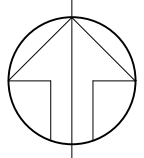


Indoor Seating (as shown) = 53  
 Outdoor Seating (as shown) = 42  
 Total = 95

**01** Proposed Ground Floor Plan  
 Scale 1:200



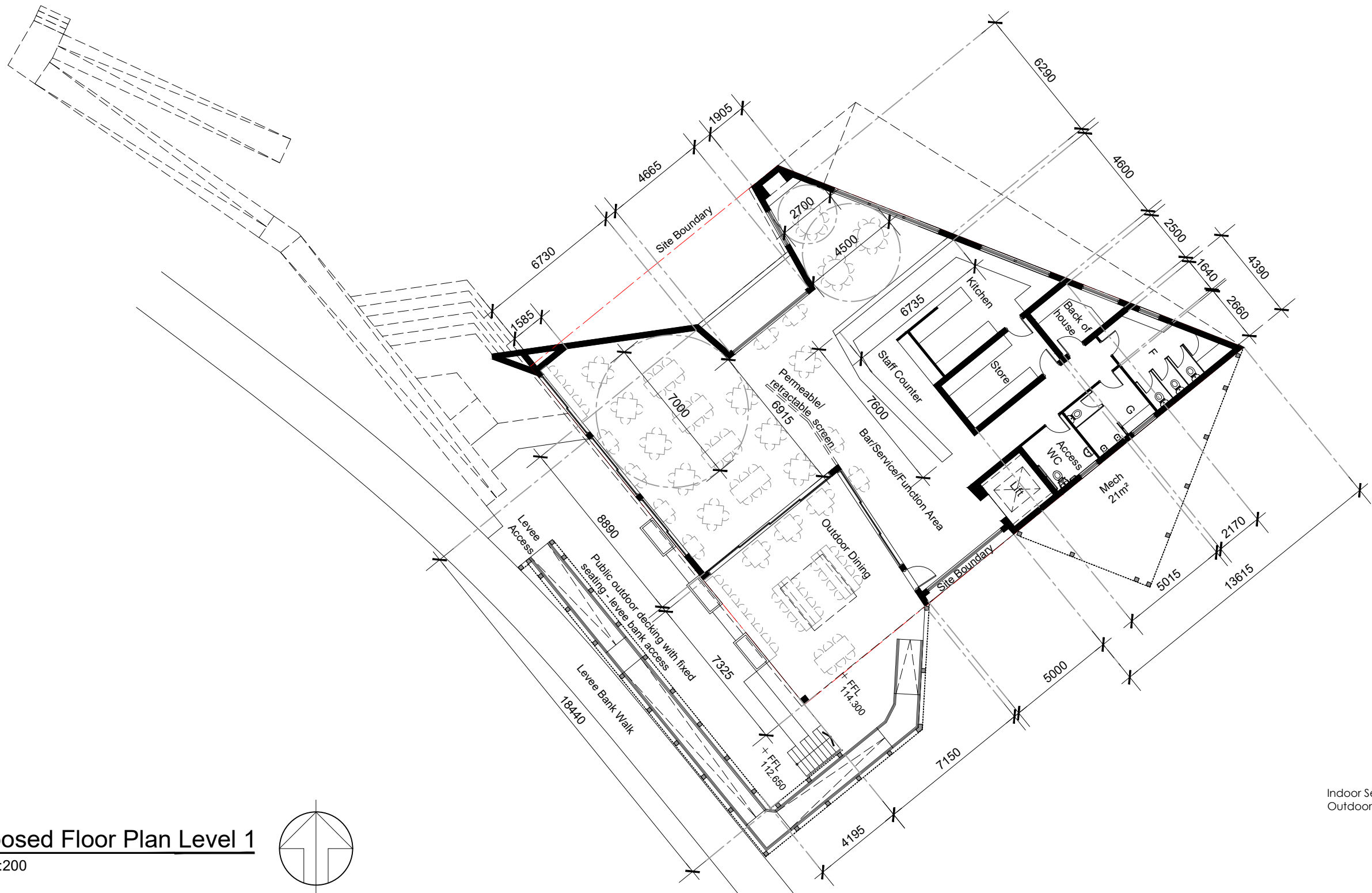
**Client:**  
 Berrigan Shire Council  
 56 Chanter Street, Berrigan 2712  
 Phone (03) 5888 5100  
 mail@berriganshire.nsw.gov.au  
 www.berriganshire.nsw.gov.au

