

25th October 2023

Newman Youth and Community Hub

Spatial Planning & SoA



The Principal's Vision is to provide a purpose built **functional** building, with spaces that meets the needs of the facility's tenants and the wider community. The Youth and Community Hub designs will lead to an **innovative, contemporary, functional** and **flexible** community hub that enhances the existing precinct, and considers the **climatic conditions** of the East Pilbara.

The facility must have the ability to remain relevant and current well into the **future**, as parts of the construction, may be built in stages over a number of years. Management must also be a design consideration, with a focus on **efficiencies**, reduction of operating costs, use of **technology**, and the ability for spaces inside and outside of the facility to be **shared** amongst users.

Ongoing maintenance should be a consideration of the design, with an emphasis on the **durability** and adequacy of materials, plant and equipment and remote area servicing and support from contractors. **Innovation** in design is an expected outcome.

The building must be **welcoming** to the entire community, presenting as an **entry Statement** to Newman, and be considerate of the **Traditional Owners** the Niyaparli People and the custodians of the land, the Martu People.



* Design Vision Statement extracted from Shire of East Pilbara RFQ Document (2021-22)*

SHARED DESIGN ASPIRATIONS

- Co-location of multi-use of space internal and externally
 - Attract people of all ages and backgrounds
- A quality and design, to be an entry statement to Newman
- Adequately cater for the current and future needs of the community
 - Make maximum practical use of the facility and land
- Ensure effective and efficient operation of each service through design
 - Design compatibility with surrounding community and landscape
 - Ensure long-term flexibility in the usage of building spaces
 - Improve accessibility
- Create visual profile for smaller services operating within facility
 - Reduce stigmatisation about accessing support services
- Encourage wider public use by providing access to range of services
 - Open and free flowing / multi-use design
- Durable materials with low maintenance and up-keep

