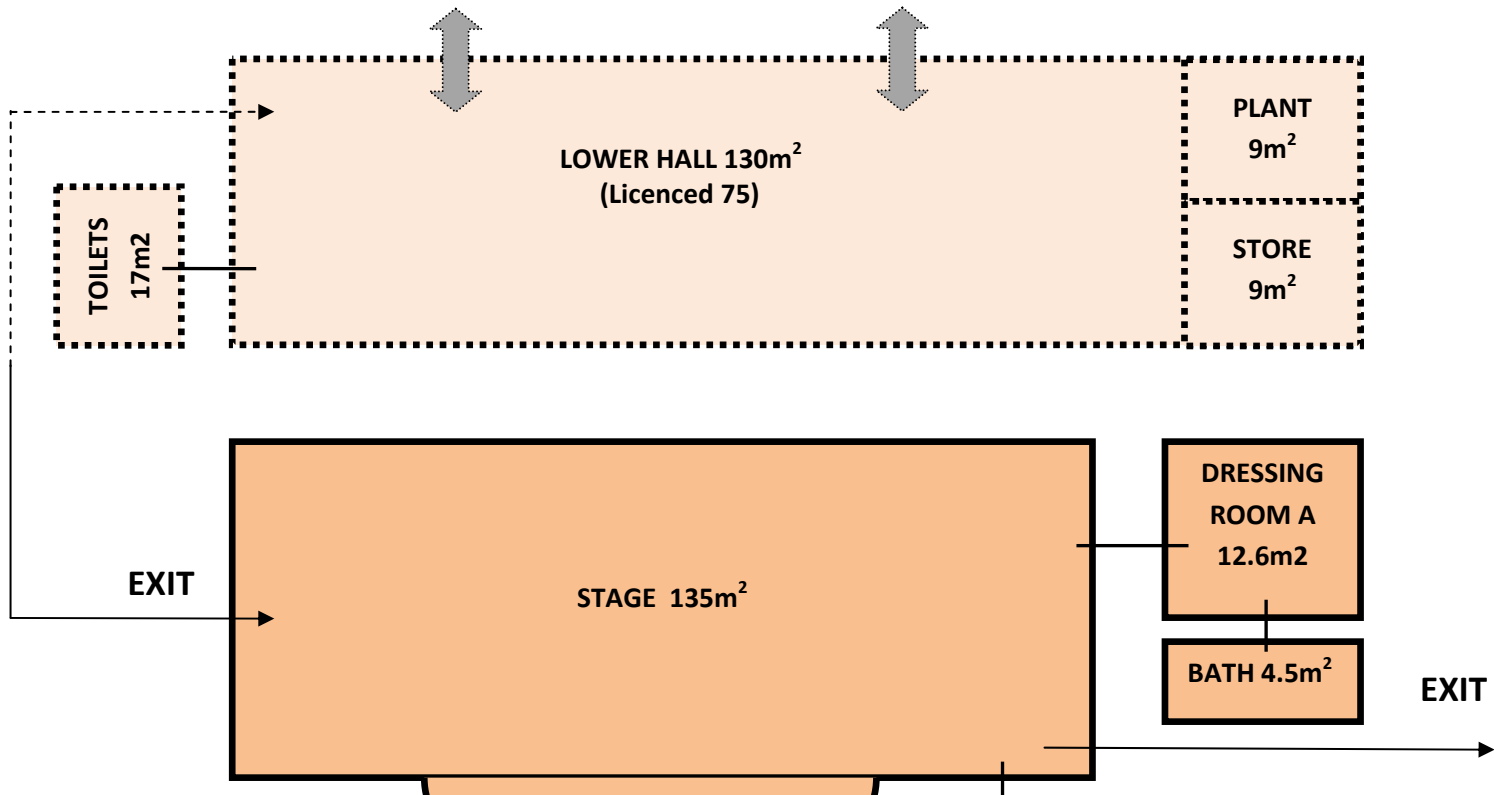
