

EDWARD MILLEN HOME

TEN PRINCIPLES - DEVELOPMENT APPLICATION

15 HILL VIEW TERRACE, EAST VICTORIA PARK WA
08 NOVEMBER 2023
PREPARED FOR

Blackoak
CAPITAL

BY

BENSON STUDIO

See Design Studio



We respectfully acknowledge the Whadjuk Noogar people, Traditional Custodians of the land on which Edward Millen Home Precinct is located, and pay respects to their Elders past and present. We extend that respect to Aboriginal and Torres Strait Islander people.

EDWARD MILLEN HOME PRECINCT

THE VILLAGE WITHIN THE PARK

BENSON STUDIO

CLIENT **Blackoak** CAPITAL

Blackoak Capital Ventures, a Western Australian owned and operated business, brings combined property and investment experience of over 150 years across the executive team. We are long term investors in the developments and businesses in which we invest, and we are passionate about heritage, hospitality and placemaking.

The Blackoak team has extensive experience in developing and operating projects of the same nature, dealing with many of the same considerations and risks, as the Edward Millen Heritage Redevelopment. Our experience encompasses both the development phase and on-going management of the businesses operating at these projects.



PROJECT VISION

Our vision is to transform the Edward Millen Hospital site into the Edward Millen Home Precinct—a vibrant, inclusive, and sustainable community hub that honours its historical roots while embracing the future. Through a seamless blend of preserved heritage buildings, contemporary architecture, and harmonious landscapes, we aspire to create a multitude of spaces that invite social interaction, artistic expression, and community wellbeing. In partnership with the broader Victoria Park community, we are committed to fostering a dynamic environment that resonates with cultural significance and intergenerational relevance. The Edward Millen Home Precinct aims to be more than a place; it will be a living embodiment of community unity, innovation, and shared aspirations.



HERITAGE + NEW BUILD RELATIONSHIPS

VISION
The Edward Millen Home Precinct aims to create a harmonious balance between old and new, wherein the site’s historic architectural elements are celebrated and enhanced by modern, sustainable design.

- CORE PRINCIPLES**
- 1. Respect for Heritage: New constructions respect the architectural language of existing heritage buildings, including scale, proportion, and materiality.
 - 2. Contextual Sensitivity: The design of new buildings is sensitive to the historical context, aiming not to overshadow or clash with the existing heritage structures.
 - 3. Adaptive Reuse: Wherever possible, existing heritage structures are adaptively reused to serve new functions, preserving their historical significance while meeting contemporary needs.
 - 4. Complementarity: The new buildings are complementary and contrast the heritage structures in both function and aesthetics, creating a beautiful threshold between historical and contemporary spaces.
 - 5. Inclusivity: Both old and new structures are designed to be accessible and inclusive, fostering a sense of community that transcends generations.
 - 6. Sustainability: New constructions adopt sustainable design principles to minimize environmental impact and create a resilient, long-lasting community space.

- DESIGN STRATEGIES**
- 1. Material Palette: New constructions will utilize a material palette that either represents or thoughtfully contrasts with the materials of the heritage buildings.
 - 2. Scale and Massing: The scale and massing of new constructions have been carefully considered to ensure they are in harmony with the existing heritage structures, preserving key sightlines and vistas.
 - 3. Architectural Details: Where appropriate, new constructions have incorporated architectural details that draw inspiration from the heritage buildings, creating a visual dialogue between past and present.
 - 4. Open Spaces: The layout has prioritized open, communal spaces that invite interaction between the heritage and new buildings, facilitating a cohesive village atmosphere.
 - 5. Transitional Elements: Architectural features such as walkways, courtyards, or covered arcades have been used to connect old and new structures physically and visually.

The design for the Edward Millen Home Precinct will strive for a balanced coexistence between the site’s rich history and a forward-looking vision. It will be a place where history is not merely observed but lived, and where the future is not just anticipated but purposefully shaped.

LANDSCAPE INTEGRATION

VISION
The landscape of Edward Millen Home Precinct aims to serve as the glue that binds the site’s diverse elements—heritage buildings, new constructions, and community spaces—into a unified, inviting, and dynamic environment.

- CORE PRINCIPLES**
- 1. Spatial Harmony: Landscape design has integrated the site’s various components into a cohesive whole, optimizing the flow between indoor and outdoor spaces.
 - 2. Functional Diversity: The landscape offers a wide range of spaces to cater to different activities, from quiet reflection to active recreation, artistic endeavours, and social gatherings.
 - 3. Cultural Relevance: Plantings, sculptures, and other landscape elements have created a distinct and appropriate frontage to Edward Millen Home and strengthen heritage aspect through considered and appropriate landscape design and materials leading up from the park.
 - 4. Sustainability: Landscape design has adhered to principles of environmental sustainability, including native plantings, water conservation, and minimization of hardscape.
 - 5. Accessibility: All outdoor spaces have been designed to be inclusive and accessible, ensuring they can be enjoyed by people of all ages and abilities.
 - 6. Seasonal Engagement: The landscape will offer visual and functional interest year-round, encouraging community interaction across seasons.

- DESIGN STRATEGIES**
- 1. Connective Pathways: Well-defined pedestrian pathways have connected various site elements, making it easy to move from one area to another and encouraging exploration. The change in materials and intersections play an important part in the way finding strategy for the site.
 - 2. Open Space and Courtyards: Strategically located open spaces serve as focal points for community activities, and their design have complemented adjacent heritage and new buildings.
 - 3. Community Gardens and Market Spaces: These areas have been designed for flexibility, accommodating everything from weekend markets to community activities.
 - 4. Quiet Corners: The design includes smaller, more intimate spaces equipped with seating and shade, ideal for quiet reflection or smaller gatherings.
 - 5. Interactive Features: Elements like markets gardens, heritage signage, art installations, or interactive play areas for children have been incorporated to engage visitors and create focal points within the landscape.
 - 6. Edible Landscaping: Where feasible, edible plants like fruit trees or herb gardens may be included, offering both aesthetic and functional benefits.
 - 7. Multi-Use Lawns: Open grassy areas have been designed to be multi-functional, capable of hosting various community events such as outdoor concerts, yoga classes, or picnics.

The landscape design of Edward Millen Home Precinct will not just be a backdrop but an active participant in community life. It will provide a multitude of spaces for various activities, serving as the connective tissue that binds the community together in a harmonious and purposeful way.

COMMUNITY ADVOCACY +
ENGAGEMENT

VISION
To evolve the Edward Millen Home Precinct into a socially resonant, culturally inclusive, and harmonious space. We aspire to cultivate a community-driven environment where the collective wisdom of current residents, traditional owners, and future generations is respected and incorporated.

- CORE PRINCIPLES**
- 1. Transparency: Establish a transparent process that invites community input from planning to execution and beyond.
 - 2. Inclusivity: Ensure diverse community participation, which includes the engagement of traditional owners to provide cultural insights and connections to the land.
 - 3. Empowerment: Encourage residents to play an active role in decision-making, thereby personalizing community spaces.
 - 4. Local Identity: Preserve and celebrate the unique cultural, historical, and character of Victoria Park.
 - 5. Acoustic Design: Prioritize acoustical planning to create spaces that are sonically comfortable and enjoyable, conducive both to quiet reflection and lively social interaction.
 - 6. Social Cohesion: Promote social cohesion and community well-being through shared communal spaces.
 - 7. Sustainability: Engage with the community on sustainability goals, including ecologically sound and acoustically optimized design solutions.

- STRATEGIES FOR ENGAGEMENT**
- 1. Community Workshop and Forum*: Host a meeting and presentation for community members, incorporating specialized discussions related to traditional owners’ perspectives and acoustical design.
 - 2. Online Platforms: Leverage online platforms, social media, and dedicated project website to inform the community as of the projects progress and outcome
 - 3. Traditional Owner Engagement: Facilitate targeted sessions with traditional owners to understand their cultural and historical connection to the site and incorporate their insights into the project’s design and programming.
 - 4. Collaborative Design: Engage specialist consultants focusing on heritage, sustainability, acoustics, and community involvement to provide in-depth input into respective areas.
 - 5. Local Partnerships: Engage local organizations, including schools and cultural institutions, to form strategic partnerships that can enrich community involvement.
 - 8. Acoustic Expertise: Engage acoustic consultants to work in collaboration with the community and designers to ensure that spaces are acoustically appropriate for their intended uses.
 - 9. Public Art and Storytelling: Involve local artists and traditional owners in the development of public art and storytelling facets of the project.

Through a comprehensive approach that values community advocacy, honours the contributions of traditional owners, and incorporates acoustical optimization, the Edward Millen Home Precinct aims to be a place that truly embodies the spirit, diversity, and wisdom of the entire East Victoria Park community.

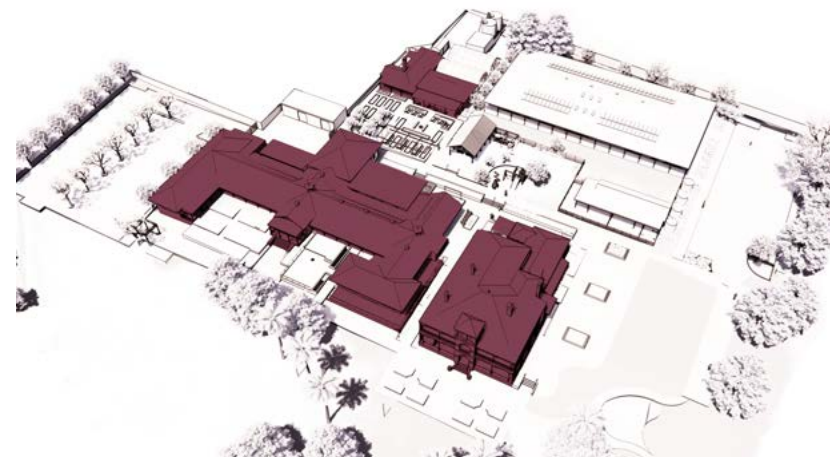
PROJECT OVERVIEW

INTRODUCTION

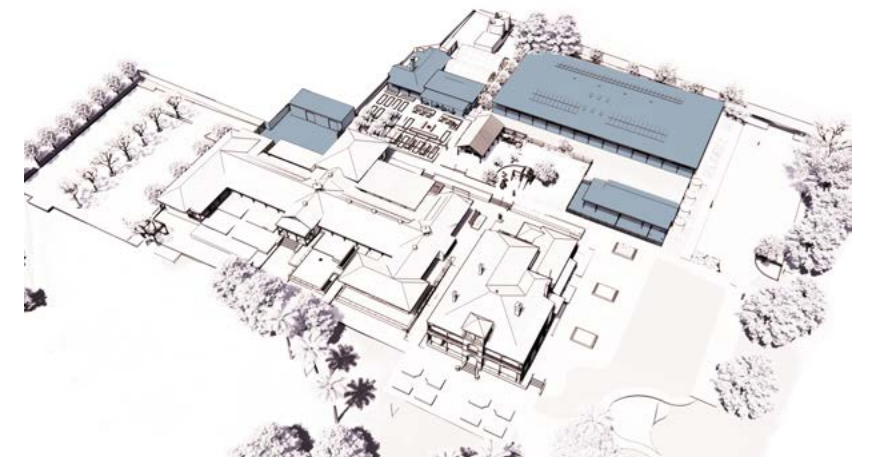
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PROJECT OVERVIEW

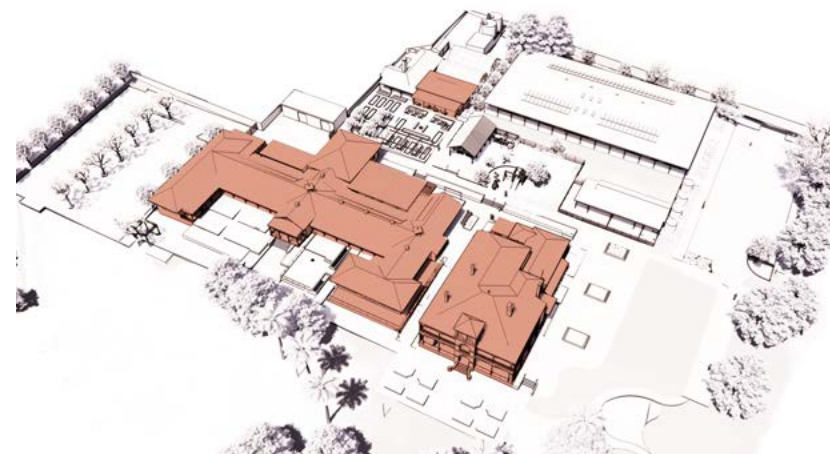
| | |
|---------------------|---|
| Address: | 15 Hillview Terrace, East Victoria Park |
| Local Council | Town of Victoria Park |
| Site Area | 4.7 Hectare Parklands |
| Leased Area | 1.4 Hectare |
| Client | Blackoak Capital |
| Planners | Hatch Roberts Day |
| Heritage Consultant | Griffith Architects |
| Architect | Benson Studio |
| Landscape Architect | See Design Studio |



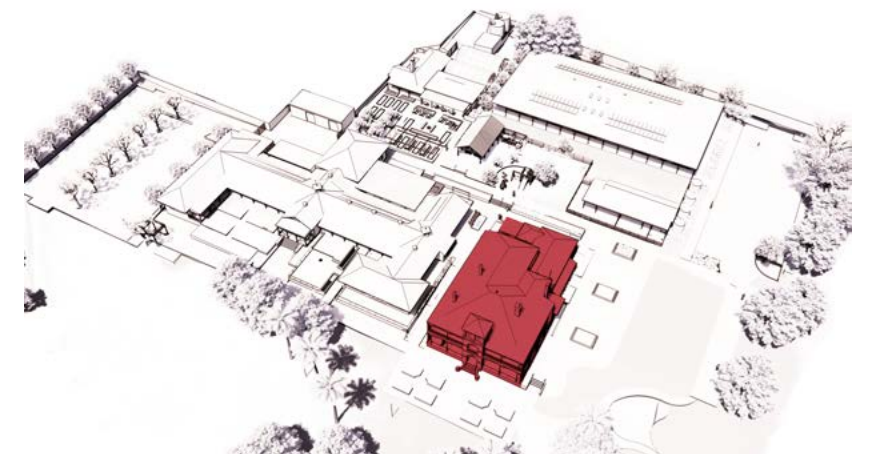
HERITAGE AREA



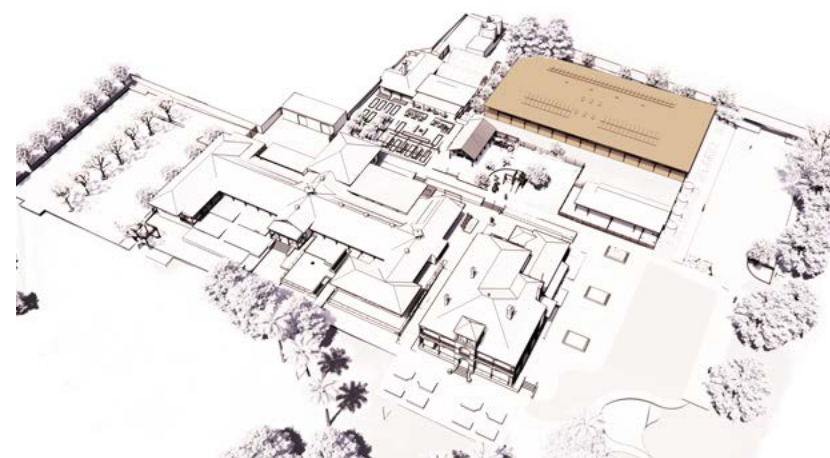
NEW BUILD AREA



FOOD & BEVERAGE AREA



RETAIL AREA



CHILDCARE AREA



PUBLIC OPEN SPACE

SPP 7.0

CONTEXT AND CHARACTER

PRINCIPLE 2

“Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place”

HISTORIES

CONTEXT AND CHARACTER

PRINCIPLE 1

A bustling community hub ingrained with a rich history and sustainable outlook – will be realised by combining a diverse, integrated and complementary range of offerings in a welcoming “village” atmosphere.



COLLARD,N., BROPHO, H., GARLETT, F., OGILVIE, F., YARRAN, G.,
COLLARD, C., BYNDER, B., FARLEY, H., BEAN, J., JONES, T., MAHOOD,
K., NANNUP, A., SMITH-ALI, D., THOMAS, J., GRABASCH, G., HAYDEN,
G. AND FYFE, J. 2021. MAPPING BOODJAR WALYALUP FREMANTLE.
NOONGAR BOODJAR LANGUAGE CULTURAL ABORIGINAL
CORPORATION; PERTH, AUSTRALIA.

EDWARD MILLEN HERITAGE TIMELINE

CONTEXT AND CHARACTER

PRINCIPLE 1



- 1911**
Elizabeth Baillie purchased
canning location 2.
- 1912**
The Rotunda Maternity
Hospital was built.

- 1919**
temporarily used to treat
patients with the Spanish
Flue.
- 1920**
The Commonwealth
Government, on behalf
of the Repatriation
Department, purchased
the site, renaming it the
Edward Millen Home
and was developed to be
used as a sanatorium for
ex-service personal who
contracted tuberculosis.
Remained in use for the
treatment of tuberculosis
until 1939.

- 1942**
The Property and
Management was
transferred to Perth Public
Hospital, treating both
returning servicemen
and the public who had
contracted tuberculosis.

- 1960**
Patients transferred to
Hollywood Repatriation
Hospital. Edward Millen
Home was converted
to a 40 bed geriatric
rehabilitation unit.
- 1968**
“D” Ward added for the
use of psychiatric patients.

- 1982**
Transferred to the State’s
Mental Health Service
to be used for child and
adolescent mental health
purpose and shared
with facilities for autistic
children, with Hillview
Clinic serving the needs of
the children and Mildred
Creak Centre for the
adolescents.

- 1998**
Stood Unoccupied
- 1999**
Edward Millen Rotunda
Hospital, Fumatory
Building and Former Ward
block were entered into
the heritage register.
- 2006**
Site was gifted to the town
of Victoria Park
- 2023**
Site vacant

SITE OBSERVATIONS

CONTEXT AND CHARACTER

PRINCIPLE 1

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SYMPATHETIC RENEWAL AND ACTIVATION OF HERITAGE

Careful removal of intrusive fabric to reveal heritage and site opportunities

Restoration of heritage buildings on site. Mildred Creak Hospital will undertake a full restoration with other buildings receiving restoration of existing fabric

Insertion of new built form to contrast with heritage fabric

Use of landscape to stitch the site together into an eclectic whole



HERITAGE REACTIVATION

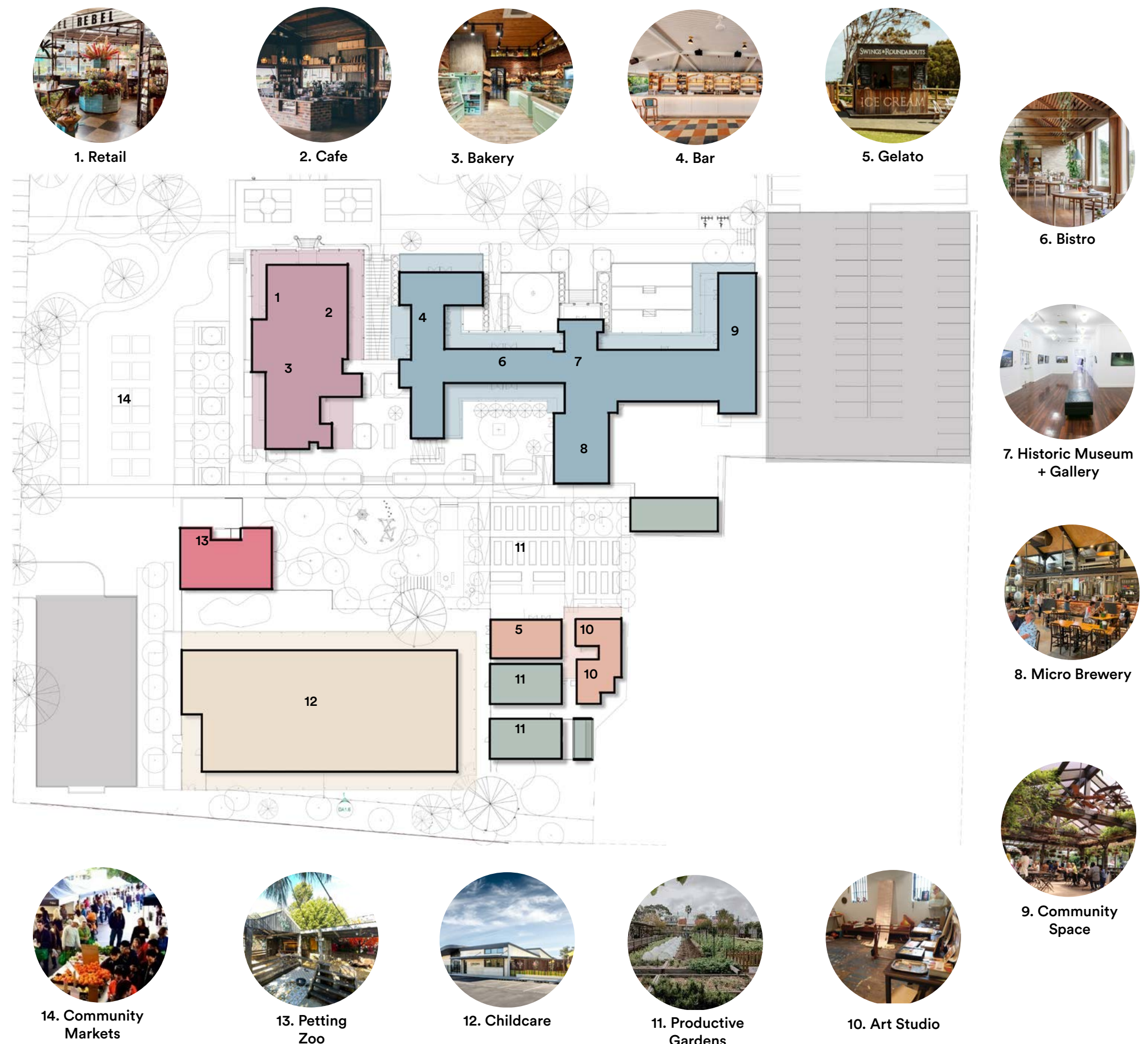
CONTEXT AND CHARACTER

PRINCIPLE 1

BENSON STUDIO

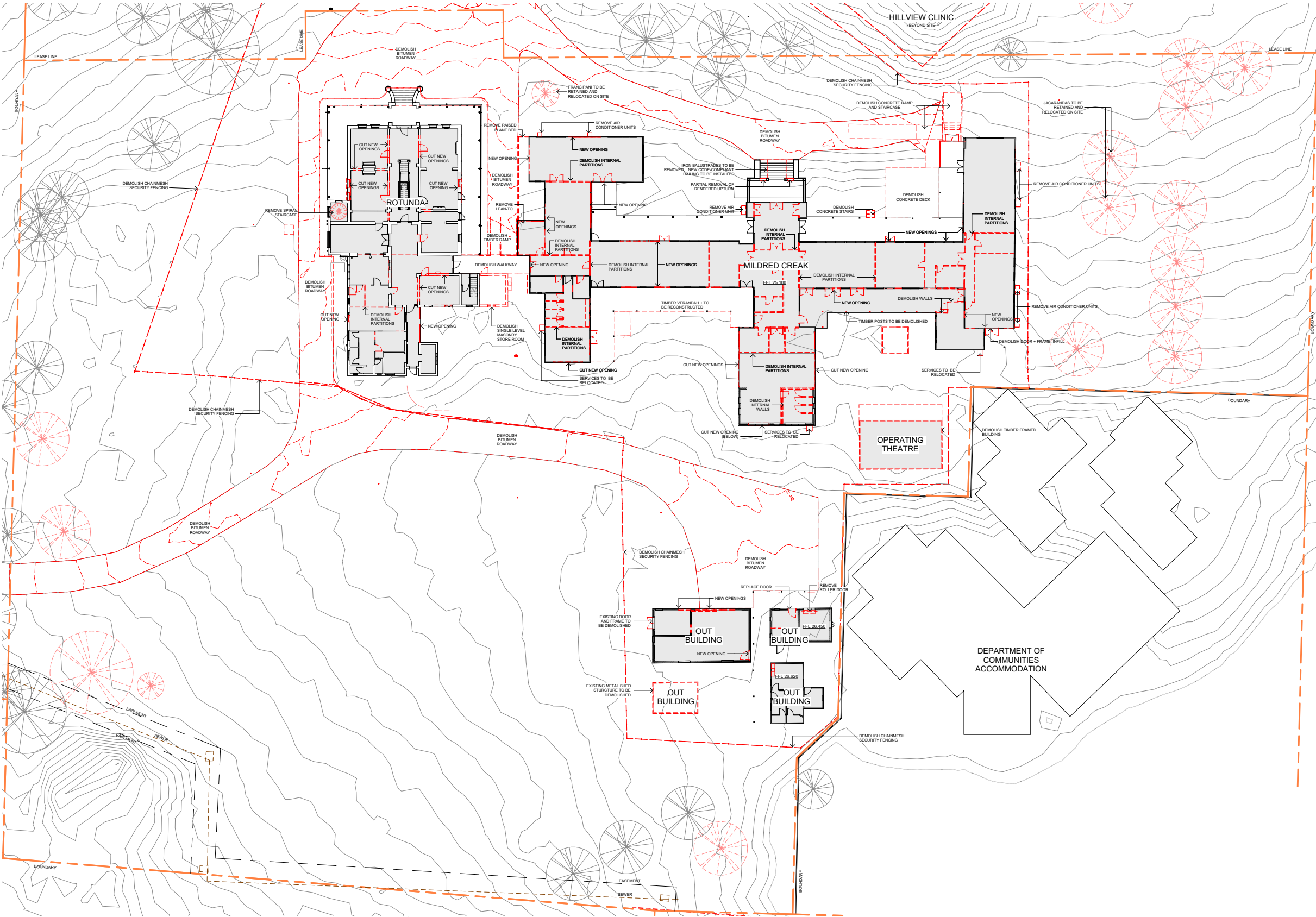
AN INTENTIONAL APPROACH TO REVITALISE HERITAGE

The Historic structures and its surroundings have been entirely reimagined to revitalise and refresh its use



PRINCIPLE 1

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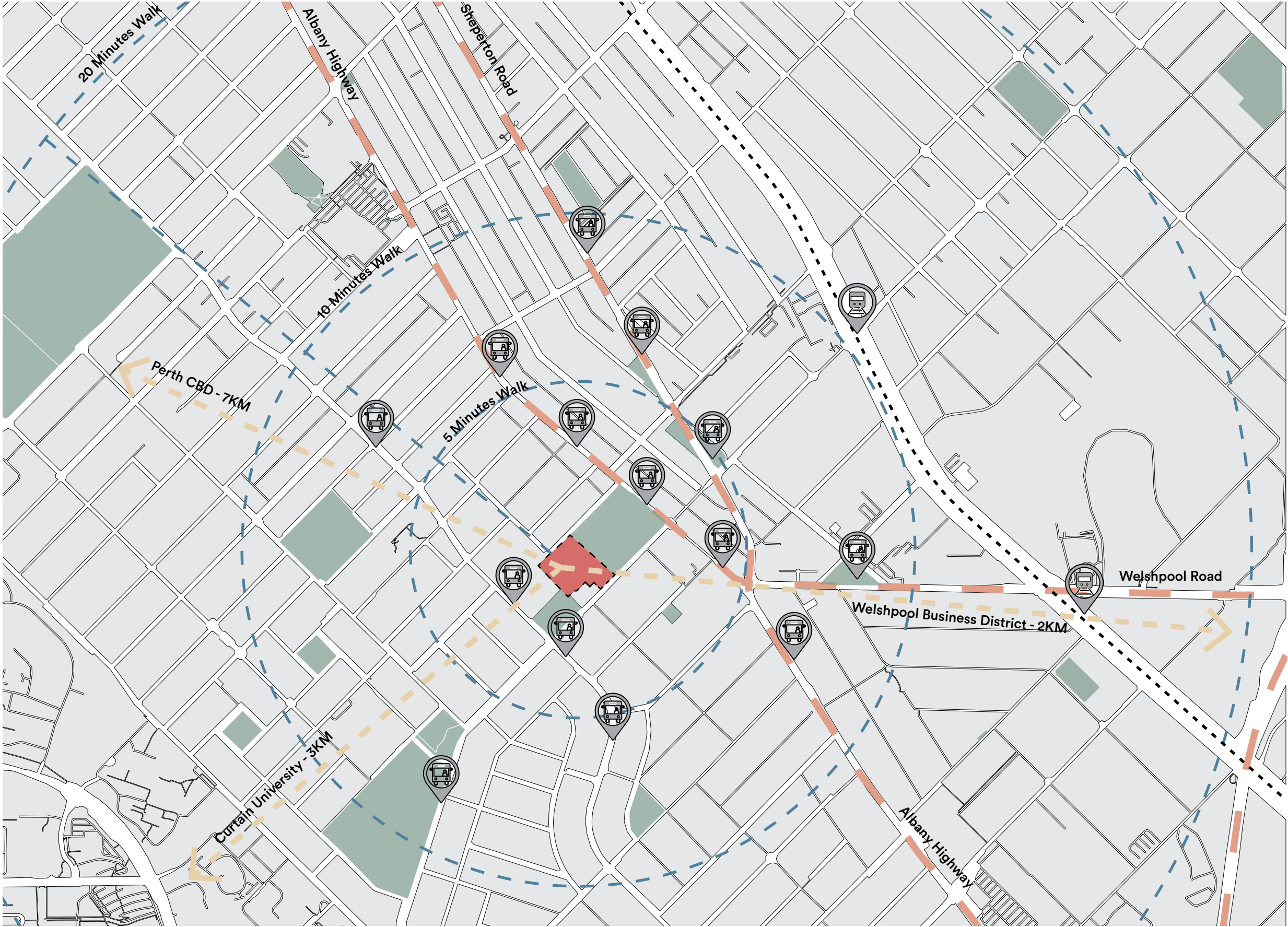
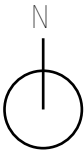


4.7 hectare master planned Edward Millen parklands. The 1.4 hectare Edward Millen Home Precinct is located at 15 Hillview Terrace, in the renowned food and beverage destination of East Victoria Park. With close proximity to the CBD, Albany Highway, Curtin University, and three newly committed METRONET stations, the Precinct is also significantly placed in the Town of Victoria Park which is an area planned for high population growth.

