

ATTACHMENTS

of the

General Meeting of the Council

held in the

Council Chambers, 118 Victoria Street, St George

<u>on</u>

Thursday 20th June 2019

Commencing at 9:00am

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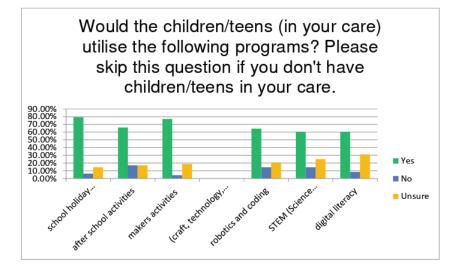
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Q10. St George Library, Learning and Future Needs - Community Survey Would the children/teens (in your care) utilise the following programs? Please skip this question if you don't have children/teens in your care.

	Yes		No		Un	sure	Total
school holiday activities	79.17%	38	6.25%	з	14.58%	7	48
after school activities	65.96%	31	17.02%	8	17.02%	8	47
makers activities	77.08%	37	4.17%	2	18.75%	9	48
(craft, technology, digital and misc creators programs)							
robotics and coding	64.58%	31	14.58%	7	20.83%	10	48
STEM (Science Technology Engineering and Maths) programs	60.42%	29	14.58%	7	25.00%	12	48
digital literacy	60.42%	29	8.33%	4	31.25%	15	48
						Answered	48

36

Skipped



St George Library Revitalisation Project Library, Learning Spaces and Future Needs

[Sustainable Multi-User Hub]



Report 1 - Engagement Report



October 2018 - March 2019



Foreword

This report has been prepared by the consulting service of Kerryn Suttor (and associates). Information contained in this report has been sourced through community consultations, survey, consultations with Council staff and Councillors, as well as additional research including qualitative interviews with end users and stakeholder consultation.

We acknowledge the Traditional Owners of the land within the Balonne Shire Council local government area. We pay respect to Elders past, present and future and value the traditions, cultures and aspirations of the First Australians of this land. We acknowledge and hold in great significance the valuable contribution that Traditional Owners have made and continue to make to the communities of Balonne Shire.

Aboriginal and Torres Strait Islander people should be aware that this document may inadvertently contain images of people who have since passed away.

We would like to acknowledge all those who made valuable contributions to the compilation of this report.

St George Library Revitalisation Project Business Case

This Engagement Report has been prepared as part of the full business case for the St George Library Revitalisation Project. The business case phase of this project was made possible with funding from the State of Queensland (acting through the Department of State Development, Manufacturing, Infrastructure and Planning) under the Manufacturing the Infrastructure Pipeline Program II (MIPP2) as named, the Sustainable Multi-User Hub. Early testing of this project name revealed that it caused confusion and disconnect and therefore the project was named the 'St George Library Revitalisation project – *Library, Learning Spaces and Future Needs*' (or otherwise shortened to St George Library-Hub)

Report Summary

Report 1 – Engagement Report Report 2 – Design Brief Report 3 – Business Case (and additional Report Attachments)

Executive Summary

The following report is a summary of the engagement that has been undertaken for the St George Library Revitalisation Project (also called the St George Library-Hub).

Extensive engagement was undertaken between October 2018 and March 2019 to inform the project. The engagement findings were integral to the preparation of Report 2 – Design Brief in the engagement of the architect for the concept design stage to prepare Report 3 – Business Case.

The wider community was given the opportunity to partake in two public consultation sessions as well as a business and industry consultation session. Additionally, 18 engagements were undertaken with various community groups, stakeholders and end users from a broad cross section of the community.

The community was invited to participate in a survey over a six-week period during December 2018 and January 2019. A total of 84 survey responses were received, with 73 online responses and 11 paper copies submitted via locked collection boxes.

Value of the Library

When asked on the importance of having the library service in the St George community (whether the respondent used the library or not), a total of 92% of people responded that the library was *absolutely essential or well worth the cost* (with a total of 26.5% of respondents indicating they did not regularly use the library).

Revitalise and Change vs Stay the Same

The majority of the survey respondents indicated their desire to revitalise and change the St George library building, with 90.2% of respondents indicated their preference of revitalising and changing the building as opposed to 9.8% who responded to stay the same (do nothing). Other engagement activities also indicated very favourable support to revitalise the existing library.

Learning and Education

There is demand and interest for the Library-hub to be able to cater for learning and education. This was reflected in the engagement meetings as well as the survey whereby a total 58.4% of respondents, (who were not currently studying) indicating that either themselves or someone in their family would be interested to access learning, training or formal study in the near future. Early stage stakeholder engagement indicated potential partners to enable access to learning and education (including tertiary access) should suitable staffing, spaces and high-speed internet become available.

Other Thoughts on Change

In the cases where change or revitalisation was not considered favourable, the concerns noted in the engagement process were, the ability of Council to fund a new build and maintain a new library, the attraction of appropriately trained staff and the perceived volunteer fatigue (if volunteers were integral to the success). Only 9.8% of people did not want to change the library building when questioned in the survey, compared to 90.2% who did want to change the library building. A total of 54.2% of current library users believed that the services and programs met the respondent's needs and expectations (with 26.5% responding as not regularly using the library).

Common and recurring Engagement Themes

- A 'Hub' information, updates and bringing people together
- Sense of belonging and a safe place for all
- Capture local history (including local Aboriginal history)
- Spaces and programs to suit changing community needs
- Technology and future focussed
- Indigenous inclusion and cultural representation
- Inclusive of all ages and intergenerational
- Education and learning access
- Green space (including windows out; green in)
- Street appeal and welcoming entrance
- Extended hours
- Business support and services

Going Forward

Further community engagement, post the business case, is recommended to enable the community to stay engaged in decision making process. It is important that the community understand the St George Library-Hub concept possibilities including the investment costs as well as the benefits of a revitalised facility.

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1. Background

In April 2018, Council conducted early stage research to gain an understanding of how to meet community needs in the areas of learning, fostering innovation, further education and training, and, how public space is used to provide for connectedness, grow ideas and support lifelong learning. These project goals align to the offerings of contemporary libraries and the State Library of Queensland vision. The next stage of the research is to develop a business case to look into possibilities of modernising the St George Library with funding that has been awarded from the Queensland State Government.

Appendix 1 shows the Background Reading document that was available during the community consultation phase (including on the Council website).

1.1 Project Team

Member	Sector
Cr Fiona Gaske	Balonne Shire Council and Health and Community
Cr Sam O'Toole	Balonne Shire Council and Chamber of Commerce
Matthew Magin	Balonne Shire Council, CEO
Digby Whyte	Balonne Shire Council – Director Community and
	Environmental Sustainability
Mareea Lochel	Balonne Shire Council Officer – Libraries
Kerryn Suttor	Project Coordinator

1.2 Advisory Group

Member	Sector
Ian Brimblecombe	Agriculture
Deb Addison	Secondary Education (HOD – St George State High School)
Rebecca Lomman	Community (and SME)
Sam Davis	Primary Education (2018) and Indigenous Representative
	(2019 – Goondir Health Services Big Buddy Program)
Garnet Radford	Balonne Shire Council Officer – Economic Development
Kerryn Suttor	Project Coordinator

2. Engagement Summary Table

Summary of key Engagement Activities

Audience/Segment	Туре	Summary
Council Employees	Notifications and	Direct Email, Hard Copies of key
(internal)	Updates	correspondence attached to payslips, personal
		communication updates at staff meetings
		(including the Administration Staff Water Cooler
		meetings)
		Personal communication update to the Director
		of Infrastructure (separately located)
Council Directors,	Brainstorming	Regular meetings and updates
Councillors, Key	• Meetings	• Development of 'speaking notes' for consistent
Staff (internal)	Workshops	messaging and communication management
Broad Community	Facilitated	2x Facilitated Workshop Sessions promoted for
	Workshop(s)	everyone in the community to attend (including
	Survey	special note to include children and families on
		the invitation)
		Have Your Say Survey (available online/paper)
Business	Facilitated	1 x Facilitated Workshop Sessions promoted
Community (SMEs)	Workshop	through the St George and District Chamber of
	Advisory Group	Commerce
	Meetings	Meetings with industry representatives
		• SME representative(s) input at the Advisory
		Group meetings
Children,	Student Library	Primary School Children (Yr 5 and Yr 6)
Indigenous,	Design	High School Children (Year 10)
Seniors (Hard to	Competition	• Attendance by 4 x Year 5 students at the
Reach Segments)	Meetings and	facilitated workshop
	Workshops	CWA engagement workshop
	• Schools	Aboriginal Elders Group engagement
	invitation to	• 14.8% survey responses from Aboriginal and
		Torres Strait Islander (ATSI) peoples

Education Sector	Facilitated Workshop(s) • Meetings • Brainstorming • Advisory Group	 Indigenous representative input at Advisory Group meetings Meetings with State School and Catholic Primary School Principal Brainstorming Session at Staff Meetings (Primary Schools) Meeting with State High School Head of Department and Principal Indigenous / Education representative input at
Agriculture	 Meetings Brainstorming Advisory Group 	 One-on-one meetings with industry representatives Agriculture sector representative input at Advisory Group meeting Chamber of Commerce meetings and focus group session

2.1 Total Engagement Activities – Meetings and Brainstorming

- 1. Hub Advisory Group Meeting (establishment meeting)
- 2. Public Community Workshop (facilitated) 1
- 3. Public Community Workshop (facilitated) 2
- 4. CWA November Workshop
- 5. Aboriginal Elders Brainstorming (at Goondir Health Services)
- 6. High School Head Of Department Meeting
- 7. State Primary School Principal Meeting
- 8. State Primary School Staff Meeting
- 9. St Patrick's Primary School Principal Meeting
- 10. St Patrick's Primary School Staff Meeting
- 11. St George and District Chamber of Commerce Executive Meeting

- 12. St George Interagency Meeting
- 13. Hub Advisory Group December Update Meeting
- 14. St George and District Chamber of Commerce [Business] Workshop (facilitated)
- 15. High School new Principal meeting (2019)
- 16. Goondir Health Services Clinic Manager Meeting
- 17. Care Balonne Meeting
- 18. Meeting with St George Arts Group (Bernadette Wippell) and Cr Fiona Gaske

2.2 Additional Engagement Methods

- 1. Design Your Dream Library Competition
- 2. Survey
- 3. Emails to the Project Coordinator (refer to Appendix 14)

3. Design Your Dream Library Competition

The Design Your Dream Library Competition was developed in consultation with the St Patrick's Primary School Principal and the Head of Department at the St George High School. The teachers of Year 5, 6 and Year 10 offered the competition to their students.



Kaitlin Sheedy wins Design Your Own Library Competition

A dream library for the winner of the Design Your Own Library Competition would include a kids space, books, touch screens, computers, story mat, fish tanks, desks, chairs and pillows. St Patrick's Catholic Primary School Year 6 student Kaitlin Sheedy's entry was chosen for its inclusiveness of all ages and interests.

View →

Source: http://www.balonne.qld.gov.au/latest-news-community-newsletter

The Design Your Dream Library Competition information is shown in Appendix 2.

4. Community Consultation Sessions

Two community consultation sessions (workshop style) were provided for the wider public to give feedback into the project. The Community Consultation session flyer is shown in Appendix 3. A total of 25 people attended the two workshops. Further information about the attendees and the session plan is outlined in Appendix 3a. Examples of the brainstorming are shown in Appendix 3b.

Following is summary of key themes from the facilitated community consultation sessions.

4.1 Common Themes

The following are common and recurring themes from the consultation activities:

- Hub information, updates and bringing people together
- Sense of belonging and a safe place for all
- Spaces and programs to suit changing community needs
- Technology and future focussed
- Indigenous inclusion and cultural representation
- Inclusive of all ages and intergenerational
- Capture local history (including Aboriginal history)
- Education and learning access
- Green space (including windows out; green in)
- Street appeal and welcoming entrance
- Extended hours
- Business support and services

4.2 The Why

When asked why the library revitalisation project is important, the following responses were given:

- Link to schools and having children involved
- Capture of history (ie research and understanding the region)
- The need for change and development to go forward
- For readers, lovers of books and avid library lovers
- Early children development and investment in families

• Accessibility - a safe place - somewhere that is for everyone

4.3 Word Cloud

When asked to nominate a word that describes how the participants were feeling, the following responses were given:

• Excited (2)	Motivated
• Hopeful	Inspired
Showcase	• Broad
• Engagement	• Нарру
• Wealth (of knowledge)	Optimistic
• Different	Promising
Inclusion	Hungry
Game changer	• Grateful
Positive	• Can't wait to see it in 12 months
Connection	

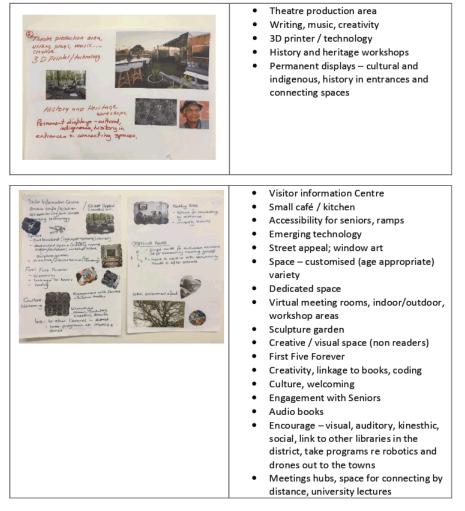
Examples of Key Mood Board Activities

Following is an example of one of the activities undertaken (mood board collages) in the public consultation session. This activity was undertaken in the engagement session with the St George Country Women's Association.



Visite Marcing Visite Visite Marcing Visite Marcing	 Teenager room- hangout and age appropriate spaces Space for young children, books, puzzles, bean bags, play space, plays, story time, chess challenge, inbuilt class, play against other towns Digital books and audio books Eating Sections Accessibility to all community to "find your space" HI / Vision impaired Technology Internet Global connectedness Museum Open, not walled off, several spaces Simulators Maker's Spaces Indoor / Outdoor Intergenerational events Promotion to the community to get it out there STEM Break out area – community garden All cultures included Street appeal Opening hours Devices
Robotics General Control Aligned Control Control	 Accessible after hours Flexible Yarn centre – culturally safe Cultural awareness Study hub High power internet service Internet café Migrant workers – internet, printing, access to wi-fi and family contact Multi-cultural aspect Training / workshop space Young children, teens, young adults, elderly Disability accessible throughout building (layout etc) Open space, glass Coffee shop Green space, outdoor, rooftop, learning outdoor Regional history, timeline, interactive and changeable Eco-play scapes

 Numbers and letters visual Media development, pop-up movie area, make-a-movie day, photography, performing arts, Colour – light, bright, natural light
area, make-a-movie day, photography, performing arts,
performing arts,
 Colour – light, bright, natural light
 A hub for early childhood activities
 Welcoming and inviting
Music
 Library facebook page / info wall
/website
 Electronic notice board outside



	• Opening hours, swipe cards, hours to
	work in with the community
	 Colour, environment and food
	Open hours – evenings
OREN HOURS !! EVENING !! Micriilig Record Browns for Community groups to use with 200m	Children's activities
	Welcome to everyone
	 Skype music lessons
	 Sound proof rooms
	 International – teaching languages access
ROOMS FOR COMMINING GROUPS TO USE UNIT 2 CONTINUE	 Meeting rooms
	 Space and facilities – video conference,
	Zoom (eg access the National CWA
STAFE	Country Kitchen on Wednesdays)
Wylcone to Everyone !!!	Toastmasters use Zoom
	 Distance Ed (solving real world
	problems – webinars)
	 New technology and programs
	• U3A
	 Toy library – pop up at the library
	 Sustainable – to meet the community's
	needs and cost effective (volunteer
	burnout)
	 Staff and hours need to be budgeted for
	and included in the model
	 Pleasant experience – staff support;
	professional staff who have had training
	in children's behaviour

5. Other Engagement

Appendix 5 gives an example of the question design for meetings. Further, Appendix 6 – 14 includes a summary of the engagement feedback that was collected through the various forms of engagement (meetings and brainstorming sessions). Meetings were also held to understand currently proposed community projects including:

- Goondir Health Services update on the proposed Community Wellness Centre and discussion on synergies an complimentary activities and programs; and
- Care Balonne update on the new location, proposed changes/ programs and discussion on synergies and complimentary activities and programs.

An engagement was requested with South West Indigenous Corporation (SWIC) to learn more about the proposed Harmony Centre, however this did not eventuate.

6. Survey Results Summary

The community was invited to participate in a survey over a six-week period. The survey was promoted far and wide, including distribution through various community groups and the St George Isolated Parents and Children's Association (ICPA). A total of 84 survey responses were received, with 73 online responses and 11 paper copies submitted via locked collection boxes. Appendix 4 shows a copy of the survey flyer. For full details for the survey results report, refer to Appendix 15 on page 49 – 68.

A total of 84 survey responses were received, with 73 online responses and 11 paper copies responses submitted via the locked collection boxes.

Audience at a Glance

- Largest representation was in the age groups 35-44 and 45-64 year old respectively, followed by the age bracket 55-64 year old
- High female response rate at 79.8%
- A total of 14.8% responses by Aboriginal and Torres Strait Islander (ATSI) peoples, with 11.1% responses by Aboriginal peoples
- Majority of responses were from St George, representing 90.5%
- A broad mix of occupations were represented
- 26.51% of respondents did not regularly use the library
- 57% of respondents answered questions relating to children and teens programs (with the instruction to skip the question if children and teens were not in the care of the respondent)

Importance of the Library

• A very high level of support for the library service in the community

A total of 92.8% of respondents cited that the library as either *absolutely essential* or *well worth* the cost, with only 1 person responding that the library was not worth the cost.

le. When asked to respond to *Whether I use the library or not, having this service in our community is...*' 76.1% rated the library as absolutely essential and 16.7% rated the library as well worth the cost.

Revitalise and Change vs Stay the Same

 Majority of the respondents indicated their desire to revitalise and change the St George library building, with 90.2% of respondents indicating their preference of revitalising and changing the building as opposed to 9.8% who responded to 'stay the same (do nothing).

Services and Programs

- 54.2% of respondents believed that the current services and programs meet their needs and expectations
- 19.3% of responses indicated that the current services and programs do not meet the needs and expectations of the respondents; and
- 26.5% of respondents were unable to comment on this question by selecting that they do not regularly use the library.

Overall Satisfaction of the Library

- 42.2% of respondents are mostly satisfied with the library overall, with only 20.5% completely satisfied
- 8.4% of responses fell in the categories of dissatisfaction of the library overall
- 16.9% of responses rated the library as neutral, neither satisfied or dissatisfied
- 12% of respondents don't regularly use the library (Note: this percentage was not consistent between Q7 and Q8 in the survey)

Spaces

- The most popular spaces in order of top 3 responses were:
 - 1. Welcoming places to read, relax, meet up with others
 - 2. Quiet study and work spaces
 - 3. Technology space for e-meetings, webinars, learning, movies
- 65.4% of respondents indicated they would use green space, with 21% unsure of whether they would use green space
- The least popular space was the 'hot desk or private office space', with 23.8% unsure responses (however it is important to note that the majority of respondents were full-time or part-time employees 41.7%)

Programs for Children and Teens

- A total of 48 people (out of 84) responded to this question (with the instruction to skip this question if the respondent did not have children of teens in their care).
- The most popular programs for children and teens in order of top three (3) responses were:
 - 1. School holiday activities
 - 2. Makers activities (craft, technology, digital and miscellanous creators programs)
 - 3. After school activities
- Closely followed by Robotics and coding (64.6%)

Other Programs

- The most popular programs in order of top three (3) responses were:
 - 1. Family history and research skills
 - 2. Digital, technology and social media programs
 - 3. Makers programs (craft, technology, creative makers activities)
- The least popular programs were 'learn a language' (35% responding as yes), and 'indigenous language' (25.64% responding as yes).

Study and Training

- 17 respondents were studying or training (20.2%)
- Most respondents are studying part-time (53%)
- 28% of respondents are studying at a tertiary (university) level
- 33.3% of respondents selected other, with not enough responses providing comment as to the type of study. It could be assumed the study was short-courses and other training.
- 58.4% of respondents, who were not currently studying, indicated either themselves or someone in their family, would be interested to access learning, training or formal study in the near future (note 77 people answered this question; 7 people skipped the question).

7. Stakeholder Opportunities and Other Engagement

As part of the engagement process the following stakeholder opportunities were identified.

Stakeholder Name	Opportunity
GTTC (Goondiwindi Training Corporation)	 Synergies with the GTTC Tertiary Hub Meeting room/office space demand Permanent office space could be required at contract renewal
Country University Centre	• Early stage discussions regarding a CUC Pilot (tertiary study)
State Government (Department of State Development, Manufacturing, Infrastructure and Planning – Brisbane)	 Early stage discussions on linkages with Roma Health Hub (CUC) and funding opportunities
South West and District Health Board	Early stage discussions on linkages with Roma Health Hub (CUC)
TAFE Southern Queensland	 Trail of Zoom Rooms with TAFE Technicians Possibility of trial of blended virtual and face-to-face training model(s)
State Library of Queensland (SLQ)	 Dedicated Mentor Program for a new Library Funding and support
Advancing Queensland	Review linkages and opportunities to Advancing Queensland programs/funding and the Office of the Queensland Chief Entrepreneur programs
Engage and Create Consulting	 Hot desk spaces Room hire for various projects including Business Mentoring Linkages to Advancing Regional Innovation Program
Care Balonne	 Possible overflow of flexible office rentals (for visiting government organisation/service providers)

8. Conclusion

The majority of the feedback from the community, in all forms of engagement, was a very positive and enthusiastic response to the proposed revitalisation of the St George Library. A high percentage of survey respondents (90.2%) indicated the preference to revitalise and change the St George library building, as opposed to staying the same (do nothing).

Notable, was the ability to capture survey response from those not currently using the library, whereby 26.5% of responses were from those who identified as not currently using the library.

Just over half of the survey respondents believed that the current services and programs meet needs and expectations, with 26.5% not regularly using the library and 19.3% of respondents indicating that services and programs do not meet their needs and expectations. In a separate question located at the end of the survey, 42.2% of survey respondents were mostly satisfied with the library overall, with only 20.5% completely satisfied with the library overall.

It also became apparent that during the engagement process that many people in the community are not aware of the ways in which contemporary libraries have changed including the range of services and programs offered. However, when informed of the possibilities, generally interest levels were high for improved programs and services, particularly in the areas of programs for children and teens, learning and education and business services, as well as access to technology, innovation and programs to enable the community to keep up with change(s). The notion that a library-hub could also cater for social activities and gatherings such as movie nights, organised chess games, astronomy, games nights and intergenerational activities was also highly regarded.

The capture and preservation of local history was a consistent engagement theme with high value and important placed on how history was displayed and stored in the library.

A common theme, when discussing the ways in which the library could be revitalised, was the desire for a welcoming, friendly and inviting hub-like facility that would cater for all ages and be fully equipped with the technology to advance the St George and wider Balonne.

In the cases where change or revitalisation was not considered favourable - the concerns noted were, the ability of Council to fund a new build and maintain a new library, the attraction of appropriately trained staff and the perceived volunteer fatigue (if volunteers were integral to the success).

In terms of engagement with the indigenous community, 14.8% of responses to the survey were by Aboriginal and Torres Strait Islander members of the community (with the majority of responses from Aboriginal peoples at 11.1%). To put this result in context, there is a total of 15.9% ATSI representation in the Balonne Shire according to the 2016 Census. The informal meeting consultation with a group of local Aboriginal Elders (at Goondir Health Services) indicated the need for improved and ongoing engagement in the area of library offerings. Most of the Elders had not been inside the library, however the level of interest in using the library was high, including the preservation of local history and the desire to understand how to find about more about local

history. Notable was the request by the Elders, for the Project Team to return and stay engaged with the Elders about the library, what is on offer and how they could be involved in the future.

Engagement with teaching staff and school principals at all local schools was very positive with enthusiastic interest in regular class visits to a revitalised library (adequately staffed and offering a wider range of programs) up to once per week. It was also viewed that in a small remote community, sharing resources (such as technology and resource kits at the library) would be very favourable to meet the ongoing challenge of staying abreast of technology and innovation in the school curriculum.

Further community engagement, post the business case, is recommended to enable the community to stay engaged in decision making process. It is important that the community understand the St George Library-Hub concept possibilities including the investment costs as well as the benefits of a revitalised facility.

Appendix 1 – Background Reading Document

Background Reading

St George Library, Learning Spaces and Future Needs Planning

Project Overview

In April 2018, Council conducted early stage research to gain an understanding of how to meet community needs in the areas of learning, fostering innovation, further education and training, and, how public space is used to provide for connectedness, grow ideas and support lifelong learning. These project goals align to the offerings of contemporary libraries and the State Library of Queensland vision. The next stage of the research is to develop a business case to look into possibilities of modernising the St George Library with funding that has been awarded from the Queensland State Government.

Project Goals



Project Vision {Draft}

An inclusive place to access the past, present and future.

Project Mission {Draft}

To learn, engage, grow and innovate.

Libraries are Changing : Are we Future Ready?

All over Queensland and Australia, libraries are changing in terms of both the physical layout and the activities that are conducted in libraries. State Library Queensland (SLQ) supports libraries to adapt to changing needs. Read the new State Library Queensland Vision 2018 at

http://plconnect.slq.qld.gov.au/manage/21st-century-public-libraries/realising-our-potential

Planning and Feasibility

Various scenarios will be investigated including the feasibility of a new build as well as a library refurbishment. Gathering information and understanding financial impacts is part of the process.

Have Your Say

We want your input. Further information on the community consultation sessions and the online feedback survey link will be provided. One-on-one consultations and meetings can be arranged. Please contact us directly to make arrangements.

Criteria in Modern Libraries

SLQ Creative Spaces Framework

The Creative Spaces Impact Framework helps libraries to plan and evaluate creative activities.

It is important that activities are adapted to suit (Balonne) community needs.

- 1. Provides access to resources
- 2. Helps to build ideas
- 3. Connects people to civic engagement
- 4. Supports the development of community
- 5. Aids cultural participation
- 6. Supports health and well-being
- 7. Provides for educational attainment
- 8. Encourages economic productivity

Criterion 1 Accessing Resources Providing assistance and enabling access to information and materials such as craft supplies, historical records and digital media.

Criterion 2 Idea Building Exposing the public to new ideas and facilitating the development of curiosity, experimentation and risk taking.

Criterion 3 Civic Engagement Ergaping the public in democracy, citizenship, rehabilitation and collaborative work with other public and private institutions.

Criterion 4 Community Development Providing a place for community development to happen by encouraging cultural diversity, equality, equity and social capital where appropriate.

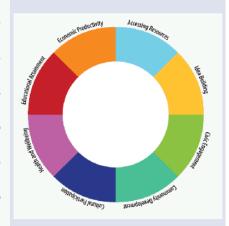
Criterion 5 Cultural Participation Facilitating public culture by organising and delivering formal and informal events that allow people to participate in diverse ways.

Criterion 6 Heath and Wellbeing Providing relaation, entertainment and leisure activities that promote physical and mental wellbeing.

