YARRAWONGA LIBRARY

FUTURE NEEDS ANALYSIS & SITE IDENTIFICATION

MOIRA SHIRE COUNCIL

AUGUST 2016

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FILENAME: Yarrawonga Library Future Needs Analysis & Site Identification-August 2016.docx

VERSION: 1

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INTRODUCTION

Urban Enterprise was engaged by Moira Shire Council to undertake an analysis of the spaces, services and programs that will be required by the Yarrawonga Library to meet the future needs of the community. The project also explores the opportunity for the possible co-location of a new Visitor Information Centre and Council's Yarrawonga Customer Service Centre with a new library.

Public libraries are no longer purely repositories for books, increasingly they are hubs of community interaction, social wellbeing, learning, creativity and new technology. The new library needs to respond to contemporary community needs and expectations.

YARRAWONGA LIBRARY

The Yarrawonga Library is located at 26-30 Belmore Street, Yarrawonga and is one of ten libraries under the management of Goulburn Valley Libraries (GVL). The Yarrawonga Library is one of the primary libraries in the GVL region, alongside Shepparton, Cobram and Euroa.

The current Yarrawonga Library is not meeting the needs of the community and is constrained by its existing site and building. The library is approximately 240m^2 (gross) on a site of 620 m^2 (gross).

CONTEMPORARY LIBRARIES

Analysis of contemporary new library facilities shows that libraries are increasingly a hub of varying activities, services, programs and spaces for the community and visitors.

Contemporary libraries are places for meeting (both informally and formally), sharing ideas and knowledge, accessing technology and fostering creativity.

The current Yarrawonga Library does not provide spaces or facilities that are in line with contemporary library facilities. Core areas undersupplied in the Yarrawonga Library include separate children's area, separate teenage area, meeting rooms, activity rooms, designated quiet areas and kitchenette access for meetings/seminars.

The inadequacy of the Yarrawonga Library space to meet contemporary library services is confirmed by GVL management and Yarrawonga Library staff.

DEMAND FOR LIBRARY SERVICES

The Yarrawonga Library services a population of 9,115 residents (ABS 2011), based on population catchment analysis. The size of the population in the catchment is estimated to grow to 11,210 residents by 2026.

The Library also services the non-resident workforce of Yarrawonga, which is estimated to consist of 717 workers by 2019, further increasing demand for contemporary library facilities.

Further, there are an estimated 253,718 visitors to Yarrawonga each year, which creates additional demand for contemporary library facilities. Visitors to the region can utilise library facilities and services such as accessing local information, access to Wi-Fi and computers, lounge spaces and meeting spaces.

PROJECTED SPACE REQUIREMENTS

The projected space requirements for the Yarrawonga Library are based on analysis which utilises published benchmark calculators for contemporary library spaces[1], using

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[1] *People Places: A Guide for Public Library Buildings in New South Wales* (3rd Edition, Sydney: State Library NSW, 2012)

population and service provision calculators. The Population Based Benchmark analysis has resulted in an estimated required 823m^2 of library space to service the projected ten-year catchment population.

The Service Based Benchmark analysis shows that the Yarrawonga Library would need a gross area of approximately 875m^2 to accommodate library services to serve the ten-year population catchment.

Therefore, the average required space for the Yarrawonga Library is approximately 850m^2, far exceeding the current library space of 240m^2.

LOCATION ASSESSMENT

"Poor locations for public libraries can result in public monies being wasted. Research strongly supports that location is a major factor for library users and a well-located library is essential to achieve increased utilisation".[2]

Nine locations/sites were assessed against location criteria in a site assessment matrix to identify a preferred site for the location of the library. Location criteria included:

- Main street or shopping centre location;
- Highly visible location;
- Ground floor and street frontage;
- High levels of personal and property safety;
- Fully accessible;
- Accessible from local schools;
- Potential for outdoor space;
- Priority pedestrian access;
- Walk to public transport;
- Convenient and safe parking;

- Accessible for all vehicles;
- Future expansion;
- Limited site constraints to development;
- Council owned land;
- Sufficient space for development;
- Town Centre primacy; and
- Zoning.

Based on an unweighted and weighted criteria site assessment, the preferred site for the location of the library is the current Town Hall, community hall and former Kindergarten site on the corner of Belmore and Orr Street.

PREFERRED SITE

The preferred site has many favourable attributes for establishment of the library and 'ticks' all the boxes in the site assessment matrix.

The site was also formerly identified in the *Yarrawonga Growth Management Strategy 2008*, for establishment as a civic hub. The major benefits of this site include:

- Central location;
- In Council ownership;
- Opposite Yarrawonga bus terminus;
- Large site which can accommodate the library plus many other potential co-located uses;
- Urban renewal opportunity;
- Three street frontages;
- Zoned Public Use Zone (PUZ), compatible with use for a library;
- Home to the iconic Yarrawonga Town Hall building;

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[2] State Library NSW - *People Places – A Guide for Public Library Buildings in NSW* 2012 p.66

- Sufficient car parking opportunities along Belmore Street, Orr Street and Hume Street;
- Opportunities for incorporation of outdoor spaces and new community public open space located within the Town Centre;
- Potential economic benefits for local business traders;
- Within walking distance to anchor supermarket retailers and Yarrawonga District Health Service;
- Currently an underutilised civic site.

POTENTIAL CO-LOCATION OF VIC

The preferred site for the Yarrawonga Library was independently assessed to determine its validity for the potential co-location of a Visitor Information Centre (VIC), using a set of location criteria to determine appropriate locations of VIC's.

The assessment showed that there may be potential for co-location but that the site lacks some location attributes that may be considered important for the location of VICs.

The favourable factors for co-location include:

- Central and highly visible location;
- Potential for incidental visitation;
- Potential economic benefit to local traders;
- The site is in Council ownership;
- Favourable zoning; and
- Potential for shared facilities, creating operational efficiencies.

However, the site may need to provide some car parking access for longer vehicles such as caravans and boat trailers. Further, the site is not located at the gateway to Yarrawonga and there is potential for visitors to bypass a VIC in this location, particularly with implementation of the preferred Yarrawonga-Mulwala Bridge road alignment. Adequate signage at gateway entrances would be required to direct visitors to the VIC if the VIC was located in the Town Centre.

The site is also not located at an attraction (such as Lake Mulwala), which is an attraction in its own right and will draw visitors independently of the VIC. A Lake Mulwala location also provides the opportunity to capture views. However, capturing views is considered to be more important when a component of a concept that incorporates a restaurant or function space in which the views can be enjoyed by visitors, rather than for a standalone VIC

LIBRARY CONCEPT

An indicative concept for the site has been prepared, which incorporates the needs of the library and acknowledges the extended opportunities for the site to incorporate additional uses and create a community hub in the centre of Yarrawonga. The concept is shown on the following page.

The Town Hall site allows the library to be incorporated into a broader masterplan for the site, so that the Town Hall precinct becomes a hub for arts, cultural and community uses.

NEXT STEPS

The next steps for the project include:

1. **Feasibility Study & Site Masterplan:** Prepare a feasibility study and masterplan for the identified site, using this report as a functional brief.

2. **Business Case:** A business case should be compiled for the preferred masterplan concept. The business case should be used to attract government funding for the development.

The public toilet could be converted to a kitchen to offset the loss of the kitchen from the public hall. The kitchen could service events, functions, exhibitions and shows. New public toilets could be incorporated at the rear of the open space reserve.

OPEN SPACE - Linked with Library & Town Hall, incorporating outdoor seating, informal gathering space. There is also opportunity for an open air projector screen for outdoor public film screenings and/or audio/visual art screenings, and small outdoor performance space.

PEDESTRIAN LINKS- Possible pedestrian/plaza and open space links through site.

FRONT OF TOWN HALL - The ground floor of the Town Hall could be refurbished to include a gallery and exhibition space, break out area for events/performances, visitor information kiosk and cafe. These spaces could be linked to the open space area to the north.

The upper storey could be utilised as a secondary break out event space, meeting rooms, or gallery space. Opportunities to capture views from a rooftop deck could be explored.

CAR PARKING - Provision of some additional angle parking if required.

BELMORE STREET

HUME STREET

ORR STREET

TOWN HALL - The Town Hall could be refurbished to cater for large events, performances, functions and shows.

This area should seamlessly link with the front of the building both in design and operation.

LIBRARY - New library building, incorporated as an integrated component of the site and linked with open space. Additional uses could include bookable meeting rooms, business incubator space, creative/maker spaces, council customer service centre (staffing/space independent of the Library).

YARRAWONGA LIBRARY - INDICATIVE CONCEPT MAP

YARRAWONGA LIBRARY FUTURE NEEDS ANALYSIS & SITE IDENTIFICATION PROJECT

1. INTRODUCTION

1.1. PROJECT BACKGROUND

Urban Enterprise was engaged by Moira Shire Council to undertake an analysis of the spaces, services and programs that will be required at the Yarrawonga Library to meet the future needs of the community. The project also provides the opportunity to explore the possible co-location of a new Visitor Information Centre and Council's Yarrawonga Customer Service Centre with a new library.

The purpose of the study is to provide Council with clarity regarding the facilities required by the library, infrastructure required to deliver these facilities, the potential for co-location of a visitors centre and Council customer service centre and the potential sites and identification of a preferred site for this facility.

1.2. PROJECT SCOPE

The scope of the project includes to:

- Analyse the spaces, programs and services that will be required at the Yarrawonga Library to meet the future social and economic needs of the local and regional community;
- Identify the infrastructure required to cater for those spaces, programs and services; and
- Identify and assess potential sites for a new public library.

1.3. REPORT OVERVIEW

The report is set out in four parts as follows:

- Part A – Background

This section of the report includes a strategic context analysis, including a literature review to inform the project and assessment of the existing Library.

- Part B – Needs Analysis

Part B of the Report provides a needs analysis for a new library in Yarrawonga, including case studies of contemporary libraries, benchmarked with the current Yarrawonga Library, qualitative need based on consultation, quantitative need based on population projections and demographic analysis, ancillary demand from visitor populations and population and service based benchmark assessment to determine indicative floor space requirements.

- Part C – Location Analysis

Part C of the report provides an analysis of potential sites for a new Yarrawonga Library and identifies a preferred site moving forward.

- Part D – Library Concept

Part D of the report provides an indicative concept proposal for the Yarrawonga Library on the preferred site, identified in Part C.

1.4. ABOUT THE LIBRARY

Yarrawonga Library is open from 10.00am – 5.30pm Tuesday to Friday and 9.00am – 12.00pm on Saturday. The library is closed Monday and Sunday.

Services at the Yarrawonga Library include internet pc access, Wi-Fi access, word processing, photocopying, printing, scanning, newspapers, website databases, book clubs, baby changing facilities, and all abilities access and toilet.

Activities on offer at Yarrawonga Library include 'Rhyme and Story Time' every 4th Wednesday of the month at 10.30am, School holiday programs and Yarrawonga friends of the library meetings.

While Yarrawonga Library incorporates a number of the spaces, programs and services desired by the community, significant changes need to be made to ensure the library can continue to contribute to the social and economic well-being of the community.

Public libraries are no longer just a place of quiet contemplation and browsing of catalogues, books and newspapers. Libraries of today are humming with the excitement and noise of community interaction and the thirst for information, learning, sharing ideas and creative expression.

As a community space, libraries are a hub where all community members can feel safe, welcome, engaged and empowered.

The library's physical environment must effectively operate as a multipurpose hub for community members, home based businesses students and visitors.

PART A: BACKGROUND

This section of the report includes a strategic context analysis, including a literature review to inform the project and assessment of the existing Library.

2. STRATEGIC CONTEXT

2.1. INTRODUCTION

This section of the report includes a literature review of key documents and strategies relevant to the project.

2.2. LOCAL & REGIONAL CONTEXT

MOIRA ECONOMIC ANALYSIS

Urban Enterprise prepared an economic analysis report for Moira Shire in 2014. The report included an analysis of the key economic and demographic drivers for the growth of the Yarrawonga Township. The key findings from the report which relate to this study include:

- The cross border relationship with Mulwala is important as it is a significant township with a population of over 2,000 residents, which utilise Yarrawonga's services.

- Commercial land and activity is concentrated around the town centre.

- A recent Commercial 2 Zone has been introduced along the Murray Valley Highway. A Bunnings Warehouse is currently being developed, as well as a possible car dealership. There may be additional opportunities for highway focused retail in this area, but it will be important that any new retail uses do not threaten the primacy of the town centre.

- Existing residential uses are located primarily between the Murray Valley Highway and Lake. There are a number of residential growth areas identified to the south of the Highway, with a large area between Old Wilby Road and Botts Road, as well as between Reillys Road and Benalla-Yarrawonga Road.

- The importance of the tourism and residential lifestyle economy are shown in the high number of accommodation, café and restaurant businesses in Yarrawonga compared

to other towns in the Shire. The focus of the town has shifted from industry to tourism and retirees.

The report also provides a summary of Yarrawonga's strengths and weaknesses, which were derived from consultation. Those relating to this project include:

- The outlook for the town was considered very positive with a number of large developments expected to be completed in coming years;

- A lack of activities for the younger population (other than sport) including arts and cultural activities (e.g. music);

- Lack of 'wealth creating industries' (e.g. manufacturing) and job opportunities for younger population; and

- Trading hours which are not suited to the tourism market (e.g. many shops close after 1pm on the weekends).

As a part of the recommendations in the report, Yarrawonga was identified as an appealing lifestyle location, which may be attractive for professional services and small/home-based businesses. A long term opportunity for Council was to investigate demand for a facility which offers short-term and flexible office space.

Importantly, the Moira Economic Analysis report has identified the importance and concentration of the town centre as a commercial hub and for new retail uses located outside of the town centre not to threaten the primacy of the town centre. This may have implications of the potential locations for the Yarrawonga Library. The report also identified a lack of activities (other than sport) for young people. An enhanced Yarrawonga Library concept may also provide opportunity to engage younger people in cultural and arts activities. Further, the facility could also provide short term and flexible office space.

YARRAWONGA STRUCTURE PLAN

The Yarrawonga Structure Plan was incorporated into the Moira Shire Planning Scheme in 2013. The key directions of the plan relevant to this project are summarised as follows:

- Encourage the more effective use of the rear of Belmore Street Shops. Pedestrian access to the rear of these sites will enable more opportunity for use of car parking at the rear of sites.
- Promote an integration of tourism, retailing and residential uses at the interface of Lake Mulwala and the town centre through redevelopment of land adjacent to the northern end of Belmore Street.
- Investigate urban renewal and redevelopment options for the land bounded by the rail line, Belmore Street and the Murray Valley Highway.
- Protect the Belmore Street retail activity centre by favouring new developments that provide retail space on the ground floor with offices above the ground or in the streets surrounding Belmore Street.
- Protect the ambience of Belmore Street by retaining the centre of the road car parking.

The Yarrawonga Structure Plan provides an important reference for the location assessment and future concept plan for the Library.

YARRAWONGA GROWTH MANAGEMENT STRATEGY

The *Yarrawonga Growth Management Strategy 2008* was developed in response to significant residential population growth in order to plan for the future needs of the growing community and ensure appropriate access to community facilities and services.

Analysis of service provision found the following services experiencing difficulty in meeting demand:

- Mental health services;
- Youth support services;

- Occasional care;
- Family day care;
- Maternal and Child Health Care nurses and immunisation services;
- Residential and aged care facilities;
- Disabled respite care;
- Home and Community Care programs and packages;
- Flexible meeting space and community office space;
- Community transport;
- Ambulance staff; and
- Increased civic customer services in Yarrawonga.

COMMUNITY HUBS

The report makes recommendations relating to the development of community service hubs. Community hubs are multi-purpose community facilities that bring a range of compatible services together in a single accessible location. The result is a more efficient use of facilities, sustainable land use and equitable access to community services all available at a more convenient single location rather than traditional stand-alone facilities.

Community hubs create more efficient use of facilities by sharing space (different organisations operate in the same place at different times), shared administration, storage space, facilities and equipment. The result is more economical (construction, administration and maintenance, pooled finances) and increased usage as service users access the facility for a wider range of reasons.

Community hubs can foster beneficial partnerships between the organisations, service providers and local government.

Most relevant to this project is the Civic Hub concept.

The Civic Hub concept is based on the development of the Yarrawonga Town Hall precinct (including land adjacent to the Town Hall), to respond to the need for increased municipal, and other, services in the town centre.

Possible services and facilities of the Civic Hub, recommended in the report, could include:

- Yarrawonga Town Hall;
- Library;
- MHA;
- Expanded municipal offices and Council customer services;
- Other regional and local government services;
- Civic customer service reception area / information;
- Vic Roads;
- Centrelink.

This project provides the opportunity to address undersupplied services in Yarrawonga, including through the co-location of the Yarrawonga Library with other community facilities and services to create a community civic hub. The *Yarrawonga Growth Management Strategy* identifies the Yarrawonga Town Hall as a candidate site for this use.

GOULBURN VALLEY LIBRARY PLAN

Goulburn Valley Libraries (GVL) provides services to the communities in the municipalities of Greater Shepparton City Council, Moira Shire and Strathbogie Shire. The *GVL Library Plan 2015-19* provides an overview of the organisation, as well as the current context and opportunities and challenges facing libraries in the future.

GVL serves a population of over 100,000 people over an area of 9,772 square kilometres[3]

GVL operates 10 libraries by agreement in the townships of Cobram, Euroa, Mooroopna, Nagambie, Nathalia, Numurkah, Tatura, Violet Town, Yarrawonga and the City of Shepparton. Libraries located in Moira Shire include Cobram, Nathalia, Numurkah, and Yarrawonga. They also operate a Mobile Library service that serves smaller towns and communities within the region.

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[3] Goulburn Valley Libraries Library Plan 2015-19

FIGURE 1 GVL LIBRARIES

Source: GVL Annual Report, 2014/15

GVL provide:

- Management of a collection of 202,101 items, comprising 198,681 print and audio visual materials, and 3,420 digital materials.

- Shared technical services, CIT, HR, administration, operations and service support from a Regional Administration and Support Centre at Shepparton.

- Management of a dedicated staff of 67, supported by community volunteers.

In 2015, the organisation was characterised by:

- Declining trends in patronage;

- Low membership rate – 29.5% of population vs. Victorian average of 47%;

- Low active membership rate – 16% of population vs. Victorian average of 20%;

- An older physical collection – 35% of stock purchased in the last 5 years. Victorian average 64%;

- A large physical collection – 2.1 items per capital vs. Victorian average of 1.5;

- A small e-Book collection – 0.02 items per capital vs. Victorian average of 0.05;

- Low level of spending on collection items - $2.09 per capital vs. Victorian average of $6.05;

- Low level of staffing – 0.24 EFT per 1,000 population vs. Victorian average of 0.31;

- Relatively low level of funding - $31.49 per capital vs. Victorian average of $38.80;

- High levels of satisfaction among current patrons – 9.3/10 vs. Victorian average of 8.57/10;

- Sound financial position at current funding levels – min. debt, modest cash reserve.

TABLE 1 MEMBERSHIPS, VISITS & LOANS

	2010/11	2013/14	2014/15
Memberships	30,797	29,899	29,531
Visits	375,787	363,441	346,430
Loans	496,350	474,179	449,893

Source: Goulburn Valley Libraries – Library Plan 2015-2019

THE FUTURE OF PUBLIC LIBRARIES

The GVL Library Plan acknowledges that library spaces are moving away from being primarily print collections, to social and digital integrated spaces. The Plan states that 'future libraries need spaces for experiences and activities as well as performance and personal development. Business spaces and cafes, spaces for brain health and learning and spaces to participate and connect'. Libraries need to be able to provide a space for users to create, share and even publish.

MULWALA BRIDGE & MURRAY VALLEY HIGHWAY CONNECTION

In 2009 Vic Roads commissioned a planning study to identify options for a new bridge and approaches within the townships of Yarrawonga and Mulwala.

The preferred alignment of the new bridge will run adjacent to the existing bridge, effectively through the location of the Yarrawonga Mulwala Visitors Centre. Some of the key benefits of this alignment, as described by Vic Roads include:

- Removal of through traffic and reduces congestion in Belmore Street.
- Provides a new freight route and reduces congestion in Belmore Street.
- Provides a reliable route for pedestrians and cyclists between Melbourne Street in Mulwala, and Belmore Street in Yarrawonga.
- Supports tourism by providing direct access to Yarrawonga foreshore.