- + Edward Millen Home Precinct
- + Edward Millen Parklands
- + Albany Highway
- + CBD 7 KM
- + Oat Street Station 1 KM
- + Curtin University 3 KM

LEGEND

- Edward Millen Home Precinct
- Parks and Recreation
- Residential
- Major Roads
- Railway
- Bus Stops
- Train Station



LEGEND

Edward Millen Home Precinct

District Centres

Commercial

Residential and Commercial

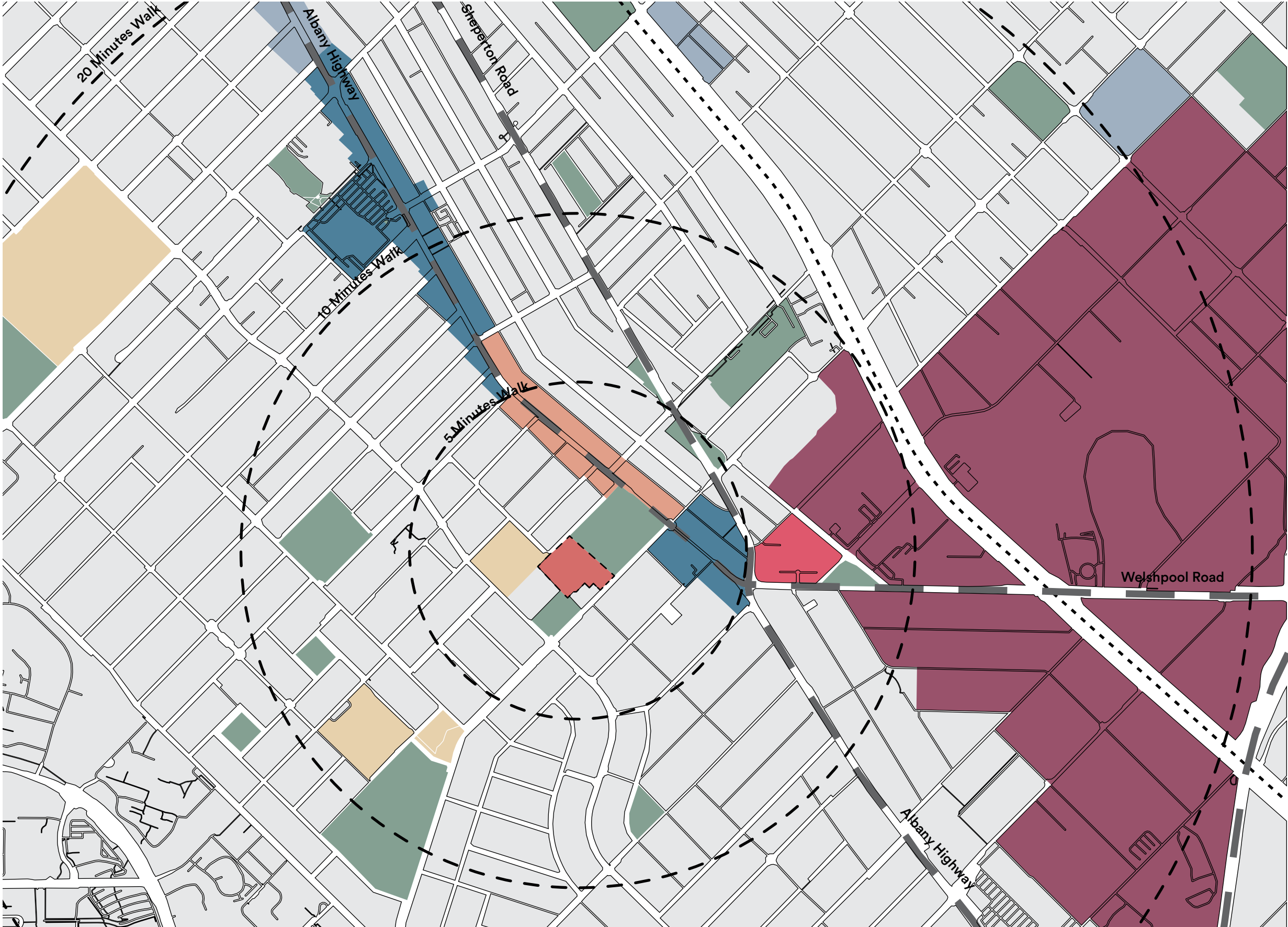
Industrial

Special Use

Parks and Recreation

Public Purpose

Residential



SITE CONTEXT

CONTEXT AND CHARACTER

PRINCIPLE 1

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CONTEXT



RESPONSE



HERITAGE AND NEW BUILD RELATIONSHIP

INTEGRATED LANDSCAPE

COMMUNITY ENGAGEMENT

EDWARD MILLEN HOME PRECINCT CONTEXT

SITE PARK CONTEXT

CONTEXT AND CHARACTER

PRINCIPLE 1

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WEATHERBOARD CLADDING AND WRAP AROUND VERANDA

CORRUGATED METAL ROOF AND WRAP AROUND VERANDA

CONTEXT



BRICK. WRAP AROUND VERANDA. CORRUGATED METAL ROOF. WRAP AROUND VERANDA. WEATHERBOARD CLADDING. WINDOW DETAILS.

RESPONSE



EDWARD MILLEN HOME PRECINCT CONTEXT - NEW CHILDCARE CENTRE

FUTURE CONTEXT

CONTEXT AND CHARACTER

PRINCIPLE 1

"Albany Highway Tomorrow" Context, Engagement and Recommendations Reports. July 2022. Prepared For the Town of Victoria Park. Prepared By Hatch RobersDay. Accessed

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CURRENT PERCEPTIONS

Overall community sentiment towards the current St James area is mixed, with qualities other than variety of things to do rated below average. An even split of respondents wish to see transformative change in this area or sensitive to limited change.

SUGGESTED STRENGTHS TO BUILD ON

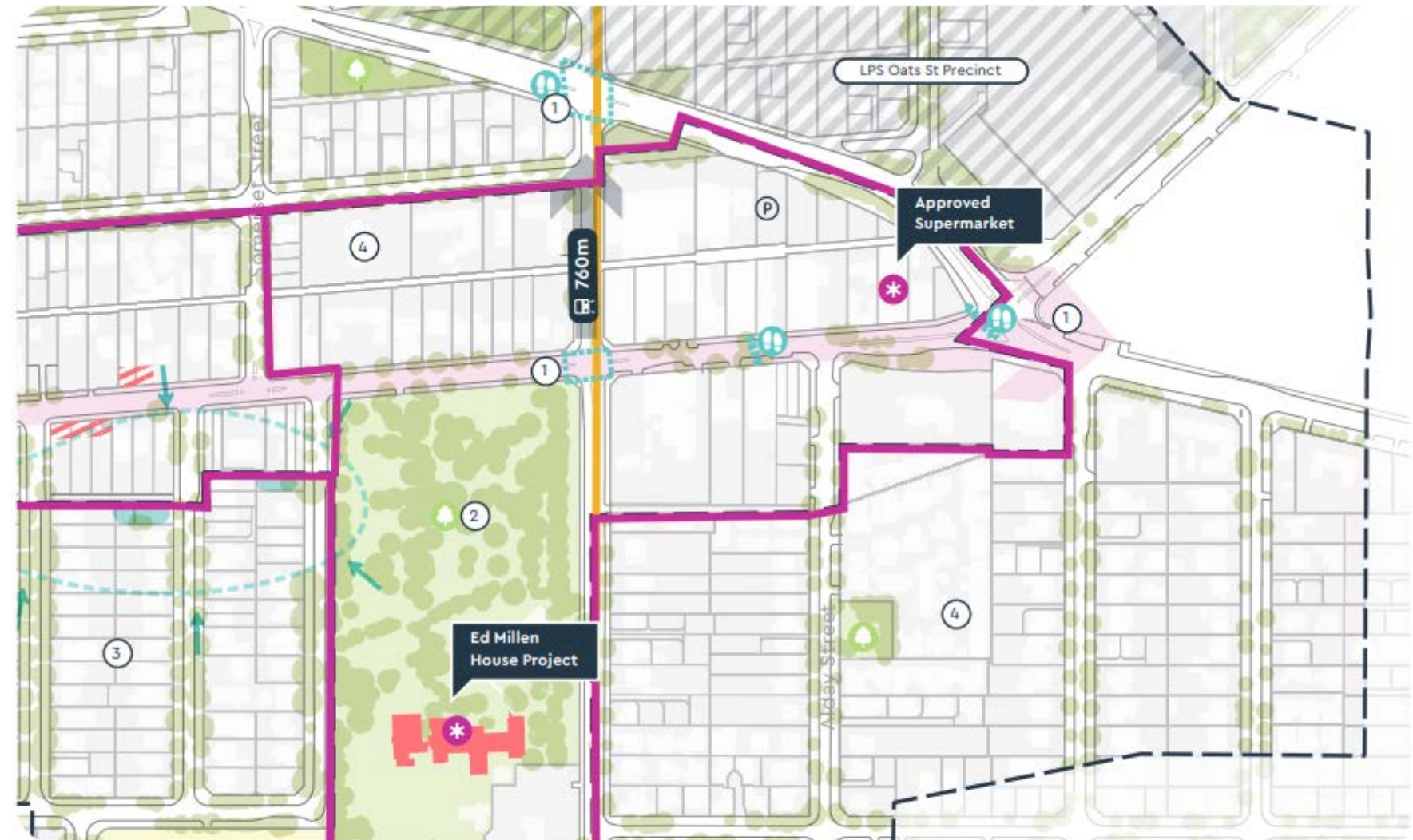
- Regionally important and convenient large format food and homeware retailers
- Proximity to Edward Millen Park
- Role of the area as an economic hub for the St James community

IDENTIFIED WEAKNESS TO ADDRESS INCLUDE

- Heavy traffic using Highway to access Hill View Tce and Welshpool Rd
- Congested parking around major retailers
- Dominance of chain retailers without a local feel
- Safety and underuse of Edward Millen Park
- Empty shopfronts and lack of nighttime economy
- Stark and industrial feel of area

FUTURE ASPIRATIONS

- Common stakeholder ideas and suggestions for the future of the Causeway area included:
- Mixed Use development and more commercial opportunities
- Improved use and connectivity to Ed Millen Park
- Increase safety of major intersections
- Greater diversity of retail offerings consistent with other parts of the Highway



- ① Poor connectivity over major intersections
- ② Ed Millen Park Masterplan Extent
- ③ Heritage weatherboard cottage area
- ④ Mixed residential area with limited character

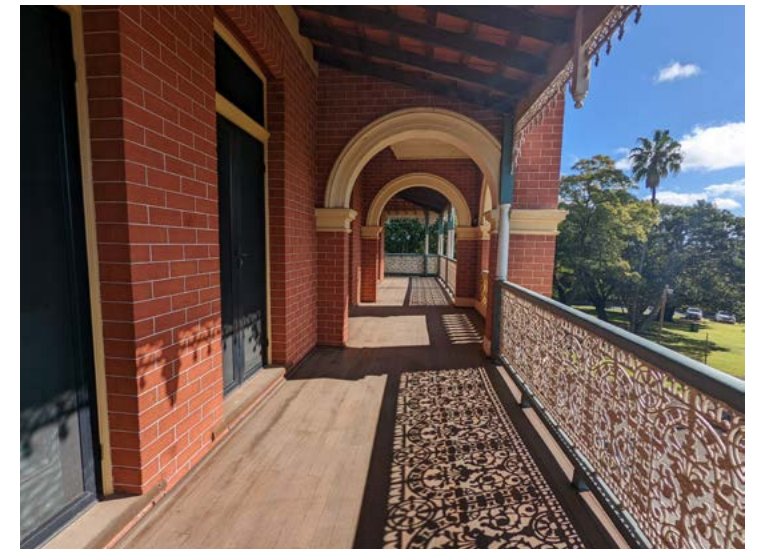
- * Place anchor
- Heritage Listed
- /// Contributory Fabric
- ⓘ Pedestrian crossing
- P Public Parking
- Drainage sump
- Overhead Power
- Station Street
- School
- Open Space
- ~ Sensitive interface
- Low-lying area

EXISTING SITE CONDITIONS

CONTEXT AND CHARACTER

PRINCIPLE 1

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ROTUNDA BUILDING

EXISTING SITE CONDITIONS

CONTEXT AND CHARACTER

PRINCIPLE 1



MILDRED CREAK CENTRE

EXISTING SITE CONDITIONS

CONTEXT AND CHARACTER

PRINCIPLE 1

BENSON STUDIO



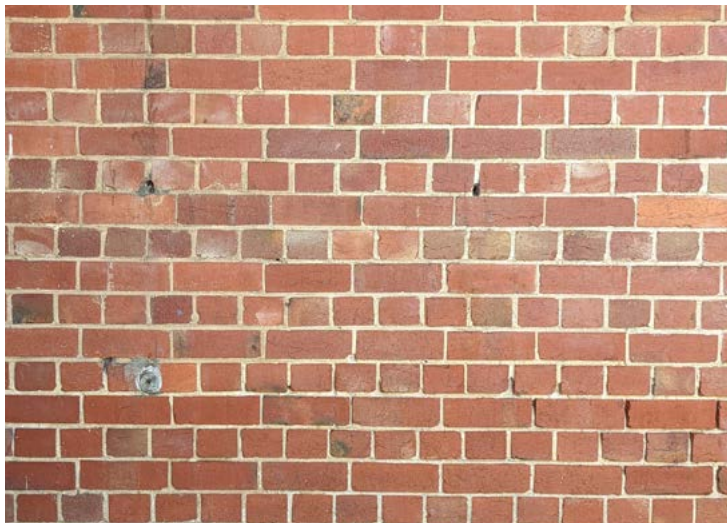
OUT BUILDINGS

EXISTING CONDITIONS

CONTEXT AND CHARACTER

PRINCIPLE 1

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MATERIALS

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.”

Noongar Boodja

Project Site Country: Whadjuk Noongar Boodja

“Whadjuk is the name of the dialectal group from the Perth area. Whadjuk is situated south of Yued and north of the Pinjarup dialectal groups.

The major cities and towns within the Whajuk region include Perth, Fremantle, Joondalup, Armadale, Toodyay, Wundowie, Bullsbrook and Chidlow. The approximate size of the Whadjuk region is 5,580 km.

Throughout the Whadjuk Region there are a range of significant Noongar sites. For instance, Ngooloormayup, known as Carnac Island; Meeandip, known as Garden Island; Gargangara north of Armadale; and Goolamrup, the suburb known as Kelmscott. Noongar people may refer to Kings Park as Karra katta or the hill of the spiders or Geenunginy Bo, the place for looking a long way. Dyarlgarro Beeliar is known as the Canning River and Derbal Yiragan, the Perth estuary waters.

The Whadjuk Claim for Native Title was made in September 2006.”

Source: <https://www.noongarculture.org.au/whadjuk/>

Birak (December and January)

Dry and Hot. Noongar people burned sections of scrubland to force game into the open for easier hunting.

Key plant species:

- Nuytsua floribunda

Bunuru (February and March)

Hottest part of the year, with sparse rainfall throughout. Noongar people moved to the estuaries for fishing

Key plant species:

- Jarrah, Marri and Ghosts Gums are in bloom.
- Female Macrozamis Riedle cones are emerging

Djeran (April and May)

Cooler weather begins. Fighting continued and bulbs and seeds were collected for food.

Key plant species:

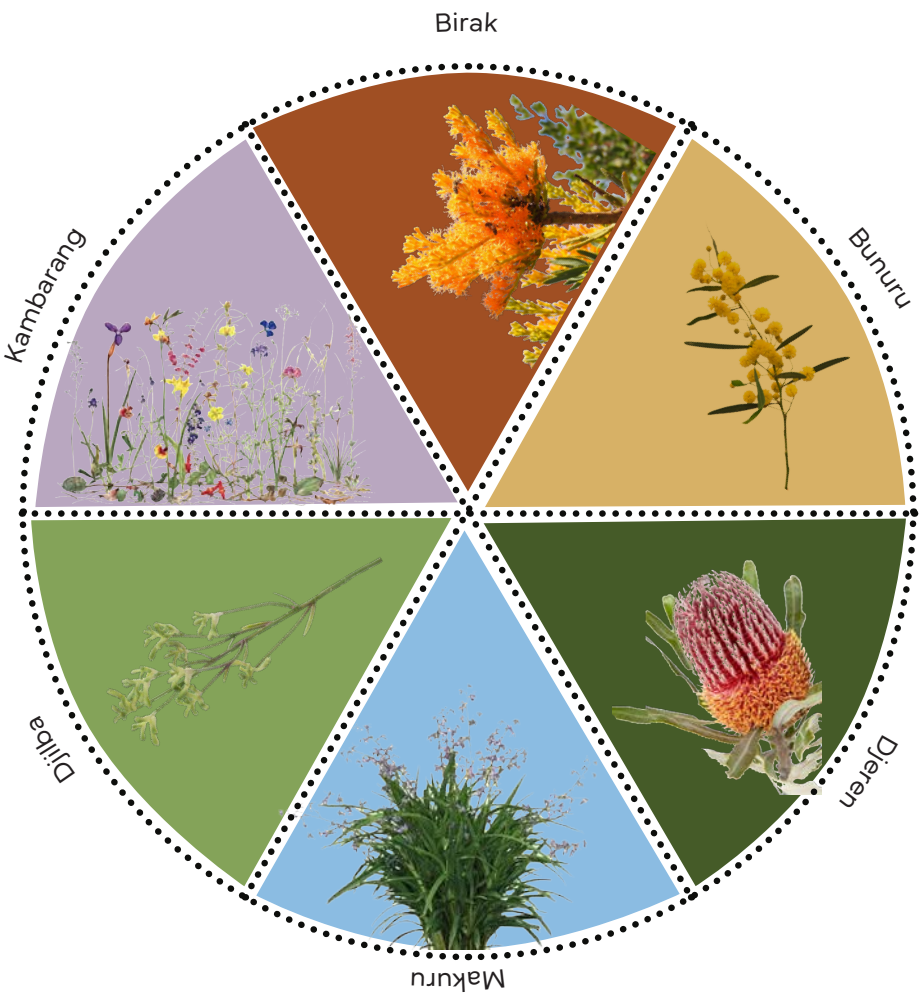
- Corimbia ficifolia
- Beaufortia aestiva
- Banksias

Makuru (June and July)

Usually the wettest part of the year. Noongar people moved inland to hunt once the rains had replenished inland water resources.

Key plant species:

- Dianella Revoluta
- Patersonia occidentalis
- Agonis flexuosa



Djlilba (August and September)

Often the coldest part of the year, with clean, cold nights and days, or warmer windier periods. Roots were collected and emus, possums and kangaroos were hunted.

Key plant species:

- Balgas (grass tree)
- Acacias

Kambarang (October and November)

Usually the wettest part of the year. Noongar people moved inland to hunt once the rains had replenished inland water resources.

Key plant species:

- Orchids
- Kangaroo paws
- Banksias

(Sources: <https://www.noongar.org.au/educational-posters>, <https://www.vincent.wa.gov.au/community/aboriginal-culture/noongar-culture>)

Opportunities and Constraints

Key opportunities

- Provide high quality landscape connection to Edward Millen Park
- Strengthen heritage aspect through considered and appropriate landscape design and materials
- Protect significant key trees
- Make for a safe and activated public realm through integration of high quality alfresco spaces
- On-site food production
- Provide pedestrian connection to bush forever site
- Improved car parking and (longer term) shading solutions
- Improved pedestrian site navigation and safety.

Key constraints/considerations

- Modification of existing levels
- Consideration of site security and after hours access
- Interface with childcare facility



Our approach

The below diagrams outline the key design ideas we have taken with the approach to the design of the landscape for Edward Millen House.



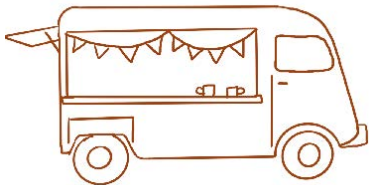
Key Design Ideas



Respect heritage



Safety & accessibility



Activation/food & bev/
weekend markets



Play opportunities



Productive gardens



Protect existing tree
canopy

Design Principles



Heritage landscape

- Create a distinct and appropriate frontage to Edward Millen House leading up from the park.
- Frame the heritage building to create a complimentary landscape



Productive garden

- Inclusion strengthens connection to federation garden design
- Provides produce for on-site cafe and brewery
- Improves soil quality
- Helps to activate the site through regenerative gardens



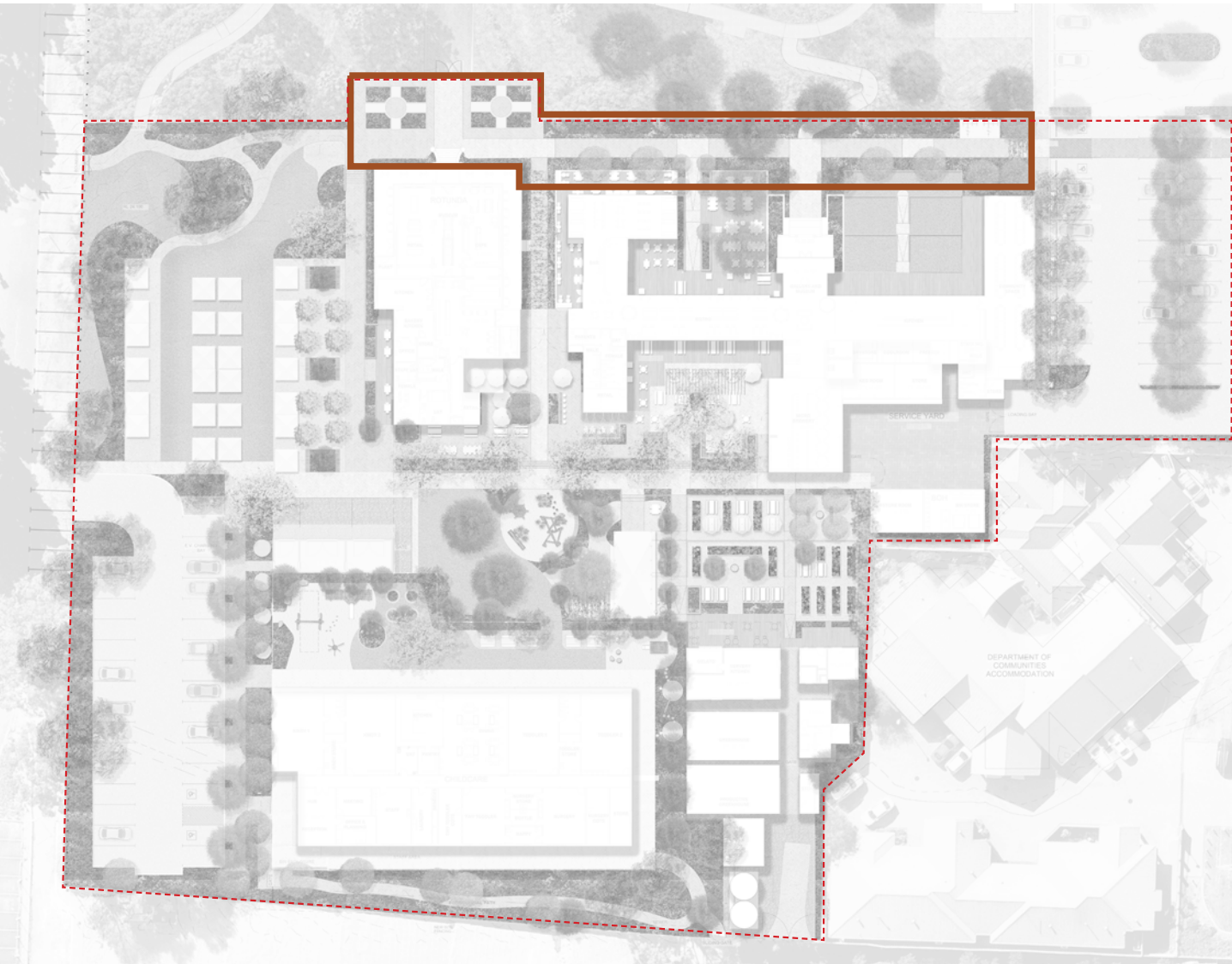
Activated alfresco areas

- Improve connection to heritage buildings
- Increases awareness of historical significance of the site through proximity to buildings
- Increases foot traffic and safety throughout the precinct
- Activates various zones around the grounds with varying scales of alfresco zone sizes

Landscape Design Strategy

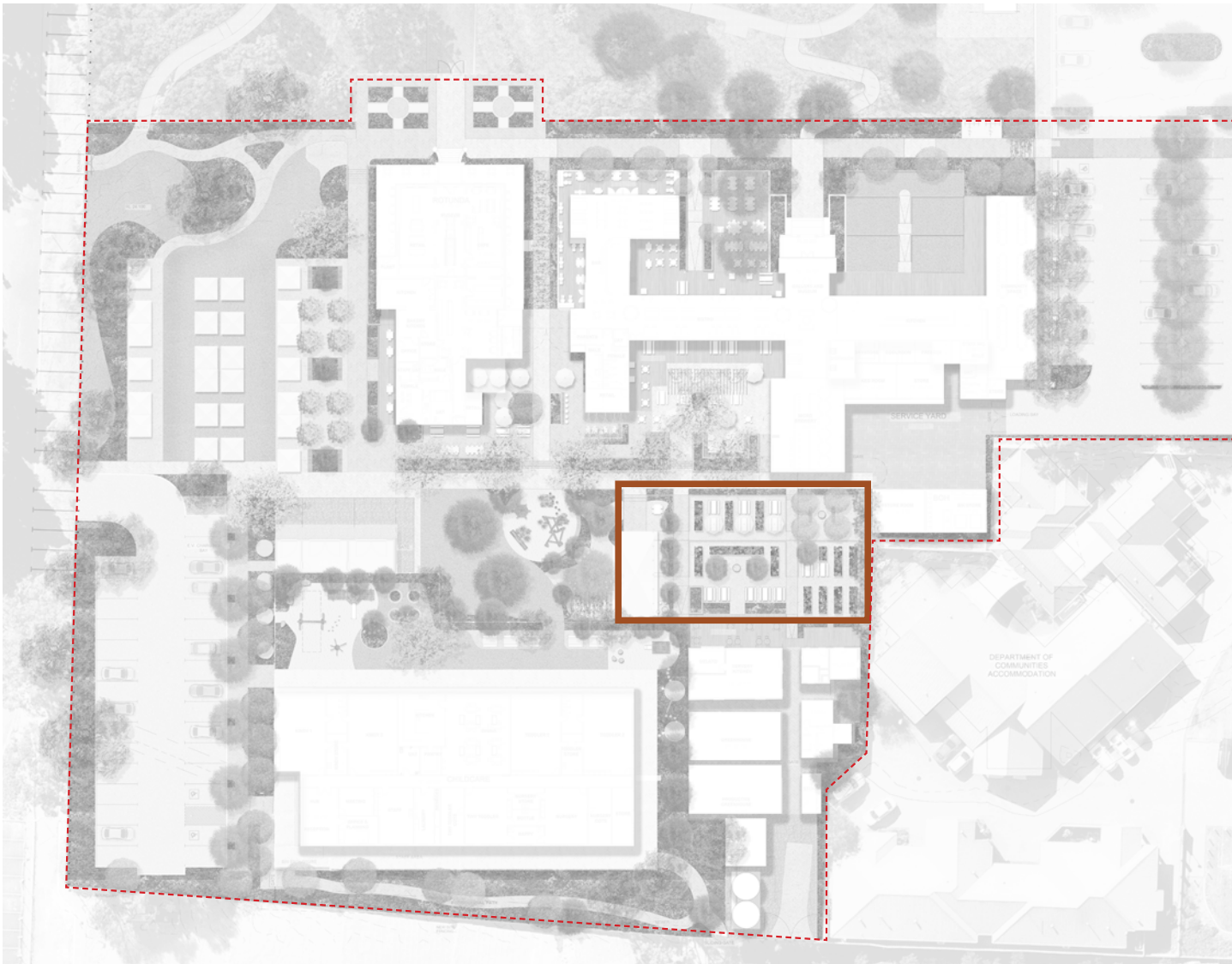
Respecting + enhancing heritage through formality

The northern frontage to Edward Millen Park is proposed to be formal and lineal to be respectful to the federation heritage of the building. Two formal gardens flank the entry to Edward Millen House, with a lineal path connecting the entry points into the various buildings. Plant species will be a combination of endemic and exotic, mainly planted in a formal arrangement.



