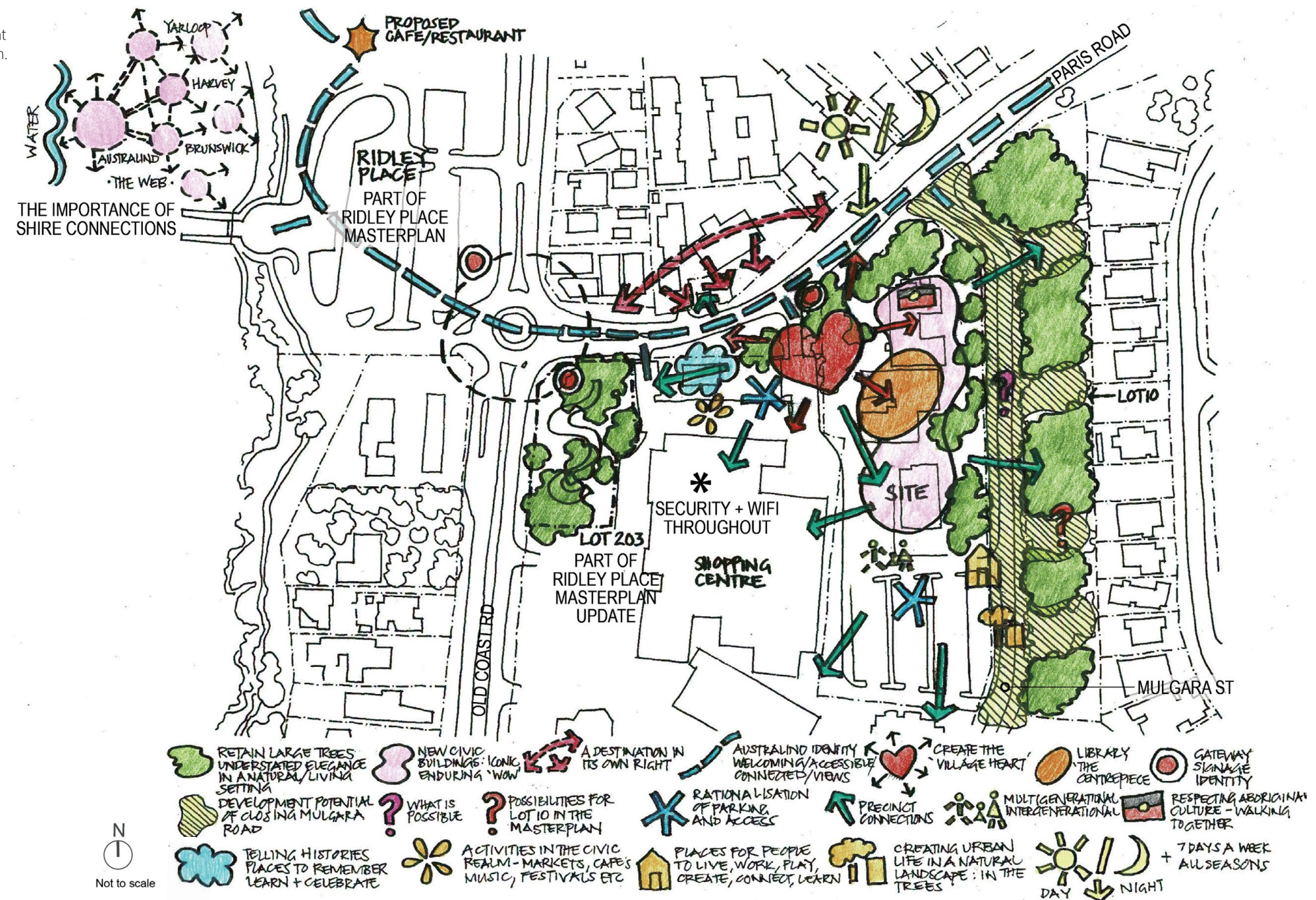
The diagram to the right illustrates the key masterplan site principles identified as they emerged from the engagement activities, to guide the development of the ACP master plan.

### IMPORTANT THOUGHTS

- Universal access
- Staged development: continuity of use
- Indoor and outdoor flow
- Multipurpose and Flexible
- Extended use, 24/7 All Seasons
- Use of natural materials, regional context
- Capitalise on connections and views
- Public art
- Australind is Green/connected to the estuary
- Safe and healthy environment
- Seasonality + activation
- Markets and things to do
- Cultural and generational diversity
- Plan for growth over time - 'what if'

### OPPORTUNITIES

- Commercial development
- Pub/Restaurant/diverse food and beverage
- Short stay/hotel
- Business incubator/s
- Transitional office spaces (business to council)
- Health and Wellness
- Tourism and Education

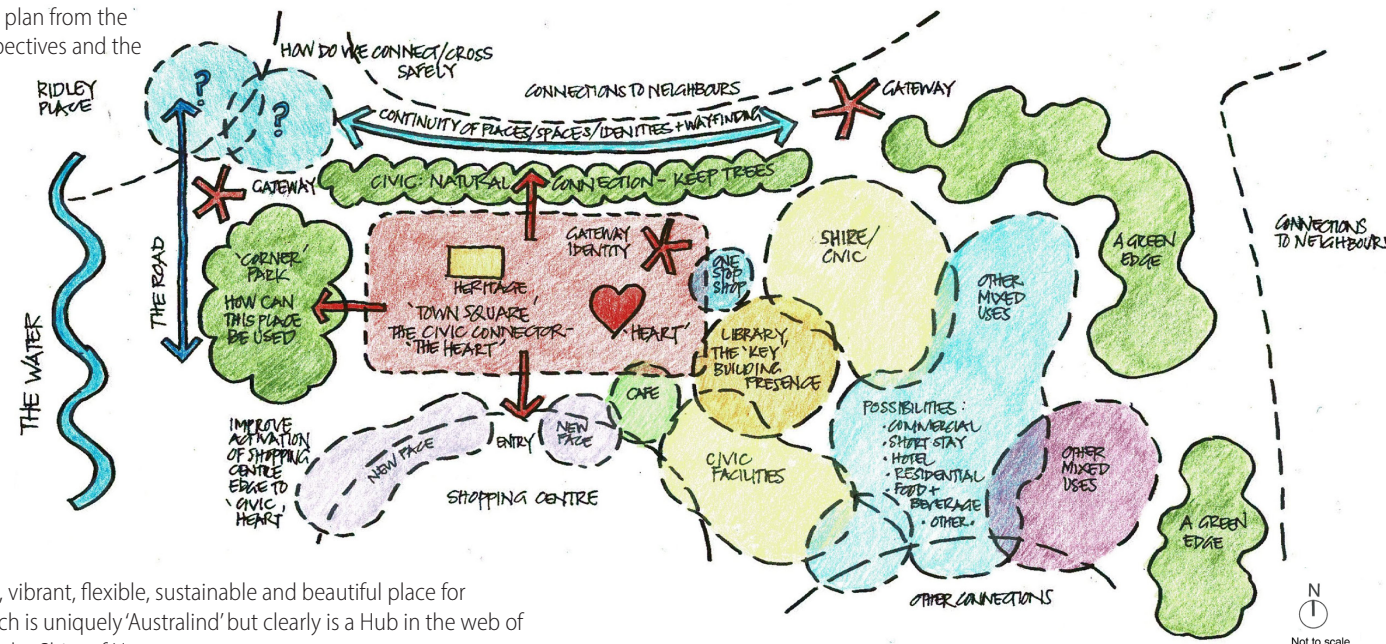




## ENGAGEMENT INSIGHTS

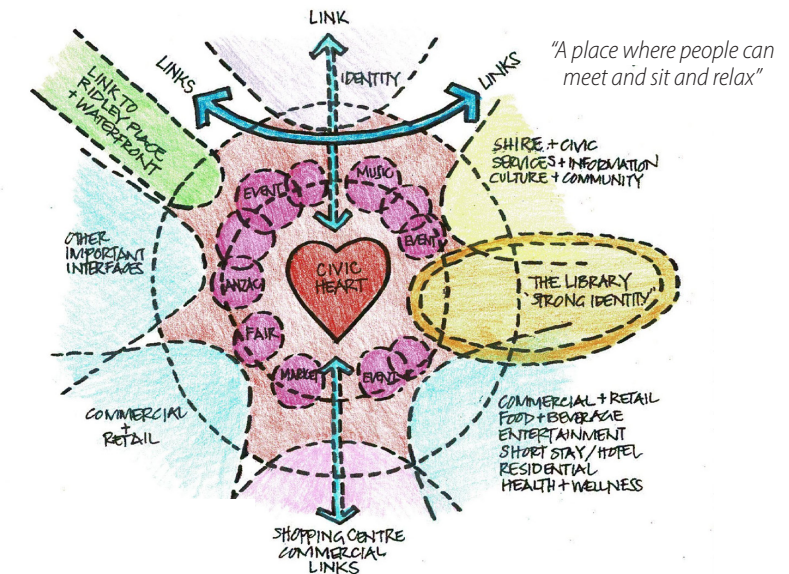
The following diagrams and commentary seek to illustrate the requirements and aspirations for the master plan from the various user group's perspectives and the broader community.

