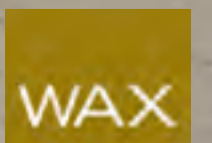


PROJECT 155 MID NORTH SUSTAINABILITY HUB

PLANNING FRAMEWORK
AND CONCEPT PLAN

26 FEBRUARY 2021





Project Vision

The journey so far

This project, involving the development of a concept plan for the establishment of a Sustainability Hub is funded by the Legatus Group and undertaken under the umbrella of the Yorke and Mid North Climate Change Sector Agreement, a partnership with the South Australian Government, Northern and Yorke Landscape Board and Regional Development Australia Yorke and Mid North and with support from the Clare and Gilbert Valleys Council.

The establishment of a Sustainability Hub is an action identified in the Legatus Group Climate Change Adaptation Plan 2018-2021 and the original Integrated Vulnerability Assessment undertaken for the region in 2011 which called for the establishment of a knowledge centre for regional climate change information and a pilot site for an eco-building/township. Since then, two research projects have been undertaken to assist with progress towards developing a concept plan for a Sustainability Hub located at Clare.

Now, a partnership between the Legatus Group representing 15 local governments from across the Central Local Government region¹, the Northern and Yorke Landscape Board and Regional Development Australia Yorke and Mid North, are working together to identify an agreed vision and concept plan for the Sustainability Hub that will drive its delivery into the future.

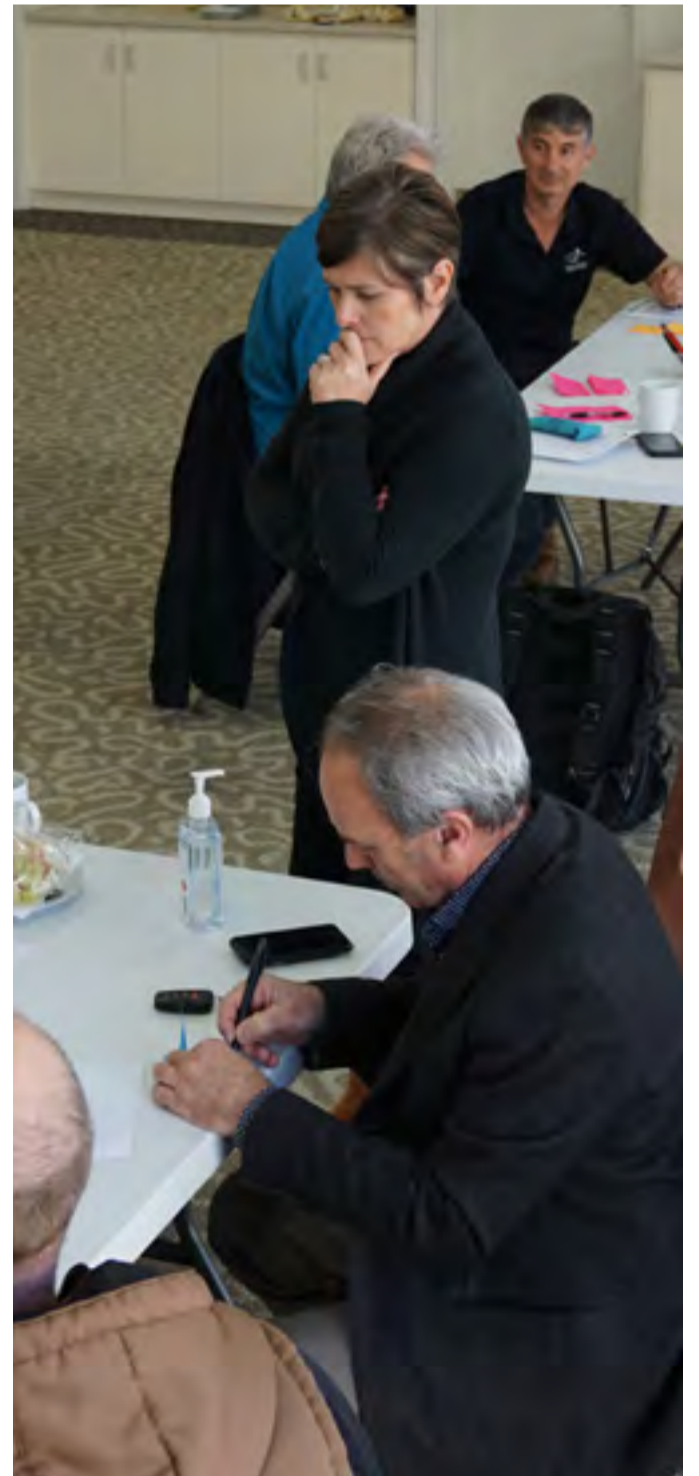
A unique partnership approach

This project is underpinned by a unique partnership in regional South Australia, characterised by collaboration across multiple organisations and sectors representing social, economic and environmental interests. Through state and local government, the Northern and Yorke Landscape Board and Regional Development Australia Yorke and Mid North, this project seeks to work together and provide a focal point or 'hub' for addressing regional challenges and harnessing opportunities.

Climate projections for the region show a warmer and drier future and one where extreme events such as prolonged drought, bushfire, heatwave and flooding will be more frequent and intense. At the same time, the region is a leader in renewable energy generation and changes to agricultural practices that are enabling farmers to adapt to this changing climate.

