

DROUIN COMMUNITY HUB

33 YOUNG STREET, DROUIN
BAW BAW SHIRE COUNCIL

SCHEMATIC SPATIAL RELATIONSHIP DIAGRAMS	
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ESD INITIATIVES

USE OF RECYCLED AND RECYCLABLE MATERIALS

USE OF LOCAL MATERIALS

SOLAR PANELS

USE OF NATURAL LIGHT

GREEN ENERGY/ENERGY EFFICIENT LIGHTING

NATURAL DAYLIGHT

SOLAR HOT WATER

NATURAL VENTILATION

PASSIVE SHADING

SUSTAINABILITY SOURCED/RECYCLED TIMBER

CAR SHARING

AIR LEAKAGE/BUILDING SEALING

RAIN WATER HARVESTING

BLACK/GREY WATER USE

TRANSPORT PLANNING

LOW VOC

EXTERNAL VIEWS

NOTE: ALL SITE ANALYSIS AND SPATIAL RELATIONSHIP DIAGRAMS HAVE BEEN BASED OFF SATELLITE IMAGERY AND ARE CLOSE APPROXIMATIONS ONLY. LAND SURVEY SHALL BE REQUIRED TO VERIFY ACCURACY AND DIMENSIONS OF SITE AND SURROUNDING AREAS



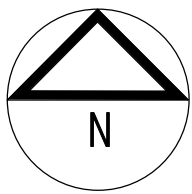
OPTION 01, 02 AND 03 - 33 YOUNG STREET

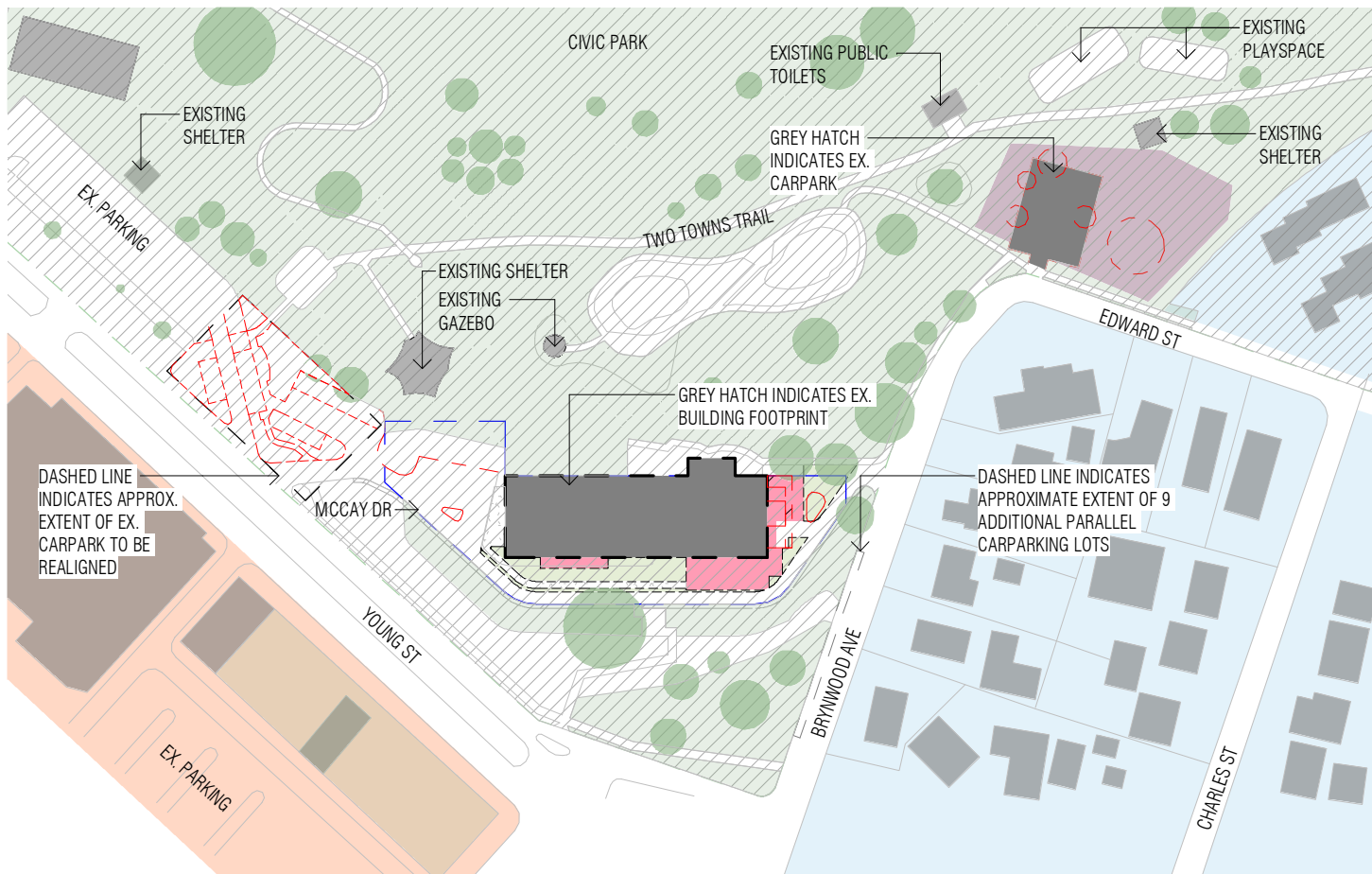


OPTION 04 - 1 & 3 OAK STREET

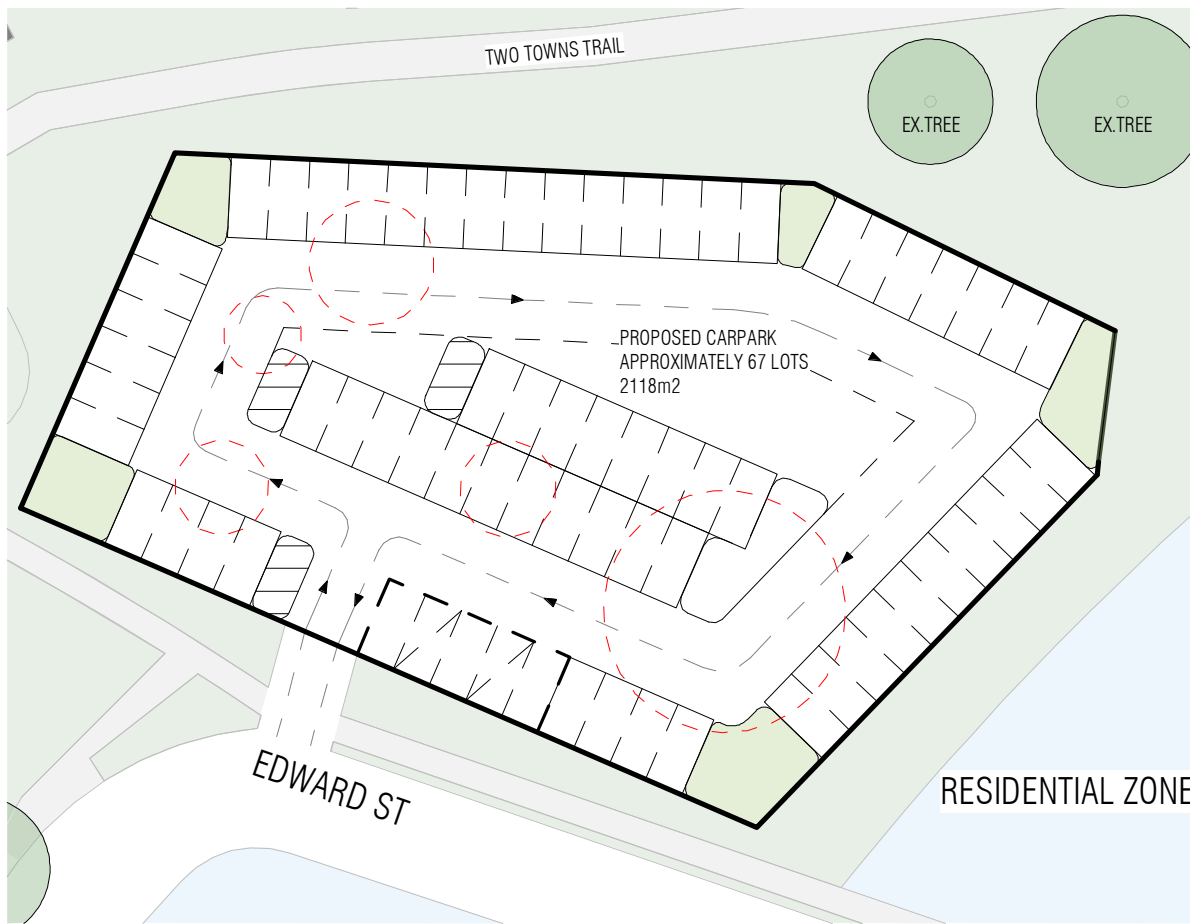
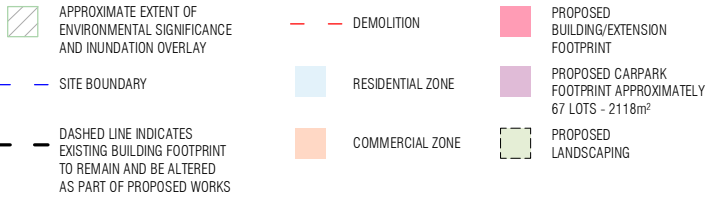


