



## MANNING COMMUNITY HUB OUTDOOR PUBLIC SPACE

# Place Vision

11 May 2015

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# INTRODUCTION

Manning Community Hub aims to create a new heart for Manning and provide the community with a vibrant, connected and attractive precinct integrating community services and social activities. At the centre of the Manning Community Hub precinct will be a new outdoor public space. Whilst this area will undoubtedly be an important thoroughfare – a space that people pass through in order to access the Hub’s buildings and facilities – it has the potential to be much more. The City of South Perth is inviting community members and stakeholders to get involved in making the outdoor public space a well-used and much-loved local place. The first step is the creation of this place vision that provides the blueprint for how the space will be used and for its character.

## How was the vision created?

Manning residents, workers, school students, and visitors contributed ideas to help create this shared vision for the place. The aspirations of children, seniors and many ages in between were captured during February / March 2015 via an online survey, community workshop and two pop-up engagement activities held at the Welwyn Avenue shops. Social Fabric worked with the Manning Hub project team to synthesise, prioritise and assess community ideas with regard to broader council policy, site and resource constraints, and potential impacts. The resulting vision that has been crafted brings together an understanding of local needs with knowledge of what makes places great.

## How will the vision be used?

The place vision will guide the development and ongoing management of the outdoor public space in three key ways:

### 1 Co-creation

The City of South Perth alone cannot make the outdoor public space a truly great place. Its full potential will only be realised through the collective efforts of the City (place managers), community members (place users) and partners and supporters (other individuals, groups or organisations that have a stake in the place). This vision will be used to coordinate and align place making efforts.

