FEASIBILITY REPORT

GLEN WAVERLEY CIVIC PRECINCT AND LIBRARY
18th SEPTEMBER 2020

ARM-0010[02]

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1.0

INTRODUCTION

COMMISSIONING STATEMENT

ARM was commissioned in May 2020 by City of Monash to conduct a feasibility study for the Glen Waverley Civic Precinct & Library project. This report outlines the outcomes of that study and summarises the process undertaken. The City provided a written brief and a reference design completed by Council's internal City Design Team. The objective of this commission is to establish feasibility of the Glen Waverley Civic Precinct & Library Project and to prepare a report which can be used to approve progression to Schematic Design phase of the project's development. The key deliverables of this commission are the Return Brief and Area Schedule and a Feasibility Report including a Preliminary Concept Design. Supporting documents include a Project Budget cost estimate by Slattery, heritage review by Bryce Raworth and a planning compliance review by Tract.

INTRODUCTION

The Glen Waverley Civic Centre and Library project seeks to redevelop the existing Glen Waverley Library site within the Glen Waverley Civic Precinct with a new multipurpose facility which incorporates a new city Library, a new Civic Hall and office space to accommodate council staff currently working in the rented IBIS business hotel premises.

The civic precinct sits at the southern end of Glen Waverley's Kingsway shopping strip and provides a green bookend to the Glen Waverley Central Activity Centre. At the centre of the precinct site is the city council offices commonly known as the Civic Centre. Delivered in 1984, this building was designed by renowned architect Harry Seidler and is an architecturally significant example of his civic projects and is a source of pride for council and the community. The Civic Centre has a formal address to Springvale Road but is increasingly accessed from Kingsway. The Glen Waverley Library is sited directly west of the Civic Centre and is addressed to Kings Way via a small plaza. The Library was built in 1973, is not architecturally significant, and is nearing the end of its useful life. The third building on the site is the IBIS business hotel located south of the Civic Centre.

The site is currently dominated by carparking, unclear connections, and, with the exception of the Library plaza, a passive and largely inactive landscape. In addition to providing much needed facilities, a significant opportunity for the project is to add clarity to the precinct and improve activation.

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2.0

ENGAGEMENT & BRIEF DEVELOPMENT

2.1 PROCESS

ARM have provided an extensive engagement with key stakeholders within council to test and interrogate all aspects of the brief. This process commenced with a series of meetings with councils Project Working Group, progressed to a series of focus workshops, presentation to Councils Project Control Group, and following further work and development culminated in final presentation to the PCG 1st September 2020. Below is a list of meetings, workshops, presentations, studies and reports.

MEETINGS/WORKSHOPS

- → PWG MEETING 0I – 29/05/20
- → PWG MEETING 02 – 5/06/20
- → EVENTS FOCUS WORKSHOP – 17/6/20
- → CIVIC HALL FOCUS WORKSHOP – 19/06/20
- → OFFICE FOCUS WORKSHOP – 23/06/20
- → ART FOCUS WORKSHOP – 26/06/20
- → LIBRARY FOCUS WORKSHOP – 26/06/20
- → PCG MEETING 0I – 3/07/20
- → PCG MEETING 02 – 14/07/20
- → PWG MEETING 03 – 17/07/20
- → PCG MEETING 03 – 21/07/20
- → PCG FINAL PRESENATION – 1/09/20

STUDIES

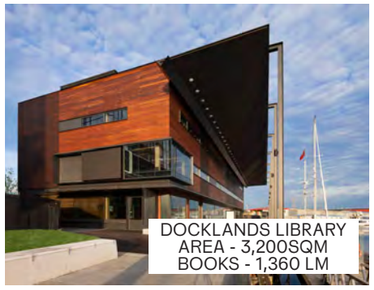
- → LIBRARY PRECEDENT & DETAILED AREA STUDY
- → CIVIC HALL PRECEDENT STUDY
- → SITE ARRANGEMENT STUDY
- → PRELIMINARY PLANNING REVIEW (TRACT)
- → HERTIAGE ADVICE (BRYCE RAEWORTH)

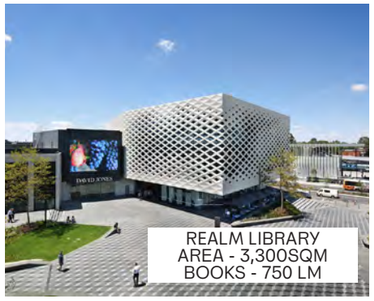
REPORTS

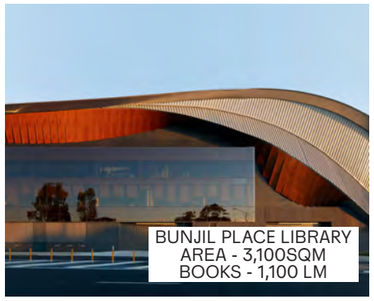
- → FEASIBILITY STUDY REPORT

2.2 LIBRARY

The Library brief nominates a 1200 lineal meter collection and a generous allocation of accompanying meeting and function spaces. In order to determine a footprint for this brief, and to allow council to interrogate that footprint, ARM undertook a preliminary precedent comparison with 5 recent exemplary libraries. We then conducted a detailed spatial study on two of the libraries, Geelong and Craigieburn, which together captured the range of approaches to various aspects of the library brief. The spatial detail was used firstly to translate the written brief into an area schedule, and then, through careful review of each component, refine the brief to a spatial scope which delivered the written brief, and was financially deliverable. **Section 4.1** outlines the functional requirements and **Section 4.2** provides the spatial allocations of the Glen Waverley Library return brief used for this feasibility study.

