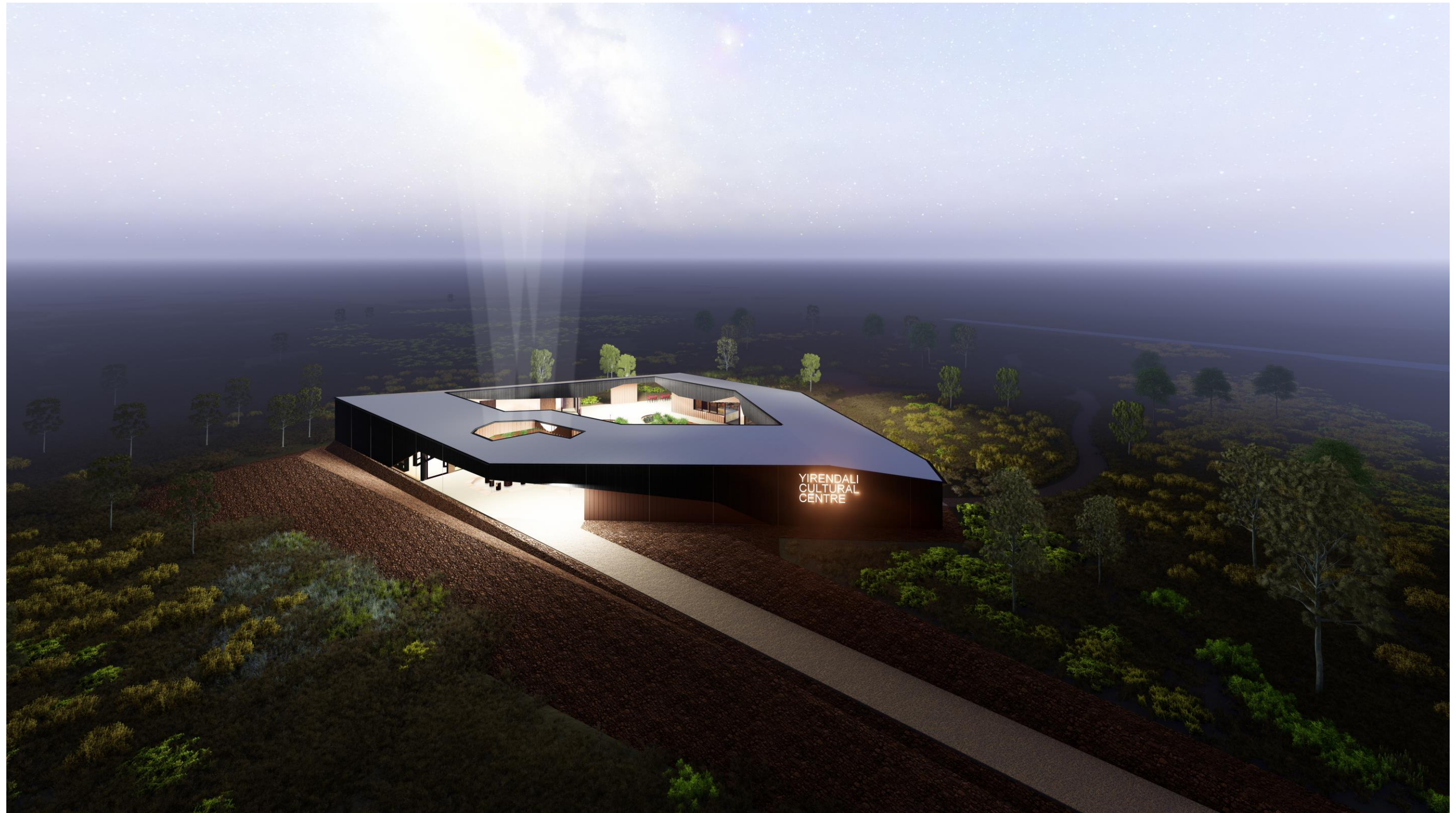


Concept Design Report
Yirendali Cultural Centre, Hughenden

February 2023
For: Yirendali People and HIPCo Pty Ltd



Documentation Control

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Abbreviations/Acronyms

Term	Description
BAL	Bushfire Attack Level
BoH	Back-of-house
CPTED	Crime Prevention through Environmental Design
ESD	Environmentally Sustainable Design
FoH	Front-of-house
LGA	Local Government Area

1.0 Executive Summary

1.1 Executive Summary

As part of the Hughenden Irrigation Project, the Yirendali Cultural Centre aims to create a new cultural, training and education facility to connect people to the Yirendali Country. Planning has maintained a focus on designing a site specific response which tells the story of the Yirendali People. Initial planning responds to the natural topography, supporting northern orientation, as well as framing views to Country.

As part of this project, consultation has been undertaken with members of the Indigenous community for the development of the Concept Design. This consultation is planned to continue through the life of the project to ensure the facility, its staff, and visitors are able to connect with and respond to Country.

1.2 Purpose of the Concept Design

The Concept Design Report is a summary of the Yirendali Cultural Centre design and the process that has been undertaken for the Concept Design Phase.

Concept Design is the first stage of facility planning, to establish a project budget and provide the basis for consultation for Stakeholders during the next design phase.

The report aims to provide a comprehensive overview of the project context, outcomes of the workshop and concept design.

The report is structured to provide an overview of the project framework and to communicate the design development undertaken by the design team including:

- Project background, aims, and objectives;
- Consolidation of the design team's understanding of the key design drivers including functional;
- Overview of the site considerations impacting on the Concept Design;
- Development of preliminary design options
- Analysis of Concept Design Option.

1.3 Drawings & Information Used

Table 1: Concept Design Drawing List

Drawing Title - Concept Design	Drawing Number	Revision
Cultural Centre		
Cover Sheet	0000	C
Materiality	0003	A
Site Plan	1000	B
GA Floor Plan	2200	D
Roof Plan	2900	B
External Elevation	3000	B
External Elevation	3001	B
Perspectives	9500	A
Perspectives	9501	A
Perspectives	9502	A
Perspectives	9503	A
Perspectives	9504	A
Perspectives	9505	A
Perspectives	9506	A
Perspectives	9507	A

Accommodation Option 01		
Accommodation 01 – Cover Sheet	0000-1	B
Accommodation 01 – Site Plan	1000-1	B
Accommodation 01 – GA Floor Plan – Typical	2200-1	B
Accommodation 01 – Elevation	3000-1	B
Accommodation 01 – Perspectives	9500-1	B

Accommodation Option 02		
Accommodation 02 – Cover Sheet	0000-2	B
Accommodation 02 – Site Plan	1000-2	B
Accommodation 02 – GA Floor Plan – Typical	2200-2	B
Accommodation 02 – Elevation	3000-2	B
Accommodation 02 – Perspectives	9500-2	B

Accommodation – Option 03		
Accommodation 03 – Cover Sheet	0000-3	B
Accommodation 03 – Site Plan	1000-3	C
Accommodation 03 – GA Floor Plan – Typical	2200-3	C
Accommodation 03 – Roof Plan	2900-3	B
Accommodation 03 – Elevation	3000-3	B
Accommodation 03 – Perspectives	9500-3	B

2.0 Terms of Reference

2.1 Methodology

The Concept Design will provide the basis for completion of the Business Case:

During concept design we have undertaken the following tasks;

- Collaboratively developed concept design with all Stakeholders
- Reflect on further opportunities through workshopping and review
- Rationalise area schedules collaboratively with Stakeholders
- Prepare concept plans for cost planning development
- Undertake site specific analysis
- Test fit area layout strategies and footprints for circulation patterns
- Develop detail for construction options
- Value manage; and
- Development of site constraint detail relative to efficient use of services and site limitations.

2.2 User Engagement

Concept Design studies have been presented to a representative group of the Yirendali People and HIPCo Pty Ltd at a workshop and informal reviews. The preferred option was issued to the primary stakeholders for final review and approval.

Workshop Dates and Attendees

Yirendali Functional Brief Workshop	17 th December 2022
Yirendali Concept Design Workshop	6 th October 2022
Yirendali Accommodation Review (via email)	3 rd February 2023

3.0 Functional Briefing Context

3.1 Design drivers for the Cultural Centre

- Convey the story of the Yirendali Story which is expressed by the following statements:
 - “cultural water flow is essential to the life force for Yirendali culture.” (*Jim Hill, Yirendali Elder*)
 - “Yirendali cosmology belief is intrinsically interconnected with the skys, - essentially the seven sisters represent dreaming of moral values and embrace a spiritual corridor that is an open pathway created for the safe travel of our people who have passed, and prepared with smoke essence to cleanse the earthly energy in preparation for our life in the Spiritual world.” (*Jim Hill, Yirendali Elder*)
 - “There is a creation story, connected with the red, yellow, orange and lime green grevilleas and bottlebrush are part of a creation fire dreaming story” (*Jim Hill, Yirendali Elder*)
- Embody long-term sustainable principles which go about to Care for the Country and educate future generations
- Exemplary building for other Cultural Centres around Australia

3.2 Functional Design Brief

Key functional considerations which have informed the Concept Design and the architectural planning principles include:

- Overarching roof structure to shade the pedestrian circulation around the building
- Framing key site viewpoints through building form
- Designing a building which can be navigated with or without a guide
- Designing a building centred around a central water space
- Designing a building which is efficient and pragmatic
- Designing a site-specific building which embodies the essence of the Yirendali Story of place and works with the natural systems.
- Locating key tourism functional spaces around key views
- Connectivity to external environment through operable walls (to be developed in future phases)

The planning acknowledges these principles and is informed by the Functional Design Brief developed through initial consultation with the key Stakeholders. This work will form the basis of further consultation in the next phases of the development of the design.