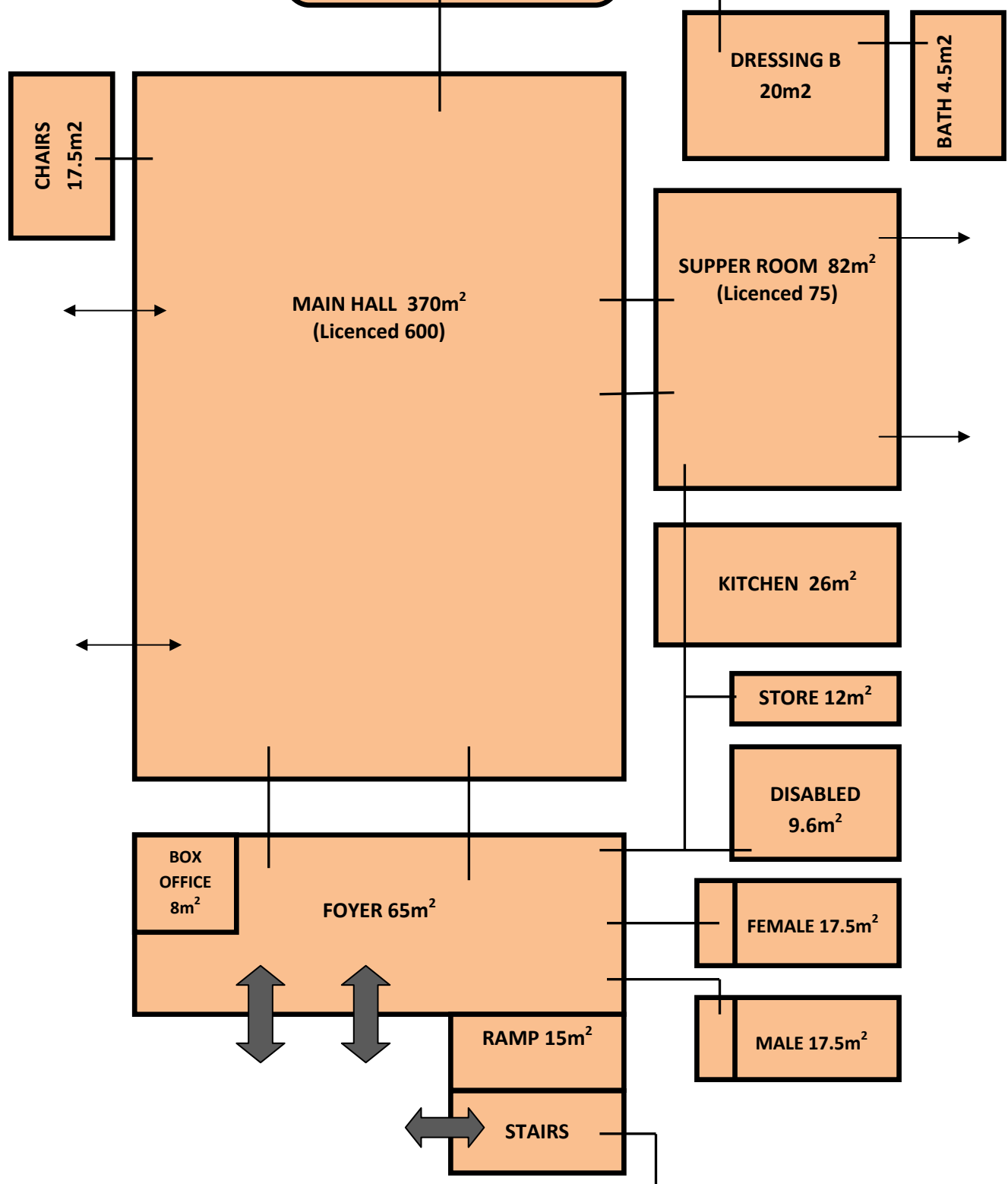


