

Nairm Marr Djambana

Masterplan Report - Volume 1

Acknowledgement of Country

This Masterplan report was prepared on unceded Wurundjeri Country. We pay our respects to Wurundjeri Elders past and present. The subject of this Masterplan is Bunurong Country, and we pay respects to Bunurong Elders past and present.

We acknowledge the ancestors of the Kulin Nation for their deep knowledge and care of the places where we live and work. As we reckon with the harms that have occurred to people and place through colonisation, we acknowledge our mutual responsibility to respect the landscape and its many sites and places, and its living history, and the people who teach us about caring for Country.

Always will be Aboriginal land.

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Executive Summary

Gresley Abas and REALMstudios have been engaged by Frankston City Council to complete the masterplan and concept design for the site and facilities for Nairm Marr Djambana, who are located within Jubilee Park. This report marks the completion of masterplan phase, which has run as programmed from May-August, 2023. Concept design phase is due to begin in September 2023, and draft Concept Design report is to be issued in December 2023.

This masterplan report builds upon previous work considering what is required for Nairm Marr Djambana to build a sustainable, self-determined future that supports community strengthening, sharing and connection, and cares for Country. Nairm Marr Djambana services are culturally safe and evidence based with a focus on primary health and early intervention, the first 1000 days, and referrals to networked support services. The masterplan has been developed through close consultation and engagement with the community and stakeholders of Nairm Marr Djambana, building on the strengths of this remarkable organisation that is servicing the fast growing Aboriginal population of the Frankston Local Government Area. The Frankston City Health and Wellbeing Plan 2021-2025 includes supporting the redevelopment of Nairm Marr Djambana as a key priority to build acknowledgment and respect for Aboriginal and Torres Strait Islander people's culture and history.

Nairm Marr Djambana's location within the Jubilee Park precinct presents an excellent opportunity to connect with deep history and systems of place. Located by the bay, the forces of water movement in this place are ancient and on-going. While effected by urbanisation, the ecologies of the swamp scrub remain present and re-emerge where they will again thrive with human support and care. Grassy wetlands and heathy woodland communities currently compete with weed infestation. There are many existing trees that have high value that should be protected and supported to better health.

The current demountable buildings where Nairm Marr Djambana operate are located within the 1 in 100 year flood zone. There is a fenced playground and garden area that has value to the community and can be retained and rejuvenated. New fit for purpose buildings will be required for Nairm Marr Djambana to develop sustainably into the future and to support their activities. Connection between buildings and landscape are important.

A staged approach to construction of new buildings and landscape works is proposed, to minimise disruption to operations and to enable funding to be sought for each stage of the development.

The masterplan proposes that Stage 1 of the redevelopment comprises a community focused, culturally safe building to the south of the current Scout Hall, that is designed to accommodate the existing playgroup, men's group, women's group, Elders, Board activities, consultation rooms, and community gatherings. A new arrival zone with carparking provides universal access. An existing clearing in the landscape that has special qualities is enhanced as a ceremonial space with a small pavilion for outdoor community gatherings and events. Associated landscaping works create inside/outside connection and lay the foundations for the longer-term regeneration of the site. The existing demountable buildings can remain in use during construction of stage 1, providing continuity of services.

Stage 2 of the building works includes an enhanced commercial and training kitchen serving a café and dining room, and a large bookable community space that can be used for education and training, and larger gatherings and events. Connecting with a large outdoor covered area, this building and the grassed zone to the North of the site provide a space where large public events such as markets and gatherings are held. This presents the opportunity for enterprise and revenue raising, with cultural tours, retail and gallery space proposed, as well as improved connection with the greater Jubilee Park precinct. The current kitchen can remain in use by Djambana Catering during construction of stages 1 and 2.

Following the completion of stage 2, the final demountable can be relocated, and a secure vehicle compound completes the building works.

Landscape works have been itemised to create a manageable plan that can be enacted over time. A cultural trail is proposed that includes stories, art, bush tucker and medicine trails with educational nodes. Community gardens can be enhanced where existing and created in new locations. The regeneration of the water body is supported by a new filtering wetland that cleans and aerates the water flowing across the Jubilee Park precinct as well as the water that is piped into the pond. Weed removal and the replanting of endemic species occur as

long-term projects. Bunurong Traditional Owner Adam Maggenis was consulted for his knowledge of place and the opportunities for Traditional Owners with the Nairm Marr Djambana community over the short, medium and long term to inform the design of the Masterplan.

The initial cost assessment by the quantity surveyor for the entire project to be delivered over 3 stages is \$25.65 million. This order of cost estimate should be treated with a sensitivity of +/- 20%. This figure significantly exceeds the original expectations for this project. It should be noted that the agreed approach to this masterplan phase was to undertake an inclusive and aspirational definition of the project scope. A rigorous review of the aspirational project brief identified in this report together with diligent value engineering in the concept phase will allow us to steer the project into viable territory in relation to the funding outlook currently being formulated by Frankston City Council.

Under the National Construction Code (NCC), the building is classed as a place of assembly (Class 9b). The site is within a Public Park and Recreation Zone (PPRZ) and is covered by a Special Building Overlay - Schedule (SBO). Melbourne Water and South East Water will be consulted during the concept design phase to ensure compliance with their requirements.

Additional site investigation and reports:

A Cultural Heritage Management Plan prepared by GML Heritage has been lodged with the Bunurong Land Council Aboriginal Corporation, recommending that a standard desktop assessment is sufficient due to the high level of previous disturbance to the site.

Preliminary advice from Onemilegrid consultants on traffic and parking confirms that vehicle, bicycle and pedestrian access to the site is suited to the purposes of the redevelopment, and recommends that car parking be provided at a rate of 0.3 spaces per patron consistent with the building class. This number of car parks can be accommodated on the site.

Practical Ecology completed a flora and fauna survey, identifying the Ecological Vegetation Classes and habitat present on the site. The design intent reflected in the landscape approach is to enhance the endemic species and ecologies of the site, and to build upon and improve the remnant species and existing habitat over time, as per

the intent of the Nairm Marr Djambana community and the Bunurong Traditional Owners (ref Adam Maggenis). The aborists report by Greenwood Consulting recommends retaining significant trees, and the masterplan builds upon this data to retain additional trees while replanting endemic species as a staged approach to regeneration of the site.

Geotechnical investigations have been undertaken by EP Risk, and have identified soil contamination that will need to be managed through subsequent design stages and construction.

Recommended additional Scope for Concept Phase

A greater understanding of the site through the masterplan phase and the investigations undertaken has revealed the case for some enhanced and additional scope of work to be recommended for the concept phase of the project:

1. To undertake additional feature survey to elicit more topographical information of the earth bund & existing drainage associated with the existing dam
2. To undertake additional stormwater and water management investigation and design to enable the sensitive response to water on site, in keeping with the aspirations and approach to the site.

The specific scope and cost of these recommended variations to the concept phase will be reported to FCC for review and approval prior to the commencement of the concept phase.

1.0 Introduction



1.1 Nairm Marr Djambana

Nairm Marr Djambana means Gathering by the Bay in the language of the Bunurong people on whose Country it is. This gathering place for the Aboriginal and Torres Strait Islander community living in the Frankston area was conceived by Elders in late 1990's and established in the current location within Jubilee Park in 2016. The vision of Nairm Marr Djambana is:

to continue on the journey our Elders started to create a culturally welcoming, safe and accessible space for the Aboriginal and Torres Strait Islander community in Frankston – a place to gather, to connect, to heal and to have a sense of belonging.

Nairm Marr Djambana currently provides invaluable services for the community with a focus on cultural strengthening and building resilience, primary health, early intervention and the first 1000 days. Nairm Marr Djambana is a strong self determined ACCO demonstrating the powerful positive impact of Aboriginal ways of knowing, being and doing. Programs include the Kirrup playgroup for up to 25 children, women's and men's groups, and a weekly community lunch. Nairm Marr Djambana hosts service provider consultations, such as VACCHO, and community events, workshops, and programs. The Djambana catering enterprise is a thriving small business for social good, servicing a range of clients as well as the community and users of the Nairm Marr Djambana facilities.

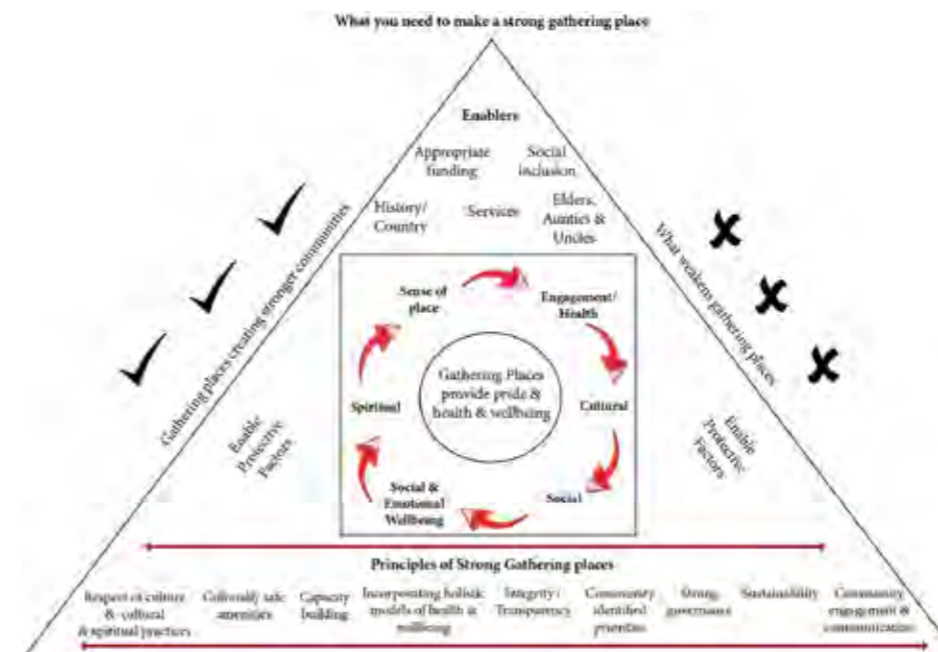
Currently Nairm Marr Djambana is operating from a group of portable buildings provided by Frankston City Council. Although it is a vibrant hub of activity and well-loved by the community, the facilities are far from suitable and place significant strain on the staff and volunteers who work hard to create culturally safe space for community. As well as being cramped, the buildings are aged and not designed for the purposes for which they are being used. The fact that the place is so welcoming and lively despite these considerable constraints is testament to the hard work and commitment of the community who make Nairm Marr Djambana feel so special and welcoming through their acts of creativity and care.



1.2 Project Background

Over recent years a number of options have been explored to improve, renovate, and develop the landscape of the Nairm Marr Djambana centre. These exercises have confirmed the need for a comprehensive Masterplan for the site, the subject of this report. The Masterplan outlines the requirements for Nairm Marr Djambana to support their current programs, allow for growth and strengthening, and enable a sustainable, self-determined pathway for Nairm Marr Djambana in the future.

Gathering places have been shown to improve wellbeing and health outcomes for Aboriginal community members who access them¹. Strategies to enable the successful establishment of culturally safe, welcoming gathering places have established best practice frameworks to support culturally affirming and empowering gathering places that reduce health and social inequality for First Nations in Victoria, with implications for other contexts. Self-determination, strong governance, sustainability and respect of culture are among the key considerations in the development of successful Gathering Places. Successful Gathering Places have been shown to be aligned to the community for whom they are established, well-located, providing relevant programming and adequately resourced. Gathering Places play an important role in linking First Nations to health and other services, an important function that has been found to be under-resourced.



Initial Conceptual Framework for strong Gathering Places, Kingsley et al 2021.

The enablers of successful gathering places have been considered in the methodology of delivering the Masterplan for Nairm Marr Djambana with the intent to set the community up for success in future stages of development. The return briefing and engagement processes have been about working with the strengths of Nairm Marr Djambana and the community. The process has been inclusive, respectful of culture and Indigenous knowledges, and through dialogue with people has centred the community's ownership of the Masterplan and next steps for Nairm Marr Djambana.

¹ Kingsley, J, Munro-Harrison, E, Jenkins, A, Thorpe, A, 2021, Developing a framework identifying the outcomes, principles and enablers of 'gathering places': perspectives from Aboriginal people in Victoria, Australia, Social Science & Medicine 283 (2021) 114217

1.3 Frankston City Council

Nairm Marr Djambana is situated in Jubilee Park, a premier open space reserve in Frankston City. Frankston City Council is currently implementing several components of the Jubilee Masterplan project including the new Jubilee Park Indoor Stadium, redevelopment of the Kevin Collopy Pavilion, vegetation works, and realignment of the Hill Street access road and widening of the Trotting Track (oval 3). Future projects include new pathways including lit circuit paths, picnic facilities, seating and further landscaping. During the Jubilee Park masterplan design period, Nairm Marr Djambana was identified as a critical component of Jubilee Park that required its own masterplan design, landscape vision and consultation.

The development of a masterplan and design of a new facility meets Nairm Marr Djambana's strategic priority 2; 'Strong Community' as set out in their Strategic Plan. This includes supporting self-determination and self-sustainability, and their strategic goal to develop *culturally welcoming and accessible community infrastructure that meets community needs and aspirations*.

The Frankston Local Government Area has a fast growing Aboriginal and Torres Strait Islander population. In the 2016 Census, 1,338 people identified as Aboriginal or Torres Strait Islander making up 1% of the total population in Frankston. This increased from 1,010 people or 0.8% of the total population in the 2011 Census – a significant 33% increase in the Aboriginal and Torres Strait Islander population. The Aboriginal and Torres Strait Islander community in Frankston and the Southern Metropolitan Region continue to face entrenched disadvantage in the justice, family violence, unemployment, education and out-of-home-care systems.

Recently, the Frankston City Council Community Vision 2040 was developed by our community to articulate its long-term aspirations for the future of our City. The Community Vision 2040 celebrates Frankston's vibrant and inclusive communities and identifies that our community is proud of First Nations Peoples heritage and culture. It goes further to promote a sense of pride and belonging for the local Aboriginal and Torres Strait Islander community. The community's aspiration for healthy families and communities is for Frankston City to empower everyone to improve their health and wellbeing through access to green space, quality health services, social supports, education and opportunities to be physically active. The community has identified and prioritised the following items relevant to fostering the long term sustainability of Nairm Marr Djambana and the services it provides:

- Partner with the Bunurong Land Council and Traditional Owners to provide greater access to information about First Nations history and cultural heritage around the municipality
- Aboriginal and Torres Strait Islander history, places and culture is understood, respected and celebrated in our public spaces through artwork, signage and storytelling
- Create and promote an Indigenous walking trail to highlight the cultural significance of places, plants and animals
- Different cultures are highlighted and celebrated through dedicated events and public space activation
- The community will have access to multi-purpose infrastructure to support flexible events and programs in public spaces and sporting ovals throughout the municipality
- Council will ensure that universal design principals are applied to infrastructure and public spaces across the municipality, enabling people with disabilities to enjoy greater access and participation
- Families with young children will be provided health and childhood development education to support long-term health and wellbeing
- People experiencing homelessness, family violence, mental illness, social isolation, gambling harm and other vulnerable groups will be supported through advocacy, referrals and high quality service provision
- Council will partner with community groups, services and other organisations to create and promote affordable activities and programs to encourage residents to be connected.
- Council, local organisations and the community work together to create shared facilities that are accessible and culturally safe to strengthen community connections, irrespective of interest and age.

