

Attachment X

Community Engagement Plan



Community Engagement Plan Canberra Brickworks

Client:
Doma Group

Date:
20 June 2017

Contact:
Dan Stewart
Director ACT

Canberra
02 6274 3300

25 Lennox Crossing
Acton ACT 2601

www.elton.com.au
consulting@elton.com.au
Sydney | Canberra | Darwin
ABN 56 003 853 101

Contents

1	INTRODUCTION	4
1.1	The precinct and the community	4
2	A POSITIVE ENGAGEMENT STRATEGY	7
3	THE ENGAGEMENT FRAMEWORK	8
3.1	Engagement history – what we have heard so far	9
4	OUR APPROACH TO ENGAGEMENT	12
4.1	An integrated engagement approach	12
4.2	Stakeholder identification	13
5	ENGAGEMENT PROGRAM	14
5.1	Engagement toolkit	14
5.2	Urban renewal examples	16

FIGURES

Figure 1	Precinct activation	5
Figure 2	Brickworks image	13
Figure 3	Precedent projects	19

TABLES

Table 1	Engagement program milestones	17
---------	-------------------------------	----

1 Introduction

The selection process for the redevelopment of the Canberra Brickworks has involved a number of new initiatives by the Land Development Agency (LDA) to ensure that the views of the community have been incorporated at every stage.

Prior to the two-stage tender being launched, the LDA established a Community Panel to develop a list of objectives to guide the future development of the site – key amongst these is that the unique heritage of the Brickworks site be maintained and enhanced by any new development.

The Community Panel has continued to play a key role through the Request for Proposal (RFP) and Request for Tender (RFT) processes, providing feedback on submissions at each stage.

This Community Engagement Plan (the Plan) has been refined through these processes and demonstrates Doma Group's commitment to integrated engagement with the community, including residents, business owners, and members of the general public.

The Plan reflects Doma Group's intention to engage in a meaningful way with key stakeholders and the broader Canberra public on this significant project. We will succeed in achieving this because Doma Group has an enviable track record of active participation in high quality redevelopments across the ACT, including:

- » five successful developments in the Kingston Foreshore area consistent with the Colin Stewart Architects master plan, and
- » two other significant precinct developments in nearby Barton — the Realm Precinct on National Circuit and Governor Place on Macquarie Street.

1.1 The precinct and the community

The Canberra Brickworks is a truly unique and special site. The industrial heritage of the site and remaining buildings reflect Canberra's story as a young capital, building infrastructure and homes to support a new and optimistic population. The Brickworks stand out as one of our city's only examples of a manufacturing industry and the site's significant role is still tangible — with remnant infrastructure and spaces speaking of an industriousness in purpose and outcome. The remaining chimney 'stacks' — visible from across Lake Burley Griffin are a constant reminder of our past and the potential for our future.

Doma Group's approach to the conservation, restoration and adaptive reuse of the remaining structures looks to embrace and emphasise this industrial 'crudeness', leaving 'relics' against a backdrop of new buildings, restored structures and quality public realm. In so doing, we aim to emphasise the Brickworks precinct as a place to live and work, and as a unique destination to visit in Canberra — a public centrepiece within an open, landscaped park, plaza and pedestrian network nestled amongst a new, quality residential community.

The ultimate goal of the development is for a vibrant, high quality, diverse and cutting-edge precinct that is active seven days a week. Doma Group aims to not only celebrate and respect the site's industrial history but also to establish a precinct that is:

- » well-connected to its immediate neighbourhoods and the broader Canberra community
- » adaptable, flexible, accessible and sustainably developed

- » underpinned by the infrastructure and resources necessary to give it long-term viability as a place for local creative businesses
- » an inspirational place for locals and the wider community to visit and experience
- » a platform for ephemeral events, and
- » able to take its place comfortably within the local area as more residents choose to move into the area to take advantage of the unique opportunities the location presents.

Figure 1 Precinct activation



Opportunities

The Canberra Brickworks is in a key location and is expected to be a destination for both Canberrans and interstate visitors. Amongst a range of positive attributes, the precinct will particularly benefit from its proximity to:

- » increasing residential density in the surrounding suburbs
- » surrounding parks and a network of pedestrian paths that provide connectivity to the lake frontage and beyond
- » nearby suburbs where urban infill and small-scale residential renewal is increasing population with an associated revival of restaurants, cafes and shops
- » the Woden Town Centre
- » key transport corridors, including Adelaide Avenue/ Yarra Glen and Cotter Road
- » Parliament House and the Parkes/Barton office area, the location of many Australian Government departments and national offices for Australian business and industry

- » Lake Burley Griffin, a popular destination for waterfront activities such as picnicking, fishing, model boat sailing, in-line skating, cycling and walking
- » other tourist activities, including the Royal Australian Mint, and
- » the proposed second stage of light rail.