LOWER LEVEL  
(Gross Floor Space ≈ 198m<sup>2</sup>)



MAIN LEVEL  
(Gross Floor Space ≈ 1025m<sup>2</sup>)



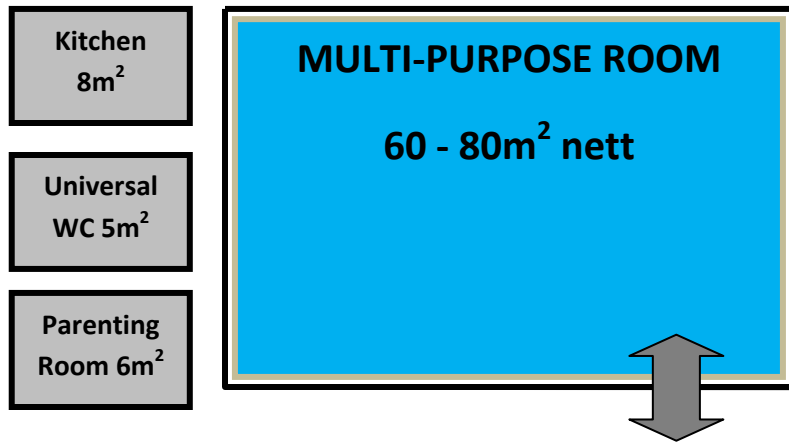
UPPER LEVEL  
(Gross Floor Space ≈ 184m<sup>2</sup>)



Existing SPRINGWOOD CIVIC CENTRE (Gross Floor Space ≈ 1405 m<sup>2</sup>)

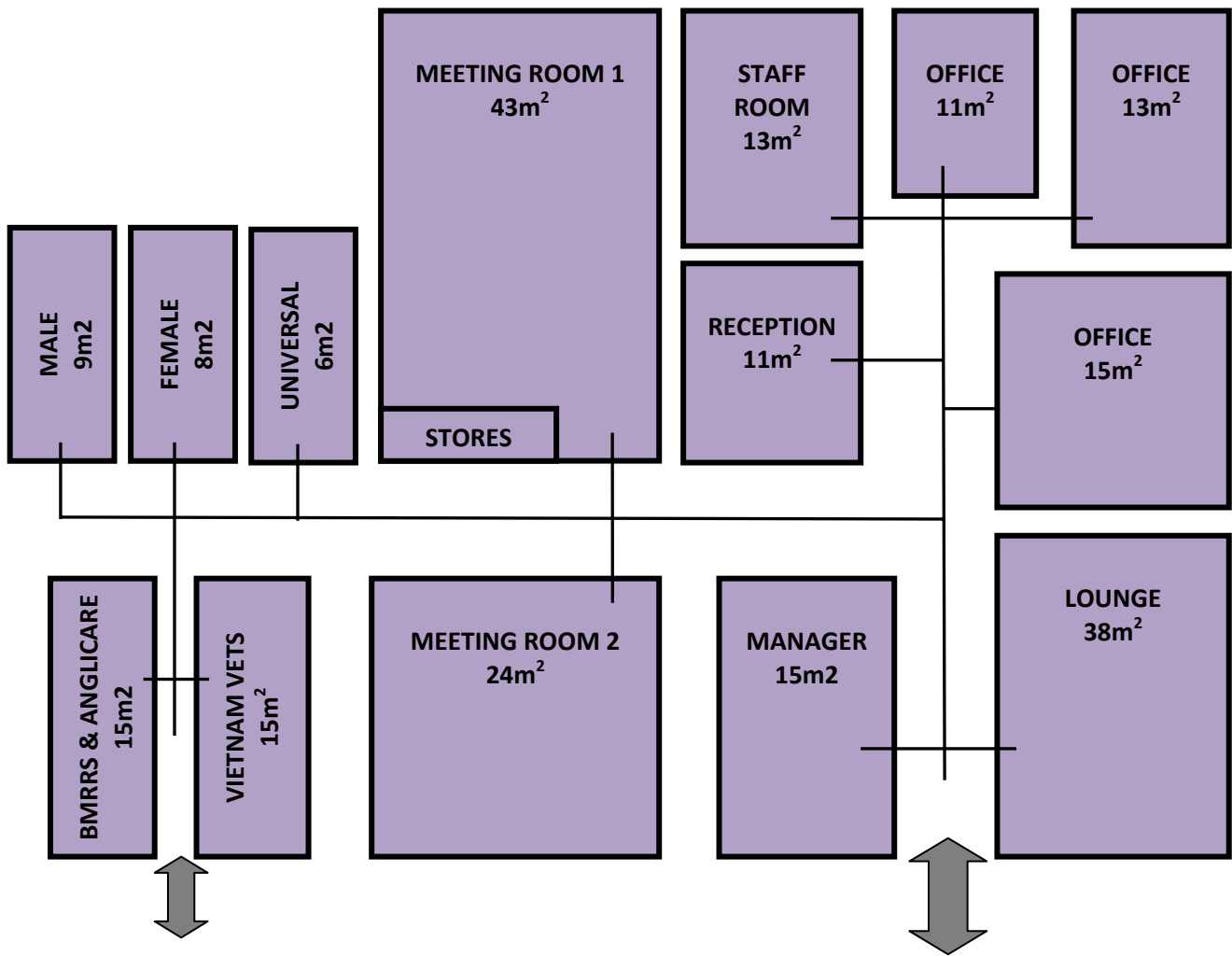
## Existing SPRINGWOOD CIVIC CENTRE (Gross Floor Space $\approx 1405\text{m}^2$ )