Criterion 7 Educational Attainment Making possible, through oreative practice, continuous learning and informal approaches to education that offer an alternative to formal institutions.

Criterion 8 Economic Productivity Enabling access to mentoring and networking for business and occupational purposes, and generating income through creative practice.

Source: http://www.plconnect.slq.qld.gov.au/manage/research/libraries-as-creative-spaces/creative-spacesimpact-framework



Example of Hub Space Possibilities

Objective		Example	
1.	Facilitate and nurture lifelong learning, community interests and specialist community group needs	 Visitation for in-class activities – primary and secondary school students Spaces for local groups to meet and run workshops, specialist classes and programs such as language classes, homework groups and study groups. Community relevant learning programs. Local history, arts, cultural groups, U3A (University of the 3rd Age), lifelong learning and access to resources and information 	
2.	Increase participation in STEM (Science, Technology, Engineering and Maths) and Agriculture	 Robotics and coding workshops for primary and secondary aged students, as well as adults. Agri-Tech workshops and webinars, virtual cluster learning and engagement. 	
3.	Increased access to formal and non- formal learning and training	 "Yr 13", Certificate III, Certificate IV, Diploma, Advanced Diploma, University Degree Online learning including blended learning ie virtual and face-to-face clusters¹ Skilling, training and innovation programs 	
4.	Support for ageing and wellbeing	 Intergenerational activities and social inclusion courses/workshops (social media for connectedness; blogging and writing) High speed internet for research 	
5.	Business incubation and support	 Visiting consultants have a place from which to work Local businesses have a physical "go-to" point to find out about government funded programs and support Complimentary support for Chamber of Commerce 	
6.	Increase overnight stays (tourism)	 Participate in activities on offer Free wi-fi for travellers Space to work (whilst on the road), keep in touch, online blogs and journaling, download photos 	

¹ An example of blended virtual and face-to-face learning is whereby a group of local learners come together in one space to receive internet-based learning from an outside source.

Virtual Learning Opportunities

With the presence of reliable internet connection, early stage research has indicated opportunities to use internet-based technology to access formal and non-formal training and education. Modern technology such as face-to-face clusters coming together to receive online learning and training are possibilities to support learning and training needs. This concept is being trialled and researched by other south-west Queensland communities and with coordination to band together, class sizes can be increased to enable training provider(s) to deliver into our community.

Shire Snapshot		
Resident Population	4480 people	
Shire Output	\$672 million	
Total Businesses	852	
Percentage of businesses with < \$2 million turnover	7.4%	
Agricultural Output – 2016	\$343.2 million	
Agricultural Output Estimate – non-drought year	\$680 - \$1 029 million	
Highest Employment By Industry	31% Agriculture	
Indigenous Population	697 people (15.9%)	
Population aged 65 years and over	664 people (14.8%)	
Population 45-64 years	1 222 people (27.3%)	
Population 15-24 years	498 people (11.1%)	
Population 0-14 years	985 (22%)	
2016 Census		

Indigenous Education

Of people aged 15 and over living in Balonne (Indigenous Areas – ATSI population), 16.3% reported having completed Year 12 as their highest level of educational attainment, 13.1% had completed a Certificate III or IV, 3.7% had completed an Advanced Diploma or Diploma and a total of 3% attained a Bachelor Degree or above (ABS, 2016). Studies have shown that from an early age, Indigenous children share the same aspirations as non-Indigenous children, including dream jobs of doctors, teachers, vets and artists (Gore et al, 2017).

Educational Attainment – Yr 11 / 12

The number of people living in the Balonne Shire who do not have either Year 11 or Year 12 as their highest level of educational attainment is 52.5% (QGSO, 2018).

Educational Attainment

The percentage of people with a bachelor degree, diploma or certificate in the Balonne area is 49.4% which is closely aligned with the whole of Queensland statistic of 59.1% (QGSO, 2018).

Socio-Economic Index

The proportion of the Balonne population in the most disadvantaged quintile is almost twice the Queensland average according to SEIFA (Socio-Economic Indexes for Areas). With 38% of the population in quintile 1 (most disadvantaged) and 34.9% in quintile 2 (QGSO, 2018).

Project Alignments to Strategic Priorities

Your Feedback - Top Five (5) Community Priorities

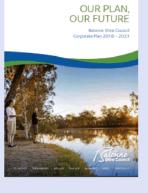
Based on a recent² community consultation process, the following key community priority areas were identified:

- 1 **Youth Retention** Partnerships and programs to develop and promote employment and skills to retain young people.
- 2 Small Town Sustainability Support for the sustainability of the smaller communities in our region.
- 3 **Skilling and Training** Development of learning and skilling programs to create employment opportunities and strengthen business and industry.
- 4 **Value-Add and Diversification** Opportunities to value-add and diversify businesses within existing industries.
- 5 **Shared Vision** Match local planning and service delivery with community needs and wishes; ensure adequate community input for a shared vision.

² Source: Balfour Consulting, 2017, Have Your Say Survey

Corporate Plan 2018 - 2013

To read more about the strategic alignments to the recently released Corporate Plan - download the document online at <u>http://www.balonne.qld.gov.au/corporate-plan</u>, or contact Council for a copy - phone 4620 8888.



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Contacts

Project Contacts – Balonne Shire Council

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Appendix 2 – Design Your Dream Library Competition







St George School Competition

Dear Teachers, students enrolled in St George schools in Year 5 and Year 6, and, Year 9 and Year 10 are invited to take part in a visionary exercise to design their own library.

Balonne Shire Council is currently doing some research to enable Council to:

- Understand the community needs in relation to the St George library
- Build the picture of possibilities into the future
- Inform our planning and research into spaces for learning, innovation and training for all ages – from early childhood and beyond.

Libraries Are Changing

Modern libraries can cater for activities such as:

- STEM (Science, Technology, Engineering and Maths) learning programs such as robotics and coding
- Lifelong learning Spaces and programs that cater for children and adult activities and learning programs
- Access to learning programs after Year 12 and beyond
- Friendly and welcoming spaces to meet, learn and study or work
- Spaces that cater for modern learning and working styles this may just be a computer/tablet
- Spaces to share ideas and foster creativity including 'makers spaces'
- Support for business and industry to prosper

New State Library Of Queensland Vision

Read about the new State Library of Queensland vision for public libraries here:

http://plconnect.slq.qld.gov.au/manage/21st-century-public-libraries/realising-our-potential

Entries are due by Tuesday, 4th December 2018

Appendix 3 – Community Consultation Flyer



St George Library, Learning Space and Future Needs

We want you to tell us what we need! Please come along to an informal facilitated discussion session to enable us to: Understand the community needs in relation to the St George library Build the picture of
possibilities into the future Inform our planning and research into spaces for learning, innovation and training for all ages – from early childhood and beyond.



PLEASE BRING YOUR FAMILY MEMBERS ALONG TOO - we want to hear from ALL AGES and welcome all input and feedback.





Background

In and 2010, Balonne Shire Council did some early stage research into hubs, libraries and learning spaces. This meanch enabled a garact to conduct a full business case. Various scenarios will be investigated including the feasibility of building a new library as well as a library refurbishment. Refer to the Library Revitalisation Project Background Reading document for more information.

Project Goals





Join a Session

Date: Monday, 19 November Time: 10am – 11.30am or 5.30pm – 7pm Venue: St George Cultural Centre Annexe

RSVP: by Friday 16 November to Kerryn Suttor via email on projects@kerrynsuttor.com.au

For further information contact:

Dr Digby Whyte Director Community and Environmental Sustainability Direct: 07.4620.8822 | Mobile: 0429.599.117 | Email: Digby:Whyte@balonne.old.gov.au

Kerryn Suttor Engagement and Project Coordinator Mobile: 0448 629 647 | Email: projects@kerrynsuttor.com.au



Appendix 3a – Community Consultation Session Summary and Plan

Facilitator:	Julia Telford
Coordinator:	Kerryn Suttor

Council Representatives: Mayor Richard Marsh, Digby Whyte - Director Community and Environmental Sustainability, Cr Samantha O'Toole and Cr Robyn Fuhrmeister (apology Cr Fiona Gaske)

Attendees:

Session	Total Attendees	Other Info – sectors, orgn
Session 1 – morning	14	St George State High School
		General Community
		Goondir Health Services
		Care Balonne (Family Support)
		Balonne Kindergarten
		St Patrick's State School (teacher)
		St Patrick's State School (4 x students)
		Councillors
		Mayor
Session 2 – evening	11	General Community
		CWA
		St Patrick's State School (librarian teacher aide)
		Elders
		St George State School Principal
		St George State High School (librarian teacher aide)
		Councillor

Format

Goal

To understand the role of the library in St George for the next 20 years

Why

To enable Council to plan for a possible revitalisation of the library this could be:

- 1. Refurbishment; with an extension of the current space; or
- 2. Rebuild

<u>Notes</u>

- Business directly captured at Chamber meeting on 12 Dec (focus will be different)
- One-on-one interviews are being undertaken by Kerryn (examples schools, businesses, stakeholders, peak industry groups etc)
- Survey to be online and paper early Dec
- Design Your Library Competition primary and high school

Catering for Children - Kerryn to organise activities (cushions and resources from library)

- Primary
- Teens

Meeting Format

Intro Mayor Update Digby Whyte

Facilitated Session Julia Telford

Ice-breaker - 15 mins

Ice-breaker – tea and coffee on arrival

Digby 15mins

- Overview how the session will run
- We will use activities and brainstorming to guide us in our decisions and planning
- Your input is valued and needed
- All ideas welcomed
- Other ways we are hearing from the community (survey, one-on-one, meetings and school aged children)
- Brief Presentation with focus around possibilities short video
 - libraries are changing;

library for the next 20 years;

stay the same; plan for the future theme

- Portray that part of this change is 'hub' approach many different activities out of the library space (refer to the objectives)
- o Importance of sustainability and why the library

<u> Julia – up to an hour (60 minutes)</u>

- Julia to devise engagement activities

Guide for information to be collected

- Ascertain types of uses of the library from those who are in attendance
 - Segments represented at the session (ie general community; business; school aged; teens; seniors; primary producers)
- What role does the library play?
- What is great about the library?
- What could be improved? (to better serve your needs)
- Thinking more about the future, what How might the library look into the future?
- What are some important factors to think about in designing a space that is used by multiple users (give examples)

MOOD BOARDS

Group Activity: magazines, images and general resources were provided on each table. Working together, each group created their own collage (with summary notes) by firstly brainstorming then collaging, and finally presenting to the whole group – what their library looks like on opening day.

Goal – ambience, layout, design, congregation, green space, amenities and kitchen

Exit

Anything else you would like to share?

Watch this space for survey, how to get in contact,

What we will do with the info

How to get in contact

Stay involved.

Appendix 3b – Community Consultation Brainstorming

· Rog whar user, borrowing books who can help run/support - Out source cuffer shop Kerryn! . history + hertage . Kerryn! . belonging for everyone Accessibility for all -elderly - community grps use space - art galley community - book are as - study space · V of libraries (Not to learn - Friends of the library - pop up business / in hus try . what else is happening in town "nave pp1 help. Joras Air cotton . Inchages between school pp up history (califures Morring & form tibrary. . researching, loaking for info - vistory -Schools +r'ship is learning - anthons meeting? - bring programs together. Common ideas * Dost , present, future - outlying communities involved - Internet connection - river as part of design t connector w our other communities - green spaces. - Access - key cords - topics per them term at the schools, the - after hours / open hours displayed + shows diversity... - all ppl Feeling / thinking - Aboriginal community included - history of region. game -changer excited happy +ve optimistic - Food, coffee Future promising Lammunity connection. - street appeal - broad use flexible I use. hungry grave ful notivated inspired J broad 33 - Engagement Report



For further information contact Dr Digby Whyte Director Community and Environmental Sustainability Direct: 07 4620 8822 | Mobile: 0429 599 117 | Email: Digby:Whyte@balonne.qld.gov.au

Appendix 5 – Meeting Engagement Questions

Meetings - Questioning / Discussion Topics

- 1. What are your thoughts about the library is it important to you, your family, relatives or children?
- 2. Do you use the library often?
- 3. Do your children, friends or relatives used it often what for?
- 4. What would need to change for you to use the library more?
- 5. Are there any programs or activities that would be of interest to you?
- 6. Have you got any comments on layout, design, green space areas to be outside?

Appendix 6 – Primary School Meetings with Principal(s)

Date:	1 November 2018
Туре:	Meeting (One-on-One)
Attendee: Coordinator	Brendan Redinger- St Patrick's Primary School Principal and Kerryn Suttor – Project

1. What are your thoughts about the library – is it important to you, your family, relatives or children?

• A well-run library with engaging programs and activities/resources is very important to not only the school, our staff and teachers, but the whole community.

2. Do you use the library often?

- If there were improvements to the library we [St Patrick's School] would use it more
 often. From Prep all the way to the upper school.
- We would visit the library up to once per week with a group of students

3. Do your children, friends or relatives used it often – what for?

 I think libraries are great places for all ages. My parents in Toowoomba use the library regularly, they are part of a social group through U3A at their local library.

4. What would need to change for you to use the library more?

- Layout; colour is very important
- Having a trained librarian at the town library who coordinates activities and themed events (to also tie into the curriculum).
- Staffing and skills of staff is essential: to make stories come alive

5. Are there any programs or activities that would be of interest to you?

- Children partaking in activities at the library including Bingo with the elderly / local Elders
- Visits/book readings and activities by children's authors
- History theme(s), reconciliation week themes per month
- Research and typing skills
- Coding and robotics (share kits and resources)
- 6. Have you got any comments on layout, design, green space areas to be outside?
- Green space is very important in learning and increasing engagement
- You could have a learning tree with books hanging; a tree house; themes with popular authors, coloured panels, virtual reality, Boss headphones, colour is great, the 56 Creations activity with Years 4 and 5 was fantastic and something we need more of

Appendix 7 – Primary School Meetings with Principal(s)

Date: 1 November 2018

Type: Meeting

Attendee: Ronnie Kostaschuk- St George Primary School Principal, Sam Davis – Teacher and Advisory Group member and Kerryn Suttor – Project Coordinator

1. What are your thoughts about the library – is it important to you, your family, relatives or children?

- A well-resourced library is very important to St George
- We do not have a Teacher Librarian this year so if the town library had a qualified Librarian it would support what we are doing here at the School; a new improved library is very important to our staff and children

2. Do you use the library often?

- The School would visit the library at least once a week if it was able to cater for our students
- We can easily walk down to the library [in its current location]

3. Do your children, friends or relatives used it often – what for?

• n/a

4. What would need to change for you to use the library more?

- Improved street appeal
- Programs, activities and resources to engage students of all ages (including parental engagement)
- Maker's Spaces and more technology

5. Are there any programs or activities that would be of interest to you?

- Researching and skills development
- A 'Go-To' approach with the library (for help, information and resources)
- Link the programs to skills needed in the community or skills/information we need but not have access to eg. Environment, politics
- Themed activites
- Enrichment Day (x1 per ter) held at the library
- Top 12 NAPLAN writers could Skype with an author or poet (if the technology allows)
- STEM, art, lanuages
- Storytelling including indigenous storytelling with painting, digeridoo, NAIDOC themes to tie in with school/community

6. Have you got any comments on layout, design, green space – areas to be outside?

- Green space is very important; engagement with Elders and others who need to be outside to learn or take time out
- RATEP (Remote Area Teacher Education Program) could link to library/pathways for students
- Goondir Dental students would make use of the library if flexible access and opening hours

Appendix 8 – Primary School Meetings with Staff

Date: 14 November 2018

Type: Brainstorming (Staff Meeting – St George Primary School)

Attendees: Ronnie Kostaschuk - Principal, Kerryn Suttor – Project Coordinator, Digby Whyte – Director Community and Environmental Sustainability and Teaching Staff

Format

- Update on the project; how to give feedback and further input

- 15 minute brainstorming session:
 - 1. How can the library support what you do in the classroom?
 - 2. What changes would you like to see in the library if it was redeveloped?
 - 3. Other comments / feedback

Brainstorming

- It would be good to have an IT genius session for adults and children
- Where I last lived the libarian visited the local playgroups, this reduced any barriers to
 access and built relationships in a familiar environment and then the parents and
 children felt more comfortable to visit the library. This also meant that those wanting to
 improve computer skills, gain access to Centrelink online and other online help was
 available.
- Lounge chairs and coffee machine (to relax and read the newspaper)
- Cooroy has a really great outdoor library good example of using green space
- It would be good to see cultural workshops held at the library including activities with aboriginal artists

Further Notes from Qualitive Comments

- A number of staff members said they had not been to the library for some time; one staff member though they could access what they needed online and hadn't thought to visit the library. A comment from a staff member was that they felt their days were busy and full and if there was a dedicated staff member at the library who organised activities that fitted in with the classroom themes/units this would be welcomed; otherwise finding time to get there after work [when already working back after 3pm] seemed difficult in current library opening hours/situation - online resources and alternative access was considered important.

- Noteworthy was the comment from a recent member to staff (who had been teaching in both Brisbane and Bundaberg commented on the benefits of reducing barriers to access to the library and the positive results through building relationships – including whereby the librarian visited playgroups and others in the community who might perceive barriers to walking into the local library.

Appendix 9 – Primary School Meetings with Staff (continued)

Date: 28 November 2018

Type: Brainstorming (Staff Meeting – St Patrick's Primary School)

Attendees: Brendan Redinger - Principal, Kerryn Suttor – Project Coordinator and Teaching Staff

Brainstorming

- Access to language and learning (online or Skype using earphones)
- Sound proof music room
- A place to meet up
- Cooking area for cooking classes
- History museum for tourist (What did happen to the local history museum it folded or was moved in the floods where did it go?).
- We used to visit the museum with the students it was an excursion for HASS and was enjoyed by the students
- Could we have a roof-top area (maybe a bar)?
- Feasibility is important for a new build
- It is important to have resources on local history for new teachers to the district we
 need local history without losing real books they tell a story
- Technology is important but so are books; comprehension levels are higher with books; for predicting skills etc
- It would be good to incorporate teacher feedback to get the books in we need; we need more hands-on resources. For example for science the Qld Museum used to send out soil and rock sample kits for us to use in our teaching
- Coordination of resources is important and coordination of activities and programs to link in to the classroom activities
- We could look at a shared books system
- It would be good to have the space to complete an activity with the students
- An activity could be the children reading to the elderly at Warawee
- Links to indigenous and the elderly are important
- The physical building and the environment are important it can be the 'hub' a central location
- Furniture is important
- Design is important atriums, sky light, mezzanine, foyer, corals, greenhouse/light

Appendix 10 – Indigenous Elders Group Meeting (at Goondir Health Services) Date: 28 November 2018

Type: Brainstorming

 Attendees:
 Kelvin Duiker – Goondir Health Services Clinic Manager, Kerryn Suttor – Coordinator,

 Digby Whyte – Director of Community and Environmental Sustainability, Mareea Lochel –

 Community Collective and Wellbeing Services Coordinator (Libraries) and 6 Aboriginal Elders

Format

- Informal brainstorming session led with some questioning where appropriate

- Conversational style over morning tea at the monthly Elders Group meeting held in the Goondir Health Services Board Room

Brainstorming Questions

- 1. Do you currently use/visit the library?
- 2. What activities or programs would you like to see in the library?
- 3. What areas are important to you and your families that could be offered at the library?
- Don't understand it much
- Social and emotional wellbeing programs are important; we have a new video that is now shown in Murri Court
- Getting the Elders out of the house is important
- Cultural programs would be good at the library
- History on St George it would be good to go to the library and read about history
- We want to record our stories and be able to keep our history alive
- I am not sure how to look up resources
- We need wheelchair access there isn't much room
- It's important to take kids out to the bush teach them about bush tucker; bush medicines
- Do you need to be a member; do you have to pay?
- History is important including where we are now; Elders aren't always going to be here
- What about how aborigional peope are part of the town's history working in shearing sheds, cotton chipping by hand; a local history section.
- It would be good for the story to be told hard copy and digital. How St George started Major Mitchell – both sides of the story.
- I haven't been there for years. What can you do at the library?
- We can't get any history o the camps
- Our kids are on phones, there is so much technology like You Tube; my five year old granddaughter uses it we don't know enough about what they are doing.
- 4. What about the vision of, "A safe place to access the past, the present and the future does this mean anything to you?
- Yes history is important
- Roma has a yarning area on the river, it's peaceful. We need something like this.
- We don't know a lot of things about our culture ourselves
- It would be good to do a project an activity to research and find out
- Scrapbooking would be good
- Can there be braille for the blind and something for the hearing impaired?

- The operating hours after school are only W-F every other day it closed new hours would be good
- Kim Weatherall is a teacher at the high school this could be a good link to Story Time
- Can you link to the library at the High School?
- Kaimillaroi language is being taught at the Primary School can we have langages at the library?
- I want to know more about the camps on the river, there were Sunday schools and nonindigenous locals visited the camps. The scar trees need to be protected on the river. Knowledge of bush tucker is very important. Bumble trees, limes – we need to protect the trees and fence themin. The burial ground at Thuraggi is sacred.
- Surat has done a really good job of showing that there are aboriginal people in their community with the entrance signs. Can we have something like this in St George. There isn't much at all to show that there are indigenous people when you drive in.
- Will you come back and see us again?

Appendix 11 – Agricultural Industry Engagement Date: April 2018 – January 2019

Type: Summary of one-on-one meetings

Interviewees: Sally Dickinson (Cotton Info), Jane Hill (Cotton Australia), Ben Suttor (Qld Cotton), Rob and Bec Lomman (Horticulture), Justin Heaven (DAF), David Ward (Elders), John Travers (Vanderfield)

Questions

- Can you anticipate how you / your organisation would use a revitalised library if there was

 a) Improvements to layout and design of space and/or
 - b) More space to suit business and industry needs?
- 2. How would you use the space? (configuration, how often, e-room)
- 3. What are the most important aspects in terms of the design of the space to meet needs you may have?
- Anticipate demand for e-room with webinar technology. The issue in uptake to date has been due to poor internet connectivity. It is one of those things that will increase in uptake once it becomes available and the opportunities are apparent.
- Ag Tech and innovation need spaces to access this.
- If we had a space with good internet and could run webinars to beam in speakers and trainers then I believe there would be demand
- I have had a case where a grower (who is interested to access webinars) has to drive to a main centre to download the webinar as the internet connectivity on farm is not adequate. Therefore in these situations growers could meet up in town and access the webinar.
- There are opportunities to beam in speakers out of town university key notes and other meetings
- It would save time and travel
- On average I think we would have demand for meetings/webinars up to 20 people 3-4 times a year and 2-3 times a year up to 50 people. I think this would be the average for peak bodies and organisations.
- We have a retail shopfront and limited floor space (either front or back of the shop) to run training. Often we need to have privacy (for meetings and
- We find in horticulture (in Stanthorpe) that it is still important to bring people together in an informal setting, have a drink, meeting or workshop. The space needs to feel friendly.
- We use the local pubs for a more social feel (but no access to tech or e-rooms)
- It is important that farmers can feel they can walk from the paddock into the space, workboots and all.
- I would have client evenings and connect with speakers from other locations (including Singapore
 if this was available)
- Privacy is important ie a back entrance
- I have cases where I need to bring people together to sign documentation (or for a client meeting) – we need a space that allows for this, but is private, our office is not big enough and we have to go off site. At the moment I have used a local pub space, as there isn't anywhere else.

- After hours entrance is essential
- Green space is important
- A space that feels like a coffee shop (but has privacy) relaxed and inviting (not necessarily fluro lights and business feel is needed all the time. We might need to have a team meeting over coffee, or, run training for our staff [currently we don't have the space in our shop and there is no privacy – in such a small town people can look in and see everything you do/who you might be interviewing/ doing business with etc – privacy is important).
- A lot of visiting professionals and salespeople come to town (especially supporting the
 agricultural industry) this is a key unknown market that could be tapped into. They do business
 from their motel room or car/phone there would be demand for hot desk space, printing,
 scanning and other business needs.

Appendix 12 – Interagency meeting Date: 19 December 2018

Type: Brainstorming (at Monthly Meeting)

Attendees:Representatives from various agencies including: Drug and Alcohol Counsellor DrugArm, Child Protection, Social and Emotional Wellbeing Counsellor at Goondir, Social EmotionalWellbeing Counsellor Goondir, Family and Community Connect, Family Support Facilitator Drug Arm,Aftercare, Qld Health, Community Collective and Wellbeing Services Coordinator, Barry BolandAboriginal and Torres Strait Islander Worker – Primary and Community Care, Senior Police LiaisonOfficer St George, Connect Worker Care Balonne, Alcohol and Other Drugs Counsellor Anglicare, andSocial Worker and Primary and Community Care and Kerryn Suttor - Coordinator

Question

- If the library was redeveloped what spaces and layout would be important to support your role(s)? ie your clients/ families that you work with?
- A space to run a small group is needed (away from my office which is not always suitable, plus I
 have 20 stairs to access the office) for example, have a game of cards, somewhere where you can
 sit, do a jig saw puzzle. This type of space is really important for bringing people together; it
 needs to accessible in the community. Green space is very important.
- Meditation space
- Chill out space
- Somewhere to get away from concrete green space. I see some families where the children haven't had green grass underfoot green space if very important.
- Visual Arts (space to create and access)
- Goondir is going to develop a community wellbeing centre this could tie in to the library project.

Appendix 13 – Meeting with the St George State High School

Date:	5 March 2019
Date	5 10101 011 2015

Type: Meeting

Attendees: York McFazdean (Principal), Kerryn Suttor – Coordinator, Digby Whyte – Director of Community and Environmental Sustainability

1. How can the library support what you do in the classroom?

- Supportive of revitalised library
- It is a challenge to stay up to date with the investment of technology that is needed in the curriculum and if the library had kits and resources that could be shared it would be high beneficial
- Challenge is to have the equipment and supporting internet speed requires investment
- If the Librarian was able to work in with the High School staff in terms of resources and programs and events, we would regularly use the library. Students could walk down or be transported, possibly once a week.

2. What changes would you like to see in the library if it was redeveloped?

- Changes to the opening hours for after school homework
- Social connectedness programs and spaces to congregate (there is not much on offer for young people who do not play sport)
- Spaces for connecting (socially) and educationally
- High speed internet and offerings for specialist programs (to support in-school learning)
- Study groups, quiet spaces to learn and do homework

3. Other comments / feedback

 We are starting to learn that the way education will be delivered into the future is changing. In some other states there has been a reduction in the typical extra-curricular (including social community building) activities. This loss from the school gates could be picked up by a Library-Hub facility.

Appendix 14 - Other Feedback Received via Email

<u>Email 1</u>

Sent: Friday, 16 November 2018 10:34 AM Subject: Community Consultation

Hi Kerryn

I am unable to attend either session on Monday 19th November, but I would like to share my ideas. My suggestions for our library revitalisation are:

- Computer classes
- ESL classes and materials
- E-Books and e-Resources
- Resources for children's activities
- Holiday Reading Club

<u>Email 2</u>

Sent: Tuesday, 20 November 2018 5:39 PM Subject: Library community consultation

Dear Kerryn,

I am sorry that I couldn't make it to your meeting yesterday but I hope that you are able to read my input to this change for our community.