FIGURE 2 PREFERRED BRIDGE ALIGNMENT

New bridge
Connection to Murray Valley Highway
New intersection to channel traffic from the bridge to the Murray Valley Highway connection (see inset)

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Source: https://www.vicroads.vic.gov.au/planning-and-projects/regional-road-projects/yarrawonga-mulwala-bridge-planning-study

COBRAM LIBRARY

Construction has recently begun on Cobram Library and learning centre. The project is located on the site of the existing Civic Centre in Cobram. The redevelopment includes varied and different sized library components including informal reading areas, children's areas, computer areas and technology areas. The design includes the provision of private break out spaces and flexible community group areas. The Cobram Library will be a place for people to come together, share ideas, to learn and connect. The proposed design will transform library services for the Cobram and surrounding communities by offering a modern library with online access.

At the new library there will be:

- Access to more than 10,000 books, audio books, DVD's, Magazines, Newspapers located at Cobram, plus access to over 200,000 items across the GVRLC network of local Libraries and over 1 million times through our network of Victorian and NSW public libraries.
- On line access to eBooks, e Audio Books, e-Magazines and online children's stories.
- Plenty of casual seating and tables.
- A meeting room available for public use.
- State of the art PC's for public use, printing and copying facilities.
- Youth and children spaces including a safe outside area.
- Quiet reading areas and study areas.
- Wi-Fi access inside and outside for people to bring their own devices.
- Audio visual displays.
- Kitchenette for staff and public use.

Source: Dale Cohen Architects - http://www.dalecohenarchitects.com.au/architecture/55

Source: Pollen Studio - http://www.pollenstudio.com.au/cobram-library/

SHEPPARTON LIBRARY REDEVELOPMENT

The redevelopment of the Shepparton library was recently completed. The redeveloped library features:

- An increase of library space of 45%;
- New IT area;
- Local history research room;
- A Skype booth;
- A community multipurpose room with AV resources;
- Enhanced reception area;
- New service desk;
- An outdoor area with art wall;
- New storage compactors;
- Improved staff work area;
- Improved all access toilet and baby change facilities;
- New modern furniture and shelving.

2.3. LIBRARY BUILDING & PLANNING PUBLICATIONS

TOMORROW'S LIBRARY

The Ministerial Advisory Council on Public Libraries (MAC) undertook a comprehensive review of the role of Victorian public libraries, including services and funding arrangements between 2012 and 2014, known as *Tomorrow's Library*. The project seeks to maximise the benefits people traditionally enjoy from their local libraries, while meeting the future demands of Victoria's changing communities.

The MAC review came to some significant conclusions in regard to Victoria's public libraries. Key findings are outlined below.

TODAY'S LIBRARY

"Public libraries in Victoria provide a wide range of services that are valued by the community. However, there is disparity between libraries, with some unable (for a variety of reasons) to offer the same suite or standard of services as others. The MAC believes all Victorians should have access to high-quality public library services, regardless of where they live".[4]

THE CHANGING LIBRARY ENVIRONMENT

"The environment in which public libraries operate is changing rapidly. It is challenging for public library services to keep pace with changes in technology and the phasing out of obsolescent technology. Identifying emerging trends and changes can be difficult, as is anticipating the impact on library usage, particularly for smaller library services. There is an ad hoc approach to implementing new services. For example, some public libraries are providing commercially acquired e-books while others are not. The MAC believes all Victorians should have access to high-quality public library services, regardless of where they live".[5]

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[4] MAC – Review of Victorian Public Libraries Stage 1 Report – 2012, p.18
[5] MAC – Review of Victorian Public Libraries Stage 1 Report – 2012, p.21

The MAC report provides two possible future scenarios for public libraries, the 'creative library' and the 'community library'.

The 'Creative Library' Concept

In this scenario, developed by the MAC, the rising social need is around creativity as more and more people seek the skills and resources to develop and express their creativity. The future option in this scenario is for public libraries to evolve towards becoming the creative library.

The creative library concept is:

- An active learning centre;
- A community arts studio;
- A brain gymnasium;
- A collaborative work space.

The creative library concept would offer a range of services and programs that promote creative expression and collaboration, including:

- Workshops to facilitate individual and group artistic development, including music, pottery, storytelling, poetry, drawing, writing, painting, sketching, media etc.
- Creative spaces for collaborative 'jamming';
- Studios for recording and editing content;
- Business spaces for local telecommuters;
- Physical book collections;
- E-resources;
- Language and literacy programs for all age groups.

The 'Community Library' Concept

In this scenario, developed by the MAC, active learning forms a key component of the concept, providing classes, workshops and training to meet community's needs.

In this scenario, the public library facilities community connection and learning as a meeting place for people to gather, share and learn. The community library concept is:

- A gathering place;
- A learning centre (a 'brain gymnasium');
- A repository, documenter and disseminator of local knowledge;
- An exhibitor of local creativity;
- A local business hub.

The community library concept would offer a range of services and programs that promote lifelong learning and social connection, including:

- Literacy programs;
- Learning programs;
- Community programs;
- Documenting, warehousing and disseminating local history, culture and knowledge;
- Social spaces;
- Business Centre for local telecommuters;
- Physical book collections;
- E-resources;
- Quiet spaces;
- Information services;
- Outreach services.

PEOPLE PLACES – A GUIDE FOR PUBLIC LIBRARY BUILDINGS IN NEW SOUTH WALES – THIRD EDITION

The State Library of New South Wales published the third edition of *People Places* in 2012. *People Places* provides a guideline for planning and building public libraries. The third edition was updated by Francis-Jones Morehen Thorp (FJMT) architects. The guideline provides library managers and councils with a practical tool to plan and create library spaces. The following information has been extracted from this publication to provide important background context and research to the project.

The third edition of *People Places* provides information relevant to this project on:

- The continuing popularity of libraries within a digital age;
- Future trends which impact on library design;
- How to determine the need and size for a new or extended library.

TRENDS IN PUBLIC LIBRARIES

People Places provides an assessment of the trends in public libraries. According to *People Places*, public libraries must be buildings that:

- *Provide a cultural hub and focal point for the community;*
- *Are functional and multipurpose, accommodating a range of activities and uses;*
- *Enable user-friendly access to the latest in technology;*
- *Attract a wide range of users providing areas for relaxation, research, leisure and learning;*
- *Have effective and efficient delivery of services;*
- *Develop from a co-operative approach between all stakeholders to ensure the changing needs of the community are met;*

- *Are good value in the longer term and contribute to Environmental Sustainability.[6]*

The public library trends outlined in *People Places* includes:

3. Public libraries as places of social capital[7]

    'Public libraries bring people together from a range of different backgrounds to meet, network and potentially develop relationships with other members of the community.'

4. Community living room[8]

    'The 'living room' library provides spaces to lounge, drop in, plug in, login, meet up, read a magazine, listen to music, buy a coffee or even watch tv.'

5. Breakdown of hierarchy[9]

    'The size of service desks has shrunk and configuration changed to reduce barriers. Management of library staff has moved towards roving librarians. Lounge areas, collaborative study areas and group tables are now prevalent. There is also a trend toward moveable furniture.'

6. Urban and socio-cultural regeneration[10]

    'Libraries have been used as opportunity to regenerate/develop urban and regional spaces. Community urban regeneration strategies from People Places, include:

- *Creation or re-activation of public open spaces and streetscape as a result of a new library;*
- *Insertion of iconic or as [irrational architecture, which reinvigorates and challenges the identity and self-awareness of a community, and places an urban centre 'on the map;*
- *Transparent facades that connect internal library activity with the street, thereby increasing public safety and surveillance;*

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[6] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition

[7] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.19

[8] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.21

[9] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.23

[10] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.25

- Co-location with other valued community facilities to create a public hub, which is discrete from commercial pressures and reinforces a sense of support and belonging.

- Spaces which promote partnerships and programs with other cultural and educational institutions to strengthen local learning, cultural development and identity.

- Insertion of libraries into town centres, existing or new development, which are primarily commercially (retail or office) focused.

- Spaces which promote the development and reinforcement of community identity through the creation and collection of local knowledge and culture.

Facilities which can stimulate socioeconomic development and promote social cohesion include:

- Technologies for creative and local content e.g. sound mixing and recording, graphic and design software, blogs, photo sharing, community radio.

- Archiving, preservation and display of local cultural items and artefacts.

- Loan or sale of cultural items such as musical instruments and art works.

- Spaces for group discussions and talks.

- Technology training facilities, job search, internet connection for small business.

- Spaces for exhibitions and museum collections.

7. **Whole of life value and design excellence[11]**

A successful building delivers on the following:

- Functionality;

- Durability;

- Ecological Sustainability;

- Social Responsibility;

- Cultural Development.'

8. **Public libraries and ecologically sustainable development[12]**

'Public libraries are central to providing community leadership in ecologically sustainable development (ESD).'

9. **Programs and partnerships[13]**

'Contemporary libraries are highly focused on programs and partnerships, as well as maintaining their traditional roles. Library space is being increasingly occupied by informal social activities as well as facilities for structured group activities.

Traditional programs remain popular including 'Baby Rhyme Time' and 'Children's Storytime'. Other popular programs include bilingual story time sessions, cultural book exchanges or themes author talks. Alternate programs include band nights for youth culture, assisted homework sessions, early literacy programs, knitting and cooking classes.

The implications for these programs and partnerships includes the importance of flexible spaces, which can be accessed out of hours such as meeting rooms, training rooms and multipurpose spaces. Youth and children's areas require greater flexibility to cater for large groups and diverse activities.

General areas of the library, such as foyers and lounge spaces can be rearranged for performances and displays, allowing the library to serve as a venue for events and host exhibitions.

Forming partnerships is another way libraries are promoting community involvement and providing a broader scope of services and information. Typically, partnerships include local education institutions such as TAFE, schools and community colleges.'

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[11] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.27

[12] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.29

[13] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.31

10. Ageing of the Community[14]

Although this trend is related to the ageing of the population in NSW, it is also relevant for Yarrawonga.

'Older residents are already major users of libraries and this trend is likely to grow as the number of older residents with significant leisure time increases. Access to specialist collections, adult education, activities targeting seniors, increasing computer usage and browsing areas for causal users are examples of potential trends that may be experienced. Many seniors live alone and may seek social interaction by longer stays in libraries, emphasising the importance of comfortable lounge spaces.

The next generation of retirees, the Baby Boomers, are generally more sophisticated in their knowledge of digital information with just under 60% accessing the internet from home and are keen to explore new ways of using their recreation time. Access for older residents in retirement villages and housebound services will also need to be considered. Access for people with a disability will become an increasingly important issue.'

11. Youth Culture[15]

'Youth are significant users of public libraries and major consumers of information technology. As a place away from home and school, libraries can act as a place of refuge for youth, to meet with friends or be by themselves. Increasingly the delineation between recreational time is blurred with study activity.

An important aspect of contemporary youth culture is the fluid approach to activities and proficiency with multi-tasking, meaning younger generations often like to work, chat, use technology and do numerous other things at the same time. Many libraries are responding to these specific needs by providing separate areas that allow young people to undertake a range of activities in a space designed especially for multi-tasking.'

12. New information technologies[16]

'Recently, public libraries have been required to provide additional space for technologies such as computer training rooms, large areas for public access catalogues, dedicated computerised work stations for staff, additional storage for digital technology and hardware and more seating for Wi-Fi/laptop use.

An advantage of recent technology is that much of it is wireless, allowing greater physical flexibility, with library spaces able to be multifunctional.

Increased access to wireless internet and local area network (LAN) access points, touch screens, tablet consoles, mobile devices and laptops has created an interactive environment fundamentally changing the layout of libraries.'

13. Collaborative learning environments[17]

'As a result of the trend towards collaborative learning, public libraries have shifted from 'silent reading' and individual study models of the past, towards active and interactive learning environments.

Public libraries have a unique opportunity to provide a physical environment in which the community can learn, socialise and use technology.

Key elements of collaborative learning spaces include:

- *Group study areas;*
- *IT enabled lounge and study;*
- *A variety of attractive and flexible furniture arrangements that allow users to customise their own spaces.*
- *Convenient access to Wi-Fi and power points.*
- *Technologies that facilitate interactive group activity e.g. large display screens, wireless access, digital whiteboards, gaming consoles and tablets;*

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[14] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.33
[15] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.35
[16] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.37
[17] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.39

- *Skilled, trained library staff.'*

14. **Our Multicultural Society**[18]

   'There is a need to ensure that there are prominent areas for browsing and reading multicultural resources, as well as meeting room and lounge areas for social contact with people of similar backgrounds and interests. In supporting diverse cultures within a community, many successful libraries have offered areas for exhibition and events, particularly with flexibility to hold performances and festivals both inside and out.'

15. **Our Indigenous community**[19]

   'In many communities, public libraries play a pivotal role in the promotion and retention of Indigenous culture, with many housing specialist collections of books, audio-visual materials, periodicals, local history and ancestry, and artefacts relating to Aboriginal and Torres Strait Islander people.'

16. **Competition and Marketing**[20]

   'The way we spend our leisure time is changing and increasingly libraries are as much a place to spend time as a place of learning and research.

   In recent years, many public libraries have sought to improve their marketing through the adoption of various retail strategies in their physical design such as:

   - *The provision of flexible floor space which can be used for a variety of activities and experienced including courses and events.*

   - *'Weeding' of collections to allow more space for display, particularly face out shelving.*

   - *Creating memorable and exciting spaces.*

   - *Furniture and shelving which is moveable, modular and changeable.*

   - *Exhibition/display space which is appropriately lit, attractive and accessible.*

- *Adopting retail strategies e.g. new trends in concept stores where a range of linked products are offered, or 'one-stop-shops'.*

- *In-house cafes, restaurants and stores.*

- *Themed areas – consistent colours, graphics, materials, fittings and fixtures.*

- *Retail influenced product display – featured products displayed prominently.'*

17. **Cultural development**[21]

   'Culture relates to the values, beliefs and customs of a community and the forms through which that culture is expressed. For many people, traditional mediums of literature, art, dance, theatre, film and music are used to express our culture while our natural and built environment are further extensions of our cultural image.

   Councils are striving to reinforce and welcome cultural diversity, promote partnerships and reinforce regionally specific history and heritage. Public libraries are often integral to this trend.'

People Places provides very important background and contextual research into the current trends in library services and the important role public libraries play in communities. The findings of this research should be considered when determining the future opportunities and needs for an enhanced Yarrawonga Library.

[18] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.41
[19] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.43
[20] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.45
[21] State Library New South Wales – People Places – A Guide for Public Library Buildings in New South Wales – Third Edition p.47

3. YARRAWONGA LIBRARY

3.1. INTRODUCTION

This section of the report provides analysis of the current Yarrawonga Library, including an overview of the existing site and facilities, library performance and origin of facilities.

3.2. THE EXISTING SPACE

The Yarrawonga Library, located at 26-30 Belmore Street, Yarrawonga, is operated by Goulburn Valley Libraries on behalf of Moira Shire. The library is open Tuesday to Friday from 10am to 5.30pm, and from 9am to 12 noon on Saturday.

The library occupies a site of approximately 620 square metres, however, the building itself occupies an area of approximately 240 square metres. The site includes provision of 3 staff car parks and two visitor car parks on the northern side of the site, accessed via Belmore Street. The library is adjacent to the Yarrawonga Post office to the south and retail space to the north.

Expansion of the existing building is constrained by a substantial mobile tower to the rear of the library building.

The existing library space includes:

- Provision of 5 desktop computers;
- Printing and photocopying facilities;
- Small staff kitchen;
- One accessible shared toilet;
- Kids learning area;
- Limited tables, chairs and working spaces.

Artificial light is relied on in the library, as there are no windows on the north side of the building.

There is no clear separation of spaces for differing functions within the library and many aisles are not fully accessible due to size constraints.

The following page includes images of the current Yarrawonga Library.

View of Library frontage to Belmore Street

Children / Youth area
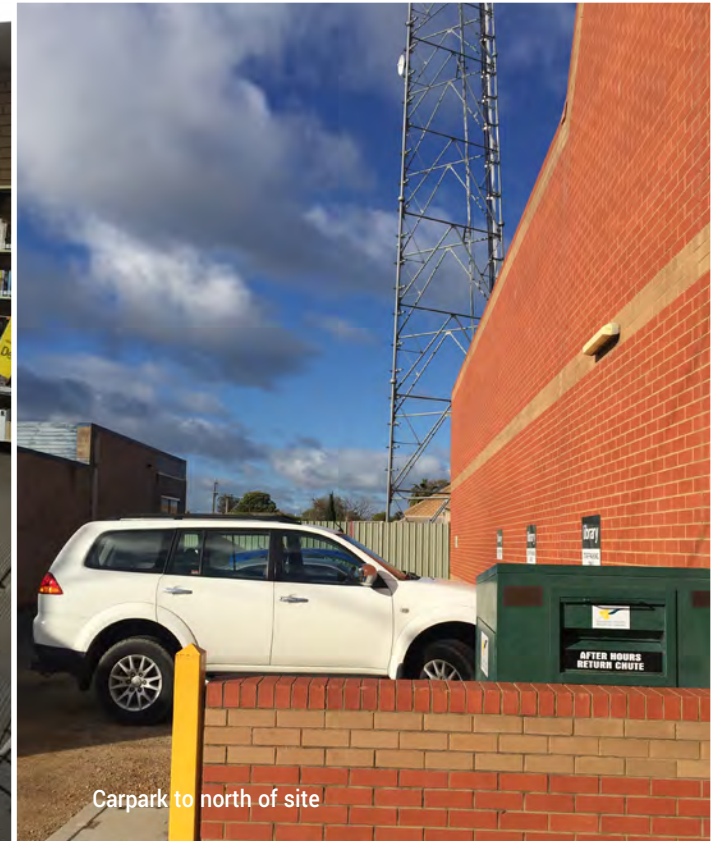
Carpark to north of site

Mobile tower at rear of site

Service desk

Looking east inside the Library

3.3. LOCATION

The Yarrawonga Library is located at 26-30 Belmore Street, Yarrawonga, within the Yarrawonga town centre, as shown in the map below.

Consultation with library staff and managers suggest that a town centre location is favourable due to the proximity to other town centre services and amenity and the convenience of the central location.

FIGURE 4 YARRAWONGA LIBRARY LOCATION

3.4. YARRAWONGA LIBRARY PERFORMANCE

Figure 5 provides a summary of the performance of GVL libraries in the 2014/15 financial year against performance measurements of members, loans, visits, holds/requests, in-library internet and Wi-Fi.

The following key points have been drawn from the 2014/15 Annual Report data:

- Yarrawonga had the **second highest** number of **members** of all GVL libraries, second only to Shepparton.
- Yarrawonga had the **third highest** number of **loans** of all GVL libraries, behind Shepparton and Cobram.
- Yarrawonga had the **fourth highest** number of **visits** of all GVL libraries, behind Shepparton, Cobram, Euroa and Yarrawonga.
- Yarrawonga had the **fifth highest** number of **in-library internet users**, behind Shepparton, Mooroopna, Euroa and Numurkah.

It is clear that Yarrawonga is one of the most highly utilised libraries in Moira Shire, alongside Cobram, which is logical given these areas are the two largest population centres in Moira Shire.

Yarrawonga has the second highest numbers of members, comparable to Euroa and Cobram. However, visitation to Yarrawonga library is less than Euroa and Cobram. This may suggest that the library and/or facilities is not appealing enough to draw a higher proportion of visitors to utilise the library services.

FIGURE 5 GVL LIBRARIES − COMPARISON OF PERFORMANCE
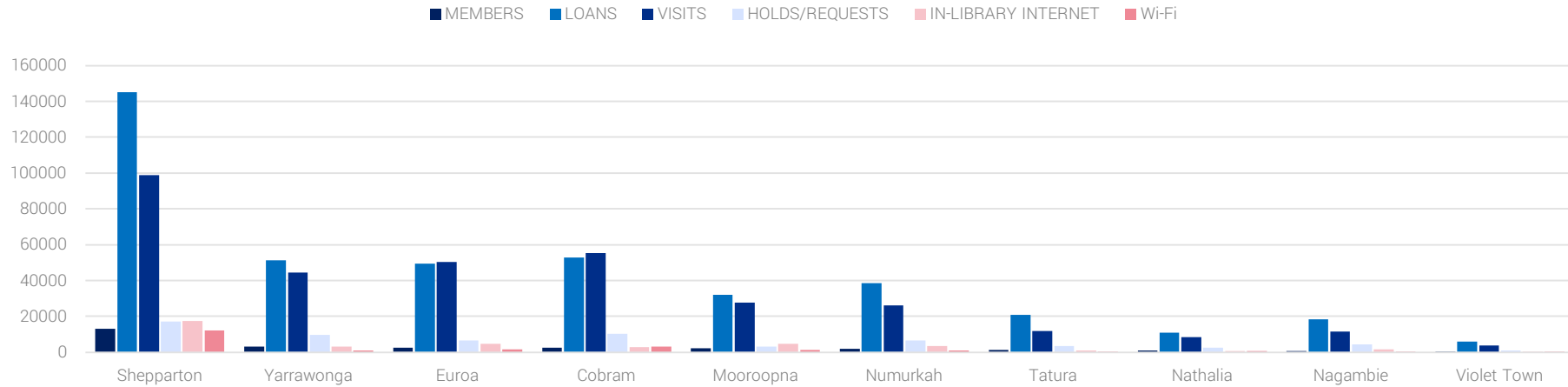
Source: GVL Annual Report 2014/15

3.5. ORIGIN OF LOANS

Table 2 shows the origin of loans from the Yarrawonga Library for the 2015/16 financial year. The data shows that 84% of all loans originate locally from the Yarrawonga area, and that approximately 10% of loans originate over the NSW border in Mulwala.