OPTION 05 - BELLBIRD PARK





1 SITE ANALYSIS - OPTION 01 / 33 YOUNG STREET
1 : 2000



2 SPATIAL RELATIONSHIP DIAGRAM - PROPOSED CARPARK
1 : 500

DO NOT SCALE

PROS

- SINGLE IDENTIFIABLE ENTRY TO BUILDING TO WEST, FACING TOWARD TOWN CENTRE
- OFFICE, LIBRARY AND PUBLIC HALL SPACES HAVE PROVISION FOR OUT OF HOURS INDEPENDENT ACCESS IF REQUIRED. OPTION ALLOWS FOR INDIVIDUAL SCHEDULING OF SPACES.
- PROVISION OF SINGLE CIRCULATION SPACE WITH PROPOSED LANDSCAPING ON SOUTH ALLOWS FOR VIEWS AND NATURAL LIGHT TO AREAS. NORTHERN ORIENTATION OF ART ROOM AND LIBRARY ALLOWS FOR VIEWS ACROSS CIVIC PARK AND NATURAL LIGHT.
- RESTRICTION OF VEHICLE ACCESS ALONG McCay Drive AND NEW PEDESTRIAN ACCESS FROM YOUNG STREET TO ALLOW MORE PEDESTRIAN INTERACTION. EXISTING ROADWAY MAY BE MAINTAINED IF REQUIRED.
- SIGNIFICANT EXISTING TREES TO SITE SHALL REMAIN
- SOME SCOPE TO FUTURE GROWTH AVAILABLE TO SURROUNDING AREA TO WEST

CONS

- SITE IS IN AN INUNDATION PRONE AREA. PREVENTATIVE MEASURES AGAINST GROUND WATER/MOISTURE INGRESS MAY BE REQUIRED.
- SITE IS WITHIN AN ENVIRONMENTAL SIGNIFICANCE OVERLAY. APPROVAL SHALL BE REQUIRED FOR ANY WORKS THAT INCLUDE REMOVAL OF VEGETATION.
- NO VEHICLE PARKING ALLOWANCE ON EAST END OF PROPOSED BUILDING FOOTPRINT. ADDITIONAL ON STREET PARKING MAY BE LINEMARKED ON BRYNWOOD AVENUE.
- REPURPOSING OF EXISTING BUILDING MAY REQUIRE EXTENSIVE REMODELING TO PROVIDE FOR NEW SERVICES TO SUIT SPACES, INCLUDING REMODELING OF EXISTING FACADE.
- PROPOSED NEW OVERFLOW CARPARK SHALL TAKE UP MORE PARKLAND AND POTENTIALLY REQUIRE TREES TO BE REMOVED.
- STAFF ACCOMMODATION CANNOT BE RETAINED.



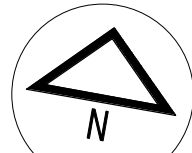
3 SPATIAL RELATIONSHIP SITE DIAGRAM - OPTION 01 / 33 YOUNG STREET
1 : 200

SCHEDULE OF AREAS

ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA
LIBRARY	1000m ²	1	1000m ²
CREATIVE SPACE + COUNSELING SERVICES			
ART ROOM	40m ²	1	40m ²
COMPUTER TRAINING ROOM	30m ²	2	60m ²
MEETING ROOM	20m ²	3	60m ²
INFORMAL LOUNGE	50m ²	1	50m ²
KITCHENETTE	10m ²	1	10m ²
COMMERCIAL FOOD SPACE			
PUBLIC HALL	120m ²	1	120m ²
COMMERCIAL KITCHEN	60m ²	1	60m ²
DRY GOOD STORAGE	12m ²	1	12m ²
STORAGE	60m ²	1	60m ²
CHILLED ROOM	15m ²	1	15m ²
OFFICE	10m ²	1	10m ²
INFORMATION CENTRE			
OFFICE/DISPLAY	40m ²	1	40m ²
BUSINESS SUPPORT			
OFFICE	30m ²	2	60m ²
YOUTH SPACE			
LOUNGE/GAMES/COMPUTER ROOM	100m ²	1	100m ²
OFFICE	10m ²	1	10m ²
OTHER			
SERVICE AREA INCLUDING FOR BIN STORAGE & MECHANICAL PLANT	80m ²	1	80m ²
FOYER	60m ²	1	60m ²
MALE AMENITIES	20m ²	2	40m ²
FEMALE AMENITIES	20m ²	2	40m ²
ACC AMENITIES	6m ²	2	12m ²
BREAKOUT SPACE	197m ²	1	197m ²
CIRCULATION SPACE	13m ²	1	13m ²
PROPOSED CARPARK	705m ²	1	705m ²
PROPOSED CARPARK (REFER TO SITE PLAN)	2118m ²	1	2118m ²

NOTE: ALL SITE ANALYSIS AND SPATIAL RELATIONSHIP DIAGRAMS HAVE BEEN BASED OFF SATELLITE IMAGERY AND ARE APPROXIMATIONS ONLY. LAND SURVEY SHALL BE REQUIRED TO VERIFY ACCURACY AND DIMENSIONS OF SITE AND SURROUNDING AREAS TO PROGRESS DESIGN TO FUTURE DESIGN STAGE.

COMPLETE ANALYSIS OF PARKING REQUIREMENTS HAVE NOT BEEN UNDERTAKEN. NUMBER OF ADDITIONAL SPACES ARE APPROXIMATIONS ONLY AND ARE YET TO BE DETERMINED.



DO NOT SCALE

PROS

























- PROTECTED PEDESTRIAN ONLY ACCESS ACROSS SITE
- CLEAR DROP OFF/LOADING POINT FOR KITCHEN WITHOUT NEED FOR PEDESTRIANS TO CROSS ROAD.
- SINGLE CIRCULATION SPINE CONNECTING WEST AND EAST ENDS OF BUILDING.

CONS

- SITE IS IN AN INUNDATION PRONE AREA. PREVENTATIVE MEASURES AGAINST GROUND WATER/MOISTURE INGRESS MAY BE REQUIRED.
- SITE IS WITHIN AN ENVIRONMENTAL SIGNIFICANCE OVERLAY. APPROVAL SHALL BE REQUIRED FOR ANY WORKS THAT INCLUDE REMOVAL OF VEGETATION.
- REDUCED VEHICLE PARKING ALLOWANCE ON EAST END OF PROPOSED BUILDING FOOTPRINT. ADDITIONAL ON STREET PARKING MAY BE LINEMARKED ON BRYNWOOD AVENUE.
- NO VEHICLE ACCESS ACROSS THE SITE THROUGH MC CAY DRIVE.
- FOYER IS NOT IN A PROMINENT LOCATION.
- EXISTING STAFF ACCOMMODATION RESTRICTS FUNCTIONAL PLANNING OF ADDITIONAL SPACE REQUIREMENTS AND RELATIONSHIPS
- RESTRICTIONS OF PLANNING AROUND EXISTING STAFF ACCOMMODATION CAUSES SPLIT ENTRY POINTS TO BUILDING MINIMIZING ENTRY IDENTITY (NO CLEAR IDENTITY TO BUILDING)
- EXISTING STAFF ACCOMMODATION SHALL REQUIRE REMODELING TO SUIT THE PROPOSED NEW EXTENSIONS/ADDITIONS TO THE BUILDING, INCLUDING EXTERNAL FACADES
- PROJECT SHALL NEED TO BE STAGED SHOULD THERE BE A REQUIREMENT TO RETAIN EXISTING STAFF ACCOMMODATION ON SITE

- OPTION TO BUILD OVER EXTENDED AREAS AS ADDITIONAL LEVEL SHALL ALSO BE CONSTRAINED BY SITE PARAMETERS AND RETENTION OF EXISTING STAFF ACCOMMODATION AREA CAUSING POOR CONNECTIVITY TO BUILDING FROM CAR PARK AND TO FUNCTION OF SPACES INTERNALLY
- PROPOSED NEW OVERFLOW CAR PARK SHALL TAKE UP MORE PARK LAND AND POTENTIAL REQUIRE TREES TO BE REMOVED. LARGER EXTENT OF PARKLAND TO BE DEMOLISHED TO ACCOMMODATE ADDITIONAL PARKING REQUIREMENTS
- PROGRAM VERSUS SITE CONSTRAINTS TO NORTH (COUNCIL'S DIRECTION TO NOT IMPEDE FURTHER INTO PARKLAND); BRYNWOOD AVENUE TO EAST; EXISTING HISTORIC RETAINING WALL TO SOUTH AND RETAINING OF EXISTING STAFF ACCOMMODATION IN PRESENT BUILDING. CREATE FOR CHALLENGING PARAMETERS TO FIT PROGRAM TO FUNCTIONAL LAYOUT
- EXTENTS OF CIVIC PARK IS HABITAT TO GIANT GIPPSLANDS EARTHWORM. PROPOSED WORKS MAY RESULT IN DEMOLITION, REMOVAL AND REDUCTION IN APPROXIMATE AREA OF HABITAT FOR GIANT GIPPSLAND EARTHWORM