Last week, I had our son completing year 11 high school exams in our local Balonne library and I have had my year 12 student two weeks before and throughout this past year with both students. We are educating our children through the Brisbane School of Distance Education. Our are children are completing OP and QCA outcomes, like all high school levels our school makes it a fair situation, between all children, receiving an Australian curriculum. We have chosen our library because it is quite, reliable, accessible and central to travel and parking is in a safe position for young and old. While waiting, it is great to enjoy our small Library Gallery, or to have a quite space to sit and study.

I believe our local Balonne library is in need of some new ideas to help our community in future endeavours.

These could include:

Windows; I sometimes have to wait in the library and it would be good to see from a window. It would make the room more inviting and not so closed.

Exam rooms; for future exams weather it be for distance education or University exams etc.

Project room; for workshops that require a face-to-face, a big video conference screen for TAFE etc.

Film Scanner; old negatives, videos and sound tracks that can be saved onto USB. I recently heard about this initiative this year on our local radio. Other libraries are doing this and people have been able to see or hear old relics they have never heard before some amazing stories were reported about and made comment that if other libraries can be part of this in their local areas.

A larger sign to our library; some oldies have told me that we don't have a library anymore because they closed it down! Unfortunately, they go to the old building. The front windows of the "new library," is uninviting and the confusion of the rabbit warren hallway gives the impression that there is nothing in the there.

I hope that these are the types of hopes our community is also in need of and that this could give you an insight of what our family is looking for in a community inviting local library.

I am happy to talk further with you in the future.

Email 3

Sent: Tuesday, 23 November 2018 1.29 PM

Subject: Library community consultation

Following the session on the Library, I have some additional comments and questions.

First off, I will be up front & tell you (I told Julia before the session) that, after 35 years of attending community, industry and govt meetings, I have no faith at all in the facilitated whiteboard system of community consultation. The problem I have is that:

(a) I have seen whiteboarding used as the preferred "consultation" method when the facilitators already have a pre-determined outcome they wish to validate. I know whiteboard sessions can be, & often are, easily manipulated/massaged to drive particular streams and give the appearance of overwhelming support for a particular theme/idea over others.

(b) just by having a non-representative selection of participants at a session, a particular outcome can be achieved that is not representative of the whole community, just some of those that attended the session. Yes, I am cynical.

So, my comments are:

I can see what the SLQ wants and I can see why - in the big population centres it could be very effective - both in terms of providing community services that have been lost (in many cases, in those areas, there is no "community" as we know it), new experiences & services, and also cost effectiveness (big populations, hence more cost effective per head, smaller cost to the each ratepayer etc etc).

The city of Prospect, north of Adelaide, is in the process of building a CLIC - Community Hub, Library & Innovation centre - which sounds pretty much exactly like the vision presented in the background reading provided on our Library upgrade. Prospect is an inner urban community exceeding 20,000 population with a .8% indigenous population.

A couple of the examples used were Ayr in Burdekin Shire and Chermside, with Cunnamulla & Goondiwindi getting a mention.

Ayr has a population exceeding 8,500 of the total of about 18,000 in the shire. 7.4% indigenous.

Chermside is population over 9,000 but would no doubt draw people from other nearby suburbs. 2.9% indigenous.

Cunnamulla has a pop of 1140 of the total of 1640 in Paroo Shire with 37% in town indigenous for a shire average of 28%.

Goondiwindi population is about 6,300 from the shire total of over 10,500 with an indigenous population of about 5.5%.

The 2016 census figures quote St George town with indigenous population of 17.8% with an average of 15.9% over the shire. So, unlike Goondi, Ayr, Chermside & Prospect, our community has a significant sector that identifies as aboriginal, just like Cunnamulla. And the ABS, along with other sectors, acknowledges that their statistics on Indigenous population are usually well understated in any census or stats. I believe that our aboriginal population is somewhere between 20-30%. So, when we talk about inclusiveness & diversity and culture and heritage & community projects, just remember that up to 1/3rd of our community is aboriginal and planning must reflect that if we want to see our whole community lifted, engaged and benefiting from the project 20 years down the track.

With regards to hiring, leasing or renting out space/facilities for training providers or business etc – I don't believe that source of income would contribute significantly to the running costs. The Skill Centre ran for a number of years – its original goal was to provide facilities & resources for further education & training for students, business, community etc etc (sound familiar?). When I took over as

chair, I went back through all the audited financials – it had basically run at a loss every year that it was open. It was unsustainable and could never generate enough income to break even.

Prior to the Skill Centre, there was the Open Learning Centre that operated out of the Resource Centre at the Primary School – again to provide a place & facilities for external students to do their studies, access computers, meet as a peer study group etc etc etc.

These things have been tried and tried again in our community. But the young people I know now, already doing external uni degrees & study, are already totally connected – they are working online, skyping, completing group assignments and projects together, all on line. Their level of connectivity is amazing. There may be instances where some individuals could use technology at the library but has any real investigation been done yet to determine what level of need there is?

But, if you want someone to be able to educate themselves, regardless of where they live or what stage of life they are at, they must be taught how to research and how to think critically for themselves. And you start young. That is a whole different ball game – that leads to continuous self improvement & education, acquisition of new skills, people who think outside the square, that is where your entrepreneurs develop & innovation occurs. That is the sphere that schools should be occupying which would then lead to people taking their own path in lifelong education.

As for resources for tourists, yes, I am sure some visitors would use technology resources if available. Are you looking to combine the Information Centre into the facility? It already provides internet & computer services for tourists. And again, most people I know use their smart phone for everything already. I know a common problem is when they need to print something out or scan documents, rather than just staying connected.

And will the available technology be extended to include our smaller towns & communities so that people in Bollon or Thallon can drop in & use a computer or print stuff off if they need to? Or is this all St George centric only and they miss out again?

You have to be very careful that consultation is actually representative of the WHOLE community and not just select groups. If its not, then you have to actively go out and touch base with people/groups who haven't attended an organized session. Because a Council has to make decisions in the best interest of the whole of community, not just the most vocal or those pushing their own agenda, even when the majority of the community hasn't participated in the process.

And of course leveraging off all the different sectors of our community in Balonne could possibly provide a potential base to source different avenues of funding for, not only an initial project, but maybe ongoing costs and upgrades. (That is me being hard nosed, practical & unemotional). Is there any significant funding available if, say, the building is "green" – environmentally sound design, solar, low footprint - ??

What sectors need to be consulted? Start with aged & seniors, aboriginal, migrants, remote & isolated families & kids, students, schools, mums & bubs, external students, disabled people & support groups, business, backpackers, grey nomads, artists, craftsmen & women, farmers & graziers, employed & unemployed – all significant members of our community across the WHOLE shire. What could a library/community hub offer all theses sections of our community? And of course, the ratepayers right across the shire who have to pay for anything that can't be funded from external sources.

It will come down to costs – capital and then operational. And yes, there are existing Council staff with some of the required skills to assist in the day to day running of the library/community hub, but if their combined roles increase because of increased work load, then so will the costs. There will often be cost benefits when you combine 2 operations but it could depend on the services provided. Will a cost benefit analysis be done along with possible development scenarios?

Business & community groups in town already use other facilities for meetings, training & forums eg. Skill Centre, Council, Care Balonne, Church halls, along with private businesses such as pubs, the winery, motel restaurants etc. Will the meeting rooms/facilities be free or charged? Will it take business away from other private businesses in town?

I personally want a library that is open for me when I am not at work, a place where I can spend hours at a time. A place that offers me our history & diverse cultural heritage almost by osmosis, a place for art of all kinds & quiet music & the written word and discovery & experimentation, with green space and open air when I feel the need.

History, heritage & culture in Balonne is so diverse – we have the local aboriginal heritage, the early settlement (the first grapes were planted out here over a 150 years ago), the local chinese history (storekeepers, small crop gardens, shepherds etc etc), the development of our agriculture from the days of unfenced grazing properties, the development of the artesian bores & drains, early farming (Andrew Nixon ploughed & farmed some of his country around the turn of the century, at a time when all the local land was considered grazing country), building the Beardmore Dam, through to the development of the Irrigation area & Cubbie Station. From a tourism & cultural perspective, there is great opportunity to display all the very diverse threads from the past that now make our modern community what it is.

Is the upgrade/development aiming for business hub, educational hub or community cultural hub? Or will it try & incorporate all of them? If that is the case, the hard part will be getting the emphasis right on the different parts of the centre – there will be different degrees of importance for different sectors of the community. Getting the mix right will be critical.

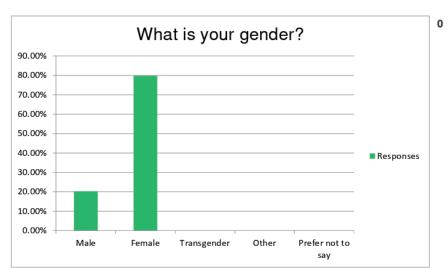
Sorry to be so long winded. Thanks for your time. Feel free to contact me.

	Ans	wer Choice	es			Respons	es	
18-24							11.90%	10
25-34							9.52%	8
35-44							23.81%	20
45-54							23.81%	20
55-64							19.05%	16
65+							11.90%	10
				A	nswered			84
				S	kipped			0
30.00%								
25.00% -			_	_				
25.00% - 20.00% -					_		-	
							Respon	nses
20.00% -							Respon	nses
20.00% - 15.00% -							Respon	nses

Q1. St George Library, Learning and Future Needs - Community Survey What is your age?

Answer Choices	Responses	
Male	20.24%	17
Female	79.76%	67
Transgender	0.00%	0
Other	0.00%	0
Prefer not to say	0.00%	0
	Answered	84

Q2. St George Library, Learning and Future Needs - Community Survey What is your gender?

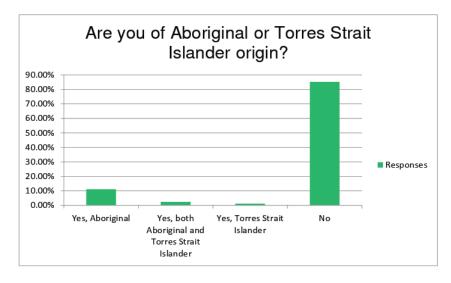


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Q3. St George Library, Learning	and Future Needs - Community Survey
Are you of Aboriginal or Torres Stra	it Islander origin?

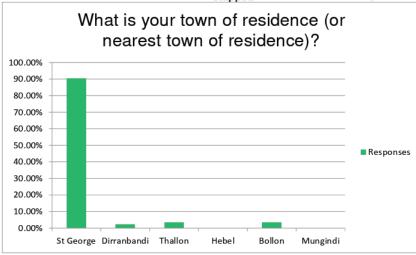
Answ	er Choices Respo	nses
Yes, Aboriginal	11.1	1% 9
Yes, both Aboriginal and Torres St	rait Islander 2.4	7% 2
Yes, Torres Strait Islander	1.2	3% 1
No	85.1	9% 69
	Answered	81

Skipped 3



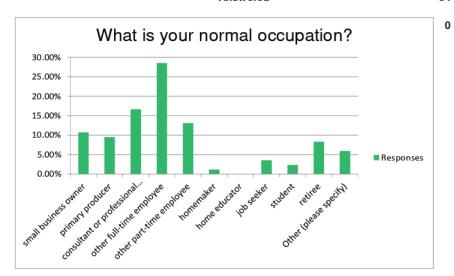
What is your town of residence	or nearest town of reside	ence)'	1
Answer Choices	Responses	\$	
St George	90.	.48%	76
Dirranbandi	2.	.38%	2
Thallon	3.	.57%	3
Hebel	0.	.00%	0
Bollon	3.	.57%	3
Mungindi	0.	.00%	0
	Answered		84
	Skipped		0

Q4. St George Library, Learning and Future Needs - Community Survey



Q5. St George Library, Learning	and Future Needs - Community Survey
What is your normal occupation?	

Answer Choices	Responses	
small business owner	10.71%	9
primary producer	9.52%	8
consultant or professional employee	16.67%	14
other full-time employee	28.57%	24
other part-time employee	13.10%	11
homemaker	1.19%	1
home educator	0.00%	0
job seeker	3.57%	3
student	2.38%	2
retiree	8.33%	7
Other (please specify)	5.95%	5
	Answered	84

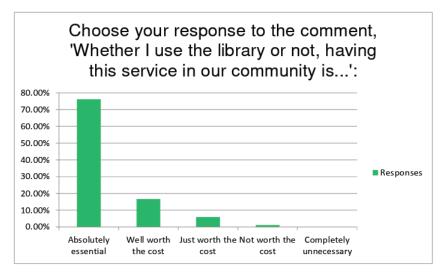


Respondents	Response Date	Other (please specify)	Tags
1	Jan 29 2019 12:24 PM	PENS	
2	Jan 18 2019 02:29 AM	Stay home mum	
3	Jan 07 2019 07:34 PM	Retired Active	
4	Dec 20 2018 04:49 PM	Carer	
5	Dec 20 2018 12:43 PM	Accommodation	

Q6. St George Library, Learning and Future Needs - Community Survey

Choose your response to the comment, 'Whether I use the library or not, having this service in our community is...':

Answer Choices	Responses	
Absolutely essential	76.19%	64
Well worth the cost	16.67%	14
Just worth the cost	5.95%	5
Not worth the cost	1.19%	1
Completely unnecessary	0.00%	0
	Answered	84



Q7. St George Library, Learning and Future Needs - Community Survey Do the current services and programs offered at the library

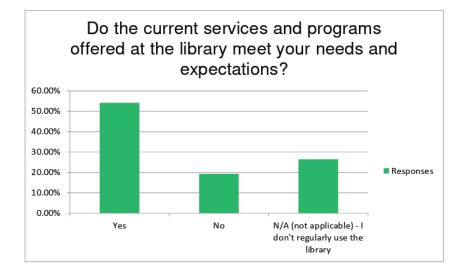
meet your needs and expectations?

Answe	er Choices

		Oldman	
		Answered	83
If y	ou answered 'No' or 'N/A' - provide a comment		26
N//	A (not applicable) - I don't regularly use the library	26.51%	22
No		19.28%	16
Ye	S	54.22%	45

Skipped 1

Responses

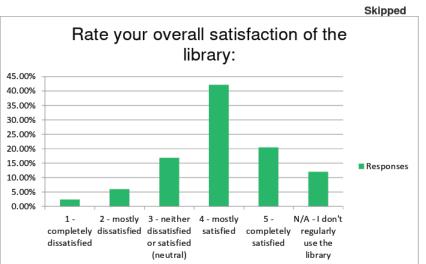


#	IF YOU ANSWERED 'NO' OR 'N/A' - PROVIDE A COMMENT	DATE
1	More book options	1/29/2019 12:51 PM
2	The library is great place to sit if you need to kill time in town (eg out of town parents waiting school pick up time), but I tbink there should be a more user friendly area to sit at a desk and work.	
3	There is always a need in libraries to stay current and update with technology changes and ti changes in community needs. This is seasonal such as itinerant workers, changes with scho children education and needs, the ageing population needs as well as youth programs to kee them educated and entertained. Basically the library needs to be able to change with the nee at certain times as well as keeping up with technology changes and education the public from school age to elderly.	ol op ds
4	Hours aren't suitable	12/21/2018 8:27 AM
5	Would be better with more consistent opening hours	12/21/2018 7:51 AM
6	I find it difficult to access the library because of the hours, I work full time and spend a lot of time away from the town with work. Would like the library to have an online present, maybe order reference books online and collect/deliver. I do not really read mainstream books, so n to be able to order In, to be able to do this online. Because I travel so much audio books wou be great.	
7	Never had what I was looking for or had to get it in	12/20/2018 12:51 PM
8	Sabina needs to have a showe she never wears deodorant and stinks.	12/20/2018 12:42 PM
9	Don't use the library	12/20/2018 12:25 PM
10	I haven't made time to	12/20/2018 12:13 PM
11	Craft days once a month with the children needs to be in the childrens book area, however moving of tables would be difficult.	12/20/2018 6:48 AM
12	take the library "into the future"	12/18/2018 9:19 AM
13	Opening hours are very restricting and more childrens programing would be great during school holldays	12/17/2018 12:14 PM
14	I dont use the library, I only attend the library with the Sunrise Playgroup when we have a scheduled visit there.	12/17/2018 9:36 AM
15	I am relatively new to St George & have not yet utilized the Library as such. However, I do feel that Libraries need to be revitalised & marketed appropriately in order to better serve the needs of the community.	12/17/2018 8:42 AM
16	LITERACY AND NUMERACY CLASSES FOR THE MASS UNEDUCATED IN ST GEORGE AND THE SHIRE.	12/15/2018 12:43 PM
17	1	12/14/2018 7:10 PM
18	I have not used the library.	12/14/2018 1:07 PM
19	Lack of wide selection of books in library space and ebooks on the various apps available. Applies to current titles and the rich australian literary heritage	12/13/2018 11:07 AM
20	I see the library in St George as a 'place' to hire books from. I order my books online for e- reading. Perhaps I do not know all of the services that my library has to offer. I think the story time held once a month for toddlers is a wonderful initiative.	12/12/2018 3:49 PM
21	It's not a good layout for children and could provide more modern services	12/11/2018 5:17 PM
22	the opening hours are a bit randim	12/11/2018 12:38 PM
23	Stock of books in Library is not turning over. New books only arrive if ordered in. Copious copies of a single book occurs.	12/11/2018 10:26 AM
24	Don't regularly use the library	12/11/2018 9:20 AM
25	Opening hours unsuitable for me.	12/10/2018 11:12 AM

Q8. St George Library, Learning and Future Needs - Community Survey Rate your overall satisfaction of the library:

	Answered	83
N/A - I don't regularly use the library	12.05%	10
5 - completely satisfied	20.48%	17
4 - mostly satisfied	42.17%	35
3 - neither dissatisfied or satisfied (neutral)	16.87%	14
2 - mostly dissatisfied	6.02%	5
1 - completely dissatisfied	2.41%	2
Answer Choices	Responses	

1

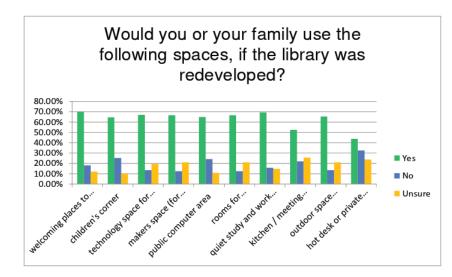


Q9. Would you or your family use the following spaces, if the library was redeveloped?

	Yes		No		Un	sure	Total
welcoming places to read, relax, meet up with others	69.88%	58	18.07%	15	12.05%	10	83
children's corner	64.56%	51	25.32%	20	10.13%	8	79
technology space for e-meetings, webinars, learning, movies	67.07%	55	13.41%	11	19.51%	16	82
makers space (for children and adults to create)	66.67%	54	12.35%	10	20.99%	17	81
public computer area	65.06%	54	24.10%	20	10.84%	9	83
rooms for workshops/meetings	66.67%	54	12.35%	10	20.99%	17	81
quiet study and work spaces	69.51%	57	15.85%	13	14.63%	12	82
kitchen / meeting catering facilities	52.44%	43	21.95%	18	25.61%	21	82
outdoor space (linked to the library)	65.43%	53	13.58%	11	20.99%	17	81
hot desk or private office space (for hire)	43.75%	35	32.50%	26	23.75%	19	80
						Answered	84

Skipped

0



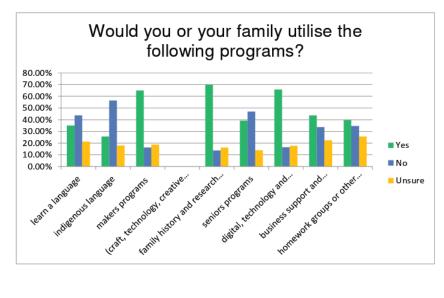
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Q11. St George Library, Learning	and Future Needs - Community Survey
Would you or your family utilise the f	ollowing programs?

	Yes		No		Un	isure	Total
learn a language	35.00%	28	43.75%	35	21.25%	17	80
indigenous language	25.64%	20	56.41%	44	17.95%	14	78
makers programs	65.00%	52	16.25%	13	18.75%	15	80
(craft, technology, creative makers activities)							
family history and research skills	70.00%	56	13.75%	11	16.25%	13	80
seniors programs	39.24%	31	46.84%	37	13.92%	11	79
digital, technology and social media programs	65.82%	52	16.46%	13	17.72%	14	79
business support and services	43.75%	35	33.75%	27	22.50%	18	80
homework groups or other study skills	39.74%	31	34.62%	27	25.64%	20	78
						Answered	82

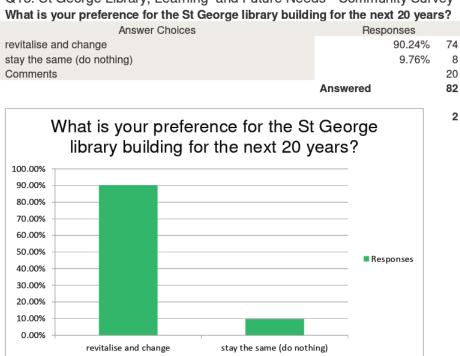
Skipped

2



Q12. St George Library, Learning and Future Needs - Community Survey Are there any other programs or spaces that you would like to see included in a redeveloped library in St George? Answered Skipped

#	RESPONSES	DATE
1	Added the old library to the new library and they'd have more space	1/29/2019 12:56 PM
2	Areas and programs/activities for the disabled	1/29/2019 12:30 PM
3	Bible Study	1/29/2019 12:24 PM
4	No	1/18/2019 2:29 AM
5	An outdoor area to sit, grassed area for children (not necessarily play equipment, just a place people could sit while kids are safe and contained).	1/17/2019 7:04 PM
6	No	1/8/2019 11:08 AM
7	All those suggestions sound very interesting	1/8/2019 10:09 AM
8	No	1/7/2019 10:44 PM
9	No	1/7/2019 6:16 PM
10	I believe the current library is more than adequate for our town, taxpayer money would be far better spent on the high school and programs designed to stop the outrush of good families from our community	1/7/2019 5:41 PM
11	No	12/22/2018 12:21 PM
12	The most important thing is for it to be adaptable to be able to run any programs. Make sure that things can be moved to make more space for certain programs where needed	12/21/2018 10:59 AM
13	Would be nice to see a drama/acting space for teens which would complement current music and dance activities. Self confidence is important in the workpiace and this would give teens a boost. Would also give some experience to kids who would like to study creative arts. Who knows we could have the next Hugh Jackman, Nicole Kidman or Jana Wendt in our midst.	12/21/2018 8:27 AM
14	No all the suggestions mentioned have covered everything I would be looking for	12/21/2018 7:51 AM
15	Would like workshop space - educational activities	12/20/2018 1:41 PM
16	Area to have pop shop to showcase small businesses	12/20/2018 12:51 PM
17	No	12/20/2018 12:42 PM
18	Hands on activity area for young children	12/20/2018 12:28 PM
19	Somewhere to go to use your phone that does not disturb others.	12/20/2018 6:48 AM
20	Would love to see a space that community groups could hold meetings and utilise internet connections during the meeting. If this could also be next to a space inside or cutside or both, for children to paly under the supervision of parents in the meeting.	12/17/2018 6:15 PM
21	Local Histories and local tours of Balonne Shire Council Area	12/17/2018 2:53 PM
22	Community Art and Family History	12/17/2018 12:14 PM
23	No	12/17/2018 9:36 AM
24	OFFICE SUPPORT, SERVICES AND PRIVATE OFFICE SPACE TO MEET UP WITH CLIENTS, PLEASE.	12/15/2018 12:43 PM
25	Î.	12/14/2018 7:10 PM
26	Larger DVD selection, Coffee facilities	12/14/2018 10:57 AM
27	university of the third age, not sure we would have the numbers or skill base to accommodate this	12/13/2018 5:17 PM
28	access to wide ranging ebooks for loan	12/13/2018 11:07 AM
29	coffee facilities	12/12/2018 3:49 PM
30	Local art and craft display(s)	12/12/2018 11:07 AM



Q13. St George Library, Learning and Future Needs - Community Survey

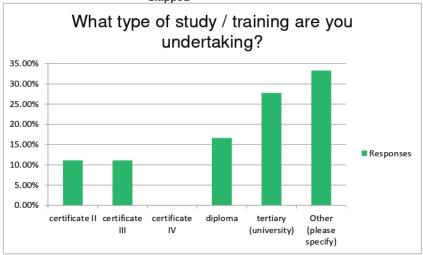
#	COMMENTS	DATE
1	Need to meet disabled needs. Meet elderly needs	1/29/2019 12:30 PM
2	If it is broken don't fix it	1/29/2019 12:24 PM
3	Would like to see use made of existing empty building or house block that has been for sale for a long period. Do not want to see a new buildig built when the town centre looks empty and dreary.	1/17/2019 7:04 PM
1	Not a cool place in summer or a warm place in the winter - needs updating	1/16/2019 2:19 PM
5	Continue to grow with new innovations such as pop-up galleries, drones, etc	1/8/2019 7:56 PM
6	Any change is simply spending money for the sake of spending money.	1/7/2019 5:41 PM
7	You have started something and I hope you won't stop, it might not be as big as we dream of but I think this will be great for everyone in town.	1/7/2019 5:06 PM
в	As long as the town rates don't go up because of it.	12/22/2018 6:08 PM
9	In 20 years the St George population will be largely indigenous. The current library is too small for the large gatherings you could expect. I feel the indigenous community needs to be consulted as to their needs. A library is pretty much a	12/21/2018 8:27 AM
10	Not a particularly engaging space at present.	12/20/2018 1:41 PM
11	Beautification and modernisation	12/20/2018 12:51 PM
12	The building would need to be high enough to avoid the flash flooding that occurs at the back, and also have ramp access. Would like a tollet specific to the library.	12/20/2018 6:48 AM
13	Upgrade and extend	12/17/2018 2:53 PM
14	Location seems appropriate, however, facilities need to be revitalised, modernised & made more attractive to residences & tourists alike.	12/17/2018 8:42 AM
15	INVESTMENT WELCOME.	12/15/2018 12:43 PM
16	More a refresh of the space and what is offered than a major overhaul.	12/13/2018 5:17 PM
17	From what I have seen of it, it definitely requires some TLC. We have to move with the time and revitalising can only entice more people to attend the library and make use of the facilities it has or will have to offer	12/12/2018 3:49 PM
18	modernise as a info hub that is open and welcoming space that offers new technology and learning programs	12/11/2018 5:17 PM
19	Ensure that workshops are available and spacious areas are available for active learning, for all age groups.	12/11/2018 12:55 PM
20	Depreclation AsideThe VIC and future art gailery, museum and Library should all be integrated with coffee shop, kids play area, and outdoor seating.	12/11/2018 10:26 AM

STUDY A are NOT d	currently studying	lease skip to qu g or enrolled in	estion Q17 if you	Community	Survey	
Are you s	tudying full-time	or part-time?		Doopo		
ull-time	Answei	Choices		Respo	11.76%	2
art-time					52.94%	ģ
	use specify)				41.18%	
, ,			Ans	wered		17
	question O		G - please ski e NOT currer	-		
60.00%	studying or	17 if you ar enrolled in	e NOT currer training. Are y or part-time?	ntly		
60.00% 50.00%	studying or	17 if you ar enrolled in	e NOT currer training. Are y	ntly		
	studying or	17 if you ar enrolled in	e NOT currer training. Are y	ntly		
50.00%	studying or	17 if you ar enrolled in	e NOT currer training. Are y	ntly you		
50.00% 40.00%	studying or	17 if you ar enrolled in	e NOT currer training. Are y	ntly	es	
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50.00%	studying or	17 if you ar enrolled in	e NOT currer training. Are y	ntly you	es	

#	OTHER (PLEASE SPECIFY)	DATE
1	As programs arise that I am Interested in. Have just finished an online one on Dementia and have borrowed a book they suggested.	1/29/2019 12:30 PM
2	,	1/7/2019 10:44 PM
3	Online at any time	12/21/2018 8:27 AM
4	Herbalism, permaculture, food fermentation	12/20/2018 1:41 PM
5	Na	12/20/2018 12:42 PM
6	Enrolled but not studying	12/20/2018 12:13 PM
7	Not at moment, but intending to complete something in new year 2019	12/17/2018 2:53 PM

what type of study / training are you undertaking?					
Answer Choices		Responses			
certificate II		11.11%	2		
certificate III		11.11%	2		
certificate IV		0.00%	0		
diploma		16.67%	3		
tertiary (university)		27.78%	5		
Other (please specify)		33.33%	6		
	Answered		18		
	Skipped		66		

Q15. St George Library, Learning and Future Needs - Community Survey What type of study / training are you undertaking?