With continued pressures that a changing climate brings, there needs to be a focus on the natural environment. The National Parks and Wildlife Service is to be located at Clare and its operations for the region are perfectly suited to the hub. Reinforcing the importance of the regional environment as well as supporting the Sustainability Hub's vision as a central point for information and learning for locals and visitors to the region.

¹ Adelaide Plains Council, Barunga West Council, Clare and Gilbert Valleys Council, Copper Coast Council, District Council of Mount Remarkable, District Council of Peterborough, Light Regional Council, Northern Areas Council, Port Pirie Regional Council, Regional Council of Goyder, The Barossa Council, the Hincers Ranges Council, Wakefield Regional Council and Yorke Peninsula Council



Project Vision

Role of this concept plan

This concept plan provides a vision for the delivery of a Sustainability Hub that is centred on 155 Main North Road, Clare and its environs which is a site that the Department for Environment and Water is the custodian of on behalf of the Minister for Environment and Water. The site is already home to key Mid North regional organisations including the Legatus Group, the Northern and Yorke Landscape Board, Regional Development Australia Yorke and Mid North, Department of Primary Industries and Regions South Australia, National Parks and Wildlife Service Yorke and Mid North and other tenants such as the Hart Field Site Group and Rural Business Support, providing a strong foundation for connection and collaboration.

The buildings and facilities on-site, however, require redevelopment and investment to create a physical and virtual environment that reflect the aspirations the partners have for the Sustainability Hub and the role they are looking for it to play locally in Clare, regionally and beyond as the 'go to' place for those wanting to work together and learn more about sustainability.

This includes creating a physical location and non-physical environments that are inviting and functional with a modern working environment for those organisations and services housed on site as well as for other users and visitors. The Sustainability Hub is also about creating physical and non-physical spaces that foster collaboration, where individuals, groups and organisations come together to work and learn and inspire sustainable action in others.

This concept plan provides a framework to guide the update, refurbishment and redevelopment of 155 Main North Road Clare, enabling change to occur in stages and over time as resources become available, but making sure that investment is contributing to the overall achievement of the vision for the site as a Sustainability Hub.

Project 155

Over several months, the project partners, stakeholders and the community have come together to co-design this concept plan for the Sustainability Hub at 155 Main North Road, Clare.

Known as Project 155, this concept plan identifies the vision for the future of the site. It sets out principles to guide action, behaviours and response on and off-site and aid understanding of what is looking to be achieved by Project 155.



Strategic Framework

Our Vision

Project 155 is a bridge, connecting us to each other at 155 Main North Road, and to others across the region, the State, interstate and beyond.

It is a place that demonstrates sustainability outcomes that reflect the local climate and 'country' context of the Mid North agricultural/productive landscape character and urban and rural land uses within a changing climate and showcases how to foster collaboration, connection and learning through purposeful design.

It is a place that respects and draws on indigenous wisdom and knowledge and connection to country.

It is the operations hub for the National Parks and Wildlife Service for the mid north region providing insight to the rich and diverse landscapes of the region.

It provides spaces that are welcoming and inviting, and engage the community in the exchange of knowledge to help establish greater understanding and generate sustainable action.

We will do this:

- Within the context of the Mid North environment, promoting its character, climate, communities and industries
- By telling the stories of the region's sustainable initiatives, projects and successes
- By being the operations hub for the National Parks and Wildlife Service for the mid north region
- By showcasing the role of each government department and their partners in sustainable research and knowledge
- By promoting the links between each government department, research and educational institutions, private enterprises, industry, trades and the wider regional community
- Through actively participating in sustainable research and projects that benefit the wider region, add value and knowledge for our visitors, provide collaboration opportunities and contribute to national and State sustainability initiatives
- Through emotive, interactive and explorative interpretation that plants the seed for sustainable thinking and discovery. Interpretation will convey sustainable ideas for different aspects of life relating to the surrounding agricultural/primary production landscape.

Our vision will be achieved through three key themes:

- **Connect** (be inspirational and collaborative)
- **Share** (transfer of knowledge and ideas)

- **Deliver** (create authentic experiences and information)

Delivering our vision

The delivery of our vision is dependent on our ability to:

- Access funding to make the capital investment in physical changes to the site that are needed to create a much more inviting, functional, modern and collaborative working environment for those organisations and services housed on site as well as for other users and visitors. It is anticipated that this concept plan will play a crucial role in assisting with securing funding from state and federal government and other sources
- Establish and resource a dedicated role that is responsible for driving this vision and the projects, programs and initiatives that support its achievement. This includes providing resources to aid the overall coordination, promotion and delivery of the range of activities provided by the Sustainability Hub and ensure that tenants and their actions and services contribute to and support the delivery of its vision
- Garner interest and engagement from a diversity of visitors and user types ranging from government, research and educational institutions, industry, private companies and the general public



 National Parks
and Wildlife Service
South Australia

Strategic Framework

Connect

Project 155 is about connection. Connection between the tenants who reside at the site, connection between what happens at the site and the features, localities and community immediately surrounding it in Clare, regionally, intrastate, interstate and beyond.

These connections are multi-layered and complex. They are between different organisations, institutions, groups and individuals. All share a similar purpose which is to support the resilience and prosperity of the Mid North.

These connections are built on the foundation of shared interest and passion, and the knowledge that through connections we are stronger. Through connections we can deliver more with less, and create opportunities for collaboration and shared learning.

Connection is fostered through shared space and shared interest, through technology that enables us to connect no matter where we are and through networks that provide linkages and opportunities to come together and exchange information, resources and inspire each other.

