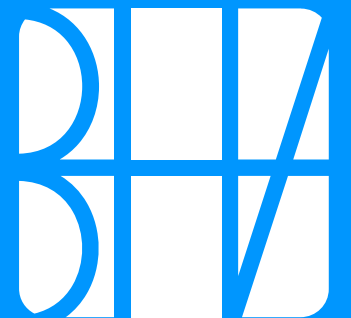


SANCTUARY POINT LIBRARY FEASIBILITY STUDY DESIGN REPORT

Revision A, 16 January 2025



brewster
hjorth
architects

Issue	Revision	Issue Date
A	Issue for review	16 January 2025

Feasibility Concept Design Team

Brewster Hjorth	Architect
Bluestone Management	Quantity Surveyor
Premise	Town Planner

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INTRODUCTION

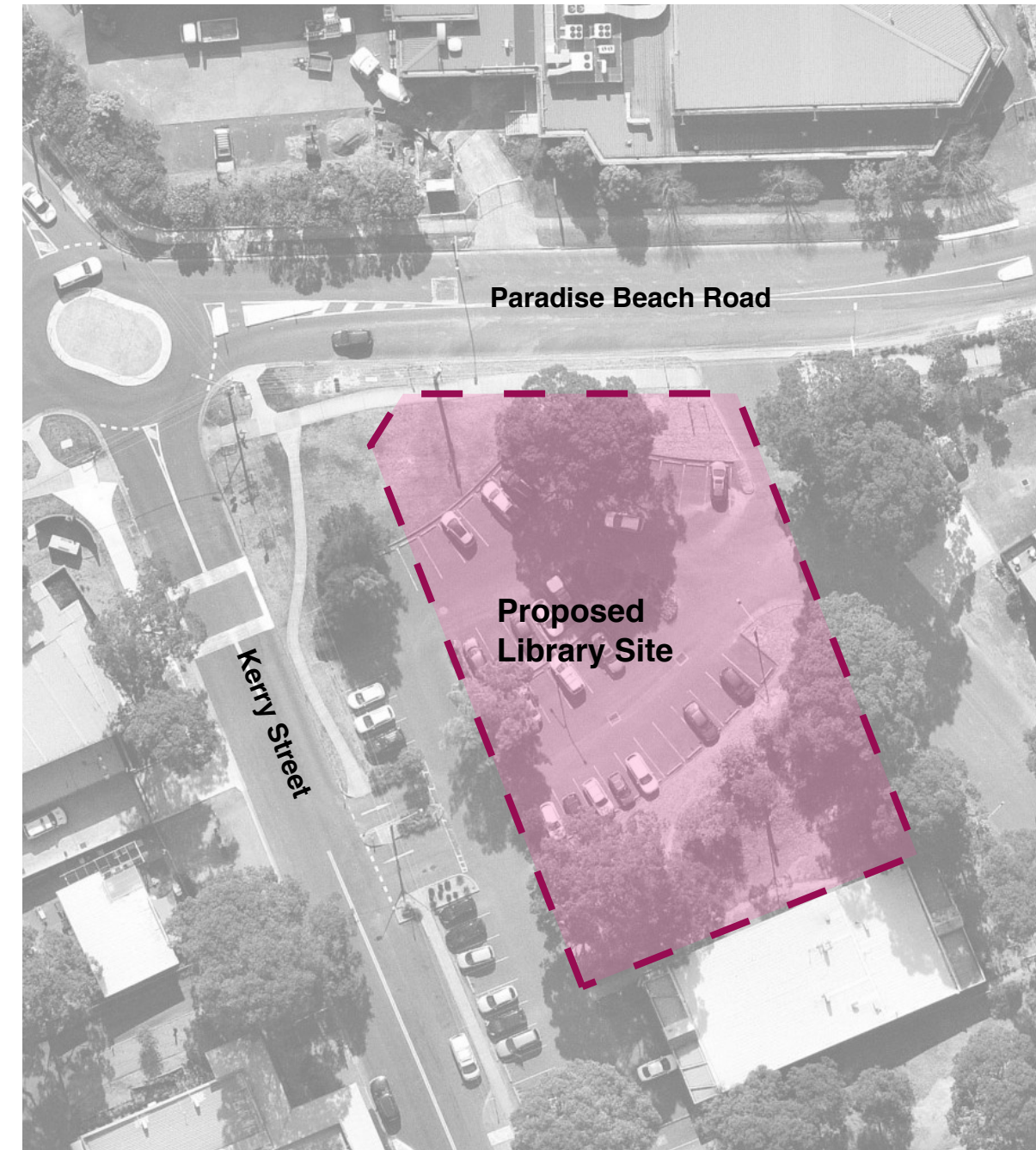
REVISED DESIGN FOR SANCTUARY POINT LIBRARY

INTRODUCTION

Shoalhaven City Council has nominated Brewster Hjorth Architects (BHA) to conduct a feasibility study for a new community library in Sanctuary Point. The proposed site for the library is at the corner of Paradise Beach Road and Kerry Street in Sanctuary Point. Brewster Hjorth Architects have previously developed a design for a library on the same site, however with severe cost increases through the duration of the design and documentation process meant that the value of the project increased and was thus no longer within council's budget. This feasibility study looks at a smaller and simpler library design that could meet community needs as well as the budget.

In collaboration with the Council and its stakeholders BHA has developed a preliminary revised project brief to suite community needs and library collection requirements. The team has worked together with a quantity surveyor throughout the feasibility process to ensure the project can be built within the budget. This feasibility design report outlines in detail the preliminary project brief, budget strategy and concept design.

The project takes inspiration, successes and lessons from Warilla Library, Shellharbour Council's 980 sqm facility was completed in 2019. The project aims to take all the learnings and successes of Warilla Library and adapt them to the Sanctuary Point site and its community's needs. This feasibility design report will reference Warilla Library as a starting point for the Sanctuary Point Library Design.



Aerial view of proposed site at the corner of Paradise Beach Road and Kerry Street in Sanctuary Point

FEASIBILITY STUDY METHODOLOGY

The Feasibility Study has followed a clear methodology in order to efficiently and effectively arrive at the best concept design option.

1

- BHA presents site analysis and town planning report
- BHA presents review of Warilla design and cost analysis
- BHA presents graphical return brief based on council briefing
- Iteration of return brief based on council stakeholder's feedback

2

- BHA presents 5 initial planning options
- Council provides comments & selects 2 options for development

3

- BHA presents the developed 2 planning options
- Council provides comments and selects a preferred design

4

- BHA presents a developed preferred concept design
- BHA presents cost plan of final concept design
- Council provides final feedback on design and cost

5

- BHA presents finalised concept design and cost plan
- BHA presents of summary feasibility report



PROJECT OBJECTIVES

1

VISION

- Cater to **full spectrum** of community library needs
- The building should express its **community function**
- Reflect the **character** of local landscape
- **Secure courtyard** allowing library activity to spill over
- Thermally **comfortable** spaces, energy efficient systems
- Improve **connectivity** for the Village Centre precinct
- Flexible to adapt to **changing future** needs and growth

2

FACILITIES

- Collection display up to **15,000 items**
- **Children's Library** and **engaging Young Adult area**
- Variety of **bookable spaces & community facilities**
- **Staff office** for 3 members, returns sorting & storage
- **Sheltered courtyard**, highly flexible & functional
- Entry lounge, help desk with **overview of facility**
- Improved **public parking** & enhance connectivity

3

OPERATION & MAINTENANCE

- **Durable & low maintenance** materials & landscaping
- **Low operational energy** costs, energy efficient
- Use of **passive energy** methods
- **BM System** to economise energy
- Lighting, passive surveillance & security cameras

4

PROJECT COST

- **Total project cost \$14.8 mil (15 mil budget)**
- Federal PCIP Grant **\$7.5 mil** condition on completion mid 27
- NSW Gov. PLI Grant **\$0.45 mil**
- Outstanding amount is funded by Shoalhaven City Council



EXECUTIVE SUMMARY

Council's Library project team and Brewster Hjorth Architects have undertaken a thorough feasibility study to assess council's brief, budget and develop a concept design which successfully address the above requirements within the total project budget.

The selected and developed feasibility concept option responds to all project objectives, proposing a welcoming, flexible and cost effective design. The project's urban ambitions are achieved; an improved upper carpark, a through site link connecting Paradise Beach Road and Kerry Street retail precincts and a forecourt and library entrance that addresses Kerry Street.

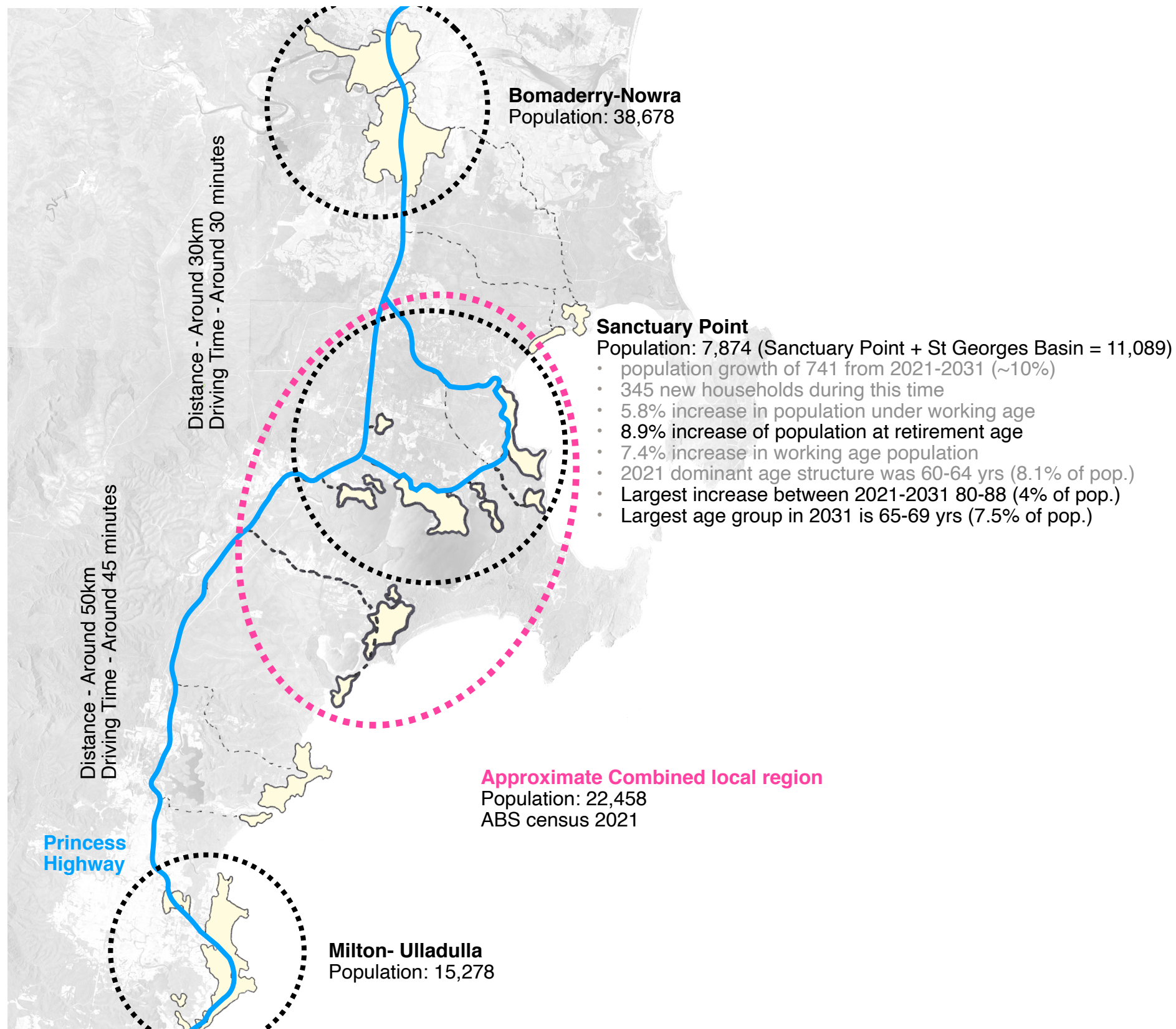
This design would require further development and community engagement if it is to precede. On the basis of this study both Council's team and BHA can recommend this as an attractive and viable contribution to the community.



A compact and welcoming Library for Sanctuary Point

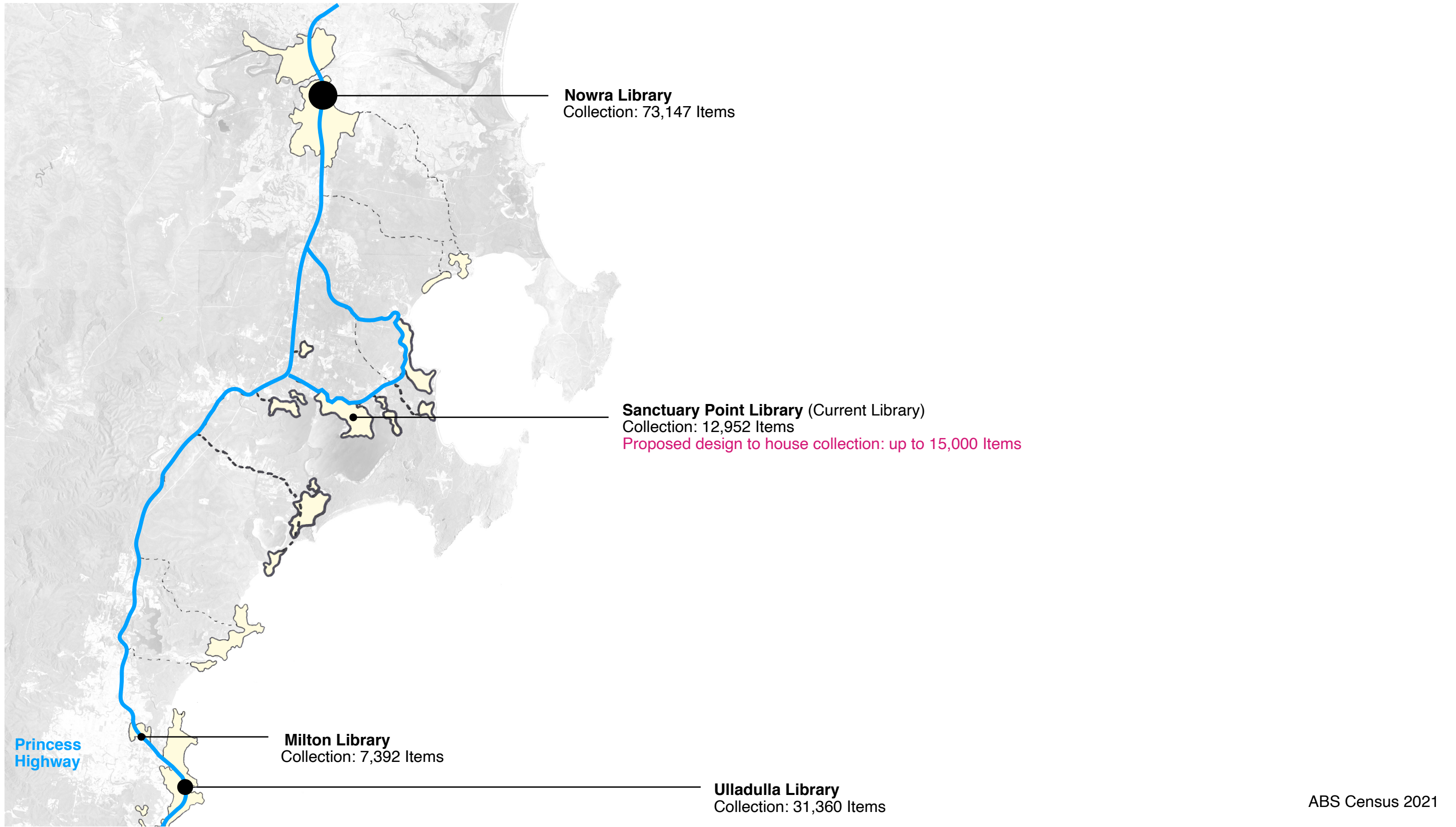
SITE ANALYSIS

SANCTUARY POINT LIBRARY

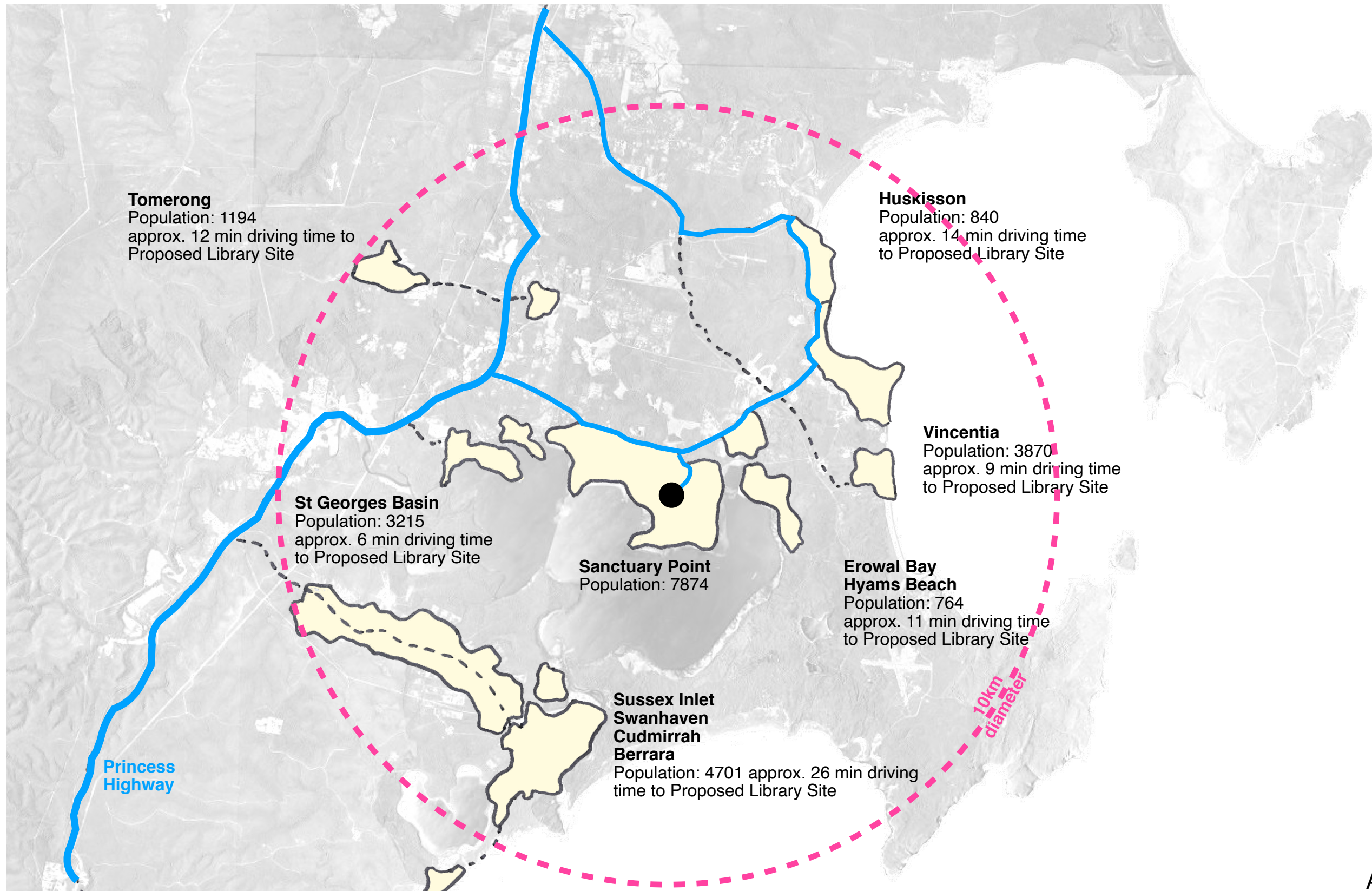


ABS Census 2021

SHOALHAVEN LOCAL GOVERNMENT AREA POPULATION CENTRES



EXISTING COUNCIL LIBRARIES

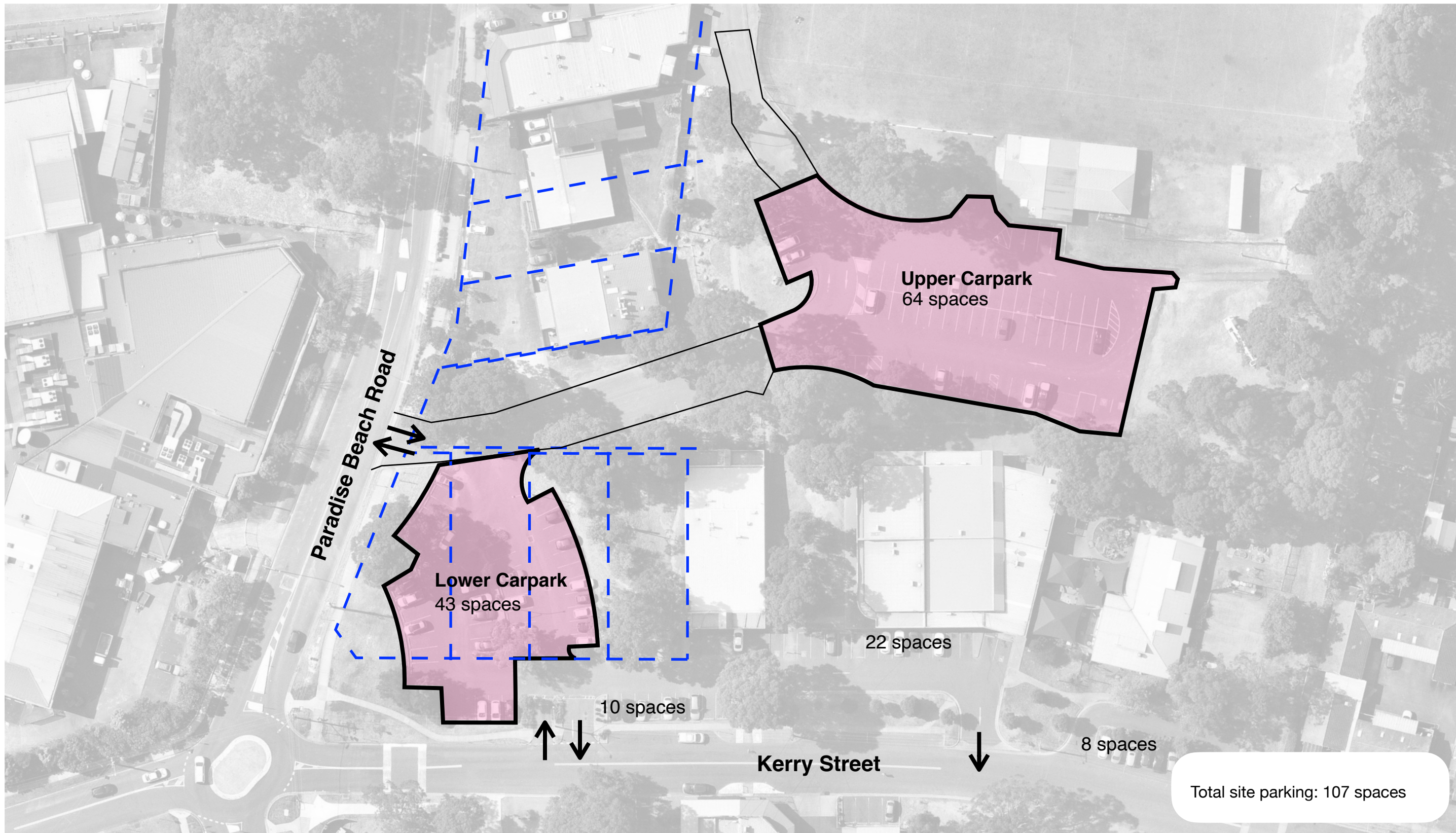


ABS Census 2021

POTENTIAL SANCTUARY POINT LIBRARY USERS



WALK-ABILITY AND CYCLE-ABILITY

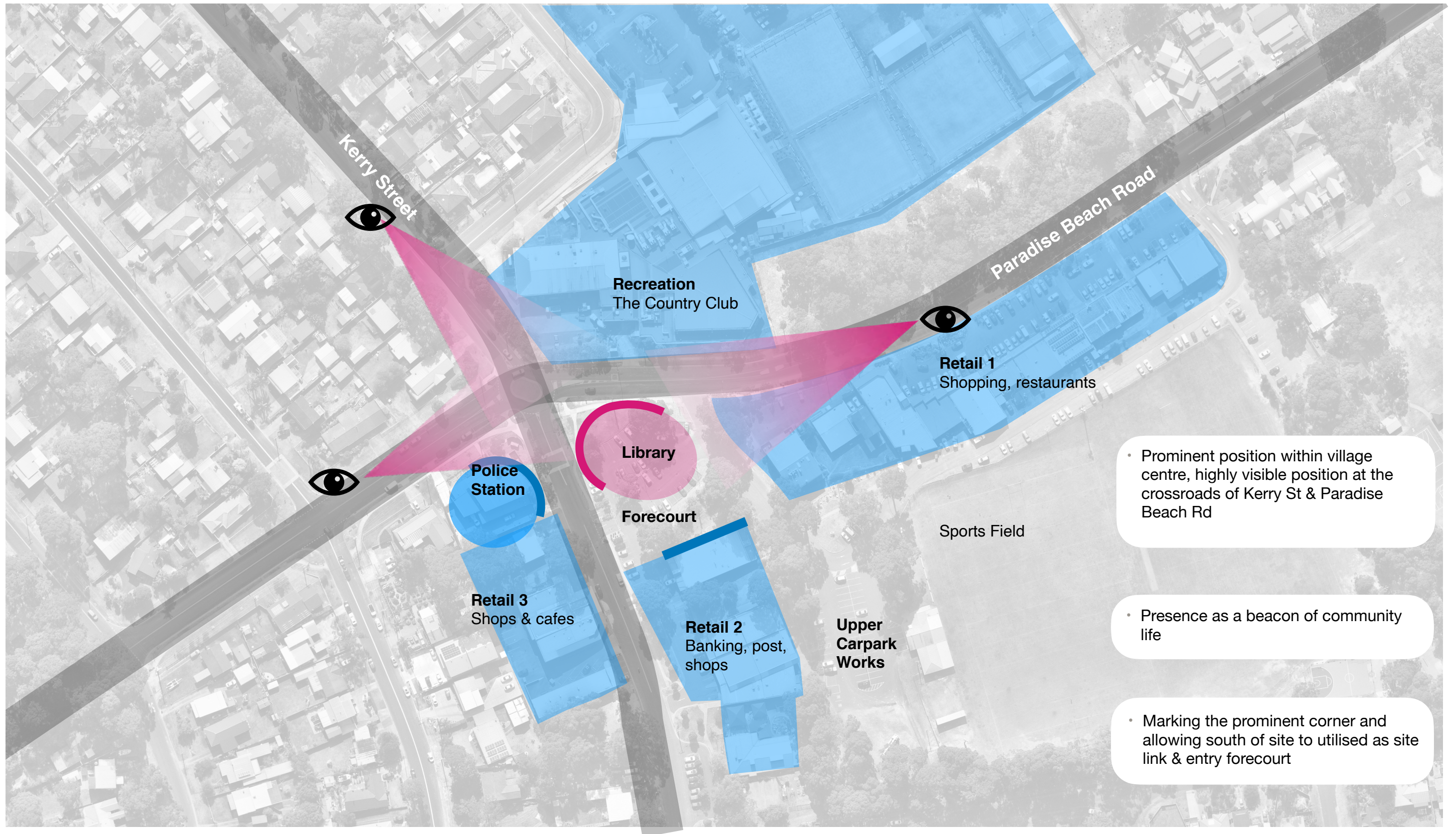


EXISTING CAR PARKING ANALYSIS



IMPROVING INTERCONNECTION OF THE VILLAGE CENTRE



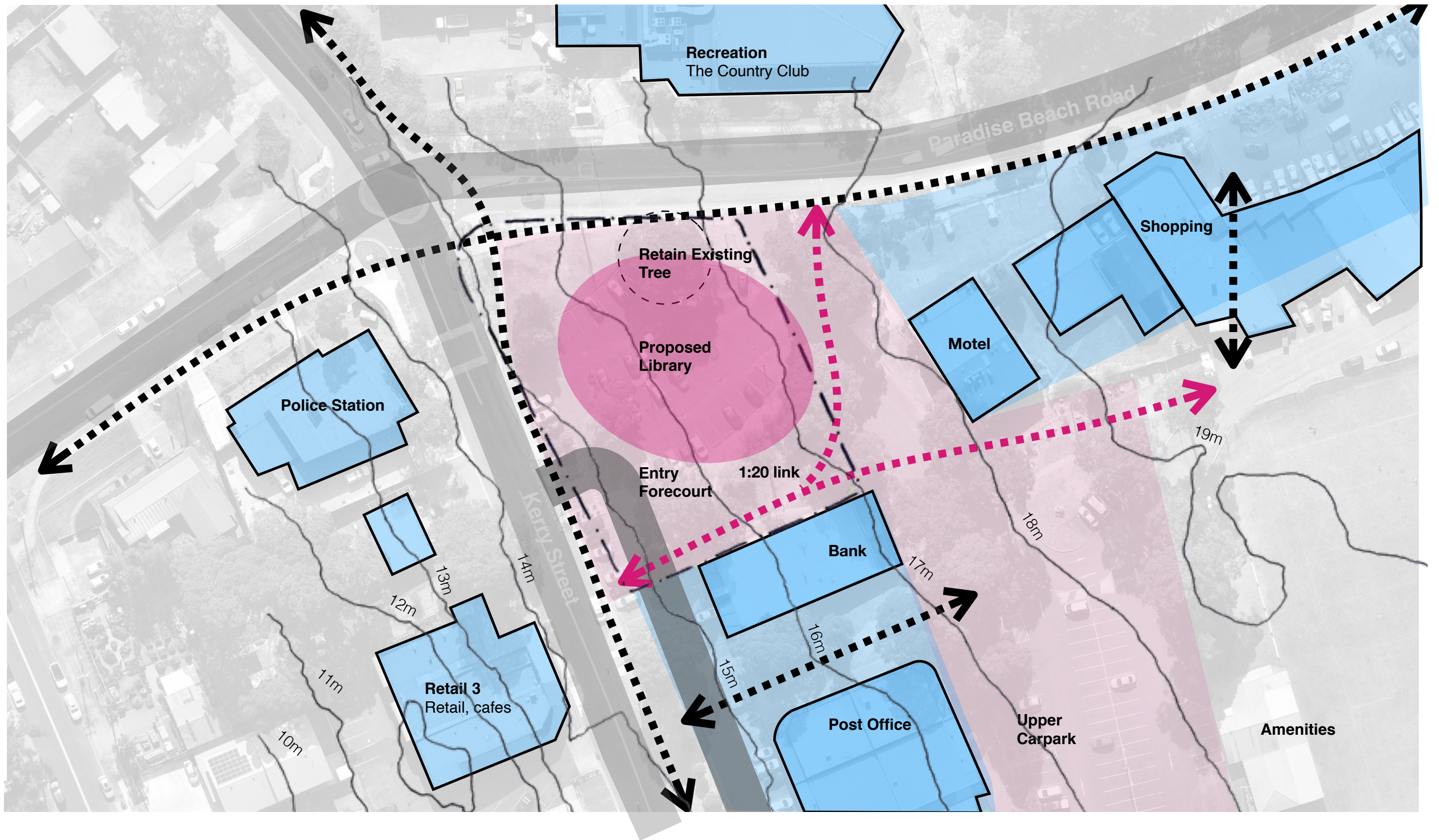


- Prominent position within village centre, highly visible position at the crossroads of Kerry St & Paradise Beach Rd

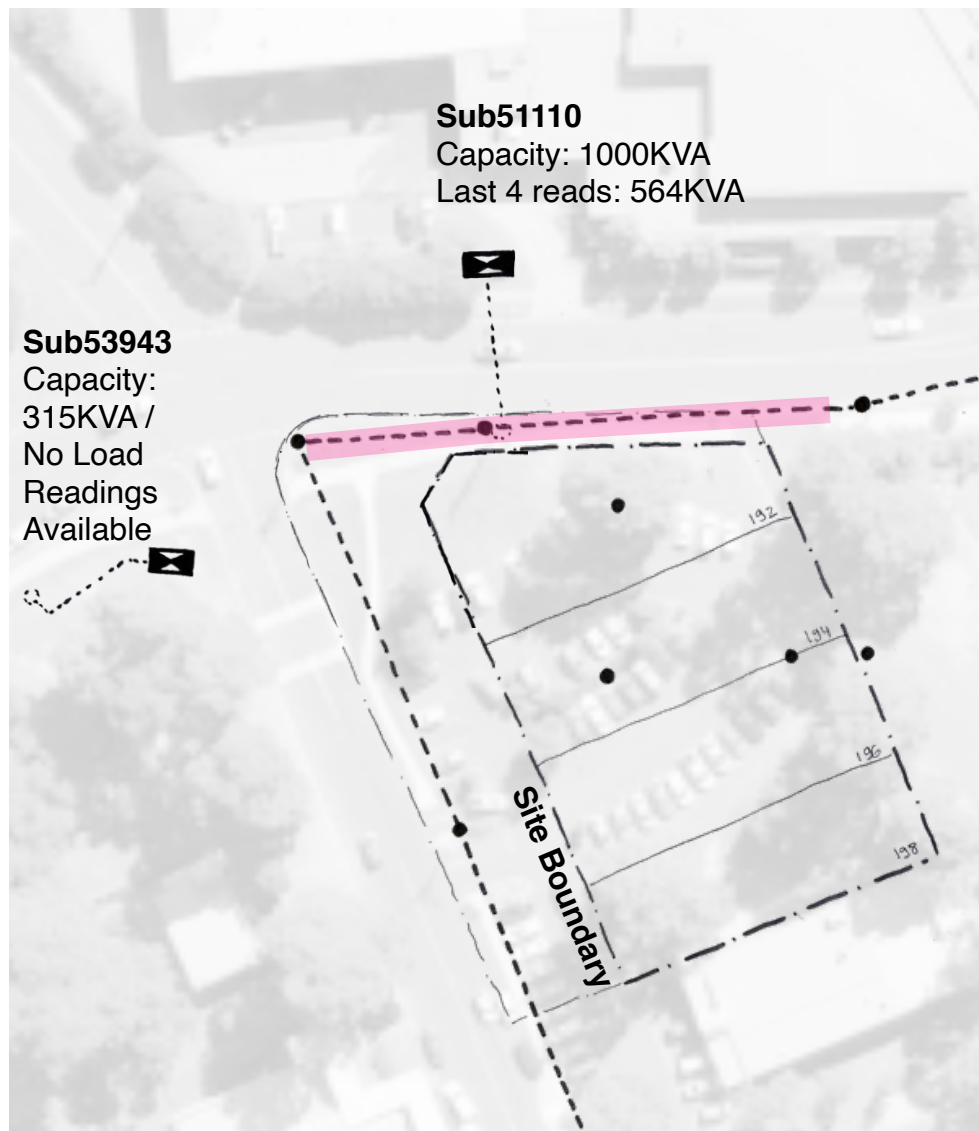
- Presence as a beacon of community life