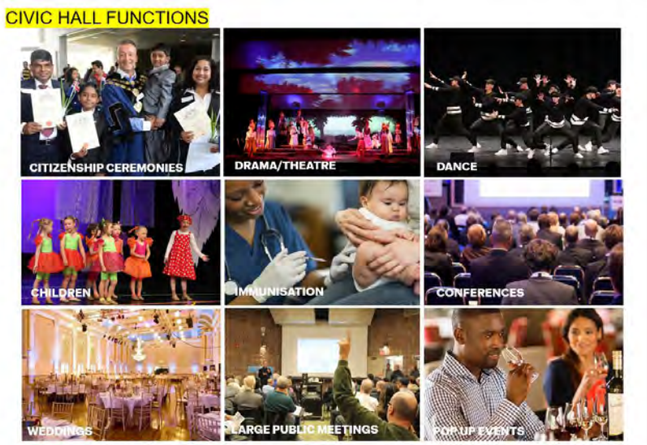

DOCKLANDS LIBRARY
AREA - 3,200SQM
BOOKS - 1,360 LM

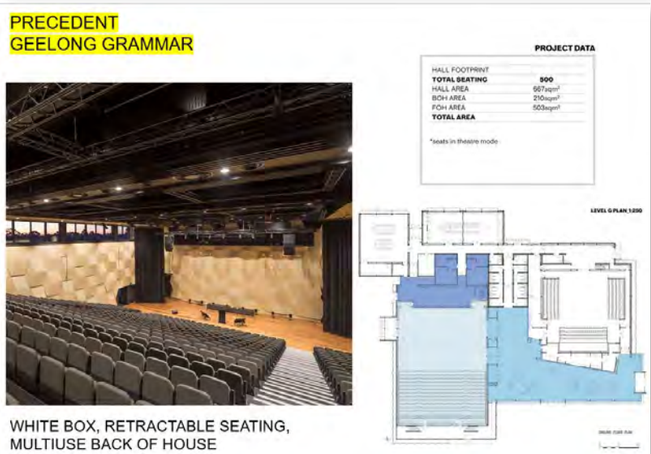

REALM LIBRARY
AREA - 3,300SQM
BOOKS - 750 LM


BUNJIL PLACE LIBRARY
AREA - 3,100SQM
BOOKS - 1,100 LM

CRAIGIEBURN LIBRARY
AREA - 3,200SQM
BOOKS - 1,360 LM

GEELONG LIBRARY
AREA - 4,500SQM
BOOKS - 1,120 LM





2.3 CIVIC HALL

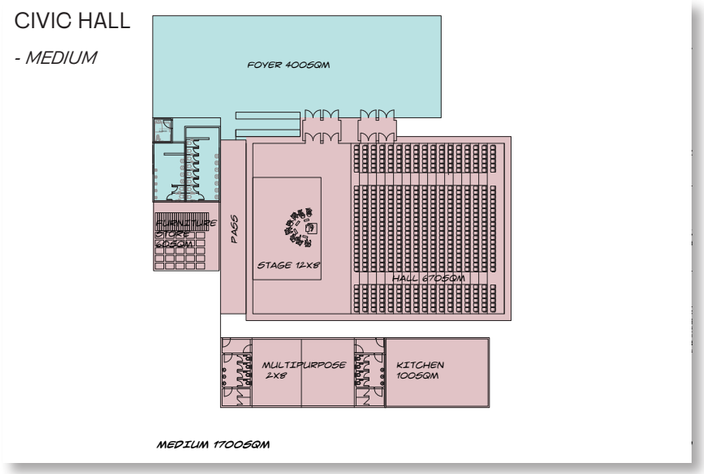
The primary function of the Civic Hall component of the brief is to provide a space to conduct citizenship ceremonies for 500 attendees. Monash City Council does not have a facility of this scale and currently leases Robert Blackwood Hall at Monash University for these events.

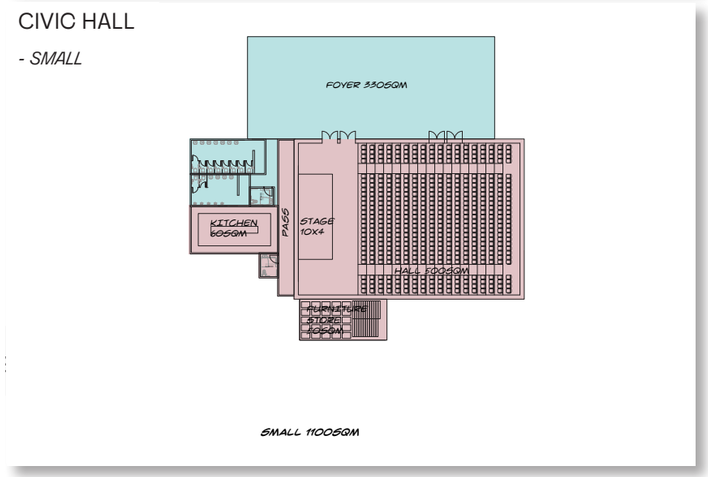
The hall is intended to be flexible to cater for other events including drama & theatre, dance, school and children's events, immunisations, private functions, large public meetings, conferences and pop up events. ARM conducted two work shops to firstly explore with council stakeholders the likely breadth and frequency of events and secondly, through a precedent study of facility configurations within the typology, identify the best fit for Council requirements.

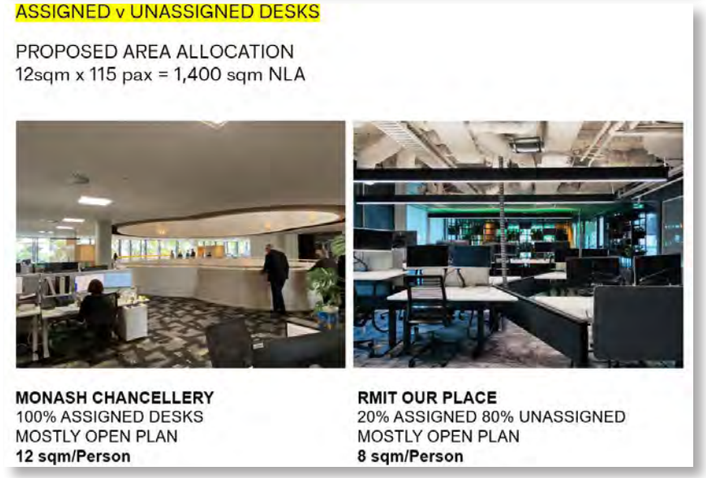
The focus workshops revealed a very active community. There are currently 8 theatre groups operating in Monash and the size of this venue would appeal to them. There are also very active groups within the community that have regular large gatherings (150-200pax) for cooking, craft, dance, table tennis and other social activities.

The workshops resolved that the Hall needed to be flexible to cater to all functions acknowledging that multifunction facilities are by definition less specifically tailored to any single given use. Of the precedents included in the study the Geelong Grammar PAC format was deemed the best balance for the expected range and frequency of uses.

ARM generated two spatial diagrams explaining the difference between multipurpose halls with high performance capability and those which are more social function orientated







2.4 OFFICE

The council office brief outlines office accommodate for 115 staff (in addition to those within the library brief) which allows for the staff currently located in the IBIS building and a degree of growth. The Office Focus Workshop looked at the type of accommodation required (designated v undesignated desks), the degree of connectivity required to the existing office, the security/separation between the office and public functions, and options for the location of the office accommodation itself.

ARM presented two options for office location, a/ above the new library in keeping with the reference design, and b/ connected directly behind the existing Civic Centre. The focus group and PCG acknowledged the appeal of the connectivity presented by option b however its undesirable staging and uncertainty around future development of 287 Springvale Road to which that option would abut made option a the preferred choice.

The group determined that an enclosed connection between the Civic Centre and the new building was desirable and that this should be at ground level. It also determined that the office did not require separate lifts or a separate foyer, although the foyer should be common to all programs to allow any or all of them to be locked at any given time without affecting access to the others. The option to reduce area with undesignated desking was considered undesirable at this time noting this view may change in the future. Given the uncertainty of post COVID19 office space requirements the group determined that the best strategy was to proceed with a standard allocation of 11sqm NLA per person which would provide flexibility for specific solutions at later design stages.

The focus group determined that it would be desirable to have the option for an additional level of office which could be delivered either with the main works or at a later date. The return brief and reference design provides for the 115 staff and appendix 01 comprises a brief study of the impacts of an additional level.

CALLUM MORTON

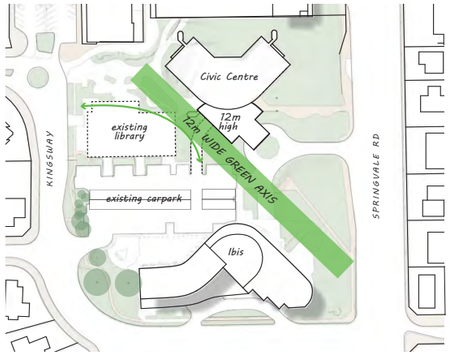
MONASH UNIVERSITY CHANCELLERY

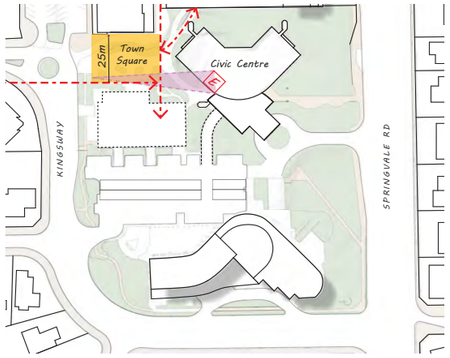
2.5 ART

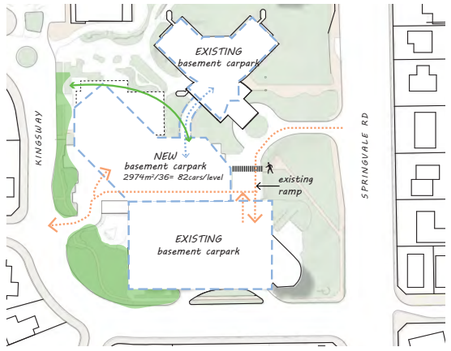
The art focus workshop looked at various ways in which art could be incorporated into the project and specifically how the globally significant photography collection at MGC could elevate the project. The MGC collection is highly light sensitive so while specialist display cabinets would be technically possible, in practice curating and maintaining these was deemed impractical. There is however a great opportunity to reference the collection through interpretive design elements – wall papers, digital screens, etchings and ground plane and other design gestures.

