

Burke Urban Investments (BUI)

Community Consultation

November 2021

Response to Key Areas of Feedback pertaining to
the private elements of the Masterplan

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Version 1

This information has been provided in addition to the content published on the temporary [BUI City Centre Project web page](#), and is supplementary to the District Council of Mount Barker’s response pertaining to the Town Square Design Consultation and Catalyst/Public elements of the City Centre Project. Refer “[Your Say website](#) and [Council’s City Centre Project Page](#)”.

The community feedback themes have been identified by Burke Urban Investments (BUI) through trend analysis of the feedback during the month-long Town Square consultation and through general discussions with the community. There were many other comments that were offered during the consultation process, but unless these comments were deemed common in theme, then BUI have not necessarily formed a response. If there is a theme relating to the ‘private elements’ of the City Centre Masterplan that you feel has not been covered, then please [email](#) us and we will respond as appropriate.

1. Retail and Hospitality

Community Feedback: There was commentary as to why the displayed masterplan does not include any cafes, restaurants, bars or shops.

BUI's Response: The masterplan presented was intentionally broad, but BUI believes that the retail offer is critical to the activation and vibrancy of the site and to create a destination for this catalyst project.

A retail masterplan has been developed in conjunction with the Alinea Group, which forms another important layer to the broader site masterplan. The City Centre Project retail offering will include a number of small-scale tenancies activating the ground level of the commercial office space, hotel, car park, library and Council office. These retail spaces interface to the Town Square and Upper Piazza ensuring a vibrant and active laneway feeling connecting Druids Avenue to Morphet Street.

In addition, the masterplan includes proposed retail in and around the character cottage on the corner of Morphet Street and Hutchinson Street and a 560m² market shed, which interfaces with the Town Square to provide flexible all-season retailing and events space. The retail Expression of Interest will commence later this year.

Community Feedback: Some representations expressed a desire for quality and diversity in the retail and food and beverage options, and an experience which will complement and be different to the existing retail available in Mount Barker.

BUI Response: The key objectives of the retail strategy are to identify and fill retail and hospitality gaps in the local marketplace, create a new lifestyle and dining destination which can attract people from beyond Mount Barker, but which also complement Gawler Street and the other local offering.

Importantly four themes have been identified to support the brand and retail offer:

1. A Local Food and Lifestyle destination
2. Holistic, Sustainable and Promoting Wellbeing
3. Community Spirit and Local Youth Engagement
4. Day and Night and all Seasons

These four themes are described on the [City Centre Project temporary webpage](#).

BUI will seek to attract a mix of quality food and beverage providers, at different price-points, with a desire to showcase the best local and contemporary Hills & SA food & produce. The hunt will also be on for quality specialty destination retailers and wellbeing service providers that provide diversity to the current retail experience in Mount Barker. Already we have strong interest from retailers in this space.

Community Feedback: Sections of the community are seeking a vibrant and activated evening economy with restaurants and bars to entertain the community at night.

BUI Response: As stated above, one of the four themes supporting the vision and retail offer for the City Centre Project is that it offers an attractive, compelling, and comfortable environment that responds to all four seasons and is activated both day and night. To achieve this, BUI will seek to attract different types of food and beverage retailers that can open during both day and night, such as eateries, street food vendors, restaurants and bars.

In addition to this the Town Square element of the project and the adjacent market shed are intended to be designed to accommodate daytime and evening markets, events and experiences for the community. Well considered shelter, furniture, lighting, sound systems and technology are being designed to ensure that this experience can be offered to the community. BUI intend to undertake more engagement with the community to understand the scope of events and activities people would like to hold and attend in this space.