Frankston City Council is committed to improving the health and wellbeing of all of our community. The Frankston City Health and Wellbeing Plan 2021-2025 lists the following priorities to build fair and inclusive communities as well as to increase mental wellbeing and resilience:

- Partner and advocate to reduce health inequities, poverty and disadvantage
- Partner and advocate to improve equitable access to education, employment and housing
- Strengthen relationships to support Aboriginal self-determination and reconciliation
- Support opportunities to build social inclusion and community connection
- Increase volunteering and community participation
- Foster social cohesion and community harmony

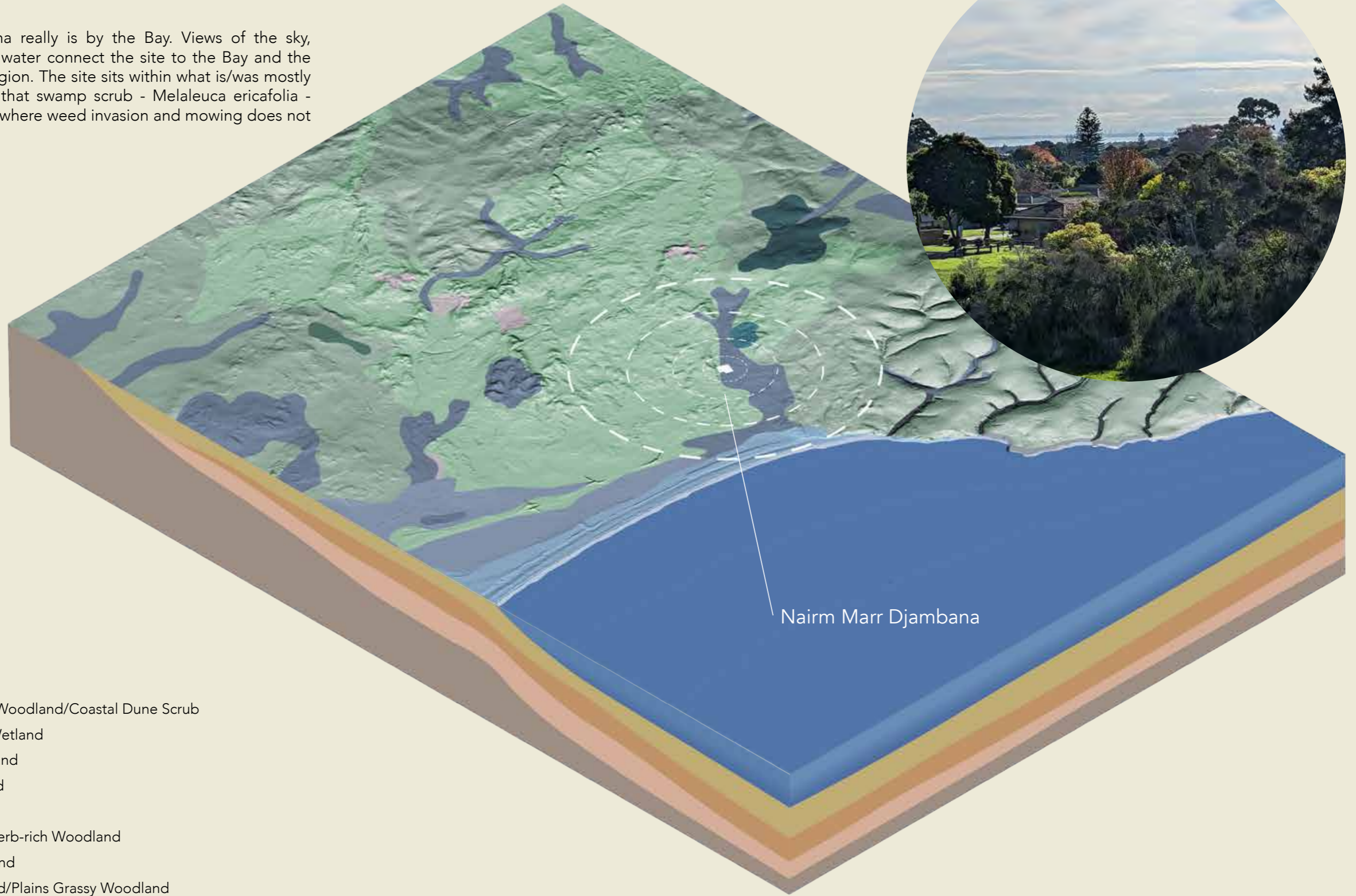
The Council Plan states the redevelopment of Nairm Marr Djambana as a key priority and component of Council building acknowledgement and respect for Aboriginal and Torres Strait Islander cultural heritage and history. In 2021, Frankston City Council published its Reconciliation Action Plan which explains how Frankston City Council will advance the reconciliation process through a broad range of settings, including in Council's capacity as an infrastructure manager and community builder. The RAP will work towards the achievement of Frankston City's long-term strategic community outcomes, with a focus on the policy domain of 'stronger communities'.

2.0 Landscape Site Appreciation



2.1 Regional Context

Nairm Marr Djambana really is by the Bay. Views of the sky, vegetation, soils and water connect the site to the Bay and the broader landscape region. The site sits within what is/was mostly swamp scrub. Today that swamp scrub - *Melaleuca ericafolia* - still exists and thrives where weed invasion and mowing does not interfere.



Legend

- Swamp Scrub
- Coast Banksia Woodland/Coastal Dune Scrub
- Plains Grassy Wetland
- Heathy Woodland
- Sand Heathland
- Lowland Forest
- Damp Sands Herb-rich Woodland
- Grassy Woodland
- Plains Grassland/Plains Grassy Woodland
- Gully Woodland

2.2 Ecological Context

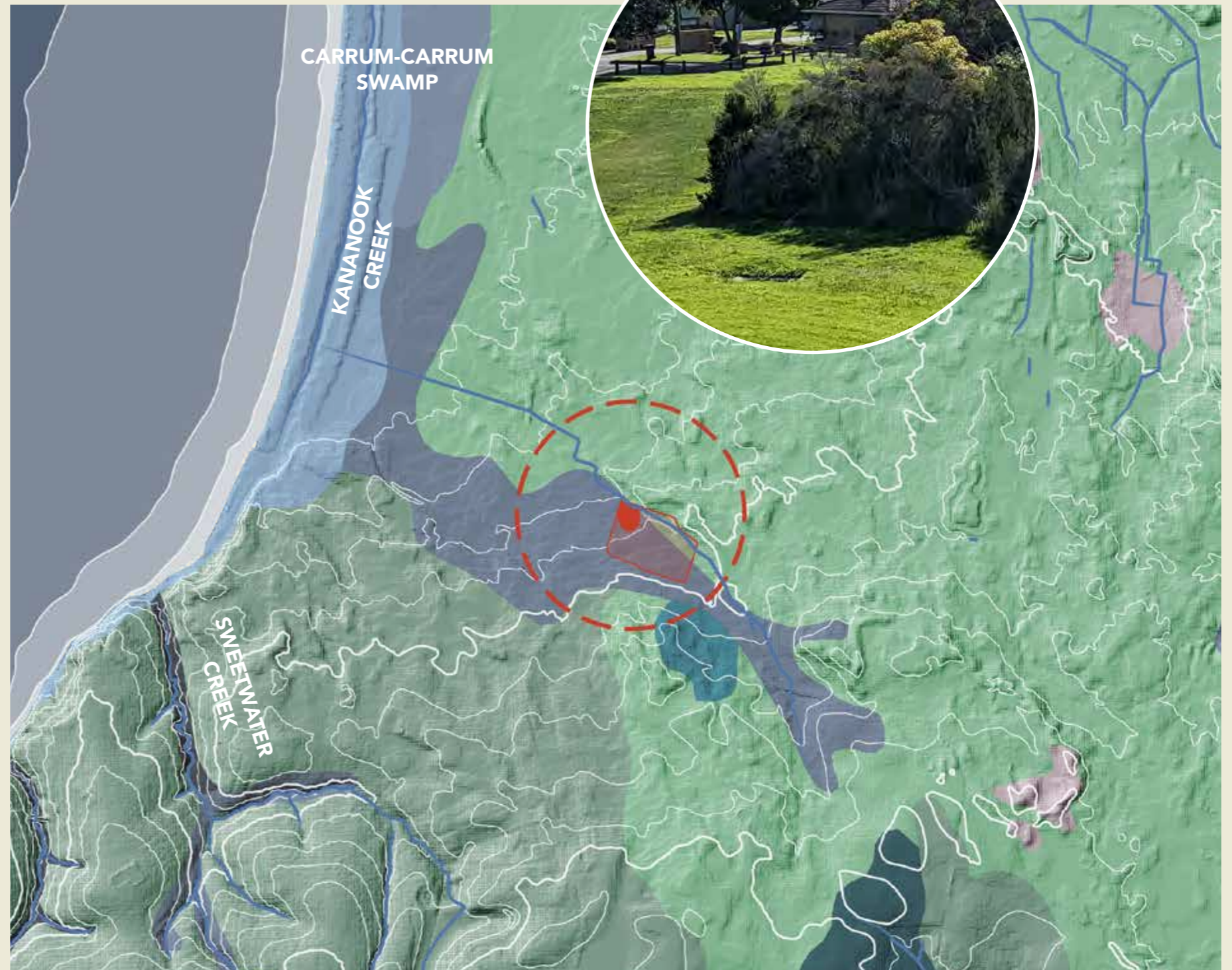
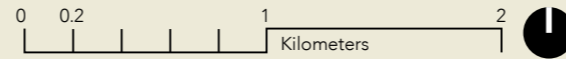
The site sits within swamp scrub area and is connected to the broader wetlands of Kananook Creek and Carrum-Carrum Swamp. These landscapes historically covered a significant area of what is now south east Melbourne.

A water way historically passed through the area however this may have been much more spread out and not representative of how we imagine creeks today which have suffered from erosion, channelization and weed invasion.

This site has always been about water as water passes through, shapes soils, vegetation and connects to the Bay.

Legend

-  Nairn Marr Djambana
-  Jubilee Park
-  Watercourse
-  Swamp Scrub
-  Coast Banksia Woodland/Coastal Dune Scrub
-  Plains Grassy Wetland
-  Heathy Woodland
-  Sand Heathland
-  Lowland Forest
-  Damp Sands Herb-rich Woodland
-  Grassy Woodland
-  Plains Grassland/Plains Grassy Woodland
-  Gully Woodland



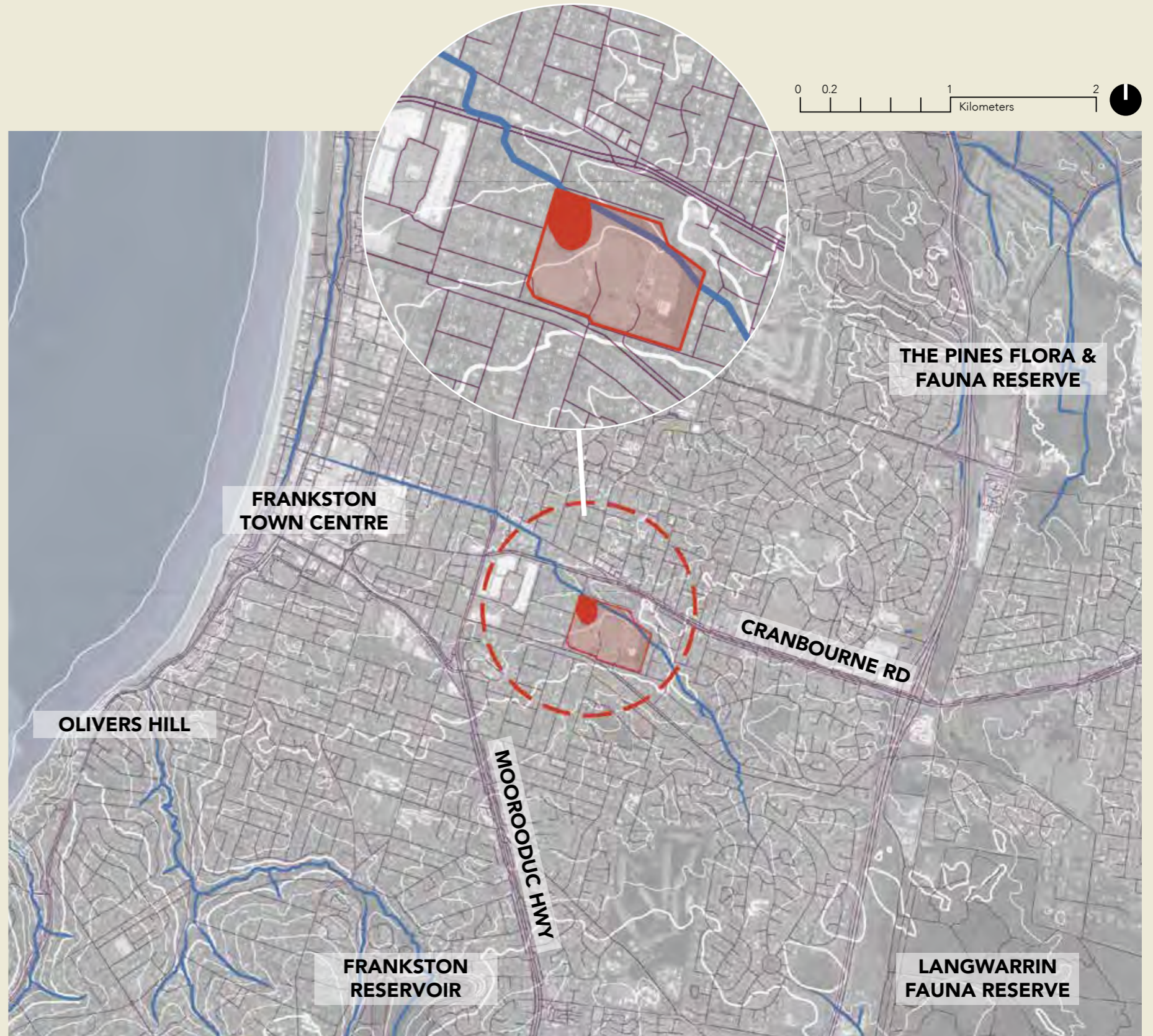
1750 Ecological Vegetation Class interpretive mapping

2.3 Urbanization

The waterways that historically passed through the site have been dammed and under-grounded into pipes. Their flow characteristics are different now too due to the impervious surfaces of the urban catchment.

Water has been constrained and shaped to accommodate urban development but it continues to feed, nourish and influence this site.

There are opportunities to reconnect some of the broken relationships with water on this site. This will help to improve biodiversity, cool the landscape and improve vegetation outcomes. By reconnecting this landscape to the water systems there is an opportunity for people to better connect with Country.



Local context mapping

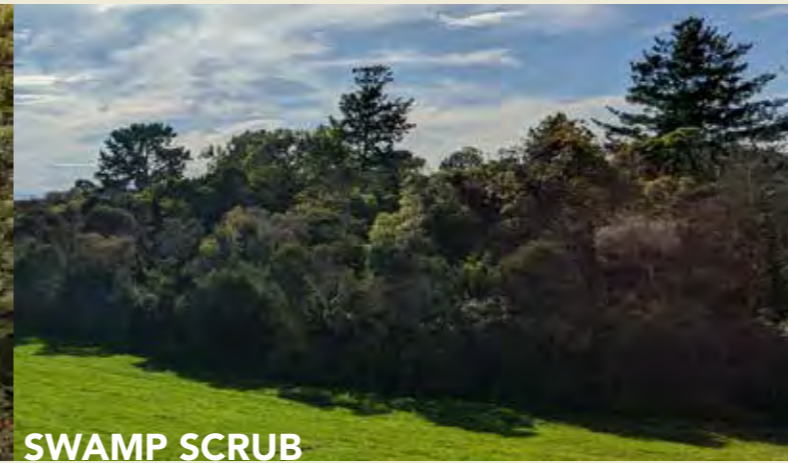
2.4 Vegetation communities on site today