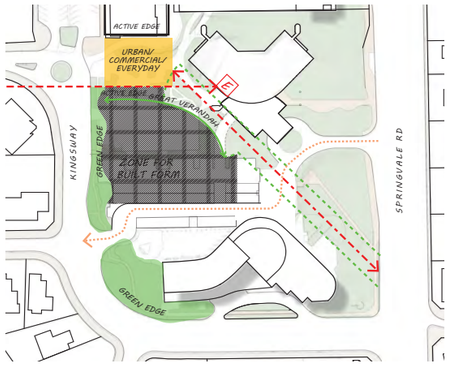
The workshop determined that the building budget would not include art commissions but that a precinct art strategy should be completed and that the design should provide for inclusion of art elements in the future.

EMILY FLOYD









2.6 SITE

The Civic Precinct provides a green book end to the Glen Waverley Activity Centre. Its parklike qualities make an important contribution to the Centre which is otherwise very short on public green space. The project provides the opportunity to replace on grade car parking with vibrant, delightful, flexible and legible public open space which will enhance the campus qualities of Civic Precinct. The PWG and site components of the event focus workshop reinforced the desire for a campus style landscape that was capable of activation and events but was also relaxing and comfortable at other times.

A key aspect of the site arrangement and building massing will be to clarify building addresses which are currently obscure and confusing. The site analysis diagrams below were established in these meetings to inform design proposals.

The group agreed that basement carparking should be kept within building footprints to allow deep planting and event loads without high cost structures.

The focus group identified the site works as an opportunity to improve the position of the existing cenotaph to a location with more prominence. ARM suggested that locating the cenotaph on the existing ceremonial axis to Springvale Road would be beneficial to both the precinct and the cenotaph. The focus group agreed this should be included in the reference design noting that a number of stakeholders would need to be consulted before this could be advanced.

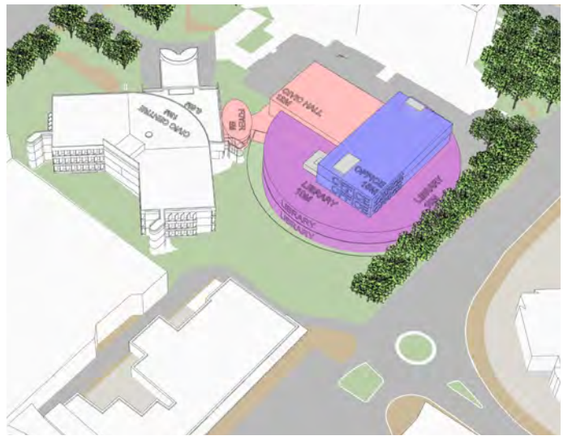
3.0

FOUR SCOPE OPTIONS

Following the focus workshops ARM prepared a series of iterative design responses to test various configurations and scope options. Ultimately these were distilled to 4 options which shared a common baseline for Library and

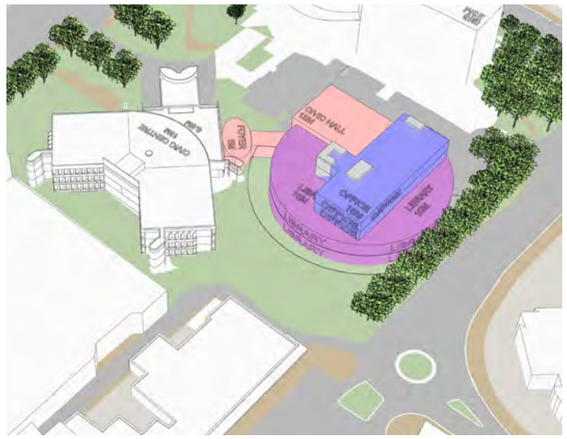
Office scope, and varied the scope of the Civic Hall and associated car parking.

The PCG selected option B which includes a full 500 seat hall in a more streamlined and space efficient manner at the expense of the ability to accommodate drama and performance art. The Return Brief and Preliminary Concept Design are based on Option B.



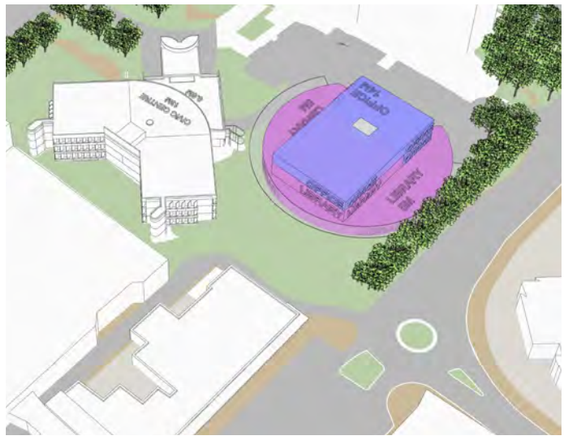
OPTION A

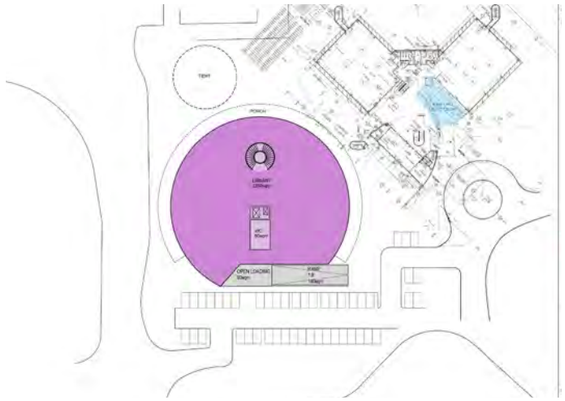
Library + Office + Multipurpose Hall
Budget $93,594,00



OPTION B

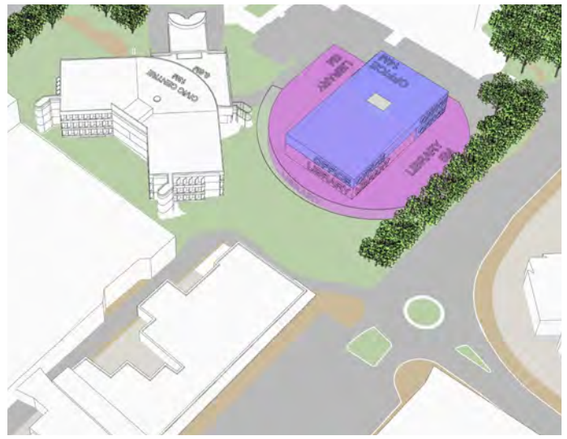
Library + Office + Traditional Hall
Budget $88,389,000





OPTION C

Library + Office
Budget $63,818,000



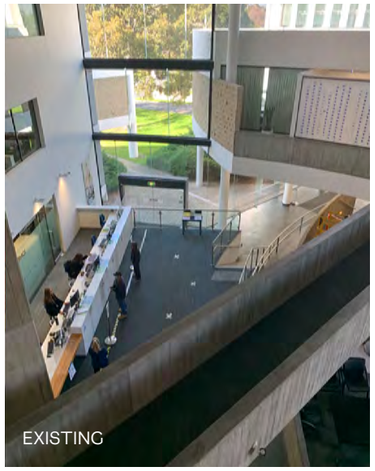
OPTION D

Library (with a Large Room) + Office
Budget $73,182,000

4.0

RETURN BRIEF

4.1- FUNCTIONAL ANALYSIS


EXISTING

EXISTING

The Return Brief functional analysis outlines the functional requirements of the key spaces of the Glen Waverley Civic Centre and Library Project. It should be read in conjunction with the Return Brief Area Schedule.

A – MONASH CIVIC CENTRE (EXISTING)

A.1 CIVIC CENTRE

The return brief proposes minimal works within the existing Civic Centre. The proposed development seeks to enhance the existing ceremonial drop off and improve the north western entry through a new link element which will also leverage the beauty of the existing foyer. This work will require minor work to the existing building which is anticipated to be limited to the existing entry glazing. The existing council reception point is proposed to be retained in its existing location. Landscaping works may require some mechanical augmentation of the existing open air basement ventilation system.