3.3 Schedule of Accommodation

The Schedule of Accommodation (SoA) is listed below:

SITE					
External Works					
SPACE	PROPOSED				NOTES
	NUMBER	AREA /SPACE	FDB AREA (m2)	CDR AREA (m2)	
Off-Street Carparking					Refer External Works for Cost Estimate.
Visitor/Bus Carparking			Excluded		Refer External Works for Cost Estimate.
Edible Garden					Refer External Works for Cost Estimate.
Landscaping					Refer PC Sum for allowance.
Maintenance Store			Excluded		Refer PC Sum for allowance on Accommodation site.
Water Tanks					Refer ESD Allowance.
BUILDING REQUIREMENTS					
SPACE	PROPOSED				QUESTIONS / NOTES
	NUMBER	AREA /SPACE	FDB AREA (m2)	CDR AREA (m2)	
Cultural Centre					
Exhibition Space	1	90	90	90	
Knowledge Centre/Library	1	20	20	21	
Gift Shop	1	10	10	10	
Café	1	60	60	60	
Workshops					
Workshops	1	20	30	22	
Internal Storage					
Internal Storage	1	15	15	21	
Administration					
Open Plan Office	8	5	40	83	
Meeting Room	1	6	15	Incl.	Included in Open Plan Office / Training
Lunchroom	1	20	20	Incl.	Included in Open Plan Office
Comms					Included in Joinery
Amenities					
Male	50	4	10	22	
Female	50	4	10	22	
PWD			7	6	
Cleaner				1	
Training					
Training	15	3	45	50	Training Facility for 10-15 People
Storage Requirements					
Exhibition Storage	1	144	Excluded	Note.	TBC - Refer Accommodation Site.
SUB TOTAL			516	421	GROSS FLOOR AREA (GFA)
Covered Outdoor Area			52	525	To align with endorsed Concept Layout
Plant			26		
GRAND TOTAL			594	946	
Accommodation					
Self Contained Rooms/Cabins (Option 3 adopted)					
Living/Dining/Kitchen	1	16	16	16	
Bedroom	1	12	12	12	
Bathroom/Laundry	1	6	6	6	
Circulation	1	2		2	
Total	6	36	204	216	Refer PC Sums for External Works.
SUB TOTAL			204		GROSS FLOOR AREA (GFA)
Covered Outdoor Area	1	10	60	215	
Plant			10		Nominal 10% of GFA
GRAND TOTAL			274	431	
PROJECT GRAND TOTAL			807	1377	GROSS FLOOR AREA (GFA)

4.0 Strategic Context

4.1 Location

The proposed Cultural Centre is approximately 1.6km South West of the Township Main Road (refer Figure 1), located predominantly on a clear sloping site, with primary access via car from the Township.

4.2 Site Plan

The site is situated on the outskirts of the Hughenden township adjacent to the Flinders Highway which is the direct route from Hughenden to Mt Isa. It is situated between a revive survive site (Figure 1 item B) and Irrigation land (Figure 2 item A), which offers an opportunity to expand the operation of the facility to the east and west. The site offers views to culturally significant landscapes to the north and south of the site which are identified in Figure 2.

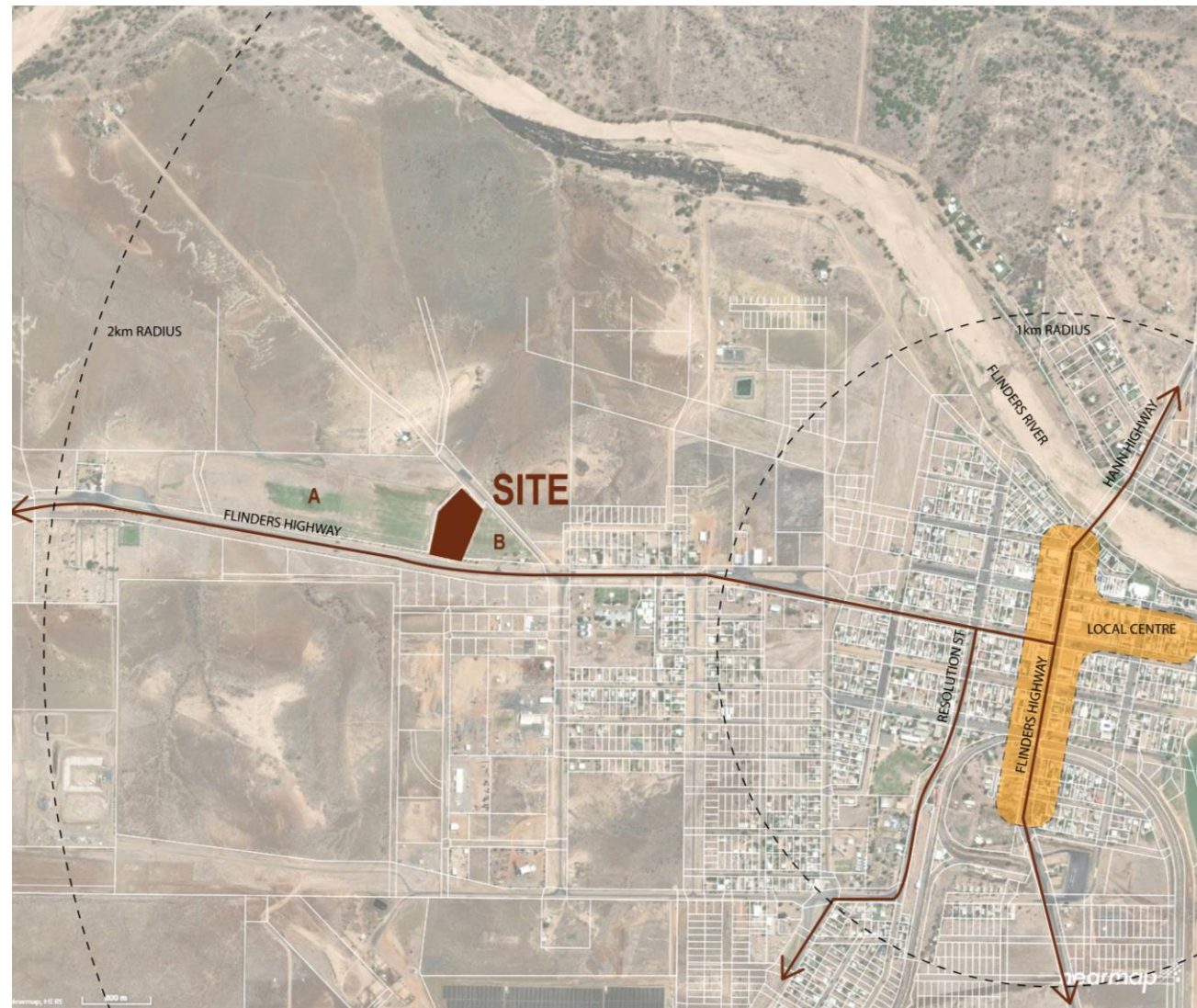


Figure 1: Site Hierarchy

4.3 Significant Sites and Views

Key landscapes within the region include Blackbraes National Park, Flinders River, Porcupine Gorge, Moorrinya National Park, Torrens River, Mt Walker, Mt Mountain and Kooroorinya Falls Nature Reserve. Refer to Figure 2 and Figure 3. Significant landscape features which are visible from the site include: Basalt Plateau, Mt Walker, Mt Stewart, Mt Pleasant, Mt Desolation, Mt Canebury, Mt Wongalee, White Mountain National Park and Mt Beckford. Refer to Figure 4.



Figure 2: Significant Views



Figure 3: Significant Sites



Figure 4: Significant Views

4.4 Solar Analysis

As identified in Figure 5, a building sited with the long axis orientated north-south will optimise solar performance.

