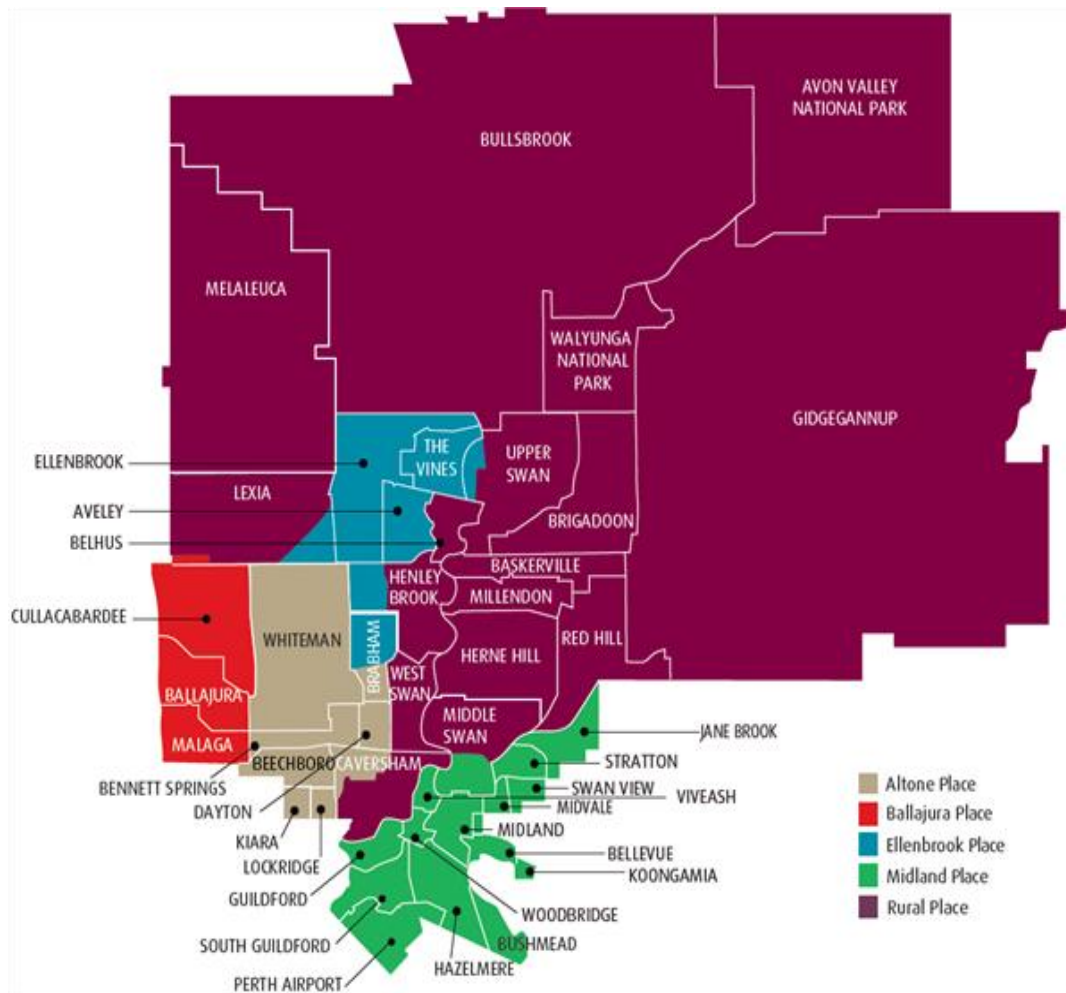


First steps to space and building design





- 1,044km²
- 134,000 people
- River, National & regional parks
- Rural to urban
- Swan Valley & heritage
- 30 sporting reserves
- 220 parks,
- 48 bushland reserves
- 78 foreshore reserves
- 251 buildings
- >140 playspaces
- 6 libraries + 1 service