LIBRARY ACTIVE ENTRY

B - LIBRARY

B.1 TO B.05 ACTIVE ENTRY

The entry should be an active and vibrant introduction to the Library experience. The natural affinity of the café, periodicals, and casual reading lounge provide the opportunity to present the collection and curate the experience. These spaces require very little distinction. The café needs to be lockable outside of its trading hours without detracting from the overall space experience. These spaces should be comfortable and encourage people to dwell. Circulation needs to be considered to contribute through promenading without creating a thoroughfare. The RFID, essentially a large blank box, needs to be carefully included in this sequence to allow convenient drop off without creating large blank spaces. Double height spaces could be considered.

B.2 CHILDREN'S AREA

The Children's area is a key component of a vibrant library, an asset as much for the parents and grandparents as the children themselves. It requires a large reading and play space with sufficient spaces for multiple prams. The collection is typically on display and the space architecturally themed to be a pleasant special for all users.

B.3 YOUTH AREA AND COLLECTION

The youth demand a relatively low percentage of the collection but require break out spaces which allow them to form small and medium groups and be generally youthful without undue annoyance to other library users. In addition to breakout spaces within the collection the brief includes a Maker Space and Group Study space. The youth space should include some opportunities for sole study/reading without being obviously separate or excluded from the greater cohort. Both the Youth and Children's spatial requirements are determined by the population rather than the collection.

4.1- FUNCTIONAL ANALYSIS

B.4 ADULT SERVICES AND COLLECTION

The Adult collection constitutes the bulk of the collection and includes large print and foreign language. A rule of thumb of 0.9 square meters per lineal meter of shelving can be used to establish the space required both for the collection and a generous amount of breakout spaces – lounge seating, study desks and computer terminals. In addition to this the brief stipulates a quiet study area which may be enclosed, or open with careful acoustic attenuation.

B.5 TO B.46 LIBRARY MEETING ROOMS

The project brief clearly outlines a suite of meeting spaces to compliment the Library. Some of these are aligned to various elements of the collection however they should be positioned to encourage flexibility and maximise their occupation.

B.6 TO B.57 LIBRARY STAFF

The Library contains a small open plan office for 15 staff separate and in addition to the Council office brief. This will have designated amenities and small kitchenette but share the communal end of trip facilities.

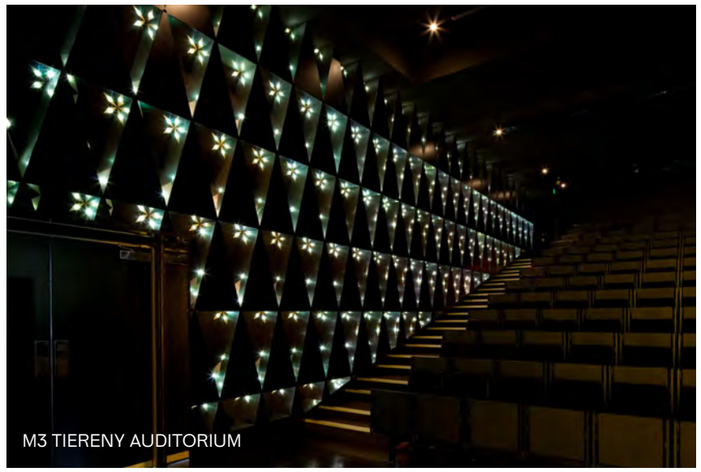
LIBRARY CHILDRENS

LIBRARY YOUTH

LIBRARY ADULT

CEREMONY

FOYER - CAN ALSO BE EVENT SPACE


M3 TIERENY AUDITORIUM

C - CIVIC HALL

C.1 AUDITORIUM

The Civic Hall is large multipurpose facility which is both flexible and configurable to provide a variety event formats. The Hall is a flat floor space with retractable seating and demountable stage. The Halls primary function is to accommodate citizenship ceremonies and its size is determined by the required 500 person audience capacity in raked seating mode.

In addition to citizenship ceremonies it must also cater to a diverse range of activities including large presentations, large gatherings including community group activities, immunisation and community meetings, and corporate conferences and pop up events. The Hall will be able to support occasional performance art however this is not a focus of the current spatial allocation.

The hall requires a clear height of 9m and should be otherwise proportioned with internal acoustics and audience viewing in mind. The ceiling will include a comprehensive lighting grid but is not anticipated to include catwalks. Windows are desirable but should be considered with both extended and retracted seating positions. Direct links to the external plaza are also considered desirable if feasible noting the acoustic and performance constraints these connections create and the constraints of the site itself. The Hall should be divisible into smaller function spaces through operable walls and sufficient furniture space should be provided to minimise the time/cost required to change formats.

The internal finish of the Civic Hall should be civic in nature commensurate to the importance of the ceremonies which are its primary function.

C.2 FRONT OF HOUSE

The primary component of the front of house accommodation is the Civic Hall Foyer. This is both entry foyer and space for pre and post event milling. It should include 400sqm of open space to accommodate the 500 seat hall capacity (0.8sqm/person). The Foyer should be grand in scale and preferably column free. The architecture and internal finish should complement patrons hall experience as a destination in its own right. The Foyer shall include a bar for pre and post event refreshments and have convenient access to amenities. The foyer should have direct connections to key external spaces to provide activation and allow events to comfortably spill into the plaza. The foyer should also have direct connection to the Library & Office entries and may in fact be shared between the functions.

C.3 BACK OF HOUSE

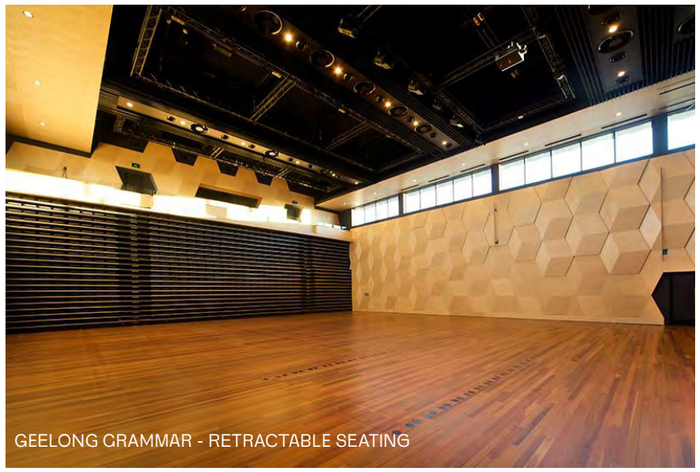
The variety of events served by the hall requires careful balance of the back of house support spaces such that the various events are enabled, but project is not burdened by a large number of BoH spaces which may be rarely used. Flexible spaces are the key to this balance. Meeting Rooms and divisible Mulipurpose rooms can double as large group change rooms and marshalling rooms for large school groups. If these are sized to match the stage dimensions they can provide rehearsal spaces and set storage to lessen the extent that any given event may need to 'occupy' the hall between performances. End of trip facilities for the greater project can also serve performers shower and change rooms. Back of house spaces require good connections first and foremost to the stage but also loading. It is also important to connect these spaces to the front of house so they are desirable for use when not being used by the Hall.