TABLE 2 ORIGIN OF LOANS BY POSTCODE 2015-2016

POSTCODE (& POSTCODE SUBURBS)	ADULT LOANS	TEENAGE LOANS	JUNIOR LOANS	ALL LOANS
3730 - *Yarrawonga (VIC), Yarrawonga South (VIC), Telford (VIC), Esmond (VIC), Burramine South (VIC), Burramine (VIC), Bundalong South (VIC), Bundalong (VIC), Boosey (VIC), Bathumi (VIC)*	83%	84%	88%	84%
2647 - Mulwala (NSW)	11%	8%	5%	10%
Other	6%	8%	7%	6%
Total	100%	100%	100%	100%

Source: GVL, 2016

PART B: NEEDS ANALYSIS

Part B of the Report provides a needs analysis for a new library in Yarrawonga, including case studies of contemporary libraries, benchmarked with the current Yarrawonga Library, qualitative need based on consultation, quantitative need based on population projections and demographic analysis, ancillary demand from visitor populations and population and service based benchmark assessment to determine indicative floor space requirements.

4. CONTEMPORARY LIBRARY CASE STUDIES

4.1. INTRODUCTION

The need for high quality community spaces where people can learn, exchange ideas, meet and work collaboratively is more important than ever. This section of the report provides a case study analysis of new and contemporary libraries that provide services and infrastructure to meet contemporary community and visitor needs. The outcomes of the case study assessment will be used to benchmark the current offering of the Yarrawonga library to identify service provision gaps.

The case studies analysed include:

- The Dome;
- Library at the Dock Docklands;
- Hume Global Learning Centre;
- Caroline Springs Library and Community Centre;
- Melton Library and Learning Hub;
- Emerald Hill Library and Heritage Centre,
- Katoomba Library; and
- Beechworth Library.

4.2. THE DOME, GEELONG

The Geelong Library and Heritage Centre (the Dome) was officially opened on 20 November 2015, and is designed to meet the expectations of 21st century public library users, providing contemporary and innovative library and information services. It is also a vibrant gathering space for local residents, workers and visitors to enjoy – a tourist destination in the heart of Geelong's cultural precinct.

The Dome is owned by the City of Greater Geelong, and is managed and operated on behalf of the City by the Geelong Regional Library Corporation.

The redevelopment of the existing Geelong Library and Geelong Heritage Centre formed a major component of the Geelong Cultural Precinct Masterplan – a joint initiative between the City of Greater Geelong and the State Government of Victoria.

Delivery of the $45.5 million Geelong Library & Heritage Centre project was enabled through funding from the City of Greater Geelong ($20.5 million), the State Government of Victoria ($15 million) and the Commonwealth Government ($10 million).

Award-winning Melbourne firm, ARM Architecture, completed the architectural design of the facility. [22]

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[22] http://www.grlc.vic.gov.au/glhc/about-dome

THE BUILDING

The Dome is built over eight levels, including five publicly accessible levels and three levels housing building services and administrative headquarters. The lower ground floor contains the bulk of the building services, including water harvesting and storage. This floor also features a loading dock with a dock leveler adjacent to a large secure storeroom and access passage. The sixth floor is acoustically isolated from the rest of the building, and houses the plant rooms and air handling system. The cooling towers are open to the sky and the sustainable mechanical systems are designed for optimum performance and energy efficiency.

The five publicly accessible levels include the usual library services as well as:

- 6,000m^2 of space;
- A diverse collection of print, multimedia and heritage items;
- Major event space, seating 300 people with sweeping views of Geelong;
- 80-seat café, with an outdoor deck area leading into Johnstone Park;
- An entire floor dedicated to children and young people;
- High-end digital technology and high speed internet access;
- Heritage Centre repository and reading room;
- Eight meeting rooms available for community groups and corporate hire;
- An exhibition space curated by the Geelong Gallery; and
- Powerful Wi-Fi and high speed internet access.

FLOOR BY FLOOR

This section provides a floor by floor overview of the publicly accessible spaces and facilities available at the Dome. Information has been sourced online from the Geelong Regional Libraries.

GROUND FLOOR & MEZZANINE

Gathering Plaxe, Ki-Kirri-ngitj [we talk together], main entrance, news lounge, technology, exhibitions and café.

The ground floor is an open-plan, informal area featuring a six metre high wall of books. On this floor, visitors can speak with library staff, return books, pick up reserved items and enjoy a collection which includes award-winning Australian authors, newspapers and magazines. It is also the place to gather, catch up on news or borrow an iPad. It is a welcoming space and a gateway to the rest of the centre.

An 80-seat café - including an external deck with terraced gardens - provides direct access to Johnstone Park. This level also houses a 200m^2 exhibition gallery space, with a connection to the Geelong Gallery.

Suspended above the ground floor and bisecting the wall of books at its mid-point vertically, the mezzanine provides a vantage point to the ground floor. A secluded reading area occupies the northern end of the mezzanine level. This level also houses a maker space with opportunities for 3D printing, Oculus Rift Virtual Reality experiences and use of electronics kits

LEVEL 1

Reading nest, Ngawarring ngiyt and Cave, Kanyul Karrung, Dedicated Children & Youth Floor

Level one is a dedicated space for children and young people, and features an external timber terrace, a wet-area activities room, age-appropriate technology and collection resources, and a family room. Colourful and comfortable furnishings, including an adjustable ottoman inspired by *The Very Hungry Caterpillar*, create a family-friendly environment for learning and reading.

A 100-inch screen and gaming consoles provide young people with opportunities for relaxation and fun. This floor also houses 4 x 27-inch iMacs, 9 public PCs, and 5 children's Play and Learn computers. The floor is home to a Cruiser table (smart touch screen table), Lego Mindstorm kits, Osmo and Arduino electronics kits. The green screen fun often visits this floor as well.

LEVEL 2

Inspiration space, Nyall (open your eyes), large print and audiobooks, magazine, multimedia, non-fiction, meeting and discussion rooms.

The open-plan second floor houses the library's print and digital collection for adults, presented on bespoke shelving units. A series of meeting rooms along the northern wall contain graphic wallpaper featuring a digitally altered reproduction of Eugene von Guerard's 1856 work, *View of Geelong*. The western meeting room has a single hexagonal window on the northern wall revealing a view of contemporary Geelong. There are a variety of seating options with distinct geometric forms.

Features:

- Large print and audio books, magazines, multimedia, non-fiction;
- Technology including onscreen magnifiers, text to speech readers, multimedia-enabled discussion rooms and meeting room with conferencing facilities;
- PCs and iMacs.

LEVEL 3

The vault, Kim barne thliyu [here yesterday], heritage, reading room, regional archives, local and family history and history reference collection

Level three houses Geelong's new Heritage Centre. This bold red area is as distinctive as the collection it houses, and includes custom shelving and joinery which is integrated into the space. The public-access area features a large research desk, digital display, reference library, microfilm and PC access, and a reception area for staff to receive enquiries from customers.

The 520m^2 secure archive repository houses the majority of the Heritage Centre collection and boasts over four kilometres of mobile shelving.

Features:

- Heritage reading room;
- Technology including a Cruiser table (smart touch screen table), microfiche and microfilm readers, presentation space and public PCs; and
- Entire heritage collection in one location.

LEVEL 4

Administration, Kim barne murk (here is the head), headquarters of GRLC

This floor houses the administrative staff for the Geelong Regional Library Corporation which is responsible for the operation of 16 libraries (including the Geelong Library & Heritage Centre) and two mobile libraries across the municipal areas of City of Greater Geelong, Golden Plains Shire, the Surf Coast Shire and the Borough of Queenscliffe.

LEVEL 5

The high ground, Wurdi Youwang (You Yangs – big hill in the middle of the plains), major events and balcony

The fifth floor features a flexible, multi-purpose event space with capacity to seat up to 250 people. High-end audio visual technology and facilities make this the perfect venue for business events, receptions, dinners and weddings.

The domed ceiling is lined with ochre-coloured hexagonal tiles which replicate the geometry of the external domed façade. A large acoustic stackable wall system enables the space to be divided into two smaller rooms. Mirror-finished doors open onto the large north-facing deck with glazed balustrades, providing spectacular views over Corio Bay to the You Yangs.

Features:

- 250-seat capacity flexible and multi-purpose auditorium/conference/meeting/display space; and

- North-facing balcony (100-person capacity) with views over central Geelong and the waterfront across Corio Bay to the You Yangs.

Source: http://www.grlc.vic.gov.au/glhc

4.3. LIBRARY AT THE DOCK

Library at The Dock, one of six public libraries and one of four community hubs in the City of Melbourne, is the civic heart of Docklands. It offers traditional and digital catalogues, free Wi-Fi, a range of unique events and multipurpose rooms for hire.

The library was opened in 2014 and was developed through a partnership between the City of Melbourne, Places Victoria and Lend Lease.

The Library at the Dock offers a range of facilities, including:

- A modern library service with traditional and digital catalogues;
- Free Wi-Fi;
- Creative editing suites and recording studio;
  - The studio can be used to record and edit voice overs; vocal and audition tapes; spoken work and readings; and instrumental works.
- Community meeting spaces;
- Study areas;
- Performance space;
  - The performance space is suitable for large functions. The space has audio-visual equipment and flexible seating arrangements. The performance space can be used for theatrical performances; rehearsals; formal presentations; graduation ceremonies; conferences; and passive recreation classes. The performance space and the community room share a retractable wall. When booked together, the Community room can be used as a green room. The Community room has a kitchenette, and movable tables and chairs.
- Gallery space;
  - The gallery spaces is a versatile exhibition space for hire where a range of visual art works can be presented. The gallery space includes a diverse program of exhibitions by community groups, individual artists and themed exhibitions from the City of Melbourne collection.

- Other bookable spaces.

Library at The Dock has multipurpose rooms for hire that are suitable for meetings, conferences, performances, training, recreation, gameplay, art and design activities. Bookable spaces include an activities room, community rooms, meeting rooms, a terrace (outdoor activity space), practice rooms (piano practice), makers space, gameplay and design lab (An informal area for community to run activities that create, develop skills, and workshop. This could be gaming events, screen printing, craft or 3D printing).

Photo: Farheen Dossa - https://theredandblackarchitect.wordpress.com/2015/07/28/open-house-2015-exploration-and-curiosity/library-at-the-dock-3/

4.4. HUME GLOBAL LEARNING CENTRE, CRAIGIEBURN

The Hume Global Learning Centre (HGLC) offers an area to learn, create and share knowledge. The facility is located within the Craigieburn Town Centre precinct.

Key features of the centre include:

- Meeting and training rooms;
- Seminar and conference facilities;
- Craigieburn library;
- Craigieburn gallery;
- Free wireless and internet access;
- Onsite café and catering;
- Multimedia and audio-visual equipment;
- Occasional care facility.

The facility covers an area of 4,640 square metres, through a series of interlocking pavilions of varying height and scale that step down from the entrance and a two storey central library reading space to the low scale of the children's library.

Louvered verandas provide outdoor spaces for community activities, including markets and music performances.

Photo by Trevor Mein – source: http://www.archdaily.com/539349/craigieburn-library-francis-jones-morehen-thorp/53f41cc5c07a80388e000568-craigieburn-library-francis-jones-morehen-thorp-photo

Photo by Trevor Mein – source: http://www.archdaily.com/539349/craigieburn-library-francis-jones-morehen-thorp/53f41c7ac07a80388e000566-craigieburn-library-francis-jones-morehen-thorp-photo
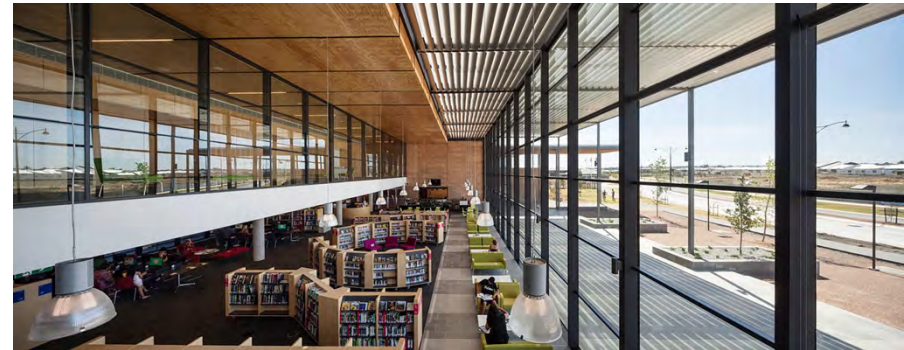
4.5. CAROLINE SPRINGS LIBRARY & COMMUNITY CENTRE

The Caroline Springs Library and Community Centre is located in the Caroline Springs Town Centre, providing a vibrant community hub in the heart of Caroline Springs. There are 8 meeting spaces that can be booked for various activities, including community group meetings, training, arts and craft groups or business meetings. No private functions are possible in the centre.

Features of the centre include:

- Fully staffed facility;
- Meeting rooms;
- Toilets/Shower;
- All abilities amenities and access;
- Tea and coffee;
- Projector;
- Whiteboard;
- Meeting tables and chairs;
- Parking;
- Internet access.

Source: Watpac - http://www.watpac.com.au/project/caroline-springs-library-and-community-centre/

4.6. MELTON LIBRARY & LEARNING HUB

The Melton Library and Learning Hub is located in the Melton Town Centre and opened in 2013, replacing the original 1970's library and community hall. The centre is built over two levels covering 3,500 square metres of space. The Melton Library and Learning Hub was Australia's first library in Australia to be awarded a 5 Star Green Rating from the Green Building Council of Australia.

The Melton Library & Learning Hub features:

- Flexible spaces to cater for large and small groups;

- Children's programs and Maternal and Child Health services;

- Training and business incubator, which can be accessed when the library is closed;

- High level of use of glass to make the centre as transparent as possible so people can see the activities and functions inside;

- Activity rooms;

- Café;

- An 80 seat theatre;

- Informal meeting areas;

- Rooms for maternity health nurses;

- Separate areas for children and teenagers;

- Designated quiet areas;

- Outdoor spaces for children.

The café is prominently positioned and has an archive of magazines, whilst the activity rooms are located next to the café. The activity rooms are used for a variety of activities, including yoga and arts and craft.

The children's library features pod-like plywood furniture to invite exploration. Whilst the popular teenage quarters feature a lounge and computers.

The facility also includes a recording studio and editing suite.

The Melton Library and Learning Hub project contributed an estimated 77 Full Time Equivalent (FTE) jobs during the construction phase and 15 ongoing FTEs. Further, the training and business incubator helps to up-skill the community and provides opportunities for economic diversification.

Source: https://www.laros.com.au/project/melton-library-learning-hub-melton-vic/

4.7. EMERALD HILL LIBRARY & HERITAGE CENTRE, VIC

The Emerald Hill Library & Heritage Centre located in Victoria involved the refurbishment and extension of the existing 1912 Beaux-Arts former Post Office.

The project expanded the library spaces, children's area, heritage centre, program spaces and outdoor play area.

The library features:

- New Children's area (84 square metres);
- More books, DVDs and CDs;
- More space for casual seating with wireless access, including a new courtyard (65 square metres);
- 6 computers for public access;
- More space for programs and workshop with access to kitchenette and toilets;
- Library shelves to be on wheels to allow easier use of the library area when needed for larger events.

The library is co-located with the Heritage Centre, which includes:

- Research areas for public use, including PCs, and access to microfiche and microfilm;
- Meeting space for heritage and history related groups with capacity for 10-12 people;
- Lockable desk & cabinet for use by local historical society;
- Drop in service, including:
  - Photo reproduction service;
  - Guided walks bookings and self-guided walks information;
  - Assistance with research;
  - Scheduled appointments with Cultural Heritage Officer and Local History Librarian;
  - Access point for local history collection items.

Source: http://www.architectureanddesign.com.au/features/list/learned-architecture-australia-s-best-new-librarie

Source: http://www.architectureanddesign.com.au/features/list/learned-architecture-australia-s-best-new-librarie

4.8. KATOOMBA LIBRARY, NSW

The Katoomba Library in New South Wales is a multi-functional library, co-located with the Blue Mountains Cultural Centre.

The Blue Mountains Cultural Centre features the Blue Mountains City Art Gallery and World Heritage Exhibition which is devoted to education about the distinctive environment, history and culture of the Blue Mountains region. Additional features of the Cultural Centre include:

- Foyer – providing cultural and visitor information;
- Theatrette/Seminar room- for seminars, talks and presentations;
- Multi-purpose workshop room – for educational public programs;
- Cultural Centre Restaurant / Café – for fine food and outdoor dining;
- Cultural Centre Shop –providing quality craft and mementos of the Blue Mountains Region;
- Two public courtyards and a scenic viewing platform – providing opportunities for outdoor events and views over the Jamison Valley.

The 900sqm library fitout cost approximately $1.1 million. It includes multi-purpose spaces for activities including children's storytimes, book launches and quiet study. There are lounges for reading and areas for meetings. Other features include:

- 12 internet terminals and free Wi-Fi access;
- Lots of natural light;
- Quiet spaces.

Source: http://www.architectureanddesign.com.au/features/list/learned-architecture-australia-s-best-new-librarie

Source: http://bluemountainsculturalcentre.com.au/new-katoomba-library/
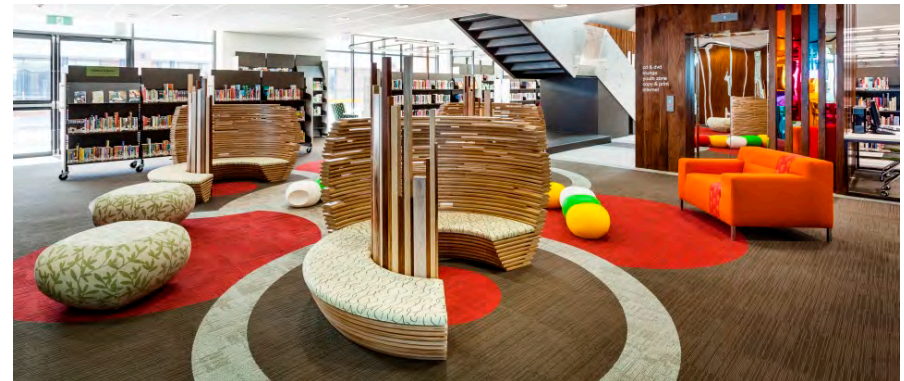
4.9. BEECHWORTH LIBRARY, VIC

Indigo Shire Council recently completed a relocation, upgrade and refurbishment of the Beechworth Library.

The library has been co-located with Council's Maternal and Child Health service and customer service centre within the Memorial Hall in Ford Street, within the main commercial centre. The co-location of the three services has created a commercial hub.

In a media release published by Indigo Shire Council, the Mayor stated that "the co-location of these three services in the heart of town means that access is much easier for everyone, particularly for library users, and having the three services together on the one site is a more efficient use of resources"[23]

The Beechworth library has shown significant growth since redevelopment, including:

- The number of people through the door each week increased from an average of 152 to 292 people;
- The average number of reference questions asked each week has grown from 18 to 41;
- Public access computer usage has gone from an average of 9 people a week to 22;
- Attendance at library programs has risen from an average of 21 people each week to 37.

Concurrently to the library, Indigo Shire refurbished the Beechworth Visitor Information Centre, located next door to the new library. The Beechworth VIC was improved with better technology and better use of the space to aid customer flow.[24]

Source: Indigo Shire Council - http://www.indigoshire.vic.gov.au/Your_Council/Media_Releases/Library_at_heart_of_new_community_hub

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[23] http://www.indigoshire.vic.gov.au/Your_Council/Media_Releases/Library_at_heart_of_new_community_hub

[24] http://www.indigoshire.vic.gov.au/Your_Council/Media_Releases/Library_at_heart_of_new_community_hub

Analysis of contemporary new library facilities shows that libraries are increasingly a hub of varying activities, services, programs and spaces for community and visitors.