### KEY COMPONENTS + INTER-RELATIONSHIPS (WHOLE PRECINCT)

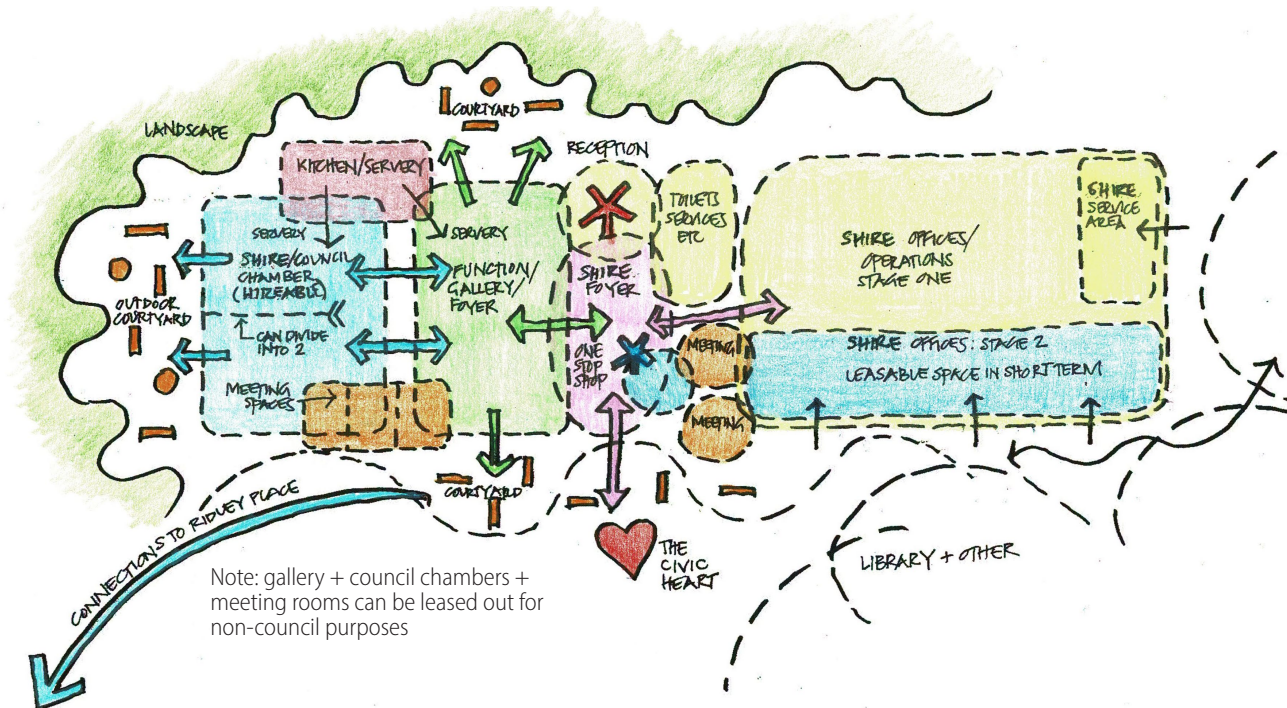


Create an interconnected, vibrant, flexible, sustainable and beautiful place for residents and visitors which is uniquely 'Australind' but clearly is a Hub in the web of communities which form the Shire of Harvey.

### THE 'TOWN SQUARE' – COMMUNITY HEART



The 'Heart' and its identity is made of the whole. The master plan is to explore the synergies between functions, between inside and outside, private and public and the way all places and spaces work together in creating a place, the heart of the community.



### SHIRE ADMINISTRATION + CHAMBERS + THE GALLERY

#### GALLERY

A welcome/information point for the public. A flexible space joined/integrated with the foyer area and which potentially interacts with the library, community resource area and Shire functions. The possible ties related to opening up the gallery with the council chambers to become a larger function space of 300-400sq.m will be part of the exploration of innovative ways to provide for the needs of the community.

#### COUNCIL CHAMBERS

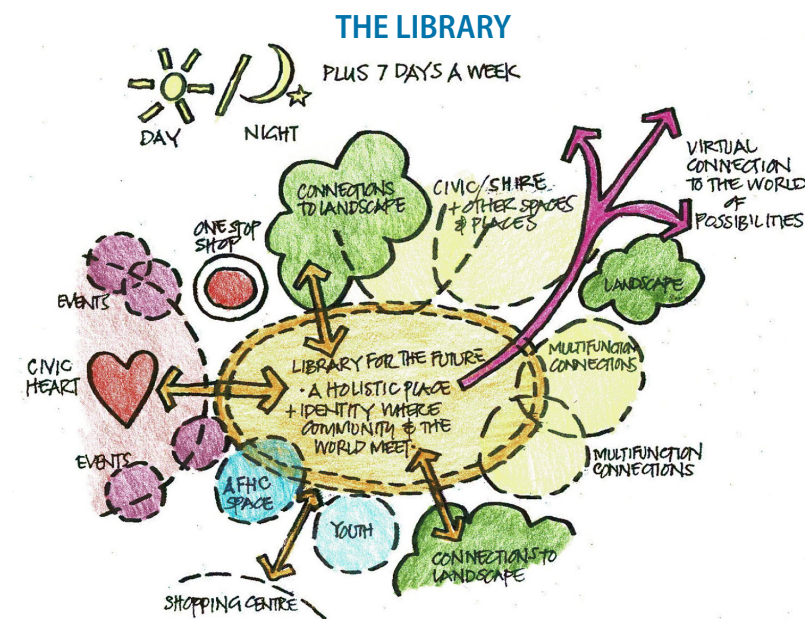
A multipurpose council chambers. Not a standalone single purpose space. The chambers are to be flexible and able to be utilised by the community when not required for Shire purposes as well as being able to be opened up to the gallery to provide a larger venue and associated functionality.

#### SHIRE ADMINISTRATION FACILITIES

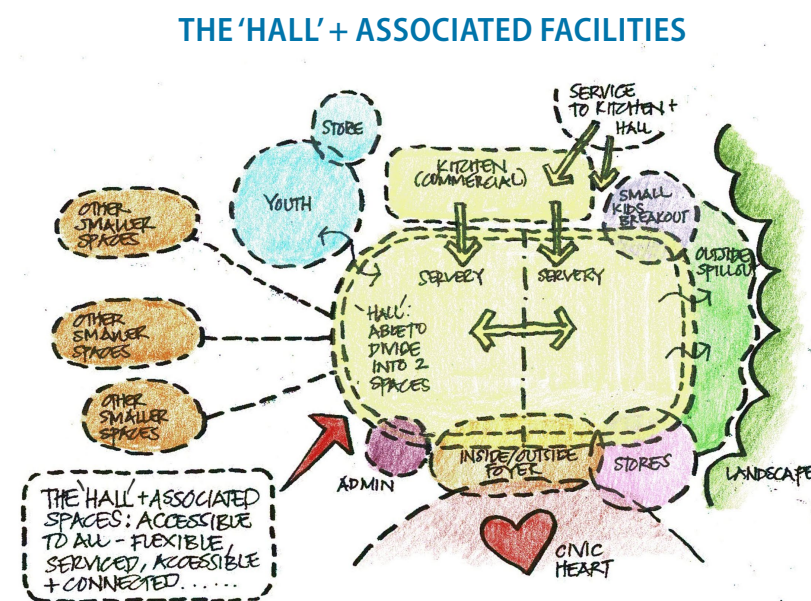
Administration services are to interact with the library and other spaces if possible i.e., shared meeting rooms, community functions, multipurpose council chambers. Predicted growth of Shire staff numbers to be considered. Staging to consider short term leasing of Shire offices to later provide expansion and future requirements is an important part of design exploration.



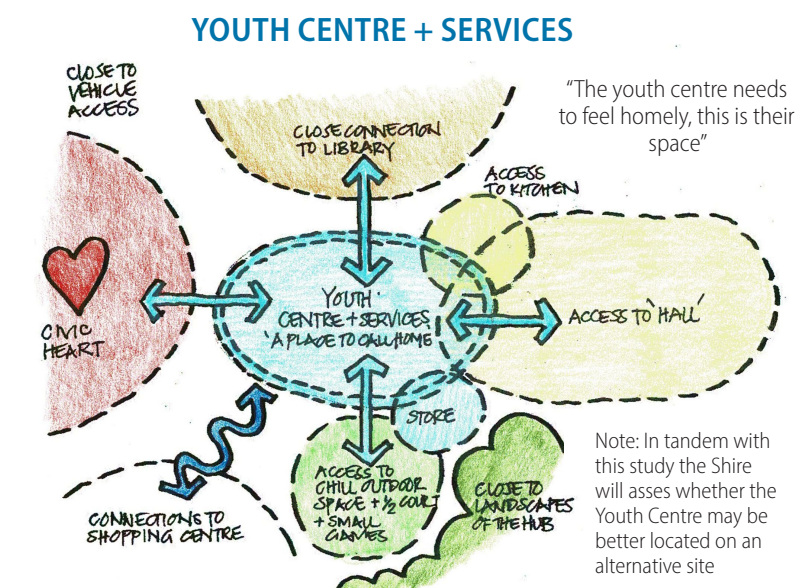
## ENGAGEMENT INSIGHTS



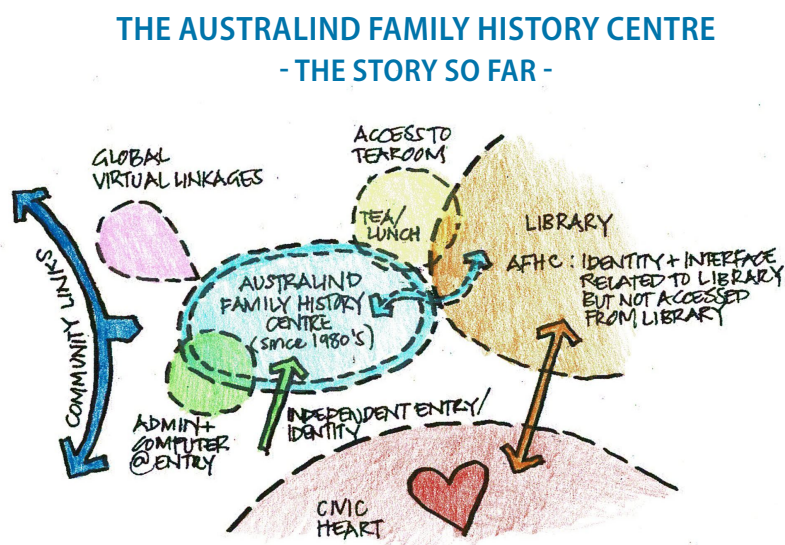
'The Centerpiece of the Hub'. The library, the centre of knowledge, community, connections to the world beyond and the place which welcomes all people of all ages and cultures is to be a core part of the identity of the masterplan in a truly holistic way.



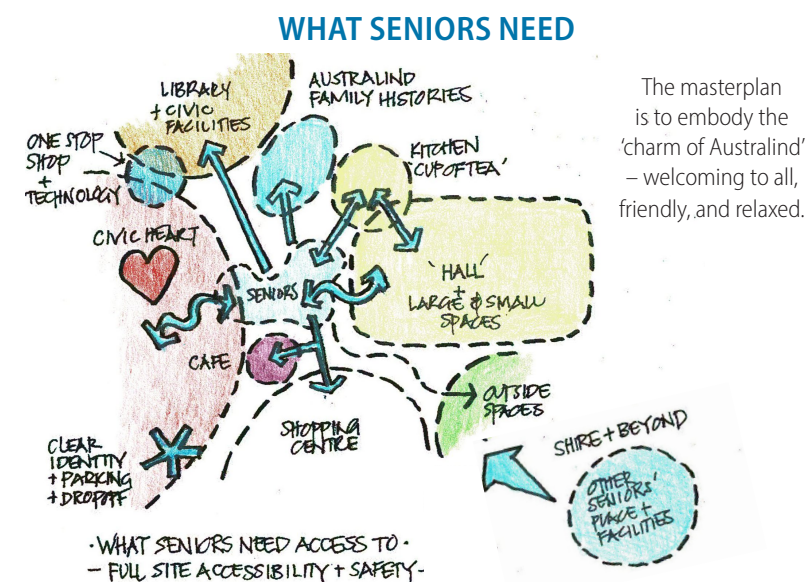
The concept of a separate 'hall' is to be tested against access to flexible other large spaces in the master plan and the actual needs identified. This challenge may redefine the concept/need for a separate 'hall'.