**Project Name:**  
 Tocumwal Cultural Precinct Development  
 Deniliquin Street  
 Tocumwal NSW 2714  
 Lot 42 DP 1122397

**Architect :**  
**GPG** architecture & design  
 Registration No: 7497  
 Website : gpgarchitecture.com.au  
 Phone: 02 6926 5665  
 Mobile: 0413 99 44 08

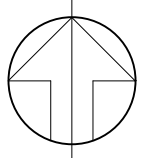
Date: 13-01-20	Drawn by: C Paradise Checked: GG 7497
Project No: 1905	Drawing No: A0003
Drawing Name:	Proposed Ground Floor Plan





Indoor Seating (as shown) = 102  
 Outdoor Seating (as shown) = 39  
 Total = 141

**01** Proposed Floor Plan Level 1  
 Scale 1:200



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 Berrigan Shire Council  
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**Project Name:**  
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 Lot 42 DP 1122397

**Architect :**  
**GPG** architecture & design  
 Registration No: 7497  
 Website : gpgarchitecture.com.au  
 Phone: 02 6926 5665  
 Mobile: 0413 99 44 08

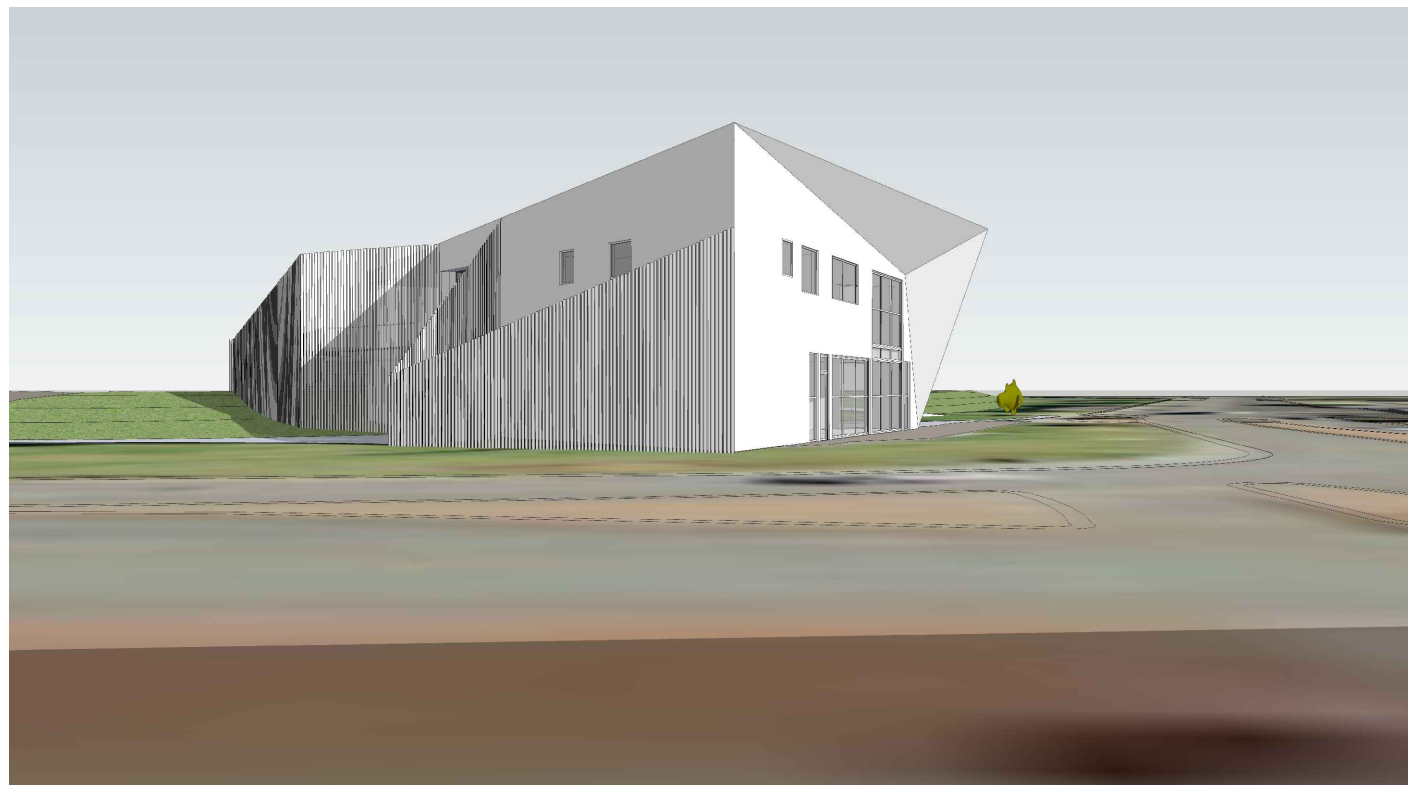
Date: 13-01-20	Drawn by: C Paradise Checked: GG 7497
Project No: 1905	Drawing No: A0004
Drawing Name:	Proposed Level 1 Floor Plan



