

CONNECTION CONCEPTS

Tomaree Lodge

A Port Stephens Placemaking Approach



Communities
& Justice

SHAC



"Adventures on Worimi Barray (Country)"

Lara Went; a First Nations artist from Worimi Country. Lara draws inspiration from Worimi Country, her family, the ocean, caring for nature and mother earth. Lara is very passionate about sharing her knowledge about Indigenous culture with all ages through her art pieces and workshops.

Acknowledgement of Country

SHAC acknowledges the Traditional Custodians of the land, the **Worimi** people, where this project is located, as well as the land upon which this document now rests. We pay respect to Elders past and present, and we honour Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place, and their rich contribution to our society. **To that end, all our work seeks to uphold the idea that if we care for Country, it will care for us.**

SHAC acknowledges the **Worimi** peoples as the Traditional Custodians of the land we speak of within this document. We acknowledge their ancestors who defended, walked and managed this land, who left a legacy of strong culture, wisdom and knowledge embedded within it that we endeavour to respect and understand. We acknowledge their Elders who are the knowledge holders, teachers and pioneers. We endeavour to facilitate open dialogue and space for the **Worimi** peoples to empower the existing and future community who are our hope for a brighter and resilient future, and our future leaders.

Connection Concepts: Curation

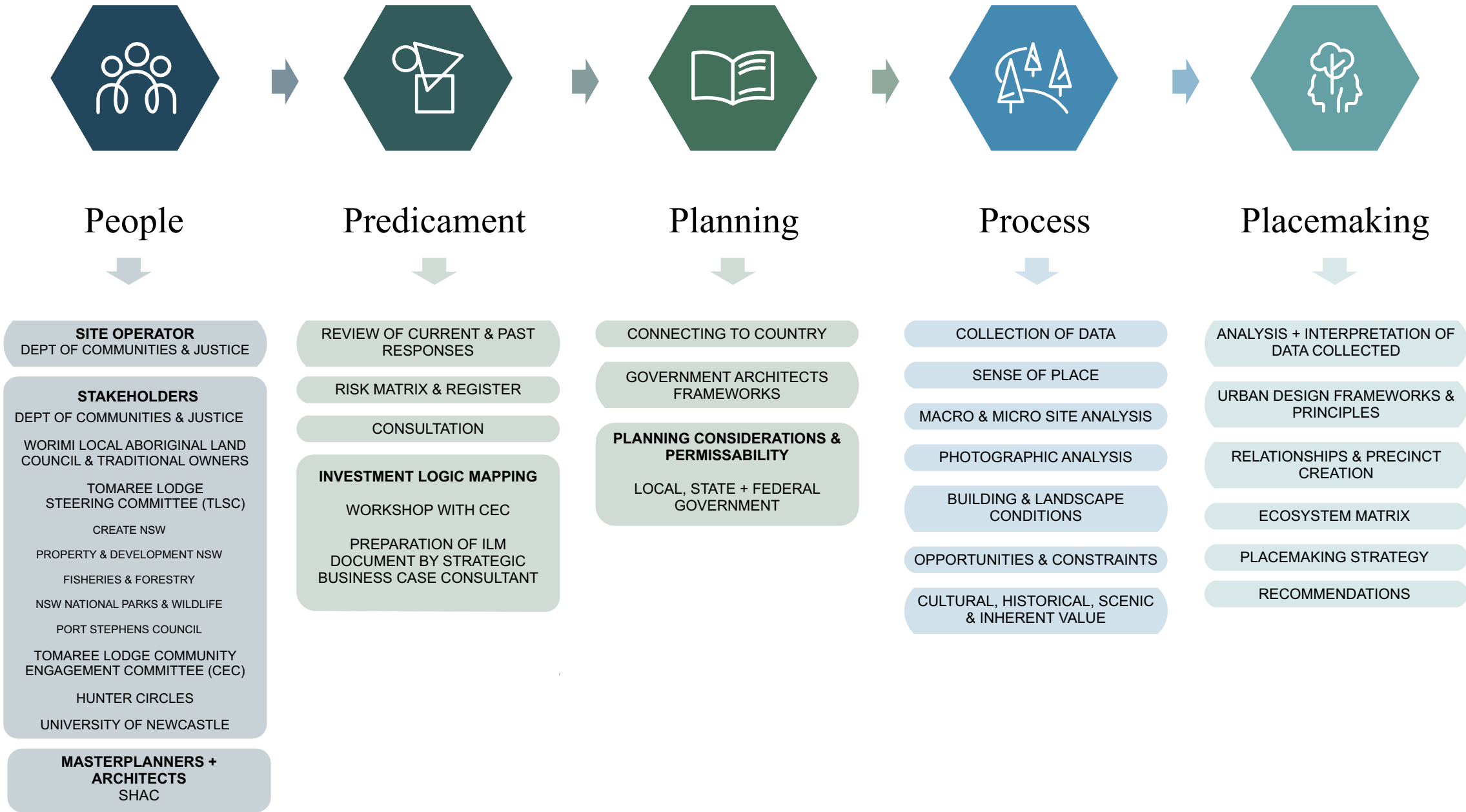


Image Source: Noisy Miner, Justin Hamilton.

People

ARCHITECT - SHAC



SHAC, established in 1998, is a collaborative team of Architects, Interior & Landscape Designers, Masterplanners, and Social Shapers. We design environments for living, working, and learning, continuously refining our expertise through listening, research, design, and construction.

For over 25 years, SHAC has delivered innovative solutions in architecture and urban planning. We have been privileged to provide urban strategies for state and local government agencies and a range of private clients.

At SHAC, we listen, interpret, and challenge assumptions when necessary. Our strength lies in collaboration, built on mutual respect and trust—within our team, with our clients, and among our project partners.

CONTRIBUTORS



Spedding & Torres
(Investment and Project Advisory)



AAP Consulting
(Social Impact & Community Engagement)



Heritas
(Heritage Consultancy)



Perception Planning
(Planning Consultancy)

THE CLIENT & STEERING COMMITTEE



Communities and Justice



AGENCY REPRESENTATIVES

Environment and Heritage
NSW National Parks & Wildlife Services
Create NSW
Property and Development NSW
Fisheries and Forestry
Port Stephens Council

DEPARTMENTS

Communities and Justice
Climate Change, Energy, the Environment and Water
Creative Industries, Tourism, Hospitality and Sport
Planning, Housing and Infrastructure
Primary Industries and Regional Development



TOMAREE COMMUNITY ENGAGEMENT COMMITTEE

In June 2024, the honourable Kate Washington, Minister for Families, Communities and Disability Inclusion, announced the formation of a Community Engagement Committee to provide advice to the Government and the SHAC team. The committee will contribute to the development of both short-term and long-term plans for the site. Six representatives, along with the Worimi Local Aboriginal Land Council and Hunter Circles applied and were accepted to form a dedicated community reference group by DCJ. The appointed members - led by the chair of the committee, Port Stephens Council (PSC) Mayor, Leah Anderson are Penny Amberg, Kathie Barnes, Chris Bastic, Peter Clough, Sue Olsson, Iain Watt



CONSULTATION & ENGAGEMENT

WORIMI LOCAL ABORIGINAL LAND COUNCIL



SHAC have begun open and honest conversations with the Worimi Local Aboriginal Land Council (LALC). Edlers, Lorraine Lilley and Neville Lilley, generously met us for an initial walk on country helping the team to gain a better understanding of Country and the community. SHAC have had a first opportunity to show our findings to the LALC and look forward to the deep dive workshops to listen, learn and include Worimi people from the outset.



NATIONAL PARKS & WILDLIFE SERVICE - HUNTER CENTRAL COAST

SHAC have engaged collaboratively with the Hunter Central Coast branch of NSW NPWS, led by Kylie Yeend, to better appreciate the Tomaree Peninsula and the full ecosystem of Tomaree Head. More details on this consultation are included in Chapter 4.

DEPARTMENT OF PRIMARY INDUSTRIES - FISHERIES

SHAC's visit to the Port Stephens Fisheries Institute (PSFI) - one of the largest specialist aquaculture research facilities in Australia managed by the Department of Primary Industries and Regional Development (DPIRD) with Wayne O'Connor (Research Leader Aquaculture Research), provided valuable insights into aquaculture conservation and the role it plays in rebuilding endangered or stressed marine populations, or those needed to support other species.

HUNTER CIRCLES



SHAC hosted a meeting with Hunter Circles where we received valuable insights regarding sites of consciousness, particularly those that were once institutions impacting people with intellectual disabilities. The discussion emphasised the importance of acknowledging diverse perspectives and recognising the voices of those affected—not denying or overlooking their experiences. These places and buildings are powerful memory holders, and any redevelopment or reinterpretation of such sites involves reconstructing those memories. This must be done respectfully and thoughtfully.



CONSULTATION & ENGAGEMENT

EDUCATION PROVIDERS -

Worimi Local Land Council Tomaree Lodge offers an invaluable chance to develop learning centred on natural environment, including traditional tools, bush foods, and medicine, as well as cultural expression through art reflecting past, present, and future knowledge. Learning from a lense of being 'Eco' focused, not 'Ego' driven, a place of Aboriginal centre of excellence, a place of language and teaching on Country.

DPI Fisheries representatives noted the department's limited public engagement and stressed the importance of improving this to promote its work and inspire younger generations. Tomaree Lodge was identified as a potential site to be Australia's first aquaculture and marine research facility on a Marine Park, fostering innovation, education, and public awareness. Currently Fisheries have strong partnerships with a number of universities across Australia who would benefit from this Marine Park integration.

Hunter Circles representatives highlighted the importance of 'place' in connecting individuals to institutions or spaces of respite, recognising buildings as powerful holders of memory. They emphasised the unique educational opportunity presented by redeveloping or reinterpreting such sites, with Tomaree Lodge serving as a case study for sensitive, meaningful reconstruction, a site of conscious.

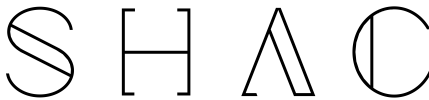
National Parks and Wildlife Service representatives highlighted the importance of ongoing community engagement, particularly with Elders, and educating the public on the deep connection to Country. They also stressed the significance and process of joint NPWS-managed sites with Traditional Owners and the role of heritage approvals in ensuring respectful, lawful outcomes.

The University of Newcastle's School of Architecture and Built Environment expressed strong enthusiasm for the site's unique natural setting, community strength, and heritage. The site offers students a valuable case study to explore complex design and cultural considerations. Other faculties, such as Marine Sciences, can also benefit from the site's rich marine biodiversity, supporting place-based learning and research - and research collaboration with DPIRD Fisheries.

The **Community Engagement Committee & Steering Committee** emphasised the need for skills-based learning that align with local industry demands. Key areas include hospitality and care training-including fostering and care services. Tomaree Lodge's operational and financial sustainability presents a unique hands-on opportunity to develop management and business skills.



Communities and Justice



Worimi Stories at Dhurrumiri



DHURRUMIRI AND YACAABA

Little Brother and **Big Brother** respectively are held in deep reverence by the Worimi. These volcanic formations stand as sentinels in landscape - gatekeepers to the Harbour alongside the small islands of Boondelbah and Tackayang.

Via the Worimi Local Aboriginal Land Council Board the following;
"Just like 'water and land act as one' Tomaree Head cannot be considered in isolation of its ancestral connectedness to all things and in all directions. Tomaree is connected to Yaccabba and 'as one' (Wakulda) they form the water pillar-gateway to and from Worimi Barray (Country) – now known as Port Stephens".

Dhurrumiri means **'Rainbows'** – which are those created by the spray of seawater, as it crashes against the headland and that Dhurrumiri means 'Big Look' – representing the long-standing and traditional use / purpose of the (now) Tomaree Lookout Area, as a vantage point, navigation marker and for communication and ceremony.

Tomaree Headland and the surrounding Tomaree National Park hold deep cultural significance for the Worimi - serving as a place of food, medicine, shelter, and cultural practices. The ancient landscape is integral to their cultural knowledge and dreaming stories, with the area considered a sacred and an important Aboriginal place.

Tomaree is a sacred site for women. Apart from the abundant lobster fishing grounds they harvested, their women's business would have taken place here for many thousands of years. (Umwelt)

Any works proposed under the *Connection Concepts* document and into the future will need to be sensitive to this cultural landscape.



LAND & SEA COUNTRY

At Tomaree Lodge, the coastal setting is defined by the dynamic interplay between **sea, tidal, and land** ecosystems. The Worimi people have long maintained a deep and continuous connection with **Land and Sea Country**—where people, culture, nature, and place are intrinsically linked. These relationships are expressed through ongoing cultural practices and education, underpinned by both tangible and intangible knowledge systems.

Artists Melissa Lilley (Yankunytjatjara woman) and Aunty Debbie Dates (Worimi Elder) have created powerful artworks that communicate the stories of *Barayalbu – The Big Song* and *Girambitaa – Saltwater Place*. These works express the significance of **song-lines** and the Worimi **seasonal cultural calendar**, highlighting the importance of Country. This includes not only landforms and waters, but also air, trees, rocks, plants, foods, medicines, minerals, stories, and sacred places—all of which form the landscape.

Song-lines connect people to place, stretching from balgarr (*inland mountains*) to garuwa (*deep ocean*). These are cultural navigation routes that link significant sites across Country, encompassing land, sea, and sky.

Several designated and listed Aboriginal Places are located near Tomaree Head, including Birubi Point, Dark Point, Soldiers Point, and Bulahdelah Mountain. Each holds cultural and spiritual significance within the broader Worimi Country.

The Worimi **seasonal cultural calendar** illustrates a sophisticated understanding of ecological patterns. It reflects the relationship between significant fauna and flora species and the natural elements that coincide with their presence. Cultural activities were informed by indicators such as wind direction, sea and air temperatures, native plant cycles, animal behaviour, and celestial movements. For example:

The Southern Cross at its lowest point signalled a time for coastal gatherings and resource sharing among tribes.

The flowering of the Gynea Lily marked the migration of whales along the east coast.

Hairy grubs descending trees and moving in lines indicated that mullet were schooling for their annual migration north.

The white flowering of coastal plants along the peninsula revealed the presence of lobsters offshore.

These stories and teachings are not ours to deliver, but those communicated by the Lilley's (namely Lorraine, Neville and Jonathan Lilley) while on Country. They are the keepers of their stories to share. This information seeks instead to introduce the opportunity to work together with Worimi and traditional caretakers, to better understand, acknowledge, learn and conserve the earth, which ultimately supports life and the continued connection with this Country.

Image Source:
1. Tomaree National Park/NSW National Parks and Wildlife Services, 2025
2. White-Bellied Sea-Eagle (Adult) Natural Newstead/Category Archives: Cairn Curran, Unknown
3. Drawings of Aborigines and Scenery, NSW, ca.1820/Joseph Lycett, Approx.1775-1828
4. Gynea Lily in Tomaree National Park/Geoff Woods, Department of Planning and Environment, 2025
5. Tomaree Coastal Walk Masterplan/NSW National Parks and Wildlife Services, 2025
6. Drawings of Aborigines and Scenery, NSW, ca.1820/Joseph Lycett, Approx. 1775-1828

European History at Tomaree

The landform was first recorded by Europeans in 1770, when Captain Cook navigated the eastern coastline of the continent. Following European settlement in 1788, Port Stephens became a hub for fishing, oyster farming and cedar forestry.

In 1818, the headland was named 'Tomaree' during an expedition led by **Governor Lachlan Macquarie**. The name was chosen to align with the traditional Worimi name for the area, 'Dhurrumiri'.

In 1942, Tomaree Headland was renamed 'Fort Tomaree' and served as a strategic anti-aircraft defence post during World War II. It became a crucial military site, functioning as both a coastal defence location and an infantry camp. The site included barracks and training facilities to accommodate approximately 500 military personnel. Key infrastructure established during this period included a radar station and coastal defence installations, such as gun emplacements, which contributed to the broader defence network protecting the eastern seaboard of Australia.

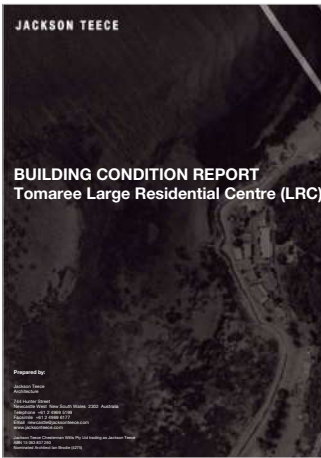
In 2001, the site transitioned to a residential disability accommodation facility, reflecting a shift in community care priorities and the growing need for supported living environments for people with disabilities. Operated by the NSW Government, Tomaree Lodge offered permanent and temporary accommodation and support services tailored to its residents' individual needs. It continued to serve the community in this capacity until its closure in 2015.



Image Source:

1. 'Sketch of Port Stephens, New South Wales' by Henry Thomas Ebsworth / State Library of NSW, 1826
2. 'Port Stevens, N.S. Wales' by Augustus Earle / State Library of NSW, 1825-1828
3. Original Sea Breeze Hotel, University of Newcastle, Living Histories, 1930
4. Subdivision Map/ UON Living Histories, Unknown
5. Military Drill Mount Tomaree during WWII/Australian War Memorial, Unknown
6. Tomaree Lodge/The Port Stephens Examiner, 1940's

Current or Previously Commissioned Reports



2008



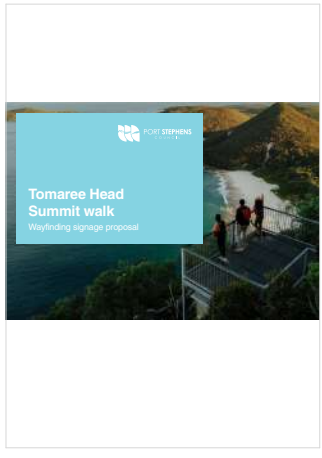
2020



2021



2023



2025

BUILDING CONDITION REPORT

TOMAREE NP PLAN OF MANAGEMENT & CONSERVATION MANAGEMENT PLANS

CONSERVATION MANAGEMENT PLAN

COMMUNITY CONSULTATION OUTCOME REPORT

SUMMIT WALK WAYFINDING

SUMMARY -

This report provides a high-level evaluation of the facility's current state and future requirements. The site is constrained to 35 buildings in varying conditions.