- Marking the prominent corner and allowing south of site to be utilised as site link & entry forecourt

COMMUNITY BEACON AT VILLAGE CENTRE

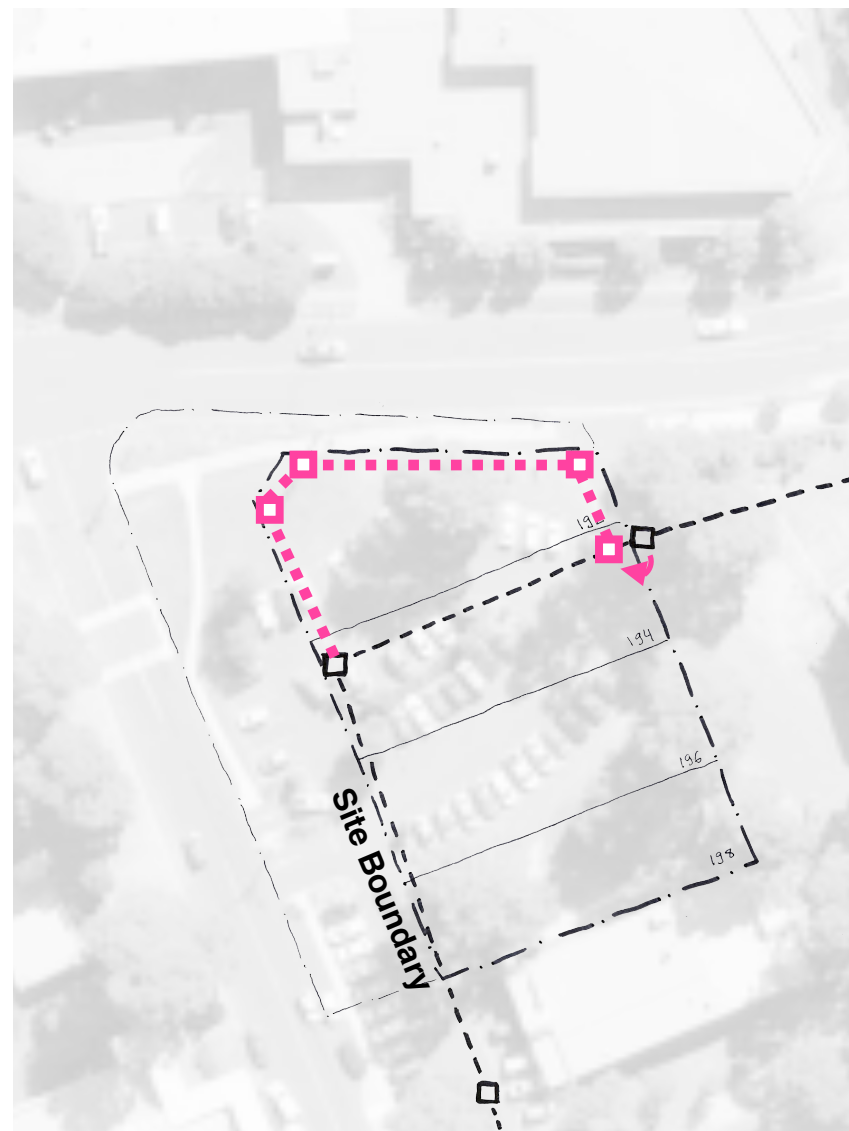


TOPOGRAPHY, FORECOURT AND THROUGH SITE LINK



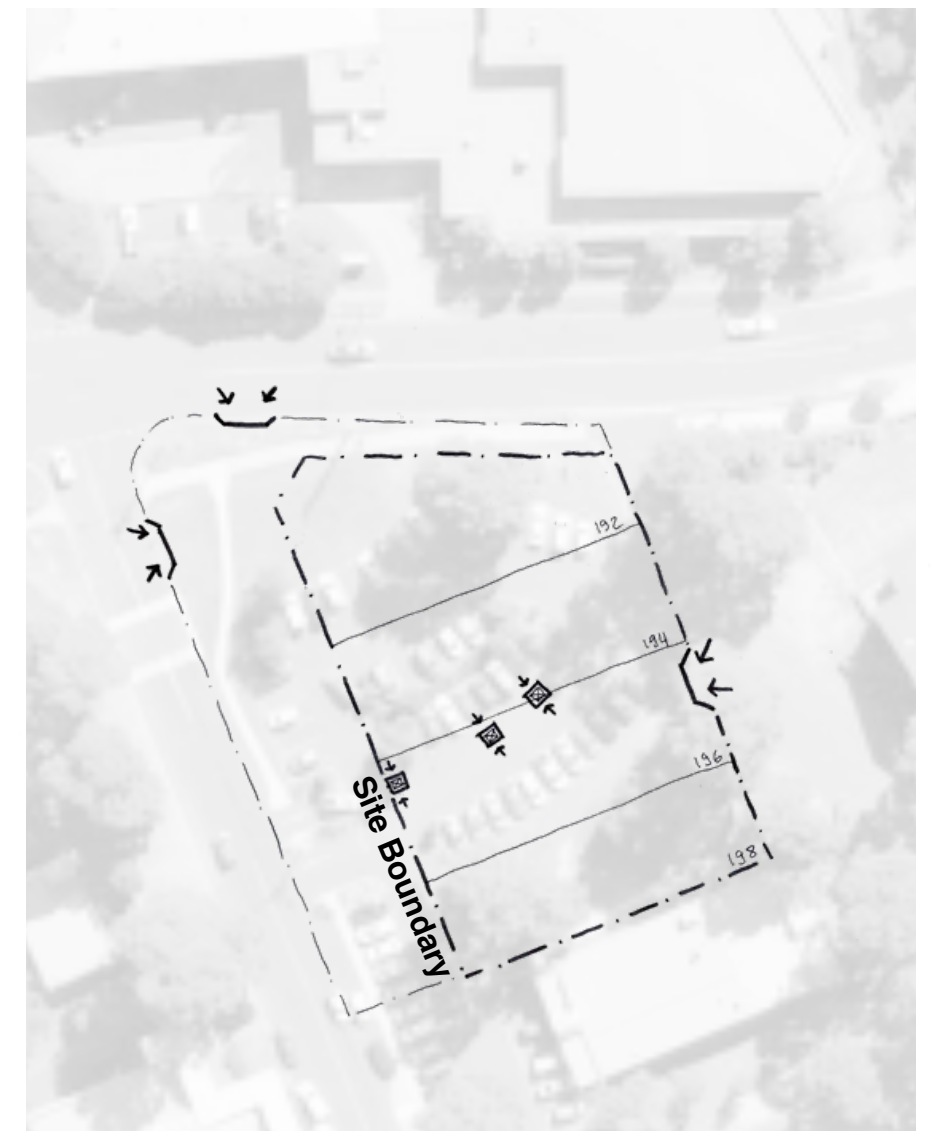
SUBSTATIONS AND OVERHEAD POWER

- HV and LV overhead powerlines along north of site may impact development and construction access



EXISTING SEWER LINE

- Previous scheme proposed to divert the sewer line or encase the sewer line and build over it



EXISTING STORMWATER INFRASTRUCTURE

- Existing storm water line across site to be removed

SERVICES ANALYSIS DIAGRAMS

RETURN BRIEF

ROOM DATA SHEETS & BRIEFING DIAGRAMS

TABLE OF AREAS

1 Entry	sqm
1.1 Airlock & Foyer	24
1.2 Customer Service	16
1.3 Waiting Lounge	9
1.4 Self checkout	2

2 Lending Library	
2.1 Main Collection Display	132

3 Library Facilities	
3.1 Community Lounge	38
3.2 Community IT Facility	27
3.3 Print/ Copy Station	5

4 Bookable Spaces	
4.1 Waiting Lounge	15
4.2 Multifunctional Room 1 (incl. kitchenette & store)	56
4.3 Meeting Room	16
4.4 Discussion Room 1	12
4.5 Discussion Room 2	12

5 Amenities & Services	
5.1 Male Toilets	16
5.2 Female Toilets	17
5.3 Accessible Toilet	6
5.4 Cleaner's & Storage	5
5.5 Internal Plant Room	16

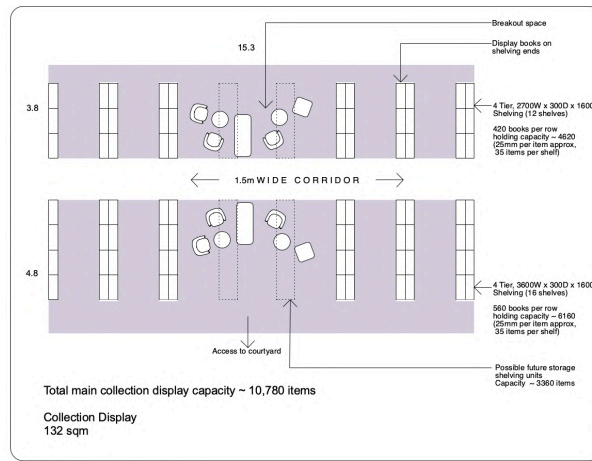
6 Staff & BOH	sqm
6.1 Staff work area	26
6.2 Staff Kitchenette & Table	15
6.3 Returns sorting	13
6.4 Storage	8
6.5 Staff WC & Shower	6
6.6 Comms Room	6

7 Children's & Youth	
7.1 Children's Library	71
7.2 Family Changing Room	7
7.3 Children's Library Storage	9
7.4 Young Adult Collection, Lounge & Reading	30

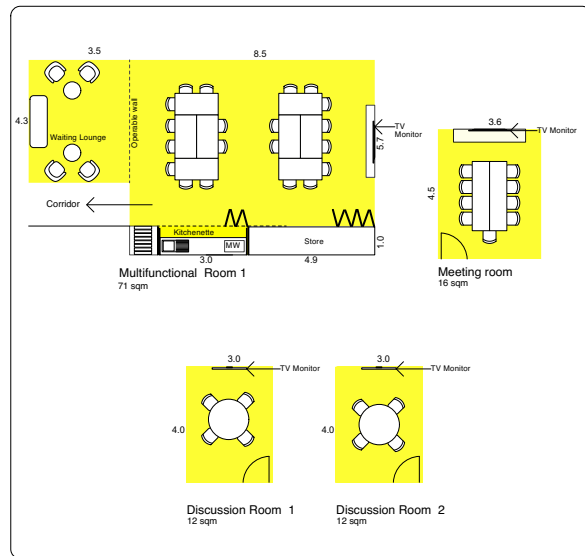
8 Courtyard	
8.1 Verandah	98
8.2 Courtyard	104

9 External Areas	
9.1 Forecourt / Outdoor Seating	430
9.2 External Plant Room	20
9.3 Waste Room	4
9.4 Carpark	4260
9.5 Provision for Future Expansion	100

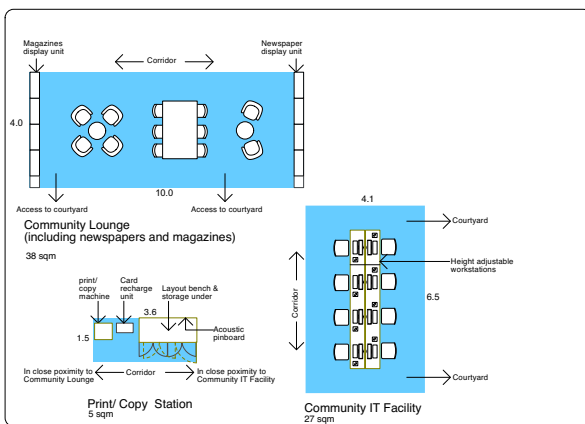
Total Net Area (Internal Areas Only)	615
Total Gross Area (GFA) (Gross Factor 23%)	756
Courtyard	202
Total GFA + Courtyard	958



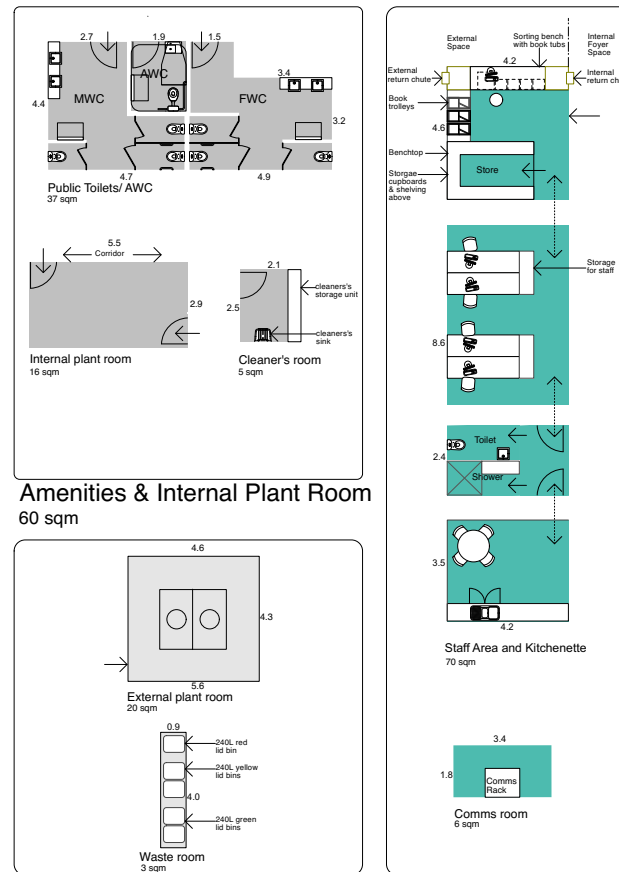
Lending Library
132 sqm



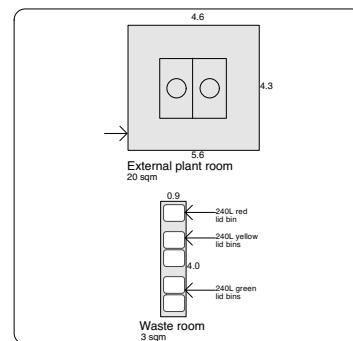
Bookable spaces
142 sqm



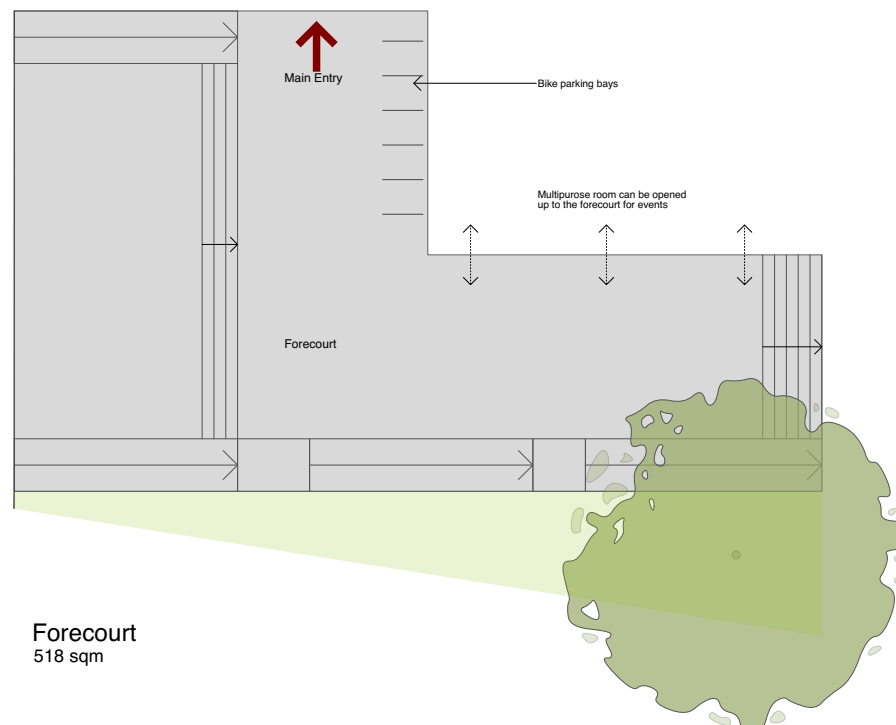
Library Facilities
70 sqm



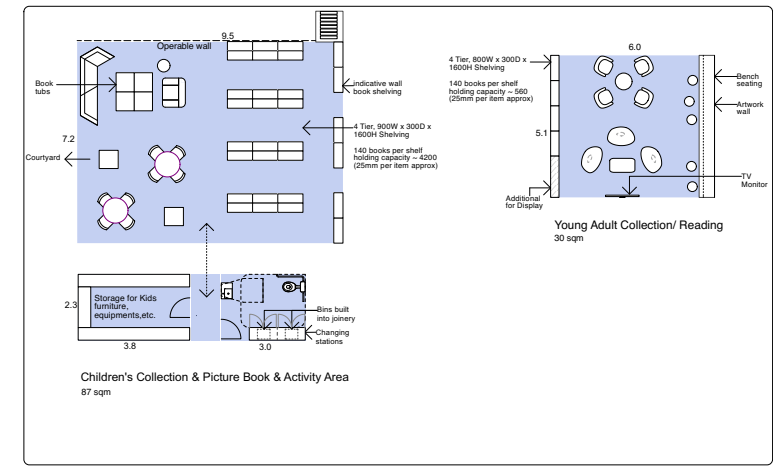
Amenities & Internal Plant Room
60 sqm



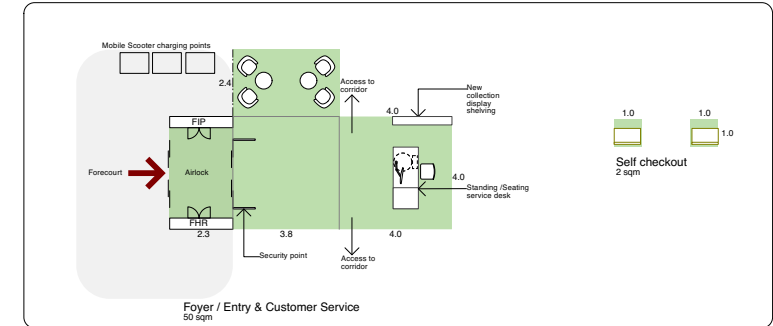
Back of House
76 sqm



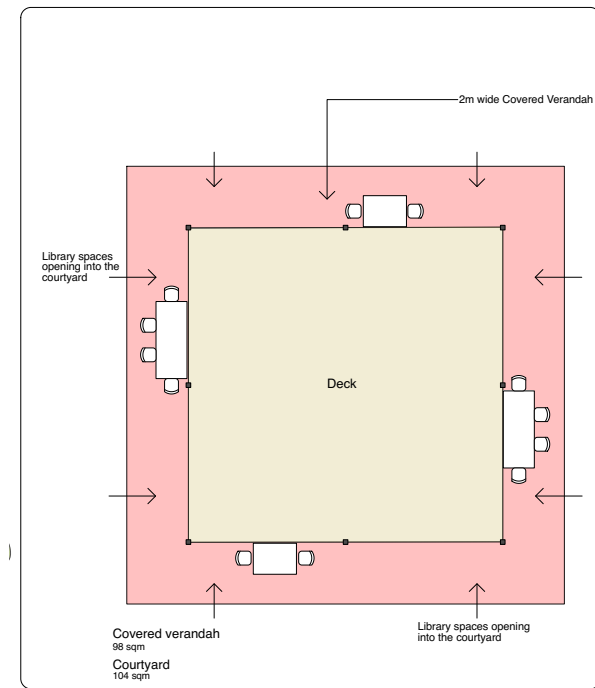
Forecourt
518 sqm



Children and Young Adult Facilities
117 sqm



Entry & Customer Service
52 sqm



Courtyard & Verandah
202 sqm

BRIEFING DIAGRAMS

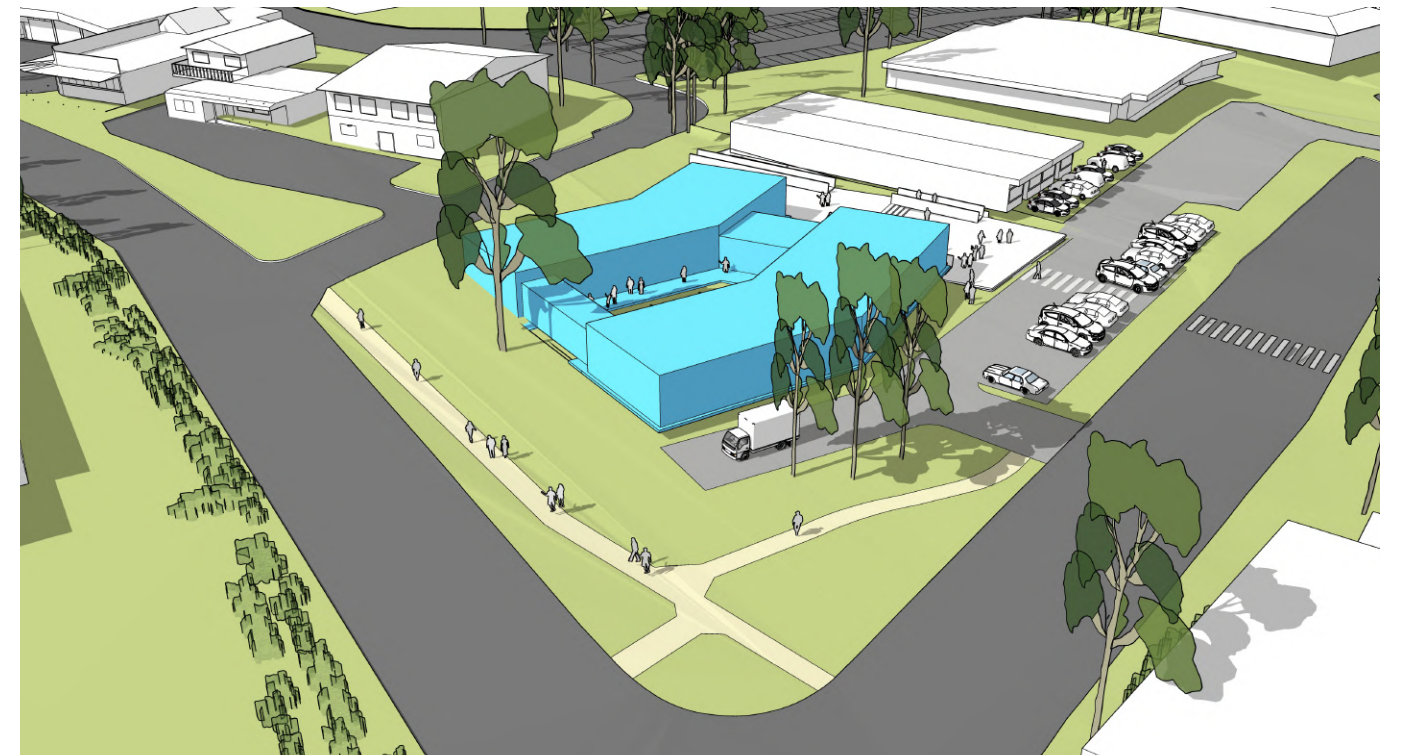
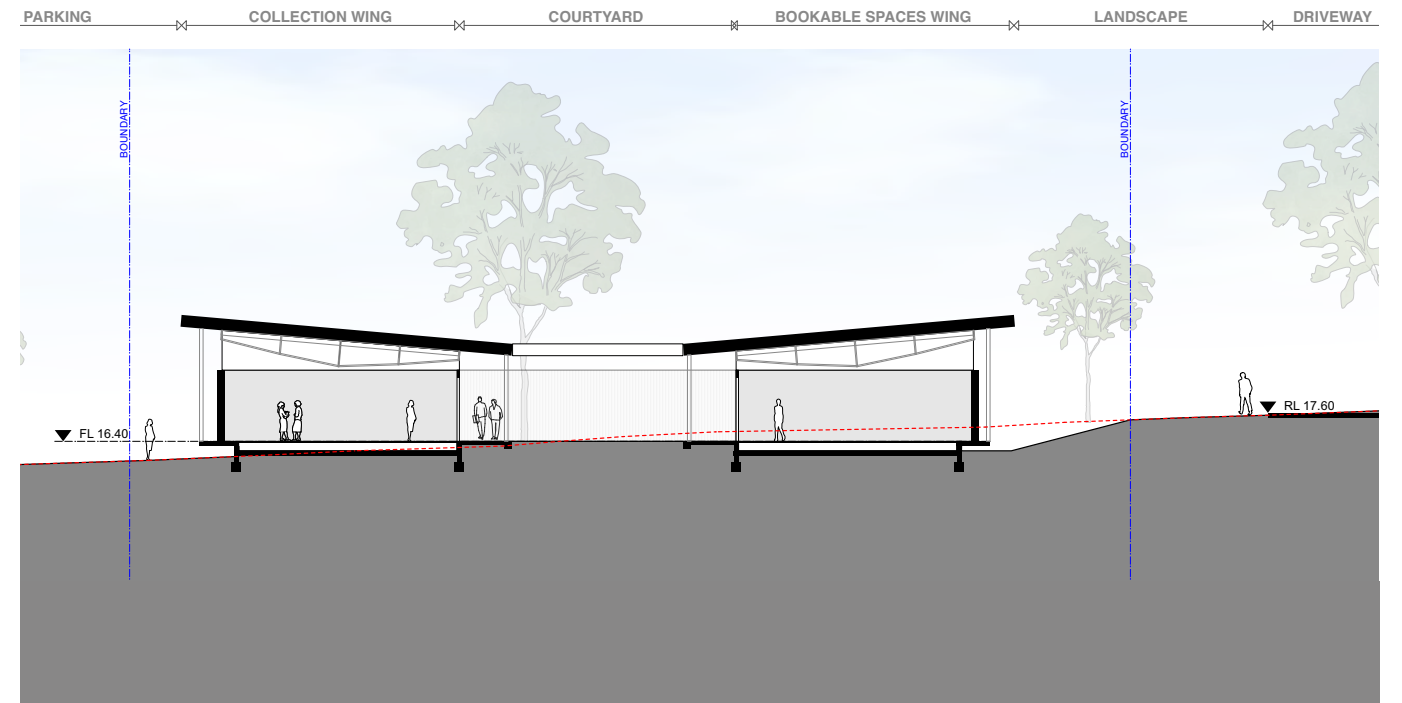
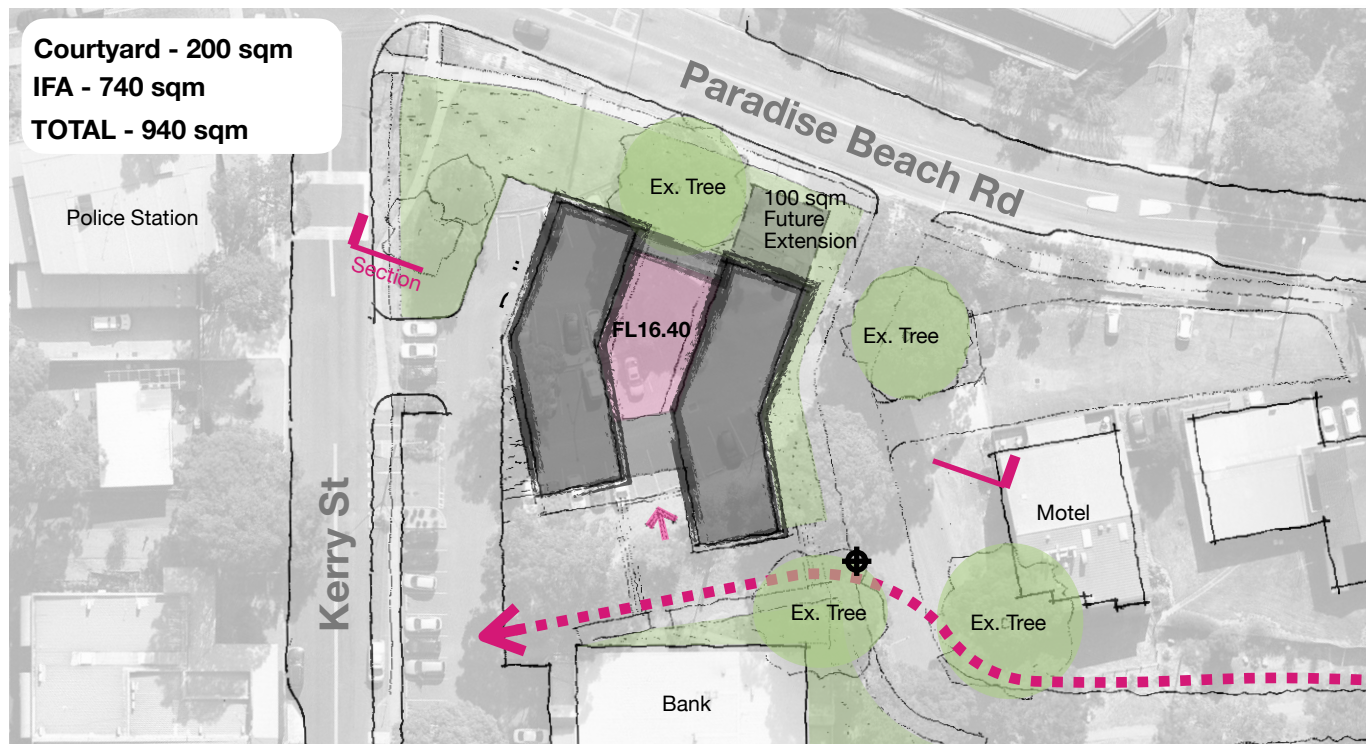