GRASSY WETLANDS



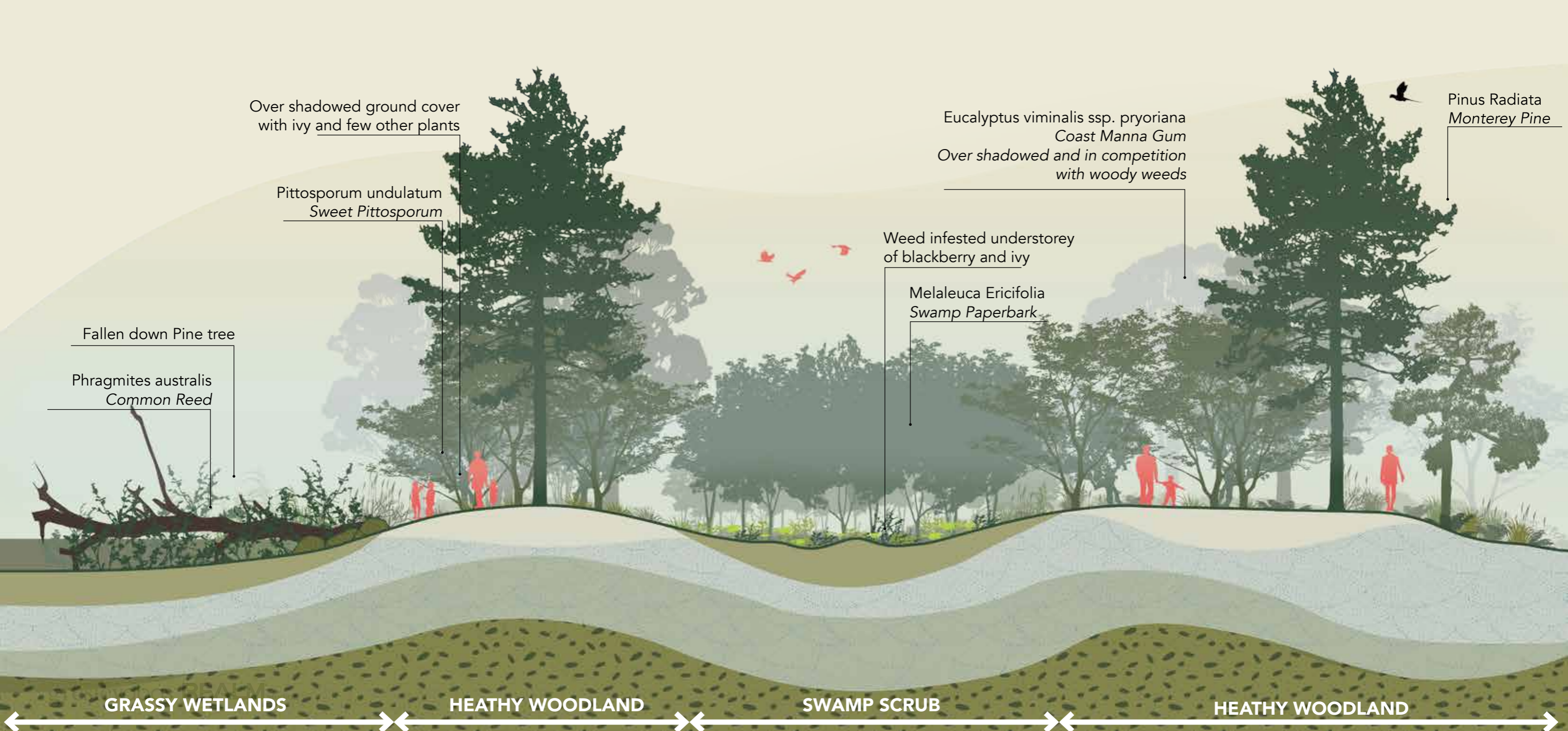
HEATHY WOODLAND



SWAMP SCRUB



PINUS RADIATA





GRASSY WETLAND



HEATHY WOODLAND



SWAMP SCRUB

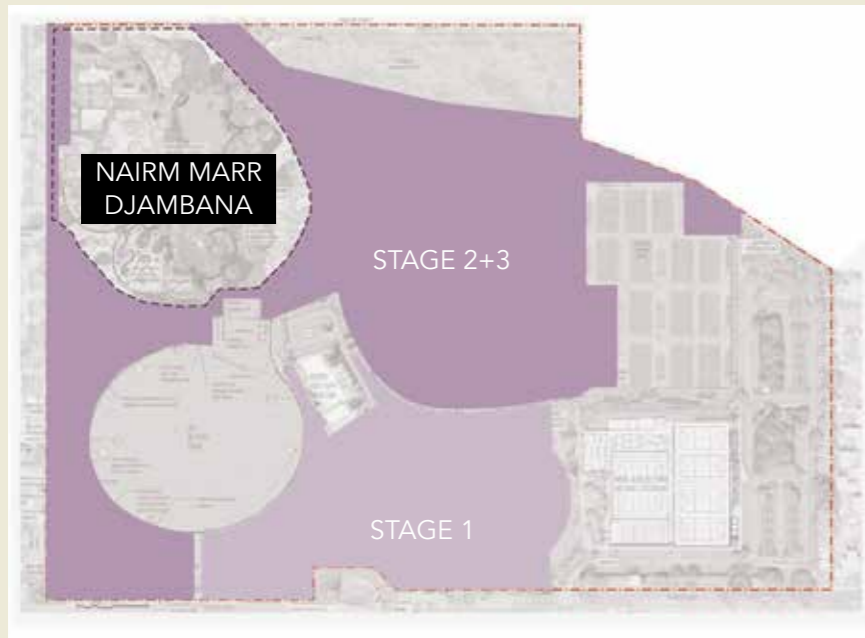
2.5 Jubilee Park Redevelopment

Jubilee Park has been undergoing redevelopment based on the master plan completed by MDG in 2021. Stage 1 has been completed and stage 2 and 3 are currently being designed and documented.

The master plan clearly identifies the area of Jubilee Park that is within the scope of this Nairm Marr Djambana master plan. This site area is bound by public access paths on all sides. Public access from the Nursery Ave in to Jubilee Park should be considered as a part of this work.



Jubilee Park Landscape Master Plan
MDG Landscape Design 2021



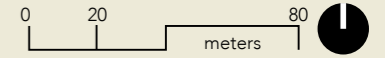
Jubilee Park Masterplan Staged Implementation



2.6 Jubilee Park Today

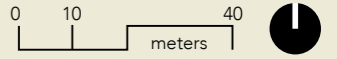
The surrounding context of the Nairm Marr Djambana site is of a regional park with a focus on sports fields. A stormwater pipe and overland flow path with detention basin runs from east to west in the north of the site. This water affects this site where flooding can occur in large rain events.

The area to the east was once a landfill that has been capped. The immediate site area of Nairm Marr Djambana does not appear to have been affected by this previous land use.

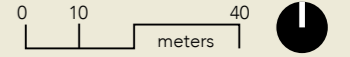


2.7 Immediate Site Conditions

The car park is gravel with no kerbs and channels. The entry road is narrow allowing for only one way traffic. The road passes between two "guardian trees" that are remnant Swamp Gums (Eucalyptus Ovata). These trees should be respected and retained during all future work. The car park abuts the residential boundary fences on the west boundary. This edge condition should be improved to allow for buffer vegetation and pedestrian access. Finally, the Frankston Homing Pigeon Club and 4th Scout Troupe share the site and it assumed they will be removed/relocated.



2.8 Water and Existing Trees

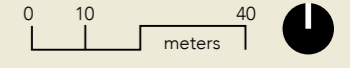


Legend

- Jubilee Park
- Nairm Marr Djambana
- Pinus radiata
- Eucalyptus
- Tea-tree
- Water body & course
- 1:100 year flood level



2.9 Opportunities and Constraints

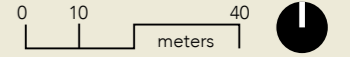


Legend

- Jubilee Park
- Nairn Marr Djambana
- Water body & course
- 1:100 year flood level
- Outlooks
- Important open space
- Jubilee Park
- Thicket
- Water body & course
- Road connections
- Built area



2.10 Landscape Mud Map



Legend

- Water body & course
- Bund wall
- Parking
- Buildings
- Open space
- Public access path
- Unpaved path
- Significant trees





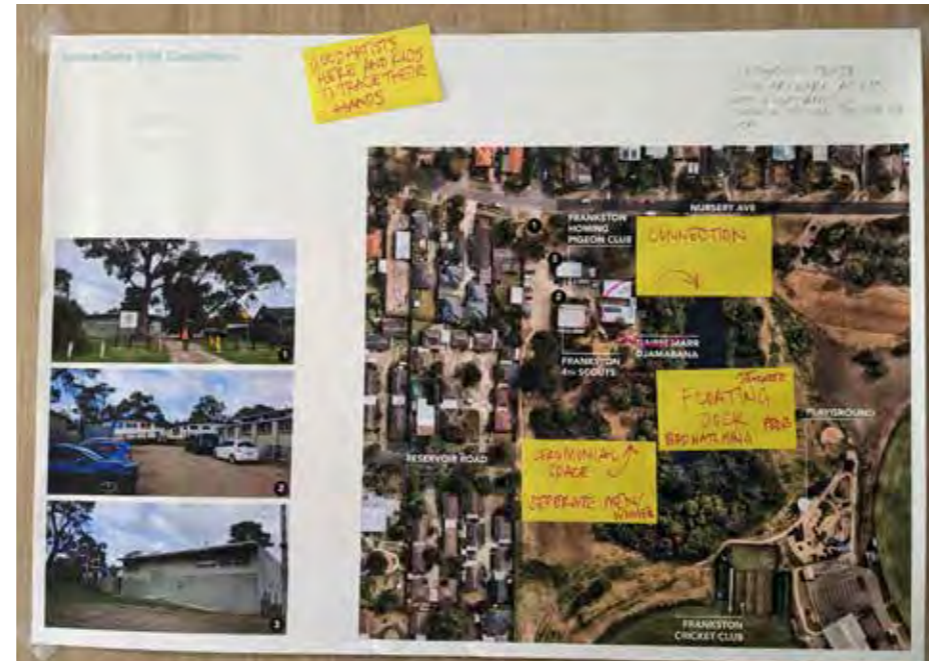
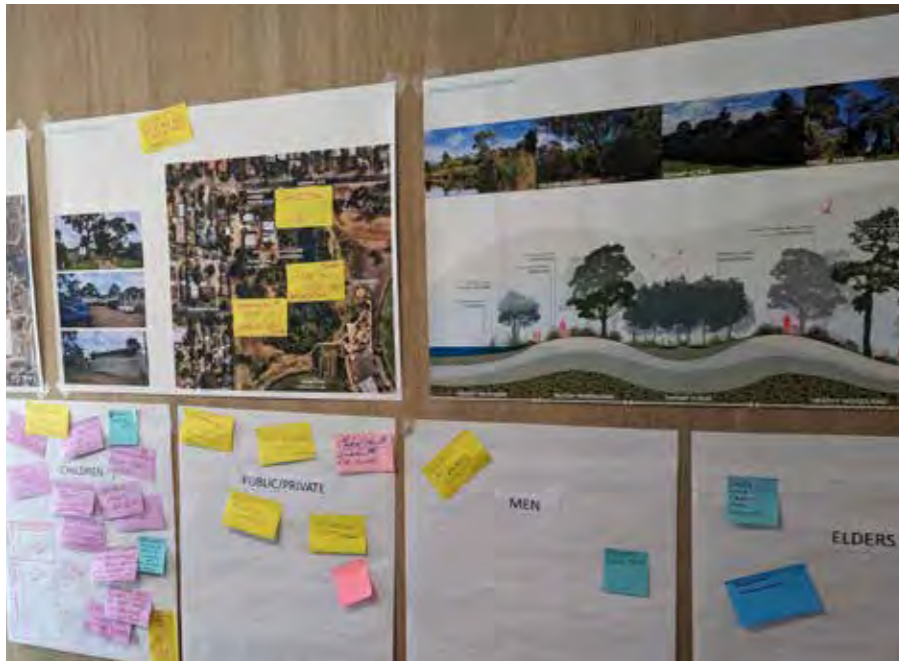
3.0 Community Engagement

Community engagement throughout Masterplan and Concept phases has been mapped out in collaboration with the consultant team, the manager of Nairn Marr Djambana, and Frankston City Council.

A summary of the engagement plan follows, identifying key stakeholders and their engagement with the project to date, at the completion of masterplan phase.

The key findings of the engagement sessions are presented, and followed by a record of the contributions made by community members in full.

Consultation and engagement will continue through the next phase, Concept design.



Community workshops 1 and 2

3.1 Engagement plan summary

	People	Purpose of engagement	Summary – Masterplan phase
1.	Nairm Marr Djambana staff, volunteers, and community users	Define the vision, the values and agree on the key design principles that will lead to a successful design response. Talk about how the spaces currently work, important qualities and what needs to change. Understand the culture of Nairm Marr Djambana and make sure it is a place that responds to the people. Discuss transition and what we keep.	<p>Two community engagement workshops were undertaken on 13 July and 15 August 2023, with high participation from community members at both sessions. Workshop one presented some site analysis work, and asked community members to respond to the following conversation themes drawn from all of the background work and development: ENTERPRISE, EDUCATION, CULTURAL SAFETY, MEN, WOMEN, OUTH, CHILDREN, ELDERS, SHARED, PUBLIC/PROVATE, CONNECTION TO COUNTRY, and ENVIRONMENT</p> <p>The consultant team took the findings from workshop one and developed the guiding design principles for the project, the functional brief and relationship diagrams, and then mapped them onto the site.</p> <p>We then returned to the community for Workshop 2, where we engaged in conversation about the development of the masterplan and took feedback to refine the work.</p>
2.	Nairm Marr Djambana extended community – people who come to the space, the community who it is for. Men’s group, Women’s group, Elders, Kirrup Playtime, homework group, young people. People who cant come during the week	As above. Focus on vision, values and key design principles. Share information with the community and listen to what they need from the new design, as well as hear their ideas and suggestions.	<p>A dedicated men-only session was held on 11 August 2023, so that the men’s group were able to inform the development of the masterplan. The men’s group leader and participants shared their experiences of Narim Marr Djambana, outlined their requirements, and offered ideas for the future of the centre, including the ways that their work on the site will continue.</p> <p>The women’s group, elders, and Kirrup playtime groups were well-represented at the community engagement workshops, with 1:1 conversations with the design team held to make sure that requirements were being considered.</p>

	People	Purpose of engagement	Summary – Masterplan phase
3.	Nairm Marr Djambana Board	Governance - Board to give direction on the priorities and goals for the project in alignment with strategic direction of Nairm Marr Djambana. Confirm the vision, design principles are correct	Consultant team to present to the Nairm Marr Djambana Board week starting 4 September during on-line Board meeting
4.	Djambana Catering team	Understand the growing business needs.	A meeting was held with Nic, manager of Djambana catering on 11 August 2023, to outline to strategic direction for the business, growth opportunities, and the space requirements to support that. Follow up emails were exchanged for further details. Additional information will be required at Concept Design phase.
5.	Traditional Owners – RAP Bunurong Land Council	Traditional Owners who are the hosts of Nairm Marr Djambana. Responsibility to care for Country. Deep histories of place, Elders and Ancestors. Histories of colonisation and dispossession continuing to impact peoples and places. How can this design response support the priorities of Traditional Owners, connect with culture and support healing? Are there opportunities to share Indigenous knowledge and create shared knowledge together through this work?	Bunurong Traditional owner Adam Maggenis was engaged by Frankston City for a session with the design team to talk about working on Bunurong Country. Adam shared his deep knowledge of place, passion for the Nairm Marr Djambana opportunity to care for and rejuvenate the site, and discuss opportunities to build enterprise and share knowledge with the wider community. Adam identified priority concerns from a Traditional Owner's perspective which include the health of the water flows through Jubilee Park, connections to significant art work in the precinct, and the long term goals of weed removal and reinstating endemic species, including food trees for birds and animals. Employment and business opportunities for First Nations remains a challenge that this project has the opportunity to address. Adam shared his work at nearby locations undertaking weed removal and ecosystem regeneration, building cultural mounds for bush medicine and bush tucker plants, and sparking enterprise opportunities. The health and wellbeing of Country is a long term work, Nairm Marr Djambana is well placed to support and enhance this.

	People	Purpose of engagement	Summary – Masterplan phase
6.	Boon Wurrung Foundation	N'arweet Carolyn Briggs is a senior elder and has much knowledge about this area as well as design expertise	Opportunities to meet with N'arweet during concept design phase
7.	Frankston CC Project Delivery team - Community Strengthening – Recreation/Community Development, Building and Facilities	Governance - As per Frankston CC process – Project Delivery Team meetings fortnightly	Presentation to Project Working Group 21 August for input and feedback
8.	Frankston CC Council executive management team (EMT)	For information as required	Presentation 15 September
9.	Frankston CC Councillors	For information as required	To be advised
10.	Neighbouring residents and the wider community	Inform and welcome, maintain community good will and support for the project, enhance community connection	Following development of Masterplan, Frankston City will take carriage of community engagement
11.	Service providers who will use the spaces – VACCA, First People's Health and well-being	Informing detailed brief for spaces including room data sheets and schedules	Concept Design phase
12.	Jubilee Park stakeholders	Neighbourhood and community building through the precinct, built form and landscape in harmonious relationship, understanding what the needs of each user group are. Pigeon Club – future of building in a transformed environment Scouts – confirm lease arrangements and FC future plans for the building	Frankston City leading consultation internally and with these groups
13.	Melbourne/South East Water	Water Authority for the pond Water health, design response, on-going considerations	Concept design phase

3.2 Key Findings

Key findings - community and users:

The different needs of Elders, women, men, children and youth need to be considered as well as the needs of the community as a whole. There are shared spaces and dedicated spaces in relationship with each other.

The Men's Group and Women's group are well attended and highly valued by attendees. Continuity throughout construction of a new facility is very important for the health and wellbeing of people attending.

Men's space and womens space should be separate from each other and have privacy.

Men's shed should be a distinct space for activities including art, craft, building, repairing, gardening, and mechanics. Yarning, teaching and learning, and support work are all connected with the activities. Support for young men is very important.

Women's group members prefer to share a multi-purpose space with other users for the sake of space efficiency - not building more than is needed. However, it is essential for this shared space to work that the women have dedicated secure storage for their art works in progress.

Community gatherings and events take place in shared community spaces, where people can come together. These are both inside and outside.

The playgroup requires a fit for purpose facility for the safety and wellbeing of children and staff, including children's toilets, a kitchenette, play areas for wet area/messy play as well as cosy, retreat spaces

Inside/outside connection is important to everybody, as well as natural light, air, and protection from the weather.

Every group is connected with and concerned for the wellbeing of the place including the trees, the water, the animals and birds, and the neighbours.

Care for each other and things living on the site is essential for wellbeing.

There are many enterprises that could be supported with the new facilities. Building on the success of Djambana Catering, there are opportunities for expansion and diversification, including a cafe and retail offer, cultural tours and trails, cultural education for school groups, and small enterprises with bush tucker and medicine.

Key findings - Djambana Catering:

Djambana catering is a thriving enterprise for social good, with plans to grow the business and provide employment and training opportunities. Djambana caters internal and external events, functions and festivals. A weekly community lunch is attended by over 60 community members. Djambana catering provides surplus food to community members in need through partner organisations. A number of volunteers support events and community lunches.

Currently the business functions from the refurbished demountable, which it has already outgrown. For the business to grow and thrive, additional kitchen and storage space will be required. Up to four cooks could be employed to work in the kitchen, as well as kitchen hands and delivery drivers.

In addition to catering, there is the opportunity to expand the business to provide hospitality training with a training kitchen and co-located cafe. The training kitchen would manage the community lunch program and also operate the cafe on weekends and during events, linking into the wider Jubilee park precinct.



Key findings - Bunurong Country:

The consultant team and Frankston City Council spent a day with Bunurong Traditional Owner Adam Maggenis. Adam's knowledge of place and the opportunities for Traditional Owners with the Nairm Marr Djambana community over the short, medium and long term were discussed in detail to inform the design of the Masterplan.