Community Feedback: A few people were seeking further clarification about the market shed element of the project

BUI Response: The vision for the Town Square and Market Shed is to energise the City Centre with activity and vibrancy, shelter and security. A flexible all-weather space to host markets, or to form an adjunct to an event occurring in the Town Square. It is intended that the Market Shed will be an adaptable retail and community space that can adapt to a range of flexible tenancies spilling out into the Town Square and complemented by the specialist retailing adjacent. Overall, it is proposed that the Market Shed along with the Town Square, will be the first impression of the City Centre Project, invite participation and lead users down the civic spine (or laneway environment central to the masterplan), along a ground level retail experience and beyond to the other offerings of the new City Centre. In terms of ownership of the Market shed it is intended that Council will own the asset, but BUI will build and manage the activation of this facility jointly with Council under a commercial land lease arrangement. BUI and Council are working through the operational model for this facility, but we have common objectives and BUI are hopeful terms might be finalised this calendar year and construction to commence in 2023 in parallel with the Town Square.

2. Commercial Office Space and Built-Form Scale, Density & Design

Community Feedback: Further clarification was sought about the need for more office space given the vacant office space already available in Mount Barker.

BUI Response: New well designed, sustainable and energy efficient office space is required to accommodate the long-term population growth forecast for Mount Barker, and to generate employment opportunities in the heart of Mount Barker.

BUI will not be constructing any private facilities such as the commercial building, without first securing leases with anchor tenants, which offer long-term tenure and with groups who respect and emulate the underlying themes, values and philosophies of the project.

Timely progression of endorsed elements of the project is critical to ensure community and economic benefits are realised sooner rather than later. In this regard, the commercial space identified on the BUI masterplan has already been earmarked by a significant service provider, who will, if the negotiations are successful enter into a long-term arrangement and bring great vibrancy and inclusivity to the City Centre. BUI will not build this commercial space unless it has a commercial agreement in place.

Community Feedback: Some members of the community were concerned about the size and scale of the buildings and the potential impact on the public spaces.

BUI Response: We too are concerned to minimise this impact of overshadowing and built form dominance, but we and our design team also want to create an activated space with a vibrant urban square and with buildings that enclose and invite users to the City Centre. All buildings must also be consistent with Council's Development Plan and support Council's objectives for more mixed-use and denser development in the City Centre.

The urban design team selected to work with BUI on the City Centre Project is highly experienced and well regarded nationally for best-practice design in relation to renewal projects in the city environment. The site-lines, spaces between buildings, width of walkways between buildings, orientation and relationship with each other and the Town Square will be carefully considered to ensure that this is an environment for people to connect and feel comfortable and safe.

It is crucial that these buildings and their adjacent spaces are safe and at night particularly these buildings should be lit and well activated. This is work in progress in terms of getting the right balance, but we are respectful of the comments relating to this issue.

Community Feedback: Some members of the community felt there was too much commercial space and civic space, and that more of the site should be dedicated to retail offerings.

BUI Response: As described above in the Retail section of this report, it is considered that the site offers adequate ground-level retailing to support the vibrancy of the City Centre Project. The masterplan is flexible

and so, there is potential to achieve additional retail tenancies, if the Retail Expression of Interest (to be launched later this year) has an overwhelming response. Further to this, flexible street retailing and hospitality can also occur in the Town Square and Market Shed, in addition to the fixed tenancies activating the ground floor level of the commercial, residential and civic office.

Community Feedback: Some queried whether flexible and multi-purpose workspace had been considered for the site as opposed to having more vacant office space.

BUI Response: Flexible and multi-purpose workspaces and commercial leases are considered essential in the modern working and studying environment. The commercial and civic buildings are being designed with the ability to attract highly innovative tenancies, as well as make individuals feel welcome to work, interact and connect in a friendly and warm space, that is technologically advanced and sustainably designed.

Community Feedback: Some people were concerned about using building materials that are sensitive to the environment. This comment was relevant to all buildings, not just the commercial building.

BUI Response: BUI and Council are very much on the same page with our desire to respect the character of Mount Barker and the Adelaide Hills in terms of building materials, community art, landscape and in terms of way finding naming and cultural integration. Clearly the respectful inclusion of these elements needs to be balanced with modern efficient design and practicality, but our brief to the design team is clear and in support of the community expectation. Beyond building materials we are also focused on other efficiencies in terms of shared use, energy and accessibility. Council also has very clear objectives in terms of sustainability and energy efficiency for the proposed Civic Centre and Library.