**ROOM DATA SHEETS FOR EACH BRIEF SHEET
REMOVED FOR PRESENTATION PURPOSE ONLY
(INCLUDED IN FINAL REPORT)**

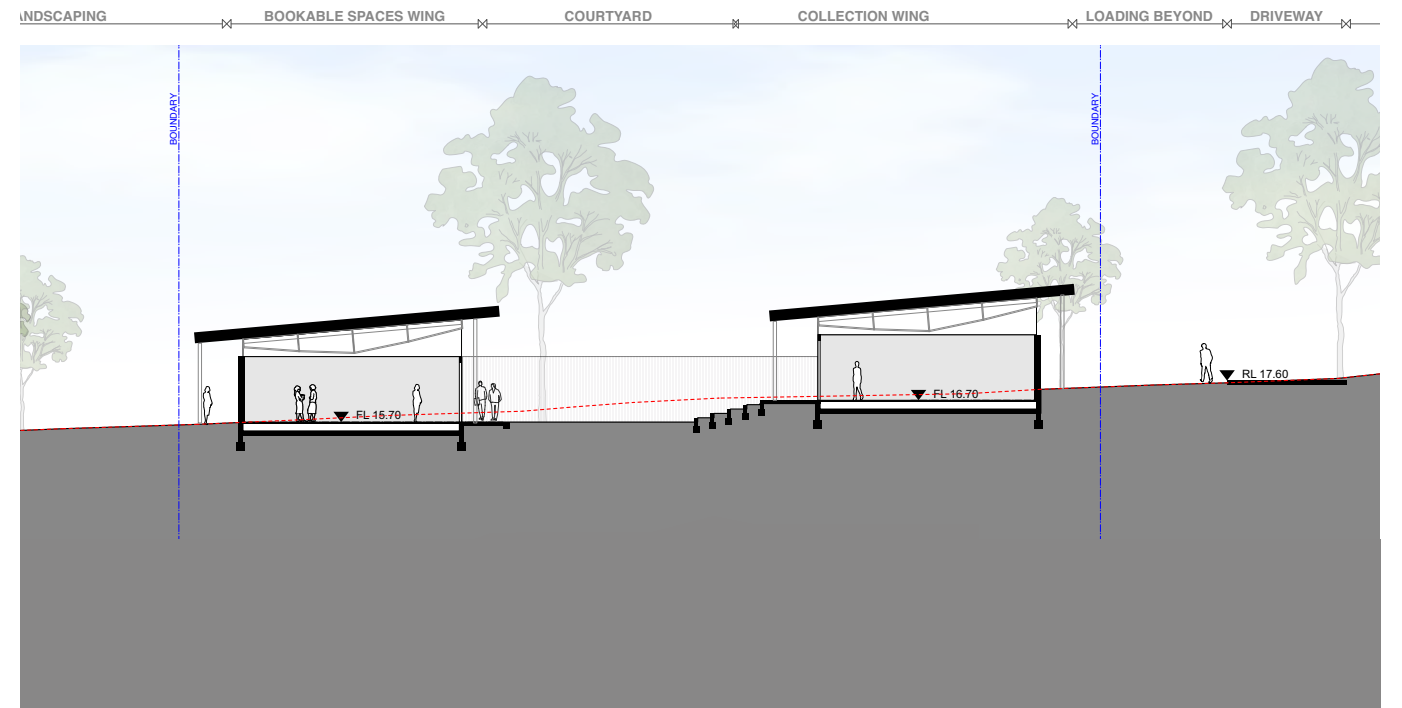


INITIAL CONCEPT OPTIONS

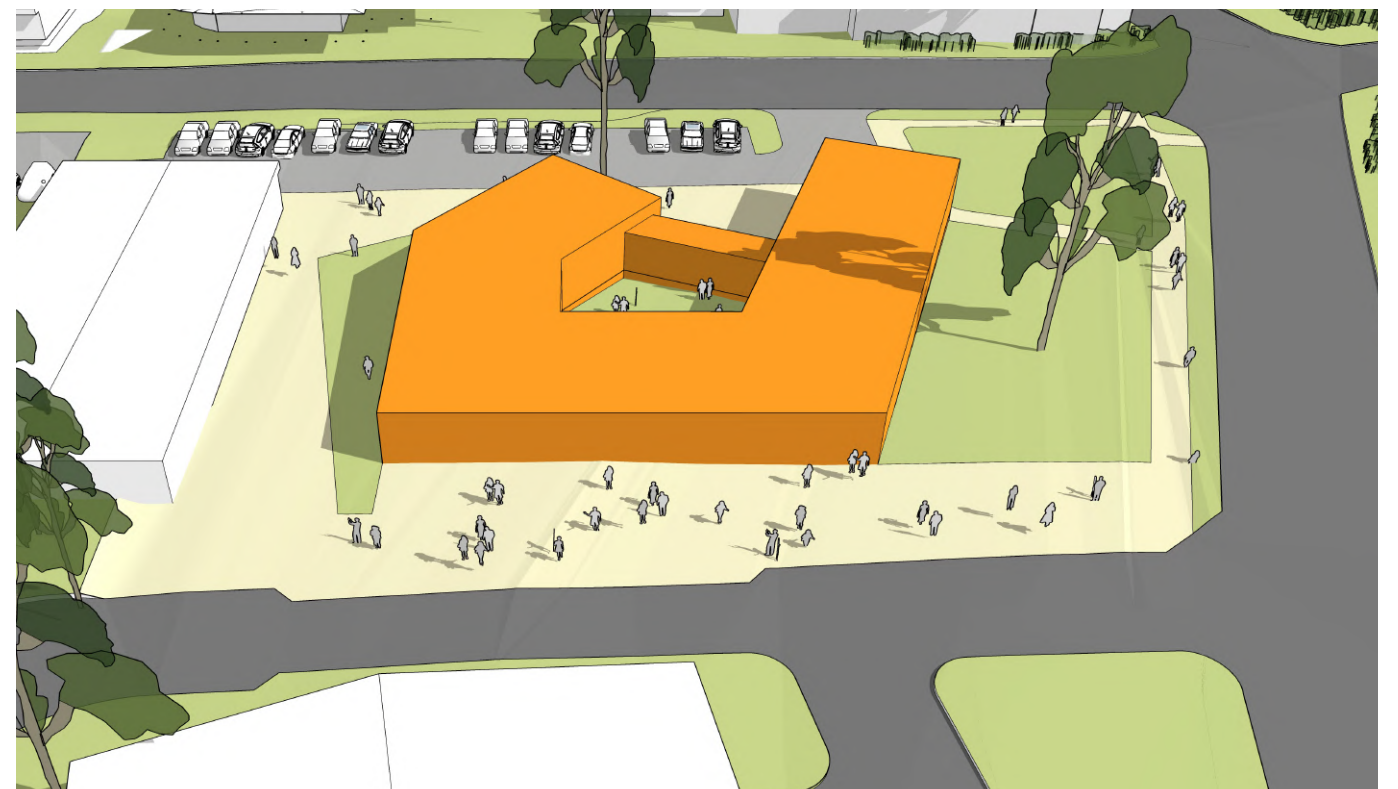
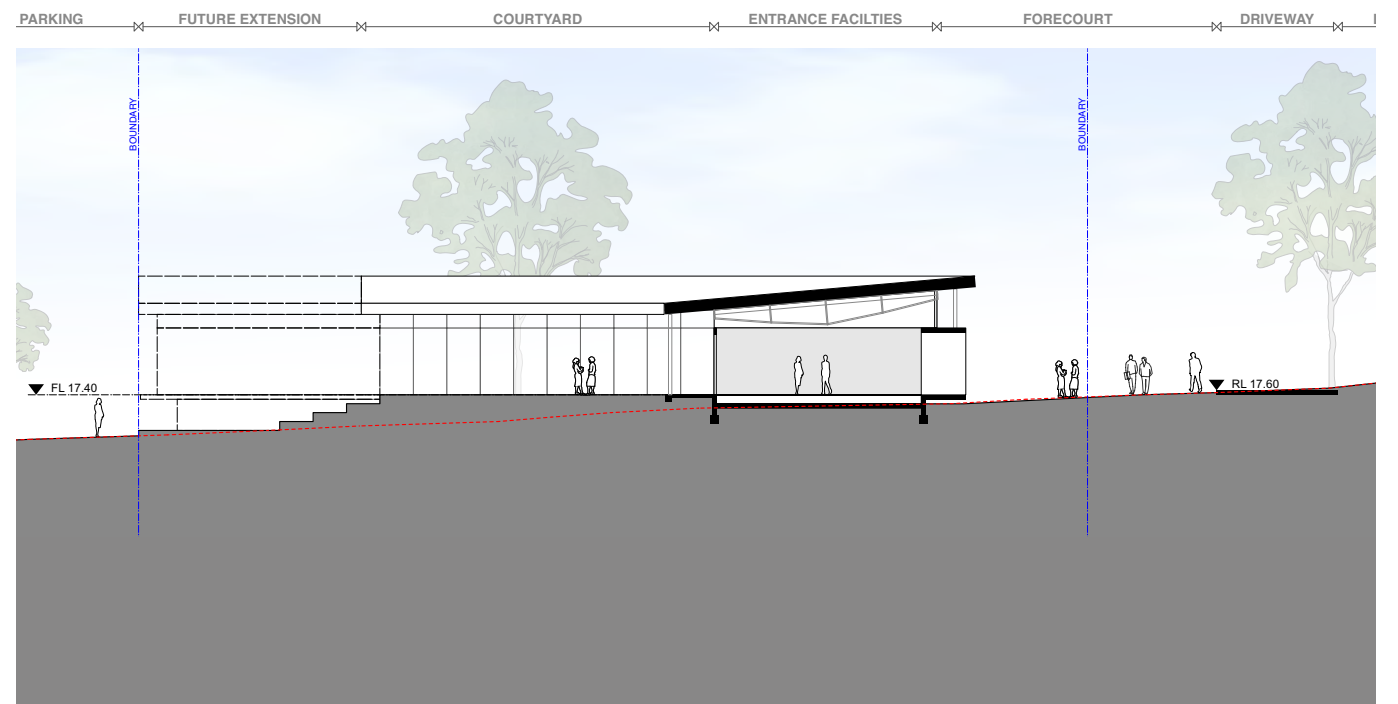
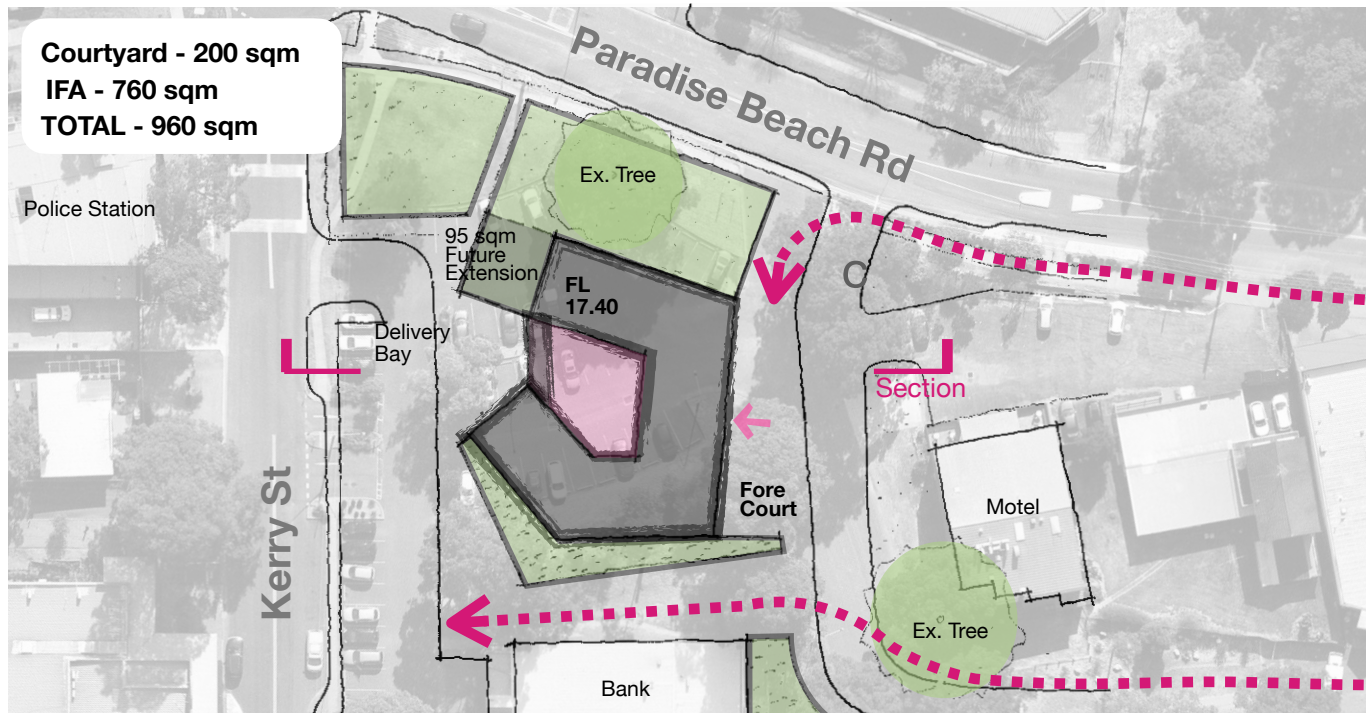
5 CONCEPT OPTIONS TESTED



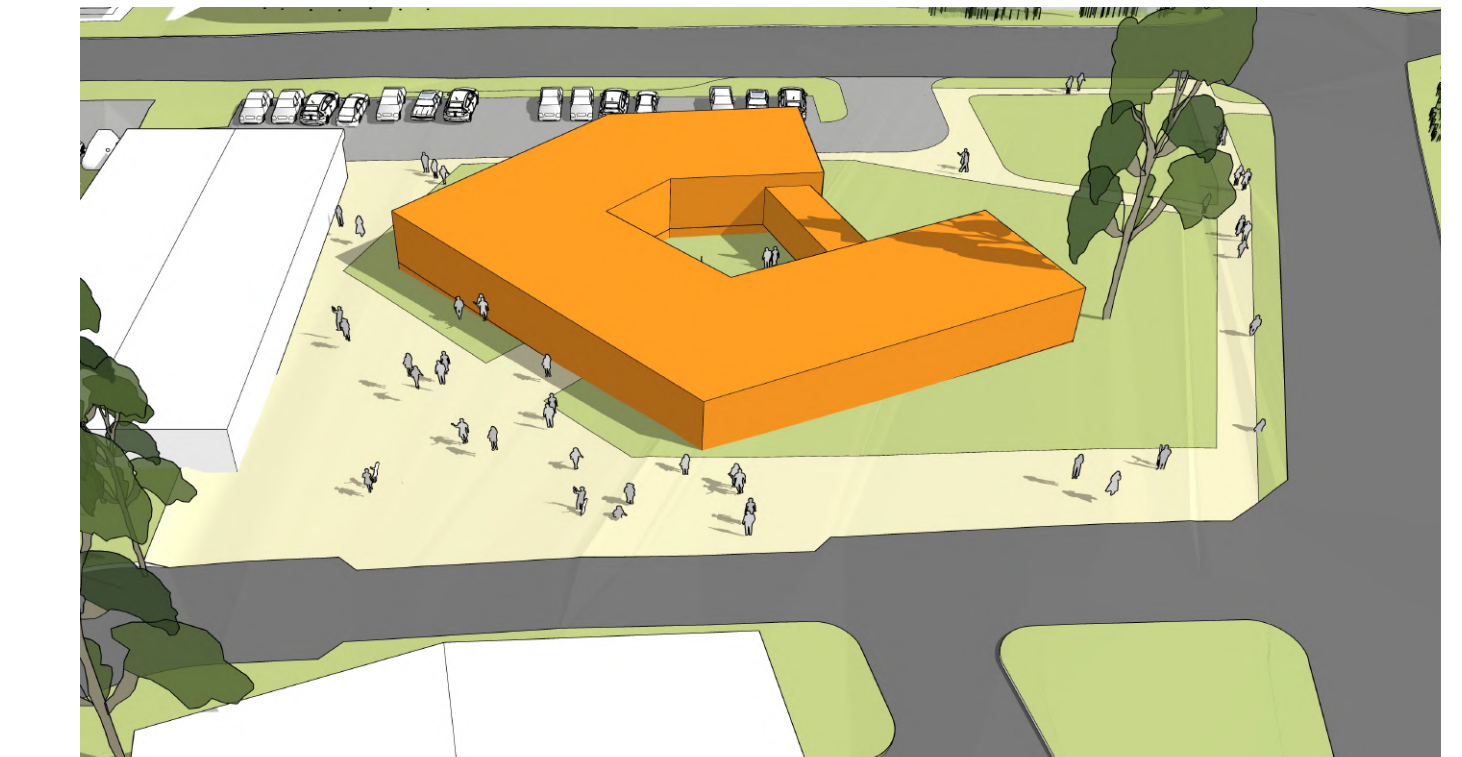
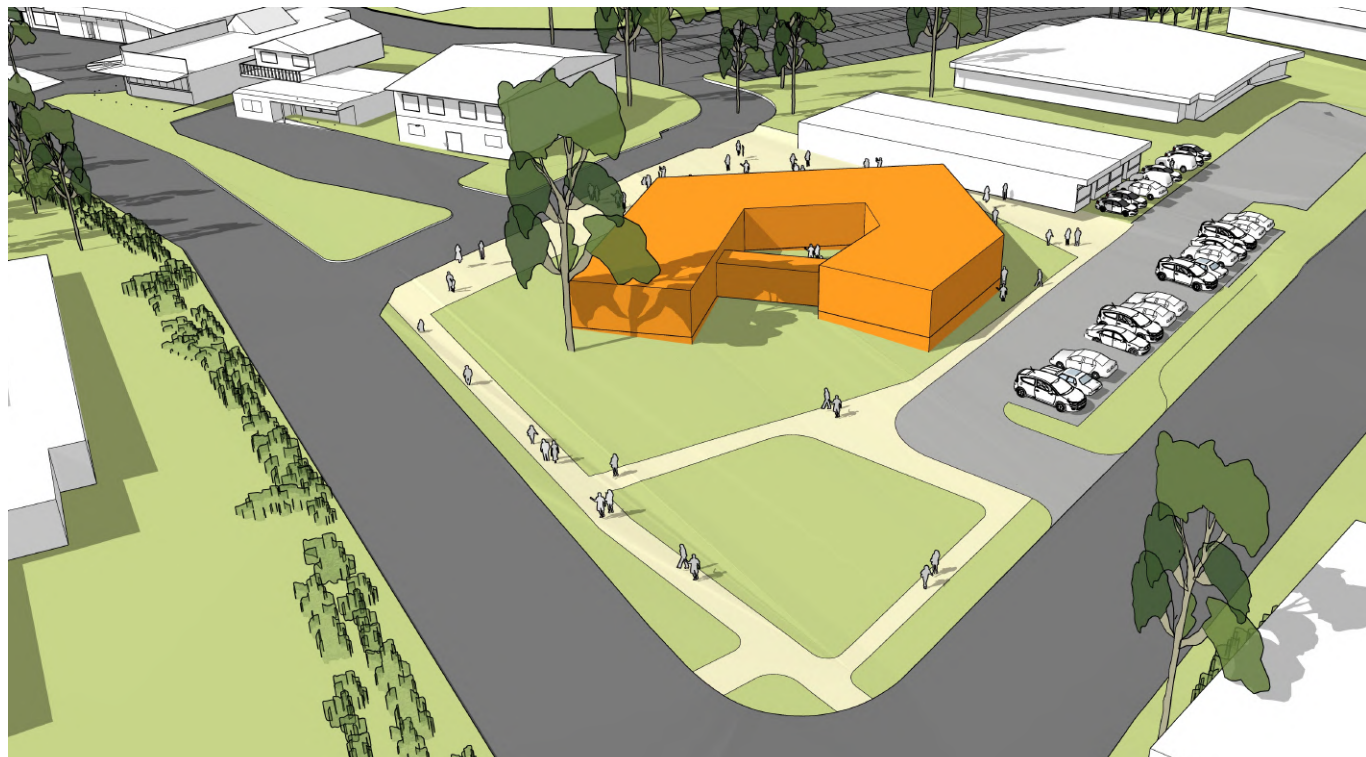
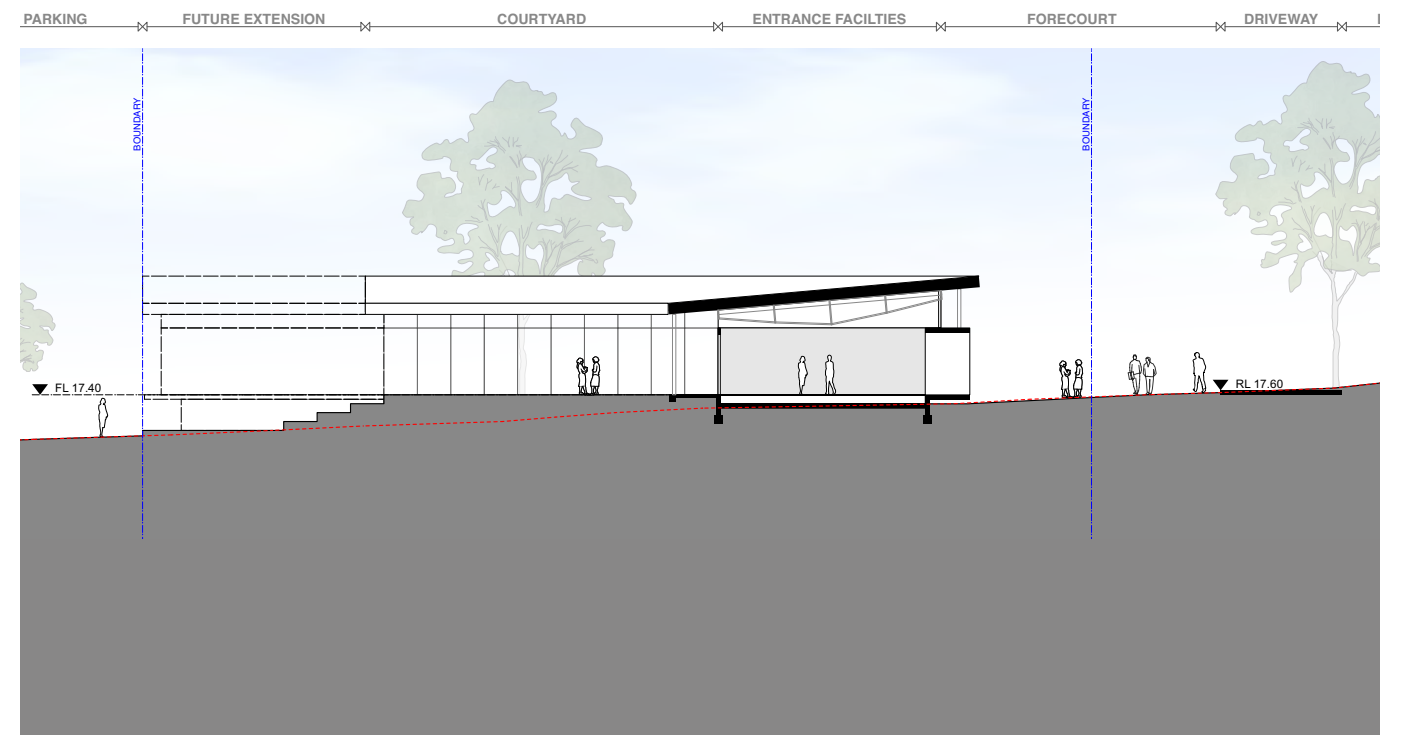
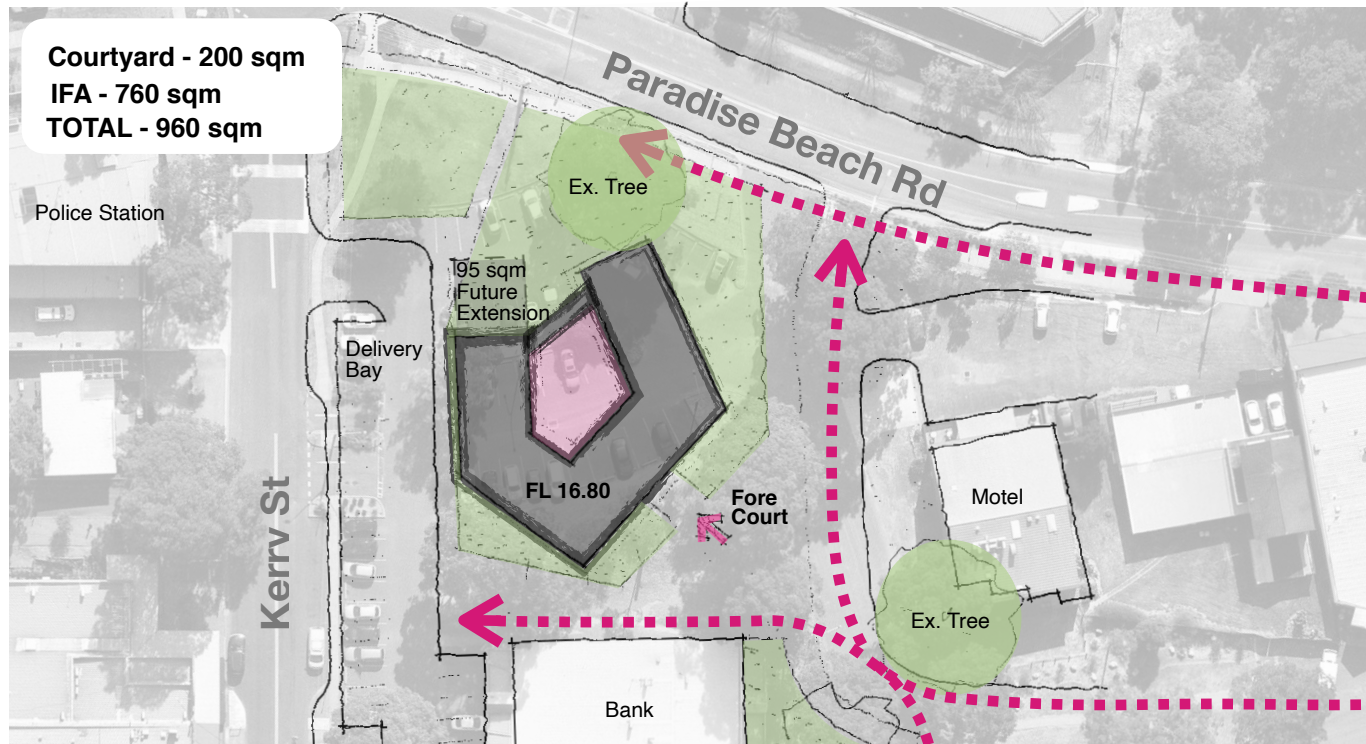
OPTION 1 – SITE PLAN, SECTION & 3D VIEWS



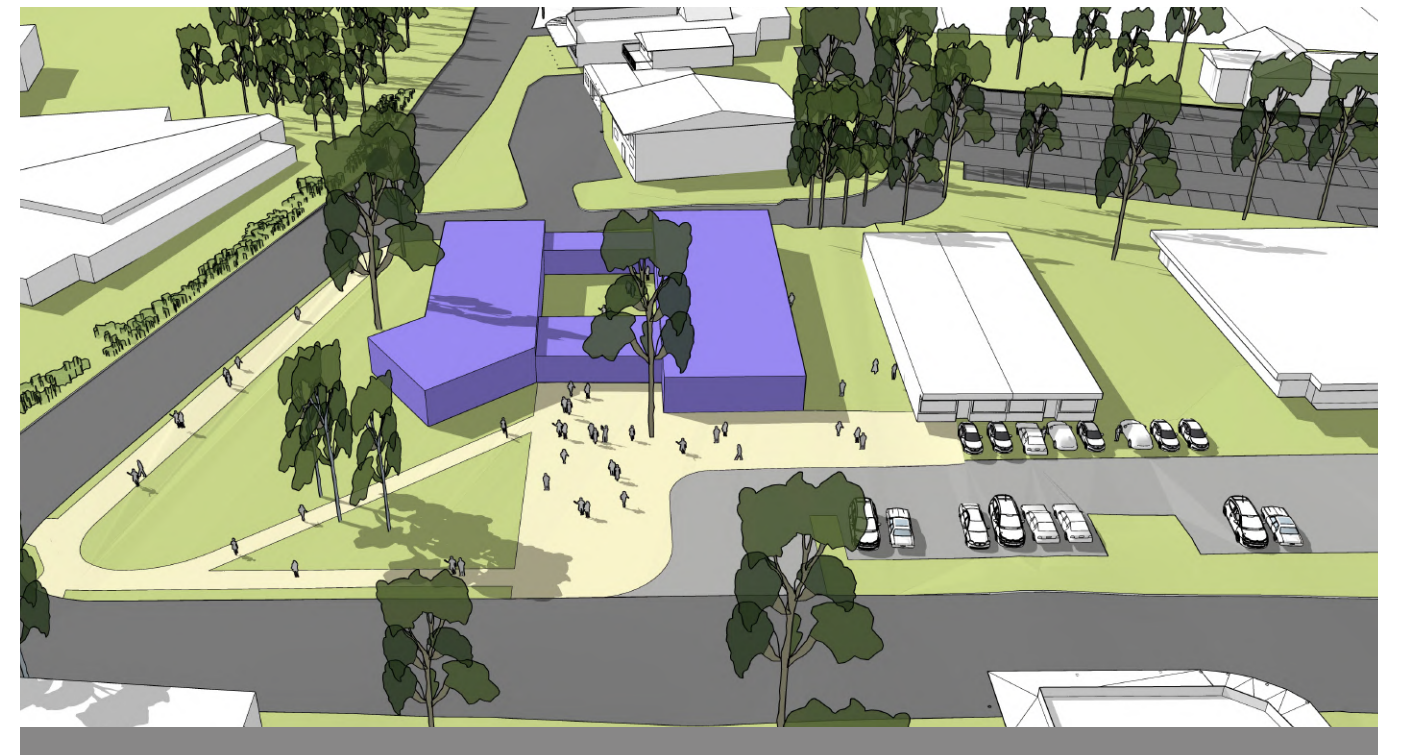
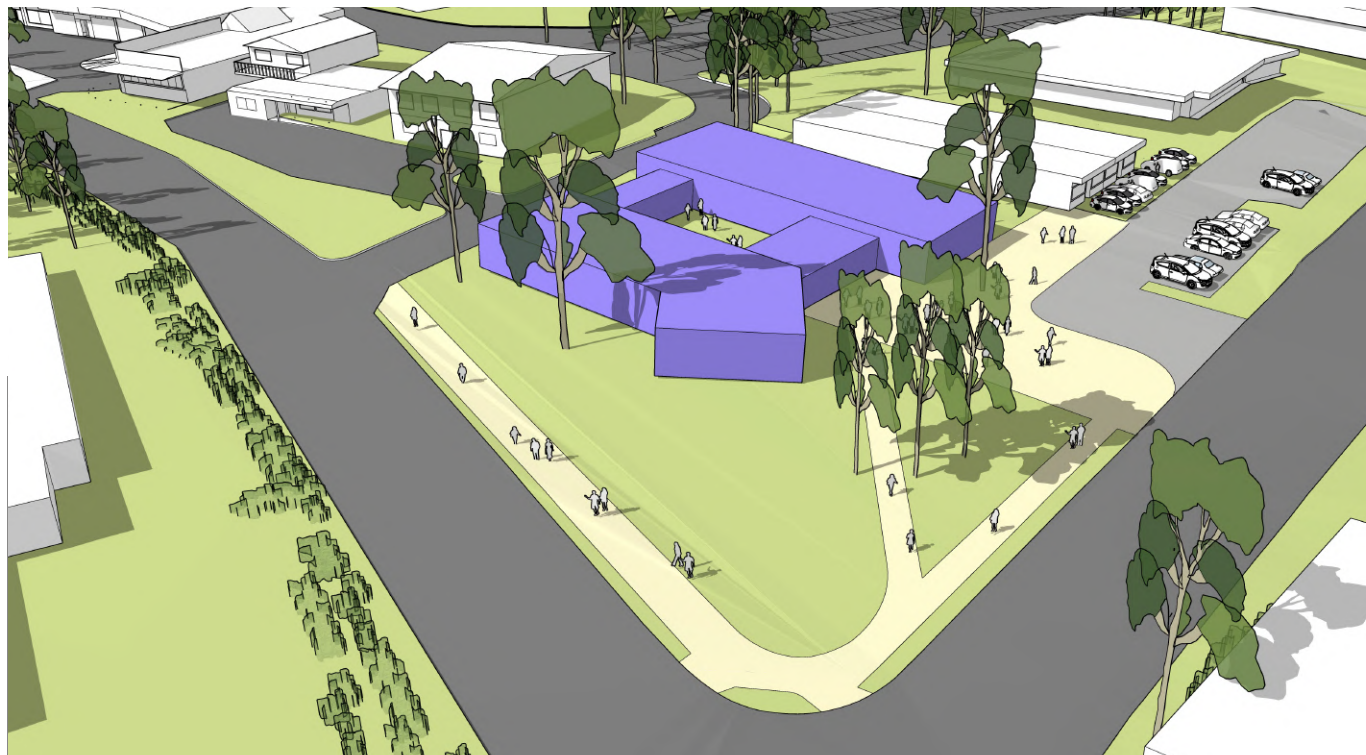
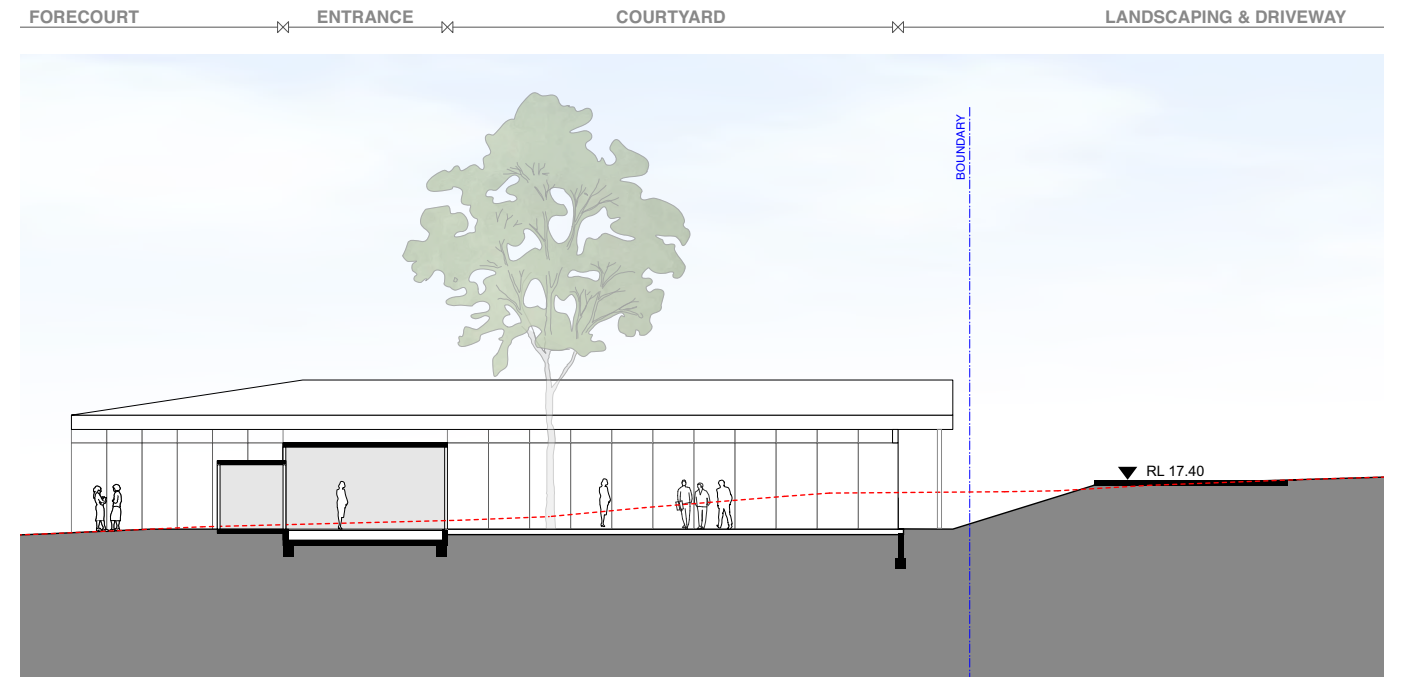
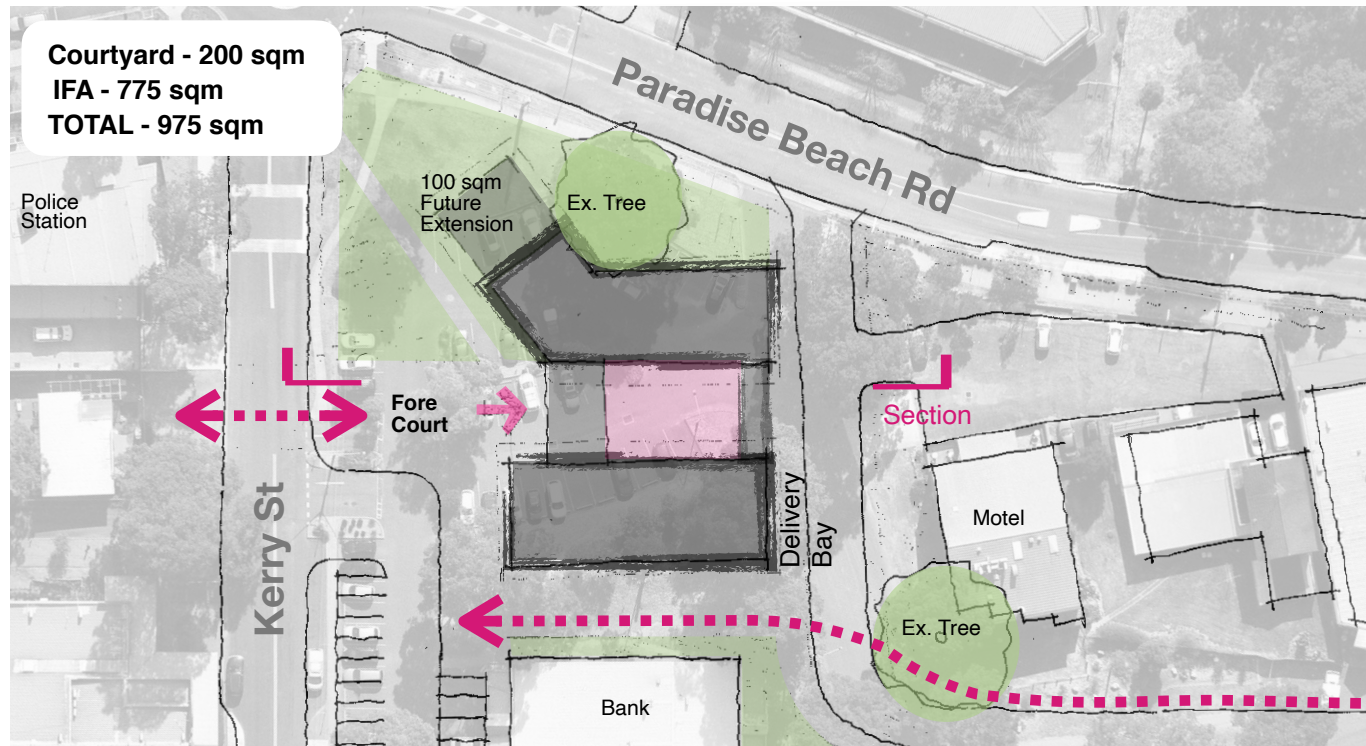
OPTION 2 – SITE PLAN, SECTION & 3D VIEWS