Opportunities for interaction and collaboration are both intentional and incidental, encouraged by spaces that are purposefully designed to create physical and virtual spaces that are welcoming and inviting and encourage a sense of permeability and flow. Project 155 is a place where people 'come and go', whether in person or online.

The site needs to feel like a public space which people can wander in from the street. The public spaces and building facades provide opportunities for the incidental sharing of sustainable knowledge. The features of the public space need to encourage exploration of the site, which will relate to ESD (ecologically sustainable development) outcomes. The intentional sharing of knowledge (the deeper level of understanding for people within the industry or with prior understanding) happens inside the buildings and collaborative research/working areas on and off site.

The non-physical needs to create a sense of membership, ownership and connection that benefits each worker/visitor/community member.

In practice, connect means:

- Creating a legible entry point to the site at 155 Main North Road
- Creating a sense of arrival to Project 155 and as a site that contributes to the entry experience of Clare including as the operations hub for the National Parks and Wildlife Service
- Creating gardens that reflect the landscapes of the region
- Creating connections locally to the river, Riesling Trail, oval and sporting complex and Clare Main Street
- Applying Universal Design that enables accessibility for all
- Considering building designs that encourage indoor and outdoor connectivity
- Easy to access for all visitors
- Legible and easily accessible information and resources.
- Using art as a way of conveying sustainability messaging eg use materials from the demolition of buildings on-site to create an artwork
- Undertaking a community art project that is integrated into the building fabric of Project 155
- Using technology to enable collaboration on projects and the sharing of information beyond the physical site, intrastate, interstate and internationally

Strategic Framework

Share

Project 155 is about sharing. Sharing a common vision for the future and wanting to be part of what Project 155 is all about. This means subscribing to its overall philosophy and contributing to the achievement of the aspirations of Project 155. This is done through the sharing of physical space, the sharing of common values, exhibiting shared behaviours and the sharing of knowledge and resources.

It means creating a physical and virtual place that is friendly and hospitable and encourages broad community ownership. It is about 'showing off' the skills, expertise, knowledge and value add provided by local trades, services, industry sectors and knowledge. Success is celebrated and projected to ensure the reach of Project 155 extends beyond its physical setting.

The sharing of knowledge needs to be current, continuous, relevant and new. The learning opportunities can be provided through both passive and active methods. Visitors to the site need to take away new knowledge from their visit and be able to share or draw upon this knowledge in their own lives.

In practice, this means:

- Deliberate selection of site tenant mix to ensure shared values, ideas, goals and aspirations
- Establishment of open platforms for knowledge sharing
- Using technology to support communication and collaboration and projection of Project 155 beyond its physical site, as well as to support sustainable behaviours on site eg energy efficiency, water use etc
- Demonstrate how to build resilience to disasters (eg extreme heat, bushfire, flooding) through built form, landscape treatments, management and the delivery of programs that build capacity and emergency preparedness
- Establishing a communal space for meeting and interaction such as a café or co-working spaces
- Providing spaces for pop ups eg food vans, playspace, art shows and other exhibition etc
- Sharing ideas and creating links with sustainable industries located in the region and/or are new prospects for the region such as renewable energy companies
- Promoting or 'shining a light' on the sustainable projects, programs and initiatives being undertaken.

Deliver

Project 155 is about delivering. This means achieving outcomes that support the overall vision for Project 155. This includes physical changes to the site and its buildings that create a workplace that accommodates a range of activities, visitors, workers and their organisations and means it is a place where people want to work and visit.

It is also about exhibiting sustainability in practice and given the climate and 'country' context of Project 155, showcasing built form and garden/ open space design, adaptive reuse of heritage buildings and using technology to aid sustainable behaviours.