Contemporary libraries are places for meeting (both informally and formally), sharing ideas and knowledge, accessing technology, fostering creativity and having fun.

The case study libraries reveal that libraries consist of a variety of spaces and facilities, including meeting rooms (informal and bookable), café, theatres/seminar rooms, lounge spaces, children's spaces, teenage spaces, computer access, free Wi-Fi access for personalised devices, quiet spaces, outdoor areas, business incubator, service amenity such as toilets and kitchenette, conference/event spaces, gallery, performance spaces, recording and editing studios, heritage centre, and visitor information.

The case studies examined show that the current Yarrawonga Library does not provide spaces or facilities that are in line with contemporary library facilities. However, there is significant opportunity for a future Yarrawonga Library to provide facilities that meet the needs and expectations of the community and visitors alike.

4.10. FACILITIES & SPACES BENCHMARKING

This section of the report provides benchmarking of the facilities and spaces at Yarrawonga Library against the facilities and spaces identified in the contemporary library case studies as well as drawing on research from *People Places: A Guide for Public Library Buildings in New South Wales- Third Edition 2012*. The spaces and facilities identified through the case studies are not common to all of the case study libraries, however the assessment will provide an overview of how the Yarrawonga Library stacks up against contemporary library facilities.

Table 3 on the following page provides a benchmarking of Yarrawonga Library facilities against contemporary library facilities.

The table shows that Yarrawonga Library is significantly undersupplied in terms of current and contemporary facilities and spaces when assessed against more recent trends in library facilities and spaces. Reasons for this include the size and outdated, and inflexible spaces of the current Yarrawonga Library.

Yarrawonga Library is undersupplied in contemporary library facilities and spaces. Not all contemporary facilities will be appropriate for an improved Yarrawonga Library, however, the assessment shows that there is significant scope to increase the type of spaces and facilities offered at Yarrawonga Library.

Specific areas of focus include separate children's area, separate teenage area, meeting rooms, activity rooms, designated quiet areas, kitchenette access for meetings / seminars.

TABLE 3 BENCHMARKING OF YARRAWONGA LIBRARY AGAINST CONTEMPORARY LIBRARY FACILITIES

FACILITIES	YARRAWONGA LIBRARY	COMMENTS
Separate Children's Area	✘	Although the Yarrawonga Library has a space designated for children, the area is significantly constrained by space. Further, when children are actively using the space, the activity and noise conflicts with other spaces in the library.
Separate Teenage Area	✘	There is a small section dedicated to teenage resources, however, it is integrated with the young children's area and is constrained significantly by limited space.
Meeting Rooms	✘	Currently, the back of house staff kitchen is used as the primary meeting room for the library. There is no public access meeting rooms for informal or organised/bookable meetings.
Informal Lounge and seating areas	✔	There is an informal lounge area in the Yarrawonga Library however, consultation with library staff and managers as well as site visits show that the lounge area is significantly constrained by limited space. There is little delineation of spaces for different uses within the library.
Exhibition Space / Gallery	✘	There is no exhibition space/gallery space within the current library due to limited space.
Events Space	✘	There is no events space within the current library due to limited space.
Heritage Centre	✘	The Yarrawonga Library is not currently co-located with a heritage centre, as is the case for some of the case study libraries.
Creative editing suites and recording studio	✘	There are no creative editing suites and/or recording studio within the current library.
Performance space	✘	There is no performance space within the current library.
Business incubator	✘	There is no business incubator within the current library.
Activity rooms	✘	There are no activity rooms within the current library.
Designated quiet areas	✘	There are no designated quiet areas within the current library.
Outdoor spaces	✘	There are no outdoor spaces or access to outdoor spaces within the current library.
Wi-Fi & internet access	✔	The library has access to Wi-Fi for portable devices as well as internet access on the library computers.
Kitchenette access for meetings / seminars	✘	There is a back of house staff kitchenette, however, this is not for public use.
Occasional care facility	✘	There are no occasional care facilities at the current library.

5. QUALITATIVE DEMAND

5.1. INTRODUCTION

This section of the report provides an overview of information gained through consultation with library managers, library staff and Council, to provide a high level qualitative assessment of the need for an upgraded Yarrawonga Library.

5.2. SUMMARY OF CONSULTATION

The following provides a summary of consultation outcomes in terms of the requirement for new facilities and spaces at Yarrawonga Library.

FLEXIBILITY

Flexibility of spaces was raised as a key need for the Yarrawonga Library. Currently the library space is very inflexible with heavy set shelving units and limited spaces that can be changed and adapted to suit the needs of the day. Providing a flexible space is a high priority for the Library. This includes simple measures such as new shelves with castor wheels so that they can be moved at will, as well as larger adaptable spaces that can be used for a variety of purposes.

SEPERATION OF SPACES

Given the space constraint of the current library there are conflicts with the use of the library spaces for different uses. This includes seating areas and tables located adjacent to bookshelves, thus restricting the accessibility to books. The children's space conflicting with quiet areas or study spaces. The children's space located directly adjacent to the teenager area. Having a reasonable separation of some of the primary spaces in the library is important to ensure an accessible and welcoming space for different users with varying needs.

SEATING

Seating in the current Yarrawonga library is very limited and constrained by space. There is need for more seating capacity and seating options including informal lounge areas, individual seating desks, standing spaces and group seating / working space.

Seating should be comfortable and inviting to entice people to spend time in the library and feel comfortable spending time there.

MEETING SPACES

Yarrawonga Library does not currently have meeting spaces, both informal meeting space and bookable meeting rooms. Currently, the 'Friends of the Yarrawonga Library' group are constrained to meet in the back of house staff kitchen area due to lack of meeting space within the library. There is a requirement for more meeting spaces in the library, including informal meeting spaces, private meeting rooms, bookable meeting spaces, spaces for seminars and functions. A kitchenette attached to a bookable meeting space would also be a welcomed addition to the library and complement bookable meeting and seminar rooms.

EXHIBITION SPACE

There is no exhibition space at the Yarrawonga Library. Exhibition space would be a welcomed addition to the library, including for displays of local artists works, travelling exhibitions and school artists' works.

MAKER SPACES

Maker spaces would be a welcome addition to the Yarrawonga Library. Maker space could include studio style spaces or rooms for various programs covering arts, crafts, technology, music, health and wellbeing.

OUTDOOR AREAS

The Library does not have any useable or functional outdoor space. Outdoor space could be utilised to enhance the comfort and welcoming nature of the space, offer protected outdoor play areas for children or provide protected outdoor reading, relaxing or studying space. It would be important that outdoor space is protected from the elements including sun and rain as well as be secured and safe.

CAFÉ SPACE

A café space would be a welcomed addition to the library to provide more amenity to the library space, promote people to relax and enjoy the space and create more of a relaxing lifestyle centre. A café space could be leased out to a third party to operate. The size of the café would need to be assessed based on market demand, particularly if in a town centre location, given the high number of cafés located on Belmore Street.

SIGNAGE & PARKING

Good signage and adequate and accessible parking are required for an improved Yarrawonga Library to make the space easy to access and to promote incidental visitation.

ACCESS

A secondary access point to the library is required for back of house functions such as deliveries and servicing. The current libraries service access point is through the primary entrance.

VISIBILITY

The current visibility of the library on Belmore Street is an important aspect of it's current location in order to draw people in and provide good exposure.

BACK OF HOUSE SPACE

More space is required for 'back of house' functions and administration areas. The current spaces are restrictive for 'back of house' functions, including limited office and storage space.

FLOORSPACE

The current library space, including back of house functions and services is approximately 240 square metres. Initial conversations with library staff and mangers reveal that a space of at least double the existing library footprint would be required to deliver improved library spaces and services.

AMPITHEATRE

An amphitheatre space would add diversity to the library and increase it's accessibility as a wide ranging community space. An amphitheatre would offer a space for performances from local musicians and performers.

6. QUANTITATIVE DEMAND

6.1. INTRODUCTION

This section of the report provides analysis of the quantitative demand for the Yarrawonga Library, based on a catchment population analysis, forecast population and demographic assessment.

6.2. ESTIMATED CATCHMENT AREA

Figure 6 on the following page provides a spatial assessment to determine the population catchment areas for the Yarrawonga Library.

The map includes the location of libraries in the region and the approximate route and drive times between libraries, overlayed onto a map of ABS State Suburb data areas. This method has been used to determine the approximate population areas that would fall into the catchment of the Yarrawonga Library.

The population catchment assessment is high level only and makes assumptions regarding local access to libraries, including that people will generally travel the shortest distance to visit a library, i.e. If there are libraries in both Cobram and Yarrawonga, a resident of Cobram is unlikely to utilise the Yarrawonga library as their primary library and vice versa.

The ABS State Suburbs considered to be within the catchment of the Yarrawonga Library are outlined in Table 4. The estimated Victorian residential population catchment for the Yarrawonga Library is 8,925 people. However, taking into consideration that 10% of loans from the Yarrawonga library originated from Mulwala (see Section 3.5), 10% of the 2011 population of Mulwala has been included to the estimated population catchment, resulting in a total estimated primary population catchment of 9,115 people. Additional rural NSW populations have not been included in the population catchment as there are existing libraries in Mulwala, Berrigan and Corowa. It is assumed that these libraries cater to NSW

residents. The Yarrawonga Library's primary purpose is to service residents of Yarrawonga and Moira Shire.

Redevelopment of the library may result in a higher proportion of residents from Mulwala utilising the library if it offers a superior service. However, in any case, the primary population centre and catchment is Yarrawonga, making up almost 80% of the total estimated population catchment. Therefore, the surrounding rural residential settlements have little impact on the total population catchment for the Yarrawonga Library, and will have minimal effect on the demand for additional library space. Further, rural residents may utilise the mobile library services.

TABLE 4 YARRAWONGA LIBRARY - ESTIMATED POPULATION CATCHMENT

STATE SUBURB	POPULATION 2011	% OF CATCHMENT
Yarrawonga	7,058	77%
Bundalong	605	7%
St. James	363	4%
Burramine	343	4%
Tungamah	287	3%
Wilby	269	3%
Total Victorian Population	8,925	
Mulwala NSW (10% of Population)	190	2%
Total Catchment Population	9,115	100%

Source: ABS Census Data, 2011

FIGURE 6 ESTIMATED YARRAWONGA LIBRARY CATCHMENT AREA
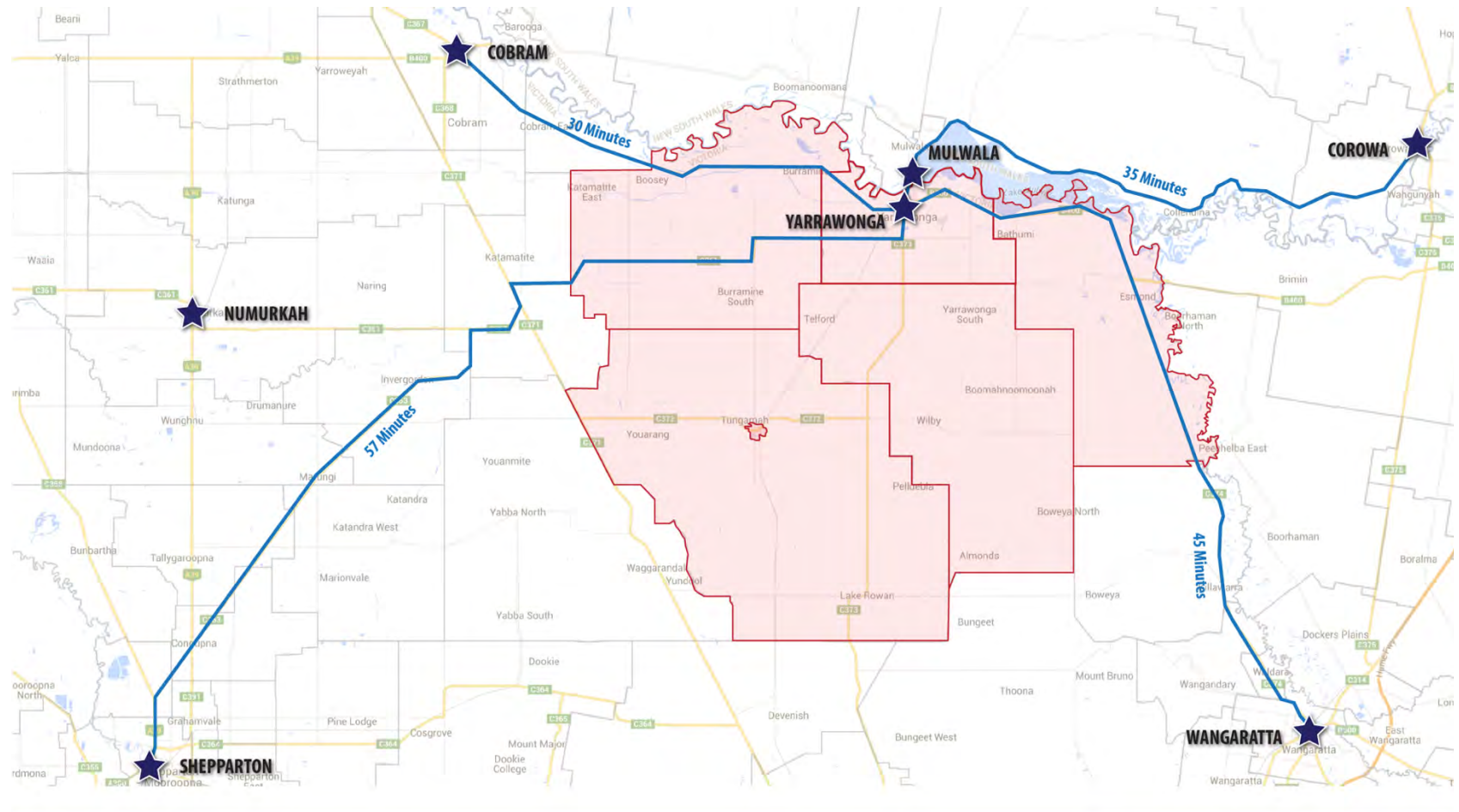
Legend:
- Library
- Estimated Yarrawonga Library Catchment Based on ABS State Suburb Boundaries
- Drive Route / Times

6.3. CATCHMENT POPULATION GROWTH

Figure 7 shows the Victoria in Future (VIF) Statistical Areas of the Katamatite-Yarrawonga District and the Cobram Numurkah District. The Katamatite-Yarrawonga District covers a similar area to the catchment area identified for the Yarrawonga library (see Section 6.2) and is the closest aligned VIF data area to determine regional population growth.

Victorian in Future estimates that the population of Moira Shire will show strong growth, reaching an estimated 32,043 residents by 2031. The Victoria in Future Statistical Area (VIFSA) of Katamatite – Yarrawonga District is made up of the Statistical 2 Areas of Yarrawonga (SA2) and Moira (SA2), of which Yarrawonga is the primary population centre. This area is expected to grow by over 3,000 residents between the periods of 2011 to 2031 and at a faster rate than that of the Cobram-Numurkah District.

FIGURE 7 MOIRA (S) – VICTORIAN IN FUTURE POPULATION PROJECTIONS
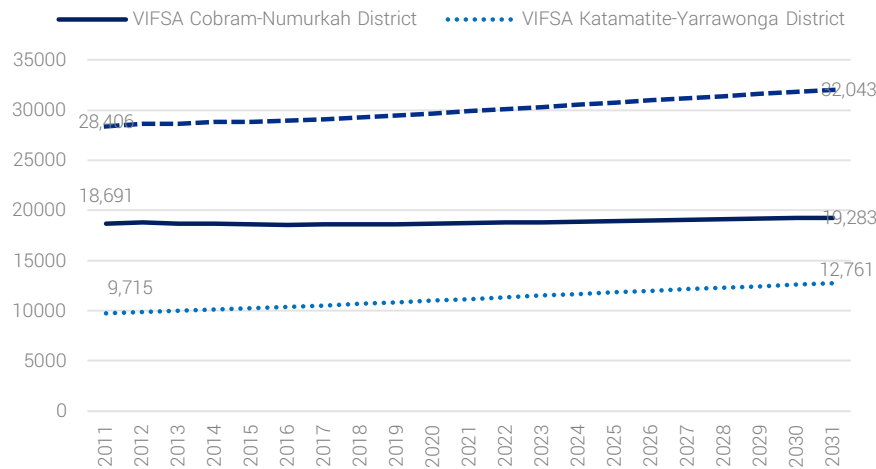
Source: Victoria in Future, 2015

Applying the VIF growth rates of Katamatite-Yarrawonga to the estimated library catchment population from 2011, the Yarrawonga Library catchment population is expected to grow steadily by an average of 1.4% per year to 11,929 people by 2031. The estimated resident population in the next ten years is just over 11,000 people at 11,210 residents.

FIGURE 8 PROJECTED CATCHMENT POPULATION GROWTH
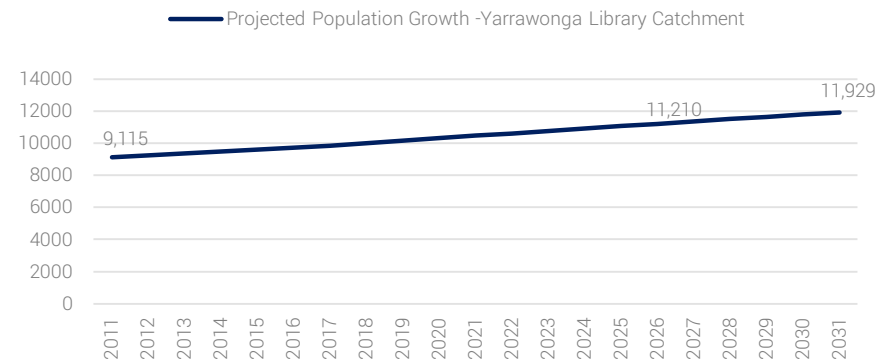
Source: Growth rates sourced from Victoria in Future, 2015 – Compiled by Urban Enterprise

DWELLING APPROVALS

New dwelling approvals between 2011 and 2015 shows that on average there have been 58 dwelling approvals per year, reinforcing expected population growth in Yarrawonga.

FIGURE 9 TOTAL DWELLING APPROVALS − YARRAWONGA SA2

	2011-2012	2012-2013	2013-2014	2014-2015	AVERAGE
Total Dwelling Approvals	70	65	46	57	58

Source: ABS Building Approvals, 8731.0 - Australia, May 2016

The Yarrawonga Library catchment population is expected to show strong and steady growth. The larger residential population will increase the public services and amenity of the Yarrawonga Library.

