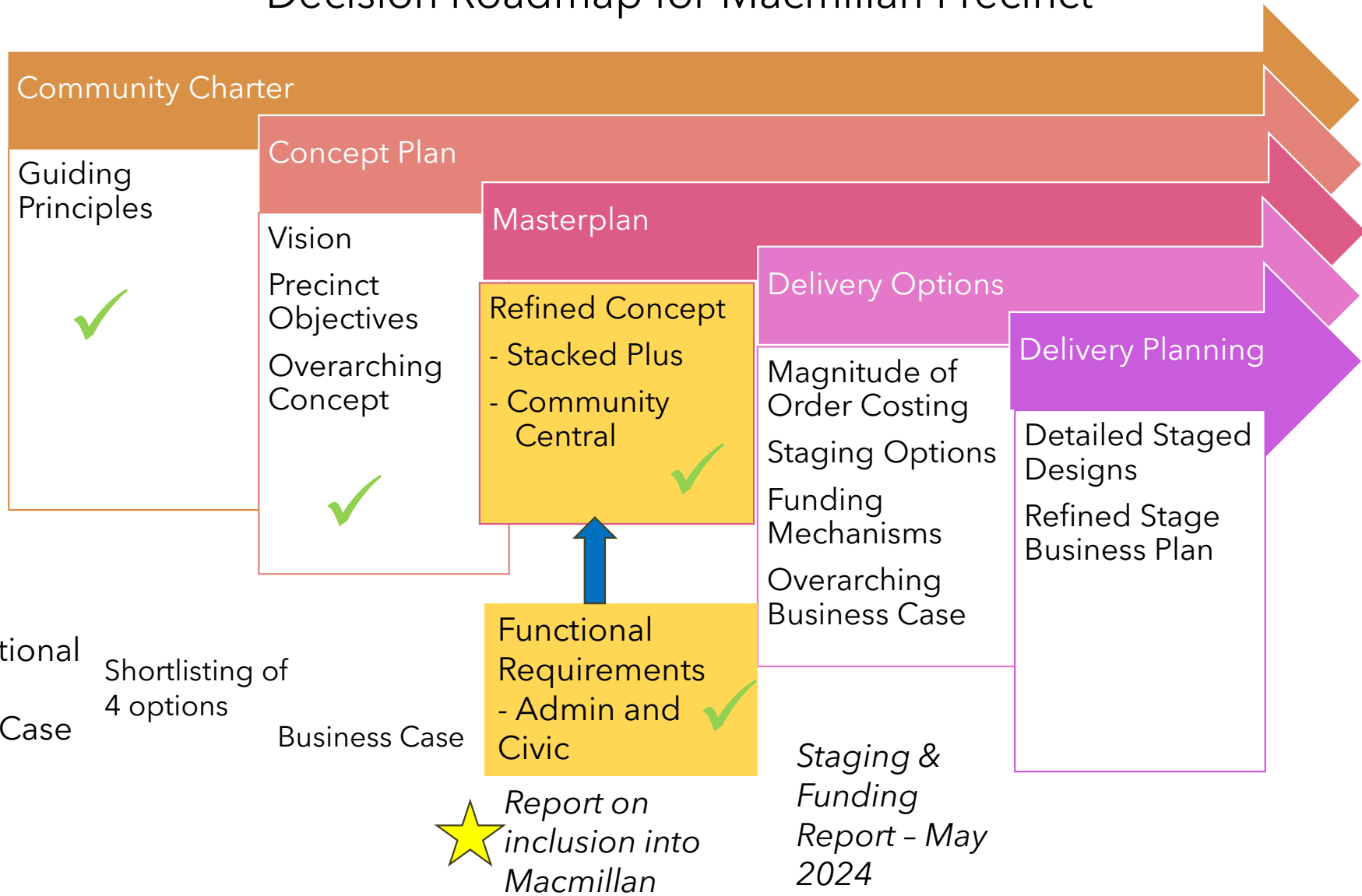


Review of Organisational Location Option 2a - Macmillan Precinct

Decision Roadmap for Macmillan Precinct



Land Tenure - overlay on existing usage



Existing Map Cadaster Overlay
1:1500 @ A3

Land Tenure - overlay on proposed Concept



New Concept Cadaster Overlay
1:1500 @ A3

Masterplan Concept - Endorsed Scenarios

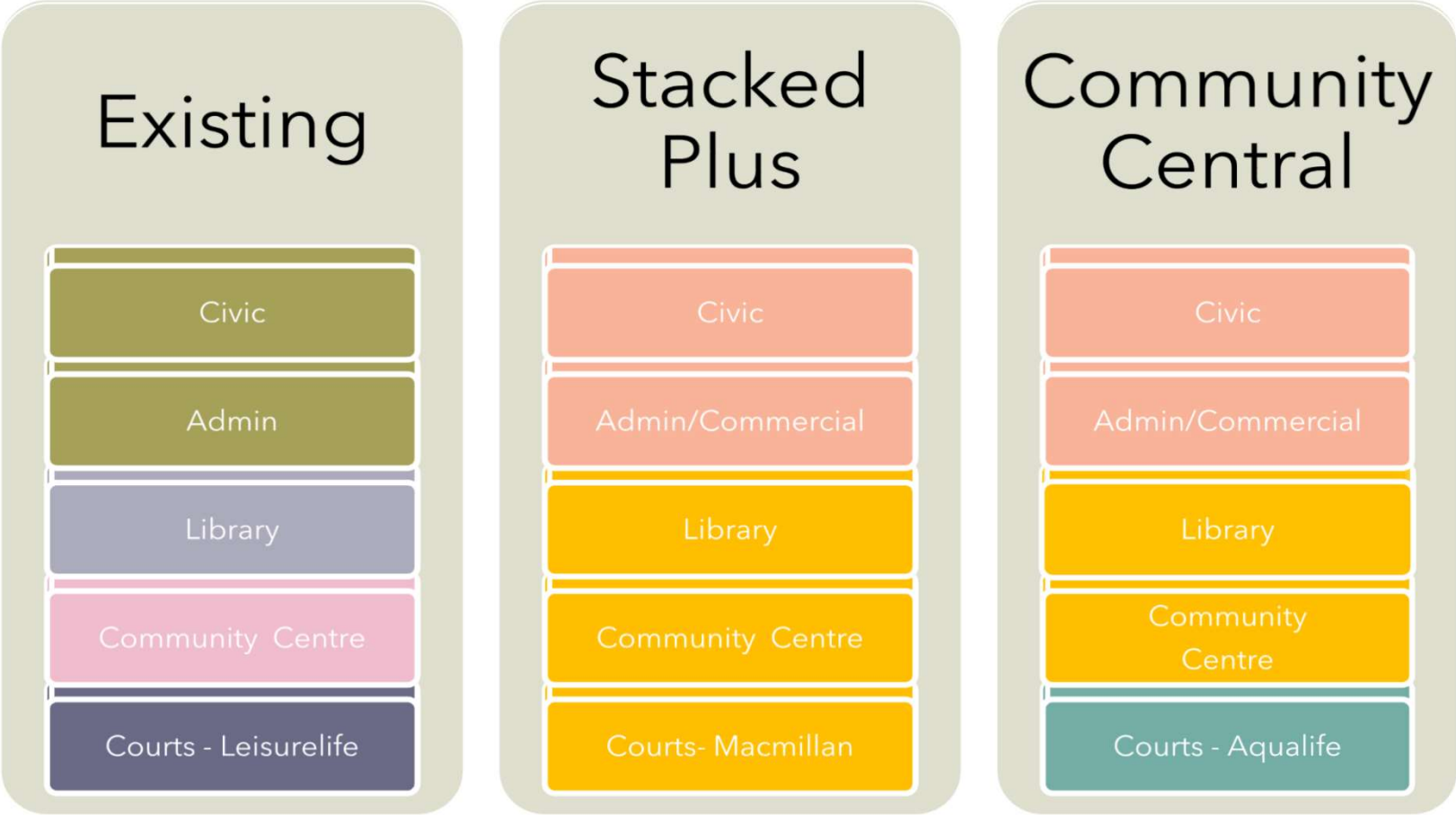
The Community Central Scenario was identified as the most preferred scenario, slightly ahead of the Stacked + Option.



Scenario Rankings



Comparison of Endorsed Masterplan Options - Review of the additional Admin and Civic Functions



Admin and Civic Functional Requirements - to be assessed

Area Allocation Table

		QTY	SQM
CIVIC/CUSTOMER SERVICE			
COMMUNITY SPACE	Foyer/Entry Space	1	30
	Customer Service and Visitor Interface	1	150
	Café	1	50
	Bookable Meeting Rooms (6pax)	4	60
	Council and Bookable Meeting Room (20pax)	1	60
	Council Chambers	1	150
	Function Space/Town Hall	1	220
	Function Room Store	1	35
	Commercial Kitchen/Store	1	40
	Lift Lobby	1	12
	SUBTOTAL		807
CIVIC WORKSPACE	Mayor's Office	1	18
	Workstations	1	5
	Elected Member Hot Desks	9	27
	Workstation Circulation & Fit Factor	25%	12.5
	Elected Members Break-out (4pax)	1	6
	SUBTOTAL		68.5
ADMINISTRATION			
ToVP WORKSPACE	Workstations	155	775
	Executive Offices	4	48
	Hot Desks	16	48
	Workstation Circulation & Fit Factor	25%	217.8
	SUBTOTAL		1089
SUPPORT SPACES	Lift Lobby/Waiting/Interchange Stair		72
	Meeting Rooms		254
	Collab Spaces		142
	Social Spaces		280
	Utility Spaces		123
	Storage Spaces		57
	SUBTOTAL		928
TOTAL NLA			2892 m²