- 1. ADDITIONAL SPACE**
  - Enlarge Foyer (from  $65\text{m}^2$  to  $150\text{m}^2$ )
  - Additional stage & wing space ( $60\text{m}^2$ )
  - Additional backstage/dressing/storage areas ( $60\text{m}^2$ )
  - Additional sanitary facilities
  - Additional onsite car parking (100 stalls?)
  - Enhanced chair/table storage
  - Full disabled access throughout
  - Enhanced kitchen, storage & dining
  
- 2. FACILITIES comments**
  - Poor climate control (insulation, ventilation, heating, cooling)
  - Acoustic separation to Supper Room poor
  - Access difficulties with tiered seating
  - Limited wing space (stage right)
  - Limited dressing rooms
  - Limited storage areas (costumes, sets)
  - Orchestra pit (?)
  - Fly tower (?)
  - Improved disabled access
  - Sprung floor (stage)
  - Improved acoustics
  - Enhanced closeness to stage/performers (ie 18m max)
  - Separated dining facility
  
- 3. SYNERGIES**
  - Civic Hall with adjacent Meeting Rooms, shared foyer, toilets, kitchen, backstage etc.
  - Shared car parking (much enlarged) with other users
  - Commercial opportunities food (café/restaurant), bar
  
- 4. CARPARKING**
  - Presently around 33
  - For 600 seats, 150 car stalls required
  
- 5. SANITARY FACILITIES**
  - Main Hall - Male: 2wc 6 urinals 3 basins / Female: 7wc 3 basins / 1 Unisex Disabled facility
  
- 6. FOYER**
  - Licensed for 600 =  $150\text{m}^2$  foyer



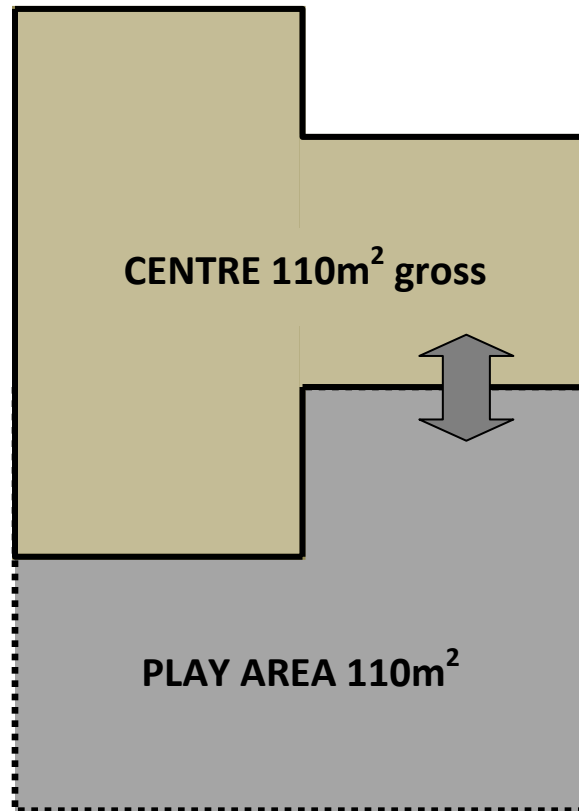
**Proposed MULTI-PURPOSE ROOM - Gross Floor Space  $\approx 100\text{m}^2$**   
 (Nett Floor Space  $\approx 90\text{m}^2$ )

