



Warehouse: Delivery Truck Drivethrough Area



Jabiru Community College: Warehouse Conversion - Central Activity Area & Entry

Jabiru Community College Stage 1 Zillmere, Brisbane, Australia (2017-2019)



Reception & Bridge



Project Learning Space - recycled timber dado

The Challenge

Jabiru Community College had been leasing inadequate facilities at the Bracken Ridge Library and Ferguson Park. Brisbane City Council's scheduled construction of a new library (2019) on the Bracken Ridge Site, propelled the College to search for a new location for its campus. The College is a small special assistance school that provides alternative learning pathways for disadvantaged and or traumatised senior students (10-12yr). The facilities at Bracken Ridge were crowded, thermally uncomfortable and lacked place qualities to support the dignity and values of staff and learners. A relocation provided the opportunity for JCC to invest in place qualities to support the wellbeing of people.

Phillip's Responsibilities

Futures Facilitator, Design Architect and Project Architect from inception to completion. Place Visioning, Project Briefing and Land Selection Assessments. Prepared the Campus Master Plan and staged concept plans for the conversion of a Warehouse (Building B, Cambewarra Street, Government Precinct, Zillmere) to inform JCC's Block Grant Authority funding application. Detailed Design, Contract documentation and Construction Administration Services: Detailed Design of Stage 1 works for the warehouse conversion in collaboration with the consultant team. Value management during the integrated design process. Artworks strategy including community engagement in collaboration with JCC's Artist in Residence. Furniture package. Administered the construction contract (MW2018) as superintendent.

The Design Approach

Facilitated the articulation of a place vision for JCC through participatory design and futures thinking activities with affected stakeholders (staff and students). The Place Vision sought to guide the JCC community through its relocation process by informing the Design Brief and Site Selection Criteria. Conducted land selection assessments for the new campus to ensure the location and its context aligned with JCC's place vision. Planned and facilitated a co-design workshop with JCC staff to explore concept ideas about the proposed conversion of a warehouse for JCC's campus.

Some Key Learnings

Once JCC, as a community, had clarified their place vision for their new campus, the land selection process progressed quickly, and a preferred site was found within four months. A 1980's steel shed, can be augmented, so that its building envelope complies with energy efficiency standards and acoustic standards with appropriate insulation and double glazing. The original intent to expose the existing internal structural steel columns and hardwood floor joists had to be revised to satisfy requirements for fire protective coverings, within the construction budget (\$3.27M). Read more at *PlaceSense*

The Impacts

The place vision provided JCC with the clarity to assess possible sites and ensured the site context supported the social needs of the JCC community. A greater sense of pride and dignity within the student community, as they now have access to inspiring learning environments compared to the substandard leased facilities at the former Bracken Ridge site.