

11 August 2004

The Committee Manager
for Hon. Kevin Green MP, Chair
Standing Committee on Public Works
Parliament House
Macquarie Street
SYDNEY NSW 2000

Dear Mr Greene

JOINT USE AND CO-LOCATION OF PUBLIC BUILDINGS

Thank you for your letter of 30 June 2004, and the opportunity to provide input to this very important topic, we respond to the specific areas of examination, namely:

Options for retrofitting and adaptive re-use of existing state and local government public buildings

As Chairman of the Heritage Council of NSW I became very aware of the large number of sound and architecturally significant buildings in the state which were either vacant, under-utilised, and needing investment and work to bring them into an appropriate role.

In my experience, all buildings which present well and work well have had money applied to them every 25 or 30 years, and house uses which can maintain and sustain them over time. The state has numerous structures, especially at old hospital sites – Callan Park, Gladesville, Cumberland, etc – which need adaptive re-use solutions.

At Tanner *Architects* we have worked to address such problems. Good outcomes have included:

- The NSW Medical Board in the grounds of Gladesville Hospital – two buildings conserved and upgraded at reasonable cost, providing superior accommodation to standard office buildings.
- The Female Orphan School at the University of Western Sydney – conservation of Australia's oldest three storey building designed by Mrs Macquarie, now upgraded as a focus for the University of Western Sydney and providing a venue for meetings, conferences, exhibitions.
- The NSW Heritage Office at the Old King's School, Parramatta – conservation of 1830s shell with upgrading of the interiors as modern offices.
- St Patrick's College, Manly – conversion for use as international hotel school
- Madsen Building, University of Sydney – general retention of traditional exterior, major remodelling of interior to achieve 'state of the art' university research laboratories.

Chairman
Howard Tanner

Directors
Jocelyn Jackson
Robert Denton
Megan Jones
John Rose

Associate Directors
Neil Corrigan
Sandra Lim

Joint Use and Co-location of Public Buildings

In Tanner *Architects'* experience, this is an effective device for combining together public and community facilities in a manner which can provide simpler (combined) management of the site and better general public security.

Specific recent examples of this trend, undertaken by Tanner *Architects*, for Campbelltown City Council, are:

- Eaglevale Central Community Centre, combining a heated indoor swimming pool, a library, a gymnasium/fitness centre, a council 'one-stop' shop, a café, a community room, and a child-care centre. The facility adjoins a large shopping centre and provides a community focus to a residential suburb. This is recently completed.
- Ingleburn Community Centre, combining a library, council and commercial offices, a public square, a private garden space, new community rooms and an existing community hall, child care, and possibly aged housing. Located at a major intersection, adjacent to a shopping centre and convenient to public transport this will provide a new community focus to a changing suburban context.