- |                                |   |
|--------------------------------|---|
| <b>1. ADDITIONAL SPACE</b>     | Multi-purpose room, capable of division into two (operable wall)<br>Parenting room ( $6\text{m}^2$ )<br>Universal toilet ( $5\text{m}^2$ )<br>Kitchenette ( $8\text{m}^2$ )<br>Storage? |
| <b>2. FACILITIES generally</b> | Flexible space for further services, training, meetings<br>Accessible to Neighbourhood Centre, Library, external users  |
| <b>3. SYNERGIES</b>            | Neighbourhood Centre, Library, Braemar, Local Studies<br>Connect to outside play area (?)   |
| <b>4. CAR PARKING</b>          | Combined with other user facilities   |
| <b>5. SANITARY FACILITIES</b>  | Unisex Disabled 1 facility (or more dependent upon BCA classification)  |



**Existing SPRINGWOOD NEIGHBOURHOOD CENTRE - Gross Floor Space  $\approx$  328m<sup>2</sup>**  
 (Nett Floor Space  $\approx$  237m<sup>2</sup>)

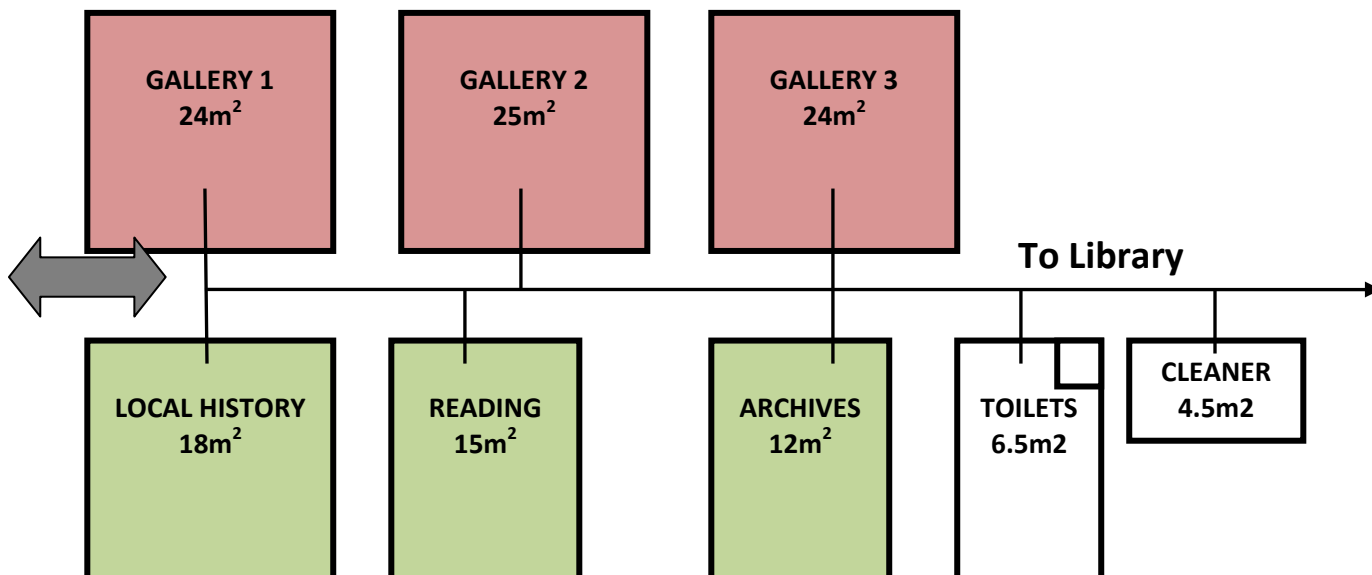
- 1. ADDITIONAL SPACE**
  - Interview Rooms (2 x12m) 24m<sup>2</sup>
  - General Storage  $\approx$  10m<sup>2</sup>
  - Recreation Equipment  $\approx$  10m<sup>2</sup>
  - Additional Office Space  $\approx$  16m<sup>2</sup>
  - Access to Multi-purpose Room (toilets etc)
  - Access to improved parking, including disabled, plus mini-bus parking
- 2. FACILITIES generally**
  - Better office layout/privacy/storage
  - Disability access & car parking
  - Parents Room
  - Improved ventilation & amenity
- 3. SYNERGIES**
  - Co-locate with library
  - Co-locate with Food Services (lunches)
  - Co-locate with Multi-purpose Room
- 4. CARPARKING**
  - To BMCC's DCP 2005 Table 3 'Community Buildings'
  - 328 $\div$ 20 = 16.4 car stalls