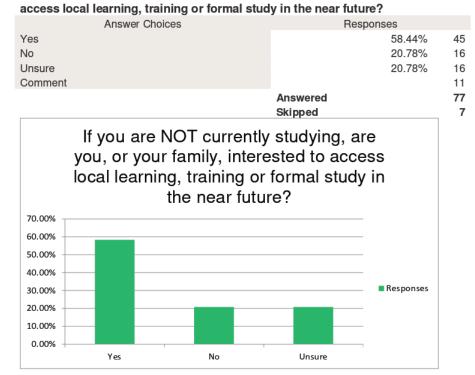


#	OTHER (PLEASE SPECIFY)	DATE
1	As programs arise that i sm interested in. Have just finished an online one on Dementia and have borrowed a book they suggested.	1/29/2019 12:30 PM
2		1/7/2019 10:44 PM
3	Online at any time	12/21/2018 8:27 AM
4	Herbalism, permaculture, food fermentation	12/20/2018 1:41 PM
5	Na	12/20/2018 12:42 PM
6	Enrolled but not studying	12/20/2018 12:13 PM
7	Not at moment, but intending to complete something in new year 2019	12/17/2018 2:53 PM

Q16. St George Library, Learning and Future Needs - Community Survey What is the name of the organisation or institution providing the training / education? Answered 17 Skipped 67

Respondents	Response Date	Responses	Tags	
1	Jan 29 2019 12:56 PM	Orion Training		
2	Jan 29 2019 12:30 PM	MOOC (University of Tasm	ania)	
3	Jan 07 2019 10:44 PM	G		
4	Dec 22 2018 12:21 PM	JCU		
5	Dec 21 2018 04:35 PM	Usq		
6	Dec 21 2018 08:27 AM	International Tefl and Teso	International Tefl and Tesol Training (ITTT	
7	Dec 20 2018 12:51 PM	Australian institute of natur	al medicine	
8	Dec 20 2018 12:42 PM	Na		
9	Dec 20 2018 12:13 PM	USQ		
10	Dec 20 2018 06:48 AM	Central Queensland Unive	rsity	
11	Dec 17 2018 02:53 PM	N/a		
12	Dec 14 2018 11:07 AM	USQ		
13	Dec 11 2018 02:08 PM	Peak Services		
14	Dec 11 2018 12:38 PM	Qld TAFE		
15	Dec 11 2018 09:20 AM	Griffith University		
16	Dec 10 2018 12:07 PM	AXIOM		
17	Dec 09 2018 04:16 PM	QUT		

Q17. St George Library, Learning and Future Needs - Community Survey If you are NOT currently studying, are you, or your family, interested to



#	COMMENT	DATE
1	Possibly	1/17/2019 7:04 PM
2	Always interested in new learning.	1/7/2019 5:06 PM
3	Online uni or tafe	12/21/2018 8:27 AM
4	When my kids get a job they might need to do some training.	12/20/2018 2:29 PM
5	Business management, skill base training	12/20/2018 1:41 PM
6	I have a son that has just finished high school and a daughter that has just started high school.	12/17/2018 9:36 AM
7	U3A	12/13/2018 11:07 AM
8	Would love the option of being able to do short online courses locally in a group environment that provide some sort of certificate at the end - i.e. microsoft suits (beginners, intermediate, advanced)	12/12/2018 3:49 PM
9	GTT training undertaken in 2017 - Ongoing professional development is very important for everyone.	12/11/2018 10:26 AM
10	around internet banking, use of smart phones and i pads	12/10/2018 2:06 PM
11	Currently do Professional Development/upgrades on line at home	12/10/2018 11:12 AM

Q17. St George Library, Learning and Future Needs - Community Survey **Further comments or feedback - optional.**

Answered	20)
Skipped	64	1

	RESPONSES	DATE
1	Wonderful library/service and staff very helpful.	1/29/2019 12:48 PM
2	It is great that i can order books etc but no all the requests i have made have been fulfilled. Need more activities for the disabled and carer to do. The library is not always open when needed.	1/29/2019 12:30 PM
3	Overall the girls are a big help with the picking of books for me to read, although I do pity them having to work in the heat of summer and the air/con does not function very well and during the winter it is not very warm either	1/16/2019 2:19 PM
1	I love the library!	1/8/2019 7:56 PM
5	Would be great for the council to renovate the library and make it more child/youth friendly. It could become a great learning and safe space for the local kids. Could also be a great hub for seniors who don't go out of the house much to meet and talk with other seniors	1/8/2019 11:08 AM
6	I just love the state library system and often order books which cone from afar. Re: all the suggestions for children- my children are very busy during school term with extra curricular activities, but are enjoying the library program in the holidays	1/8/2019 10:09 AM
7	Need variety of books sent automatically not to rely on ordering by librarian	1/7/2019 6:16 PM
8	You guys are doing a great job by getting this going. Well done!	1/7/2019 5:06 PM
9	Staff are great. Just one exception is the young girl who works there doesn't seem to do much and her personal hygiene is questionable	12/22/2018 12:21 PM
10	The young girl that works there is quite rude and has particularly bad body odour	12/21/2018 4:35 PM
11	The most important thing is having an adaptable space to suit varying needs	12/21/2018 10:59 AM
12	Great place to bring people together for shared learning, but also have an online presence to be able to order in books etc	12/20/2018 1:41 PM
13	Children and teenagers are our future and they are important to cater for. Libraries now need to have a noisy area and a quiet area.	12/20/2018 6:48 AM
14	Please allow the library to have a more welcoming façade on our street to encourage and attract residents to come inside and see what's offered	12/17/2018 12:14 PM
15	From a business perspective, having access to high speed internet, hot desks & confidential meeting rooms would be appreciated. Access to research material that one may not have at their place of work. From a social (gathering) place, I feel it needs to be inviting & fun, but more importantly it needs to be a gathering place with purpose.	12/17/2018 8:42 AM
16	PLEASE ENSURE THE LIBRARY IS ACCESSIBLE TO PROFESSIONALS AND OTHERS - NOT JUST SUBSIDISED INDIVIDUALS.	12/15/2018 12:43 PM
17	It would be great if we could have the population to support active learning opportunities as part of our libraries, Our libraries do a great job as a conduit to a vast array of information available to them.	12/13/2018 5:17 PM
18	The opening times limit access for school students and workers. The times need to be flexiable to allow access to everyone.	12/13/2018 12:10 AM
19	Trying to guess what will be needed in 20-30 years is pointless. Concentrate on what would be achievable in 5-7 yrs and make sure costs are affordable.	12/10/2018 11:12 AM
20	Revitalised library would be great for the Shire	12/9/2018 4:16 PM



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Colour and Material Palette



Material Palette

Consocie Powder Conted Steel Aluminium Recycled Plastic Limited natural timber products Manufactured timber products

Theore Hauft on the Hauftonne Landscape Master Plan Report for Balonne Shire Council CBD & River Foreshore Predicts, St George — August 2013



Figure 4

St George Library Revitalisation Project Library, Learning Spaces and Future Needs

[Sustainable Multi-User Hub]



Report 2 - Design Brief



5 February, 2019



This report has been prepared with input from Kerryn Suttor Consulting, Balonne Shire Council and key stakeholders.

We acknowledge the Traditional Owners of the land within the Balonne Shire Council local government area. We pay respect to Elders past, present and future and value the traditions, cultures and aspirations of the First Australians of this land. We acknowledge and hold in great significance the valuable contribution that Traditional Owners have made and continue to make to the communities of Balonne Shire.

Aboriginal and Torres Strait Islander people should be aware that this document may inadvertently contain images of people who have since passed away.

We would like to acknowledge all those who made valuable contributions to the compilation of this report.

Associated Reading: Design Brief

- 1. Early Stage Research Report, April 2018, prepared by Kerryn Suttor Consulting (stored at Balonne Shire Council)
- 2. Brandon and Associates (consulting engineers) Structural Reports (stored at Balonne Shire Council) on the,
 - a. current St George Library (updated Addendum December 2018),
 - b. Old Library April 2016, and
 - c. Cultural Centre Hall and Supper Room (Annexe) April 216
- 3. State Library of Queensland Policies and Standards: http://www.plconnect.slq.qld.gov.au/services/collection-management/policies/guidelines
- 4. St George Library Revitalisation Project, Business Case Report 2 Engagement Report, 2019
- 5. St George and CBD and River Foreshore Precincts Landscape Master Plan, August 2013 (prepared by BZLA Landscape Architects).

St George Library Revitalisation Business Case

This Design Brief report has been prepared as part of the full business case for the St George Library Revitalisation Project. The business case phase of this project was made possible with funding from the State of Queensland (acting through the Department of State Development, Manufacturing, Infrastructure and Planning) under the Manufacturing the Infrastructure Pipeline Program II (MIPP2).

Report Summary

Report 1 – Engagement Report

Report 2 – Design Brief

Report 3 – Business Case



Victoria Street Precinct

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1. About St George and the Balonne Shire

St George is the hub of the Balonne Shire region. The Shire comprises of the townships of St George, Dirranbandi, Bollon, Thallon, Mungindi and Hebel. Locals say they choose to live in St George because of the relaxed and friendly lifestyle and the enjoyment of all that river life brings. The wideopen plains and red plains are synonymous with this outback region. Agriculture is the mainstay of the economy with highly productive agricultural opportunities due to the irrigation system of the Lower Balonne. The region is rich in cultural traditions and history of the Kamilaroi, Kooma and Mandandanji peoples.

St George is one of the most agricultural diverse economies in Southern Queensland with production including sheep, cattle, goats, cotton, broad acre cropping and horticulture (onions, broccoli, garlic, grapes and new emerging trial industries such as blueberries, pomegranates and jujube fruit). St George, sits at the intersection of six highways, providing connectivity for the transportation of goods and flow through of visitors alike. Below the Jack Taylor Weir (located near the town Centre) is where explorer Major Thomas Mitchell crossed the Balonne River back in 1864 and gave St George its name.

The region is known for its flood and drought cycles. The soils in the area range from sand ridge land types to alluvial floodplains and swamps, Mitchell grasslands and poplar box woodlands. These unique lands can range from lush green looking paddocks to dry brown lands depending on the season. St George is reputed as having the best inland fishing in Queensland. Beardmore Dam or Jack Taylor Weir are great spots to picnic and throw in a line. Local character and artisan Steve Margaritus - or "Stavros" as he is known, hand carves an amazing variety of patterns and scenes on each egg and it is a real find is to witness first-hand the hand carved illuminated eggs, with over 150 on display.

In St George you'll find great coffee, gourmet delis and quality pub food. St George also boasts the most westerly winery in Queensland, Riversands Wines. Events such as the Dirranbandi Family Fishing Classic, the annual St George Family Fishing Competition, and the Yellow Belly Country Music Festival will keep the family entertained. Local cotton, grape and winery industry tours are also popular. Visit the Thallon to see the striking mural art silos (featured on an Australia Post stamp) and "William the Wombat", a giant sculpture (two metres high and 3.5 metres long) of a critically endangered Northern Hairy Nosed Wombat. While at Bollon you can relax on the banks of the picturesque creek, take a visit to the Heritage Centre or for the serious campers and 4WD enthusiasts, Thrushton National Park is 40km north east of Bollon.

www.balonne.qld.gov.au

1. Quick Stats

St George is the central hub for the shire of Balonne, servicing outlying towns of Dirranbandi, Bollon, Thallon, Mungindi and Hebel. Small localities such as Nindigully, Alton, Bindle, Boolba and Dareell are places of historic significance and important community hubs.

Shire	31, 151.8 km ²
Resident Population	4480 people
Shire Output	\$672 million
Total Businesses	852
Agricultural Output - 2016	\$343.2 million
Irrigation Region	Lower Balonne
Highest Employment By Industry	31% Agriculture

Source: 2016 Census

2. Background - St George Library, Learning Spaces and Future Needs Planning

This design brief has been prepared to inform the architect on-site visit to develop the concept designs in preparation of the full business case and is made possible through funding by State of Queensland under the Manufacturing the Infrastructure Program II (MIPP2).

In April 2018, early stage research was undertaken to gain an understanding of how to meet community needs in the areas of learning, fostering innovation, further education and training, and, how public space is used to provide for connectedness, grow ideas and support lifelong learning. The concept of a 'hub' that is the heart of the community, with a multi-user approach for sustainability is a key goal of the project.

The research found that the project goals aligned to the offerings of contemporary libraries and the State Library of Queensland vision. Modern libraries have changed and adapted to reflect community hub style models including business offerings and access to technology and maker's spaces. The benefit of this model is access to support and funding through the State Library of Queensland (SLQ)¹. Section 3.1 further outlines the SLQ vision.

¹ Planning Meeting held on 3 December at the State Library of Queensland with State Librarian and CEO, Vicki McDonald and Louise Denoon Executive Director Public Libraries and Engagement.
6 – Design Brief

The St George Library is in need or redevelopment and revitalisation. Therefore, the project concept to revitalise the St George library was borne. The SLQ have offered support and mentoring for should this project come to fruition.

2.1 Libraries are Changing

All over Queensland and Australia, libraries are changing in terms of both the physical layout and the activities that are conducted in libraries. State Library Queensland (SLQ) supports libraries to adapt to changing needs. Read the new State Library Queensland Vision 2018 at http://plconnect.slq.qld.gov.au/manage/21st-century-public-libraries/realising-our-potential and http://plconnect.slq.qld.gov.au/manage/21st-century-public-libraries/realising-our-potential and http://plconnect.slq.qld.gov.au/?a=406222

2.2 Sustainable Multi-User Hub

The Department of State Development Maturing the Infrastructure Pipeline II project name was called Sustainable Multi-User Hub. Early testing of this project name revealed that it caused confusion as to the project intention and strong associations with the past project, the Balonne Skill Centre (refer to the history on section 11). The engagement and advisory committee consultation also indicated that a large proportion of the community are unaware of the possibilities and therefore part of the engagement included education as to how libraries are changing.

Therefore, to enable effective engagement, suited to the local community, the project was named, the St George Library Revitalisation Project - *Library, Learning Spaces and Future Needs.*

3. Project Goals and Objectives

The following project mission and vision statements were redeveloped (from the early stage research report statements) and tested with the project advisory committee. These statements were also tested in community consultation and received favourable feedback.



Project Vision {Draft}

An inclusive place to access the past, present and future.

Project Mission {Draft}

To learn, engage, grow and innovate.

The objectives of this project are:

- Serve multiple community needs using a "hub" approach
- Enhance Victoria Street including the notion of a precinct that is functional and has street appeal (linking existing buildings as appropriate and functionalities)
- To incorporate a staged approach with Stage 1 being the Library/Hub, and, Stage 2 taking into consideration the main function of the Cultural Centre (performing arts, events and functions).

It is expected that an additional stage of the wider precinct project will include the beautification of Victoria Street on both sides of the street, as far as the intersection with Henry Street. Note the Grey Street beautification has been completed (as a pilot stage for town centre beautification) according to the August 2013 Landscape Master Plan (prepared by BZLA).

4. Advisory Committee

An Advisory Group was established to guide the business planning phase of the project. Those who are part of the advisory group contributed to planning discussions to assist the appointed coordinator to execute the engagement strategy and to provide input in the development of the business case.

Invited Group members

Member	Sector / Organisation		
Matthew Magin	Balonne Shire Council, CEO		
Cr Fiona Gaske	Balonne Shire Council and Health and Community		
Cr Sam O'Toole	Balonne Shire Council and Chamber of Commerce		
Ian Brimblecombe	Agriculture		
Deb Addison	Secondary Education <unable attend="" to=""></unable>		

Rebecca Lomman	Community (and SME)		
Sam Davis	Primary Education and Indigenous Representative		
Digby Whyte	Balonne Shire Council – Director Community (Environ)		
Mareea Lochel	Balonne Shire Council Officer – Libraries		
Garnet Radford	Balonne Shire Council Officer – Economic Development		
Sarah Holt	State Development <unable attend="" to=""></unable>		

The Project Team

Member	Sector / Organisation		
Matthew Magin	Balonne Shire Council, CEO		
Cr Fiona Gaske	Deputy Mayor		
Cr Sam O'Toole	Balonne Shire Council and Chamber of Commerce		
Digby Whyte	Balonne Shire Council – Director Community (Environ)		
Mareea Lochel	Balonne Shire Council Officer – Libraries		
Kerryn Suttor	Project Coordinator (Consultant)		

Concept Design – Complete Urban

Member	Position		
David Spencer	Regional Manager / Architecture Principal		
Jai O'Sullivan	Architecture Principal		

5. The Current St George Library

The current library requires redevelopment and revitalisation including:

- 1. the facade, physical space and layout inclusive of the old library and cultural centre;
- 2. the programs and services offered by the library as an information hub for the Shire; and
- 3. a change in layout and design to cater for business, education, and other community needs.

Appendix 1 shows images of the precinct area buildings - the St George Library, the safe (between the Library and Old Library), the Cultural Centre and the Balonne Shire Council Administration building. Further Appendix 2 has a selection of images showing the main internal areas of the library. Section 6.3 includes a summary of the current Library spaces with suggestions for new Library spaces shown in Section 11.1.

The research for this project has taken the form of:

- Early Stage Research (April 2018)
- Interviews with staff and the Senior Leadership Group (SLG)
- Research including library tours (refer to Appendix 3)
- Review of the current physical space (see Appendix 1 and 2 for images and refer to the Structural Report prepared by Brandon's and Associates) including some areas in urgent need of renovation
- Extensive Community Consultation (refer to Report 1 Engagement Report for full details)

5.1 Collection Size

The collection size of the current St George Library is a total of 7 914 stock items (books, magazines, kits, CDs and magazines. The majority of the collection is owned by the State Library of Queensland. Of this total collection size, the St George Library owns a printed collection totalling 1149 items (magazines, journals, newspapers). The recommended library standard according to the State Library of Queensland² is three (3) items per capita. Based on this standard and feedback received on the collection it is recommended that the Library consider increasing the collection to 13 500 items. Appendix 4 shows the breakdown of the collection per segment.

5.2 Outlying Shire Libraries

The smaller townships of Dirranbandi, Bollon, Hebel and Thallon have an outreach library service. It is envisaged that the St George Library could operate as a 'hub and spoke model' especially if internet connectivity is improved and e-meetings rooms (with video-conferencing) could be provided to increase access to learning and library services (including programs, events and staff training).

5.3 Current St George Library - Dedicated Spaces

The following information is an estimate for the purposes of early stage planning and the architect on-site visit. Refer to the dwg drawings /surveyor plans for the accurate size measurements.

Space Type	Size – m2	Notes
1. Foyer : Entry	18 m2	Foyer area layout is not suitable: unappealing

² <u>http://www.plconnect.slq.qld.gov.au/___data/assets/pdf_file/0020/146261/Library_Collections_Standard_2013.pdf</u>

r			
		Staff counter too close (recommendations are	
		further back in new library design – time to walk	
		in)	
		• Feedback has indicated it is like 'a rabbit warren	
		to enter the library'	
		• Wall behind the counter is a barrier to the boo	
		collection and creates a cramped feel.	
2. Counter area (staff	12 m2	• Length of counter =.85m x 2.88m	
workspace)		Counter surface area is 2 m2	
		Height of counter is 1.03m	
		• 1 x staff computer	
		Shelving	
		Photocopier/printer	
		• 'Holds' shelf	
		• Limited storage (results in untidy and unkept	
		presence)	
3. Pop-up Gallery	21 m2	Not required in new Library	
		[Recommended: New Farm style (art hanging rail on	
		wall) is preferred option for the new Library].	
4. Main Area with	140 m2	Main collection (per item 5)	
Collection		• Desks/chairs are moved to create an area for	
		Children's Activities (this is cramped and not	
		suitable; class sizes for some programs are	
		increasing and limited due to space)	
		High demand for robotics and activities. Can	
		have up to 20 children in robotics class.	
		• 4 x Desks on the back wall and 6 heavy chairs	
		(recommend replacing the chairs – too heavy to	
		move and lift)	
		• Small Reading Area (2 x 2 – seater couches per	
		item 10.)	
5. Collection Area	37 m2	• 4 shelves; each shelf is 3.65m x .57m	
		• Recommend to re-evaluate the number of	
		shelves; consultation feedback is that stock	
		need refreshing and turnover	
		• 2 heavy chairs (per item 4. at the end of 2 rows)	
	1		

	Currently 1.4m between each shelf
	• (Teens collection is a shelf on the back wall see
	item 9.; Junior collection is in 2 separate areas:
	First Fives and Junior Area)
6. Local History	2 shelves on back wall
	No dedicated Indigenous history section
	Research indicated high level of importance for
	local history.
	Recommend review of this space allocation
7. First Fives Area (0-5) 18 m2	Shelves are low and on the floor for this age
	bracket
	Small kids table and chairs
	Big touch screen
	Large coloured floor cushions
	Unappealing due to sagging curtains and
	security screened windows
8. Junior Area (6-12 20 m2	Nursing Mothers chair
	• 2 seater Couch
	• 1 x shelf
	• Small kids table and 4 chairs
	Large coloured floor cushions
9. Teens	Not really an area – just a shelf on the back wall
10. Small Reading Area	Located near the magazines
	• 2 x 2 seaters couches; small coffee table
	Recommend to review reading areas and quiet
	study/work areas
11. Public Computers	• 2 x computers at narrow benches (2.0m x 0.5m)
12. Staff Kitchen	Unsuitable space (limits staff attraction and
	satisfaction)
	• Not functioning (refer to Appendix 2d)
13. Recording Room /	Unsuitable space and note regularly utilised
Exam Room	• Used for exams for Distance Education children
	Water leakages; carpet stained; no windows;
	poor ventilation, unappealing and therefore
	limited use for programs

14. Storage	15 m2	• 1 x Storage Room (1) directly off the main part of the library (but no shelves – not functioning)
	8 m2	 1 x large Storage Shelved Room (2) for craft activities. Too narrow; not functioning well; unkept
		• =3.65m x .43m cupboard in the back area
15. Amenities		2 outside toilets; outside sink; doors rotten in places
16. Returns		• At the back of the Library (car park access)

6. Stage 1 - Proposed New Library Project Site

The vision is to have a vibrant and appealing precinct, utilising the current central location in Victoria Street, adjoining the Cultural Centre (and the Council Administration Building). In the concept stage, Council requires architectural feedback and advice on the most suited footprint for the new Library project.

The current functionality of the buildings in the precinct:

- 1. Library small collection and limited library services and programs
- 2. Old Library vacant
- Cultural Centre the Annexe (multi-use functionality) and performance hall. Note: a building known as the Disaster Coordination/Training Building joins the Cultural Centre.
- 4. **Council Administration Building –** Council Chamber and main administration (to serve the Library including IT support, also serving the Cultural Centre)

Figure 1 shows the current layout of the buildings.

Proposed Stage 1: The New Library [Hub]

The goal is that the new Library will be a larger modern library incorporating a business and education hub. It will be necessary to have meeting/conference rooms to cater for business and community needs.

Early stage discussions with the Project Team favoured the consideration of the incorporation of the Annexe in Stage 1 (see notes in section 7.1), whereby this space is refurbished to serve double-duty,

ie supporting business and industry needs (as workshop and meeting/conference rooms), as well as the performing arts/events needs associated with the Cultural Centre hall.

This concept was favoured for two reasons:

1) the Green Space was considered an integral part of the Library – almost seen as a Green Room; whereby the spaces of the new Library, the Green Room and the Annexe are seamless in functionality and design; and

2) the increased access to space by using the Annexe, as well as the improvement in functionality of the current Annexe (in a situation where funding limits the incorporation of the whole Culture Centre taking place at the same time).

The Project Team appreciates that this concept may take form in another shape in the planning phase with the architect, especially taking into account - a possible Stage 2 refurbishment or expansion.

The precinct is expected to have street impact from the Library lane to the Cultural Centre inclusive, and thereby the concept design request includes this street frontage, as it is seen as an important part of Stage 1.

7. Proposed Stage 2 - Cultural Centre

It is proposed that a later stage, Stage 2³, would include the Cultural Centre Hall (ie performance hall area), kitchen and dressing rooms etc⁴. The concept in Stage 1, particularly the Annexe and façade, needs to be sympathetic to a possible Cultural Centre Hall refurbishment as Stage 2, and architectural advice is sought on the inclusion of the Annexe in Stage 1.

Current Annexe Functionality

- Break out area for the functions and events held in the Cultural Centre performance hall
- Annual art exhibition (due to lack of venue to host an art exhibition)
- Base camp for Isolated Children's Parents Association (ICPA) week long educational camp
- Small functions and events
- Makeshift venue for workshops and meeting (due to lack of spaces available in the community)

³ Council have not researched or resolved next steps for Stage 2: Cultural Centre

⁴ Note the Disaster Coordination/Training Building joins the Cultural Centre. This was renovated in 2018 and holds up to 20 people workshop style.

Formal research on the Cultural Centre functionality and needs (based on end-user experiences) has not been undertaken as part of the Library Revitalisation project.

