

STAGING SEQUENCE & SUB-PRECINCTS

- THE GLASS HOUSES | AGRICULTURE
- THE STUDIOS
- THE PODS
- THE OUTDOOR ROOM
- CREATIVE WORKSHOPS



SAMFORD FUTURES

SAMFORD COMMONS

ARTS | ENVIRONMENT | EDUCATION PRECINCT

VISION

Parklands as a destination and Locus for Community Recreation and Cultural Activity

Establish a Hub of regional significance for the Arts, Environment, Business Incubation , Education and Sustainability

COMMUNITY ASPIRATIONS -THE IDEAS

- Establish an Arts Environment and Education Precinct
- Extensive Rehabilitation of native planting to Creeks, Gullies and River
- Establish a Botanical Edge (Botanical Garden Exemplar)
- Establish a Community Food Garden (Urban Agriculture Social Venture)
- Establish a Camping Site at Gibbons Road
- Establish a series of connected Walking and Cycling Trails -Linking to the Village, through walks to the Sports fields and suburbs beyond
- Parklands as a venue for Public Art
- Added amenity of Picnic facilities

- Community/Government Management protocols
- Meaningful Community consultation from initial conception through to ongoing management phase

COMMUNITY ASPIRATIONS -THE PRINCIPLES

- Designate an Arts, Environment and Education Precinct
- Co-locate compatible uses
- Co-locate Arts, Environment and Environmental Research and Business Incubators to cross fertilize these activities and involve the broader Community
- Land use to be determined by Ecological land planning analysis (refer Ian McHarg “ Design with nature”)
- Pedestrian and road linkages designed with broad master planning framework (No ad-hoc decisions which prejudice future planning)

- All major decisions arrived at by meaningful Public Consultation that integrates Community aspirations and ideas (Public Review process)

1.5.4. Precinct design principles

The following principles should underlie the establishment of a vibrant sustainability and arts precinct:

- A campus with a unique identity should be created, which becomes a creative space for the transmission of ideas.
- Public spaces should be linked to form an intimate street with a distinct identity.
- Meaningful spaces in which to congregate and spend time on quality social interaction should be created.
- Pedestrian should be given priority –traffic calming devices should be employed in shared spaces.
- Buildings and spaces should be linked and open to one another, creating a network of spaces with open boundaries.
- Many small spaces should be created to provide intricacy and a sense of intriguing discoveries.
- Outdoor rooms should be used to bridge the gaps between buildings.
- Views should be captured, both between buildings and along the street axes.
- Green walls, trellis and arbors should be incorporated to moderate the environment and provide shade and quality to the public realm.
- Public art should be integrated into the public realm.
- Extensive public seating should be provided.
- Extensive public realm tree planting should be undertaken using endemic species (shade trees and vines or creepers for arbor spaces).
- Edible landscapes should be integrated into the urban fabric (as examples of urban agriculture).
- There should be strong links from the precinct to the urban agriculture venture, walking trails and re-vegetation sites.

The following principles should underlie the refurbishment of the buildings:

- There should be an emphasis on sustainability, such as using recycled materials for refurbishment, embedding passive heating and cooling in the design, and using solar panels, captured roof water, recycled grey water and composting toilets.
- Linkages should be established to group buildings together – buildings that do not front the street should open through the ones that do.
- Outdoor spaces should be integrated with indoor spaces and the outdoor/indoor boundary dissolved by using sliding walls and doors.
- Entrances should be clear and inviting.