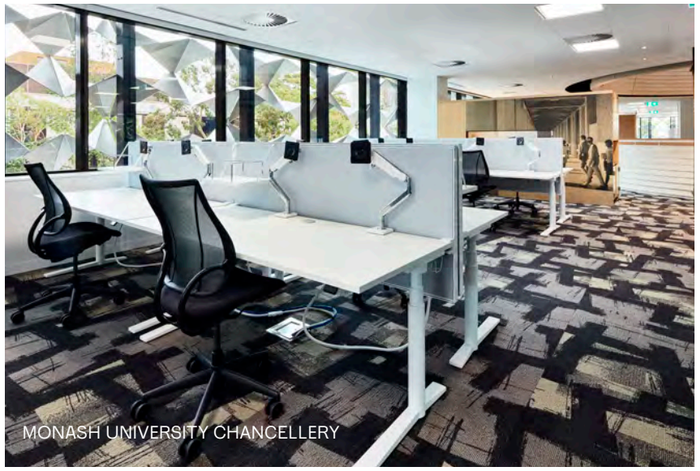
C.4 COMMERCIAL KITCHEN

The Hall includes a commercial kitchen sized for 500 pax canapes events and 200 pax sit down dining events. The kitchen requires direct service connections to both the foyer and the hall, but should be positioned to allow service to the greater campus. The brief notes community access to this kitchen which ARM have identified as Safety in Design risk. Possible solutions may include a component of the kitchen which is essentially domestic in nature separated from the main kitchen or duplicated. For the purposes of the return brief ARM will assign a spatial allocation a commercial kitchen.

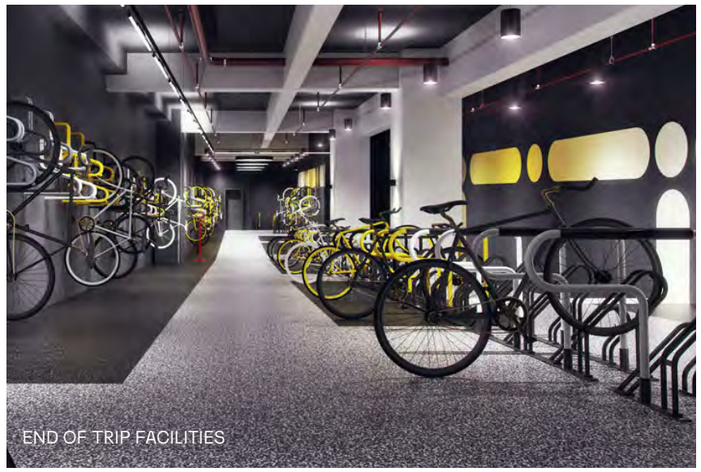
COMMERCIAL KITCHEN

GEELONG GRAMMAR - RETRACTABLE SEATING


GEELONG GRAMMAR - RETRACTABLE SEATING



MONASH UNIVERSITY CHANCELLERY



END OF TRIP FACILITIES

D - OFFICE

D.1 OFFICE

The office is an open plan office environment for Council staff who are currently located in the IBIS. The office should provide for 115 work spaces in a flexible open plan format. Options for designated v non-designated workstations have been discussed with the project working group and for the purposes of the return brief the spatial allocation will be designated workstations.

The office will likely sit above the Library. Access will be via lifts from the Library or Civic Hall foyer. Security will either be via card swipe in public lifts or card swipe to small ground level foyer to designated lifts with an obvious cost premium. More discussion is required within Council to confirm which option is preferred.

D.2 MEETING ROOMS

The office comes with an array of flexible meeting spaces and communal gathering spaces including a central staff kitchen and breakout area.

D.3 OFFICE SUPPORT SPACES

The office will include secure storage, server rooms, print rooms, and dedicated amenities. It will share centrally located bike storage, end of trip facilities and storage spaces.

D.4 FUTURE OFFICE LEVEL

The design should contemplate the future delivery of an additional level of office and issues such as structure, service locations, lift provision, and building aesthetic composition.

E - COMMUNAL FACILITIES

E.1 FOYER & LINK

The return brief proposes a central entry foyer serving all programs and providing a link to the existing Civic Centre. Each program has varying requirements of the foyer which are outlined in their section of the functional analysis.

E.2 PUBLIC AMENITIES

The return brief proposes centrally located public amenities serving all programs. The amenities are sized to cater to the Civic Hall requirements and provide the bulk of the libraries amenities. The second level of the Library will have a small allocation of amenities and the office levels will have designated amenities.

E.3 END OF TRIP FACILITIES

The return brief proposes centrally located end of trip facilities comprising 1 male and 1 female accessible shower, toilet and separate change room. This could be used for modest performer change facilities for small productions.

E.4 LOADING DOCK

The return brief proposes a central common loading dock which would receive all deliveries and waste collection. It is sized to permit 1 large ridged vehicle (not semi trailers).
A loading zone parking position adjacent would provide access for second additional smaller vehicles if the dock is occupied. The dock will have convenient access to storage and contain Bin storage for all Council buildings including the existing Civic Centre.

F - BASEMENT CAR PARKING

F.1 BASEMENT PARKING

The return brief proposes two levels of publicly accessible basement carparking. The parking will contain assigned spaces which will be controlled by signage and is not proposed to be physically separated or secured. Floor to floor heights should allow for space indicator systems and security surveillance. Layouts should allow for ticketing. The return brief proposes dedicated lift access to public open space at ground level so parking can operate outside of other building hours.

F.2 BIKE STORAGE CENTRAL STORAGE

Secure bike parking is proposed on Level B1 for 20 bikes and 20 lockers. Central storage is proposed throughout the Carpark levels.

G - NEW LANDSCAPE WORKS

G.1 LANDSCAPING

The public open space should be green in nature, the plaza for example need not be fully paved, to retain and enhance its park like qualities in the campus format.

G.2 GREEN PLAZA

A key feature of the public open space design will be large green plaza capable of holding events but also pleasant to occupy every other day of the year. The return brief proposes an 'inner and outer square' format where there is a clear 20x20m space for hosting events, for example the Spiegel Tent, and is bounded by the outer square, or outer fringe, which is occupiable in large events but contains structure for habitation – trees, seating, shade and play opportunities such as water features or sculpture. The plaza requires direct connections to key building entries and visual connection to Kings Way. The carpark should be kept clear of the public open space to allow deep soil planting.

4.2- RETURN BRIEF AREA SCHEDULE

Room #	Space/Function	Nett Area (m2)	Brief Notes
A	**EXISTING CIVIC CENTRE**		
A.01	Existing Civic Centre	3500	Minimal works to façade to accommodate building link.
A.02	Existing Civic Centre Reception		No works, existing reception point to be retained.
A.51	Existing Basement Car Park	1000	Mechanical equipment to replicate open air intakes to south west altered by new landscape. Open air to remaining carpark retained.
A.52	Existing Basement Storage	280	No works
	CIVIC CENTRE TOTAL	**4780**	
	NEW ENCLOSED BUILDING WORKS		
B	**LIBRARY**		
	Entry		
B.01	Foyer/Entry	100	
B.02	Casual Reading Lounge	150	Assume 5% of overall collection
B.03	Periodicals and reading area	50	
B.04	Café	75	40 patrons
B.05	RFID Sorter Room	60	Readily accessible from a 2 minute parking position
	Children's Area		
B.11	Children's Story Time Space	170	
B.12	Children's Collection	130	Assume 10% of overall collection
	Youth Area and Collections		
B.21	The Maker Space	90	To provide for 20 participants at benches, industrial sink & kitchen facilities. Separate music & sound room
B.22	The Group Study Space	120	
B.23	The Youth Collection	170	Assume 15% of overall collection
	Adult Services and Collection		
B.31	Adult Collection	800	Assume 70% of overall collection
	Library Meeting Rooms		
B.41	Quiet Study Room	100	
B.42	Open Study Area		Included in collection space allocation
B.43	5No study rooms 10sqm each	50	
B.44	Small group study area	50	
B.45	Multipurpose meeting space	100	Consider link to Civic Hall to double as performer costume and change
B.46	Community Reading Room	60	
	Library Staff		
B.51	Library Staff Open Office	105	13 staff
B.52	Coordinators Office	15	
B.53	Team Leaders space	15	
B.54	Meeting/Lunch Room	20	
B.55	Staff Amenities	20	2No unisex, one of which is accessible
B.56	Printing & IT	10	
B.71	Public Amenities	40	Allocation for level 1 bathrooms, ground level utilises shared facilities
	Circulation, Plant, Services	500	20%
	LIBRARY TOTAL	**3000**	