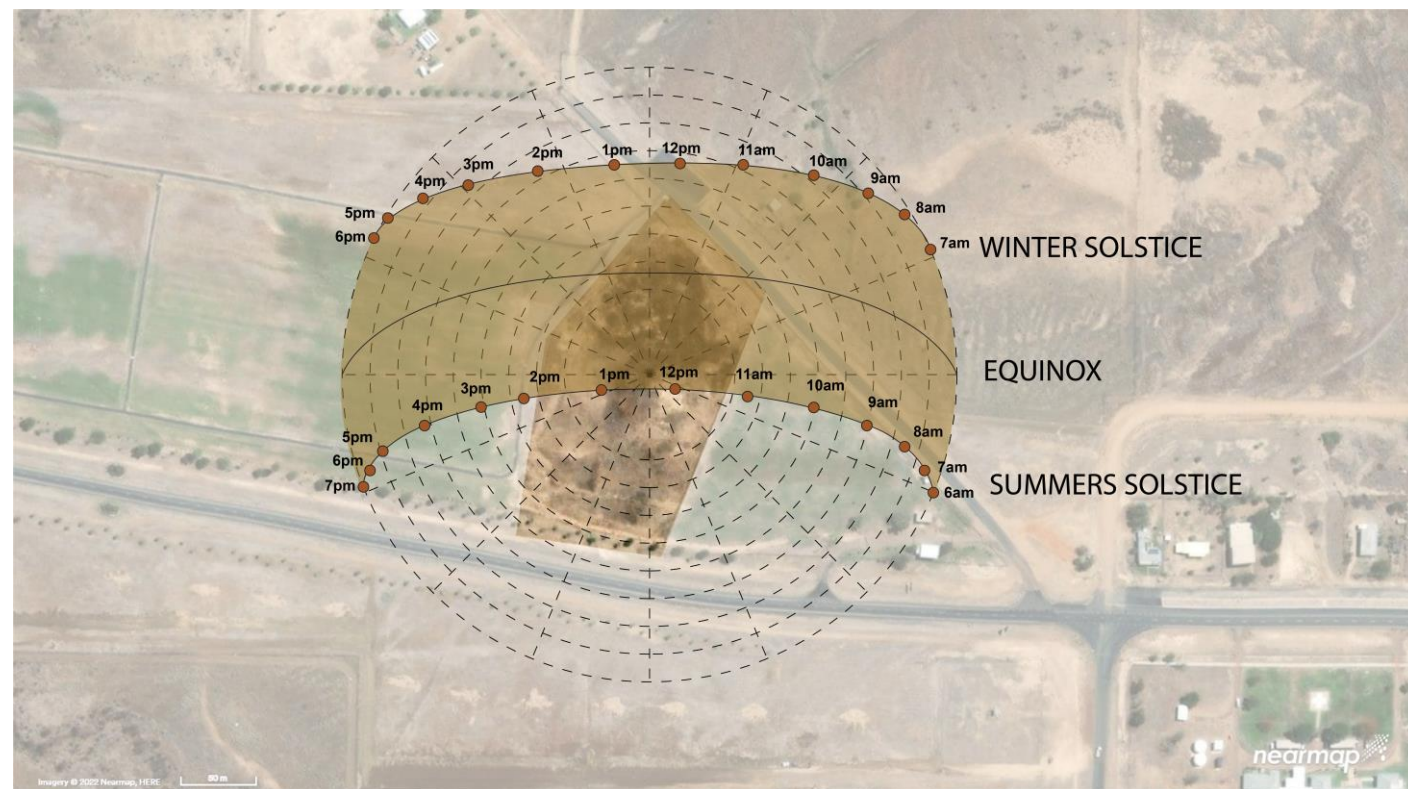


Figure 5: Sun Path Diagram

4.5 Wind Analysis

As identified in Figure 6 and Figure 7, at 9am and 3pm the prevailing summer and winter breezes are north-easterly to south-easterly with minority breezes from the south to west direction at 3pm.

The topography slopes from the east to west and there is minimal development and trees within the vicinity of the site. Therefore, site breezes are relatively unimpeded.

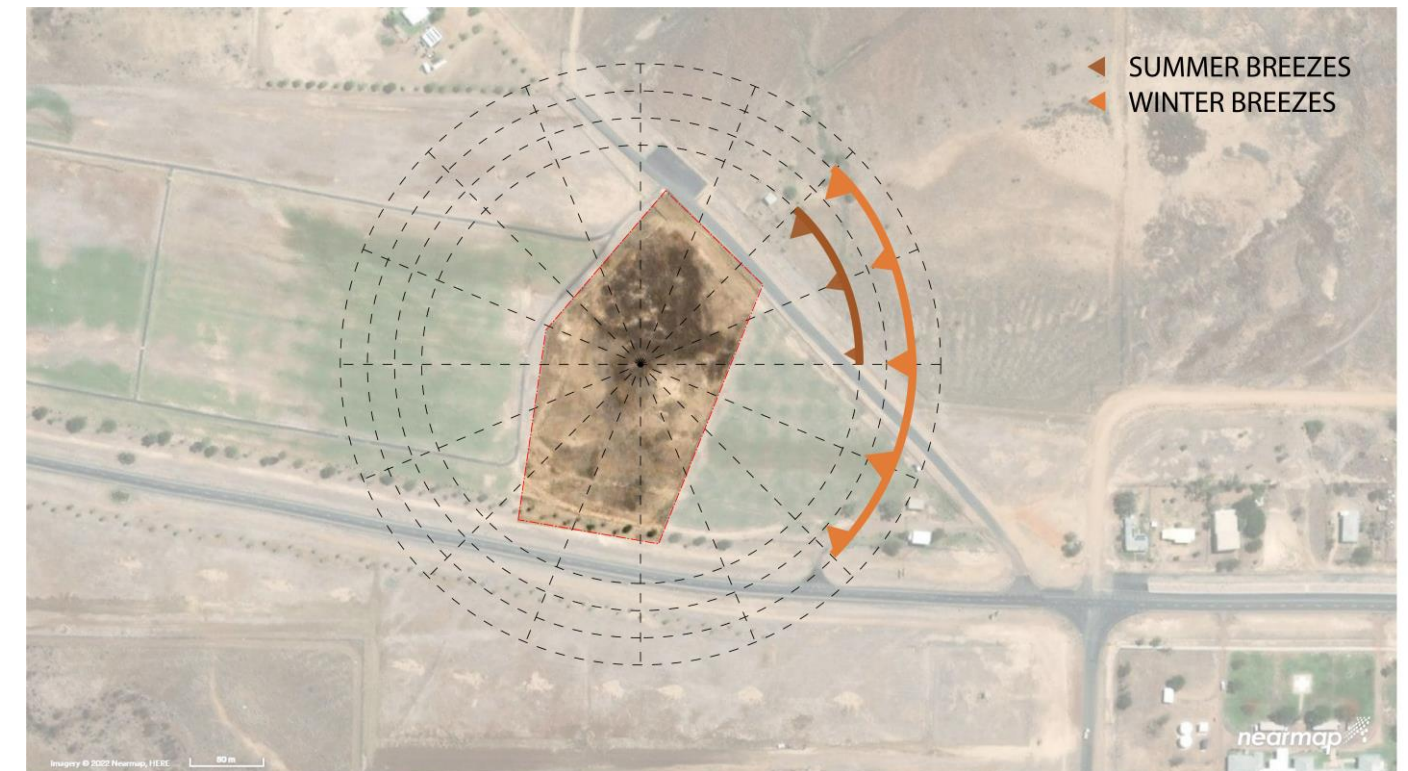


Figure 6: Wind Analysis

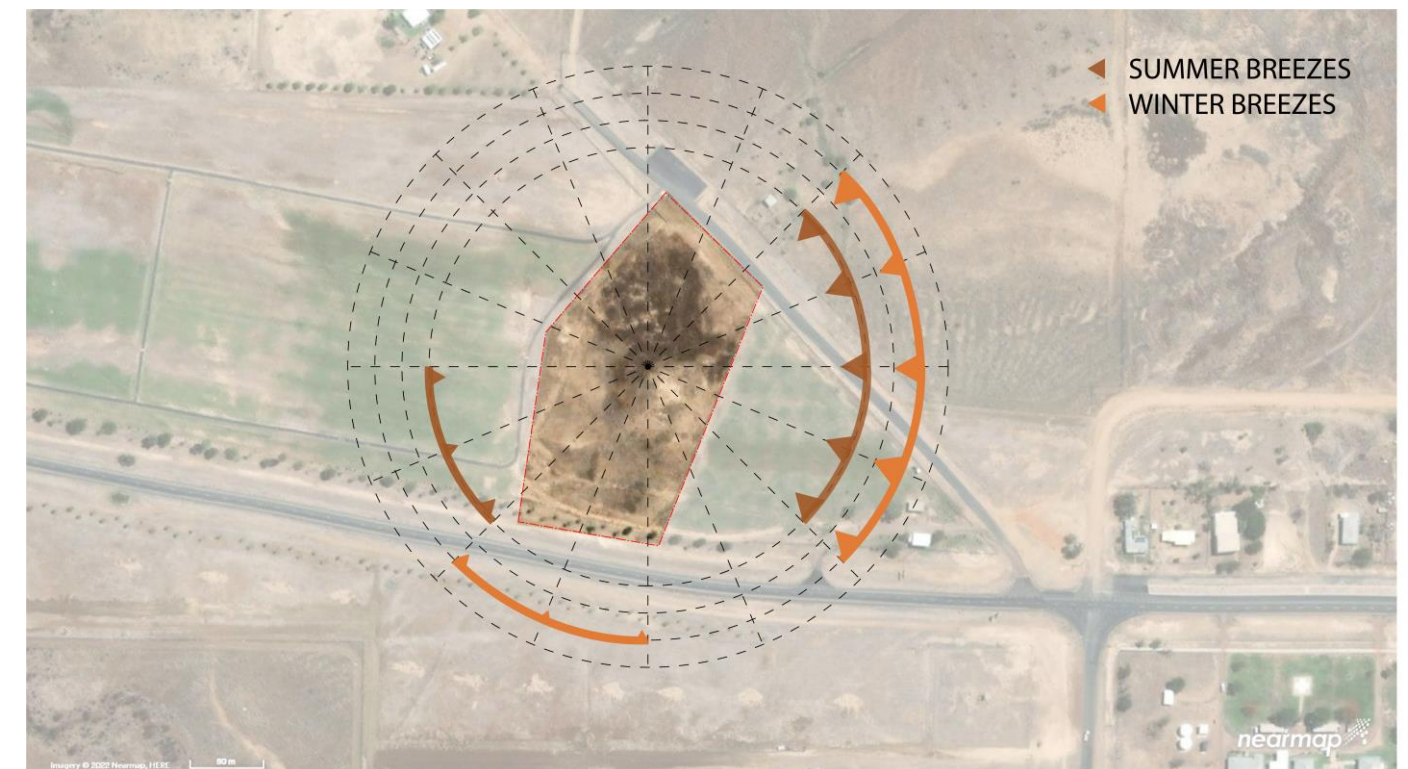


Figure 7: Wind Analysis – Wind Impact on site

4.6 Flooding

As identified by the Queensland Government State Planning Policy Interactive Mapping System, the site does not appear to be located within a Level 1 Flood Hazard Area, however it is identified within the floor hazard area by Local Government Flood Mapping. Future flood levels to be reviewed. Refer to Figure 8.