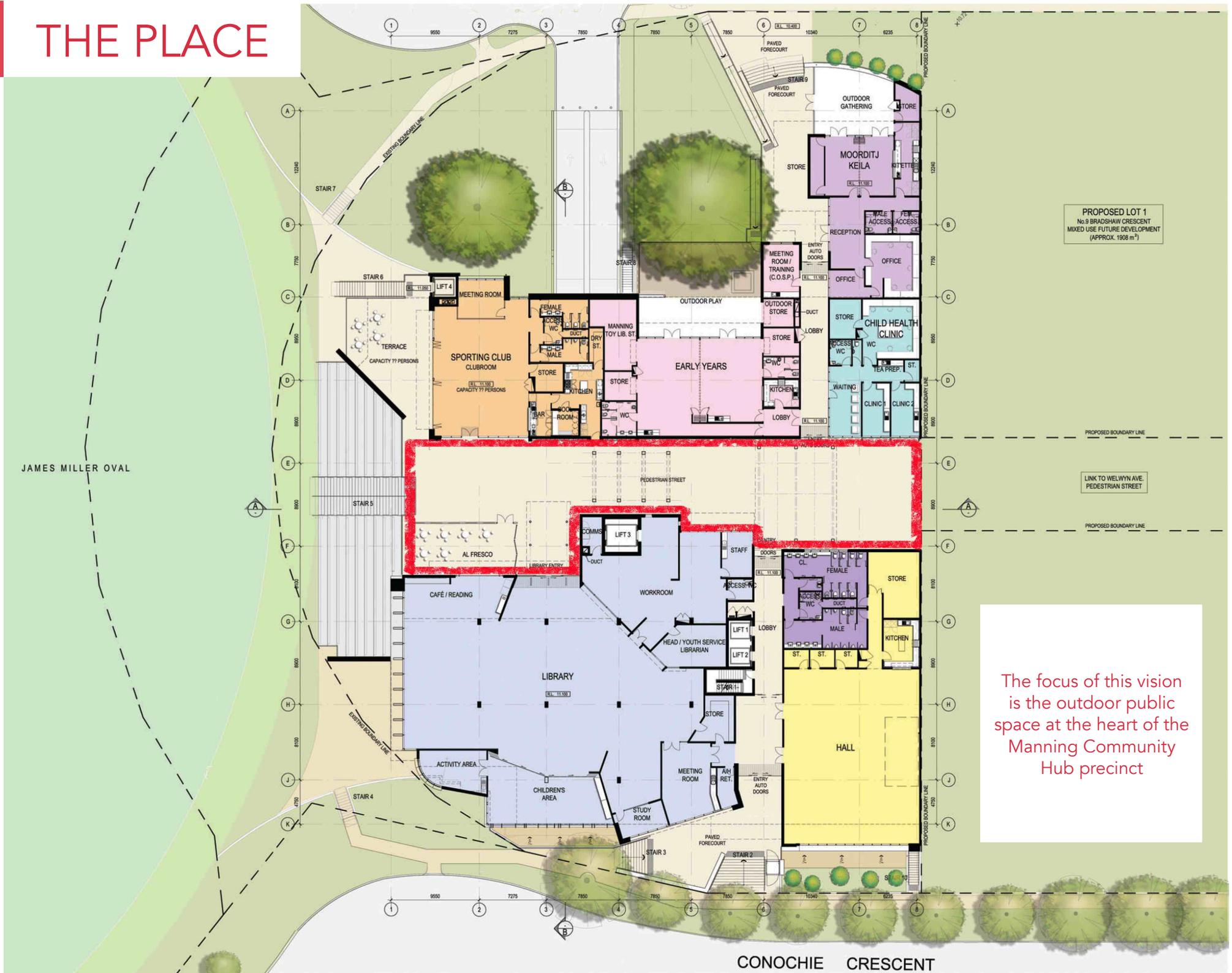
### 2 Incremental approach

Great places do not appear overnight; they are the combined result of many small decisions and actions taken across the areas of place design, programming, branding and marketing, management and governance. This vision for the outdoor public space will be realised in stages. The many elements outlined in this document will gradually be added in layers, so that over time the full nature of the place will emerge.

### 3 Experiment, learn and evolve

Construction of the new outdoor public space is yet to commence. This vision is our collective ‘best guess’ at this stage as to how people will use the space and what it will feel like once it opens. Where possible, flexibility will be built-in to the design of the space and ideas encapsulated in the vision will be implemented initially on a trial basis. This vision will serve as the starting point for experimenting with place making efforts and is likely to evolve as the place comes to life.

# THE PLACE



PROPOSED LOT 1  
No 9 BRADSHAW CRESCENT  
MIXED USE FUTURE DEVELOPMENT  
(APPROX. 1908 m<sup>2</sup>)

The focus of this vision is the outdoor public space at the heart of the Manning Community Hub precinct

# THE GOAL

The goal is for the outdoor public space to become a great place that is well-used and much-loved by the community. The aim is to nurture and develop the following eight **great place characteristics** that are known to drive place use and place attachment.

## DRIVERS OF USE



Fit-for-purpose



Multipurpose



Accessible  
& Connected



Safe  
& Comfortable

## DRIVERS OF ATTACHMENT



Welcoming



Enchanting



Authentic  
& Distinctive



Catalyst for  
Community-Building

# PLACE PROPOSITION

*Welcoming and friendly,  
the outdoor public space will be a place for all ages and all cultures;  
a meeting place where locals and visitors alike can experience  
a sense of community vitality, connection and shared values.*

*It is envisaged as an interactive and inspiring place,  
where people from different walks of life can meet and mingle,  
get involved in activities, or simply relax and watch the world go by.*

**“You know that you’re in a great place when you’re surrounded by all different sorts of people, but still feel like you belong”**

Project for Public Spaces

# PLACE PRINCIPLES

## Everyone is welcome

Surrounded by facilities and services that cater to specific ages, cultural groups and interests, the outdoor public space will be the place at the Hub where everyone comes together.

The presence of design features and activities that reflect the diverse needs and interests of the Manning community will mean that everyone feels at home in the space.

## Urban and organic

The outdoor public space will fuse fresh urban style with a natural, organic feel.

Landscaping, raw materials and nature-inspired design elements will soften the space and provide a sense of connection with the greenery of the surrounding suburb.

## Intimate and human scale

Small spaces will bring people closer together and build on Manning's tight knit community and country town character.