DESIGN ASPIRATIONS

COMMUNITY



ENVIRONMENT



ADAPTABILITY



FUNCTION



INNOVATION



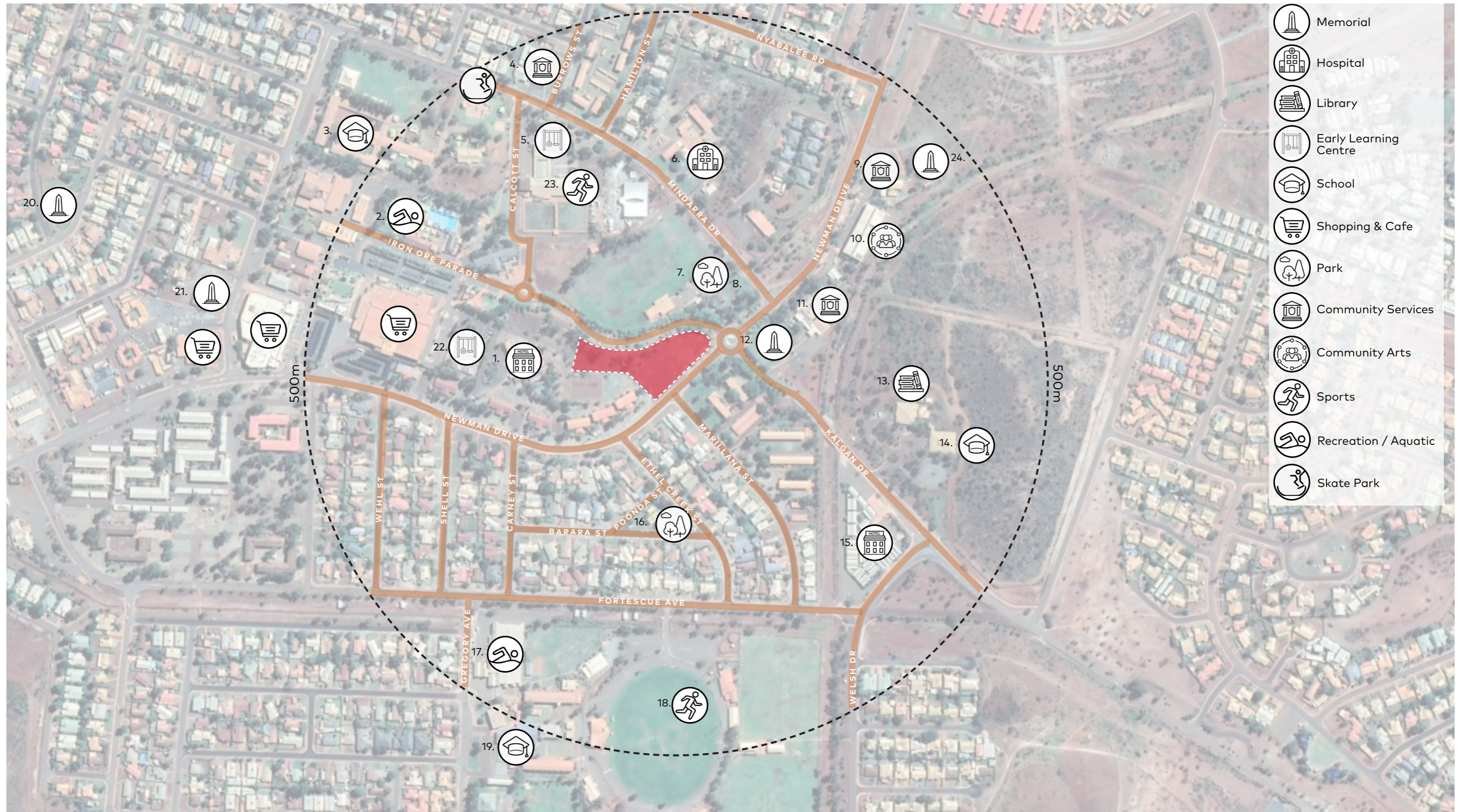
DURABILITY



DESIGN PRINCIPLES

Shared Design Principles and Aspirations

* Design Aspirations extracted from Shire of East Pilbara RFQ Document (2021-22)*



- | | | | |
|---------------------------------|---|--|---------------------------------------|
| 1. Seasons Hotel | 8. Dingo Park | 15. Mia Mia House in the Desert Hotel | 22. YMCA Newman Early Learning Centre |
| 2. Newman Aquatic Centre | 9. Department of Communities: Child Protection | 16. Ethel Creek Street Park | 23. Newman Sporting Club |
| 3. Newman Primary School | 10. Martumili Artists: East Pilbara Arts Centre | 17. Newman Recreation Centre | 24. Newman Mosque |
| 4. WA Police | 11. Shire of East Pilbara Council | 18. Saints Football & Sporting Club Newman | |
| 5. The Beach Indoor Play centre | 12. RSL Newman Memorial | 19. Newman Senior High School | |
| 6. Newman Hospital | 13. Newman Library | 20. St Joseph Catholic Church | |
| 7. Boomerang Park | 14. North Regional TAFE Campus | 21. Anglican Church | |