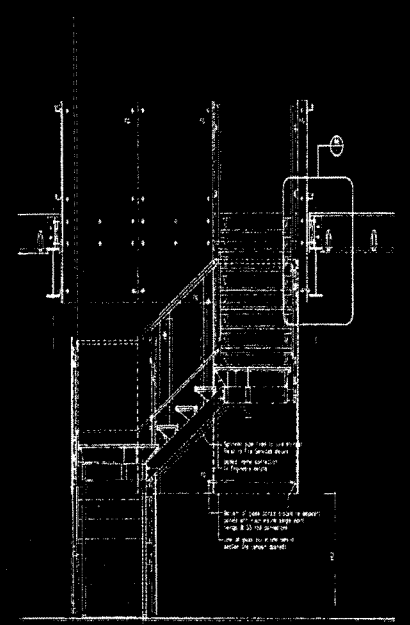
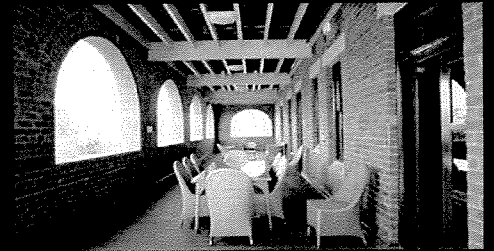
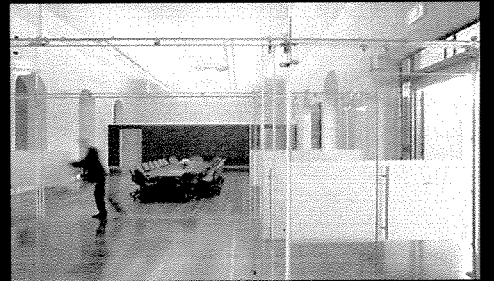
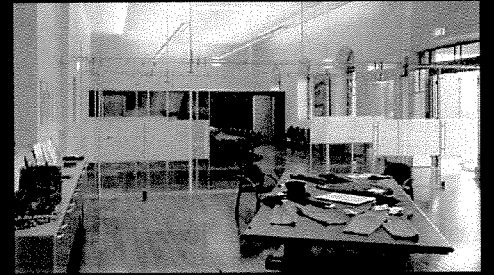
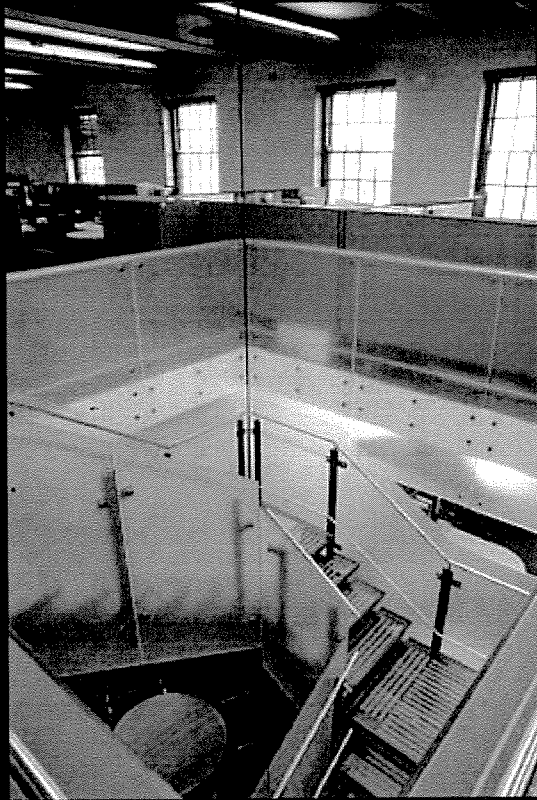
Enclosed are some illustrations of these projects. Key members of Tanner *Architects* could address your Committee on matters of detail if this would assist you.

Yours faithfully
TANNER ARCHITECTS

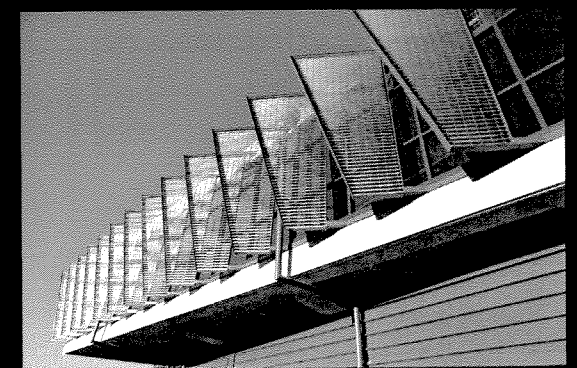


Howard Tanner
Director

PS. I understand that one of the U.S. states, probably Massachussetts, has a policy that new government buildings cannot be built if any existing government building can readily serve the purpose, with a similar or lesser expenditure of public monies. This may be worth following up.







LIBRARIES

Eagle Vale Central

This project is very similar to the Concept for Stanhope gardens.