The outdoor public space will feel approachable and people-focussed. It will be easy to walk, stand, sit, watch, listen and talk in the space.

## Diverse experiences

More than simply a thoroughfare, the outdoor public space will offer a diverse range of experiences – at different times of the day, week and year – that encourage people to stop and linger.

A series of smaller spaces, each with its own character and flavour, will ensure that people can always find something that appeals.

## Creativity and participation

The outdoor public space will be surprising, inspiring and playful. The mix of people using it will encourage cross-pollination of ideas and activities, fuelling creativity.

Locals and visitors alike will be able to participate in co-creating the culture of the place, informally through their active use of the space and more formally through volunteer place making efforts.

## Local flavour

The look, feel and uses of the outdoor public space will relate directly to the culture of the people who live, work, play and study in Manning.

The place will celebrate the diversity that exists in Manning and draw on local skills, knowledge and resources for its ongoing development.

# USES & ACTIVITIES

The outdoor public space will accommodate the following broad uses and activities<sup>1</sup>:

1. Meeting & Gathering
2. Rest & Relaxation
3. Food & Drink
4. Markets, Festivals, Fairs & Celebrations
5. Physical Activities
6. Amenities
7. Connection with Nature
8. Live Entertainment
9. Digital Entertainment
10. Public Art & Exhibitions
11. Learning, Making & Sharing
12. Information & Promotions
13. Games
14. Children's Play

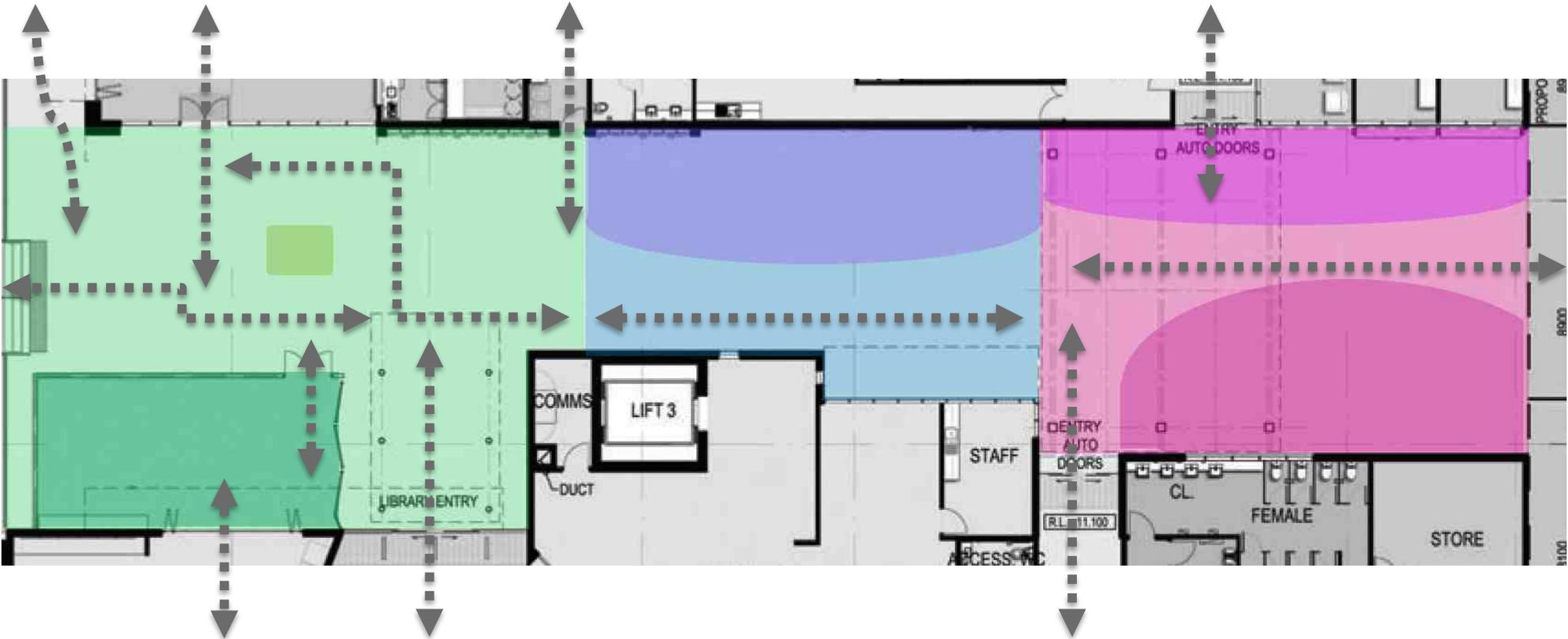
<sup>1</sup> See concept plans for examples of community ideas in each of these categories.