FIGURE 10 VICTORIA IN FUTURE – DATA AREAS
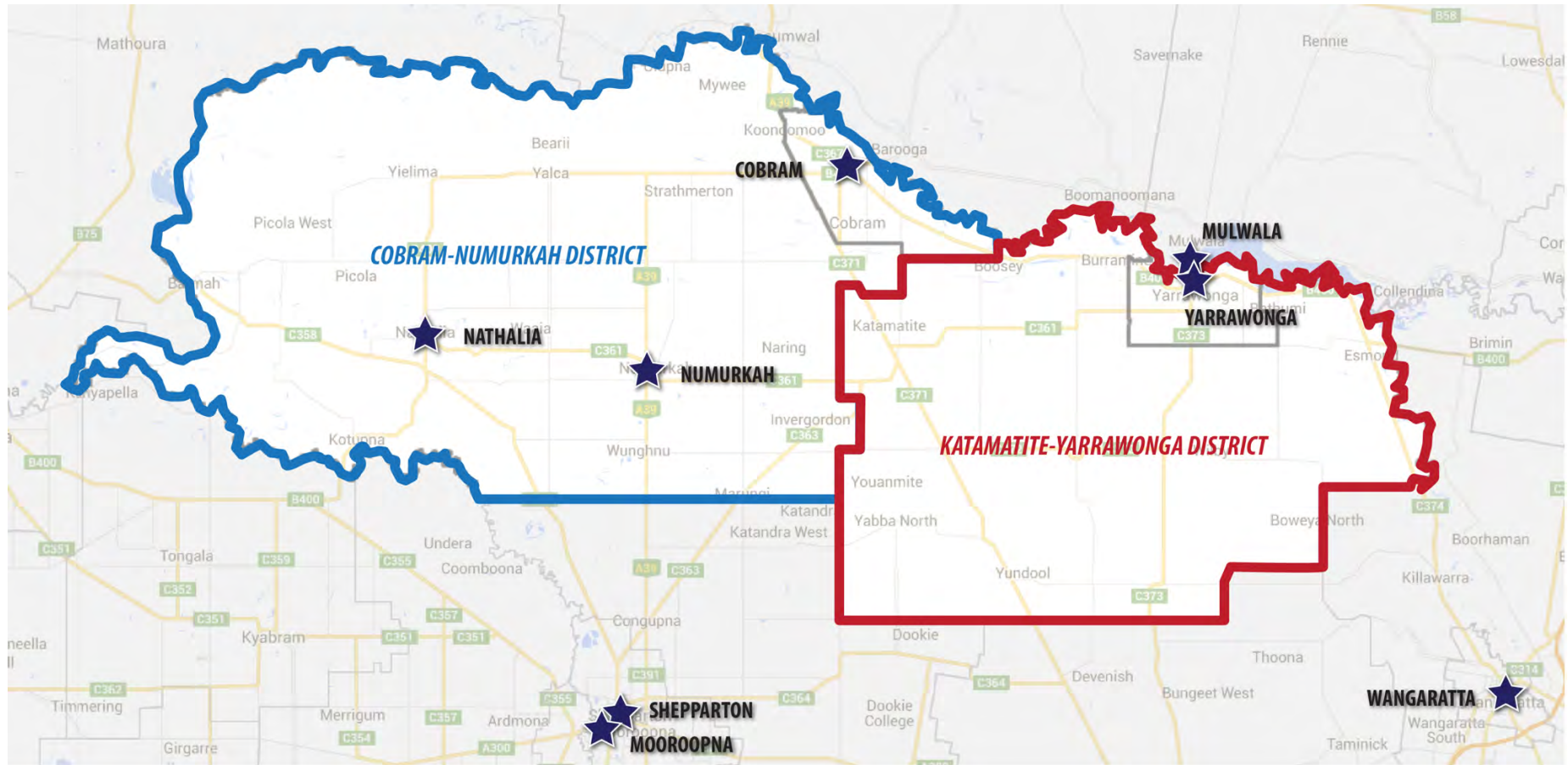
6.4. CATCHMENT POPULATION AGE PROFILE

Figure 11 shows the projected age profile of the Katamatite-Yarrawonga District in 5 year intervals to 2031. The age profile shows that the population is generally ageing, with growth in the proportion of residents aged over 60 between 2011 and 2031.

Generally, the proportion of residents aged between 0 and 19 and 35 and 54 will decline towards 2031.

The proportion of residents aged between 20 and 34 will generally remain consistent between 2011 and 2031.

The changing age profile of the residential population will have implications on the types of services and programs provided at the Yarrawonga Library, including provision of appropriate programs for an ageing residential population. Whilst the proportion of younger residents is in decline relative to the total population, services that cater to a younger residential population are also important, including infants, primary, secondary and tertiary level residents.

FIGURE 11 VIFSA KATAMATITE-YARRAWONGA DISTRICT − PROJECTED AGE PROFILE − PROPORTION OF RESIDENTS IN 5 YEAR AGE GROUPS 2011-2031 − ALL PERSONS
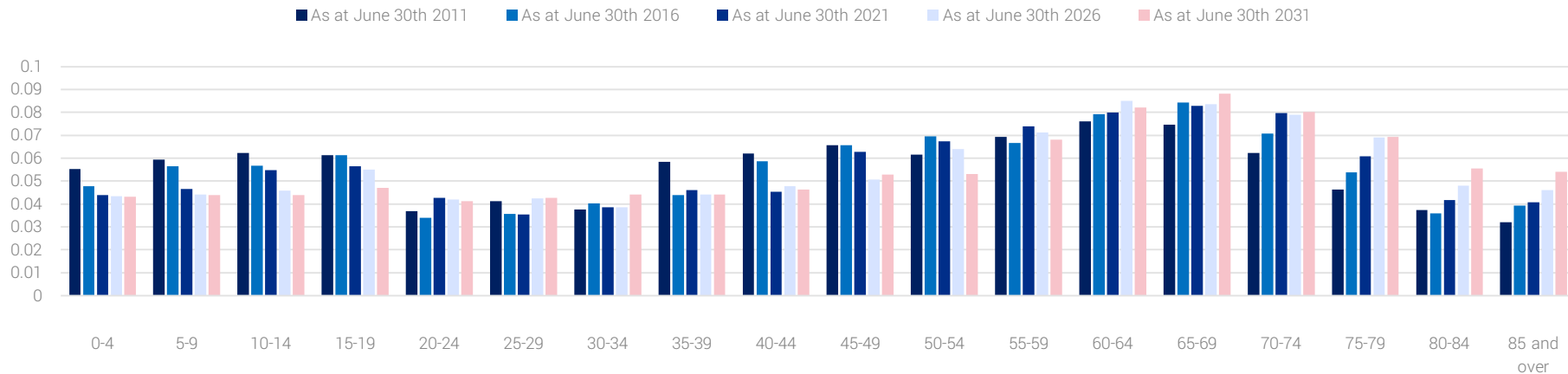
Source: Victoria in Future, 2015

6.5. HOUSEHOLD COMPOSITION

The majority of households in the catchment area are family households (69% Yarrawonga SA2 and 76% Moira SA2). Further, 30% of households in Yarrawonga SA2 are lone person households, which is above the Victorian average. Libraries provide a place for the community and for social interaction, which may be particularly important for lone person households.

TABLE 5 HOUSEHOLD COMPOSITION

	YARRAWONGA SA2	MOIRA SA2	VICTORIA
Family Household	69%	76%	71%
Single (or lone) person households	30%	22%	25%
Group households	2%	3%	4%

Note: May not equal 100% due to rounding
Source: ABS Census, Quick Stats, 2011

6.6. YARRAWONGA WORKING POPULATION

This section provides an overview of the working population in the Yarrawonga Library catchment area (Yarrawonga SA2 and Moira SA2) to determine the number of non-resident workers in the catchment.

Table 6 shows that the non-resident working population in the catchment area was estimated at 569 people in 2011.

The non-resident working population increases the demand for library facilities and services, additional to that of the resident population.

TABLE 6 YARRAWONGA & MOIRA WORKER LOCATION OF RESIDENCE

	YARRAWONGA SA2	MOIRA SA2	TOTAL
Yarrawonga	1402	32	1434
Corowa Region	252	5	257
Moira	209	416	625
Cobram	42	17	59
Other	182	71	253
Total Working Population	2087	541	2628
Total Non-Resident Working Pop.	476	93	569

Source: ABS Census, 2011

REGIONAL EMPLOYMENT PROJECTIONS

Regional employment estimates and projections for the Hume region are used to provide an indicator of macro-economic conditions for the period since the 2011 census and projected employment levels to 2019. Regionally, employment growth is estimated to be strong between 2010 and 2015, growing at approximately 17% between this period. Further, estimates for employment growth between 2015 and 2019 are positive at 7%.

Applying these high level growth projections to the non-resident working population of Yarrawonga, it is estimated that by 2019 the non-resident working population would consist of approximately 717 workers. This is a very high level estimate only and is based on regional growth assumptions and ABS data from the 2011 census.

TABLE 7 HUME REGION EMPLOYMENT GROWTH ESTIMATES

	2010	2015	% GROWTH 2010-15	2019 (PROJECTED JOBS)	% GROWTH 2015-19
Hume Region	72,200	87,300	17%	6,465	7%
Yarrawonga Non-Resident Workforce	569*	667		717	

*ABS 2011

Source: Department of Employment, Labour Market Information Portal – via Moira Shire Economic Analysis Report, 2015

7. ANCILLIARY DEMAND DRIVERS

7.1. INTRODUCTION

This section of the report provides an assessment of the visitor market to Yarrawonga, which is an ancillary demand driver to the local resident population and working population. Consultation with library staff and managers revealed that the library is used by visitors, particularly in peak visitation periods.

Data has been sourced from Tourism Research Australia's (TRA) annual National Visitor Survey (NVS) and International Visitor Survey (IVS). The NVS is the major source of information on the characteristics and travel patterns of domestic tourists and the IVS represents the most comprehensive source of information on international visitors to Australia.

TRA provides the following definitions in relation to the NVS & IVS:

- **Domestic overnight visitor:** People aged 15 years and over who undertake an overnight trip of one night or more and are at least 40 km from home are referred to as overnight visitors.

- **Domestic day trip visitors:** Those who travel for a round trip of at least 50 km, are away from home for at least 4 hours, and who do not spend a night away from home as part of their travel.

- **International visitor:** A person is defined as an international visitor to Australia if they are currently a resident overseas, have been in Australia for less than one year and are aged 15 years or over.

7.2. THE VISITOR MARKET

Table 8 provides the average visitation to Yarrawonga according to the Tourism Research Australia National Visitor Survey (NVS) and International Visitor Survey (IVS). The data shows that there are an estimated 253,718 visitors to Yarrawonga each year. Visitors to the region can utilise library facilities and services such as accessing local information, access to Wi-Fi and computers and meeting spaces.

TABLE 8 VISITATION TO YARRAWONGA

	5 YEAR AVERAGE (2016-2016 YE MARCH)
Domestic Overnight Visitors	134,694
Domestic Daytrip Visitors	117,998
International Visitors	1,026
Total	253,718

Source: Tourism Research Australia National Visitor Survey & International Visitor Survey, 2016

7.3. DOMESTIC OVERNIGHT VISITORS

VISITATION

Over the 5-year period between 2012 and 2016 for the year ending March, there was an average of 134,694 domestic overnight visitors to Yarrawonga, staying a total average of 429,175 visitor nights, at an average of 3.2 nights per visitor trip.

TABLE 9 DOMESTIC OVERNIGHT VISITATION TO YARRAWONGA – 5 YEAR AVERAGE

	5 YEAR AVERAGE (2012-2016 YE MARCH)
Domestic Overnight Visitors	134,694
Domestic Overnight Visitor Nights	429,175
Average Length of Stay	3.2

Source: Tourism Research Australia National Visitor Survey, 2016

PURPOSE OF VISIT

Over the 5-year period between 2012 and 2016, for the year ending March, 62% of domestic overnight visitors to Yarrawonga were visiting for a holiday, followed by visiting friends and relatives (29%) and visiting for business purposes (7%).

FIGURE 12 DOMESTIC OVERNIGHT VISITORS TO YARRAWONGA – PURPOSE OF VISIT – 5 YEAR AVERAGE
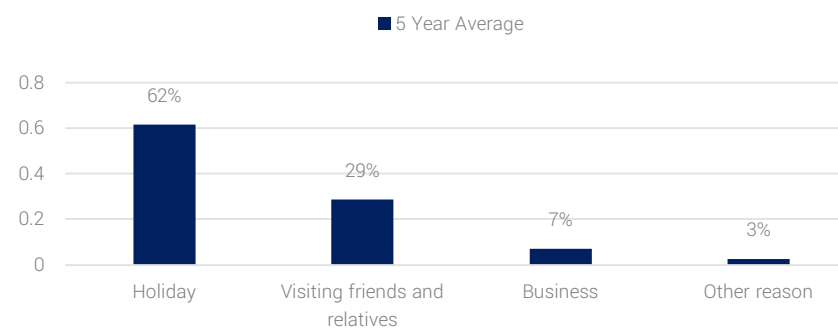
Source: Tourism Research Australia National Visitor Survey, 2016

The provision of contemporary library services not only cater to residential populations but also cater to the visitor market. Yarrawonga attracts a significant number of visitors each year, staying in the region for an average of 3.2 nights, further increasing the demand for additional local services and amenity. This is particularly relevant for business and holiday travellers.

ACTIVITIES

Figure 13 shows the top 20 activities undertaken by domestic overnight visitors to Yarrawonga over the 5-year period between 2012 and 2016, for the year ending March. Visitors have a high propensity to eat out/dine at a restaurant and/or café (64%), visit friends and relatives (40%), go to pubs, clubs, discos (37%), sightseeing (30%) and go shopping for pleasure (21%).

The activity profile of domestic overnight visitors shows that many of the activities that visitors have a high propensity to engage with are typically associated with the central city area, including eating out at restaurants/cafes, visiting pubs/clubs/discos and going shopping for pleasure. This may be a consideration for the locational assessment of the Yarrawonga Library. There may also be opportunity to increase the proportion of visitors that visit museums or art galleries, through the provision of co-located exhibition and gallery spaces within an enhanced Yarrawonga Library concept.

FIGURE 13 TOP 20 ACTIVITIES UNDERTAKEN BY DOMESTIC OVERNIGHT VISITORS – 5 YEAR AVERAGE
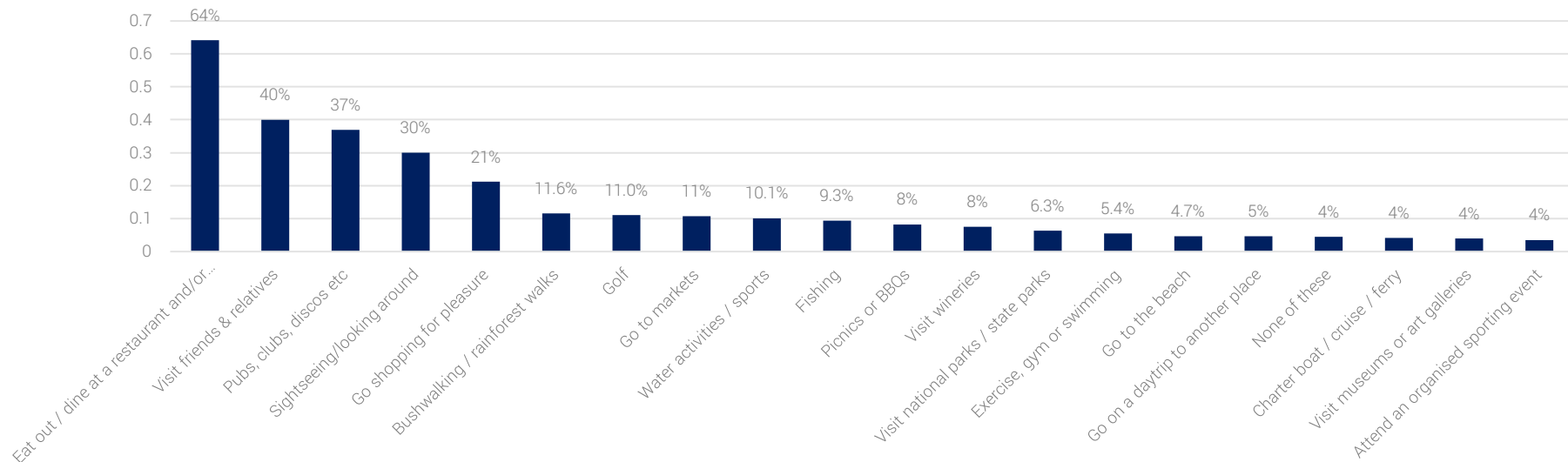
Source: Tourism Research Australia National Visitor Survey, 2016

7.4. DOMESTIC DAYTRIP VISITORS

VISITATION

There was an average of 117,998 annual daytrip visitors to Yarrawonga for the year ending March 2012-2016.

PURPOSE OF VISIT

Over the 5-year period between 2012 and 2016, for the year ending March, 50% of domestic overnight visitors to Yarrawonga were visiting to visit friends and relatives, followed by visiting for a holiday (30%) and visiting for business purposes (13%). Daytrip visitors to Yarrawonga for business purposes may rely on library services and facilities for conducting business, holding meetings, using Wi-Fi or accessing computer services.

FIGURE 14 DOMESTIC DAY TRIP VISITORS TO YARRAWONGA – PURPOSE OF VISIT – 5 YEAR AVERAGE

■ 5 Year Average
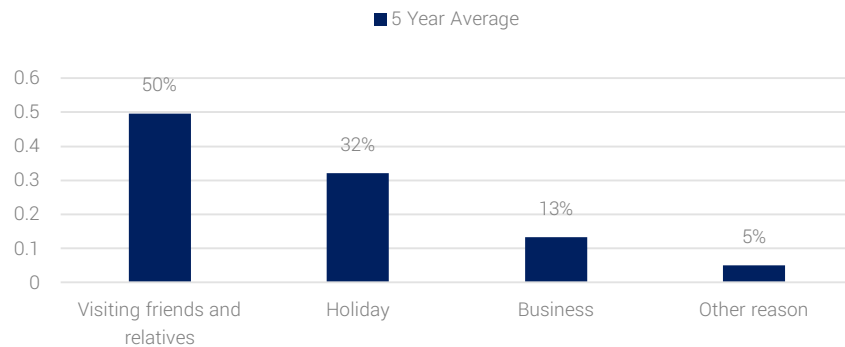
Source: Tourism Research Australia National Visitor Survey, 2016

7.5. INTERNATIONAL VISITORS

VISITATION

There was an average of 1,026 annual international visitors to Yarrawonga for the year ending March 2012-2016.

PURPOSE OF VISIT

40% of international visitors to Yarrawonga over the 5-year period visited to visit friends and relatives, followed by for a holiday (30%), employment (12%), business (10%) and education (7%). Although a small visitor market compared to domestic visitors, library services may be utilised by international travellers, particularly those seeking employment and visiting for business.

FIGURE 15 INTERNATIONAL VISITORS TO YARRAWONGA – PURPOSE OF VISIT – 5 YEAR AVERAGE

■ 5 Year Average
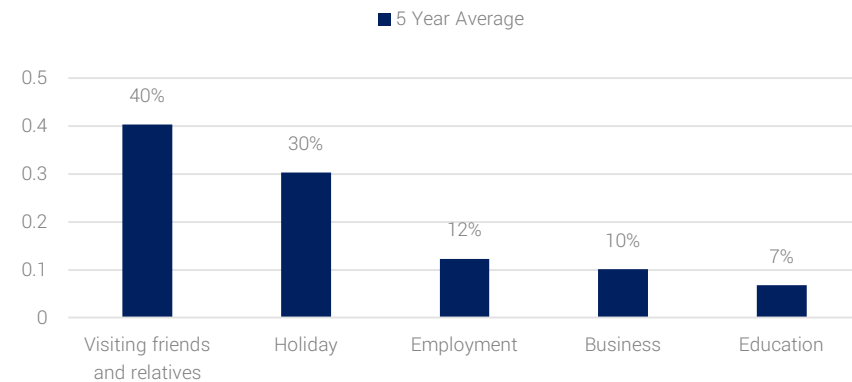
Source: Tourism Research Australia International Visitor Survey, 2016

8. PROJECTED SPACE REQUIREMENT

8.1. INTRODUCTION

This section of the report provides an assessment of the projected space requirement of the Yarrawonga Library utilising the Population Based Benchmark and Service Based Benchmark as published in *People Places: A Guide for Public Library Buildings in New South Wales* (3rd Edition, Sydney: State Library NSW, 2012).

8.2. POPULATION BASED BENCHMARK

People Places: A Guide for Public Library Buildings in New South Wales (3rd Edition, Sydney: State Library NSW, 2012) outlines a population based benchmark approach to calculating the estimated floor area required for a library of any given population catchment. This method has been used for Yarrawonga, utilising the population catchment assessment outlined in Section 6. The assessment is outlined in Table 10 below.

Utilising the Population Based Area Calculator it is estimated that 823 m^2 (gross) of space would be required for the Yarrawonga Library. The estimated required area is significantly larger than the current library space at 240 m^2.

TABLE 10 POPULATION BASED BENCHMARK AREA CALCULATOR

What is the ten-year population forecast for the local catchment of the proposed library?	11,210
How many people would you forecast to be in the non-resident workforce in that catchment in ten years' time?	717*
Using the Population-Based Benchmark, the total library floor area should be	823 m^2 (gross)

*Approximate forecast to 2019 – utilising regional job growth projections
Source: State Library New South Wales – People Places Population Based Area Calculator

8.3. SERVICE BASED BENCHMARK

The Service Based Benchmark is a tool used to calculate the library collection and services in the next ten years, published in *People Places: A Guide for Public Library Buildings in New South Wales* (3rd Edition, Sydney: State Library NSW, 2012).

This tool is used in this section to provide a high level estimate of the library space required for the Yarrawonga Library over the next ten years, based on collection size, functional and service areas.

The Service Based Benchmark calculations are provided in Appendix A.

PROJECTING THE COLLECTION SIZE

The current collection size of the Yarrawonga Library is 12,507. Using the projecting collection size tool in People Places, 2012, as shown in Table 11, which uses an items per capital benchmark, the baseline collection for the ten-year catchment population is 26,904.

Taking an average of the current library collection size and the baseline collection size of the projected ten-year population, the average collection size is 19,705.

