

27th September 2023

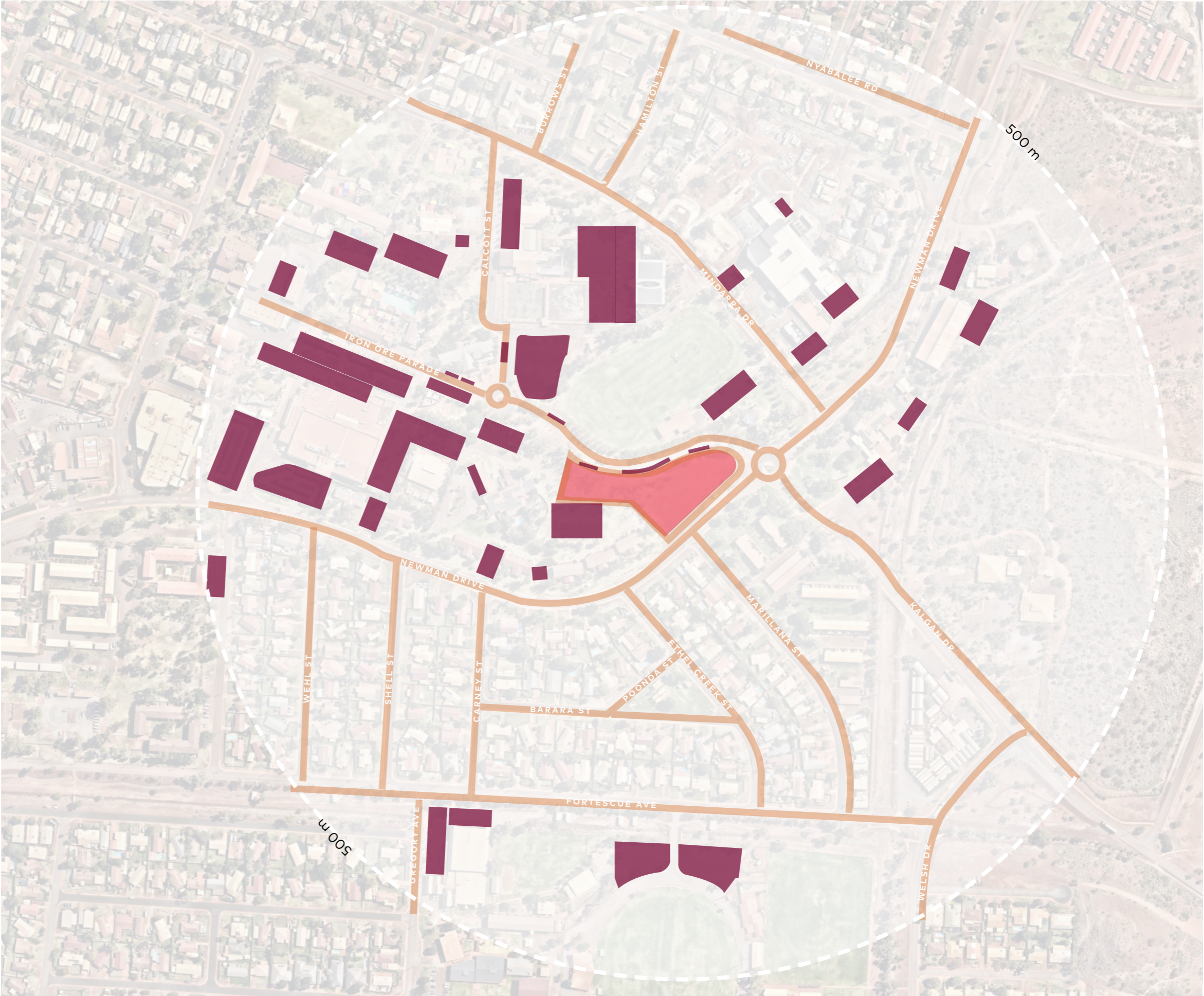
# Newman Youth and Community Hub

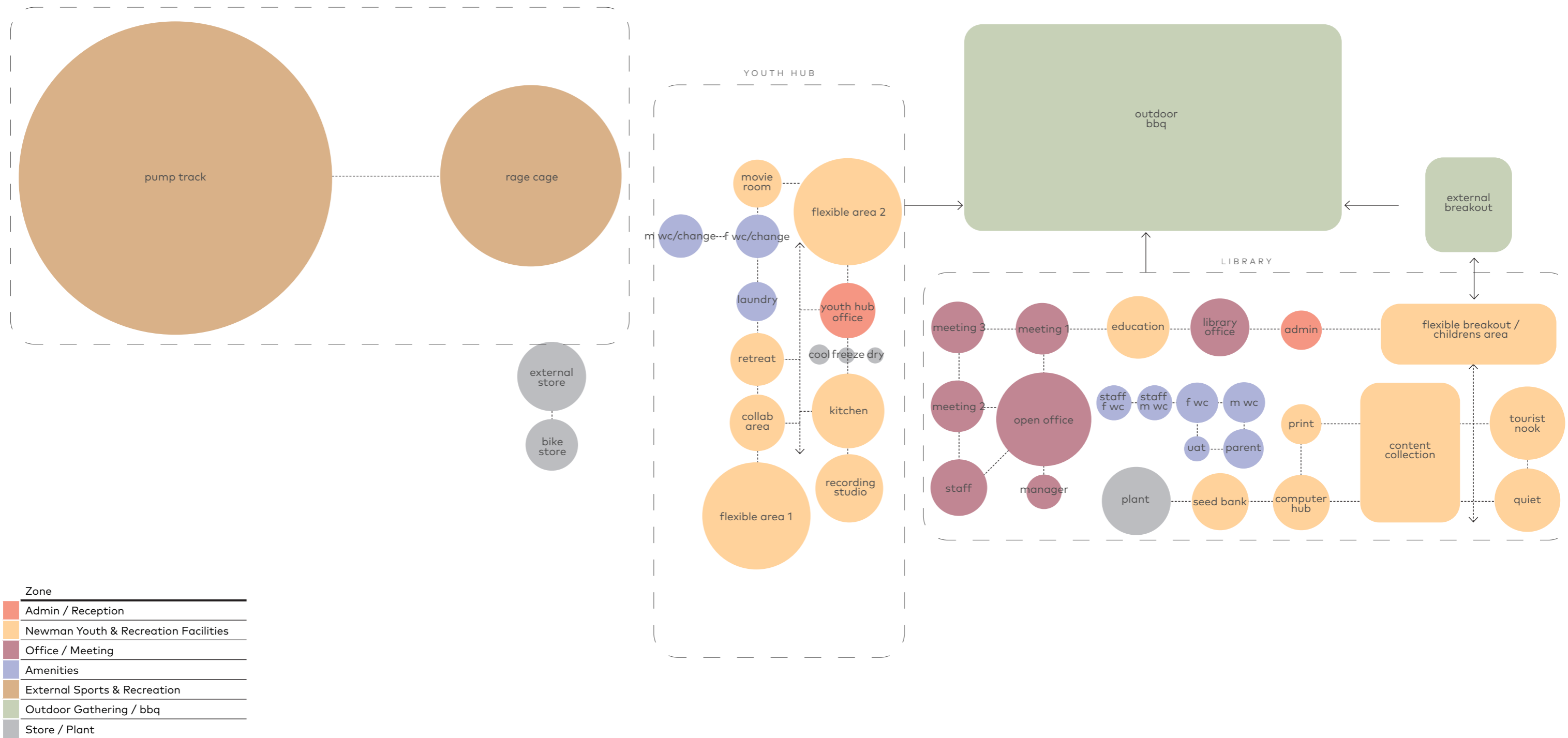
Spatial Planning & SoA

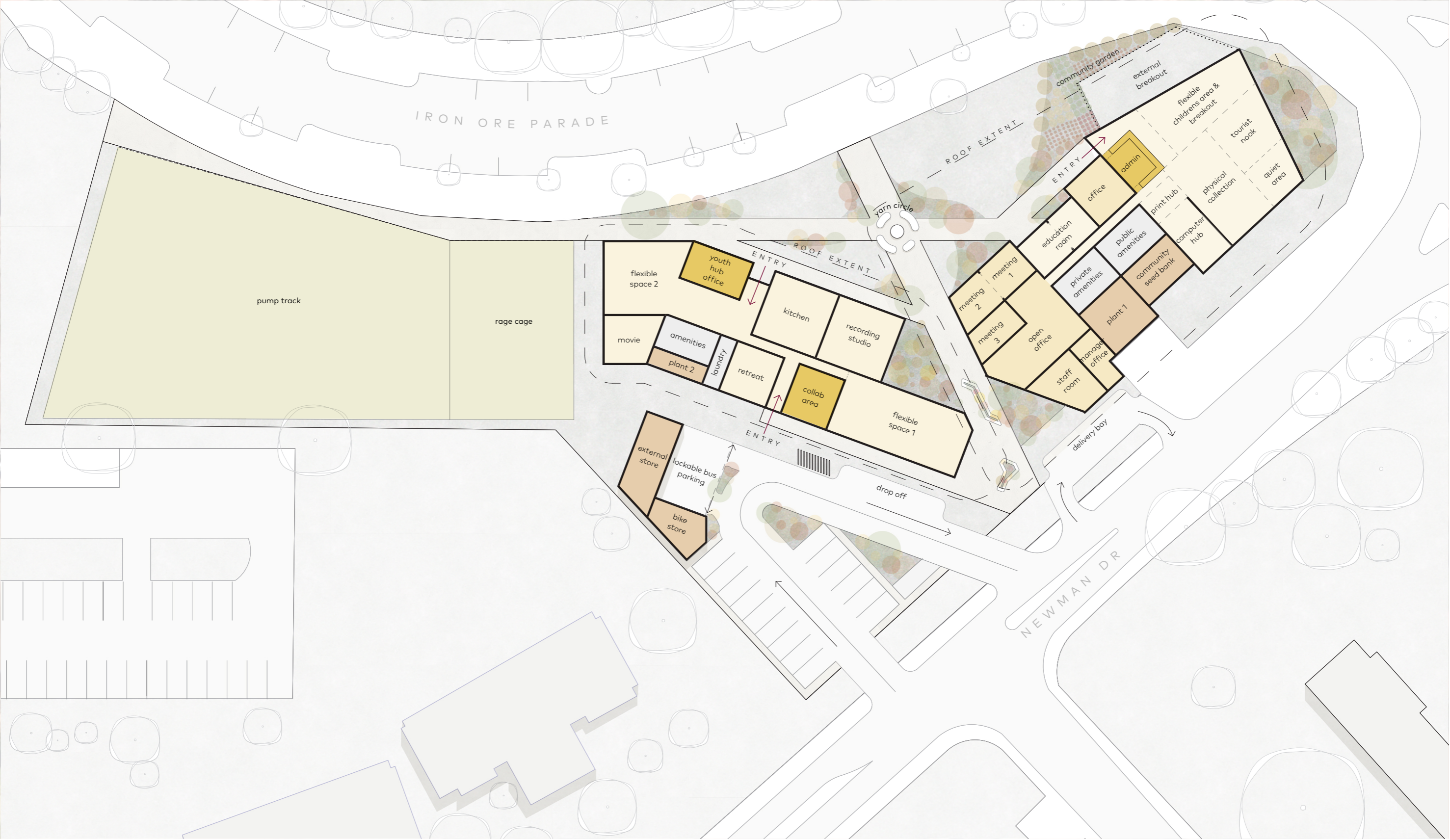


EXISTING CARPARKS

Zone	
<div></div>	Existing Public Carparks
<div></div>	Proposed Site







- |                            |           |                    |
|----------------------------|-----------|--------------------|
| Entry / Admin Offices      | Stores    | Office             |
| Youth & Library Facilities | Amenities | Outdoor Recreation |

Room	Internal GLA (Gross Floor Area) m²	External GLA (Gross Floor Area) m²	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			Locate near Children's Area
<b>Subtotal (m²)</b>	<b>111</b>			