The analysis of the condition of the buildings are in both graphic and written format. Material includes an overview of all building stock, reporting matrix which assesses each building in terms of condition and schedule of urgent works.

The report is now over 15 years old, with many elements on site have deteriorated further. The site is in an exposed and often harsh environment.

This management plan is a guiding documentation for the future management of Tomaree National Park. Key items documented include landscape conservation, cultural heritage, education and scientific, recreation and tourism. Other notable items include the commitment in enhancing the Tomaree Coastal Walk with a 20km coastal walk, park expansion, cultural recognition, visitor facilities and other upgrades for conservation and tourism growth.

The respective Conservation Management Plans (1998 & 2002) too provide guidance on these key items identified above.

The site forms part of a subtle cultural landscape that complements the scenic value of Tomaree Head. The Conservation Management Plan (CMP) reviews both documentary and physical evidence to assess the cultural and heritage significance of Tomaree Lodge.

The report provides an in-depth assessment of the consultation and its outcomes. The consultation and report were led and prepared by Umwelt.

This report provided guidance on the future use, management and conservation of Tomaree Lodge. The report notes that future uses must be compatible with the site's origins, social significance and character.

This proposal provides examples of wayfinding throughout Tomaree Head, with examples of current costs and graphic presentation to be utilised throughout the site.

KEY FINDINGS -

- 1. The residents within Tomaree Lodge lived and slept in "a cluster of sleeping areas".
- 2. Evaluates the condition of the bathroom facilities, with most being semi to non-compliant.
- 3. Water runoff issues within the large 'park' space near the entrance.

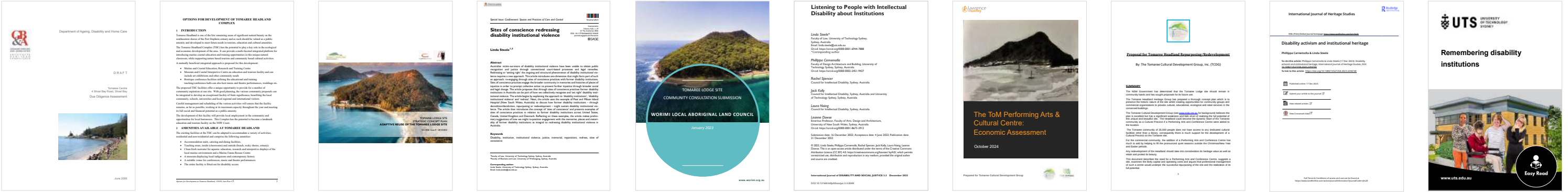
- 1. The management plan could easily be expanded to include the Tomaree Lodge site, forming part of the Tomaree Coastal Walk.

- 1. Details the history of European settlement on the site.
- 2. Schedules the heritage significance grading for each structure and landscape, giving clarity to extent of potential future works.
- 3. Provides a clear set of policies to guide the future use, management and conservation of the site.

- 1. Key themes for future uses of the site included: national park, cultural heritage trails and tours, arts, cultural facilities, recreational use for the public/wider community, open space, events and interpretive centre or educational facilities.

- 1. The existing wayfinding strategy could easily be expanded to include the Tomaree Lodge site.

Consultation, Proposals & Forums



2006

2020

2022

2022

2023

2023

2024

2025

2025

2025

DUE DILIGENCE ASSESSMENT

OPTIONS FOR DEVELOPMENT - IAIN WATT

ADAPTIVE REUSE TOMAREE LODGE

DISABILITY INSTITUTIONAL VIOLENCE

WORIMI - COMMUNITY CONSULTATION

DISABILITY & SOCIAL JUSTICE

THE TOM: ECONOMIC ASSESSMENT

TOM PROPOSAL

DISABILITY & SOCIAL JUSTICE

UTS REMEMBERING ARTICLE

SUMMARY -

This due diligence assessment provides information relating to the heritage management framework that is applicable to the site, both at a State and Local level. It presents previous findings from other sources on the heritage value of the site and analyses the numerous opportunities and constraints associated with the site.

The current Conservation Management Plan for the site was prepared by PTW Architects in 2021.

This report provides an analysis on the benefits of the development of the area prepared by a member of the community engagement committee Iain Watt. It outlines integrated approaches, such as the opportunity to utilise the land as educational, training and nature based tourism facilities within the site. This document provides recommendations based on the management of the facility if established.

This report was commissioned by the Tomaree Headland Heritage Group, with the strategic plan outlined in this report providing a vision into the potential public uses for the site that complement its scenic setting and close proximity to the Tomaree National Park.

This article explores how re-engaging with former disability institutions through site of conscience practices can support collective recognition and 'redressing' of disability institutional violence Australia. The article offers preliminary ideas on how to reposition engagement with these places and to contribute to broader social and legal change.

This paper outlines the Worimi Local Aboriginal Land Councils' commitment to protecting and improving the land whilst fostering people's best interests, the organisation represents. The document proposes the notion of the land being improved for public activation and connection for future generations to have the ability to visit Tomaree, being a place of education.

This report provides an insight into intellectual disabilities within institutions of Australia. The report provides a framework for how people improve their awareness to see, hear, and recognise people with intellectual disabilities. This is through repairing past wrongs, and exploring the forms of segregation, institutionalisation and exclusion people experienced within these facilities.

This proposal was commissioned by the Tomaree Cultural Development Group to propose a development within the Tomaree Headland for a performing arts and cultural centre. The proposal provides a brief economic benefit and reasoning for the development underpinned by conceptual designs from students of the University of Newcastle, as per a subject related to their studies.

This proposal was put forward by the Tomaree Cultural Development Group. It presents a concept in which preserves the heritage nature of the site, whilst providing opportunity for community groups and commercial organisations to provide cultural, educational, ecological and retail services.

This article analyses the former sites of institutions and argues the planning processes for the redevelopment and re-use of these sites. This involves reparative urban planning and inclusive community engagement. The article explores a case study of Peat Island, a former institution and with this research provides a recommendation on recognising the history of this site and building for the future.

This article explores the changing focus from institutions and communities input into what these institutions should be transitioned into. It tells stories of people who lived within these institutions and provides a base for changes to be made in how their stories are told.

Community Consultation

Building on the '**Have Your Say**' initiative undertaken by DCJ in 2022-2023, which invited the General Publics' opinions on the future of Tomaree - further engagement was undertaken with key stakeholders.

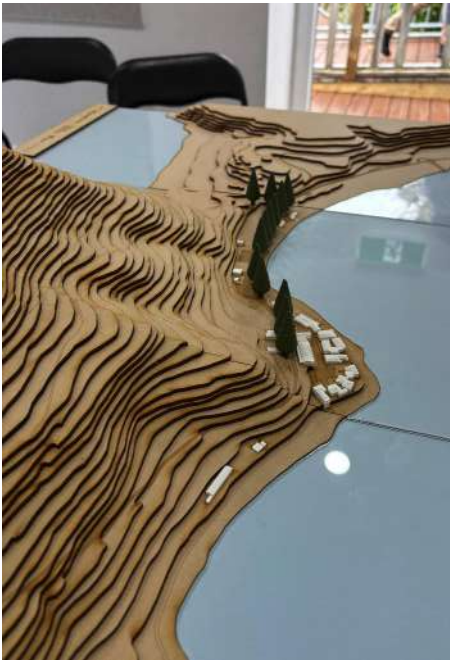
Our community engagement process is one of transparency, collaboration and inclusion. We received a great deal of prior submissions and reports. By asking these authors and community stakeholders to work alongside the strategic consultant team, we have developed a rich and detailed understanding and appreciation of values, connection and shared enthusiasm and custodianship for the site.

NO. ITEM		LOCATION
DEPARTMENT OF COMMUNITIES AND JUSTICE (CLIENT) MEETINGS		
01	DCJ Introductions	Teams Meeting
02	DCJ Meeting with Joseph Lantz	Teams Meeting
03	DCJ & Communications Team Meeting	Teams Meeting
04	DCJ Meeting with Anthony Ciesiolka	Phone Meeting
05	DCJ Meeting Tomaree Updated ILM / Timeline	Teams Meeting
06	DCJ Meeting with Anthony Ciesiolka	Teams Meeting
07	DCJ Meeting with Anthony Ciesiolka and Katherine Tollner	Phone Meeting
STEERING COMMITTEE MEETINGS		
01	Steering Committee Meeting	Teams Meeting
02	Steering Committee Meeting	Teams Meeting
03	Steering Committee Workshop	Tomaree Lodge
COMMUNITY ENGAGEMENT COMMITEE MEETINGS		
01	Introductory Workshop	Tomaree Lodge
02	ILM Workshop	Tomaree Lodge
03	Post ILM Framework Workshop	Teams Meeting
04	Project Direction Update Meeting	Tomaree Lodge
05	Recomendations Workshop	Tomaree Lodge
DISCUSSIONS & WORKSHOPS		
01	Worimi LALC Community Consultation Workshop	Murrook Culture Centre
02	Conversation with Lorraine & Neville Lilley	Tomaree
03	DPI Fisheries - Wayne O'Connor	DPI Fisheries Port Stephens
04	The University of Newcastle - Sarah Breen- Lovett	SHAC Office
05	NSW NPWS - Kylie Yeend, Rachel Kempers & Richard Colourne	NPWS Office Newcastle
06	Hunter Circles - Jen Cush, Phillippa Carnemolla & Linda Steele	Teams Meeting

COMMUNITY ENGAGEMENT COMMITTEE MEMBERS IN ATTENDANCE

Six representatives, along with the Worimi Local Aboriginal Land Council and Hunter Circles applied and were accepted to form a dedicated community reference group by DCJ. As noted in a media release (available on the DCJ website and Newcastle Weekly), the appointed members - led by the chair of the committee, Port Stephens Council (PSC) Mayor, Leah Anderson, are:

Leah Anderson	(Chair) Mayor Anderson - Port Stephens Council
Penny Amberg	Local Community Member
Kathie Barnes	Tomaree Cultural Development Group
Chris Bastic	Shoal Bay Community Association
Peter Clough	Tomaree Headland Heritage Group
Sue Olsson	Friends of Tomaree National Park / EcoNetwork Port Stephens
Iain Watt	Marine Parks Association



WORKSHOP GOALS

Workshops 01 and 02 used an Investment Logic Mapping approach to uncover user-perceived issues on site, focusing on deeply analysing the root causes whether physical or conceptual without immediately seeking solutions. This process identified key pressure points that now inform a strategic framework. In Workshop 03, the workshop engaged the Community Engagement Committee in reviewing current site analysis and context. Participants explored viable and permissible uses for each precinct, with heritage and planning input from Linda (Heritas) and Erin (Perception Planning). The session produced a strong mix of ideas to shape concepts towards connection and will go on to influence future masterplan recommendations.

AREAS OF CONCERN

The initial community consultation workshop reaffirmed previous reports and identified critical site-specific challenges at Tomaree Lodge. These include **inadequate transport**, **degraded bushland**, and **limited infrastructure** and **amenities**. Heritage constraints, lack of public storytelling, **disconnected pathways**, and **inaccessible buildings** further hinder the site's potential. There is no cohesive plan linking the site to the adjacent National Park, and a sustainable long-term strategy remains absent, with uncertainty around future ownership. Broader concerns in the Shoal Bay area include a shortfall in **civic infrastructure**, limited **community facilities**, and unmet public demand, alongside missed opportunities to position Shoal Bay as a major destination.

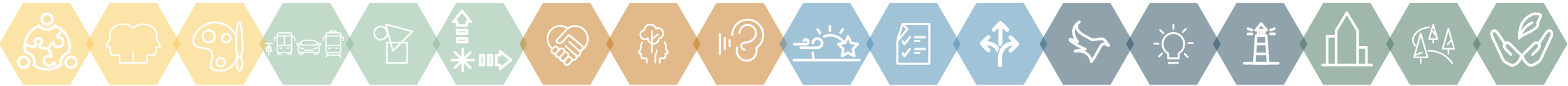
WHAT WOULD YOU LIKE TO SEE ONSITE

Opportunities to enhance site utilisation focus on **improving accessibility, safety, and amenities** while deepening community engagement with the site's rich **cultural and natural heritage**. Clearer historical interpretation and support for diverse, complementary uses are also key. Community suggestions include establishing food outlets, cultural and educational facilities, eco-tourism accommodation, and event spaces. Enhancing infrastructure, such as walking trails, signage, amenities, and improved access, alongside integration with the adjacent National Park, would further activate the site and make it **a welcoming, multifunctional destination**.

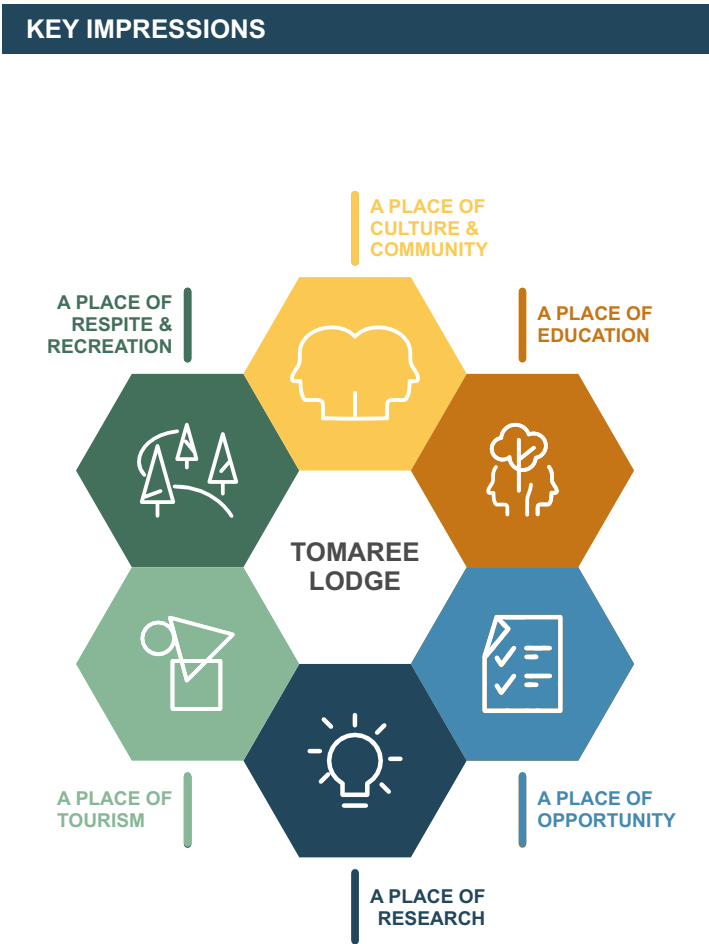
2203 Community Engagement Committee

Consultation Key Themes

'Unique to this project, these were 6 key impressions captured during community consultation processes, which will inform the Connection Concepts blueprint & framework.'



HERITAGE, CULTURE, STORYTELLING	INFRASTRUCTURE + ACCESS	COMMUNITY + CIVIC NEEDS	PLANNING + INTEGRATION	ACTIVATION + DESTINATION APPEAL	ENVIRONMENT + SUSTAINABILITY
In the hope to strengthen cultural engagement - clearer interpretation and storytelling of the site's history should be integrated into the design and planning process. Access to this information relating to the heritage of site and built elements needs to be improved to support education and informed decision-making. Interpretive signage reflecting both Worimi and European histories needs to be included to acknowledge and celebrate the site's cultural significance. Shared storytelling opportunities need to be supported to help build a stronger understanding and appreciation of the site's identity.	In order to improve the site's overall functionality, parking, transportation, and access-infrastructure need to be addressed through targeted upgrades and better connectivity. Service infrastructure challenges, such as an outdated sewage and utilities, should be reviewed to ensure the site can support future use. To enhance the visitor experience, walking paths and wayfinding is to be improved to create a clear and welcoming sense of arrival. The inclusion of quality public amenities, such as toilets, seating, and picnic areas needs to be prioritised to support community access and comfort. Improved car parking and site access could be considered to accommodate increased visitation, if desired and ensure ease of movement throughout the area.	In order to meet public expectations, a clear and achievable delivery framework needs to be put in place. To guide protection, refurbishment and development of civic infrastructure if suitable to the site. Accessible and affordable facilities may be considered to ensure equitable access to services and spaces. The inclusion of multipurpose facilities needs to be supported to promote education and group engagement. Recreational opportunities such as swimming, fitness, and play should be considered to cater to a range of community needs.	In order to unify the site, better integration between the eastern and western should be considered, seeing Tomaree Head as one holistic site. A comprehensive masterplan needs to be developed to connect Tomaree Lodge with the surrounding context, including the National Park. Future ownership and governance arrangements need to be clarified to provide certainty for investment, stewardship, and long-term management.	In order to activate the site and realise its potential as a destination - flexible and engaging uses need to be introduced. Pop-up venues and event spaces such as an amphitheatre to be considered to support dynamic cultural and community programming. Food and beverage options—such as cafés, kiosks, or restaurants—should be considered to enhance the visitor experience and encourage longer stays. The old jetty or wharf is suggested to be redeveloped to reconnect the site with its coastal setting and serve as a focal point for activity. Design elements that support a strong sense of arrival and identity need to be incorporated to enrich the visitor journey and celebrate the site's character.	To protect and enhance the site's natural values - degraded bushland areas need to be rehabilitated and managed in line with NPWS processes. A long-term sustainable strategy needs to be established to guide future development and environmental stewardship. Differing views on sustainability need to be addressed through inclusive engagement that builds consensus and clarity. Opportunities for eco-tourism and environmental education need to be explored to align future use with the site's natural characteristics. Stronger integration with the adjacent National Park needs to be considered to ensure ecological connectivity and a cohesive visitor experience.