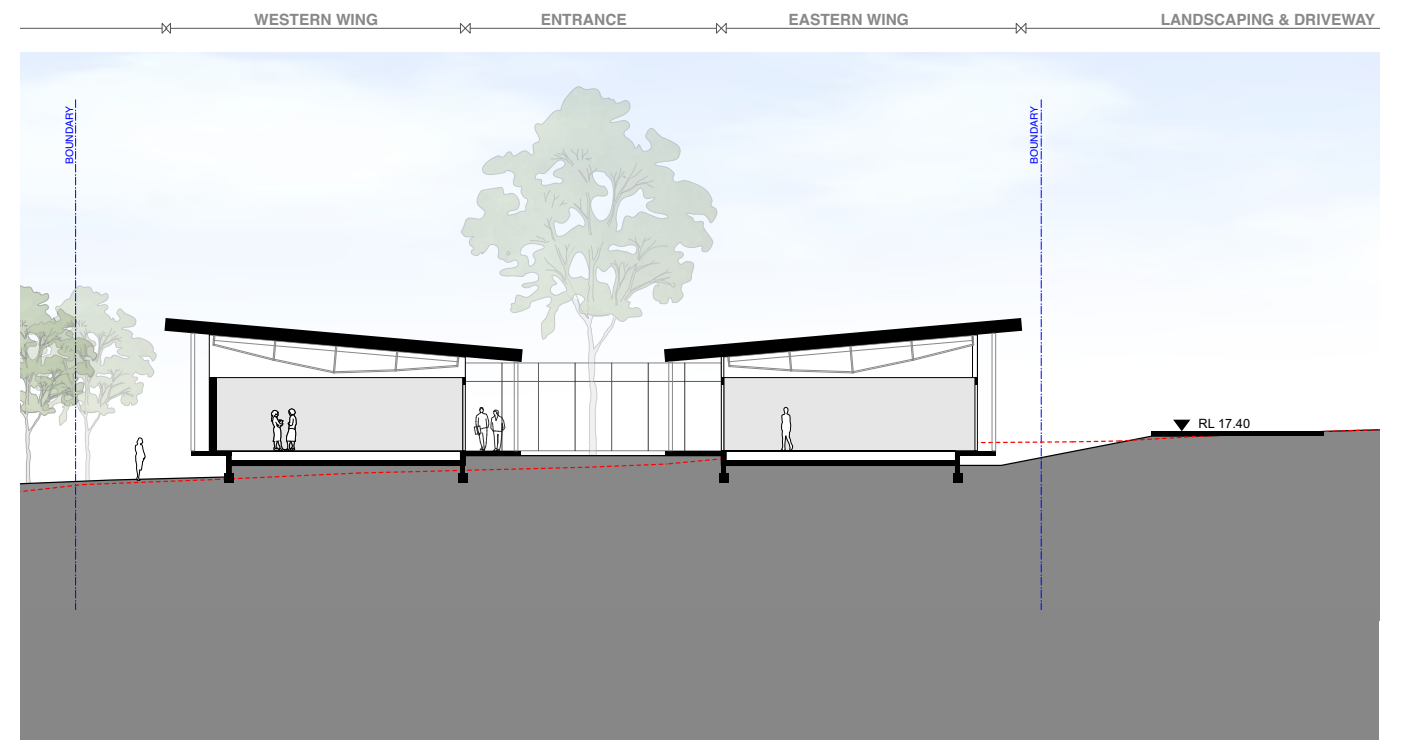
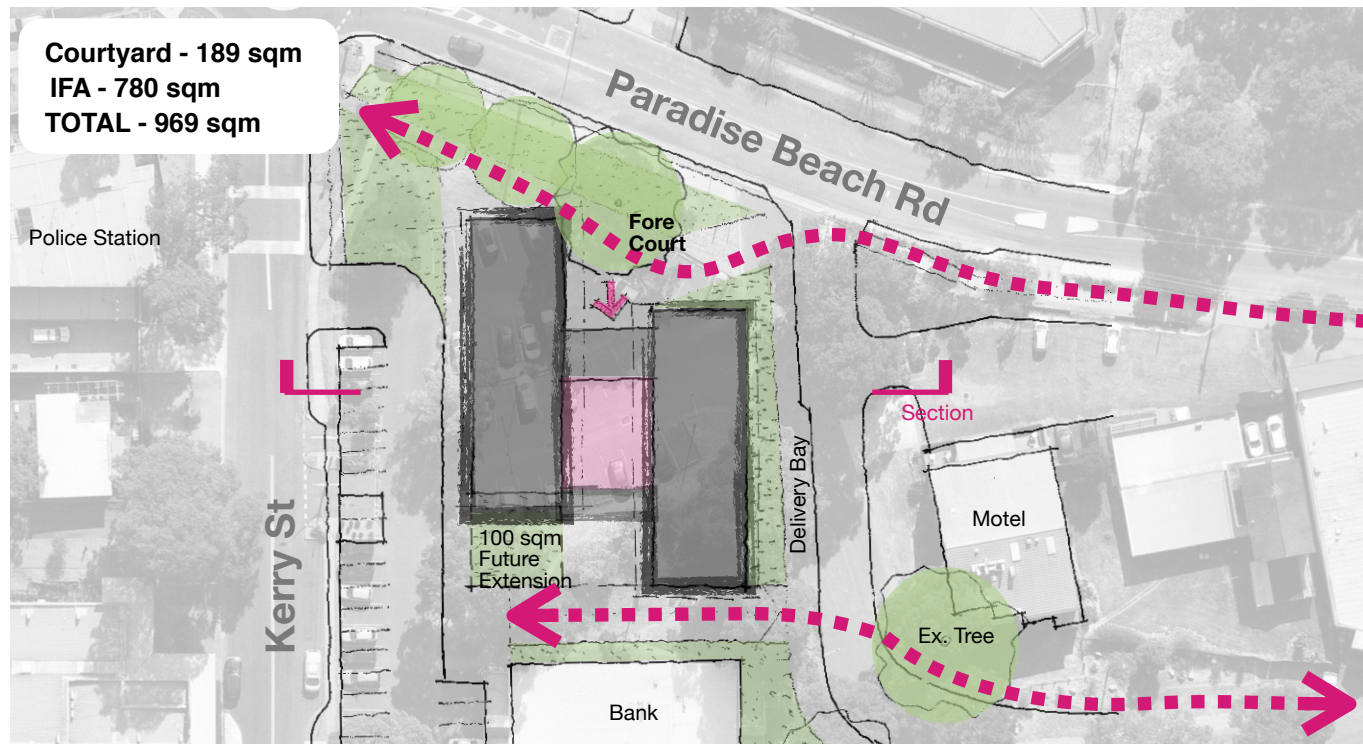
OPTION 3A – SITE PLAN, SECTION & 3D VIEWS



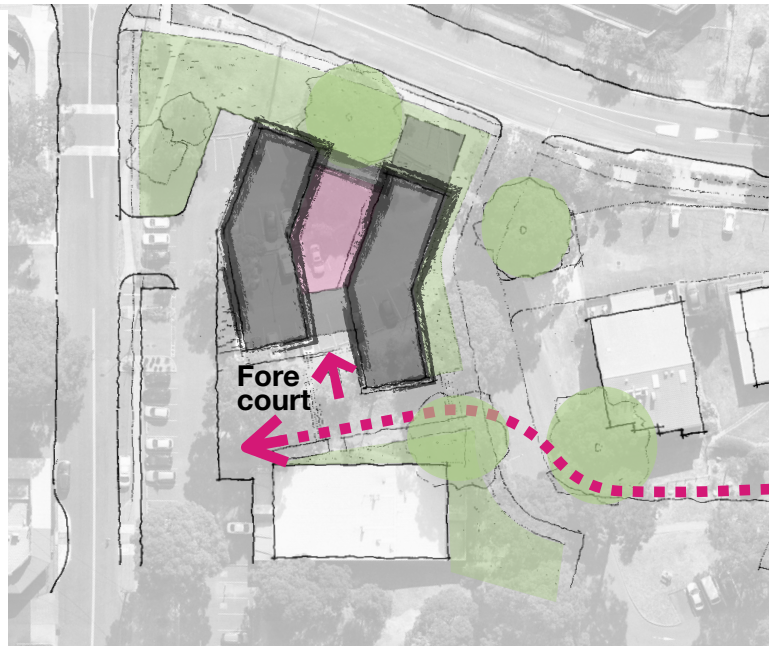
OPTION 3B – SITE PLAN, SECTION & 3D VIEWS



OPTION 4 – SITE PLAN, SECTION & 3D VIEWS



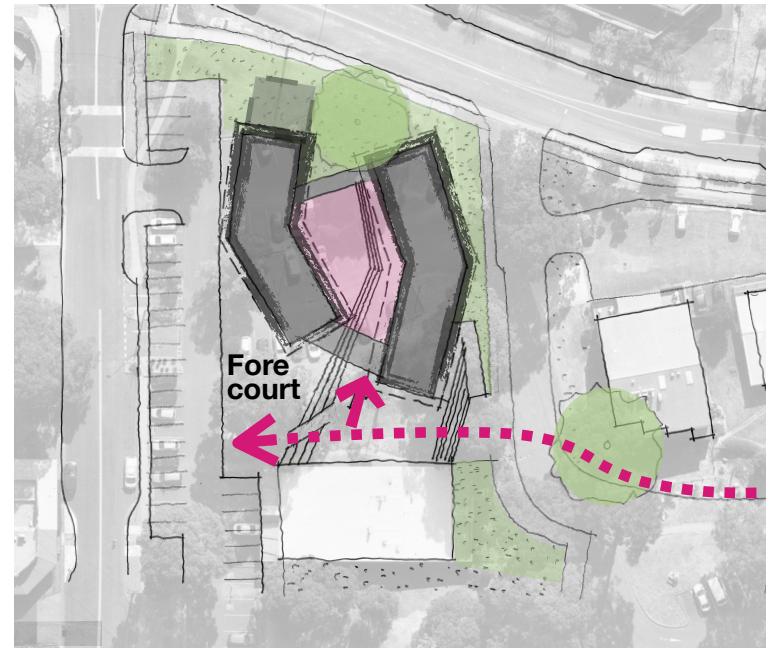
OPTION 5 – SITE PLAN, SECTION & 3D VIEWS



OPTION 1

Pros

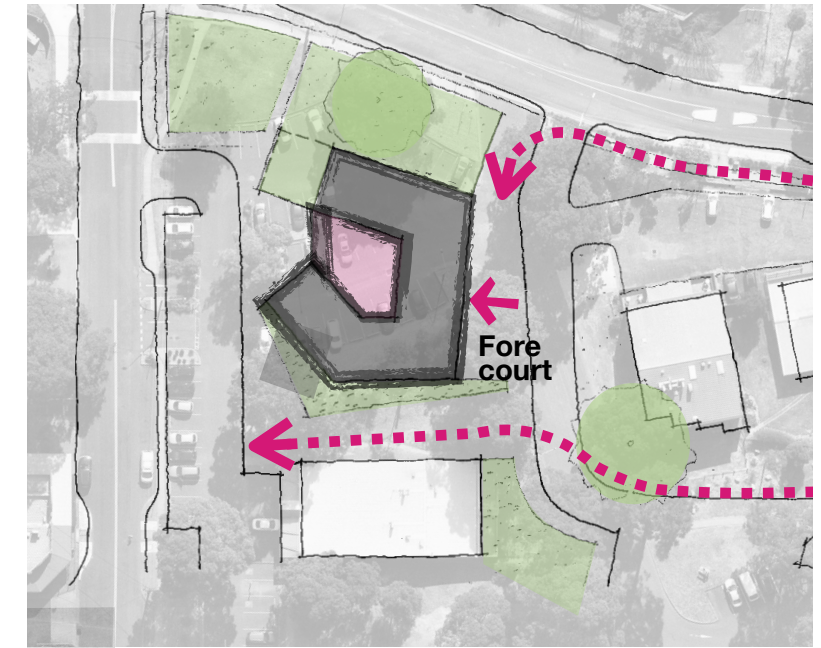
- Building sits at mid level of site, balancing cut & fill
- Forecourt entry utilises through site link bringing more traffic and presence to the community
- Entry engages Kerry St retail strip
- Loading bay accessed from Kerry St car park facing away from main entry



OPTION 2

Pros

- Building's two wing's step with the contours of the site. The step in levels is expressed inside & outside of the library as an active terrace edge
- Forecourt entry utilises through site link bringing more traffic and presence to the community
- Loading bay & service spaces are located at the back of the building away from the main public face, taking advantage of the step in levels.



OPTION 3A

Pros

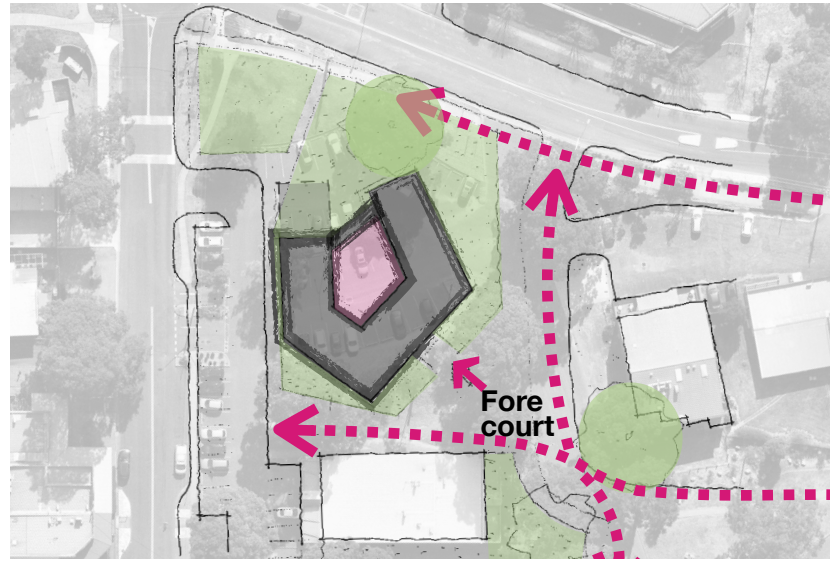
- Loading bay & service spaces are located at the back of the building away from the main public face, taking advantage of the step in levels.
- Forecourt captures pedestrian movement from Paradise beach road as well as the site link connecting the retail areas

Cons

- Significant level change (1.8m) from front to back of building make rear access difficult. Requires greater amounts of fill.

PROS AND CONS OF OPTIONS 1, 2 & 3A





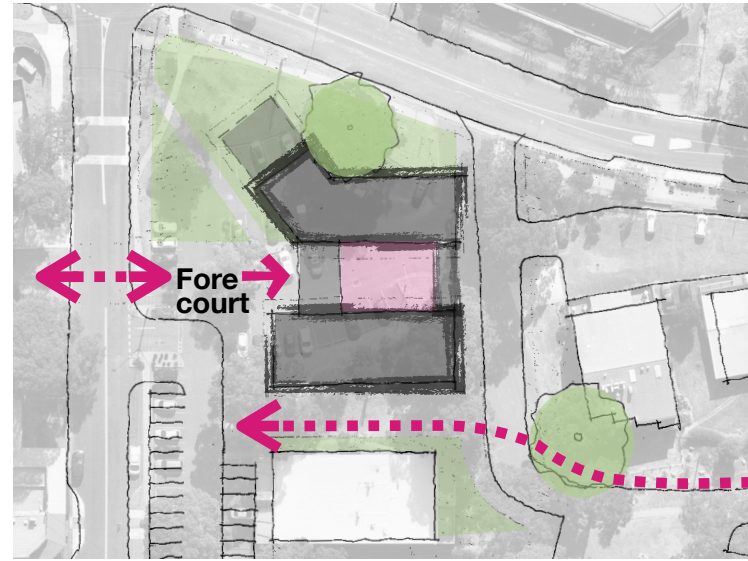
OPTION 3B

Pros

- Forecourt captures pedestrian movement from Paradise beach road, the through site link connecting the retail areas and the upper carpark
- This option's forecourt address the precinct's primary arrival point, the upper carpark. It also addresses the DCP's proposed public plaza on the site of the existing motel building.

Cons

- Approx 1.2m level change across site (setback of building entry from driveway allows some of the level change to be absorbed in the forecourt thus an improvement on option 3a)



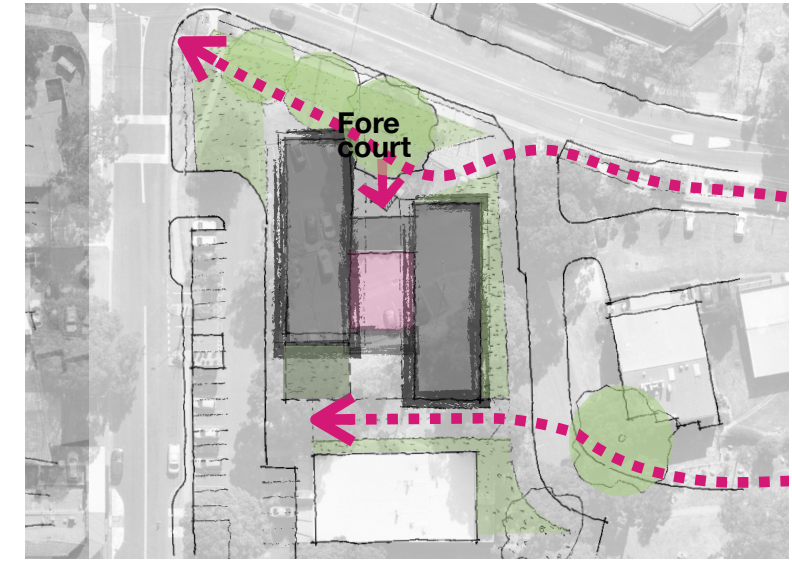
OPTION 4

Pros

- Building address Kerry Street retail strip, improving the library's community presence
- Forecourt can be linked to pedestrian crossing to access retail areas on west side of Kerry St
- East-west orientation makes ESD easier as it reduced amount of west facing facade

Cons

- Significant level change (1.8m) from front to back of building make rear access difficult



OPTION 5

Pros

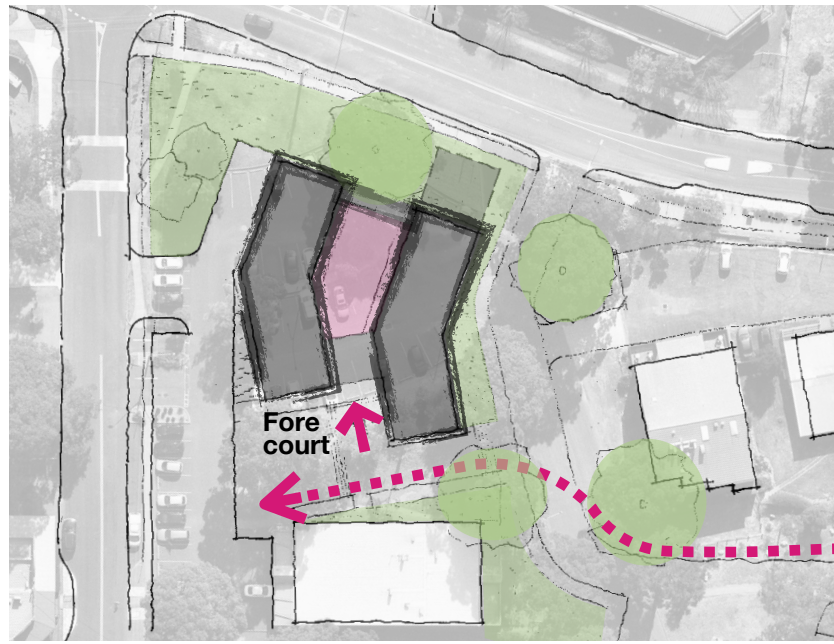
- Building sits at mid level of site, balancing cut & fill
- Clear & easy rear access for loading

Cons

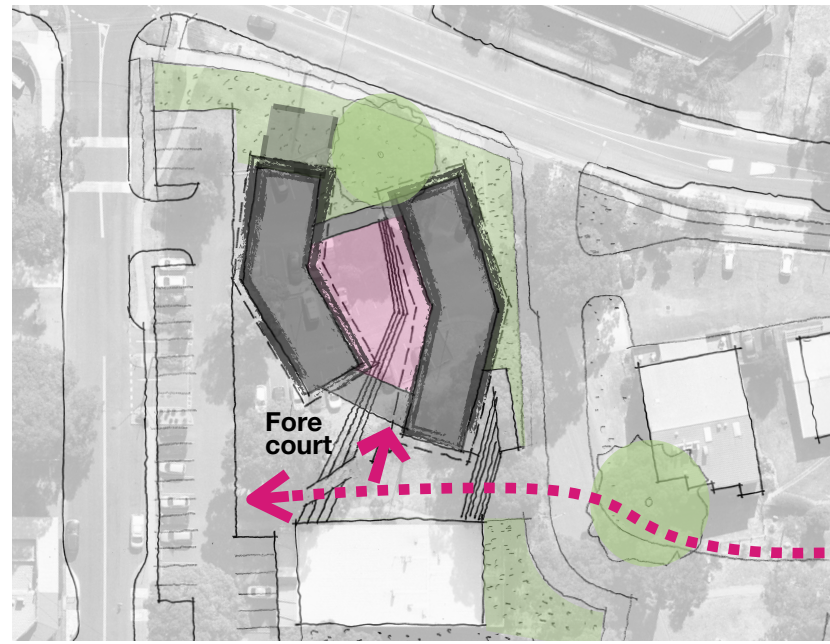
- Orientated away from through site link
- Orientated away from Kerry St retail strip