9am Summer Solstice - North View Deniliquin Rd



11am Summer Solstice - Northwest View Deniliquin Rd



10am Winter Solstice - Northeast View Deniliquin St



3pm Summer Solstice - West View Deniliquin Rd



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**Project Name:**

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 Deniliquin Street  
 Tocumwal NSW 2714

Lot 42 DP 1122397

**Architect :**

**GPG**architecture & design

Registration No: 7497  
 Website : gpgarchitecture.com.au  
 Phone: 02 6926 5665  
 Mobile: 0413 99 44 08

Date: 23-10-19	Drawn by: C Paradise Checked: GG 7497
Project No: 1905	Drawing No: A0007
Drawing Name: 3D Visualisations	



6pm Summer Solstice - Southwest View Levee Bank Footpath



6pm Summer Solstice - Southeast View Boat Ramp Rd



10am Winter Solstice - East View Deniliquin St



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 mail@berriganshire.nsw.gov.au  
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**Project Name:**

**Tocumwal Cultural Precinct Development**  
 Deniliquin Street  
 Tocumwal NSW 2714

Lot 42 DP 1122397

**Architect :**

**GPG**architecture & design

Registration No: 7497  
 Website : gpgarchitecture.com.au  
 Phone: 02 6926 5665  
 Mobile: 0413 99 44 08

Date: 23-10-19	Drawn by: C Paradise Checked: GG 7497
Project No: 1905	Drawing No: A0008
Drawing Name: 3D Visualisations	



North Elevation Perspective



South Elevation Perspective

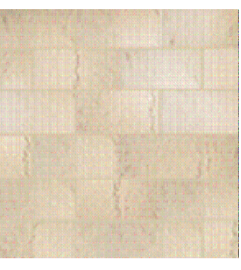
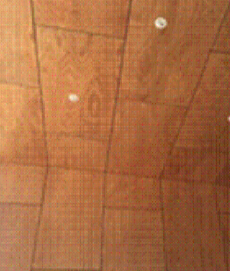
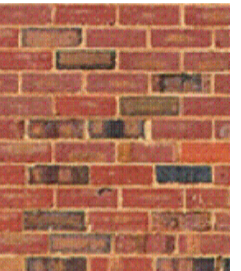
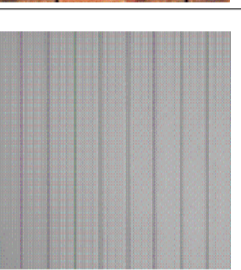