# KEY DESTINATIONS

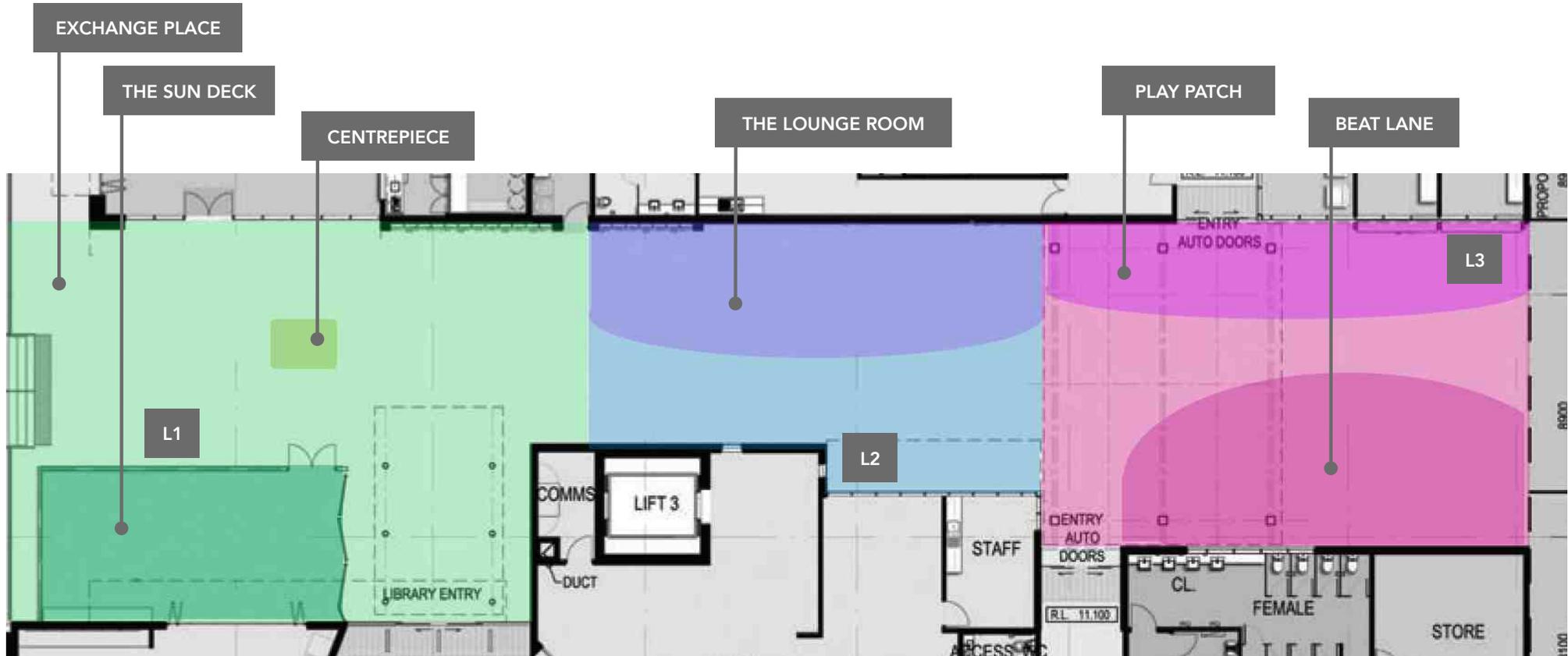


The outdoor public space will offer three zones with six key destinations

# PEDESTRIAN FLOWS



# FURNITURE, AMENITIES, ART & LANDSCAPE



## EXCHANGE PLACE

**Furniture**  
•Fixed only

**Amenities**  
•Drink Fountain  
•Bins – General/Recycling  
•Wifi

•L1 Small garden – opportunity for community volunteers to be involved in planting & maintaining