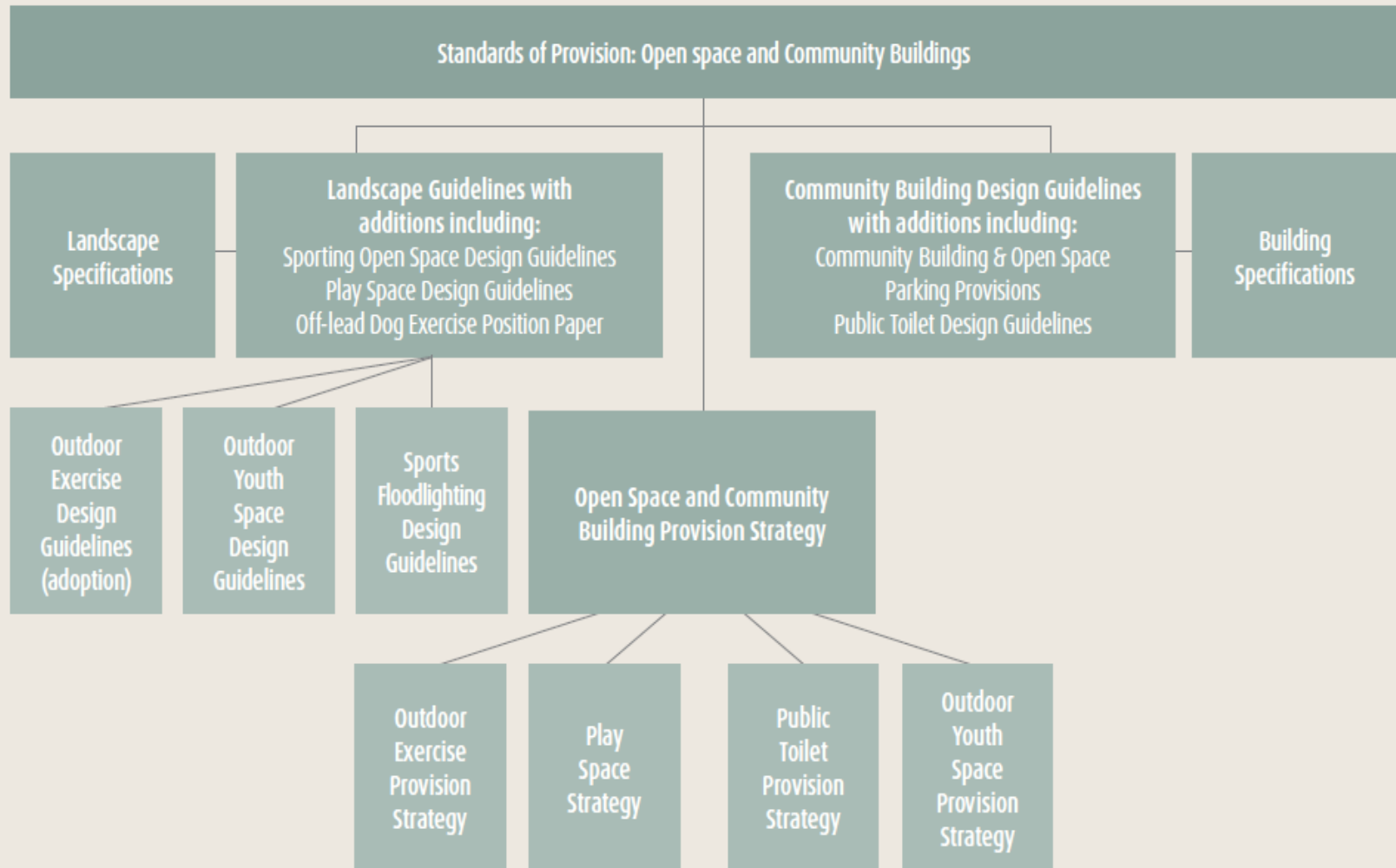
- The Operations Division manages the City's infrastructure assets, including planning, design, construction, maintenance and disposal - and waste management.
- Asset Management works to optimise the management of the City of Swan assets.
- Need – budget - planning – lifecycle

Facility Planning is responsible for undertaking the strategic planning [and project management] of a range of community facilities.

This involves determining the community's existing and future needs and identifying outcomes that the community uses to enrich its quality of life.

Libraries, recreation and leisure centres, community centres, sporting pavilions, civic spaces, active and passive public open space, youth facilities, trails etc

Local Planning Policy LP-1-12 Public Open Space and Community Buildings



Facilities Planning Hierarchy

- **Community Infrastructure Plans** are developed to provide guidance on future planning, location, development and funding priorities for open space and community facilities within each Place area.
- It is based on currently available data, trends, benchmarks, guidelines and normative and perceptive needs.
- **Capital Expenditure Plan** is designed to address the effective delivery, assigns costs and timings for infrastructure.