SCHEDULE OF AREAS

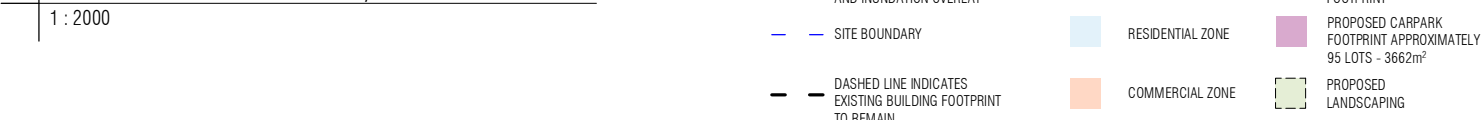
ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA
CREATIVE SPACE + COUNSELING SERVICES			
 ART ROOM	40m2	1	40m2
 COMPUTER TRAINING ROOM	30m2	2	60m2
 MEETING ROOM	20m2	3	60m2
 INFORMAL LOUNGE	50m2	1	50m2
 KITCHENETTE	10m2	1	10m2
COMMERCIAL FOOD SPACE			
 PUBLIC HALL	120m2	1	120m2
 COMMERCIAL KITCHEN	60m2	1	60m2
 DRY GOOD STORAGE	12m2	1	12m2
 STORAGE	60m2	1	60m2
 CHILLED ROOM	15m2	1	15m2
 OFFICE	10m2	1	10m2
INFORMATION CENTRE			
 OFFICE/DISPLAY	40m2	1	40m2
BUSINESS SUPPORT			
 OFFICE	30m2	2	60m2
YOUTH SPACE			
 LOUNGE/GAMES/COMPUTER ROOM	100m2	1	100m2
 OFFICE	10m2	1	10m2
OTHER			
 SERVICE AREA INCLUDING FOR BN STORAGE & MECHANICAL PLANT	80m2	1	80m2
 CUSTOMER SERVICE	60m2	1	60m2
 MALE AMENITIES	40m2	1	40m2
 FEMALE AMENITIES	40m2	1	40m2
 ACC AMENITIES	6m2	2	12m2
 BREAKOUT SPACE	31m2	1	31m2
 CIRCULATION SPACE	403m2	1	403m2
 VERTICAL CIRCULATION (LIFT AND STAIR)	24m2	1	24m2
 PROPOSED CARPARK (REFER TO SITE PLAN)	2118m2	1	2118m2

NOTE: ALL SITE ANALYSIS AND SPATIAL RELATIONSHIP DIAGRAMS HAVE BEEN BASED OFF SATELLITE IMAGERY AND ARE APPROXIMATIONS ONLY. LAND SURVEY SHALL BE REQUIRED TO VERIFY ACCURACY AND DIMENSIONS OF SITE AND SURROUNDING AREAS TO PROGRESS DESIGN TO FUTURE DESIGN STAGE

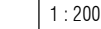
COMPLETE ANALYSIS OF PARKING REQUIREMENTS HAVE NOT BEEN UNDERTAKEN. NUMBER OF ADDITIONAL SPACES ARE APPROXIMATIONS ONLY AND ARE YET TO BE DETERMINED.

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1 | SITE ANALYSIS - OPTION 02 / 33 YOUNG STREET



2 | SPATIAL RELATIONSHIP DIAGRAM - OPTION 02 / 33 YOUNG STREET - GROUND FLOOR



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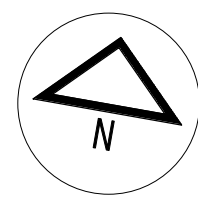
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OPTION 02 - 33 YOUNG STREET - GROUND FLOOR

SCALE @ A1

As indicated

AUTHOR

MY,RM

DATE _____

18/02/20

PROJECT NO.

0438DRC

DWG NO

SK03

REV

P04

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DO NOT SCALE

PROS






- PROTECTED PEDESTRIAN ONLY ACCESS ACROSS SITE
- CLEAR DROP OFF/LOADING POINT FOR KITCHEN WITHOUT NEED FOR PEDESTRIANS TO CROSS ROAD.
- SINGLE CIRCULATION SPINE CONNECTING WEST AND EAST ENDS OF BUILDING.

CONS

- SITE IS IN AN INUNDATION PRONE AREA. PREVENTATIVE MEASURES AGAINST GROUND WATER/MOISTURE INGRESS MAY BE REQUIRED.
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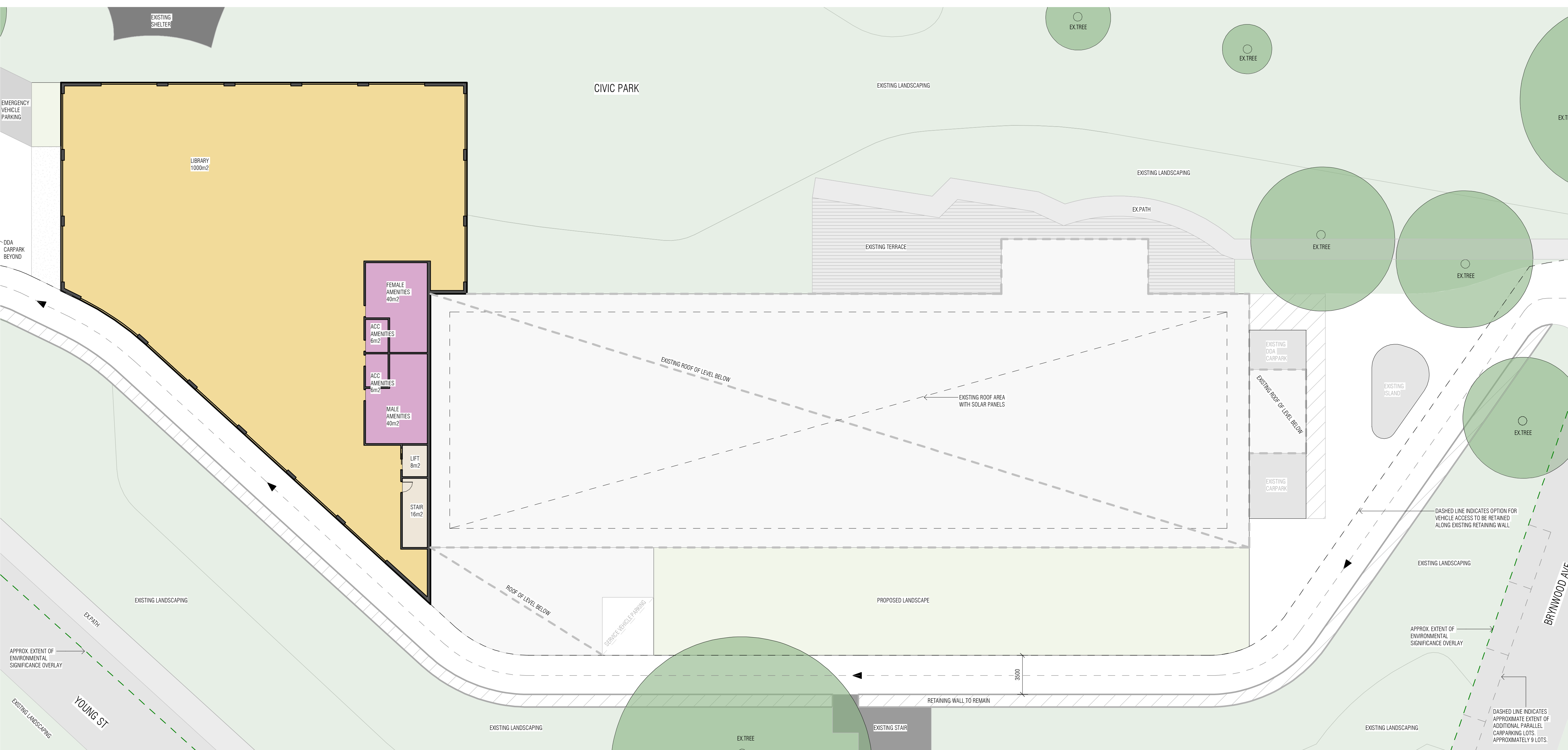
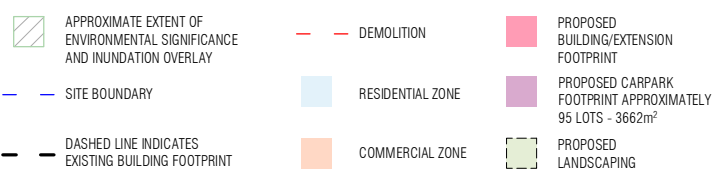
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SCHEDULE OF AREAS

ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA
 LIBRARY	1000m2	1	1000m2
OTHER			
 MALE AMENITIES	40m2	1	40m2
 FEMALE AMENITIES	40m2	1	40m2
 ACC AMENITIES	6m2	2	12m2
 VERTICAL CIRCULATION (LIFT	24m2	1	24m2