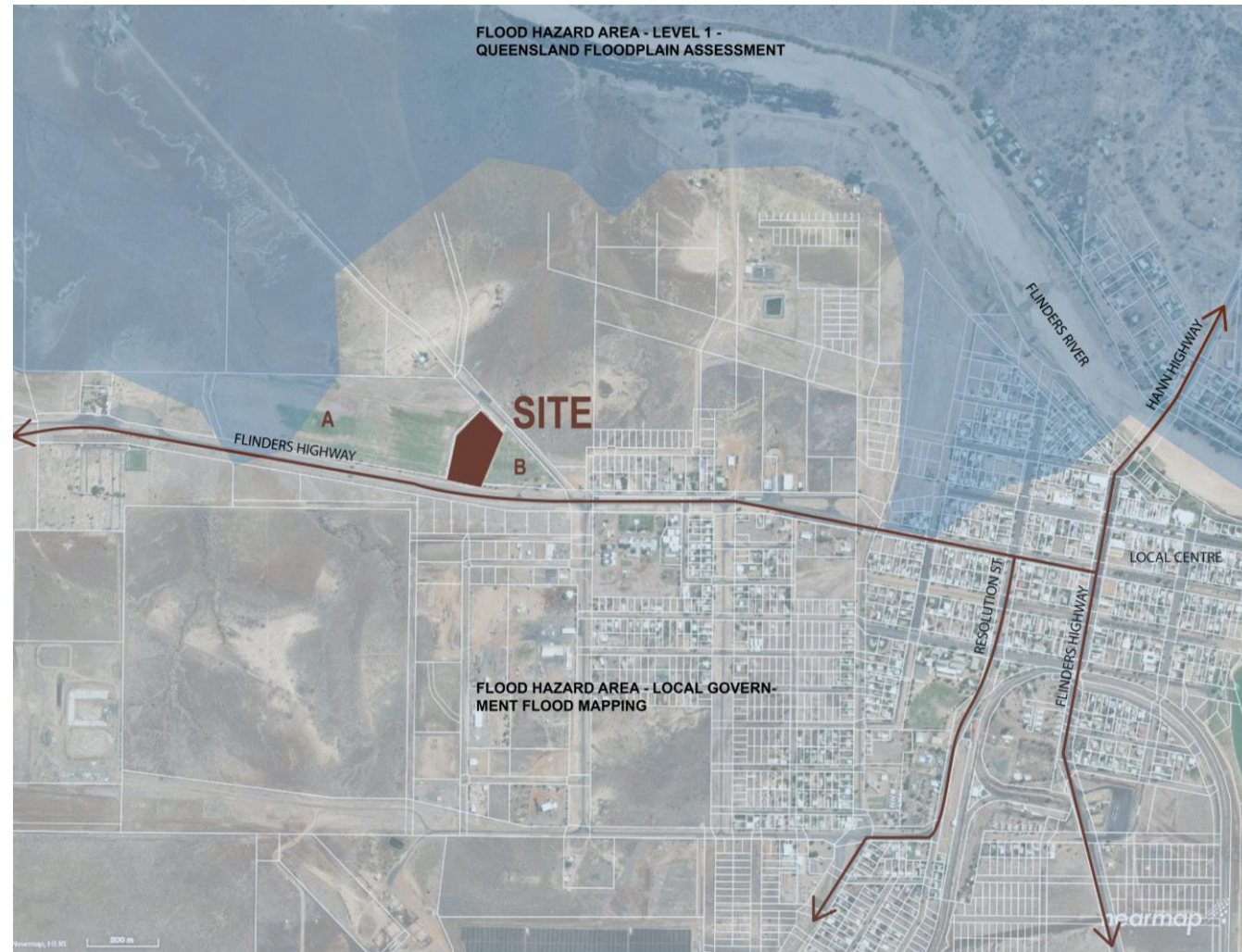


Figure 8: Flood Region

4.7 Geology

The geology within the region reflects volcanism and water erosion. To the north of site basalt plateaus are present believed to orientate from Mt Desolation. This is indicated in Figure 9 in orange. Within the region there is also signs of water with the presence of sedimentary rocks such as mudstones, siltstone, sandstones, limestone and conglomerate and erosion of igneous rocks.

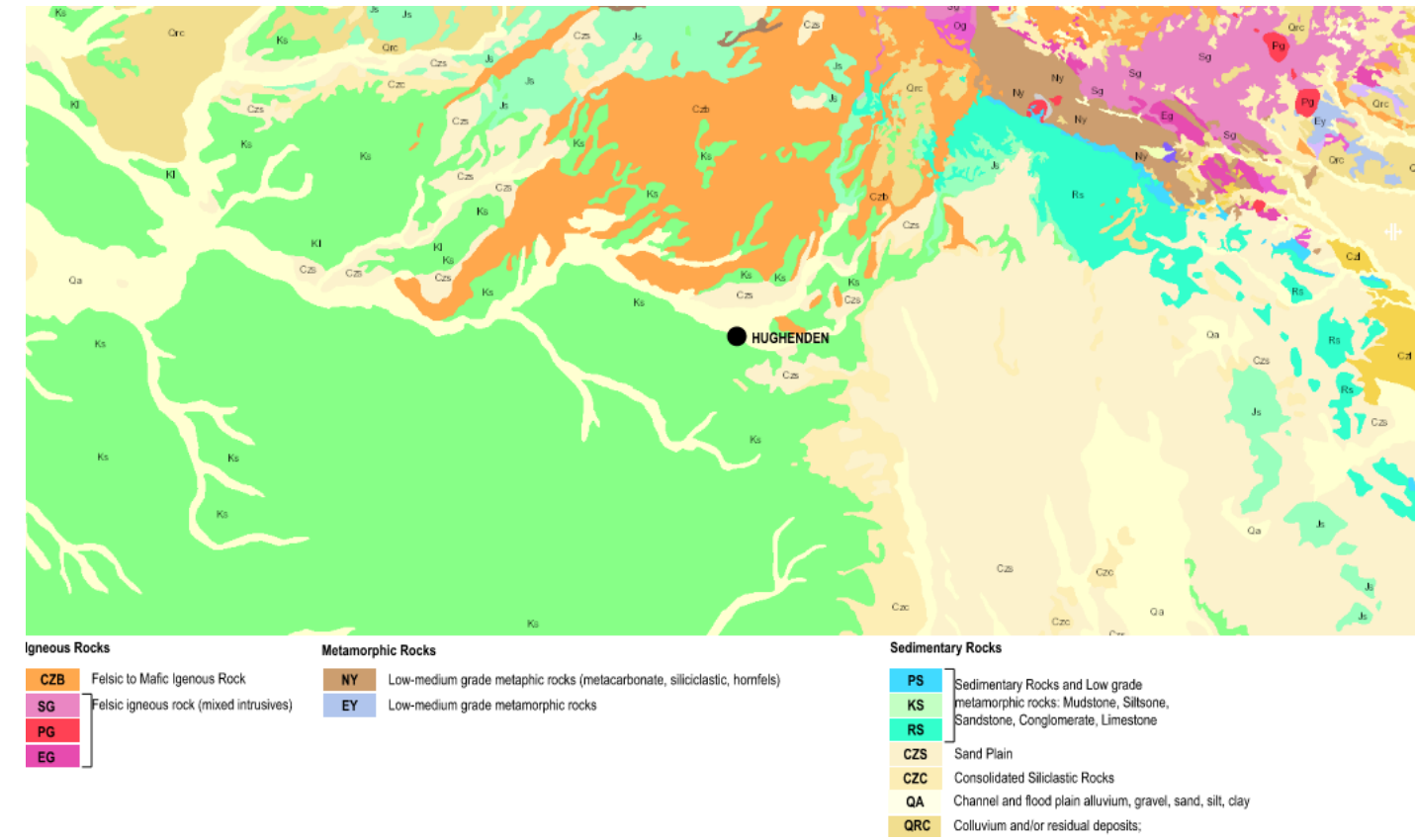


Figure 9: Geology

4.8 Topography

The proposed site is a cleared vacant site that appears to fall in an eastern to western direction. Topographical survey to be completed in future stages. Refer to Figure 10.