3. Residential & Druids Avenue

Community Feedback: Some members of the community were concerned about medium-density residential being constructed on the site and felt it was unnecessary given so much residential growth was occurring in the rezoned areas in Mount Barker.

BUI Response: It is currently proposed the residential dwellings in the project will interface and face the existing residential area to the North of Druids Avenue and of course the magnificent stand of trees along that street will be retained and enhanced. BUI is very confident in offering new type of medium density quality housing in a style and format not currently offered in Mount Barker. Such housing will seamlessly fit in to the existing use and fabric of the street, but a similar scale residential serviced apartment mix linked to a hotel might also be a desirable solution for this interface. We will update the community as we firm up the proposals for this northern section of the Catalyst Project.

An increase in residential population in the city centre and diversity of product are key strategies of Council to bring added vibrancy and night-time activity to the centre.

Community Feedback: Some members of the community were concerned that medium-density residential dwellings on Druids Avenue would not be in keeping with the heritage character of the street.

BUI Response: At this point only early conceptual design work has been undertaken on the residential element of this project, but it is intended that the architecture of these dwellings will compliment and create a beautiful juxtaposition to the superb heritage character of dwellings and landscape opposite. Burke Urban take pride in preserving and enhancing the heritage character of buildings. The sales office in Newenham and the future upgrade and development of the original Newenham Homestead, cottage and barn, and superb stone building adjacent Bollen Road are testament to this, as is their head office building in the revered art-deco 'Faraway House' building in Franklin Street in the city of Adelaide. Burke Urban were also responsible for the restoration of Magill Cellars, which were the original champagne cellars alongside of Penfold's Magill Estates.

A key feature of this residential interface will also be the retention and enhancement of the magnificent avenue of trees along that street.

Community Feedback: A few members of the community did not want residential construction on this site at all.

BUI Response: BUI agree with Council's strategy around creating a framework for a more active night time lifestyle and economy in the City Centre. Residential accommodation will assist with this as well as support the retail businesses and activities and events that are offered through the retail strategy and activation program for this site. Residential accommodation will also help to provide passive surveillance and security for the nighttime experience in this precinct. At this point in time residential development is proposed for the City Centre project, however the masterplan is flexible and so BUI reserve the right to change elements of the masterplan at their discretion.

4. Proposed Hotel

Community Feedback: A few members of the community were concerned about hotel accommodation and did not see what the appeal would be for people to travel to Mount Barker.

BUI Response: BUI respectfully disagrees. Mount Barker is currently underserved in regard to accommodation as is Murray Bridge and the Adelaide Hills. The inclusion of hotel accommodation in BUI's masterplan presents an offer that seeks to address a currently unmet need and also importantly untapped potential within Mount Barker. The objective is to provide a facility for visitors to Mount Barker who are currently otherwise required to stay in neighboring towns, or Adelaide.

The goal is also to increase tourism by expanding on the food, lifestyle and wellbeing offer in Mount Barker.

Community Feedback: A few members of the community were eager to see a hotel that could accommodate visitors to the region and events such as weddings and conferences.

BUI Response: It is proposed this hotel will incorporate a wellbeing centre. Available to hotel visitors and precinct users, this wellbeing centre has the option of being a public amenity or a membership-based asset for the community.

BUI are also proposing that the hotel incorporates conferencing and function facilities to accommodate mid-sized conferences and weddings. Ultimately the provisioning for conference and function facilities within the hotel may be up to the hotel lease-holder or owner.

Community Feedback: A few members of the community did not want a hotel on this site.