- Community Infrastructure Plan
- Strategy Documents
- Renewal Planning
- Told by Council
- Election Promise/External Funding Promise

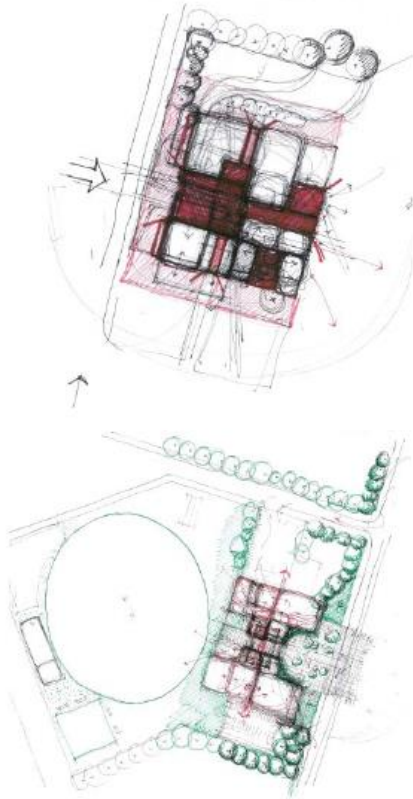
How does a library start?

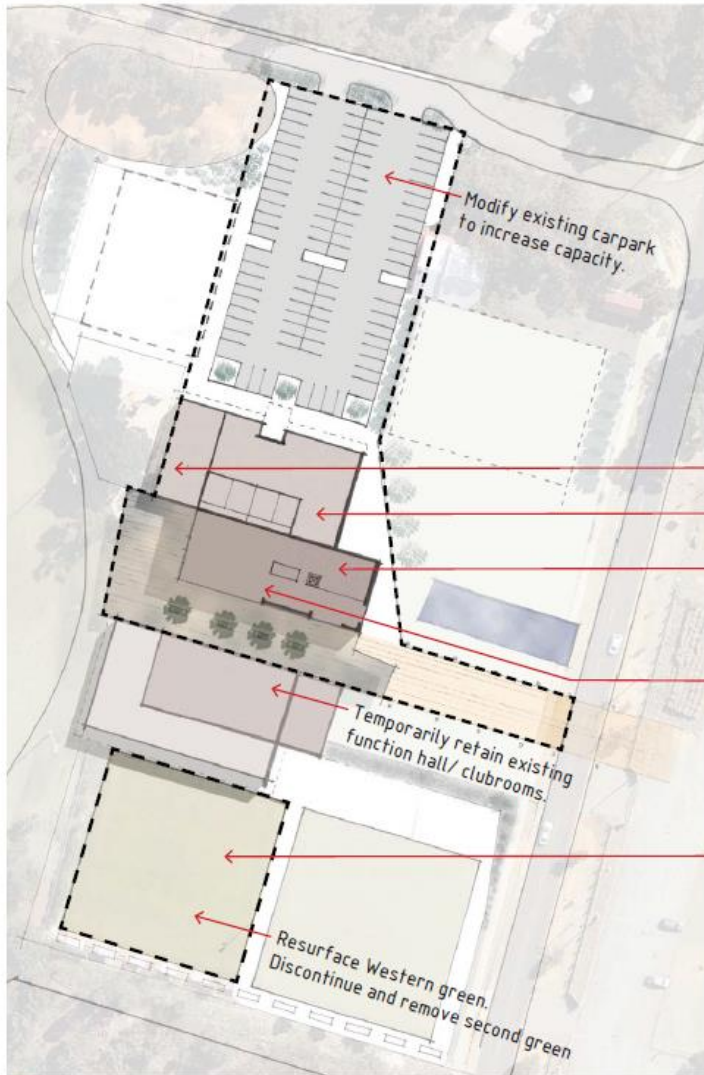
- Feasibility study
- What is this thing really, who's in the catchment, what are local, national and international trends.
- Functionality table
- Concept Plan to understand sizing, and get preliminary costings
- Long Term Financial Plan
- Project Charter

Wow, we're getting one...what now?