Figure 10: Topography / Vegetation

4.9 Roads, Access and Parking

4.9.1 Primary Vehicular Circulation

Opportunities exist to connect the primary vehicle access point from Flinders Highway utilising and upgrading the existing access from the adjacent Revive Survive Site. This would improve the shared amenities between the two sites and work to establish a tourism hub.

4.10 Bushfire

As per the Queensland Government State Planning Policy Interactive Mapping System, the site is not mapped as a bushfire prone area.

4.11 Vegetation and Biodiversity

As per the Queensland Government State Planning Policy Interactive Mapping System, the site is not mapped with protected areas for wildlife or vegetation. Within the local area there are wildlife habitats identified for endangered or vulnerable wildlife and special least concern animals. There is an opportunity to support these habitats. Refer to Figure 11, where the endangered and vulnerable wildlife habitats are identified by red hatch and special least concern animals are identified as blue hatch)

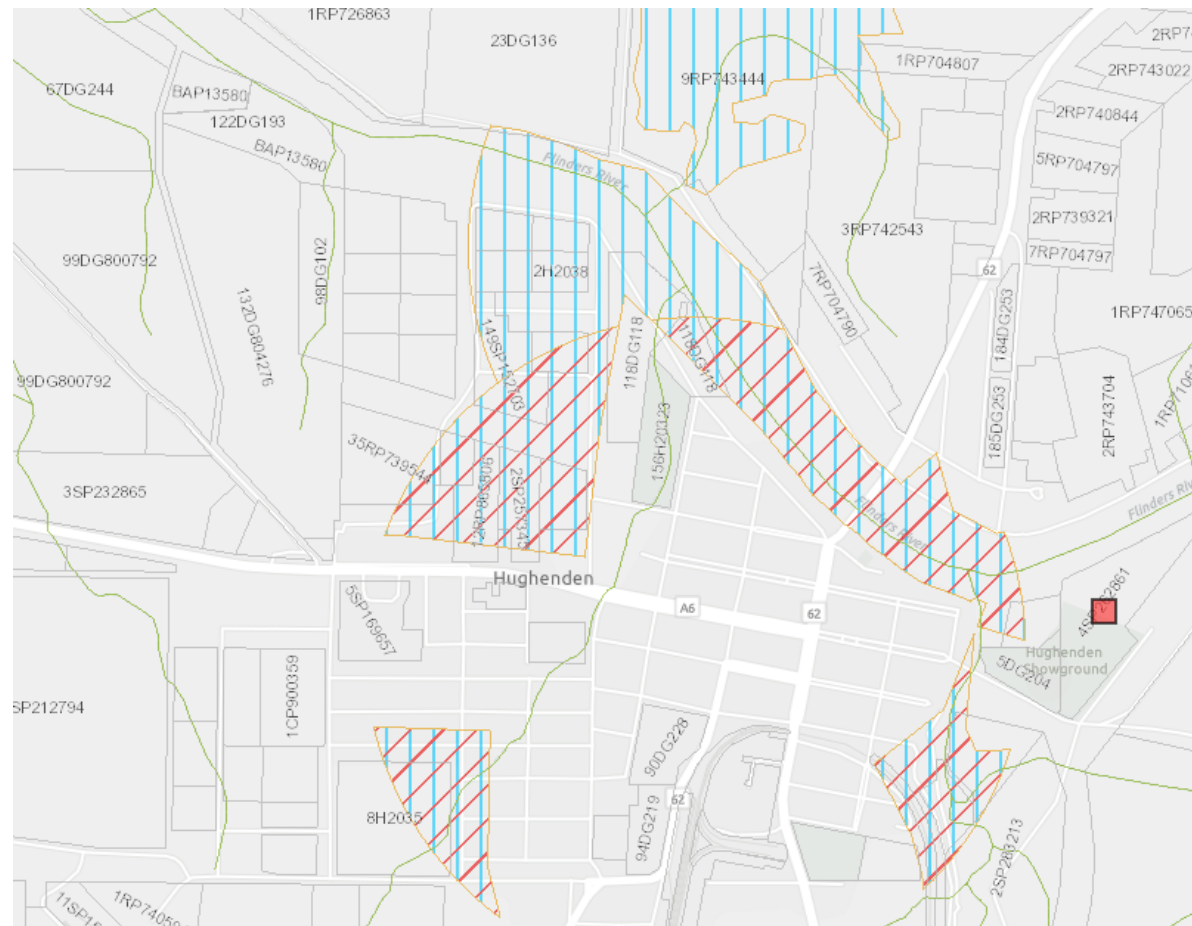


Figure 11: Vegetation and Biodiversity

4.12 Town Planning Parameters

4.12.1 Title / Ownership / Site lots / Zoning

The property lot 114/DG112 is approximately 2.07 hectares in area and is zoned as Low Impact. Refer to Figure 12.

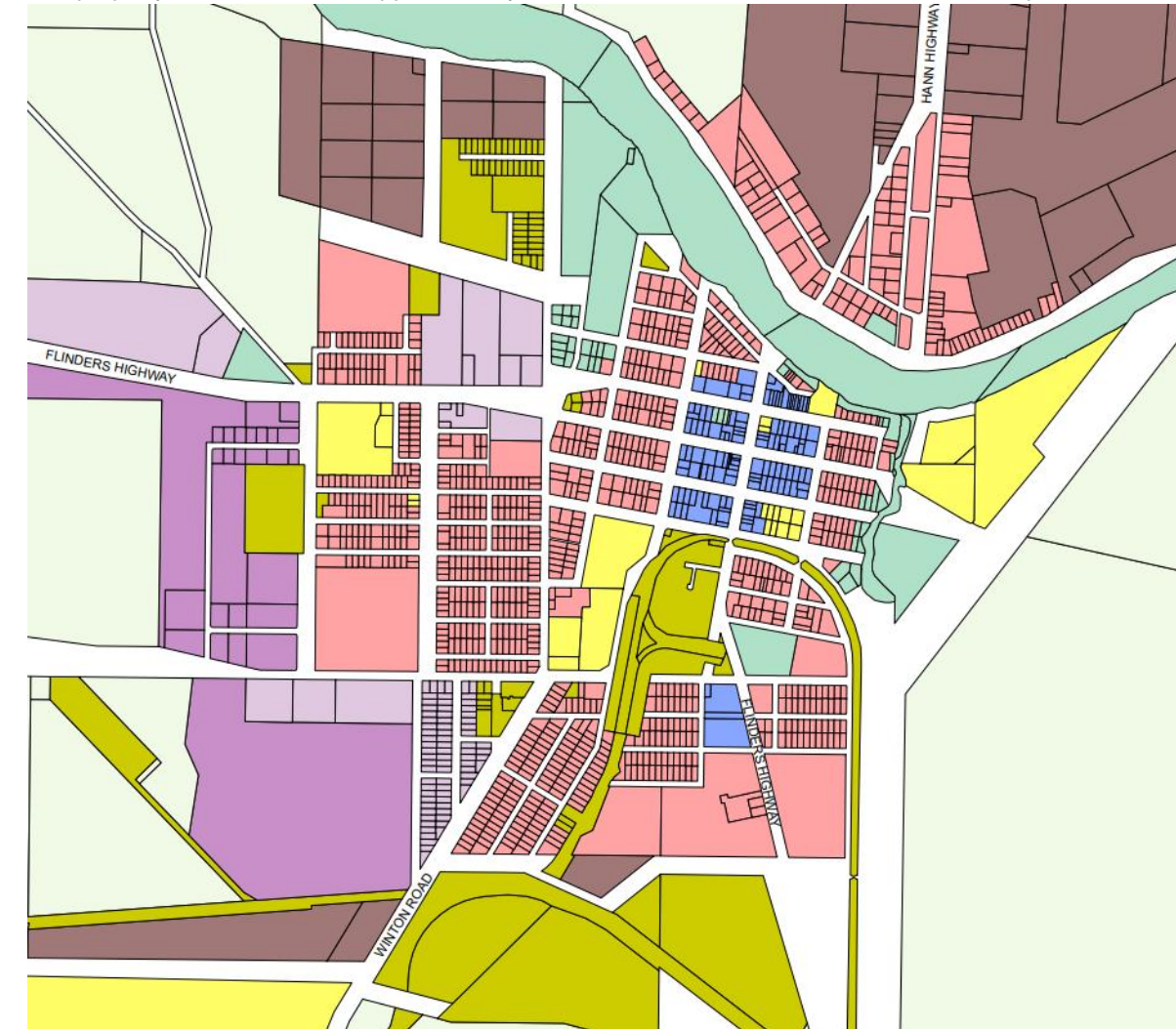


Figure 12: Town Planning

Zoning categories include:

- | | |
|--------------------------------------|-------------------------------------|
| — Local Centre (Blue) | — Medium Impact Industry (Purple) |
| — Community Facilities (Yellow) | — Recreation and Open Space (Green) |
| — Conservation (Green) | — Rural (Light Green) |
| — General Residential (Pink/Red) | — Rural Residential (Brown) |
| — Low Impact Industry (Light Purple) | — Special Purpose (green/Mustard) |

4.12.2 Neighbouring Service Providers on the Site

- Existing Overhead Powerline through site.
- Other Services to be confirmed during Schematic Design Phase.