PROS AND CONS OF OPTIONS 3B, 4 & 5

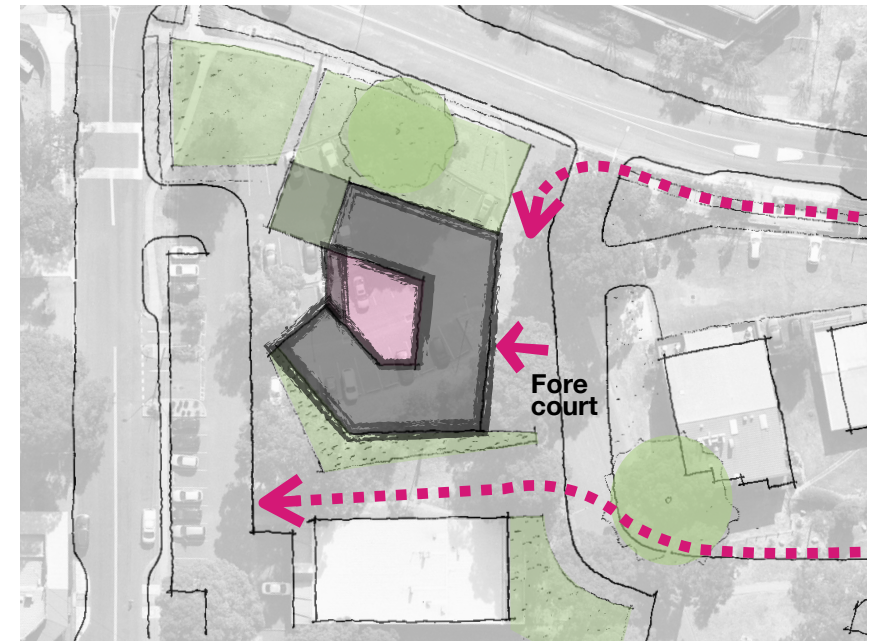




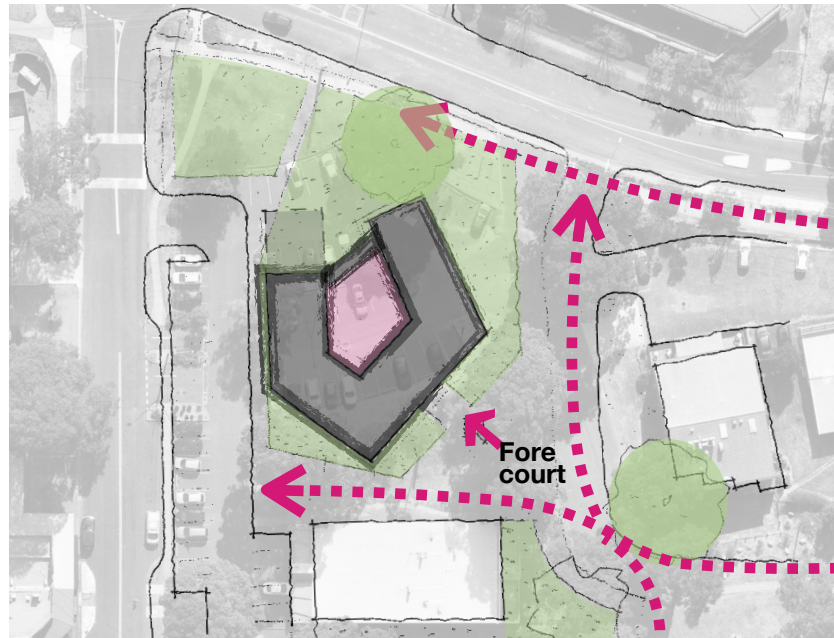
OPTION 1



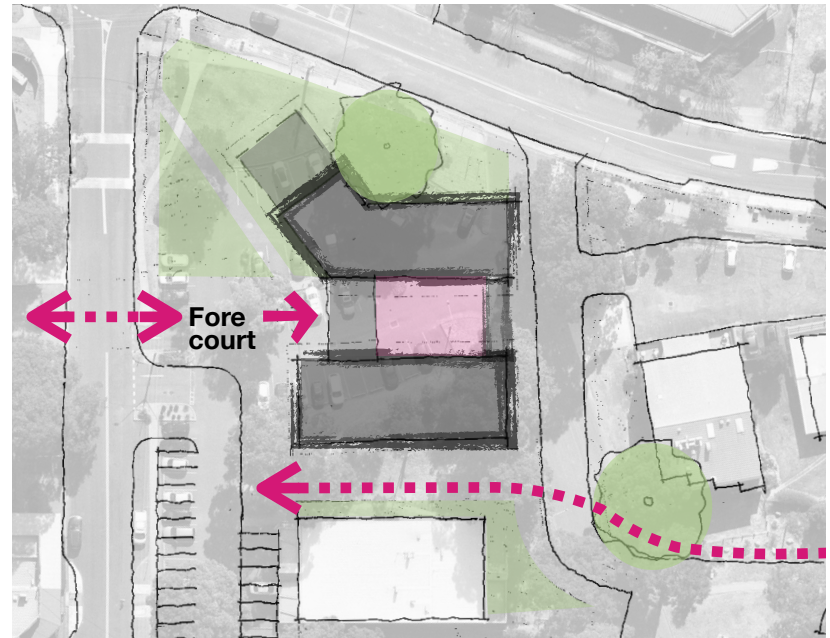
OPTION 2



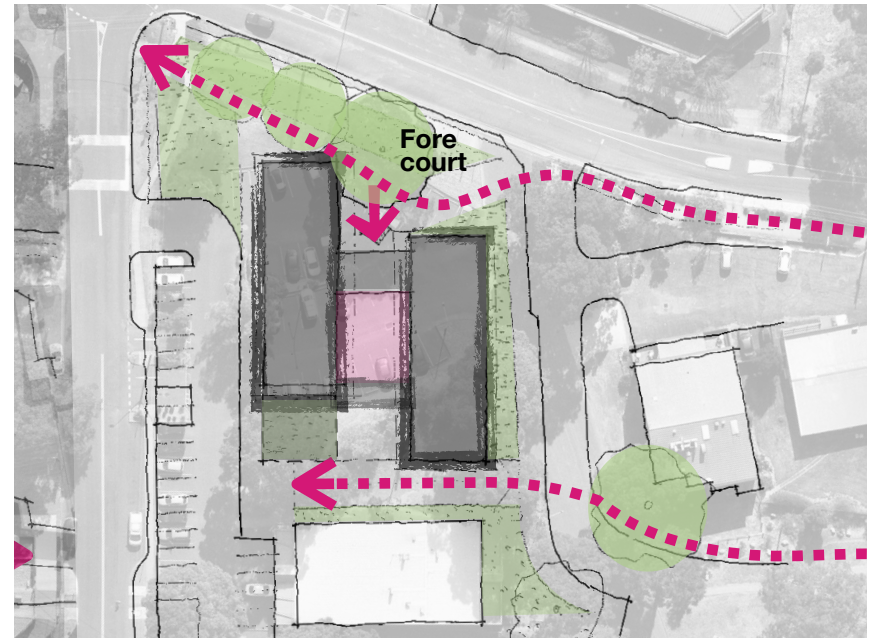
OPTION 3A



OPTION 3B



OPTION 4



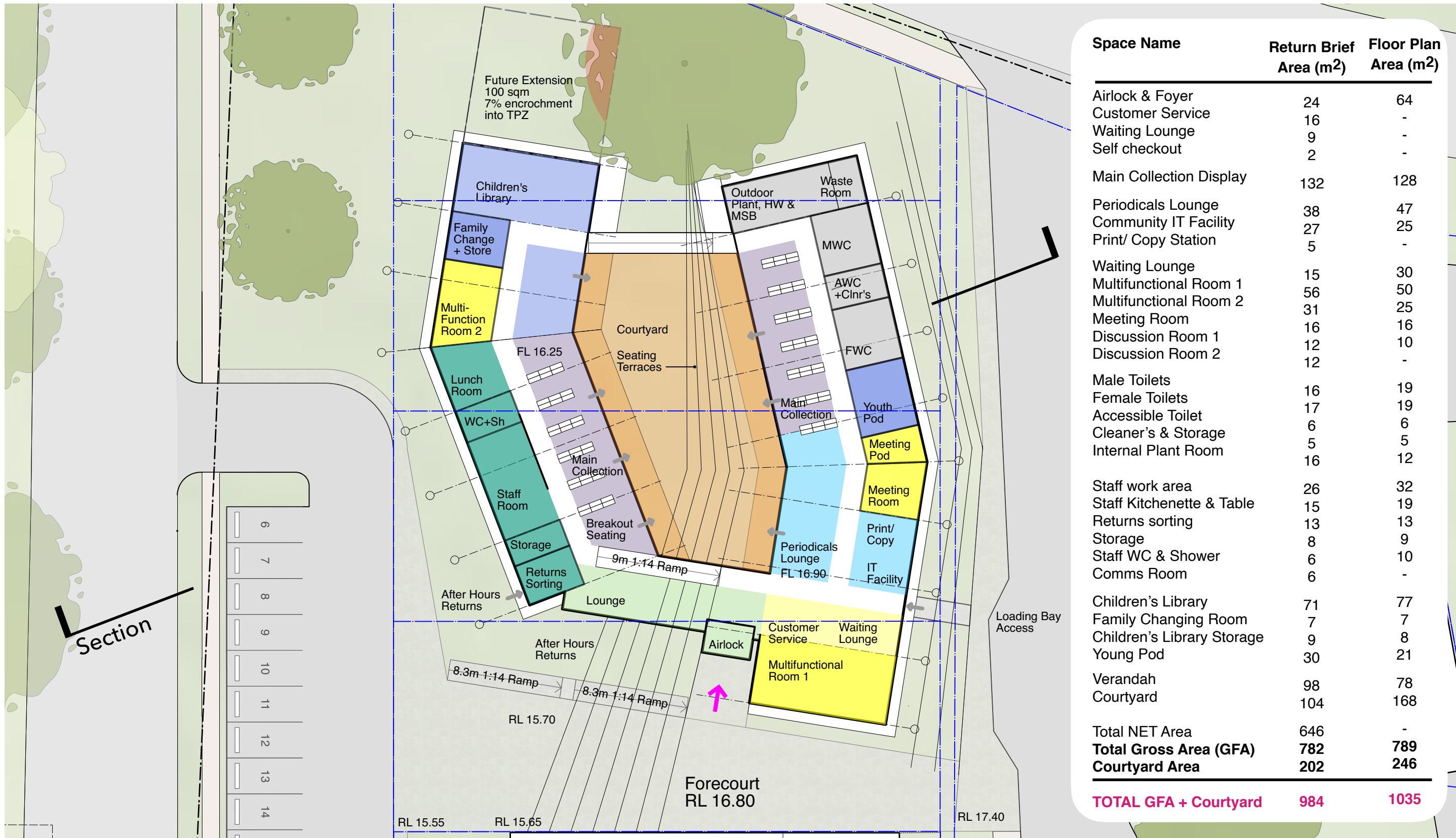
OPTION 5

OPTIONS 2 AND 4 SELECTED FOR FURTHER DEVELOPMENT

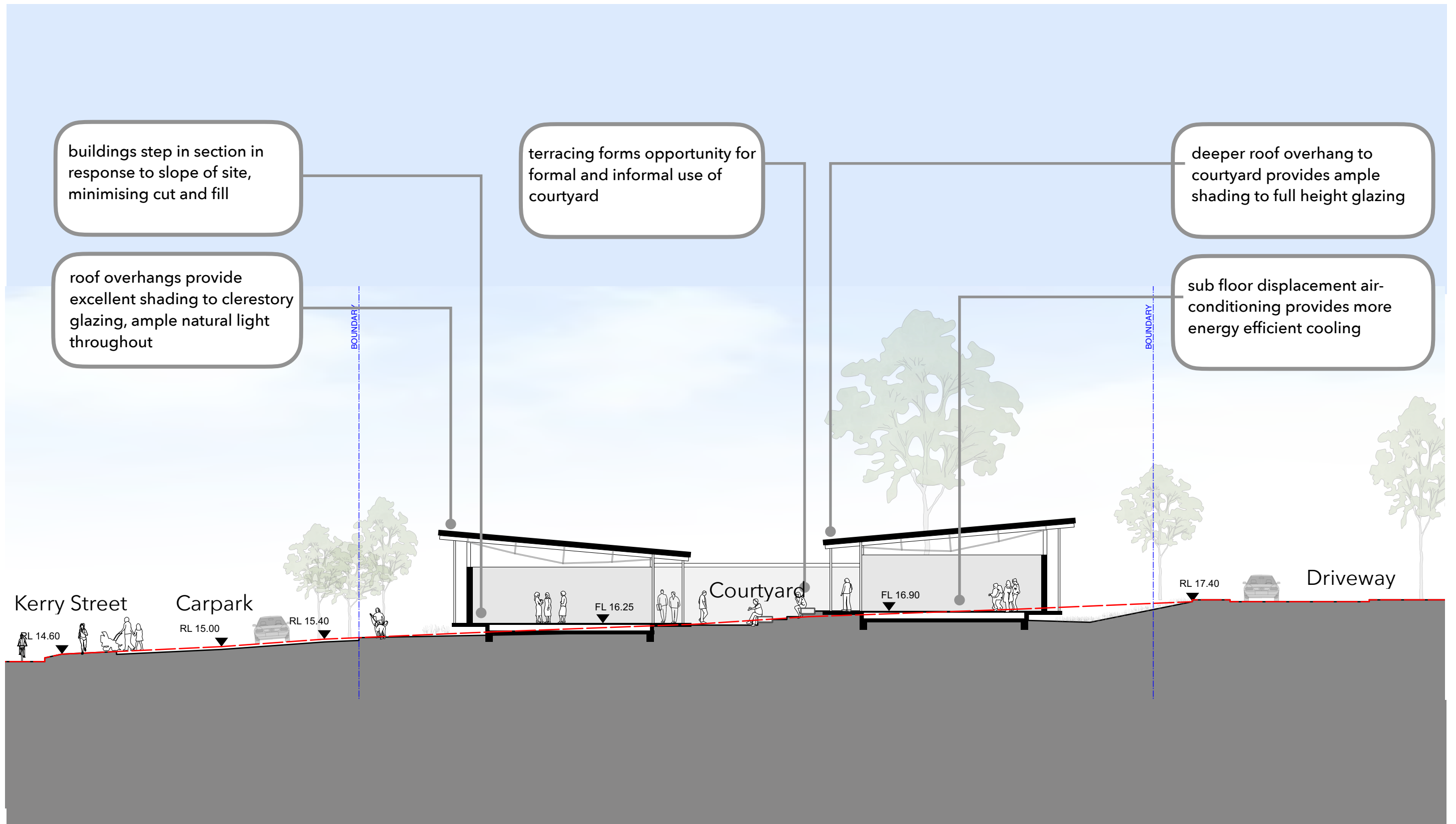


SELECTED OPTIONS

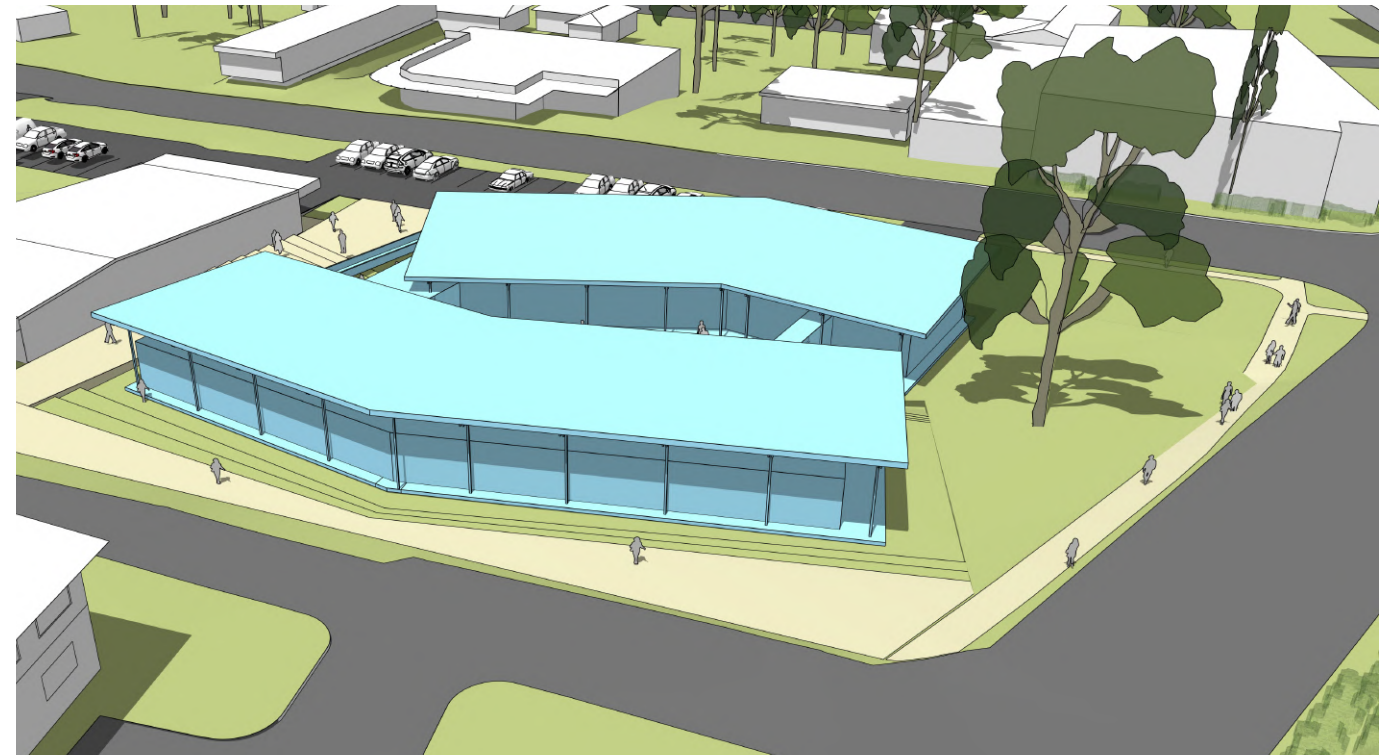
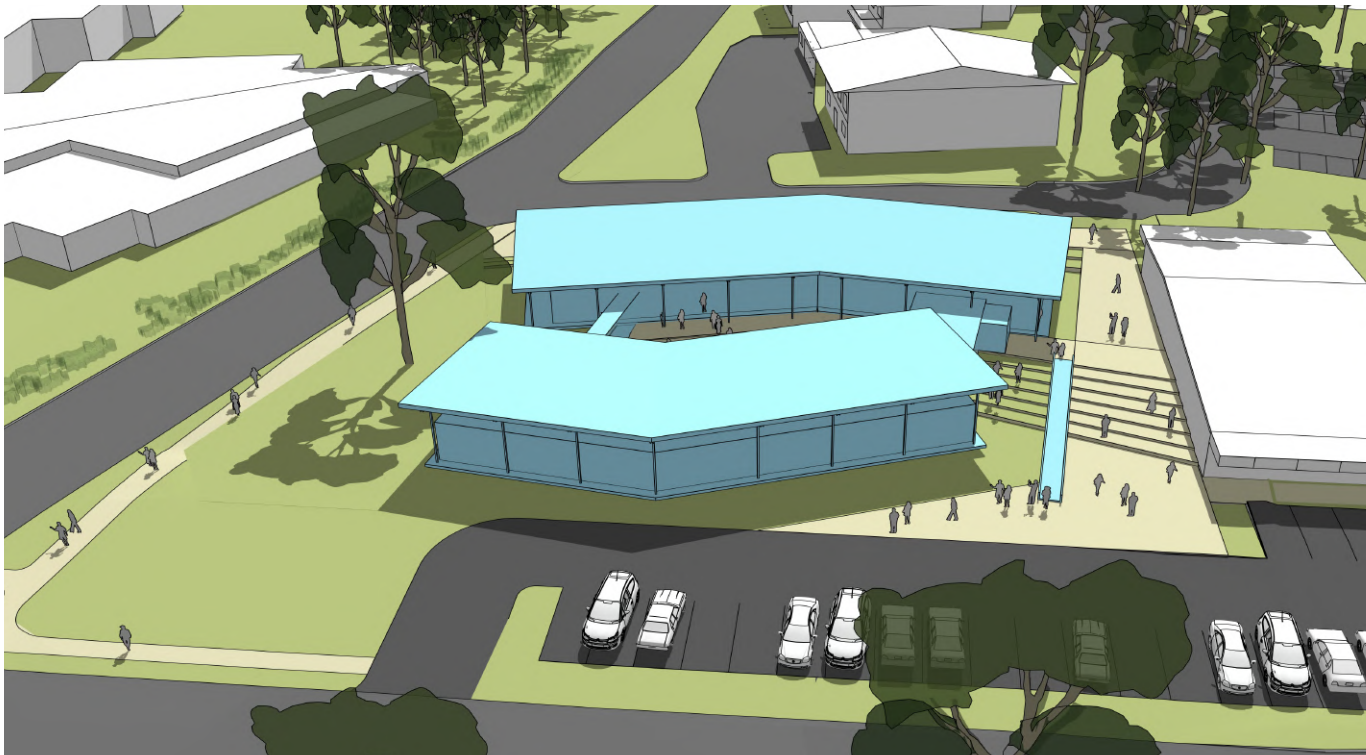
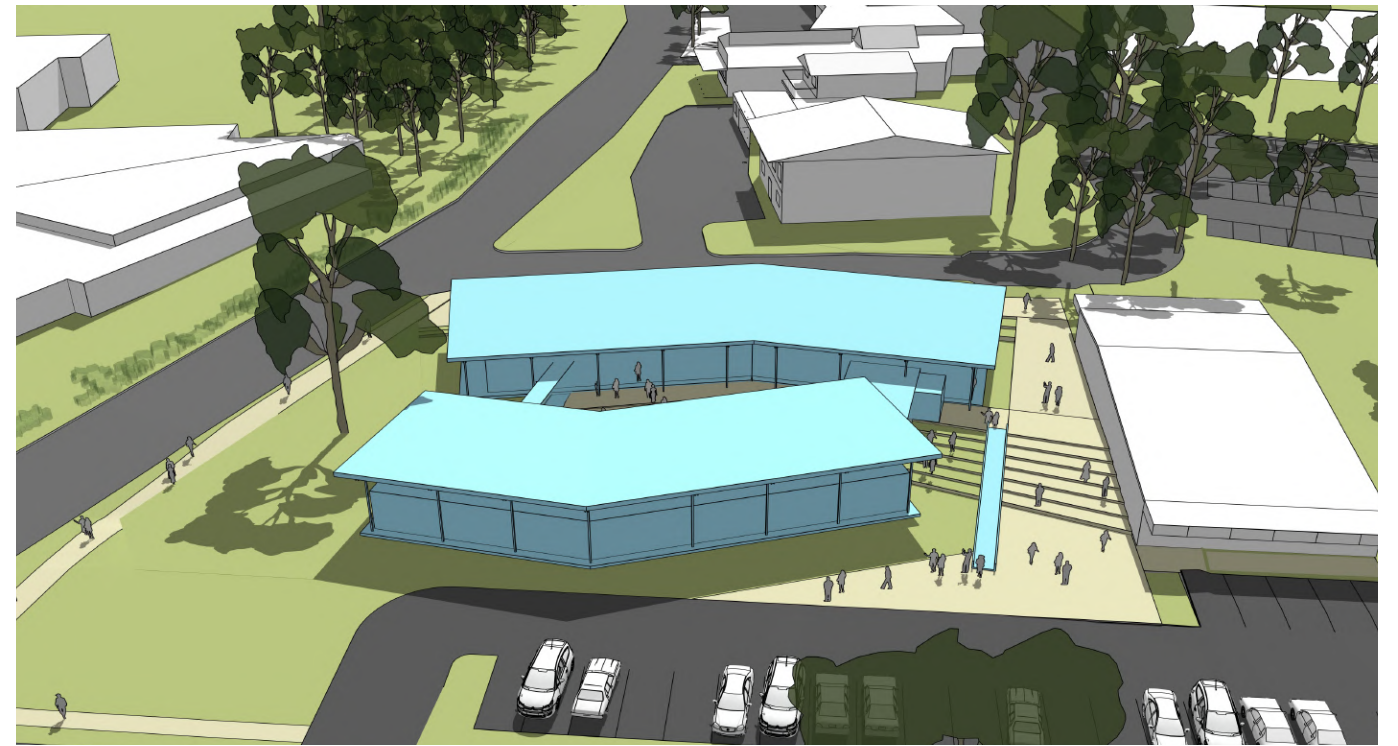
OPTIONS 2 AND 4 DEVELOPED



OPTION 2.1 DEVELOPED – SPLIT LEVEL FLOOR PLAN

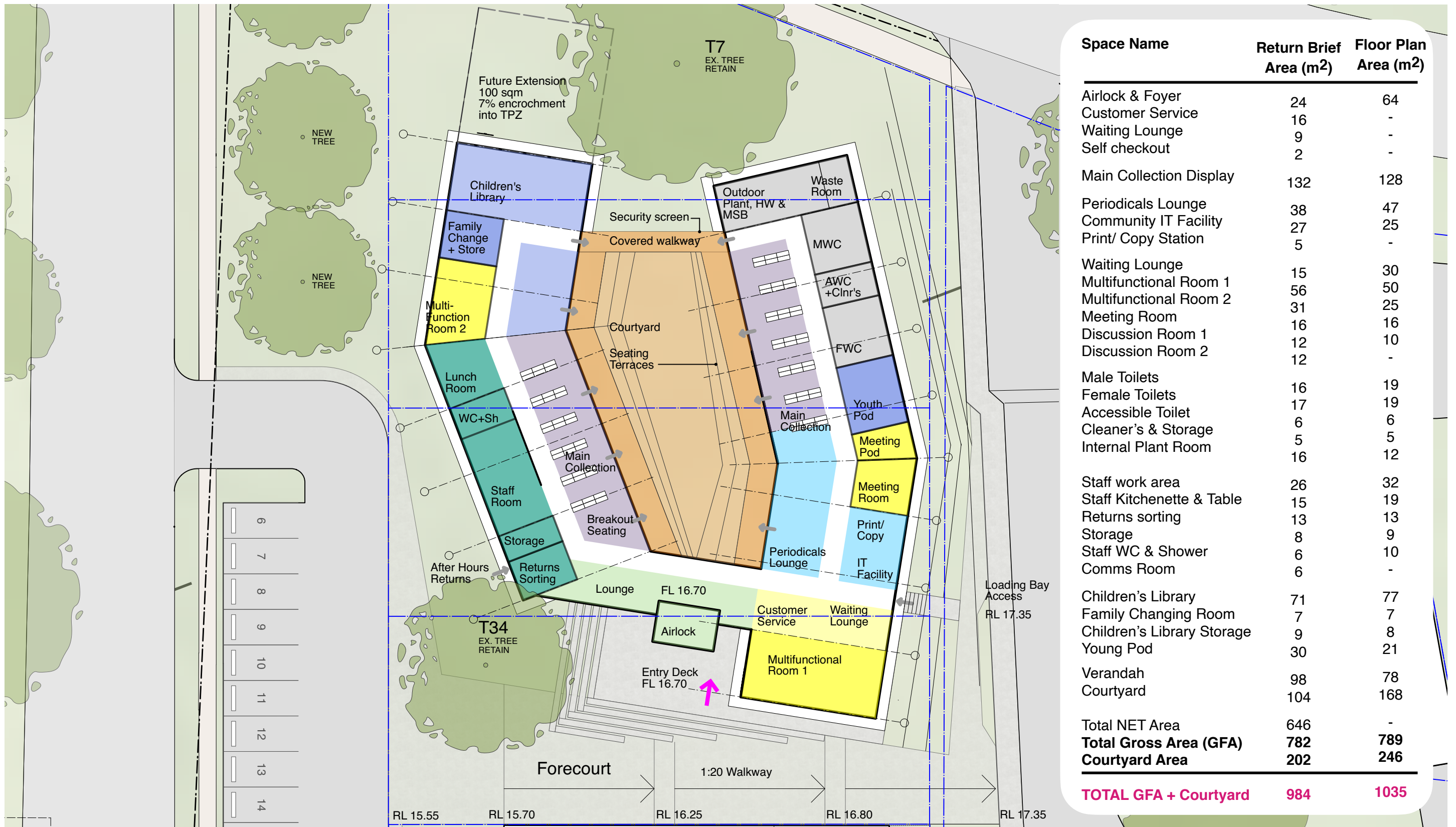


OPTION 2.1 DEVELOPED – SPLIT LEVEL SECTION

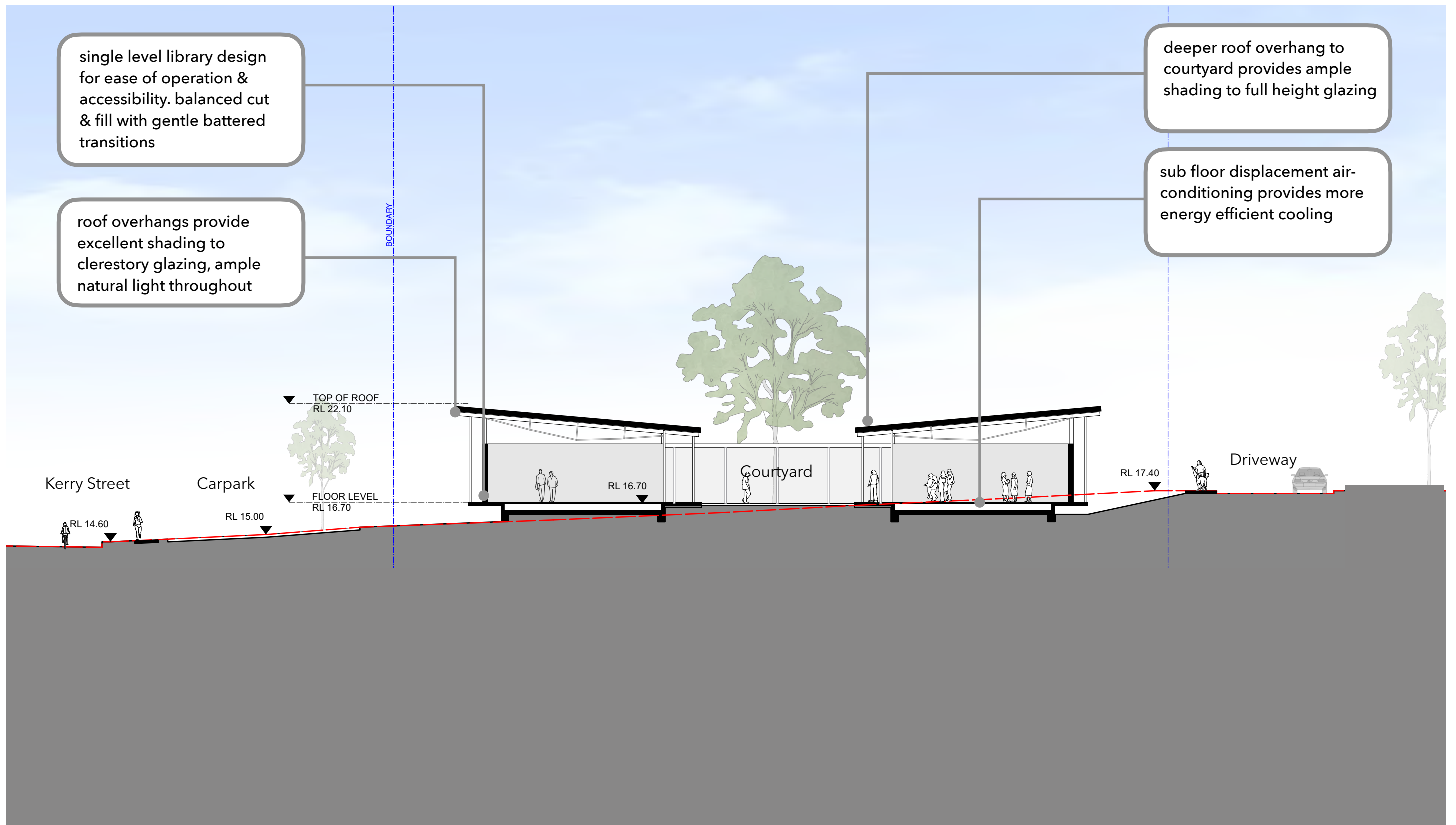


OPTION 2.1 DEVELOPED – AERIAL VIEWS

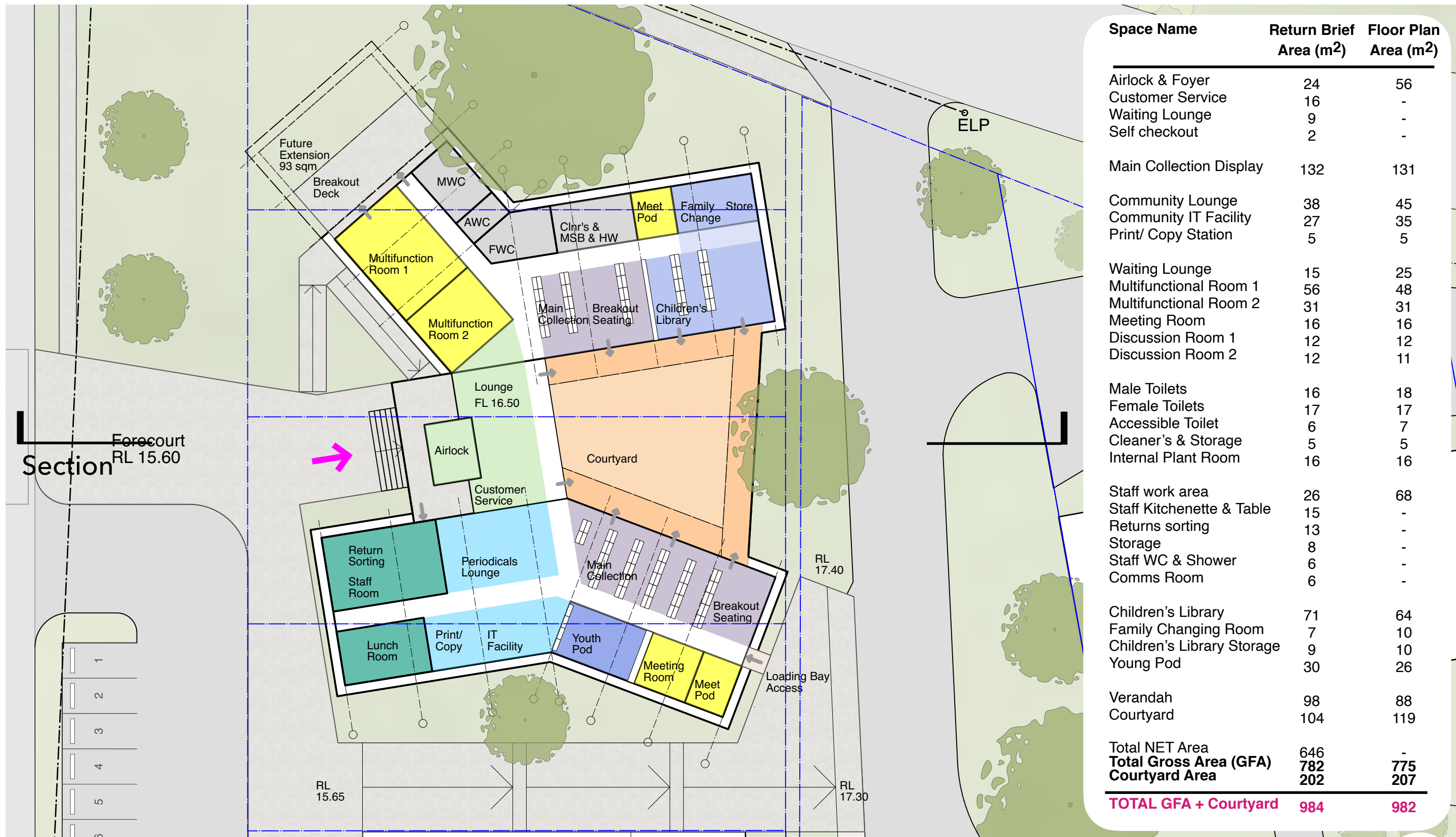




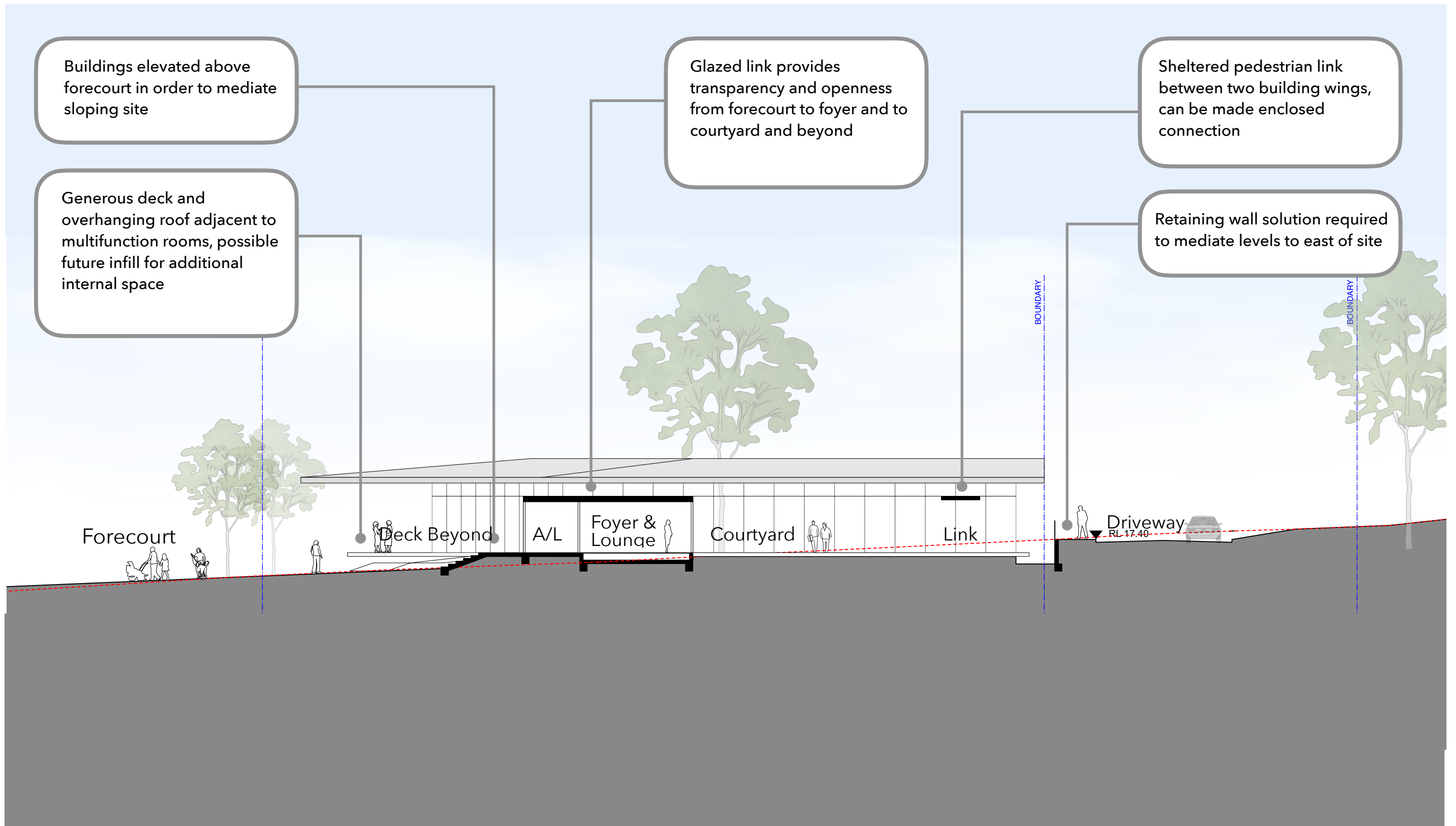
OPTION 2.2 DEVELOPED – SPLIT LEVEL FLOOR PLAN