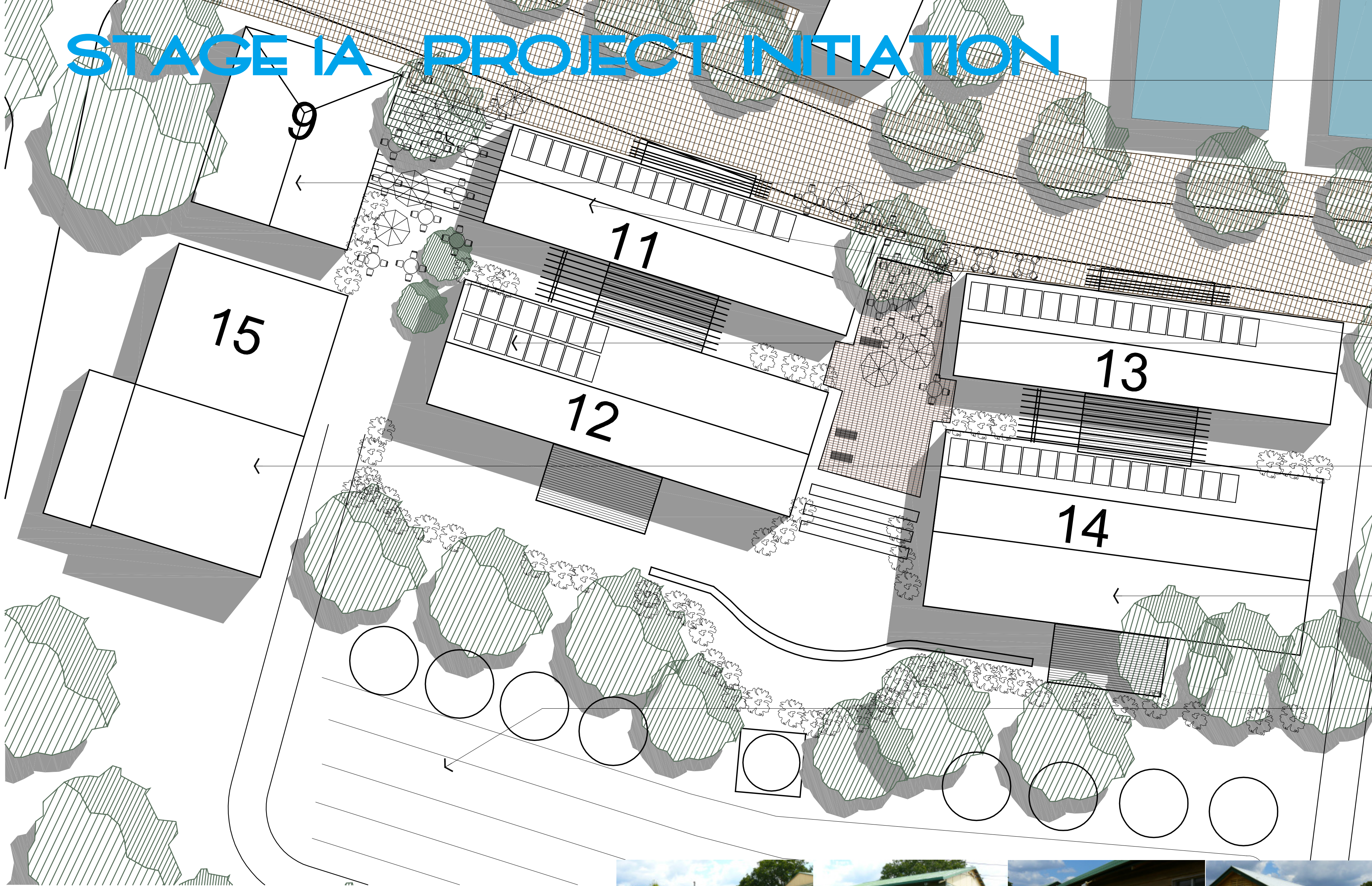


- Identifiable Precinct with an intimate street
- Sense of a small Community Campus
- Emphasis on Place Making
- Active Edges- Building open out to the street and have linkages to one another
- Pedestrian defined street
- Small spaces
- Many Interstitial Spaces -giving intricacy and a sense of intriguing discoveries
- Outdoor rooms -bridging the gaps between buildings
- Captured views
- Green walls
- Public Art
- Extensive public seating
- Extensive public realm tree planting (Endemic species -shade trees, vines creepers for arbor spaces
- Edible Landscape integrated into urban fabric
- Links to Urban Agriculture Venture, River Walk Precinct and Botanic Edge (Botanical Garden Exemplar)

BUILDING DESIGN PRINCIPLES

- Emphasis on Sustainability -Recycled building -use of recycled materials for refurbishment
- Outdoor / Indoor boundary dissolved by using sliding walls and doors
- Passive heating and cooling embedded in design
- Sustainable Utility services : Solar panels, captured roof water, recycled grey water, composting toilets,
- Outdoor spaces conceived as integral with indoor space

STAGE 1A PROJECT INITIATION



COMMUNITY TO DO
SOME INAUGURAL
LANDSCAPE
IMPROVEMENT TO "LANE
WAY AND FRONT DOOR"

ESTABLISH PROJECT
OFFICE, DISPLAY
GALLERY, MEETING
ROOM
IN BUILDING 09

ESTABLISH PILOT
INCUBATOR OFFICES
AND ART STUDIO SPACE
IN BUILDINGS 11 & 12

UTILISATION OF COLD
ROOMS IN BUILDING 15
FOR URBAN
AGRICULTURE
EQUIPMENT AND
CROPPING OF
MUSHROOMS

USE W.C. AMENITIES IN
BUILDING 14 FOR STAGE
1A

ESTABLISH PILOT
COMMUNITY GARDEN AS
AN URBAN
AGRICULTURE
DEMONSTRATION PLOT



SAMFORD PROGRESS AND PROTECTION ASSOCIATION
SAMFORD COMMONS
STAGE I A - PROJECT INITIATION PHASE

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