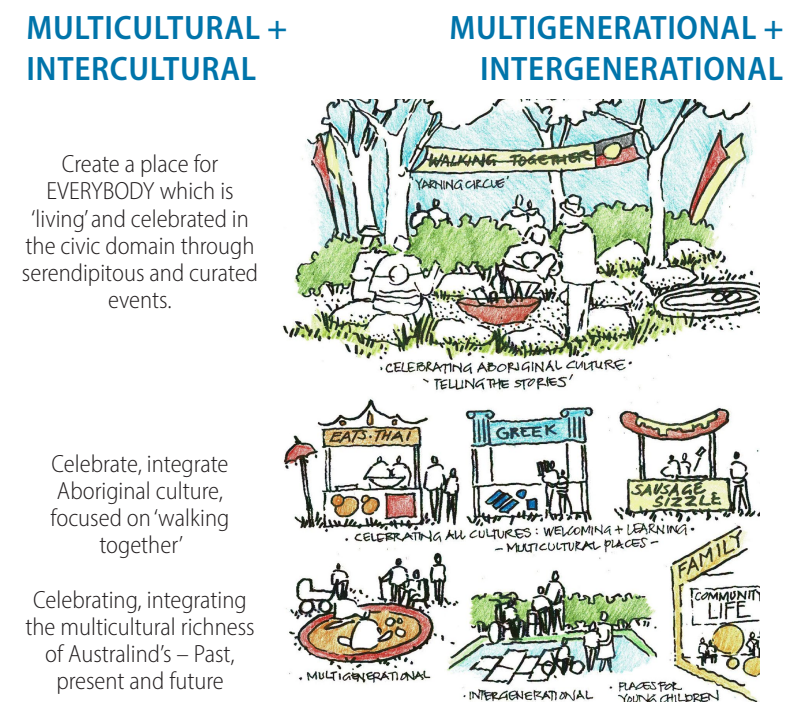
Engage young people. A youth drop-in space for exclusive use by youth is desirable. The youth space is to have direct access to a 'hall'/activity space and other multi purpose rooms, kitchen/kiosk and be able to interact directly with a secure outdoor, chill and activity space in the landscape.



An exclusive use space is desirable. Secure book storage required for over 3000+ special books and records. AFHC has a strong connection with the library but should be accessed via an independent entry, have access to a tea/lunch space and be easily accessible to older community members who play an important part in recording histories.



No 'clubroom' is required per se for seniors but rather a flexible matrix of accessible, safe spaces which can be booked and used is crucial to the senior's community participation in civic life and their enduring part in the evolution of Australind + Hub.



Celebrate, integrate Aboriginal culture, focused on 'walking together'

Celebrating, integrating the multicultural richness of Australind's - Past, present and future

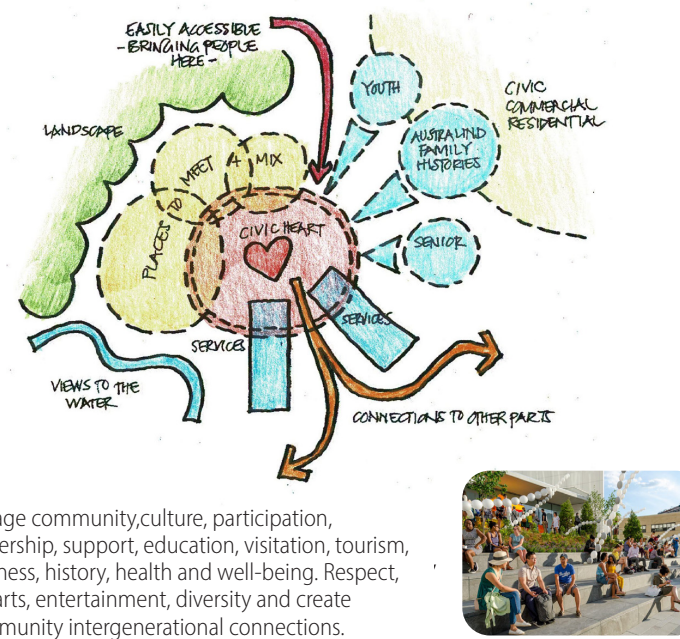


## ENGAGEMENT INSIGHTS

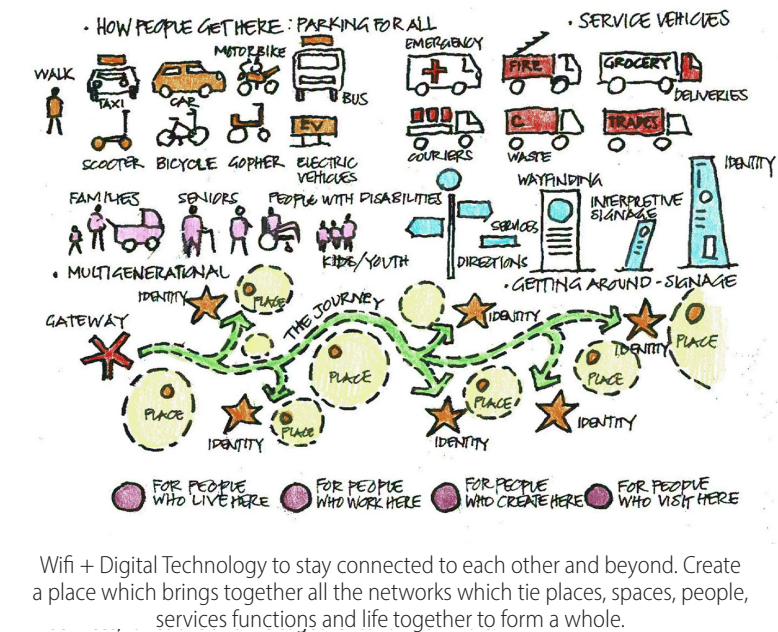
### PLACES FOR CHILDREN (INSIDE + OUTSIDE)



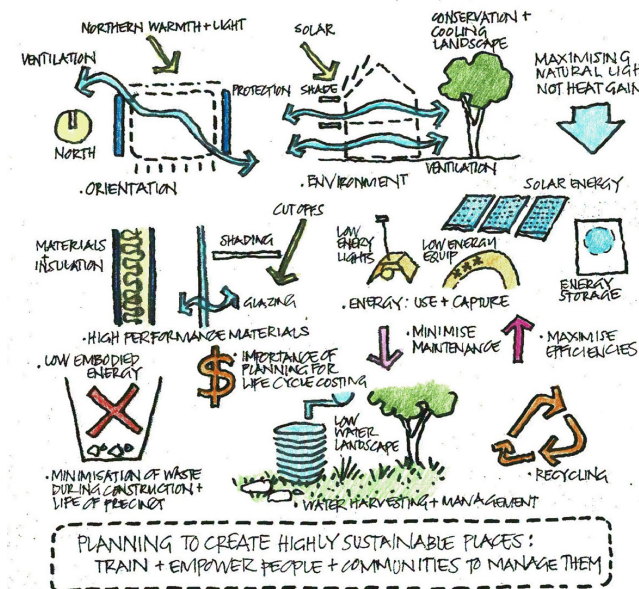
### CREATING AN INTERGENERATIONAL COMMUNITY



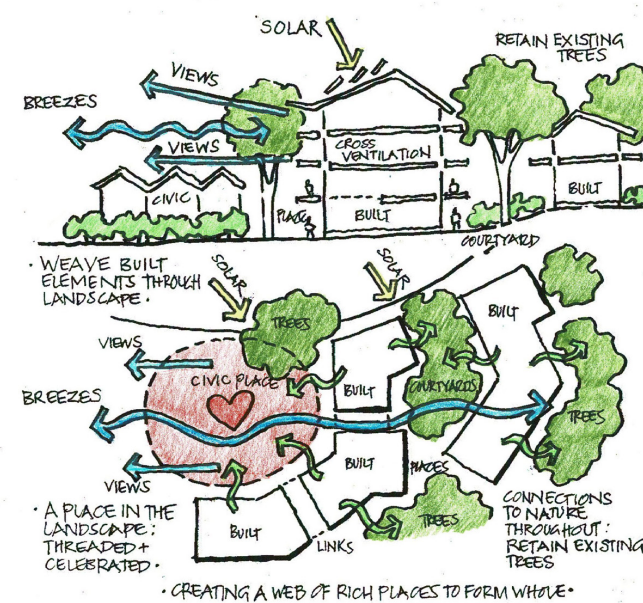
### CONNECTIVITY + ACCESSIBILITY



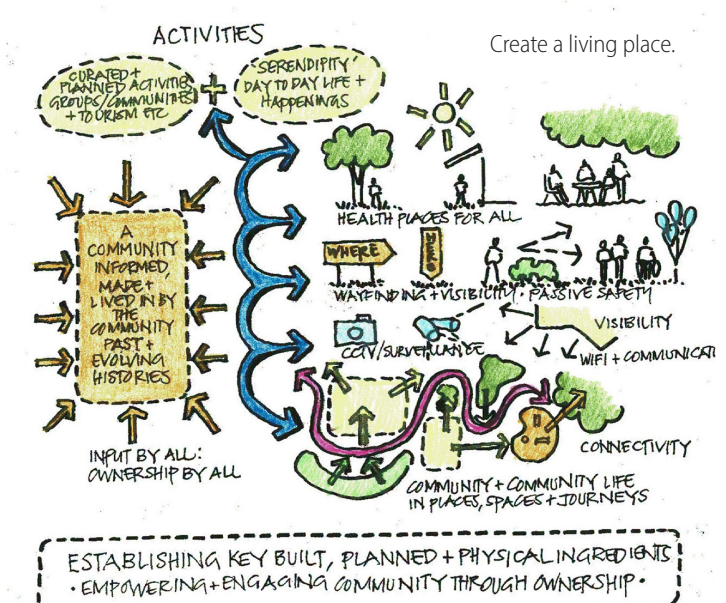
### SUSTAINABILITY - ENDURING PLANNING FOR THE FUTURE -