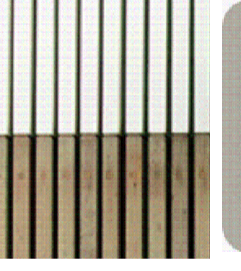
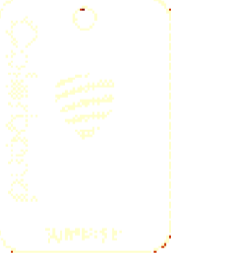
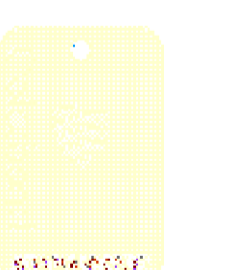
PROPOSED MATERIAL SCHEDULE TOCUMWAL CULTURAL PRECINCT DEVELOPMENT				
Location	Material & Colour	Size	Brand	Swatch
Exterior Pavers	Concrete Pavers in Panorama	600x400	Amber	
North Ceiling Feature	Marine Ply wood - Stained	2440x1200		
Exterior Bricks	Red Blue Brick	Avg size	Krause Brick	
Exterior Walls	Vertical Cladding - Evening Haze	133mm wide	James Hardie - Axon	
Arcade	-			
Window and Door Frames	Aluminium - Woodland Grey			
Columns	Wood - Pine - Hard Wood			
Exterior Fencing	Timber Battens - Half painted - Dune Matt or Evening Haze			
Roofing	Corrugated Iron - Surf Mist			
Guttering and Eaves	Woodland Grey			



North Elevation Perspective



South Elevation Perspective

PROPOSED MATERIAL SCHEDULE TOCUMWAL CULTURAL PRECINCT DEVELOPMENT				
Location	Material & Colour	Size	Brand	Swatch
Exterior Pavers	Concrete Pavers in Panorama	600x400	Amber	
North Ceiling Feature	Marine Ply wood - Stained	2440x1200		
Exterior Bricks	Red Blue Brick	Avg size	Krause Brick	
Exterior Walls	Vertical Cladding - Evening Haze	133mm wide	James Hardie - Axon	
Arcade	-			
Window and Door Frames	Aluminium - Woodland Grey			
Columns	Wood - Pine - Hard Wood			
Exterior Fencing	Timber Battens - Half painted - Dune Matt or Evening Haze			
Roofing	Corrugated Iron - Surf Mist			
Guttering and Eaves	Woodland Grey			



East Elevation Perspective - Option A



East Elevation Perspective - Option B

PROPOSED MATERIAL SCHEDULE TOCUMWAL CULTURAL PRECINCT DEVELOPMENT				
Location	Material & Colour	Size	Brand	Swatch
Exterior Pavers	Concrete Pavers in Panorama	600x400	Amber	
North Ceiling Feature	Marine Ply wood - Stained	2440x1200		
Exterior Bricks	Red Blue Brick	Avg size	Krause Brick	
Exterior Walls	Vertical Cladding - Evening Haze	133mm wide	James Hardie - Axon	
Arcade	-			
Window and Door Frames	Aluminium - Woodland Grey			
Columns	Wood - Pine - Hard Wood			
Exterior Fencing	Timber Battens - Half painted - Dune Matt or Evening Haze			
Roofing	Corrugated Iron - Surf Mist			
Guttering and Eaves	Woodland Grey			