KEY PERFORMANCE INDICATORS					
☐ Worimi Inclusion	☐ Parking	☐ Governance	☐ Tomaree Head (Holistic Planning)	☐ Flexibility	☐ Ecological Regeneration
☐ Stories and Storytelling	☐ Transportation	☐ Financial Viability	☐ Comprehensive Masterplan	☐ Temporary Uses	☐ Shared Sustainable Solutions
☐ Education	☐ Utilities	☐ Bookable Spaces	☐ Clarify Stewardship Model + Governance	☐ Food + Beverage	☐ Ecotourism
☐ Signage + History Information	☐ Wayfinding	☐ Recreational Spaces		☐ Sense of Arrival	☐ Visitor Experience
	☐ Amenities			☐ Sense of Place	
				☐ Site Interface	

Guiding Frameworks & Policies



CONNECTING WITH COUNTRY

SUMMARY -

The Connecting with Country Framework is a framework to care for Country when designing built environments. It embraces the Aboriginal philosophy that 'If we care for Country, Country will care for us'.

Connecting with Country is intended to help all of us - Aboriginal and non-Aboriginal people - to work together collectively, respectfully, and with open minds to unite our complementary knowledge.

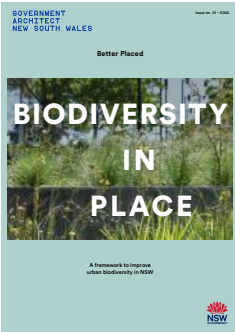


BETTER PLACED

SUMMARY -

An integrated design policy for the built environment of NSW.

The seven principles of Better Placed have been used throughout the briefing, consultation and design process.



BIODIVERSITY IN PLACE

SUMMARY -

The Biodiversity in Place design framework is a call to action to support nature recovery and enhance biodiversity in an urban contextual setting.

This document outlines strategies in which urban sites can utilise to incorporate biodiversity into our built environment that are sensitive and responsive to the natural ecosystems.



GREENER PLACES

SUMMARY -

The Greener Places design framework has been produced to guide the design, planning and delivery of green infrastructure across NSW.

Well-designed green infrastructure responds to four key principles outlined in the framework.



ALIGNING MOVEMENT AND PLACE

SUMMARY -

With the growth of housing in NSW, including Port Stephens, understanding opportunities to change the way transport networks are designed, planned, and delivered can bring maximum benefit to the people.



DESIGN GUIDE FOR HERITAGE

SUMMARY -

This outline offers a resource to help ensure we have good design processes for heritage buildings, sites and precincts.



IMPLEMENTING GOOD DESIGN

SUMMARY -

The Implementing Good Design framework has been produced to support the practical delivery of a better built environment.

This document is designed for everyone involved with the design of the built environment in NSW and is a part of the Better Methods set of mechanics. This document was created to be read and implemented alongside Evaluating Good Design.



URBAN DESIGN FOR REGIONAL NSW

SUMMARY -

This guide explains how regional councils can use the design objectives set out in Better Placed policies. This guide also presents a logic which links design objectives for regional urban areas with advice about how these might be achieved in typical development projects.

LOCAL PLANNING CONTROLS

Port Stephens Local Environmental Plan (2013)

Port Stephens Development Control Plan (2014)

Note - a Draft Development Control Plan (2025) on public exhibition from the 16th June 2025 to July 14th which has been reviewed as part of this connection of concepts, inclusive of the Community Strategic Framework, Delivery Program, Operational and Rourcing Strategy

Shoal Bay Place Plan (2024)

STATE ENVIRONMENT PLANNING POLICY

SEPP (Transport and Infrastructure) 2021

SEPP (Biodiversity and Conservation) 2021

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Planning Systems) 2021

Environmental Planning & Assessment Act 1979

STATE AGENCIES & SITE SPECIFIC LEGALISATION

Heritage Act 1997

Tomaree National Park Plan of Management 2020

Draft Management Plan - NSW Mainland Marine Park Network 2021 - 2031



HUNTER REGIONAL PLAN 2041

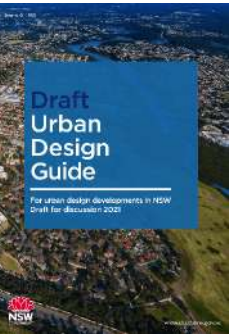
This document outlines a 20-year plan for the Local Government Areas (LGAs) of Cessnock, Dungog, Lake Macquarie, Maitland, Mid Coast, Muswellbrook, Newcastle, Port Stephens, Singleton and the Upper Hunter.

The plan aims to set the strategic land use framework for continued economic growth and diversification of the region.



GREATER NEWCASTLE METROPOLITAN PLAN 2036

The Greater Newcastle Metropolitan Plan sets out strategies and actions that will drive sustainable growth across Cessnock, Lake Macquarie, Maitland, Newcastle and Port Stephens communities, which together make up the Greater Newcastle region.



DRAFT URBAN DESIGN GUIDE

The Urban Design Guide is NSW's first comprehensive guide for place-based design for master planning and larger scale development proposals.

The Urban Design Guide is a resource to improve the planning and design of urban environments across NSW. The UDG is to be used in conjunction with the draft State Environment Planning Policy (transport + infrastructure) 2021 to improve the design quality of urban places.



PORT STEPHENS LOCAL STRATEGIC PLANNING STATEMENT

This document gives local-level effect to plans prepared by the State Government to inform local statutory planning and development controls. This is a 20-year vision setting out social, economic, and environmental planning priorities for the future.

Planning Summary

Local Environmental Plans (LEPs) are legal documents prepared by local councils and approved by the state government, typically under the Environmental Planning and Assessment Act 1979. The intent is to control land use by zoning areas for different purposes, protect the environment through specific environmental zones and development standards, providing planning objectives aligned with broader regional or state policies and ensure sustainable development by balancing growth, infrastructure, and environmental conservation. For this site, it is zoned as C2 - Environmental Conservation, and one of the main objectives is to prevent development that could destroy, damage or otherwise have an adverse effect on those values. Reference is to be made to the permitted development with consent, and the site's environmental zoning, that is not compatible with major infrastructure developments.

C2 ENVIRONMENTAL ZONING & OBJECTIVES:

To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.

To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

PROHIBITED

- Business premises
- Hotel or motel accommodation
- Industries or warehouses
- Distribution centres
- Local distribution premises
- Multi-dwelling or senior housing
- Pond or tank-based aquaculture
- Recreation facilities (major)
- Residential flat buildings
- Restricted or retail premises
- Service stations

as well as any uses not identified in permitted without or with consent

PERMITTED WITH CONSENT

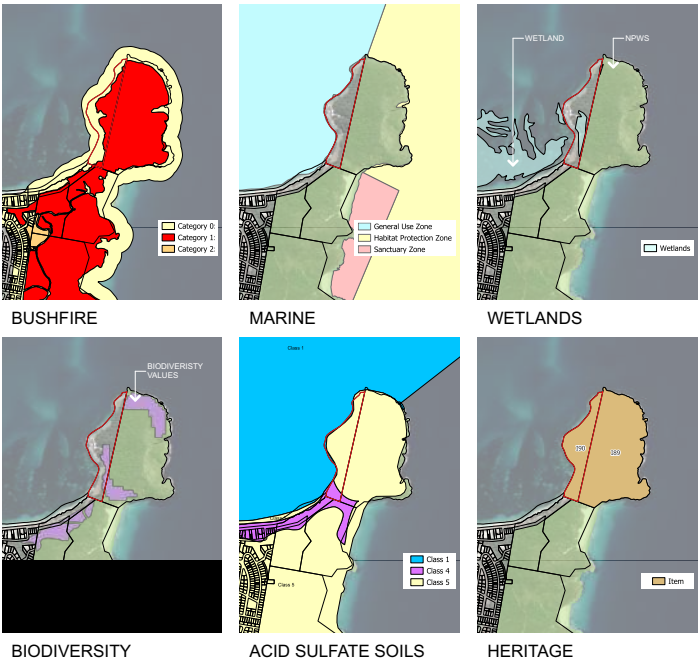
- Bed & Breakfast
- Accommodation
- Building identification signage
- Business identification signage
- Dwelling houses
- Dual occupancies
- Home based childcare or business
- Eco-tourist facilities
- Environmental facilities
- Information & education facilities
- Flood mitigation works
- Water supply systems
- Water recreation structures
- Roads
- Research stations
- Recreation areas
- Oyster aquaculture

PERMITTED WITHOUT CONSENT

- Bee keeping
- Environmental protection works
- Home occupations

PLANNING PATHWAYS FOR TOMAREE LODGE:

BUSHFIRE
MARINE PROTECTED AREA
WETLANDS
BIODIVERSITY
ACID SULFATE SOILS
STATE HERITAGE LISTED
FLOODING



PLANNING PATHWAYS FOR TOMAREE LODGE:



State Environmental Planning Policy (Transport & Infrastructure)

Exempt Development
see Schedule 1 of Act (to be read in conjunction with Section 2.20 and 2.21 of the Act)



Environmental Planning & Assessment Act

Infrastructure & Environmental Impact Assessment - Review of Environmental Factors (REF)
see Part 5 (Division 5.1) of the Act refer to Guidelines for Division 5.1 Assessments



Development Application

Port Stephens Council
see Development Control Plan (DCP) and Local Environment Plan (LEP)



State Environmental Planning Policy (Planning Systems)

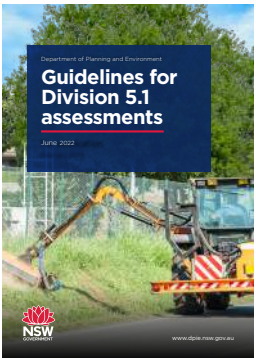
State Significant Developments (SSD)
see Schedule 1 of Act

Regionally Significant Development (RSD)
see Schedule 6 of Act

Heritage Act 1977

Section 60 Works Application
(for any works that have the potential to have a moderate or greater impact on the significance of a SHR listed item)

Specialist Reports required:
Statement of Heritage Impact
Conservation Management Plan



Guidelines for Division 5.1 Assessments (REF Approvals)



PSC DCP (DA Approvals)



SSD Guidelines (SSD Approvals)

4101 Macro Site Analysis

A Sense of Place

UNDERSTANDING THE SENSE OF PLACE 'GENIUS LOCI'

"Place" is more than a physical location. It is the expression of **experiences, perceptions, meanings, and interactions**. The **Genius Loci** embodies the spirit of place, including **atmosphere, symbolism, and identity**. The site's unique sense of place is a combination of **physical (tangible) and metaphysical (intangible)** components.

Sense of Place is shaped by a rich interplay of **physical form, sensory experience, and cultural narrative**. The character of Place emerges not only from the natural landscape and built fabric but also from the **spatial patterns, social practices, and meanings** attached the location over time.

The landscape setting is defined by **landforms, vegetation** and other **ecological characteristics** that contributes to an underlying spatial memory - that can be experienced as both familiar and grounding. **Materials, textures, and seasonal changes** all play a role in **shaping atmosphere** and **tactile identity**.

Built form and urban morphology contribute to the legibility (reading) and rhythm of the site. The configuration of **paths, edges, landmarks, and nodes** informs how people mentally map and navigate the Place - influencing both comfort and attachment. **Scale, grain, and architectural language** frame the user experience including movement through a space.

There is a strong emotive and social dimension to Place, expressed through **patterns of use, rituals, and gathering**. These activities reinforce a collective **memory and belonging**.

The sensory field comprises of **light, shadow, scent, sound, and texture** that are recognisable elements of familiar spaces. These sensory cues support emotional connection and memory formation, creating opportunities for **meaningful interaction** between **people and place**.

Design responses should seek to preserve and express the **Genius Loci** of the site to **reinforce spatial legibility, support ecological function,** and **deepen cultural narrative**.

THEORETICAL FRAMING

Kevin Lynch 'The Image of the City'
Paths, Edges, Districts, Nodes and Landmarks

Edward Relph 'Place and Placelessness'
Place Identity = Physical Setting + Activities + Meaning
Differentiation of Genius Loci as 'Character' and Sense of Place as 'Perception'

Norberg-Schulz 'Genius Loci'
The Spirit of Place, consisting of:
Natural Space, Manmade Space & Human Presence

David Canter 'The Nature of Place'
Place = Physical Attributes + Activity + Concept

Project for Public Spaces (PPS) Model
Four Qualities of Placemaking: Access & Linkages, Comfort & Image, Uses & Activities & Sociabilities.

STATEMENT ON COUNTRY

With reference to Dr Daniele Hromek (Yuin woman), "Reading Country: Seeing deep into the bush"

Country is a living, sentient presence that holds *"all knowledge, laws, lore and languages"*. As Hromek writes - for Aboriginal peoples *"our connection to Country is inherent—we are born from it, carry it within us, and it shapes our identities and cultures. Country itself has always been our monument, both tangibly and intangibly. We know ourselves, our history and our stories through Country."*

Colonial and architectural processes have historically failed to respect these holistic views, causing deep trauma to both people and place.

"Many special places have been disrespected... biodiversity is being shattered, creating unhealthy systems for all who use those spaces." This legacy demands a fundamental shift in how built environment professionals relate to and design with Country.

Hromek advocates for a relational methodology, in which *"we, as people, are related to all things through Country,"* including **flora, fauna, wind, water, and earth**. *"No single entity is privileged above another. This includes humans."* Such a methodology must be embedded into design process of this Project—not as an overlay, but as a foundational ethic of care, respect, and reciprocity.

"Knowing that Country communicates what it needs to keep the land, water and air healthy means that we, as humans, need to ensure we are listening to those communications."

Designing with Country means spending time on it—**walking, sensing and listening**. It means seeing beyond cadastral boundaries and colonial records, acknowledging that sites *"are far vaster than the boundaries marked on a map and far deeper than written or colonial records recall."* It involves **engaging Elders and Knowledge Holders, respecting more-than-human life, and allowing Country to be a guide**.

"Love, know and care for Country in the knowledge that we will receive."



INTERPRETATION OF SENSE OF PLACE

It is important for us, as design practitioners, to understand that Place is more than just a physical location. It is a living ecosystem of tangible and intangible elements. In the context of Tomaree Head, we seek to build a deep understanding of Place—not only in relation to the headland itself, but also within the broader setting of Port Stephens, including the adjoining islands, Yacaaba, surrounding peaks, and the Tomaree National Park.

Through our site visits and baseline analysis, we have documented the interconnected components that collectively define the Sense of Place. These elements must be carried forward throughout the design process to ensure this sense is preserved and expressed—from ecological, cultural, and community perspectives.

Our work is grounded in an intention to honour the Genius Loci of the Site, and the many stories, memories, knowledge systems and songlines, that have been shared with our team during the development of this concept document.

The following pages illustrate our process of walking, sensing and listening to Place - presented through our baseline analysis and highlighting the following considerations that have guided our approach:



Port Stephens Bay

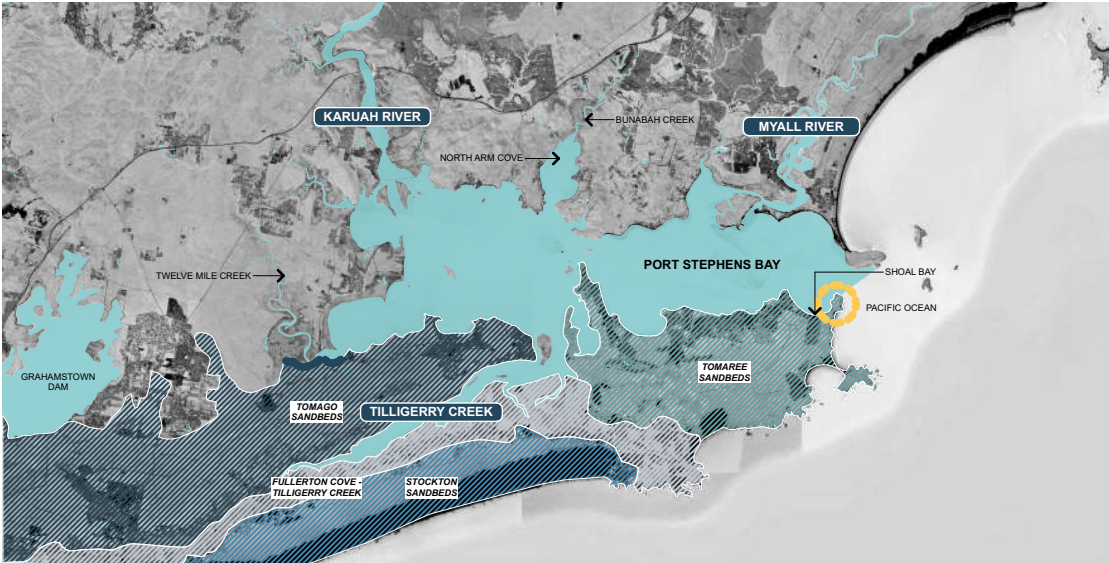


Source Image: Nearmaps, 2025

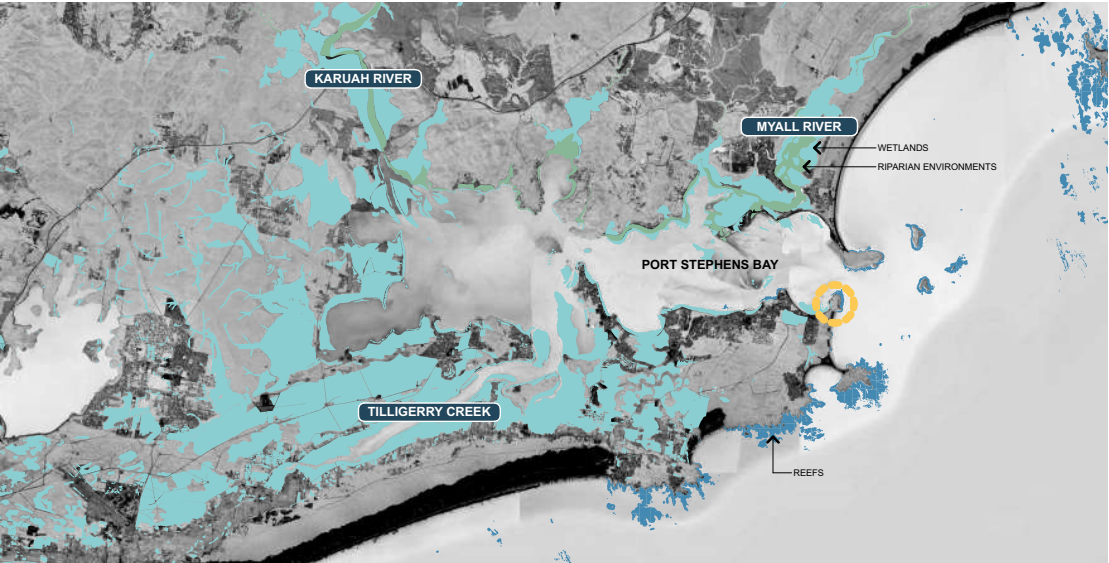


Source Image: Gould's Petrel/Todd Burrow, 2013

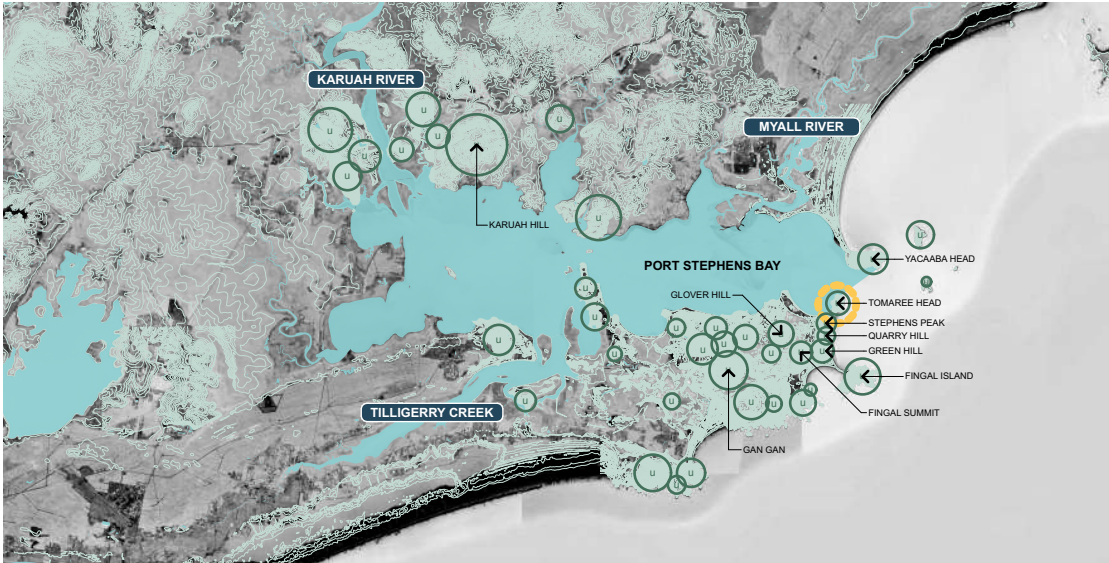
Micro Site Analysis Extract



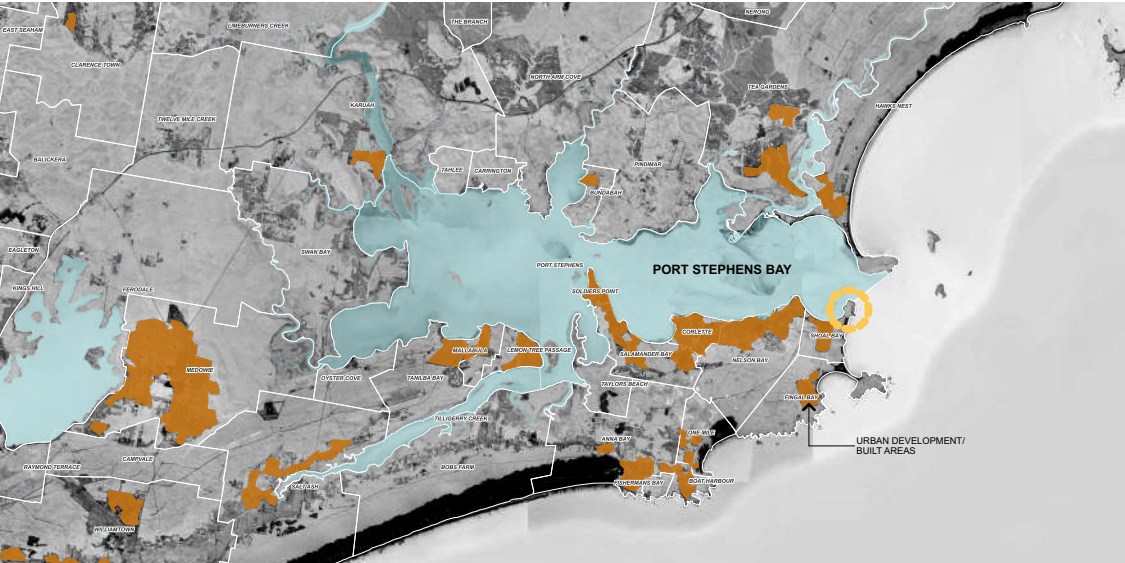
CATCHMENT & HYDROLOGY



MARINE ECOSYSTEMS



TOPOGRAPHY, PEAKS, HILLS & GEOLOGY



URBAN AREAS & DEVELOPMENT

Sources:
Port Stephens - Port Stephens-Great Lakes Marine . DPI NSW Government. nd.
NSW Spatial Data Catalogue, 2025
NSW Spatial Data - Great Soil Groups Type Map of NSW, 2025
Hunter Water, 2025
Econetwork Port Stephens, 2024

HYDROLOGICAL CHARACTER

The hydrology of the Tomaree Peninsula and broader Port Stephens region is defined by its estuarine system, coastal landforms, and underlying groundwater aquifer, all of which contribute to the Port Stephens Bay Catchment.

Surface Hydrology and Estuarine Processes
Port Stephens is a permanently open, drowned river valley estuary, formed by the post-glacial inundation of a river system during the Holocene marine transgression. It spans approximately 140 square kilometres, with dimensions of 23 km east–west and 4 km north–south.

The estuary is open to the Tasman Sea at its eastern end via a channel approximately 1.25 km wide and 18 m deep, bounded by the twin heads, Yacaaba Head to the north and Tomaree Head to the south. The estuary receives inflows from two major river systems—the Myall River and the Karuah River—as well as Tilligerry Creek.

Port Stephens exhibits a macro-tidal regime with semi-diurnal tides (two high and two low tides per day). These tidal forces, combined with riverine inflows, shape sediment transport, water levels, and shoreline morphology. The estuary is prone to flooding, particularly in low-lying foreshore areas, due to the interaction of river discharge, intense rainfall, and storm surges. Flooding is a noted hazard with this region for the site of Tomaree Lodge at Tomaree Head.

Groundwater and Subsurface Hydrology
Beneath the region lies the Tomago–Tomaree–Stockton Coastal Sands Aquifer (Hunter Water, 2025), which extends approximately 35 km from the Hunter River to the Port Stephens coastline. This aquifer supports a groundwater dependent ecosystem and provides potable water to the Greater Newcastle Region, managed by Hunter Water.

TOPOGRAPHIC CHARACTER

The Port Stephens region includes landforms consisting of low volcanic hills, coastal lowlands, extensive dune systems, and flooded river valley estuaries.

To the east - Tomaree Head forms a topographic feature, rising 161 metres above mean sea level. This prominent volcanic headland, composed of Port Stephens Ignimbrite - providing expansive views of the estuary, offshore islands, and coastline within Tomaree National Park. Alongside Yacaaba Head to the north - both define the natural gateway, 'the mouth' between the Tasman Sea and the estuarine waters. Inland from the headlands, inclusive of Stephens Peak, Quarry Hill, Green Hill, Glovers Hill and Gan Gan - the terrain transitions into a series of undulating low hills - residual landforms of an uplifted tertiary penepplain are interspersed with flatter plains formed by alluvial and estuarine sediments. These low-lying areas (to the west) are associated with flood-prone coastal flats and sand beds.

Port Stephens Bay itself is a large, shallow, drowned river valley estuary. The region contains coastal dune systems to the north and south of Tomaree Head, forming part of the Tomaree National Park and Worimi Regional Park/Conservation Lands. These dunes are dynamic landforms shaped by wind and wave processes, supporting diverse vegetation communities. It is therefore important to appreciate Tomaree is a member of a cluster or family of peaks, more dominant perhaps, it reaches out into the harbour and twin, in dialogue with Mt Yacaaba. Its steep and limited developable land is what defines and protects it from development.

MARINE CHARACTER

The coastal and estuarine environments of Port Stephens and Tomaree Head form part of a highly diverse and ecologically significant marine landscape. Situated at the confluence of temperate and subtropical marine bioregions - this area supports varying marine ecosystems. This diagram highlights protections relating to reef, wetlands, and riparian environments under NSW legislation and mappings.

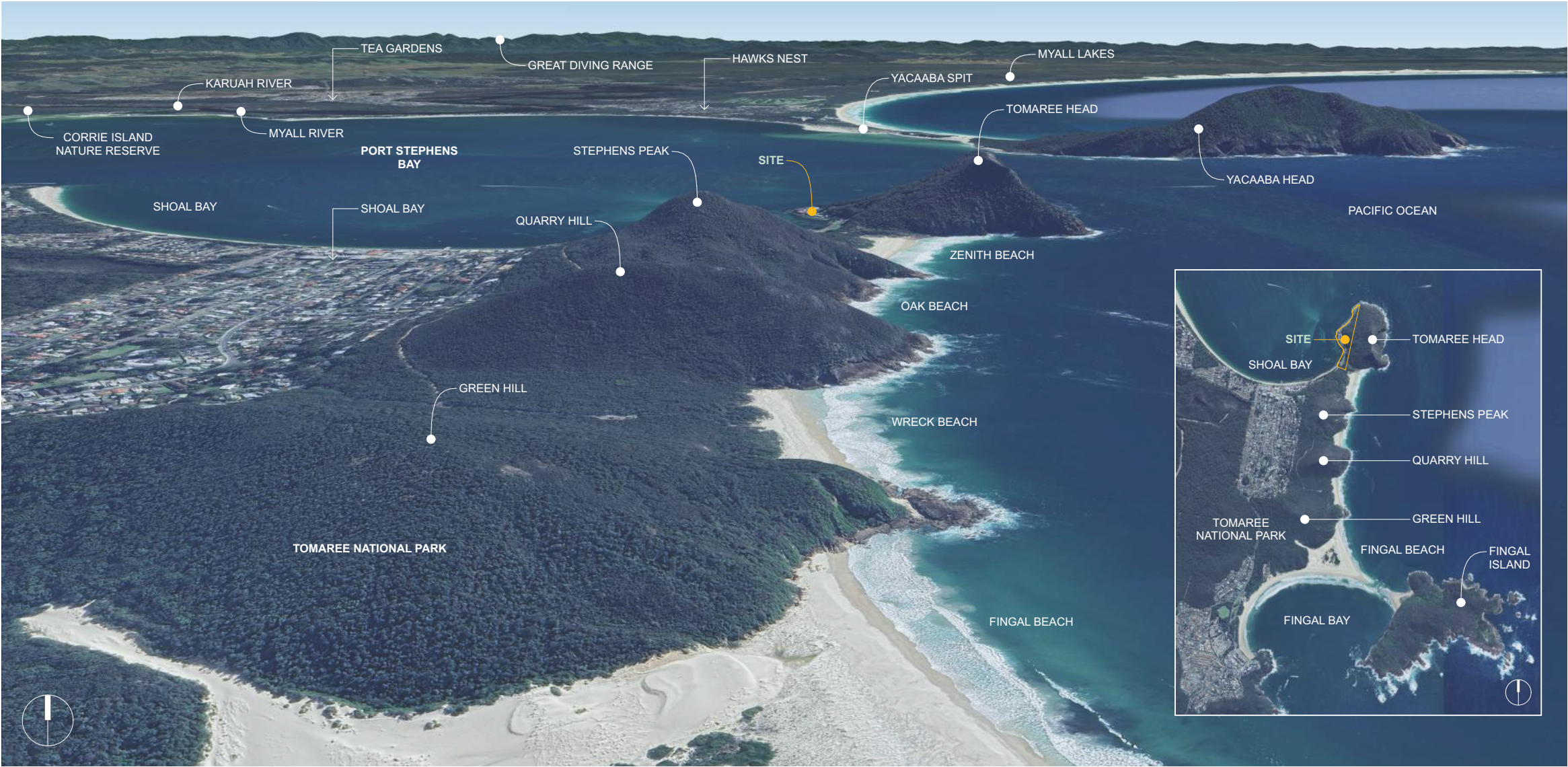
Fringing reefs and intertidal rocky shores are present and particularly prominent around Tomaree Head, Yacaaba Head, and adjacent island features including Cabbage Tree and Boondelbah Islands.

These areas support sessile invertebrates, macroalgae, and a range of fish species, and are important feeding and nursery grounds. Offshore, deeper rocky reefs and soft sediment habitats provide habitat for larger marine fauna including rays, sharks, and marine turtles.

Riparian zones along the Myall and Karuah Rivers, as well as smaller creeks such as Tilligerry Creek, support dense vegetation including paperbark forests, casuarinas, and estuarine grasses. These riparian corridors are vital for habitat connectivity between terrestrial and aquatic ecosystems. Port Stephens Bay supports an extensive network of coastal, estuarine, and freshwater wetlands, many of which are protected under state legislation due to their biodiversity value.

Shoal Bay Coastline

Part of a series of coastal peaks and valleys, Tomaree Head is the final headland at the mouth of Port Stephens. It rests opposite 'Big Brother' Yacaaba, as one 'Wakulda', a pair of water pillar gateways guarding and guiding the passage to Port Stephens.



PERSPECTIVE VIEW LOOKING NORTH FROM FINGAL BEACH
Image Source: Google Earth, 2025



HISTORIC PHOTO VIEWING NORTH FROM FINGAL BEACH
Image Source: Max Dupain/State Library of New South Wales SLNSW_FL19451774, Unknown.

Twin Headlands

Tomaree and Yacaaba Heads sit on either side of the mouth of Port Stephens, both welcoming and watching over the arrival and departure to the port. The Tomaree Lodge rests on the western shore of Tomaree Head.



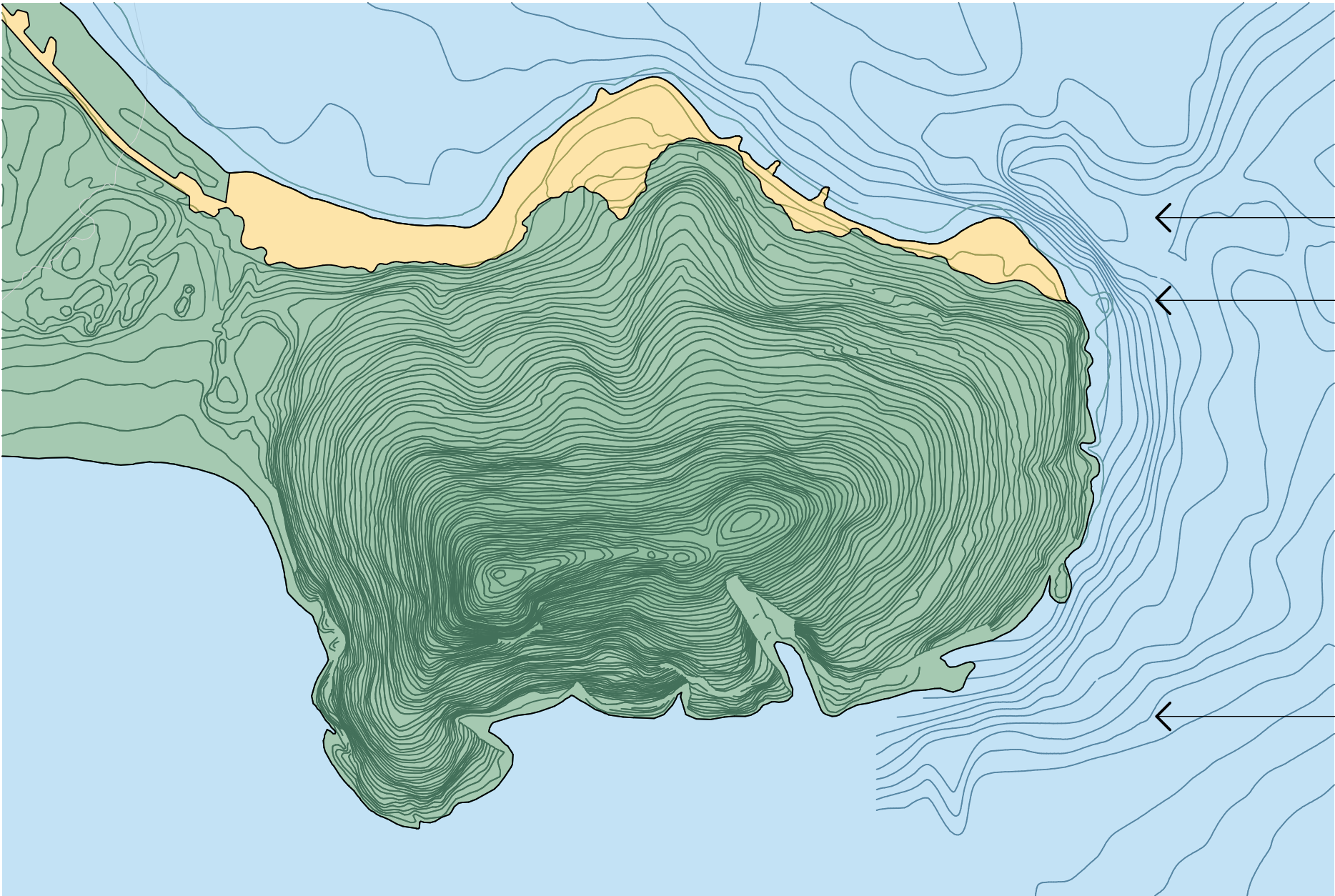
PERSPECTIVE VIEW LOOKING NORTHEAST TOWARDS THE TWIN HEADLANDS, ISLANDS, THE MOUTH & TASMAN SEA
Image Source: Google Earth, 2025