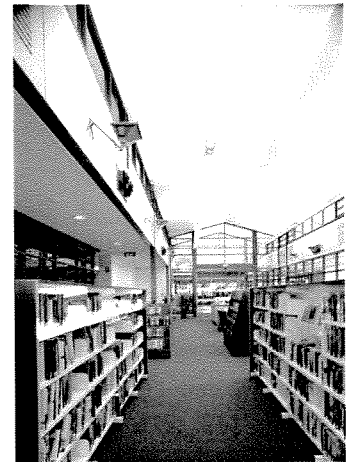
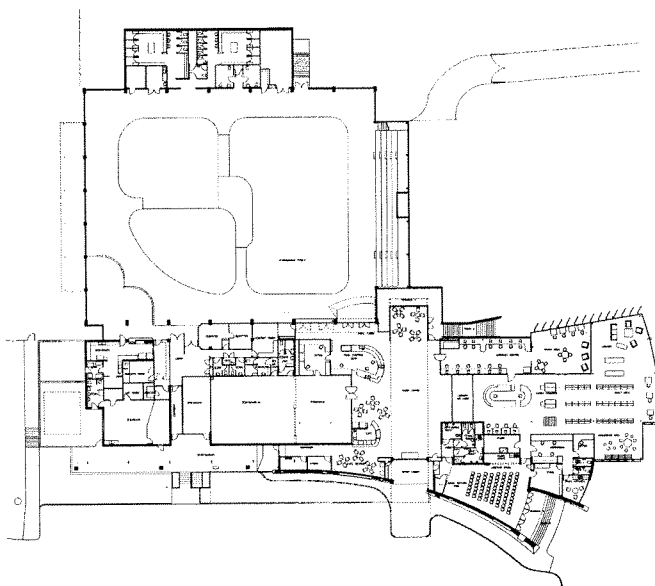
Eagle Vale Central integrates Council's existing Leisure Centre Swimming Pool and gymnasium and crèche with a new branch library, an internet cafe, a 'one-stop-shop' Council administration service and a public meeting room.

The design incorporates ESD principles by optimising natural light and natural ventilation into a new central spine that links the new facilities to the existing building.

The building was completed in 2003.

Referee: Mr Ian Hudson
Project Coordinator,
Corporate Services Campbelltown City
Council