## THE SUN DECK

**Furniture**  
•Fixed & portable

**Amenities**  
•Umbrella/s (fixed)  
•Laptop chargers  
•Wifi

**Public Art Possibilities**  
•Screen next to library entry

## CENTREPIECE

The Centrepiece could be a piece of public art, fixed seating, landscaping or a combination of these elements

## THE LOUNGE ROOM

**Furniture**  
•Fixed

**Amenities**  
•Decorative canopy / arbour  
•Phone chargers  
•Bins – General/Recycling  
•Feature lighting  
•Book swap  
•Wifi

•L2 Small garden that fills the alcove and enhances privacy for library staff working in adjoining building

**Public Art Possibilities**  
•North and south walls  
•Canopy

## PLAY PATCH

**Furniture**  
•Fixed only

**Amenities**  
•Play elements  
•Bike rack  
•Wifi

L3 Small child-friendly garden – opportunity for children, community volunteers & hub user groups to be involved in planting & maintaining

**Public Art Possibilities**  
•Combine art with seating &/or bike rack  
•Make it engaging for children

## BEAT LANE

**Furniture**  
•Modular / foldout & portable (beanbags)

**Amenities**  
•Digital screen  
•Bins – General/Recycling  
•Wifi

**Public Art Possibilities**  
•South wall  
•Lighting/projection (night time artwork)  
•Floor  
•Fence screening during construction of adjoining properties

It is envisaged that there will be landscaping incorporated throughout the outdoor public space, with a minimum of one anchoring landscape element in each zone (L1-3). The use of some modular landscape elements that can be moved as required will allow for flexible use of spaces.

# EXCHANGE PLACE



Exchange Place will be a busy crossway.

It's here that the natural greenery of James Miller Oval will transition into more urban surroundings. Views out over the oval will give the space a more open feel.

Activities in adjoining buildings will spill out into the space, encouraging library users to mix with sports players.



- ELEMENTS**
- Fixed seating
  - Drink fountain
  - Bin
  - Greenery
  - Wifi



- POSSIBLE USES & ACTIVITIES**
- Meeting & Gathering
    - e.g. meeting point for walking club
  - Information & Promotions
    - e.g. local club recruitment stall, fundraising stall
  - Public Art & Exhibitions
    - e.g. public artwork as centrepiece
  - Food & Drink
    - e.g. sports club sausage sizzle, pop up ice cream vendor
  - Connection with Nature
    - e.g. herb garden planted & maintained by community volunteers
  - Children's Play
    - e.g. incorporation of playable elements

heart of the hub



# CENTREPIECE



Exchange Place will be anchored by a Centrepiece that provides a focal point for the space. It will be a well-known meeting spot, assisting with wayfinding and over time becoming a recognisable symbol of the Hub.

The Centrepiece could be in the form of public art sculpture, some interesting seating, or a prominent landscape or lighting element.

Ideally it will be multipurpose, for example public art that is also engaging for children and shares some of the history of Manning.



meet me  
at the...



# THE SUN DECK



The Sun Deck will be the prime spot for soaking up some sun, enjoying views out over the oval, and unwinding over a cuppa and the newspaper.

The semi-enclosed nature of the space will make it appealing to parents with young children. Some simple play elements placed in the space – a basket of toys, a chalkboard, some drawing supplies – will help keep the little ones amused so that parents can relax too.



coffee  
and  
sunshine

## ELEMENTS

A variety of fixed & portable tables, chairs, stools & benches  
Outdoor umbrella/s (fixed)  
Greenery  
Laptop chargers  
Wifi

## POSSIBLE USES & ACTIVITIES

### Rest & Relaxation

e.g. reading, watching the sunset

### Meeting & Gathering

e.g. mothers groups, meetings, seniors groups, family gatherings

### Learning, Making & Sharing

e.g. outdoor study space

### Food & Drink

e.g. coffee from the library, picnic lunch

### Games

e.g. board games

### Children's Play

e.g. toys, chalkboard to draw on



# THE LOUNGE ROOM



With its relaxed seating and more interior feel, The Lounge Room will be an inviting space to rest awhile.