Administration & Offices				
Manager's Office	25			Manager Community Services
Open Office	105		8 x Workstations	8 Staff workstations within open plan office - 13 m² 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			
<b>Subtotal (m²)</b>	<b>265</b>			
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
Flexible Breakout / Children's Area	100			Spaces where people can relax, work, meet, learn, connect and create. Communal spaces
External Breakout Area		125		Internal and external connection to library spaces
Quiet Area	35			Accessible drop-in area and safe quiet space / Reading
Tourist Nook	65			To work with Tourist Centre. Tourist media room and Local History Room 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
<b>Subtotal (m²)</b>	<b>517</b>	<b>125</b>		
Youth Hub				
Youth Hub Office / Admin	45			
Flexible Space 1	150			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 Space 2	160			Flexible area for games area and informal gathering
Kitchen	75			Kitchen to open up to external yarn area
Kitchen Dry Store	5			
Kitchen Freezer	4			
Kitchen Cool Room	4			

Room	Internal GLA (Gross Floor Area) m²	External GLA (Gross Floor Area) m²	Unit	Detail & Functional Requirement Comments
Youth Hub				
Movie Room	45			
Recording Studio	80			Ability to open externally for potential public shows
Collaboration Area / Office	45			
Retreat Area	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)	723			
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 m² 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)	1696	3520		