2 A Positive Engagement Strategy

Our development program demonstrates our commitment to action an integrated engagement strategy to consult, inform and excite the community about the beneficial regeneration and placemaking planned for the iconic Brickworks. We consider that the success of the project will be linked to a positive engagement strategy.

Aligning our Plan with key project milestones will help to mitigate risks and ensure the Brickworks is a successful, sustainable and viable hub for the current locals and future retailers, residents and visitors.

The Plan outlines a range of communication and community consultation activities to support the planning process for the development of the master plan. It offers both a strategic framework to guide consultation, and the practical tools needed to frame communication with stakeholders. It includes:

- » a demonstration of Doma Group's commitment to the principles of the International Association for Public Participation (IAP2) spectrum; our incorporation of the fundamental elements of the ACT Government engagement framework Engaging Canberrans - A guide to community engagement; and an acknowledgement of the key issues raised in the Community Panel Parameters and Perspectives Report
- » identification of communications and community engagement objectives
- » a stakeholder and interests matrix
- » regular meetings with the Community Panel – a key sounding board and strategic partner – to ensure engagement with the broader community is as smooth and constructive as possible, and
- » a community and stakeholder consultation program, targeting consultation activities to stakeholders at key milestones along the planning timeline.

Activities are designed to inform stakeholders of the latest project news while creating the opportunity for the community to offer meaningful input as part of genuine consultation about the development.

3 The Engagement Framework

The IAP2 Spectrum for public engagement

The International Association for Public Participation (IAP2) Public Participation Spectrum is a well-respected and sound basis for effective community engagement. The model embraces a positive spectrum from information towards collaboration and ultimately empowerment. It was designed by IAP2 to help determine the appropriate level of participation that defines the role of the community and stakeholders in the engagement process.

The spectrum considers the application of a number of different levels of engagement as part of the one consultation strategy, acknowledging that a range of approaches may be appropriate depending on the community or stakeholders engaged. Elton Consulting – a member of IAP2 Australasia – will be coordinating and facilitating this community engagement plan to ensure an exemplary engagement process based on best practice principles.

Engaging Canberrans: A guide to community engagement

The ACT Government's Engaging Canberrans - A guide to community engagement report confirms the government's commitment to the principles of 'Open Government' including transparency in process and information, effective citizen participation and fostering an environment of collaboration with the community. The document espouses best practice principles in crafting and delivering stakeholder engagement strategies and provides guidance to those wishing to consult with the Canberra public.

Doma Group acknowledges the key principles of the document including those that underpin effective community engagement. In particular, we highlight the importance of engaging effectively with special interest groups, of reaching out to those people who may not traditionally 'have a say' and of keeping the community informed not only of the progress of the project development, but also of the outcomes of any engagement processes.

Drawing on the above tenets, our consultation approach will be based on the following best-practice principles:

- » the purpose and expectations of the consultation exercise and anticipated outcomes should be clear and understood by all participants
- » participants should be aware of what they can and cannot influence
- » consultation mechanisms should maximise people's ability to participate
- » community and stakeholder consultation activities are as inclusive as possible, in order to ensure they are not subject to manipulation or domination by particular interests
- » information should be provided at key project milestones to adequately inform participants' inputs via a range of differing media that broadens the reach to all interest groups
- » adequate time, staff support and funds should be made available to support the participation process
- » the early identification of any concerns and issues with the project and to work closely with stakeholders to develop measures to address them
- » participants must be aware of how their inputs will be used and then how they receive feedback on the outcomes

- » thorough and transparent review of the consultation process should occur at critical points throughout the engagement and at its conclusion, and
- » access to all levels of the Doma Group development management team at all times.

3.1 Engagement history – what we have heard so far

The Canberra Brickworks has been the subject of public interest and imagination for many years. Public consultation on the proposed redevelopment of the existing heritage Brickworks area and the area beyond those boundaries has been extensive with a number of issues of concern raised by the community. In particular, local residents in the Yarralumla area have been concerned about the impact of any new development on their existing dwellings and neighbourhood infrastructure – including roads and parking.