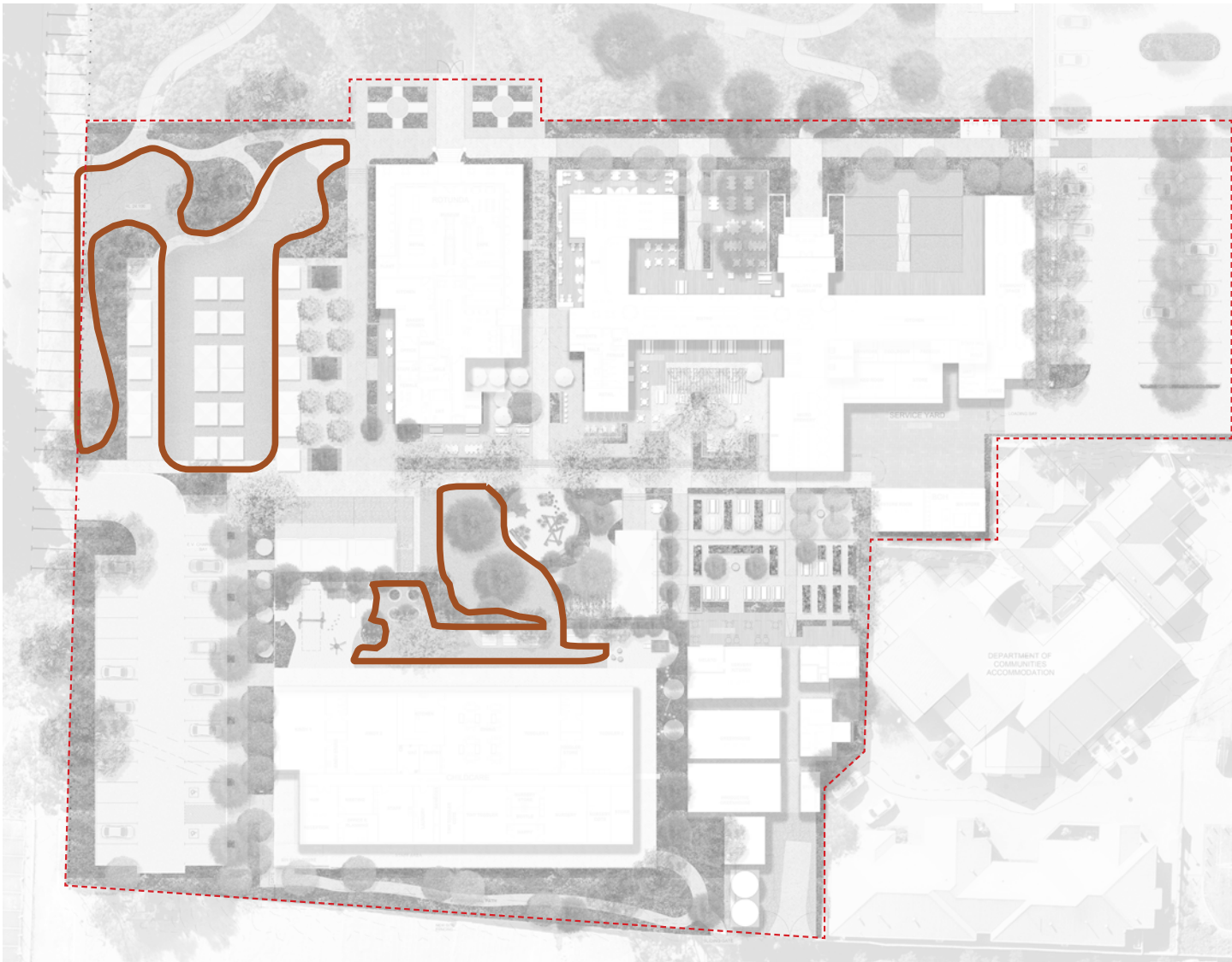
Produce gardens

An important offering within the precinct will be the production of food for the on-site food and beverage offerings. The production of food also has ties to the heritage of Edward Millen House, and also links to federation garden design.



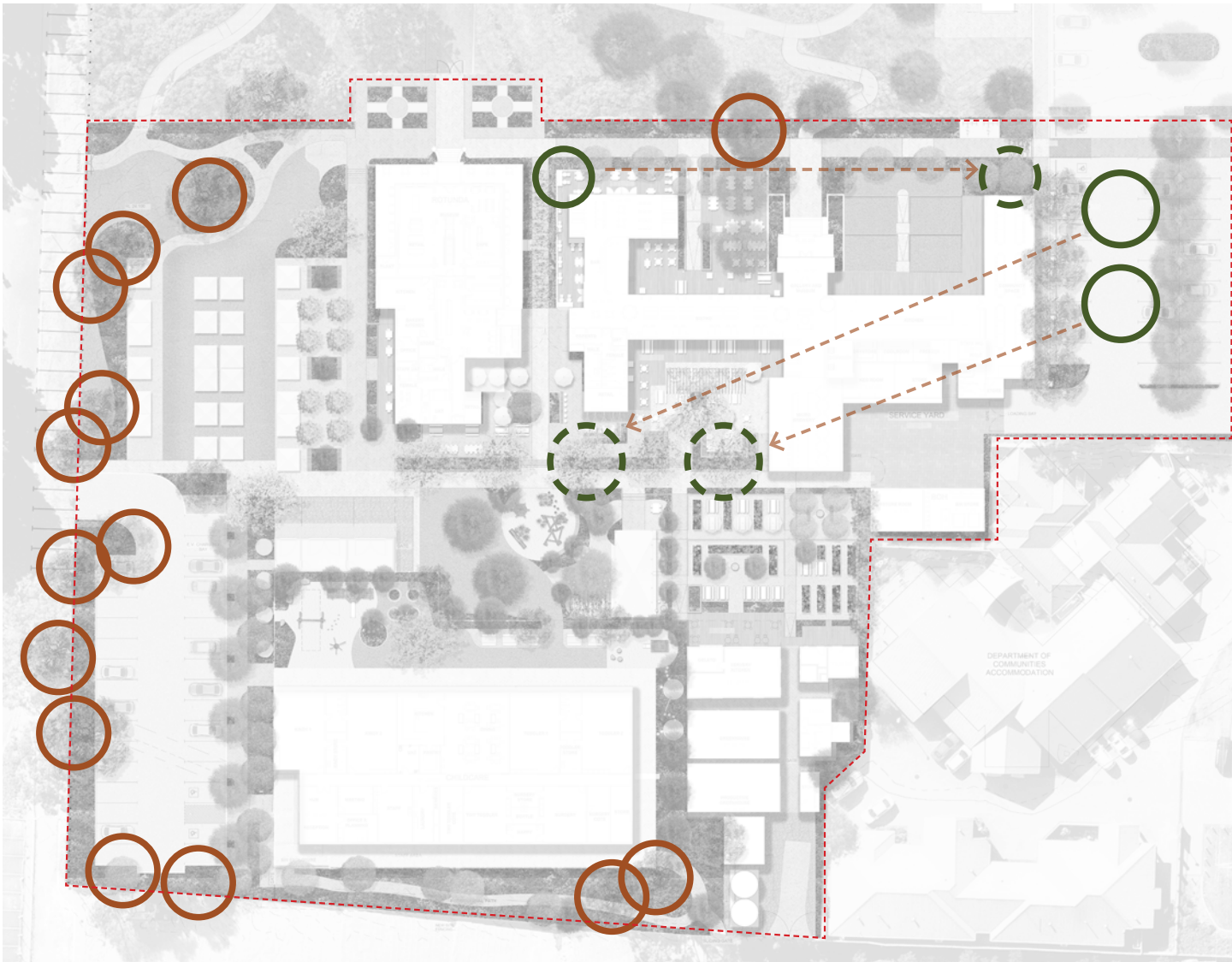
Sweeping lawns

A foundation of the federation garden design movement, the inclusion of sweeping lawns within the landscape design offer permeable and cool spaces for people to gather in. These spaces also provide flexibility for weekend markets and small events.



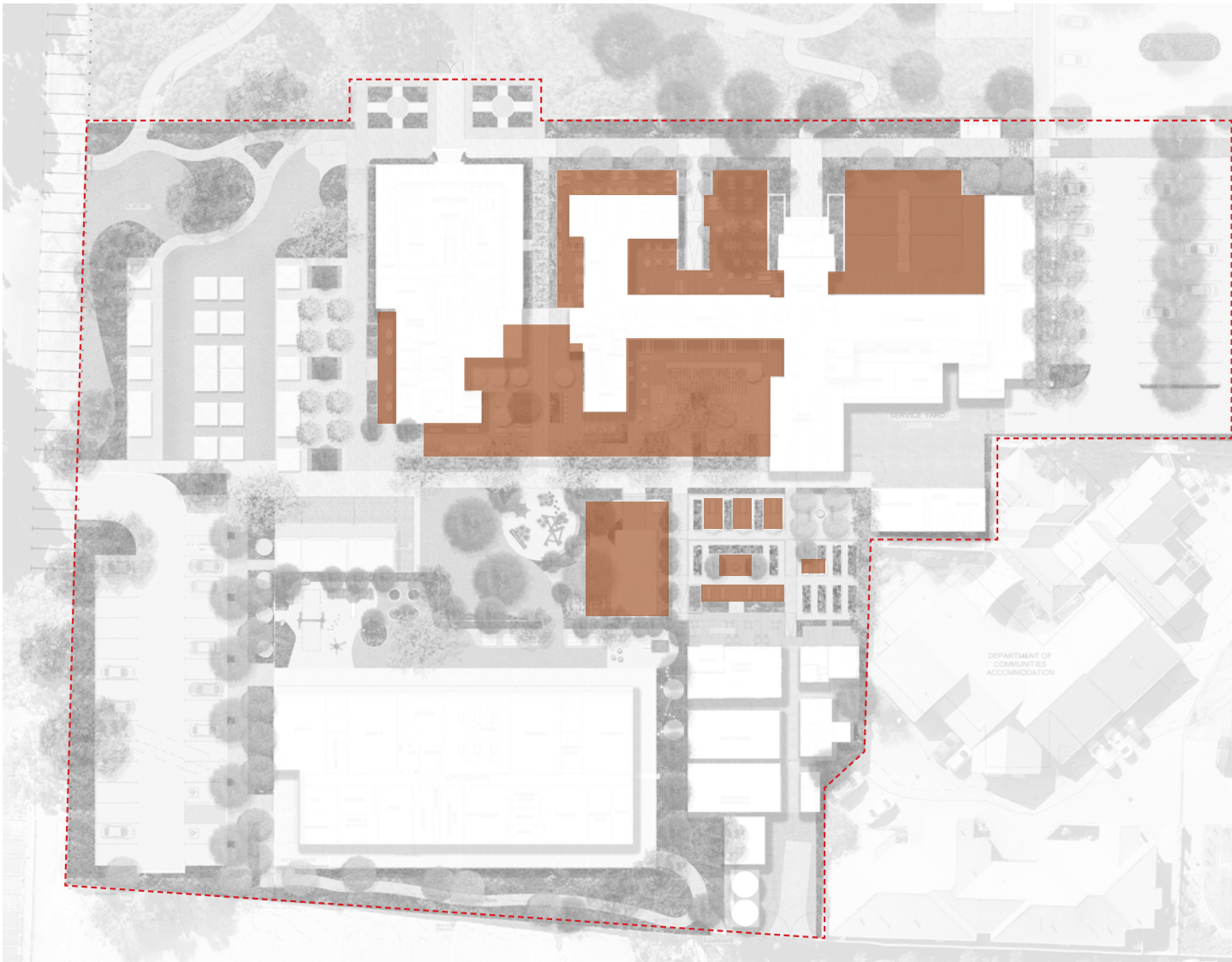
Protecting existing trees

There are a number of significant tree specimens on site that the landscape design aims to retain and protect. The retention of trees is critical for reducing heat island effect, making habitable spaces for people, and maintaining habitat for fauna.



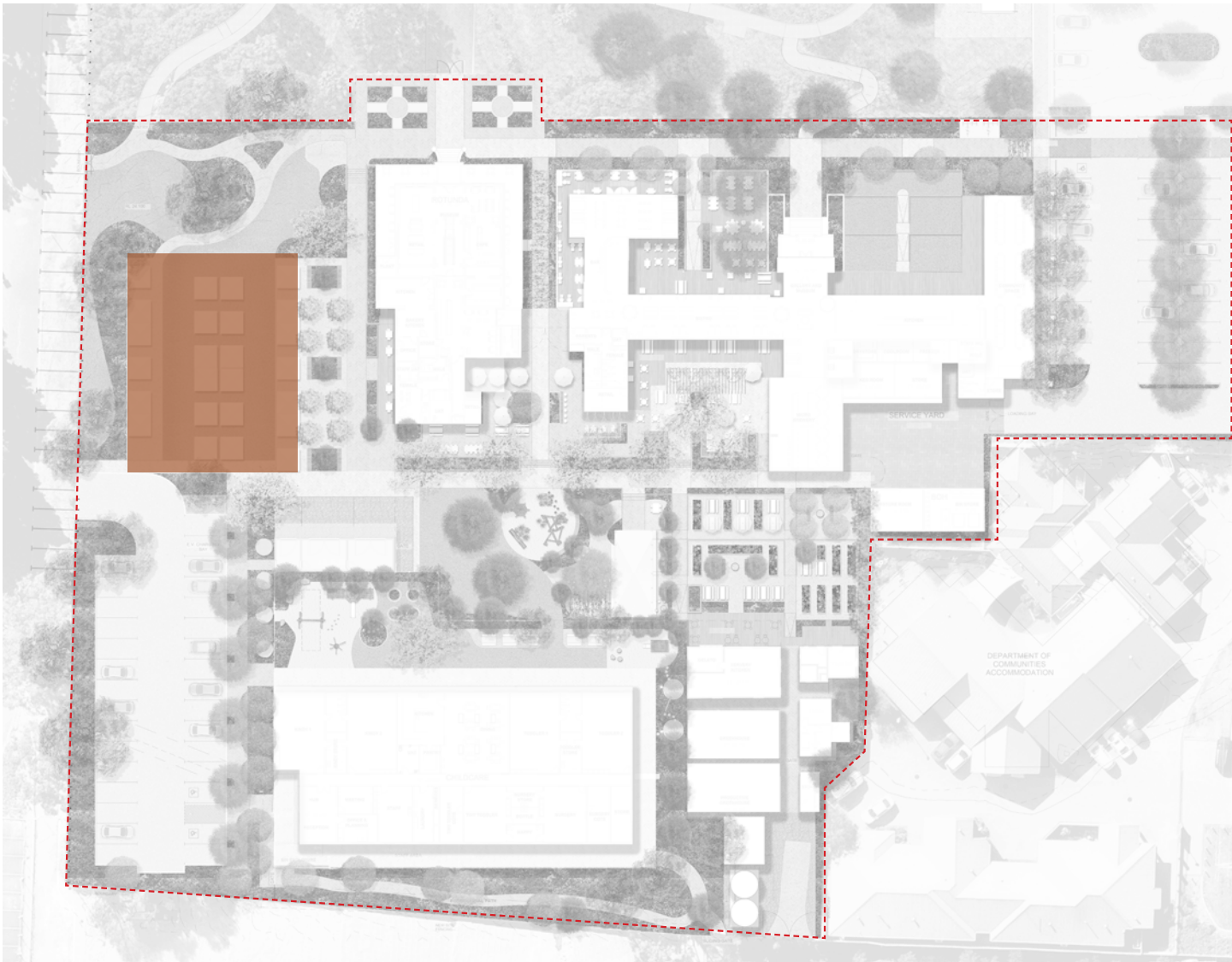
Active alfresco spaces

A variety of alfresco dining opportunities will be dispersed throughout the site to create an interesting and dynamic dining experience. Large timber decks associated to the buildings will host external dining opportunities, and smaller spaces around the cafe will create small and more intimate opportunities. In the garden, there is a proposed garden pavilion, with smaller dining spots scattered throughout the produce garden to create an immersive alfresco dining experience.



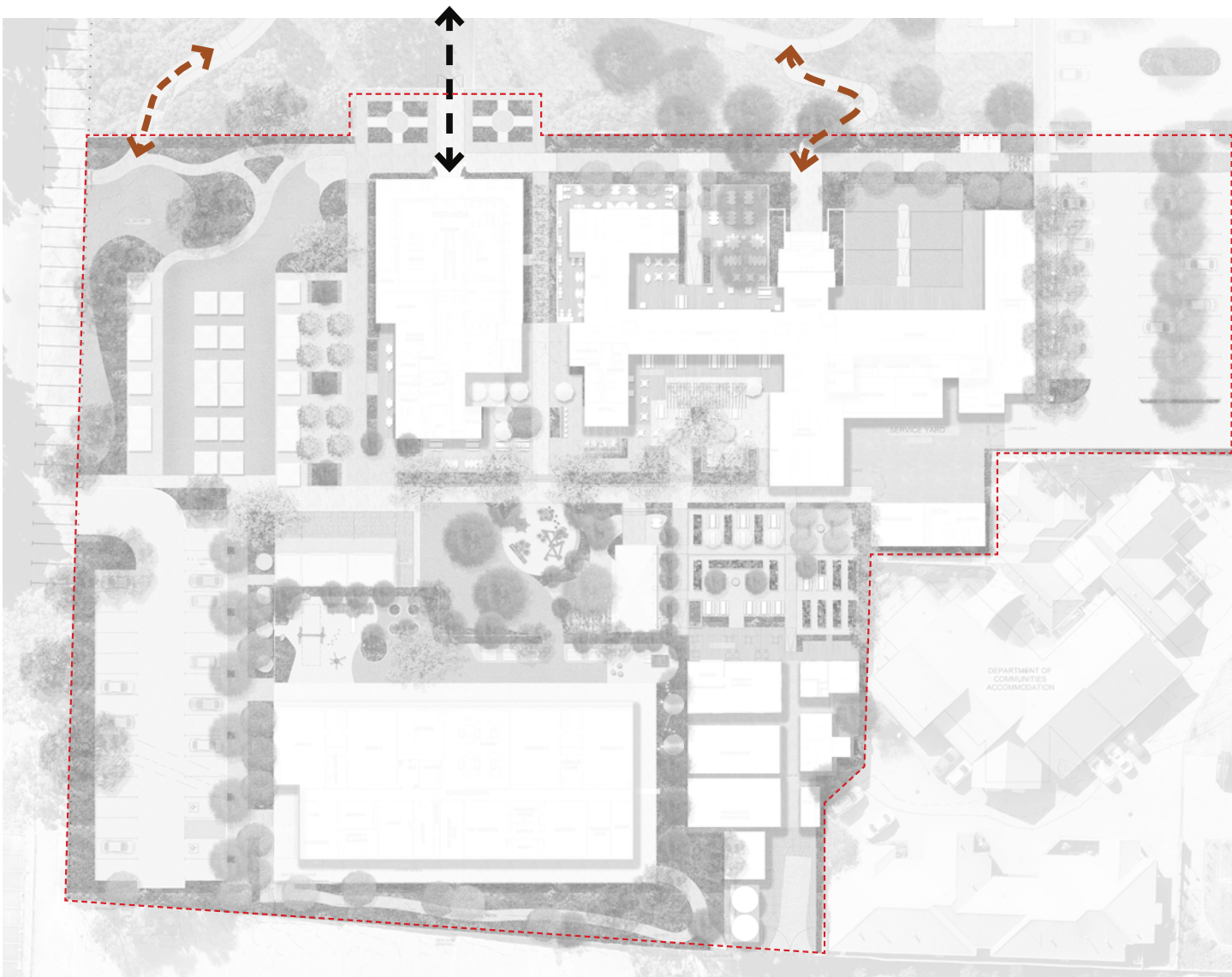
Flexible weekend market space

A large area to the west of the site has been allocated to weekend market space, where local makers can offer their wares to visitors. The weekend market will also be a crucial offering in activating the precinct and assisting the on site food and beverage offering.



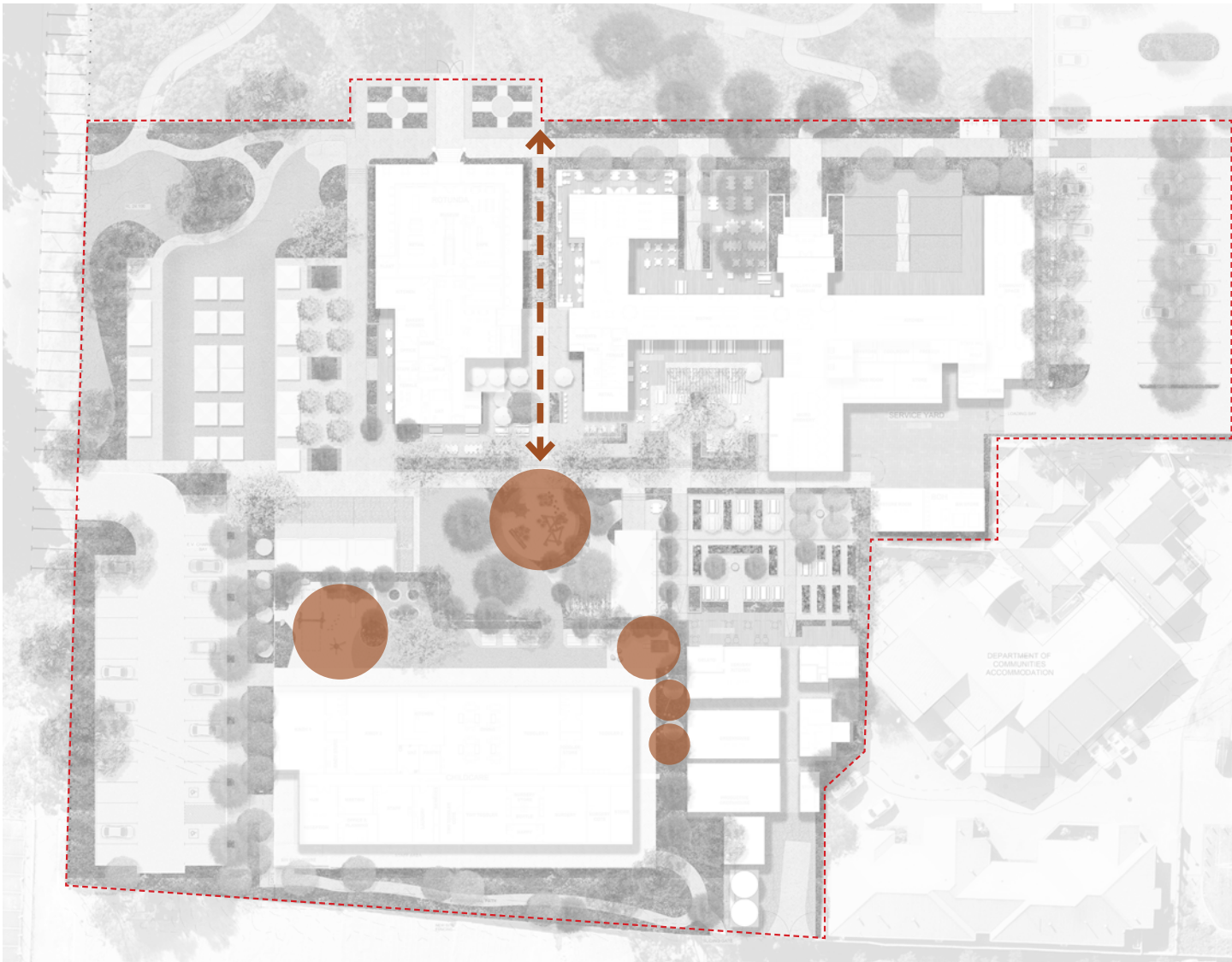
Connecting to Edward Millen Park

The proposed upgrades to Edward Millen Park will significantly enhance the overall precinct, with connection into the park critical in establishing easy and obvious ways to meander through the park. A major entry point aligns the park to Edward Millen House on a north/south axis, with two additional meandering paths connecting into the broader park.



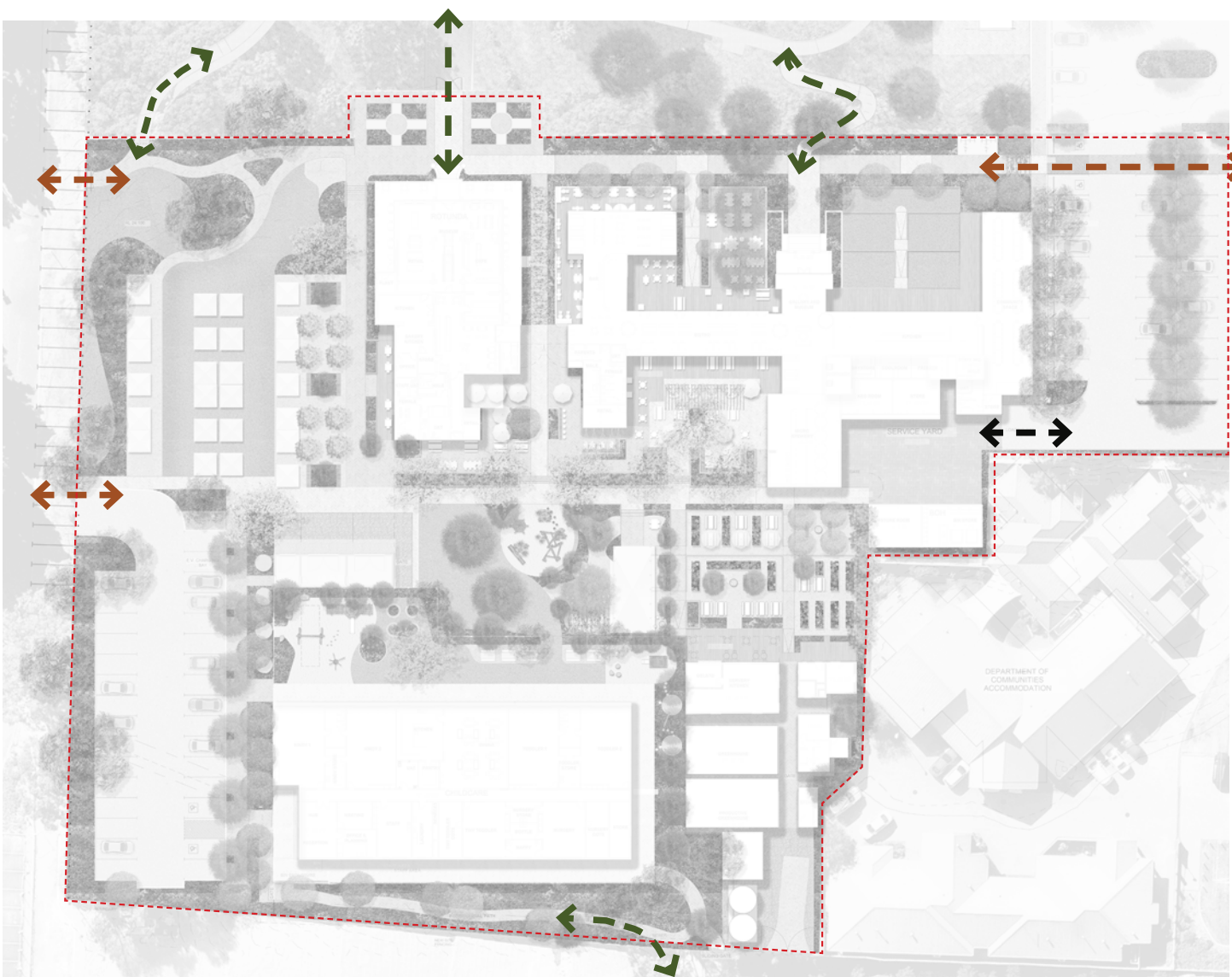
Active play space

A large public playspace is proposed at the end of the lane way to provide a key activator of the precinct. Its proximity to the cafe, beer garden, and garden pavilion make it an easily accessible and visible space from multiple vantage points. The location at the end of the lane way has been selected to be a visual link from the front of the site and attract visitors to the back portion of the precinct.



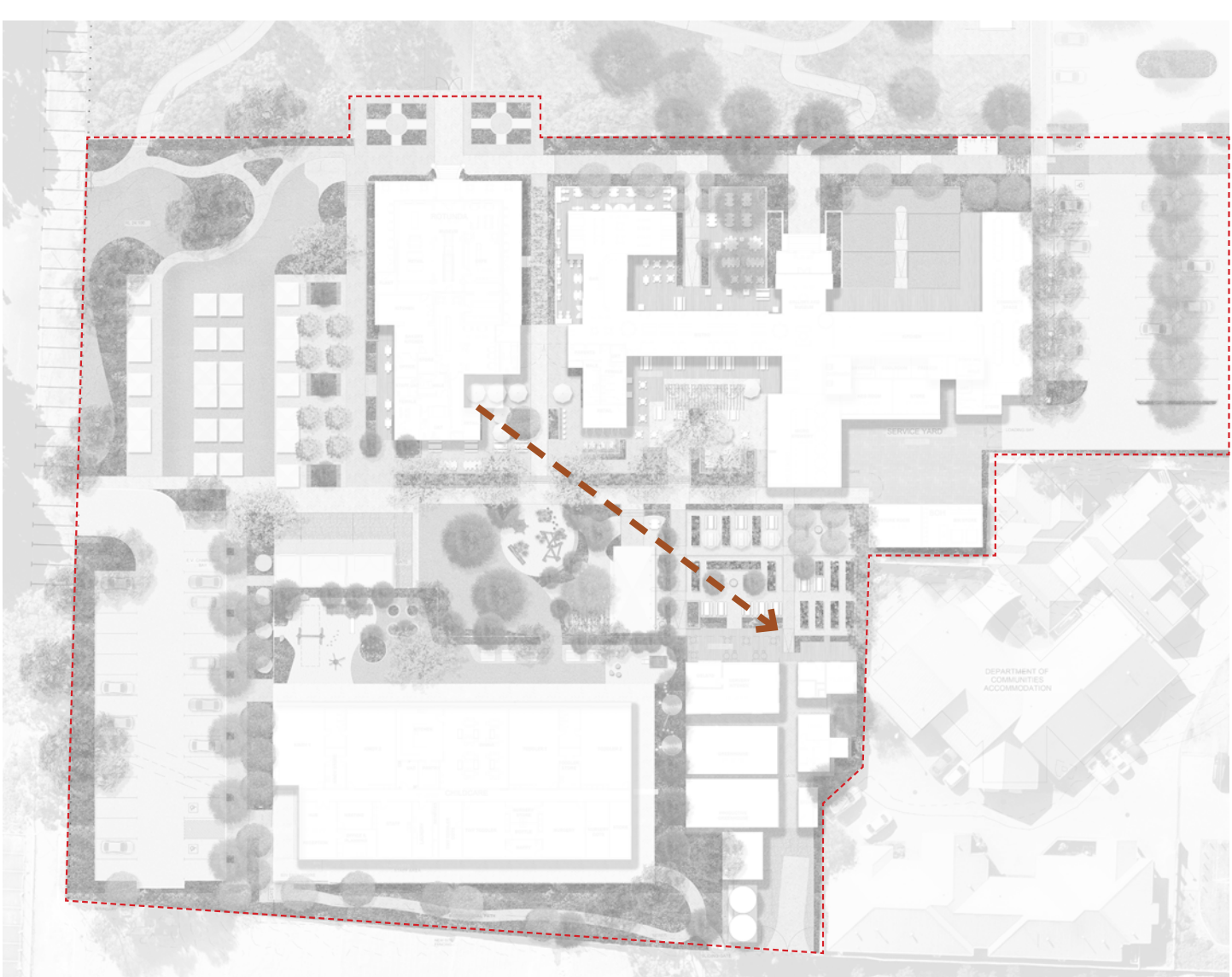
Clear wayfinding and site navigation

Wayfinding throughout the site and from the various parking areas will be critical to ensuring the success of the precinct.