TABLE 11 PROJECTING THE COLLECTION SIZE

	POPULATIONS UP TO 100,000 (ITEMS PER CAPITA)	YARRAWONGA CATCHMENT (BASED ON POPULATION OF 11,210)
Baseline	2.4	26,904
Enhanced	2.6	29,146
Exemplary	3.1	34,751

Source: State Library New South Wales – People Places Population Based Area Calculator

IDENTIFYING THE SIZE OF DIFFERENT FORMAT COLLECTIONS WITHIN THE COLLECTION

Identifying the size of different format collections includes print, non-books and electronic items. Each of these formats requires different shelf space, so the proportion of each type is required to calculate the space requirement.

Using data from the 2014/15 GVL Annual Report, print and audio visual resources make up 98% of the collection, with e-resources making up the remaining 2%. Currently, printed materials make up the majority of resources in GVL libraries, however, there is a trend toward a greater quantity of e-resources within GVL libraries and across the state. With this in mind, it may be likely that the proportion of e-resources will increase in the future. Therefore, the following proportion of functional areas have been assumed for the analysis:

- Books and volumes on shelves – 85% of collection;
- Periodicals – 1% of collection;
- Non-print material – 4% of collection;
- Virtual and digital resources – 10% of collection.

THE PERCENTAGE OF THE COLLECTION OUT ON LOAN

People Places suggests that most libraries indicate that between 30% and 35% of the overall collection is on loan at any given time.[25]

Loans data for the Yarrawonga Library shows that in 2014/15, there were 51,407 loans from a collection of 12,507 items with an average loan period of 1.5 days.

For the purposes of this analysis it is assumed that 30% of books and volumes on shelves, 50% of non-print material and 10% of periodicals are out on loan at any given time.

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[25] People Places – Third Edition 2012, State Library NSW p.11

PUBLIC ACCESS COMPUTERS

Generally, libraries serving populations of less than 20,000 people require access to at least 5 PCs with internet access[26]. The current Yarrawonga Library includes 5 PCs.

The service based benchmark uses a space standard of 5 m^2 per public access computer terminal.

FUNCTIONAL & SERVICE SPACE

The Service Based Benchmark designates the collection space as 100% and the functional and service space as additional space, which is likely to be twice the size of the collection space.

Total library space (collection and functional and service space) expressed as a percentage is likely to total at least 300%, where 100% is allocated to collections and approximately 200% is allocated to service and functional space on the Service Based Benchmark.

Reader Seating & Study Space

The Service Based Benchmark calculates a seating requirement of 78 seats for the Yarrawonga Library, based on the population catchment. This includes seating in study and homework centres, meeting rooms if they are available for public use, lounge and browsing area seating, children's area seating, seating at Internet terminals, carrels and tables. However, it does not include staff seating or conference/external meeting room seating.

For the purposes of this analysis the following proportions of types of seating are used in the analysis:

- Proportion of seating to be desking – 40%;
- Proportion of seating to be lounge – 40%;
- Proportion of seating to be group study – 20%.

These proportions have been used to provide an even distribution of seating types for different purposes in the library. This is a guide only for high level space requirement purposes only. Actual seating provision is subject to detailed design work.

Staff Areas and Workspace

Staff work spaces include service desks, sorting areas, work rooms, staff lunch rooms, staff toilets and showers, staff locker space, storage required for work material, files, stationery, stack collection storage, collections in process and transit, archives and conservation.

Amenities and Ancillary Space

Amenities and ancillary space includes any space required which supports the library but is not specific to a library function. These might include but are not limited to:

- Foyers, entrances, lobbies;
- Elevators and elevator shafts;
- Public toilets including baby change and parents room;
- Plant equipment;
- Maintenance and cleaning storage;
- Garbage and recycling areas;
- Loading and delivery area.

This space requirement will vary significantly across different library services however it is typical for the amenities and facilities space to comprise between 20-30% of functional and service space.

Specialist, Service and Meeting Areas

Specialist and service areas provide space for the library's specific specialist services and programs. These services areas may include but will not be limited to:

- Children's program and reading area;

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[26] Living Learning Libraries: Standards for NSW Public Libraries – Information Technology Standards S15

- Young adult area;
- Local history area/room;
- Family history area/room;
- Toy library;
- IT Training room;
- Training room;
- Games area;
- Digital learning and media areas;
- Audio-visual area/room;
- Newspaper and magazine area;
- Coffee shop;
- Bookshop;
- Public lockers.

The Service Based Benchmark provides suggested area guides for consideration when estimating the required space. These suggested areas have been used for calculation for the Yarrawonga Library to provide a high level overview of the required space.

Other Spaces

Other spaces provides for any areas, services, equipment or furniture that have not been accounted for in earlier sections of the analysis. This includes space for:

- Photocopiers;
- Printers;
- Display areas;
- Bulletin boards;
- Any other areas not identified.

SUMMARY OF SPACE REQUIRED FROM SERVICE BASED BENCHMARK

Table 12 shows the summary of the gross area required for the Yarrawonga Library, based on the Service Based Benchmark, published in *People Place, 2012*. The analysis shows that the Yarrawonga Library would need a gross area of approximately 875m^2 to accommodate library services to serve the ten-year population catchment.

TABLE 12 SUMMARY OF SPACE REQUIRED FROM SERVICE BASED BENCHMARK

SPACES	M^2
FUNCTIONAL AREA	
Books and Volumes on Shelves	167
Periodicals	18
Non Print Material	4
Virtual and Digital Resources	0
Public Computer Terminals	30
Functional Area Sub Total	*219*
READING, SEATING AND STUDY AREAS	
Desk Seating 50% (3m2/space)	
Lounge Seating 40% (3m2/space)	
Group Study Seating 10% (1.8m2/space)	
Reading, Seating and Study Areas Sub Total	*225*
OTHER FUNCTIONAL AREAS	
Customer Service	
Service Desk, Returns and Self Check	22
Browsing, Display & Information	11
Newspaper, Magazine Area	11
Children/Youth Areas	
Children's Story Telling	11
Toy Library	22
Young Adult Area	11
Games Area / Digital Media Space	11

Specialist	
Specialist Genre Collection	11
Specialist Room Local & Family History	22
Storage for Archival / Conservation	11
IT Training Room	11
Staff	
Staff Work, Lunch, Lockers	44
Work Area Storage	11
Mobile Library Services Area	11
Central and Regional Work Area	11
Amenities & Ancillary	
Foyer, Lobby, Corridors, etc.	33
Vertical Circulation (Lifts/Lift Lobby/Stairs)	11
Toilets, Restrooms, Cleaners	11
Plant Equipment, Maintenance	11
Server Room	11
Photocopiers, Digital Equipment	11
Loading Dock, Garbage & General Store	11
Stack Area	11
ADDITIONAL SERVICES	
Café	11
Community Services	44
Exhibition Space	11
Community Kitchen	11
Meeting Room for 10 People	15
Other Functional Areas Sub Total	*431*
Total Functional & Service Areas (gross)	875

Source: State Library New South Wales – People Places Service Based Benchmark Area Calculator, 2012

8.4. SUMMARY OF PROJECTED SPACE REQUIREMENT

Table 13 provides a summary of the projected space requirement based on the population based benchmark and the service based benchmark analysis. Both the population benchmark and service based benchmark estimate a required gross area of between 800m2 and 900m^2, at an average of approximately 850m^2 required to service the projected ten-year population catchment.

The estimated gross area required for the Yarrawonga Library, based on a ten-year population projection, is significantly larger than the current space of the Yarrawonga Library of 240m^2 (approx.).

Further, as outlined in Section 8, the visitor population will increase demand for library services, particularly throughout the peak visitation periods, particularly the significant domestic overnight visitor market and business markets.

TABLE 13 SUMMARY OF PROJECTED SPACE REQUIREMENT

	ESTIMATED GROSS AREA
Population Based Benchmark	823 m^2
Service Based Benchmark	875 m^2
Average	849 m^2
Current Library area	240 m^2
Additional Space Required	609 m^2

PART C: LOCATION ANALYSIS

Part C of the report provides an analysis of potential sites for a new Yarrawonga Library and identifies a preferred site moving forward.

9. LOCATION ANALYSIS

9.1. INTRODUCTION

"Poor locations for public libraries can result in public monies being wasted. Research strongly supports that location is a major factor for library users and a well-located library is essential to achieve increased utilisation".[27]

This section of the report provides a locational analysis for the Yarrawonga Library. Location assessment criteria have been developed which will be used to assess potential locations and sites for the Yarrawonga Library. Location assessment criteria have been sourced from *People Places – Third Edition 2012*, as well as developed by Urban Enterprise from the background context and research, consultation, needs analysis and our experience with similar projects.

The criteria developed in this section of the report will be used in a site assessment matrix to determine the most appropriate sites/locations for the Yarrawonga Library.

9.2. LOCATION ASSESSMENT CRITERIA

- **Main street or shopping centre location** – Is the site on a main town centre street or in a shopping centre destination location?
- **Highly visible location** – Is the site highly visible from main areas of activity e.g. main streets?
- **Ground floor and street frontage** – Does the site have ground floor frontage to the street?
- **High levels of personal and property safety** – Is the site in a safe location e.g. not isolated, area of activity and 'eyes on the street'?
- **Fully accessible** – Is the site fully accessible?

- **Accessible from local schools** – Is the site easy to access from local schools?
- **Potential for outdoor space** – Does the site provide the potential to incorporate outdoor space in to the concept?
- **Priority pedestrian access** – Does the site provide priority access to pedestrians (i.e. the area does not prioritise vehicles)?
- **Walk to public transport** – Is the site within walking distance to public transport (approximately 400m)
- **Convenient and safe parking** – Is the site easily accessible by private vehicle with conveniently located and accessible car parking?
- **Accessible for all vehicles** – Does the site provide accessibility to a range of vehicles e.g. buses?
- **Future expansion** – Does the site provide potential for future expansion?
- **Limited site constraints to development** – Is the site restrictive of development e.g. topography, unstable soils, covenants etc.?
- **Council owned land** – Is the site currently owned by Council?
- **Sufficient space for development** – Is the site of adequate size for the development of the library?
- **Town Centre primacy** - Does the location strengthen the primacy of the Yarrawonga Town Centre?
- **Zoning** – Does the current zoning permit the use?

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[27] State Library NSW - *People Places – A Guide for Public Library Buildings in NSW* 2012 p.66

9.3. IDENTIFIED SITES

A number of sites have been identified by the Project Steering Committee for assessment of the viability for the possible future location of the Yarrawonga Library.

An overview of potential sites for assessment are included in Table 14, as well as identified in Figure 16.

These sites will be assessed in a site assessment matrix, against the location assessment criteria.

TABLE 14 OVERVIEW OF POTENTIAL SITES

SITE IDENTIFIER	SITE	ADDRESS	OWNER	LOT SIZE (APPROX.)	ZONING
A	Current Site	26 – 30 Belmore Street, Yarrawonga;	Moira Shire Council	620m^2	Commercial 1 Zone (C1Z)
B	Yarrawonga Town Hall, Community Hall & Former Kindergarten Site	Cnr Belmore and Orr St & Cnr Hume & Orr St, Yarrawonga	Moira Shire Council	3,500m^2	Public Use Zone (PUZ)
C	Former Ford Building	80 Belmore Street, Yarrawonga	Private Ownership	2,000m^2	Public Use Zone (PUZ)
D	Road reserve at the end of Tom & Hovell Streets, fronting Lake	Adjacent to 12 Irvine Parade, Yarrawonga	Private Ownership	940m^2	General Residential Zone (GRZ)
E	Old Nursery in Belmore Street	110 Belmore Street, Yarrawonga	Private Ownership	1,100m^2	Commercial 1 Zone (C1Z)
F	Co-location with proposed interpretive centre at Sullivan's Folly;	Cnr Hunt Street and Haebich Drive, Yarrawonga	Goulburn Murray Water	5,000m^2	Public Conservation & Resource Zone (PCRZ)
G	Vic Track Land Adjacent to Railway Corridor	No exact address (Near Lott Street, adjacent to train line)	Vic Track	No current lot	Public Use Zone (PUZ)
H	Current Prep – 4 Campus of Yarrawonga College	2 Tom Street, Yarrawonga	Department of Education	1.2 ha	Public Use Zone (PUZ)
I	Greenfield land on Murray Valley Highway	Murray Valley Highway (between Woods Road and new Bunnings Warehouse development)	Private Ownership	No current lot	General Residential Zone (GRZ)

Map labels:
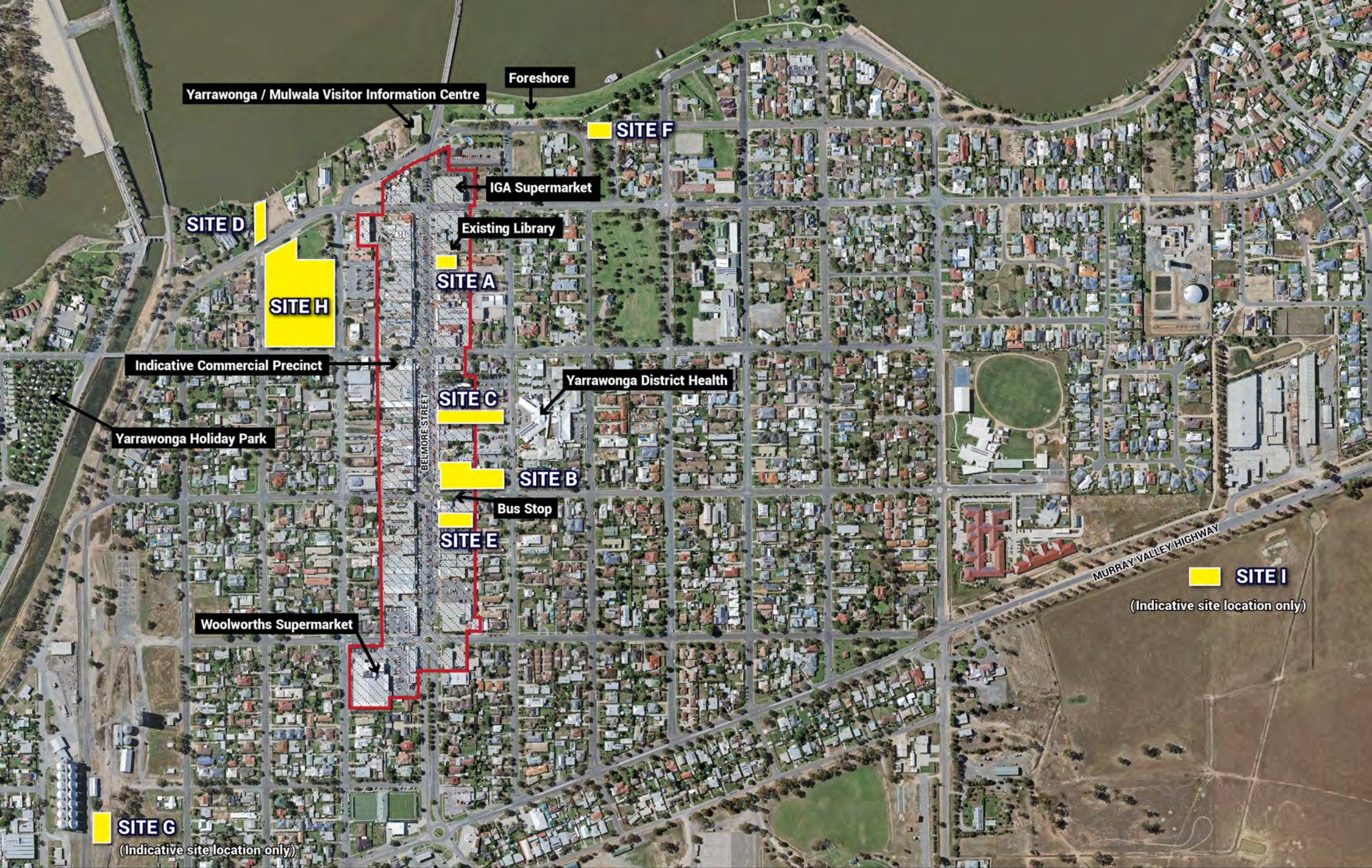
- Yarrawonga / Mulwala Visitor Information Centre
- Foreshore
- SITE F
- IGA Supermarket
- Existing Library
- SITE D
- SITE A
- SITE H
- BELMORE STREET
- Indicative Commercial Precinct
- Yarrawonga District Health
- SITE C
- Yarrawonga Holiday Park
- SITE B
- Bus Stop
- SITE E
- Woolworths Supermarket
- MURRAY VALLEY HIGHWAY
- SITE I
  (Indicative site location only)
- SITE G
  (Indicative site location only)

YARRAWONGA LIBRARY - IDENTIFIED SITES MAP
YARRAWONGA LIBRARY FUTURE NEEDS ANALYSIS & SITE IDENTIFICATION PROJECT

9.4. SITE ASSESSMENT MATRIX

The following table provides an assessment of each of the identified sites against the locational assessment criteria in section 9.2.

The site assessment matrix includes both an unweighted score assessment and a weighted score assessment for comparison. This assessment will inform discussion of each of the sites and the potential for location of the Yarrawonga Library.

UNWEIGHTED SCORE ASSESSMENT

The unweighted score assessment includes the provision of 1 point for a site that satisfies the criterion and 0 points for a site that does not.

WEIGHTED SCORE ASSESSMENT

The weighted score assessment weights each criterion in terms of their importance for the identification of an appropriate site for the future Yarrawonga Library. The weighting of each criteria is outlined below. Criteria can be weighted as times 1, 2 or 3. For example if a site scores a base point of 1 against the relevant criteria and the criteria has a weighting of times 3, the weighted score for that site against the criteria is equal to 3. The weighting of each criteria is based on existing research and strategic policy for locating libraries and has been discussed with the project steering committee.

1. Main street or shopping centre location (weighting X3)

A main street or shopping centre location is considered to be very important for the location of libraries. Locating a library within the main activity centre allows people to undertake multiple activities in a single trip. A central location also promotes incidental visitation as it does not require a specific planned trip to the library. A central location is supported by existing policy and research.

2. Highly visible location (weighting X3)

A highly visible location is considered to be very important as it increases awareness of the location of the library, both with locals and visitors and increases passive surveillance.

Further, a highly visible location can allow new libraries to make a highly visible design statement.

3. Ground floor and street frontage (weighting X1)

Ground floor and street frontage is considered very important, however, all selected sites have ground floor and street frontage, therefore no additional weighting has been placed on the criteria.

4. High levels of personal and property safety (weighting X3)

High levels of personal and property safety is an important criterion for the location, relating to a non-isolated location and having passive surveillance and activity. This is very important for ensuring a comfortable and welcoming location for visitors of all ages to the library.

5. Fully accessible (weighting X1)

A fully accessible site is very important, however, all selected sites would be required to be made fully accessible through development, therefore no additional weighting has been placed on the criteria.

6. Accessible from local schools (weighting X1)

Accessible from local schools is an important factor, however, given the location of schools in Yarrawonga close to the Town Centre, this criteria is satisfied through a central location.

7. Potential for outdoor space (weighting X1)

Potential for outdoor space is important, however, it is not considered to be a critical component of the location of the library, it has therefore been weighted accordingly.

8. Priority pedestrian access (weighting X1)

Priority pedestrian access relates to a pedestrian friendly environment. Town centre locations are more likely to be pedestrian friendly, rather than main road locations. This criterion is partially satisfied through a town centre locations and is therefore given no additional weighting.

9.   Walk to public transport - within 400m of bust stop (weighting X2)

The proximity of the library to public transport is an important aspect of its location. Public transport provides access to Library for users that rely on public transport as one of their core modes of transportation. This criterion has therefore been weighted accordingly.

10.   Convenient and Safe Parking (weighting X2)

As private vehicle use is a key mode of transportation in Yarrawonga, it is important that the library has access to safe car parking within close proximity to the library. This criterion has been weighted accordingly.

11.   Accessible for all vehicles (weighting X1)

Although access for all vehicles is an important consideration, it's acknowledgement as a criterion for location and its single weighting is sufficient when compared with other criteria.

12.   Future expansion (weighting X1)

The needs analysis has identified a library size based on a ten year projected population. It is difficult to predict the long term requirements of a library space and therefore land requirements. However, creating a flexible and adaptable space, which can be adjusted based on future requirements is an important consideration in design. Having some additional land to facilitate future expansion is considered to be important, however, is not a core consideration and therefore is given a single weighting.

13.   Limited site constraints to development (weighting X1)

Limiting the site constraints to development is important in reducing barriers and cost to development. Although an important consideration, it is not considered to warrant additional weighting.