The ACT Government's intention to prioritise the conservation and adaptive reuse of the heritage brickworks area responds to public concern that this unique site might be left 'unloved' in the centre of new residential mixed use precinct. This RFT process is an opportunity to realise the community's aspirations for a new and very special destination in the heart of Canberra.

Canberra Brickworks and Environs Strategy, May 2011

In 2010-11, Elton Consulting delivered a consultation process for the ACT Land Development Agency to support the development of the Canberra Brickworks and Environs Planning Strategy (2011). The consultation process involved a wide range of opportunities for participation by diverse members of the community and stakeholders and was designed to be both broad and inclusive – providing opportunities for participation by local residents as well as the wider Canberra community.

The process acknowledged the significant architectural and cultural heritage of the site as well as the importance of the Brickworks as a place within the local area including the suburbs of Yarralumla, Curtin and Deakin. It also identified a number of key themes that have carried through the project. These have underpinned Doma Group's vision and planning for the precinct.

- » Heritage conservation and preservation
 - > Active heritage conservation of the Brickworks site through preservation, restoration, reconstruction and adaptation
 - > Incorporate uses that respond to the unique qualities of the place, within the site's heritage fabric
 - > Incorporate environmental sustainability, and minimise energy consumption
- » Appropriate development
 - > Appropriate consideration to size, scale, density and height in residential development
 - > More compact forms of urban development
 - > Showcase sustainability and incorporate community and cultural facilities
 - > Minimise impacts on the surrounding community
 - > Appropriate provision of infrastructure to accompany development
- » Access and connectivity
 - > Appropriate management of additional traffic and cut-throughs (rat-running) in the local area
 - > An accessible, connected place that provides enhanced public access to the Brickworks, open space areas, and Lake Burley Griffin
 - > Encourage public access, rather than exclusive and closed off

- > Enhanced pedestrian and cycle access and connectivity to the local area
- > Access to public transport
- » Open space preservation and maintenance
 - > Open spaces should provide landscapes that are long-lasting and sustainable
 - > Open space areas should recognise existing walking trails
- » Amenity and vibrancy
 - > Enhance the amenity of the suburb by creating a place where friends and family can meet and engage in a wide range of activities (such as cafes and markets)
 - > The Master Plan should help foster safety and security
 - > Some level of Arts community and cultural activities should be accommodated on the site
 - > The Brickworks should become a landmark for community and cultural uses
 - > Provision of housing should address the needs of an ageing population

Community Parameters and Perspectives Report, March 2016

As part of the Government's consultation on the Canberra Brickworks in 2015, the LDA invited community representatives of groups that have an interest in the Brickworks to determine a set of objectives and parameters to guide the future development of the precinct. The Community Parameters and Perspectives Report (the Report) provides a consolidation of the Panel member's contributions – providing a list of aspirational parameters for the project that aim to ultimately deliver a precinct that will be a 'viable heritage, cultural, arts, leisure and eco-tourism precinct in an urban setting' (Report, p5).

Of note, the Community Panel has outlined concerns that the unique heritage of the Brickwork site be maintained and enhanced by any new development. In addition, the community would like to see quality development that showcases the significant heritage buildings, ensures Pittman Park is a readily accessible public recreation space, and maintains accessible pedestrian and cycle networks permeating through the site and connecting outwards to existing active transport networks and public transport links. The community is concerned that there be minimal disruption to existing, adjacent neighbours during construction, that local environmental issues be taken into account and that the development demonstrate high quality and sustainable built form.

The Report itself recognises that it is 'reflective of the range of views held within the community' and that in some cases there is conflict between the views expressed (Report, p2). This diversity of stakeholder interest is not unusual. It does present some risk for the project.

Doma Group understands that the LDA requires a partner who can successfully:

- » implement effective engagement to allay negative community perceptions and
- » conceive a design response that is consistent with community expectations.

Drawing on our experience in refining stakeholder requirements for Commonwealth tenants and our extensive private developments that address community engagement and planning response, Doma Group, with the expertise of Elton Consulting, is very well positioned to assist the LDA to reduce the associated risks of community engagement and on-board critical stakeholders to effectively champion the contribution the development offers to the whole Canberra community.

Doma Group has considered the Report and welcomes the opportunity to engage actively with the Community Panel and the ACT Government in designing and delivering a precinct that aligns with the community's aspirations for a revitalised Canberra Brickworks, resolving competing priorities as required. Wherever possible, we have also sought to reflect the feedback received from the LDA and

the detailed comments provided by the Community Panel through the RFP and RFT processes. Our approach to the design, development and activation of this significant heritage precinct reflects our appreciation of the community's concerns raised to date and the Canberra public's vision for the future of the site and we look forward to an enduring and productive working relationship with the Community Panel as this vision is realised.