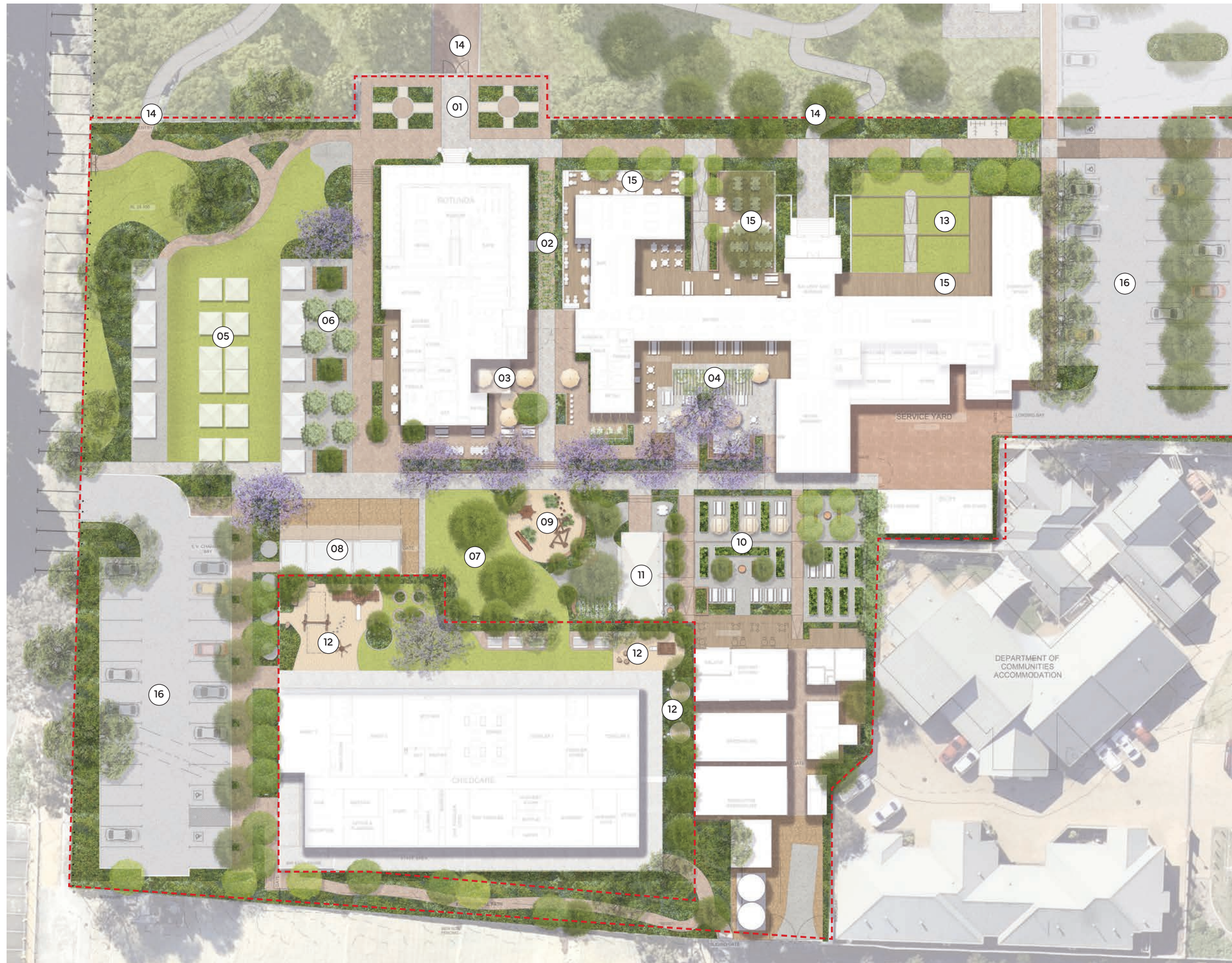


Maintaining site lines to heritage buildings

The garden pavilion has been positioned so that the heritage building to the south east of the site can be seen from the cafe alfresco area.



Master Plan



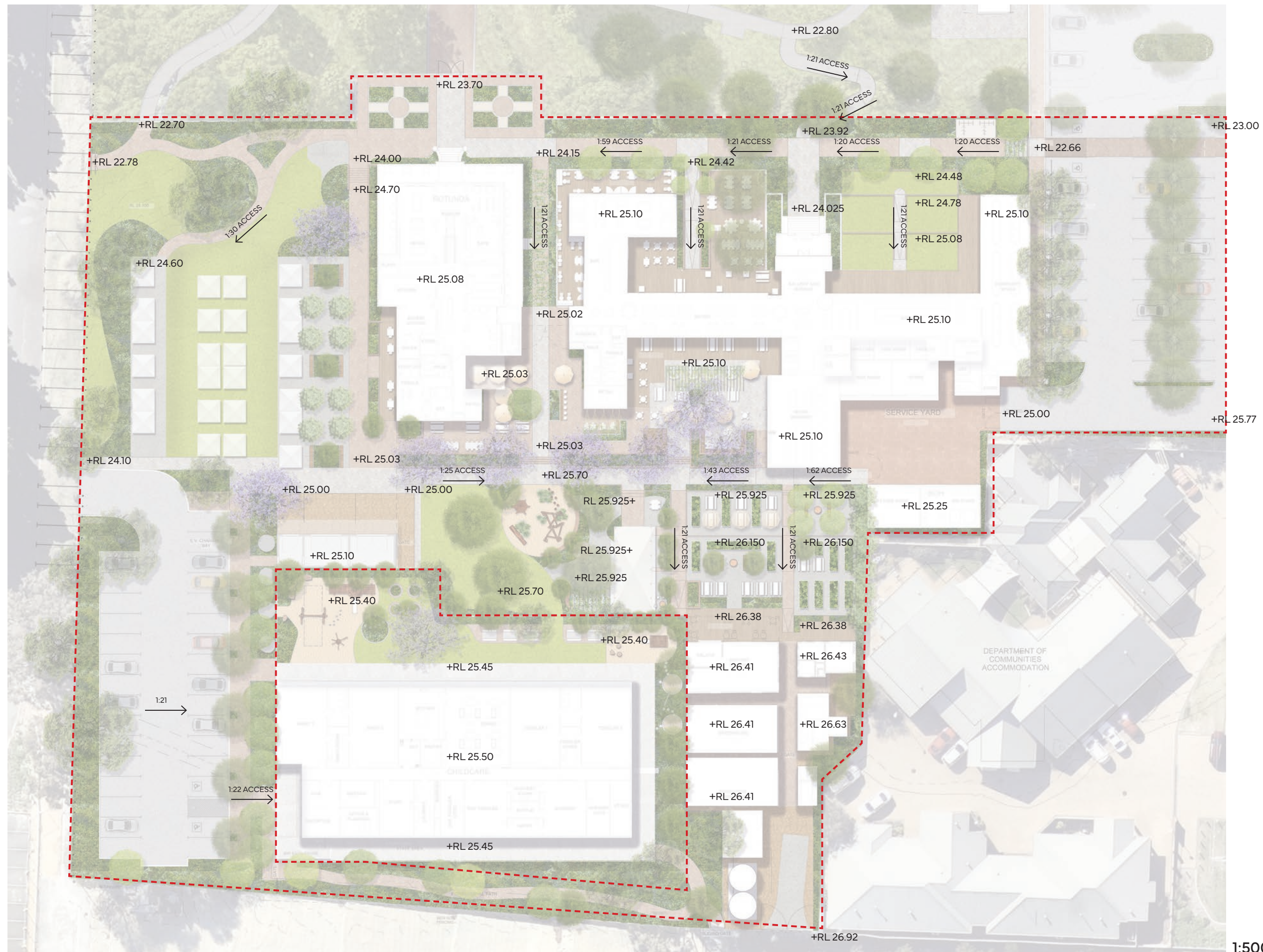
Legend

- 01 Formal entry
- 02 Central arbor
- 03 Cafe alfresco area
- 04 Brewery alfresco area
- 05 Weekend market lawn
- 06 Orchard
- 07 Lawn
- 08 Animal pens
- 09 Playspace
- 10 Produce garden
- 11 Garden pavilion
- 12 Childcare playspace
- 13 Terraced lawns
- 14 Connection to Edward Millen Park
- 15 Alfresco deck
- 16 Car park

1:500 @ A3



Site Levels



1:500 @ A3

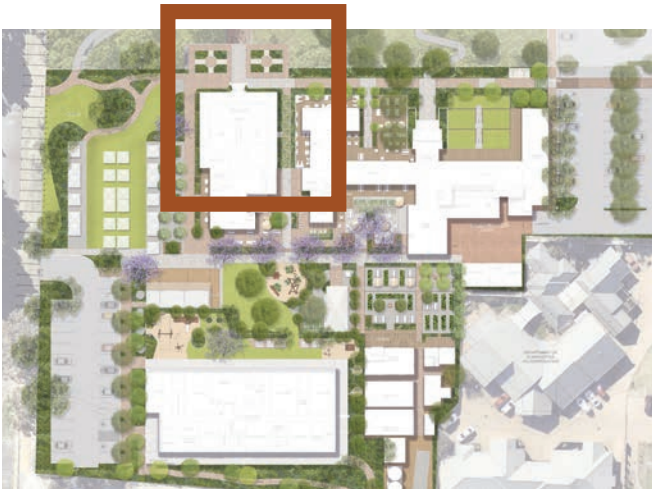


Formal entry zone



Legend

- 01 Formal gardens
- 02 Pedestrian access
- 03 Central arbor with floating walkway
- 04 Sweeping lawn

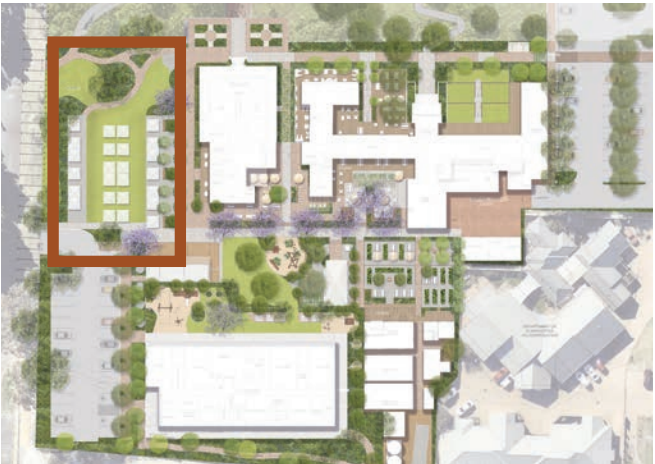


Location Plan

Vibe imagery



Weekend market zone



Location Plan

Vibe imagery

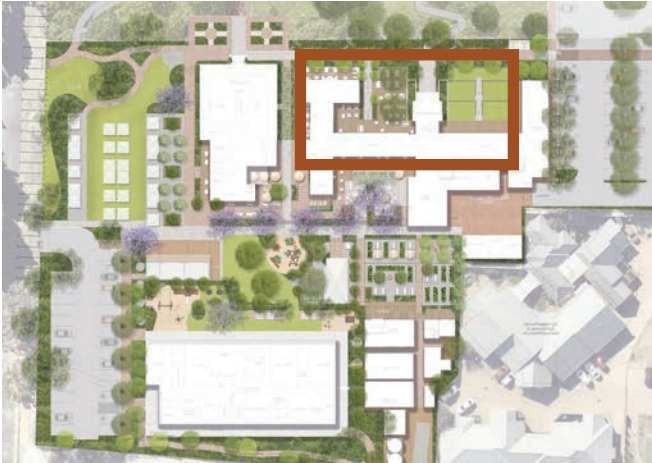


Edward Millen Park interface zone



Legend

- 01 Alfresco decking area
- 02 Grassed terraces
- 03 Pedestrian access
- 04 Feature tree
- 05 Planting bed

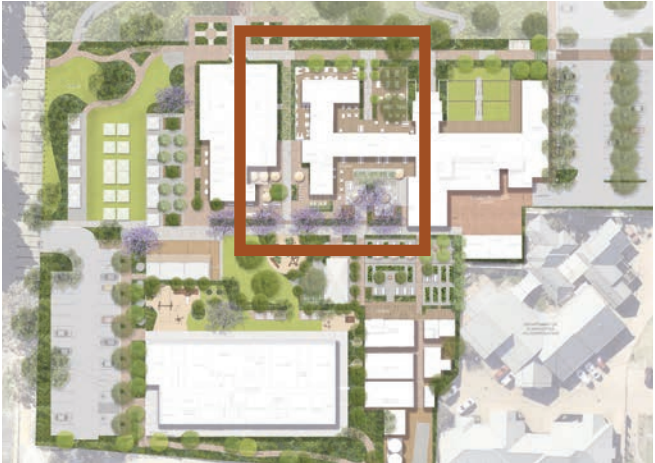


Location Plan

Vibe imagery



Alfresco dining



Location Plan

Legend

- 01 Central arbor with floating walkway
- 02 Alfresco decking area
- 03 Access stairs
- 04 Planter with integrated seating
- 05 Cafe alfresco
- 06 Brewery alfresco
- 07 Alfresco area
- 08 Pedestrian access
- 09 Arbor
- 10 Music stage

Vibe imagery

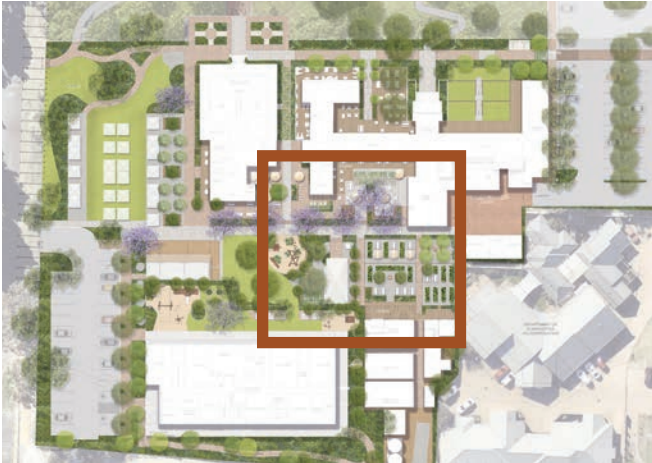


Production garden + play zone



Legend

- 01 Garden pavilion
- 02 Terraced production gardens
- 03 Timber decking
- 04 Fire pit area
- 05 Arbor + long table dinner area
- 06 Playspace
- 07 Production garden alfresco nook
- 08 Toddlers playspace
- 09 Childcare lawn space

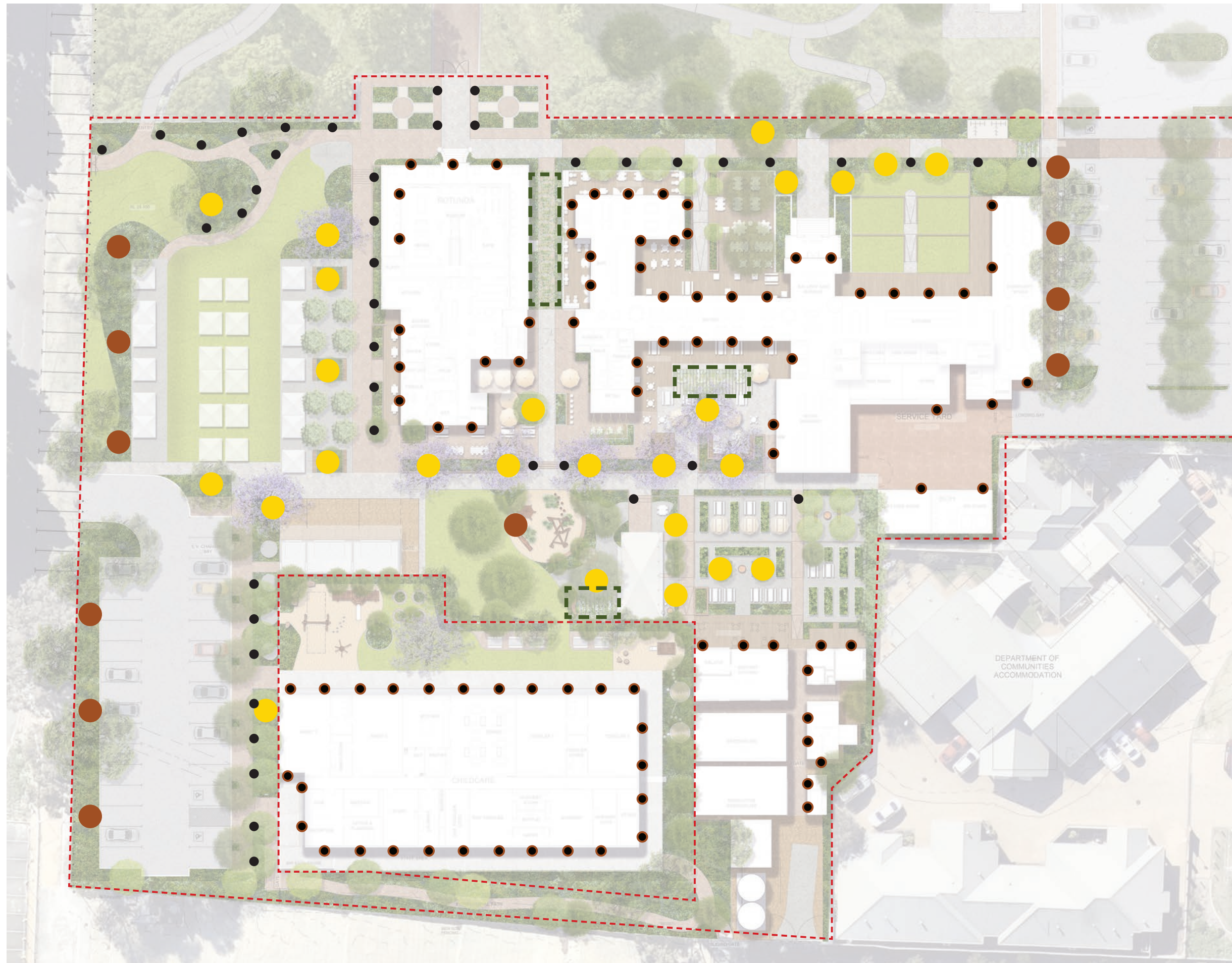


Location Plan

Vibe imagery



Lighting Plan



LEGEND

- Uplight to tree
- Pole top mounted light
- Path lighting
- Lighting to structure
- Light mounted on building

1:500 @ A3



Plant/Materials Palette

Heritage plants



Wisteria sp.



Hydrangea obsidian



Clematis 'southern star'



Trachelospermum jasminoides



Clivia miniata



Boxus microphylla



Erigeron spindrift



Dietes grandiflora



Rosmarinus 'tuscan blue'



Agapanthus Queen Mum

Native plants



Leptospermum 'Fore Shore'



Grevillea obtusifolia 'Gin Gin Gem'



Eremophila nivea 'Spring Mist'



Westringia mundi



Westringia 'Aussie Box'



Agonis flexuosa 'nana'



Viola hederacea



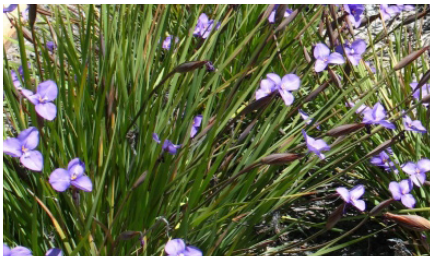
Grevillea Red Coral



Dianella revoluta



Hardenbergia 'meema'



Patersonia occidentalis



Adenanthos sericea

Climbing plants



Wisteria sp.



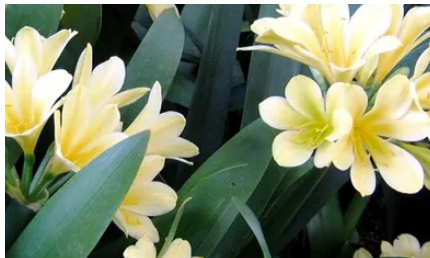
Hydrangea obsidian



Clematis 'southern star'



Trachelospermum jasminoides



Clivia miniata



Buxus microphylla

Edible gardens



Chives



Chamomile



Rosmarinus 'Tuscan Blue'



Sage



Oregano



Rainbow chard



Chives



Globe artichoke



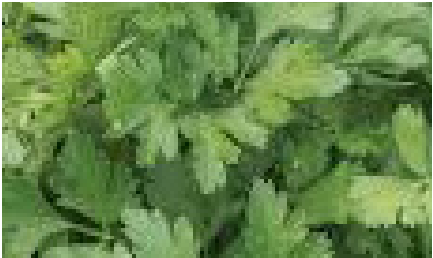
Lemongrass



Tarragon



Perennial basil

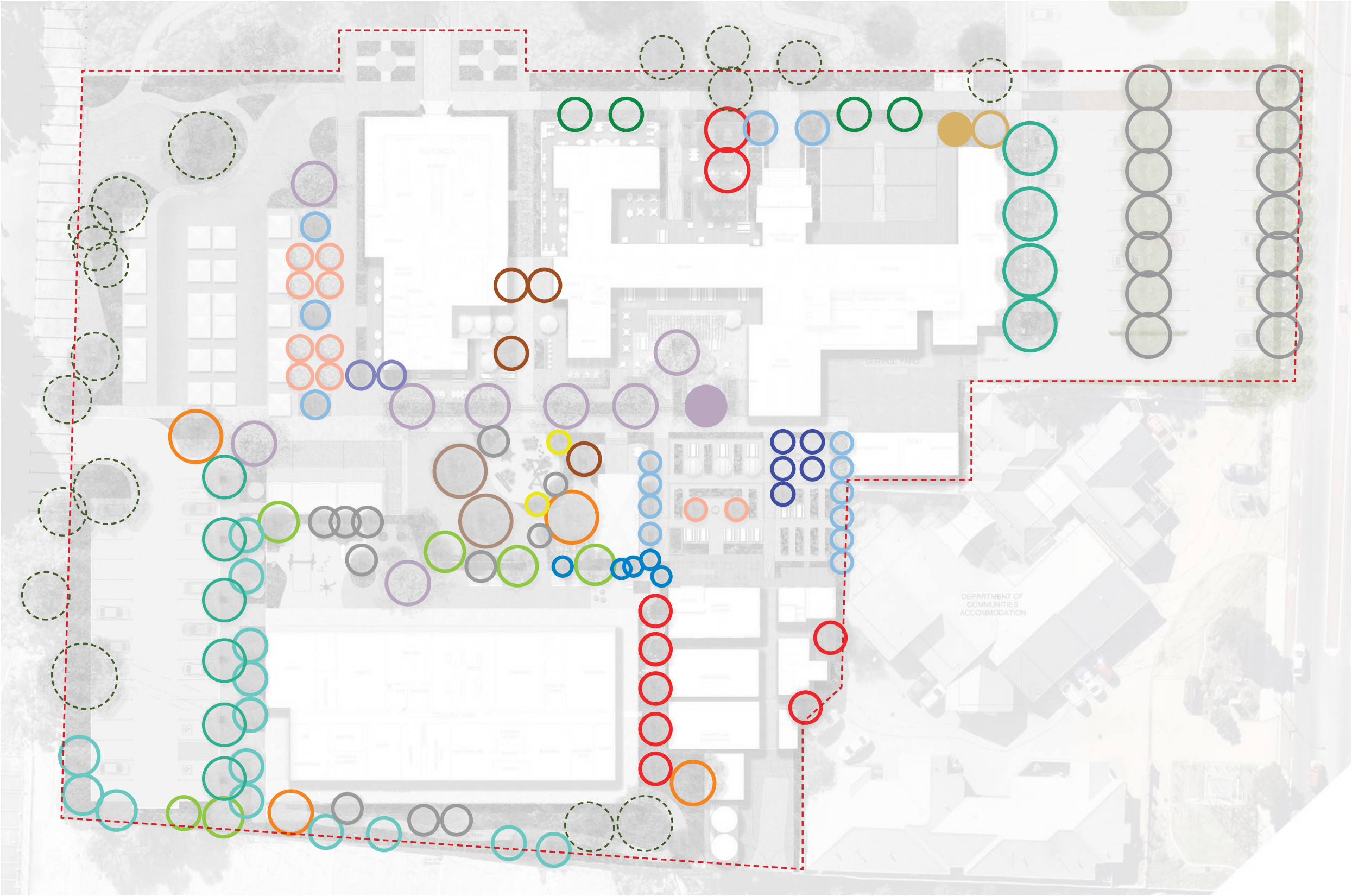


Parsley

Tree Selection

| New Tree Schedule | Numbers |
|--------------------|-------------------------|
| TOTAL TREE NUMBERS | Large trees = 19 total |
| | Medium trees = 59 total |
| | Small trees = 42 total |
| TOTAL | Total trees = 120 total |

- LEGEND
- Existing Trees to be retained
- DECIDUOUS
- Frangipani 200 ltr
- Frangipani transplant (from site)
- Jacaranda mimosifolia 1500 ltr
- Jacaranda transplant (from site)
- Delonix regia 400 ltr
- Caesalpinia ferrara 500 ltr
- Lagerstroemia Natchez 200 ltr
- EVERGREEN
- Arbutus unedo 500 ltr
- Ficus longifolia 500 ltr
- NATIVE TREES
- Eucalyptus gomphocephala 400 ltr
- Eucalyptus rudis 90 ltr
- Eucalyptus victrix 90 ltr
- Banksia sp. 90 ltr
- Agonis flexuosa 200 ltr
- Eucalyptus lane poolei 90 ltr
- Melaleuca leucadendra 90 ltr
- FRUIT TREES
- Various Citrus 400 ltr
- Feijoa sellowiana 1000 ltr
- Olea europaea 400 ltr



Deciduous Trees



Plumeria transplant from site



Jacaranda mimosifolia



Caesalpinia ferrara (Semi-Deciduous)



Delonix regia



Lagerstroemia Natchez

Evergreen Trees

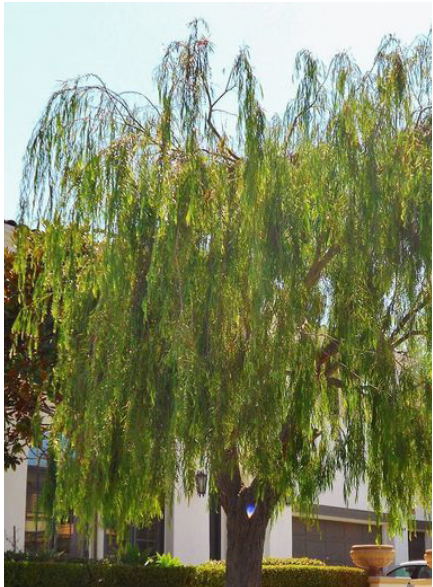


Ficus longifolia



Arbutus unedo

Native Trees



Agonis flexuosa



Eucalyptus gomphocephala



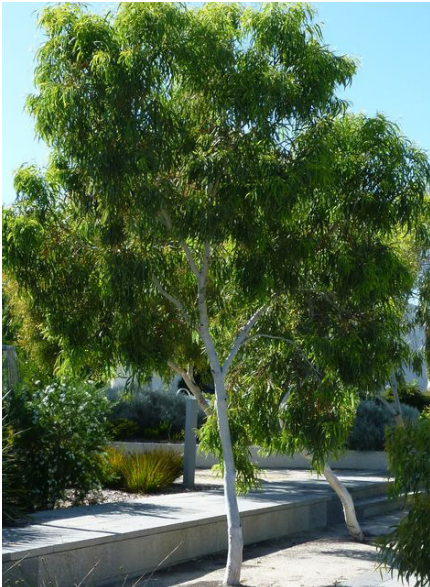
Eucalyptus lane poolei



Eucalyptus rudis

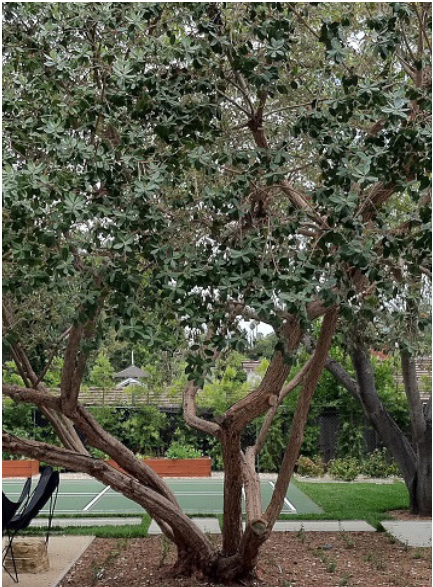


Melaleuca leucadendra



Eucalyptus victrix

Fruit Trees



Feijoa sellowiana



Olea europaea



Citrus reticulata - Mandarin



Citrus lemon meyer



Citrus latifolia - Lime



Citrus minneola - Tangelo

Surface Treatments



Brick Paver
Material: Recycled red brick



Material: Washed Aggregate Type 1
Colour: Boab
Finish: Exposed



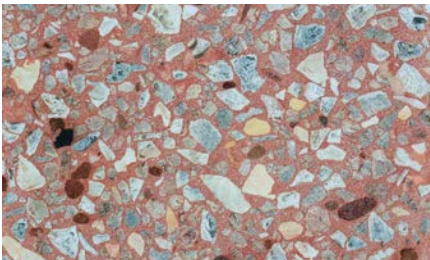
Material: Washed Aggregate Type 2
Colour: Karri
Finish: Exposed