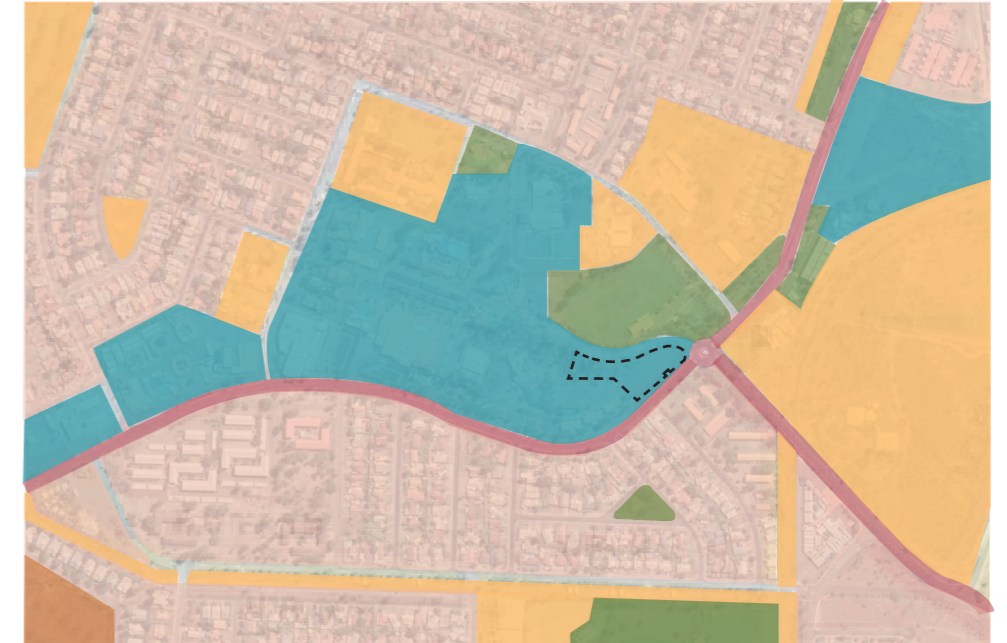
Lot Boundaries

Site
Plots



Heritage Areas

Site
(DPLH-005) Heritage Council WA - Heritage Agreements Registered Site
(DPLH-008) Heritage Council WA - Local Heritage Survey