Doma Group also appreciates the important contribution the current Brickworks tenants have made to the maintenance of the heritage brickworks building and their commitment to the ongoing viability and uniqueness of the site.

4 Our Approach to Engagement

The purpose of the Canberra Brickworks Consultation Plan is to enable the realisation of a project that will:

- » rejuvenate a significant site that has long laid dormant as a new destination for the Canberra public
- » strengthen Canberra's vision of the Brickworks as a shared precinct that reflects our past and embraces our future as a vibrant and dynamic city, and
- » establish a new benchmark for quality design of a residential community that is truly reflective of the principles of the Garden City.

The Plan provides the framework to support the progression of the Canberra Brickworks precinct through the Estate Development Planning (EDP) approval process, through construction and potentially beyond.

The overarching aims of the Community Consultation Plan are to:

- » introduce Canberrans to the proposed new Canberra Brickworks precinct
- » stimulate discussion and feedback on the precinct design and aspirations
- » enthuse and excite the community about the new public precinct
- » manage risk through understanding and responding to material issues and stakeholder concerns, and
- » establish a shared vision for the Brickworks which people will want to see built and which they will champion.

4.1 An integrated engagement approach

The Canberra Brickworks is a precinct that has captured the imagination of the community for many years. Extensive consultation by the ACT Government over a long period of time has led to a strong understanding of the general aspirations for the site, together with a comprehensive appreciation of the issues of particular interest to a number of key stakeholders. Doma Group proposes an engagement plan that builds on the consultation already conducted and integrates with the ACT Government's existing strategy for consultation with the Canberra public on the development of the site.

As an active Canberra developer, Doma Group has undertaken a number of significant, staged precinct developments including the Realm and Governor Place Precincts in Barton and five developments at the Kingston Foreshore. In doing so, we have managed a range of stakeholders, and delivered developments often in densely populated residential areas. At all times we have been cognisant of the need for clear communication and understanding. Built form quality and attention to detail is the hallmark of the Doma Group brand and is key to the success of our long-term reputation in the Canberra market. Our customers are often repeat and referral buyers.

This community engagement strategy will allow for flexibility and will be adapted to meet the needs and challenges of each phase of the project, from planning and design through to construction and occupation.

Accordingly, the tools employed throughout the project will vary to match the level of communication or issues management required. Guided by Elton Consulting, with significant historical knowledge of key stakeholder issues having completed the previous consultation, Doma Group proposes to target the engagement to suit the key stages of the development and level of information available.

Figure 2 Brickworks image



4.2 Stakeholder identification

Doma Group has identified a range of stakeholders with an interest in the development of the Canberra Brickworks Precinct and has considered their relative interest and levels of influence on the project. Each stakeholder identified for this culturally significant development has a different interest in the project. The Community Engagement Plan will capitalise on common interests and links between stakeholders, while managing risks.

Doma Group has developed the engagement plan while acknowledging that a number of stakeholders including government agencies will already have a solid background appreciation of the project. The Plan anticipates providing regular project updates to all stakeholders with additional individual consultations organised for specific matters/issues as appropriate.

The Yarralumla and Deakin areas include a mix of residential typologies, cultural facilities, retail outlets, small businesses and office buildings. Key stakeholders in this area will likely have a strong opinion and deep interest in the development of the precinct and should be kept regularly informed about the project to minimise delays in the planning approval process and encourage champions for the precinct.

The Canberra Brickworks will also be a popular destination for the broader Canberra community and visitors to Canberra who will be keen to remain updated on the development of this important area. This will be achieved through regular updates via the precinct website and associated media, as well as by utilising existing marketing channels already well-established by the LDA.

5 Engagement program

The high-level engagement program outlined in Table 1 below aligns communication milestones with the Indicative Development Program — each milestone has associated key objectives. Wherever possible and appropriate, our approach will be complementary to and build on any marketing for the precinct conducted by the ACT Government including linking to the LDA precinct website and reference to printed material. Our program is designed over four stages with consultation and engagement at key points throughout:

- » awarding of the contract through to Concept Estate Development Plan (EDP)
- » draft EDP design development
- » EDP lodgement and approval, and
- » a two-stage development program.

Should there be a need to add any new components to the Indicative Development Program (such as a requirement for EPBC referral), or if certain aspects are accelerated (e.g. a separate DA for decontamination), the engagement program will be updated accordingly.