From teenagers to older people, The Lounge Room will accommodate small groups wanting to chat and chillout.



## ELEMENTS

A variety of relaxed style fixed seating  
Decorative canopy or shady arbour  
Feature lighting  
Phone chargers  
Bins – General/Recycling  
Book swap  
Greenery  
Wifi

## POSSIBLE USES & ACTIVITIES

Rest & Relaxation  
e.g. reading, surfing the internet

Meeting & Gathering  
e.g. catching up with friends

Food & Drink  
e.g. byo lunch

Games  
e.g. card games

Public Art & Exhibitions  
e.g. wall mural

cosy  
conversations



# PLAY PATCH



Play Patch will offer families a child-friendly meeting, waiting and relaxation space to use before and after visiting the early years' centre or child health clinic.

With a fun and playful vibe, Play Patch will integrate seating spots with a number of engaging elements to keep children amused.

The space could also be infused with an Indigenous theme to bring a little of the character of Moorditj Keila into the outdoor public space.



## POSSIBLE USES & ACTIVITIES

### Children's Play

e.g. public artwork or amenities that are engaging for children, children's gardening activity, pop up play zone

### Meeting & Gathering

e.g. casual catch ups between parents

### Games

e.g. hopscotch

### Physical Activities

e.g. elements that children can balance on

### Connection with Nature

e.g. small children's garden

### Food & Drink

e.g. families sharing a packed lunch

happy  
kids



## ELEMENTS

Fixed seating  
Play elements  
Bike rack  
Greenery  
Wifi

# BEAT LANE (1)



an  
ever-changing  
buzz

Beat Lane is envisaged as a versatile space that can be reconfigured and customised to suit a wide variety of activities. It will move to different beats at different times of the day, week, year – from slower-paced activities like weekly gatherings of the local knitting group to up tempo dance classes.

Modular and foldout furniture elements will provide the building blocks for people to set-up the space to meet their needs. One day an outdoor classroom, the next day an intimate performance venue, the next day a temporary art gallery – Beat Lane will constantly transform.

People will also gather around the small-scale outdoor screen to be entertained, inspired or informed.

It will be the perfect space for hosting small to medium-sized community events, as well as supporting solo pursuits, casual meet-ups, and spontaneous activities.



## POSSIBLE USES & ACTIVITIES

### Markets, Festivals, Fairs & Celebrations

e.g. xmas night market, stamp fair, lantern festival, Chinese New Year

### Food & Drink

e.g. pop up food stalls / bar, supper served after an evening activity in the hall, roasted chestnuts in winter

### Live Entertainment

e.g. live music, street theatre, choral recitals, shadow puppet show, fashion parade, pop up performance venue

### Digital Entertainment

e.g. toddler rhyme time, cricket screening in summer, documentary screenings

### Learning, Making & Sharing

e.g. guest lectures, artists working in the space, community workshops, cooking demo, youth activities

### Public Art & Exhibitions

e.g. temporary exhibitions, video art

### Physical Activities

e.g. break dancing, tai chi, dance class

### Games

e.g. video games, outdoor chess

### Meeting & Gathering

e.g. community meetings

# BEAT LANE (2)



an  
ever-changing  
buzz



## ELEMENTS

A variety of modular or foldout tables, bar tables, partitions, benches, stools & bean bags that serve as the building blocks for multiple space configurations

Digital screen

Greenery

Wifi

# PLACE MAKING CHALLENGES & OPPORTUNITIES

The table below highlights some challenges that exist in relation to realising the vision for the outdoor public space, together with some identified opportunities for addressing these challenges.