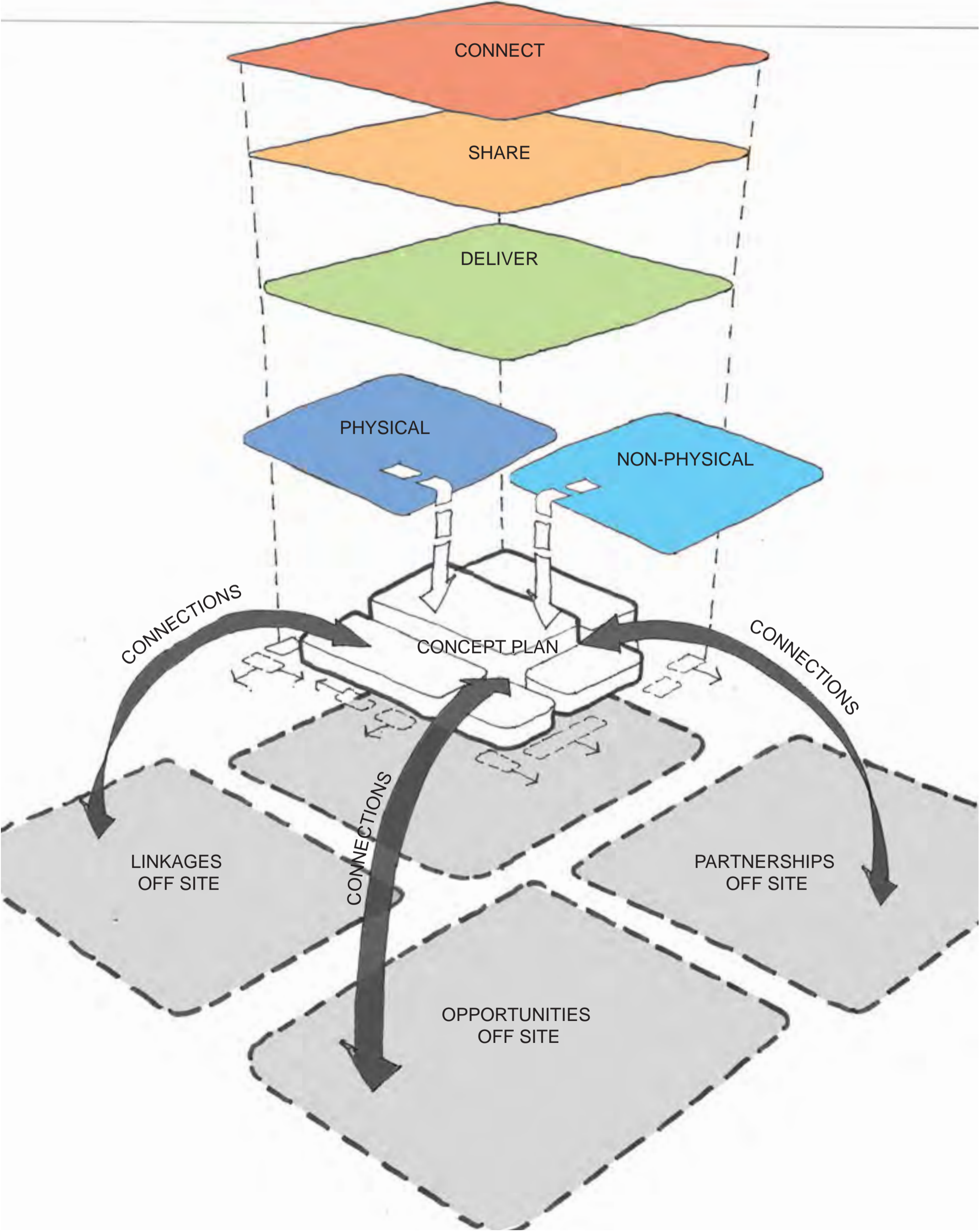
The overarching intent of the built form is to deliver a 'gallery space' which can adapt and change over time as exhibitions change, new knowledge is developed and showcased, and new collaborators join the co-working site. This needs to encompass a 'library' of knowledge which is accessible to the community and industry outside of the exhibitions which may be taking place. To maintain the community's interest in visiting and learning more, Project 155 will require curation to create new experiences which continue to draw people into the space. This change of knowledge and experiences needs to happen within the buildings as well as in the public outdoor spaces.

The built form and open spaces of Project 155 can act as incubator spaces which foster new ideas and support companies from the regional community and beyond. This can provide a space for the sharing of new knowledge while providing the new company with the resources and knowledge of existing on-site expertise.

In practice, this means:

- Energy efficiency and environmentally sustaining behaviours are facilitated by good design
- Access to natural light
- Views of the natural environment and access to open space
- Demonstration of sustainability in practice through design, materials selection, construction approach, reuse of materials, technology (eg solar panels) etc
- Adaptive reuse of heritage buildings
- Plant species selection appropriate for the climate
- Research that can be applied
- Catering to the operational needs of site tenants

Strategic Framework



Objectives

Primary Outcomes

- Sustainable organisations and businesses collaborate and share knowledge with each other and the wider community
- Creating a space where the wider community can become emotionally connected and engaged with sustainable initiatives and outcomes
- Enabling the community to engage in sustainable and environmental action
- Providing quality open space and built form outcomes which are well designed and takes into account ecologically sustainable development (ESD) principles, delivering an experience that exceeds visitor expectations

Secondary Outcomes

- Refreshed appreciation of sustainability by the community and collaborators
- Sustainability is 'front of mind' and 'standard practice'
- The Mid North community value Project 155 as a respected resource right on their doorstep, offering an experience which is unique and cannot be found anywhere else
- Partnerships and relationships are built between government departments, private companies, research and educational institutions, industry, trades and the community, creating new incubators of ideas
- A range of experiences are provided which appeal to the entire community (school and university groups, young children and play opportunities, art and creativity)
- Opportunities for the community to integrate ESD outcomes into their everyday lives are demonstrated
- Relatable stories of successes and failures are provided and learnt from
- Repeat visitors are attracted who can share their experience and knowledge with the wider community

Objectives

Visitor and user types

Project 155 will cater to the following visitor/user types:

- Learn together groups (schools, university, families, organisations)
 - Quality time
 - Shared experiences and learning
- Social visitors (community and passive visitors)
 - Incidental sharing of knowledge
 - Spark an interest in the principles of the site
 - Opportunities for the transfer of knowledge including as part of a 'Sustainability Tour' for tourists
- Intellectual/industry visitors
 - In-depth experiences
 - 'Behind the scenes'
 - Learn how they can use knowledge in a practical sense
 - Share their own knowledge and help build the culture of sustainability
- Experiential
 - Intuitive/spiritual relationship to place
 - Looking for a new quiet environment to relax and spend time and be inspired

Storylines

Storytelling is important to Project 155, and its narrative will convey the following:

- **Physical** positioning-hub within a wider community
- **Systems**- how sustainability works
- A bridge that fosters interrelationships between government, research and educational institutions, industry, private companies and the general public
- A bridge that provides physical and non-physical links to other places, experiences and outcomes
- Hands on and sensory experiences
- Indigenous connections, knowledge and enterprise
- **Parks** information and the role they play in biodiversity conservation, climate change adaptation, recreation and health and wellbeing through the National Parks and Wildlife Service
- How can everyone use this knowledge and make a difference? Helping to understand and learn from the successes and failures.