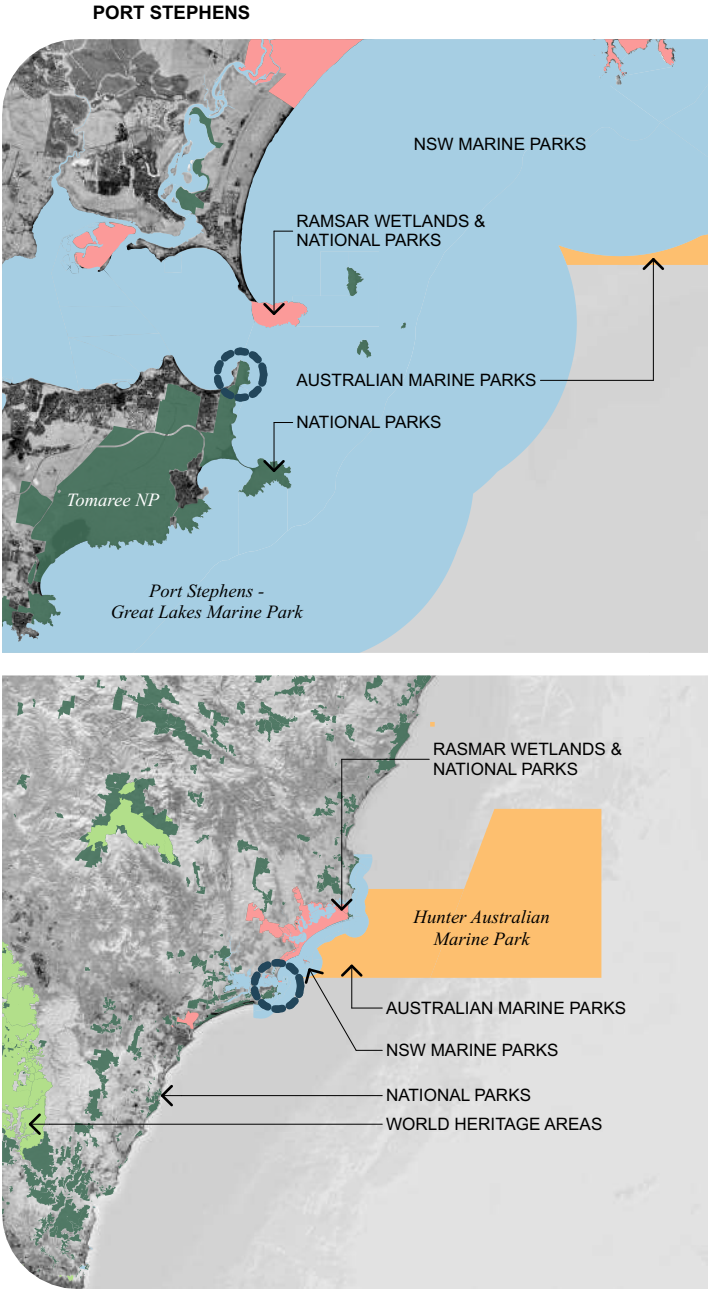
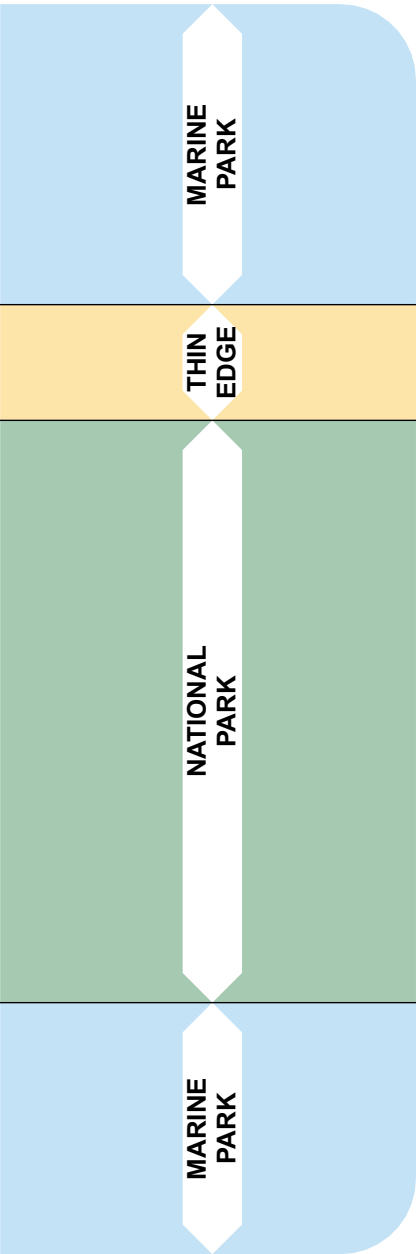
HISTORIC PHOTO VIEWING NORTH TOMAREE HEAD OVER THE MOUTH
Image Source: Max Dupain/State Library of New South Wales SLNSW_FL19451304, Unknown

Place of Ecological Significance

Tomaree Lodge occupies a thin developable edge of Tomaree Head, situated within the immediate surrounds of two ecologically significant areas of both state and national importance. These include the Port Stephens-Great Lakes Marine Park and Tomaree National Park. These sites should be understood as part of a broader network of protected landscapes and marine environments - encompassing national parks, marine parks, Ramsar wetlands, and world heritage areas across Port Stephens and the east coast of New South Wales.



TOMAREE HEAD



EAST COAST

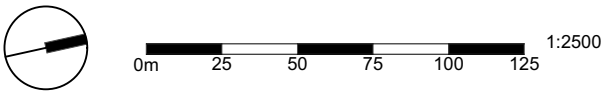
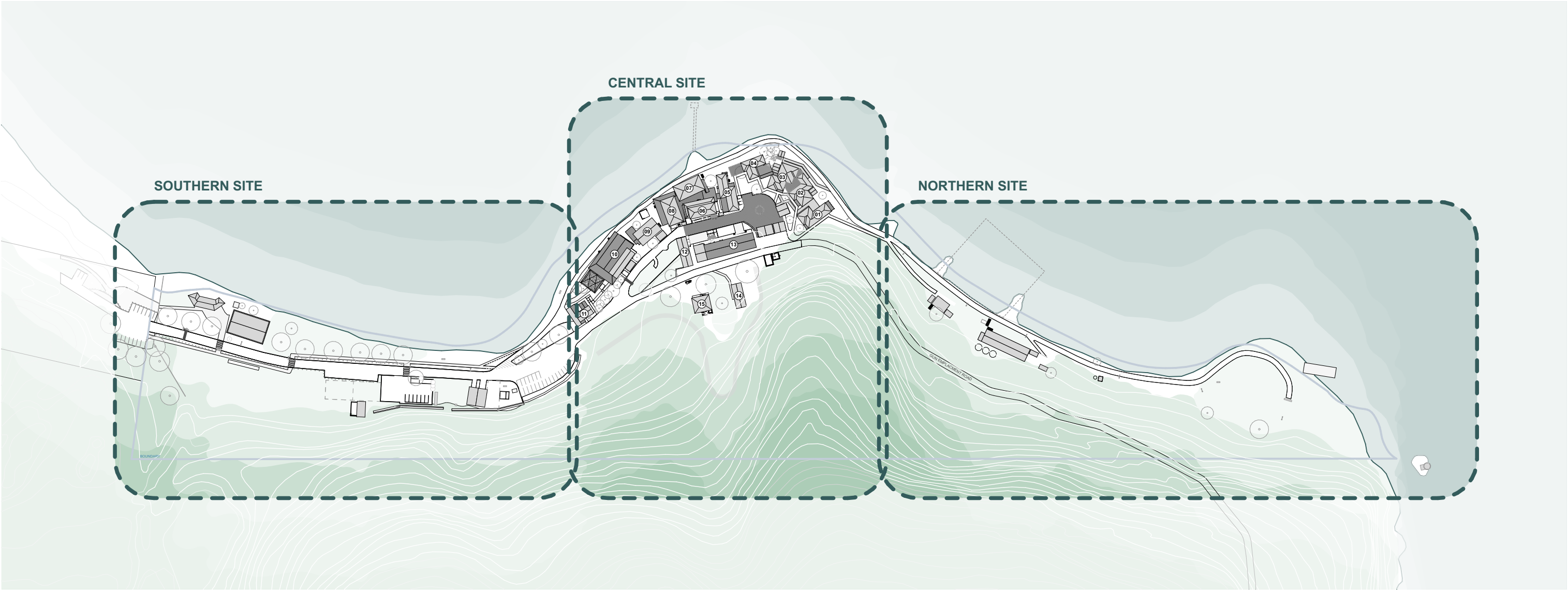
4202 Micro Site Analysis

Site Locality



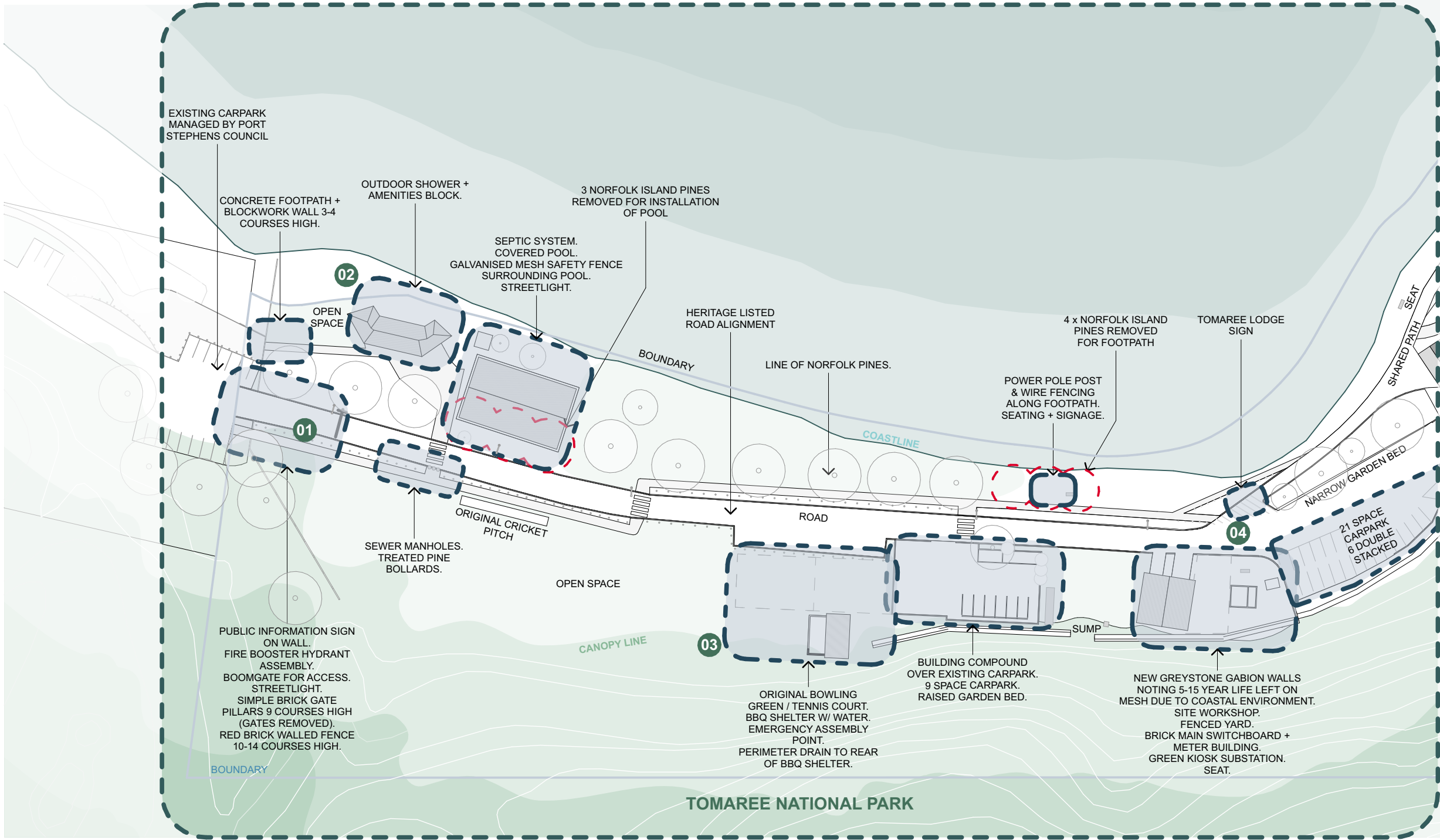
Image Source: Nearmaps, 2025

Existing Site Conditions



4212 Micro Site Analysis

Southern Site

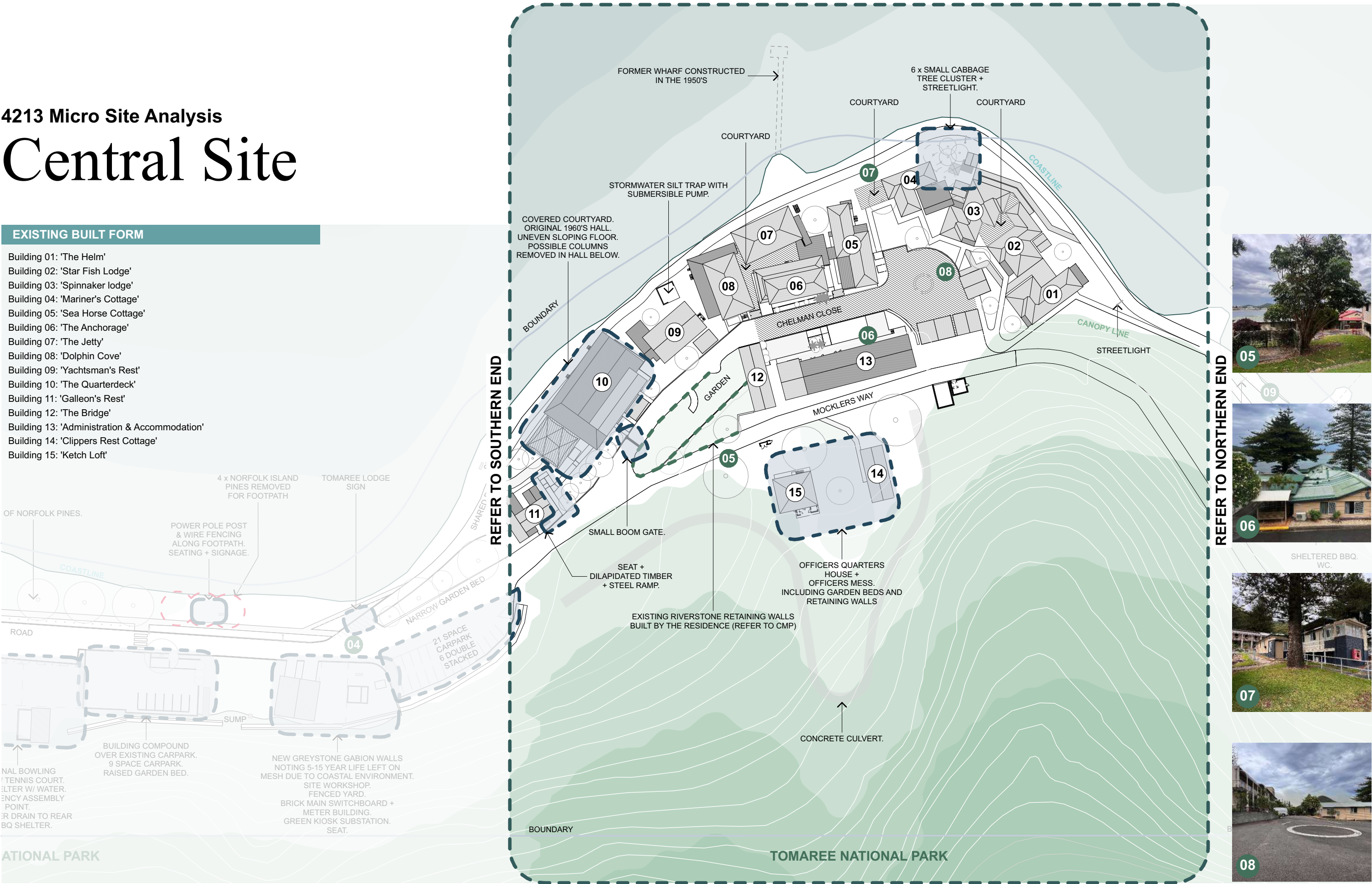


4213 Micro Site Analysis

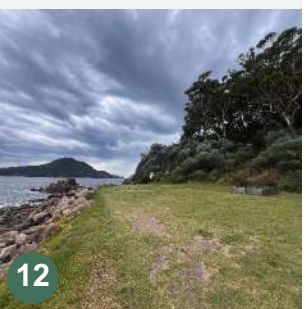
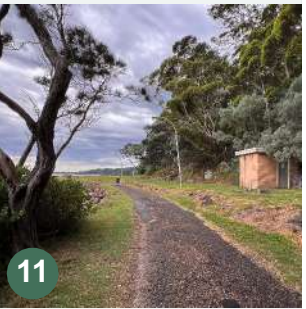
Central Site

EXISTING BUILT FORM

- Building 01: 'The Helm'
- Building 02: 'Star Fish Lodge'
- Building 03: 'Spinnaker lodge'
- Building 04: 'Mariner's Cottage'
- Building 05: 'Sea Horse Cottage'
- Building 06: 'The Anchorage'
- Building 07: 'The Jetty'
- Building 08: 'Dolphin Cove'
- Building 09: 'Yachtsman's Rest'
- Building 10: 'The Quarterdeck'
- Building 11: 'Galleon's Rest'
- Building 12: 'The Bridge'
- Building 13: 'Administration & Accommodation'
- Building 14: 'Clippers Rest Cottage'
- Building 15: 'Ketch Loft'



Northern Site



Existing Built Form

To assess the existing built form and its capacity for adaptability and functional potential, we undertook a multi-step evaluation process. This began with an in-person site visit, during which each building on site was carefully inspected. We also reviewed previous documentation, including Conservation Management Reports and Condition Reports, to understand the historical and physical context. Each building was then analysed using a structured scaling system that considered architectural heritage, historic value, functionality, adaptability, and overall condition. Based on this analysis, we calculated the usable floor area of each structure to determine what functions could feasibly occupy the space in accordance with the Building Code of Australia (BCA).