4.2- RETURN BRIEF AREA SCHEDULE

C	**CIVIC HALL**		
	Front of House		
C.01	Foyer		The Civic Hall utilises the Communal Foyer. 400sqm is required for pre and post event milling (0.8sqm/p)
C.02	Bar		out of scope
C.03	Public Amenities		Shared - Refer communcal facilities
C.10	Civic Hall	550	Retractable seating, divisible into two spaces with operable wall, 500 seated patrons in theatre mode, 200 patrons in conference mode
C.11	Stage		Demountable - sits within total area
	Back of House		
C.21	Cross over	30	
C.22	Male Change		out of scope. Can utilise end of trip facilities
C.23	Female Change		out of scope. Can utilise end of trip facilities
C.24	Male Toilets/Showers		out of scope. Can utilise end of trip facilities
C.25	Female Toilets/Showers		out of scope. Can utilise end of trip facilities
C.26	Furniture Store	60	tables/chairs/stage
C.27	Equipment Room		out of scope
C.28	Performance store		out of scope
C.31	Commercial Kitchen	60	
	Plant, Services	100	
	CIVIC HALL TOTAL	**800**	
D	**OFFICE**		
D.01	Open Office Space	750	115 work stations, 6.5sqm each
D.20	Reception/Entry	20	
D.21	1No Large Meeting Rooms	40	10 pax
D.22	2No Small Meeting Rooms	30	6 pax
D.23	HR Meeting Room	20	6 pax
D.24	Training Room	50	12 pcs
D.25	Print Room	20	
D.26	Lunch Room	100	Open kitchen/café. Close to entry
D.31	Amenities	50	
D.32	Server	15	
D.33	Storage	40	
D.34	End of Trip	0	shared - refer communal facilities
D.35	Waste/Recycling Room	15	
	Circulation, plant, services	350	30%
	OFFICE TOTAL	**1500**	
E	**COMMUNAL SPACES**		
E.01	Foyer & Link	500	Shared by precinct
E.02	Public Amenities	80	Shared by Library and Civic Hall
E.10	End of Trip Facilities	40	Shared by precinct, doubles as modest and occasional Civic Hall change rooms
E.20	Loading	70	Shared by precinct
E.21	Bin Rooms	10	Shared by precinct
	COMMUNAL TOTAL	**700**	
	SUB TOTAL	**6000**	

4.2- RETURN BRIEF AREA SCHEDULE

F	**BASEMENT CAR PARKING**		
F.01	Basement Level 1	3500	
F.02	Basement Level 2	3500	
F.03	Secure Bike Store	30	Included in basement total. 20 bikes and 20 lockers
F.04	Storage	200	Included in basement total
	BASEMENT TOTAL	**7000**	
	TOTAL NEW ENCLOSED AREA	**13000**	

G	**NEW LANDSCAPE WORKS**		
G.01	Landscape	2000	General landscaping
G.02	Green Plaza	600	Includes 20X20m space and sufficient power, water & waste points for events.
G.03	Road/Parking	1000	Reinstatement of through road and parking to match existing.
	TOTAL LANDSCAPE WORKS	**3600**	

GEELONG LIBRARY AND HERITAGE CENTRE

5.0

PRELIMINARY CONCEPT DESIGN

The Civic Precinct site makes an important parklike contribution to the greater activity centre. The Civic Centres prominence within the site means that any response which considers the greater site must first consider the Civic Centre. Juxtaposed at 45 degrees to the surrounding streetscapes the Civic Centre establishes strong diagonal axis through the civic precinct connecting Springvale Road with the southern end of the Kingsway shopping strip. The Civic Centre is conceived as a series of interrelated geometries. The forms manifest in the extrusion of an array of square elements, the chambers and the two office wings, but the ordering geometry is comprised of circles.

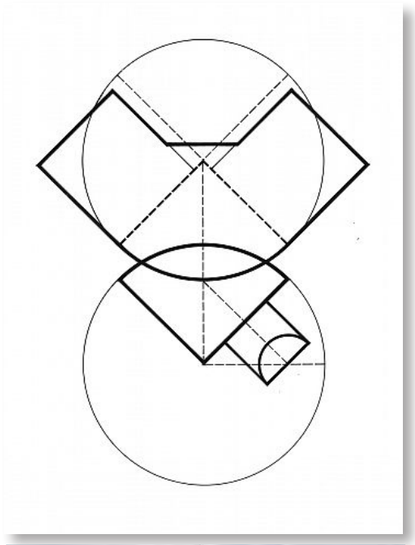
The circle, and its three dimensional drum, is a powerful starting point on a number of levels. The drum provides a clear and tangible reference to the existing Civic Centre, not through visual mimicry but in essence. It provides a point of difference while being highly aligned. The drum addresses all sides and neatly navigates the confluence of the ceremonial axis with the surrounding city grid. Similarly it responds to the slow curve of Bogong Avenue and various view points across the width of Kingsway. It is the hub which catches these axis within its pull. It draws people into the park. It draws reference to the great drums of the past.

We propose a drum which is two stories tall, two levels of library with a third recessed level off office on top. The Civic Hall and the Link protrude. The Civic Hall addresses the ceremonial entry established by the Civic Centre and to some degree reinforced by the IBIS Hotel to the south. The hall is an unfolded box, a large glazed backdrop to its stage looks out over Springvale Road and can open for events to flow out into the landscape.

The Link joins the Civic Centre at the existing glass entry. It slips between the two solid forms and so could be considered an extrusion of the Civic Centres void/foyer. The profile of the link follows the curved form of the council chamber and the square form of the council offices. It is sized to sit just below the spandrel of Level 2 of the Civic Centre offices and therefore just below the parapet of the southern solid form of the Civic Centre council chambers, articulated from both.

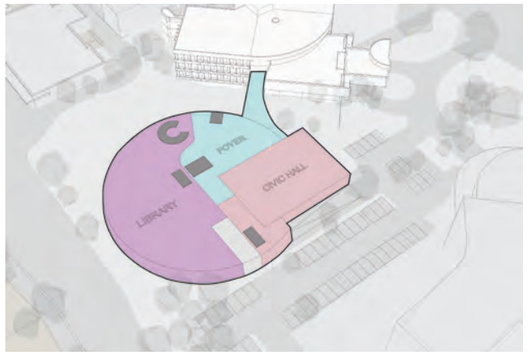
Landscaping is indicatively radial relating to the drum and leading to the link entry. The eave of the new library sets the building massing below the level of the existing Civic Centre. The upper office level of the library is visible but very recessed. The drum is biophilic. It is expressively timber and adorned in planting. It is both monumental and humane.

The preliminary concept is of course provisional as there is a lot of work to be done but it should be provocative to the possibilities that this project presents. The opportunities are significant and we look forward to working with you to realise them.