Planning Schemes

Rural
Residential
Public purposes
Town Centre
Major Road
Parks/Recreation



Bus & Existing Parking

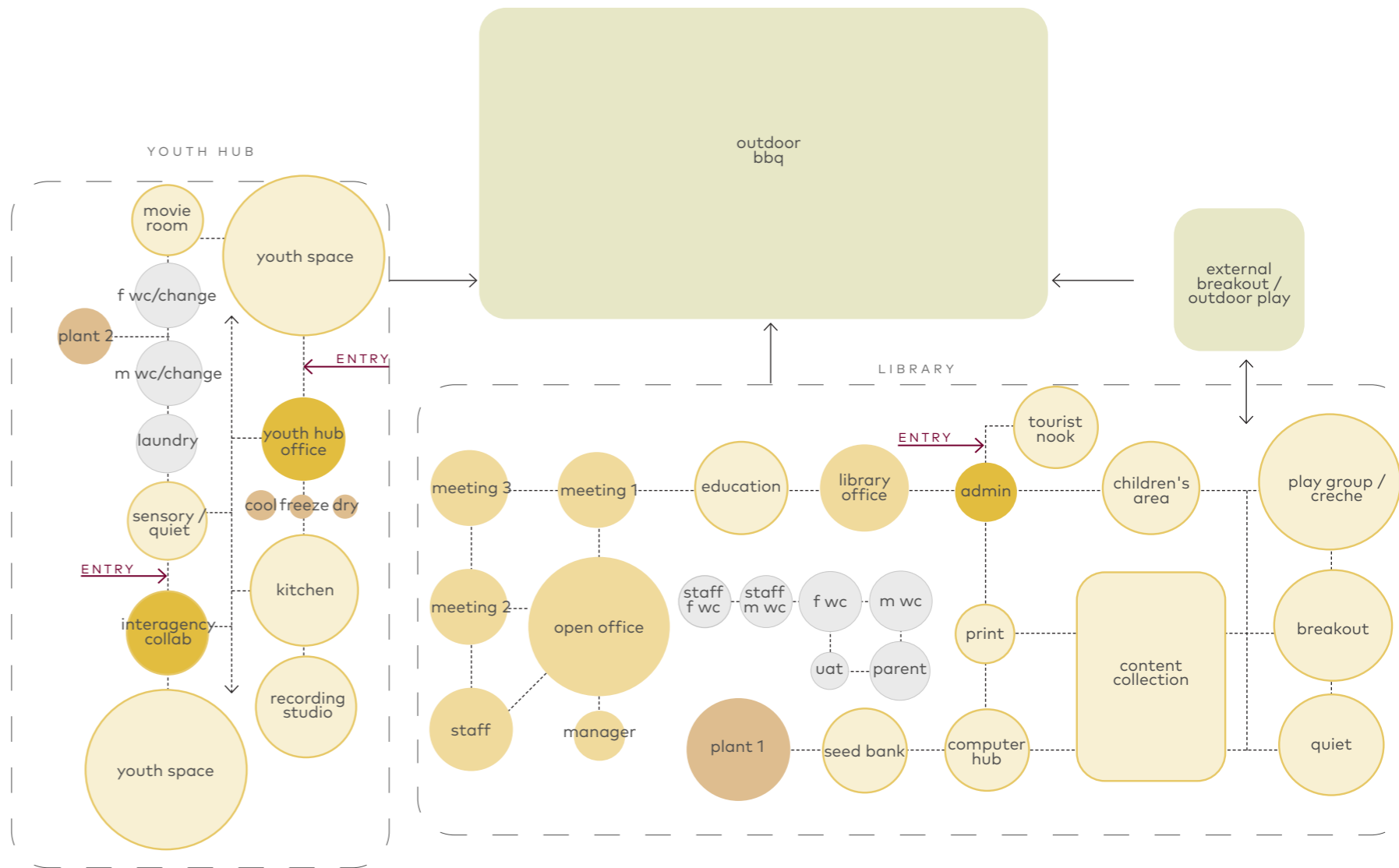
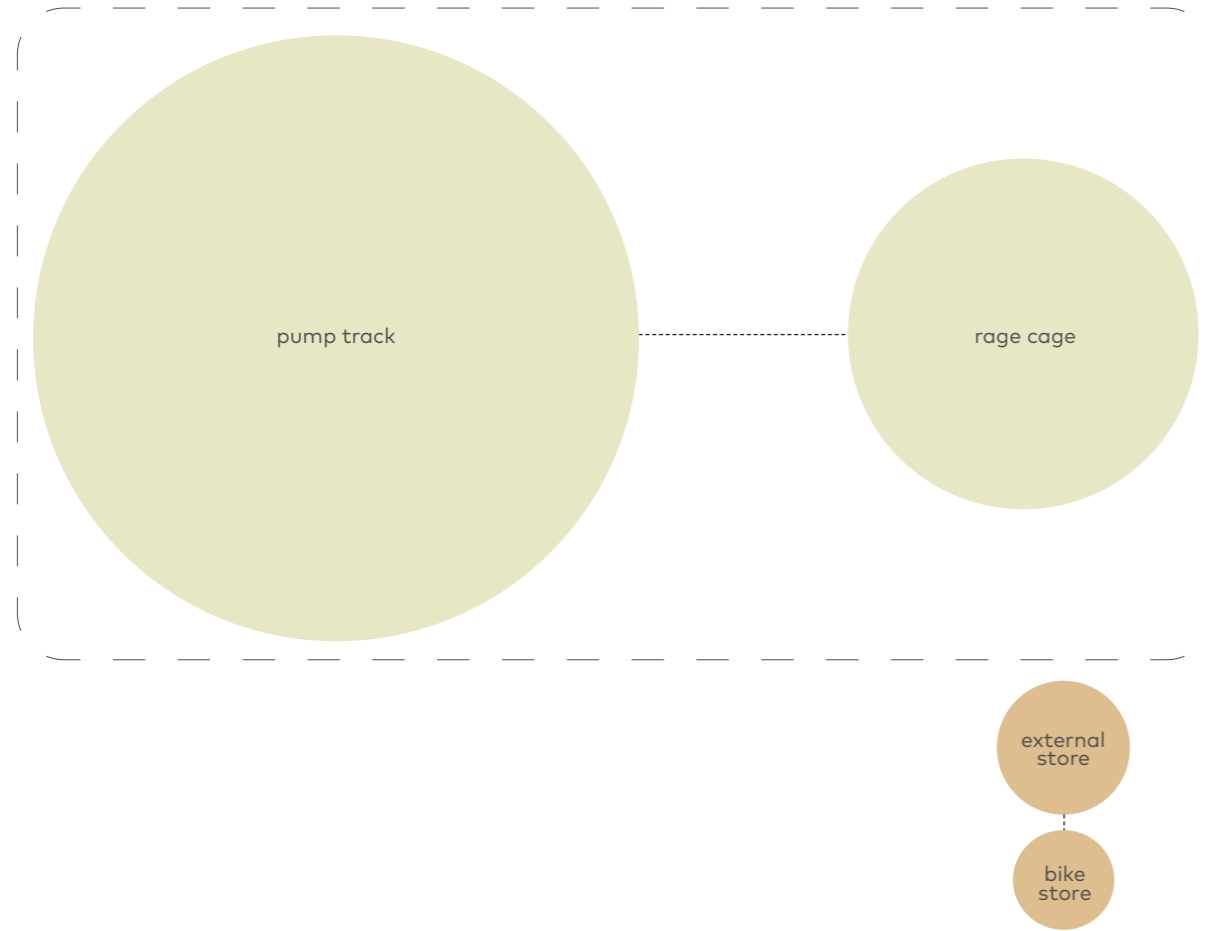
Town Parking
Site
RPT Bus Stop: Nullagine, Marble Bar & South Hedland