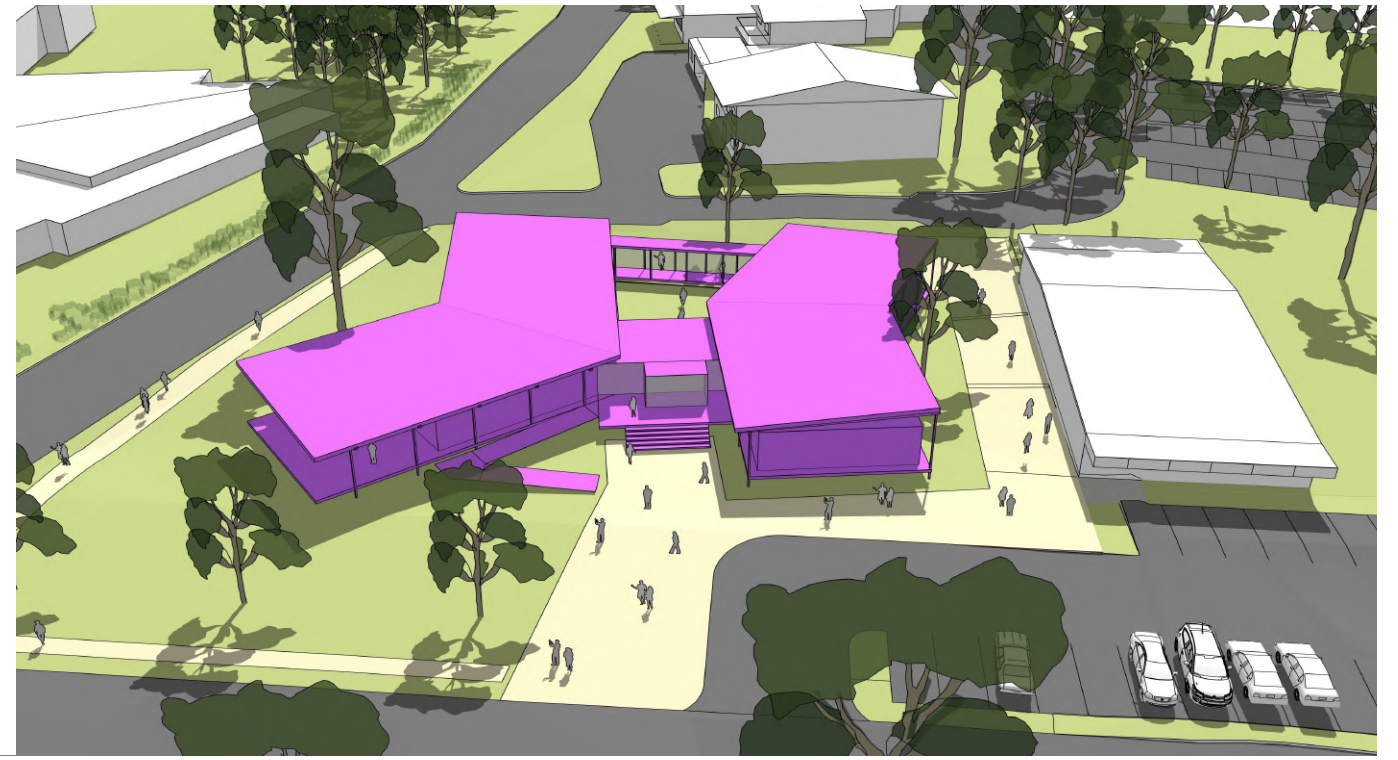
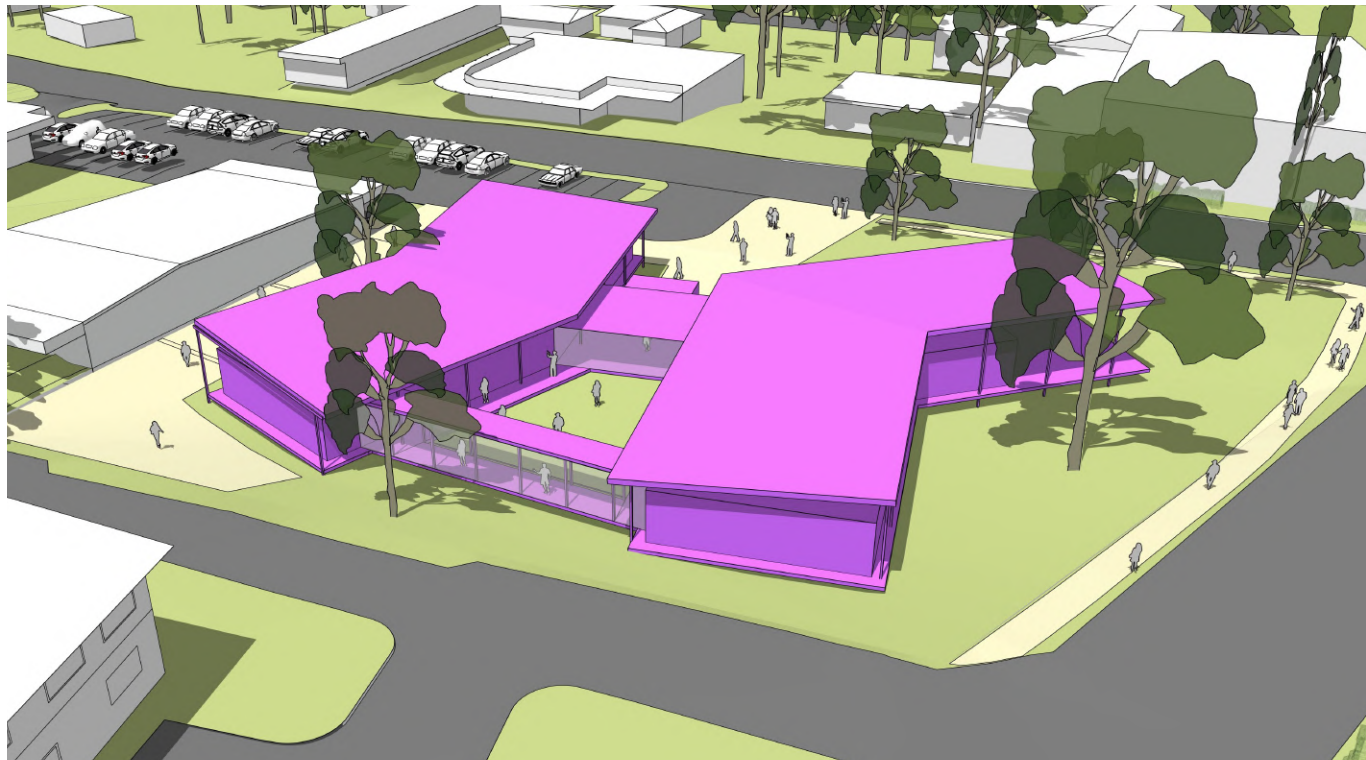
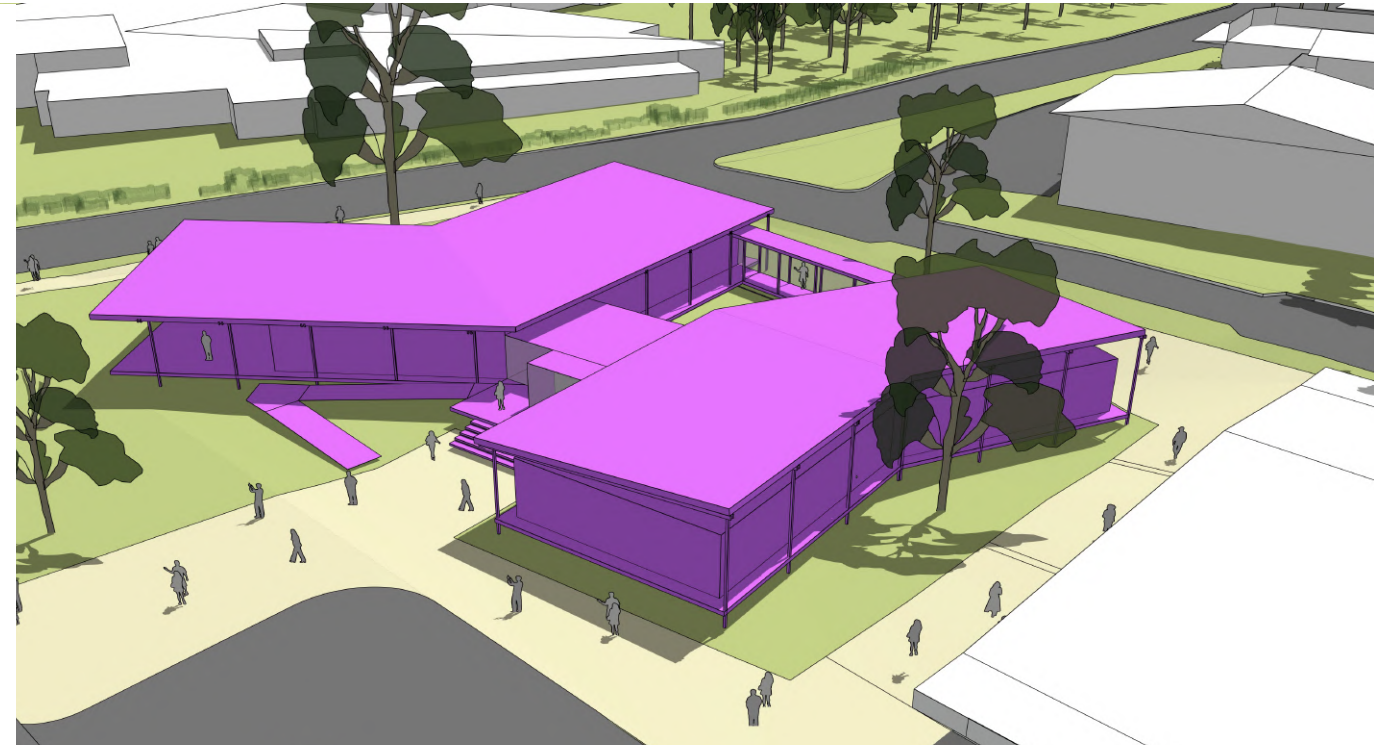
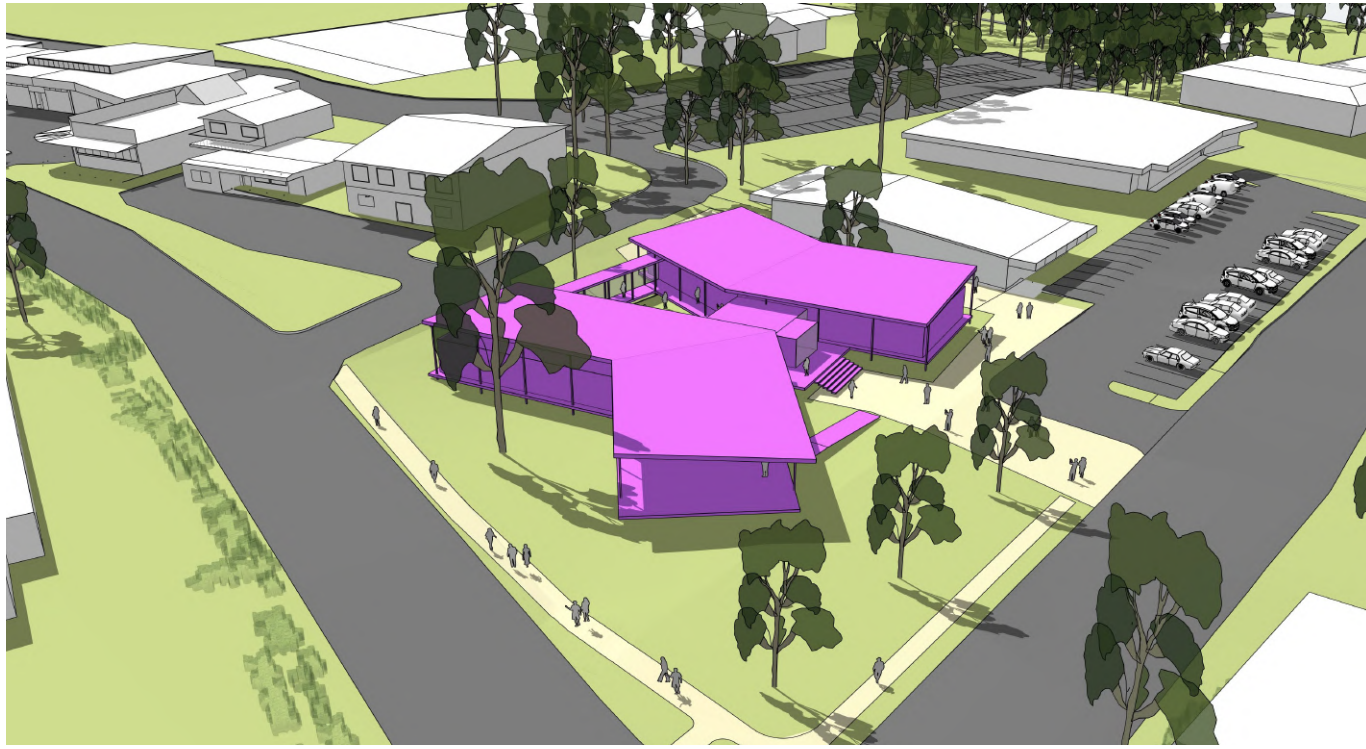
OPTION 2.2 DEVELOPED – SINGLE LEVEL SECTION



OPTION 4 DEVELOPED – SINGLE LEVEL FLOOR PLAN

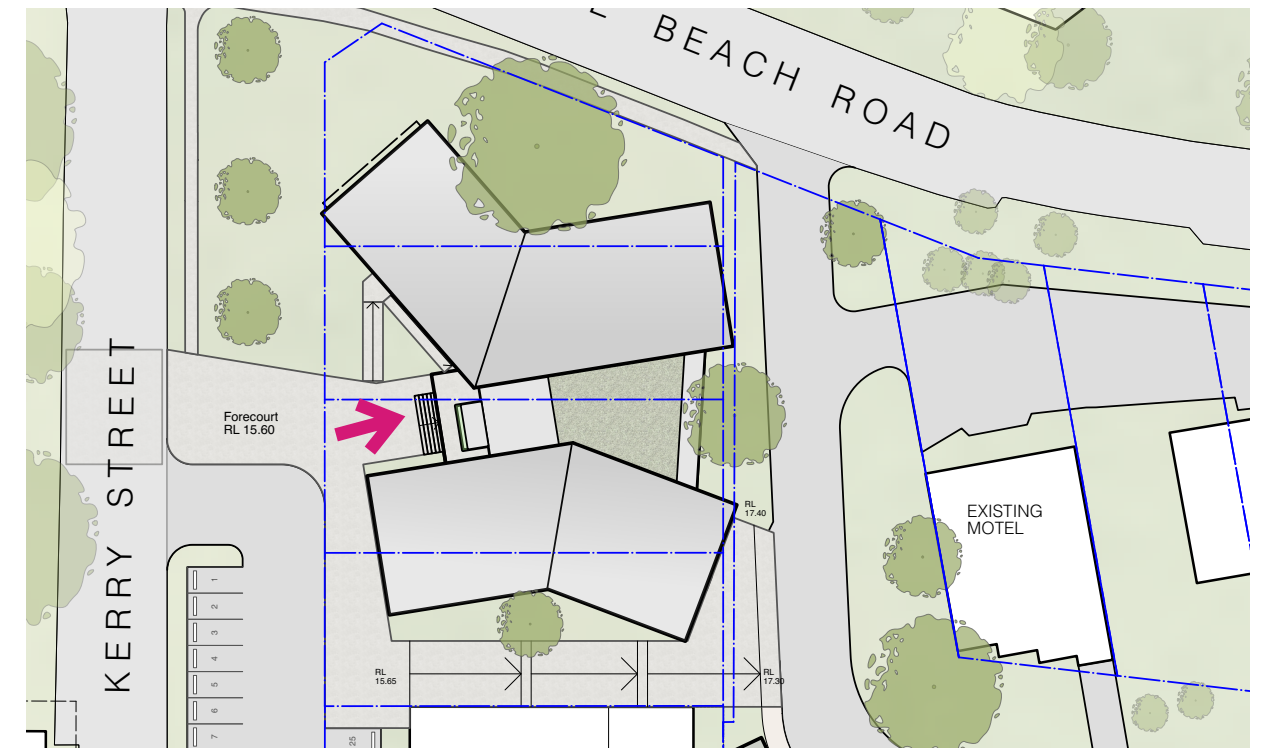
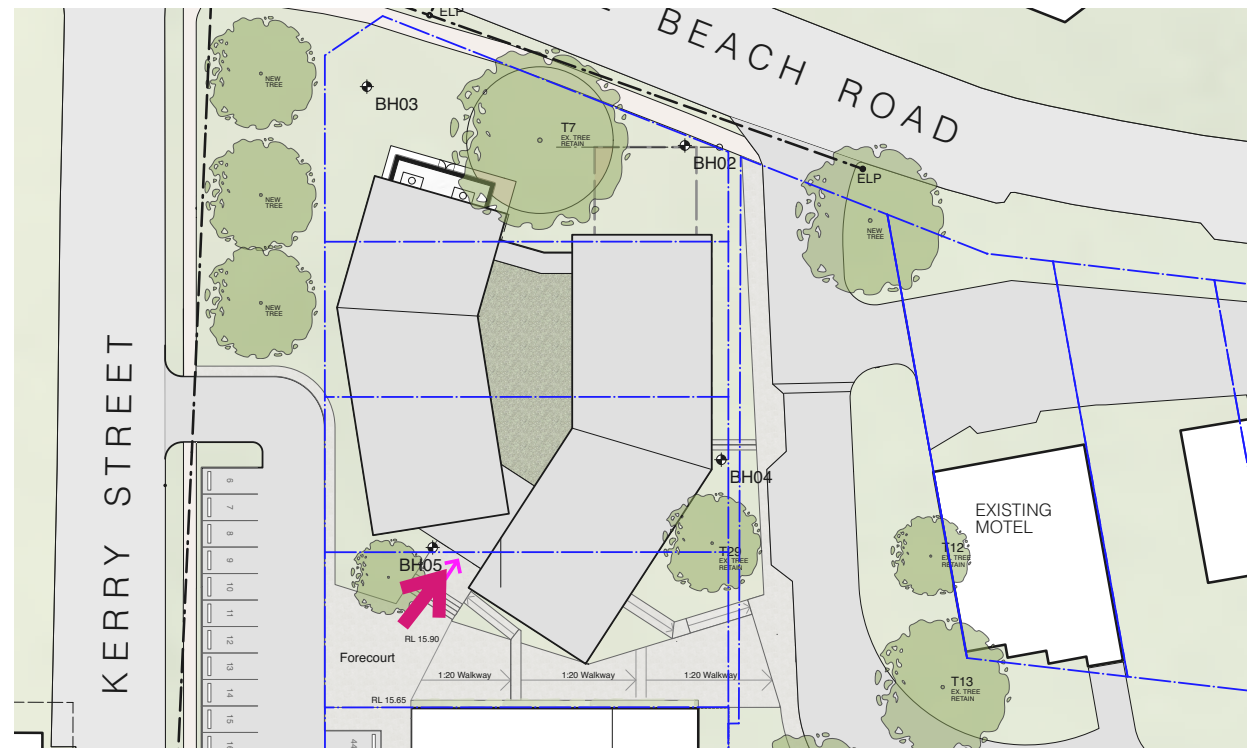


OPTION 4 DEVELOPED – SINGLE LEVEL SECTION



OPTION 4 DEVELOPED – AERIAL VIEWS





OPTION 2.2

Pros

- Sits delicately on the sloping site
- Single level floor plan
- More internal spaces have connection to courtyard
- Good activation of through site link
- Address to Kerry Street

OPTION 4

Pros

- Single level floor plan
- Formal address to Kerry St
- East-west orientation

Cons

- Significant level change to East boundary of site
- Reduced number of spaces connected to courtyard

OPTION 2.2 SELECTED AS PREFERRED OPTION

FACADE ARTWORK

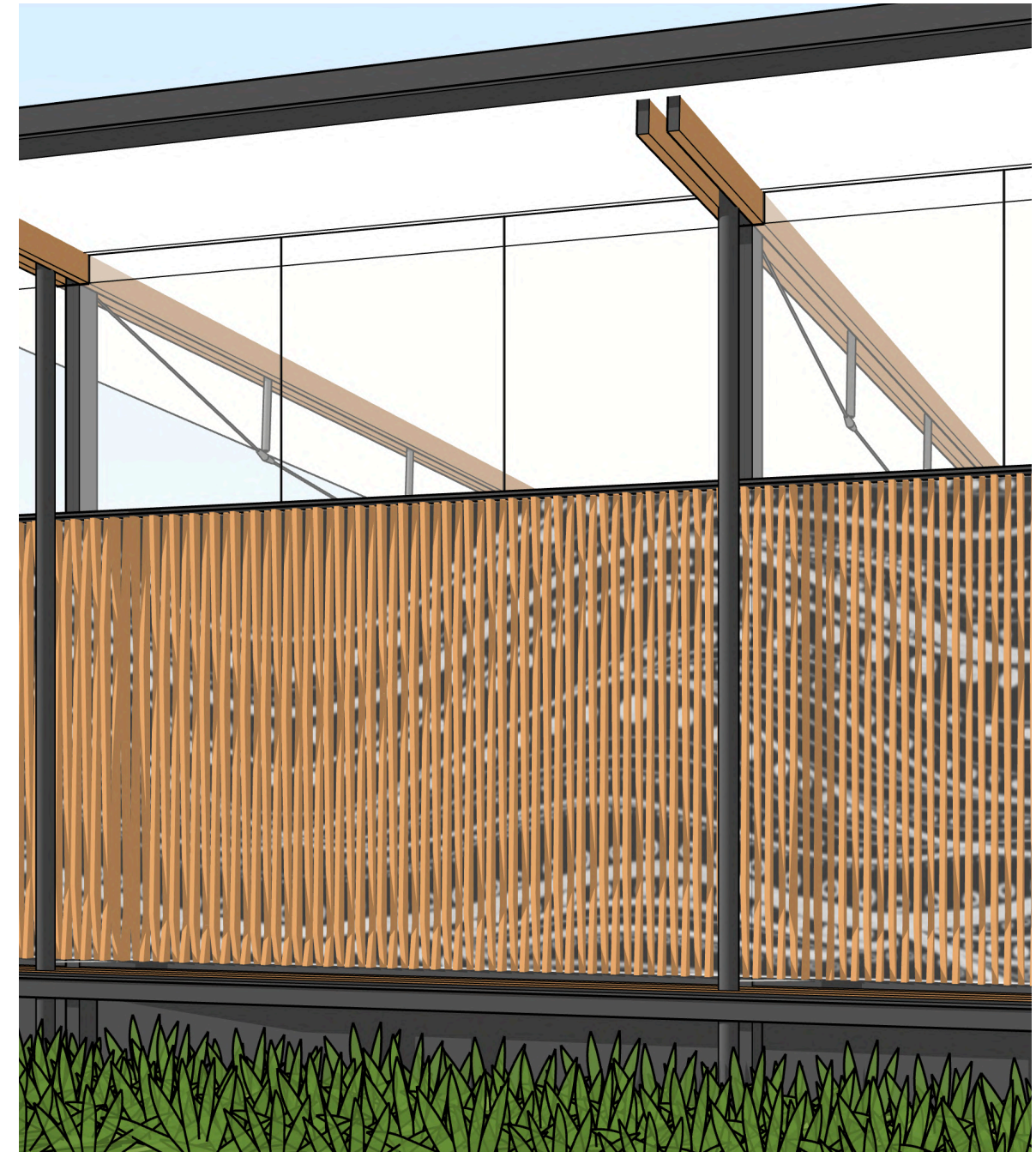
ARTIST: TRACY VAN OPLoo

INCLUDING FIRST NATION'S ARTWORK

A successful public building needs to reflect its community's needs and unique identity. The proposed library has the rare opportunity to reflect the culture of the traditional custodians whose ancestors have been inhabiting the area for many thousands of years. The opportunity is to give a glimpse into a culture arisen from this unique geographic location and through art bring it to the whole community. Shoalhaven City Council and Brewster Hjorth Architects would like to further engage with the local First Nation's community in sharing and contributing their artistic expressions in shaping the proposed design.

During the original Sanctuary Point Library design phase First Nation's artists were engaged to design elements of the landscaping and building. This feasibility study acknowledges this as an important component of the project which we would like to carry forward.

Artist Tracy van Oploo has previously designed compositions for the original library scheme's metal sun shading panels. The artwork was intended to be perforated onto the metal panels using density of perforations and their diameter to translate Tracy's design onto the building. In this feasibility study we have looked at the possibility of using Tracy's artwork and incorporating it into the proposed timber batten facade design. We would like to engage with Tracy and the wider community to develop this idea further.

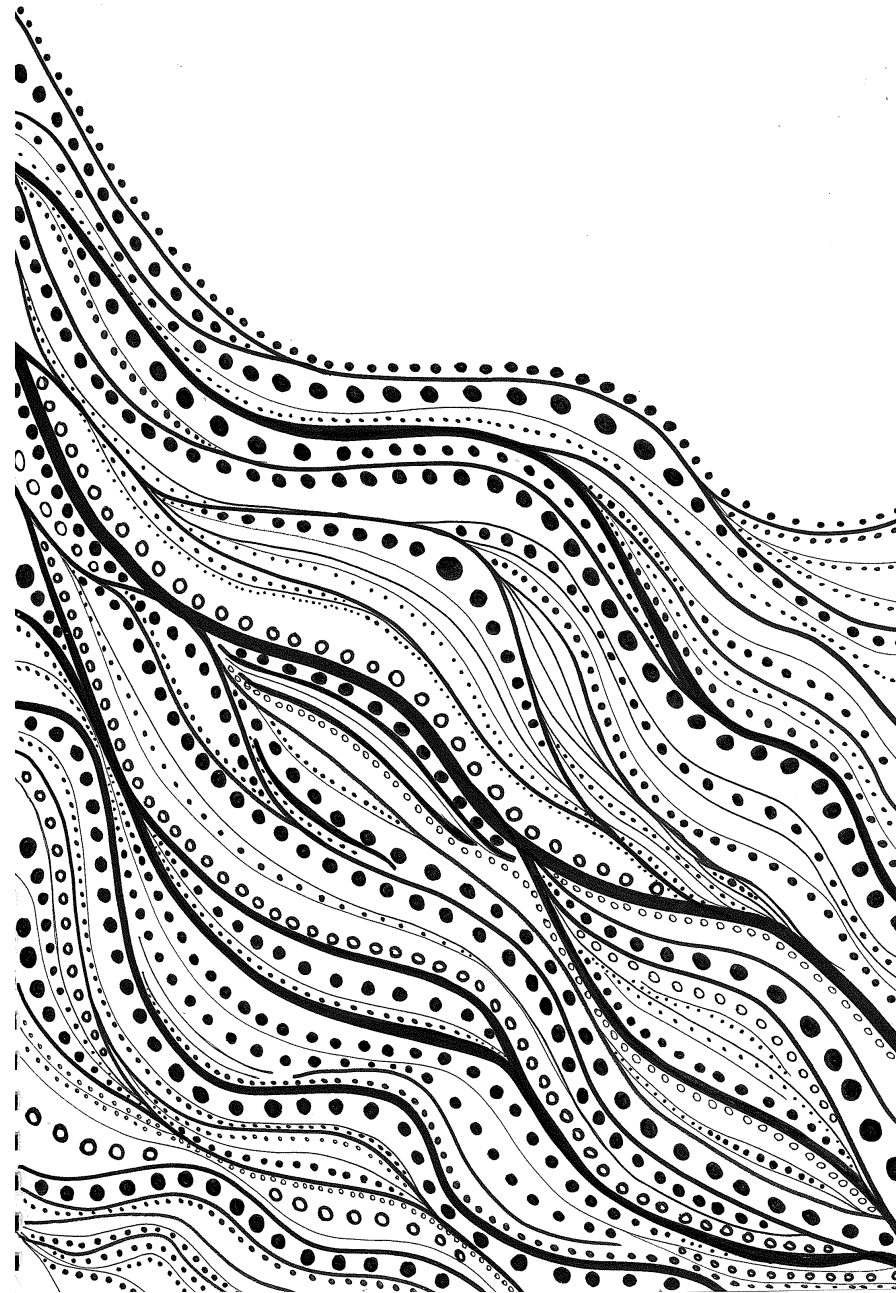


Detail of artwork integrated into timber facade concept

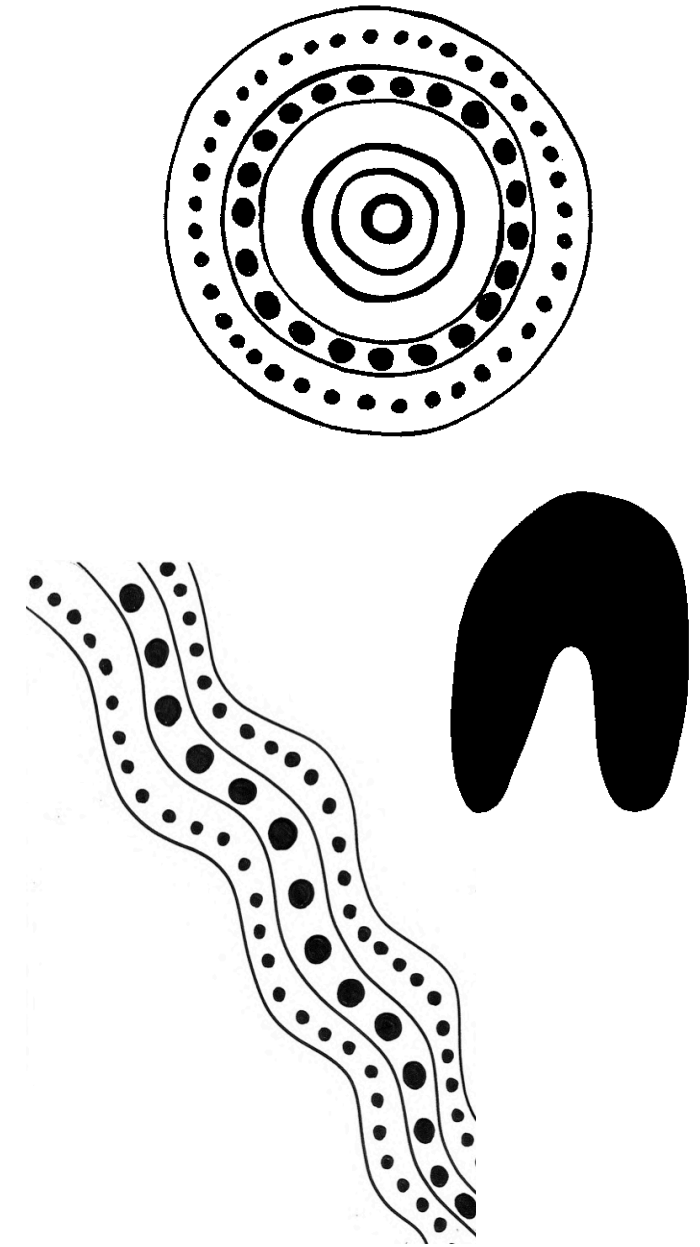
ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY @TRACEY VAN OPLOO



mountain / escarpment



ocean / water element



community, family, journey

DEVELOPED ARTWORK MOTIFS



ARTWORK PREVIOUS LIBRARY DESIGN (WESTERN ELEVATION)

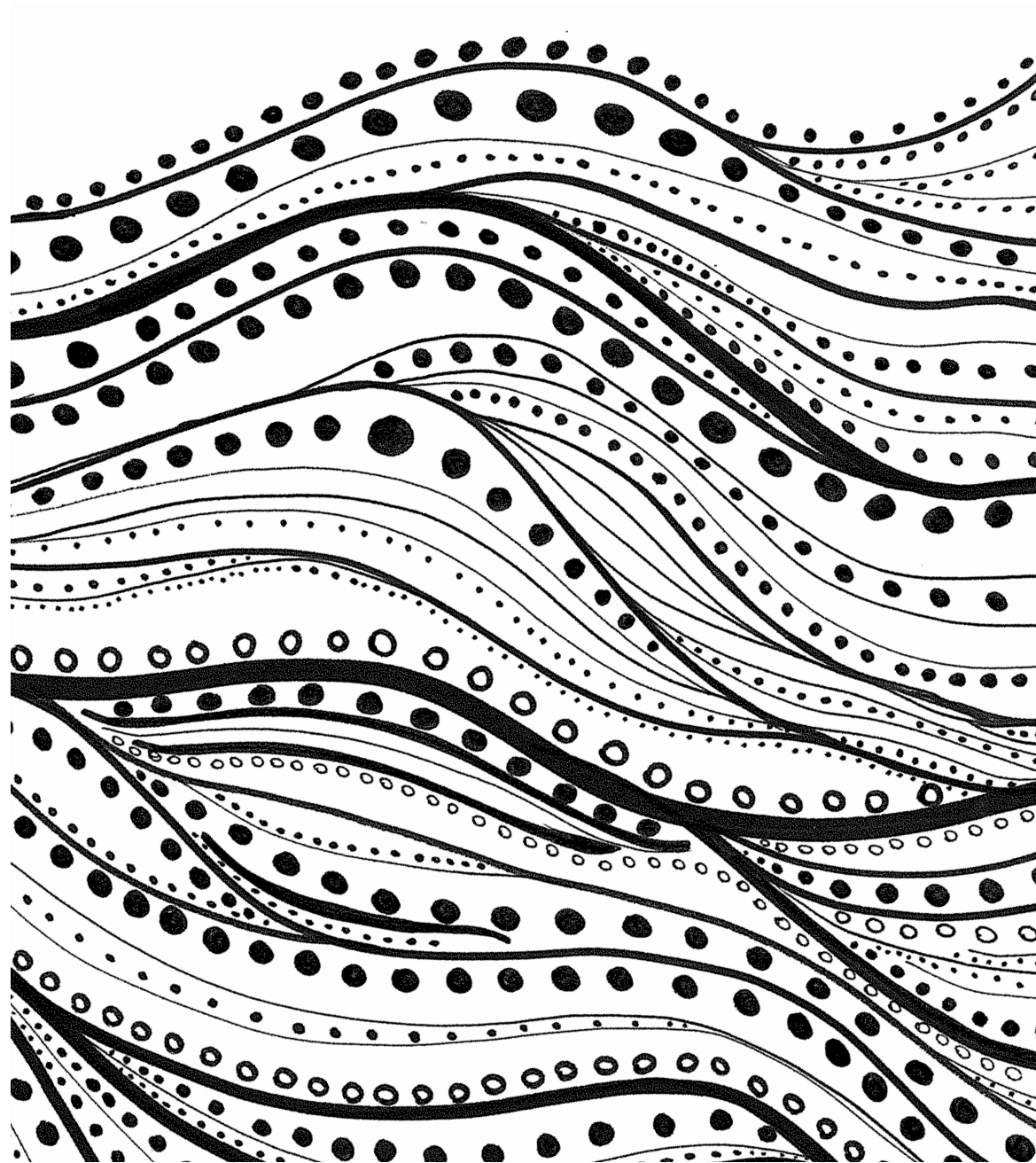
IMPLEMENTATION OF ARTWORK

The feasibility study team has worked with translating two of Tracy's artworks onto the facade. Artwork 1 depicts a water theme, we found this theme fitting to the surrounding landscape and to the site. Artwork 2 depict themes of communities, meeting places and interconnections, we found this artwork to be very appropriate for its relevance to the nature of a community facility.

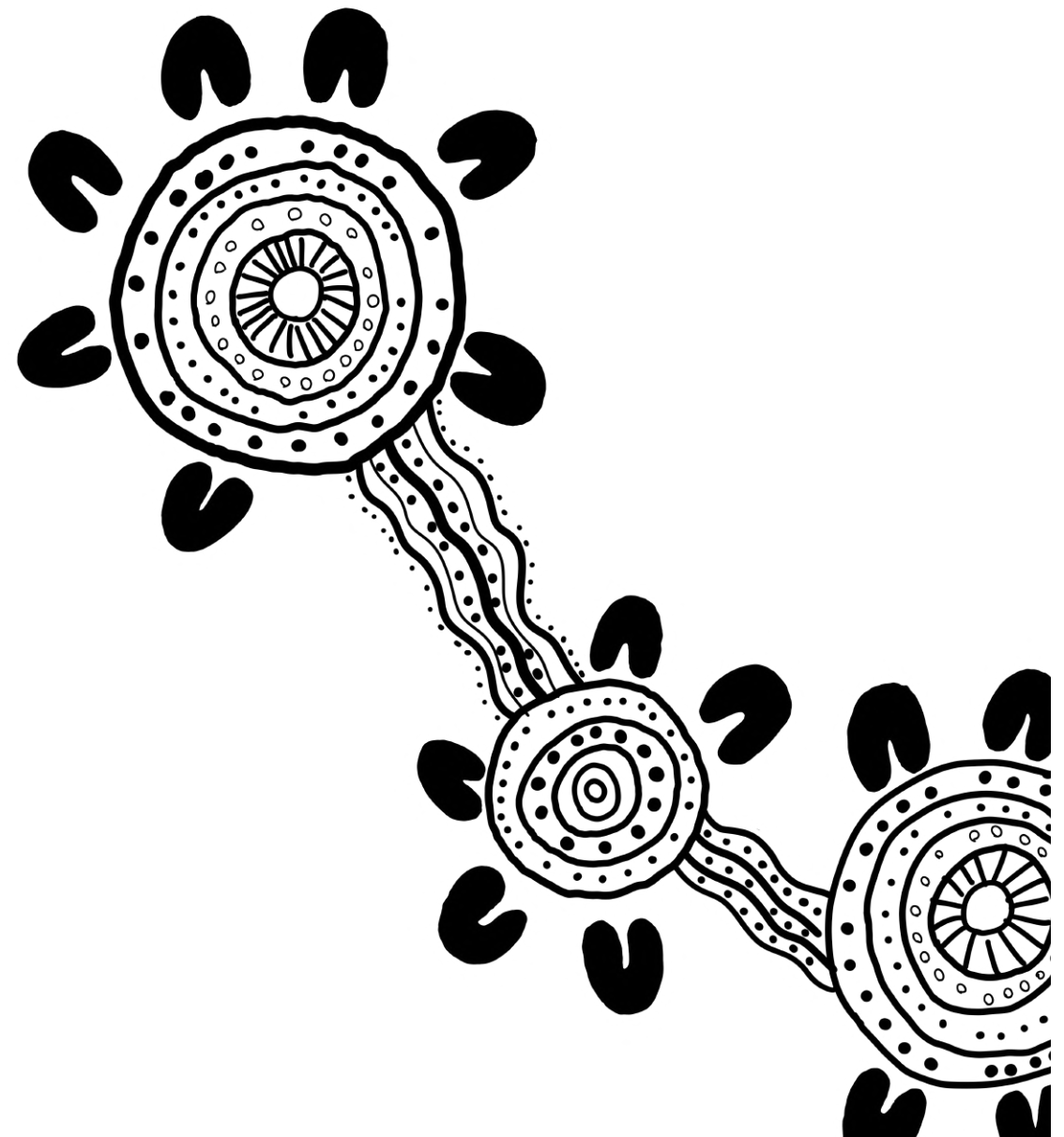
We have considered the placement of the artwork on the facade to maximise its effect. The physical placement of the artwork along the facade could be curator to relate to immediate as well as wider context.