5.1 Engagement toolkit

A range of engagement tools are proposed to be used throughout the Canberra Brickworks project. The tools will ensure that all key stakeholders are able to make a meaningful contribution. Importantly, the engagement tools aim to encourage the broader Canberra community to contribute their feedback and maintain interest in the development of the significant precinct.

One-on-one meetings

Doma Group will conduct a range of face to face meetings with key stakeholder groups including Government agency representatives and the Community Panel.

Engagement with the Community Panel

We are committed to developing a positive and enduring relationship with the Community Panel, holding regular monthly meetings throughout the development of the precinct. At the outset, during the RFT stage an inception meeting will highlight the key issues for consideration arising from the Community Parameters Report. Ongoing engagement and information sharing will be achieved through regular, face-to-face meetings, presentations and email updates. Doma will record meeting minutes of the monthly meetings and present these to the LDA as a method of demonstrating continued commitment to meaningful engagement with the Community Panel. A monthly summary of all engagement activities undertaken will be uploaded to the project website.

Brickworks website

Doma Group will establish a new website designed as a deposit for all public information relevant to the development and associated consultation and a place for dynamic community feedback. The website may be tailored to include:

- » master plan drawings and explanatory material
- » project news feeds / blogs and timelines

- » video and image galleries
- » social media feeds
- » key dates and program for community engagement events
- » questions and answers
- » quick polls and surveys
- » links to virtual reality tours of proposed development
- » links to engagement for individual development applications
- » project contact details

Public presentations

Presentations to relevant community groups will be conducted at varying stages of development.

Local pop-up 'Kiln Conversations'

'Pop up' displays in local shopping centres located around Canberra including display boards, information sheets and the opportunity to participate in paper or online surveys.

Memory collections

A public call for electronic or hard-copy submissions of photographs, written and oral stories and videos related to the history of the Brickworks to be submitted by email, post or via the website. Any other donations from the public may be housed in the Brickworks museum.

'Meet the Architects' presentation

Public presentation evening, in collaboration with the Institute of Architects and Institute of Landscape Architects, with short presentations by the members of the architects' panel and the project Landscape Architect to discuss the design intent for the site, and their approach.

Quarry Party

A community day time party in Pittman Park at the completion of Stage 1 of the development, celebrating the public re-opening of the site. This might include performances by local musicians, food and beverages offered by the new Brickworks tenants, children's activities in the Rails Playground and potential for artistic demonstrations or installations in Pittman Park and heritage precinct.



5.2 Urban renewal examples

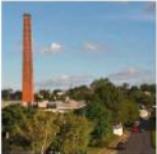
We have provided a consolidation of precedent Brickworks project that have been examined by the project team. These examples will be useful to demonstrate key messages for the scheme and illustrate strategies that have achieved success, and in some cases strategies that have not. This will be useful to guide engagement with the users group to demonstrate how our concepts meet with the Community Parameters in a more tangible and accessible way. It also means that the concepts are more accessible than simply presenting plans — we recognise not all members of the Community Panel may have strong interpretation skills in this regard.

Table 1 Engagement program milestones

MILESTONE	PROGRAM	ACTION	TOOL
Doma Group awarded preferred developer status	April 2017	<ul style="list-style-type: none"> Media announcement 	<ul style="list-style-type: none"> Media kit Meeting with Community Panel
Concept Delivery Agreement (CDA) between LDA and Doma executed	June 2017	<ul style="list-style-type: none"> Liaison with LDA on CDA 	<ul style="list-style-type: none"> Meeting with Community Panel
Project launch	June/July 2017	<ul style="list-style-type: none"> Establish project website and commence public consultation program 	<ul style="list-style-type: none"> Media kit Meeting with Community Panel Establish website, social media etc. 'Have your say'
Conservation Management Plan	July/August 2017	<ul style="list-style-type: none"> Liaison with LDA, Community Panel, National Trust and Heritage Council 	<ul style="list-style-type: none"> One-on-one meetings with key stakeholders
Concept Estate Development Plan (EDP)	July/August 2017	<ul style="list-style-type: none"> Presentation to Community Panel on interpretation of vision and parameters Public consultation on proposed EDP design 	<ul style="list-style-type: none"> Public presentations Local pop-ups and 'kiln conversations' 'Have your say' One-on-one meetings with key stakeholders Meetings with Community Panel Memory collections
Draft EDP design development	August 2017 – November 2017	<ul style="list-style-type: none"> Liaison with LDA on EDP Liaison with Community Panel on EDP design development 	<ul style="list-style-type: none"> One-on-one meetings with government Monthly meetings with Community Panel
	January 2018 – April 2018	<ul style="list-style-type: none"> Report back / presentation to key stakeholders on how input has been used in design (including presentation to Community Panel) Summary report on community engagement to support EDP application 	<ul style="list-style-type: none"> Monthly meetings with Community Panel Written report to key stakeholders Summary consultation report Website and social media updates