BUI Response: We respect those views but the land in our ownership is appropriately zoned for this mixed-use activity and supported by Council. At this juncture, hotel development is proposed for the City Centre project, especially as there is an unmet need that currently exists in Mount Barker for hotel accommodation. BUI agree with Council's strategy around creating a framework for a more active nighttime lifestyle and economy in the City Centre. Hotel development will assist in this as well as support the retail businesses and activities and events that are offered through the activation program for this site. Hotel accommodation will also help to provide passive surveillance and security for the nighttime experience in this precinct. BUI has engaged a specialist hotel consultant of LSV Hotels to advise us in terms of hotel scale, room size and mix. Importantly LSV Hotels is extremely well connected with a range of hotel operators keen to pursue this opportunity.

5. Car Parking

Community Feedback: Many members of the community were concerned about whether there would be enough car-parking on the site.

BUI Response: In terms of car parking, this remains an open discussion between BUI, Council and the community. BUI and Council have agreed that BUI will need to provide on-site car parking and contribute to off-site parking to meet both planning and consumer demand requirements for all land uses within the master plan. This by necessity will be a combination of underground or undercroft parking and above ground and potentially multi deck parking in appropriate locations. A significant number of car parks are proposed to be associated with this development (approximately 400). Priority will be given to visitors to the site, ensuring access to Town Square, Civic Hub (Council offices, Library and co-working space), and other retail/commercial uses if convenient. A vibrant town centre will also attract outside visitors and so existing traffic shortfalls will add to an already identified issue for the Town. Council fully acknowledges this and comments through the consultation process relating to wider traffic and parking have been forwarded to Council's Traffic Team for incorporation into the Council wide traffic management studies and investigations currently under way. Connecting up disjointed parts of the CBD through improved pedestrian links becomes an important element of a broader streetscape renewal. BUI and Council will be planning for cycle and pedestrian and disability access within the site and as part of the wider transport planning looking for ways to improve connectivity along existing streets and ultimately through to the Western Flat Creek linear trail. This work is ongoing, but the brief to the architects, planners and traffic engineers is very much to plan for and incorporate improved access to all facilities.

Major events in the town square are expected to predominately occur outside current peak times and when workers are not on-site which will ease demand on these car parks.

BUI continue to work on the best layouts and location of car parking and entrances as part of the detail design. As we finalise those plans, we will update the community through [this website](#).

Community Feedback: Some members of the community felt that the car-parking designated on the masterplan should be below ground and not taking up valuable commercial real estate.

BUI Feedback: We agree with this comment and objective. A substantial number of underground car parks are proposed under all buildings but not beneath the Town Square as we want deep rooted trees, plants and water play etc in this space. Underground car parking under the Town Square would compromise those landscape opportunities. Beyond the undergrounding opportunities we are investigating off site financial contributions to potential Council car parks and a potential multi deck park. We agree that multi decks can look unsightly and so we have challenged our design team to provide screen cladding, retail built form options at ground level and roof deck landscaping options for consideration. This is work in progress.

Community Feedback: A few members of the community asked about whether there would be specific car parking for the residential and hotel accommodation.

BUI Response: Yes definitely. Each of these activities will have specific car parking attached to meet the Development Approval requirements.

6. Traffic Management

Community Feedback: Many people are concerned about current Traffic on surrounding streets and how this project will impact traffic congestion and flow even further.

Community Feedback: Many people questioned whether traffic management studies had been undertaken to provide solutions to traffic flow and congestions around the City Centre Project and city area more generally.

Community Feedback: Some people asked about whether reliable local public transport had been considered as a solution to improve traffic flows and congestion around the town.

Community Feedback: There was a strong suggestion to improve cycling in Mount Barker and make this site highly accessible to cyclists, including cycling links and facilities for bike parking, including sheltered bike-parking.

BUI Response to all comments: Most of the communities' comments pertaining to 'traffic' related to the impacts of the development in and around the neighbouring streets of Mount Barker, in relation to traffic flow, congestion and traffic treatments. BUI acknowledges these concerns and we will continue to assist Council and the Community in planning and problem solving within our capacity. Already we have made positive contributions throughout our Newenham project by building and accommodating a large section of the "Connector Road" funding upgrades of wider transport infrastructure and the extension of the Western Flat Creek Linear trail. We are aware too that Council has identified at wider developer and at State Government level these same concerns and has been very active in seeking support for upgrading and infrastructure commitments in line with the Growth plan.