BUILDING 01: THE HELM

ANALYSIS OVERVIEW: The building is a two-storey domestic structure with a low-level single-skin brick base and an upper level of timber framing with weatherboard cladding and a sheet metal roof. Internally, it features small load-bearing walls dividing bedrooms, lounge, kitchen, and bathroom areas. The built form and internal finishes are in relatively good condition, with evidence of recent refurbishment. However, the external access ramp is weathered and requires repair. The building is accessed via a cul-de-sac, with front entry by stairs and rear entry via the ramp. A sheltered courtyard connects this structure with three other cabin-style forms, and water views are available from the rear.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 01: THE HELM		
Gross Floor Area		217 sqm		
Functional Area		130 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 43 pp		
Office	10 sqm	approx. 13 pp		
Small Arts Venue	4 sqm	approx. 32 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 13 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 13 pp		
Guest House	15 sqm	approx. 9 pp		
School - General Classroom	2 sqm	approx. 65 pp		



BUILDING 02: STAR FISH LODGE

ANALYSIS OVERVIEW: This single-storey domestic building is constructed on a concrete slab with piers, timber framing, fibre cement weatherboard cladding, and a sheet metal roof. It features aluminium-framed doors and windows and is in relatively good condition, with the external façade recently repainted. However, the timber deck and balustrade are weathered and currently unusable. Entry is via the rear, with ramps linking the building to both the cul-de-sac and Building 3 (Spinnaker Lodge). The structure maintains a domestic form both individually and as part of the group, with water views from the rear and external courtyard. Recently added interstitial links connect the building across multiple levels.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 02: STAR FISH LODGE		
Gross Floor Area		162 sqm		
Functional Area		97 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 32 pp		
Office	10 sqm	approx. 10 pp		
Small Arts Venue	4 sqm	approx. 24 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 10 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 10 pp		
Guest House	15 sqm	approx. 6 pp		
School - General Classroom	2 sqm	approx. 48 pp		



BUILDING 03: SPINNAKER LODGE

ANALYSIS OVERVIEW: This single-storey domestic building sits on brick piers with a suspended timber floor, timber-framed fibre cement cladding, aluminium windows, and a sheet metal roof. Internally, it contains sleeping rooms, a living/dining area, and a kitchen, with a mix of raked and flat ceilings. The building is in relatively good condition with recent external painting and well-maintained finishes, though minor water damage is visible at the junction with Building No.4. It has multiple access points, is linked to Building No.2 via a short ramp, and connects to other buildings through recently added interstitial links. Sheltered courtyards and bay views are accessible from the rear.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 03: SPINNAKER LODGE		
Gross Floor Area		182 sqm		
Functional Area		109 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 36 pp		
Office	10 sqm	approx. 11 pp		
Small Arts Venue	4 sqm	approx. 27 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 11 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 11 pp		
Guest House	15 sqm	approx. 7 pp		
School - General Classroom	2 sqm	approx. 54 pp		



BUILDING 04: MARINER'S COTTAGE

ANALYSIS OVERVIEW: This single-storey domestic building sits on brick piers with a suspended timber floor, fibre cement cladding, aluminium windows, and a sheet metal roof. It includes bedrooms, bathrooms, a flexible living area, and a kitchen. While some exterior areas have been repainted, others remain in disrepair; internal finishes are in reasonable condition. Access is via steps and non-compliant timber ramps from the cul-de-sac, with additional entries from the east and south. A corridor connects the building to No.3, with recent interstitial links supporting circulation across levels. The building shares bay views and sheltered courtyards as part of a group of domestic-style cabins.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 04: MARINER'S COTTAGE		
Gross Floor Area		173 sqm		
Functional Area		103 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 34 pp		
Office	10 sqm	approx. 10 pp		
Small Arts Venue	4 sqm	approx. 26 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 10 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 10 pp		
Guest House	15 sqm	approx. 7 pp		
School - General Classroom	2 sqm	approx. 51 pp		



BUILDING 05: SEA HORSE COTTAGE

ANALYSIS OVERVIEW: This single-storey domestic building has a suspended timber floor on brick piers, fibre cement cladding, and aluminium-framed windows. It includes bedrooms, bathrooms, and a kitchen, with low internal partitions, raked ceilings with exposed trusses in the east wing, and flat ceilings in the west. Internal finishes are in reasonable condition, though some external areas are weathered and damaged. Access is via non-compliant ramps and steps from the driveway and northern side. West-facing bay windows provide water views, and the eastern and western wings are linked by shared and private spaces.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 05: SEA HORSE COTTAGE		
Gross Floor Area		207 sqm		
Functional Area		124 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 41 pp		
Office	10 sqm	approx. 12 pp		
Small Arts Venue	4 sqm	approx. 31 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 12 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 12 pp		
Guest House	15 sqm	approx. 8 pp		
School - General Classroom	2 sqm	approx. 62 pp		



Information Source:
Building Condition Report/Jackson Teece Architects, 2008
Conservation Management Report/PTW Architects, 2021

Image Source:
Images/Author, 2025

Existing Built Form

To assess the existing built form and its capacity for adaptability and functional potential, we undertook a multi-step evaluation process. This began with an in-person site visit, during which each building on site was carefully inspected. We also reviewed previous documentation, including Conservation Management Reports and Condition Reports, to understand the historical and physical context. Each building was then analysed using a structured scaling system that considered architectural heritage, historic value, functionality, adaptability, and overall condition. Based on this analysis, we calculated the usable floor area of each structure to determine what functions could feasibly occupy the space in accordance with the Building Code of Australia (BCA).



BUILDING 06: THE ANCHORAGE

ANALYSIS OVERVIEW: This single-storey domestic building features a timber frame with fibre cement cladding, a sheet metal roof, and partial brickwork supporting an elevated floor. It has a mix of aluminium and timber windows, with low, non-load-bearing internal walls. While the external façade has been repainted, several sections remain in disrepair. Access is via steps and non-compliant timber ramps from the driveway, with an additional ramp to the north. A wrap-around ramp at the kitchen connects to Building 7, supporting external circulation and internal connectivity.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 06: THE ANCHORAGE		
Gross Floor Area		213 sqm		
Functional Area		128 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 43 pp		
Office	10 sqm	approx. 13 pp		
Small Arts Venue	4 sqm	approx. 32 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 13 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 13 pp		
Guest House	15 sqm	approx. 15 pp		
School - General Classroom	2 sqm	approx. 64 pp		



BUILDING 07: THE JETTY

ANALYSIS OVERVIEW: This single-storey domestic building has a suspended timber floor supported by brick piers at the western end. It is clad in timber weatherboards and fibre cement, with a sheet metal roof and aluminium windows. While recently repainted, the exterior remains partially damaged and in general disrepair. Access is via steps and non-compliant timber ramps from the driveway, with an additional ramp on the northern side that lacks a compliant handrail. A connecting ramp to Building 6 supports both external access and internal circulation. The western façade provides water views.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 07: THE JETTY		
Gross Floor Area		191 sqm		
Functional Area		115 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 38 pp		
Office	10 sqm	approx. 11 pp		
Small Arts Venue	4 sqm	approx. 29 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 11 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 11 pp		
Guest House	15 sqm	approx. 8 pp		
School - General Classroom	2 sqm	approx. 57 pp		



BUILDING 08: DOLPHIN COVE

ANALYSIS OVERVIEW: This single-storey timber-framed building features weatherboard cladding, a sheet metal roof, exposed timber trusses, and timber flooring. The ground floor is in reasonable condition, but the lower-ground floor suffers from poor construction, rising damp, pest damage, and overall deterioration. Access is limited, with a single entry via stairs and a non-compliant ramp from the main driveway. The building is elevated relative to surrounding structures, with closed-in verandahs and kitchenettes to the west offering 180-degree water views. Drainage and delivery access are poor.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 08: DOLPHIN COVE		
Gross Floor Area		265 sqm		
Functional Area		168 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 56 pp		
Office	10 sqm	approx. 17 pp		
Small Arts Venue	4 sqm	approx. 26 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 17 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 17 pp		
Guest House	15 sqm	approx. 11 pp		
School - General Classroom	2 sqm	approx. 84 pp		



BUILDING 09: YACHTSMAN'S REST

ANALYSIS OVERVIEW: This single-storey timber-framed building features weatherboard cladding, a sheet metal roof, and a suspended timber floor supported by brick piers. It has a mix of timber and aluminium-framed doors and windows. While some external elements are weathered, the overall condition is reasonable, with internal finishes in good condition. Access is from the main road via two non-compliant ramps. The building benefits from westerly water views and ample natural light inside.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 09: THE YACHTSMAN'S		
Gross Floor Area		182 sqm		
Functional Area		109 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 36 pp		
Office	10 sqm	approx. 11 pp		
Small Arts Venue	4 sqm	approx. 27 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 11 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 11 pp		
Guest House	15 sqm	approx. 7 pp		
School - General Classroom	2 sqm	approx. 54 pp		



BUILDING 10: THE QUATERDECK

ANALYSIS OVERVIEW: This two-storey timber-framed building with weatherboard cladding features an open-plan lower level with amenities and a kitchenette, while the upper level has a narrow, uneven layout. The building is in poor condition, with significant damage to both exterior and interior structural elements. Access is via a ramped suspended walkway to the upper level and stepped walkways to the lower level, with a connecting ramp from Building No. 11 to a common paved area. The site is closed off from water views, offering mainly an internal experience, though a side courtyard and forecourt provide outdoor gathering spaces that support user flow and connectivity.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 10: THE QUATERDECK		
Gross Floor Area		491 sqm		
Functional Area		294 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 98 pp		
Office	10 sqm	approx. 29 pp		
Small Arts Venue	4 sqm	approx. 73 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 29 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 29 pp		
Guest House	15 sqm	approx. 19 pp		
School - General Classroom	2 sqm	approx. 147 pp		



Information Source:
Building Condition Report/Jackson Teece Architects, 2008
Conservation Management Report/PTW Architects, 2021

Image Source:
Images/Author, 2025

Existing Built Form

To assess the existing built form and its capacity for adaptability and functional potential, we undertook a multi-step evaluation process. This began with an in-person site visit, during which each building on site was carefully inspected. We also reviewed previous documentation, including Conservation Management Reports and Condition Reports, to understand the historical and physical context. Each building was then analysed using a structured scaling system that considered architectural heritage, historic value, functionality, adaptability, and overall condition. Based on this analysis, we calculated the usable floor area of each structure to determine what functions could feasibly occupy the space in accordance with the Building Code of Australia (BCA).



BUILDING 11: GALLEON'S REST

ANALYSIS OVERVIEW: This two-storey domestic building features timber-framed weatherboard cladding and a sheet metal roof. Serving as an administration centre, it contains offices, bathrooms, and meeting rooms. Recently refurbished, the building is in good condition, with a newly re-decked external ramp. Access is from the main road via a ramp to the main entry, with additional ramps wrapping around to the southern façade and connecting to Building No.10. Lower-level access is on the northern side, reached via the western portion of the site. An elevated western terrace offers water views and outlook over neighbouring buildings and the surrounding precinct.

BUILDING 12: THE BRIDGE

ANALYSIS OVERVIEW: This two-storey building features timber weatherboard cladding with brickwork at the basement level. It has a raked ceiling with exposed roof structure and a timber deck to the north. External finishes are in good condition, while internal finishes are worn and nearing the end of their lifespan. The building mainly overlooks neighbouring structures, with limited views of the National Park to the east and a small water view to the west.

BUILDING 13: ADMINISTRATION

ANALYSIS OVERVIEW: This two-storey concrete and brick building, the largest on site, is well maintained with good structural stability. It houses multiple rooms including kitchens, bathrooms, and laundries. Internal finishes are dated but generally in good condition. Access is via a ramped suspended walkway to the upper level and stepped walkways to the lower level, connecting to a common paved area. A ramp from Building No.11 links the building to this area, with additional southern ramps for ground floor access. The ground floor is enclosed with limited water views, while the upper floor offers sweeping views of the lodge and port.

BUILDING 14: CLIPPER'S REST

ANALYSIS OVERVIEW: This single-storey domestic building is clad in fibre cement, with masonry support on the western side due to the sloping site. It includes bedrooms and bathrooms, and has recently been fitted with air conditioning. The external fabric is generally in good condition, though wet areas suffer drainage issues from stormwater runoff. Access ramps are non-compliant due to steep gradients and inadequate handrails. Entry is from the southern side. Views to the west are blocked by the large Building No.13, while the east offers outlook to the national park. The building connects to Building No.15 via a green open space.

BUILDING 15: KETCH LOFT

ANALYSIS OVERVIEW: This single-storey timber weatherboard building with a brick basement and sheet metal roof is in relatively good condition. The internal layout includes bedrooms, a kitchen, and bathroom. The interior is noted as dark and cold, with timber flooring showing deflection and weathered stairs and handrails that are not securely fixed. Ramp access is provided, but the building lacks a compliant accessible entry. The elevated position offers views across the lodge and water, partially obscured by a large tree. The eastern courtyard provides a suitable private outdoor space.

BUILDING CODE AUSTRALIA (BCA)		BUILDING 11: GALLEON'S REST		
Gross Floor Area		201 sqm		
Functional Area		121 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 40 pp		
Office	10 sqm	approx. 12 pp		
Small Arts Venue	4 sqm	approx. 30 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 12 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 12 pp		
Guest House	15 sqm	approx. 8 pp		
School - General Classroom	2 sqm	approx. 60 pp		

BUILDING CODE AUSTRALIA (BCA)		BUILDING 12: THE BRIDGE		
Gross Floor Area		159 sqm		
Functional Area		95 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 31 pp		
Office	10 sqm	approx. 9 pp		
Small Arts Venue	4 sqm	approx. 24 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 9 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 9 pp		
Guest House	15 sqm	approx. 6 pp		
School - General Classroom	2 sqm	approx. 47 pp		

BUILDING CODE AUSTRALIA (BCA)		BUILDING 13: ADMINISTRATION		
Gross Floor Area		717 sqm		
Functional Area		431 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 143 pp		
Office	10 sqm	approx. 43 pp		
Small Arts Venue	4 sqm	approx. 108 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 43 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 43 pp		
Guest House	15 sqm	approx. 29 pp		
School - General Classroom	2 sqm	approx. 215 pp		

BUILDING CODE AUSTRALIA (BCA)		BUILDING 14: CLIPPER'S REST		
Gross Floor Area		89 sqm		
Functional Area		53 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 17 pp		
Office	10 sqm	approx. 5 pp		
Small Arts Venue	4 sqm	approx. 13 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 5 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 5 pp		
Guest House	15 sqm	approx. 3 pp		
School - General Classroom	2 sqm	approx. 26 pp		

BUILDING CODE AUSTRALIA (BCA)		BUILDING 15: KETCH LOFT		
Gross Floor Area		168 sqm		
Functional Area		101 sqm		
Type of Use	Area Per Person	Per Person Rate	Compatibility	
Shop - Space for sale of goods	3 sqm	approx. 34 pp		
Office	10 sqm	approx. 10 pp		
Small Arts Venue	4 sqm	approx. 25 pp		
Art Gallery, Exhibition Area, Museum	10 sqm	approx. 10 pp		
Kitchen, Laboratory, Laundry	10 sqm	approx. 10 pp		
Guest House	15 sqm	approx. 7 pp		
School - General Classroom	2 sqm	approx. 50 pp		



Information Source:
Building Condition Report/Jackson Teece Architects, 2008
Conservation Management Report/PTW Architects, 2021

Image Source:
Images/Author, 2025

5105 Tomaree Peninsula

Ecosystem - Blueprint

This page analyses key systems operating across the site and provides a framework for future design and development.



SENSE OF PLACE
Sense of Place 'refers to the unique character of a place, or the meaning people attribute to it, often a combination of both. It's an umbrella concept encompassing attachment to place, national identity and regional awareness.'



COUNTRY
Country encompasses everything. It includes both living and non-living elements. It holds everything within the landscape, including earth, water and sky. Country as well as people, animals, plants, and the stories that connect them.



ECOLOGICAL
Ecological 'means relating to the interrelationships between living organisms and their environment.'



HYDROLOGY
Hydrology 'is the scientific study of Earth's water - focusing on its movement in relation to land.'



SUSTAINABLE
Sustainable 'means both involving the use of natural resources in a way that doesn't harm the environment and able to continue or be continued for a long time.'