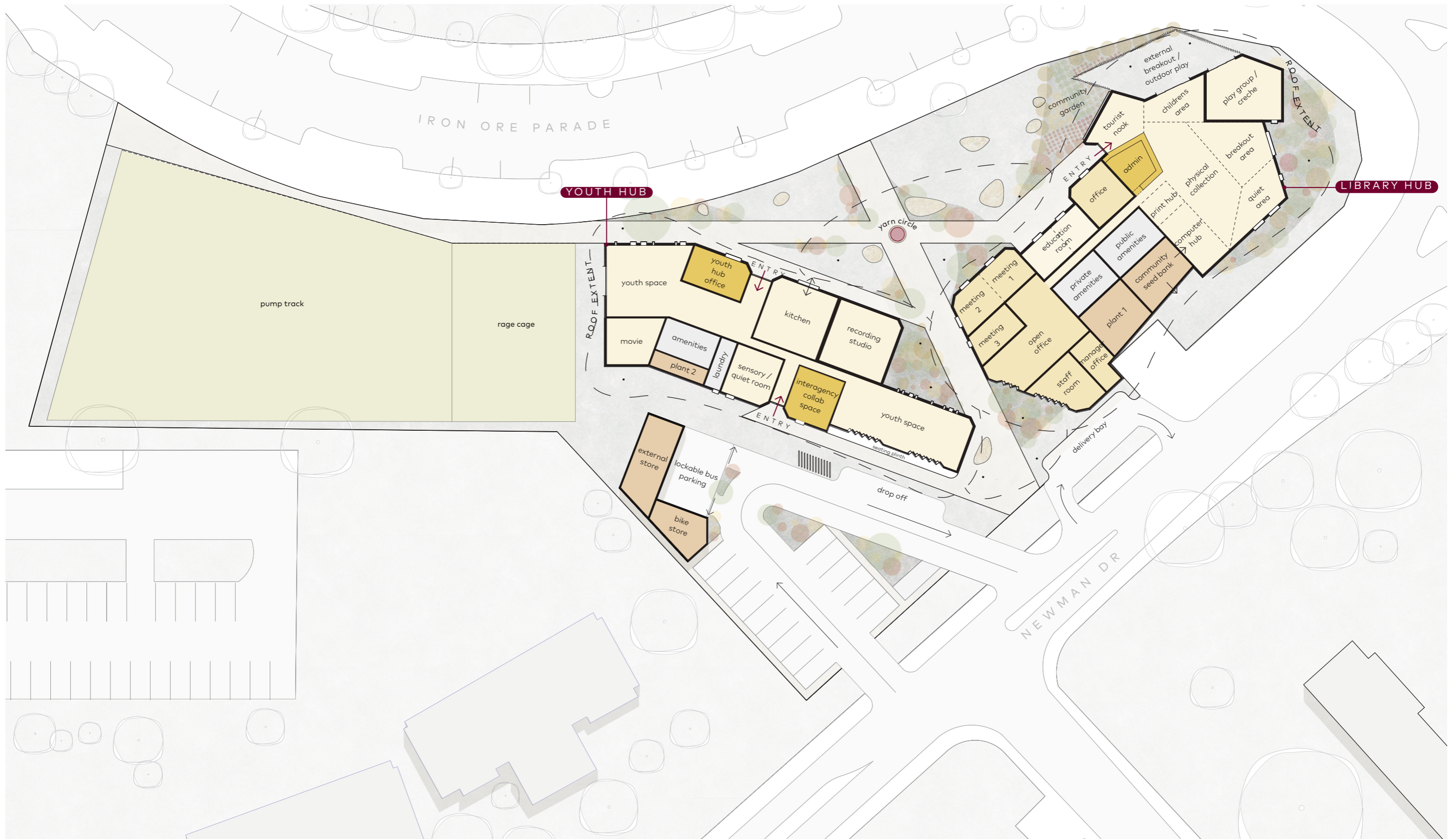
Visual Corridors

Site
Visual corridor to surrounding green spaces & pedestrian spines

SPATIAL RELATIONSHIP DIAGRAM



| Zone | |
|--|-------------------------------------|
| | Admin / Reception |
| | Newman Youth & Community Facilities |
| | Office / Meeting |
| | Amenities |
| | Outdoor Areas / Recreation |
| | Store / Plant |



- Entry / Admin Offices
- Stores
- Office
- outdoor public seating
- Youth & Library Facilities
- Amenities
- Outdoor Recreation



