

Manning Community Hub

**a vibrant, connected and attractive hub
integrating community, commercial and social activities**



Artist's impression Manning Community Centre from Conochie Crescent

The Manning Community Hub project is an important \$14 million civic project which will be a landmark and iconic precinct for Manning and Salter Point, as well as the broader community.

The Manning Community Hub is bounded by Bradshaw Crescent, Conochie Crescent and Welwyn Avenue.

This project was initiated by the City of South Perth in response to studies undertaken demonstrating that the existing community facilities were ageing and reaching the end of their useful life.

In 2008, the City consulted with the local community to discuss what they wanted on the site. This consultation found there to be general community support and enthusiasm for an integrated neighbourhood community hub, inclusive of a relocated Manning Library.

The Manning Community Hub will deliver the following benefits and features for the local community:

- Sustainable, modern and multipurpose spaces for groups and community use.
- An integrated open space with pedestrian orientated development, with linkages between James Miller Oval, the Community Centre and at a later stage, the Welwyn Avenue shops.
- Design that activates the area and encourages passive surveillance, based on the principles of crime prevention through environmental design.
- The provision of family orientated services in one location.
- Economic development and investment and employment opportunities for the local community.
- Diverse housing options with the introduction of mixed use development.
- Opportunities for public art and the inclusion of Aboriginal culture and local heritage creating a vibrant cultural precinct.
- 75 bay basement level car park, which maximises the opportunity for public open space and waterwise landscaping at ground level.



Manning Community Hub - Scheme Amendment No.36 and Manning Community Centre. Images - Bollig Design Group

Manning Community Centre and Future Commercial Area

The City has prepared a draft Manning Community Centre Plan and Development Application.

The City has endeavoured to design a facility that will adequately accommodate the existing facilities and community groups.

The proposed Manning Community Centre will comprise the following facilities and activities, many of which are already located within this site:

- New state of the art Manning Library, relocated from Manning Road
- New modern Community Hall and meeting spaces with modern facilities
- New Early Years space incorporating a toy library and playgroup
- Moorditj Keila Aboriginal Group
- Child Health Clinic
- Manning Rippers Football Club

The City has prepared draft Scheme Amendment No. 36 to address an identified shortfall of

commercial opportunities within the Manning Community Hub future commercial area.

This Scheme Amendment proposes:

- Introducing two three-dimensional building envelopes for 9 Bradshaw Crescent and 8 Conochie Crescent, Manning
- Introducing specific development requirements for Lots 9 and 11 Welwyn Avenue, Manning; and
- Amending the Scheme Building Height Limit Map for Precinct 12 'Manning' in respect to 9 Bradshaw Crescent and 8 Conochie Crescent, Manning.

The Scheme Amendment will provide for additional commercial and local employment opportunities and also facilitate more diversified housing stock through the introduction of mixed use development.

Scheme Amendment No. 36 does not propose the construction of any buildings. Development of the site will occur through the City's standard development application process, and would involve community consultation.

Civic Centre Cnr Sandgate St & South Tce SOUTH PERTH WA 6151

Monday - Friday 8:30am - 5:00pm | Telephone 9474 0777 |

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City of
SouthPerth

Manning Community Centre

Manning Library

Currently, Manning Library is located in isolation on Manning Road. The Manning Community Hub proposal realises a long-held community desire for Manning Library to be co-located with the commercial and community heart of the district.

The new Manning Library will be a state-of-the-art facility, showcasing international best-practice in library design and functionality.

Its location within the Manning Community Facility will ensure Manning Library is accessible to the whole community, and will contribute to creating a vibrant village hub in Manning.



Western elevation



Conochie Crescent south elevation



North elevation from internal pedestrian street



Bradshaw Crescent (north) elevation



Eastern elevation

Manning Hall

The future Manning Hall will be a multi-purpose space, which will share the Manning Library's outlook through the canopy of Jacarandas along Conochie Crescent.

The effective hall space is greater than the existing Manning Hall which, along with a removable stage, will ensure the future Manning Hall is appropriate for a wide variety of functions, and can accommodate larger community and school groups.

James Miller Oval

- The existing usable "playing" surface is 19,482m².
- The proposed usable "playing" surface is 21,460m².
- This is an increase of 10.15%.
- The "playing" surface is the flat areas to play on, bordering up to and excluding any embankments, trees and paths.
- The sports ground will also be expanded to provide for a greater range of sporting activities.

We value your feedback

The City invites your feedback and comment on the Manning Community Centre Development Application and the Manning Commercial Area Scheme Amendment No. 36.

Submissions can be made online at the City's website or in writing to:

The Chief Executive Officer

City of South Perth Civic Centre
 cnr Sandgate Street and South Terrace
 SOUTH PERTH WA 6151

Submissions must be received by 5pm on Friday 25 January 2013.

Facility	Existing Space	Proposed New Space
Manning Library (built 1964)	475m ²	1,050m ²
Manning Hall (built 1957)	394m ² (Hall component 189m ²)	368 m ² (Hall component 275 m ²) Adjacent meeting room +22 m ²
Sporting Clubrooms (James Miller Pavillion built 1960s)	385m ²	591m ² (including stores and change rooms)
Early Years Facilities (two playgroup spaces, Manning Toy Library)	No space allocated, currently located in Manning Hall	259 m ² (+136 m ² outdoor play)
Child Health Clinic (built 1960s)	160m ²	145 m ² (no outdoor play)
Moorditj Keila (former Kensington Tennis Clubrooms, built 1970s)	144 m ² (no outdoor gathering)	197 m ² (+58 m ² outdoor gathering)
TOTAL	1558m²	2,632 m² internal area 194m² outdoor space

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