**Existing EARLY CHILDHOOD HEALTHCARE - Gross Floor Space  $\approx 110\text{m}^2$**   
 (Nett Floor Space  $\approx 90\text{m}^2$ )

1. **ADDITIONAL SPACE**
  - Extra multi-purpose room ( $15\text{m}^2$ )
  - Larger waiting room ( $10\text{m}^2$ )
  - Parenting room ( $5\text{m}^2$ )
  - Pram storage ( $5\text{m}^2$ )
  - Additional toilets
  - Improved kitchen
  - Shower (?)
  - Laundry ( $12\text{m}^2$ )
2. **FACILITIES generally**
  - Additional flexible space for further services
  - Improved sanitary facilities (BCA requirement)
3. **SYNERGIES**
  - Could be shop-front location in town (access, carparking)
  - Connect to outside play area (?)
4. **CAR PARKING\***
  - (Class 9a)
  - Has 2 stalls, requires 6(?) as a 'Medical centre' or as a 'Community Building'
5. **SANITARY FACILITIES\***
  - Male: 2wc 1 basin
  - Female: 2wc 1 basin
  - Unisex Disabled 1 facility

\*Considered in isolation from other facilities



**Existing BRAEMAR HOUSE - Gross Floor Space  $\approx 208\text{m}^2$**   
 Nett Floor Space Total  $118\text{m}^2$  ( Gallery  $\approx 73\text{m}^2$  Local Studies  $\approx 45\text{m}^2$  )