NOTE: PLANT ROOM TO BE LOCATED ON ROOF

1 | SITE ANALYSIS - OPTION 02 / 33 YOUNG STREET

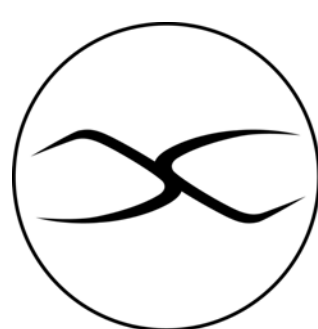


2 | SPATIAL RELATIONSHIP DIAGRAM - OPTION 02 / 33 YOUNG STREET - FIRST FLOOR

	1:200
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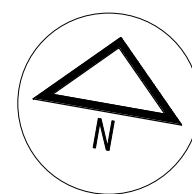
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OPTION 02 - 33 YOUNG STREET - FIRST FLOOR

SCALE @ A1

As indicated

AUTHOR

MY

DATE _____

18/02/20

PROJECT NO

0438DROI

DWG NO

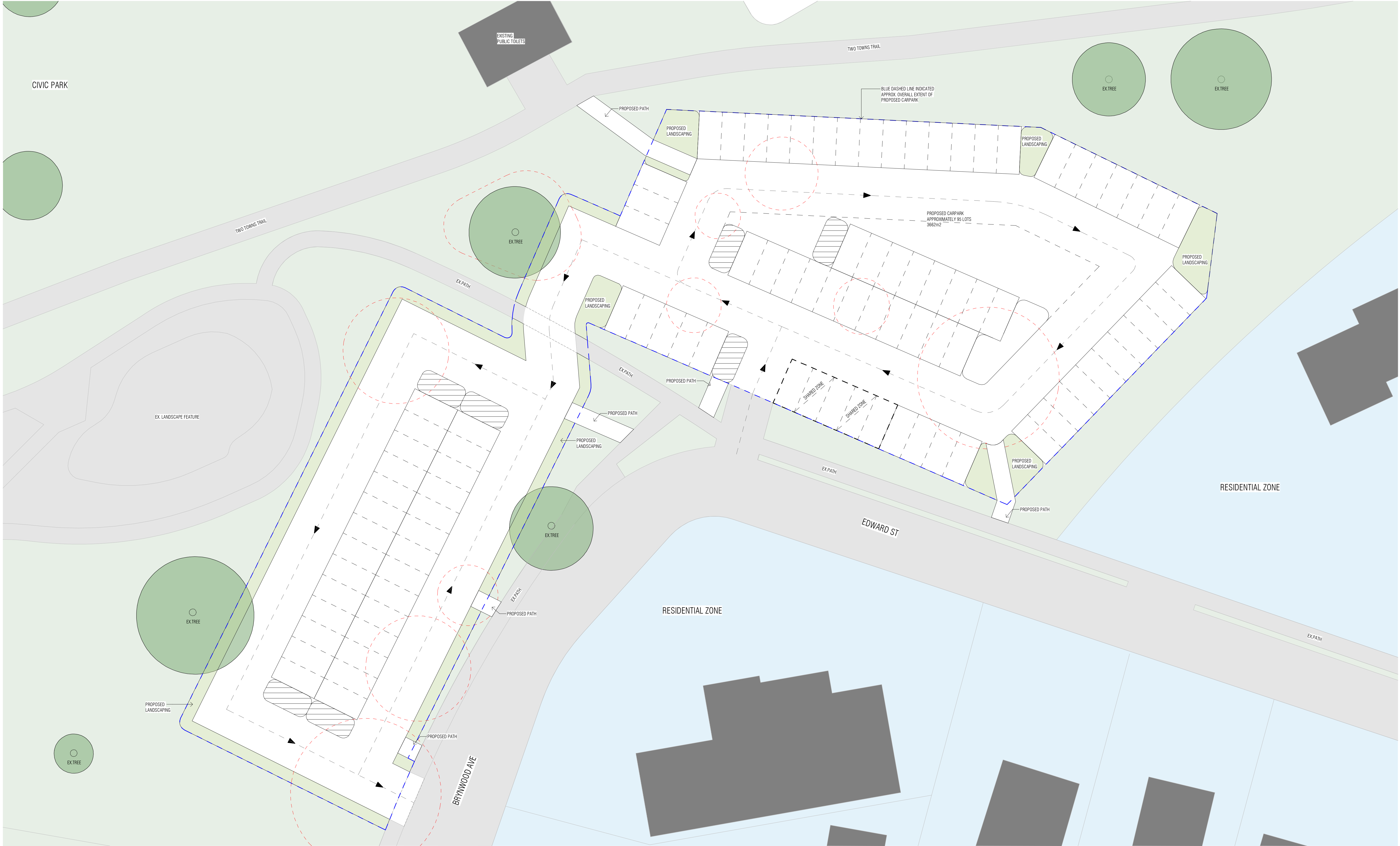
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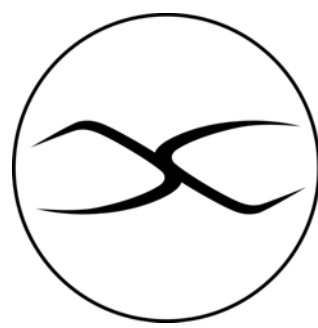
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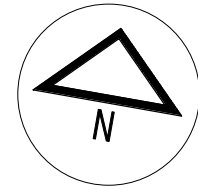
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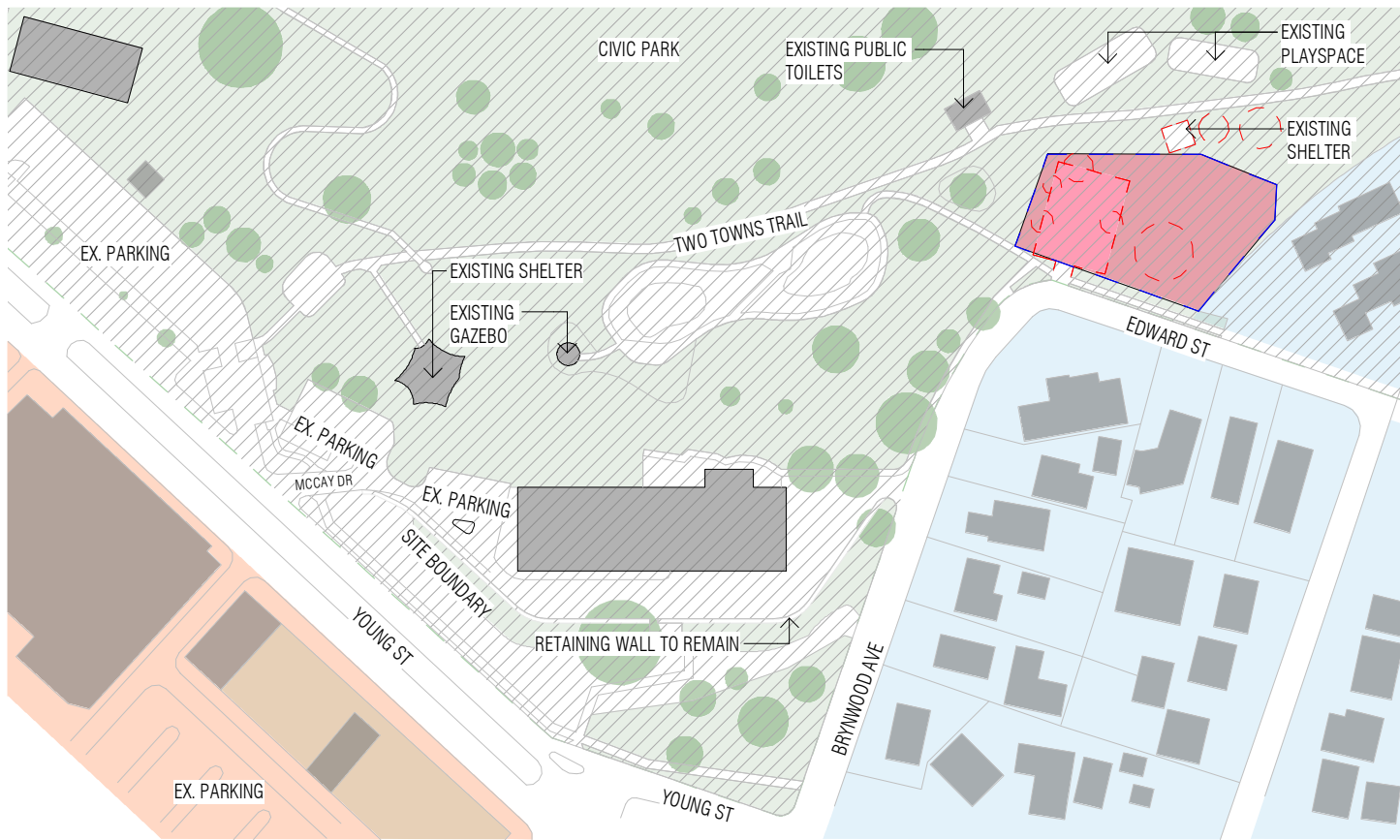
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OPTION 02 - 33 YOUNG STREET - EDWARD STREET CARPARK
EXPANSION