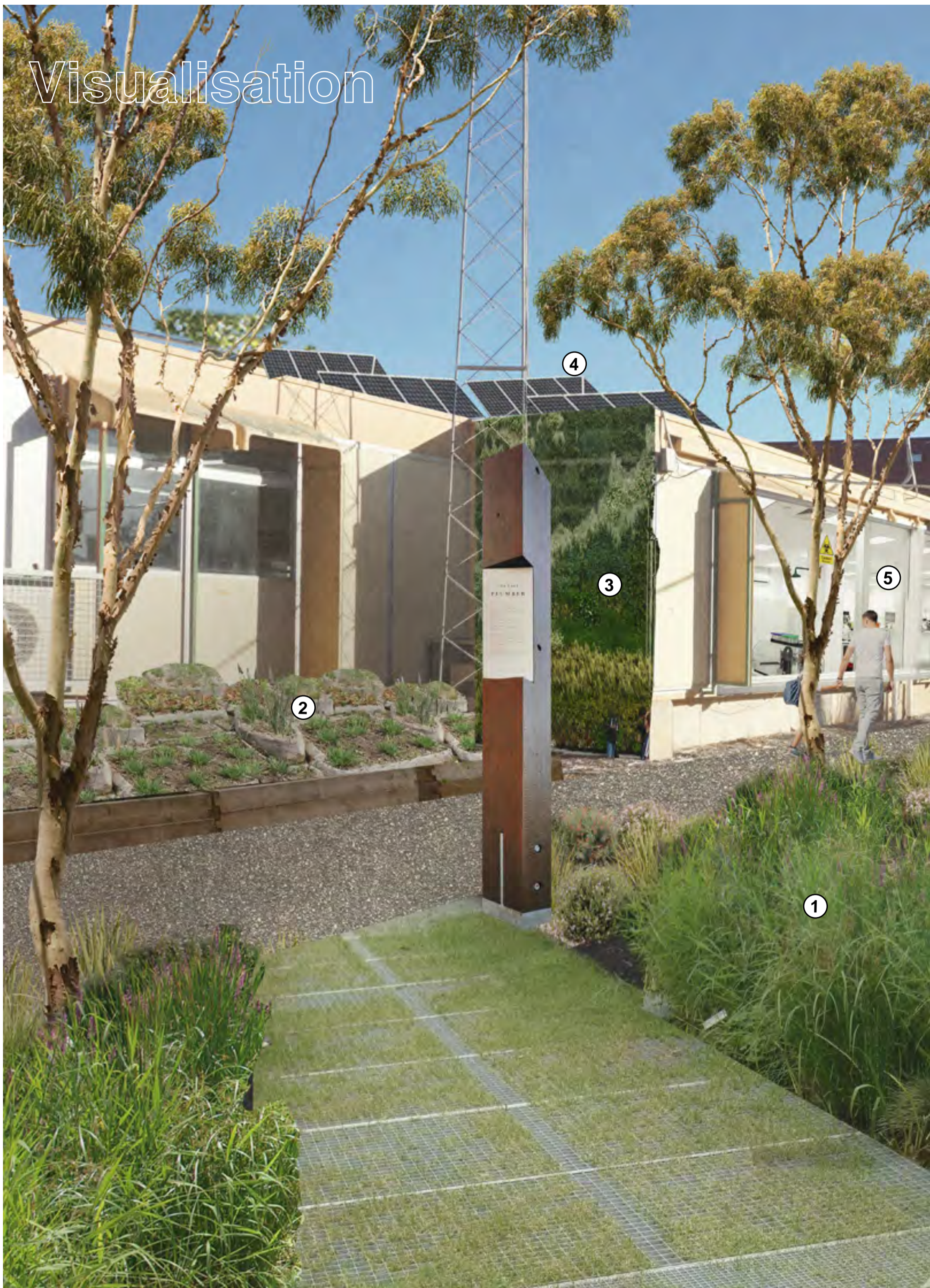
Visualisation



1. New entrance to Project 155
2. Accessible pedestrian access creating a sense of arrival
3. Signage to reinforce sharing of knowledge
4. Native gardens
5. Footpath access to offices and main building



Visualisation



1. Water sensitive gardens
2. Research gardens and experimental planting areas
3. Green walls
4. Solar panels and renewal energy facilities
5. Research labs facing public open space
6. Sustainable sculptures as part of public art programme
7. Main entrance
8. Interpretative signage and shared learning
9. Seating



Concept Plan

INTERSPERSE

STAGE ONE

Intersperse represents the first stage of Project 155. The scope of this stage increases the function of the site, addresses key issues currently being experienced by tenants and visitors/users and provides a support framework for the ongoing development and realisation of the Mid North Sustainability Hub vision.

The planning of stage one embeds many of the key project principles in terms of connect, share and deliver. While it is acknowledged that the existing transportable buildings on site are reaching the end of their life, ongoing maintenance will be required during the early stages of the project to maintain their functionality.