Contact Ph: (02) 4645 4562



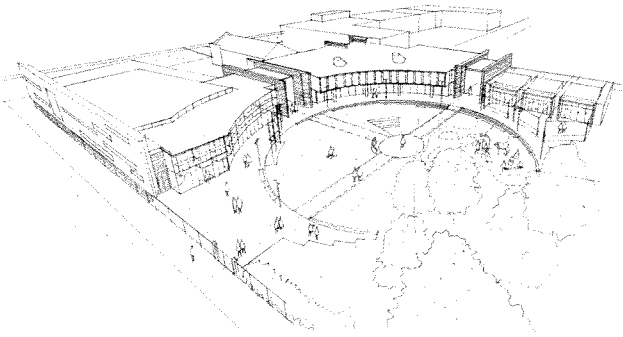
Main Library

Ingleburn Community Precinct

Client: Campbelltown City Council

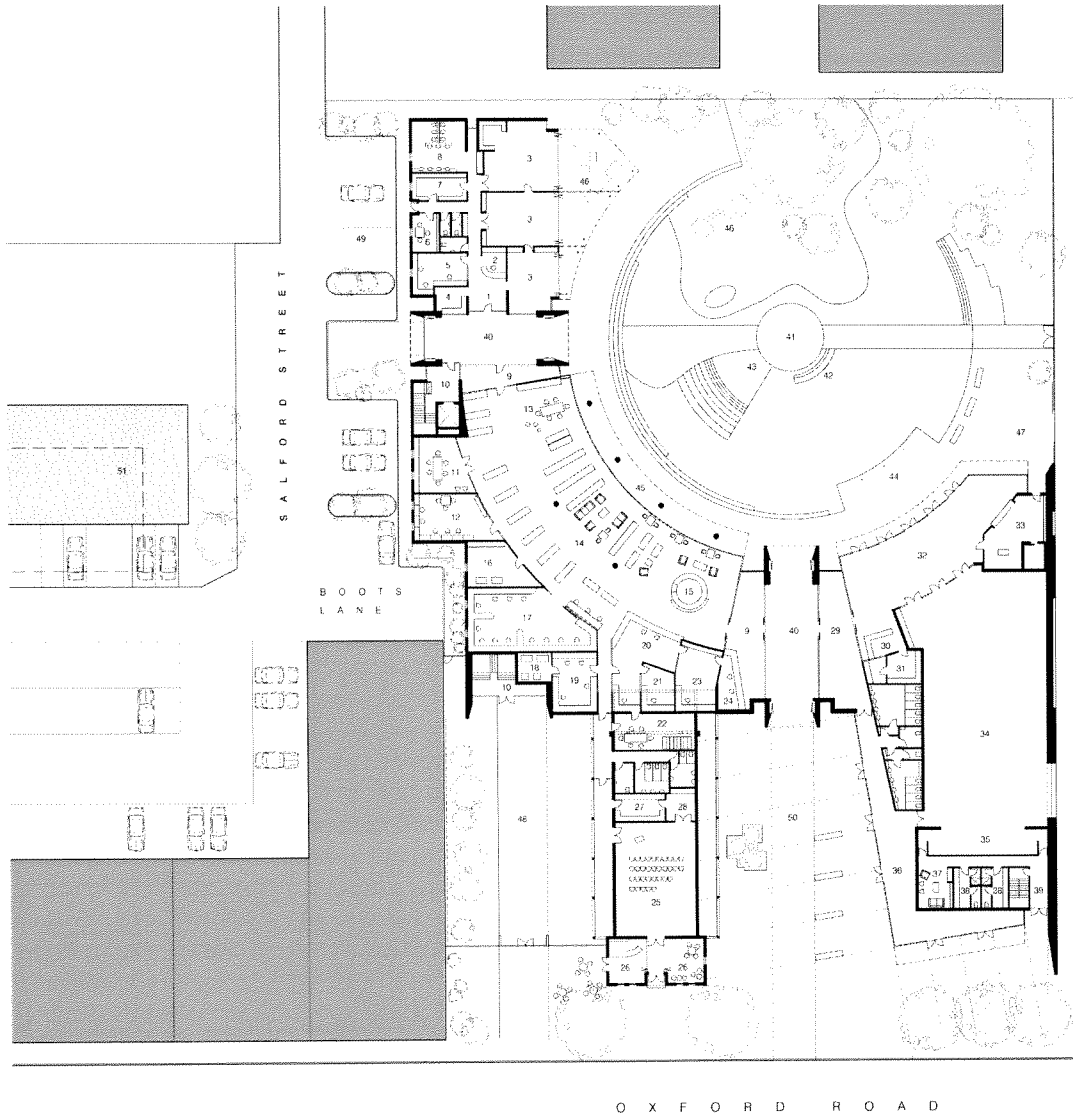
Referees: Ian Hudson 4645 4562

Project Description: \$8 M integrated redevelopment of a prominent town centre site in Ingleburn which retains the existing 'School of Arts' building and provides for the following new community facilities: Community Hall (200 seat), Library, One Stop Enquiry Centre, Community Meeting Rooms, Occasional Care Centre and Commercial Space.