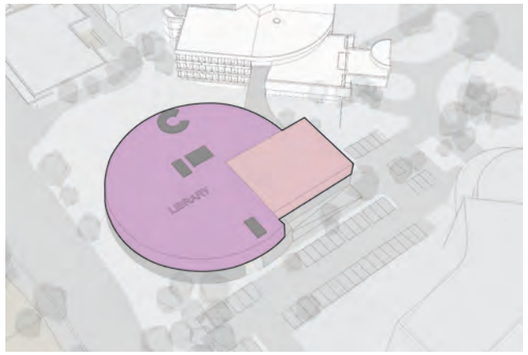


5.0 PRELIMINARY CONCEPT DESIGN

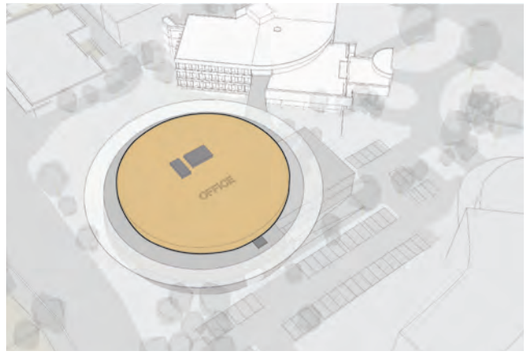
GROUND



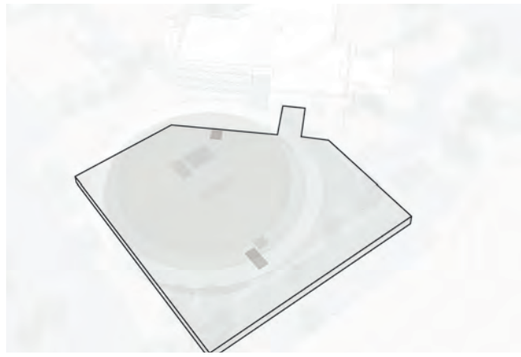
LEVEL 01

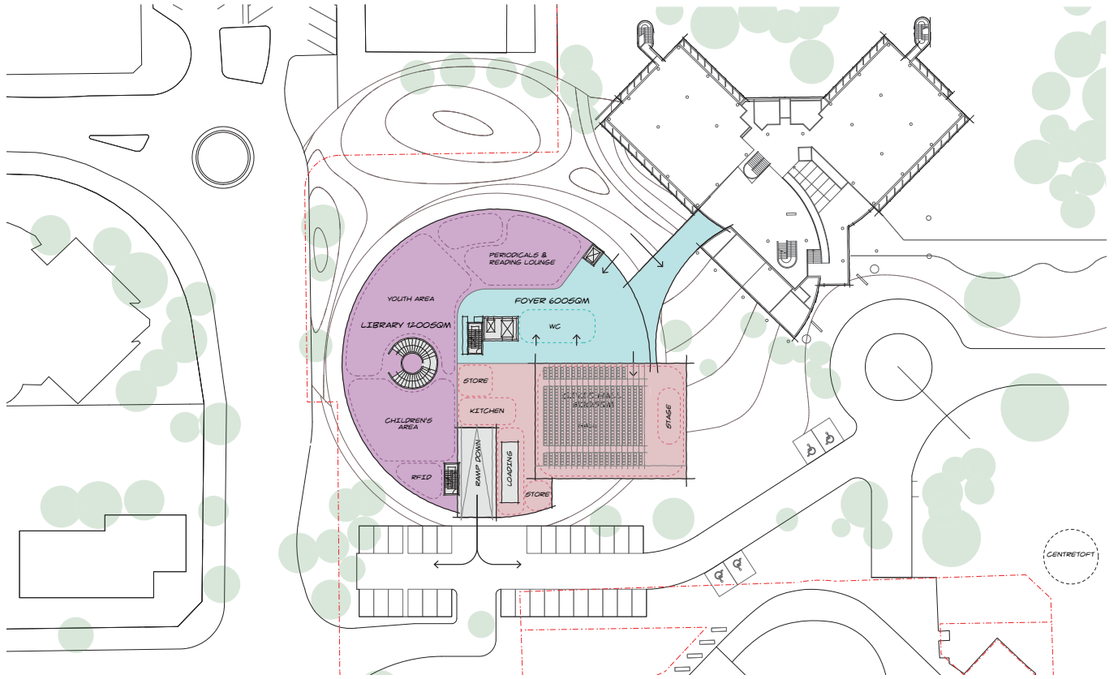


LEVEL 02

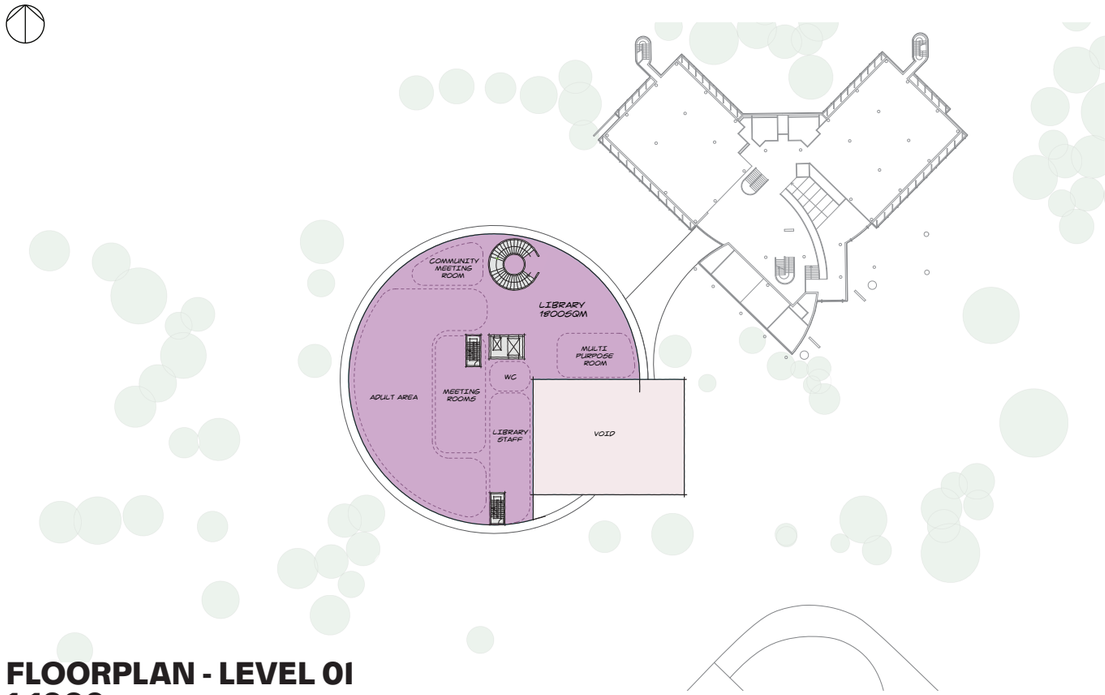


BASEMENT





FLOORPLAN - GROUND FLOOR
1:1000



FLOORPLAN - LEVEL 01
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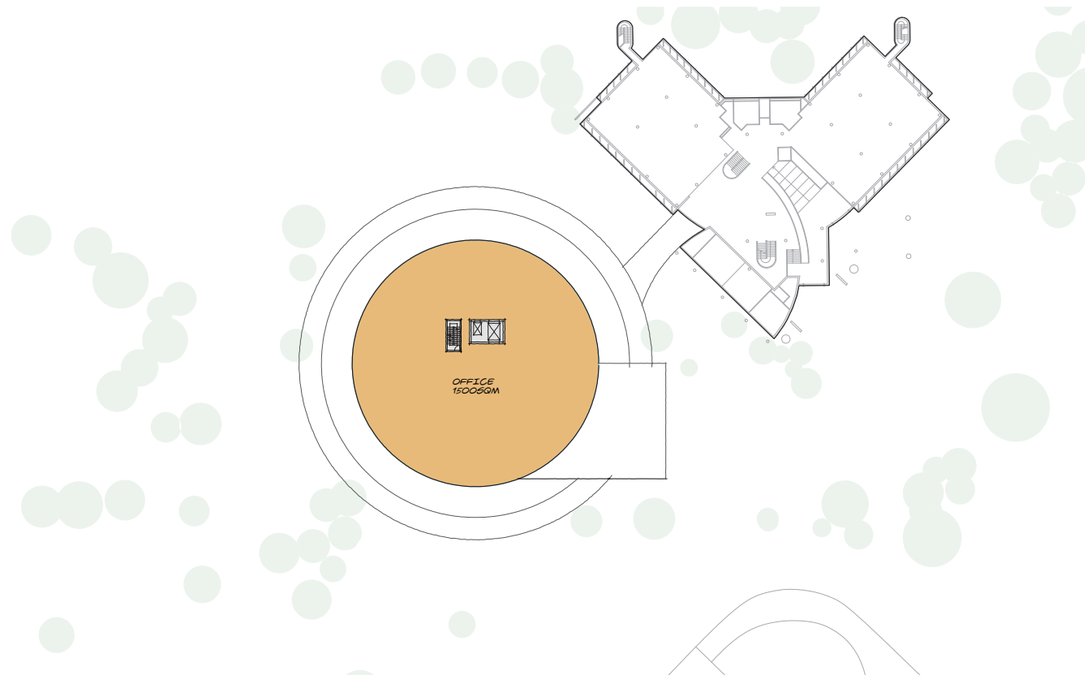