BUI acknowledge that the City Centre Project will have an impact on traffic and that the success of the project and the City Centre generally will somewhat be determined by a successful traffic plan being resolved. A traffic management and car parking study, in the form of an [Integrated Transport Plan](#) (ITP) is currently being worked on by Council and is open for comment and discussion on [Council's Your Say Website](#). The objective of Council's ITP is to ensure transport infrastructure aligns with growth in the district, enhances the connectivity of the community, encourages active transport, supports the safe and efficient movement of traffic both within the district and between regions, promotes the use of public transport and provides for future technologies in a sustainable way.

7. Safety and Accessibility

Community Feedback: Some people were concerned about the safety of children, particularly around the interface of the Town Square and Morphett Street.

BUI Response: The square has a deliberate orientation to open onto Morphett Street to create a permeable and linked space that encourages flow of users between Gawler Street, other shopping centres and the site. It is acknowledged that with this sense of openness comes risk in the interface of vehicle traffic and pedestrians and users.

Ongoing design iterations of the Town Square and site are considering the zoning of activities within the site to minimize the interaction of users and vehicles, particularly young children. A range of physical barriers, such as bollards, landscaping and trees will be considered to provide an edge between vehicles and the square. Children's activities and interactive experiences will need to be positioned further away from Morphett Street.

At a district scale, the broader Integrated Transport Plan will need to consider the prioritisation of pedestrians and vehicles and targeted slow streets at key places in the township.

Community Feedback in relation to the design of the Town Square is now helping to inform the update to the Town Square Design which will be presented back to the community later this year.

Community Feedback: Some people were concerned about ensuring there is safe and accessible pedestrian crossings to the site from various locations and the ability for disabled people to easily access the site and move around the site, and whether the buildings and residential would be designed with accessibility in mind.

BUI Response: Yes, we agree these are key component of the ultimate design brief for the public and private spaces and buildings. Wellness and inclusivity are also key values of the project and ensuring that all members of the community can access all elements of this project is critical to its success and delivering upon this vision. In this regard the following four key strategies are being prioritised throughout the detail design and activation of the project – providing holistic nutrition; creating accessible links for everyone; integrating active play & mobility options; and creating places that promote community gathering.

8. Landscaping

Note: Most of the comments pertaining to landscaping were relevant to the Town Square design, rather than the broader site masterplan. Council is managing the response to landscaping in the Town Square design, nevertheless BUI have a genuine interest and desire to deliver a strong landscaping outcome in this project that reflects the character and identity of the region. In this regard BUI has formed a response to the topic of landscaping generally for the site.

Community Feedback: It was clear from the feedback that the people of Mount Barker love green space and are seeking the inclusion of a soft landscaped environment throughout the precinct.

BUI Response: It is well documented that lifestyle, trees, open space and the environment are very important to the community of Mount Barker and forms a key part of the region's identity. BUI also value abundant and well-designed landscaped environments and support the fact that landscaping will be important to soften the City Centre Project and ensure it fits in with the character of the region.

BUI support the approach of incorporating a central turfed area for the Town Square bordered by trees that provide opportunities for sun and shade when so desired. As a hard-wearing urban space, however, a balance between paving and turf will need to be struck, with an overhead tree canopy creating opportunities to seek shade if required and to further aid in softening the space.

Another focus of the design is local materiality. The community feedback supports this theme and the expression of local materials in the design will continue to be pursued.

Community Feedback: A few people were concerned about the mix of trees identified.

BUI Response: The design proposes a mixed approach to trees, with two arcs of deciduous trees framing the square with an iconic native at the apex. This approach whilst broadly supported by the community, and the tree selection for the broader stie will need to be further explored in design to ensure tree selection reflects the unique identity of Mount Barker, but also achieves microclimate objectives.