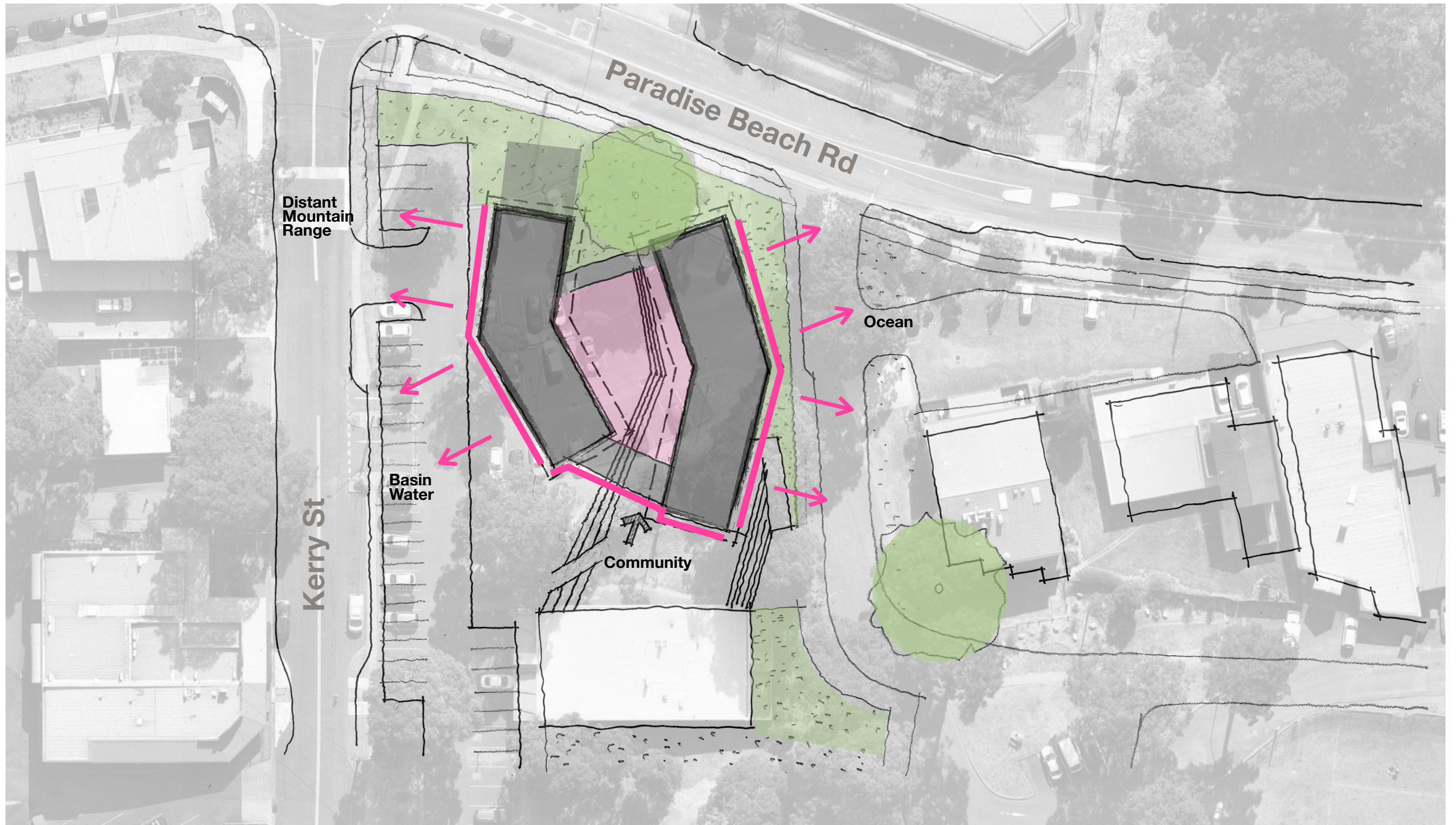
Detail photograph of timber batten facade at Warilla Library



SAMPLE DETAIL OF THE ARTWORK 1



SAMPLE DETAIL OF THE ARTWORK 2



POSSIBLE THEMATIC CONNECTIONS OF ELEVATIONS TO CONTEXT



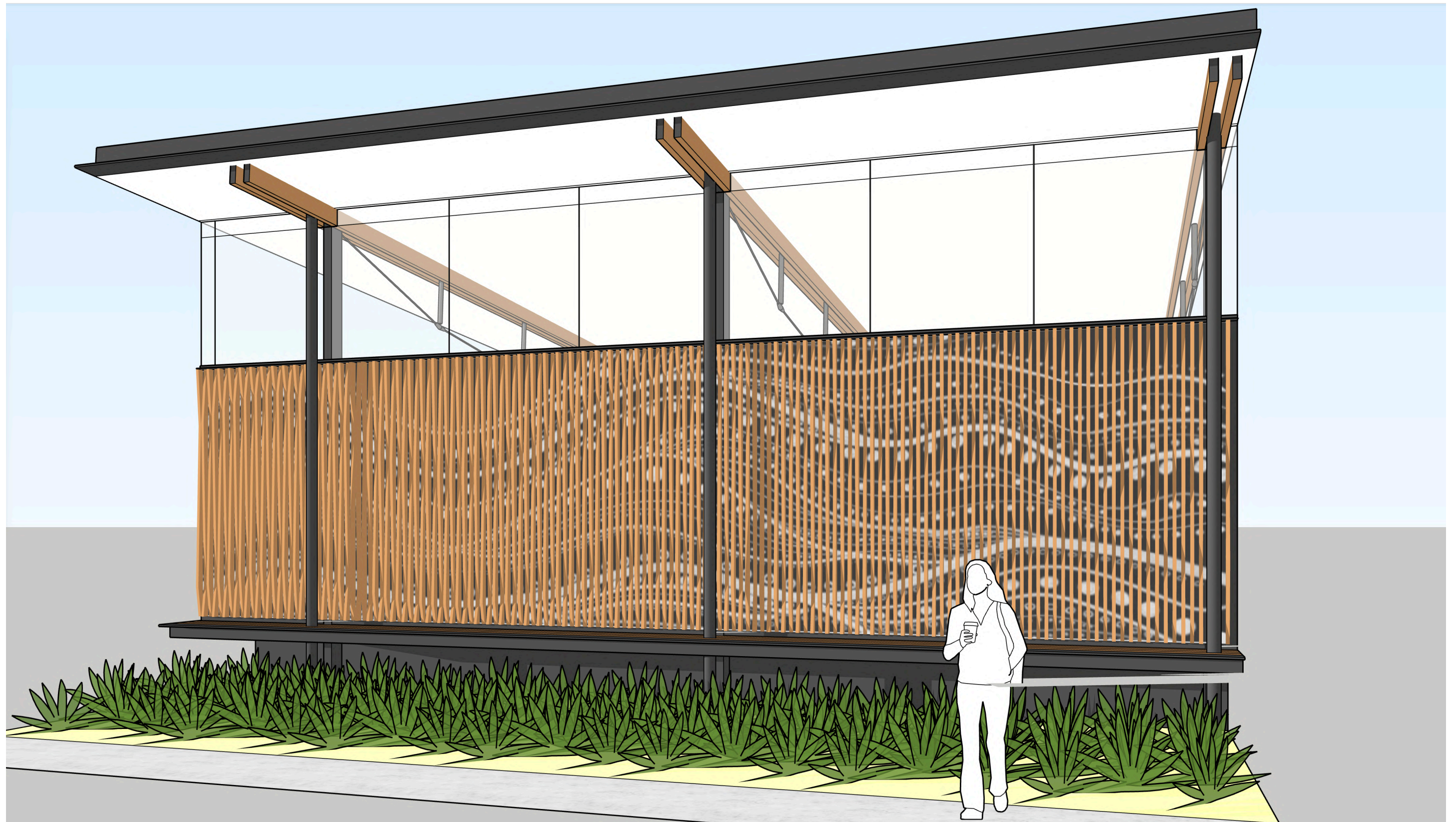
ARTWORK 1 INTEGRATION CONCEPT – WATER ELEMENT

ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY ©TRACEY VAN OPLOO



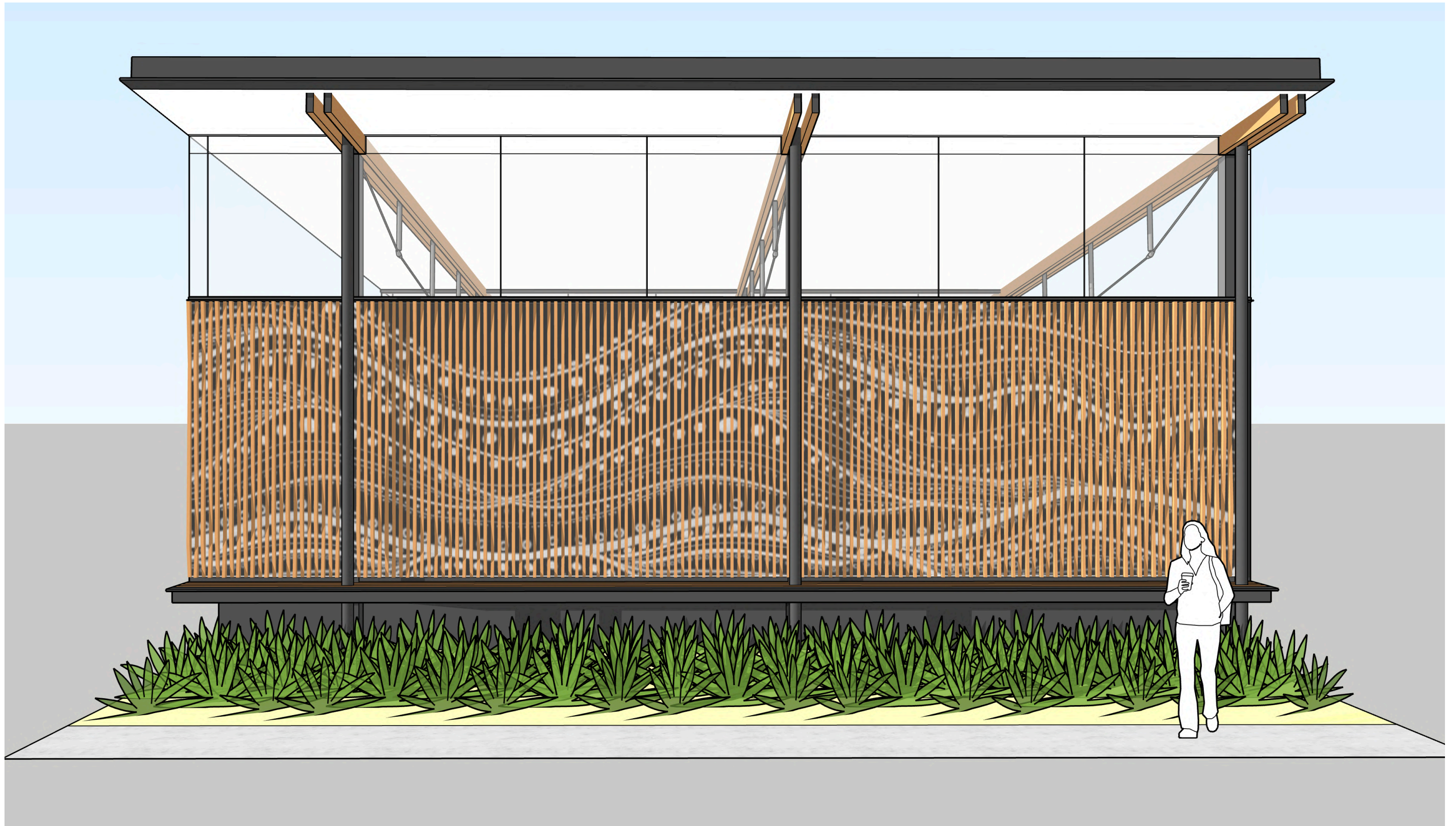
ARTWORK 1 INTEGRATION CONCEPT – WATER ELEMENT

ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY ©TRACEY VAN OPLOO



ARTWORK 1 INTEGRATION CONCEPT – WATER ELEMENT

ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY ©TRACEY VAN OPLoo



ARTWORK 1 INTEGRATION CONCEPT – WATER ELEMENT

ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY ©TRACEY VAN OPLOO





ARTWORK 2 – EMERGING FROM BEHIND TIMBER BATTEN FACADE

ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY ©TRACEY VAN OPLOO





ARTWORK 2 – EMERGING FROM BEHIND TIMBER BATTEN FACADE

ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY @TRACEY VAN OPLoo

TYPICAL SECTION

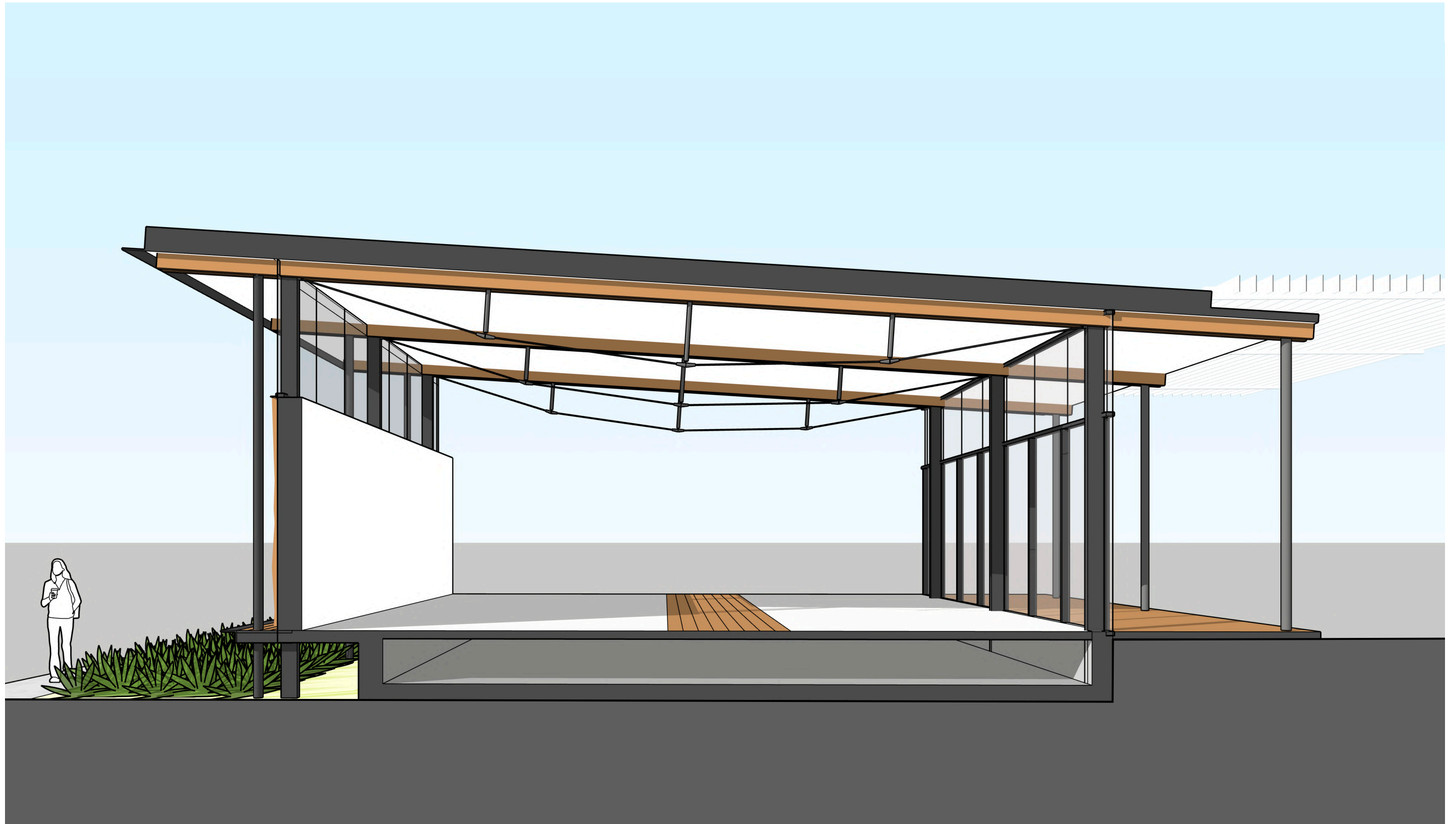
BOWSTRING TRUSS, FLOATING ROOF, SUB-FLOOR, PODS



TYPICAL SECTION: SUBFLOOR

Inspired by Warilla Library, the section features a subfloor which provides air conditioning via grilles in the floor freeing up spaces at the roof and ceiling to allow for **even and abundant natural light** through clerestory windows.

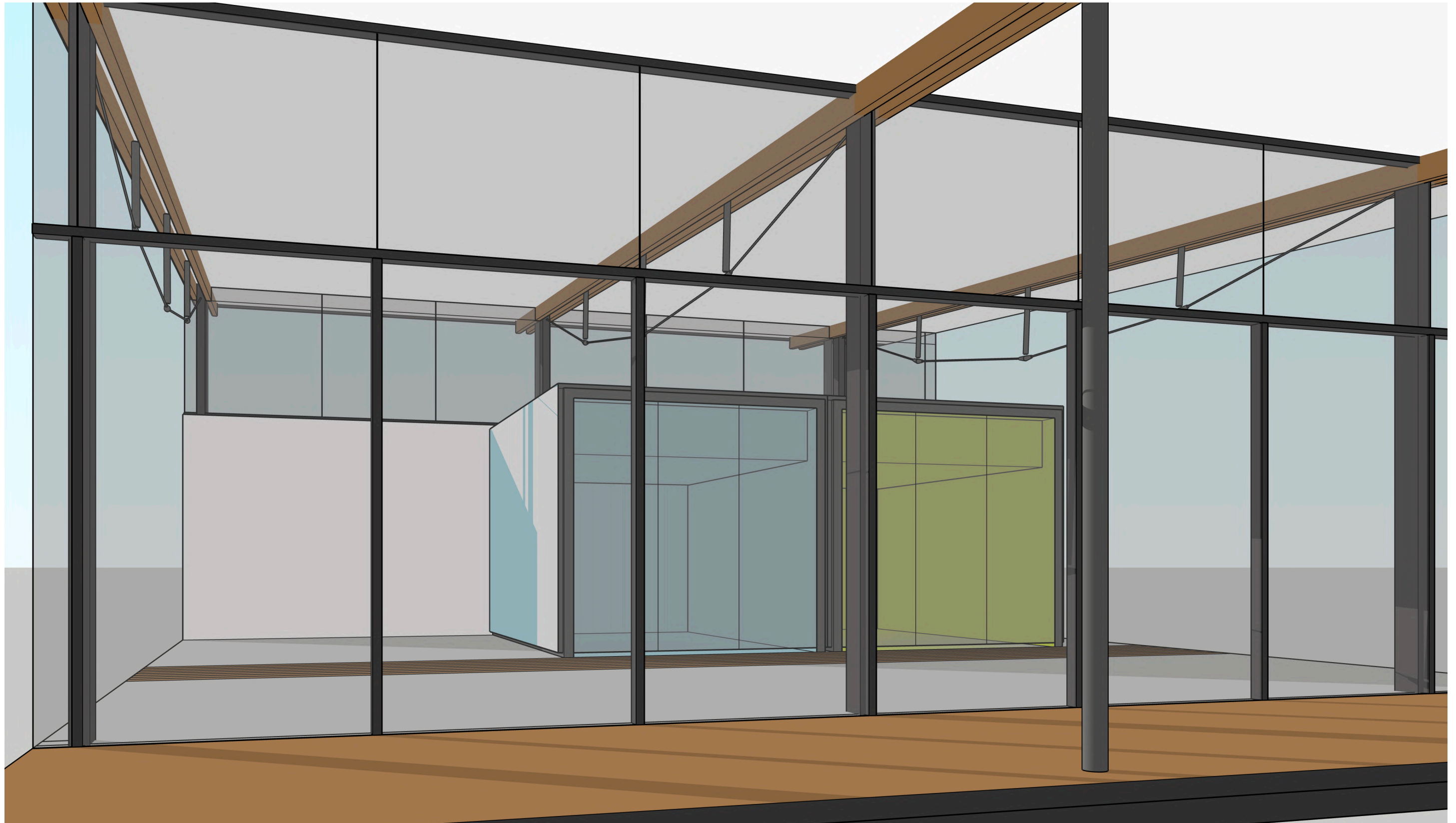
ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY @TRACEY VAN OPLOO



TYPICAL SECTION: STRUCTURE

The building's structure is expressed internal and external by a rhythm of columns and elegant bowstring truss. The building appears to touch the ground light as an effect of the perimeter deck. Timber used on the facade, internally and as part of the structure **brings a warmth to the community facility.**





TYPICAL SECTION: PODS

Enclosed rooms are articulated as “pods” within the large open space of the library. This allows for the **design to be more adaptable** if and when future needs of the library change, pods can be added, removed or replaced with less impact on the overall building. The pods also help emphasize the form of the building whilst bringing in natural light via clerestory windows.



COLOUR PALETTE

DEVELOPED DURING PREVIOUS LIBRARY SCHEME

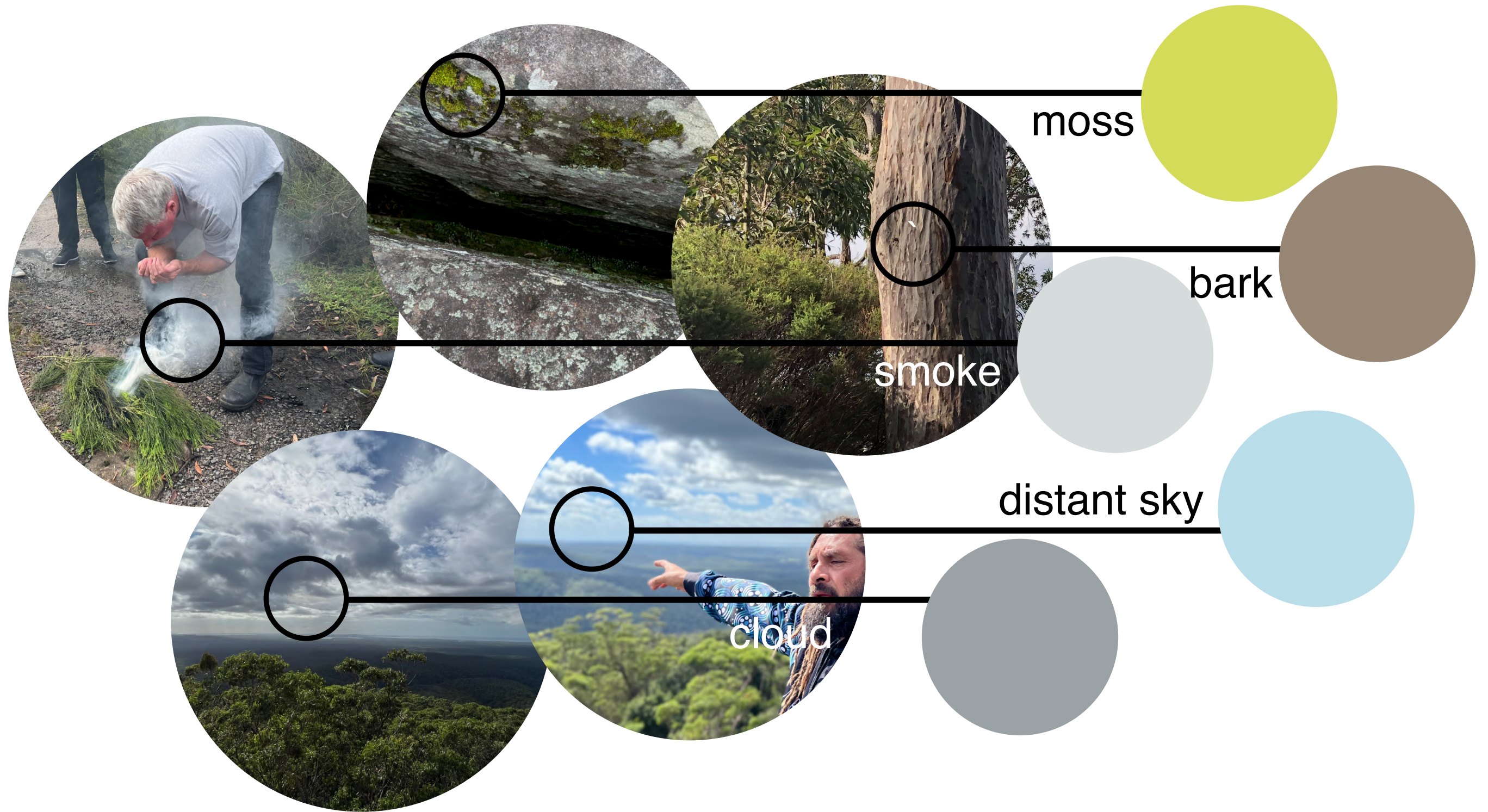
INSPIRED BY WALK ON COUNTRY

A colour palette has been previously developed for the original design of Sanctuary Point Library. The colour palette, materiality and conceptual framework for the previous Library design was inspired by a Walk on Country hosted by the local First Nations community. The walk entailed a journey across escarpments overlooking the Basin. The hosts shared stories related to their culture, the landscape and fauna.

Brewster Hjorth Architects developed a colour palette, materiality and conceptual framework for the original Library design based on the stories and colours of the landscape. The outcomes of that design process were presented to Council and stakeholder and was approved. For the revised feasibility design Brewster Hjorth is proposing to use the developed colour palette as a starting point for the new scheme.



Excerpt of collage developed for concept framework of the original Sanctuary Point Library Design



COLOUR PALETTE INSPIRED BY WALK ON COUNTRY

CONCEPT DESIGN

Development of Selected Design



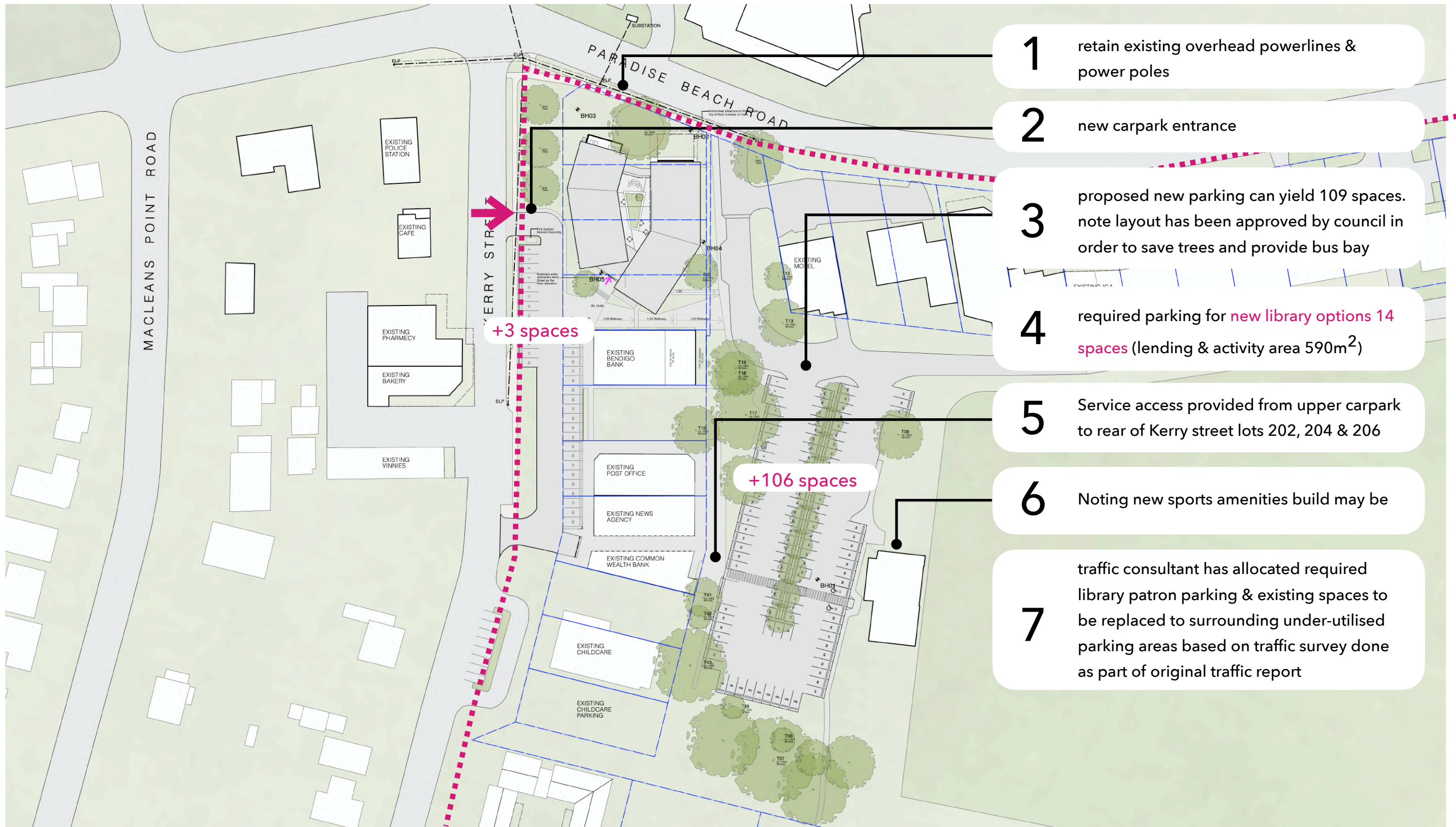
1 existing parking removed 107 spaces (43 lower carpark, 64 on upper carpark)

2 DA modifications approved in May 2023 showed 111 new spaces, resulting in a NET gain of 4 spaces

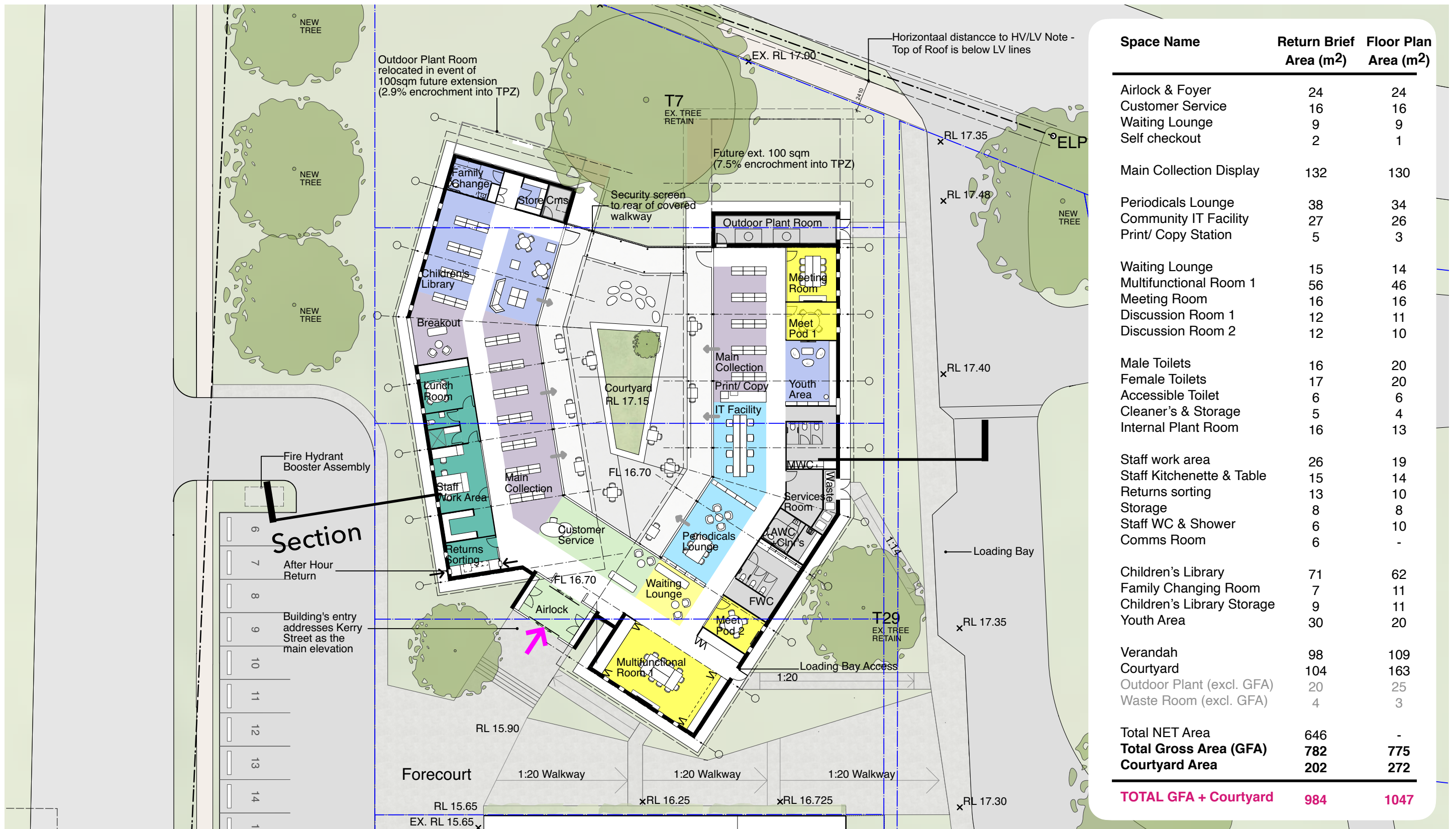
3 parking required for previous scheme library 35 spaces (lending & activity area 1520m²)