### BUILT FORM, SCALE ENVIRONMENT AND LANDSCAPE



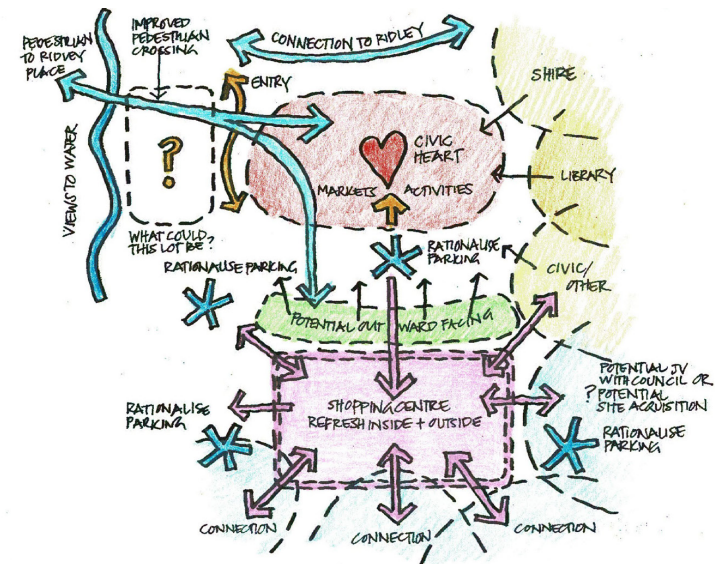
### COMMUNITY SAFETY + MAKING HEALTHY PLACES





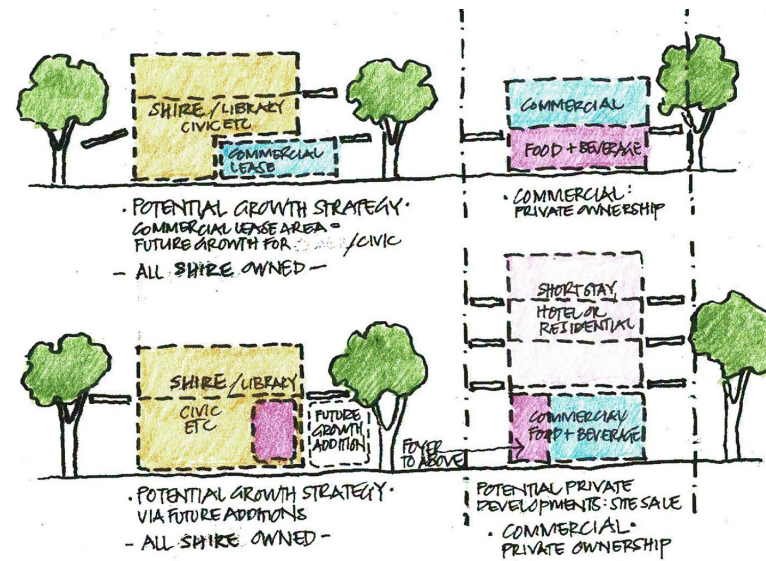
## ENGAGEMENT INSIGHTS

### AUSTRALIND SHOPPING CENTRE - OPPORTUNITIES -



How can the shopping centre interface become a part of the civic heart's built edge?

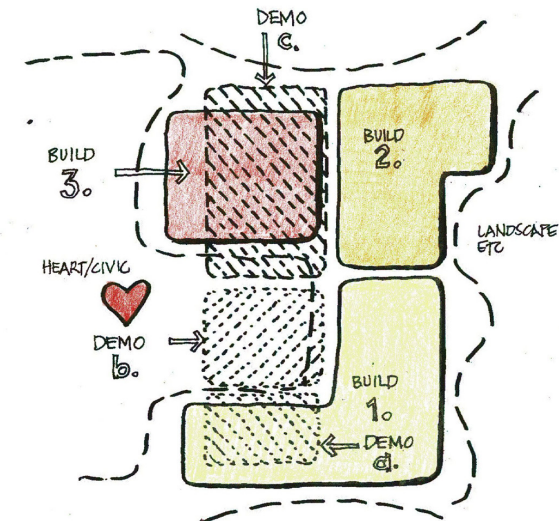
### COMMUNITY



Some aspects of exploring 'what if?'

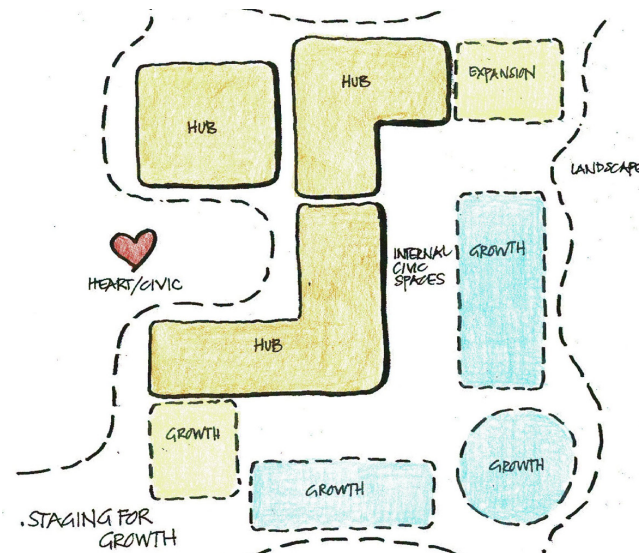
### STAGING FOR CONTINUITY OF USE/OPERATION

- When building the hub facilities and civic heart -

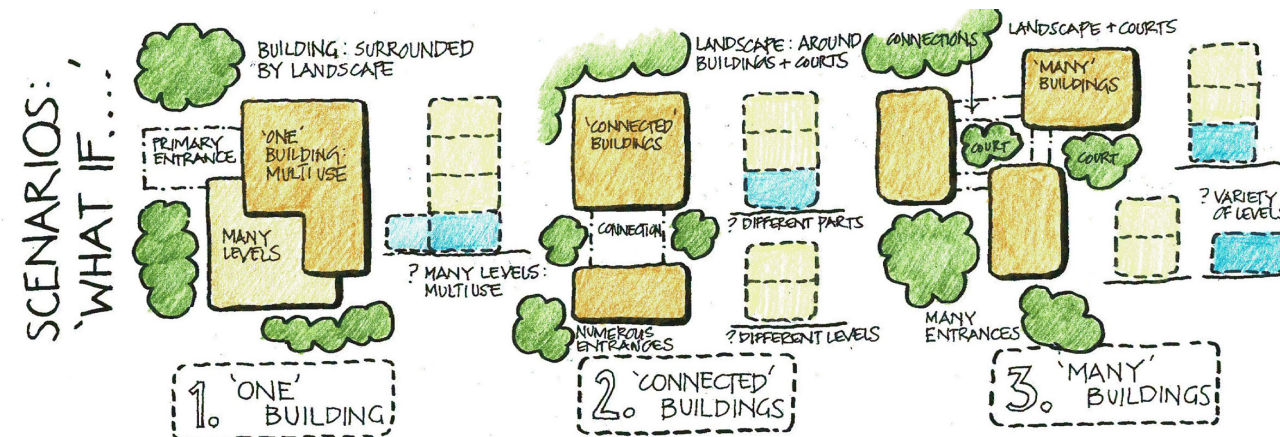


### STAGING FOR FUTURE GROWTH

- Beyond the establishment of the community hub and civic heart including the possibilities of private development -



### WHAT IF SCENARIOS + MASTERPLAN



- Residential.
- Affordable/social housing.
- Commercial.
- Short stay accommodation/hotel.
- Office accommodation.
- Civic uses.
- Government uses.
- Council uses
- Diverse food and beverage options
- Entertainment.
- Social functions.
- Health and fitness.
- Business incubators.
- Educational and training functions.
- Tourism.
- Agribusiness
- Medical + therapy functions.
- Function spaces and multiuse of facilities for conventions, symposiums, conferences etc.
- Research.



# THE AUSTRALIND COMMUNITY PRECINCT MASTERPLAN

## OVERVIEW OF OVERALL PRECINCT EXTENT FOR THIS PROJECT

The extensive process of developing, testing and refinement of potentials for the overall site undertaken with project stakeholders, Shire staff and elected members to Council has been thorough and iterative. The following structural basis for the masterplan has been endorsed.

- The extent of the site/s forming this masterplan includes the lot containing the existing Shire buildings and related facilities, Mulgara Road, the landscape facing Paris Road between the existing Shire building to the corner and interfacing with the scope of the Ridley Place Masterplan work undertaken concurrently with this masterplan
- While the Youth Group Centre was initially identified to be included in this masterplan project further work undertaken by the Shire has indicated that this facility will be located on another site

## DRAWINGS AND INFORMATION PROVIDED IN THIS DOCUMENT

- Complete Masterplan
- Stage 1 Masterplan
- Stage 2 Masterplan
- Civic Building Concept – Stage 1
- Civic Building Concept – Stage 2
- Civic Vision, Precedents And Qualities
- Australind Community Hub Brief

## MASTERPLAN CONCEPT + PRINCIPLES

The masterplan when complete will establish a number of key zones. The first embraces the founding civic functions including the Australind Community Hub, landscape including the ‘heart’ and its connection to Ridley Place and the interface between civic functions and surrounding roads, sites and the shopping centre. The second zone is the one created by the ultimate relocation of Mulgara Road to the west transforming it into a rich urban high street and enabling the establishment of 3 commercial development sites: one to the north of the community hub and 2 on the east side of the new road. The third relates to the renewed and expanded opportunity for parking and access to all parts of the site including the potential for a multi-storey carpark in the location of the current parking lot on the south of the site plus the creation of an urban and accessible streetscape which includes parking, landscape and places for people to sit and access buildings along the full length of the new high street.