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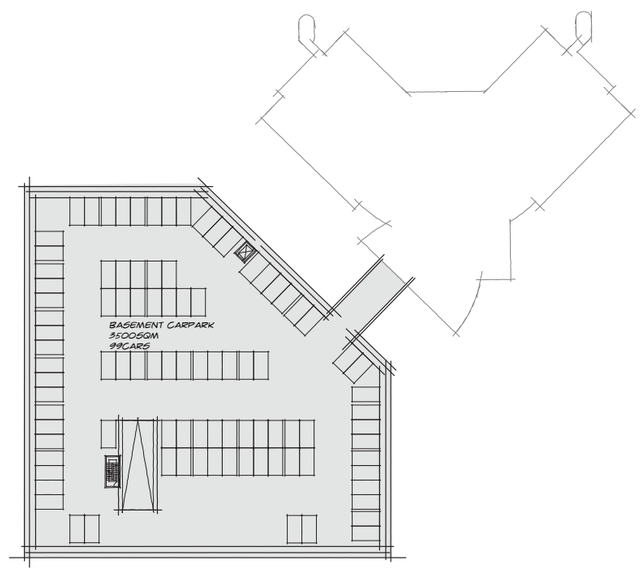
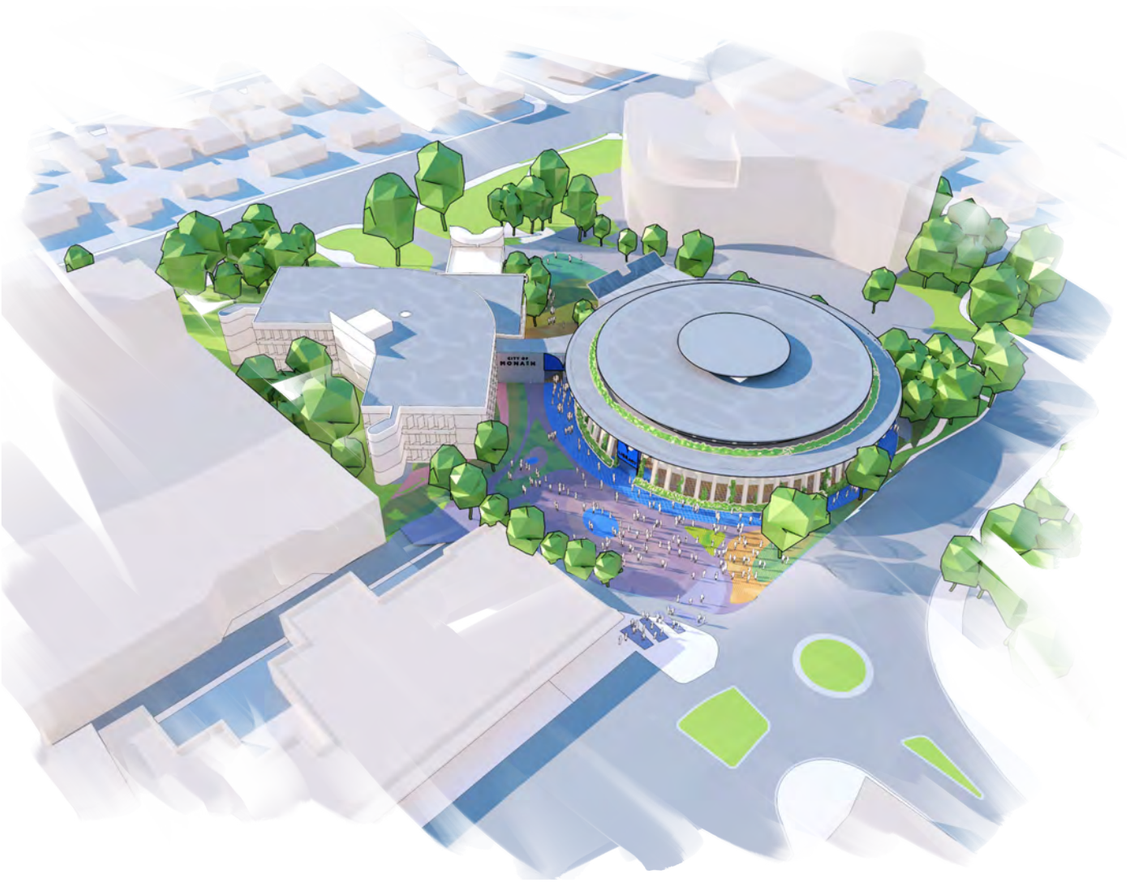


FLOORPLAN - BASEMENT
1:1000

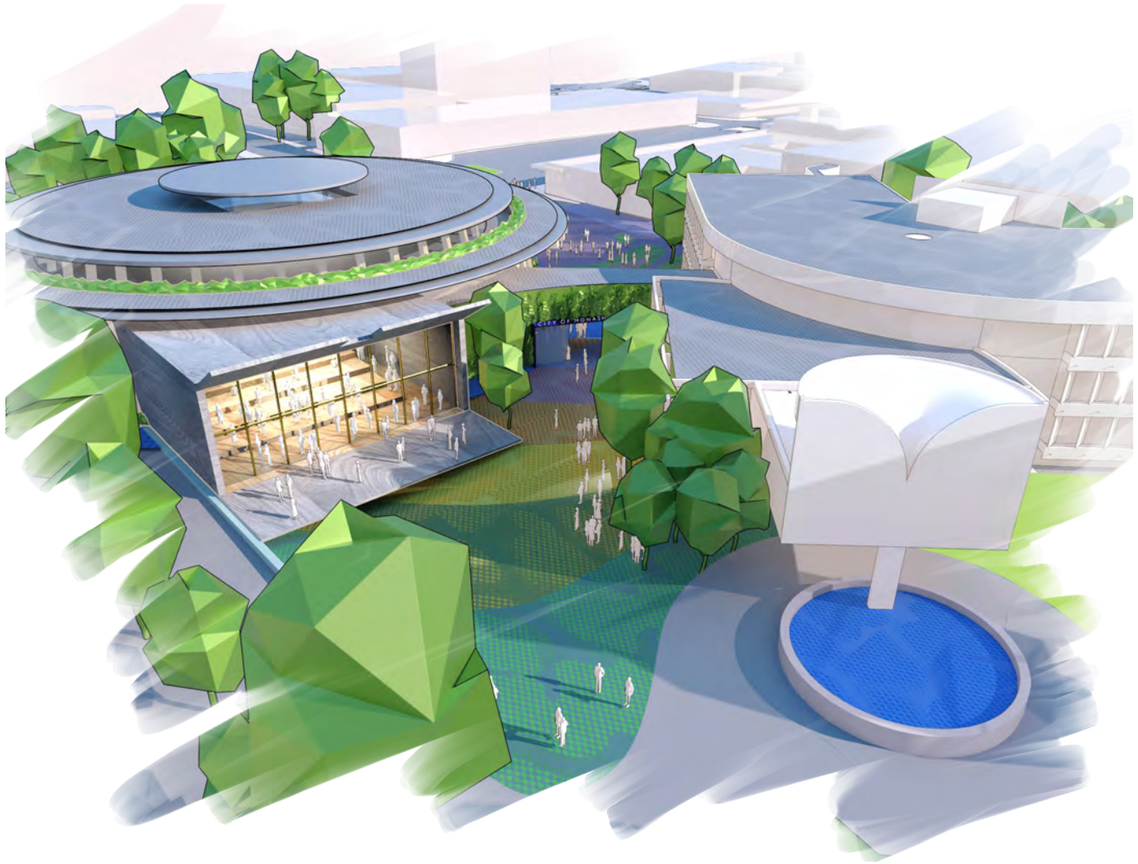


NORTH WEST OVERVIEW

LIBRARY AND CIVIC CENTRE ENTRY

SOUTH EAST OVERVIEW

5.0 PRELIMINARY CONCEPT DESIGN



CIVIC HALL AND CEREMONIAL ARRIVAL

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