Red asphalt
Material: Asphalt



Coloured concrete
Material: Concrete



Material: Engineered concrete paver
Colour: Amber
Finish: Milled



Material: Engineered concrete paver
Colour: Casino Grey
Finish: Milled



Lawn



Timber Decking
Material: Recycled Hardwood
Size: 90 x 30mm



Stabilised Gravel
Material: BLS gravel



Permeable Paver
Colour: Charcoal Aqua Tri-Pave
Size: 171 x 198 x 80mm
Supplier: Midland Brick

Walls



Brick Wall
Material: Recycled Red Brick



Hardwood timber sleepers
Material: Hardwood timber sleepers



Insitu concrete
Material: Concrete (off form white)



Painted Steel
Material: Recycled Steel
Colour: Black

Furniture

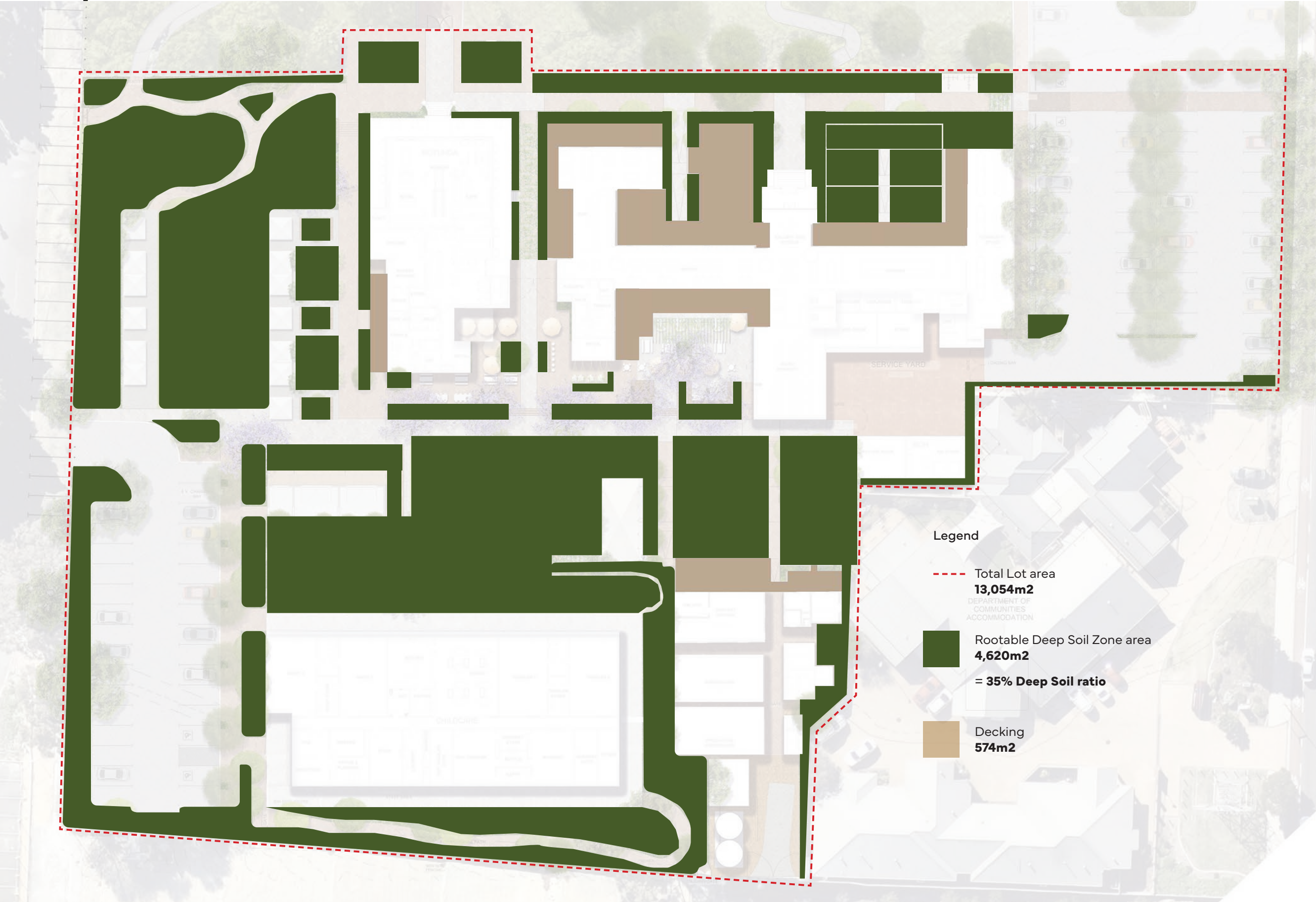


Timber Seat
Material: Recycled Hardwood



Timber arbor
Material: Recycled hardwood

Deep Soil Areas



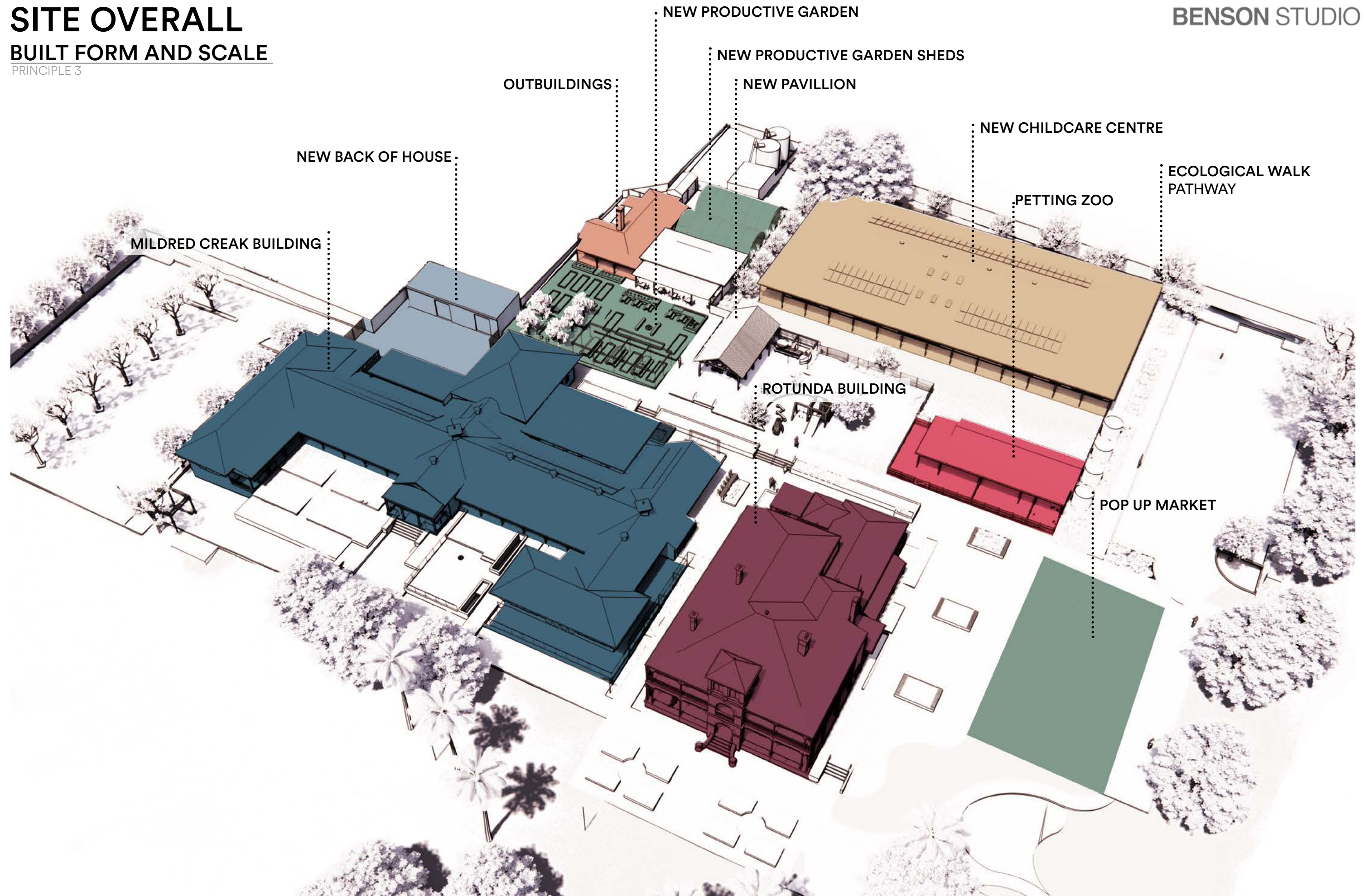
“Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.”

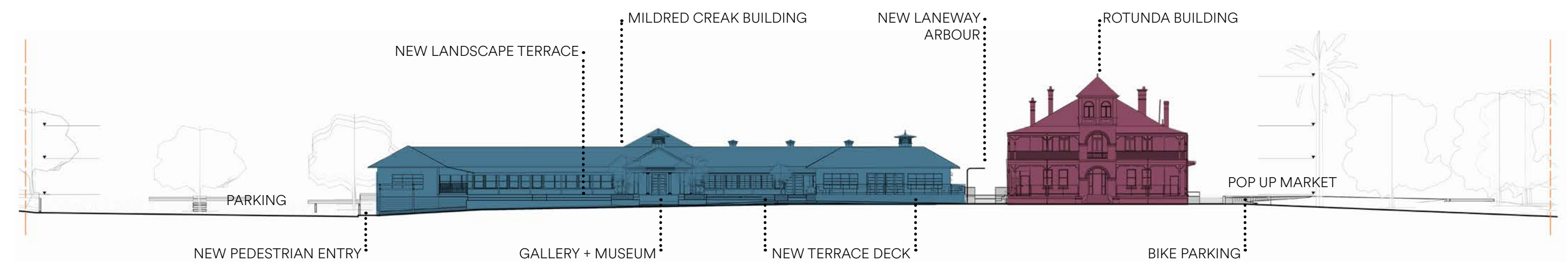
SITE OVERALL

BUILT FORM AND SCALE

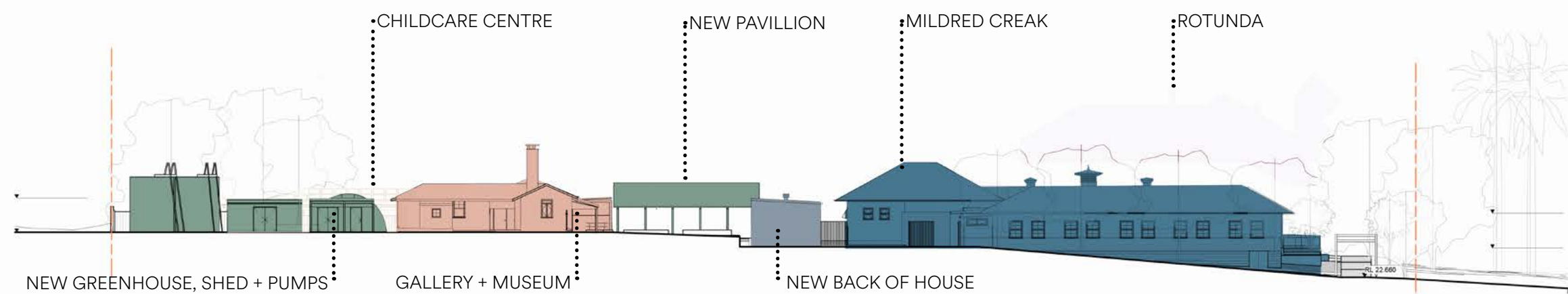
PRINCIPLE 3

BENSON STUDIO

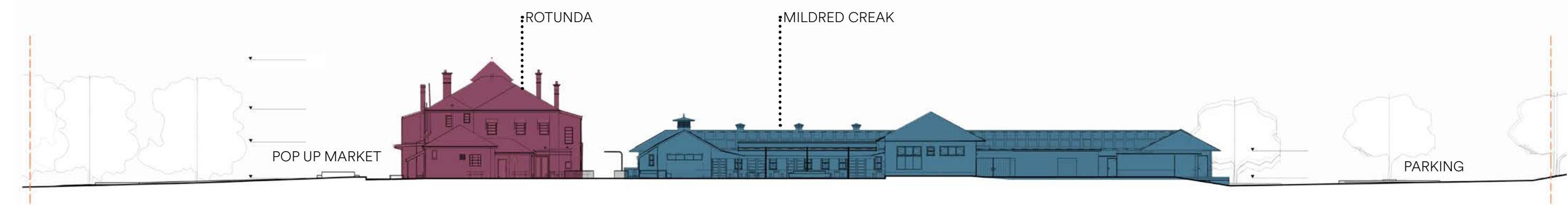




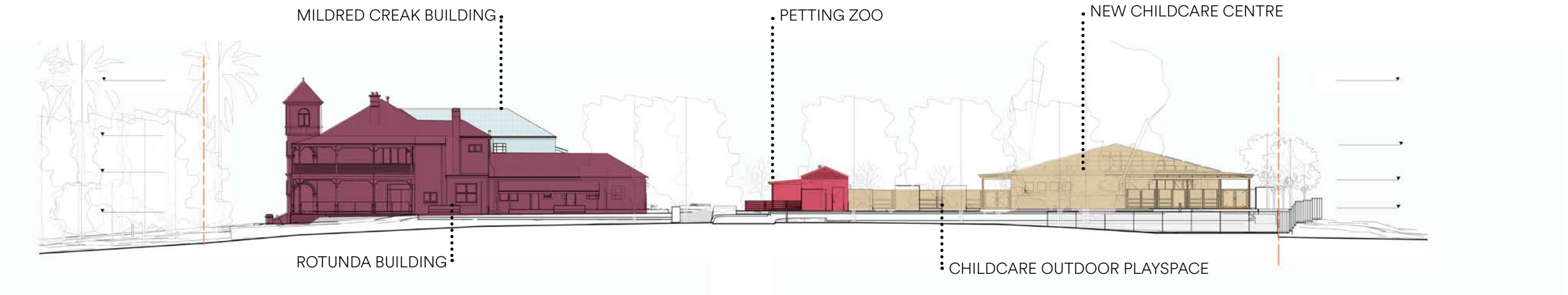
SITE ELEVATIONS - NORTH



SITE ELEVATIONS - EAST



SITE ELEVATIONS - SOUTH



SITE ELEVATIONS - WEST



SITE ELEVATIONS - NORTH



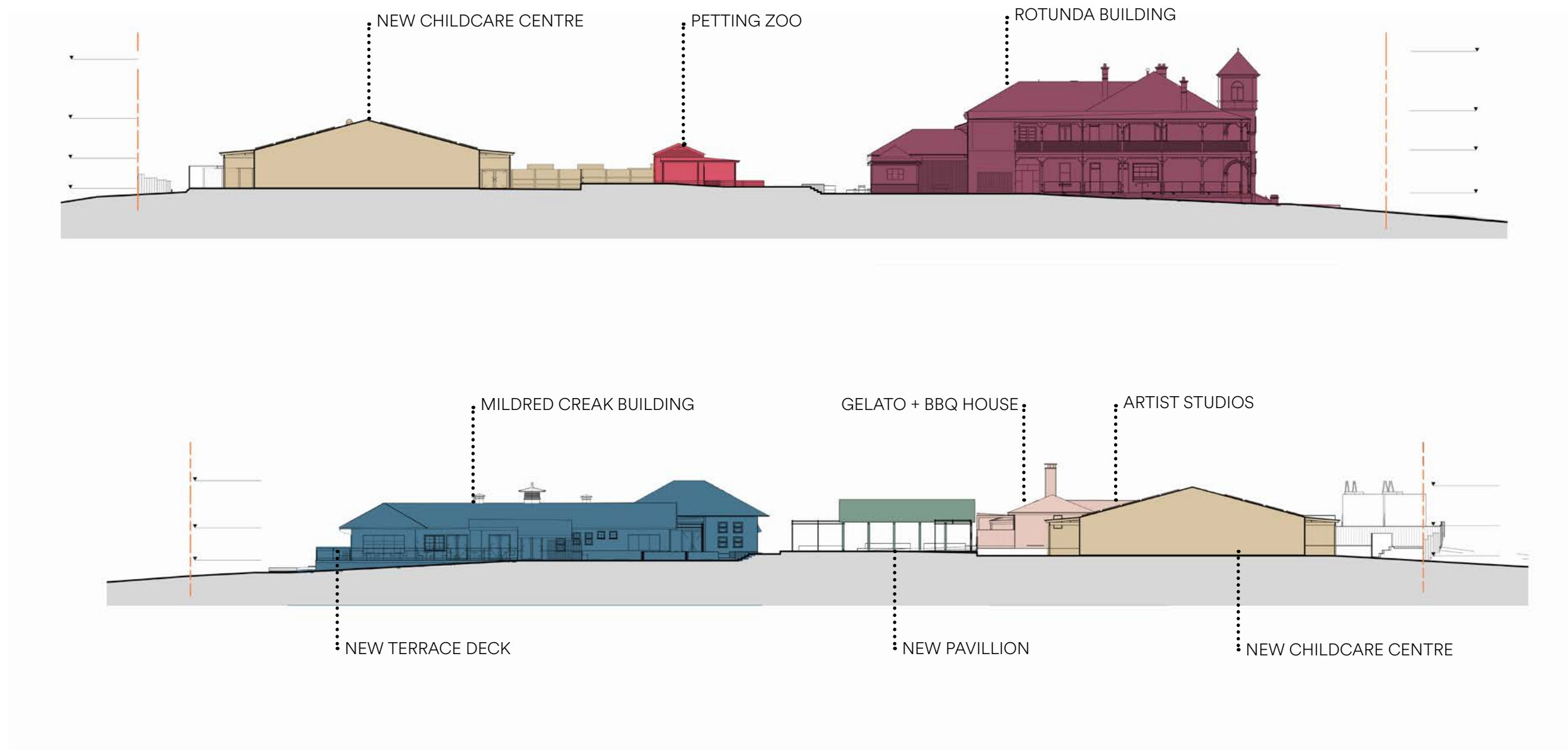
SITE ELEVATIONS - SOUTH

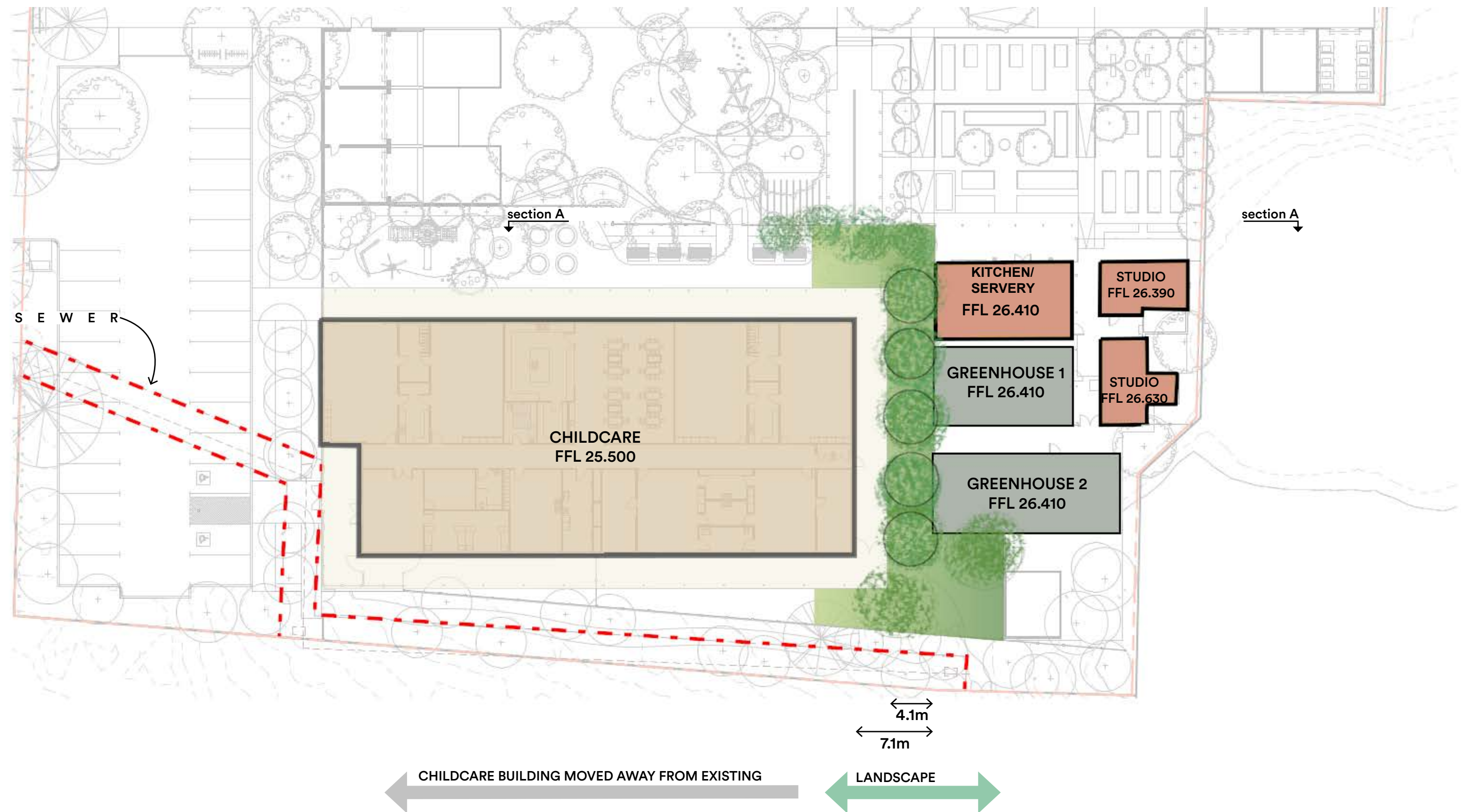
SECTIONS

BUILT FORM AND SCALE

PRINCIPLE 3

BENSON STUDIO



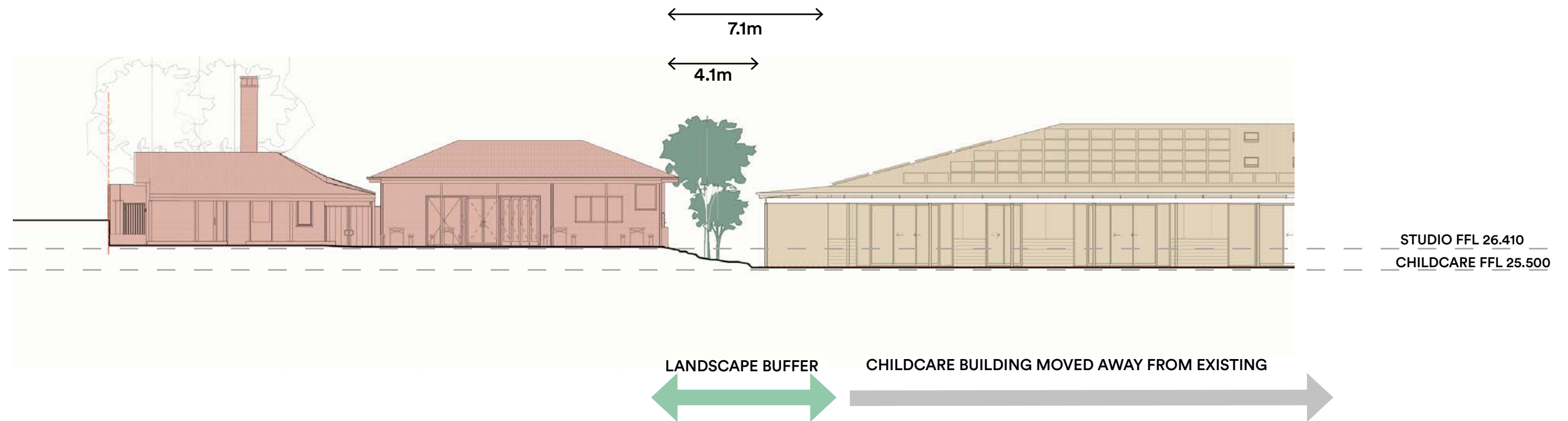


BUFFERING

BUILT FORM AND SCALE

PRINCIPLE 3

BENSON STUDIO



SECTION A



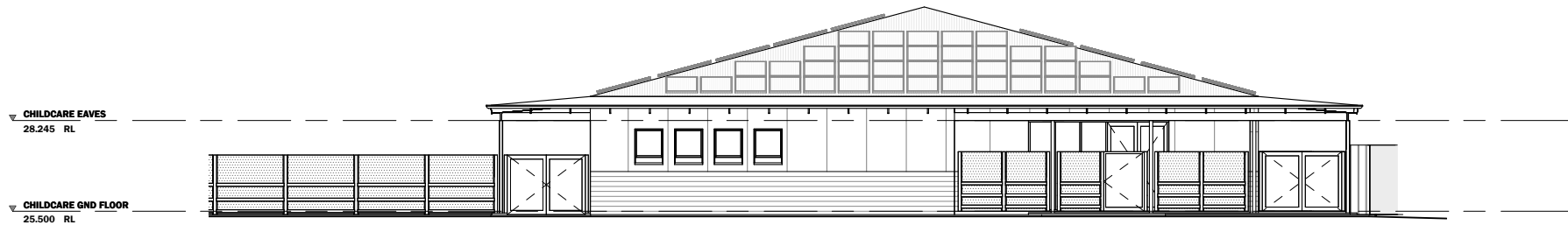
NORTH ELEVATION - CHILD CARE



EAST ELEVATION - CHILD CARE



SOUTH ELEVATION - CHILD CARE



WEST ELEVATION - CHILD CARE

NEW STRUCTURES

BUILT FORM AND SCALE

PRINCIPLE 3

BENSON STUDIO

CHILDCARE CENTRE

Design Approach and Typology:

Our approach for the proposed Childcare introduces a low-slung roofline and sweeping verandahs that reference traditional forms present within the site and surrounding streetscape. Enabling a dialogue between the old and the new, the design incorporates the proportions and rhythm found in the Mildred Creak building. The proposed scale and form of the proposed Childcare ensures that the new building remains a discreet presence, allowing the nearby Rotunda to serve as the precinct's visual anchor.

Material Selection and Form:

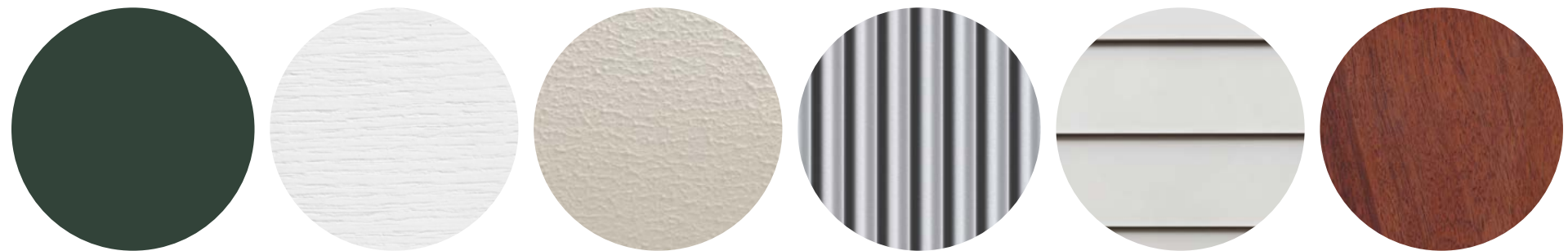
The material palette has been selected to respond to the historic fabric of the site. For the exterior walling we propose a combination of horizontal boarding for the lower wall sections, with textured paneling above, and a painted timber framed verandah. These elements pay respect to the materiality of the Mildred Creak building whilst utilising a contemporary colour scheme and textured finishes to define the Childcare as a new addition to the site.

The use of profiled metal sheet roofing creates a visual connection between the new Childcare and the proposed Animal Shelter, with this selection referencing the existing use of profiled metal roofing throughout the heritage precinct.



Weatherboard cladding with rendred wall above. Raw corrugated metal roofing. White painted timber details. Exposed jarrah structure.

NEW BUILD MATERIALITY



CHILDCARE CENTRE ENTRY



NEW STRUCTURES

BUILT FORM AND SCALE

PRINCIPLE 3

BENSON STUDIO

PAVILION ARBOR

Design approach:

The design of the new pavilion seeks to playfully blend the architectural language of the former ward block with contemporary elements, adopting a subtle material palette that is consistent with other new additions to the site. While the laneway and brewers' garden arbors were designed to be visually "lightweight," as not to visually detract from their surrounding heritage context, the pavilion aims to command a more substantial presence. As a designated place to gather, it is structured to provide a robust shelter for patrons.

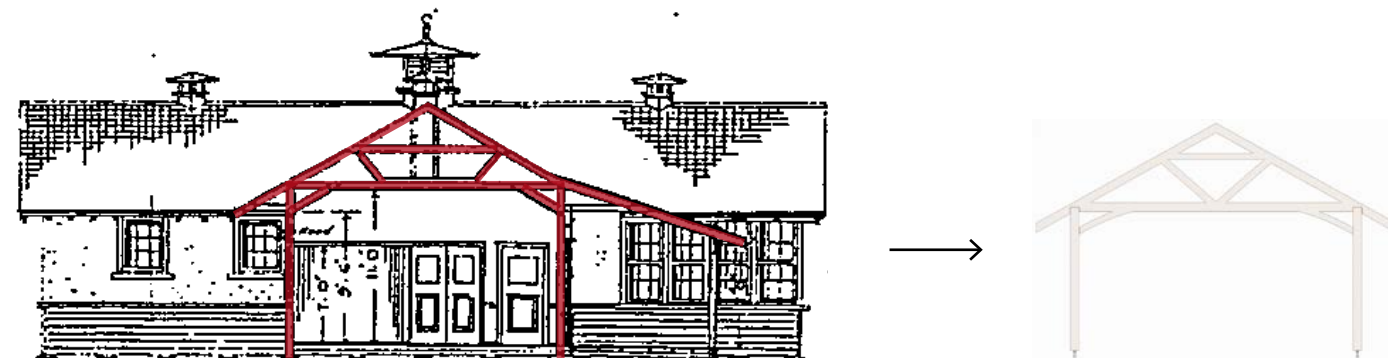
Positioning:

As a standalone structure, the pavilion has been thoughtfully placed to ensure that the existing heritage buildings retain their prominence. Its placement and scale have been considered to complement, rather than compete with the existing heritage buildings.