COMMUNITY PRECINCT

The community precinct will not only contain the Resources and Learning Centre, it will also strengthen the village concept. This can be evoked through the inclusion of lightly framed buildings that extend into the landscape and provide inviting, shaded courtyards.





STAGED DEVELOPMENT

Without sacrifice to the site's overall development the project can be staged. The first stage allows the City to maintain the existing uses whilst introducing the initial functions within the development proposal.

The addition of the City Administration allows for an initial presence on the site, along with the required spaces to cater for the increasing population.

STAGE ONE

FUNCTION HALL & ACTIVITY CENTRE

Possible expansion location for separate activities/ functions.

YOUTH CENTRE

ADMIN AND EMPLOYEE AREA

ADMIN FRONT DESK

STAGE TWO

LIBRARY

Central pedestrian axis to act as spill out space for library and multi-purpose areas.

LEARNING & RESOURCE CENTRE

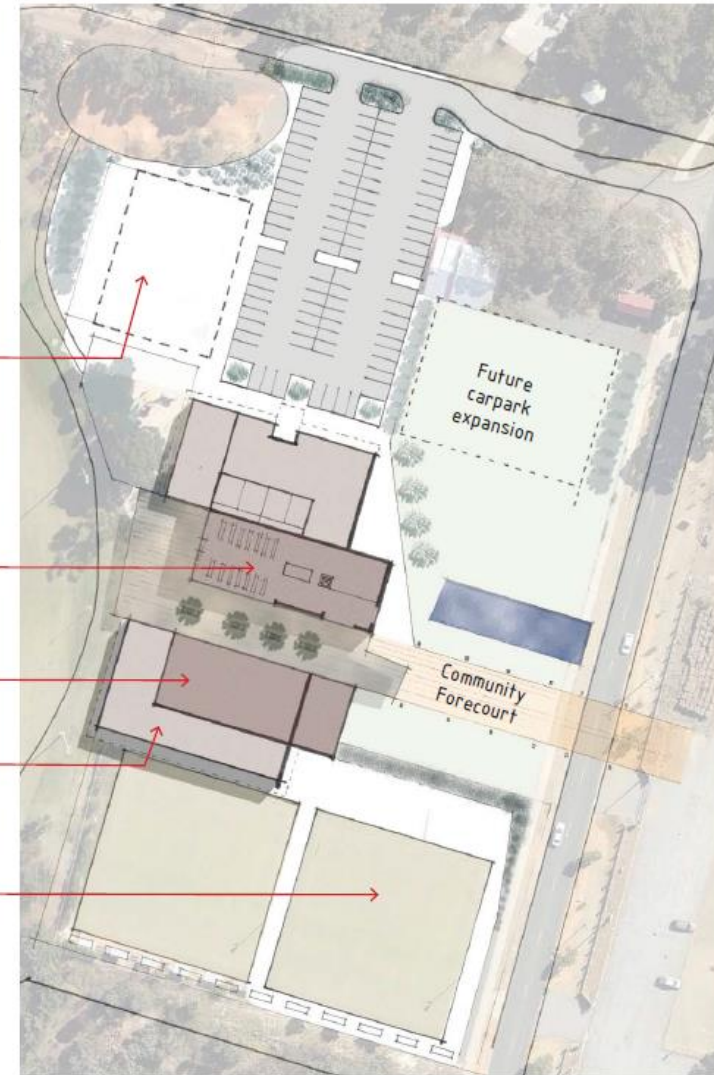
Relocated upon the addition of the library.

MULTI-PURPOSE AREAS

Broad views across the playing field and bowling greens are maximised.