MILESTONE	PROGRAM	ACTION	TOOL
EDP lodgement with EPSDD	May 2018	<ul style="list-style-type: none"> Project updates on website 	<ul style="list-style-type: none"> Website and social media updates Email updates to key stakeholders Monthly meetings with Community Panel
EDP approved by EPSDD	November 2018	<ul style="list-style-type: none"> Notify stakeholders 	<ul style="list-style-type: none"> Website and social media updates Email updates to key stakeholders Monthly meetings with Community Panel
Stage 1 DA lodgement	May 2018	<ul style="list-style-type: none"> Pre-DA engagement consistent with EPSDD requirements Ongoing engagement with key stakeholders and broader community about individual DAs as well as precinct development / staging updates via website; pop-ups and other events as appropriate 	<ul style="list-style-type: none"> Website and social media updates 'Meet the Architects' presentation Monthly meetings with Community Panel
Stage 2 DA lodgement	Mid 2020	<ul style="list-style-type: none"> Pre-DA engagement consistent with EPSDD requirements Ongoing engagement with key stakeholders and broader community about individual DAs as well as precinct development / staging updates via website; pop-ups and other events as appropriate 	<ul style="list-style-type: none"> Website and social media updates 'Meet the Architects' presentation Monthly meetings with Community Panel
Staging openings	January 2019 – June 2022	<ul style="list-style-type: none"> Precinct opening events / marketing as appropriate including celebration in Pittman Park 	<ul style="list-style-type: none"> Website updates Quarry Party (end Stage 1) Monthly meetings with Community Panel

Figure 3 Precedent projects

SITE LOCATION/ HISTORY	SITE SIZE	URBAN RENEWAL USE	SITE / CONTEXT IMAGES	
<p>Bowden, Adelaide, South Australia Revitalisation of former industrial site; brickworks and glassworks http://lifemoreinteresting.com.au/</p> <p>Bowden redefines city living by setting new standards in urban revitalisation for all Australian cities. Bowden's proximity to the CBD is attracting a vibrant mix of people all captivated by the convenience and energy of this thriving place. The 16.3 hectare site in Bowden, has a history of brickmaking, glassworks and other such industries. Since 'Renewal SA' acquired the site, Bowden is transforming into a vibrant inner-city destination blending history and culture with high quality architecture and sustainability, home for 3,500 residents.</p>	16.3 hectares	<p>Houses Terrace houses 1,2 & 3 bedroom apartments Cafes Restaurants Shops Offices Parks Gardens</p>		
<p>Newmarket Brickworks, Brisbane, Queensland Revitalisation of former brickworks http://newmarketbrickworks.com.au/</p> <p>The Brickworks residential redevelopment is in the inner urban ring suburb of Alderley on the north side of Brisbane. The 46,900sqm site has an industrial history, with a heritage listed, 50 metre tall chimney - a remnant from the former Brickworks company of the early 1900's. This chimney is a landmark for the surrounding region and was an obvious focus of our design.</p>	<p>4.69 hectares 350 proposed dwellings 43% landscaped area</p>	<p>Attached and detached Houses Townhouse Apartments</p>		
<p>Burwood Brickworks, Victoria</p> <p>The 20 hectare site sold for \$65 million in May 2014, the site had been vacant for 20 years. The draft Masterplan includes detached and semi-detached homes, terraces, townhouses and apartments.</p> <p>The project intends to integrate with the existing character of Burwood and provide new local amenities and services for the community. It is also planned to be a social hub, and meeting place for new and existing residents and a distinctive address with the highest quality urban development.</p>	20 hectares	<p>Detached and semi-detached homes, terraces, townhouses and apartments</p>		