4.13 Adjoining Properties

Surrounding properties to the proposed Yirendali Cultural Centre include:

- Revive Survive Site to the east
- Irrigation Land to the west
- Residential properties to the south
- Rural properties to the north.

4.14 Yirendali Significant Sites

4.14.1 Yirendali People

The Yirendali People are the traditional owners of the Hughenden region. The Yirendali People hold a strong connection to the land, as well as to the water sources within the region, which holds their significant sites both through Dreaming stories and important sacred sites. Refer to Figure 13.



Figure 13: Yirendali People Country

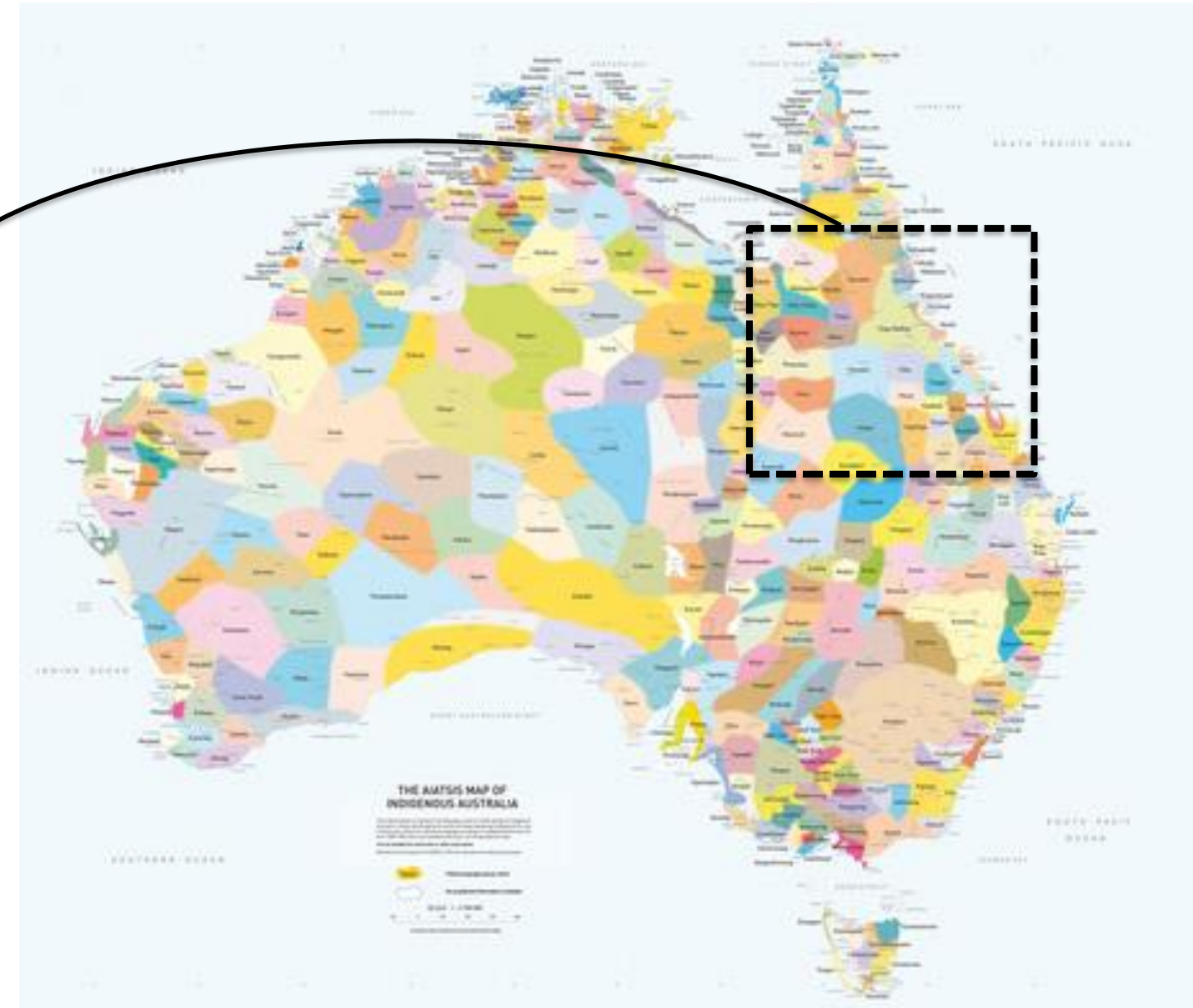


Figure 14: Map of Indigenous Australia AIATSIS

5.0 Concept Design Options Summary

5.1 Summary of Concept Design Options

The following options were presented as part of a workshop undertaken with the Yirendali People on the 6th of October 2022.

5.1.1 Option 1

Option 1 references the basalt plateau's to the north of the site and the significance of 'country', forming a landscape/building from water. The buildings are conceptually conceived as building blocks, or 'remnant land forms which have been carved out by erosion akin to the formation of Porcupine Gorge. Porcupine Gorge is used as the central axis which the building is organised around. The final destination of this scheme is a central knowledge centre and cosmological landscape ring which offers 180 degree expansive view to the north. There is an option to incorporate water flow through the centre of this scheme to celebrate the cultural landscape. In terms of materiality the exterior incorporates heavy walls to echo the basalt plateaus and the interior consists of richer tones to reflect the brown/red soil/rock tones.

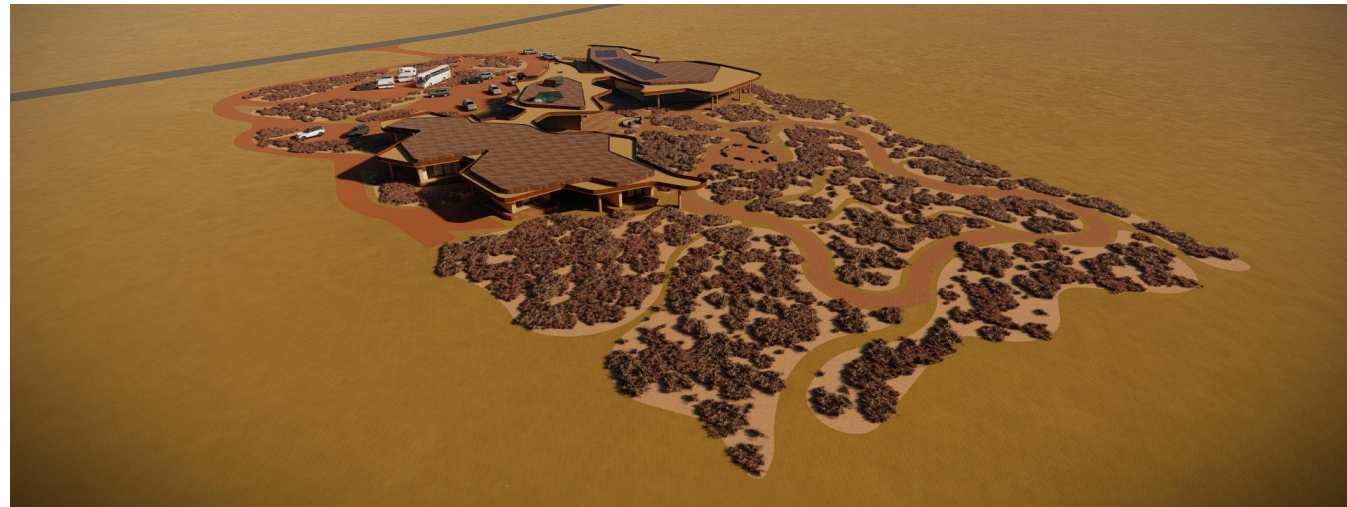


Figure 15: Option 01

5.1.2 Option 2

Option 2 is designed around a central water space (rain garden) connecting water to sky. The central space offers direct views to the north and south of the site (significant views) to provide an opportunity to discuss the significant views around a central gathering space. The scheme offers 180 degree expansive view to the north and approximately 45 degree view to the south (Mt Walker). The building is organised around a central gathering space, with key rooms accessed directly from this space. Like the plan the form is carved out as if water has eroded the building. The closer you become to the central space the more the building is eroded. In terms of materiality the building adopts a charred timber exterior echoing the ironbarks in the region and progresses to richer red/brown tones within the interior spaces to

reflect the brown/red soil/rock tones within the region.



Figure 16: Option 02

5.1.3 Option 3

Option 3 is designed around a central rain garden (rain garden, including native/edible garden and water) celebrating the cultural significance of ground, water and sky. At key locations the building is punched to frame views to significant landscape features, providing opportunities for story-telling and reconnecting to country.

The option adopts a similar material palette to option 02.



Figure 17: Option 03



Figure 21: Cultural Centre Central Water Feature looking North

6.0 Architectural Design

6.1 Architectural Intent

6.1.1 Concept

The Yirendali Cultural Centre is designed as educational and research facility which tells a story of the Yirendali People and Place. The building consists of two components a Cultural Centre and Accommodation Facility for Yirendali People to return to Country.