Material Selection and Form:

Timber posts and framing have been selected to achieve a rustic, yet refined garden ambiance.

The pavilion incorporates traditional elements but seeks to differentiate them with modern finishes. Corrugated metal roof cladding serves as a contrasting element to the heritage building's terracotta tile roofs. This selection clearly distinguishes the new structure from the existing heritage buildings, while maintaining a sense of visual continuity throughout the site. The expressive framework of the pavilion provides a visual point of interest that complements the former ward block.





BREWERS GARDEN ARBOR

Design and Material Selection:

The arbor adopts a steel tube frame, mirroring the design elements of the laneway arbor to ensure a cohesive visual language across the site. We propose the integration of translucent roof cladding to allow for an extended undercover outdoor seating area.

Form and Material Selection:

As with the proposed gelato awning, the translucent roof cladding provides a contemporary counterpart to the more traditional corrugated metal roofing elsewhere on the site. The translucent roofing will also allow for a softened natural light to filter through to the rear of the Brewers' Garden.

ENTRY ARBORS

Design approach and positioning:

New entry arbors have been proposed to delineate the pedestrian entryways into the precinct along Baillie Avenue and from the Hill View Terrace carpark. Intended to harmonise with the Mildred Creak Building, as well as the proposed Pavilion, the design of the new entry arbors seeks to complement the existing heritage character of the site.

Form and Material Selection:

The form of the entry arbors reflects the proportions and rhythms present within the Mildred Creak Building. To enhance pedestrian wayfinding, the timber post and frame arbor is intended to act as a visual point of reference, whilst sympathetically responding to the materiality of the site.



NEW STRUCTURES

BUILT FORM AND SCALE

PRINCIPLE 3

PETTING ZOO

Design Approach and Material Selection

Positioned between the Childcare facility and the Rotunda building, the proposed petting zoo is designed to reference both the heritage, and contemporary elements on site. The form scale and framing enables the stable to tie in with the proposed Childcare.

Functionality

To ensure compliance and adequate space for the comfort and well-being of the animals, each stall has a minimum floor area of 28 square meters, with each stall having a covered area of 22 square meters. The poultry coop has an unobstructed area of 30 square metres.

Health

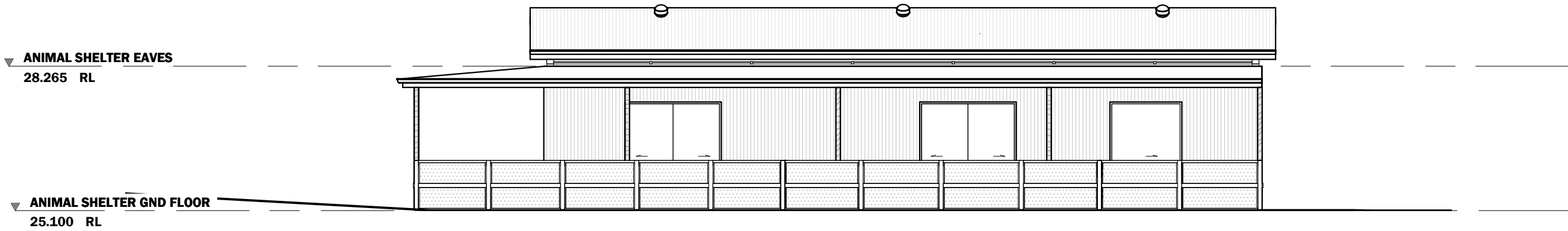
The petting zoo design has been revised to ensure to comply with the prescribes health requirements.

The poultry coop has been located to adhere to the 15-meter distance from any dwelling house, public building, or premises where people are employed or where food is stored, prepared, manufactured, or sold.

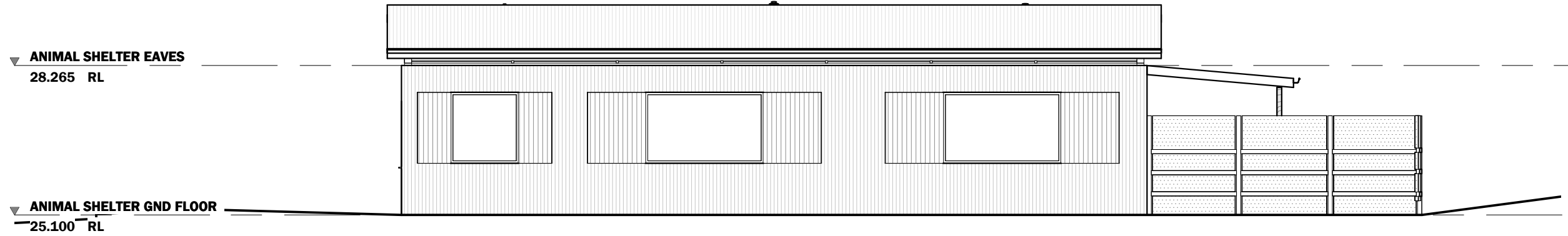
Manure Receptacle Location

We propose that the manure receptacle be located within the garden storage sheds that have been proposed to the rear of the site, adjacent to the greenhouse. This location offers a practical solution to the aesthetic and environmental implications of manure storage within the premises. The proposed location allows for the storage to be isolated from Public Areas and facilitates the integration of waste management with gardening operations. Close proximity to the greenhouses and garden beds allows for the convenient use of manure as a natural fertiliser where permissible.





NORTH ELEVATION - PETTING ZOO



SOUTH ELEVATION - PETTING ZOO

NEW STRUCTURES

BUILT FORM AND SCALE

PRINCIPLE 3

BENSON STUDIO

LANEWAY ARBOR

DESIGN CONSIDERATIONS

In an effort to maintain visual balance with the existing heritage context, we have adopted a lighter approach to the arbor structure proposed for the laneway.

POSITIONING

The arbor is to be set back from the entry the laneway entry to allow the rich detailing of the existing heritage buildings to remain the most visually prominent elements.

FORM

The introduction of a slender arbor frame references the proportions and elements of the adjacent heritage buildings. The design incorporates a balanced scale and geometry to pay homage to the painted steel columns and corer brackets supporting the Rotunda's heritage verandah and balcony.

MATERIAL SELECTION

Galvanized steel tube framing has been chosen as a contrasting element to the heritage material palette. This choice allows for a clear demarcation between the new and the historical, while the slender framework offers a visually "lightweight" complement to the site. This material selection allows arbor to define the laneway as a distinct space, but also avoids dominating the decorative heritage element present.



NEW STUCTURES

BUILT FORM AND SCALE

PRINCIPLE 3

BENSON STUDIO

NEW AWNING - GELATO OUTDOOR SEATING AREA

Design approach and positioning:

A new and non-obtrusive arbor topology is proposed to delineate pedestrian entryways into the precinct. Echoing the design language of the laneway and brewers' garden arbors, the new entry points seek to complement the new, and not detract from the existing heritage buildings of the site.

Form:

Informed by the existing geometries, the form of the entry arbor is to reflect the proportions and rhythms present on site. As with the laneway arbor, the pedestrian arbor has been Influenced by the painted steel columns and verandah corner proportions of the Rotunda Building.

Material Selection:

Steel tube framing has been selected to contrast between contemporary additions and heritage buildings. The slender steel frame offers a visually "light-weight" aesthetic.

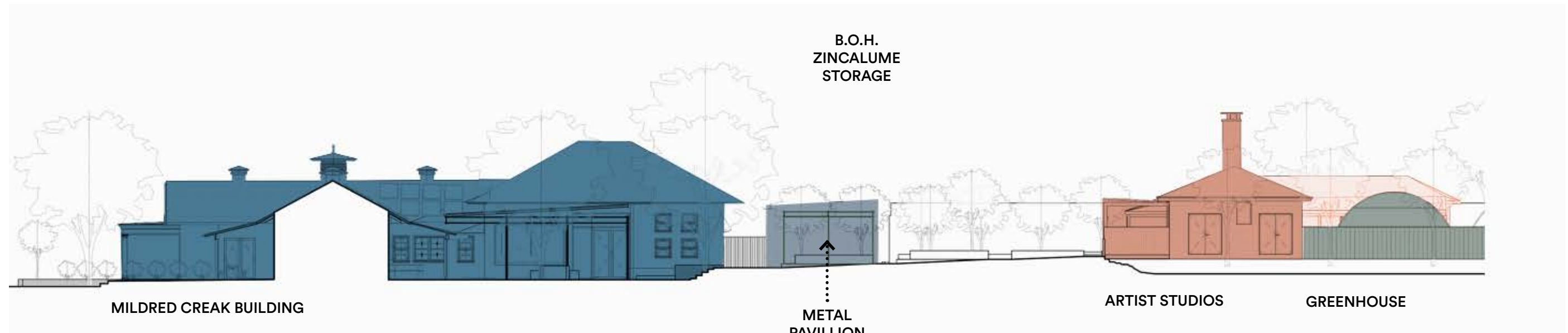


NEW STRUCTURES

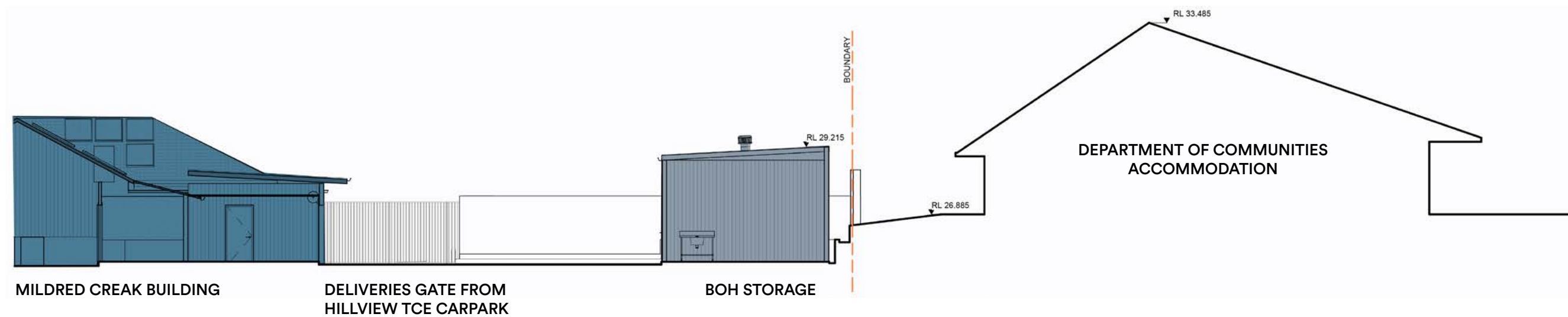
BUILT FORM AND SCALE

PRINCIPLE 3

BENSON STUDIO



BACK OF HOUSE INTERFACE - ONSITE ELEVATION



BACK OF HOUSE INTERFACE - D.O.C. SECTION

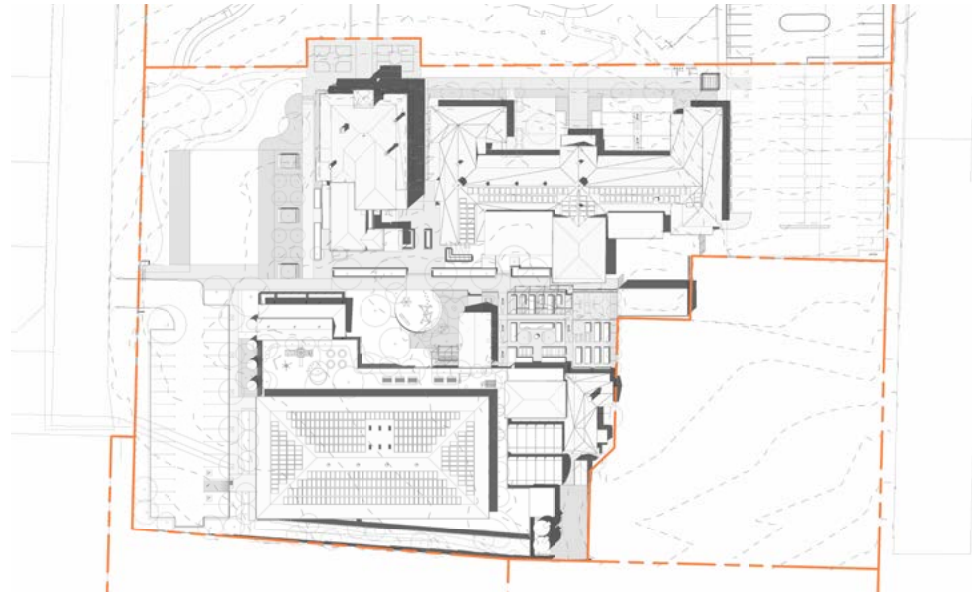
“Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle”