SCALE @ A1	AUTHOR	DATE	PROJECT NO	DWG NO	REV
1 : 200	RM	02/27/20	0438DROU	SK05	P00

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1 | SITE ANALYSIS - OPTION 03 / BRYNWOOD AVENUE
1:2000

SCHEDULE OF AREAS

ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA	ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA
LIBRARY	1000m ²	1	1000m ²	OTHER			
CREATIVE SPACE + COUNSELING SERVICES				VERTICAL CIRCULATION (LIFT AND STAIRS)	23m ²	1	23m ²
ART ROOM	40m ²	1	40m ²	ESCAPE STAIR	14m ²	1	14m ²
COMPUTER TRAINING ROOM	30m ²	2	60m ²	PROPOSED CARPARK	2118m ²	1	2118m ²
MEETING ROOM	20m ²	3	60m ²				
INFORMAL LOUNGE	50m ²	1	50m ²				
KITCHENETTE	10m ²	1	10m ²				
COMMERCIAL FOOD SPACE							
PUBLIC HALL	120m ²	1	120m ²				
COMMERCIAL KITCHEN	60m ²	1	60m ²				
DRY GOOD STORAGE	12m ²	1	12m ²				
STORAGE	60m ²	1	60m ²				
CHILLED ROOM	15m ²	1	15m ²				
OFFICE	10m ²	1	10m ²				
INFORMATION CENTRE							
OFFICE/DISPLAY	40m ²	1	40m ²				
BUSINESS SUPPORT							
OFFICE	30m ²	2	60m ²				
YOUTH SPACE							
LOUNGE/GAMES/COMPUTER ROOM	100m ²	1	100m ²				
OFFICE	10m ²	1	10m ²				
OTHER							
SERVICE AREA INCLUDING FOR BIN STORAGE & MECHANICAL PLANT	80m ²	1	80m ²				
FOYER	60m ²	1	60m ²				
GROUND FLOOR LIFT ENTRY FOYER	40m ²	1	40m ²				
MALE AMENITIES	40m ²	1	40m ²				
FEMALE AMENITIES	40m ²	1	40m ²				
ACC AMENITIES	6m ²	2	12m ²				
BREAKOUT SPACE	187m ²	1	187m ²				
CIRCULATION SPACE	96m ²	1	96m ²				



2 | SPATIAL RELATIONSHIP DIAGRAM - OPTION 03 - GROUND LEVEL
1:200

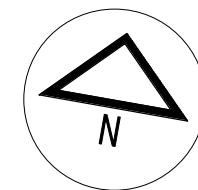
DO NOT SCALE

PROS

- COMMUNITY HUB RAISED TO LEVEL 1 ALLOWS FOR VIEWS FOR ALL PERIMETER SPACES.
- CENTRAL FOYER / BREAKOUT SPACES ALLOW FOR GREATER AND MORE CENTRAL INTERACTIONS AMONGST USER GROUPS
- CLEAR POINT OF ENTRY TO BUILDING

CONS

- HUB IS IN AN INUNDATION PRONE AREA. PREVENTATIVE MEASURES AGAINST GROUND WATER/MOISTURE INGRESS MAY BE REQUIRED. FLOOD LEVELS TO BE DETERMINED ON APPLICABLE BUILDING HEIGHTS AND POTENTIAL IMPACT. RISK TO APPROVALS FOR ECOLOGICAL SIGNIFICANCE AND FLOOD AREA
- CLOSE ADJACENCY TO RESIDENTIAL AREA TO THE EAST. LEVEL 1 SPACES MAY CREATE OVERLOOKING CONFLICTS AND SHADOWS ONTO ADJOINING PROPERTY.
- SINGLE POINT OF ENTRY VIA LIFT/STAIRS TO LEVEL 1 HUB. MAY BE LESS WELCOMING ENTRY TO BUILDING. ADDITIONALLY ENTRY POINT SHALL BE SHARED BETWEEN USERS/DELIVERY ITEMS UNLESS SEPARATE GOODS LIFT IS PROVIDED.
- ADDITIONAL COSTS FOR BUILDING OF FIRST FLOOR LEVEL AND ADDITIONAL ACCESS STAIRS / LIFT REQUIREMENTS.
- LOCATION OF COMMUNITY BUILDING IS FURTHER AWAY FROM TOWN CENTRE AND NOT VISIBLY CONNECTED.
- REMOVAL OF SIGNIFICANT TREES TO BUILDING FOOTPRINT REQUIRED
- MORE CHALLENGES TO EXTEND UPON BUILDING IN FUTURE, LESS SCOPE FOR GROWTH
- INCREASED COST TO BUILD OVER RAISED FIRST FLOOR LEVEL
- EXPANSION OF CARPARK AND LEVEL 1 COMMUNITY HUB MAY HAVE POTENTIAL IMPACT AND REDUCTION OF PARK AND OPEN SPACE
- EXTENTS OF CIVIC PARK IS HABITAT TO GIANT GIPPSLAND EARTHWORM. PROPOSED WORKS MAY RESULT IN THE DEMOLITION, REMOVAL AND REDUCTION IN APPROXIMATE AREA OF HABITAT FOR THE GIANT GIPPSLAND EARTHWORM.
- SEALING OF EXISTING CARPARK TO BE SCHEDULED NEXT FINANCIAL YEAR THROUGH CIVIC PARK UPGRADE PROJECT



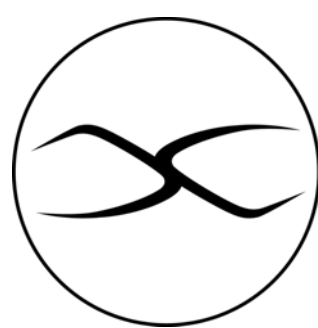
DO NOT SCALE



1 | SPATIAL RELATIONSHIP DIAGRAM - OPTION 03 - FIRST LEVEL

NOTE: ALL SITE ANALYSIS AND SPATIAL RELATIONSHIP DIAGRAMS HAVE BEEN BASED OFF SATELLITE IMAGERY AND ARE APPROXIMATIONS ONLY. LAND SURVEY SHALL BE REQUIRED TO VERIFY ACCURACY AND DIMENSIONS OF SITE AND SURROUNDING AREAS TO PROGRESS DESIGN TO FUTURE DESIGN STAGE

COMPLETE ANALYSIS OF PARKING REQUIREMENTS HAVE NOT BEEN UNDERTAKEN. NUMBER OF ADDITIONAL SPACES ARE APPROXIMATIONS ONLY AND ARE YET TO BE DETERMINED.



k20 Architecture

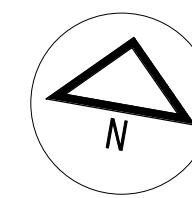
schematic design

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PROJECT DROUIN COMMUNITY HUB

CLIENT
BAW BAW SHIRE COUNCIL



OPTION 03 - BRYNWOOD AVE - FIRST FLOOR

SCALE @ A1	AUTHOR	DATE	PROJECT NO	DWG NO	REV
1 : 200	RM	02/27/20	0438DROU	SK09	P00

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1 SITE ANALYSIS - OPTION 04 / 1 & 3 OAK STREET
1:2000

NOTE: ALL SITE ANALYSIS AND SPATIAL RELATIONSHIP DIAGRAMS HAVE BEEN BASED OFF SATELLITE IMAGERY AND ARE APPROXIMATIONS ONLY. LAND SURVEY SHALL BE REQUIRED TO VERIFY ACCURACY AND DIMENSIONS OF SITE AND SURROUNDING AREAS TO PROGRESS DESIGN TO FUTURE DESIGN STAGE.