West Elevation Perspective

PROPOSED MATERIAL SCHEDULE TOCUMWAL CULTURAL PRECINCT DEVELOPMENT				
Location	Material & Colour	Size	Brand	Swatch
Exterior Pavers	Concrete Pavers in Panorama	600x400	Amber	
North Ceiling Feature	Marine Ply wood - Stained	2440x1200		
Exterior Bricks	Red Blue Brick	Avg size	Krause Brick	
Exterior Walls	Vertical Cladding - Evening Haze	133mm wide	James Hardie - Axon	
Arcade	-			
Window and Door Frames	Aluminium - Woodland Grey			
Columns	Wood - Pine -Hard Wood			
Exterior Fencing	Timber Battens - Half painted - Dune Matt or Evening Haze			
Roofing	Corrugated Iron - Surf Mist			
Guttering and Eaves	Woodland Grey			





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# Engagement Strategy

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Murray River  
Experience: Tocumwal  
Foreshore Building

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February 2020

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## Engagement Strategy Template

**Introduction**

The **Stakeholder Engagement Strategy – for the Murray River Experience: Tocumwal Foreshore Building** has been developed to identify the relevant stakeholders and stakeholder groups that will be engaged.

This Strategy and action plan has been developed with reference to the following:

1. Berrigan Shire Council's Community Engagement Framework (2016)
2. Berrigan Shire Council Delivery Program 2017 – 2021
3. Albury City, Berrigan Shire Council, Federation Council: Murray River Experience – Business Case and Project Delivery Plan
4. Tocumwal Foreshore Master Plan
5. Berrigan Shire Council Tourism Strategy 2019 - 203
6. Murray Regional Tourism Destination Management Plan 2018 and the
7. Riverina-Murray Destination Management Plan 2018

This engagement strategy identifies:

- a) The extent of Community Engagement
- b) Key Messages
- c) How each stakeholder group will be engaged; and
- d) Responsibility for implementation of the **Murray River Experience: Tocumwal Foreshore Building Engagement Strategy**.

**Extent of Community Engagement**

Extent of Community Engagement	Indicative Tools for Engagement		Risk Assessment: Impact Local / Whole of Shire		Steps for Community Engagement
<b>Inform:</b> Sharing the best available information	Briefings, Fact Sheets, Council Website, Media campaigns, Displays in Shop fronts, libraries etc	✓	<b>Level A:</b> High Impact: Whole of Shire / Regional	✓	<ol style="list-style-type: none"> <li>1. Identify likely stakeholders</li> <li>2. Plan and gather best available information and resources</li> <li>3. Share information with stakeholders</li> <li>4. Work effectively together</li> <li>5. Feedback the results of engagement</li> <li>6. Monitor and evaluate the process</li> </ol>
<b>Consult:</b> Exploring options and preferences	Web based consultation, Interviews, Surveys, Public meetings, Focus Groups	✓	<b>Level B</b> High impact: Local area or specific community / user group		
<b>Involve:</b> Inclusion of ideas in the decision making	Workshops 'Community Conversations' Interviews with Stakeholders		<b>Level C</b> Lower Impact: Whole of Shire		
<b>Collaborate:</b> Sharing responsibility either for	Community Advisory Groups		<b>Level D</b> Lower Impact: Local area or specific		

## Engagement Strategy Template

Extent of Community Engagement	Indicative Tools for Engagement	Risk Assessment: Impact Local / Whole of Shire	Steps for Community Engagement
decision making or service delivery	Participative Decision-making Forums Inter-agency partnerships / consortiums	community / user group	

**Key Messages**

- 1) The redevelopment of the Tocumwal Foreshore is part of regional tourism and economic revitalization project.
- 2) Residents and local business will have an opportunity to express their views about the building's design via an online poll.