Some key notes from a Council brainstorming workshop held as part of this project indicated the following:

- The Cultural Centre hall at present only caters for 160 people (banquet style at round tables)
- It is anticipated the Cultural Centre needs to cater for up to 300 people seated banquet style
- Performing artists and event organisers cite challenges with the shape of the hall, the placement of the stage, acoustics and lighting
- The Kitchen could have wider uses (including hospitality training)
- There is not enough 'back of stage' space; green room space; dressing rooms are too small

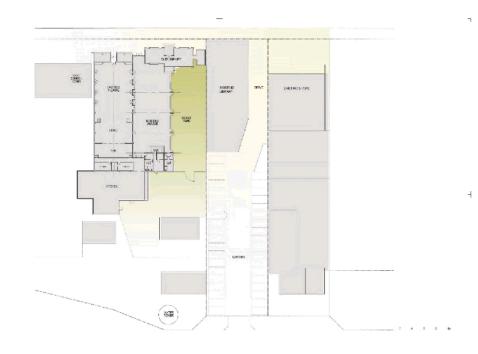


Figure 1

Town Planning / Zoning

Balonne Shire Council will consider both Lot 1 and Lot 5 as available for this project.

Lot 1: RP96467 112-118 Victoria Street

Zoned: Freehold land, zoned Town Zone – Commercial Precinct

- 1. Council Offices,
- 2. Cultural Centre and
- 3. Old Library building

As shown in Figure 2

Lot 5 RP96467 110 Victoria Street

Zoned: Freehold land, zoned Town Zone – Commercial Precinct

- 1. Current Library, and the
- 2. car park

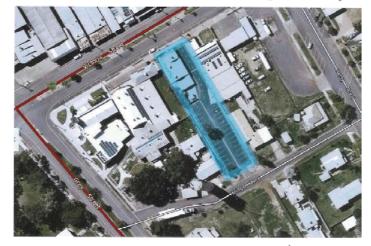
As shown in Figure 3.



Balonne Shire Council Freehold land. Zone = Town Zone-Commercial Precinct

Figure 2

LOT 5 on RP96467 = (Library + carpark)



Balonne Shire Council Freehold Lond Zone = Town Zone - Commercial Precinct. Figure 3

8. Project Budget

It is proposed that the budget for Stage 1 is \$4M. Council is likely to co-contribute \$1M of funds and \$3M will be sourced in external funding. This will be subject to Council project approval, and, successful grant application(s).

9. Engagement Findings - Community and Stakeholder Consultation

The following information is an extract from the Engagement Report.

9.1 Common Engagement Themes

The following are common and recurring themes from the consultation activities:

- Sense of belonging and a safe place for all
- Hub information, updates and bringing people together
- Spaces and programs to suit community needs
- Indigenous inclusion and cultural representation
- Capture local history (including indigenous history)
- Green space (including windows out; green in)

- Street appeal and welcoming entrance
- Inclusive all ages; intergenerational
- Technology and future focussed
- Extended hours and staffing
- Education support/access and learning (for all ages)
- Business support services and spaces, meeting rooms.

9.2 'The Why' – Consultation Feedback

Following is a summary of the key engagement responses around the the importance of the library revitalisation project:

- Link to schools and having children involved
- Capture of history (ie research and understanding the region, including indigenous history and culture)
- The need for change and development to go forward
- For readers, lovers of books and avid library lovers
- Early children development and investment in families
- Accessibility a safe place somewhere that is for everyone
- Business / Community spaces workshop and meeting rooms, Hot Desk for Chamber of Commerce (and other visiting professionals), increased business services
- Access to education including post-secondary education and training, e-lessons (music, learn a language etc)

9.3 Spaces Research

According to the survey results, the most popular spaces in order of top 3 responses were:

- 1. Welcoming places to read, relax, meet up with others
- 2. Quiet study and work spaces
- 3. Technology space for e-meetings, webinars, learning, movies
- 65.4% of respondents indicated they would use green space, with 20.99% unsure of whether they would use green space. Green space was repeatedly sighted in all engagement consultations.
- The least popular space was the 'hot desk or private office space', with 23.8% unsure responses (however it is important to note that the majority of respondents were full-time or part-time employees 41.67%).

9.4 Programs for Children and Teens Research

A total of 48 people (out of 84) responded to this question (with the instruction to skip this question if the respondent did not have children of teens in their care).

- The most popular programs for children and teens in order of top 3 responses were:
 - 1. School holiday activities
 - 2. Makers activities (craft, technology, digital and miscellaneous creator's programs)
 - 3. After school activities
- Closely followed by robotics and coding (64.58%, with 20.83% unsure).

9.5 Other Programs

The most popular programs in order of top 3 responses were:

- 1. Family history and research skills
- 2. Digital, technology and social media programs
- 3. Makers programs (craft, technology, creative makers activities)

The least popular programs were 'learn a language' (35% responding as yes), and 'indigenous language' (25.64% responding as yes). It is important to note that there was a low level of indigenous response to the survey.

9.6 Business and Learning Space(s) and Space Shortage

Consultation with the business and industry community indicated that there is current demand for space(s) in the community that are suitable for:

- 1. meetings and conferences (including after-hours access)
- e-technology/meeting room for webinars, video conference and access to learning and education (including tertiary education)
- 3. hot-desk / private office (room hire) areas

More modelling is to be done to assess regularity and demand of meeting and conference rooms by local business and outside organisations and industry bodies. Early stage discussions with peak industry bodies and larger businesses/corporations included some example usage configurations as provided below.

Configuration	How Often (business / peak	Configuration	How Often (business / peak
	body use) ^s		body use)
1-6 people	2-4 times per annum	50-60 people	Less frequently
			1-2 times per annum
7-15 people	2-4 times per annum	60+ people	Less frequently
			1-2 times per annum

⁵ Based on in-depth interviews with key peak bodies and feedback from Chamber of Commerce executive members. 19 – Design Brief

20 - 30	2-3 times per annum	Other	Less frequently
people		100+	1 per annum
		200+	
		300+	
50 people	Less frequently / x 1-2 times		
	per annum		

9.7 Educational Use

Consultation with primary schools indicated they would potentially integrate class activity to utilise the library spaces, services and high-speed internet facilities about once per week. The central location of the proposed new Library would enable classes to walk down during their lesson.

Ongoing consultation with the Country University Centre (<u>https://www.cuc.org.au/</u>) and tertiary providers has indicated potential for access to tertiary education through webinar and other virtual technology, including in conjunction with other shires.

As summarised in Section 11, the demise of the local meeting and conference facility previously known as the Balonne Skill Centre has resulted in the loss of access to training and meeting rooms. This facility could accommodate up 80-100 people auditorium style. This facility also had office space for visiting professionals and hot desk style rental. Therefore, at present there is only the Cultural Centre and the Cultural Centre Annexe (not suitable for workshops or conferences due to large amount of windows, unsuitable lighting and acoustics), the Balonne Shire Council Disaster Management Training Centre (up to 20 people conference style), and, makeshift spaces at local pubs and motels available for hire.

10. Design Planning

Key design considerations:

- 1. Street Appeal
- 2. Multi-user functionality
- 3. Green Space (as an outdoor room and for internal and external visual appeal)
- 4. Precinct approach (staged and linked to Cultural Centre)
- 5. Future proofing (planning for ample electrical power points and changing uses)
- 6. Agility of the space (moving equipment, transforming space configurations)
- 7. After-hours access
- 8. Privacy for business

9. Interior Design (to create welcoming effect and inclusive of all sectors (including indigenous, seniors, teens, school children, families, and the wider community), soundproofing and lighting (non-fluro hard office lighting), soft furnishings, mood lighting as appropriate)

Туре	Functionality	Notes – Design interiors
1. Entrance - Front	Entrance from Victoria Street	Landscaped garden entrance
	Wheelchair access	Use of 'green' to break up concrete
	This will be the public entrance	and create friendly feel
	Draw the user into the space	Entice tourists to stop and call in
2. Entrance - Back	Entrance for after-hours rooms	Similar principles for the front
	 It is envisaged that this space will be 	entrance
	used when privacy is called for ie	Per the Front Entrance – 'green' and
	business and industry meetings /	landscaped
	interviews and other meetings that	
	call for discreet access.	
3. Counter	Check In and Check Out	Counter placed further back from
	 Scanner and printing (public use and 	entrance (allow slow and self-led
	professional hire)	entry per reserach)
	Considerate of Annexe location (if	
	workshop rooms are in a separate	
	location)	
4. Holds Area	Area to store 'holds' books	Shelf (accessible to staff at Counter)
5. Collection and	Shelves for the collection area	Comfortable seating
Reading Area 1	• 'Lounge' clusters of arm chairs,	Fabric choice to reflect region (colours
150m2	coffee tables with USB connections	and tones to be inviting but not
(areas 5.1 – 5.5)		necessarily bright primary colours)
		Use wallpaper, pattern, decals and
		furnishings to be inviting (refer to New
		Farm Library pictures)
5.1 Teens Area	 Teen Collection (and teen nook) 	 Teen nook (access to powerpoints),
		groovy/comfy chairs
		•
5.2 Wifi Bench	Bench with space for 4-5 chairs	Tinting on windows
	Ample powerpoints	Decals if needed for privacy
	View to green	
5.3 Public Computer	8 x computer area	Dedicated space
Space		

10.1 Room Schedule Planning – New Library

5.4 Local History Area	 Dedicated wall display / feature Shelving / display local history, books and information 	 Wall art and information Allow for Installation Audio (speaking), visual display (video and stills) local history (indigenous and European, Chinese history/heritage) display - funding to be secured in future. (Refer to the State Library of Queensland
5.5 Community Gallery Rail 6. First Fives (0-5)	 Display of local art First Fives; and Junior blended 	installation) Dedicated wall (per Chermside and New Farm libraries) Extra storage / shelving
and Junior (6-12) Zone(s)	 First Fives; and Junior blended Floor space for Story Time activities Reading and borrowing Access to green space (if possible) 	 Appealing colours for children Nook or feature (example Book Tree – Springfield Circle Window out)
		 Low shelves for First Fives Blend First Fives and Junior (but keep separated for book shelving) Able to be subtly segregated to minimise noise (look at New Farm Library – glass door with decals).
		 Tables and chairs Lounge (adult and child) Children's indigenous mural by local artist. (Inspiration: Colours of Australia by https://www.bronwynbancroft.com/l
		nvite Bronwyn to <u>workshop</u> the production of a children's book in the community. children's mural Comfy chairs that appeal to children Floor mats for Story Time (Goondiwindi Library)
7. Quiet Reading Room 70 m2	 Bench space (for working and laptop use) Smaller tables with 1-2 chairs Booths (for quiet study and working) Comfortable chairs 	 Interior Design of this room is important Multiple configurations (including single desks with chairs – refer New Farm Library plan: inspired by this interior design and layout)
	22 - Design Brief	Green view

	ſ	
		Comfortable seating
		Attention to soundproof material and
		lighting including Non-fluro "office
		feel"
		Storage
8. Makers Space	Multi-purpose	Large sinks for art and associated
60-70 m2	Projection for virtual reality	activities
	games/activities	Space for 3D printer
	Workshops and activities	Storage for virtual reality equipment
	• Space for workshop tables and chairs	Moveable tables / chairs – flexible
		configurations
		Non-carpeted
		Good ventilation
9. Public Amenities	Toilets	Baby change fold down table (?)
	Wheelchair access toilets	
	 (to be used by Staff?) / Staff toilet 	
10. Kitchenette/Snac	Multipurpose sink, bar, with coffee,	Not to compete with Stevie Jean's or
k Area	cold drink and snack vending	other coffee shops
20 m2	machines located in a small open	Catering and "good coffee" could be
	area	available on tender (coffee delivered
	,	on rollerblades to Library for example
	but within sight (see example at Chermside)	 tourist session). Bench seats - friendly space
		 Bench seats – friendly space
	Used by visiting consultants office	
	hire, patrons	
	Accessed by small meeting rooms	
	users (A/H?)	
11. Staff Workroom	Workspace for 2-3 staff computers	Storage and cupboards
with kitchenette	 Space to received 30 – 40 boxes 	Resource storage shelves
70 m2	(library collection from State Library)	Craft storage
	Workbench	(Staff toilet in main amenities –
	Small table and chairs	sperate key locked)
	Kitchenette	Inspiried by New Farm Library
	Space for Comms	staff workroom
		Shelving Trolley
12. Storage Area	Separate area to store craft and	
15 m2	supplies	
	Space for cleaning equipment	
		1

Room 2 • Bookings per hour with decal if necessary for privacy) 15 m2 • Able to function as a separate Office (with door that can be closed off) for phone calls and privacy • Lighting feature • Hot desk hire – visiting consultant; virtual office rental • Storage cupboard • Chamber of Commerce hot desk space as required • Technology for webinars • E-technology screen/projection for webinars • Visiting Business Support • Lighting function for webinars • Visiting Business Support • Linked to Small Meeting Room 1 (to enable up to 12 people webinars/meetings):moveable wall • Mith decal if necessary for privacy)	13. Small Meeting	• Seats up 1-6 people	• Allow light (glass wall/part glass wall,
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		enable up to 12 people	
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19. After nours Casy Access to park and drop books Needs a flap on the return entry	15. After Hours	Easy Access to park and drop books	Needs a flap on the return entry
Chute in	Chute	in	
Annexe	Annexe	· · · · · · · · · · · · · · · · · · ·	I
A1 Large Meeting • Link to main Library footprint • Webinar technology and data	A1 Large Meeting	Link to main Library footprint	Webinar technology and data
Room 2 • Incorporate Green space projection	Room 2	Incorporate Green space	projection

up to 40 people		 Soundproofing and acoustics
A2 Large Meeting	 With e-technology for conference 	 Projection for movies
room 3	lectures, meetings	 Webinar technology and data
up to 100 people	A/H Access	projection
	Could be used for Library Programs	 Soundproofing and acoustics
	(where extra space is needed)	
	Need to account for current	
	community uses including art	
	exhibition space (Brushstrokes	
	Annual Art Exhibtion)	
Outdoor Areas		<u> </u>
G1 Green	• Require an area of "green" with grass	Take into account current Green
Room/Space	for play and activities;	space use – widely used for
	linkage/common shared area with	breakout from events in Cultural
	Cultural Centre	Centre, children space to run and
	Break out from library and Cultural	play at interval etc
	Centre (both Annexe and Hall)	
	• Courtyard feel (needs to be private	
	for security and safety)	
	Connector of spaces	
G2 Green	Back entrance near car park	
Space/Landscaping 2		
G3 Streetscape		
Landscaped entrance		

This plan does not allow for a recording studio as depicted in Appendix 2f. Feedback from Western Downs Library was that this offering had reduced in popularity. Requires further input from library staff and the project team.

11. Design Standards

The State Library of Queensland has a number of standards and guidelines for Queensland libraries as summarised in Appendix 5.

The Library Building Standard gives guidelines for developing physical library facilities which serve the identified needs of the community. Library buildings should be attractive and designed for efficiency, sustainability, accessibility, functionality and flexibility.

12. St George CBD and River Foreshore Precincts Landscape Master Plan – August 2013

The following information was collected as part of the research by BZLA Landscape Architects and has been included in this report as reference.

- The key brand selected for the Master Plan was Fish and River Life.
- The colour palette for the Master Plan as shown in Figure 4, was selected for all landscapes from the following inspiration list.

Master Plan Inspiration List

The community consultation research for the Master Plan indicated that that St George is known for:

- Balonne River (river life)
- Fishing
- Cotton
- Cobb and Co
- Hotels
- Sheep and cattle
- Moonrocks (large scale horticulture business largest Austrlalian supplier of onions to Coles)
- Grapes, grapevines and vineyards
- European history (including Sir Thomas Mitchell and Early Explorers)
- Indigenous Culture and heritage
- Water sports and recreation
- Riverland(s)
- Bird watching

Appendix 1 – Photos of the Library, Cultural Centre and Council Administration Precinct



Current St George Library in Victoria Street



Old Safe¹



Old Library Building

(¹ Between the Current Library and the Old Library Building)



Cultural Centre (Annexe and Performing Hall)



Balonne Shire Council Main Administration Building and Council Chamber

Appendix 2a – Internal Photos of the St George Library

Entrance, Counter (including staff workspace), Walkthrough to enter library via the Pop-Up Gallery













Appendix 2b – Internal Photos of the St George Library

First Fives Area, Junior Area and Reading Area

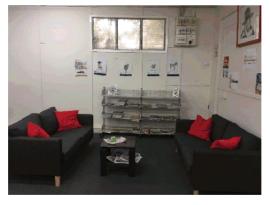












Appendix 2c – Internal Photos of the St George Library

Through to the Collection, Teens on the back wall, Desk Area (doubles as craft area), Small Local History Section, Public Computer Area, Area between the 2 x Public Computer Areas











Appendix 2d – Internal Photos of the St George Library

Kitchen Area sink, Kitchen, Kitchen storage needed, back storage area near kitchen with a long cupboard 3.65m x .43m)



Appendix 2e – Internal Photos of the St George Library

Storage Room (en-route to Kitchen), Storage Shelved Room close-up, Storage Shelved Room and Returns Area (back of Library accessed from carpark)



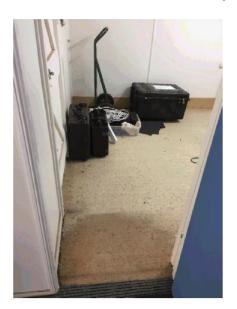






Appendix 2f – Internal Photos of the St George Library

Recording Room/Exam Room at the back of the Library (no storage, poor ventilation: windowless and in need of refurbishment).







Appendix 3 – Library Tour Itinerary

1. State Library of Queensland including The Edge and Busin

Time	ltem			
9am – 10.00 am	Strategic discussion			
	State Librarian and CEO is Vicki McDonald			
10.00 – 11.15 am	SLQ Team			
(includes working morning tea?)	 Standards (including multi-user spaces and design considerations) Grants and Funding Professional Development (Staff in revitalised library) Innovation Attendees SLQ Meeting 1 Vicki McDonald, State Librarian and CEO Louise Denoon, Executive Director Public Libraries 			
	and Engagement			
	Meeting 2 • Robert Barty, Manager Local Government Coordination • Russell Varney, Senior Program Officer Local Government Coordination • Michelle Hughes, Senior Program Officer Local Government Coordination • Janet McGuinness, Program Officer Local Government Coordination • Janet McGuinness, Program Officer Local Government Coordination • Laura Landmann, Manager Public Library Programs			
11.15am – 12pm	SLQ Tour			
12pm – 1pm	Lunch			
1pm – 1.45pm	Tour of The Edge at SLQ and Business Studio			

- 2. Chermside Library
- 3. Springfield Library
- 4. Western Downs Regional Library (Dalby)
- 5. Goondiwindi Library
- 6. Roma Library, Roma Community Hub, Roma Cultural Centre and Roma SQIT Campus

Appendix 4 - St George Library Collection Statistics

Statistics - Stock 1/02/2019 10:04:02 AM

	Identifier	St George
Adult Fiction	AF	2614
Adult Non Fiction	ANF	943
Audio Book	AV	180
Beginner Reader	BEG	181
Bookclub Set	BCS	1
Device	IPA	2
DVD	DVD	476
DVD Junior	DVJ	207
eaudio	EAU	
ebook	EBO	
emagazine	EMA	
Equipment	DAI	
Game	GAM	
InterLibrary Loan	ILL	
Junior Fiction	JF	701
Junior Non Fiction	JNF	278
Junior Storytelling Kit	JST	15
Large Type	LT	841
Literacy	LIT	
Local History	Ш	1
LOTE (Languages Other Than English)	CL	6
Magazine	MAG	162
Music CD	MCD	2
Picture Book	JE	1052
Reference	REF	1
Reserve Item	REA	20
Тоу	ТОҮ	
Young Adult Fiction	YAF	220
Null	NULL	11
TOTAL		7914

Appendix 5 - State Library of Queensland Standards

- Operational services standard To provide standards and guidelines for a minimum set of operational services that enable the community effective access to library facilities and the services and collections they offer. Revised August 2009.
- Staffing standard To provide the minimum requirement for overall staffing and qualified staff levels to ensure consistency of service delivery across local government. Revised May 2008.
- Shared facilities standard To provide the minimum requirements for operating a public library service within a shared environment. Revised December 2008.
- 4. Guidelines and Toolkit for shared facilities best practice December 2008
- Library buildings standard To provide standards and guidelines for developing physical library facilities which serve the identified needs of the community. Library buildings should be attractive and designed for efficiency, sustainability, accessibility, functionality and flexibility. Revised October 2009.
- 6. Mobile libraries standard To provide standards and guidelines for a public library service delivered via a specially designed and equipped vehicle. Mobile libraries extend library service to clients without convenient access to a static library, providing a comparable level of service. Revised June 2009.
- Library collections standard To provide standards and guidelines for the development and management of library collections which meet the information, education, recreation and cultural needs of the community, and support the development of lifelong learning. Revised June 2009.
- Interlibrary loans standard To provide standards and guidelines for the provision of community access to resources via the effective use of resource sharing and an efficient interlibrary loan and document delivery service. Revised November 2011.
- Local studies standard To provide standards and guidelines for the maintenance and provision of access to a continuously developing library collection which documents, preserves and presents the historical and contemporary development of the local community. Revised June 2010.
- Reference services standard To provide standards and guidelines for the delivery of effective reference and information services to the community and the collection and management of suitable resources to support these services. Revised October 2009.
- 11. **Specialist service standards** The following sub-sections address a range of possible specialisations within the public library sector. They address the library's focus on literacy issues, services for people who read or speak a language other than English, in addition to addressing services for people with a disability, for young people and for Indigenous Australians.

 Technology standard - (PDF 68 KB) - To provide minimum standards for the effective use of information and communications technology in Queensland public libraries. Revised April 2010

For full information and to download the standards visit:

http://www.plconnect.slq.qld.gov.au/services/collection-management/policies/guidelines



ST GEORGE REVITALISATION PROJECT CONCEPT DESIGN REPORT

CLIENT | BALONNE SHIRE COUNCIL REVISION | C (FINAL) DATE | 02/05/2019 PREPARED BY | COMPLETE URBAN



REVISION	DATE	APPROVED BY
A	04/04/2019	Dýn-
В	10/04/2019	Dýn-
C (FINAL)	02/05/2019	Dýn-

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1.1 Background

Complete Urban have been engaged by Balonne Shire Council to undertake a Concept Design for the St George Library Revitalisation Project for the St George Library located at Victoria St, St George.

Council have prepared a Design Brief for the Library Revitalisation project to create a multipurpose, flexible community facility. The Council document estimates an floor area of approximately 822m2 in order to provide the required facilities and areas.

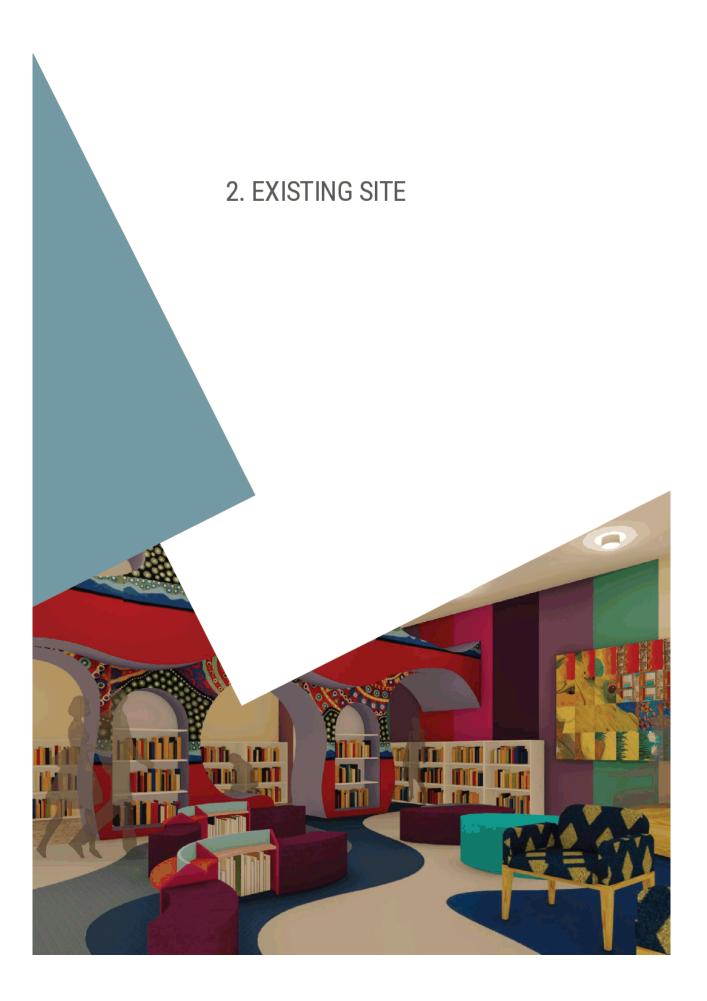
Council's goal is that the new library will be a larger, modern library incorporating a business and education hub. It will be necessary for it to have meeting/conference rooms to cater for business and community needs.

It is proposed that a later stage, Stage 2, would include the Cultural Centre Hall (i.e. performance hall area), kitchen and dressing rooms etc. Therefore, the concept proposed in Stage 1, particularly the Annexe and facade, needs to be sympathetic to a possible Cultural Centre Hall refurbishment completed at a later date.

The refined concept design for 2 options (new build and refurbish/extend) and associated costs was presented to Council 17th April 2019.

1.2 <u>Documents supplied by Council</u>

- Survey of existing site and buildings (Fyfe surveyors site survey and Brandon & Associates - building survey) - received 15/2/19
- 2. Images of existing building and surrounds (56 images) received 8/2/19 & 9/2/19
- St George Library Revitalisation Project Report 2 Design Brief dated 5/2/19 received 7/2/19
- 4. On site measurements received 8/2/19
- 5. Report Library Building (Brandon & Associates 162161 April 2016) received 11/2/18
- Report Library Building Structural Report Addendum (Brandon & Associates 192089 December 2018 – received 11/12/18).
- 7. Report Old Library Building (Brandon & Associates 162161 April 2016) received 11/12/18
- 8. Report Hall and Supper Room (Brandon & Associates 162161 April 2016) received 11/2/18
- 9. Collage of precedent images received 6/2/19



2.1 General

The proposed St George Library redevelopment site is part of the existing Council site centrally located in St George. It is bounded by Victoria St to the northwest, Grey St to the southwest and Klinge Lane to the southeast. There is a lane along the northeast boundary that provides access from Victoria St to the rear carpark. The area land beyond the lane is adjacent privately owned and is not part of the site.

The site is currently used as follows:

- 1. Library small collection and limited library services and programs at the north east corner of the site
- 2. Old Library Building vacant
- 3. Cultural Centre comprising the Annexe and performance hall
- 4. **Council Administration Building** Council Chamber and main administration (to serve the library including IT support, also serving the Cultural Centre)



Existing Site Plan

2.2 Legal Description

The site is comprised of the following land parcels.

Lot 1 RP96467 112-118 Victoria Street

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Zoned: Freehold land, zoned Town Zone - Commercial Precinct

- 1. Council offices
- 2. Cultural Centre
- 3. Old Library Building

Lot 5 RP96467 110 Victoria Street

Zoned: Freehold land, zoned Town Zone – Commercial Precinct

- 1. Current library
- 2. Car park

Balonne Shire Council have advised that both Lot 1 and Lot 5 are available for this project.