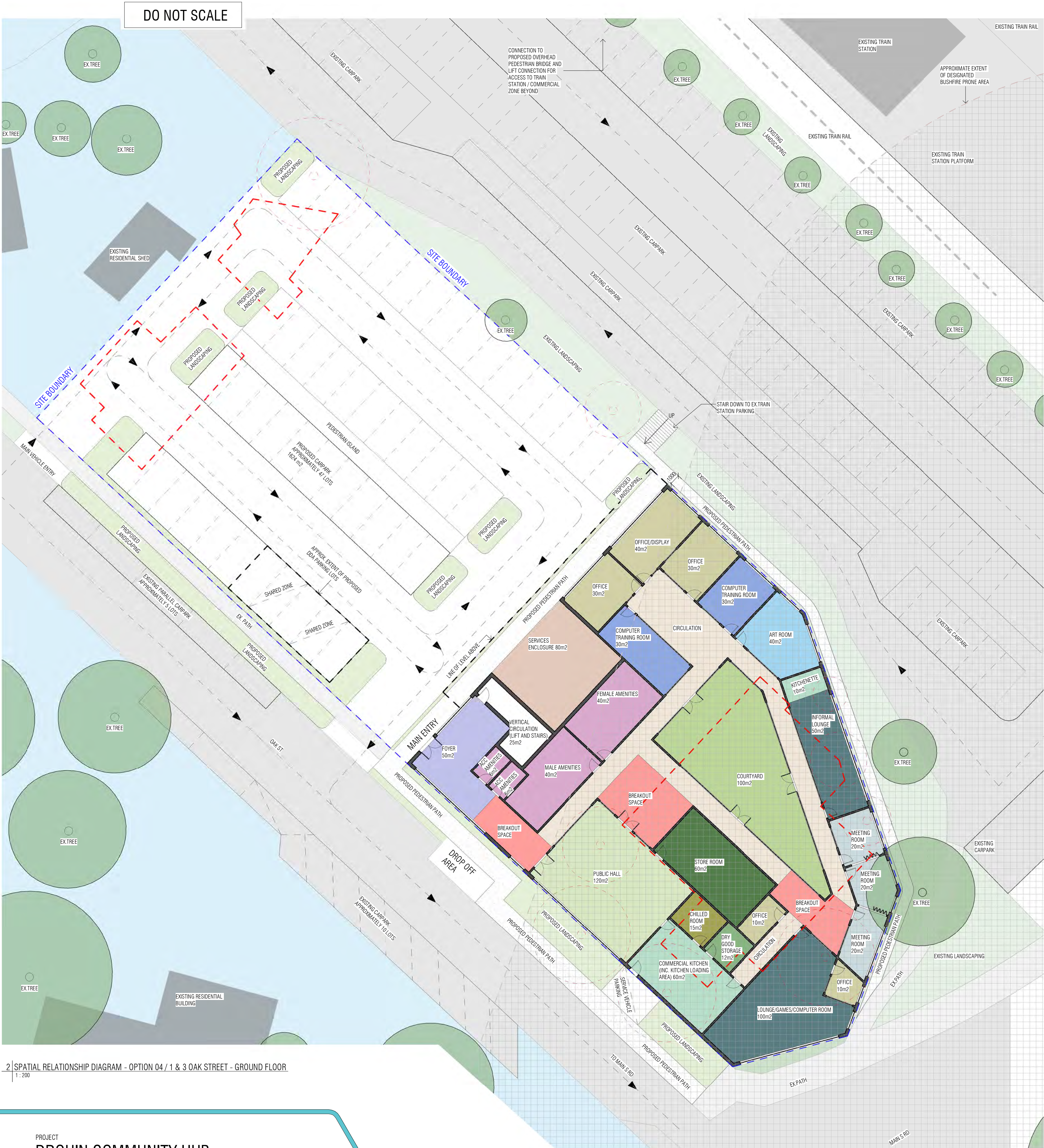
ANALYSIS OF PARKING REQUIREMENTS HAVE NOT BEEN UNDERTAKEN. NUMBER OF ADDITIONAL SPACES ARE APPROXIMATIONS ONLY AND ARE YET TO BE DETERMINED.

SCHEDULE OF AREAS			
ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA
CREATIVE SPACE + COUNSELING SERVICES			
ART ROOM	40m ²	1	40m ²
COMPUTER TRAINING ROOM	30m ²	2	60m ²
MEETING ROOM	20m ²	3	60m ²
INFORMAL LOUNGE	50m ²	1	50m ²
KITCHENETTE	10m ²	1	10m ²
COMMERCIAL FOOD SPACE			
PUBLIC HALL	120m ²	1	120m ²
COMMERCIAL KITCHEN	60m ²	1	60m ²
DRY GOOD STORAGE	12m ²	1	12m ²
STORAGE	60m ²	1	60m ²
CHILLED ROOM	15m ²	1	15m ²
OFFICE	10m ²	1	10m ²
INFORMATION CENTRE			
OFFICE/DISPLAY	40m ²	1	40m ²
BUSINESS SUPPORT			
OFFICE	30m ²	2	60m ²
YOUTH SPACE			
LOUNGE/GAMES/COMPUTER ROOM	100m ²	1	100m ²
OTHER			
OFFICE	10m ²	1	10m ²
SERVICE AREA INCLUDING FOR BIN STORAGE & MECHANICAL PLANT	80m ²	1	80m ²
FOYER	50m ²	1	50m ²
MALE AMENITIES	40m ²	1	40m ²
FEMALE AMENITIES	40m ²	1	40m ²
ACC AMENITIES	6m ²	2	12m ²
BREAKOUT SPACE	123m ²	1	123m ²
CIRCULATION SPACE	154m ²	1	154m ²
VERTICAL CIRCULATION (LIFT AND STAIR)	25m ²	1	25m ²
PROPOSED CARPARK	1624m ²	1	1624m ²
OUTDOOR SPACE			
COURTYARD	150m ²	1	150m ²

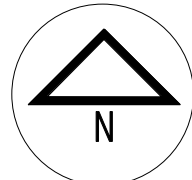
- PROS**

 - OFFICE, LIBRARY AND PUBLIC HALL SPACES HAVE SEPARATE ACCESS. OPTION ALLOWS FOR INDIVIDUAL SCHEDULING OF SPACES.
 - CENTRAL COURTYARD PROVIDES OPPORTUNITY FOR NATURAL LIGHT TO MOST SPACES.
 - CORNER ALLOWS FOR CLEAR ENTRANCE.
 - CLOSE PROXIMITY TO TRAIN STATION.
 - SITE PROXIMITY TO SURROUNDING RESIDENTIAL AND COMMERCIAL PRECINCTS ALLOWS OPPORTUNITY TO CREATE A NEW PEDESTRIAN CONNECTION ACROSS TRAIN LINE TO STRENGTHEN CONNECTIVITY TO TOWN CENTRE AND SURROUNDING PRECINCTS
 - GROUND AND FIRST FLOOR PLAN HAS POTENTIAL TO BE REVERSED WITH LIBRARY TO BE ON GROUND AND COMMUNITY HUB TO BE ON FIRST LEVEL
- CONS**

 - SITE IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA, PARTICULAR CONSTRUCTION REQUIREMENTS APPLY.
 - EXISTING CARPARK NOT AT SAME LEVEL AS PROPOSED BUILDING, STAIRS REQUIRED FOR ACCESS.
 - ADJACENT RESIDENT WITHIN VERY CLOSE PROXIMITY.
 - UNIVERSAL ACCESS TO SUBJECT SITE RESTRICTED TO OAK ROAD UNLESS MAJOR UNIVERSAL ACCESS WORKS ARE COMPLETED TO SITE AND SURROUNDS
 - DISCONNECTIVITY TO TOWN CENTRE IS FELT TO BE GREATER DUE TO TRAIN LINE DIVIDE AND LIMITED AREAS TO CROSS TRAIN LINE
 - PUBLIC ACCESS TO SITE VIA PEDESTRIAN OR VEHICULAR MEANS IS REDUCED DUE TO SITE LOCATION AND LEVEL DIFFERENCES
- MAIN ENTRY PROVIDES IDENTITY TO BUILDING BUT DIFFICULT TO GET TO
 - ADDITIONAL PROVISIONAL COST MAY BE REQUIRED FOR NEW PROPOSED GROUND LEVEL CARPARKING
 - IF ALLOWANCE IS TO BE MADE TO ACCOMMODATE RADIO CLUB, ADDITIONAL 100-120m² TO BE ADDED TO TOTAL FLOOR AREA
 - RETAINING STRUCTURES MAY BE REQUIRED GIVEN PROXIMITY TO EXISTING DROP OFF/EMBANKMENT
 - CROQUET CLUB AND SENIOR CITIZENS EXISTING USES MAY NEED TO BE PROVIDED FOR
 - INSUFFICIENT SPACE FOR PARKING REQUIREMENT. APPROXIMATE 47 LOTS ACHIEVEABLE ON SITE, APPROXIMATELY 85 LOTS REQUIRED.



2 SPATIAL RELATIONSHIP DIAGRAM - OPTION 04 / 1 & 3 OAK STREET - GROUND FLOOR
1:200





1 SITE ANALYSIS - OPTION 04 / 1 & 3 OAK STREET
1:2000

NOTE: ALL SITE ANALYSIS AND SPATIAL RELATIONSHIP DIAGRAMS HAVE BEEN BASED OFF SATELLITE IMAGERY AND ARE APPROXIMATIONS ONLY. LAND SURVEY SHALL BE REQUIRED TO VERIFY ACCURACY AND DIMENSIONS OF SITE AND SURROUNDING AREAS TO PROGRESS DESIGN TO FUTURE DESIGN STAGE.