Rammed-earth



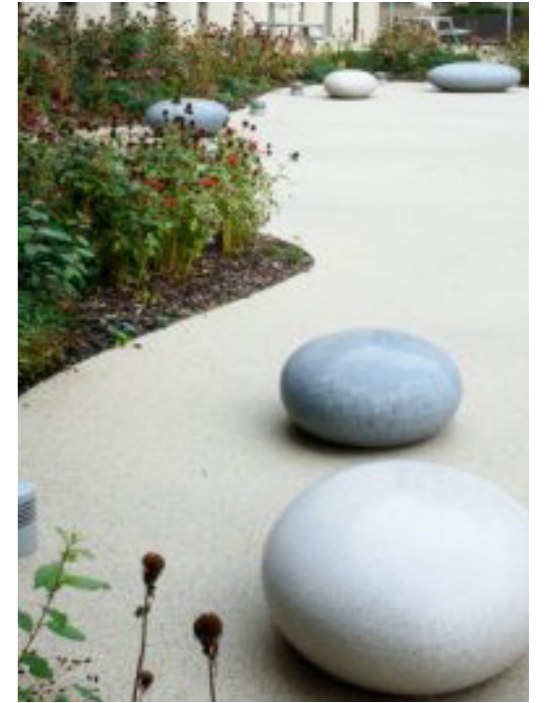
Corrugated galvanised steel



Rusted corrugated steel sheets



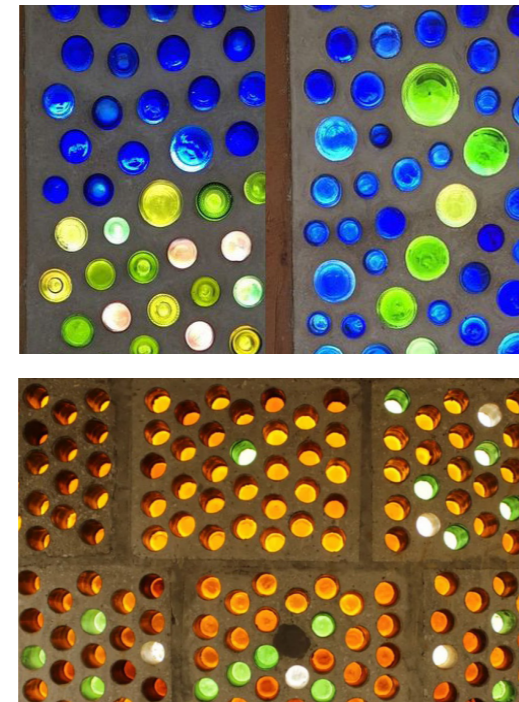
Clip-lock profile galvanised steel roof



Native planting & local stone seating



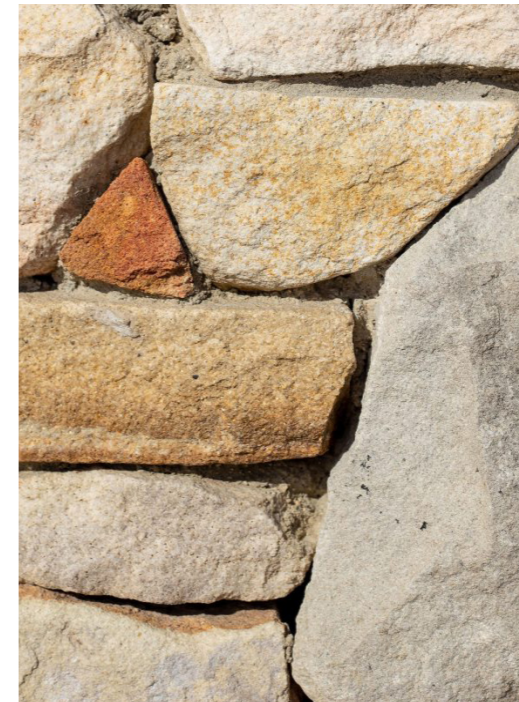
Perforated steel



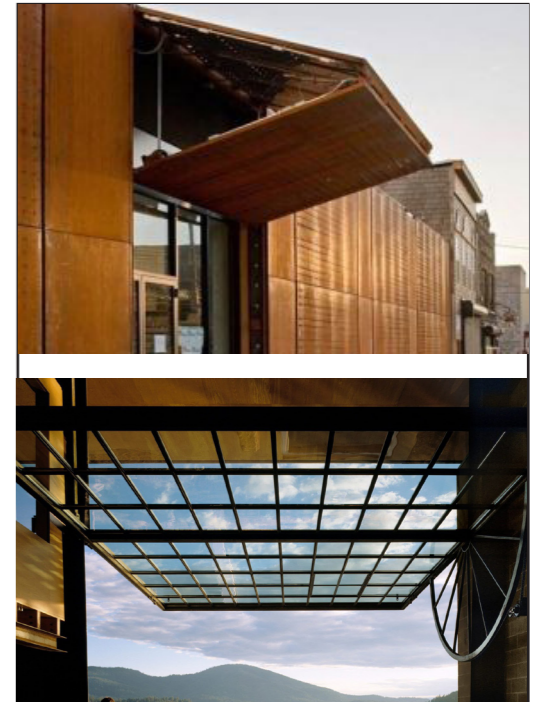
Precast glass bottle panels / brick



Corten-steel cattail sculptural fence



Local Stone - Basalt & Sandstone



Fold-up counterweight doors









| Room | Internal GLA (Gross Floor Area) m ² | External GLA (Gross Floor Area) m ² | Unit | Detail & Functional Requirement Comments |
|---------------------------------------|--|--|------------------|---|
| Support Amenities | | | | |
| Universal Access Toilet (UAT) | 9 | | | |
| Cleaner Store | 7 | | | |
| Female WC | 25 | | | |
| Male WC | 25 | | | |
| Staff Female WC | 15 | | | |
| Staff Male WC | 15 | | | |
| Parent Room | 15 | | | |
| Subtotal (m²) | 111 | | | |
| Administration & Offices | | | | |
| Manager's Office | 25 | | | Manager Community Services |
| Open Office | 105 | | 8 x Workstations | 8 Staff workstations within open plan office - 13 m ² per workstation |
| Flexible Meeting Room 1 | 30 | | 30 ppl capacity | Flexible meeting room with separators. Meeting areas to be accessible to the public |
| Flexible Meeting Room 2 | 30 | | 30 ppl capacity | Flexible meeting room with separators. Meeting areas to be accessible to the public |
| Flexible Meeting Room 3 | 30 | | 30 ppl capacity | Flexible meeting room with separators. Meeting areas to be accessible to the public |
| Staff Room | 45 | | | |
| Subtotal (m²) | 265 | | | |
| Library | | | | |
| Administration / Book Processing | 25 | | 2 x Workstations | Book Processing |
| Library Office | 45 | | 3 x Workstations | (Rear / back of house) - 7 x 6.2 |
| Stationary Room | 7 | | | 2.5 x 2 |
| Library Store Room | 15 | | | 6 x 3.4 . Store must be close to library as matts, chairs & ladders are regularly removed throughout the day. |
| Printing Hub | 20 | | | |
| Computer Hub | 45 | | 8 x Workstations | Work / Study space including computers |
| Physical Content Collection | 110 | | | General, specialist, local studies, heritage and cultural collections. 87m horizontal width of shelving |
| Play group / Creche | 75 | | | allow 3.25 m ² for each child. Minimum 14 people capacity. Area to included kitchenette |
| Children's Area | 40 | | | Flexible programmable space |
| Internal breakout Area | 60 | | | |
| External Breakout / Outdoor Play | | 105 | | Internal and external connection to library spaces |
| Community Seed Bank | 45 | | | Seed processing and storage. Seeds can be used in conjunction with the Youth Hub and Library and serve the Community Garden. |
| Quiet Area | 40 | | | Accessible drop-in area and safe quiet space / Reading |