The Cultural Centre tells the dreaming stories associated with water, with the building spatially and volumetrically designed to host the presence of water. The building has been designed as an oval shape building centred around a central water feature which bleeds out into a water fed central rain garden which eludes the life-giving properties of water and showcases local vegetation connected to the Yirendali People dreaming story and horticultural practices. The primary pedestrian pathway also takes heed to the significance of water with the journey circumnavigating around the central courtyard and water feature, thrusting views out to the significant landscape views and sites beyond the building.

6.1.2 Site Siting

The Cultural Centre is situated centrally to the south of the site to maximise topographical elevation maximising views to the north and south of the site and optimising natural ventilation. Refer to GA Plan.

6.1.3 Form

Like water the building form is conceived as a solid building block which has been eroded by water. Erosion is greatest in areas of significance such as viewpoints and the central water feature.

6.1.4 Materials

The materiality of the building takes cues from the natural landscape. The exterior of the building is clad in charred timber which emanates the dark basalt plateaus and the dark trunks of the Eucalyptus Crebra within the region. The interior of the building is clad in a copper vertical standing seam cladding which emanates the red basalt which are present within Porcupine Gorge. Sandstone is used as a material surrounding door frames and door entrances which is a local material found in the bottom of Porcupine Gorge and used by the Indigenous Group. Refer to Figure 19.

6.1.5 Landscape

The journey begins in the landscape with wide views and ending within gathering spaces which frame viewpoints.

6.1.6 Carpark

The carpark provides on grade carparking on the Revive Survive site to improve amenity to adjacent site and ensure views are maintained from significant views to the north and south of the Cultural Centre. Carparks and Bus Parking numbers to be reviewed in future stages.

6.1.7 Environmentally Sustainable Design (ESD)

The new Cultural Centre presents a significant opportunity to define good sustainability principles.

The primary orientation of the building is predominantly North/ South, thereby minimising the due east and due west exposures that can make solar management challenging. Where this could not be avoided, service zones are located, to manage indoor environment quality issues such as glare, daylight and thermal comfort as well as peak load of mechanical cooling systems.

The buildings are designed one room in depth to optimise natural daylight and ventilation integrating good passive design principles. The building is designed to operate in a mixed mode ventilation strategy.

During the next stage, sustainability will be further embedded into the architectural design by considering cladding design (shading, glazing, natural ventilation openings), adaptation (future weather analysis) and renewable energy integration (roof and car park). Design opportunities for reducing embodied carbon will be explored.

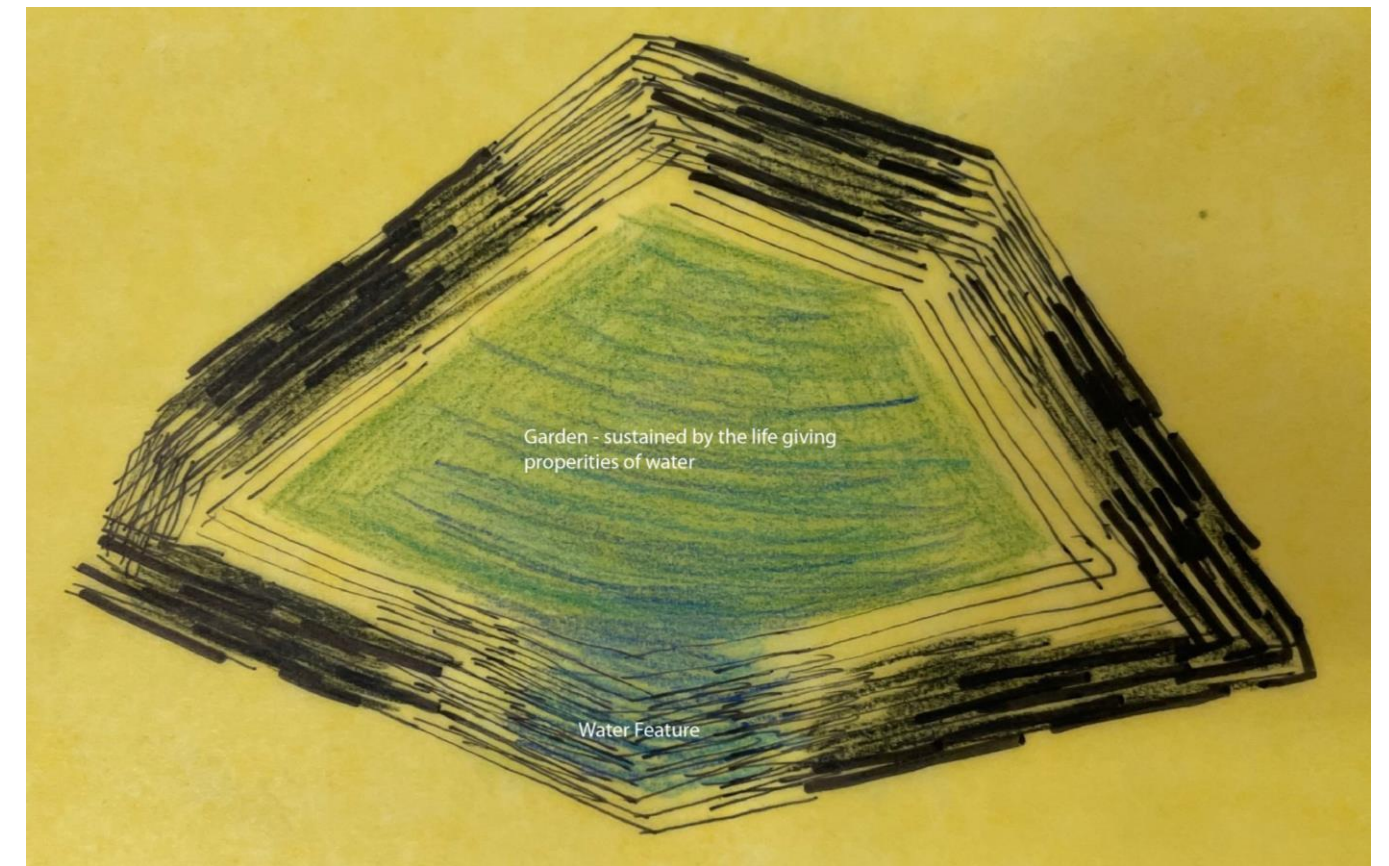
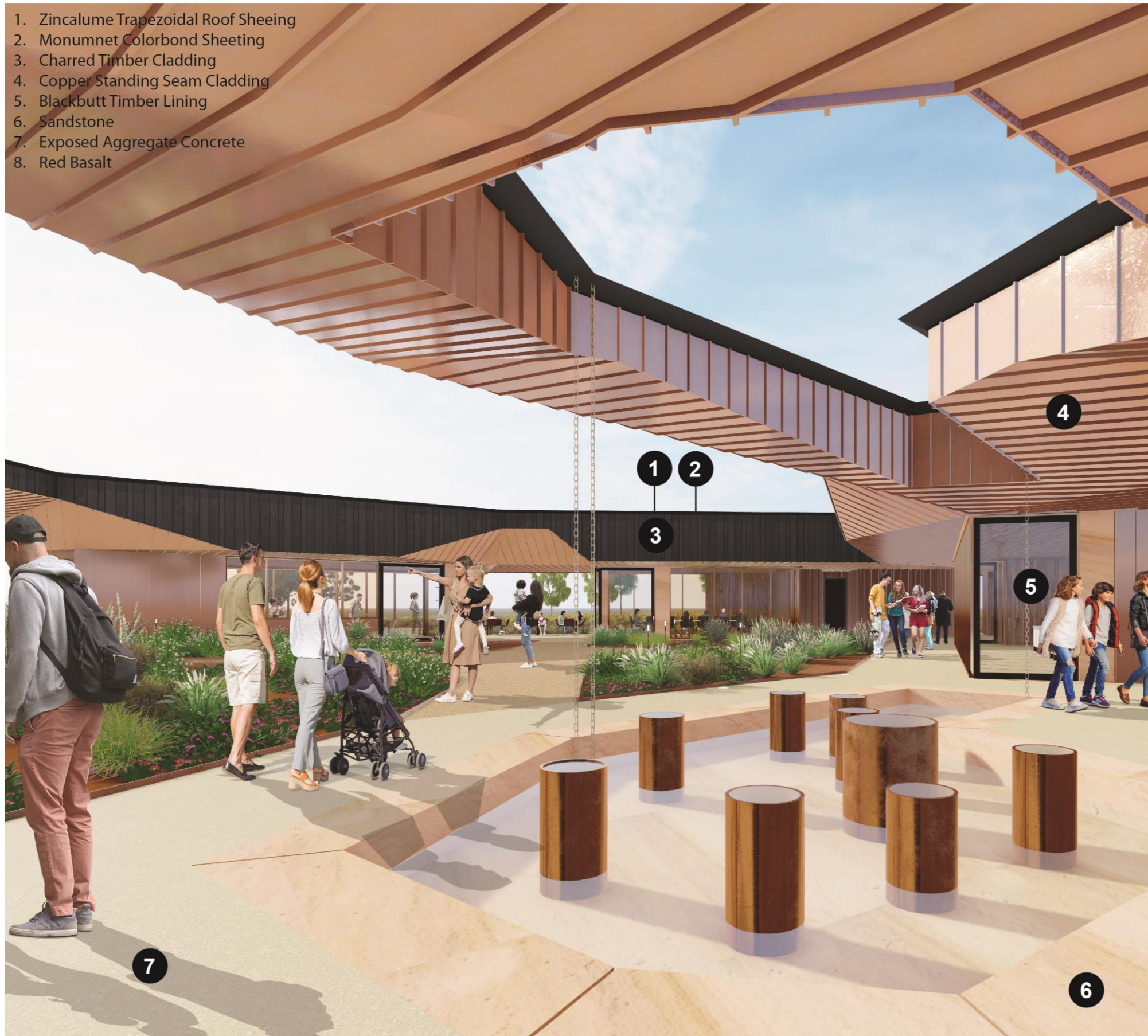
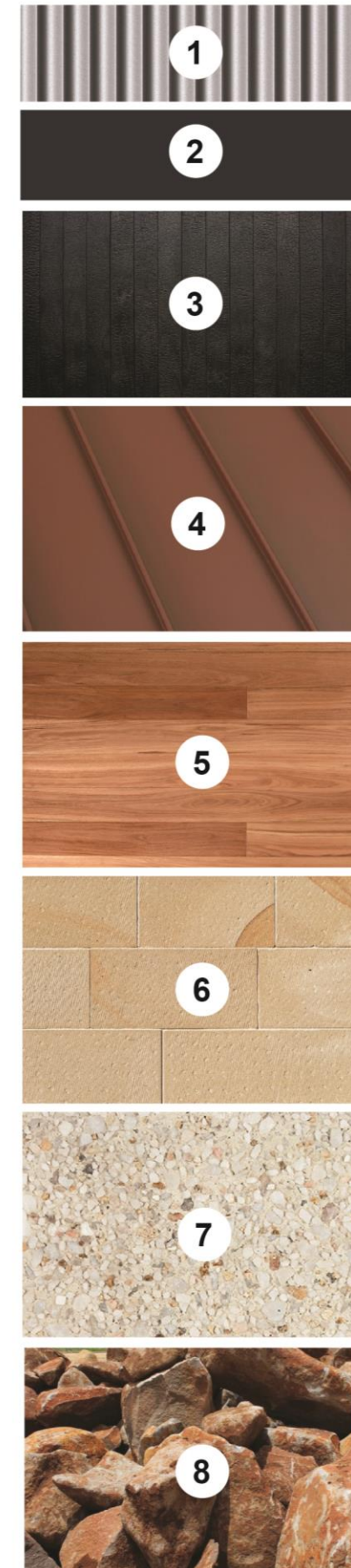