SHADOW DIAGRAMS

FUNCTIONALITY AND BUILD QUALITY

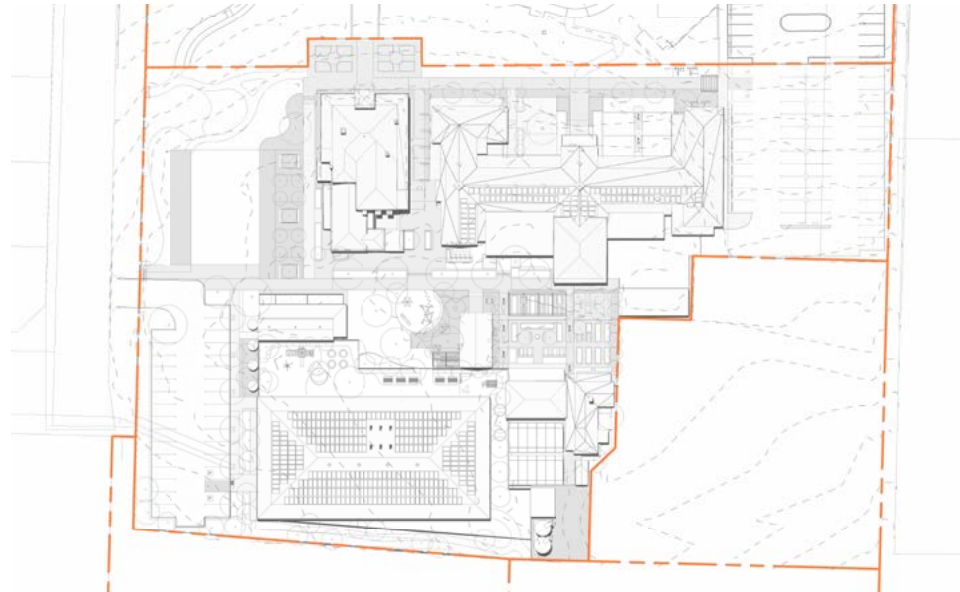
PRINCIPLE 4

BENSON STUDIO

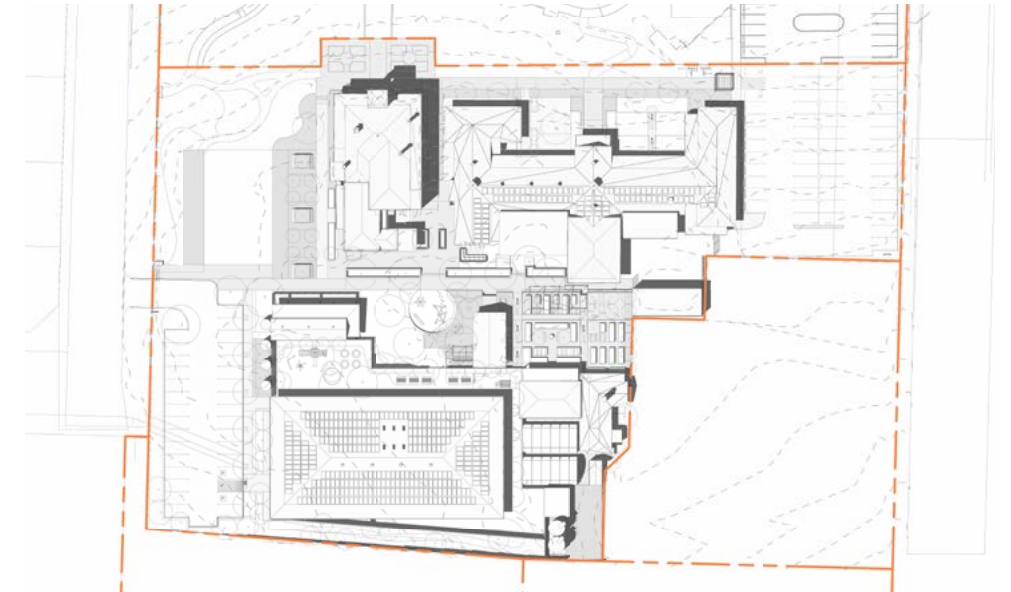


SUMMER

0900



1200

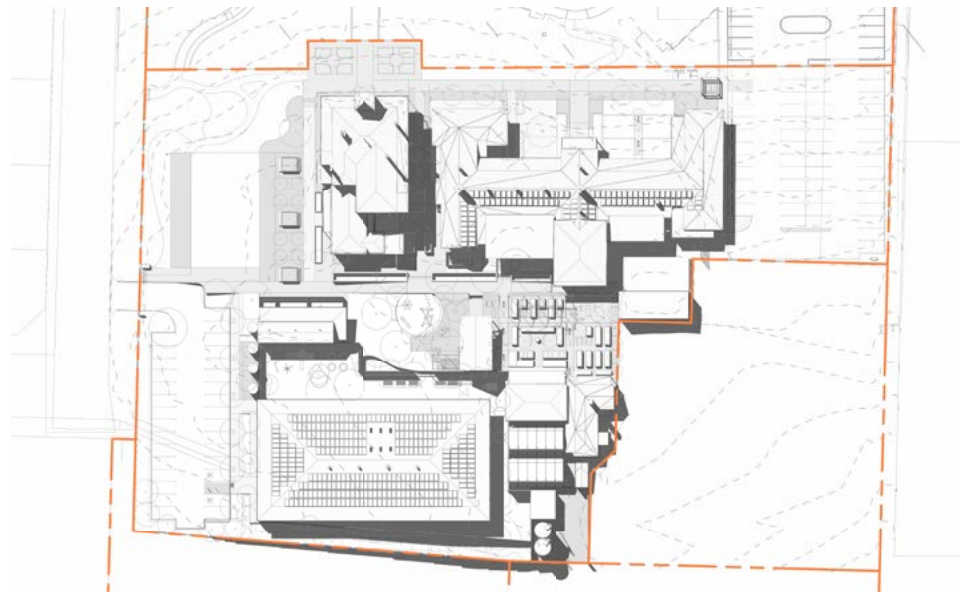


1500

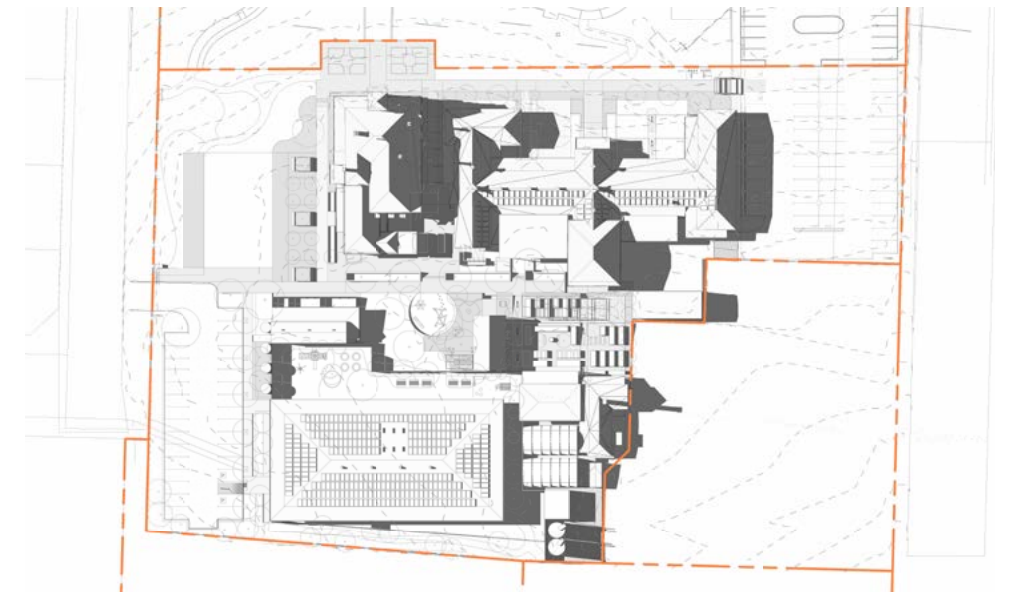


WINTER

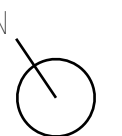
0900

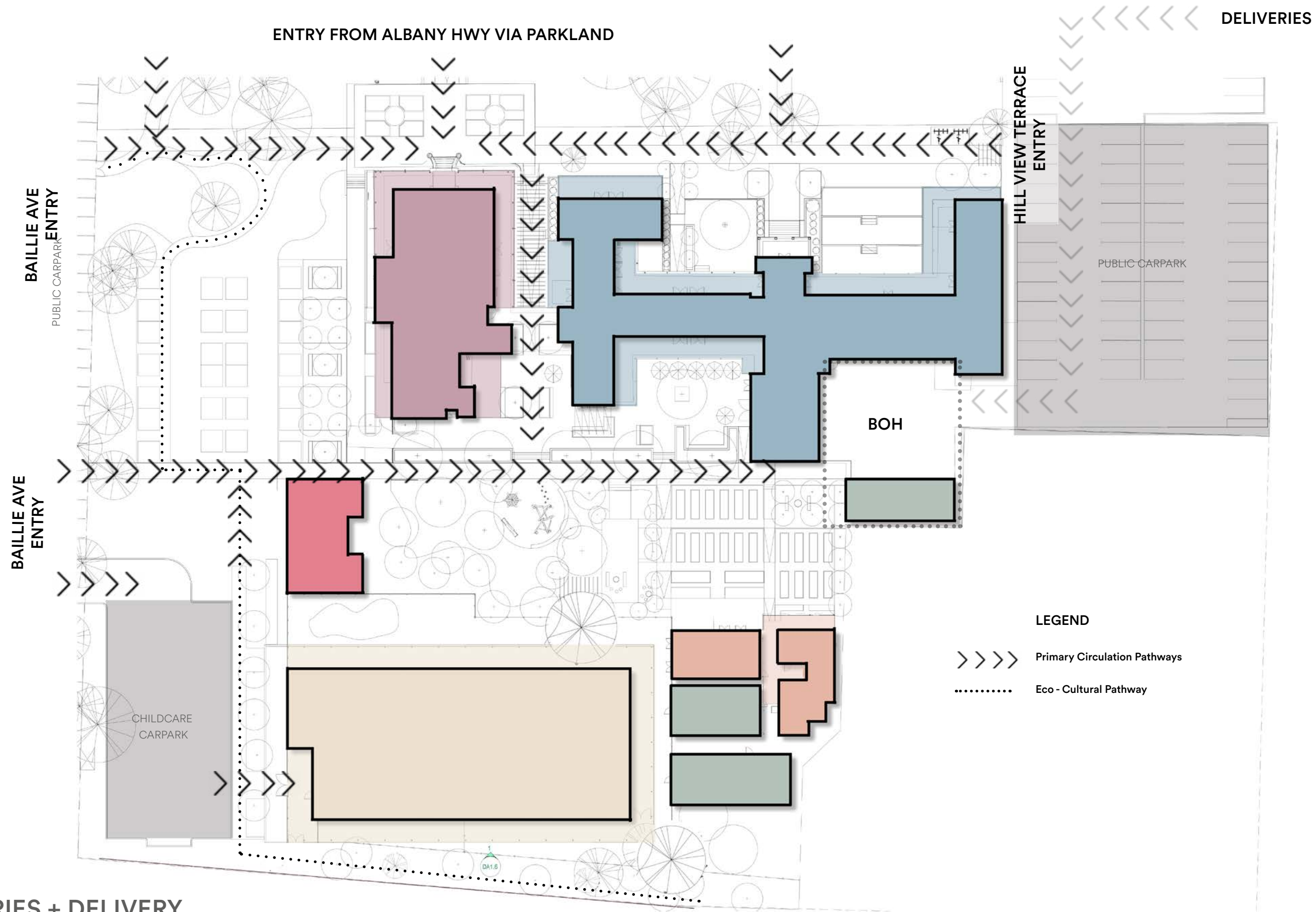


1200

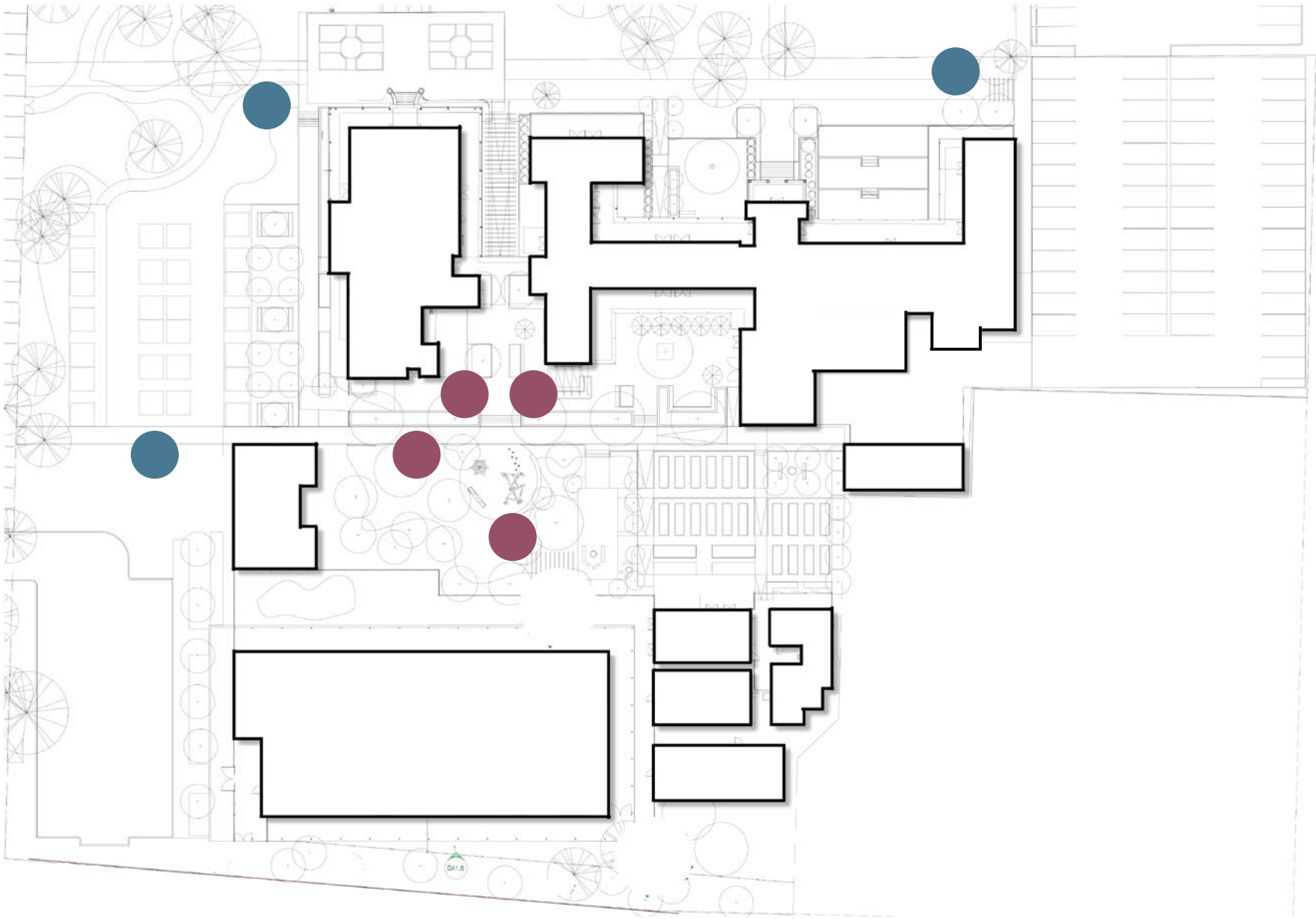


1500



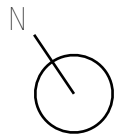


SITE ENTRIES + DELIVERY



BIKE STORE LOCATIONS

- PARKING FOR 20 BIKES
- ADDITIONAL LOCALISED PARKING

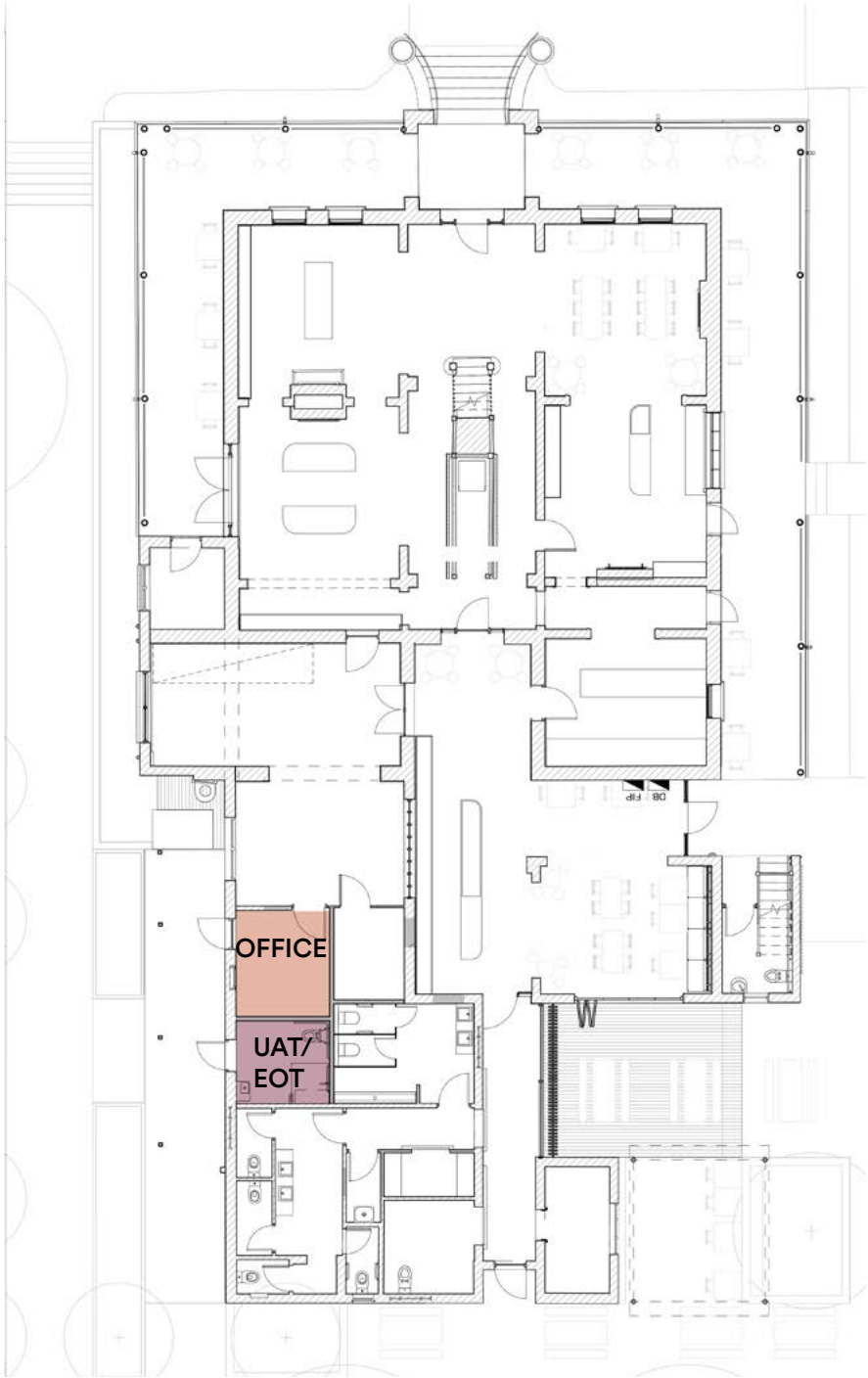


STAFF AMENITIES

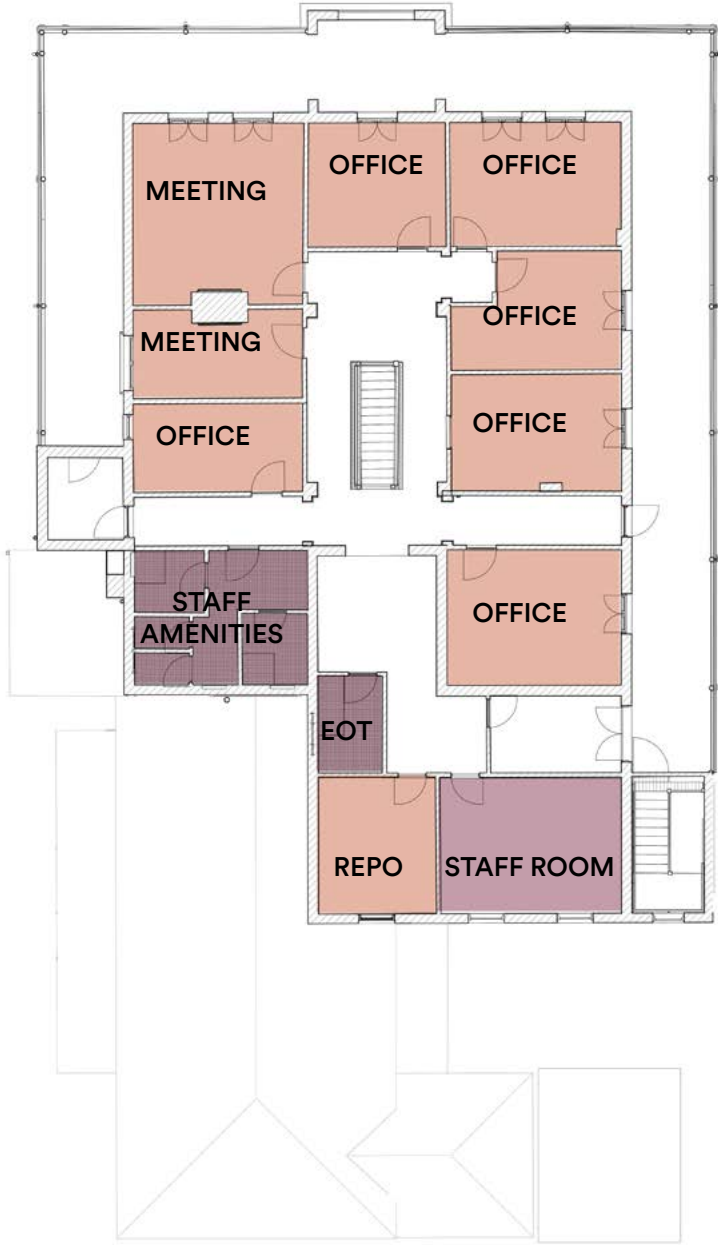
FUNCTIONALITY AND BUILD QUALITY

PRINCIPLE 4

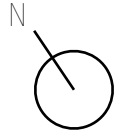
BENSON STUDIO



ROTUNDA BUILDING - GROUND FLOOR
Accessible Staff Office and Amenities



ROTUNDA BUILDING - FIRST FLOOR
Staff Offices and Amenities





RAMPS

Ground Floors + Landscape Levels ALL Fully Accessible

“Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes”

_REFER TO SUSTAINABILITY REPORT BY EMERGEN

OUTLOOK

SUSTAINABILITY

PRINCIPLE 5

THROUGH CIRCULAR ECONOMY PHILOSOPHY

Adopting a circular economy approach that favours activities that preserve value in the form of energy, labour and materials. The Village will be designed with a key focus for durability and reuse, remanufacturing and recycling to keep products components and materials circulating with The Village economy. Initiative will include:

- Recycling of organic waste onsite through composting and reuse in the market gardens and greenhouses for onsite food production. All consumables will be selected to be compostable and recyclable.
- Strategies around minimalisation of potable water usage through water capture and water reuse.
- Using solar as the main power source while incorporating solar design measures to optimise heat storage in winter and reduce heat transfer in summer.
- Offering products grown and produced at the Village, as well as focusing on offering other locally grown and produced products.
- Planting additional trees that are native to the environment in locations that would benefit from greater shade.
- Use of animals onsite to reduce waste.
- Electric vehicle charging bays and water wise fixtures.

LINEAR ECONOMY

TAKE
↓
MAKE
↓
USE
↓
WASTE



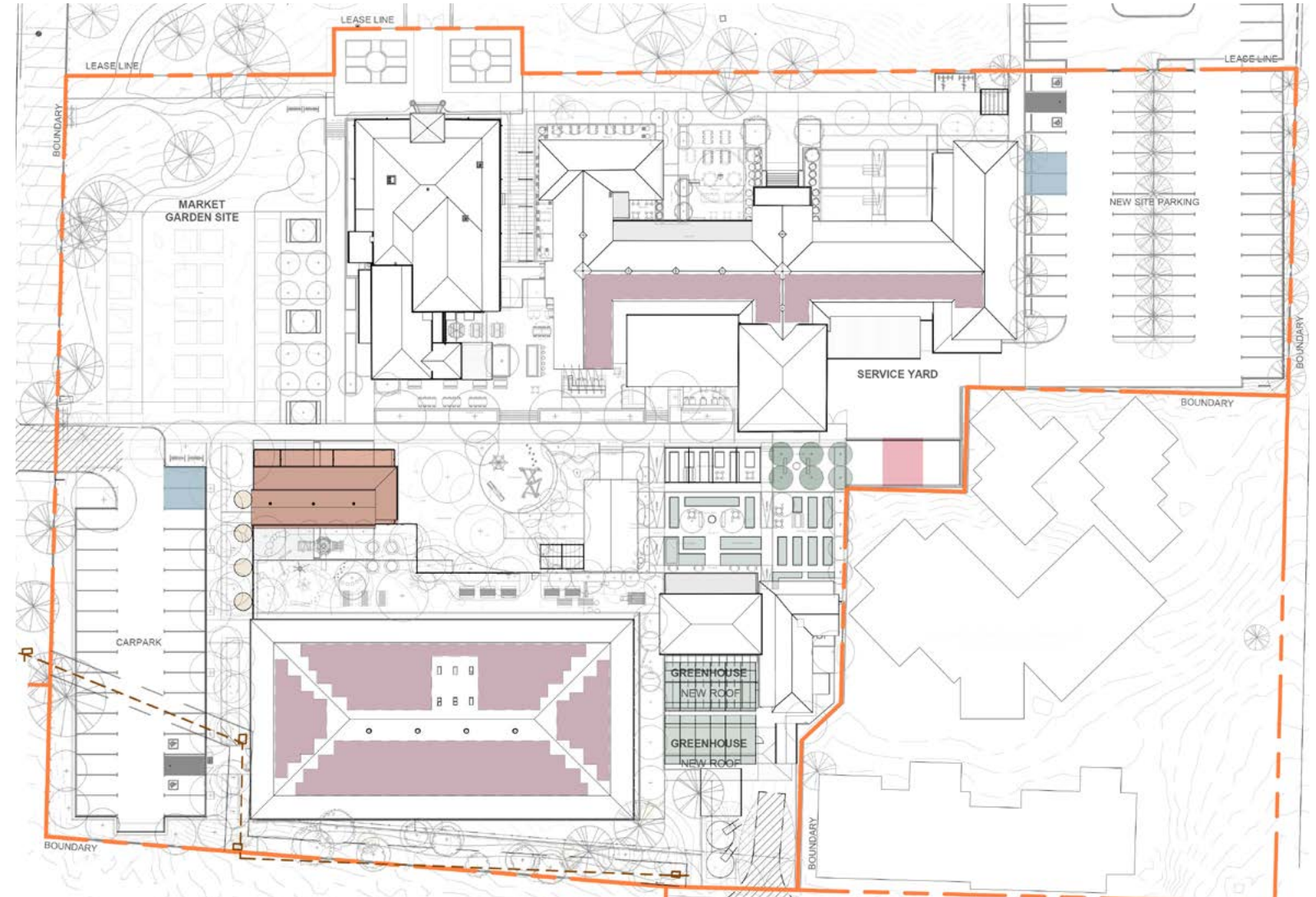
RECYCLING ECONOMY

TAKE
↓
MAKE
↓
USE
↓
WASTE
↑
RECYCLE



CIRCULAR ECONOMY

TAKE
↓
MAKE
↓
USE
↓
WASTE
↑
RECYCLE
↑
REPAIR
↑
REUSE

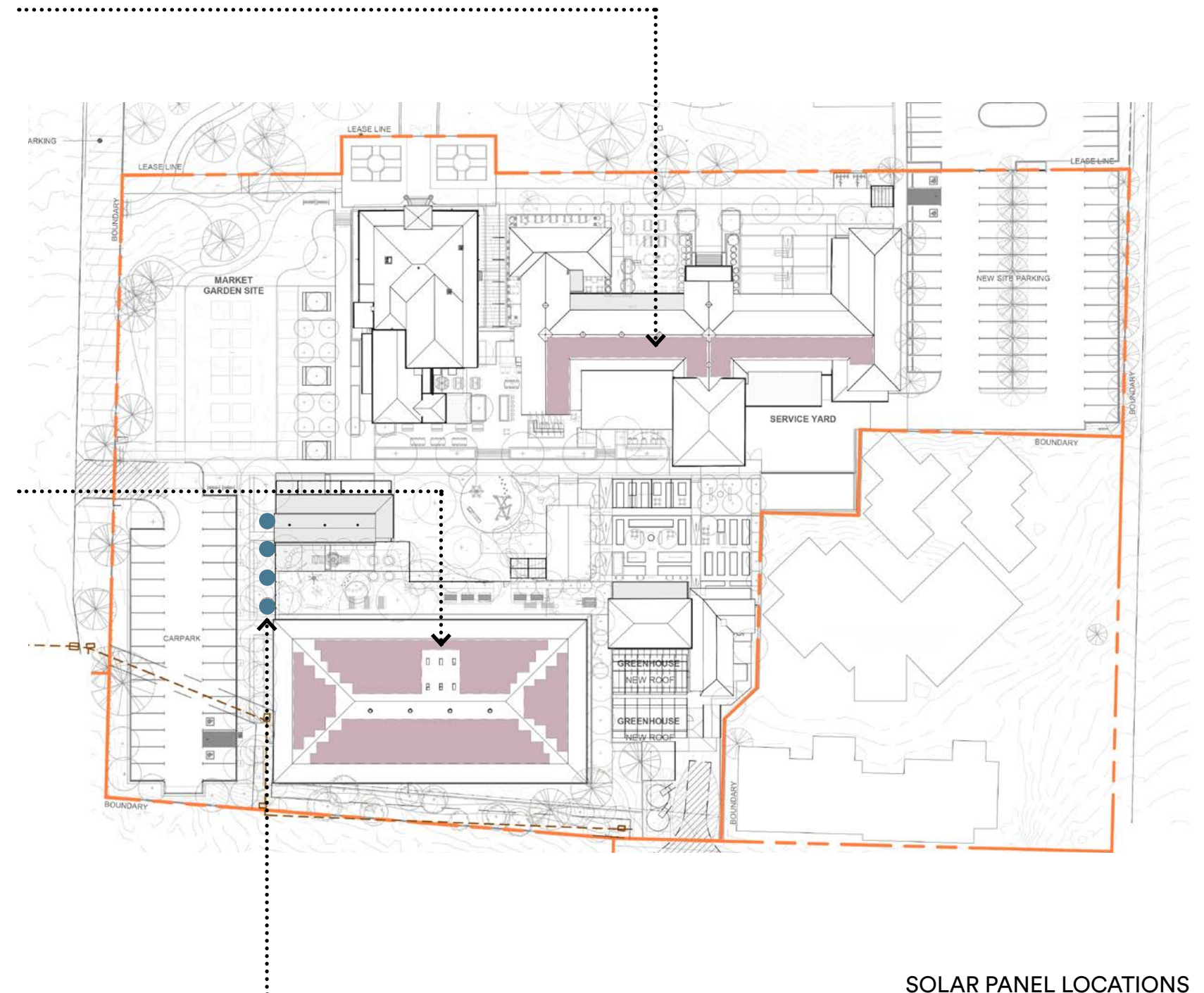


LEGEND

- Solar Panels
- Productive Gardens
- Electric Vehicle Charging
- Petting zoo
- Recycling, Organic Waste and Composting
- Water Capture



ROOF SOLAR



SOLAR PANEL LOCATIONS

RAINWATER CAPTURE

“Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.”

PROGRAM

AMENITY

PRINCIPLE 6

SITE

- RETAIL
- HOSPITALITY
- CULTURAL
- COMMUNITY
- EDUCATION



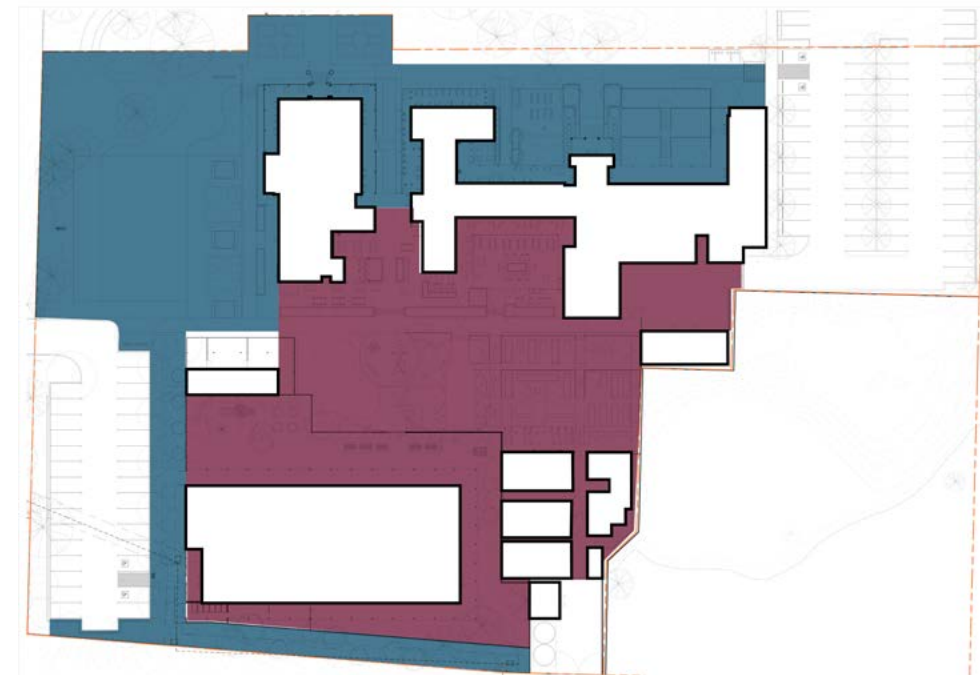
PRODUCTIVE GARDENS

- GREENHOUSES
- VEGETABLE AND HERB GARDENS
- ORCHID



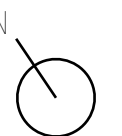
OPERATIONAL

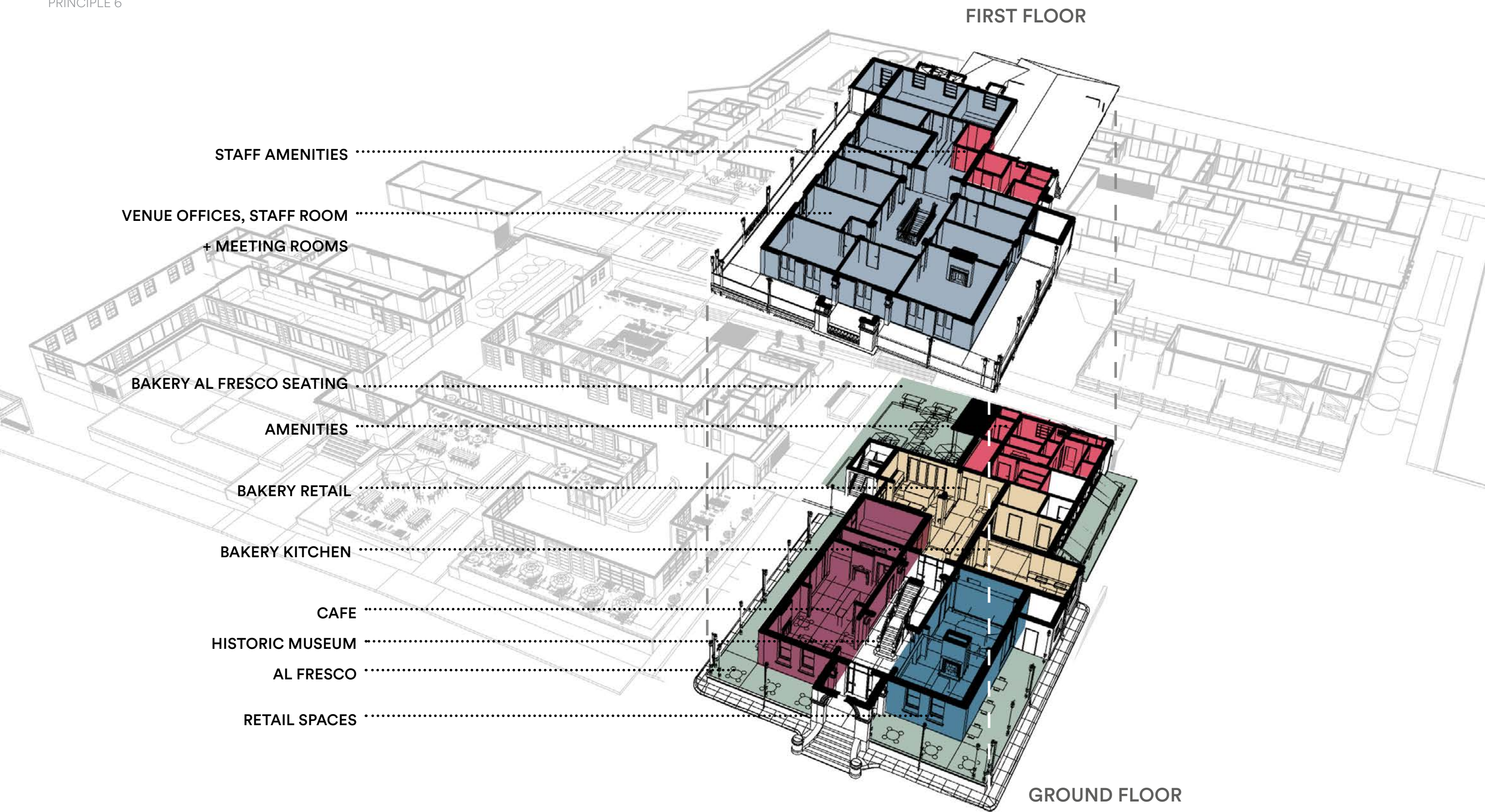
- PRIVATE GROUNDS
- PUBLIC GROUNDS



PETTING ZOO

- POULTRY COOP
- PETTING ZOO
- POULTRY COOP 15m BUFFER ZONE
- PETTING ZOO 15m BUFFER ZONE

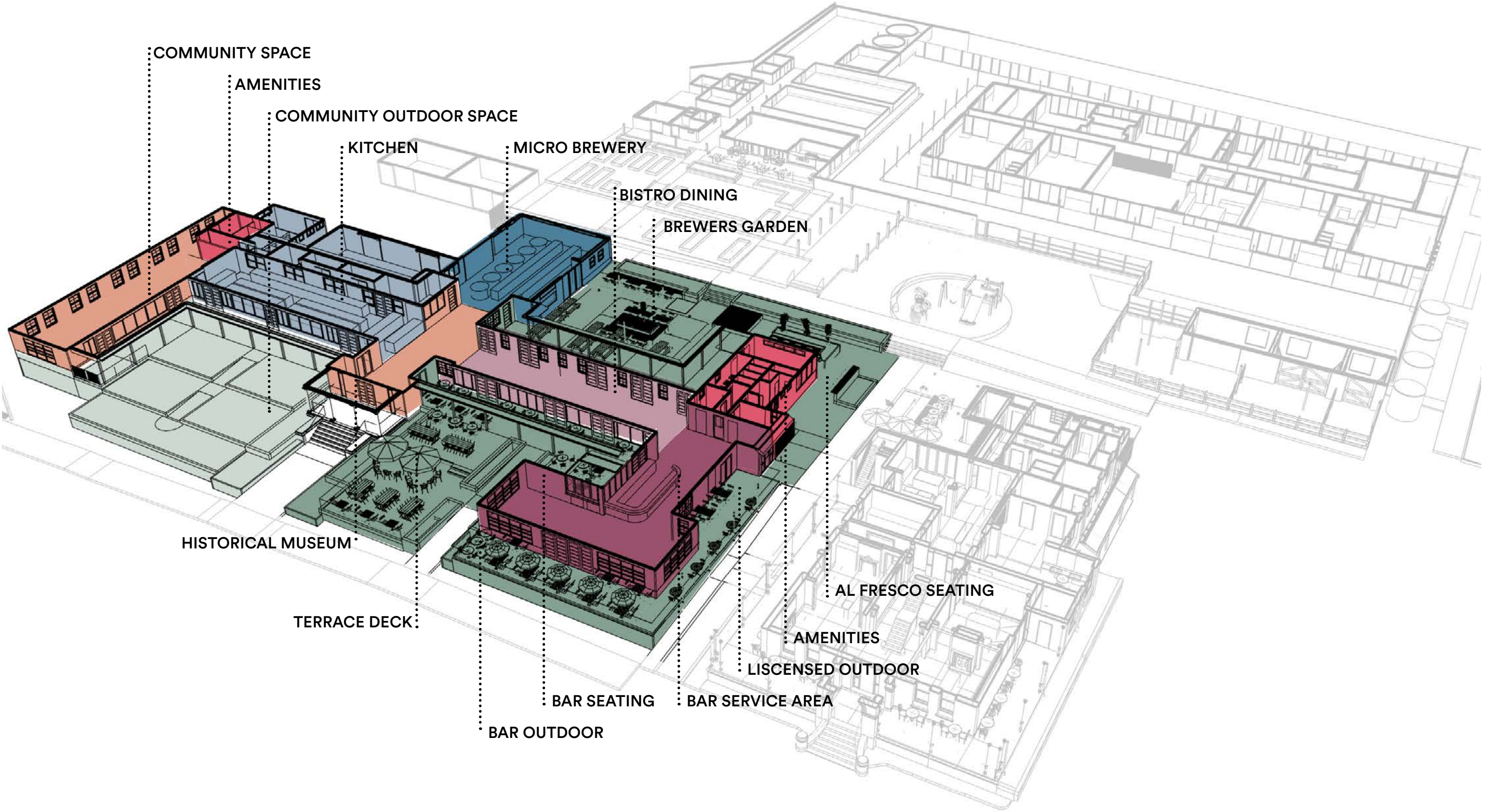


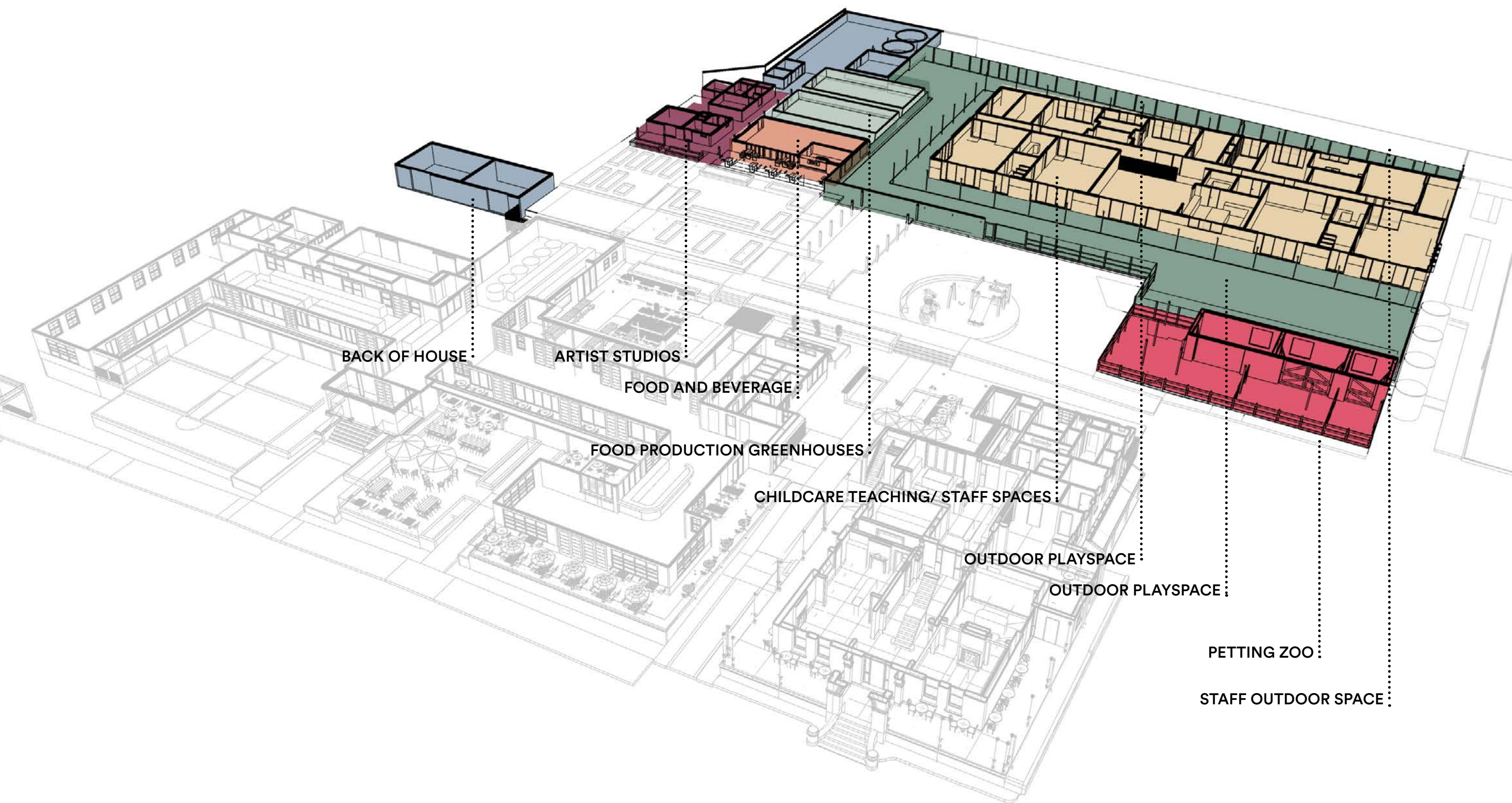


MILDRED CREAK BUILDING

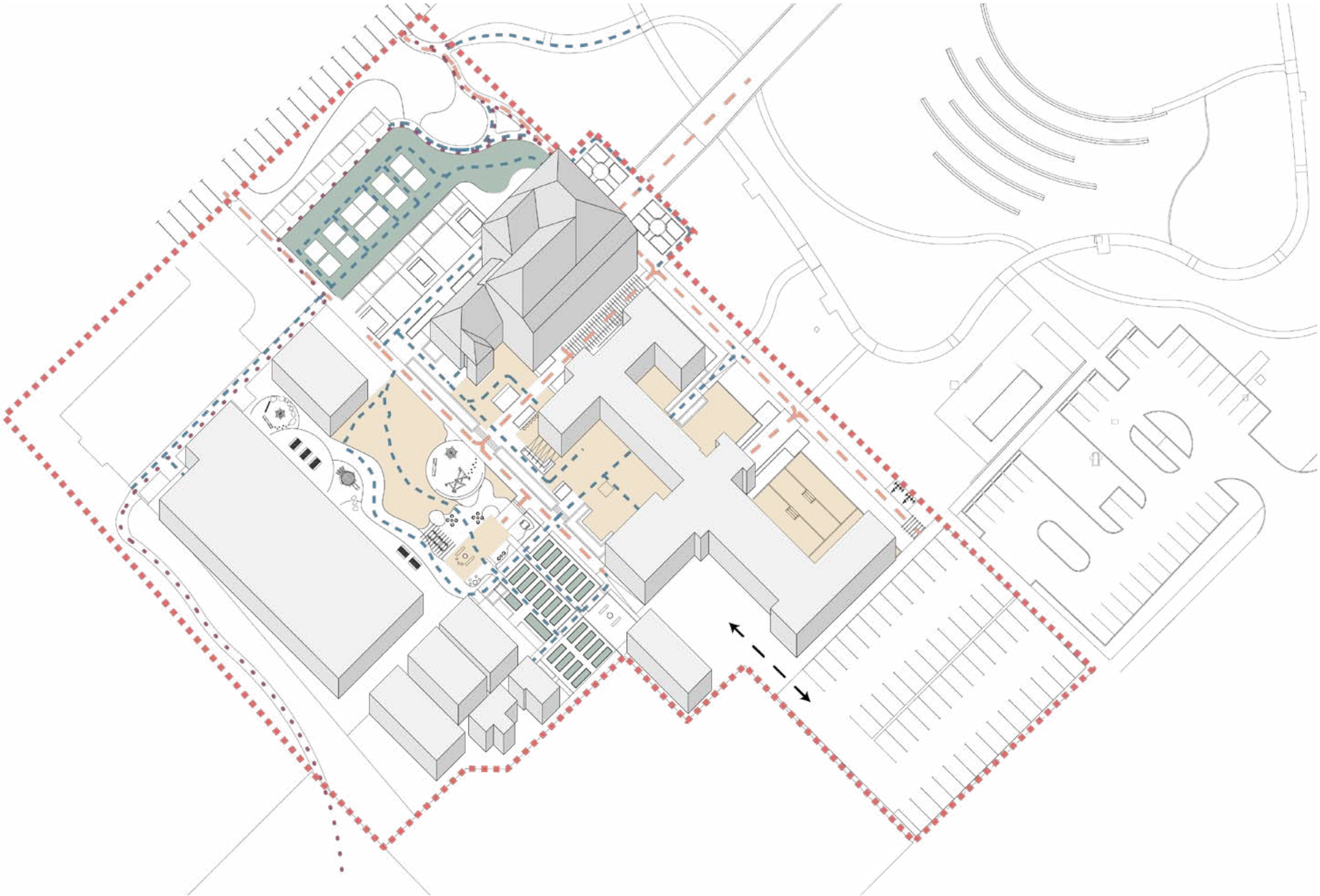
AMENITY
PRINCIPLE 6

BENSON STUDIO





“Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.”