Adam identified priority concerns from a Traditional Owner's perspective which include the health of the water flows through Jubilee Park, connections to significant art work in the precinct, and the long term goals of weed removal and reinstating endemic species, including food trees for birds and animals. Employment and business opportunities for First Nations remains a challenge that this project has the opportunity to address.

Adam shared his work at nearby locations undertaking weed removal and ecosystem regeneration, building cultural mounds for bush medicine and bush tucker plants, and sparking enterprise opportunities.

This masterplan reflects knowledge that has been shared with the design team by Adam, including proposals for cultural mounds to support endemic species growth, plans to improve water health across the site, and the staged approach to re-instating endemic species and weed removal across the site. Adam's intellectual property and his proposals for the site are included with permission, however Adam should be consulted during the development of further detail of these proposals.

The health and wellbeing of Country is a long term work, Nairm Marr Djambana is well placed to support and enhance this.

Further opportunities exist to grow and create new connections and partnerships between Nairm Marr Djambana, Bunurong Traditional Owners, Frankston City Council and the State Government.

3.3 All findings



What we heard:

The following post it notes were collected during Engagement 1

SITE PLAN NOTES

Round

Circles

Connection from existing buildings site to the water body

Floating docks in the water. Bird watching, Frogs. Not concrete.

Ceremonial Space (ext. clearing to the south)

Separate men's/women's areas

Good artists here and kids to trace their hands (public art work)

Security fence all the way around the site with artwork by kids and everybody so community can see who we are.

Painted tank/artwork at site entry

MEN

Men's group to be trained to help with the build

Separate men's shed

Men's area, private, fire pit. Nardeground

Men's business area

Woodwork shed – proper ventilation and extraction (learn from places that have got it wrong)

Men's shed – work on cars and things, re-build engines. Mechanics.

Welding booth

Cant see/hear women's area (men)

WOMEN

Can't see/hear men's area (women)

Safe place Women's area private fire pit narde ground

Woodwork

Women's business area

Separate areas for women's art to children

Space for maternal child health to visit as wanted

Trauma centre – safe place to escape

Space for art to dry

Breastfeeding support

Young mother's group

CHILDREN

Feeding area with fridge and comfy seat

Outdoor learning space

Door opening out from kids areas rather than in, so they don't get hit by the door. Or window in door.

Storage room

Humpy/natural shelter in playground for outdoor learning

Easy access to outside/inside play spaces – line of sight

Natural light filed room

Calm/sensory quiet space, dark nook

Children should be immersed in the natural environment as they're the next caretakers

Child area that can be left set up permanently also art area that can be left set up

Outside play areas with all natural materials – no plastic

Sensory area – air, water, earth, fire

Wet areas, comfy areas, nooks

Therapy puppy

Pond – fishes

Needs to be interchangeable from ages 0-12

3.3 All findings, continued

ELDERS

Elders room
Easy walking trails with seating
Wheel chair accessibility
Elders lounge, breakout space, privacy, peace, connection, safety
Easy access to toilets on trail
Under shelter as soon as they arrive from the car
Spa – for elders arthritis
More consultation with Elders

SHARED

Art – needs own space (not to pack away when wet)
Night walk
Inside men's/women's shared OK. Outside separate
Separate areas for men and women and shared areas for community business
Public speaking space – toast masters large gathering, up to 60 people
Keep administration separate from other activities
Covered easy access for prams, walkers, wheel chairs etc
Bushtucker and medicine trail
Purpose rooms that don't need to be packed up
Keep office area separate from function areas – privacy/noise
Sharing creation stories
Multi-use spaces
Camp fire circle. Shared. Telling stories. Birthday parties.
Yabby pond for community/education/environment/enterprise – we are willing to build, plan design and supply yabbies for this project.

ENTERPRISE

Resource and education space to enable connection between Indigenous and non-Indigenous community members.
Learning space for RTO's ie VASCAL
Conference room
Use Kinaway to hire contractors
Employment for local mob
Opportunities for work for the dole or corrections (CCO's). Work – empower. Traineeships.
Showcase art work
Café
Mini foodbank (mainly fruit and vegies)
Office space to rent
Shop
Retail
Café to sell Djambana catering product and merchandise
A room for gallery - art and artifacts
Yabby pond for community/education/environment/enterprise – we are willing to build, plan design and supply yabbies for this project.

EDUCATION

Public education on native species of plants and trees on the shared pedestrian spaces
Native food
Signage for plants etc
Primary school by Nairm
Two ways learning – Aboriginal, non-Aboriginal
Historical – museum. Donations eg Boomerangs, wadi, emu eggs
Language lessons
Aboriginal mentors with lawyers – Megan Davis. Academics - Marcia

Do up our garden to use as an educational tool for our community – with an emphasis on bush food and medicine from this area

Cultural tour for kids and youth, cultural song and dance, story telling from this area
Area for children to learn about Country
Adult education about culture
Language – culture
Genealogy
Sacred rituals
Secondary school kid's projects
Children
Aboriginal tucker

CONNECTION TO COUNTRY

More colours
Murals
Aboriginal tucker
Njaree pit – rock/sand surround in ceremonial space – give people a place to sit, kids dance
Culture trail
A place to reflect
Big windows
Sheltered areas
Connection to ceremonial space just outside fence area
Contemplation spaces
Bush playgroup area
Connecting youth to culture and Country
Cultural and spiritual walking trail
Are pinus radiata Indigenous – if not will they be removed?

PUBLIC/PRIVATE

Communal areas
Permanent fire pit
Outdoor shelter
Mezzanine floor
More/easier disabled access
Storage
A bit bigger room for community lunches etc
Events space

HEALTH

Dental area
Mental health
Diabetes, MS, eye, dental
Transport van
Health clinic rooms
Hot desk spaces for visiting health clinicians and workers to complete outreach
Counsellors men/women
Integrated health services

YOUTH

Football games
Yarning circles
Outdoor area esp basketball team
Recording studio
Music
Art
Dancing space – cultural
Youth yarn circles with elder contribution and consultations for boys and girls
Rights of passage
Aboriginal stars talk in AFL, Basketball, running
Bike shed – storage and to borrow. Bike races, BMX

ENVIRONMENT

Everyone gets to plant a native tree each
Bike shed – storage and to borrow. Bike races, BMX track
Native bee conservation. Planting =vegetation/flowers to encourage Native bees to thrive in this area
Fire pit in the centre of the built areas, cooking, warmth
Big tanks painted by community artists
Indigenous garden, edible foods
Utilise the pond area. Take advantage of the view. Dining room, café
Be mindful of wild life when removing vegetation
Signage and interps
Connections to lake from buildings opportunity for education
Path to playground behind

CULTURAL SAFETY

Welcoming to everyone
Someone or two to do a ring around to check on our elders
Keep up the community spirit
Community group Lore backed up by law
Lockable, secure room for historical records and artifacts
Separate area for drop in yarning
Art installations by Djambana community members
Scar trees



4.0 Design Principles

The design principles have emerged from the community engagement, and provide a touch stone for all design responses:

Welcoming -

Making a safe place for everybody to belong, with enough space for all

Environment -

Connecting with and caring for place, both inside and outside

Shaped by Community -

The activities of Nairm Marr Djambana community bring life to the centre - creating, making, repairing, gardening, caring. These activities are at the heart of Nairm Marr Djambana, and what make it unique.

Water -

Re-connecting with water and its shaping forces. Returning water to health.

Future -

Building upon the strengths of Nairm Marr Djambana to open new possibilities for the community, for the site, and to support the next generation. Sustainability is essential.

Staged -

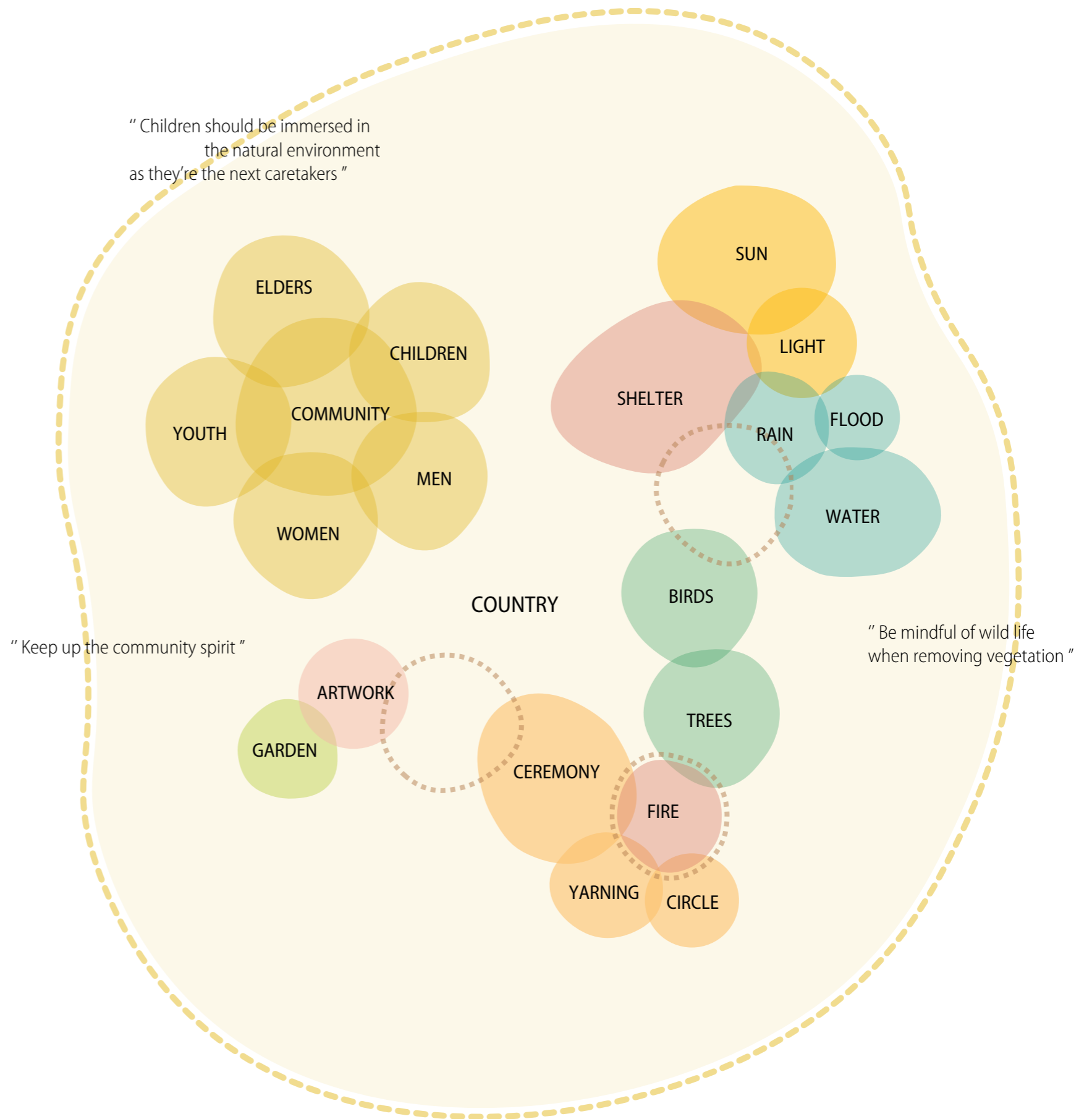
Continuity is important for the programs while construction of new facilities takes place. New buildings to be completed in stages. The landscape will change over time, with short term, medium and long term goals.

Scale -

Day to day coming together as well as large scale community events need to be considered and planned for.

Stories -

As methods of teaching and learning, cultural sharing and strengthening, within Nairm Marr Djambana, and with the wider community.



5.0 Return Brief



5.1 Area Schedule - Architecture

Stage	Area	Qualities	Relationships	Occupants	Area - inside	Area - outdoor covered	Area - outside	Questions/ Comments	Existing area
SOUTH BUILDING (COMMUNITY)									
1	Arrival and connection (incl circulation) and reception	Safe, weather proof, welcoming	Drop off, car park, north building, south building		100				
1	Reception	Welcoming, orienting space. Space to wait for consultations.	admin office	1	0			Close to admin office with good view lines for staff safety	
	Tea point	Tea point - hot cold water, sink, joinery cupboard, bar fridge. To service all south building users.	reception, consult rooms, gathering space, art room	0	6				
1	Admin Office	shared office space for up to four staff plus small meeting table. Space for personal items	reception with visual connection	4	35				
1	Store	printer, admin materials and equipment	admin office, reception, consult rooms, Board room		4				
1	Manager's office	workstation, small meeting table	admin office - locate staff near each other	1	16				
1	Staff tea	breakout space and tea point		4	0			Is this required? Can the tea point be in the shared space.	
1	Elders space/ Board room	seating for 20, flexible arrangement	Elders rom with meeting room capabilities	20	37				
1	Consult room 1	Visiting services. Handwash, workstation, storage, visitors chairs. Privacy. Secondary exit.		4	18				
1	Consult room 2	Visiting services. Handwash, workstation, storage, visitors chairs. Privacy. Secondary exit.		4	17				
1	Art room	Shared, flexible art space with wet area and nooks for sitting comfortably. Clay trap. Adjacent dedicated secure storage.	Womens store, youth store	20	40				
1	Women's store	secure area for art works in progress. Drying racks.			16				
1	Youth store	storage area for youth activities			11				
1	Gathering Space	Community events and large gatherings		50	0			consolidate large rooms - use north building education training space as gathering space	
1	Furniture store		Gathering Space		0				
1	Children's space	20 Children @3.25m, carers, staff, prams, toys. Feeding area with fridge and seating - kitchenette. Natural light. Connections to outdoor play areas. Line of sight. Natural materials. Comfy nooks.	Children's toilets	20	64			Do staff need admin space and is this in the shared admin office?	Currently shared with art space
1	Kitchenette	Tea point/food prep	Childrens space		2			To prep food for children	
1	Store	Materials and equipment for Children's space	Childrens space		12				
1	Playground	Enclosed play ground. Nature play. 20 Children @7m. Renovation of existing enclosed area.	Children's space, children's toilets				140		
1	Toilets - south Women, Men, All Access	All family change rooms with showers, baby change, hooks, seats			27			reduced requirement with another space	

Stage	Area	Qualities	Relationships	Occupants	Area - inside	Area - outdoor covered	Area - outside	Questions/ Comments	Existing area
MEN'S & GROUNDS MAINTENANCE SHED									
1	Men's shed	workshop for woodworking, making things, fixing things. Yarning circle. Tea point.	Separate from main building - self contained	20	42			is 3 phase power available/ required?	0
1	Store	Men's shed			20				
1	Grounds/maintenance shed	Mens shed	for gardening equipment. Vehicle access.		23				
1	South Deck	covered areas to mens shed (33) and gathering space (85) and entry				150	257		
508									
NORTH BUILDING (PUBLIC)									
2	Commercial kitchen and training facilities.	Commercial kitchen for 4 cooks, Djambana catering Training kitchen for 12 students plus one cook Store - cold store, dry store, freeze	vehicle loading Dining, café		60			Reduce to 6 training places - is this viable?	
2	Dining	Culturally safe space for large groups of people, community lunches. Visiting service provider intros and briefings.	Training kitchen, event space. Education and training space.	60	60			Combine dining room and café. Community lunch book café space weekly	
2	Café	Open on weekends and for events	Training kitchen		0				0
2	Retail/ Gallery	To show and sell work made by the community	Café - public facing spaces		0			delete and include in dining/café?	0
2	Internal circulation		Education, WC, Retail, Café, Dining & Kitchen		30			check and test	
2	Education/ Training rooms	Education and training space. Flexible. NMD programs for school groups. Bookable community space, revenue stream, opportunities for connections with community. Large gatherings or events, meetings, small functions. Bay Mob Expo	Public. Dining room - operable wall	50	100			operable wall?	
2	Furniture store	chairs and tables	education and training space		25				
2	Carer's room	baby feeding space with bar fridge and microwave, handwashing and sink		2	5				
2	Toilets - north Women, Men, All Access, Cleaner's store	All family change rooms with showers, baby change, hooks, seats			42				
2	North Deck	Outdoor covered area for BBQ's and events. Shuttered.	North garden, café		0	250		secure overnight	
322									
VEHICLE COMPOUND									
3	Vehicle compound		kitchen			90			