Intersperse creates a new level of access across the site encouraging visitors to interact directly with Project 155. The establishment of a central spine is a key outcome of the project. This spine creates a direct link through the site providing both internal and external access as well as a point of reference on and from the Mainstreet.

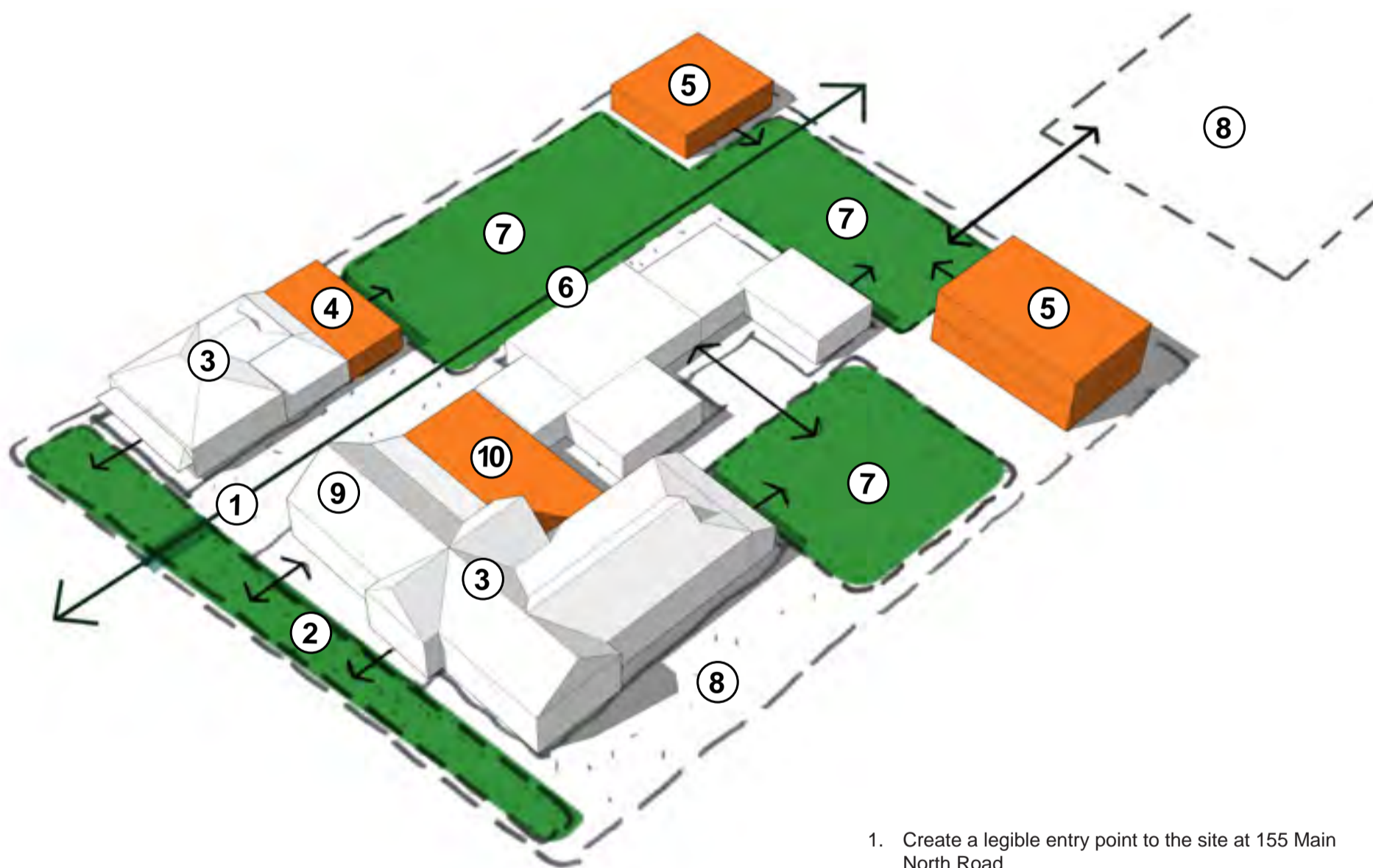
This simple device and its ongoing establishment during the staging of the project will provide increased accessibility, legibility as well as providing connectivity between the various user groups and visitors.

New building extensions to the old school building and cottage are designed to increase the function of these facilities as well as improving access and provide additional usable floor areas.

New buildings to the eastern side of the site provide support facilities to existing operations and fulfil the ongoing need for storage and garaging. The car parking on the adjacent side is retained and upgraded with permeable paving and water sensitive urban design outcomes. Additional car parking is provided along Dominic Street to meet both existing and future demands without dominating the site.

Garden areas, outdoor learning spaces and research gardens are provided across the site. These areas support the function of the buildings, creating a series of experimental spaces, living labs and views from inside the buildings onto quality green space.

To the front of the site along the Horrocks Highway is a new entrance precinct. Signage, public art and access ramps will create a new sense of arrival, increasing the legibility and presentation of the project. The landscape treatments will reflect the intent of Project 155, showcasing the different regional landscapes as well as innovative landscape treatments that will be required to meet the ongoing challenges of climate change within the region.