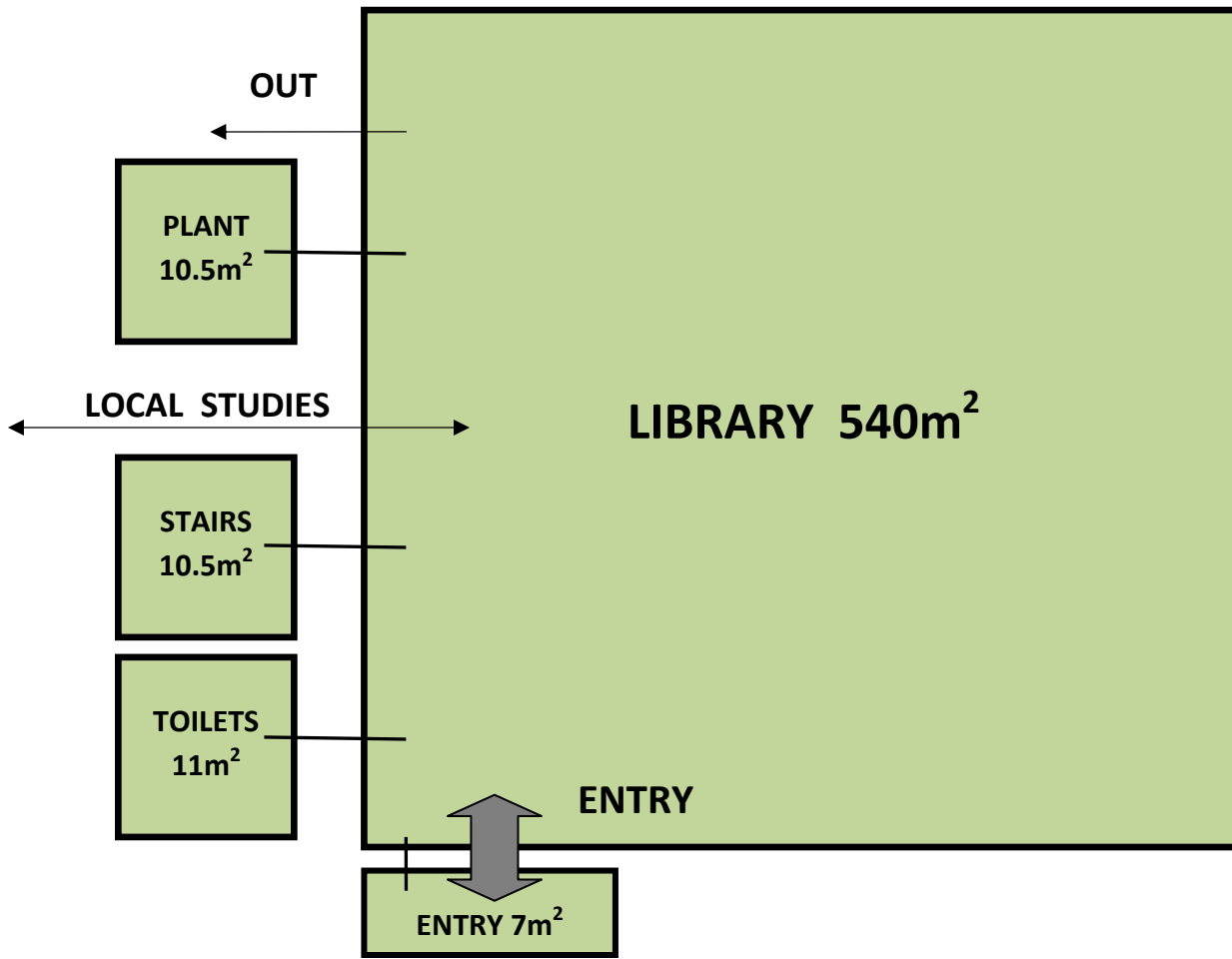
**GALLERY**

- 1. **ADDITIONAL SPACE** More exhibition space  
Access to improved parking, including disabled  
Administration/staff office ( $15\text{m}^2$ )  
General storage ( $12\text{m}^2$ )
- 2. **FACILITIES generally** Improved kitchen/catering space
- 3. **SYNERGIES** Heritage building garden setting  
Potential for public meetings (but security issues)
- 4. **CAR PARKING\*** To BMCC's DCP 2005, Table 3  
'Art Gallery'  
 $208\text{m}^2 \div 25 = 8.3$  car stalls
- 5. **SANITARY FACILITIES\*** Class 9(b) function room (23 people)  
M >1wc 1 urinal 1 basin  
F > 1wc 1 basin  
Unisex Disabled 1 facility

**LOCAL STUDIES COLLECTION**

- 1. **ADDITIONAL SPACE** Additional storage, archives ( $15\text{m}^2$ )  
Enlarged reading room ( $18\text{m}^2$ )  
Additional shelving  
Additional map storage & access  
Artefact treatment/storage room ( $100\text{m}^2$ )
- 2. **FACILITIES generally** Integrated facilities with improved access & improved supervision  
Preferred on one level (ie not basement compactus)  
Security & protection issues
- 3. **SYNERGIES** Co-locate with/in (?) the Library  
Family history research  
Research & reading
- 4. **CAR PARKING** Assume part of library
- 5. **SANITARY FACILITIES** Assume part of library