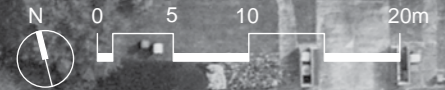
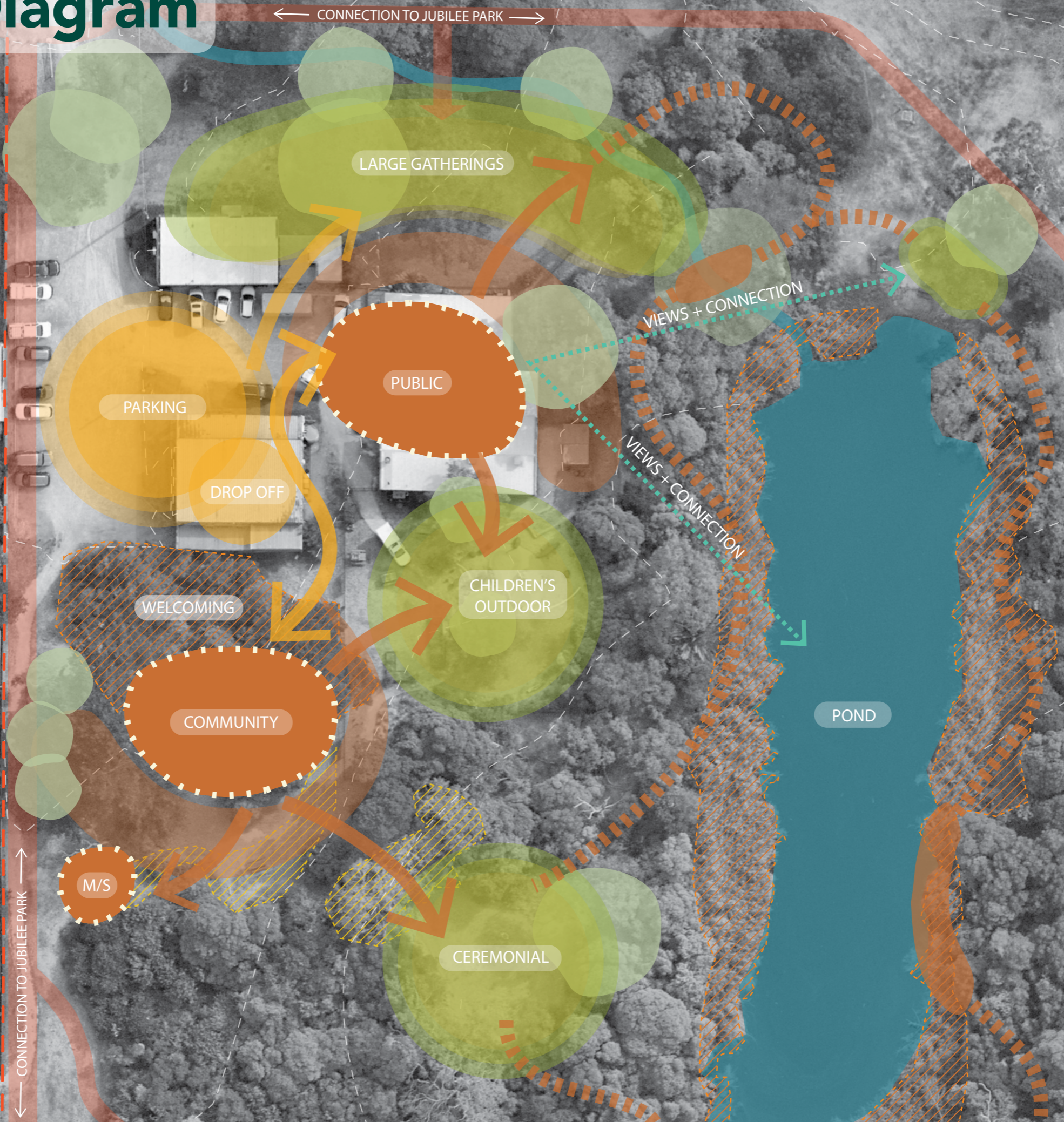
5.2 Area Scedule - Landscape

Stage	Area	Description	Surface finish	Comments	Unit	Area
ACTIVE LANDSCAPE AREAS						
1	Children's Garden Stage 1	Play ground with nature play elements, raised garden beds.	5% softfall rubber, 45% softfall mulch, 15% sand, 35% garden bed	Play equipment as separated item below. Include lighting	sqm	500
2	Children's Garden Stage 2	Play ground with nature play elements, raised garden beds.	5% softfall rubber, 45% softfall mulch, 15% sand, 35% garden bed	Built after demolition of existing kitchen block. Include lighting	sqm	200
1	Community Garden	Garden area with gravel areas, raised planters, and fixed and movable furniture elements.	20% gravel, 20% crazy paving, 60% garden bed	Include lighting	sqm	320
1	Arts/Workshop Spill out	Decorative concrete pavement with 2 large timber and steel furniture elements	80% decorative concrete. 20% garden bed	Allow \$20,000 for each furniture element. Include lighting	sqm	100
1	Ceremonial Space	Gravel yarning circle with large boulder seating, sunken firepit with large boulders and 3 large furniture elements	30% gravel, 70% refurbished planting.	Allow \$20,000 for each furniture element. Include x15 50L trees, 8 seating boulders. Refer to landscape elements section for ramp, shelter and stair also within this area. Include lighting	sqm	1100
1	Education Node 1	Gravel area with 3 large un-milled timber seating/terracing elements.	90% gravel, 10% garden bed	Allow \$20,000 for each timber seating element. Include x10 50L trees, 8 seating boulders.	sqm	210
1	Education Node 2	Gravel area with 2 large un-milled timber seating/terracing elements.		Allow \$20,000 for each timber seating element. Include x10 50L trees, 8 seating boulders. Refer to landscape elements for lake side deck in this area.	sqm	200
1	Cleansing Wetland	Terraced wetland with 10mm steel plate retaining walls.	100% wetland planting	Allow for 800mm deep imported soil, 800mm high retaining walls, subsurface drainage, reticulation water pump from lake to top of wetland.	sqm	450
1	Jubilee Park Public Access	Panting and concrete path as drawn.	As drawn.	Allow for lighting. Path cost may be separable into Jubilee Park Masterplan budget.	sqm	1330
PLANTING AREAS						
				Generally plants will be tube stock at 8 plants/m2 unless otherwise stated. Trees will be a mix of 300mm, 45L and 100L		
1	Tea Tree Forest	Existing tea tree area to be pruned and infill planting	100% existing refurbished planting.	Allow for pruning, weeding, mulching, ground cover planting and x20 300mm trees	sqm	300
1	Melaleuca Swamp	Existing melaleuca swamp area to be pruned and infill planting	100% existing refurbished planting.	Allow for pruning, weeding, mulching, ground cover planting and x20 300mm trees	sqm	300
1	Dense vegetated boundary	Existing vegetated thicket that needs significant woody weed removal and some infill planting	100% existing refurbished planting.	Allow for pruning, weeding, mulching, tube stock planting at 4 plants/sqm	sqm	5500
1	Cultural Trail planting	Existing vegetated thicket that needs significant woody weed removal and some infill planting	100% existing refurbished planting.	Allow for pruning, weeding, mulching, tube stock planting at 6 plants/sqm	sqm	4400
1	Lake area planting	Existing wetland planting and open water body	Refer to drawings	Allow for pruning, weeding, tube stock planting at 2 plants/sqm	sqm	3100
1	Regenerative Creek Planting	Existing overgrown creek that needs significant woody weed removal, infill planting, and rock armament	Refer to drawings	Allow for pruning, weeding, some creek re-shaping, rock work as drawn, tube stock planting at 8 plants/sqm and jute mat to planted areas.	sqm	650
2	Market Lawn	Turf area	100% turf	Allow for roll on turf, irrigation, access to power and lighting, x10 100L trees	sqm	600
1	Car Park area Planting	Garden bed planting in car park	100% garden bed	Allow for x10 100L trees, x25 45L and x150 300mm trees. Planting at 8 plants/sqm	sqm	300
VEHICULAR INFRASTRUCTURE						
1	Raised drop off area	Decorative concrete vehicular paving elevated above natural ground level	100% decorative paving	Allow for 1m build up of fill above natural ground level.	sqm	380
1	Drop area tree planting	Advanced tree planting in structural soil	NA	x15 100L trees in structural soil. Inc. metal tree guard and tree grate	item	15
1	Drop off area boulders	800-1200mm Mudstone boulders.	NA	x10 boulders set in concrete paving with gravel edge	item	10

Stage	Area	Description	Surface finish	Comments	Unit	Area
2	Automatic sliding gate to service depot	Automatic sliding gate 1800mm high, 3500mm long.	NA	Hardwood timber batten to match building façade.	item	1
1	Gravel and concrete road and car park	Structural gravel with grey vehicular concrete	40% Concrete, 60% structural gravel	Allow for hardwood timber wheel stops and car park marking dots.	sqm	1160
1	Entry vehicular bridge	Bridge crossing vegetated swale	FRP for vehicular traffic	FRP grate, steel frame, 3m span, 1m max height of ground.	sqm	32
1	Demolition of existing gravel road entry	Existing gravel access road is to be demolished and converted into pedestrian entry path and garden bed.	Refer to drawings		sqm	100
1	Car park swale and associated civil works	Vegetated swale receiving car park run off.	100% vegetated swale	Allow for 800mm soil build up, subsoil drainage, stormwater connections to legal point of discharge.	sqm	150
1	Car park pedestrian paths and stairs	Various decorative concrete paths, stairs and bridges	Refer to drawings	Allow for x2 swale bridge crossings, x2 stairs with handrails, tactile etc, exposed aggregate coloured concrete	sqm	130
1	Landscape boulder walls to raised drop off zone	600-1200mm dia. Mudstone boulder wall retaining raised drop off zone.	NA	Allow for concrete footings, 1m high retaining wall.	lin m	40
1	Lighting to car park area	Mix of pole top and bollard to light car park area to AS	NA		item	1
LANDSCAPE ELEMENTS						
1&2	Art - public art works	Public art allowance	NA	Nominate amount for art commissioned during both building stages. \$150,000 per building stage	item	2
1	Educational opportunities - stories in the landscape	Education/interpretation elements	NA	Nominate amount for educational/interpretation elements as a part of landscape works.	item	1
1	Cultural trail and boardwalk	Gravel and FRP boardwalk trail	Refer to drawings	Existing gravel track is being formalized. Boardwalk FRP with metal frame within lake side wetland area. Allow for Interpretative signage	sqm	800
1	Perimeter Fence	2m high stainless steel mesh fence with metal posts	NA	Stainless steel rope mesh. Metal posts at 5m intervals with cable top and bottom supports	lin m	395
1	Inner Perimeter Fence	2m high stainless steel mesh fence with metal posts	NA	Stainless steel rope mesh. Metal posts at 5m intervals with cable top and bottom supports	lin m	135
1	Children's Garden Fence	1200mm high hard wood timber batten fence	NA	Metal posts. Hard wood timber batten on both sides of fence with 20mm gaps	lin m	15
1	Ceremonial space ramp	2m wide decorative concrete ramp with 1 handrail	100% decorative concrete	Stainless steel handrail, large stone landing	sqm	100
1	Ceremonial space stair access	2m decorative concrete stairs with handrail on each side and large mudstone terracing and stepper connections.	40% decorative concrete, 30% mudstone steppers, 30% mudstone block wall terraces	Refer to drawings for scale of rock and quantities	sqm	25
1	Ceremonial shelter	Steel structure with tea tree stick shade and concrete paving	Refer to drawings	3.5m high structure	sqm	30
1	Lake side deck	Hardwood timber with metal frame deck	Hardwood timber	450mm off ground.	sqm	20
1	Creek foot bridge	FRP with metal frame bridge	FRB grate deck	max 2m span, 1m high	sqm	20
1	Creek stepping stone crossing and rockery	Mudstone steppers and terracing rockery	Mudstone boulders	800-1400mm mudstone boulders, concrete footings	sqm	40
1	Cultural mounds in front entry	Un-milled timber wall with site won topsoil and planting	Garden bed	500mm high. Site won timber preferable, logs with 200-500mm diameter.	sqm	30
1&2	Play equipment in playground	Miscellaneous playground elements for children's garden	NA	Allow for x4 \$10,000 elements per stage.	item	8
1	Melaleuca boardwalk	Boardwalk through melaleuca swamp and tea tree grove	NA	FRP grate with metal frame. Gravel path access	sqm	80

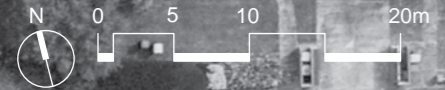
5.4 Siting Diagram

The siting diagram shows the different zones for culturally safe spaces and public facing opportunities to build connection and opportunities for enterprise and revenue.



5.5 Relationship and siting study

The different building uses are mapped onto the site to test that relationships and staging options respond to the needs of Nairn Marr Djambana. Community feedback on these diagrams informed the next level of development of the Masterplan.



6.0 Masterplan

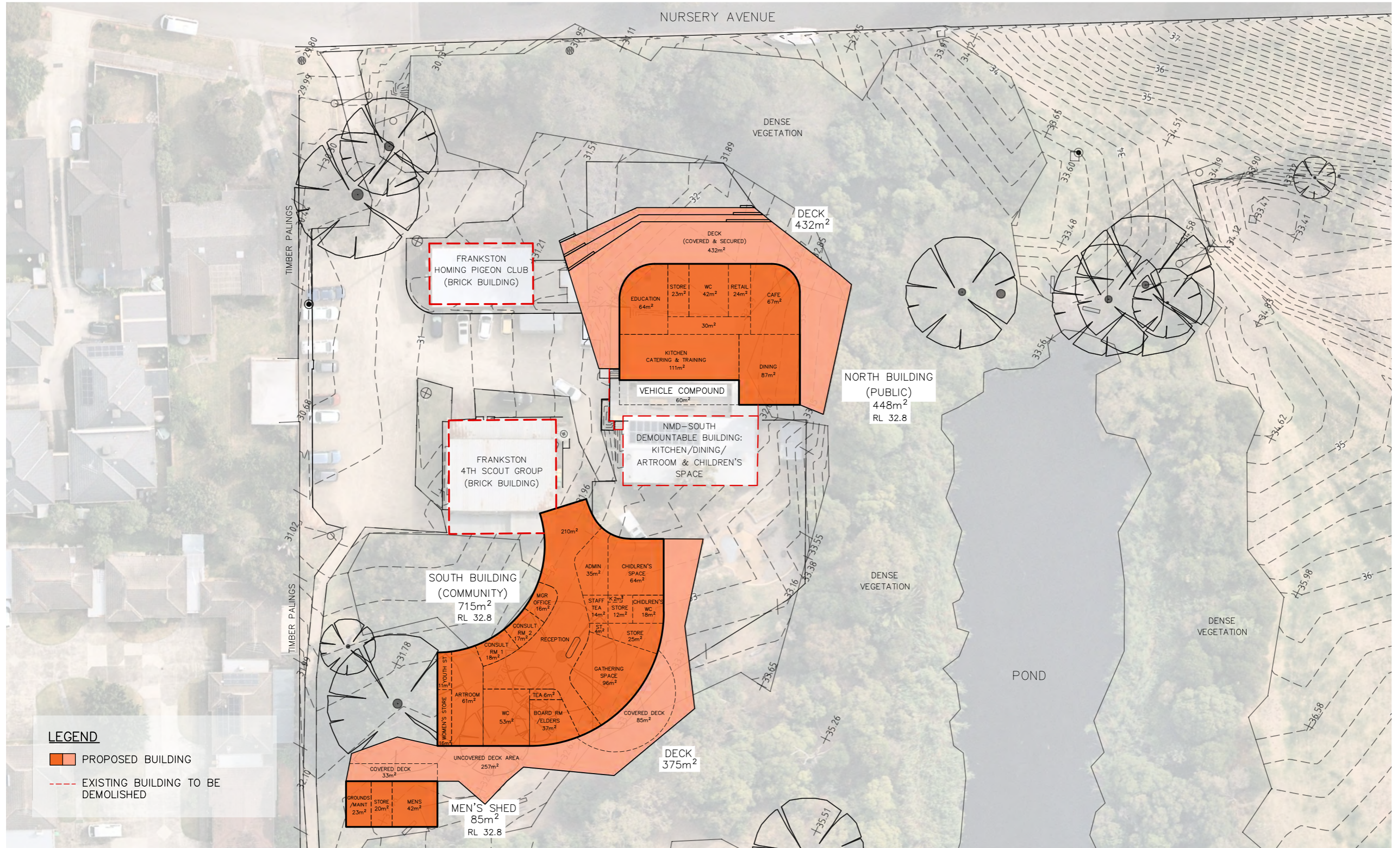


6.1 Site Plan and building footprint

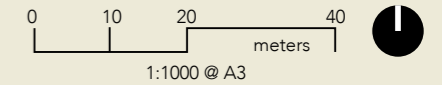


LEGEND
[Orange Box] PROPOSED BUILDING
[Red Dashed Box] EXISTING BUILDING TO BE DEMOLISHED

6.2 Preliminary building layout



6.3 Landscape Masterplan



- 1 Re-aligned entry road with bridge crossing and cultural mounds.
- 2 Re-generated creek line with stepping stone crossing and terracing rocks.
- 3 Jubilee Park access paths and planting - being delivered as a part of Jubilee Park Masterplan stages 2 and 3.
- 4 Market lawn and hospitality terrace.
- 5 Car park with safe and shaded pedestrian access and vegetated swale.
- 6 Raised arrival plaza with at grade access to buildings, disabled car parking and mini-bus drop off.
- 7 Children's Garden with some retained elements, play and interactive garden beds.
- 8 Community Garden with cultural mounds and planting.
- 9 Melaleuca Swamp with public boardwalk.
- 10 Workshop and arts space spillout.
- 11 Ceremonial Space with fire pit, shelter and seating.
- 12 Cultural Trail with culturally significant planting and interpretive information.
- 13 Terraced cleansing wetland with reticulation water pump.
- 14 Water body.
- 15 Perimeter fence (option)
- 16 Inner perimeter fence (option)
- 17 Educational node with seating

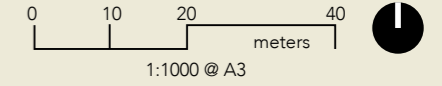
Legend

 Regenerative thicket	 Existing tea tree
 Wetland planting	 Existing Eucalyptus
 Dryland planting	 Existing Melaleuca
 Cultural planting	 Existing Pine tree
 Lawn	 Proposed small tree
 Gravel pavement	 Proposed large tree
 Concrete pavement	 Proposed wet tree
 Decorative concrete	
 Deck	



6.4 Landscape Zones

The proposed landscape master plan can be broken up into zones each with unique programs and relationships to one another. In reality many of these zones will blend into one another.