**Action Plan**

Stakeholder	Key issues, concerns, perspective	How or do we need to we engage them?	When will we engage them?	Responsibility
Shire Councillors	Identifying community expectations re: the appearance, role and purpose of the building  Completion of planned and programmed works on time and within grant requirements	Develop Engagement Strategy  <b>Why is this important</b> Located on the Foreshore the building is central to the identity of the Tocumwal Community  Reputation Risk to the Council if the project is not delivered in accordance with Deed of Grant  <b>Key Message is...</b> The redevelopment of the Tocumwal Foreshore is part of regional tourism	4 March 2020 Extraordinary Meeting Council Meeting	SSPC

Stakeholder	Key issues, concerns, perspective	How or do we need to we engage them?	When will we engage them?	Responsibility
		<p>and economic revitalization project.</p> <p><b>Secondary Message</b> Residents and local business will have an opportunity to express their views about the building’s design via an online poll.</p>		
Residents	<p>Residents / business in the Berrigan Shire have based on their experience and interests diverse opinions. Consensus or majority view is not necessarily possible or likely – on design aesthetic grounds. Consensus or majority view is likely on future cost, fit for purpose and sustainability grounds.</p>	<p>Social Media – information about launch of 14-day Community Poll</p> <p>Online Poll that canvasses community expectations for public building design, performance and operations</p>	<p>Within One week of Tenders being received and Council determining which options will be presented</p>	<p>SSPC Admin Officer – Communications Assets &amp; Operations Manager</p> <p>SSPC Admin Officer – Communications</p>
Tocumwal Chamber of Commerce	<p>Objections to contemporary style building</p> <ul style="list-style-type: none"> <li>- Cultural – history provenance</li> <li>- Visual Amenity</li> </ul>	<p>Formal Invitation to the Chamber to attend launch and community BBQ</p>		SSPC

## Engagement Strategy Template

Stakeholder	Key issues, concerns, perspective	How or do we need to we engage them?	When will we engage them?	Responsibility
Tocumwal Visitor Information Centre Volunteers	Objections to designs that limit space available to VIC Also some objections to contemporary style building <ul style="list-style-type: none"> <li>- Cultural – history provenance</li> <li>- Visual Amenity</li> </ul>	Formal Invitation to the Chamber to attend launch and community BBQ		SSPC

## Engagement Tools

- 1) Letter Box Drop all households in Berrigan Shire of design – inviting residents to community BBQ
- 2) Community BBQ to launch the poll and answer questions about each design
- 3) Facebook Advertising of community BBQ and poll
- 4) Public Notices – School Newsletter, Tocumwal Golf Club of poll
- 5) Online Poll – no hard copies. Council Library Staff will assist residents who wish to vote and who do not have access to a computer with voting.

### Survey to Canvass

- 1) Age and where respondents live or have a business (respondents who do not live or have a business in the Berrigan Shire LGA will be excluded from the survey)
- 2) Community Expectations – Design of Public Buildings.
- 3) Preferred Design
- 4) Next Steps

## Design of Public Buildings – Survey of Community Expectations

NSW Government Architect and listed in the following table

**Table 1: NSW Architect Design Principles**

1) Contextual, local and of its place	2) Sustainable, efficient and durable	3) Equitable, inclusive and diverse
4) Enjoyable, safe and comfortable	5) Functional, responsive and fit for purpose	6) Value-creating and cost effective
7) Distinctive, visually interesting and appealing		

## Engagement Strategy Template

NSW Government Architect: <https://www.planning.nsw.gov.au/~media/Files/DPE/Plans-and-policies/draft-nsw-architecture-and-urban-design-policy-2016-09.ashx>

### Plain English Interpretation of Design Principles

Berrigan Shire residents and businesses will be asked to rate (1 -10) their level of agreement with the following plain English interpretation of the NSW Government Architects seven design principles:

- 1) Good public building design is place based and appropriate taking into account local character, heritage and community ambitions.
- 2) Public buildings should be environmentally sustainable – this includes using the design of the building to reduce where possible heating, cooling and running costs.
- 3) Public buildings should be welcoming, accessible and inclusive – meaning physical barriers (steps, narrow doorways etc.) should not be included in the design.
- 4) People should enjoy using or visiting a public building – meaning feelings about how the building is used are important.
- 5) Public buildings must be fit for purpose and designed to adapt to change over time.
- 6) Good building design reduces running costs over time.
- 7) The appearance of a public building is important because it influences the wellbeing, comfort, and safety of users; it tells a story about the community and its identity.