2.3 Library

The existing library accommodation is approx 470 m² and is a single storey building with a commercial frontage to Victoria Street constructed from brick. The rear of the library is a metal clad shed type structure.

The Brandon & Associates report for this building has been reviewed. Key points are as follows:

- The building has been built in four segments each with different construction type and materials.
- It is approx. 70 years old with the brick facade being approx 30 years old.
- The fibrous wall parcels are likely to contain asbestos.

Generally, the existing library is in poor condition, offers very little amenity and functionality. It is not of a commercial quality normally expected of library facilities and would require considerable rebuilding and renovation to bring it up to an acceptable standard. The rear shed structures whilst suitable for a back of hours post office function are not suitable for a public library.



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Old Library





The more recent addendum to the Brandon & Associates structural report (December 2018) indicates that the building has a remaining useful life of 15-20 years if it is repaired to address the main issues. The report estimated this could cost in the order of \$80,000 with a further refurbishment cost of \$190,000. These costs seem quite low given the condition of the existing building, the potential for surprises once construction commences and the locality loading for St George. These costs only allow to fix up the existing building and would not provide a larger, modern and multipurpose community facility that meets the requirements of the Council brief.

2.4 Old Library

The Old Library is a single storey masonry building with a pitched roof and timber floors. It is the original council building. However, it has been heavily modified over time and is a relatively small building that is only a single room depth building and is poor condition. Between the current library and the original library is an Old poisons store. This is a small brick room with no windows and a vaulted ceiling. It is at a different floor level to the rest of the Old Library. The overall building is currently unused and has several compliance issues including DDA non-compliances including ramps and egress widths.

Whilst the Old Library and poisons store building is long term and familiar part of the streetscape, it is in poor condition and its small size and construction limits opportunities for it to be incorporated into a redeveloped library. It occupies an important central location along the streetscape will on the site meaning its retention will also limit site planning opportunities and could prevent the realisation of key urban design and public realm outcomes.

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Old Library





Cultural Centre

2. Existing Site



2.5 Cultural Centre

The Cultural Centre comprises the performance hall, annex to the northeast and back of house spaces to the southwest of the hall. Further south there is another attached building need for training and disaster coordination.

There is an annex to the front of the building fronting Victoria St that accommodates a small public toilet, entry to the hall and storage. This annex provides little functional benefit and is unsightly. Council have confirmed that it is able to be removed as part of this project.

These buildings are in average condition but like many similar buildings have been extended and modified over time. The original stage was extended into the auditorium in the 1980s increasing stage size but reducing seating space. There are also a series of protrusions into each side of the auditorium reducing its width. Given Council's long term objective is to increase seating capacity, investigation into the removal of these along with moving the stage back to its original extent should be done as part of Stage 2. The Stage 1 project will include the annex only and it is proposed to explore the potential to use the annex as a shared facility between both the Auditorium and the new library by the introduction of flexible multipurpose spaces.

The annex is a portal framed structure with a raked roof. It has a number of doors connecting to the outdoor space. The provide a good outlook and a high level of natural light to the adjacent the outdoor space. The interior has vinyl flooring and acoustic panels to the ceiling. It is air-conditioned and there are a number of skylights. The condition of the building is considered reasonable and will lend itself well to large community meeting room spaces. The southwest side of the space provides multiple points of egress from the main hall and these should be retained so as not to compromise existing emergency exits from the hall.

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Council Administration Building



2.6 <u>Council Administration Building</u>

The Council Administration Building occupies the corner portion of the site. It is a 2 storey building with a clock tower on the corner of Greg and Victoria St. It was originally a brick building but has since been reclad in lightweight materials. It is elevated approx 700-800m off the ground and recent works have been done to improve accessibility including feature concrete block ramps and steps and internal lift. The building is in reasonable condition and although not part of this project, the recent refurbishment could offer some cues on materiality for the any building.

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Other Improvements



2.7 Other Improvements

There are a number of other buildings on the site including caretaker's cottage and concrete water tank. These are generally outside the Stage 1 area of the project. We understand that Council has plans to upgrade the section of the Victoria St in front of the site between Grey St and Henry St. This creates an opportunity for Council to implement a holistic urban design solution comprising the Civic Centre forecourt, new library and streetscape upgrade.

2.8 Site Analysis

The library function is proposed to be retained at the northeast corner of the site between the Cultural Centre annex and the north-eastern boundary and is proposed to be either a:

- Refurbishment of existing library without extension of floor area
- Refurbishment of existing library with extension
- New building.

Council have indicated that a publically accessible open space should be maintained between the annex and the library and this could serve as a common space shared by both buildings and to provide an attractive outlook from internal areas.

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There is an existing entrance to the rear carpark off Victoria St. Given the carpark is also accessed off Klinge Lane to the rear of the property, Council have indicated that the lane can be used for library space providing required setbacks are maintained to the adjoining property (1.5m setback).

An analysis of the available site area that retains the rear courtyard and carpark in comparison to Council's initial briefed area of 823 m² as noted in section 1.1 has been undertaken as follows:



- Maximum available site including courtyard area between the current library and lane and the annex - 1200 m² (purple area)
- 823 m² footprint excluding courtyard area but including lane (blue area)
- 823 m² footprint built as close to Victoria St as possible (incorporates courtyard) (yellow area)

This analysis has suggested there is sufficient space on the northeast corner of the site for the creation of a library that meets the Council's initial briefed area of 823 m².



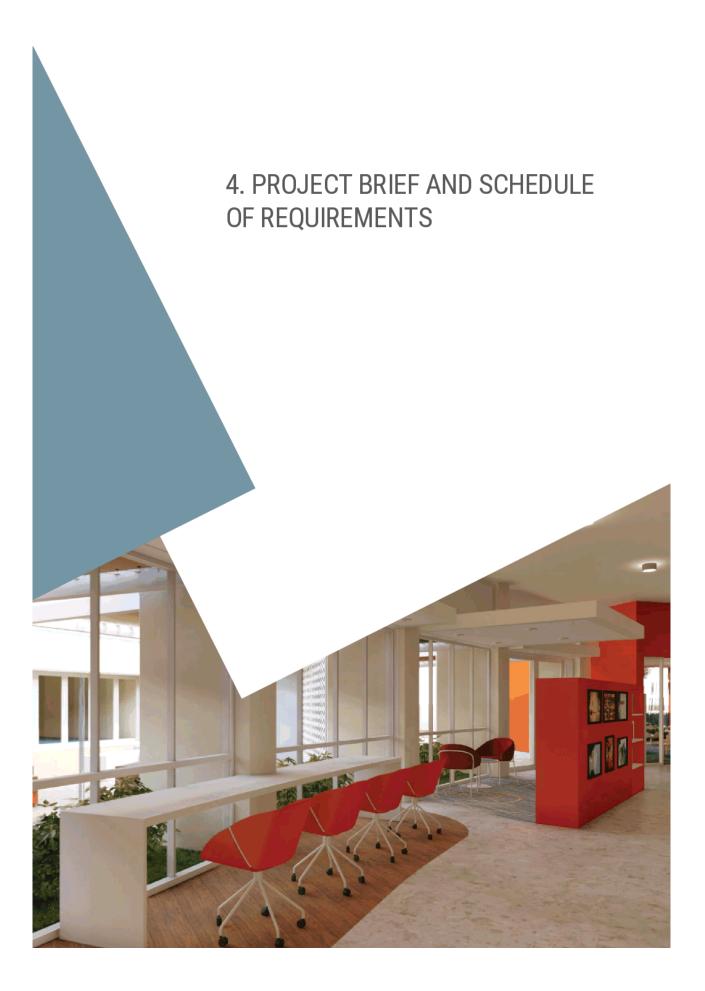
3.1 Staging

Council intend to deliver a sustainable multi user community hub precinct over 2 stages.

- Stage 1 Redevelopment of the library and creation of associated multipurpose community meeting rooms. The Cultural Centre annex has been identified as the preferred location for these.
- Stage 2 Improvements to the Cultural Centre to increase capacity and refurbishment to kitchen, change rooms and the Disaster Coordination/Training Building. This stage of the project is likely to extend into the area southeast of the Council administration Building and opportunities exist to further unify the site and in particular provide additional open spaces.

This commission and report is confined to Stage 1 works only.

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4.1 Background

Council propose to provide a modern library facility in line with current State Library guidelines to service the current population of St George and to be sufficient to accommodate anticipated population growth.

To assist with the concept design process, Council prepared a Design Brief for the project that outlines the background to the project, project goals and objectives, details of the current library, project staging project budget (\$4.0m inclusive of construction, fitout and furniture, fees and approvals) outcomes of community and stakeholder consultation and room area schedule.

The outcomes of the Council's Brief identified a library of around 823 m² (estimated) with the following spaces:

- Entrance front
- Entrance rear
- Counter
- Hold's area
- Collection and reading Room
- Teen's Area
- WIFI Bench
- Public Computer Space
- Local History Area
- Community Gallery Rail
- 'First Fives' and junior
- Quiet Reading room
- Maker Space
- Public Amenities
- Kitchenette/snack area
- Staff workroom and kitchenette
- Storage Area
- Small Meeting Rooms
- After Hours Chute
- Large Meeting Rooms (not included in 823 m² area)

4.2 Council Consultation

A design workshop/project briefing/site inspection held Wednesday 20th February 2019 at St George.

This was attended by the following:

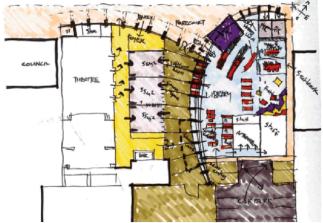
- Matthew Magin Balonne Shire Council, CEO
- Cr Fiona Gaske Balonne Shire Council, Deputy Mayor
- Cr Samantha O'Toole Balonne Shire Council
- Digby Whyte Balonne Shire Council Director Communities and Environment
- Mareea Lochel Balonne Shire Council Officer Libraries
- Kerryn Suttor Project Coordinator (Consultant)
- David Spencer Complete Urban Regional Manager/Architecture Principal

At the workshop, 2 high level concept options were presented.

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Concept Option 1 – New building

Concept Option 1 proposes to demolish the existing library structure, the original library building, the poisons store and the front of the cultural centre building and replace with a new building.



<u>Pros</u>

- New library provides an opportunity to create a public statement with a consolidated frontage to Victoria St that link the streetscape
- New library and foyer to Cultural Centre can create an inviting and memorable civic space
- Central courtyard links the existing annex and new library and visible from the Victoria St to also encourage movement through the site to the rear

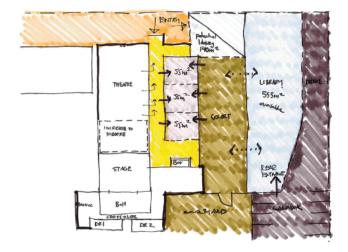
Cons

- Laneway closed off limiting carpark access from Klinge Lane only
- Extensive building work existing library structure, the original library building, the poisons store and the front of the cultural centre building all proposed to be removed

Concept Option 2 - Refurbish existing and new extension

Concept Option 2 proposes to refurbish and extend the existing library structure and extend into space occupied by the original library building.

Council Consultation



<u>Pros</u>

- Existing lane retained
- Courtyard retained
- Cheapest option

<u>Cons</u>

- Poor value for money as it requires expensive refurbishment and remodelling in an existing building of very poor quality
- Courtyard not visible from Victoria St
- Little improvement of streetscape and a refurbished Library would unlikely become a focus for the town

Both options were presented at the workshop held 20 February 2019 and it was agreed that Concept Option 1 was the preferred option and was to be further developed in accordance with the project brief.

However, following a subsequent teleconference with Kerryn Suttor and Digby Whyte from Balonne Shire Council on 15 March 2019 to discuss Option 1, Council requested an additional option to explore a design retaining the Old Library Building. This option is referred to as Option 3.

Concept Option 3 – Retention of Old Library and new extension

Concept Option 3 proposes to retain the Old Library building and incorporate it into a new library building located where the current library is.

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Functional Requirements



<u>Pros</u>

- Old Library retained and reused. As per Section 2.4, this building is considered by the design team to offer little amenity and value
- Preserves existing streetscape character

<u>Cons</u>

- Poorly located within the streetscape
- Confusing number of entries to different areas
- Lack of public forecourt area.
- Blocks views and connections to the external courtyard from Victoria St
- Library floor plan becomes spread out and needs to accommodate different floor levels via internal ramps
- Limits opportunities to achieve a 'grand' civic statement and to celebrate the presence of a modern community hub

Following an assessment of all 3 options, it is the recommendation of the design team that Option 1 provides the greatest realisation of Council's stated project objectives and therefore should be progressed through to concept design and costing.

The Council's Project Team agreed upon Option 1 as the recommended design for the development of 3D Concepts and this option was presented at a Council workshop on 17 April.

4.3 <u>Functional Requirements</u>

Given Council's overall project budget of \$4.0m and the initial requirement for 823 m² of library space in addition to the refurbishment of the existing annex space, at the client consultation workshop 20th February, Complete Urban recommend that the building area be reviewed in order to reduce the building size so it is more in line with Council's budget. It was agreed that the building be reduced by at least 10%.

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Functional Requirements

The functional requirements for each area were critically assessed and a revised floor area of each space was established that Council agreed still meets the objective of the brief. The revised area schedule is as follows:

Туре	brary - Agreed areas at Client Consultation 20/2/19 m2 Functionality Notes - Design interiors		agreed area at Client consultation 20/2/19	
		Entrance from Victoria Street Wheelchair access	 Landscaped garden entrance Use of 'green' to break up concrete and 	
1. Entrance - Front	12	This will be the public entrance	create friendly feel Entice tourists to stop and call in 	6
		Draw the user into the space		
		Entrance for after-hours rooms	Similar principles for the front entrance	
2. Entrance - Back	6	 It is envisaged that this space will be used when privacy is called for i.e. business and industry meetings / interviews and other meetings that call for discreet access. 	 Per the Front Entrance – 'green' and landscaped 	4
3. Counter	12	 Check In and Check Out Scanner and printing (public use and professional hire) Considerate of Annexe location (if workshop rooms are in a separate location) 	 Counter placed further back from entrance (allow slow and self-led entry per research) 	8
4. Holds Area	4	Area to store 'holds' books	Shelf (accessible to staff at Counter)	
5. Collection and Reading Area 1	150	 Shelves for the collection area * Refer calculation of shelf requirements below 	Comfortable seating	135
150m2		 'Lounge' clusters of arm chairs, coffee tables with USB connections 	ee Fabric choice to reflect region (colours and tones to be inviting but not necessarily bright primary colours)	
(areas 5.1 – 5.5)			 Use wallpaper, pattern, decals and furnishings to be inviting (refer to New Farm Library pictures) 	
5.1 Teens Area	30	Teen Collection (and teen nook)	 Teen nook (access to power points), groovy/comfy chairs 	16
		Bench with space for 4-5 chairs	Tinting on windows	
5.2 Wi-Fi Bench	10	Ample power points	Decals if needed for privacy	4
		View to green		
5.3 Public Computer Space	24	8 x computer area	Dedicated space	12
5.4 Local History Area	8	 Dedicated wall display / feature Shelving / display local history, books and information 	 Wall art and information Allow for Installation Audio (speaking), visual display (video and stills) local history (indigenous and European, Chinese history/heritage) display - funding to be secured in future. (Refer to the State Library of Queensland installation) 	8

St George Library - Agreed areas at Client Consultation 20/2/19

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Functional Requirements

5.5 Community Gallery Rail	8	Display of local art	 Dedicated wall (per Chermside and New Farm libraries) 	0
6. First Fives (0-5) and Junior (6-12) Zone(s) 70 m2	70	 First Fives; and Junior blended Floor space for Story Time activities Reading and borrowing Access to green space (if possible) 	 Extra storage / shelving Appealing colours for children Nook or feature (example Book Tree – Springfield Circle Window out) Low shelves for First Fives Blend First Fives and Junior (but keep separated for book shelving) Able to be subtly segregated to minimise noise (look at New Farm Library – glass door with decals). Tables and chairs Lounge (adult and child) Children's indigenous mural by local artist. (Inspiration: Colours of Australia by https://www.bronwynbancroft.com/Invi te Bronwyn to workshop the production of a children's book in the community. children's mural Comfy chairs that appeal to children Floor mats for Story Time (Goondiwindi Library) 	50
7. Quiet Reading Room		 Bench space (for working and laptop use) 	Interior Design of this room is important Multiple configurations (including single	
70 m2	70	 Smaller tables with 1-2 chairs Booths (for quiet study and working) 	 Multiple configurations (including single desks with chairs – refer New Farm Library plan: inspired by this interior design and layout) Green view 	50
		Comfortable chairs	 Comfortable seating Attention to soundproof material and lighting including Non-fluoro "office feel" Storage 	
8. Makers Space		 Multi-purpose Projection for virtual reality 	 Large sinks for art and associated activities 	
60-70 m2	70	games/activities Workshops and activities Space for workshop tables and chairs	Space for 3D printer Storage for virtual reality equipment Moveable tables / chairs – flexible readfunctioner	
			configurations Non-carpeted Good ventilation 	50
9. Public Amenities	50	 Toilets Wheelchair access toilets (to be used by Staff?) / Staff toilet 	Baby change fold down table (?)	50
10. Kitchenette/S nack Area		 Multipurpose sink, bar, with coffee, cold drink and snack vending machines located in a small open area 	 Not to compete with Stevie Jean's or other coffee shops 	
20 m2	20	 Subtle division from main library area but within sight (see example at Chermside) 	 Catering and "good coffee" could be available on tender (coffee delivered on rollerblades to Library for example – tourist session). 	20
		 Used by visiting consultants office hire, patrons Accessed by small meeting rooms users (A/H?) 	Bench seats – friendly space	
11. Staff Workroom with kitchenette		Workspace for 2-3 staff computers	Storage and cupboards	
70 m2	70	 Space to received 30 – 40 boxes (library collection from State Library) Workbench Small table and chairs 	 Resource storage shelves Craft storage (Staff toilet in main amenities – separate 	65

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Functional Requirements

12. Storage Area 15 m2	15	Kitchenette Space for Comms Separate area to store craft and supplies Space for cleaning equipment	key locked) Inspired by New Farm Library staff workroom Shelving Trolley	15
13. Small Meeting Room 1 15 m2 14. Small	15	 Seats up 1-6 people Bookings per hour Separate Office (can be closed off) for phone calls and privacy Hot desk hire – visiting consultant) Booths/Rooms for studying or Available for visiting consultants Chamber of Commerce hot desk space as required Available for Distance Ed exams E-technology screen/projection for webinars Visiting Business Support A/H access Linked to Small Meeting Room 2 (to enable up to 12 people webinars/meetings): moveable wall 	 Allow light (glass wall/part glass wall, with decal if necessary for privacy) Lighting feature Workspace Table and 4-6 chairs Storage cupboard Technology for webinars After-hours access 	15
Meeting Room 2 15 m2	15	 Seats up 1-6 people Bookings per hour Able to function as a separate Office (with door that can be closed off) for phone calls and privacy Hot desk hire – visiting consultant; virtual office rental Chamber of Commerce hot desk space as required Available for Distance Ed exams E-technology screen/projection for webinars Visiting Business Support Linked to Small Meeting Room 1 (to enable up to 12 people webinars/meetings):moveable wall 	 Know ngn (grass wanpar grass wanpar	15
15. After Hours Chute		Easy Access to park and drop books in	Needs a flap on the return entry	0
SUBTOTAL	659			523
Annexe A1 Large Meeting Room 2 up to 40 people		Link to main Library footprint Incorporate Green space	Webinar technology and data projection Soundproofing and acoustics	existing space in Annex to be used approx 55m2
A2 Large Meeting room 3 up to 100 people		 With e-technology for conference lectures, meetings A/H Access Could be used for Library Programs (where extra space is needed) Need to account for current community uses including art exhibition space (Brushstrokes Annual Art Exhibition) 	 Projection for movies Webinar technology and data projection Soundproofing and acoustics 	existing space in Annex to be used approx 55m2

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Functional Requirements

G1 Green Room/Space		for play and activities: linkage/common use – widely used	t current Green space I for breakout from I Centre, children space t interval etc Maintain current width of Green space
G2 Green		Park anterior and an and	
Space/ Landscaping 2		Back entrance near car park	
G3			
Streetscape			
Landscaped			
entrance			
Total interior			
spaces (net)	659		523
circulation			
(10%)	65.9		52.3
grossing			
factor (15%)	98.85		78.45
Total	823.8		653.75

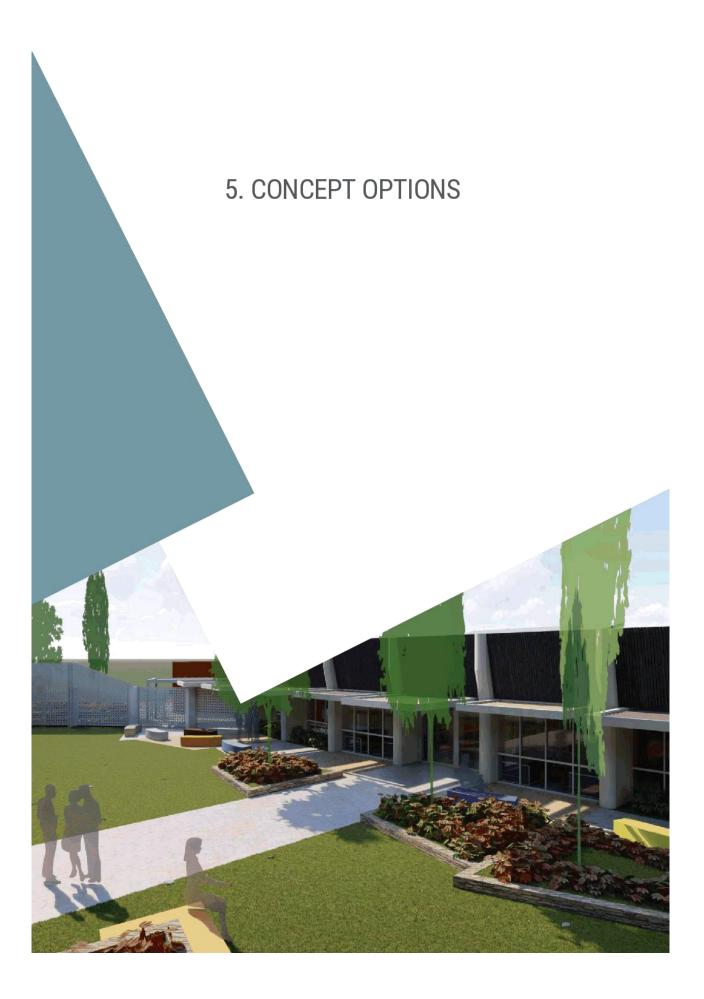
Project growth to 13,500 items (as per Section 5.1 Collection Size Design Brief)

Assuming 20% out on loan, this indicates a collection size on the shelf of 10,200 items. Using the existing percentage splits, this is split up as follows:

- Children's (26%) = 10800 items x 0.26 = 2808 items
- Other (74%) = 10800 items x 0.74 = 7992 items

	Number of Items	Average Width/item	Lineal metres	Rows high	Number of bays
Children's	2808	25mm	70	3	23
Other	7992	30mm	239	4	60

A reduced floor area of 653 m² was established. At the client consultation meeting 20th February 2019, it was agreed that this form the basis of the concept design.



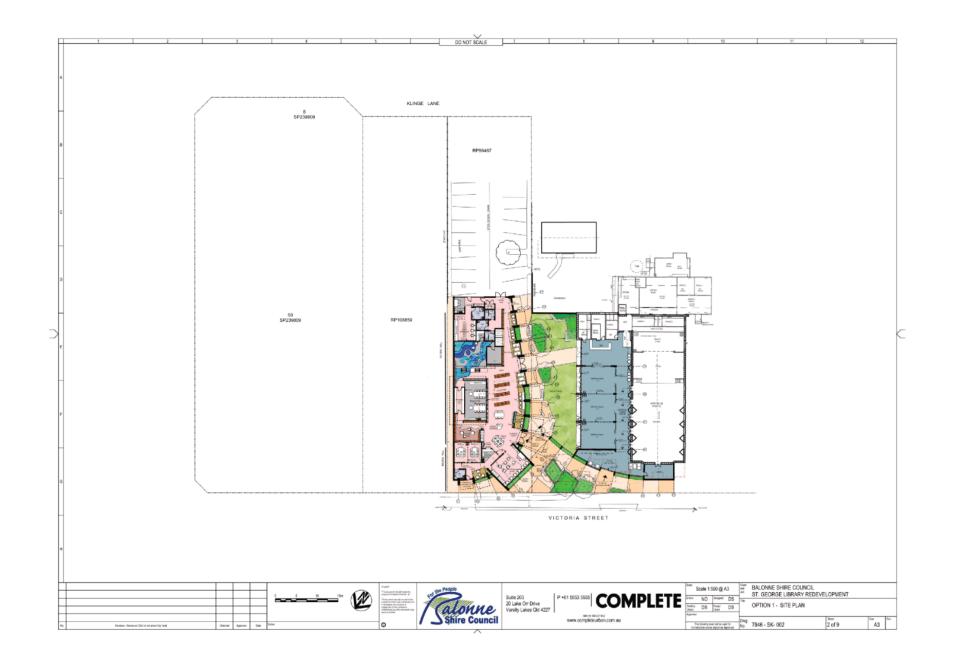
5. Concept Options

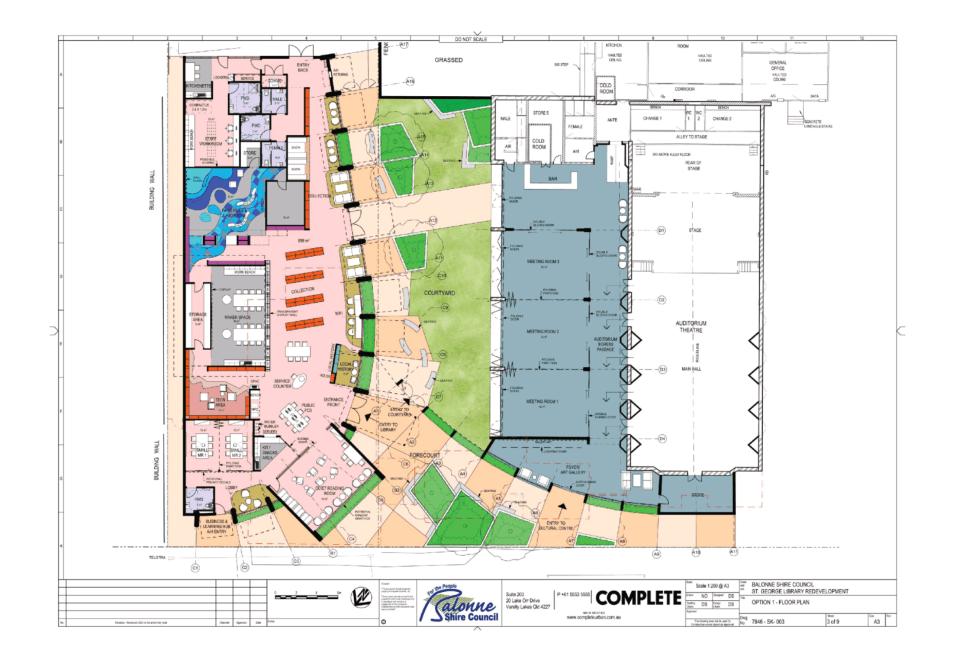
Concept Option 1

5.1 Concept Option 1

See following pages.