1. Create a legible entry point to the site at 155 Main North Road
2. Create a sense of arrival through entrance thresholds and gardens (showcasing plant species appropriate for the Mid North/Yorke region and projected climate change) which welcome and promote engagement
3. Ongoing adaptive reuse of existing buildings to meet organisational requirements
4. Small scale modifications to increase function of existing buildings
5. Redevelopment to provide new facilities
6. Central spine providing access and legibility through the site
7. Outdoor gardens incorporating learning opportunities and sustainability demonstrations
8. Existing car park maintained with improved connections
9. Opportunity for NPWS operations hub
10. Establish a communal space for public interactions and meetings



Concept Plan

INTEGRATE

STAGE TWO

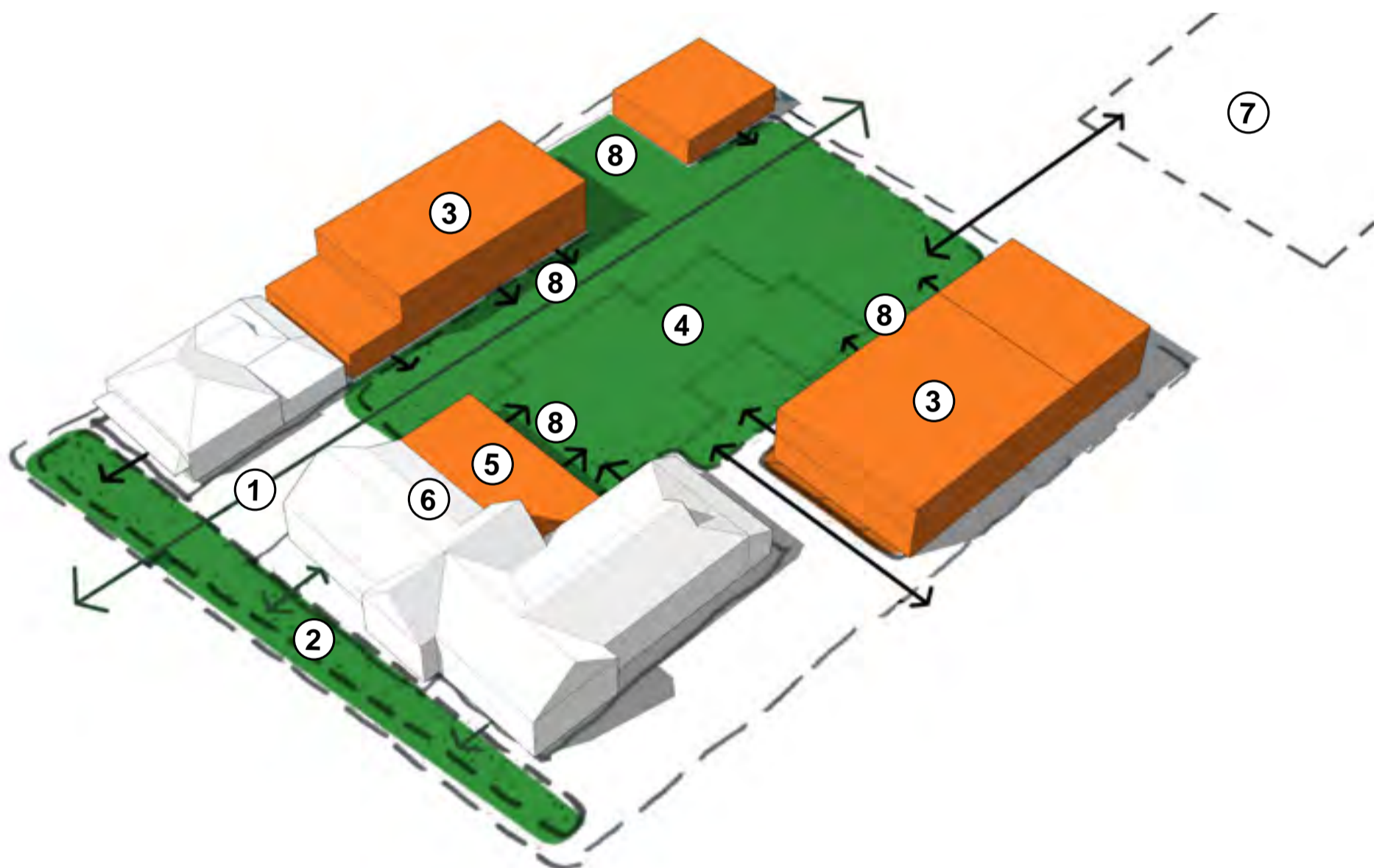
Stage two builds on the direction and scope set by Stage one. The building works expand, reinforcing the extensions to the cottage and old school building. New buildings to the eastern and western boundaries of the site enable a decanting of the transportables, resulting in the decommissioning and recycling of this building stock.

A key objective of the integrate stage will be to explore the adaptive re-use of the transportable buildings to demonstrate sustainable techniques in terms of building removal and recycling.

Stage two allows for an amalgamation of the open spaces across the site into a central courtyard, surrounded by offices, community spaces, workshops and other facilities.

This consolidation allows for greater programming of the site in response to the objectives of Project 155. The courtyard also enables the creation of active edges to the building increasing the permeability between the internal and external functions of the site and encouraging greater connection between staff, visitors and the wider community.

The development of the site encourages the further consolidation of building stock to the edges of the site allowing the ongoing development of the central spine.