## STAGING

In order to achieve the ability to provide for continuity of use for existing site users, accommodate development which provides accommodation as required over time and within funding frameworks, the development of the masterplan has been illustrated in 3 phases. The first provides for the first stage of the Australind Community Hub, the establishment of the ‘heart’ and work related to these two elements. In this stage, the existing Shire office building will be retained for other uses as will the existing Hall which will be used for a number of the functions which will be contained in Stage 2. The next stage sees the completion of the Australind Community Hub and the demolition of the existing Hall. The existing Shire building is still able to be retained at this stage, however should the Shire wish to sell the land on which it sits and as shown on the drawings for commercial purposes, the use of the existing building would no longer be possible unless a commercial arrangement has been determined with the new owner. The third stage is fundamentally related to the relocation of Mulgara Road. This relocation cannot happen until Stage 2 is complete. This relocation then creates the ability to complete the masterplan as a whole or in parts including the sale of 2

more commercial lots and the construction of a multi-storey parking station and all other related street, landscaping, streetscape and other works.

## CIVIC BUILDINGS AND LANDSCAPES

The drawings and brief which follow describe the functions, functional relationships, qualities and vibrancy, community focus and internal/external relationships established in the precinct. These elements and the strong sense of identity, openness, welcoming and community accessibility and place making have been richly informed by the long engagement process undertaken as part of this project. Landscapes and connections between the site, its surroundings, the new high street created through the relocation of Mulgara Road as well as the strong connections to Ridley Place and beyond are the life blood of this place. All built facilities are flexible, transparent, put community access and usability first and embrace the landscape and community openly. In a similar way the various landscapes, whether open and connected externally or more urban in their nature focus on the creation of rich natural environments, places for both formal and informal activities to happen and above all else to provide flexible, beautiful places to use by all people of all ages and cultures in formal, informal and incidental ways.

## COMMERCIAL OPPORTUNITIES

The specific opportunities for commercial development options related to type and use is contained in the Business Case for this project developed by APP however the masterplan establishes a strong framework for each of these developments to form part of a rich interface and relationship to the urban and civic environment. Developments as shown on the drawings must address the streetscape and people and create significant and active interfaces to the street itself reinforcing the want to create a town centre. No blank boxes or long impenetrable ground levels will be accepted and activation of upper levels must focus on making a sense of life even above ground. High quality of urban development will be required creating great places throughout.

## VEHICLES, PARKING AND SERVICING VS THE PEDESTRIAN

Vehicle circulation, parking and servicing requirements are an intrinsic part of urban life and must be accommodated but in a way which elevates the experience of the pedestrian while providing efficiency and usability. Safety, simple manoeuvring, putting the right bays in the right places, concealing service area with safe access and using landscape, clear wayfinding, places for pedestrians to stroll in a non threatening environment and landscape and many other Urban place making strategies are the key to creating outstanding outcomes for Australind.

## SUSTAINABILITY, ENERGY AND WATER MANAGEMENT, LOW RECURRING AND MAINTENANCE AND MANAGEMENT REQUIREMENTS AND COSTS AND LONGEVITY

The principles on which the masterplan and its future developments are founded are intrinsically linked to the achievement of a holistic suite of sustainable principles which encompass all aspect of design, serviceability, materiality and management. The principles are to be acknowledged during all design phases through construction and onward into the future functionality and longevity of all built and landscape environments.

## SAFETY, ACCESSIBILITY AND THE CREATION OF HEALTHY ENVIRONMENTS

Safe and accessible places are at the heart of the masterplan as is the creation of healthy environments for all people who work, visit or spend time in the precinct. Lighting and visibility and surveillance are important while not being intrusive. Paths and circulation through the site and buildings must provide accessibility for all ages and abilities and people from all generations and cultures must feel a sense of comfort and belonging at all times of day and night. Quality of the built environment, air, ventilation, shade as well as warmth, places to sit or stroll or just enjoy the environment are intrinsic to the sense of place and welcoming established in the precinct.



PLACES, ACTIVATION AND COMMUNITY ENRICHMENT

Even in its current form this part of Australind is loved by the community. The masterplan seeks to renew, build and enrich this foundation. It describes an intertwined and interlinked set of external and internal spaces focussed on people which together create a web of 'life' which binds together all parts of the precinct. Places are a mixture of large landscaped spaces, more intimate places for activities, celebrations, gatherings, memorials and the like, streetscape places to sit defined by trees and intimate landscapes as well as lovely environments to walk, tiny and medium sized pocket parks related to key entrances and the like as well as various scaled internal spaces for gatherings, exhibitions, meetings, conferences etc. Important components of the precinct including cafes and other elements along with the activity created by the library as well as street level commercial activities, entrances to short stay accommodation and residential uses/apartments all combine to make a rich townscape and precinct.

IDENTITY AND WAYFINDING

Identity and wayfinding strategies are important in establishing a strong sense of presence for the precinct, the community, the Shire and all visitors including tourists. It is also immensely important to Australind's presence on line, in advertising and its projection to the region and beyond. Quality signage, wayfinding and graphics throughout the precinct are crucial to establishing identity and navigation but of even greater importance is the quality of the environment, the identity and presence of both the buildings and landscape and ultimately the evident engagement with and love of the community will be the most powerful creators of identity locally and beyond. The masterplan has been developed to embrace all layers of this important outcome for Australind and the Shire of Harvey.



STAGE 2 MASTERPLAN TESTING AND CONSULTATION: MASTERPLAN KICK-OFF WORKSHOP WITH KEY STAKEHOLDERS AND COMMUNITY MEMBERS. DECEMBER 2022.



COMPLETED MASTERPLAN



LEGEND

- 1 New Shire/Civic Building
- 2 Undercover 2-Storey High Promenade
- 3 Cafe/Bookshop
- 4 'The Heart' Including Anzac Memorial
- 5 Landscape + Diverse Parklands
- 6 Lot 209 New Landscape Ref: Ridley Place Masterplan
- 7 Australind Visitors Centre + Garden
- 8 Potential Cafe (By Others)
- 9 Reconfigured Parking with Bays + Driveway Paved
- 10 New Precinct 'High Street' + Parking (Road - Coloured Treatment)
- 11 New 3 Storey Parking Station
- 12 New Commercial Development Site A ~2000m²
- 13 New Commercial Development Site B ~1875m²
- 14 New Commercial Development Site C ~1875m²
- 15 Landscape: Lot 10
- 16 New Parking Area
- 17 New/Modified Parking
- 18 Pocket Park
- 19 New Bus Stop
- 20 Existing Shopping Centre
- 21 Existing Parking
- 22 Pedestrian Connection to Corner Park + Ridley Place

PARKING NUMBERS: NEW + MODIFIED PARKING

- 9 14 Bays
- 16 42 Bays
- 17 38 Bays (Total)
- 10 24 Bays (Total)
- 11 177 Bays (Total). 3 storey carpark at 59 bays per floor is additional stories required.

Total = 295 Bays

Note:

- Parking bays removed before Stage 1 = 177 Bays
- Total increase in bays since before Stage 1 = 118 Bays





## STAGE ONE MASTERPLAN



## LEGEND

- 1 New Shire/Civic Building
- 2 Undercover 2-Storey High Promenade
- 3 Cafe/Bookshop
- 4 "The Heart" Including Anzac Memorial
- 5 Landscape + Diverse Parklands
- 6 Lot 209 New Landscape Ref: Ridley Place Masterplan
- 7 Australind Visitors Centre + Garden
- 8 Potential Cafe (By Others)
- 9 Reconfigured Parking with Bays + Driveway Paved
- 10 Existing Shire Building Retained For Other Uses
- 11 Existing Hall Retained for Other Purposes
- 12 Existing Parking
- 13 New/Modified Parking
- 14 Existing Shopping Centre
- 15 Temporary Structure for AFHC
- 16 Landscape: Lot 10
- 17 Pedestrian Connection to Corner Park + Ridley Place
- 18 Location/Size of Future Commercial Development Site A Shown Dotted
- 19 Future Alignment of New Precinct "High Street" Shown Dotted

### PARKING NUMBERS: NEW + MODIFIED PARKING

- 9 14 Bays
- 13 96 Bays (Total)

Total = 110 Bays

#### Note:

- Parking bays removed = 20 Bays
- Total increase in bays = 118 Bays



## STAGE TWO MASTERPLAN



## LEGEND

- 1 New Shire/Civic Building (Complete)
- 2 Undercover 2-Storey High Promenade
- 3 Cafe/Bookshop
- 4 'The Heart' Including Anzac Memorial
- 5 Landscape + Diverse Parklands
- 6 Lot 209 New Landscape Ref: Ridley Place Masterplan
- 7 Australind Visitors Centre + Garden
- 8 Potential Cafe (By Others)
- 9 Reconfigured Parking with Bays + Driveway Paved
- 10 Existing Shire Building Retained for Other Uses
- 11 Existing Parking
- 12 New/Modified Parking
- 13 Existing Shopping Centre
- 14 Landscape: Lot 10
- 15 Pedestrian Connection to Corner Park + Ridley Place
- 16 Location/Size Of Future Commercial Development Site A Shown Dotted
- 17 Future Alignment Of New Precinct 'High Street' Shown Dotted