The survey's design will randomise the presentation of each principle and require a rating before respondents can nominate their preferred design.

### **Preferred Design - Options**

Survey respondents who identify as Berrigan Shire residents and businesses will be asked to nominate their preferred option

The online survey will include illustration of each option – options will be named A, B or C and the survey design will randomize for each survey respondent the presentation of each option.

### **Next Steps**

Survey respondents will must read and acknowledge that they have read this before their preference will be recorded.

The Council will review survey results and select the design option that is the 'best fit' firstly in terms of Council budget, second ongoing operating costs, third the community's preferred designs, fourth the opportunity the best fit design provides to meet in rank order community expectations about public building design. The Council will publish on its Face Book Page, Website and monthly Council Bulletin the results of the community poll.

## People, Places and Design

The NSW Government Architect's through its Guidelines for Urban Design notes that "great architecture, landscape architecture and urban design are ultimately about providing spaces and places that perform well and provide a comfortable, enjoyable and safe experience for people".

### 1. Age

Under 18 years

56 years to 75 years

19 years to 35 years

over 75 years

36 years to 55 years

\* 2. Do you live in the Berrigan Shire LGA or have a business in the Berrigan Shire LGA?

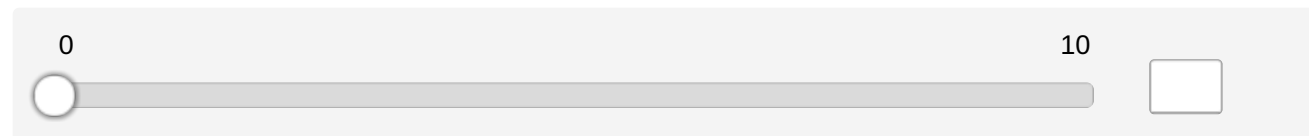
Yes

No

\* 3. Good public building design is place based and appropriate it takes into account local character, heritage and community ambitions.

(On a scale of 0 - 10 rate your level of agreement with this statement)

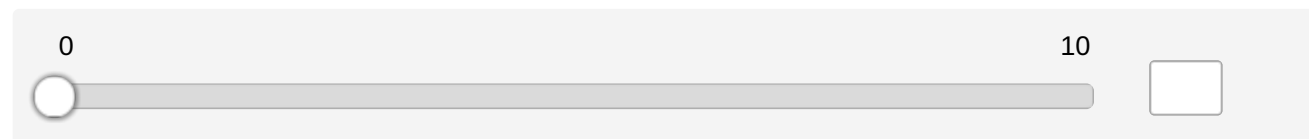
0 10



\* 4. Public buildings should be environmentally sustainable – this includes using the design of the building to reduce where possible heating, cooling and running costs.

(On a scale of 0 - 10 rate your level of agreement with this statement)

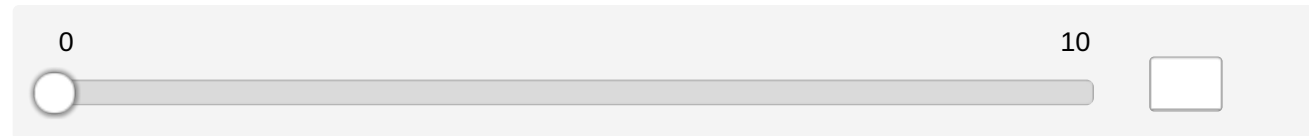
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\* 5. Public buildings should be welcoming, accessible and inclusive – meaning physical barriers (steps, narrow doorways etc.) should not be included in the design