Challenges	Opportunities
Day-to-Day Management	Set up cross-organisational group within the City to coordinate place management activities for the space; confirm arrangements for cleaning, landscape maintenance, security, portable furniture, and space bookings; Library staff to take ownership of The Sun Deck; minimise portable furniture – 2 or 3 destinations only; recruit community volunteers to help host/maintain the space (e.g. 'Friends of...' group)
Limited Plans for the City to Program Activities in the Space	Make The Lounge Room, Play Patch and Beat Lane bookable for community activities; set up an easy-to-use booking system; publicise the bookable spaces to the community; encourage Hub User Groups to bring their activities into the space; consider installing vehicle-grade paving in the adjoining lots so that vehicles can drive up to the edge of the space and unload more easily
Limited Permanent Food and Drink Offerings	Attract pop-up food vendors; explore outdoor dining/bar options with the Sports Club; explore connections with local cafes / restaurant
Antisocial Behaviour Outside of Hub Business Hours	Encourage as much positive activity in the outdoor space as possible, including in the evenings and on weekends; engage different age and cultural groups in using and maintaining the space, to build a strong sense of community ownership; use furniture and fixtures in the space that are either strong and resilient or inexpensive and easily replaced; set aside a small budget for replacement of items if required; security patrols after hours; security lighting; have procedures in place for prompt clean-up of any rubbish and alcohol/drug paraphernalia
Resources to Deliver Vision	Partner with community members and other stakeholders to deliver the vision e.g. community workshops to build modular furniture for Beat Lane; adopt an incremental approach; trial ideas first before making large investments
Limited Weather Protection	Permanent umbrella/s in The Sun Deck; locate some seating under areas of Play Patch and Beat Lane that are covered by canopy; design the decorative canopy for The Lounge Room to offer some shade; monitor and add shade sails in future if required
Impacts on Nearby Residents	Restrict noise levels for evening activities; encourage walking and cycling to hub activities; offer overflow parking on oval for larger scale community events
Construction of Adjoining Lots	Install decorative screening/hoardings across eastern boundary; consider maintaining vehicle access between lots during construction phase, to enable vehicles to drive up to edge of the outdoor public space

# IMAGE REFERENCES

All images courtesy of Social Fabric except for those listed below:

## EXCHANGE PLACE

Ashfield CAN stall: <https://www.facebook.com/ashfieldcan/photos/pcb.695799153800869/695797560467695/?type=1&theater>

## CENTREPIECE

Curvy bench by Jeppe Hein: [http://www.jeppehein.net/pages/project\\_id.php?path=works&id=188](http://www.jeppehein.net/pages/project_id.php?path=works&id=188)

Living Light Sculpture: <http://www.gizmodo.com.au/2009/11/the-living-light-sculpture>

Benches and trees – Town Hall Square Solingen: [http://www.landezine.com/index.php/2012/05/town-hall-square-solingen-by-scape-landschaftsarchitekten/11\\_town-hall-square-scape](http://www.landezine.com/index.php/2012/05/town-hall-square-solingen-by-scape-landschaftsarchitekten/11_town-hall-square-scape)

## THE LOUNGE ROOM

Decked seating area: <https://www.pinterest.com/pin/413557178253539105>

Older people on a bench: <http://glutenfreegirl.com/wp-content/uploads/2013/09/Roman-men-on-a-bench.jpg?aecfcb>

Booth seating in Bar Agricole: <http://www remodelista.com/posts/hotels-lodgings-restaurants-bar-agricole-in-san-francisco>

Book Stop book swap: Courtesy of City of South Perth

## PLAY PATCH

Mother's group: <http://www.essentialbaby.com.au/baby/caring-for-baby/pram-safety-20110204-1agba.html>

Child with watering can: <http://www.hobomama.com/2011/05/may-carnival-of-natural-parenting.html>

## BEAT LANE (2)

Modular garden by Urban Commons: <http://www.urbancommons.com.au/products/foodscape>

Wooden modular furniture by Garbologie: <https://www.facebook.com/Garbologie/photos/pb.258147530970210.-2207520000.1431335422./639323056185987/?type=3&theater>