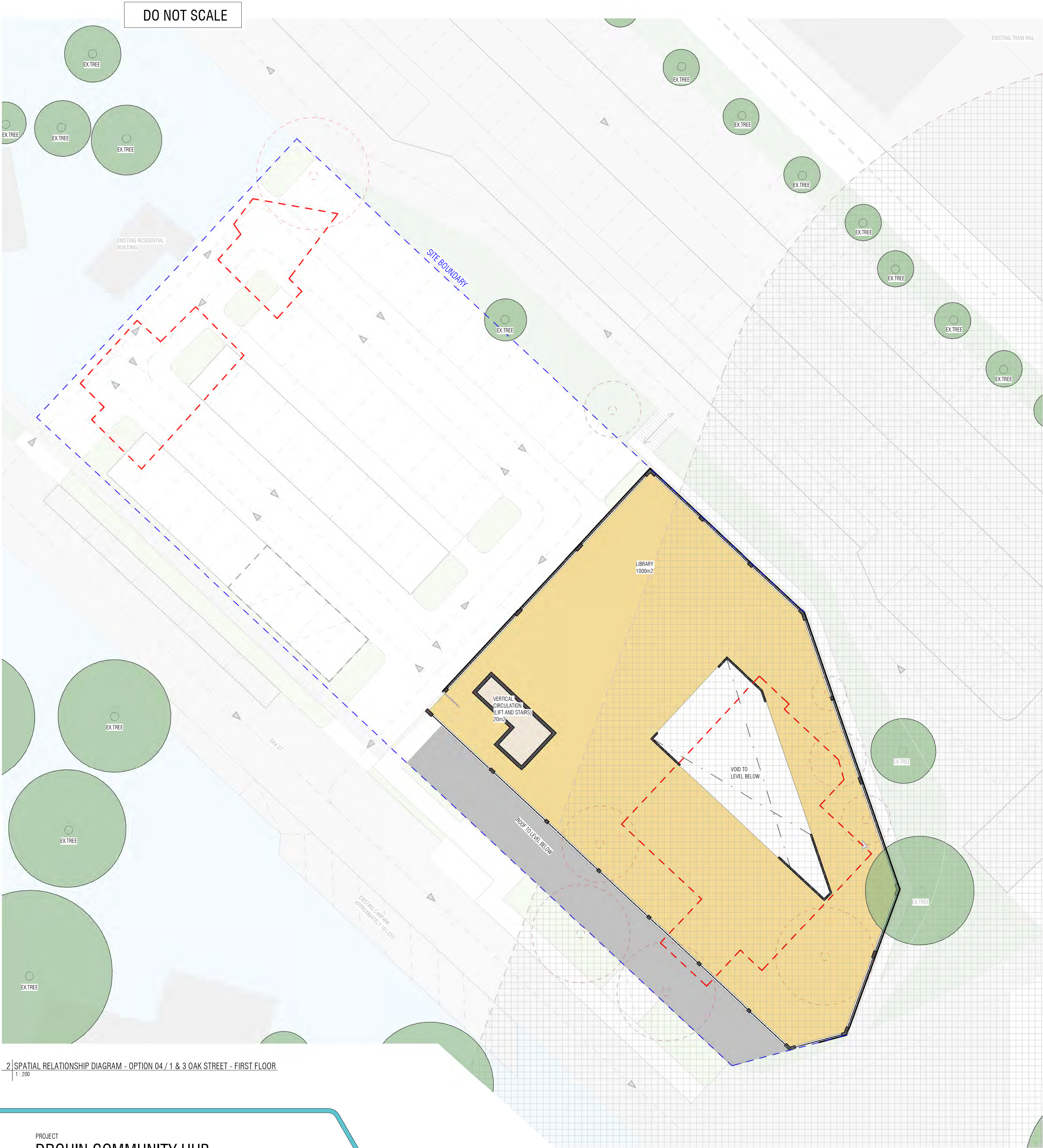
ANALYSIS OF PARKING REQUIREMENTS HAVE NOT BEEN UNDERTAKEN. NUMBER OF ADDITIONAL SPACES ARE APPROXIMATIONS ONLY AND ARE YET TO BE DETERMINED.

SCHEDULE OF AREAS			
ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA
LIBRARY	1000m ²	1	1000m ²
OTHER			
VERTICAL CIRCULATION (LIFT AND STAIRS)	25m ²	1	25m ²

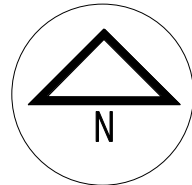
- PROS**

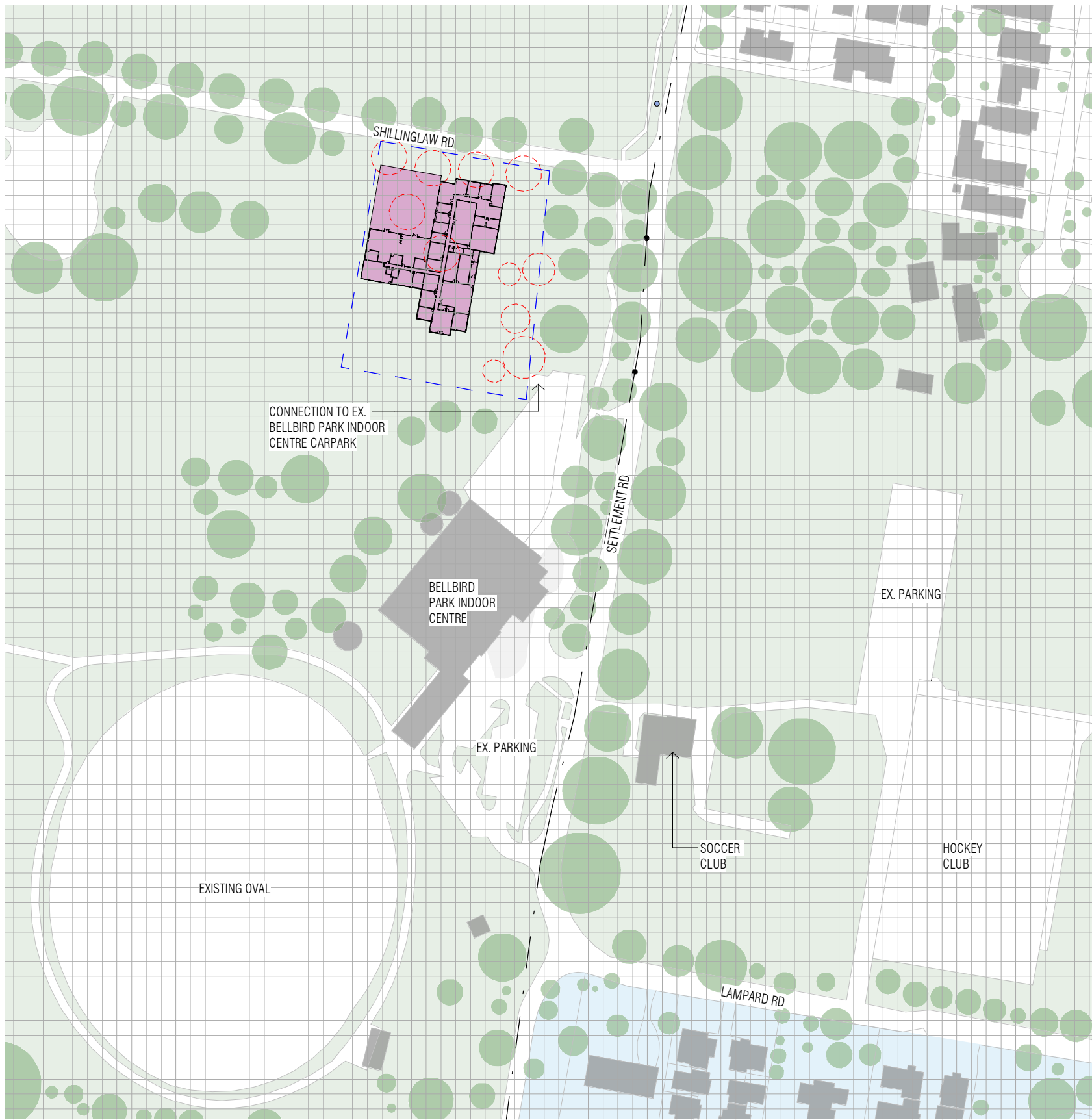
 - OFFICE, LIBRARY AND PUBLIC HALL SPACES HAVE SEPARATE ACCESS. OPTION ALLOWS FOR INDIVIDUAL SCHEDULING OF SPACES.
 - CENTRAL COURTYARD PROVIDES OPPORTUNITY FOR NATURAL LIGHT TO MOST SPACES.
 - CORNER ALLOWS FOR CLEAR ENTRANCE.
 - CLOSE PROXIMITY TO TRAIN STATION.
 - SITE PROXIMITY TO SURROUNDING RESIDENTIAL AND COMMERCIAL PRECINCTS ALLOWS OPPORTUNITY TO CREATE A NEW PEDESTRIAN CONNECTION ACROSS TRAIN LINE TO STRENGTHEN CONNECTIVITY TO TOWN CENTRE AND SURROUNDING PRECINCTS
 - GROUND AND FIRST FLOOR PLAN HAS POTENTIAL TO BE REVERSED WITH LIBRARY TO BE ON GROUND AND COMMUNITY HUB TO BE ON FIRST LEVEL
- CONS**

 - SITE IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA, PARTICULAR CONSTRUCTION REQUIREMENTS APPLY.
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 - IF ALLOWANCE IS TO BE MADE TO ACCOMMODATE RADIO CLUB, ADDITIONAL 100-120m² TO BE ADDED TO TOTAL FLOOR AREA
 - RETAINING STRUCTURES MAY BE REQUIRED GIVEN PROXIMITY TO EXISTING DROP OFF/EMBANKMENT
 - CROQUET CLUB AND SENIOR CITIZENS EXISTING SPACES MAY NEED TO BE PROVIDED FOR
 - INSUFFICIENT SPACE FOR PARKING REQUIREMENT. APPROXIMATE 47 LOTS ACHIEVEABLE ON SITE, APPROXIMATELY 85 LOTS REQUIRED.