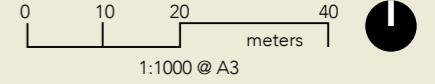


Legend

- 1 Jubilee Park public access
- 2 Car park
- 3 Melaleuca swamp
- 4 Tea tree forest
- 5 Men's Shed and Art workshop
- 6 Ceremonial space
- 7 Community garden
- 8 Children's garden stage 1
- 9 Children's garden stage 2
- 10 Hospitality deck & Market Lawn
- 11 Catering depot
- 12 Regenerative creek
- 13 Educational node 1
- 14 Water body
- 15 Cultural trail
- 16 Educational node 2
- 17 Cleansing wetland
- 18 Dense vegetated boundary

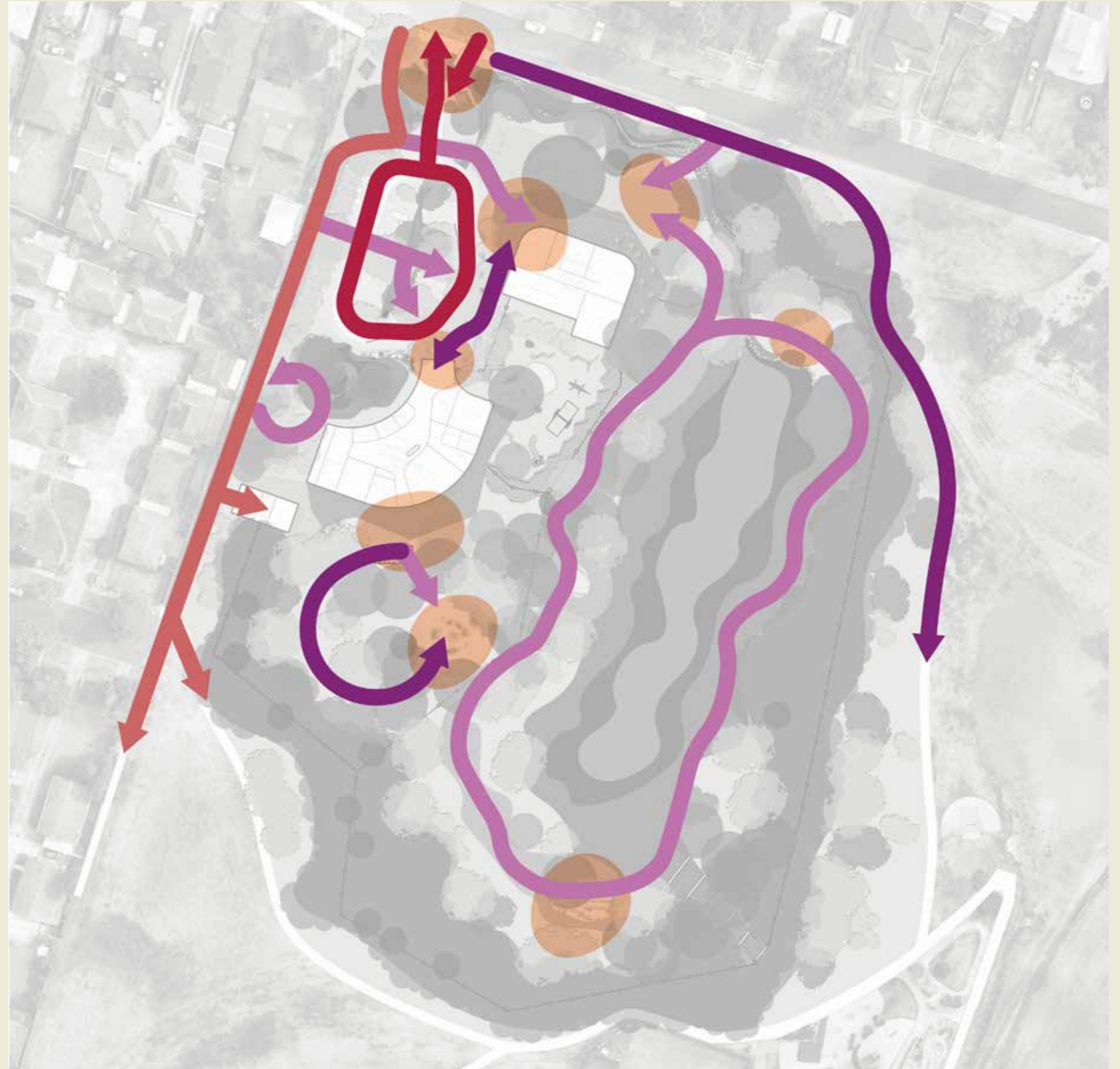


6.5 Access and paths








This diagram demonstrates the proposed high level movement patterns of the site. Universal access has been considered and this is of highest priority when accessing the buildings and immediate landscape adjacent. The ceremonial space is also accessible via a gently sloping ramp.

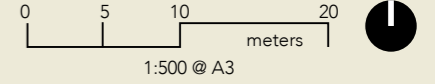
A significant change that is proposed in this master plan is the re-alignment of the entry road to the east. This re-alignment may help to preserve the significant "guardian" swamp gums and open up the pedestrian entry to Nairn Marr Djambana and Jubilee Park beyond.



Legend

-  Pedestrian only (able bodied)
-  Pedestrian only (Universal access)
-  Pedestrian + service vehicle
-  Vehicular
-  Entryway/meeting point

6.6 Car park and building area



- 1 Re-aligned vehicular entry
- 2 Arrival bridge
- 3 Cultural mounds in entry area
- 4 Jubilee Park public access and pedestrian entry
- 5 Gravel car parks
- 6 Tree planting for car park shade and screening neighbours
- 7 Concrete carriage way with gravel shoulder
- 8 Vegetated swale receiving car park stormwater runoff
- 9 Ramping roads to higher drop off area
- 10 Pedestrian access to car park
- 11 Disabled car parking (x2)
- 12 Automatic gate to service depot
- 13 Melaleuca swamp and boardwalk
- 14 Childrens garden with some retained elements
- 15 Screening to childrens garden
- 16 Minibus drop off
- 17 Building entry
- 18 Existing pine retained
- 19 Existing Eucalypt retained
- 20 Regenerated creek opens up site more to Nursery Ave
- 21 Cultural mound terraced edge

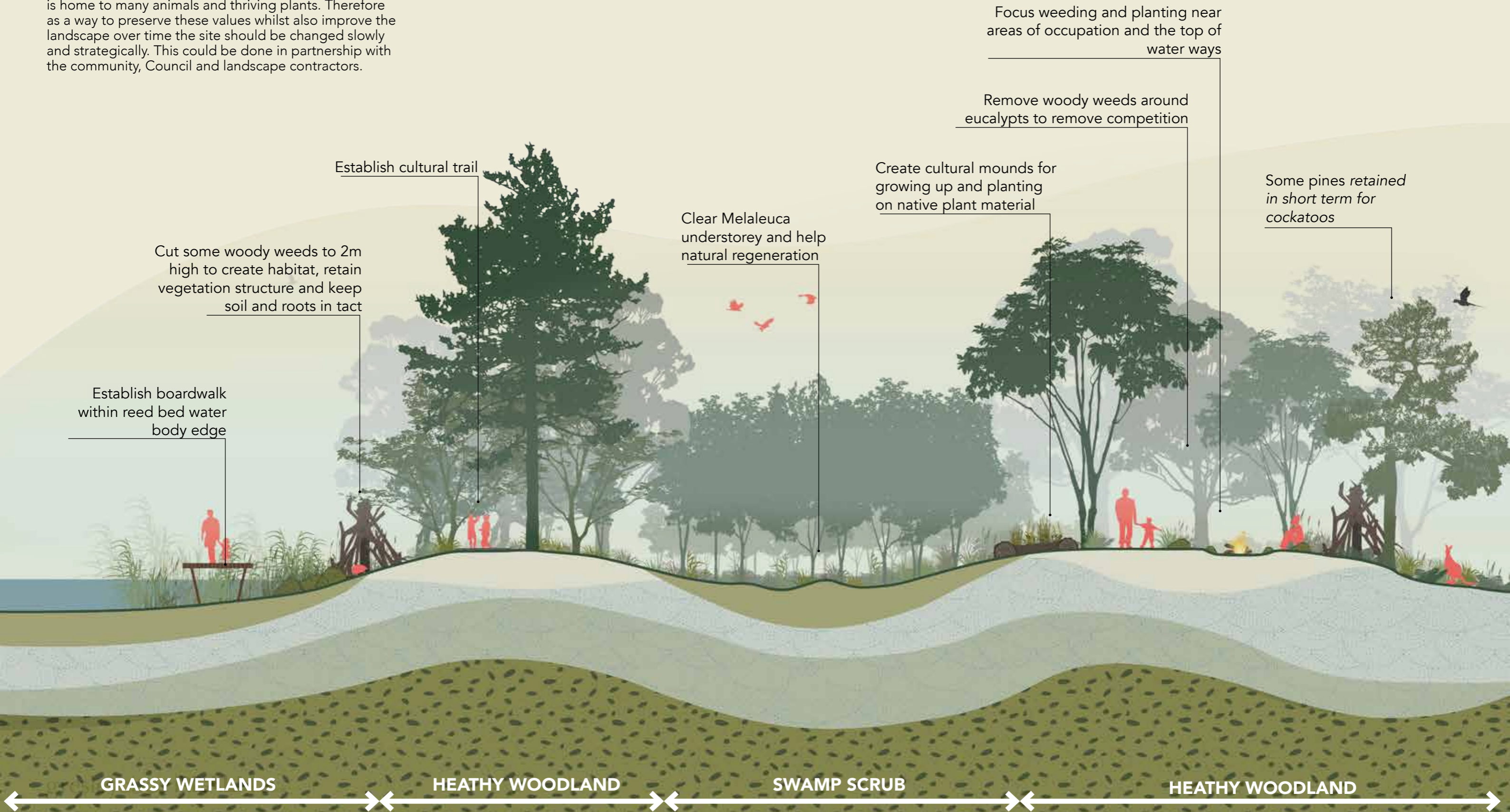


Legend

- | | |
|---|---|
|  Regenerative thicket |  Existing tea tree |
|  Wetland planting |  Existing Eucalyptus |
|  Dryland planting |  Existing Melaleuca |
|  Cultural planting |  Existing Pine tree |
|  Lawn |  Proposed small tree |
|  Gravel pavement |  Proposed large tree |
|  Concrete pavement |  Proposed wet tree |
|  Decorative concrete | |
|  Deck | |

6.7 Landscape Evolution: near future

The vegetation of the broader site is daunting - thick full of weeds. However, as informed by the community there are many elements and characters that hold important value. Despite the weedy and unmanaged vegetation it is home to many animals and thriving plants. Therefore as a way to preserve these values whilst also improve the landscape over time the site should be changed slowly and strategically. This could be done in partnership with the community, Council and landscape contractors.



6.8 Landscape Evolution: distant future

There is no final state or equilibrium. This landscape as with all landscapes are ever changing and will reflect the relationships that the community nurture over time. Below outlines some of the possibilities for the future.

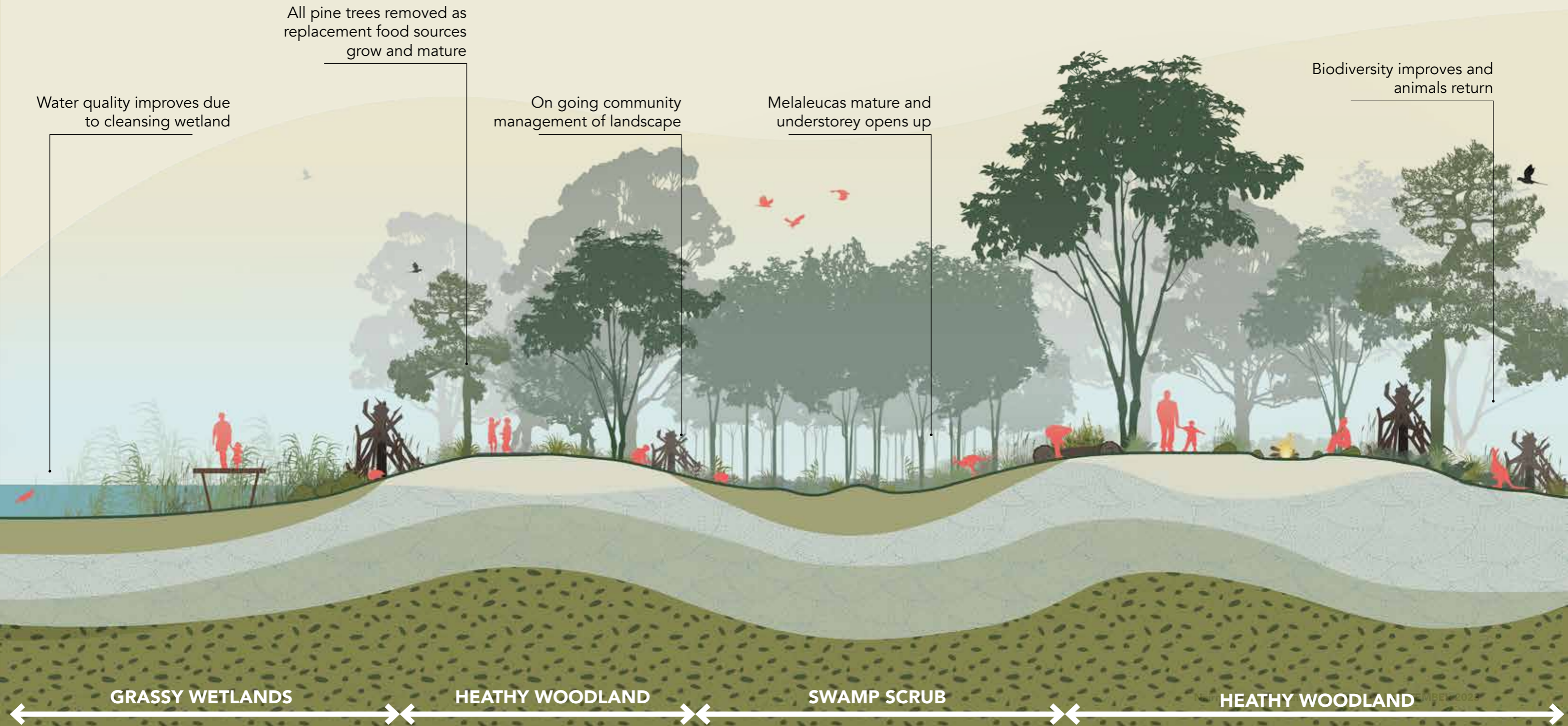
All pine trees removed as replacement food sources grow and mature

Water quality improves due to cleansing wetland

On going community management of landscape

Melaleucas mature and understorey opens up

Biodiversity improves and animals return



GRASSY WETLANDS

HEATHY WOODLAND

SWAMP SCRUB

HEATHY WOODLAND

7.0 Cost Plan



7.0 Cost Plan A

A cost assessment has been prepared by Prowse Quantity Surveyors.

The project cost summary is included on this page, and over the following pages, the breakdown for each stage of the project and landscaping is provided.

The initial cost assessment by the quantity surveyor for the entire project to be delivered over 3 stages is \$25.65 million. This order of cost estimate should be treated with a sensitivity of +/- 20%. This figure significantly exceeds the original expectations for this project. It should be noted that the agreed approach to this masterplan phase was to undertake an inclusive and aspirational definition of the project scope. A rigorous review of the aspirational project brief identified in this report together with diligent value engineering in the concept phase will allow us to steer the project into viable territory in relation to the funding outlook currently being formulated by Frankston City Council.