14.   Council owned land (weighting X3)

Council owned land is a primary consideration in location. Council owned land reduces the risks associated with purchase of private land, reduces project timing and reduces cost. It has therefore been giving premium weighting in the weighted location assessment.

15.   Sufficient space for development (weighting X3)

Having sufficient space for development is a paramount requirement. Without sufficient space, development is impossible. This criterion has therefore been giving maximum weighting.

16.   Town Centre primacy (weighting X2)

Existing strategic policy promotes maintain the primacy of the Town Centre. Moving key activities outside of the Town Centre reduces the primacy of the Town Centre, and therefore the activity and vibrancy associated with the Town Centre. This criterion has therefore been weighted accordingly.

17.   Zoning (weighting X1)

Although appropriately zoned land is an important aspect of the location as it indicates a use compatible with the land and surrounding land uses, zoning can be changed through a planning scheme amendment if strategically justifiable.

SITE ASSESSMENT MATRIX

Table 15 shows the site assessment matrix, which includes a checklist against the criteria, a summary comment has been provided for each site against each criterion, as well as an unweighted and weighted score.

A total unweighted and weighted score is provided for each site for comparison.

TABLE 15 SITE ASSESSMENT MATRIX

	Site Identifier / Site Name								
	A	B	C	D	E	F	G	H	I
	Current Site	Yarrawonga Town Hall & Former Kindergarten Site	Former Ford Site	Road reserve at the end of Tom & Hovell Streets	Old Nursery in Belmore Street	Co-location with proposed Interpretive Centre at FOLLY's Landing	Vic Track Land Adjacent to Railway Corridor	Current Prep - 4 Campus of Yarrawonga College	Greenfield Land on Murray Valley Highway
Criteria	Main street or shopping centre location (Criteria weighting X3)								
Yes / No	✓	✓	✓	✗	✓	✗	✗	✗	✗
Comment	Yes, located on Belmore Street.	Yes, located on Belmore Street.	Yes, located on Belmore Street.	Located off main street.	Yes, located on Belmore Street.	Yes, located on Belmore Street.	Located off main street.	Located off main street.	Located off main street.
Base Score	1	1	1	0	1	0	0	0	0
Weighted Score	3	3	3	0	3	0	0	0	0
Criteria	Highly visible location (criteria weighting X3)								
Yes / No	✓	✓	✓	✗	✓	✗	✗	✗	✗
Comment	Yes, located on Belmore Street.	Yes, located on Belmore Street and includes iconic Town Hall building.	Yes, located on Belmore Street.	Located off main street.	Yes, located on Belmore Street.	Located off main street.	Located off main street.	Located off main street.	Located off main street.
Base Score	1	1	1	0	1	0	0	0	0
Weighted Score	3	3	3	0	3	0	0	0	0
Criteria	Ground floor and street frontage (criteria weighting X1)								
Yes / No	✓	✓	✓	✓	✓	✓	✓	✓	✓
Comment	Yes.	Yes.	Yes.	Yes.	Yes.	Yes.	Yes.	Yes.	Yes.
Base Score	1	1	1	1	1	1	1	1	1
Weighted Score	1	1	1	1	1	1	1	1	1

	Site Identifier / Site Name								
	A	B	C	D	E	F	G	H	I
Criteria	High levels of personal and property safety (criteria weighting X3)								
Yes / No	✓	✓	✓	✗	✓	✗	✗	✗	✗
Comment	Within high activity Town Centre location.	Within high activity Town Centre location.	Within high activity Town Centre location.	Located off main street and adjacent to water. Reduced passive surveillance.	Within high activity Town Centre location.	Located off main street and adjacent to water. Reduced passive surveillance.	Located off main street and in industrial area. Reduced passive surveillance.	Located off main street. Reduced passive surveillance.	Located off main street. Adjacent to Highway with high vehicle speeds. Reduced passive surveillance.
Base Score	1	1	1	0	1	0	0	0	0
Weighted Score	3	3	3	0	3	0	0	0	0
Criteria	Fully accessible (criteria weighting X1)								
Yes / No	✓	✓	✓	✓	✓	✓	✓	✓	✓
Comment	Would be required to be fully accessible if developed.	Would be required to be fully accessible if developed.	Would be required to be fully accessible if developed.	Would be required to be fully accessible if developed.	Would be required to be fully accessible if developed.	Would be required to be fully accessible if developed.	Would be required to be fully accessible if developed.	Would be required to be fully accessible if developed.	Would be required to be fully accessible if developed.
Base Score	1	1	1	1	1	1	1	1	1
Weighted Score	1	1	1	1	1	1	1	1	1
Criteria	Accessible from local schools (criteria weighting X1)								
Yes / No	✓	✓	✓	✓	✓	✓	✓	✓	✓
Comment	Central location to local schools.	Central location to local schools.	Central location to local schools.	Central location to local schools.	Central location to local schools.	Central location to local schools.	Central location to local schools.	Central location to local schools.	Located in close proximity to Yarrawonga College.
Base Score	1	1	1	1	1	1	1	1	1
Weighted Score	1	1	1	1	1	1	1	1	1
Criteria	Potential for outdoor space (criteria weighting X1)								
Yes / No	✗	✓	✓	✓	✓	✓	✓	✓	✓

	Site Identifier / Site Name								
	A	B	C	D	E	F	G	H	I
Comment	Site is constrained by size. Opportunities for outdoor space are limited.	Yes, the site includes opportunities for the incorporation of outdoor spaces.	Yes, the site includes opportunities for the incorporation of outdoor spaces.	Yes, the site includes opportunities for the incorporation of outdoor spaces.	Yes, the site includes opportunities for the incorporation of outdoor spaces.	Yes, the site includes opportunities for the incorporation of outdoor spaces.	Yes, the site includes opportunities for the incorporation of outdoor spaces.	Yes, the site includes opportunities for the incorporation of outdoor spaces.	Yes, the site includes opportunities for the incorporation of outdoor spaces.
Base Score	0	1	1	1	1	1	1	1	1
Weighted Score	0	1	1	1	1	1	1	1	1
Criteria	Priority pedestrian access (criteria weighting X1)								
Yes / No	✓	✓	✓	✓	✓	✓	✗	✓	✗
Comment	Located within Town Centre. Includes wide footpaths and low vehicle speeds.	Located within Town Centre. Includes wide footpaths and low vehicle speeds.	Located within Town Centre. Includes wide footpaths and low vehicle speeds.	Located outside Town Centre, however is not on a main road.	Located within Town Centre. Includes wide footpaths and low vehicle speeds.	Located within Town Centre, however is not on a main road.	Located outside of Town Centre with potential Town bypass route with higher vehicle speeds.	Located outside Town Centre, however is not on a main road.	Located outside of Town Centre on main Highway.
Base Score	1	1	1	1	1	1	0	1	0
Weighted Score	1	1	1	1	1	1	0	1	0
Criteria	Walk to public transport - within 400m of bus stop (criteria weighting X2)								
Yes / No	✓	✓	✓	✗	✓	✗	✗	✗	✗
Comment	Located approx. 360m walk to Belmore/Orr St bus terminus.	Located adjacent to the Belmore/Orr St bus terminus.	Located approx. 140m walk to Belmore/Orr St bus terminus.	Located approx. 670m walk to Belmore/Orr St bus terminus.	Located approx. 50m walk to Belmore/Orr St bus terminus.	Located approx. 850m walk to Belmore/Orr St bus terminus.	Located approx. 950m walk to Belmore/Orr St bus terminus.	Located approx. 450m walk to Belmore/Orr St bus terminus.	Located approx. 1.25 km walk to Belmore/Orr St bus terminus.
Base Score	1	1	1	0	1	0	0	0	0
Weighted Score	2	2	2	0	2	0	0	0	0
Criteria	Convenient and safe parking (criteria weighting X2)								
Yes / No	✓	✓	✓	✓	✓	✓	✓	✓	✓

	Site Identifier / Site Name								
	A	B	C	D	E	F	G	H	I
Comment	On street parking and staff car parking currently provided on site.	On street parking opportunities on Belmore, Orr and Hume Street and possible on-site parking.	On street parking opportunities on Belmore, Orr and Hume Street.	On street parking available on Irvine Parade.	On street parking opportunities on Belmore Street.	On street parking opportunities available.	Land available for on-site parking.	Parking available.	Land available for on-site parking.
Base Score	1	1	1	1	1	1	1	1	1
Weighted Score	2	2	2	2	2	2	2	2	2
Criteria	Accessible for all vehicles (criteria weighting X1)								
Yes / No	✘	✔	✘	✘	✘	✔	✔	✔	✔
Comment	Standard passenger vehicles only.	Parking provided off site for passenger vehicles, bus stop located adjacent to site.	Standard passenger vehicles only.	Standard passenger vehicles only.	Standard passenger vehicles only.	Potential to be accessible to larger vehicles.	Potential to be accessible to larger vehicles.	Potential to be accessible to larger vehicles.	Potential to be accessible to larger vehicles.
Base Score	0	1	0	0	0	1	1	1	1
Weighted Score	0	1	0	0	0	1	1	1	1
Criteria	Future expansion (criteria weighting X1)								
Yes / No	✘	✔	✔	✘	✘	✔	✔	✔	✔
Comment	Future expansion potential would be limited due to size of the site. Expansion would have to be to a second level.	The site includes future expansion potential, most likely as a second storey.	The site is constrained by existing buildings to the north and south, however, expansion is possible to the east.	The site is constrained by residential development to the east and west and Lake Mulwala to the north.	The site is constrained by existing buildings to the north, south and east.	There may be some potential for expansion, but may be constrained by size.	The site would include future expansion potential.	The site would include future expansion potential.	The site would include future expansion potential.
Base Score	0	1	1	0	0	1	1	1	1
Weighted Score	0	1	1	0	0	1	1	1	1
Criteria	Limited site constraints to development (criteria weighting X1)								
Yes / No	✘	✘	✘	✔	✘	✔	✔	✘	✔

	Site Identifier / Site Name								
	A	B	C	D	E	F	G	H	I
Comment	Site is constrained by a mobile tower at the rear of the site.	Site includes existing buildings, including Town Hall, Community Hall and former Kindergarten and portable buildings.	Site includes an existing building.	Site appears to be an unconstrained, greenfield site. However, further investigation required.	Site includes existing buildings.	Site appears to be an unconstrained, greenfield site. However, further investigation required.	Site appears to be an unconstrained, greenfield site. However, further investigation required.	Site includes existing buildings.	Site appears to be an unconstrained, greenfield site. However, further investigation required.
Base Score	0	0	0	1	0	1	1	0	1
Weighted Score	0	0	0	1	0	1	1	0	1
Criteria	**Council owned land (criteria weighting X3)**								
Yes / No	✓	✓	✗	✗	✗	✗	✗	✗	✗
Comment	Yes.	Yes.	No.	No.	No.	No.	No.	No.	No.
Base Score	1	1	0	0	0	0	0	0	0
Weighted Score	3	3	0	0	0	0	0	0	0
Criteria	**Sufficient space for development (criteria weighting X3)**								
Yes / No	✗	✓	✓		✓	✗	✓	✓	✓
Comment	Site is approximately 620 m^2, less than the required area for an enhanced Yarrawonga Library concept.	Yes, the total site is approximately 3,500 m^2.	Yes, the total site is approximately 2,000 m^2.	Yes, the total site is approximately 940m^2.	Yes, the total site is approximately 1,100m^2.	The total site area is approximately 1,100 m^2, however may not be sufficient room for co-location of uses.	No identified property boundary, however, sufficient land available.	Yes, the total site is approximately 1.2 ha	No identified property boundary, however, sufficient land available.
Base Score	0	1	1	1	1	0	1	1	1
Weighted Score	0	3	3	3	3	0	3	3	3
Criteria	**Town Centre primacy (criteria weighting X2)**								
Yes / No	✓	✓	✓	✗	✓	✗	✗	✗	✗
Comment	Yes, located within Town Centre.	Yes, located within Town Centre.	Yes, located within Town Centre.	Located outside Town Centre.	Yes, located within Town Centre.	Located outside Town Centre.	Located outside Town Centre.	Located outside Town Centre.	Located outside Town Centre.
Base Score	1	1	1	0	1	0	0	0	0

	Site Identifier / Site Name								
	A	B	C	D	E	F	G	H	I
Weighted Score	2	2	2	0	2	0	0	0	0
Criteria	Zoning (criteria weighting X1)								
Yes / No	✓	✓	✓	✗	✓	✗	✓	✓	✗
Comment	Commercial 1 Zone.	Public Use Zone.	Public Use Zone.	General Residential Zone.	Commercial 1 Zone.	Public Conservation & Resource Zone.	Public Use Zone.	Public Use Zone.	General Residential Zone.
Base Score	1	1	1	0	1	0	1	1	0
Weighted Score	1	1	1	0	1	0	1	1	0
	Total								
Total Base Score	12	16	14	8	13	9	10	10	9
Total Weighted Score	23	29	25	11	24	10	13	13	12

9.5. SITE SCORES

Table 16 provides a summary of the total scores from the site assessment matrix. The table shows that based on both the unweighted and weighted scores, the Yarrawonga Town Hall site is the preferred site.

Other sites which performed well in the site assessment matrix included the former Ford Building, the Old Nursery in Belmore Street and the current site.

Discussion on each site is provided in section 9.6.

TABLE 16 SITE SCORES

SITE IDENTIFIER	SITE	UNWEIGHTED SCORE	WEIGHTED SCORE
A	Current Site	12	23
B	Yarrawonga Town Hall, Community Hall & Former Kindergarten Site	16	29
C	Former Ford Building	14	25
D	Road reserve at the end of Tom & Hovell Streets, fronting Lake	8	11
E	Old Nursery in Belmore Street	13	24
F	Co-location with proposed interpretive centre at Sullivan's Folly;	9	10
G	Vic Track Land Adjacent to Railway Corridor	10	13
H	Current Prep – 4 Campus of Yarrawonga College	10	13
I	Greenfield land on Murray Valley Highway	9	12

9.6. DISCUSSION OF SITES

SITE A: CURRENT SITE

The current Yarrawonga Library site although centrally located and in Council ownership is constrained by its size, which is a major barrier to development of a new Yarrawonga Library. In order to achieve the required area, the library would need to be located over multiple levels, which increases the cost of development, increases difficulties in staffing the library and restricts access. Further, the site is constrained by an existing mobile telephone tower to the rear of the site, which would likely increase the cost of development if the library was redeveloped on the current site.

Further, if redeveloped the library would need to be closed and the collection stored offsite during development.

Based on the restrictions to expansion and development, the current library site is not considered to be a viable location for the future Yarrawonga Library.

SITE B: YARRAWONGA TOWN HALL, COMMUNITY HALL & FORMER KINDERGARTEN SITE

The Yarrawonga Town Hall, Community Hall and Former Kindergarten Site was ranked highest in the site assessment matrix, both in the unweighted and weighted score. This site has many favourable attributes for establishment of the library and 'ticks' all the boxes in the site assessment matrix.

The site was also formerly identified in the *Yarrawonga Growth Management Strategy 2008*, for establishment as a civic hub. The major benefits of this site include:

- Central location;
- In Council ownership;
- Opposite a bus stop;
- Large site which can accommodate the library plus many other potential co-located uses;

- Urban renewal opportunity;

- Three street frontages;

- Zoned Public Use Zone (PUZ), compatible with use for a library;

- Home to the iconic Yarrawonga Town Hall building;

- Sufficient car parking opportunities along Belmore Street, Orr Street and Hume Street;

- Opportunities for incorporation of outdoor spaces and new community public open space located within the Town Centre;

- Potential economic benefits for local business traders;

- Within walking distance to anchor supermarket retailers and Yarrawonga District Health Service;

- Currently an underutilised civic site.

SITE C: FORMER FORD SITE

The former Ford building site located on Belmore Street within the Yarrawonga Town Centre, scored highly in the site assessment ranking, second to the Yarrawonga Town Hall site. This site has many favourable attributes including its central location, size and potential for two street frontages. However, a major barrier of this site is that it is in private ownership. The private ownership of the site increases the potential cost and timing of development. This would seem unnecessary given the presence of a superior site, in Council ownership located just south of this site.

SITE D: ROAD RESERVE AT THE END OF TOM & HOVELL STREETS, FRONTING LAKE

The road reserve site at the end of Tom & Hovell Streets, fronting Lake Mulwala did not rank comparatively well in the site assessment matrix, due to the following key factors:

- Location outside of the Town Centre;

- Location off the main street;

- Incompatible zoning and adjacent land uses;

- Within private ownership;

Further the site is only approximately 940m^2, which would mean the site would need to be almost fully developed boundary to boundary in a residential zone. The shape of the site is also considered to be a constraint to development.

The bonus of this site is the location on the lake front and the potential to capture views. However, this site is not considered to display the core characteristics of a potential library site due to its location outside of the commercial centre of Yarrawonga.

SITE E: OLD NURSERY IN BELMORE STREET

The old nursery site in Belmore Street, much like the former Ford site ranked highly in the site assessment matrix due to its central location, size, zoning and proximity to public transport. However, also like the former Ford site, the site is within private ownership, which creates additional development hurdles and increases the cost and timing of development.

SITE F: CO-LOCATION WITH PROPOSED INTERPRETIVE CENTRE AT SULLIVAN'S FOLLY

Co-location of the library with the proposed interpretive centre at Sullivan's Folly did not rank that well compared to other sites due to its location outside of the Town Centre, proximity to public transport and outside of Council ownership.

SITE G: VIC TRACK LAND ADJACENT TO RAILWAY CORRIDOR

Vic Track land adjacent to the railway line has been proposed as a potential location for the Yarrawonga Library. The area is designated as a future urban renewal area, which would likely coincide with the preferred route for the Mulwala lake crossing and road alignment. The old railway station building was recently converted into a community exhibition space.

The area is currently characterised by industrial uses and brownfield land. The area is also identified in the Yarrawonga Structure Plan for future light or service industries.

The site has not ranked well in the site assessment due to some key negative characteristics of the site, including:

- Location outside of the current commercial activity centre and Town Centre;
- Location off the main street;
- Site is not in Council's ownership;
- Low levels of passive surveillance;
- Significant distance from the nearest bust stop.

The site is currently not considered appropriate for the location of a library.

SITE H: CURRENT PREP-4 CAMPUS OF YARRAWONGA COLLEGE

The current prep-4 campus of Yarrawonga College has plans to move from the current site in the future. This may provide some land for alternative purposes in the future.

The site did not rank well in the site assessment matrix due to the following key factors:

- Location off the main street and outside of the Town Centre;
- Land not in Council ownership;
- Limited passive surveillance;
- Distance from the nearest bus stop;
- Existing buildings on site, which would require demolition or repurposing.

As the site is currently in operation as a school campus, there is uncertainty around potential timing for use as a library. The needs analysis identifies a current need for an improved library facility. The potential uncertainty around timing could cause unnecessary delays.

Further, given the size of the site is much larger than the requirements of the library, a study would be required to determine the appropriate future land use mix of the site.

The site is therefore, not considered to be an appropriate location for the library at this time.

SITE I: GREENFIELD LAND ON THE MURRAY VALLEY HIGHWAY

Greenfield land on the Murray Valley Highway was raised as a potential location for the library given the presence of greenfield land which would increase the ease of development.

Further, the site is in close proximity to new residential subdivisions and residential growth and Yarrawonga College.

However, the site is considered to be inappropriate for the establishment of a library, for the following reasons:

- Location outside of the Town Centre;
- Location on Murray Valley Highway which has high vehicle speeds;
- Incompatible adjoining land uses including Bunnings Warehouse (under development) and proposed business park;
- Lack of passive surveillance;
- Distance from the nearest bust stop;
- Land in private ownership.

The site is therefore, not considered to be an appropriate location for the library.

9.7. SUMMARY OF SITE ASSESSMENT

The site location assessment has identified the Yarrawonga Town Hall, Community Hall and Former Kindergarten site as the preferred location for the future Yarrawonga Library.

Other sites that ranked highly in the assessment included the Former Ford Building and Old Nursery Site. This is primarily due to their Town Centre location, which brings a number of locational benefits fundamental to the location of libraries. However, these sites are not in Council ownership and would increase the potential cost and timing of development.

The Yarrawonga Town Hall site is considered to be ideal for the location of the library and provides the opportunity for creation of an active community precinct in the Yarrawonga Town Centre.

9.8. PREFERRED SITE

An aerial photo of the Town Hall site is shown in Figure 17 and images of the Town Hall site included in Figure 18. The site is approximately 3,500m^2, with a frontage of approximately 41 metres to Belmore Street, 100 metres to Orr Street and 30 metres to Hume Street.