REGENERATIVE
Regenerative refers 'having the effect of making something develop or grow strong again'.

A step beyond simply sustaining good practices is encouraging the development of ideas which give back or regenerate. Tomaree should encourage cleaner, more efficient and less impactful ways of development to deliver timeless functional and aesthetic outcomes.



HERITAGE
Heritage 'something that is passed down from the past, either through inheritance or tradition and is valued for its historical or cultural significance.'



EDUCATIONAL
Education 'connected with or relating to education. It describes something that provides or is related to teaching and learning.'



RESEARCH
Research is the 'careful study of a subject, especially in order to discover new facts or information about it.'



CULTURAL
Cultural describes 'something related to the way of life, customs, beliefs, and traditions of a particular society or group.'



COMMERCIALLY VIABLE TOURISM
Tourism 'is the business of providing services for people on holiday, like accomodation, entertainment and transportation.'



AESTHETIC
Aesthetic 'is concerned with beauty and art, and the understanding of beautiful things an aesthetic appreciation of the landscape.'

Aboriginal and European Heritage at Tomaree is well documented and valued. Future development must recognise, respect and respond to these important attributes in a meaningful and ongoing way without tokenism or misappropriation.

The landscape and cultural values offer a unique education experience, further educating generations on the importance of story, balance, harmony and ecology. Projects which build on messaging to the existing and new audiences on thinking locally and acting globally should be encouraged.

Discovery and scientific research is supported locally through DPIRD, NPWS and Universities such as marine habitats, coastal conservations and agricultural/aqua-cultural improvement projects which foster restorative and promotional opportunities.

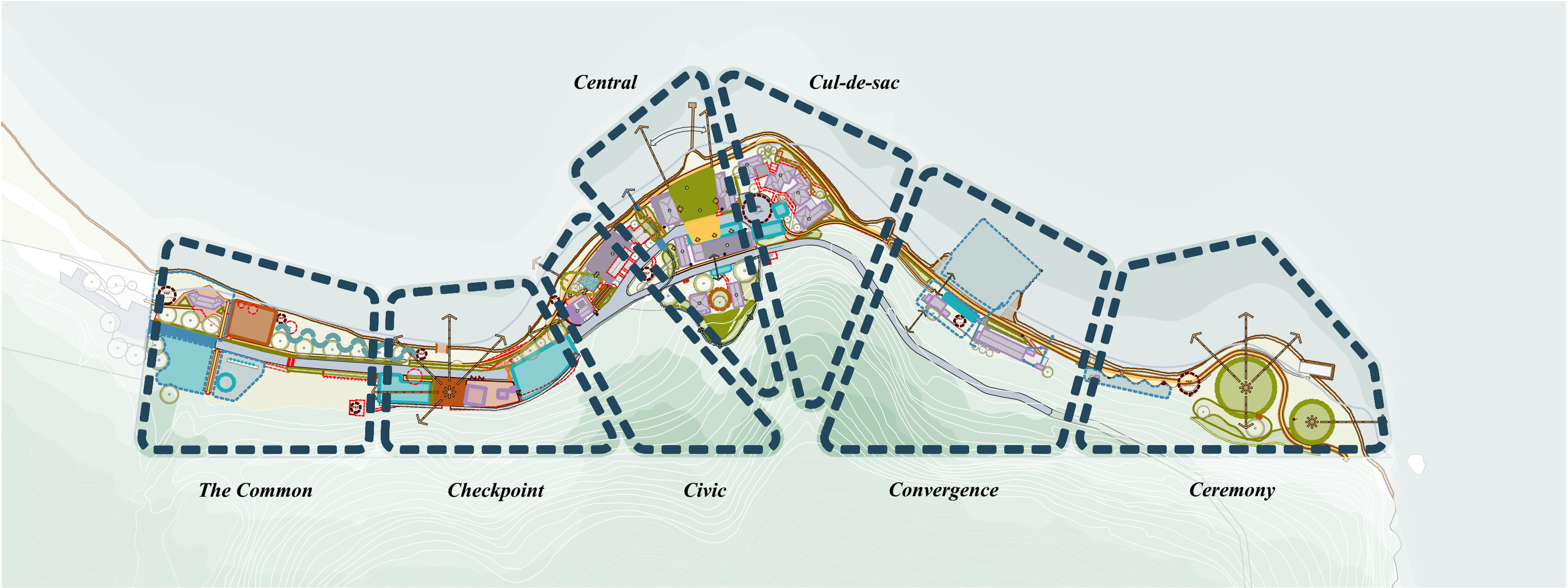
Tomaree could offer a place for continuous sharing of music, story, dance, food, celebration and remembrance. Potentially including temporary or 'pop-up' opportunities managed through a set of sensitive and respectful measures considering equity, diversity and inclusion.

At the heart of visitations to the Tomaree Head is its climate, topography, coastal waters, vegetation, access to accommodation and scenic amenity. Transport links are limited by road and boat. The site's future must support visitation in an environmentally and economically sustainable way. The Tomaree Head should offer a place to create jobs and grow skills in environmental, hospitality and ecotourism.

Form, scale and order are three key principles of aesthetics. Balance, harmony, unity and contrast contribute to visually pleasing cohesive environments. Inspiration and influence can be drawn from existing, natural and built context - giving clues and relationships of value to inform aesthetics. Tomaree has an abundance of topographical, ecological and cultural markers available.



Precinct Concepts



A. The Common

Precedent Examples:



Project: Middleton Beach Foreshore/SDS



Project: Middleton Beach Foreshore/SDS



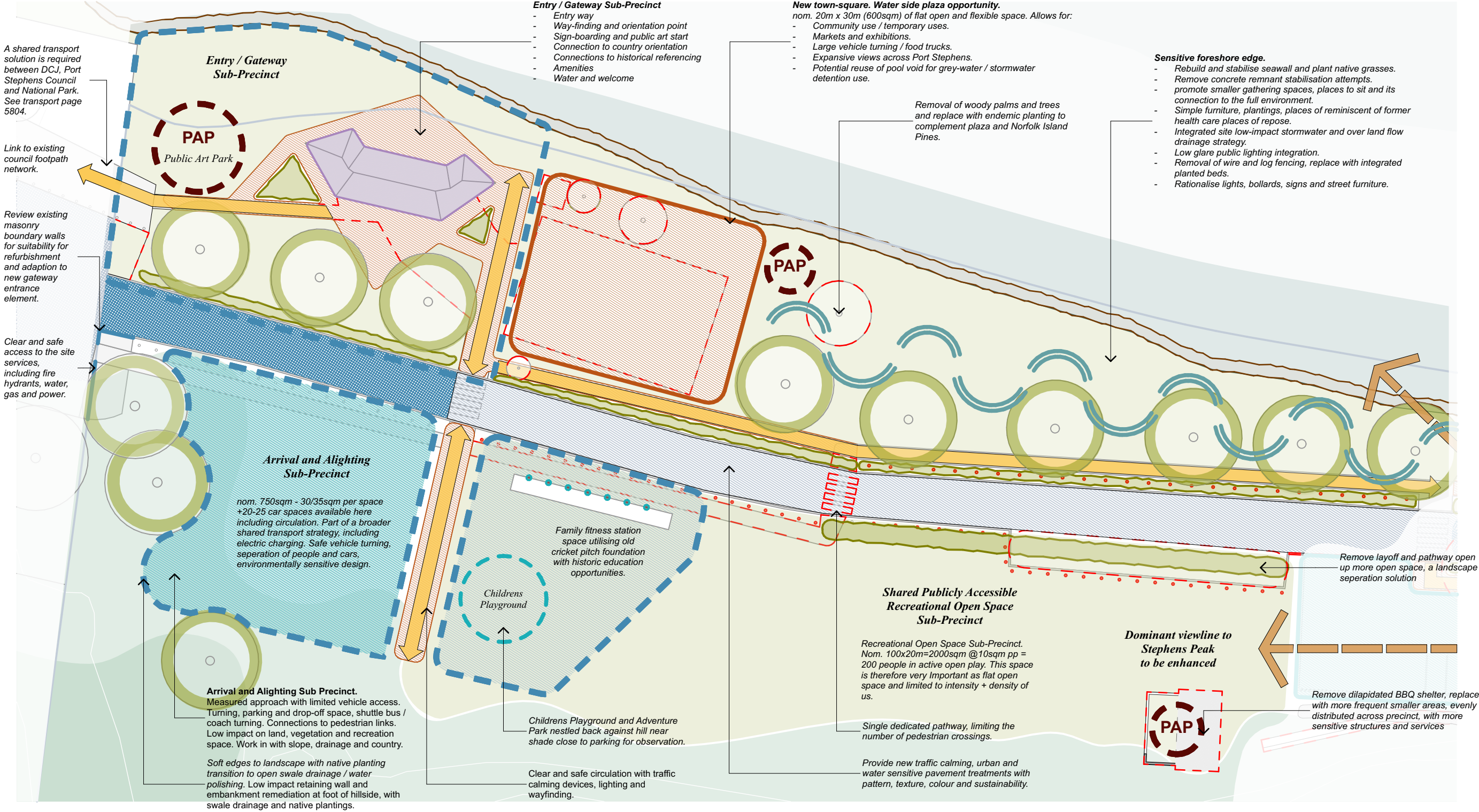
Project: Bilya Marlee School of Indigenous Studies/UDLA



Project: Walyalup Koorit Playspace/SDS



Project: The Basin Rottnest/SDS



ACHIEVED OUTCOMES

INFRASTRUCTURE + ACCESS

ACTIVATION + DETINATION APPEAL / TOURISM

COMMUNITY + CIVIC NEEDS ARTS & CULTURE

HERITAGE, CULTURE STORYTELLING RESPITE

PLANNING + INTEGRATION

ENVIRONMENT + SUSTAINABILITY EDUCATION RESEARCH

5403 Precinct Concepts

B. Checkpoint

Precedent Examples:



Project: Cradle Mountain Visitor Centre/ Playstreet + Cumulus Studio



Project: Kangaroo Island Visitor Centre/ Troppo



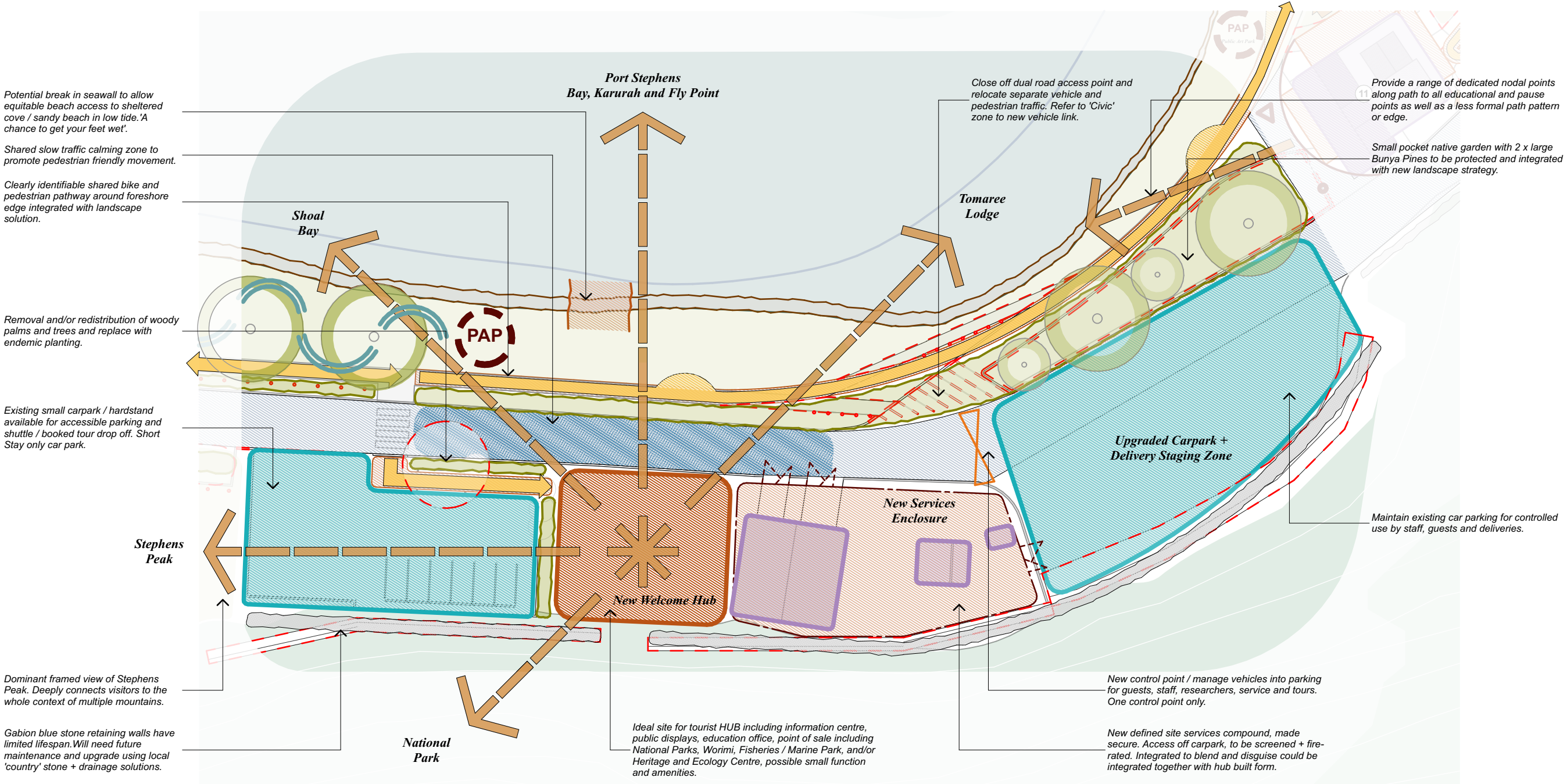
Project: Cradle Mountain Visitor Centre/ Playstreet + Cumulus Studio



Project: Eden Welcome Centre/COX



Project: BARC/Sam Crawford Architects



- ACHIEVED OUTCOMES
- INFRASTRUCTURE + ACCESS
- ACTIVATION + DETINATION APPEAL / TOURISM
- COMMUNITY + CIVIC NEEDS ARTS & CULTURE
- HERITAGE, CULTURE STORYTELLING RESPITE
- PLANNING + INTEGRATION
- ENVIRONMENT + SUSTAINABILITY EDUCATION RESEARCH

5404 Precinct Concepts

C.Civic

Precedent Examples:



Project: Allan Border Oval Pavilion/Archer Office



Project: Kelmscott Train Station/SDS



Project: Spinifex Hill Project/Officer Woods



Project: Beminnit Cultural & Community Centre/Jackson Clements Burrow



Project: Tweed Heads Promenade/Aspect Studios



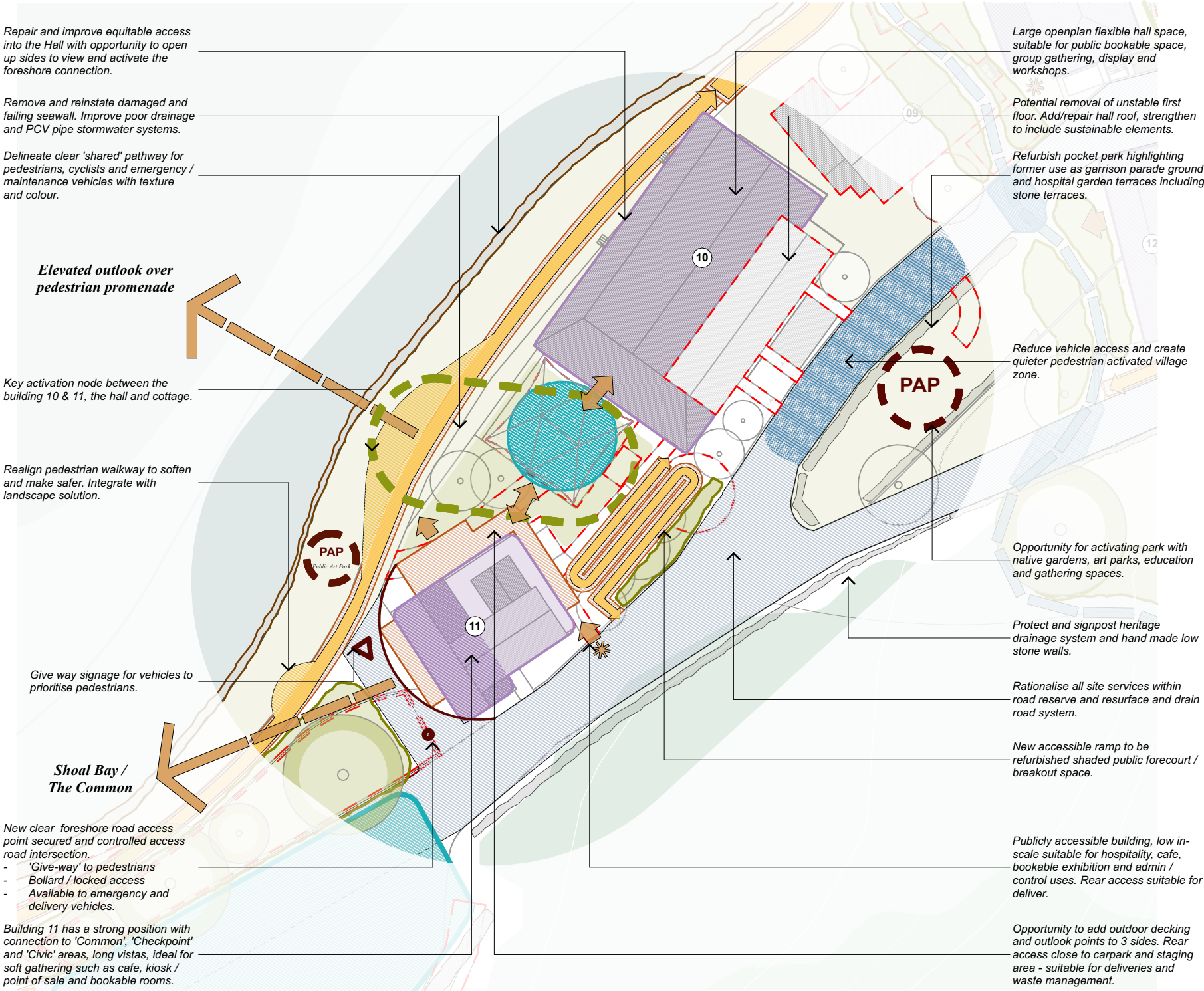
Project: OneNinety/SDS

BUILT FORM + POTENTIAL USE

- 10 Quarterdeck**
(Adaptive Reuse and Repair)