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	FECA 68m2 OPEN 2,367m2	FECA 453m2 OPEN 4,633m2	FECA 323m2; UCA: 40m2; OPEN 2,845m2	
						STAGE 1A MENS SHED (\$)	STAGE 1 SOUTH BLDG (\$)	STAGE 2 NORTH BLDG (\$)	
	Building Works								
	Men's shed (Refer D/2)	(FECA) M2	68	5,294	360,000	360,000	-	-	
	South Building (Refer D/3)	(FECA) M2	453	6,799	3,080,000	-	3,080,000	-	
	North Building incl. vehicle compound (Refer D/4)	(FECA) M2	323	10,093	3,260,000	-	-	3,260,000	
	Extra Over Items								
	ESD, 5 star greenstar & Solar system	ITEM			350,000	20,000	160,000	170,000	
	Site Works & External Services								
XP	Site Preparation and clean up	M2	10,729	12	128,748	26,568	68,652	33,528	
	Tree demo/protection	ITEM			35,000	5,000	20,000	10,000	
	Demolish existing single storey brick buildings	M2	664	180	119,520	-	44,460	75,060	
	Site contamination removal (Excl.)	NOTE			-	-	-	-	
XR	Roads, Footpaths and Paved Areas								
	Gravel, vehicular conc & decorative conc paving	(OPEN) M2	2,496	236	590,000	60,000	480,000	50,000	
	Entry vehicular bridge (FRP on steel; Nil TBC)	NOTE			-	-	-	-	
	Interpretive signage to trails (Say)	NO	8	4,000	32,000	8,000	16,000	8,000	
	Signage to carpark & footpaths	ITEM			20,000	-	20,000	-	
XN	Boundary Walls, Fences and Gates								
	Concrete and boulder retaining walls	M	381	2,651	1,010,000	50,000	550,000	410,000	
	1200h hard wood timber batten fence	M	72	450	32,400	-	13,500	18,900	
	Perimeter mesh fence (Excluded - future stage 3)	NOTE			-	-	-	-	
	3500w Auto sliding gate w/ timber batten [service depot; TBC]	NO	1	30,000	30,000	-	30,000	-	
XB	Outbuildings and Covered Ways								
	Decking to buildings (P4)	(OPEN) M2	331	900	297,900	34,200	49,500	214,200	
	Canopy to deck/paving (Covered walkway)	M2	136	650	88,400	-	18,850	69,550	
	Ramp & stair to decking incl. handrail, tactile & nosing	ITEM			40,000	-	-	40,000	
	Swale/swamp boardwalk bridge crossing (P4)	(OPEN) M2	35	1,650	57,750	-	47,850	9,900	
	Yarning circle shelter w/ steel frame & tree stick clad (30m2 max)	NO	1	30,000	30,000	30,000	-	-	
	Educational shelter (Nil TBC)	NOTE			-	-	-	-	
XL	Landscaping and Improvements								
	Active landscape, planting areas	(OPEN) M2	6,983	425	2,970,000	700,000	1,100,000	1,170,000	
	Landscape Elements								
	Art - public art works (Nil)	NOTE			-	-	-	-	
	Education/interpretation elements (Nil)	NOTE			-	-	-	-	
	Play equipment (children's garden)	NO	1	40,000	40,000	-	40,000	-	
XK	External stormwater drainage	NOTE			360,000	30,000	160,000	170,000	
XD	External sewer drainage	ITEM			110,000	60,000	10,000	40,000	
XW	External water supply	ITEM			90,000	10,000	30,000	50,000	
XG	External gas reticulation (Demolish ex. Pipework & meter)	ITEM			20,000	-	-	20,000	
XF	External fire protection				90,000	10,000	40,000	40,000	
XE	External light & power	ITEM			260,000	180,000	50,000	30,000	
XC	External communications	ITEM			65,000	10,000	30,000	25,000	
	Balance of funds	ITEM			(718)	(768)	188	(138)	
SUB-TOTAL						\$ 13,566,000	1,593,000	6,059,000	5,914,000
	PRELIMINARIES (Included Above)	- %			\$ -	-	-	-	
	DESIGN VARIABLE	5.00 %			\$ 680,000	80,000	300,000	300,000	
	COST ESCALATION TO TENDER	ITEM			\$ 1,430,000	170,000	640,000	620,000	
	COST ESCALATION DURING CONSTRUCTION	ITEM			\$ 510,000	30,000	240,000	240,000	
	CONTRACT CONTINGENCY	5.00 %			\$ 800,000	90,000	360,000	350,000	
	PROFESSIONAL FEES	10.00 %			\$ 1,694,000	197,000	756,000	741,000	
	LOOSE FURNITURE & EQUIPMENT (As advised)	ITEM			\$ 210,000	10,000	100,000	100,000	
	IT AV EQUIPMENT (As Advised)	ITEM			\$ 50,000	-	25,000	25,000	
	AUTHORITY CONTRIBUTION & HEADWORKS	ITEM			\$ 120,000	-	70,000	50,000	
ANTICIPATED PROJECT COST (EXCLUDING GST)						\$ 19,060,000	2,170,000	8,550,000	8,340,000
(Fixed Price Contract - Dates as noted)							Jul-25	Jul-25	Jul-25



NAIRM MARR DJAMBANA, FRANKSTON, MASTERPLAN
 Men's Shed
 Based on information received up to 13/12/2023

JOB 13966
 DATE 13/12/23
 FECA 68
 UCA -
 REF D/2

CLIENT: FRANKSTON CITY COUNCIL | ARCHITECT: GRESLEYABAS

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Building Works				
	Substructure (FECA)	M2	68	450	30,600
	Raise building levels (Steel structure on posts)	M2	68	100	6,800
	Columns	M2	130	85	11,050
	Upper Floors (FECA)	M2	-	-	-
	Staircases (Nil)	NOTE			-
	Roof - custom orb colorbond	M2	130	420	54,600
	External Walls - custom orb colorbond	M2	116	420	48,720
	Anti graffiti coating	M2	116	45	5,220
	Windows	M2	19	1,250	24,000
	External Doors - Roller shutter (Manual; 3500 x 2400h)	NO	1	3,500	3,500
	Roller shutter (Manual; 2500 x 2400h)	NO	1	2,600	2,600
	Internal Walls	M2	44	110	4,840
	Internal Screens (windows; Nil)	NOTE			-
	Internal Doors - Solid hinge	NO	1	1,250	1,250
	Wall Finishes (add for splashbacks & acoustic)	M2	204	120	24,480
	Floor Finishes	M2	68	100	6,800
	Ceiling Finishes (add for acoustics & specials)	M2	68	125	8,500
	Fitments (add for signage & specials)	ITEM			1,000
	Laminated benchtop	M	4	1,650	6,600
	Special Equipment (Nil TBC)	NO	-	-	-
	Sanitary Fixtures Plumbing Water Supply	ITEM			3,000
	Gas Services (Nil TBC)	NOTE			-
	Spaces Heating /Air Conditioning/Ventilation (As Advised)	M2	68	240	16,320
	Fire Protection	M2	68	40	2,720
	Electric Light & Power / Communications (As Advised)	M2	68	480	32,640
	Preliminaries	ITEM			35,000
	Builders works in connection and elemental sundries	ITEM			29,760
	Total Building Works - Stage 1a (Men's Shed)	ITEM			360,000



NAIRM MARR DJAMBANA, FRANKSTON, MASTERPLAN
 South Building
 Based on information received up to 13/12/2023

JOB 13966
 DATE 13/12/23
 FECA 453
 UCA -
 REF D/3

CLIENT: FRANKSTON CITY COUNCIL | ARCHITECT: GRESLEYABAS

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
	Building Works				
	Substructure (FECA)	M2	453	450	203,850
	Plant area	M2	14	450	6,300
	Chainlink fence to plant area	M	15	350	5,250
	Raise building levels (Steel structure on posts)	M2	467	100	46,700
	Columns	M2	681	120	81,720
	Upper Floors (Nil) (FECA)	NOTE			-
	Staircases (Nil)	NOTE			-
	Roof - custom orb colorbond	M2	681	680	463,080
	External Walls - custom orb colorbond	M2	431	420	181,020
	E/O curved wall	M2	53	350	18,550
	Anti graffiti coating	M2	431	45	19,395
	Windows	M2	141	1,250	176,250
	Openable clerestory window	M2	15	2,380	35,700
	Mortorised blinds to clerestory window (Nil TBC)	NOTE			-
	E/O Curved windows	M2	35	700	24,500
	External Doors - E/O Auto sliding door 1000w x 2100h	NO	1	10,000	10,000
	E/O Bi-fold manual doors	M	5	2,850	14,250
	E/O hinged doors	NO	2	980	1,960
	Solid sliding door 1600w x 2100h	NO	1	1,650	1,650
	Solid hinged doors	NO	4	1,250	5,000
	Internal Walls	M2	632	130	82,160
	Internal Screens (windows)	M2	63	420	26,460
	Operable wall (straight; Art room; Allow 2400h)	M	6	5,000	30,000
	WC Partition (Child's WC)	NO	1	1,950	1,950
	Internal Doors - E/O Auto sliding door 1000w x 2100h	NO	1	10,000	10,000
	E/O hinged doors	NO	6	980	5,880
	Solid hinged doors	NO	8	1,250	10,000
	Wall Finishes	M2	1,695	100	169,500
	Splashbacks	M2	20	350	7,000
	Acoustics & pinboards (Say 30% of wall area)	M2	509	295	150,155
	Floor Finishes	M2	453	110	49,830
	Ceiling Finishes (add for acoustics & specials)	M2	453	200	90,600
	E/O for acoustic ceiling w/ acoustic baffles	M2	195	80	15,568
	E/O for raked ceilings	M2	147	40	5,880
	Fitments (add for signage & specials)	M	51	1,950	99,450
	Lockers (Say)	NO	20	450	9,000
	Sanitary accessories	ITEM			5,000
	Decorative & statutory signage	ITEM			20,000
	Special Equipment - kitchen equip. (tea point; childcare)	NO	2	5,000	10,000
	Sanitary Fixtures Plumbing Water Supply	ITEM			85,000
	Gas Services (Nil)	NOTE			-
	Spaces Heating /Air Conditioning/Ventilation (As Advised)	M2	453	350	158,550
	Fire Protection	M2	453	40	18,120
	Electric Light & Power / Communications (As Advised)	M2	453	420	190,260
	Preliminaries	ITEM			305,000
	Builders works in connection and elemental sundries	ITEM			229,462
	Total Building Works - Stage 1 (South Building)	ITEM			3,080,000



NAIRM MARR DJAMBANA, FRANKSTON, MASTERPLAN
 North Building
 Based on information received up to 13/12/2023

JOB 13966
 DATE 13/12/23
 FECA 323
 UCA 40
 REF D/4

CLIENT: FRANKSTON CITY COUNCIL | ARCHITECT: GRESLEYABAS

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)
Building Works					
	Substructure (FECA)	M2	323	450	145,350
	Vehicle compound (UCA)	M2	24	450	10,800
	Plant area (UCA)	M2	16	450	7,200
	Chainlink fence to plant area	M	19	350	6,650
	Raise building levels (Steel structure on posts)	M2	363	100	36,300
	Columns	M2	600	120	72,000
	Upper Floors (Nil) (FECA)	NOTE			-
	Staircases (Nil)	NOTE			-
	Roof - custom orb colorbond	M2	600	680	408,000
	External Walls - custom orb colorbond	M2	363	420	152,460
	E/O curved wall	M2	36	350	12,600
	Anti graffiti coating	M2	363	45	16,335
	Windows	M2	72	1,250	90,000
	E/O Curved windows	M2	14	700	9,800
	Security shutter to verandah (Manual)	M	46	2,800	128,800
	External Doors - E/O Hinged doors	NO	2	980	1,960
	Solid hinged doors	NO	1	1,250	1,250
	E/O windows for Bi-fold manual doors	M	13	2,850	37,050
	Internal Walls	M2	476	130	61,880
	Internal Screens (windows)	M2	18	420	7,560
	Operable wall (Allow 2400h)	M	14	5,000	70,000
	WC Partition	NO	6	1,950	11,700
	Internal Doors - E/O hinged doors	NO	7	980	6,860
	Solid hinged doors	NO	10	1,250	12,500
	Wall Finishes	M2	1,315	100	131,500
	Splashbacks	M2	40	350	14,000
	Acoustics & pinboards (Say 30% of wall area)	M2	395	295	116,525
	Floor Finishes	M2	323	110	35,530
	Ceiling Finishes (add for acoustics & specials)	M2	323	200	64,600
	E/O for acoustic ceiling w/ acoustic baffles	M2	157	80	12,560
	E/O for raked ceilings	M2	96	40	3,840
	Fitments (add for signage & specials)	M	37	1,950	72,150
	Training kitchen/commercial kitchen benchtop	M	41	2,250	92,250
	Lockers (Say)	NO	10	450	4,500
	Sanitary accessories	ITEM			5,000
	Decorative & statutory signage	ITEM			20,000
	Special Equipment				
	Training kitchen equipment	ITEM			140,000
	Commercial kitchen equipment	ITEM			80,000
	Cool room	ITEM			30,000
	Café equipment & fitout	NO	1	60,000	60,000
	Sanitary Fixtures Plumbing Water Supply	ITEM			110,000
	Gas Services (Nil)	NOTE			-
	Spaces Heating /Air Conditioning/Ventilation (As Advised)	M2	323	575	185,725
	Fire Protection	M2	323	40	12,920
	Electric Light & Power / Communications (As Advised)	M2	323	610	197,030
	Preliminaries	ITEM			323,000
	Builders works in connection and elemental sundries	ITEM			241,815
	Total Building Works - Stage 2 (North Building)	ITEM			3,260,000