BOWLING GREEN #1

BOWLING GREEN #2



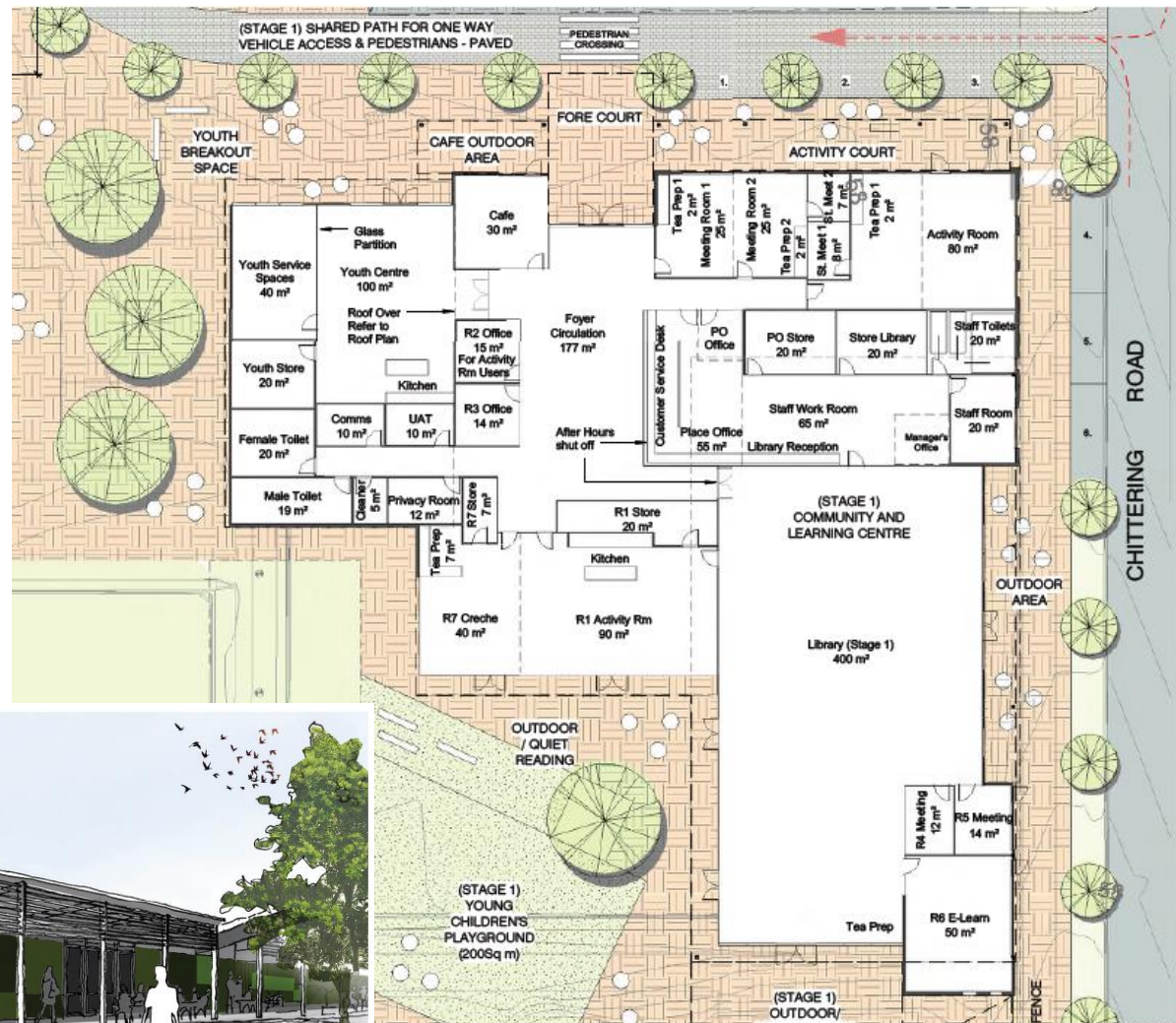
**BULLSBROOK LEARNING AND COMMUNITY CENTRE
CONCEPT DESIGN REPORT**

For the
CITY OF SWAN



Date	Issue	By	Check
5 Sept. 2013	Preliminary – For Comment	CW	FE
25 Sept. 2013	Revised to suit CoS feedback (rec: 16.09.2013)	DF	FE

Site Architecture Studio
Suite 11, 111 Bayview Road, Bayswater
Tel: 08 9447 1000
Fax: 08 9447 1001
Email: info@sitearchitects.com.au
Website: www.sitearchitects.com.au



N.T.S. @A3 (APPROX 1:250)

BULLSBROOK LIBRARY AND COMMUNITY CENTRE CONCEPT DESIGN
for the

CITY OF SWAN
SEPTEMBER 2013

Concept planning

1. Form design project team

- Project Manager, Asset Management, Libraries, Facilities Management, IT, Finance, related disciplines Youth Development

2. Prepare a tender specification for architectural services

- Contribute to specification, review and award.