NON-NLA SPACES	End of Trip Facilities incl. Secure Bike Store	1	95
	Building Envelope & Core Allowance (15% of GFA)		530.7
	SUBTOTAL		625.7
TOTAL GFA			3423 m²

Square Metres Per Staff Member

ADMINISTRATION WORKSPACE - m² PER PERSON		
ToVP Workspaces	1089	m²
Support Spaces	928	m²
WORKPLACE m²	2017	m²
ToVP Workpoints	159	No. of
m² per Staff Member	12.7	m²

Parking Area Table

	QTY	SQM
PARKING		
Carparking - 20% Less than Current Number	65	1625
Carparking - Current Number of Spaces	77	1925
Carparking - 20% More than Current Number	93	2325
Bike Racks for Visitors	15	13.5
CURRENT NUMBER SUBTOTAL		1938.5
GFA + Parking		5381.5

Stacked Plus

- 2 x floors office layout more than required for the administration offices
- underground carparking will require expansion
- Some additional ground or first floor reconfiguration will be required for Civic Function
- Community Centre currently still undersized to meet projected demand
- Overall footprint will need to increase due to under-estimate of floor area for multi- use courts

- Outcome - Can be incorporated with slightly reconfigured floor area and parking

Community Central

- 1 x floors office layout sufficient for the administration offices
- Underground carparking will require expansion
- Some additional ground or first floor reconfiguration will be required for Civic Function
- Community Centre currently still undersized to meet projected demand
- Overall footprint could be reduced if courts relocated - further staging options possible

- Outcome - Can be incorporated with slightly more flexibility due to relocation of indoor courts

Comparison of Total Floor Area