### PARKING NUMBERS: NEW + MODIFIED PARKING (FROM STAGE 1)

- 9 14 Bays
- 12 94 Bays (Total)
- Total = 108 Bays

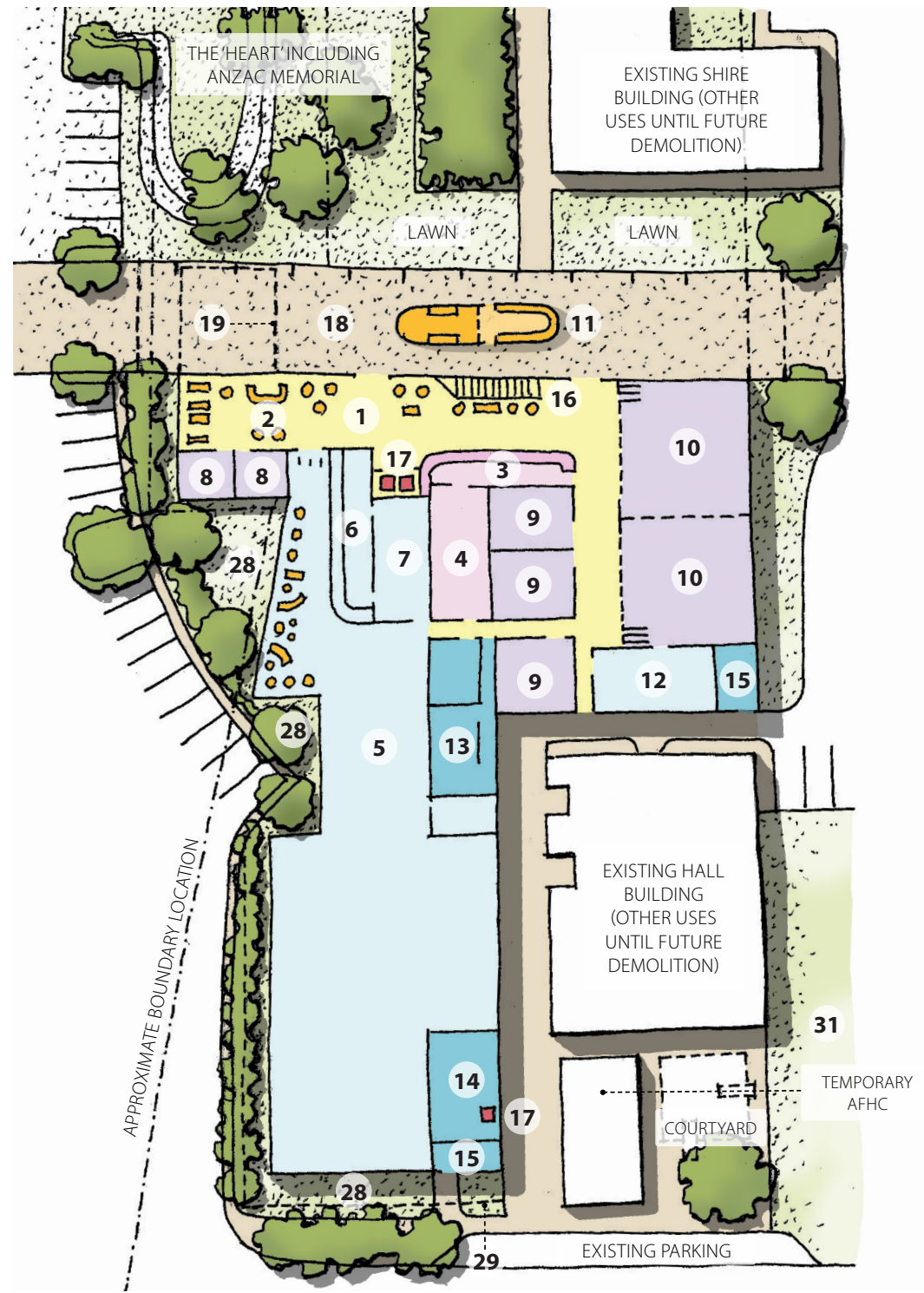
#### Note:

- Parking bays deleted since before Stage 1 = 20 Bays
- Total increase in bays since before Stage 1 = 88 Bays

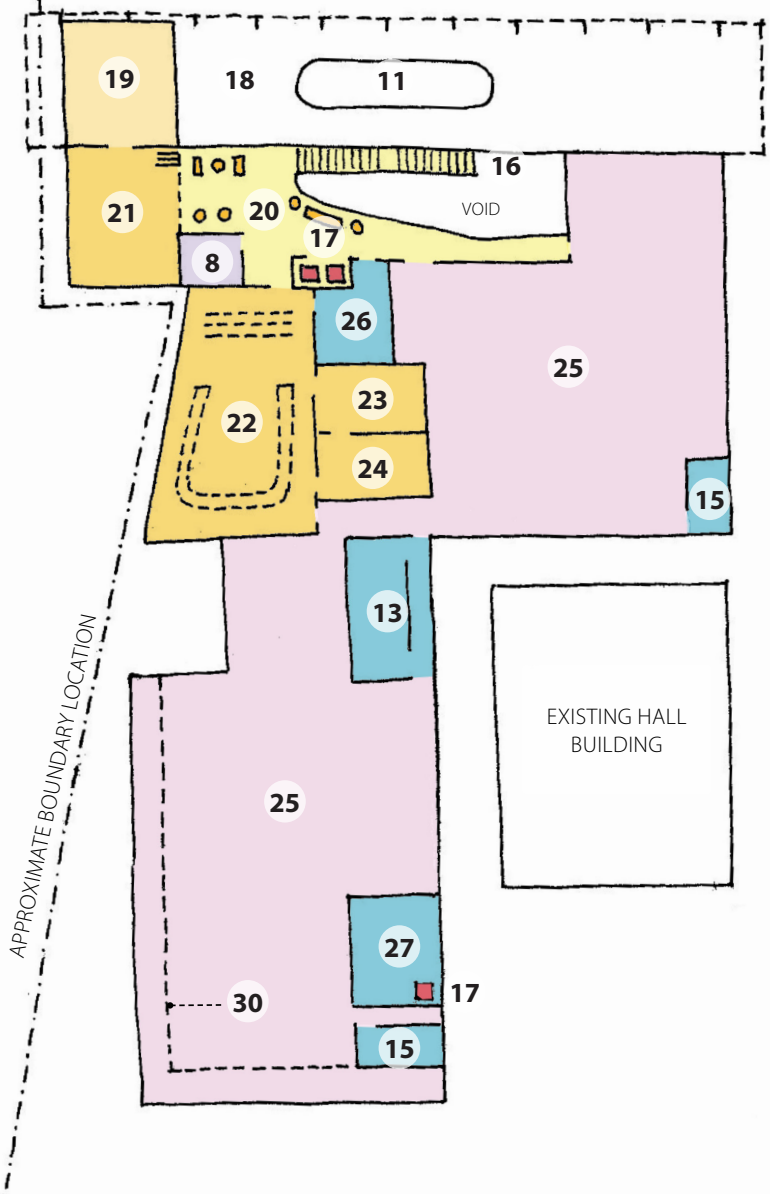


CIVIC BUILDING CONCEPT : STAGE ONE PLANS

STAGE 1: GROUND FLOOR PLAN



STAGE 1: FIRST FLOOR PLAN



LEGEND

- 1 Foyer/Gallery
- 2 Community Resource Popup
- 3 Shire Reception
- 4 Shire Reception Administration Office
- 5 Library
- 6 Library Reception
- 7 Library Office Space
- 8 Meeting Room 24m<sup>2</sup>
- 9 Meeting Room 50m<sup>2</sup>
- 10 Function 150m<sup>2</sup> (Used for Shire Offices in Stage 1)
- 11 Cafe/Bookshop
- 12 Function Kitchen/Store/Cleaners
- 13 Core/Toilets
- 14 Core + End Of Journey Facilities + Prayer Room/ Parents Room/Bins + General Store
- 15 Stairs
- 16 Foyer Stair
- 17 Lifts
- 18 2 Storey Under Cover Walkway (On Ground)
- 19 Balcony on First Floor
- 20 First Floor Foyer/Waiting
- 21 Function/Meeting/Dining/Lounge 100m<sup>2</sup>
- 22 Council Chamber 100m<sup>2</sup>
- 23 Council Meeting Room 50m<sup>2</sup>
- 24 Councilor Work Room 50m<sup>2</sup>
- 25 Shire Offices Including Executive
- 26 Kitchen/Toilets/Store
- 27 Core/Toilets
- 28 Courtyard With Screen to Parking
- 29 Line of First Floor Above
- 30 Line of Building Below
- 31 Existing Parkland