SITE LOCATION/ HISTORY	SITE SIZE	URBAN RENEWAL USE	SITE / CONTEXT IMAGES	
<p>K&D Brickworks, New Town, Hobart, Tasmania Former K&D (Kemp and Denning Ltd) brickworks site</p> <p>The 10 hectare site, is located 4km from Hobart CBD, is to be developed for 114 residential lots. Close to schools, public transport, hospitals, doctors and shopping centres, the large site is set across seven titles and includes a disused quarry.</p> <p>Ald Thomas called for a long-term consultation committee of residents and developers to ensure outcomes "that are beneficial to everyone".</p> <p>The subdivision will be staged across seven existing titles. It will be developed in nine stages ranging from six to 16 lots each.</p>	10 hectares	114 residential lots		
<p>The Grounds of Alexandria, Alexandria, Sydney, NSW Former industrial precinct http://thegrounds.com.au/</p> <p>The Grounds is located in a former industrial precinct from the 1920s, The Grounds of Alexandria is a landmark coffee roastery, café and sustainable garden known for its abundance of fresh produce and hands-on experiences. Opened in April 2012, the site which spans approximately an acre within the inner west city fringe suburb of Alexandria, hosts a coffee research and education facility, artisan bakery and a permaculture garden of heirloom vegetables, fragrant herbs, fresh fruit and flowers along with a small animal farm. Remaining true to the sites heritage of organic industries, which originally included tanneries, wool washing factories and market gardens, The Grounds provides a wholesome, produce-driven menu that is fresh, fun and innovative. The initial concept of The Grounds was born from entrepreneurial duo Ramzey Choker and Jack Hanna who had a vision to turn the then industrial concrete car park into a thriving urban sanctuary, designed as a welcoming space to bring people together. The Grounds is built on the philosophy of creating experiences for communities through quality products, innovations and an ever-evolving vision.</p>	0.40 hectare	Café Potting Shed Market Place Venue Hire Produce Giftware		
<p>Carriageworks, Eveleigh, Sydney, NSW Former Eveleigh Rail Yards http://carriageworks.com.au/</p> <p>Carriageworks is the largest and most significant contemporary multi-arts centre of its kind in Australia. The Carriageworks Artistic Program is ambitious, risk taking and provides significant support to leading Australian and international artists through commissioning and presenting contemporary work. The program is artist-led and emerges from Carriageworks' commitment to reflecting social and cultural diversity. Carriageworks is housed in the old Eveleigh Rail Yards at Wilson Street, located within the emerging Redfern Waterloo precinct, and has been developed by the NSW State Government through Arts NSW. The distinctive nineteenth century industrial atmosphere of the former railway carriage and blacksmith workshops have been retained, with many heritage iron and brick details featured in the regeneration of the building.</p>		Performing Arts Venues Theatre Market Place Fashion parades		

SITE LOCATION/ HISTORY	SITE SIZE	URBAN RENEWAL USE	SITE / CONTEXT IMAGES	
<p>Salamanca Arts Centre (SAC), Hobart, TAS http://www.salarts.org.au/</p> <p>Salamanca Arts Centre is Tasmania’s multi-arts creative hub and an integral part of the State’s arts and creative industries infrastructure. SAC is an engine room for art-making and presentation; a centre for artists and designers in-studios; home to many of Tasmania’s leading arts organisations across live performance (theatre, music, dance), film and writing; cultural and commercial galleries and studios for visual arts, crafts and design. SAC connects Tasmanian arts, artists, audiences, and arts-based businesses with national and international audiences, peers and opportunities. An estimated 250,000+ people pass through SAC’s doors every year, visiting galleries, exhibitions, performances and community events.</p>		<p>Galleries Artist Studios Theatre Market Place Artisan Shops Cafes</p>		
<p>The Lock-up Cultural Centre, Newcastle, NSW Former Newcastle Police Station http://www.thelockup.org.au/</p> <p>Located in one of Newcastle’s most significant heritage buildings, The Lock-Up is a multidisciplinary contemporary arts space and inner city hub for creative thinking and doing. Listed in the NSW Heritage Register, The Lock-Up was the Newcastle Police Station and lock up from 1861 until its closure in 1982.</p> <p>In 2007, the Lock-Up was unveiled as the The Lock-Up Cultural Centre. This included the gallery space, museum, and residency program. Since this date, the Lock-Up has had an attendance of over 50,000 people. In September 2014 The Lock Up re-launched as a dedicated multidisciplinary contemporary arts centre and inner city hub for creative thinking and doing.</p>		<p>Gallery Space Museum Artist Residency Program Venue Hire</p>		
<p>Gerding Theatre, Portland, Oregon, US Former Armoury https://www.pcs.org/about-the-armory</p> <p>Widely noted as the “crown jewel” of the Brewery Blocks redevelopment, the Gerding Theatre at the Armory’s renovation has contributed to the revitalization of the Pearl/River District, providing both a near-term economic benefit of \$14.7 million to the community and a projected long-term impact of \$100 million in new economic activity over the next decade.</p>		<p>Foyer Theatre</p>		