STAGING DIAGRAM

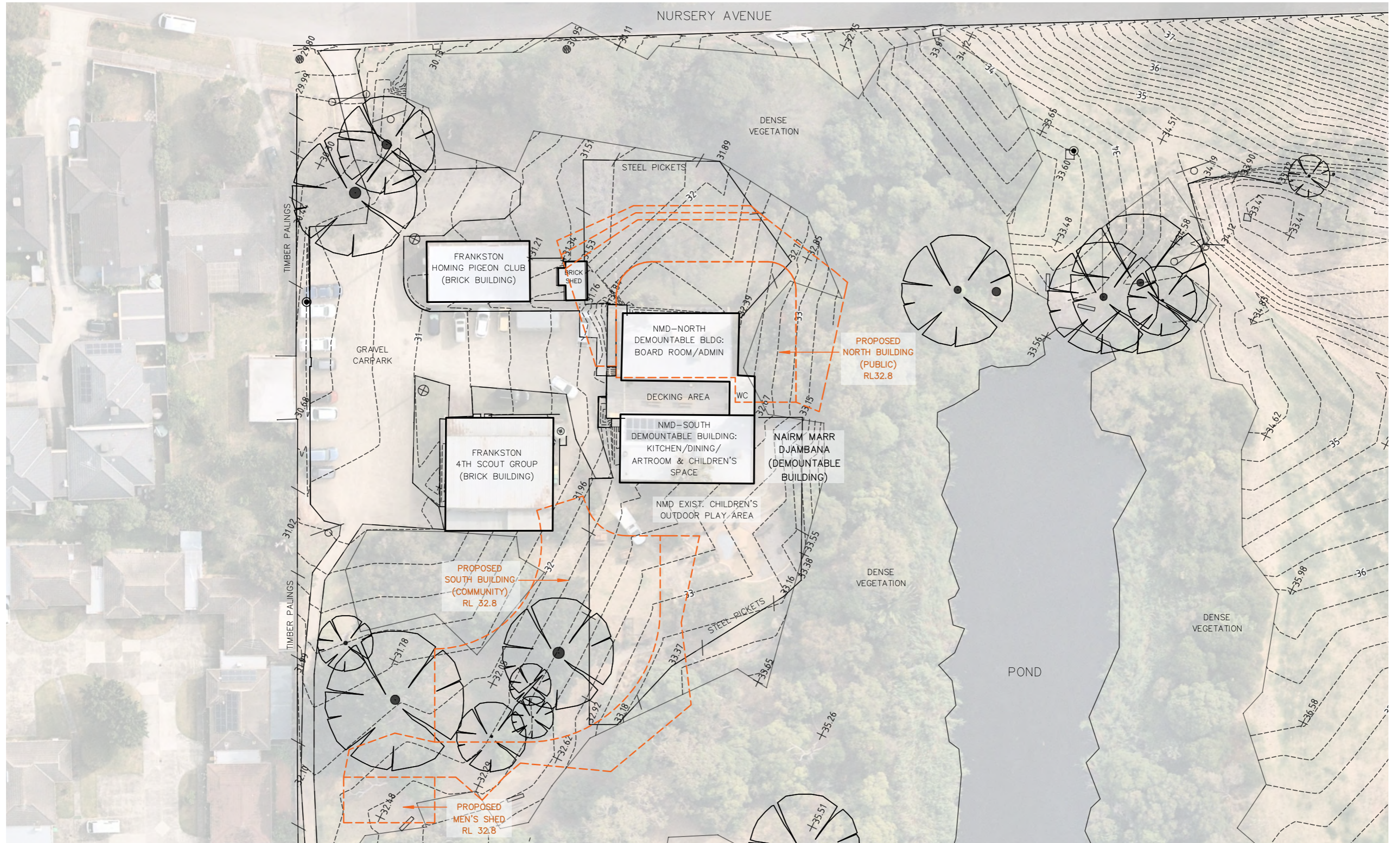


- STAGE 1A
- STAGE 1
- STAGE 1 BUILDING
- STAGE 2
- STAGE 2 BUILDING
- STAGE 3

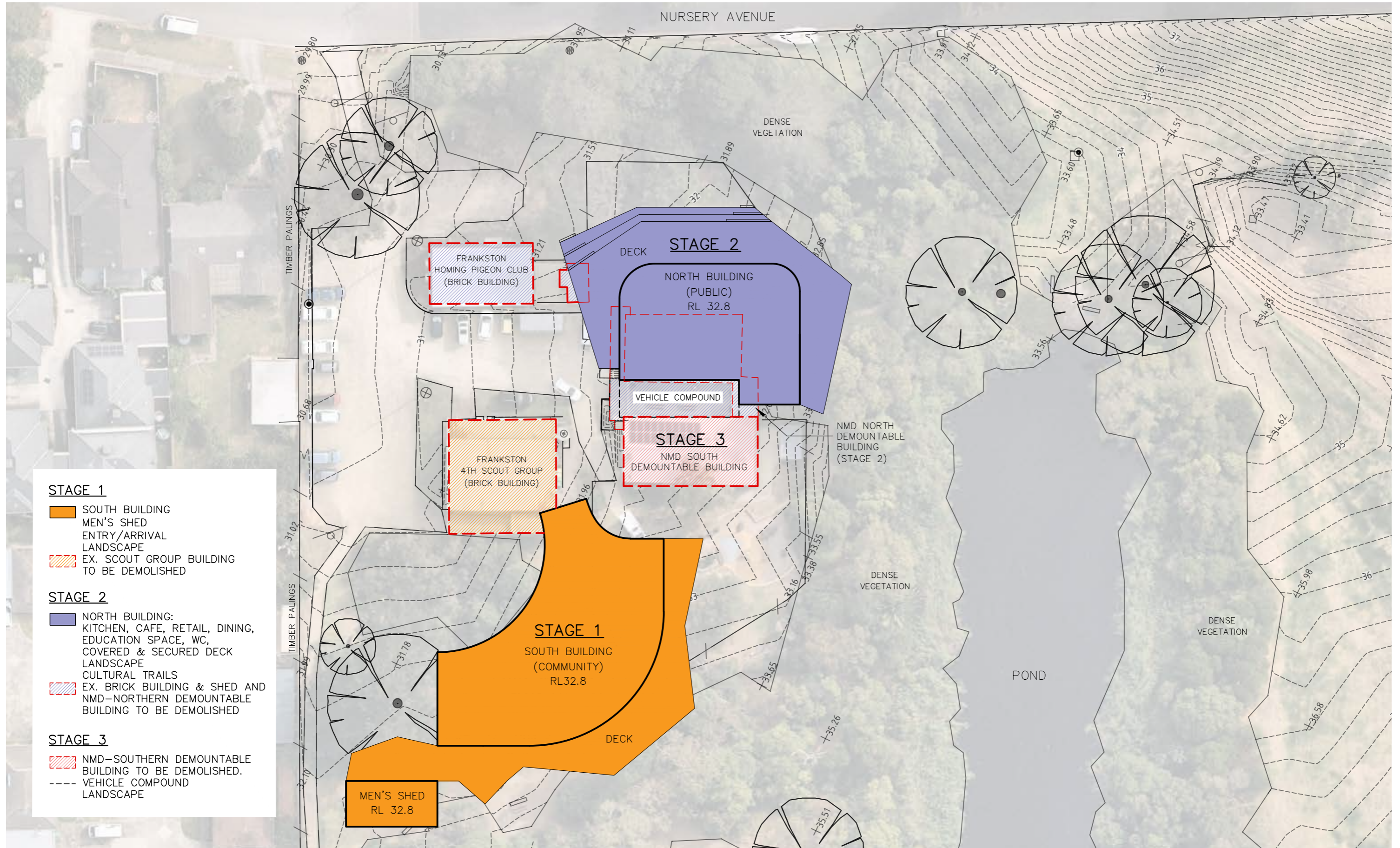
8.0 Staging, Implementation & Transition Plan



8.1 Staging diagram 1



8.2 Staging diagram 2



STAGE 1

- SOUTH BUILDING
MEN'S SHED
ENTRY/ARRIVAL
LANDSCAPE
- EX. SCOUT GROUP BUILDING
TO BE DEMOLISHED

STAGE 2

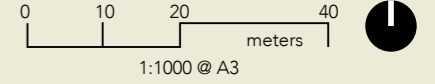
- NORTH BUILDING:
KITCHEN, CAFE, RETAIL, DINING,
EDUCATION SPACE, WC,
COVERED & SECURED DECK
LANDSCAPE
CULTURAL TRAILS
- EX. BRICK BUILDING & SHED AND
NMD-NORTHERN DEMOUNTABLE
BUILDING TO BE DEMOLISHED

STAGE 3

- NMD-SOUTHERN DEMOUNTABLE
BUILDING TO BE DEMOLISHED.
- VEHICLE COMPOUND
LANDSCAPE

8.3 Landscape staging

There are two main stages that align with the building works. However, many of the landscape zones can form smaller stages and be built independently of the building works. This will allow for strategic construction that meets community needs and grant funding opportunities.



Legend

Stage 1

- 1A: Mens shed
- 1B: Community building and car park
- 1C: Wetland - water quality and education space
- 1D: Cultural trail
- 1E: Perimeter landscape

Stage 2

- 2A: Public building, market lawn and children's garden stage 2.
- 2B: Creek regeneration





9.0 Programme

The current programme for phase 1 & 2 (Masterplan & Concept) is on schedule and still on target for completion by December 2023.

Nairm Maar Djambana								2023												2024	
Project Lead: Gresley Abas Architects								Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb			
WBS	Task Name	Priority	Resource	Start	Finish	Duration	Percent Complete	4	5	6	7	8	9	10	11	12	1	2			
▶ 1	Appointment	NORMAL		Thu 06-Apr-23	Fri 05-May-23	22	100%	←													
▶ 1.1	Appointment of Consultant Team	NORMAL		Thu 06-Apr-23	Fri 05-May-23	22	100%	←													
▶ 2	Stage 1 - Site Analysis & Opportunities	NORMAL		Mon 01-May-23	Fri 22-Sep-23	405	93%		←												
▶ 2.1	Review/test existing concept, reports & studies	NORMAL		Mon 08-May-23	Fri 30-Jun-23	40	100%		←												
▶ 2.2	Site Assessment: Soil & geotech studies	NORMAL		Mon 08-May-23	Fri 09-Jun-23	25	100%		←												
▶ 2.3	Site assessment: Cultural Heritage Overlay	NORMAL		Mon 15-May-23	Fri 28-Jul-23	55	100%		←												
▶ 2.4	Site assessment: Flora & Fauna	NORMAL		Mon 19-Jun-23	Fri 28-Jul-23	30	100%			←											
▶ 2.5	Site assessment: Stormwater & Drainage	NORMAL		Mon 19-Jun-23	Fri 28-Jul-23	30	100%			←											
▶ 2.6	Site assessment: Traffic & access	NORMAL		Mon 22-May-23	Fri 16-Jun-23	20	100%		←												
▶ 2.7	Site assessment: Arboriculture survey	NORMAL		Mon 12-Jun-23	Fri 07-Jul-23	20	100%			←											
▶ 2.8	Site assessment: Feature survey	NORMAL		Mon 08-May-23	Fri 26-May-23	15	100%		←												
▶ 2.9	Stakeholder Forum #1	NORMAL		Thu 13-Jul-23	Wed 19-Jul-23	5	100%				←										
▶ 2.10	Stakeholder meetings (3 no)	NORMAL		Mon 01-May-23	Fri 18-Aug-23	80	100%		←												
▶ 2.11	Refine & consolidate functional brief	NORMAL		Mon 05-Jun-23	Fri 28-Jul-23	40	100%			←											
▶ 2.12	Stakeholder Forum #2	NORMAL		Mon 24-Jul-23	Fri 28-Jul-23	5	100%				←										
▶ 2.13	Complete stage 1 report: Engagement Summary, Site Analysis, Return Brief and draft Masterplan	NORMAL		Mon 31-Jul-23	Fri 15-Sep-23	35	100%				←										
▶ 2.14	Presentation to NMD Board	NORMAL		Mon 18-Sep-23	Fri 22-Sep-23	5	0%					←									
▶ 3	Stage 2 - Concept Plan Development	NORMAL		Mon 04-Sep-23	Fri 12-Jan-24	190	10%					←									
▶ 3.1	Review /develop project brief	NORMAL		Mon 18-Sep-23	Fri 29-Sep-23	10	50%					←									
▶ 3.2	Order of cost review (Masterplan)	NORMAL		Mon 04-Sep-23	Fri 15-Sep-23	10	100%					←									
▶ 3.3	Develop building concept	NORMAL		Mon 18-Sep-23	Fri 06-Oct-23	15	0%					←									
▶ 3.4	Develop landscape concept	NORMAL		Mon 18-Sep-23	Fri 06-Oct-23	15	0%					←									
▶ 3.5	Stakeholder Forum #3	NORMAL		Mon 09-Oct-23	Fri 13-Oct-23	5	0%					←									
▶ 3.6	Stakeholder meetings (3 no)	NORMAL		Mon 04-Sep-23	Fri 24-Nov-23	60	0%					←									
▶ 3.7	Finalise concept design (built form & landscape)	NORMAL		Mon 09-Oct-23	Fri 20-Oct-23	10	0%					←									
▶ 3.8	Detailed Cost Assessment	NORMAL		Mon 23-Oct-23	Fri 03-Nov-23	10	0%					←									
▶ 3.9	Value management if required	NORMAL		Mon 13-Nov-23	Fri 17-Nov-23	5	0%					←									
▶ 3.10	Finalise draft concept report	NORMAL		Mon 13-Nov-23	Fri 17-Nov-23	5	0%					←									
▶ 3.11	Present draft report to council	NORMAL		Mon 20-Nov-23	Fri 24-Nov-23	5	0%					←									
▶ 3.12	Presentation to NMD Board	NORMAL		Mon 20-Nov-23	Fri 24-Nov-23	5	0%					←									
▶ 3.13	Incorporate council & community feedback	NORMAL		Mon 27-Nov-23	Fri 01-Dec-23	5	0%					←									
▶ 3.14	Final Concept Design & Masterplan Report	NORMAL		Mon 04-Dec-23	Fri 15-Dec-23	10	0%					←									
▶ 3.15	Float / Allowance for delay	NORMAL		Mon 18-Dec-23	Fri 12-Jan-24	20	0%					←									



10.0 Preliminary Planning Advice

The schedule overleaf summarises the planning context for development of the site.

The masterplan process has not raised any additional concerns or issues regarding the planning approval pathway for this project.

This Masterplan will form the basis for initiating dialogue with Melbourne Water during the concept stage to discuss and agree stormwater & site water management principles to be applied during the concept design phase.

5.2 Planning and building considerations

On 19 August 2019, Nairm Marr Djambana met with Frankston City Council's planning and building teams to discuss planning and building considerations for stage 2 of the project. Frankston City Council subsequently provided the following preliminary advice (after reviewing Nairm Marr Djambana's Building Master Plan and architectural plans), subject to final advice and support if the project is funded.

Consideration	Advice	Further information
Planning considerations		
Zoning and permits	<p>The site is located within the Public Park and Recreation Zone (PPRZ) and is within the Special Building Overlay (SBO). The use does not require a Planning Permit under Clause 36.02-1 (PPRZ) as it is conducted by or on behalf of the public land manager (Council). The buildings and works will also not require a Planning Permit under Clause 36.02-2 (PPRZ) provided they are carried out by or on behalf of the public land manager (Council).</p> <p>Council is of the view that a Planning Permit (town planning) is required under the Special Building Overlay (SBO) as there is no applicable exemption for the works under Clause 44.05-2. Nairm Marr Djambana may wish to clarify what the applicable flood level is with Melbourne Water and if Melbourne Water is also of the view that a Planning Permit is required.</p>	Nairm Marr Djambana has contacted Melbourne Water to discuss whether Melbourne Water considers that a planning permit is required and is currently awaiting advice.
Planning Permit process	<p>The following information would be required with a Planning Permit application:</p> <p>A completed application form</p> <p>Plans, drawn to scale showing:</p> <p>The boundaries and dimensions of the site</p> <p>The layout, size and use of existing and proposed buildings and works, including floor plan, layout and vehicle parking areas.</p> <p>Setbacks between existing and proposed buildings and site boundaries</p>	Nairm Marr Djambana has contacted Melbourne Water to discuss whether Melbourne Water considers that a planning permit is required, and if they have any particular information or design requirements. Nairm Marr Djambana is currently awaiting

	<p>Natural surface levels of the site to Australian Height Datum</p> <p>Floor and surface levels of any existing and proposed buildings and works to Australian Height Datum</p> <p>Cross sectional details of any basement entry ramps and other basement entries to Australian Height Datum, showing floor levels of entry and exit areas and drainage details.</p> <p>If the application is for buildings and works only under the SBO, it can be considered a VicSmart Application with a Planning Permit to be issued in 10 business days subject to all the relevant information being submitted with the application including approval from Melbourne Water which can be obtained here: https://apply.melbournewater.com.au/develop/online.jsp?ApplicationType=VICS</p> <p>Nairm Marr Djambana may also wish to have preliminary discussions with Melbourne Water now to establish if they have any particular information or design requirements.</p>	<p>advice from Melbourne Water.</p>
Heritage overlays	<p>The site is within an area of Aboriginal Cultural Heritage Sensitivity and a Cultural Heritage Management Plan (CHMP) is required as it is understood that significant ground disturbance is to be undertaken, defined as 'disturbance of the topsoil or surface rock layer of the ground or a waterway by machinery in the course of grading, excavating, digging, dredging or deep ripping'.</p> <p>A cultural heritage assessment has recently been completed for the Jubilee Park stadium development. However, the CHMP will not extend to Nairm Marr Djambana's project site who will need to separately seek a CHMP.</p>	<p>If the project is funded, Nairm Marr Djambana will consult with the Bunurong Land Council and Frankston City Council to ensure that all cultural heritage requirements are met.</p>
Planning schemes	<p>The project site is covered by the Frankston Planning Scheme (which is considered throughout this advice).</p>	<p>No further information required.</p>

Parking requirements	<p>Frankston City Council requires further information to advise on parking requirements including scaled plans showing the number and location of existing parking and expected maximum number of patrons on site (as well as information on events which exceed the ordinary maximum number of patrons). Council will calculate the requirement for parking based on the use of the land for a Place of Assembly at a rate of 0.3 spaces per patron.</p>	<p>If the project is funded, Nairm Marr Djambana will provide scaled plans and additional information to Frankston City Council to ensure that the project complies will Council parking requirements.</p>
Building considerations		
Class of building	<p>Nairm Marr Djambana's architect has advised that the class of building is Class 9B which is defined in the Building Code of Australia as 'buildings in which people may gather for social, theatrical, political, religious or civil purposes'.</p>	<p>Nairm Marr Djambana has advised Frankston City Council of the class of building.</p>
Building Permit process	<p>A Building Permit will be required.</p>	<p>If the project is funded, Frankston City Council will engage an internal building surveyor to obtain the building permit following the planning process.</p>
Disabled car park requirements	<p>Access to the building from the disabled carpark must comply with AS1428.1-2009. Council's Town Planning team can confirm required disability car park numbers.</p>	<p>If the project is funded, Nairm Marr Djambana will seek separate advice from Frankston City Council's Town Planning team about disabled car park requirements.</p>
Ramps and steps	<p>Access ways (ramps and steps) must meet AS1428.1-2009 (including tactile) along with a centre handle rail to the front of the building and other stairs with a width greater than 2m (D2.9).</p> <p>Balustrading and handrails to comply with the Building Code of Australia.</p>	<p>Nairm Marr Djambana's architect has reviewed this advice and will incorporate all requirements in the final plans to</p>

	While the kindergarten is not a primary school, it is suggested that a second handrail be considered under D2.17.	meet compliance requirements.
Sliding doors	The glass sliding doors will need a performance solution to allow the sliding doors to open in an emergency (i.e. the doors should be connected to a smoke alarm). This includes exit signage and emergency lights to the carpark area.	
Child safe requirements	The proposed toilets do not comply with the VIC appendix for child safety and line of sight of the teacher. The occupancy number of the revised floor plan will need to be re-calculated along with the access and egress of the kindergarten. The access door to the kindergarten will need to be an 850mm clear opening as per AS1428.1-2009. This is also extended to access by the public to a protected environment.	
New toilets	Any new toilets will need to comply with AS1428.1-2009 including ambulant access.	
Drainage	Lobby design with the glass windows requires re-work due to roof water drainage. The lower roof runs towards the proposed glass windows.	
Access	DDA access to the fire pit and other structures outside the building fall outside building works. As such, Nairm Marr Djambana should consult the Commonwealth DDA requirements regarding these matters.	
Engineering	Engineering certificates of design will be required.	
DHHS Capital Design Guidelines	The project does not activate any requirements for the inclusion of the DHHS Capital Design Guidelines.	No further information required.
Other considerations		

Procurement process	Council will conduct an open tendering process to engage external contractors to undertake building works. Tenderers will be invited to submit tenders. The tender process will be advertised through newspapers, Tenderlink and Council's website. A tender evaluation panel will be set up to evaluate tender submissions. The use of local contractors is one criteria.	No further information required at this stage.
Project management	If the project is fully funded, Council will support project management in the next financial year (July 2020) (see part 2.6).	No further information required at this stage.

5.2.1 Caveats

Further to Frankston City Council's advice in the table above, Nairm Marr Djambana obtained a Certificate of Title and Plans (see Appendix 3) for the project site which demonstrate that no relevant caveats apply to the project land or buildings.

5.2.2 Contractors

The following contractors will be required for stage 2 of the project:

- Architect
- Engineer
- Building surveyor
- Builder/s
- Bunurong Land Council (CHMP process)
- Aboriginal artists and sculptors.

All relevant contractors will be engaged through Frankston City Council's open tendering process, including seeking exemptions from the process as required.

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