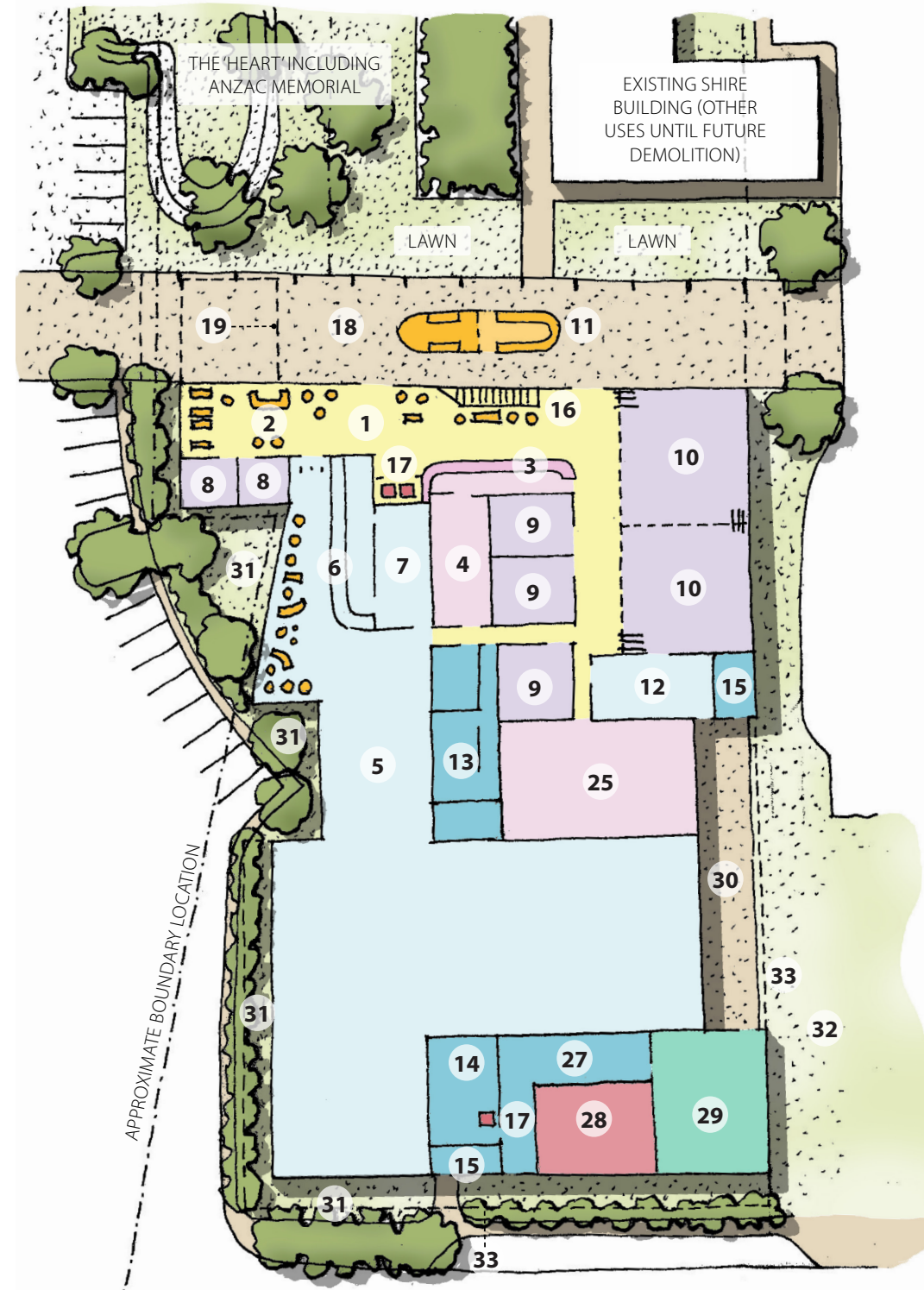
Note:  
—Primary plant room on roof



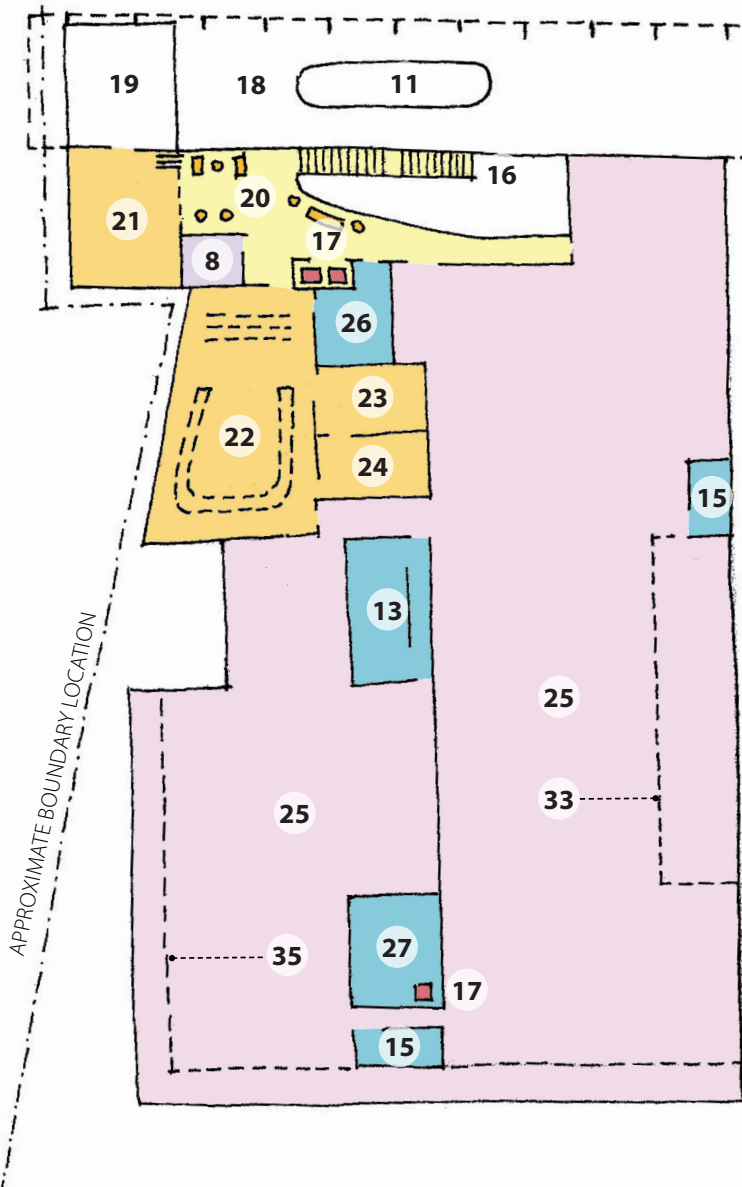


## CIVIC BUILDING CONCEPT COMPLETE

### COMPLETE: GROUND FLOOR PLAN



### COMPLETE: FIRST FLOOR PLAN



### LEGEND

- 1 Foyer/gallery
  - 2 Community resource popup
  - 3 Shire Reception
  - 4 Shire reception administration office
  - 5 Library
  - 6 Library reception
  - 7 Library office space
  - 8 Meeting room 24m<sup>2</sup>
  - 9 Meeting room 50m<sup>2</sup>
  - 10 Function 150m<sup>2</sup> (used for shire offices in stage one)
  - 11 Cafe/bookshop
  - 12 Function kitchen/store cleaners
  - 13 Core/toilets
  - 14 Core + end of journey facilities
  - 15 Stairs
  - 16 Foyer stair
  - 17 Lifts
  - 18 2 storey under cover walkway (on ground)
  - 19 Balcony on first floor
  - 20 First floor foyer/waiting
  - 21 Function/meeting/dining/lounge 100m<sup>2</sup>
  - 22 Council chamber 100m<sup>2</sup>
  - 23 Council meeting room 50m<sup>2</sup>
  - 24 Councilor work room 50m<sup>2</sup>
  - 25 Shire offices including executive
  - 26 Kitchen/toilets/store
  - 27 Core/toilets
  - 28 Multipurpose arts/culture/community
  - 29 Australind Family History Centre
  - 30 Undercover courtyard
  - 31 Courtyard with screen to parking
  - 32 Existing parkland
  - 33 Line of first floor above
  - 34 Line of courtyard below
  - 35 Line of building below
- Note:  
—Primary plant room on roof



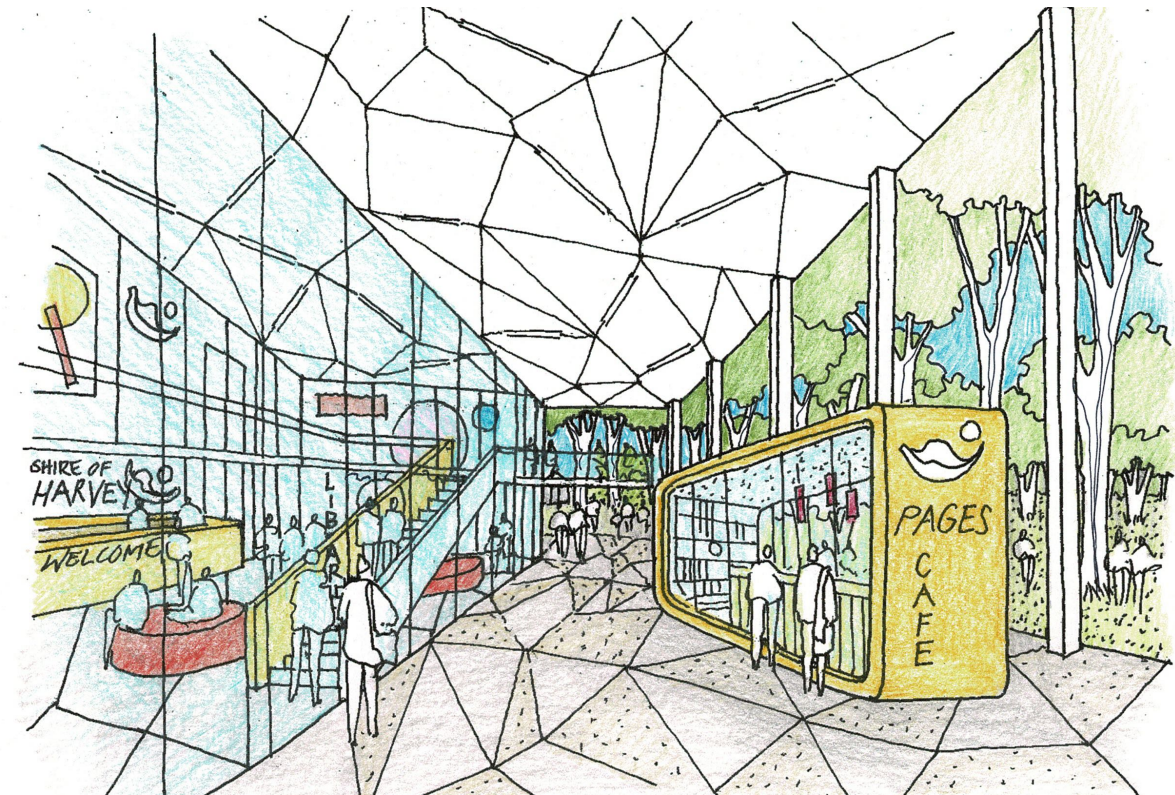
## CIVIC VISION + PRECEDENTS + QUALITIES