Community Feedback: A few people expressed a desire for roof top gardens.

BUI Response: BUI likes the idea of developing rooftop gardens and useable roof top spaces and are investigating this feedback further, including design, feasibility analysis and consideration of the ongoing management of the gardens. We are not wanting to commit to this on specific buildings at this juncture but the principle is definitely supported.

Community Feedback: Some people were concerned about the retention of trees on Druids Avenue

BUI Response: Yes absolutely. BUI support the communities concerns about retaining trees on Druids Avenue. A key feature of the proposed residential interface on Druids Avenue will be the retention, protection and enhancement of the magnificent avenue of trees along that street.

Community Feedback: A few people were interested in seeing interactive water play and features in the landscaping for the Town Square and the site generally.

BUI Response: BUI supports water play as a terrific feature of an activated community space and we understand this is intended within the Town Square precinct.

Community Feedback: A few people commented that they were seeking interesting, interactive and secure play space for kids and toddlers.

BUI Response: BUI like the idea of interesting, interactive and secure play space for children including water play and are investigating this feedback further, including design, feasibility analysis and consideration of the ongoing management of these features.

9. Comfort & Useability

Note: Most of the comments pertaining to ‘Comfort and Useability’ were relevant to the Town Square design, rather than the broader site masterplan. Council is managing the response to these elements in the Town Square design, nevertheless BUI see the merit in applying these comments and principles to the site more broadly and in this regard have formed a response to some of the comments raised about this topic.

Community Feedback: The general feedback was that the community want the Town Square space to be useable and comfortable in all four seasons, particularly providing shade during extreme hot weather and shelter during cold weather.

Community Feedback: Some people commented that they want lots of tables and chairs in the shade and protected from the rain.

Community Feedback: Some people commented that they wish to ensure the masterplan includes accessible public toilets, rubbish bins, drinking fountains, water bottle refilling stations, phone recharging stations and Wi-Fi access.

Community Feedback: A few people commented that they were hoping there would be interesting and decorative lighting that creates mood and a safe and secure environment, and ambient piped music around the space.

BUI Response to all comments: The communities detailed comments in relation to ‘Comfort and Climate’ are valued and are being considered in ongoing iterations of the masterplan design for the broader site as well as the Town Square design.

Community wellbeing, sustainability, inclusivity, accessibility, and flexible spaces that can be activated day and night and through all seasons of the year to create an experiential place for all ages, were pivotal themes and aspirations of BUI’s winning proposal to Council. BUI’s EOI proposal to Council and masterplan incorporated shelter, lighting, seating, tables, a fire-pit, landscaping solutions, amenities and other features that will assist to provide seasonal comfort and interest for people using this space. Importantly the proposal incorporates diverse placemaking strategies, that will reflect the active, and vibrant spirit, culture and aesthetic of the people and region of Mount Barker.

10. Sustainability & Technology

Community Feedback: Many people commented that embedding sustainability into the design of the Town Square and the design of the buildings and the detail design of the site more broadly was important to them.

BUI Response: Sustainability is a cornerstone principle of the site masterplan, with a sustainability expert being employed in the BUI consultant team to ensure that the principles of sustainability are embedded in the project and integrated into a site wide response that achieves a high standard of environmental and community sustainability.

Community Feedback: Many people commented that embedding technology in to the design of the Town Square and the design of the buildings and the detail design of the site more broadly was important to them.

BUI Response: Technology is also a cornerstone principle of the site masterplan. The communities detailed comments in relation to 'Technology' are valued and have been duly recorded and noted and are now being considered in the detail design of the site's masterplan. BUI wish to ensure that the principles of technology are embedded in the project and integrated into a site wide response that achieves a 21st century outcome that is user friendly and as far as possible can future-proof the site.

Community Feedback: A few people commented that the watercourse or 'creek' on the site should somehow be incorporated into the design.