| Tourist Nook | 40 | | | To work with Tourist Centre. Tourist media room and Local History area to be incorporated. 6m (min) of shelving |
| Multi-Purpose Program / Education Hub | 50 | | | Bookable room that can be booked for afterschool tutoring / social media teaching & Lifelong Learning (ESL). Education, lifelong learning, personal health and wellbeing programs |
| Subtotal (m²) | 617 | 105 | | |
| Youth Hub | | | | |
| Youth Hub Office / Admin | 40 | | | |
| Youth Spaces | 300 | | | Facility must have space which can be used by number of groups, including available for hire on daily basis. Arts & Crafts, community groups, leadership development and group classes. Flexible area for games area and informal gathering |
| Kitchen | 80 | | | Kitchen to open up to external yarn area |

SCHEDULE OF ACCOMMODATION

| Room | Internal GLA (Gross Floor Area) m ² | External GLA (Gross Floor Area) m ² | Unit | Detail & Functional Requirement Comments |
|---|--|--|------|---|
| Youth Hub | | | | |
| Kitchen Dry Store | 5 | | | |
| Kitchen Freezer | 4 | | | |
| Kitchen Cool Room | 4 | | | |
| Movie Room | 45 | | | |
| Recording Studio | 80 | | | |
| Interagency Collab Space | 45 | | | |
| Sensory / Quiet Room | 45 | | | |
| Male WC / Change Rooms / Lockers | 25 | | | To sit externally to Youth Centre so it can be accessed from external recreational area. Lockers to also be included |
| Female WC / Change Rooms / Lockers | 25 | | | To sit externally to Youth Centre so it can be accessed from external recreational area. Lockers to also be included |
| Laundry | 15 | | | |
| Subtotal (m²) | 713 | | | |
| Plant & Corridor Circulation | | | | |
| Plant 1 | 55 | | | |
| Plant 2 | 20 | | | |
| Comms Store | 5 | | | |
| Subtotal (m²) | 80 | | | |
| External Recreation Areas | | | | |
| Outdoor BBQ / Shaded Gathering | | 1000 | | to include central yarn space for informal gathering and potential outside cooking workshops |
| Pump Track | | 1500 | | Pump and scooter track should cater to all ages from beginners to advanced riders. Variety of surfaces to be explored. Lighting and shading to be integrated. Pump track - BMX, scooters and rollerblades |
| Rage Cage | | 400 | | |
| External Store | | 60 | | |
| Bike Store / End of Trip Facility | | 35 | | 1-200 m ² per gross floor area = 12 Bike bays |
| Waste Bin Storage | | 5 | | Easy access to road for waste bin collection |
| Subtotal (m²) | | 3000 | | |
| Parking / Bus Bays | | | | |
| Parking | | 245 | | |
| Lockable Bus Parking | | 70 | | |
| Delivery Bay | | 80 | | Car park to facilitate traveling services such as Breast Cancer, Vision & Ear Bus. Include docking station for deliveries, close enough to main storage areas and areas for trucks to unload |
| Subtotal (m²) | | 395 | | |
| Total (m²) | 1786 | 3500 | | |