(On a scale of 0 - 10 rate your level of agreement with this statement)

0 10

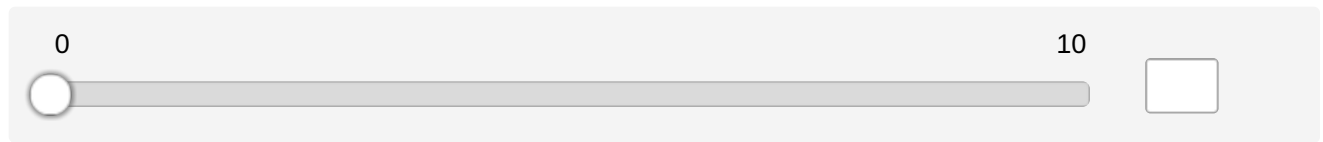




\* 6. People should enjoy using or visiting a public building – meaning feelings about how the building is used are important.

(On a scale of 0 - 10 rate your level of agreement with this statement)

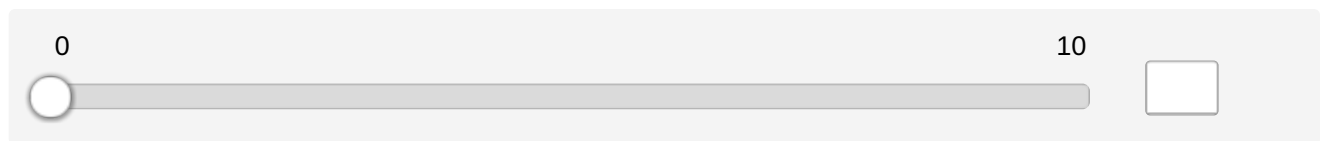
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\* 7. Public buildings must be fit for purpose and designed to adapt to change over time.

(On a scale of 0 - 10 rate your level of agreement with this statement)

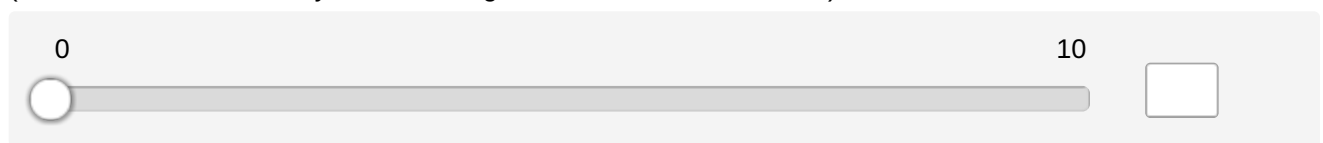
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\* 8. Good building design reduces running costs over time.

(On a scale of 0 - 10 rate your level of agreement with this statement)

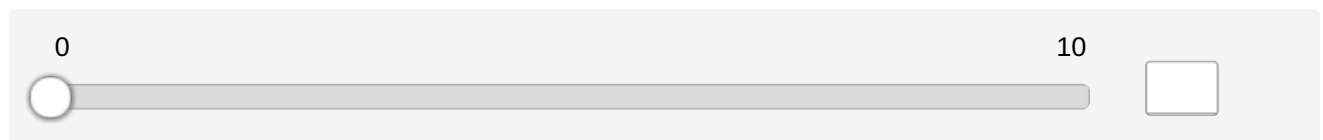
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9. The appearance of a public building is important because it influences the well-being, comfort, and safety of users; it tells a story about the community and its identity.

(On a scale of 0 - 10 rate your level of agreement with this statement)

0 10



\* 10. Please vote for your preferred design.

- Option A
- Option B
- Option C

Optional - comments on why you like this design

11. Next Steps: The Council will review survey results and select the design option that is the 'best fit' firstly in terms of Council budget, second ongoing operating costs, third the community's preferred designs, fourth the opportunity the best fit design provides to meet in rank order community expectations about public building design.