It's getting real, I need to stay involved



3. Design

- Concept design for this exact building
- Community and stakeholder consultation
- Schematic design 15% (Council sign off, confirm budget, update long term financial plan, whole of life cycle costings)
- Detail Design
- Construction/Tender Documentation

It's getting real, I need to stay involved

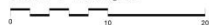


Bullsbrook District Community Centre



Proposed Floor Plan

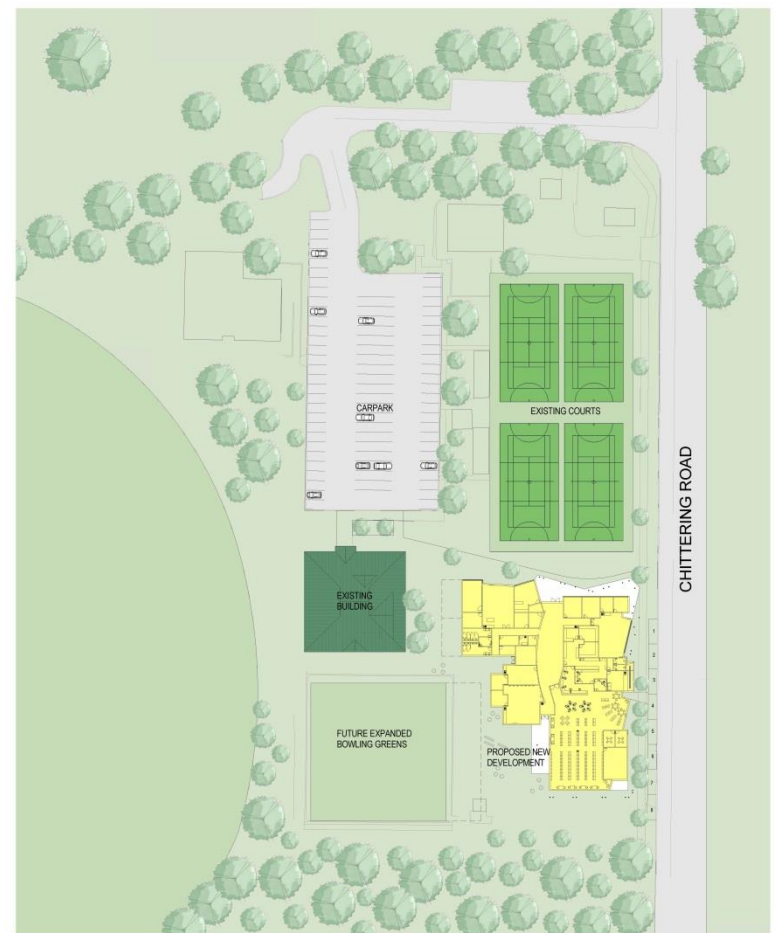
SCALE 1 : 200 @ A2



peter hunt architect

A-02

07/05/2014



Bullsbrook District Community Centre



Proposed Site Plan

SCALE 1 : 500 @ A2



peter hunt architect

A-01

07/05/2014

Concept design for this exact building



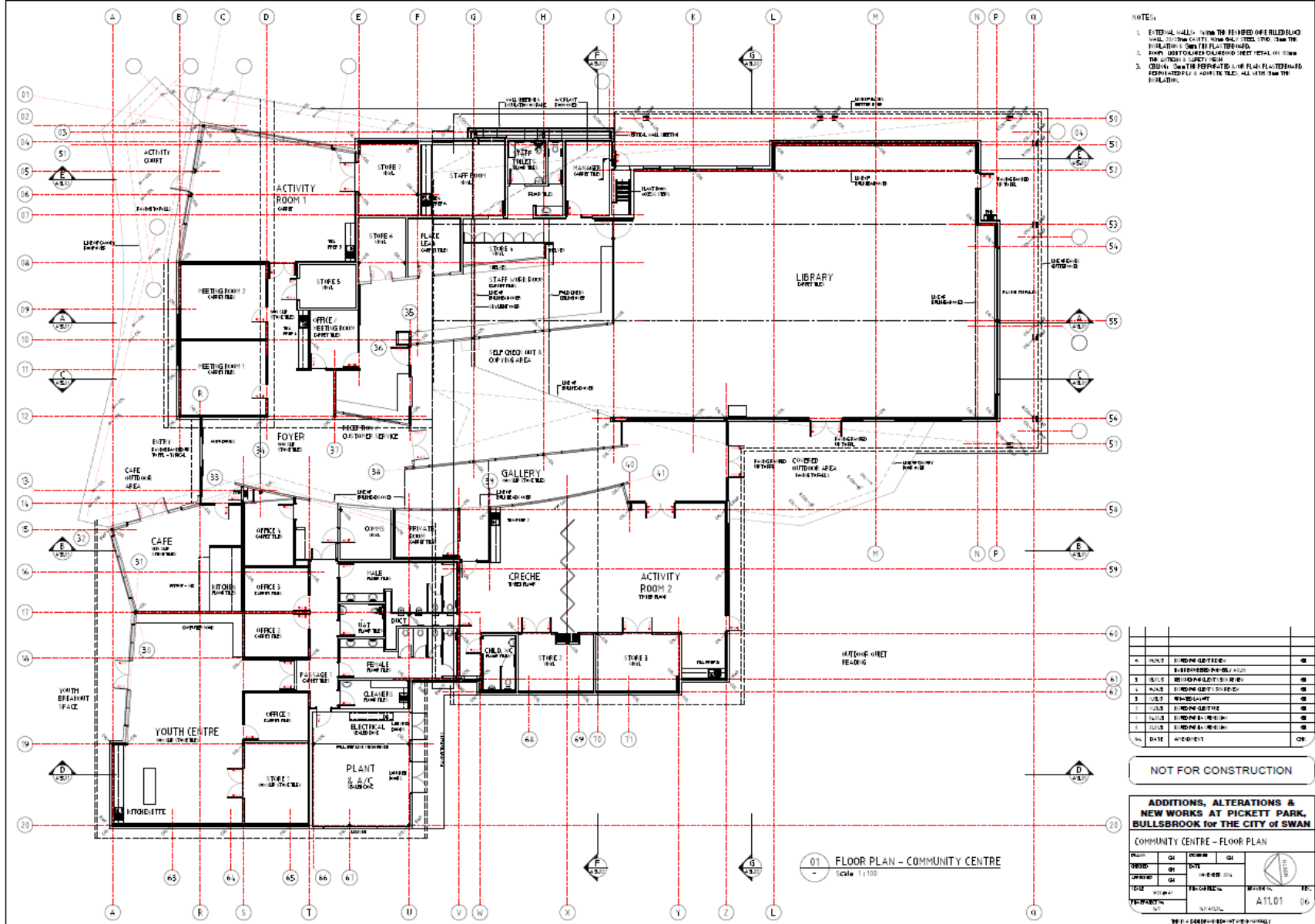