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1 PERSPECTIVE VIEW 1 FORECOURT

2 PERSPECTIVE VIEW 2









1 PERSPECTIVE VIEW 1

2 PERSPECTIVE VIEW 2 FIRST FIVES & JUNIOR ZONE



DO NOT SCALE





1 PERSPECTIVE VIEW 1 QUIET READING ROOM

2 PERSPECTIVE VIEW 2



DO NOT SCALE

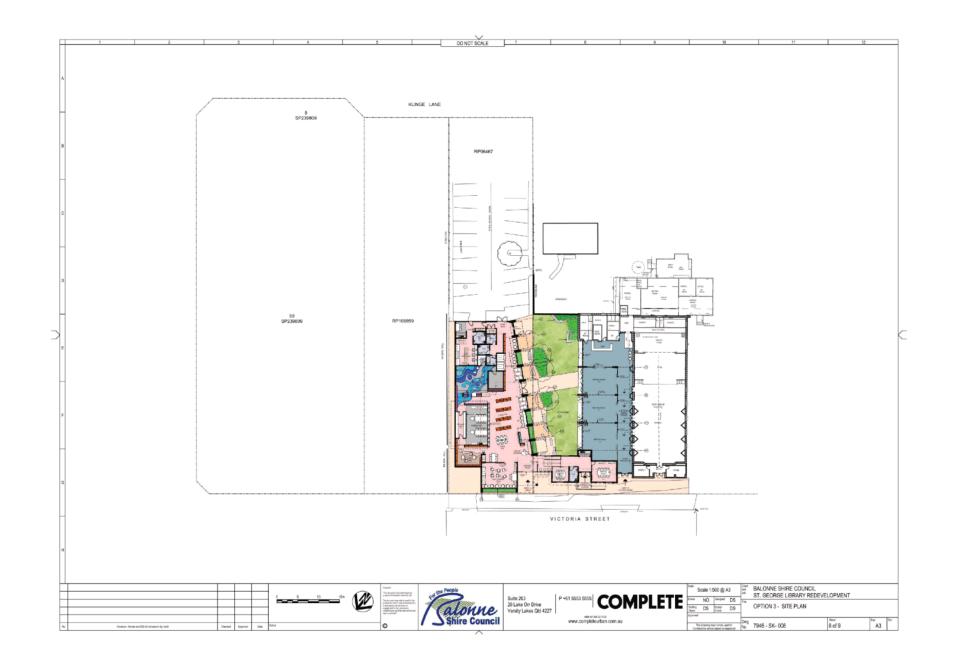
5. Concept Options

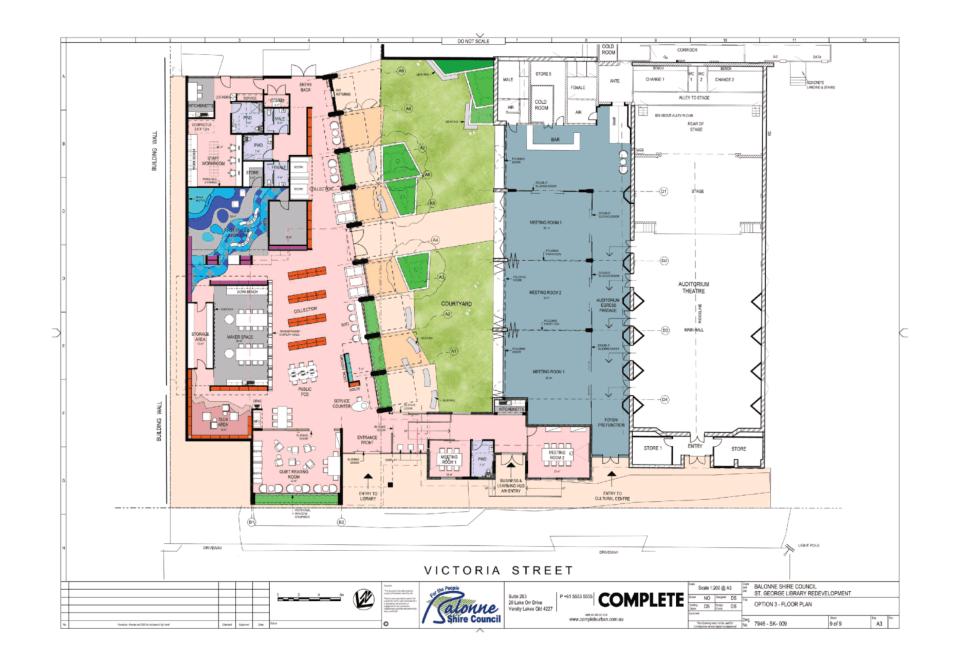
Concept Option 3

5.2 Concept Option 3

See following page.

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6. Costing

6.1 Costing Option 1



3 EXTERNAL WORKS \$225,0 4 HALL RENOVATIONS \$290,0 5 LIBRARY \$2,236,5 6 PROFESSIONAL FEES \$253,9 7 REGIONAL INDEX (St George) - 18% \$553,5 8 CONTINGENCY - 10% \$362,9 8 CONTINGENCY - 10% \$362,9	2	DEMOLITION		\$70,0
4 HALL RENOVATIONS \$290,0 5 LIBRARY \$2,236,5 6 PROFESSIONAL FEES \$253,9 7 REGIONAL INDEX (St George) - 18% \$553,5 8 CONTINGENCY - 10% \$3,629,0 8 CONTINGENCY - 10% \$362,9	2	DEMOLITION		\$70,0
5 LIBRARY \$2,236,5 6 PROFESSIONAL FEES \$253,9 7 REGIONAL INDEX (St George) - 18% \$553,5 8 CONTINGENCY - 10% \$3,629,0 8 CONTINGENCY - 10% \$382,9	3	EXTERNAL WORKS		\$225,00
6 PROFESSIONAL FEES \$253,9 7 REGIONAL INDEX (St George) - 18% \$553,5 8 Sub Total : \$33,629,0 8 CONTINGENCY - 10% \$3362,9 Total : \$3,991,9	4	HALL RENOVATIONS		\$290,00
7 REGIONAL INDEX (St George) - 18% \$553,5 8 Sub Total : \$3,629,0 8 CONTINGENCY - 10% \$362,9 Total : \$3,629,0	5	LIBRARY		\$2,236,50
Sub Total : \$3,629,0 8 CONTINGENCY - 10% \$382,9 Total : \$3,991,9	6	PROFESSIONAL FEES		\$253,93
8 CONTINGENCY - 10% \$362,9 Total : \$3,991,9	7	REGIONAL INDEX (St George) - 18%		\$553,57
8 CONTINGENCY - 10% \$362,9 Total : \$3,991,9				
Total : \$3,991,9			Sub Total :	\$3,629,0
	8	CONTINGENCY - 10%		\$362,90
Assessing and Costing your Building Assets Better.			Total :	\$3,991,91
Assessing and Costing your Building Assets Better.				
		Troactive Assessing and Costing your Building Assets Better		www.pqs.com.t
		-Assessing and Costing your Building Assets Better.		

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S	nne Shire Council Concept Design Budget - Detail		a un Pacenie		~	
~	oonoopr beolgn budger betan		(alo	COMPLETE		proactive
	Description:		/ _ Shire	Council		quantitysurveying
G	eorge Library Redevelopment - Option 1					5th April 2019
	Item Description	Quantity	Unit			
	DRAWINGS					
1	This Concept Design Estimate has been prepared based on on the following Documents provided by Complete: 190401 St George Library dwgs PDF	1.00	item		\$	
	DEMOLITION			DRAWINGS - Total:	\$	-
1	Demolish Existing Library	1.00	item	\$35,000.00	\$	35,000.00
2	Demolish Old Library	1.00	item	\$25,000.00	\$	25,000.00
3	Demolish Front of Main Auditorium	1.00	item	\$10,000.00	\$	10,000.00
	EXTERNAL WORKS			EMOLITION - Total:	\$	70,000.00
1	Courtyard between Library and Hall	1.00	item	\$140,000.00	\$	140,000.00
2	Forecourt to Library	1.00	item	\$85,000.00	\$	85,000.00
	HALL RENOVATIONS		EXTERN	AL WORKS - Total:	\$	225,000.00
1	Renovations & extensions to Supper Room/Hall & Auditorium	1.00	item	\$160,000.00	\$	160,000.00
2	Internal Fit-out of existing Supper Room/Hall	1.00	item	\$130,000.00	\$	130,000.00
	LIBRARY		HALL REN	OVATIONS - Total:	\$	290,000.00
	Construct Library Building and associated fit-out		0.000		S	2,236,500.00
1	construct Elstary Banding and decodeted in our	1.00	item	\$2,236,500.00	- Q -	2,236,500.00
1	PROFESSIONAL FEES	1.00	item	\$2.236,500.00 LIBRARY - Total:		2,200,000.00
		0.09	Item			
	PROFESSIONAL FEES		Item	LIBRARY - Total:	\$	253,935 00
	PROFESSIONAL FEES Consultancy Fees - 9%		Item	LIBRARY - Total: \$2,821,500.00	\$ \$	253,935.00 253,935.00
1	PROFESSIONAL FEES Consultancy Fees - 9% REGIONAL INDEX (St George) - 18%	0.09	Item PROFESSIC	LIBRARY - Total: \$2.821,500.00 DNAL FEES - Total:	\$ \$ \$	253,935.00 253,935.00 553,578.30
	PROFESSIONAL FEES Consultancy Fees - 9% REGIONAL INDEX (St George) - 18% Regional Cost Allowance - 18%	0.09	Item PROFESSIC	LIBRARY - Total: \$2.821,500.00 DNAL FEES - Total: \$3.075,435.00	\$ \$ \$	253,935.00



6. Costing

6.2 Costing Option 3

QS Conc	n ire Council ept Design Budget - Summary en: ibrary Redevelopment - Option 3	Shire Council	Contemporative quantifysurveying 18th April 2019
No.	Category Description		Totals

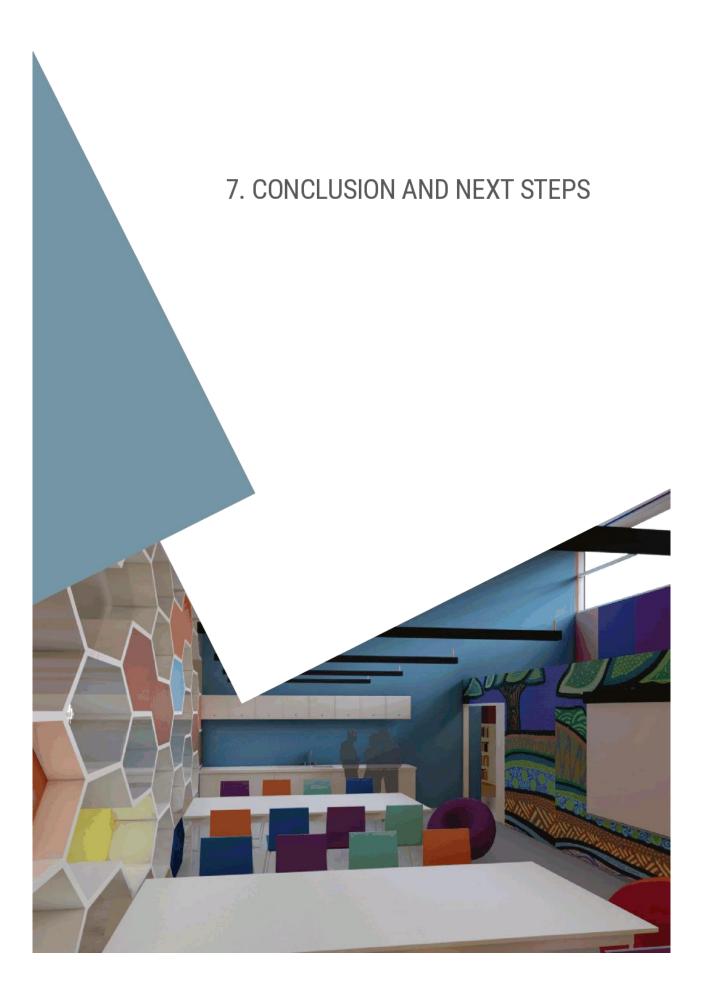
2	DEMOLITION	\$35,0
3	EXTERNAL WORKS	\$200,0
4	ORIGINAL LIBRARY RENOVATIONS	\$275,00
5	HALL RENOVATIONS	\$205,00
6	LIBRARY	\$2,047,50
7	PROFESSIONAL FEES	\$248,62
8	REGIONAL INDEX (St George) - 18%	\$542,00
	Sub Total :	\$3,553,12
9	CONTINGENCY - 10%	\$355,31
	Total :	\$3,908,44
	Total :	\$3,908,44

6. Costing

lalo	onne Shire Council					
20	Concept Design Budget - Detail		val the Pacovie		0	
	Sondept Design Budget - Detail		1 Calo	NNE COMPLETE	Ye p	proactive
rojec	t Description:		/ _ Shire	Council	- J.	quantitysurveyin
t G	eorge Library Redevelopment - Option 3					18th April 201
tem No.	Item Description	Quantity	Unit	Rate		Amount
	DRAWINGS					
	This Concept Design Estimate has been prepared based on on the following Documents provided by Complete: 190401				1	
1	St George Library dwgs PDF & SK- 007 OPTION 2 - FLOOR PLAN	1.00	item		\$	ш [.]
			L	DRAWINGS - Total:	\$	
	DEMOLITION					
1	Demolish Existing Library	1.00	item	\$35,000.00	\$	35,000.00
	EXTERNAL WORKS		DE	EMOLITION - Total:	\$	35,000.00
1	Courtyard between Library and Hall	1.00	item	\$150,000.00	\$	150,000.00
2	Forecourt to Library	1.00	item	\$50,000.00	\$	50,000.00
	ORIGINAL LIBRARY RENOVATIONS	·	EXTERN	AL WORKS - Total:	\$	200,000.00
1	Renovations and modifications to Original Library	1.00	item	\$275,000.00	s	275,000.00
	HALL RENOVATIONS	ORIGINAL	IBRARY REN	OVATIONS - Total:	\$	275,000.00
1	Renovations to existing Supper Room/Hall	1.00	item	\$75,000.00	\$	75,000.00
2	Internal Fit-out of existing Supper Room/Hall	1.00	item	\$130,000.00	\$	130,000.00
	LIBRARY		HALL REN	IOVATIONS - Total:	\$	205,000.00
1	Construct Library Building and associated fit-out	1.00	item	\$2.047,500.00	\$	2,047,500.00
	PROFESSIONAL FEES			LIBRARY - Total:	\$	2,047,500.00
1	Consultancy Fees - 9%	0.09	Item	\$2,762,500.00	\$	248,625.00
			PROFESSIO	ONAL FEES - Total:	\$	248,625.00
	REGIONAL INDEX (St George) - 18%					
1	Regional Cost Allowance - 18%	0.18	%	\$3,011,125.00	\$	542,002.50
	CONTINGENCY - 10%	REGIONAL	INDEX (St Geo	orge) - 18% - Total:	\$	542,002.50
	Continenter (DP/	0.12	1			000 040 7
1	Contingency - 10%	0.10	%	\$3.553,127.50	S	355,312.75



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7. Conclusion and Next Steps

7.0 Conclusions and Next Steps3

The concept option 1 design has been identified by Council as the preferred option. Although it is only at concept stage, the design is relatively well resolved and Complete Urban could proceed smoothly to Detailed Design once funding is obtained. We would welcome the opportunity to assist Balonne Shire Council further with the development of this project.

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BALONNE SHIRE COUNCIL LIBRARY BUILDING 110 VICTORIA STREET, ST. GEORGE

STRUCTURAL REPORT ADDENDUM

B&A Project Ref: 192089

Date : December 2018

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CHINCHILLA 4668 9351 | ROMA 4622 3799 | TOOWOOMBA 4636 4100

CIVIL | STRUCTURAL | LOCAL GOVERNMENT | PROJECT MANAGEMENT | BUILDING DESIGN

DOCUMENT ISSUE STATUS			
Origin of Document	Roma		
File Reference	192089 - BSC - Structural Inspection Report - Library - Addendum.docx		

ISSUE	ISSUE DATE	DETAILS	PREPARED BY	AUTHOR	ISATION
1550E	ISSUE DATE	DETAILS	FREFARED DT	NAME / POSITION	SIGNATURE
A	18/12/18	Client Issue	B. Payne	B. Payne Director	& P

Page 1 of 9

1. INTRODUCTION

Following a request by Kerryn Suttor on behalf of Balonne Shire Council a new inspection of this building was undertaken on the 26th November 2018 for the purpose of assessing and reporting on previous recommendations on the condition of the building, priorities for rectification works and implementation of refurbishment works proposed to enhance the functionality of the premises.

This report has been prepared by Bryan Payne, a Director of Brandon & Associates, Registered Professional Engineer and Building Certifier with over 30 years experience in design, documentation, construction and inspection of domestic, commercial, industrial and public buildings.

2. PREVIOUS REPORT

The previous inspection report for the building was issued April 2016 and was titled "162161 - BSC - Structural Inspection Report - Library". A copy of this document is attached to this report and excerpts are contained herein.

3. DESCRIPTION OF BUILDING

The building appears to have been constructed in four segments, each of completely different construction type and materials, with the original thought to be of the order of 70 years old. Framing and cladding of the front portion indicates an age in the range 50-60 years, while the brick veneer false front is likely to be approximately 20-30 years old.

Overview photographs of the building are contained in Appendix A.

Detailed descriptions of the various portions of the building and problem areas with structural or compliance defects are contained in the previous report, including relevant photographs.

4. BUILDING COMPLIANCE

The building may have complied with regulations in force at time of construction, however it is not compliant with current requirements due to:

- Pair of entry doors of widths approx. 600mm, with one door fitted with fixed shoots at top & base;
- Access for persons with disabilities does not comply with current regulations as a result of the above;
- Rear pair of doors are fitted with pad bolts to each leaf;
- Length of fire egress path of travel may be excessive and should be checked;
- Some emergency lighting is in place, but is insufficient; and
- Absence of suitable vermin barriers to roof space at eaves and verges.

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5. RECTIFICATION WORKS

From the brief inspection of 26th November 2018, it is considered that recommendations from the previous report remain generally applicable.

We have assumed that all recommendations would be followed in any major refurbishment. Note that these recommendations are applicable to a limited refurbishment rather than a complete renewal of the building within the existing building framework. For example, any major refurbishment would probably include demolition and rebuilding of the rearmost portion of the existing premises.

6. ASBESTOS

The possible presence of asbestos cement sheeting was noted during the previous inspection.

This sheeting does not <u>have</u> to be removed, however depending on the scale of the makeover, many agencies would take the opportunity to do so at the same time as a matter of policy. There are five appropriately licensed persons in St George so removal and replacement of the sheeting would not be a difficulty, however it would add a cost premium to the project.

Confirmed identification, removal and replacement of asbestos cement sheeting has not been included in the schedule of rectification works and costs.

7. USEFUL LIFE

Based on observations during the recent inspection, advice from the previous inspection report that the building, while exhibiting a number of signs of deterioration, is considered to be repairable to extend its life by 15 to 20 years is confirmed.

8. BUDGET COSTS FOR RECTIFICATION

Broad estimates of budget cost for recommended rectification work processes from the previous report are as follows:-

RECOMMENDED WORK ITEM	BUDGET COST (excl. GST)
Brick walling does not necessarily require immediate action, but the crack should be monitored for change after the adjacent downpipe break is repaired. Walling can be reworked by the installation of 3mm flat plate brackets to the inside brick face. Install	\$ 9000

Page 3 of 9

plates at four brick course centres, masonry anchor screwed to walls and lined over with plasterboard.	
Remove defective and rotted weatherboards and cappings to timber clad wall and replace with pre-primed boards of matching profile. Should a short term (five years) solution be required, patch, fill and refinish holes and cracks to timber cladding instead.	\$ 9700
Fabricate and install a metal or timber cover mould to the 50 to 75mm gap between brickwork and weatherboard walling.	\$ 600
Reshape, refix and reseal all loose and deformed metal flashings and cappings – do not replace with zincalume unless protected from galvanised surfaces by malthoid or other protective material.	\$ 3700
Rework, reseal, refix all defective downpipes. Do not rework galvanised steel using zincalume – replace instead with PVC downpipes.	\$ 3700
Ensure the broken connection at the base of the downpipe in the vicinity of cracked brickwork is repaired or replaced.	\$ 300
Remove and replace all rusted gutters.	\$ 6900
Should a short term (five years) solution be required, rework downpipes and gutters and replace only where rework not possible.	\$ 1500
Removal and replacement of rusted wall cladding is recommended. In the event a matching profile cannot be obtained, use a similar profile in zincalume and protect with malthoid as for cappings. Should a short term (five years) solution be required, treat rusted cladding and cappings with Killrust or similar approved material, applied to maker's details. If necessary, fill resultant holes with automotive panel repair material applied to maker's details and repaint.	\$ 3700
Rework damaged wall and ceiling linings at service penetrations and seal and finish to suit.	\$ 7500
Rework door sill and wall cladding base via use of high grade silicone sealant.	\$ 1500
Install bird wire or bird boards to eaves and verges to protect vermin access to roof space.	\$ 3700
Effect minor reworks, refix, reseal etc. to cantilevered awning claddings and linings and associated accessories.	\$ 4500
Check and determine existence of the assumed timber floor to the library portion. In the event this floor is timber, install undercroft ventilation equal to the area of a 230mm x 250mm screened vent to the perimeter, located at 2700mm maximum centres.	\$ 7500
Masonry saw cut concrete paving at rear access location under eave line to extent required to form a shallow rendered surface laid on grade to enter the existing surface drain. Drain is to be formed so as not to be a slip or trip hazard.	\$ 3700
Rework front door set to remove lock and fixed shoots and fit with a panic bar set and access latch arrangement as a minimum. Alternatively, for compliance with requirements for access by persons with disabilities, remove and replace with a 900mm or 1000mm door with side lite.	\$ 6000

Page 4 of 9

Rear doors are to have one leaf freed from top, base and side shoots. Remove lock and install compliant levered egress latch set. Install landing at doorway.		1500
Upgrade emergency lighting to comply with current standards.		3700
TOTAL (if all works undertaken)	\$	78700

Budget costs are based on desktop assessment and builder's estimates and include a 15% contingency allowance.

9. REFURBISHMENT WORKS

During the recent inspection and resulting from the recent community consultation "St George Library, Learning Space and Future Needs", several building refurbishments have been proposed to provide an internal and external "facelift" for the Library.

Major items in these refurbishments are summarised as:

- Install a new double leaf auto-door in the existing window opening towards the right hand end when viewing the building from Victoria Street;
- Renovate and modernise the awning to improve its appearance;
- Rework the external timber walling on the lane side, from the brickwork back to where the roof height drops, to improve the appearance of that wall for people walking along Victoria Street towards Grey Street.
- Remove all louvre windows and replace with casement windows with G.James 475 Series 6mm grey toughened glass (or approved equivalent) with obscure finish, or similar.
- Demolish part of the external wall where the south-east set of louvres is located and turn it into an external doorway out towards the grassed area outside the supper room annexe.
- Install eco-smart and efficient air conditioning and lighting.
- Refurbish / replace the existing toilet facilities.

10. BUDGET COSTS FOR REFURBISHMENT

Broad estimates of budget cost for the proposed refurbishment works are as follows:-

PROPOSED WORK ITEM	BUDGET COST (excl. GST)
Install a new double leaf auto-door in the existing window opening towards the right hand end when viewing the building from Victoria Street.	\$ 15000
Renovate and modernise the awning to improve its appearance.	\$ 5000

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Rework the external timber walling on the lane side, from the brickwork back to where the roof height drops, to improve the appearance of that wall for people walking along Victoria Street towards Grey Street.	\$ 20000
Remove all louvre windows and replace with casement windows with G.James 475 Series 6mm grey toughened glass (or approved equivalent) with obscure finish, or similar.	\$ 10000
Demolish part of the external wall where the south-east set of louvres is located and turn it into an external doorway out towards the grassed area outside the supper room annexe.	\$ 30000
Install eco-smart and efficient air conditioning and lighting.	\$ 80000
Refurbish / replace the existing toilet facilities.	\$ 30000
TOTAL (if all works undertaken)	\$ 190000

Budget costs are based on desktop assessment and include a 15% contingency allowance.

11. BUDGET COSTS FOR NEW CONSTRUCTION

As advised, new library construction should be costed for budget purposes at \$3000 per square metre of floor area. A suggested allowance on the current site, including demolition of the existing buildings, would be of the order of \$1.2 million.

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APPENDIX A

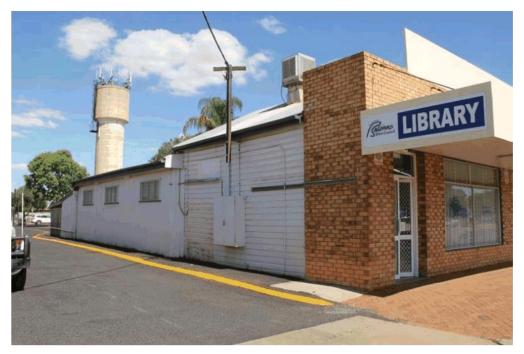
PHOTOGRAPHS

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Job No. 192089



AERIAL VIEW OF BUILDING SHOWING DIFFERENT STAGES OF CONSTRUCTION



VIEW OF BUILDING FROM NORTH SHOWING DIFFERENT STAGES OF CONSTRUCTION

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VIEW OF BUILDING FROM EAST IN LANEWAY SHOWING DIFFERENT STAGES OF CONSTRUCTION AND CLADDING DAMAGE AT BASE



VIEW OF BUILDING FROM REAR

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ST GEORGE LIBRARY REVITALISATION: ECONOMIC ASSESSMENT

FINAL REPORT MAY 2019 Prepared for Balonne Shire Council Independent insight.





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Balonne SC - St George Library (Final)

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St George Library Revitalisation: Economic Assessment

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EXECUTIVE SUMMARY

Introduction

Balonne Shire Council commissioned SGS Economics & Planning (SGS) to perform an economic assessment of the St George Library Revitalisation project (Stage 1).

This economic assessment answers two key questions:

- Cost benefit analysis do the project's benefits outweigh its costs when economic, social and environment issues are considered?
- Economic impact analysis how does the implementation of the project lift economic activity levels in the local economy?