Fold up TV cabinet by Naihanli & Co: <http://naihanli.com/products/the-crates>

The Pallet Pavilion pop up venue by Gap Filler: <http://www.gapfiller.org.nz/summer-pallet-pavilion>

Fold up café by Adam Kalkin: <http://thefoxisblack.com/2007/10/09/the-illycafe-illys-portable-fold-out-cafe>

Outdoor bar at night: <http://www.piecesofvictoria.com/2013/10/eight-spots-to-enjoy-outdoor-dining-in-melbourne>

Mobile wash up station by A Good Looking Man: <https://www.facebook.com/agoodlookingman.com.au/photos/pb.261390640645458.-2207520000.1431335605./710857019032149/?type=3&theater>

Pop up street furniture by Bogman & Martens: <http://www.toxel.com/tech/2011/03/12/pop-up-street-furniture>

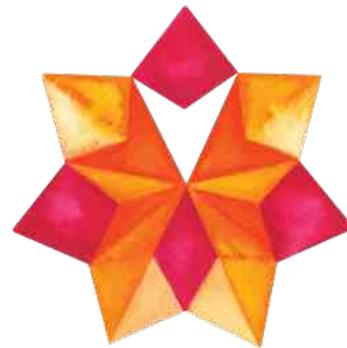
# APPENDIX A: UNSUITABLE USES

The City assessed some of the suggested uses for the outdoor public space that were put forward during community engagement as being unsuitable for the space. The table below outlines the rationale for not accommodating these uses.

Broad Category	Specific Use	Rationale for Exclusion
Food & Drink	Food trucks	Vehicles cannot drive into the space because the paving is pedestrian-grade only. A food truck event / food markets could be held on the oval instead.
Physical Activities	Beach volleyball	Space constraints and concerns about ball safety in an enclosed environment.
Physical Activities	Basketball	Space constraints and concerns about ball safety in an enclosed environment.
Physical Activities	Skateboarding	Skateboarders will be able to use the space as a thoroughfare but tricks will not be encouraged due to space constraints and concerns that this would make the space unsafe for other users.
Physical Activities	Outdoor exercise equipment	There are plans to install exercise equipment around the oval.
Physical Activities	Temporary ice rink	Space constraints.
Physical Activities	Rock climbing wall	A different floor surface would be required for safety reasons. Concerns about people climbing on to the roof of the building.
Games	Bocce	Concerns about ball safety in an enclosed environment.
Games	Handball	Concerns about ball safety in an enclosed environment. Handball could be accommodated on the south west perimeter of the building instead.
Nature	Trees	Cost is prohibitive and trees would require too much water.
Nature	Grassed area	Real grass would not grow well in this area and synthetic grass would need to be shaded. There is plenty of grass on the neighbouring oval.
Children's Play	Enclosed playground	The Early Years facility incorporates an enclosed outdoor playspace and there will be some play equipment on the perimeter of the oval. The vision for the outdoor public space is for it to be flexible and multipurpose, rather than having single-use spaces.

# APPENDIX A: UNSUITABLE USES

Broad Category	Specific Use	Rationale for Exclusion
Digital Entertainment	Big Screen Movies / TV	A small scale digital screen has been incorporated into the vision for the outdoor public space. For large scale community events, a big screen could be set-up on the oval on a temporary basis.
Amenities	Fire Place / Pit	Safety risks for people and property because the space is uncontrolled and open access at all times.
Amenities	Outdoor Heating	Cost prohibitive. Safety risks because the space is uncontrolled and open access at all times.
Amenities	Rain Water Tanks	Would not be able to be large enough to be useful.
Information & Displays	Community Noticeboard / Displays	The Library will display some community information. The intention is to set-up a community noticeboard and/or display in the walkway between the Community Hall and the Library as this area will be more secure than the outdoor public space.
Water Play	Water Slide, Sprinkler Fountain	Building on top of a basement car park makes managing water onsite challenging. Water features are cost prohibitive due to the public health requirement to treat the water.
Private Functions	Weddings	At this stage the space it is intended that the space will only be available to book for community / public activities.



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