PERSPECTIVE VIEW FROM NORTH EAST

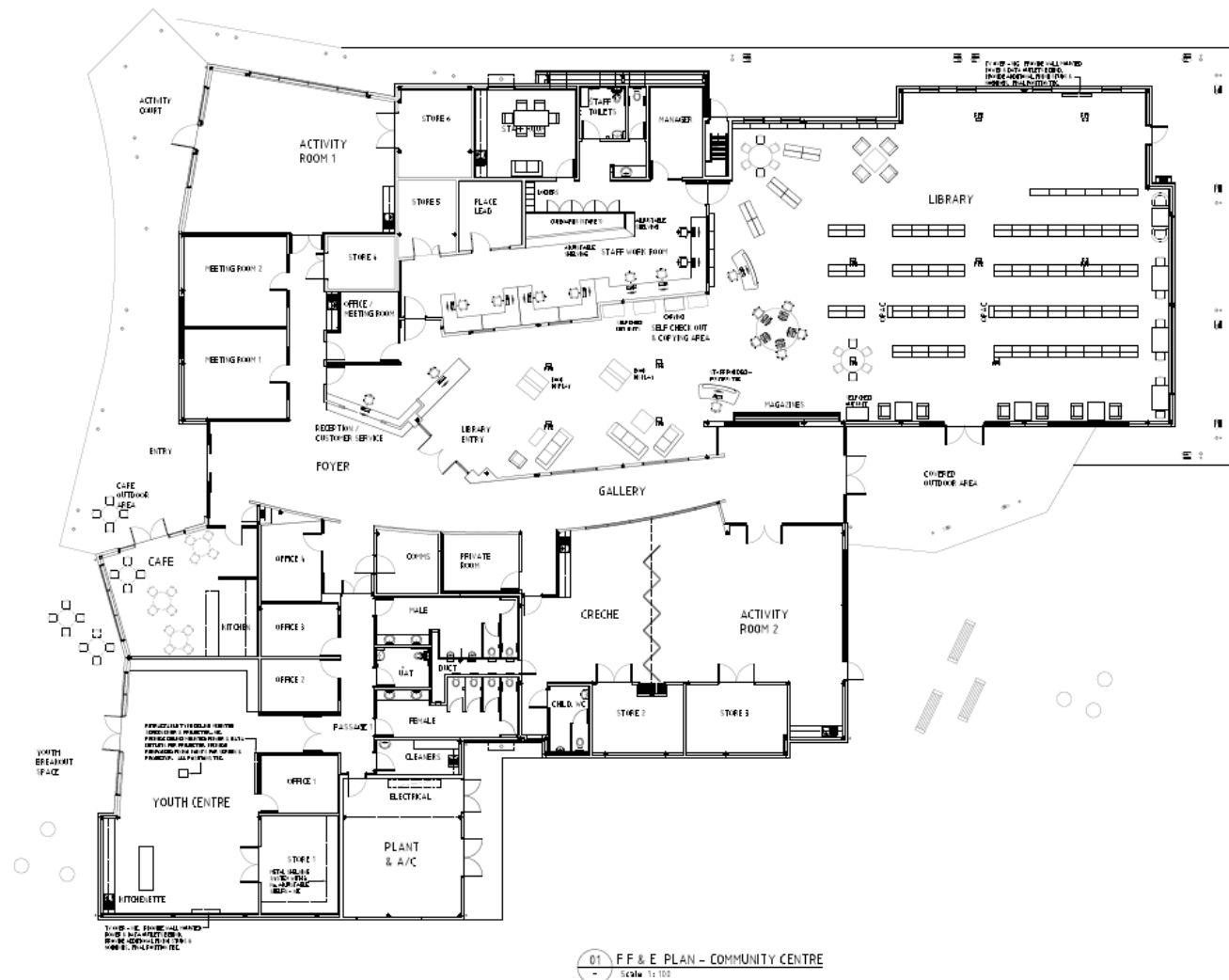


AERIAL VIEW

Perspectives and elevations



Detailed design



11	LEAS	ENDING GETTER	01
12	PLAS	ENDING GETTER	01
13	PLAS	ENDING GETTER	01
14	DATE	ENDING GETTER	01

NOT FOR CONSTRUCTION

ADDITIONS, ALTERATIONS & NEW WORKS AT PICKETT PARK, BULLSBROOK for THE CITY OF SWAN				
COMMUNITY CENTRE - FF & E PLAN				
PLAN	Q1	DATE	Q1	
DESIGN	Q1	DATE	Q1	
APPROVED	Q1	DATE	Q1	
TITLE	PICKETT PARK		WORKS	FF & E
PROJECT	PICKETT PARK		WORKS	FF & E
DATE	2014		WORKS	FF & E

SWAN COUNCIL - COMMUNITY CENTRE

Fixed furniture and equipment

4. Construction

- Site visits
- Negotiation, Value Engineering and Variations
- PC inspections

5. Handover and Operations

- Moving in Party

6. Defects Liability Period

It's getting real, I need to stay involved



Ethel Warren Community Centre

- Operational Plans
- Operating Budgets
- Sometimes Fit Out

What doesn't get done?

- Get involved early and stay involved.
- Inform yourself (Strategies, CIP, library trends local, national, international)
- Talk to your colleagues at other libraries (they are great sharers)
- If you try the two steps above and still aren't informed enough get a library specialist
- Ask when you don't understand
- Know what's most important for your success (the perfect building cannot be delivered on your budget).

What you can do to ensure a good result?



Thank you for your time

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Alina Behan

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