4 32 trees removed for new building and civil works. Compared to original DA scheme this layout retains a number of significant trees; T7, T16, T17, T18, T19, T49

DEMOLITION PLAN – SHOWING EXISTING PARKING AND TREES



PROPOSED SITE PLAN – SHOWING POSSIBLE PARKING AND TREE STRATEGY



Space Name	Return Brief Area (m ²)	Floor Plan Area (m ²)
Airlock & Foyer	24	24
Customer Service	16	16
Waiting Lounge	9	9
Self checkout	2	1
Main Collection Display	132	130
Periodicals Lounge	38	34
Community IT Facility	27	26
Print/ Copy Station	5	3
Waiting Lounge	15	14
Multifunctional Room 1	56	46
Meeting Room	16	16
Discussion Room 1	12	11
Discussion Room 2	12	10
Male Toilets	16	20
Female Toilets	17	20
Accessible Toilet	6	6
Cleaner's & Storage	5	4
Internal Plant Room	16	13
Staff work area	26	19
Staff Kitchenette & Table	15	14
Returns sorting	13	10
Storage	8	8
Staff WC & Shower	6	10
Comms Room	6	-
Children's Library	71	62
Family Changing Room	7	11
Children's Library Storage	9	11
Youth Area	30	20
Verandah	98	109
Courtyard	104	163
Outdoor Plant (excl. GFA)	20	25
Waste Room (excl. GFA)	4	3
Total NET Area	646	-
Total Gross Area (GFA)	782	775
Courtyard Area	202	272
TOTAL GFA + Courtyard	984	1047

FLOOR PLAN



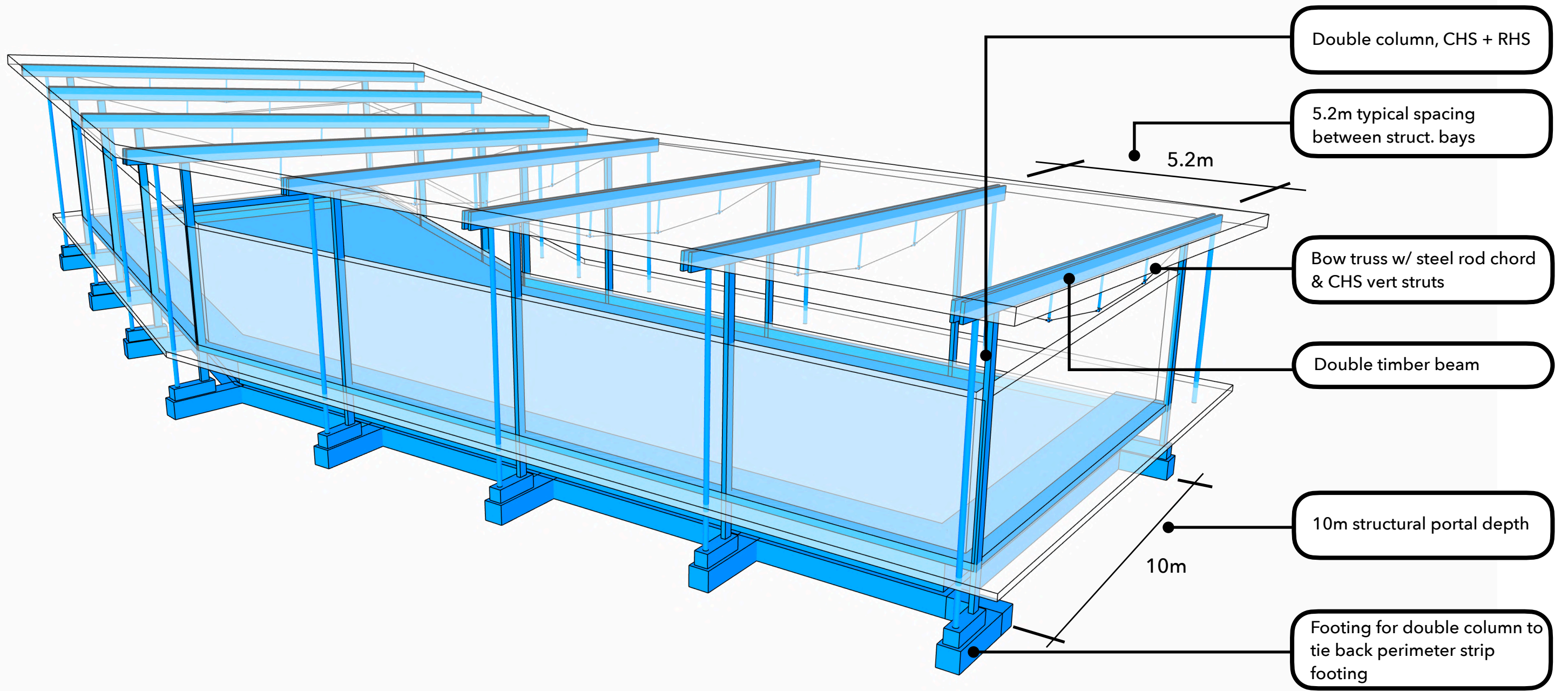
single level library design for ease of operation & accessibility. balanced cut & fill with gentle battered transitions

roof overhangs provide excellent shading to clerestory glazing, ample natural light throughout

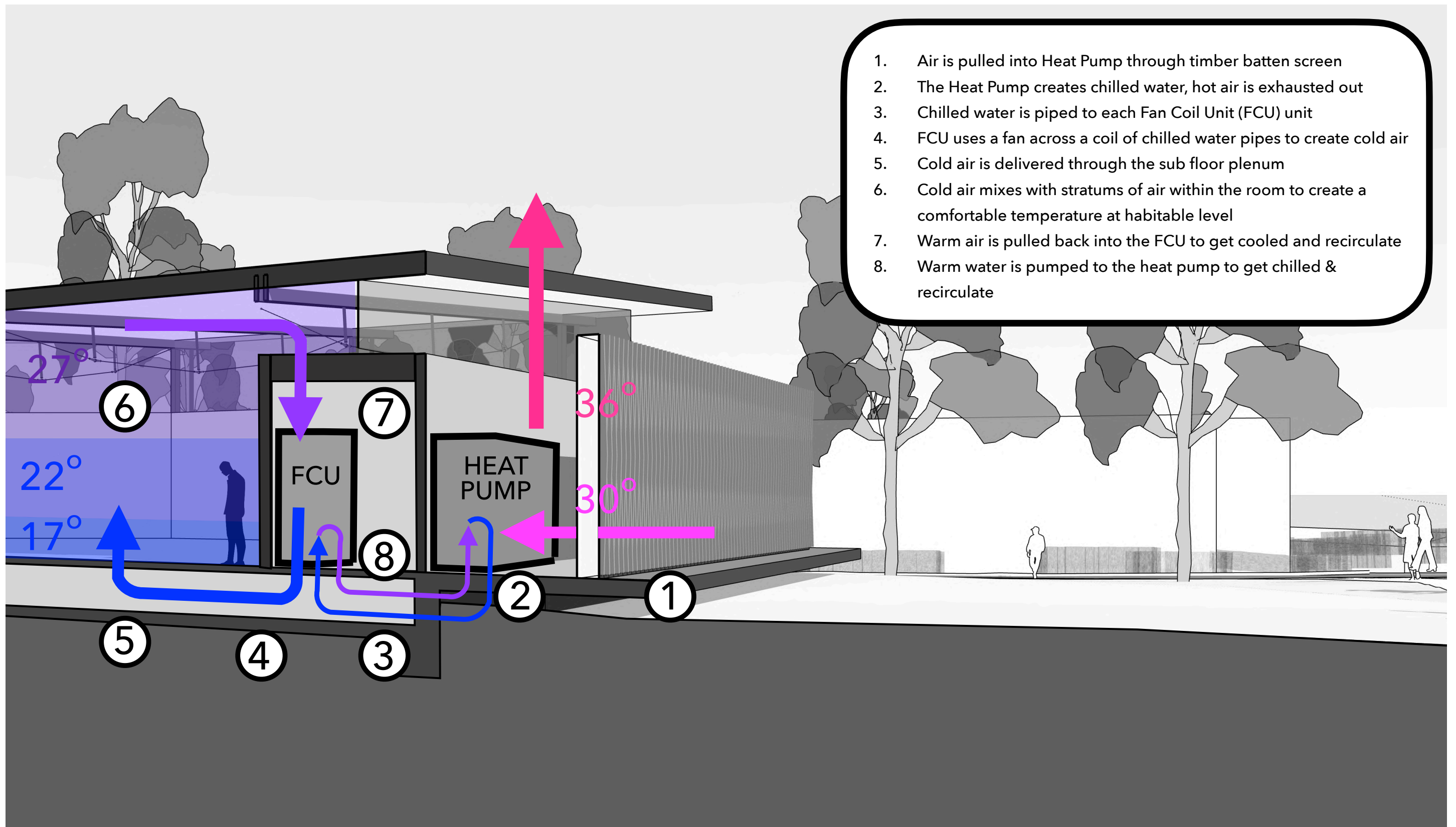
deeper roof overhang to courtyard provides ample shading to full height glazing

sub floor displacement air-conditioning provides more energy efficient cooling

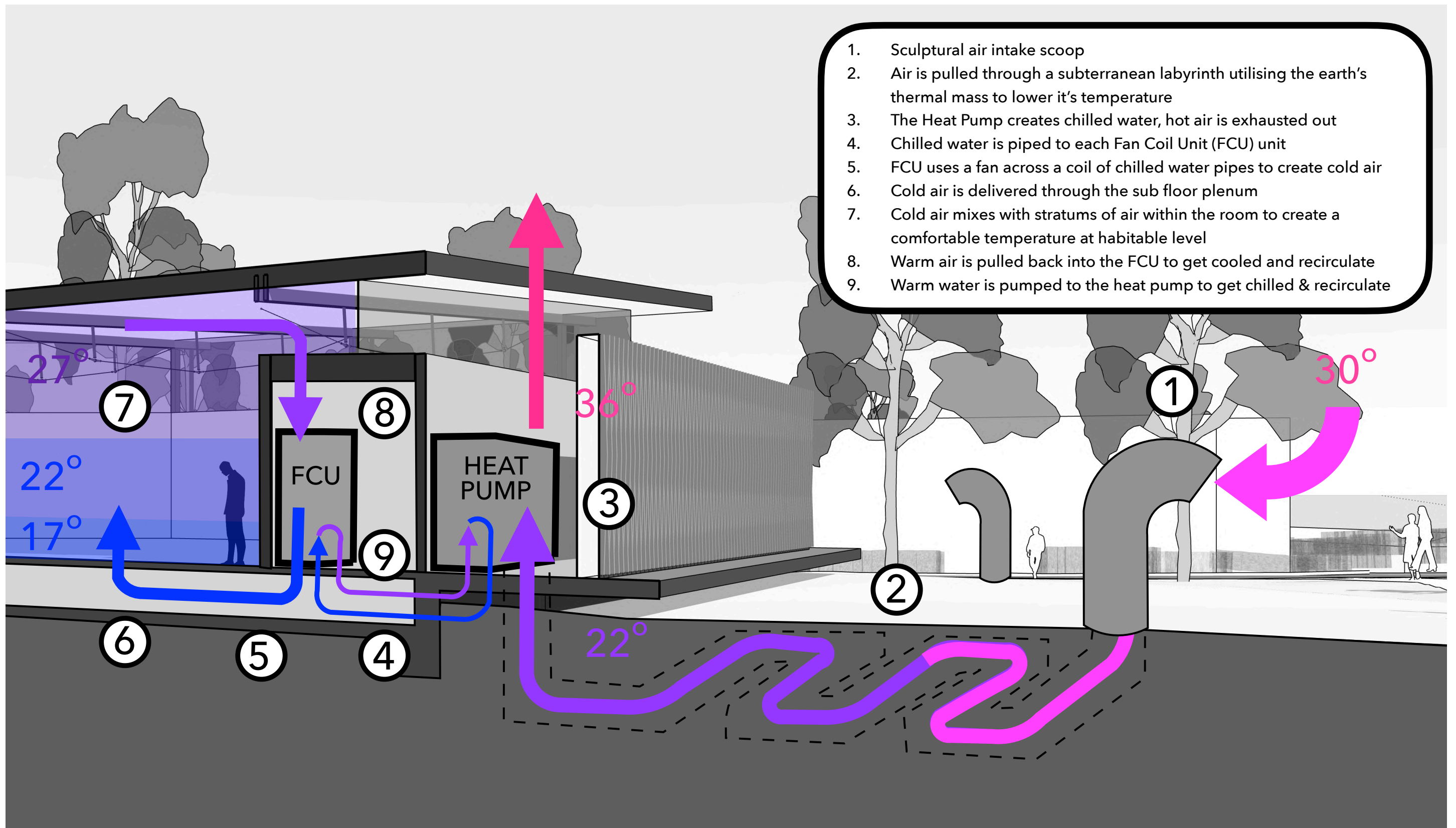
CROSS SECTION



STRUCTURAL CONCEPT DESIGN

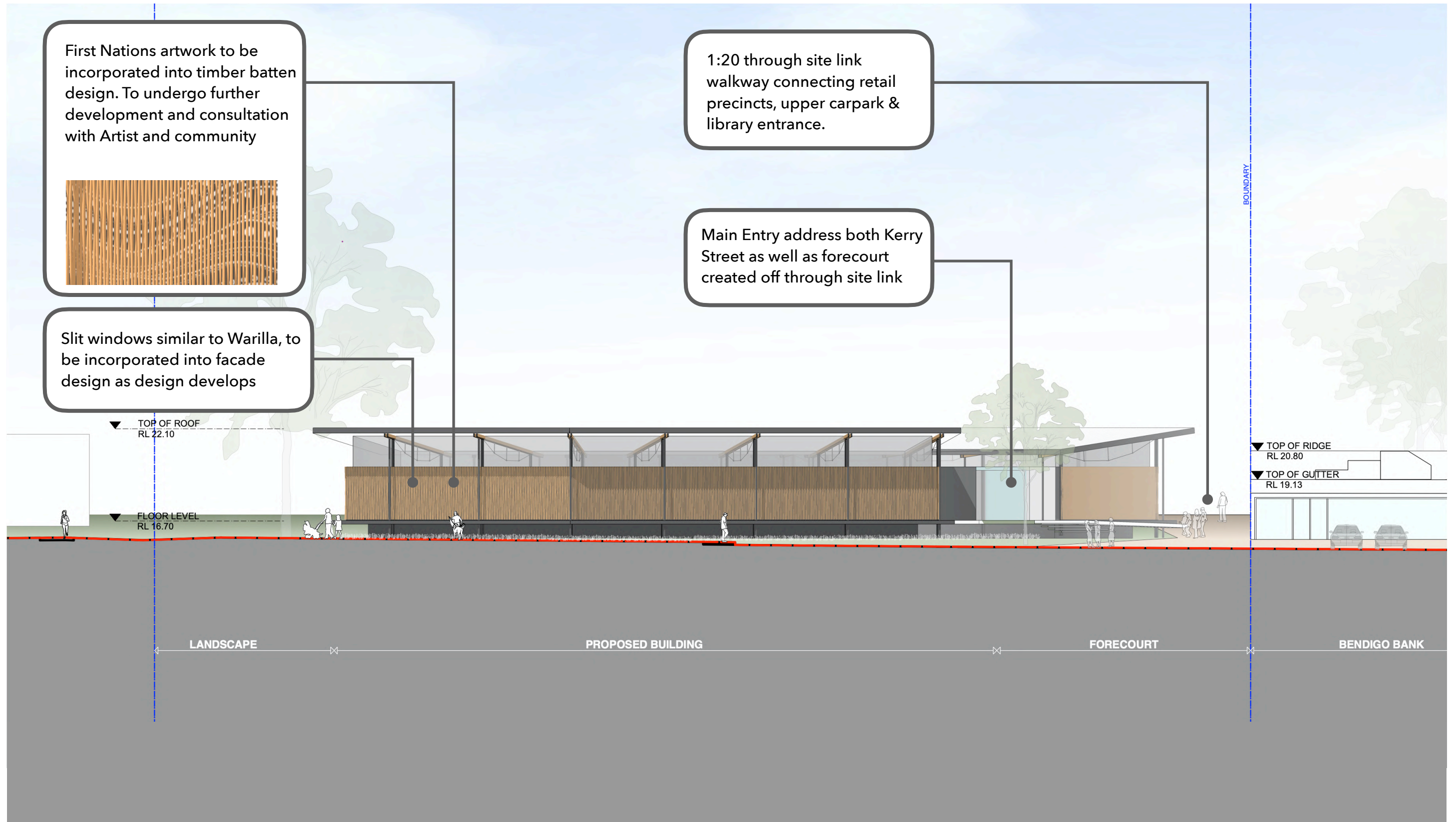


HVAC CONCEPT DIAGRAM



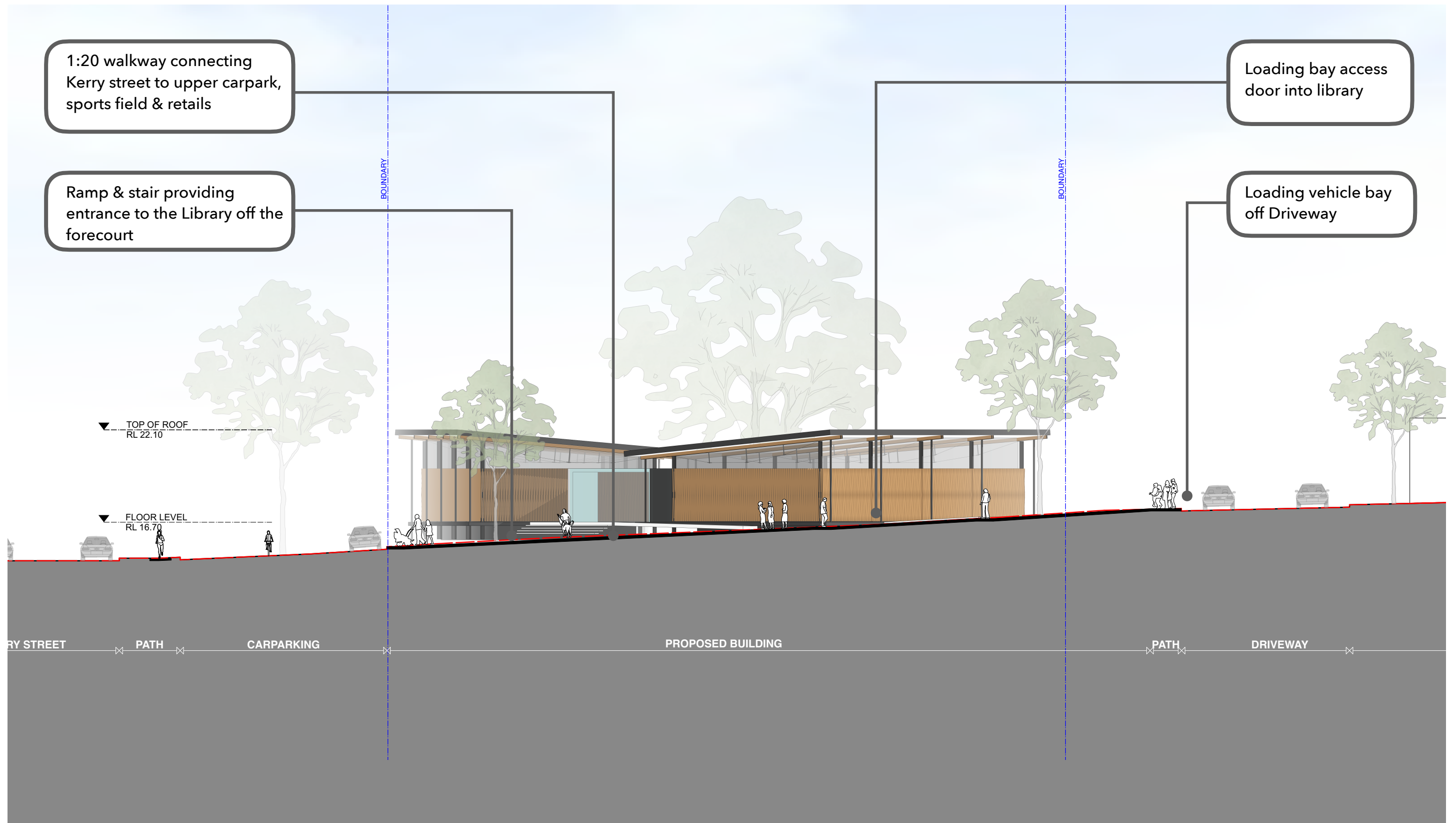
1. Sculptural air intake scoop
2. Air is pulled through a subterranean labyrinth utilising the earth's thermal mass to lower it's temperature
3. The Heat Pump creates chilled water, hot air is exhausted out
4. Chilled water is piped to each Fan Coil Unit (FCU) unit
5. FCU uses a fan across a coil of chilled water pipes to create cold air
6. Cold air is delivered through the sub floor plenum
7. Cold air mixes with stratum of air within the room to create a comfortable temperature at habitable level
8. Warm air is pulled back into the FCU to get cooled and recirculate
9. Warm water is pumped to the heat pump to get chilled & recirculate

HVAC CONCEPT DIAGRAM (ALTERNATIVE NOT CURRENTLY INCLUDED IN COST ESTIMATE)



WEST ELEVATION (KERRY STREET)

ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY ©TRACEY VAN OPLoo



SOUTH ELEVATION (THROUGH SITE LINK)

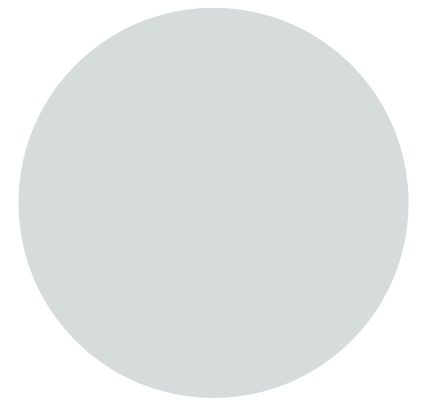
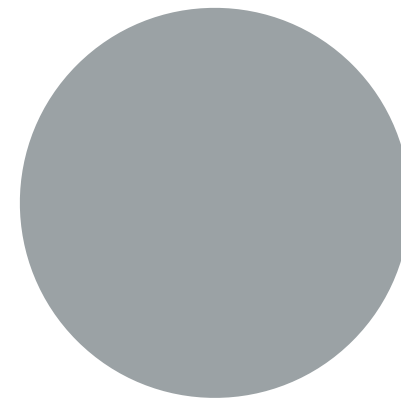
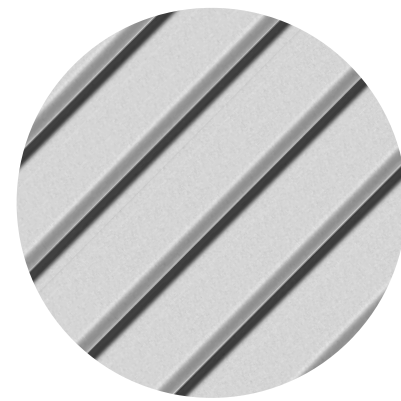
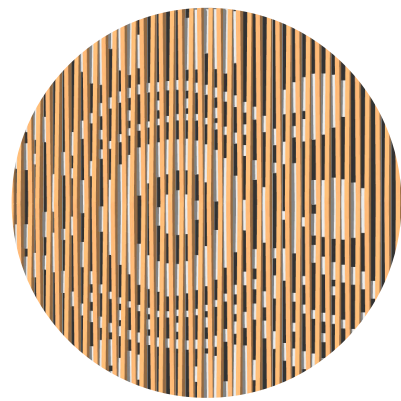
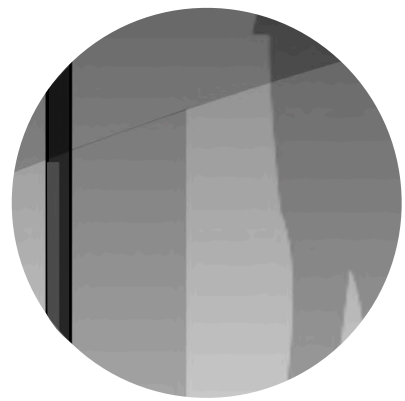
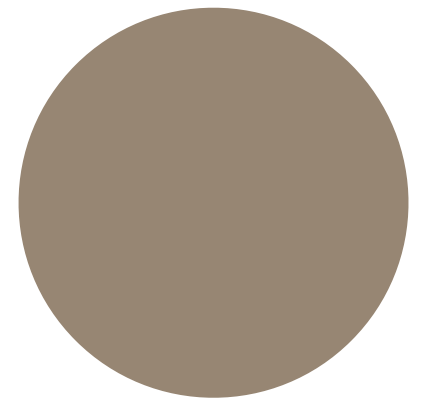
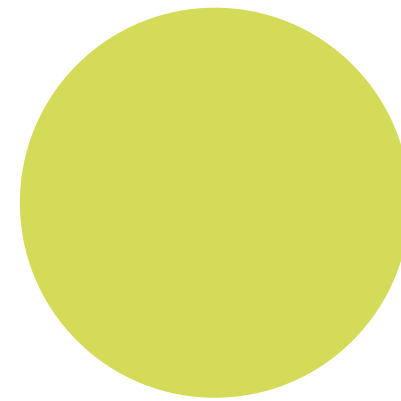
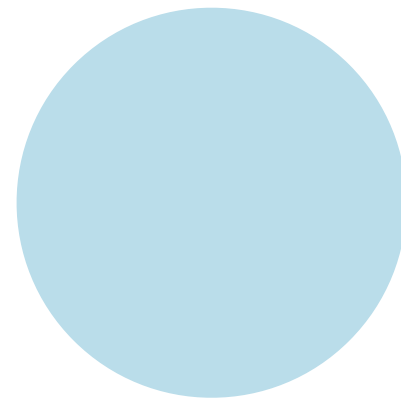
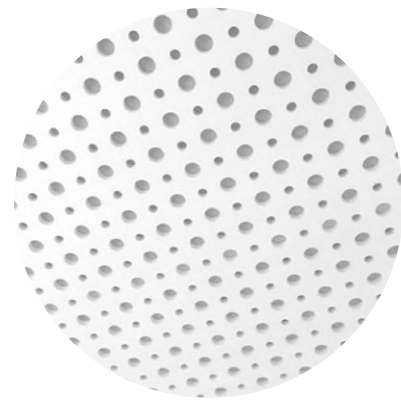
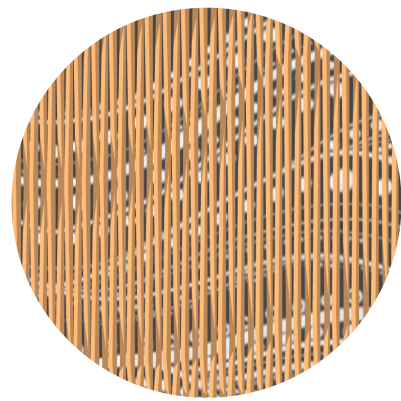
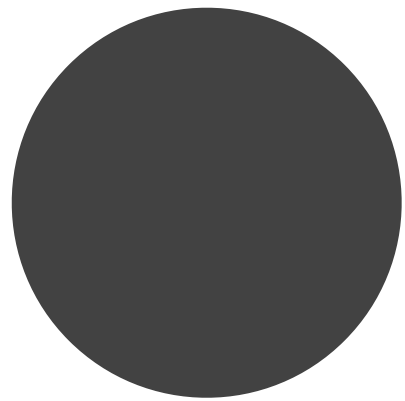


EAST ELEVATION (DRIVEWAY)

ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY ©TRACEY VAN OPLOO



NORTH ELEVATION (PARADISE BEACH STREET)



dark charcoal steel & glass

Painted artwork behind timber screen

Timber & white lining

Metal roof sheeting, sky blue

Cloud grey, moss green

Smoke grey, bark brown

PRELIMINARY MATERIAL & COLOUR PALETTE

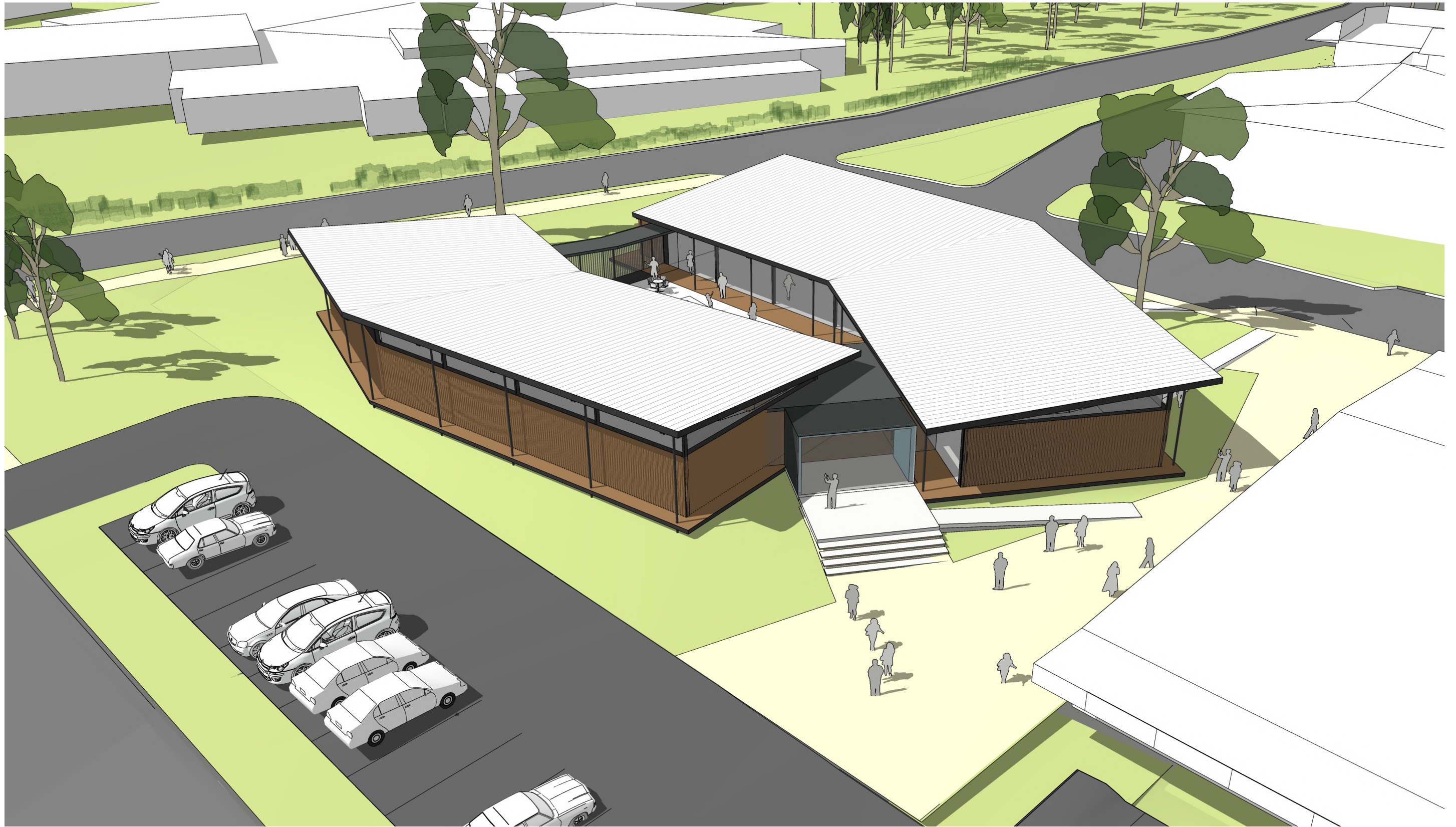
ARTIST IMPRESSION (FOR COORDINATION ONLY) - INSPIRED BY ORIGINAL ARTWORK BY ©TRACEY VAN OPLOO



AERIAL VIEW FROM CORNER OF KERRY STREET & PARADISE BEACH ROAD



AERIAL VIEW FROM ABOVE KERRY STREET LOOKING EAST



AERIAL VIEW LOOKING NORTH





AERIAL VIEW LOOKING WEST



COST ESTIMATE SUMMARY

Demolition & Site Preparation	\$ 503,350
New Build Areas	\$ 4,660,723
External Works	\$ 1,260,290
External Services	\$ 695,183
NET Subtotal (Trade Cost)	\$ 7,119,546
Preliminaries - 16%	\$ 1,139,127
Margin - 5%	\$ 412,934
Design Contingency - 13%	\$ 1,127,309
Escalation up to mid point of construction (Jan 27)	\$ 783,913
Gross Subtotal (Contractor Cost)	\$ 10,582,829
Professional Fees - Design & Project Management (15%)	\$ 1,587,424
Construction Contingency - 10%	\$ 1,217,025
Expenditure to Date (discontinued scope-of-works)	\$ 1,410,000
TOTAL Project Cost	\$ 14,797,279

Shoalhaven Council has allowed for a budget of \$15 mil for total project cost. This includes cost of the library building and the upper carpark next to the sports field. Council's budget also included contingency, escalation, professional fees as well as expenditure to date on previous library design.

This Cost Estimate has been created based on the selected feasibility concept design by professional quantity surveying company Bluestone Management. Bluestone's full Cost Report is contained in the appendix of this report.

Definitions:

- Design Contingency covers cost increases in the design and documentation stages, by the time contractors tender for the job the design contingency is effectively going to be used up as design is finalised, thus this cost is included in the contractor's cost.
- Escalation allows for 4% p/a cost increases to construction materials and labour until contractors tender for the job, thus at the time of tendering escalation will effectively be absorbed into the contractor's price.
- Construction Contingency sits below the Contractor's price as it is an additional budget held by Council in the case that variations arise during construction.