SITE LOCATION/ HISTORY	SITE SIZE	URBAN RENEWAL USE	SITE / CONTEXT IMAGES	
<p>Evergreen Brick Works, Toronto, Canada Former brickworks - heritage site revitalisation http://www.evergreen.ca/get-involved/evergreen-brick-works/</p> <p>Evergreen transformed Toronto's historic Don Valley Brick Works factory from an underused, deteriorating collection of buildings into a thriving community environmental centre, Evergreen Brick Works. It is a centre for innovation and fresh thinking that inspires future generations to rethink their place in the world and a dynamic place that adapts and grows to meet new urban challenges.</p> <p>Evergreen Brick Works opened in 2010 and is a year-round destination for experiential learning, collaboration, fun and celebration on the themes of Nature, Culture and Community. Transforming the way we think about our cities, the innovative facility demonstrates and promotes practical solutions to make our communities sustainable and more livable, and our urban lifestyles healthier.</p> <p>With the project Evergreen Brick Works heritage site revitalisation an abandoned factory site is reborn - incorporating an education center, exhibition spaces and diverse social services focused on promoting sustainable cities.</p> <p>A clay and shale quarry for one hundred years, the 16.5 hectare area that surrounds the Brick Works has been transformed into a thriving green space, with ponds and nature trails to explore and wander.</p>	16 hectares	Farmers' Market Plant Nursery Greenhouse Community Garden 'Quarry' Garden Gift Shop Café Wood-fired Oven 'The Kilns' Event & Exhibit Space Venue Hire Bike Works Shop Bike Repairs Shop Ice Skating Rink Team Building Venue Education Centre Office Space Electronics Recycling		
<p>Brewery Blocks, Portland, Oregon, US Former Brewer http://www.breweryblocks.com/</p> <p>The Brewery Blocks, located at the former site of the Blitz-Weinhard Brewery, is a five-block shopping and professional district in Portland's vibrant, post-industrial neighbourhood known as the Pearl District. The Brewery Blocks provides a transition between the Central Business District and the River District and is home to urban retail, creative Class A office space and residential housing. With the combination of historic preservation of the Weinhard Brewhouse and the Armory Building, and an increase in retail and commercial activity, this area has been transformed into a bustling urban neighbourhood. Additionally, it provides a design that is faithful to the industrial character of the former Brewery and the Pearl District, and is consistent with "environmentally friendly" sustainable development concepts.</p>	Retail Dining Offices Residential			
				

SITE LOCATION/ HISTORY**SITE SIZE****URBAN RENEWAL USE****SITE / CONTEXT IMAGES**

Glebe Harbour Apartments, Glebe, Sydney, NSW

<http://www.sjb.com.au/projects/glebe-harbour>

The architecture of Glebe Harbour borrows cues from both the surrounding Victorian terrace houses and the typology of the shipping containers that once lined this shore. The rhythm of the terrace house boundary walls have been continued down the hill, offering scale to the redevelopment while visually tying it into the surrounding built fabric. This tectonic element helps to reduce the overall scale of the project ensuring that the buildings are presented as discrete residential addresses.

**Little Bay Cove, Little Bay Cove, Sydney, NSW**

<http://littlebaycove.com.au/overview.php>

Little Bay Cove is Sydney's newest eastern suburb beachside community which is set on a 13.6 hectare oceanfront land at Little Bay Cove. Little Bay Cove is at the southern end of the Eastern Suburbs coastline, within 6 kilometres of Coogee Beach, 14 kilometres of the CBD, and is next to the Prince Henry community and borders four golf courses. It is poised to be one of Sydney's landmark lifestyle residential developments, comprising approximately 600 apartments, townhouses and land allotments which will be delivered progressively in stages over the next seven years.

**Six Degrees Vault Offices, Argyle Street, Fitzroy, Melbourne, Vic**

http://www.sixdegrees.com.au/Sow_six-deg-office

The design of the Six Degrees office at Federation Walk evolved out of the process of master planning of the vaults precinct. The refurbishment was driven from a heritage point of view, so where possible everything was stripped back to the original finishes. To keep the brick vaults untainted all the new services are hidden in a channel in the floor and the lighting branches out from central hubs to reduce wiring. The vaults dictated the layout, but within that was created a split level, open plan scheme that took advantage of the view out to the Yarra River.

Architectural Practice
-Offices/Studios
Meeting Area
Staff Kitchen
Amenities







www.elton.com.au