BUI Response: The creek itself will not be expressed in the design. The creek was decommissioned by Council, and the stormwater diverted in a previous capital works project.

The project will embrace Water Sensitive Urban Design treatments as a key design principle.

Community Feedback: A few people were concerned about retention and restoration of the remnant cottage on the corner of Morphett Street and Hutchinson Street.

BUI Response: BUI support the retention and restoration of the historic cottage. This forms an important element of the retail masterplan for the site. It interfaces with the market shed and town square and offers the potential to add character and appeal to the site.

Burke Urban has a keen interest in historic buildings and structures. Our sales office at Newenham and the future upgrade and development of the original Newenham Homestead are testament to this, as is their head office building in the revered art-deco 'Faraway House' building in Franklin Street in the city of Adelaide. Burke Urban were also responsible for the restoration of Magill Cellars, which were the original champagne cellars alongside of Penfold's Magill Estates.

11. Activation & Events

Note: Most of the comments pertaining to ‘activation and events’ were relevant to the Town Square design, rather than the broader site masterplan. Council is managing the response to the Town Square design, nevertheless BUI have a genuine interest and desire to deliver a highly activated and programmed events space in the City Centre project ensuring its vibrancy and use by the community. In this regard it has formed a response to the topic of activation and events for the site.

Community Feedback: Many people were interested in whether the site will have the capacity for a broad range of events and entertainment uses?

BUI Response: Embedded event infrastructure, including but not limited to power, sound, water and toilets will support community led and professional events. The embedded infrastructure will reduce overheads and minimise the external infrastructure and skills required to host an event. This ease of use will therefore allow for a broad range of events to be facilitated at the site.

The feedback hints that there is demand and a genuine need that exists in the community for activation and events of different scales and types. The City Centre Project in itself can’t accommodate all of the different types of events and experiences on offer in Mount Barker, but it can accommodate more intimate urban events, markets and experiences.

BUI are interested in understanding more about the types of markets, events and experiences the Mount Barker community are seeking or able to offer, and will be endeavouring to hold additional community focus group input pertaining to activation and events over the coming months. This engagement will also be seeking to explore, not only the types of events (what), but who, when and how these events could be hosted and managed. This input will be valuable for the design resolution and activation strategy.

Noting, that everyday usage is equally as important as event usage and so it is acknowledged the design needs to support comfortable use by the everyday user such as people eating lunch, small groups and families.

12. Character & Identity

Note: Most of the comments pertaining to 'Character and Identity' were relevant to the Town Square design, rather than the broader site masterplan. Council is managing the response to the Town Square design, nevertheless BUI have a genuine interest and desire to deliver a project brand and identity and place which generally reflects the community's sentiments and creates a place with a soul that can be considered as the beating-heart of Mount Barker.

Community Feedback: There was a strong sense in the community consultation that the Town Square should be unique to Mount Barker, have a country or village feeling, embed the Indigenous and European heritage of the region, and reinforce the seasonal colours of the local landscape.

BUI Feedback: In creating a space that is unique to Mount Barker, the core identity of the project needs to be expressed not only in the built-form and landscaping design, but also in the way it is activated and used, in the artistic expression of the site and the way it is branded and marketed.

One way the community can contribute to character and identity will be through the expression of identity in story-telling opportunities through public art. A key recommendation will be to seek external funding to engage local artists to create significant public artworks for the space that could range from permanent pieces to short-term installations crossing different genres such as performing arts, digital art to sculpture and exhibitions.

It is acknowledged the representation of the Peramangk people and their culture and history and the European history of Mount Barker is important to the community and needs to be considered in placemaking opportunities, in public-art and through events and activation and installations.

It is also acknowledged seasonal colour should be expressed through the landscaping design and can also be addressed in the place making and branding for the space.

BUI wish to undertake community engagement to understand more about the stories, history, values and colours that are important to the community and that can help to underpin the character and identity for the City Centre Project. BUI will be announcing engagement in this regard in the coming months, which will then allow the project to be named and branded and launched properly later in the year.