### ARRIVAL/IDENTITY



AN ENGAGING + WELCOMING CIVIC PRECINCT + ENTRANCE

### COMMUNITY CONNECTIONS



MAKING PLACES: INSIDE + OUTSIDE



SURRY HILLS LIBRARY + COMMUNITY CENTRE, NSW



MARRICKVILLE LIBRARY, NSW



FOUNDATION HQ, CA, USA



NEWMARKET, NSW



DARLING SQUARE, NSW

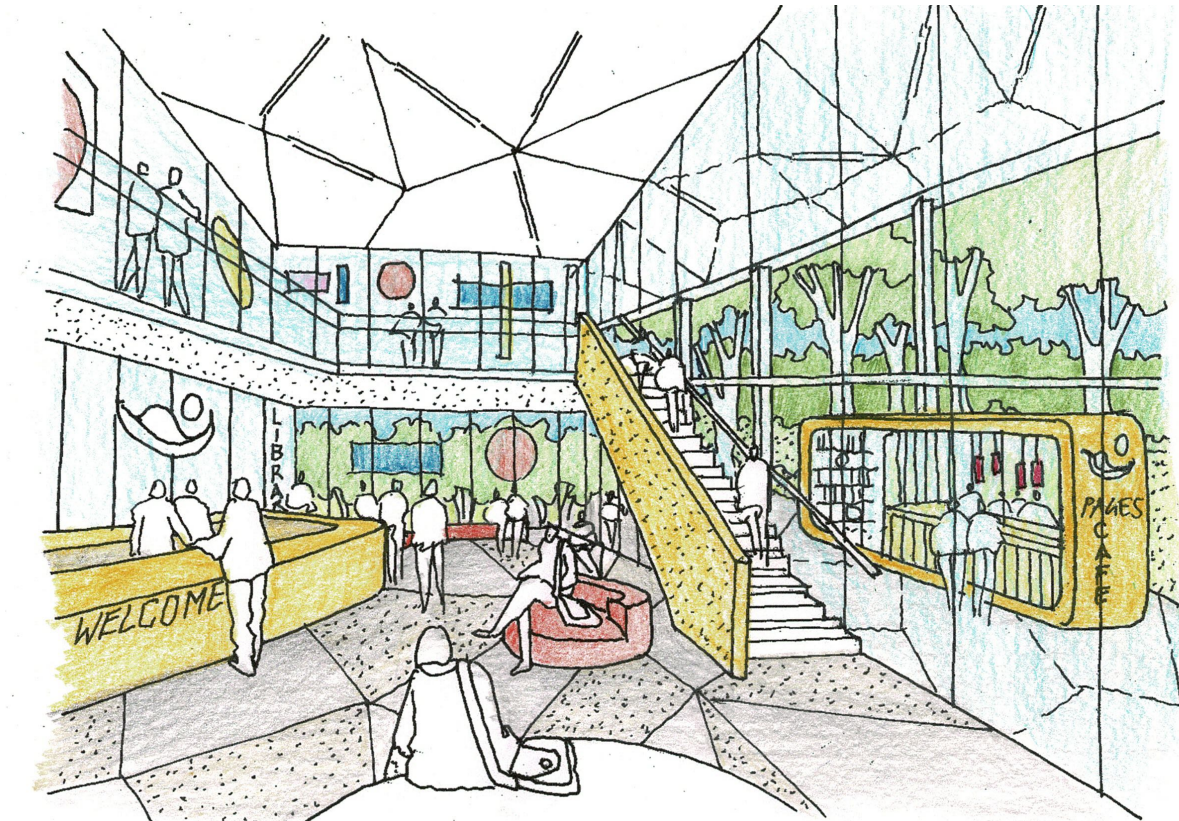


CURTIN UNI, WA



## CIVIC VISION + PRECEDENTS + QUALITIES

### INTERNAL/HUB



INTERIORS: OUTSIDE BROUGHT INSIDE FROM WELCOMING SPACES

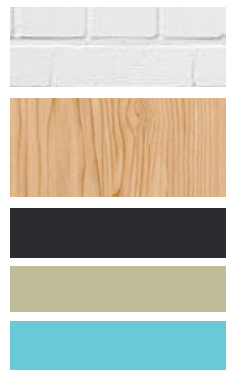
### ENVIRONMENT + THE HEART



THE HEART: PLACE + LANDSCAPE CELEBRATING COMMUNITY + CULTURE



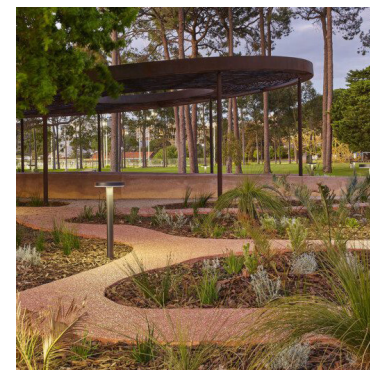
DELBROOK COMMUNITY CENTRE, CANADA



MATERIAL PALETTE,  
SHIRE OF HARVEY



GREEN SQUARE LIBRARY + PLAZA, NSW



YARNING CIRCLE, CURTIN UNI, WA



NATURE PLAYGROUND, WA



DAVID ST GALLERY, USA



# AUSTRALIND COMMUNITY PRECINCT BRIEF

The ACP brief has been prepared by Gresley Abas and CCS Strategic and outlines the intention and purpose of existing buildings, as well as an accommodation schedule for any new proposed facilities, spaces and rooms. Data sourced and from the Australind Precinct Feasibility Plan prepared by APP in January 2022, has provided foundations to the brief development - with updates and amendments to reflect new information and engagement feedback.

## FINAL CONSOLIDATED BRIEF FOR COMPLETE BUILDING

### GROUND FLOOR

Library, Foyer/Gallery and public/meeting/function areas + art/cultural spaces, bookshop/café, Australind Family History Centre(AFHC) + End of journey facilities.

#### Shire Spaces (Rest of shire spaces on first floor)

- » Shire reception 40 m<sup>2</sup>
- » Shire staff area related to reception 54m<sup>2</sup>

#### Shared Facilities

- » Common foyer/gallery with access to Library and all ground floor functions – 250sqm
- » 3 x meeting rooms @ 50sqm each – 150sqm
- » 2 x meeting rooms @ 24sqm each – 48sqm
- » 2 x function spaces @ 150sqm each – 300sqm
- » Kitchen plus related store – 60sqm
- » General store – 30sqm
- » Bin store – 20sqm
- » Male toilets – 15sqm
- » Female toilets – 20sqm
- » UAT – 5sqm
- » Prayer room – 12sqm
- » Parents room – 12sqm
- » Cleaners room – 10sqm

Total - 682sqm Net

#### Community Resource Drop-In/Pop-up

- » Reception point with access to nearby meeting space

#### Bookshop/Café

- » Accessible from outside – 50sqm net

#### Australind Family History Centre

- » Independent access adjacent to Library – 120sqm net

#### Multipurpose Arts/Culture/Community Spaces

- » Able to access courtyard
- » Common space – 55sqm
- » 2 x studio spaces @ 15sqm each – 30sqm

Total – 85sqm Net

#### End Of Journey Facility Near Entrance

- » Near an entrance to the building – 50sqm net

#### Library

- » Primary spaces with access to all shared areas on ground floor
- » Entry from shared foyer with security gates etc plus after hours boom return
- » Reception and staff work area – 125sqm
- » Kitchenette – 10sqm
- » Staff store – 10sqm
- » Staff UAT – 5sqm
- » Library storage – 110sqm
- » Collection area (including reading/study, private study, kids zone and young adult collection – 900sqm
- » Female toilet – 20sqm
- » Male toilets – 15sqm
- » UAT – 5sqm

Total – 1192sqm Net

### FIRST FLOOR

#### Shire Office Spaces + Council Chambers/Facilities

#### Shire Offices/Facilities

- » Foyer/waiting include in circulation calculation/gross floor area
- » 1 x meeting room – 24sqm
- » 2 x executive offices @ 20sqm each – 40sqm
- » Open office space for 170 people @ 15sqm/pp allowance – total 2550sqm including:
  - » 6 x quiet rooms @ 8sqm each – 48sqm
  - » 8 x informal collaboration spaces @ 8sqm each – 64sqm
  - » 16 x focussed spaces @ 1sqm each – 16sqm
- » Training room – 60sqm
- » Mail room – 15sqm
- » General store – 20sqm
- » Furniture store – 15sqm
- » IT store – 20sqm
- » IT build room – 20sqm
- » Scattered reprographics spaces – 20sqm total
- » Team storage @ 0.25sqm per person – 37sqm
- » 3 x utility rooms @ 20sqm each – 60sqm
- » Main staff gathering precinct – 80sqm
- » Tea prep space/s – 25sqm total
- » 2 x hot desks @ 6sqm each – 12sqm
- » Female toilets in 2 locations – 40sqm
- » Male toilets in 2 locations – 30sqm
- » 2 x UATs in 2 locations – 10sqm
- » Cleaners room and bin stores – 40sqm

Total – 2620sqm Net

#### New Council Chambers

- » Entry lobby – 10sqm
- » Council chambers – 230sqm
- » Function/dining/lounge – 100sqm
- » Meeting room 10ppl – 38sqm
- » Exclusive Councillor workspace – 50sqm
- » Tea prep/kitchen – 10sqm
- » Storage – 10sqm
- » UAT – 5sqm
- » Outdoor terrace – 100sqm

Total Indoor Space – 463sqm Net

#### General Notes

- » Base net area conversion to gross area on 75/80% efficiency as appropriate for building type
- » Most plantroom space to be located on the roof with service/cores on both ground and first floors
- » Most toilet areas are accounted for in the net area however final numbers confirmed during the schematic design phase might require some additional area from the efficiency ratio area





# AUSTRALIND COMMUNITY PRECINCT BRIEF

## STAGE ONE AREAS

### GROUND FLOOR

#### Shire Spaces

- » Shire Reception – 40sqm
- » Shire staff area related to Reception – 54sqm

Total – 94sqm Net

#### Shared Facilities

- » Common foyer/gallery – 250sqm
- » 3 x meeting rooms @ 50sqm each – 150sqm
- » 2 x meeting rooms @ 24sqm each – 48sqm
- » 2 x function spaces @ 150sqm each – 300sqm (used for Shire offices during stage 1)
- » Kitchen plus related store – 60sqm
- » General store – 30sqm
- » Bin store – 20sqm
- » Male toilets – 15sqm
- » Female toilets – 20sqm
- » UAT – 5sqm
- » Prayer room – 12sqm
- » Parents room – 12sqm
- » Cleaners room – 10sqm

Total – 682sqm Net

#### Community Resource Drop-In/Pop-Up

- » Reception point with access to nearby meeting space

#### Bookshop/Café

- » Accessible from outside – 50sqm net

#### End Of Journey Facility

- » Near an entrance – 50sqm net

#### Library

- » Primary spaces with access to all shared areas on ground floor
- » Entry from shared foyer with security gates etc plus after hours book return

- » Reception and staff work area – 125sqm
- » Kitchenette – 10sqm
- » Staff store – 10sqm
- » Staff UAT – 5sqm
- » Library storage – 110sqm
- » Collection area stage 1 – 560sqm
- » Female toilets – 20sqm
- » Male toilets – 15sqm
- » UAT – 5sqm

Total Stage 1 – 852sqm Net

### FIRST FLOOR

#### Shire Offices/Facilities

- » Foyer/waiting
- » 1 x meeting room – 24sqm
- » 2 x executive offices @ 20sqm each – 40sqm
- » Open office space for approximately 120 people – comprised of 1350sqm on first floor plus 300sqm in 2 x function rooms on ground floor as previously noted

Total – 1414sqm Net

#### New Council Chambers

- » Complete in stage 1 – 463sqm

Total – 463sqm Net

#### General Notes

- » As per complete building notes
- » Plus allow for complete plantroom envelope on roof as part of stage 1 with area internally to allow for any plant and equipment growth as part of construction of stage 2
- » Allow for establishment of the heart and landscape along Paris Road plus parking and modifications as shown on Stage 1 masterplan drawing

## STAGE 2 AREAS

### Australind Family History Centre (Ground)

- » Independent access adjacent to Library – 120sqm net

Total – 120sqm Net

### Multipurpose Arts/Culture/Community (Ground)

- » Able to access adjacent to Library
- » Common space – 55sqm
- » 2 x studio spaces @ 15sqm each – 30sqm

Total – 85sqm Net

### Library (Ground)

- » Additional collection space – 340sqm

Total – 340sqm Net

### Shire Offices/Facilities (Ground And First)

- » Additional open office space on ground level – 250sqm
- » Additional open office space on first level – 950sqm

Total – 1200sqm Net

#### General Notes

- » Refer previous notes
- » Drawings also indicate some additional core/amenity space on ground floor for expansion if required – account for in efficiency factor