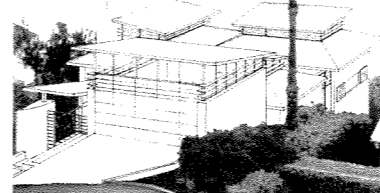
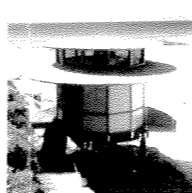
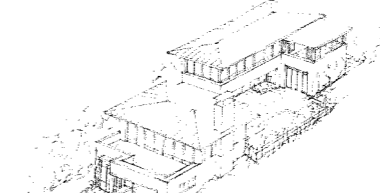
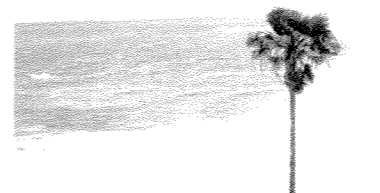
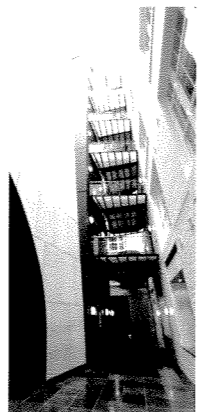
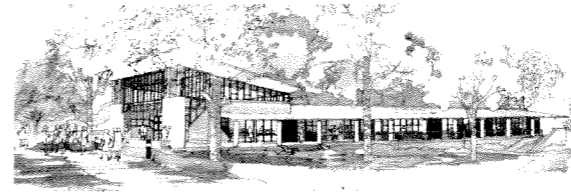
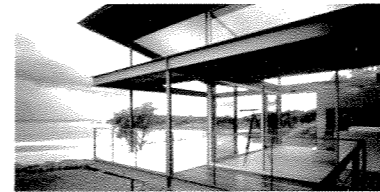
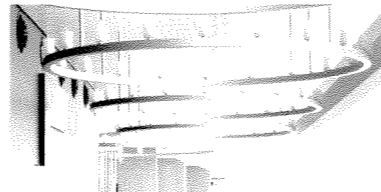
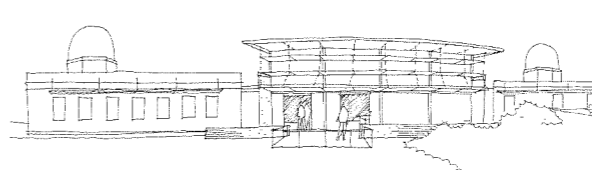
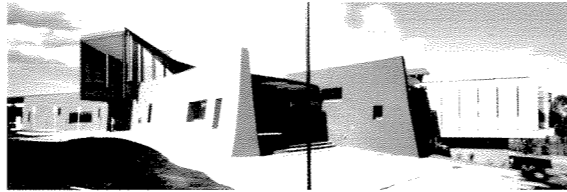
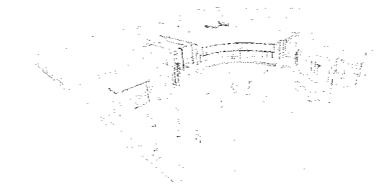
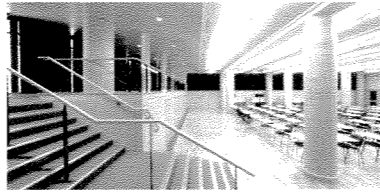
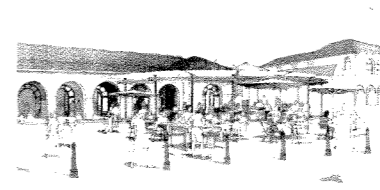
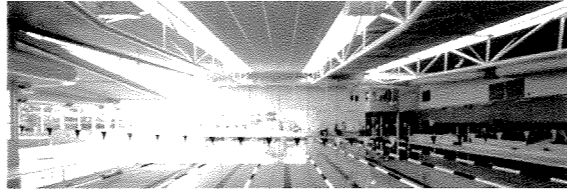
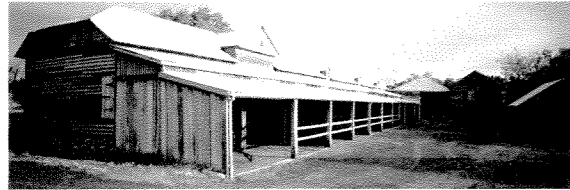
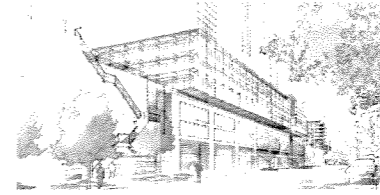
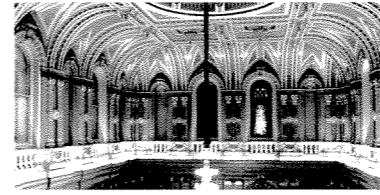
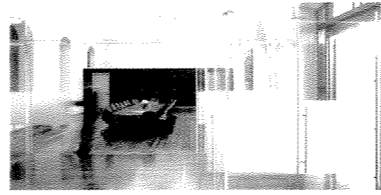
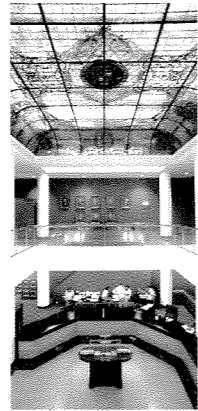
Project Location: Ingleburn Town Centre

Period: June 2003 - Current



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2004



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