Visitation projections

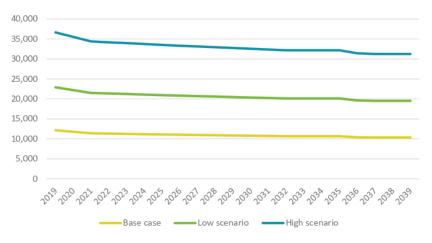
In answering these questions, SGS has forecast St George library visitation levels and characteristics after the proposed revitalisation project using:

- Population projections for Balonne Shire published by the Queensland Government
- Annual library visitation rates locally and across Queensland -published by the State Library of Queensland, and
- Detailed case study results produced earlier by SGS and published by the State Library of Queensland.

Two visitation scenarios were generated for St George library, including a high scenario (optimistic) and low scenario (pessimistic).

Essentially the low scenario doubles base case (existing) visitation rates (10,000 p.a.), whereas the high scenario triples visitation rates.







St George Library Revitalisation: Economic Assessment

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Cost benefit analysis

The cost benefit analysis includes the following cost items:

- Capital costs: the costs of capital works required to revitalise the St George library, estimated at \$3.99 million.
- Recurrent costs: the costs associated with additional staff and other administrative items linked with the revitalisation project, estimated at ~\$122,600 to \$119,400 per annum.

The cost benefit analysis contrasts these costs against the improved benefits enjoyed by library users, recognising the role of public libraries in:

- Directly providing services & programs and enabling social interaction, and
- Indirectly contributing to language and digital literacy development, career development, community health improvements, local area amenity improvements, and environmental savings.

Increased benefits will also be enjoyed by non-users of the library, given their option to use the library in future, and the value they place on improving public services for current community members and future generations.

Available monetisation techniques quantity the benefits directly enjoyed by library users (i.e. indirect benefits are excluded) and non-users. Consequently, the monetised benefits can be viewed as conservative estimates.

The results of the cost benefit analysis are summarised below:

COST BENEFIT ANALYSIS – SUMMARY RESULTS

	Low scenario	High scenario
Total Costs	\$5,314,000	\$5,314,000
Total Benefits	\$6,376,000	\$11,509,000
Net Present Value (NPV)	\$1,062,000	\$6,195,000
Benefit-Cost Ratio (BCR)	1.20	2.17
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Note: A real discount rate of 4% has been used to convert future values into present values.

Both scenarios indicates that the project is worthwhile from a community welfare perspective, with the benefits outweighing the costs.

Economic impact analysis

If the project is implemented, it will lift local area economic activity levels given its direct impacts on the:

- Local construction industry (during the capital works period)
- Local community services sector (during ongoing operations through library operating expenditures), and
- Local retailers (during ongoing operations through library user expenditures outside the library).

Using our in-house modelling capabilities, SGS has estimated that the above direct impacts accumulate into the following total impacts on the local economy, which is assumed to equate spatially with the Balonne Shire.



St George Library Revitalisation: Economic Assessment

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ECONOMIC IMPACT AN LYSIS - SUMMARY REULTS

	Construction phase (2019)	Operating phase (2020 onwards)
Local income (output)	\$6.3 million	\$0.3 million per annum
Local value added	\$2.3 million	\$0.2 million per annum
Local FTE employment	3 jobs	1 job per annum

When interpreting the above table, the following definitions are relevant:

- Output is a measure of total production or expenditure in the local economy that is either directly or indirectly related to the library service.
- Value added is a subset of output and is of greater relevance, as imported goods and services are excluded. Value added includes local business profits and wages, and therefore, represents local economic returns.
- Employment is the number of full time equivalent jobs generated and/or supported in the creation of this local value added.



St George Library Revitalisation: Economic Assessment

1. INTRODUCTION

This section summarises our project brief and the approach adopted to deliver on this brief.

1.1 Project brief

Balonne Shire Council commissioned SGS Economics & Planning (SGS) to perform an economic assessment of the St George Library Revitalisation project (Stage 1).

This economic assessment answers two key questions:

- Do the project's benefits outweigh its costs when economic, social and environment issues are considered?
- How does the implementation of the project lift economic activity levels in the local economy?

1.2 Project approach

To answer these questions, SGS has undertaken the following activities.

First, we have summarised the outcomes of the St George Library Revitalisation project, drawing from available documentation and discussions with Council staff (Section 2).

Second, we have estimated how the project will change overall library visitation levels throughout the shire. This was achieved by benchmarking library visitation levels in comparable small rural communities in Queensland to establish high and low estimates of future library visitation (Section 3).

Third, we have estimated the social benefits that are generated by these visitation estimates and compared them to the project's costs, to assess if the project is worth doing from an overall social benefit perspective (Section 4).

Finally, we have estimated how the project's construction and operating costs, and library user expenditures, will translate to overall economic income, value added and employment levels in the local economy over the project's life (Section 5).



St George Library Revitalisation: Economic Assessment

2. ST GEORGE LIBRARY REVITALISATION

This section summarises the outcomes that are generated by the St George Library Revitalisation project.

2.1 Project description

Objectives

The objectives of the St George Library Revitalisation project are to:

- Service multiple community needs using a 'hub' approach, and
- Enhance Victoria Street including the notion of a precinct that is functional and has street appeal.

Current St George Library – Base Case

The existing library measures approximately $470m^2$ and is a single storey brick building with a commercial frontage to Victoria Street. The rear of the library is a metal clad shed type structure.

The existing building:

- Offers very little amenity and functionality, and is not of the quality normally expected of library facilities, and
- Would require considerable rebuilding and renovation to bring it up to an acceptable standard.¹

Table 1 provides more detail of the library's existing condition and size by room.

TABLE 1 EATURES OF EXISTING ST GEORGE LIBRARY

Room	Size	Existing condition
Foyer	18m²	Unappealing and cramped
Staff workspace	12m ²	Limited storage
Pop up gallery	21m²	Not required in new library, this will be substituted with an art hanging rail
Main area with collection	140m²	Needs more room to accommodate for robotics class and activities
Collection area	37m ²	Stock needs refreshing and turnover
Fast fives and junior area	38m²	Unappealing
Storage	15m² and 8m²	Storage spaces are not functional
Annexe	-	Currently functions as a makeshift venue for workshops and meetings, due to lack of spaces available elsewhere.

Source: Balonne Shire Council, 2019

¹ Complete Urban (2019) St George Revitalisation Project Concept Design Report

St George Library Revitalisation: Economic Assessment

Proposed works to St George Library - Project Case

Council intends to deliver a sustainable, multi user, community hub precinct over 2 stages. The first stage includes the redevelopment of the library and creation of multipurpose community meeting rooms. The second stage involves improving the cultural centre.

This economic assessment is confined to stage 1 works only.

Stage 1 works will provide a library in line with current State Library guidelines to service the current population of St George. The Design Brief for the project² states the new library will measure approximately 820m². An increase of 350m² from the base case.

Figure 1 and Table 2 provides more detail of the spaces in the project case, and the improvements from the base case.

FIGURE 1 CONCEPT OPTION 1 DESIGN



Source: SGS Economics and Planning, 2019

TABLE 2 PROPOSED IMPROVEMENTS TO ST GEORGE LIBRARY

Space type	Size	Improvements from base case
Entrance, counter, hold area	-	Improved aesthetic and design quality
Collection and reading area	150m ²	+10m ²
First five and junior area	70m²	+50m ²
Quiet reading room	70m ²	+70m ²
Makers space	Between 60 to 70m ²	+60 to 70m ²
Kitchenette	20m ²	+20m ²
Staff workroom	70m ²	+70m ²
Storage area	15m²	-8m², but with improved functionality
Small meeting rooms	2 rooms of 15m² each	+30m ²
Annexe comprised of two large meeting rooms	Up to 140 people combined	Improved functionality
Outdoor areas	Shared area with cultural centre	Act as a connector between the library and the cultural centre

² The project case refers to Concept option 1

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St George Library Revitalisation: Economic Assessment

3. VISITATION FORECASTS

This section estimates how the project will lead to a change in library visitation across Balonne Shire.

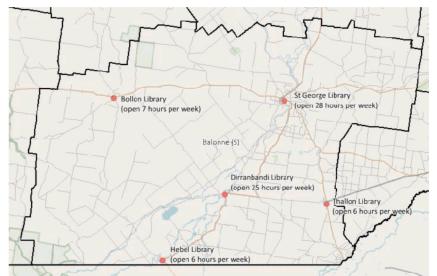
3.1 Current visitation levels

St George Library is the largest library in Balonne Shire, and is the only library in the municipality to open on Saturdays, to have publicly accessible wi-fi, and to have bookable spaces.

St George is also the largest town in the shire, comprising of approximately 3,000 residents as of 2016 (or 65% of the population). The remainder of the population reside in the smaller townships of Bollon, Dirranbandi, Hebel, Mungindi and Thallon.

Most of these smaller townships also have a library, as shown in Figure 2 below.

FIGURE 2 LOCATION OF LIBRARIES IN BALONNE SHIRE COUNCIL



Source: SGS Economics and Planning, 2019

Due to difficulties in estimating visitation levels for individual libraries given available data, SGS has assumed that the number of visits per capita to St George Library is the same as the other, significantly smaller, libraries in the Shire. This is likely to be a conservative assumption given the comparably higher level of amenities and services at St George Library.

Figure 3 shows historic visitation levels and visits per capita for the Balonne Shire Library Service (i.e. all libraries).



St George Library Revitalisation: Economic Assessment





Source: Queensland Government (2018) Queensland public libraries annual statistics Note: Number of visits and visits per capita figures are for all five library branches in the Shire

3.2 Population projections

Future library visitation will reflect overall population levels amongst other things. Forecast population levels in Balonne Shire are shown in Figure 4. As an agriculture-based economy, population levels have historically fluctuated depending on the season. Official government population forecast data suggests an overall decline in population; at a rate of -0.6% per annum (or 27 residents per annum) across the municipality.

Population forecast data for St George were not available at the time of writing.

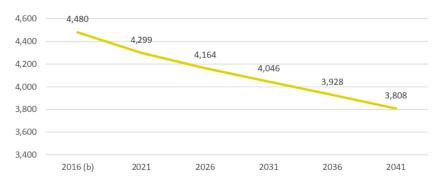


FIGURE 4 POPULATION FORECASTS FOR BALONNE SHIRE

Source: Queensland Government (2018) Project Population: medium series

3.3 Comparator communities

In SGS's earlier work for The Library Dividend³ all municipalities across Queensland were categorised as one of the following:

- Metropolitan
- High Growth Centre
- Disadvantaged Centre

³ <u>http://www.plconnect.slq.qld.gov.au/manage/research/the-library-dividend</u>

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St George Library Revitalisation: Economic Assessment

- Regional Centre, Stable Population
- Small Rural Community (population 10,000 25,000)
- Declining Community (population <5,000)
- Resource Based Community.

Table 3 compares population, library visitation and library visitation rates per capita for municipalities that are comparable to Balonne based on population size, profile, structure, and public library service size. These municipalities include a combination of Small Rural Communities and Declining Communities.

In comparison to other small rural communities and declining communities, Balonne Shire Council is currently performing poorly with only 2.34 visits to the library per capita.

	Population	Library visitation	Visitation rates per capita
Winton (S)	1,321	41,704	31.55
McKinlay (S)	1,047	17,350	16.57
Etheridge (S)	942	13,500	14.33
Paroo (S)	1,801	24,879	13.81
North Burnett (R)	10,247	112,717	11.00
Flinders (S)	1767	20,498	11.60
Charters Towers (R)	12,319	47,921	3.89
Balonne (S)	4,723	12,516	2.65
Murweh (S)	4,500	10,531	2.34
Goondiwindi (R)	10,981	8,455	0.77

TABLE 3 SMALL RURAL AND DECLINING COMMUNITIES-LIBRARY VISITATION RATES IN 2017/18

Source: Queensland Government (2018) Queensland public libraries annual statistics

Note: Excludes Small Rural Communities with high population

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St George Library Revitalisation: Economic Assessment

4. COST BENEFIT ANALYSIS

This section identifies, describes and monetises the project's costs and benefits. It then assesses if the expected benefits are likely to outweigh the project's costs.

4.1 Monetising techniques/assumptions

A summary of the modelling assumptions is provided in the table below.

TABLE 4 KEY ASSUMPTIONS

Parameters	
Evaluation period	Construction period plus 20 years of operation from the opening of the new library in Jan 2020.
Real discount rate	4% per annum
Base price year	2019

4.2 Costs

The costs of the project include its capital cost along with the additional costs of running the improved St George library, as follows:

- Capital costs: the costs of capital works required to revitalise the St George library.
- Recurrent operating costs: the costs associated with additional staff and other administrative items linked with the revitalisation project.
- Recurrent capital costs: the costs of additional library collections and future capital maintenance of the St George library buildings.

Capital costs

The project case refers to Concept Option 1.

Concept option 1 proposes to demolish the existing library structure, the original library building, the poisons store and the front of the cultural centre building, and to construct a new library (as described in Section 2).

The total capital cost of this option is estimated to be $33,991,915^4$, and is assumed to occur in 2019 (year 0).

The total capital costs in the base case is assumed to be \$277,700⁵. This cost is to repair the existing building and extend its life by 15 to 20 years. As noted by Brandon & Associates (2018), this option would not provide the larger modern multipurpose community facility that meets the requirements of the Council brief.

Recurrent operating costs

The project's recurrent operating costs start at \$318,000 per annum (in year 1, 2020) and increase to \$314,800 from year 4 (2023). This compares to base case recurrent cost of \$195,423 per annum for operating the existing St George library.

The total recurring capital expenditure in the project case is assumed to remain the same as the base case, i.e. \$20,000 per annum.

⁴ Complete Urban (2019) St George Revitalisation Project Concept Design Report ⁵ Brandon & Associates (December 2018) Structural report.



St George Library Revitalisation: Economic Assessment

4.3 Benefits

The benefits of the St George library encompass the direct and indirect benefits derived by the users of the St George library, as well as the benefits derived by the wider community (i.e. non-users). The revitalisation project will enhance these benefits by intensifying library usage.

Direct use benefits

Users of the St George library enjoy the following direct benefits, which will be enhanced by the revitalisation project:

- Access to services & programs: The St George library provides information and services to the local community who may not be able to afford retail prices for access to the collection, internet and library programs.
- Social interaction: The St George library acts as a community hub, where people can meet and exchange ideas and information.

Indirect use benefits

Users of the St George library also enjoy the following indirect benefits, which will be enhanced by the revitalisation project:

- Contribution to language and digital literacy the services and programs provided by St George library make a significant contribution to language and digital literacy. For example, early learning programs build stronger social and economic capacity over the long term.
- Complement to education services St George library complements education institutions through the provision of services and programs; providing reinforcing and complementary services that are additional to those offered at schools and at tertiary education institutions.
- Facilitation of career development St George library facilitates job search activities by
 providing free access to the internet, as well as on-going learning through access to
 services and programs. Both have been shown to contribute to career development
 outcomes.
- Contribution to community health general information provided through St George library collections, as well as library programs that focus on raising awareness with respect to health issues, contribute to improving community health outcomes.
- Improved local area amenity the revitalised St George library will improve the physical attractiveness of the local area while also creating an improved sense of place within the local community.
- Environmental savings multiple borrowings of library print and non-print materials from St George library is more resource friendly than individual ownership, thus generating environmental savings.

Non-use benefits

Non-users will also place a value on the revitalised library, even though they do not experience the benefits identified above. This value stems from the following benefits.

- Option value although an individual may not use/visit the library, the knowledge that it
 will be indefinitely accessible in the future creates what is known as an "option value". In
 this case, there is an understanding that if St George library was not revitalised, then the
 individual would feel a quantifiable loss.
- Existence value this reflects individual perceptions of how public libraries contribute to the basic and essential elements of a local community. Some non-users will be willing to



St George Library Revitalisation: Economic Assessment

CES10 - ATTACHMENT 6

pay for the St George library revitalisation so that others can benefit from its enhanced services.

Legacy value – individuals and communities value maintaining public libraries just so
future generations might benefit from their existence. This cultural and historical legacy
stems from the feeling of obligation and responsibility towards future generations,
particularly around places that have perceived community value and/or operate to meet
community needs.

4.4 Valuation of benefits

Measuring the benefits of public libraries is not as straightforward as measuring the costs, because they are not traded in the market place as they are public goods, largely provided free of charge. Consequently, market prices do not exist for these benefits.

Non-market valuation techniques can be used to measure the benefits of public libraries. These non-market valuation techniques include the:

- Travel cost method which has been used to measure direct use benefits, and
- Contingency valuation method which has been used to measure non-use benefits.

Indirect use benefits have not been quantified, rendering the valuation of benefits conservative.

Travel cost method

Essentially the travel cost method estimates the value of time, cost and effort that library users incur when using public library services. It assumes that the value derived by users must outweigh the costs incurred, otherwise users wouldn't make the visit to the library.

The travel cost estimates draw from the Goondiwindi case study results; originally produced in 2011 using the responses provided by 120 users of Goondiwindi Regional Library Service. These survey responses identified:

- Distance travelled by users to visit the library service (12.9 km reported on average)
- Length of user stay in the library (28 minutes reported on average)
- If the trip to the library was part of a multipurpose. Where this was the case, the overall
 costs of travel were divided between the total number of destinations.

SGS has applied the results for Goondiwindi library users to the St George library revitalisation project. We have also updated prices to 2019 dollars. Before and after revitalisation project user characteristics are summarised in the table below.

TABLE 5 ASSUMED 'BEFORE' AND 'AFTER' USER CHARACTERISTICS OF ST GEORGE LIBRARY REVITALISATION BASED ON GOONDIWINDI LIBRARY USER CHARACTERISTICS

	Before revitalisation	After revitalisation (low scenario)	After revitalisation (high scenario)
Visitation rate per capita	2.65	8	15
User travel distance	12.9 km	12.9 km	12.9 km
User length of stay⁵	28 minutes	33 minutes	39 minutes
	ant (2018) Queensland public li	hanning a second statistics accords	011) The Librer Dividend

Source: Queensland Government (2018) Queensland public libraries annual statistics; SGS (2011) The Library Dividend

The CBA presents two scenarios; a low and a high. In the low scenario, SGS has assumed the project case will increase visitation rate per capita from 2.65 to 8, and increased user length of stay from 28 minutes to 33 minutes. In the high scenario, SGS has assumed the project

⁶ In the 2011 case study results, time in libraries varied as follows: Brisbane 37 mins; Sunshine Coast 36 mins; Fraser Coast 43 mins; Mackay 42 mins; Paroo 27 mins; Mt Isa 44 mins.



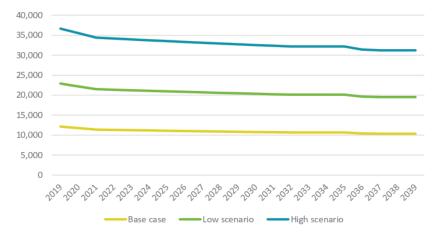
St George Library Revitalisation: Economic Assessment

CES10 - ATTACHMENT 6

case will increase the visitation rate per capita from 2.65 to 15, and increase user length of stay from 28 minutes to 39 minutes.

Visitation projections to St George Library, based on the assumed visitation rates per capita outlined in Table 5, are provided below. Essentially the low scenario doubles base case (existing) visitation rates, whereas the high scenario triples visitation rates.

FIGURE 5 ST GEORGE LIBRARY - VISITATION FORECASTS



Contingency valuation method

Contingent valuation asks library non-users how much they would be willing to pay to keep public library services on offer in their respective communities. The results were originally generated in 2011 via a telephone survey of more than 1,100 Queensland households that did not use public library services.

These survey responses identified that non-users were willing to pay \$35 per annum to maintain public library services. SGS has assumed that this rate will increase by 20% after the St George library is revitalised in the low scenario, and by 60% in the high scenario. This figure has been converted to 2019 dollars and is summarised in the table below.

TABLE 6 ASSUMED 'BEFORE' AND 'AFTER' NON-USER CHARACTERISTICS OF ST GEORGE LIBRARY REVITALISATION BASED ON GOONDIWINDI LIBRARY USER CHARACTERISTICS

	Before revitalisation	After revitalisation (Scenario 1)	After revitalisation (Scenario 2)
Proportion of population who are non-users	55%	55%	55%
Willingness to pay p.a. for each non-user	\$35.13	\$42.16	\$56.21

Source: Queensland Government (2018) Queensland public libraries annual statistics; SGS (2011) The Library Dividend Note: Scenario 1 reflects an increase of 20%, Scenario 2 reflects an increase of 60%

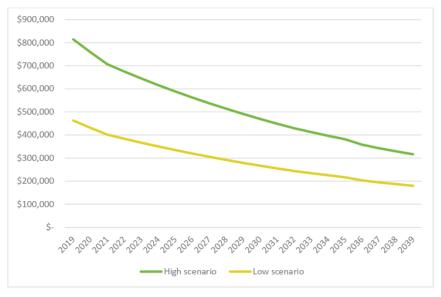


St George Library Revitalisation: Economic Assessment

Total user benefits

The following chart shows the yearly incremental user benefits associated with both the low scenario and high scenario over the evaluation period to 2039.

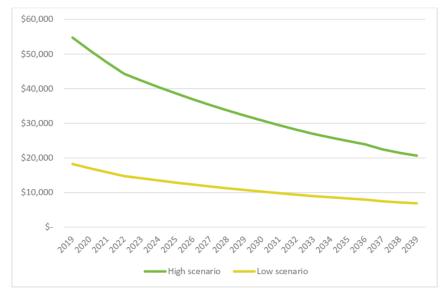
FIGURE 6 USER BENEFITS - ST GEORGE LIBRARY REVITALISATION



Total non-user benefits

The following chart shows the yearly incremental non-user benefits associated with both the low scenario and high scenario over the evaluation period to 2039.

FIGURE 7 NON-USER BENEFITS - ST GEORGE LIBRARY REVITALISATION



St George Library Revitalisation: Economic Assessment

4.5 Net benefit assessment

The following table shows the headline results from the cost benefit analysis for both the low and the high scenario.

TABLE 7 CBA SUMMARY TABLE - LOW SCENARIO

	Summary Results
Total Costs	\$5,314,000
Total Benefits	\$6,376,000
Benefit-Cost Ratio (BCR)	1.20
Net Present Value (NPV)	\$1,062,000

The results for the low scenario show that that the project will return an NPV of around \$1,062,000, using a 4 percent real discount rate. The project BCR is estimated at 1.20.

In addition, the project will likely deliver several benefits which have not been quantified in the CBA. These may include improved educational outcomes due to better resources, potential community benefit from access to large function and meeting rooms, and opportunity to innovative due to introduction of a makers' space.

TABLE 8: CBA SUMMARY TABLE - HIGH SCENARIO

	Summary Results
Total Costs	\$5,314,000
Total Benefits	\$11,509,000
Benefit-Cost Ratio (BCR)	2.17
Net Present Value (NPV)	\$6,195,000

The results for the high scenario show that that the project will return an NPV of around \$6.2 million, using a 4 percent real discount rate. The project BCR is estimated at 2.17. As detailed in the previous section, this scenario assumes a significantly higher visitation rate per capita, higher average time spent at the library, and higher non-user willingness to pay, compared to the low scenario.



St George Library Revitalisation: Economic Assessment

5. ECONOMIC IMPACT ANALYSIS

This section identifies the project's direct impact on the local economy. It then translates these direct impacts to total impacts using a local area economic model.

5.1 Direct impacts

The direct economic impacts of the St George library revitalisation project include the impacts of:

- Capital costs on the local construction industry during construction
- Recurrent operating costs on the local community services sector (during ongoing operations), and
- Library user triggered expenditures on the local retail sector (during ongoing operations).

Capital costs and recurrent operating costs have been described earlier in Section 4.2.

Library user triggered expenditures were estimated in the library user surveys administered in 2011. Survey participants were asked if they had been prompted to purchase anything as a result of using the library. These purchases included things such as books, training, software, memberships or equipment. The average induced expenditure for the all survey respondents was \$54.48 per annum. This has been updated to 2019 dollars and applied to additional library users caused by the revitalisation project.

TABLE 9 DIRECT IMPACTS

	Construction phase	Operating phase
Capital costs	\$3.991 million	Not applicable
Operating costs	Not applicable	\$0.07 million per annum
User triggered expenditures	Not applicable	\$0.17 million per annum

5.2 Indirect impacts

The indirect impacts have been estimated by SGS using our in-house economic modelling capabilities.

Essentially SGS takes the inter-industry relationships (buyer–supplier transactions) that are measured by the Australian Bureau of Statistics in the National Accounts and scales these relationships down to a state level initially, and then subsequently a local level, using available datasets and accepted mathematical techniques.

The result of this scaling process is a set of local industry specific multipliers which estimate how spending in a specific local industry flows through to total local area:

- Output (or income)
- Value added, and
- Full time equivalent employment levels.

5.3 Total economic impacts

The total economic impact of the St George library revitalisation project equals the sum of the direct impacts (Section 5.1) and indirect impacts (estimated using the process described above). These impacts are provided in the table below.



St George Library Revitalisation: Economic Assessment

Output is a measure of total production or expenditure in the local economy that is either directly or indirectly related to the library service.

Value added is a subset of output and is of greater relevance, as imported goods and services are excluded. Value added includes local business profits and wages, and therefore, represents local economic returns.

Employment is the number of full time equivalent jobs generated and/or supported in the creation of this local value added.

TABLE 10 TOTAL IMPACTS

	Construction phase (2019)	Operating phase (2020 onwards)
Local income (output)	\$6.3 million	\$0.3 million per annum
Local value added	\$2.3 million	\$0.2 million per annum
Local FTE employment	3 jobs	1 job per annum

Source: SGS Economics and Planning

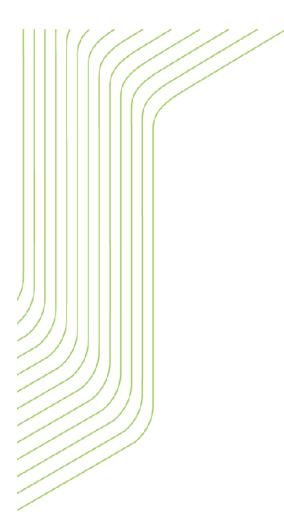
5.4 Limitations to estimates

The estimates produced by the input-output modelling have some limitations, as follows:

- The input-output (econometric) model assumes relationships between industries are static over the forecast period. That is, productivity improvements are not factored in and historic relationships are assumed to hold.
- The input-output (econometric) model derives relationships between industries using total production estimates. Consequently, the relationships are calculated on an 'average' basis, whereas the direct impacts are 'marginal' inputs. Such an approach does not account for any underutilised capacity at the industry level or additional economies of scale that might ensue, as production expands from its existing base.
- The direct impacts are assumed to be 'new' economic activities for the local economy. That is, crowding out or industry substitution effects are assumed to be negligible, meaning that key economic inputs such as labour and capital are assumed to be unconstrained, i.e. there is enough slack in the economy to service these direct impacts without transferring significant resources from other productive uses. It also means that the activities that are promoted by the project do not adversely affect operations elsewhere.



St George Library Revitalisation: Economic Assessment





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