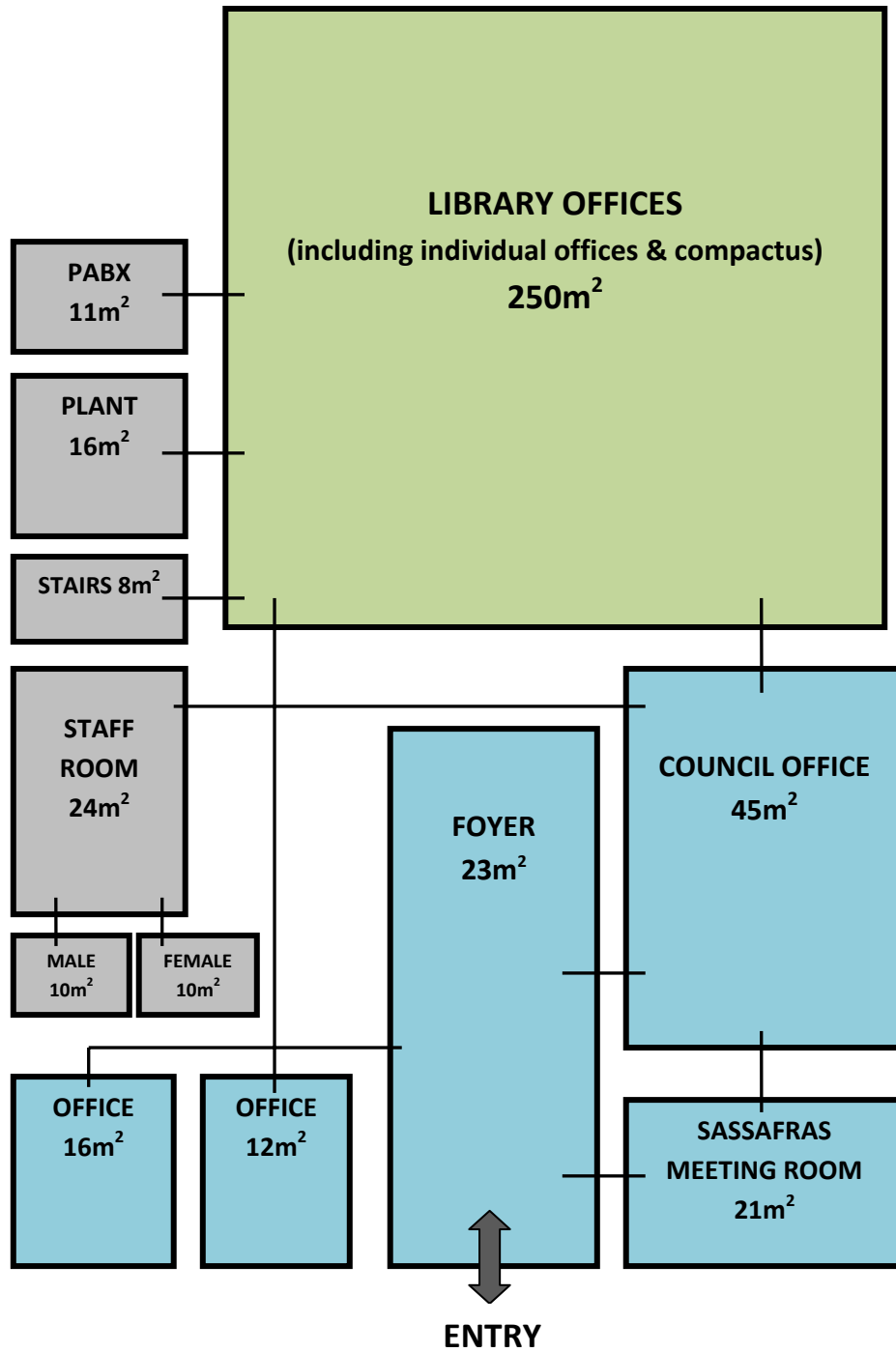
\*Considered in isolation from other facilities



**Existing LIBRARY AT SPRINGWOOD - Gross Floor Space  $\approx 595\text{m}^2$  + lower level**  
 (Nett Floor Space  $\approx 540\text{m}^2$  this level)

1. **ADDITIONAL SPACE**
  - Display space (30m<sup>2</sup>)
  - Three study rooms (3 x 12m<sup>2</sup>)
  - Activity room (30m<sup>2</sup>) or multi-purpose room (larger)
  - Additional shelf/space collection
  - Extend extra 260m<sup>2</sup> (Argyle Consulting) or 500m<sup>2</sup> or 1000m<sup>2</sup> (Population Standard)
2. **FACILITIES generally**
  - Library Headquarters – should reflect ‘state of the art’
  - Significantly increased usable space required
  - Anticipating opening 7 days per week
3. **SYNERGIES**
  - Co-location with Local Studies Collection
  - Visible presence within town (closer to public transport?)
  - Can consider the Library as the ‘anchor tenant’ for precinct(?)
4. **CAR PARKING\***
  - To BMCC’s DCP 2005, Table 3 ‘Public Building’
  - Library  $790\text{m}^2 \div 40 = 19.75$  (20) car park stalls for existing size
  - Local Studies  $180\text{m}^2 \div 40 = 4.5$  (5) carpark stalls for existing size
5. **SANITARY FACILITIES\***
  - Class 9(b)
  - Staff Male: 1wc 1 basin    Staff Female: 1wc 1 basin
  - Public Male: 1wc 1 Urinal 1 basin    Public Female: 1wc 1 basin
  - Unisex Disabled: 1 facility

\*Considered in isolation from other facilities



**Existing BASEMENT AT SPRINGWOOD - Gross Floor Space  $\approx 595m^2$**   
 Nett Floor Space Total  $439m^2$  (Council  $\approx 118m^2$  Library  $\approx 250m^2$  Shared  $\approx 71m^2$ )