Figure 22: Endorsed Concept Design Option



- 1. Zinalume Trapezoidal Roof Sheeing
- 2. Monumnet Colorbond Sheeting
- 3. Charred Timber Cladding
- 4. Copper Standing Seam Cladding
- 5. Blackbutt Timber Lining
- 6. Sandstone
- 7. Exposed Aggregate Concrete
- 8. Red Basalt

MATERIALS



COUNTRY MATERIALS

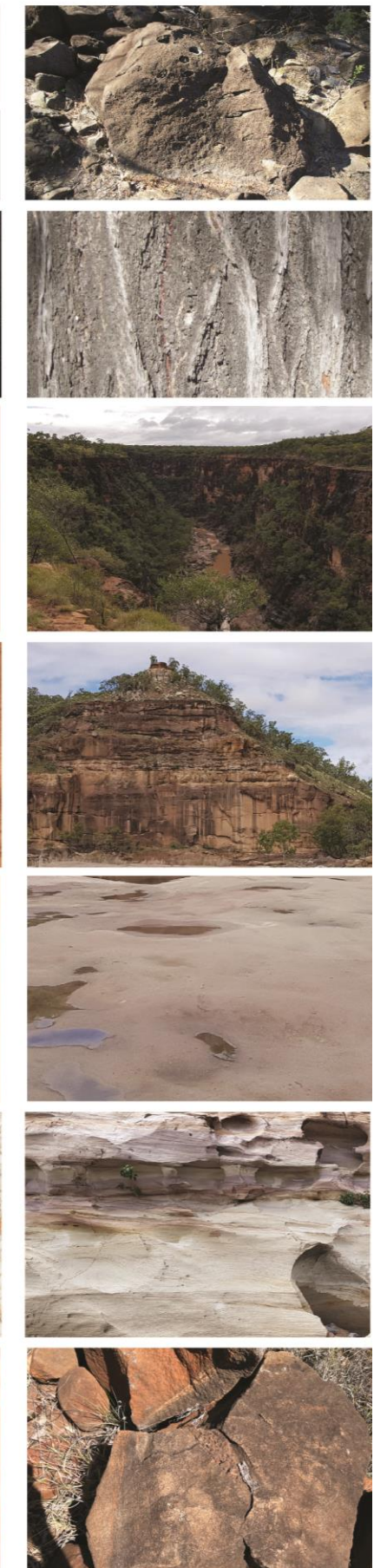


Figure 23 - Concept Design

6.2 Accommodation Design

6.2.1 Option 01

Option 01 is designed as a prefabricated module which are clustered around significant views to the landscape. The buildings adopt a sympathetic material palette to the cultural centre to reflect the materials of Country which include: charred timber to reflect ironbarks and black basalt within the region.



Figure 24: Accommodation Option 01

6.2.2 Option 02

The accommodation is designed around a central garden space which emanates the essence and significant of water for the Yirendali People. The accommodation is designed as six self contained prefabricated modules which are centred around a verandah/deck space which is aligned to a significant views within the landscape. This central space alludes to the presence of water with the erosion of the building form around the space. The buildings adopt a sympathetic material palette to the cultural centre to reflect the materials of Country which include: charred timber to reflect ironbarks and black basalt within the region and copper standing seam metal sheeting to reflect the red basalt tones in the region.



Figure 25: Accommodation Option 02

6.2.3 Option 03

The accommodation is designed around a central garden space which emanates the essence and significant of water for the Yirendali People. Six prefabricated modules are linked together by a verandah structure which creates a central garden space.



Figure 26: Accommodation Option 03

6.3 Yirendali Accommodation - Endorsed Concept Design

During Concept Design, stakeholder consultation identified the need to provide accommodation on a standalone site to address privacy concerns, minimise disruption to visitors, maintain views and highlight the significance of the Yirendali Cultural Centre. Potential site locations for the Yirendali Accommodation were identified at the end of the Concept Design, details have since been provided of the preferred site location.

The site for the Accommodation development is proposed on Lot 20 on Plan H2037, with street frontage to Afton Street and Swanson Street in Hughenden. It is proposed for site entry to be via Afton Street.

Option 3 was identified as the preferred Accommodation development option, (refer email dated Friday, 3 February 2023), this layout has since been updated to reflect the site details.

The adopted Yirendali Accommodation precinct design evokes the same strong architectural language of the Yirendali Cultural Centre, providing:

- Building form wraps around a central gathering area with verandah access to each dwelling.
- A central yarning area connected with pathways and gardens.
- A central courtyard to promote inclusiveness and gathering.
- The opportunity for creation of an exemplary building for sustainability with consideration to low maintenance, energy use, water use, solar heat gain, natural ventilation etc.
- Situating accommodation and storage on a stand-alone site to maintain unimpeded views from the Yirendali Cultural Centre
- Future expansion for additional short-stay dwellings, and carparking to be considered.

The proposed accommodation site incorporates the proposed Yirendali Cultural Centre exhibition storage facility.

Refer drawings for proposed Concept Design.

6.4 Landscape Architecture

6.4.1 Design Philosophy

The design philosophy behind the landscape architecture concept is to respect and embrace the existing site parameters, enhance the existing natural environment, integrate the architecture and functionality, and overlay design elements that reflect the local cultural heritage.

The landscape design will aim to embrace and enhance the natural setting, provide external amenities and facilities, and create functional solutions for the project.

This will in turn inform the development of the landscape design in the ensuing stages of design work embracing opportunities to reinforce and consolidate the existing landscape while developing an external environment which will enhance the experience of patrons and staff.



Figure 27: Quality landscape in public space

6.4.2 Strategies

- Visual outlook to landscape
 - Retain existing trees
 - Maximise view and sight lines
 - Buffer and screening planting
 - Borrowed landscapes
- Create spaces of various sizes for different uses
 - Intimate spaces for quiet contemplation
 - Meetings
 - Staff lunches
 - Bigger fundraising events
- Stimulate the senses
 - Provide seasonal interest
 - Bush Tucker plants
 - Plants with texture
 - Scented flowers and bark
 - Soothing sound of running water and wildlife
- Design for comfort outdoors
 - Microclimates
 - Shade and wind protection
 - Prospect and refuge
 - Comfortable seating
 - Wayfinding and easy navigation
 - Crime Prevention through Environmental Design (CPTED)
- Design for the local environment
 - Native and endemic plants
 - Biodiversity corridors
 - Riparian and water catchment
 - Rehabilitation strategies
 - Green infrastructure initiatives WSUD
 - Natural and locally sourced materials
 - Permeable surfaces
- Walking and cycling connections
 - Accessible for all
 - Destinations and wayfinding
 - Wider pathway connections
- Function spaces
 - Inclusive and accessible
 - Multiple of uses and sizes
 - Seasonal and annual events



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