2 SPATIAL RELATIONSHIP DIAGRAM - OPTION 04 / 1 & 3 OAK STREET - FIRST FLOOR
1:200





1 | SITE ANALYSIS - OPTION 05 / BELLBIRD PARK
1 : 2000

NOTE: ALL SITE ANALYSIS AND SPATIAL RELATIONSHIP DIAGRAMS HAVE BEEN BASED OFF SATELLITE IMAGERY AND ARE APPROXIMATIONS ONLY. LAND SURVEY SHALL BE REQUIRED TO VERIFY ACCURACY AND DIMENSIONS OF SITE AND SURROUNDING AREAS TO PROGRESS DESIGN TO FUTURE DESIGN STAGE.

ANALYSIS OF PARKING REQUIREMENTS HAVE NOT BEEN UNDERTAKEN. NUMBER OF ADDITIONAL SPACES ARE APPROXIMATIONS ONLY AND ARE YET TO BE DETERMINED.

SCHEDULE OF AREAS			
ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA
EARLY YEARS			
KINDERGARTEN ROOMS	125m ²	2	250m ²
AMENITIES	20m ²	1	20m ²
STAFF AMENITIES	10m ²	1	10m ²
COVERED VERANDA	120m ²	1	120m ²
OFFICE	25m ²	1	25m ²
STORAGE	20m ²	2	40m ²
KITCHEN	30m ²	1	30m ²
INFORMAL LOUNGE	40m ²	1	40m ²
KITCHENETTE	5m ²	1	5m ²
CLEANERS ROOM	5m ²	1	5m ²
ACC AMENITIES	6m ²	1	6m ²
OUTDOOR PLAY AREA	660m ²	1	660m ²
EXTERNAL STORAGE	20m ²	2	40m ²
MATERIAL CHILD & HEALTH CONSULTING ROOMS	25m ²	2	50m ²
LOUNGE/ WAITING AREA	40m ²	1	40m ²
MULTIPURPOSE ROOM	50m ²	1	50m ²
YOUTH SPACE			
LOUNGE/GAMES/COMPUTER ROOM	100m ²	1	100m ²
OFFICE	10m ²	1	10m ²

ROOM NAME	AREA	NO. OF ROOMS	TOTAL AREA
OTHER			
SERVICE AREA INCLUDING FOR BIN STORAGE & MECHANICAL PLANT	80m ²	1	80m ²
FOYER	100m ²	1	100m ²
MALE AMENITIES	40m ²	1	40m ²
FEMALE AMENITIES	40m ²	1	40m ²
ACC AMENITIES	6m ²	2	12m ²
CIRCULATION SPACE	137m ²	1	137m ²
PROPOSED CARPARK	1975m ²	1	1975m ²
OUTDOOR SPACE			
COVERED COURTYARD	150m ²	1	150m ²
COMMERCIAL FOOD SPACE			
PUBLIC HALL	120m ²	1	120m ²
COMMERCIAL KITCHEN	60m ²	1	60m ²
DRY GOOD STORAGE	12m ²	1	12m ²
STORAGE	60m ²	1	60m ²
CHILLED ROOM	15m ²	1	15m ²
OFFICE	10m ²	1	10m ²
INFORMATION CENTRE			
OFFICE/DISPLAY	40m ²	1	40m ²
BUSINESS SUPPORT			
OFFICE	30m ²	2	60m ²

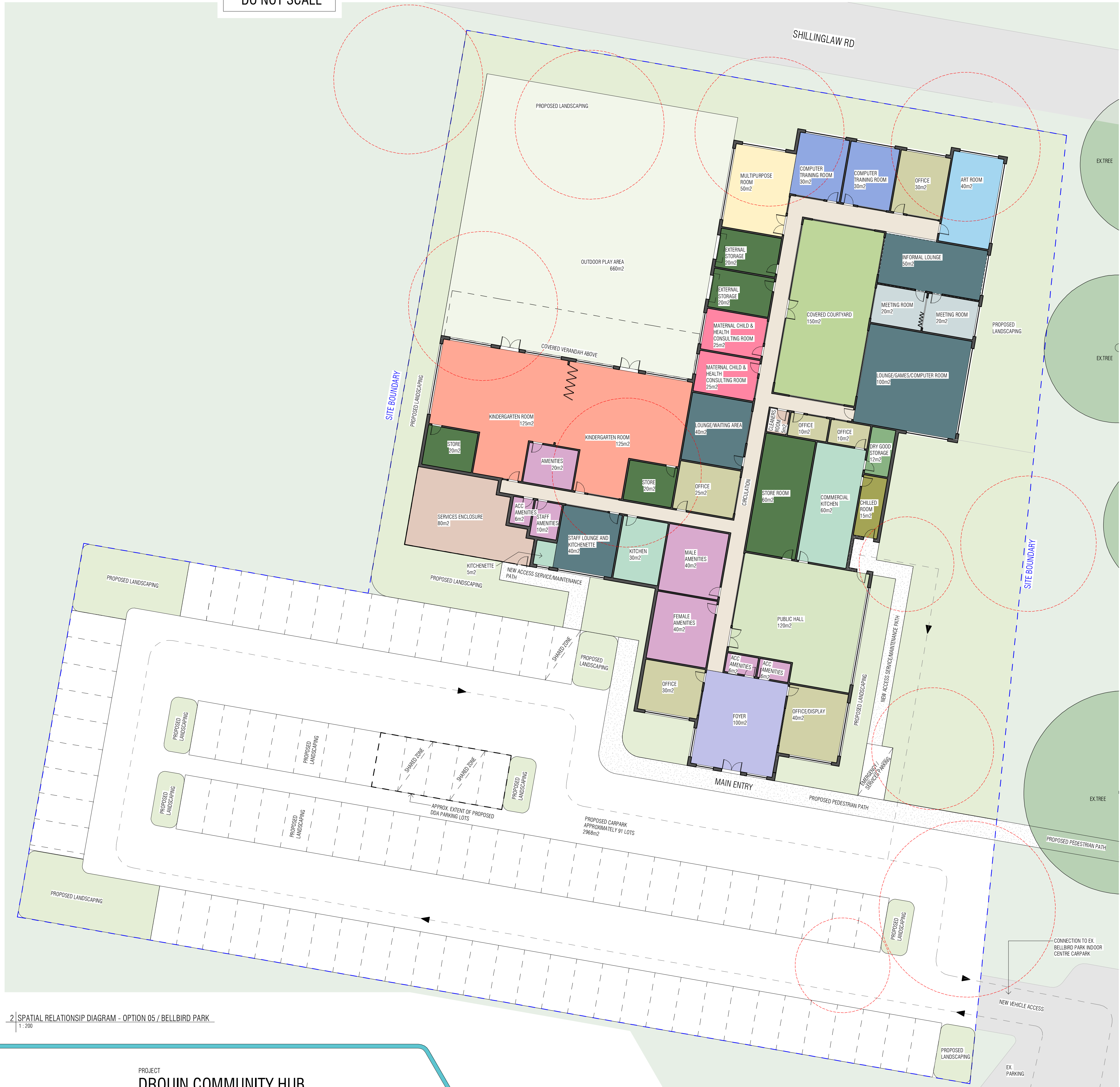
PROS

- GREENFIELD SITE HAS POTENTIAL TO OFFER GREATER FLEXIBILITY FOR DESIGN OPPORTUNITIES.
- PROXIMITY AND POTENTIAL CONNECTION TO EXISTING COMMUNITY SPORTS PRECINCT.
- SPACE ALLOWS FOR FUTURE GROWTH OPPORTUNITIES
- POTENTIAL FOR PROVISION OF EARLY YEARS SUPPORT TO SURROUNDING GROWING RESIDENTIAL PRECINCT

CONS

- LOCATED ON EXISTING DOG PARK.
- SITE IS WITHIN DESIGNATED BUSHFIRE PRONE AREA. THIS MAY LIMIT AND IMPACT DESIGN CHOICES.
- SITE CONTEXT IS STILL DEVELOPING - COMMUNITY HUB MAY BE UNDERUTILIZED UNTIL SURROUNDING AREA MATURES FURTHER.
- LACK OF EXISTING PUBLIC TRANSPORT OPTIONS TO SURROUNDING AREA - DIFFICULT TO ACCESS WITHOUT CAR.
- SITE IS APPROX. 1.8- 2KM FROM DROUIN TRAIN STATION AND COMMERCIAL TOWN CENTRE.
- IF DOG PARK IS TO BE RETAINED, COMMUNITY HUB TO BE LOCATED FURTHER WEST ALONG SHILLINGLAW RD. RELOCATION OF COMMUNITY HUB WILL RESULT IN LOSING CONNECTION TO EXISTING INDOOR SPORTS STADIUM

DO NOT SCALE



2 | SPATIAL RELATIONSHIP DIAGRAM - OPTION 05 / BELLBIRD PARK
1 : 200