1. Legible entry point to site maintained and developed further
2. Arrival landscape maintained and expanded
3. Develop new double storey buildings to the southern and northern site boundaries to provide connected research and exhibition spaces
4. Centralised open space connected to all site buildings incorporating learning opportunities, public spaces and sustainability demonstrations
5. Building utilised for public events, meetings and exhibitions
6. Administration space for site users supporting adjacent public spaces
7. Existing car park maintained with improved connections
8. Extension of outdoor learning spaces to building edges



Concept Plan

CONSOLIDATE

STAGE THREE

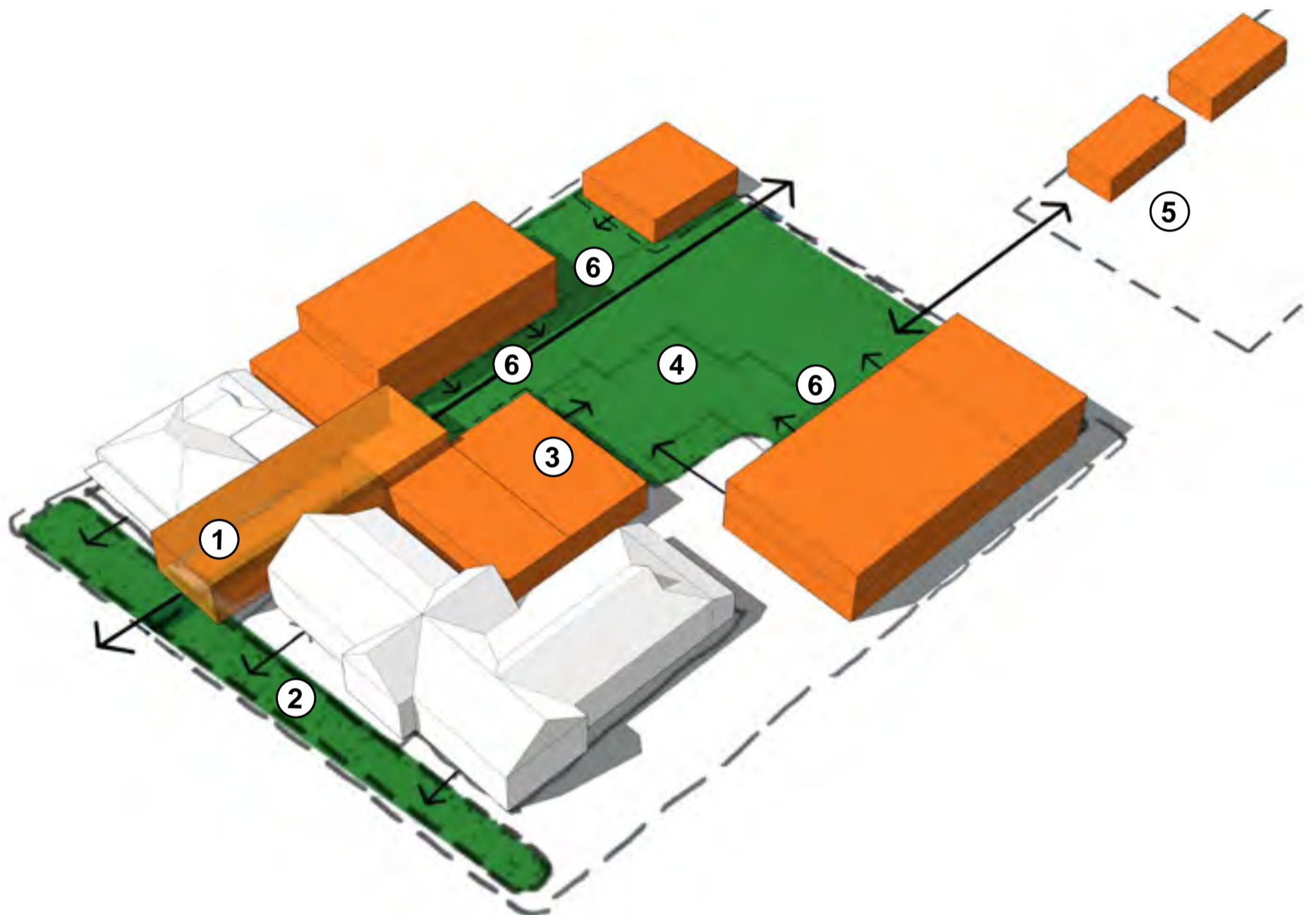
The final stage of the project seeks to consolidate the site – to connect and encourage the sharing of ideas, innovation and experiences. The old school building is expanded, creating a central focus to the site. The development of this built form further connects the existing school building with the central spine and cottage.

The spine is further reinforced with an entrance portal to increase the site presence to the street as well as creating a legible marker to the site. The design and arrangement of the spine promotes a flow through the site increasing linkages between the Mainstreet, oval and river precincts.

The programming and development of the central courtyard continues along with further infrastructure development on the adjoining car park, including covered parking areas and storage.

The front entrance garden remains a key focus of this project stage with ongoing development of this space as well as the programming and trialling of different landscape treatments for the region's climate creating an ever-changing tapestry of ideas and innovation, reflecting the core principles of Project 155 –The Mid North Sustainability Hub.

The on-going building programme will deliver an additional 1000m² of floor space for operational and storage use.



1. Legible entry point to site maintained and developed further with entrance portal to increase street presence (including NPWS operations hub)
2. Arrival landscape maintained
3. Further expansion of old school building, creating central hub for the site
4. Centralised open space connected to all site buildings incorporating learning opportunities, public spaces and sustainability demonstrations
5. Existing car park maintained with improved connections and new storage spaces
6. Extension of outdoor learning spaces to building edges