The site includes the iconic Yarrawonga Town Hall building, with a frontage to Belmore Street and Orr Street. There is existing open space incorporated into the site, which is partly utilised for access and open grass areas as well as utilised as an outdoor seating area for the hotel/restaurant adjacent.

Directly east of the Town Hall building is a community hall building fronting Orr Street. To the rear of the site on the corner of Orr Street and Hume Street is a disused, former Kindergarten building.

On the north side of the site are some temporary portable buildings, which include a space for a yoga studio.

The site is zoned Public Use Zone (PUZ). The purpose of the zone is to:

• Recognise public land use for public utility and community services and facilities.

• To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

The purpose of the public land use as set out in Clause 36.01 is for Local Government.

The site is affected by a Parking Overlay (PO). The purpose of which is:

• To facilitate an appropriate provision of car parking spaces in the area.

• To identify areas and uses where local car parking rates apply.

• To identify areas where financial contributions are to be made for the provision of shared car parking.

'Library' is not listed as a use in the table.

Given the size of the site is excess to the Libraries requirements, additional uses, functions and services are possible for the site to create a community hub of activity, rather than limit the site to a single use.

Potential concepts for the site are outlined in Part D of the report.

OPEN SPACE

PORTABLES

TOWN HALL

COMMUNITY HALL

FORMER KINDERGARTEN

BELMORE STREET

HUME STREET

ORR STREET

YARRAWONGA TOWN HALL SITE
YARRAWONGA LIBRARY FUTURE NEEDS ANALYSIS & SITE IDENTIFICATION PROJECT

South side of Town Hall

Open space adjacent to north side of Town Hall

View to east side of Town Hall from former Kindergarten

View east from former Kindergarten

Frontage of Town Hall to Belmore Street

View down northern side of Town Hall toward Belmore Street

View of south side of Town Hall / Community Hall from Orr Street

9.9. VISITOR INFORMATION CENTRE CO-LOCATION

As a part of the project, Urban Enterprise has been asked to provide an independent assessment of the merits of co-locating the Visitor Information Centre (VIC) with the library.

In order to do this, the preferred site is assessed against locational criteria for a VIC. The location criteria for the VIC are separate from the library criteria in order to determine independently whether the preferred location for the library would also be suited for co-location of a VIC.

The VIC location criteria are sourced from previous worked undertaken by Urban Enterprise in relation to the location of VIC's and in particular work completed for Moira Shire on the Yarrawonga-Mulwala Tourism Space/Visitor Information Centre Feasibility Study in 2009.

VIC LOCATION CRITERIA

The location criteria relevant to this project from the study include:

- **Visibility** – Is the site visible from major entry and exit points to the town? Is the site visible at eye level for drivers?
- **Accessibility** – Is the site easily accessible by foot, bike, car, bus and train? Does the building offer seamless accessibility for the mobility-impaired?
- **Attraction** – Is the VIC an attraction in its own right? Or is it collocated with a prominent tourism attraction e.g. Lake Mulwala?
- **Parking** – Is there ample space for parking for cars, coaches, boat trailers and caravans?
- **Incidental Visitation** – does the location have the potential to attract incidental visitation?
- **Connection to town centre** – how well is the site integrated and connected to the Yarrawonga town centre? Is the site considered to be part of the Yarrawonga town centre experience?
- **Zoning** – Does the current zoning permit all of the proposed activities of the VIC?

- **Land Ownership** – Will the ownership of the land be an obstacle to realising the concept objectives? Can a lease be secured on favourable (less than market rate) terms for a satisfactory period (e.g. 10 years)?
- **Amenity** – Is the site situated such that the impact on neighbouring residential amenity is minimised? Is the location likely to attract local community opposition?

Table 17 provides an assessment of the preferred site for the library against the VIC location criteria. This assessment does not include an assessment of an ideal site for the location of an independent VIC (out of the scope of this project), rather it is an assessment of the viability of the preferred library site for the potential co-location of a Visitor Information Centre.

TABLE 17 COMPATABILITY ASSESSMENT OF PREFERRED SITE WITH VISITOR INFORMATION CENTRE – ASSESSMENT MATRIX

CRITERIA	WEIGHTING	COMMENT	SCORE	WEIGHTED SCORE (WEIGHTING X SCORE OUT OF 3)
Visibility - Is the site visible from major entry and exit points to the town?	3	The site is not necessarily visible from the major entry and exit points of Town, including from the potential future Yarrawonga Mulwala bridge and road alignment.	0	0
Visibility - Is the site visible at eye level for drivers?	2	The Yarrawonga Town Hall site is one of the most visible sites along Belmore Street. The site is highly visible to drivers at eye level along Belmore Street.	3	6
Accessibility - Easily accessible by car/bus?	3	The site is easily accessed by car and is located adjacent to the town centre bus stop.	3	9
Accessibility - Easily accessible by foot?	3	The site is easily accessed by foot along Belmore Street.	3	9
Accessibility - Easily accessible by train?	2	No direct train to Yarrawonga.	0	0
Attraction - Is the location an attraction in its own right? Is it co-located with a prominent tourist attraction?	3	The Town Hall site is an iconic building, however it is currently not an attraction in its own right, such as Lake Mulwala.	0	0
Parking – Is there ample space for parking for cars, coaches, boat trailers and caravans?	3	The site includes three street frontages and on street parking. However, the site may not be compatible with a high frequency of larger vehicles such as caravans, boat trailers and coach buses.	1	3
Incidental Visitation – does the location have the potential to attract incidental visitation?	2	Given the sites central location on Belmore Street and proximity to shops and cafes this location has potential to attract high incidental visitation.	3	6
Connection to town centre – how well is the site integrated and connected to the Yarrawonga town centre?	2	The site is located within the Yarrawonga Town Centre.	3	6
Zoning – Does the current zoning permit all of the proposed activities of the VIC?	2	As the site is zoned Public Use Zone, the sites zoning is compatible with the use of the land for public community services and facilities.	3	6
Land Ownership – Will the ownership of the land be an obstacle to realising the concept objectives?	3	The land is owned by Council and therefore is favourable for development.	3	9
Amenity – Is the site situated such that the impact on neighbouring residential amenity is minimised? Is the location likely to attract local community opposition?	2	The site has a partial interface with residential properties to the east and south. Community support of the site would need to be established through consultation.	2	4
Total			24/36	60/90

FINDINGS

The site assessment to determine the compatibility of the preferred site for the library with the co-location of a visitor information centre has shown that there may be potential for co-location but that the site lacks some location attributes that may be considered important for the location of VICs.

The favourable factors for co-location include:

- Central and highly visible location;
- Potential for incidental visitation;
- Potential economic benefit to local traders;
- The site is in Council ownership;
- Favourable zoning; and
- Potential for shared facilities, creating operational efficiencies.

However, the site may need to provide some car parking access for longer vehicles such as caravans and boat trailers. Further, the site is not located at the gateway to Yarrawonga and there is potential for visitors to bypass a VIC in this location, particularly with implementation of the preferred Yarrawonga-Mulwala Bridge road alignment. Adequate signage at gateway entrances would be required to direct visitors to the VIC if the VIC was located in the Town Centre.

The site is also not located at an attraction (such as Lake Mulwala), which is an attraction in its own right and will draw visitors independently of the VIC. A Lake Mulwala location also provides the opportunity to capture views. However, this is considered to be more important when a component of a concept that incorporates a restaurant or function space in which the views can be enjoyed by visitors, rather than for a standalone VIC.

In summary, the Town Hall site may be considered suitable for the co-location of a VIC, however feasibility analysis is required to determine the future viability of this location.

PART D: LIBRARY CONCEPT

Part D of the report provides an indicative concept proposal for the Yarrawonga Library on the preferred site, identified in Part C.

10. LIBRARY CONCEPT

10.1. INTRODUCTION

This section of the report presents a potential concept option for the Yarrawonga Library, based on demand for library space, library case study research, analysis of population demographics and opportunities which are associated with the preferred Town Hall site. Case study libraries that have been developed around and/or incorporated heritage buildings include The Dome, Emerald Hill Library and Heritage Centre and Beechworth Library.

The proposed concept in this section is indicative only. Further feasibility analysis is required to determine the demand for facilities additional to the library and the physical constraints and opportunities of the site through a design response and master planning exercise.

10.2. INDICATIVE CONCEPT

OVERVIEW

The indicative concept for the Yarrawonga Library is one of an integrated community hub, that incorporates a variety of uses, services and activities to create an accessible, vibrant and diverse space in the centre of Yarrawonga.

The library is proposed as one component of the site, which is integrated both in function and design with complementary uses such as arts and culture spaces and facilities, tourism uses, community uses and business uses. The case study libraries show that contemporary libraries often centre around a community hub concept with a variety of compatible spaces and activities.

SPACE REQUIREMENTS

Based on the population and service based benchmark analysis, the gross floor area of the library should be approximately 850 m^2. Further, Table 18, from the Service Based Benchmark analysis (see Section 8.3) shows the indicative areas for spaces within the Yarrawonga Library. The site lends itself to the possibility of some uses being incorporated into the Town Hall building, thus reducing the requirement on library floor space. This needs to be resolved through a feasibility and design opportunities exercise for the site.

TABLE 18 INDICATIVE GROSS AREA FROM SERVICE BASED BENCHMARK ANALYSIS

SPACES	M^2
FUNCTIONAL AREA	219 m^2
READING, SEATING AND STUDY AREAS	**225 m^2**
OTHER FUNCTIONAL AREAS	341m^2
Customer Service	*44 m^2*
Children/Youth Areas	*55 m^2*
Specialist Areas (local history/heritage, IT Training, Archival storage)	*55 m^2*
Staff Spaces	*77 m^2*
Amenities & Services Spaces	*110 m^2*
ADDITIONAL SERVICES	77 m^2
Café	*11 m^2*
Community Services	*44 m^2*
Exhibition Space	*11 m^2*
Community Kitchen	*11 m^2*
MEETING ROOM FOR 10 PEOPLE	15 m^2

INDICATIVE USES

Possible indicative uses for the site are included in Table 19. This includes potential locations for different uses across the site.

TABLE 19 INDICATIVE CONCEPT / LOCATION WITHIN SITE

USE/FACILITY	POSSIBLE SITE LOCATION
● Library	Standalone building
● Separate areas for children and teenagers	-
● Seating (Lounges, desks, group tables)	-
● Public computer area	-
● Council customer service centre (separate space and staffing within library building)	-
● Flexible spaces	-
● Business incubator	-
● Theatrette/Seminar room	-
● Bookable meeting rooms/meeting spaces	-
● Bookable activity spaces	-
● Exhibition space	-
● Maker spaces	-
● Designated quiet areas	-
● Staff amenities (kitchen, break space,)	-
● Library services space	-
● Cultural and visitor information Space	Town Hall (ground floor)
● Café Space	Town Hall (ground floor)
● Gallery Space	Town Hall (ground floor)
● Theatre, performance, event space and large meeting space	Town Hall Theatre Room
● Event Space/Break Out Space	Town Hall (First Floor)
● Kitchen for conferences/events	Town Hall
● Public courtyard	Linked to Library/Town Hall

Discussions with the Moira Shire Arts and Culture department have revealed that the site would provide opportunity for inclusion of arts and culture facilities and spaces. Those raised through discussions include spaces for temporary/pop up exhibition space, workshop/creative spaces, performing arts space, adaptable theatre space, community arts space, large outdoor screen and outdoor performance space.

VISUALISING THE CONCEPT

Urban Enterprise has prepared an indicative concept plan which outlines the high level opportunities for the site.

Further feasibility work and consultation is required to determine the mix of possible uses and activities for the site and a design response is required to determine the opportunities and constraints of the site, including the location of various uses and activities across the site. An indicative concept plan is provided in Figure 19, to demonstrate possible uses and activities across the site.

STAGING

The site provides the opportunity for construction to be delivered in stages, including the development of the library building as a stage 1 project. However, the whole site should be master planned to ensure a cohesive and integrated design response.

PROGRAMS

Possible additional programs that could be incorporated as part of the indicative concept include:

- Band nights for youth culture;
- Book launches and author talks;
- Knitting and cooking classes;
- Health and wellbeing classes (e.g. Yoga);
- 'Creative' workshops;
- Recording and editing studios;
- Exhibition nights;
- Gallery nights.

The public toilet could be converted to a kitchen to offset the loss of the kitchen from the public hall. The kitchen could service events, functions, exhibitions and shows. New public toilets could be incorporated at the rear of the open space reserve.

OPEN SPACE - Linked with Library & Town Hall, incorporating outdoor seating, informal gathering space. There is also opportunity for an open air projector screen for outdoor public film screenings and/or audio/visual art screenings, and small outdoor performance space.

PEDESTRIAN LINKS- Possible pedestrian/plaza and open space links through site.

FRONT OF TOWN HALL - The ground floor of the Town Hall could be refurbished to include a gallery and exhibition space, break out area for events/performances, visitor information kiosk and cafe. These spaces could be linked to the open space area to the north.

The upper storey could be utilised as a secondary break out event space, meeting rooms, or gallery space. Opportunities to capture views from a rooftop deck could be explored.

CAR PARKING - Provision of some additional angle parking if required.

BELMORE STREET

HUME STREET

ORR STREET

TOWN HALL - The Town Hall could be refurbished to cater for large events, performances, functions and shows.

This area should seamlessly link with the front of the building both in design and operation.

LIBRARY - New library building, incorporated as an integrated component of the site and linked with open space. Additional uses could include bookable meeting rooms, business incubator space, creative/maker spaces, council customer service centre (staffing/space independent of the Library).

YARRAWONGA LIBRARY - INDICATIVE CONCEPT MAP
YARRAWONGA LIBRARY FUTURE NEEDS ANALYSIS & SITE IDENTIFICATION PROJECT

10.3. ACTION PLAN & NEXT STEPS

This section of the report outlines the next steps for the project to progress the selected site forward. The next steps are outlined below:

18. **Feasibility Study & Site Masterplan:** Prepare a feasibility study and masterplan for the identified site, using this report as a functional brief. The feasibility study and masterplan should explore the physical opportunities and constraints of the site in detail, provide detailed concept options and provide detailed feasibility analysis of a preferred option, including indicative development and operating costs. This should have consideration of other arts, cultural and community uses collocated within the precinct so a staged plan is delivered for the entire precinct, with the library as stage one.

19. **Business Case:** A business case should be compiled for the preferred masterplan concept, drawing on existing work where possible. This business case should be used to attract government funding for the development. The business case should be prepared in a template consistent with State Government Business Case Guidelines.

11. REFERENCES

City of Melbourne, Library at the Dock, http://www.melbourne.vic.gov.au/community/hubs-bookable-spaces/the-dock/library-at-the-dock/Pages/library-at-the-dock.aspx

Francis Jones Morehen Thorp – Australian Public Libraries – NSW State Library: People Places Study, 2010

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Goulburn Valley Libraries – Annual Report 2014-15

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Moira Shire – Yarrawonga Growth Management Strategy – Stages 2 & 3 Report, 2008

Moira Shire – Yarrawonga-Mulwala Tourism Space/Visitor Information Centre Concept and Location Assessment, 2010

State Government of Victoria – Review of Victorian Public Libraries Stage 1 Report, 2012

State Library New South Wales – Living Learning Libraries – Standards and Guidelines for NSW public libraries 6th edition, 2014

State Library New South Wales – People Places: A Guide for Public Library Buildings in New South Wales, Third Edition, 2012

State Library New South Wales – People Places: Population Benchmark Area Calculator, 2012

State Library New South Wales – People Places: Service Based Benchmark Area Calculator, 2012

12. APPENDICES

APPENDIX A SERVICE BASED BENCHMARK CALCULATIONS

1. BASE AREA CALCULATIONS							
1a. ESTIMATE NUMBER OF ITEMS PER CAPITA							
ENTER COLLECTION SIZE	19705		Based on worksheet S.10 of Living Learning Libraries				
1b. ESTIMATE AREA OF COLLECTION							
FUNCTIONAL AREA	Enter % of collection for each type below	Resulting no. of items	Enter % out on loan	Adjusted no. of items	Number of items / sqm		AREA
BOOKS AND VOLUMES ON SHELVES	85	16749.25	30	11724.475	70		167
PERIODICALS	1	197.05	10	177.345	10		18
NON PRINT MATERIAL	4	788.2	50	394.1	100		4
VIRTUAL AND DIGITAL RESOURCES	10	1970.5	0	1970.5	0		0
			TOTAL COLLECTION AREA				189
1c. CALCULATE AREA FOR PUBLIC COMPUTERS							
ENTER POPULATION SIZE	11210						
(10 year population projection for your local catchment area)							
FUNCTIONAL AREA	Terminals based on S15 of LLL standards	Enter Additional terminals (optional)	Total number work-stations	Suggested area / terminal			AREA
PUBLIC COMPUTER TERMINALS	5	1	6	5			30
			TOTAL PUBLIC COMPUTER AREA				30

1d. SUMMARISE BASE AREA		COLLECTION AREA PLUS PUBLIC COMPUTER AREA					219
The collection and technology areas combined provide the base area of 100% from which functional and services space can be calculated							
2. CALCULATING FUNCTIONAL AND SERVICE AREAS							
2a. READING, SEATING AND STUDY AREAS							
	For Seating Allocations see 1.3 A Step by Step Guide	Enter %of seating to be desking (3sqm/ space)	Enter % seating to be lounges (3sqm/ space)	Enter %seating to be group study (1.8sqm/ space)		resulting % of base area from LLL calc	AREA
SEATING BASED ON POPULATION	78.05	50%	40%	10%		103%	225
2. CALCULATING FUNCTIONAL AND SERVICE AREAS CONTINUED							
						Enter your %	
OTHER FUNCTIONAL AREAS							
2b. CUSTOMER SERVICE							
SERVICE DESK, RETURNS & SELF CHECK				10% recommended		10%	22
BROWSING, DISPLAY and INFORMATION				5-10% recommended		5%	11
NEWSPAPER / MAGAZINE AREA				5% recommended		5%	11
2c. CHILDREN / YOUTH AREAS							
CHILDREN'S STORY TELLING				5-10% recommended		5%	11
TOY LIBRARY				10-15% recommended		10%	22

YOUNG ADULT AREA				5-10% recommended		5%	11
GAMES AREA / DIGITAL MEDIA SPACE				5-10% recommended		5%	11
2d. SPECIALIST							
SPECIALIST GENRE COLLECTION				5-10% recommended		5%	11
SPECIALIST ROOM LOCAL & FAMILY HISTORY				10-15% recommended		10%	22
STORAGE FOR ARCHIVAL / CONSERVATION				5% recommended		5%	11
IT TRAINING ROOM				5-10% recommended		5%	11
2e. STAFF							
STAFF WORK, LUNCH, LOCKERS				20% recommended		20%	44
WORK AREA STORAGE				5% recommended		5%	11
MOBILE LIBRARY SERVICES AREA				5% recommended		5%	11
CENTRAL AND REGIONAL WORK AREA				5% recommended		5%	11
2f. AMENITIES AND ANCILLARY							
FOYER, LOBBY, CORRIDORS, ETC				15% recommended		15%	33
VERTICAL CIRCULATION (LIFTS/ LIFT LOBBY / STAIRS)				5% recommended		5%	11
TOILETS, RESTROOMS, CLEANERS				5% recommended		5%	11
PLANT EQUIPMENT, MAINTENANCE				5-10% recommended		5%	11
SERVER ROOM				5% recommended		5%	11
PHOTOCOPIERS, DIGITAL EQUIPMENT				5% recommended		5%	11
LOADING DOCK, GARBAGE & GENERAL STORE				5-10% recommended		5%	11
STACK AREA				5-10% recommended		5%	11
2g. ADDITIONAL SERVICES							
CAFÉ				5% recommended		5%	11
COMMUNITY SERVICES				20-25% recommended		20%	44
EXHIBITION SPACE				5% recommended		5%	11

COMMUNITY KITCHEN				5% recommended		5%	11
OTHER AREAS NOT IDENTIFIED							
	Enter the number of people to be accommodated	Enter area / person (1-1.5sqm / person)					
Choose one of the following options							
2h. MEETING SPACES							
MEETING ROOM SPACE & STORAGE	10	1.5				7%	15
or							
MULTIPURPOSE, TRAINING, AV ROOM				20-25% recommended			0
					TOTAL %	293%	
		TOTAL FUNCTIONAL AND SERVICES AREA					656
		TOTAL GROSS FLOOR AREA					875

Source: State Library New South Wales − People Places Service Based Benchmark Area Calculator, 2012