LEGEND

- Primary Pathways
- Meandering Pathways
- Eco - Cultural Pathway
- Deliveries/Back of House
- Community Gardens and Market Place
- Open Space and Courtyards

WAYFINDING

FUNCTIONALITY AND BUILD QUALITY

PRINCIPLE 4

BENSON STUDIO



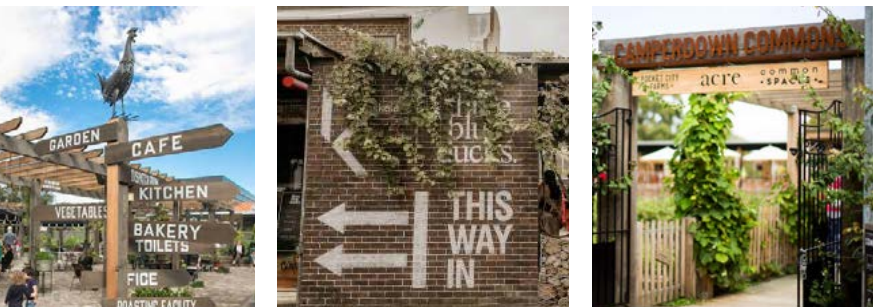
LEGEND

- Heritage Signage
- Wayfinding Signage
- Soft Path/ Traditional Owner Engagement November
- Wayfinding Ground Plane Materials

WAYFINDING - HERITAGE



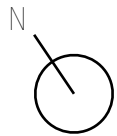
WAYFINDING - SIGNAGE



WAYFINDING - GROUND PLANE



WAYFINDING - SOFT PATH



“Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.”

Tables 6.4 to 6.9 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

| TABLE 6.4 – ASSESSMENT OF L _{A10} NOISE LEVEL EMISSIONS OUTDOOR PLAY (DAY PERIOD) | | | |
|---|---------------------------------|--|---------------------------------------|
| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
| R1 South West Residential | 35 | 49 | Complies |
| R2 School | 39 | 47 | Complies |
| R3 West Residential | 42 | 47 | Complies |
| R4 East Residential | 37 | 49 | Complies |
| R5 South East Residential | 33 | 49 | Complies |

| TABLE 6.5 – ASSESSMENT OF L _{A10} NIGHT PERIOD NOISE LEVEL EMISSIONS AIR CONDITIONING | | | |
|---|---------------------------------|--|---------------------------------------|
| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
| R1 South West Residential | 36 | 39 | Complies |
| R2 School | 28 | 37 | Complies |
| R3 West Residential | 30 | 37 | Complies |
| R4 East Residential | 26 | 39 | Complies |
| R5 South East Residential | 22 | 39 | Complies |

| TABLE 6.6 – ASSESSMENT OF L _{A1} NIGHT PERIOD NOISE LEVEL EMISSIONS CAR MOVEMENTS | | | |
|---|---------------------------------|--|---------------------------------------|
| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
| R1 South West Residential | 44 | 49 | Complies |
| R2 School | 38 | 47 | Complies |
| R3 West Residential | 41 | 47 | Complies |
| R4 East Residential | 44 | 49 | Complies |
| R5 South East Residential | 22 | 49 | Complies |

| TABLE 6.9 – ASSESSMENT OF L _{Amax} NIGHT PERIOD NOISE LEVEL EMISSIONS CAR DOOR | | | |
|--|---------------------------------|--|---------------------------------------|
| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
| R1 South West Residential | 59 | 59 | Complies |
| R2 School | 54 | 57 | Complies |
| R3 West Residential | 53 | 59 | Complies |
| R4 East Residential | 38 | 59 | Complies |
| R5 South East Residential | 37 | 59 | Complies |

| TABLE 6.7 – ASSESSMENT OF L _{Amax} DAY PERIOD NOISE LEVEL EMISSIONS CAR STARTING | | | |
|--|---------------------------------|--|---------------------------------------|
| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
| R1 South West Residential | 49 | 69 | Complies |
| R2 School | 43 | 67 | Complies |
| R3 West Residential | 42 | 67 | Complies |
| R4 East Residential | 27 | 69 | Complies |
| R5 South East Residential | 26 | 69 | Complies |

| TABLE 6.8 – ASSESSMENT OF L _{Amax} DAY PERIOD NOISE LEVEL EMISSIONS CAR DOOR | | | |
|--|---------------------------------|--|---------------------------------------|
| Location | Assessable Noise Level dB(A) | Applicable Assigned Noise Level (dB(A)) | Exceedance to Assigned Noise Level |
| R1 South West Residential | 59 | 69 | Complies |
| R2 School | 54 | 67 | Complies |
| R3 West Residential | 53 | 67 | Complies |
| R4 East Residential | 38 | 69 | Complies |
| R5 South East Residential | 37 | 69 | Complies |

ACOUSTIC REPORT

Noise received at the neighbouring residences from the outdoor play area would comply with day period assigned noise level, with 1.8m fencing shown in Appendix A.

The air conditioning condensing units have also been assessed to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 at all times, if barriered as previously noted.

It is noted that noise associated with cars movements and cars starting are exempt from complying with the Regulations. However, noise emissions from car doors are not strictly exempt from the Regulations. Noise received at the neighbouring residences from these noise sources would comply with the Regulatory requirements, at all times.

Thus, noise emissions from the proposed development, would be deemed to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 for the proposed hours of operation, with the inclusion of the following:

- 1. Although the proposed facility would open before 7 am (ie during the night period), the outdoor play area would not be used until after 7am. Thus, noise received at the neighbouring existing residences from the outdoor play area needs to comply with the assigned day period noise level.
- 2. Rooftop mechanical plant barriered with height at least 1m above source height.
- 3. No specific acoustic fencing required.
- 4. Parking has no requirement to be restricted.

Finally, it is recommended to adopt best practices in managing a child care centre to reduce noise, including but not limited to no amplified music to be played outside, and favouring soft finishes in the outdoor play area.

SECURITY

GENERAL

PRINCIPLE 8

BENSON STUDIO

Activation of park and commercial site-
Active site from 6am until 12am
Blank walls reduced. Windows and active edges

Landscape designed to not create hidden spaces
New built form open and visible
Fences and gates transparent

Lighting across the site during operation- Well lit pathways
New lighting to park upgrades
Effective after hours lighting to all areas for security

CTV across site- All areas to be covered
Security system to be installed
Monitored smart technology for external areas

Fencing and gates to secure back of site after hours
Pathways and finishes for way-finding

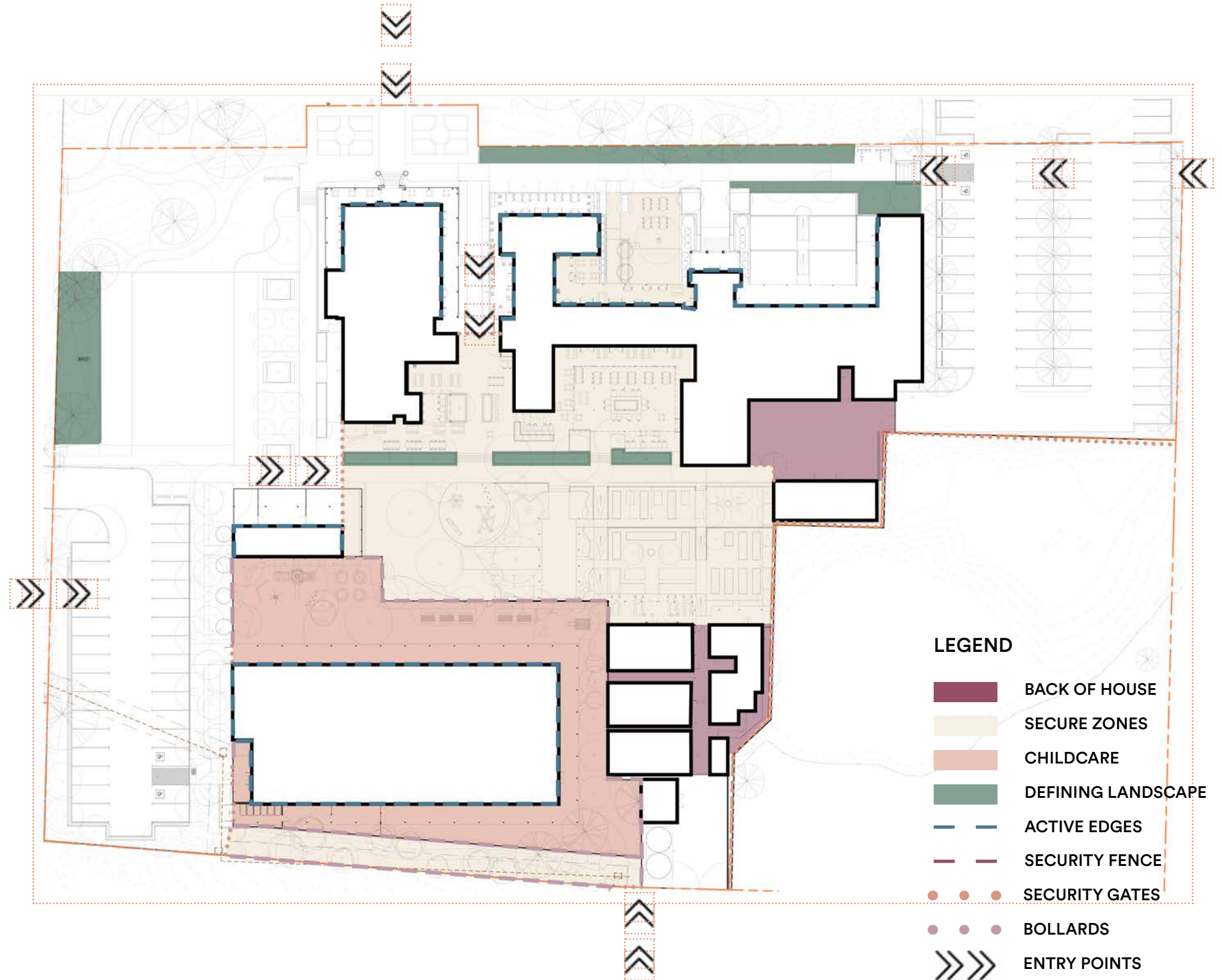
Large clear signage throughout site
Venue signage and security signage

Pathways and way-finding techniques used to guide patrons
Use of landscape to define areas
Clear entries and exits
Pathways connect to streets, paths and park

Bollards to boundary edge to control vehicle access
Low garden beds with dense vegetation used to define boundary
Entry arbors used to signify boundary entry
Multiple entries and exits

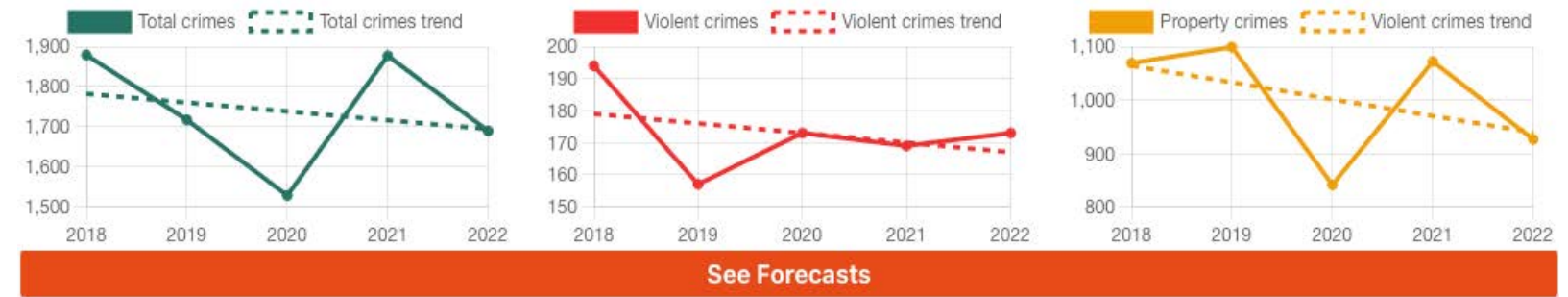
Gates and fences used for after hour secure areas
Access control to buildings- Track who and when entered site
Secure BOH areas
Venue access control points

Site activated with commercial uses from 6am until 12am
Public access to site from park at all hours and well lite paths
Well maintained play areas
Installation of easy to maintain finishes and landscape



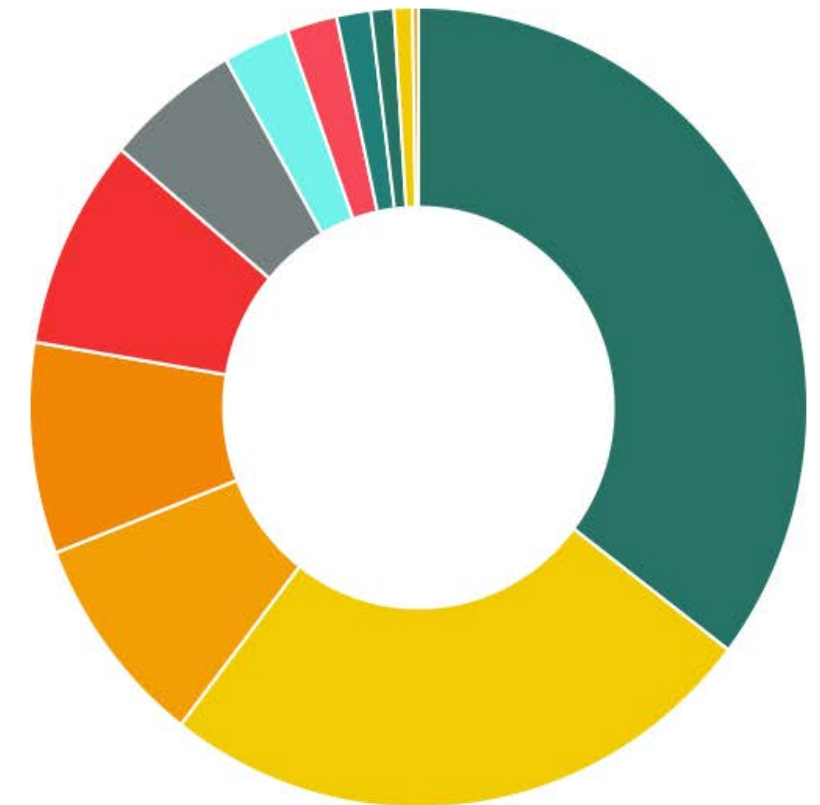
A. IDENTIFY RISK

| CRIME RISK INFLUENCE | LEVEL OF RISK | COMMENTS |
|----------------------------|---------------|---|
| Crime Statistics | Medium | Crime Rank 35/100 Property Damage High Burglary High |
| Local Community Profile | Medium | Middle Income Vibrant active location Residential |
| Local Geographical Context | Low | Upgrade to park by Town Residential location Family location |
| Site Observations | Medium | Bush forever site General Vandalism |
| Influence of Development | Low | Increase people in area Family focused Site activated from morning through evening |
| High Risk Targets | Low | Cash- little need for cash Alcohol- Secure Storage General Vandalism |



Top crime types:

| | |
|--|-----|
| Theft | 597 |
| Deception | 424 |
| Property damage | 146 |
| Assault and related offences | 144 |
| Burglary/Break and enter | 144 |
| Drug dealing and trafficking | 95 |
| Stalking, harassment and threatening behaviour | 47 |
| Motor Vehicle Theft | 35 |
| Breaches of orders | 24 |
| Sexual offences | 16 |
| Robbery | 13 |
| Arson | 4 |



B. INFORM THE BRIEF

ACTION- COMPLEX DEVELOPMENT- TAVERN, PUBLIC OPEN SPACE, CROWDED PLACE

CHECKLIST B - TYPE OF PROPOSAL

Identifying development project scale and complexity assists in determining if a low level or high level CPTED statement and assessment is required.

When to use: Apply criteria and refer to example projects to establish if project is simple or complex.

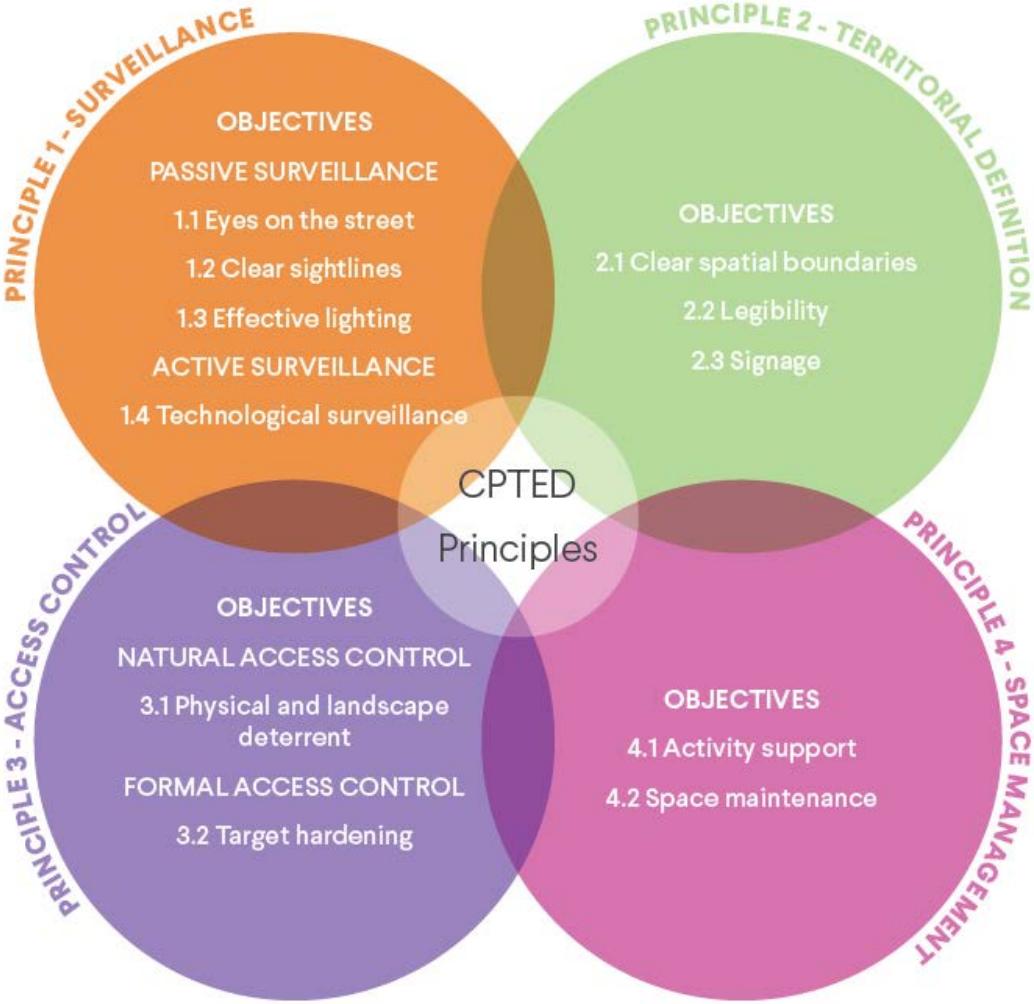
Combining the risk level with the type of proposal will assist in determing the level of CPTED statement and assessment required.

Used by: Proponent and project team. Engagement with relevant stakeholders to ensure agreement on the proposal type.

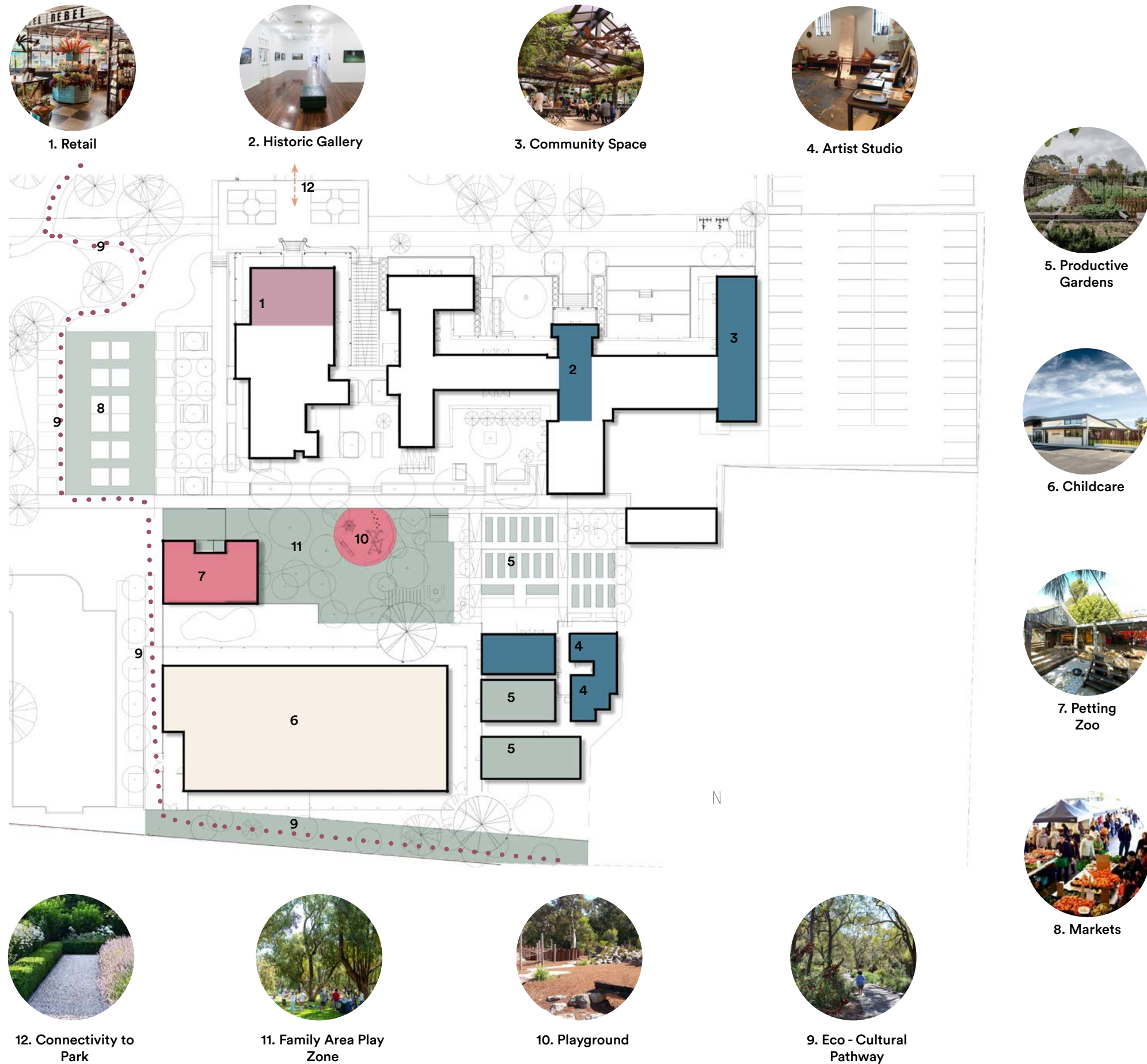
| Simple development projects | Example projects | Complex development projects | Example projects |
|--|---|---|--|
| <div>Where the following apply:</div> <ul style="list-style-type: none">Minor development or change of use is proposedSimple arrangement of buildings and spacesNon-contentious building uses are proposedDevelopment delivery is uncomplicated, requiring straightforward CPTED strategies | <div>Small scale residential development</div> <div>Small scale car parking areas</div> <div>Small shops and businesses</div> <div>Parks</div> <div>Bus stops</div> | <div>Where the following apply:</div> <ul style="list-style-type: none">Significant development or change of use is proposedThere is a complex arrangement of buildings, access routes and spacesComplex building uses are proposedDevelopment will be staged and require different CPTED strategies | <div>Airport and associated services</div> <div>Bulky goods showrooms</div> <div>Entertainment districts</div> <div>Hospitals</div> <div>Hotels</div> <div>Liquor stores</div> <div>Mixed use developments</div> <div>Nightclubs</div> <div>Retail Centres and Malls</div> <div>Supermarkets</div> <div>Small bars</div> <div>Taverns</div> <div>Transport hubs</div> <div>Crowded places</div> <div>Critical infrastructure</div> <div>Complex public open spaces</div> <div>Structure plans (precinct or standard)</div> |

C. CEPTED STATEMENT

| PRINCIPLE | OBJECTIVE | CEPTED MEASURES USED |
|-------------------------------------|-----------------------------------|---|
| Principle 1: Surveillance | - Eyes on the street | Activation of park and commercial site- Active site from 6am until 12am Blank walls reduced. Windows and active edges |
| | - Clear sight lines | Landscape designed to not create hidden spaces New built form open and visible Fences and gates transparent |
| | - Effective lighting | Lighting across the site during operation- Well lit pathways New lighting to park upgrades Effective after hours lighting to all areas for security |
| | - Technological surveillance | CCTV across site- All areas to be covered Security system to be installed Monitored smart technology for external areas |
| Principle 2: Territorial Definition | - Clear spatial structure | Bollards to around site Fencing and gates to secure back of site after hours Pathways and finishes for way-finding |
| | - Signage | Large clear signage throughout site Venue signage and security signage |
| | - Legibility | Pathways and way-finding techniques used to guide patrons Use of landscape to define areas Clear entries and exits Pathways connect to streets, paths and park |
| Principle 3: Access Control | - Physical & landscape deterrents | Bollards to boundary edge to control vehicle access Low garden beds with dense vegetation used to define boundary Entry arbors used to signify boundary entry Multiple entries and exits |
| | - Target hardening | Gates and fences used for after hour secure areas Access control to buildings- Track who and when entered site Secure BOH areas Venue access control points |
| Principle 4: Space Management | - Activity support | Site activated with commercial uses from 6am until 12am After hours security patrols to be implemented- Operation team Safety and security management plan to be implemented Public access to site from park at all hours and well lite to encourage use Well maintained play areas |
| | - Space maintenance | Operations to maintain landscape, buildings and site condition- Commercial operations. Installation of easy to maintain finishes and landscape |



“Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.”



“Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.”



PERSPECTIVES

AESTHETICS

PRINCIPLE 10

BENSON STUDIO



PERSPECTIVES

AESTHETICS

PRINCIPLE 10

BENSON STUDIO



PERSPECTIVES

AESTHETICS

PRINCIPLE 10

BENSON STUDIO