 - Offices
 - Art Gallery / Exhibition Area / Museum
 - Conference / Meeting Space
 - Town Hall Space
- 11 Galleon's Rest**
(Adaptive Reuse and Repair)

 - Shop / Space for Sale of Goods
 - Office Space
 - Small Arts Venue



ACHIEVED OUTCOMES



INFRASTRUCTURE + ACCESS



ACTIVATION + DETENTION APPEAL / TOURISM



COMMUNITY + CIVIC NEEDS ARTS & CULTURE



HERITAGE, CULTURE STORYTELLING RESPITE



PLANNING + INTEGRATION



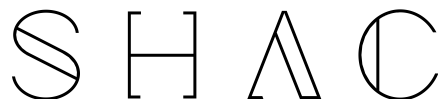
ENVIRONMENT + SUSTAINABILITY EDUCATION RESEARCH



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Communities and Justice



5405 Precinct Concepts

D(i). Central / Celebration



Project: Auckland Art Gallery/FJMT + Archimedia



Project: Central Park Public Domain/Jappe Aagaard Andersen and Turf Design Studio



Project: Sub Base Platypus /Aspect Studios



Project: Sub Base Platypus /Aspect Studios

BUILT FORM + POTENTIAL USE

- 05

Seahorse Cottage
(Adaptive Reuse and Repair)
 - Localised Offices.
 - Gallery / Exhibition Space.
 - Research / Learning Space.
 - Accomodation
- 06

The Anchorage
(Removal / Demolition)
- 07

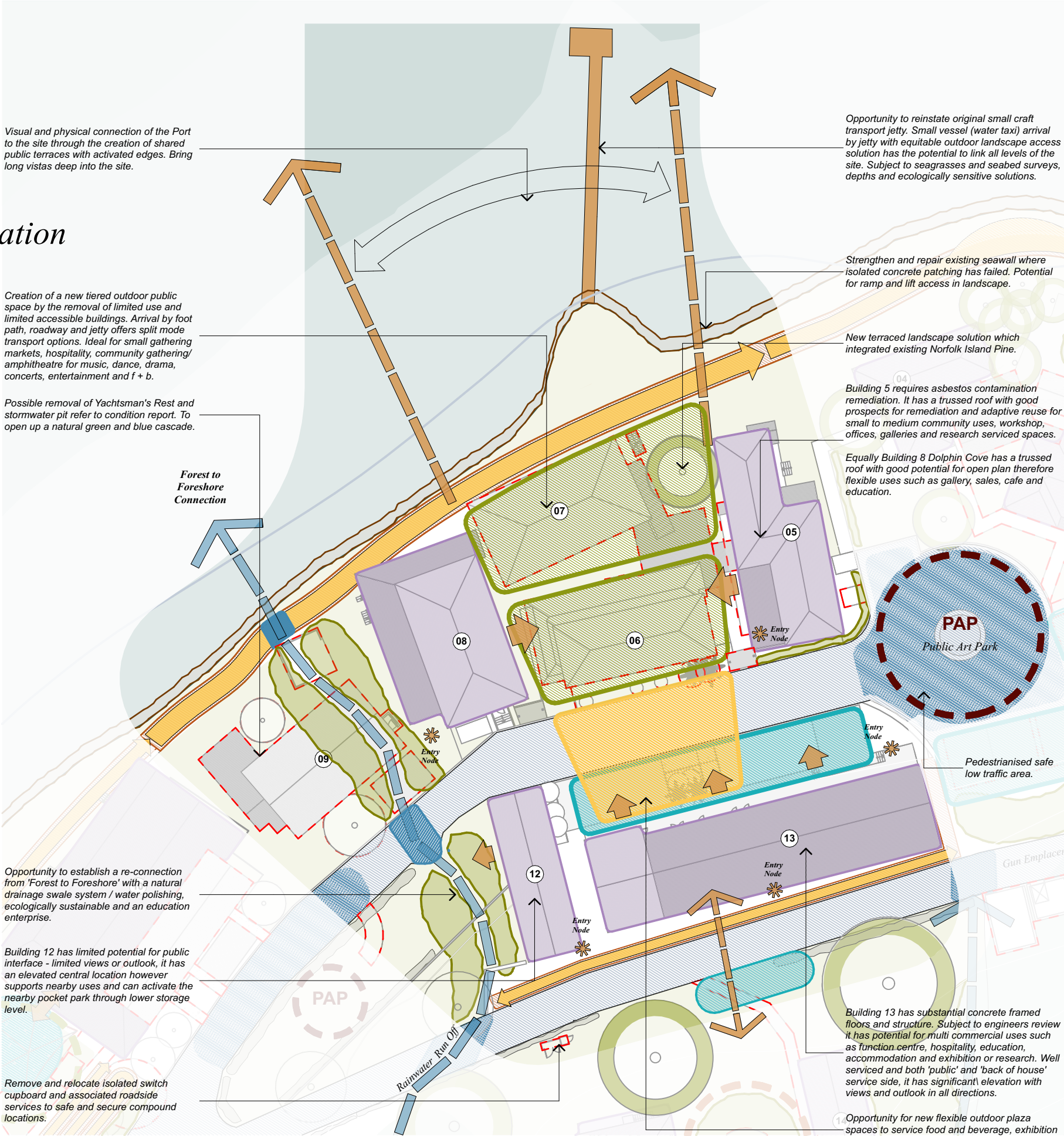
The Jetty
(Removal / Demolition)
- 08

Dolphin Cove
(Adaptive Reuse and Repair)
 - Shop / Sale of goods.
 - Localised Offices.
 - Gallery / Exhibition Space.
 - Research / Learning Space.
- 09

The Yachtsman's
(Removal / Demolition)
- 12

The Bridge
(Adaptive Reuse and Repair)
 - Localised Offices.
 - Art Gallery / Exhibition Space / Historical Studies
 - Research / Learning Space.
 - Education / Phd Student Offices
- 13

Administration & Accomodation
(Adaptive Reuse and Repair)
 - Function Centre.
 - Accommodation.
 - Shop / Sale of goods.
 - Localied Offices.
 - Research / Learning Space.



D(ii). Central *Canopy Edge*

Precedent Examples:



Project: Wangun Amphitheatre/Equity Office



Project: East Pilbara Arts Centre/Officer Woods



Project: Murrin Bridge Preschool + Community Centre / Supercontext



Project: Riverside Green/Hassell Studio



Project: Tarremah Steiner School Hall/ Morrison & Breytenbach Architects



Project: Secret Gardens/CO-Architecture

BUILT FORM + POTENTIAL USE

- 14 Clipper's Rest Cottage
(Adaptive Reuse and Repair)
- Localised Offices
 - Workshop / Making Space
 - Teaching / Research Space

- 15 Ketch Loft
(Adaptive Reuse and Repair)
- Small Offices
 - Accommodation
 - Teaching
 - Display / Exhibition Space

Three large dominant Norfolk Island Pines define the front edge of the upper terrace spaces. They should be protected from destabilisation or disturbance to roots or existing draining patterns.

Opportunity to improve rainwater run off and overland flow whilst connecting the 'forest to the foreshore'.

Former officers quarters is a traditional domestic residential house typology. Ideally suited to small offices, accommodation, teaching or display. Good rear yard connectivity to small kitchenette and amenities. Ideal to support a group of collaborative people needing a shared space or headquarters with low delivery or servicing needs.



Rear service access to building 13 and 12 is viable from Gun Emplacement Road. Upgrade of existing ramp and covered circulation is needed with possible improvements by including a lift for greater equitable access.

An opportunity exists for small vehicle delivery and turning bay to service buildings 12,13,14 and 15. Providing accessible parking access to ramps, stairs and possible future lift or over road pedestrian link between 13 and 14/15.

Former Officers mess hall, is a long simple open plan building. Single storey with limited vehicle or pedestrian equitable access. Ideal for workshop, teaching, small group gathering and making spaces.

Central outdoor gathering space for small / medium group sizes. Could benefit from weather protection / canopy.

Deeply connected outdoor terraced garden spaces. Ideal for landscape seed banking, growing root stock, landscape and educational spaces. A Natural amphitheatre for teaching and learning small performance in outdoor theatre, connection to country with deep site immersion.

A wonderful opportunity exists to filter into the natural surrounding bush habitats, to study and appreciate endemic flora and fauna and hydrology.

ACHIEVED OUTCOMES



INFRASTRUCTURE + ACCESS



ACTIVATION + DETINATION APPEAL / TOURISM



COMMUNITY + CIVIC NEEDS ARTS & CULTURE



HERITAGE, CULTURE STORYTELLING RESPITE



PLANNING + INTEGRATION



ENVIRONMENT + SUSTAINABILITY EDUCATION RESEARCH

5407 Precinct Concepts

E. Cul-de-sac

Precedent Examples:



Project: Australian PlantBank/BVN



Project: RPAC Piazza/Anna O'Gorman Architects



Project: The Cottage School/Taylor & Hinds Architects



Project: Anne Street Garden Villas/Anna O'Gorman Architects

BUILT FORM + POTENTIAL USE

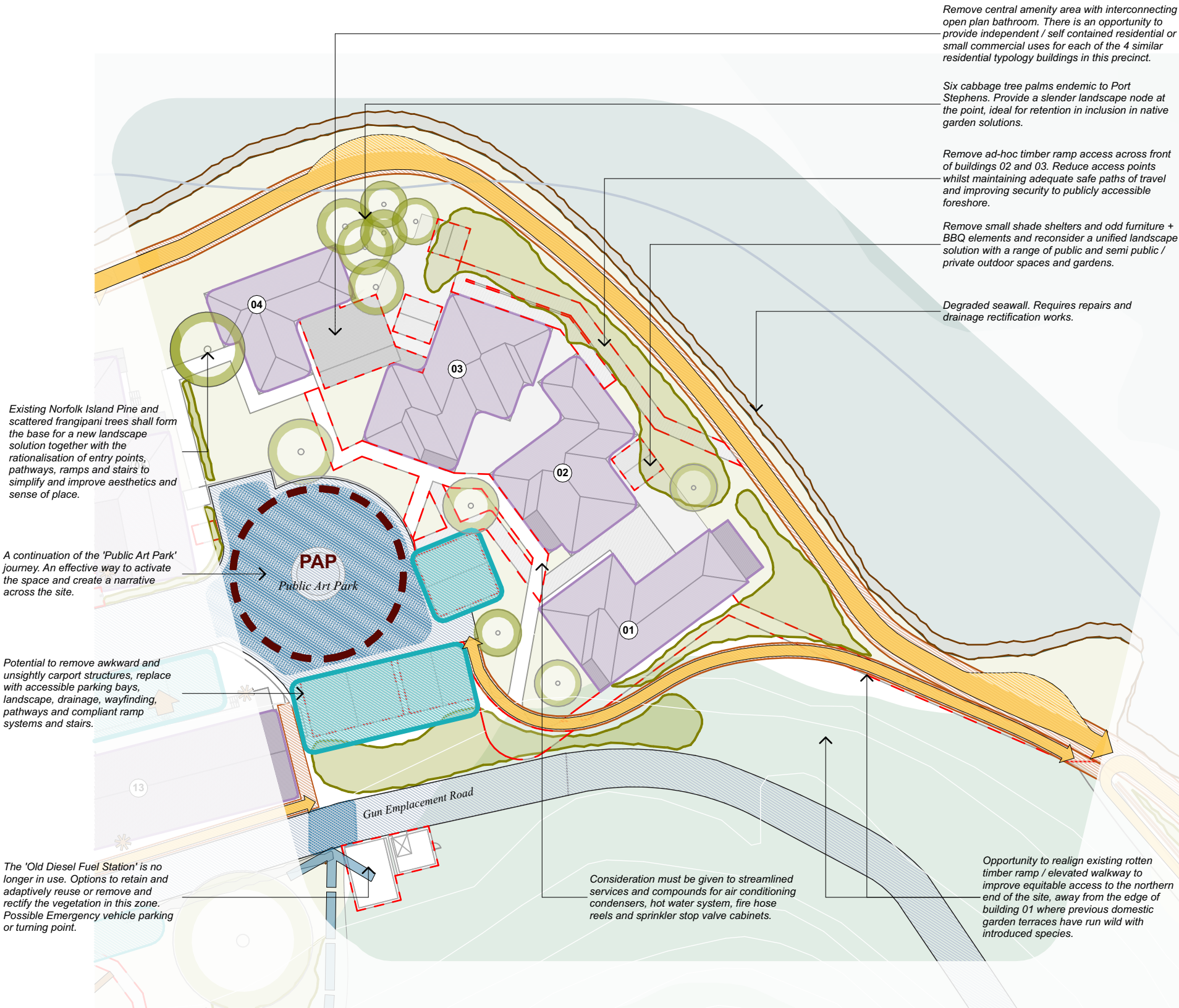
- 01 The Helm
(Adaptive Reuse and Repair)

 - Office
 - Guest House
 - Small Gallery/Studio Residence
- 02 Star Fish Lodge
(Adaptive Reuse and Repair)

 - Office
 - Guest House
 - Small Gallery/Studio Residence
- 03 Spinnaker Lodge
(Adaptive Reuse and Repair)

 - Office
 - Guest House
 - Small Gallery/Studio Residence
- 04 Mariners Cottage
(Adaptive Reuse and Repair)

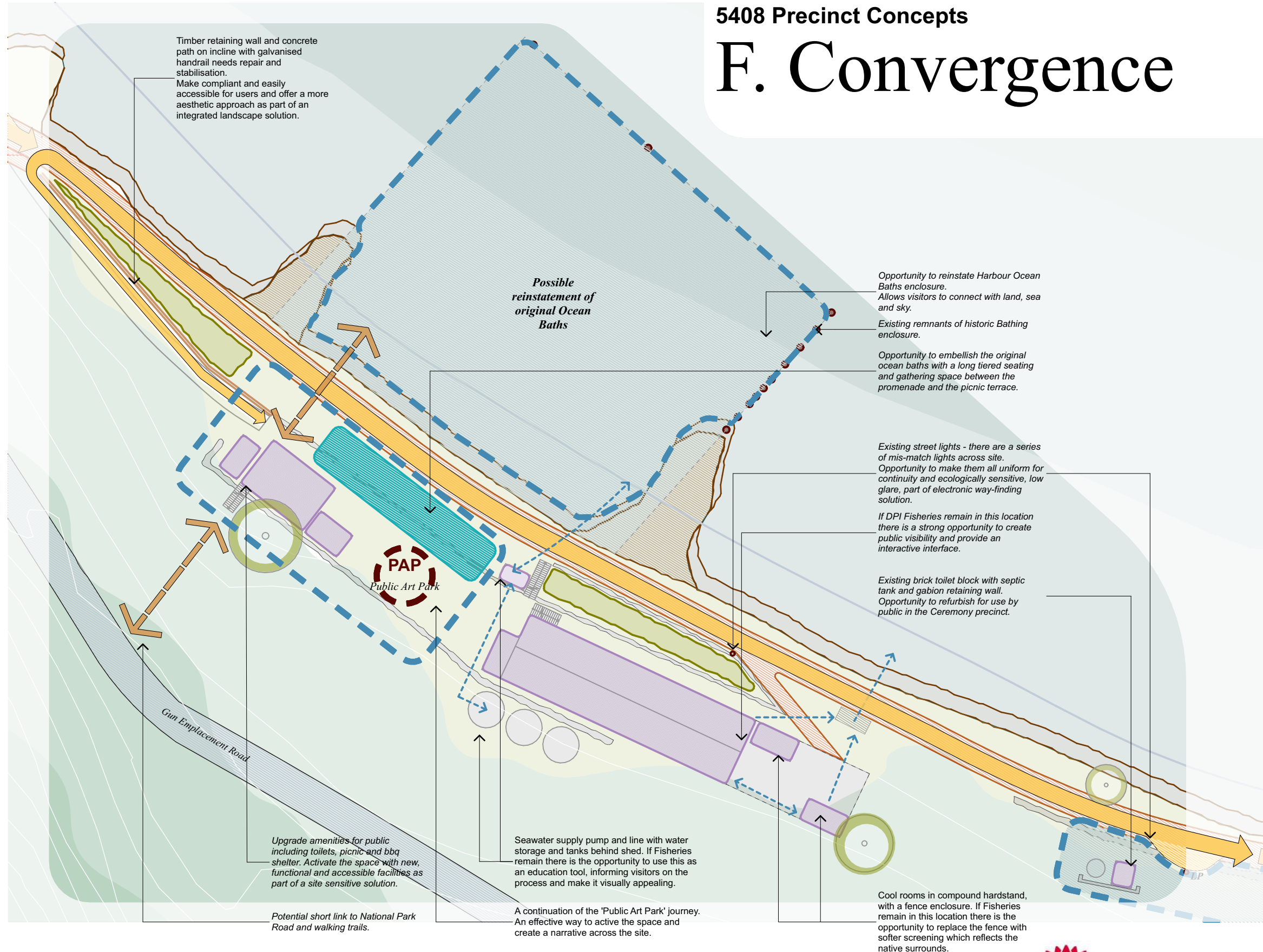
 - Office
 - Guest House
 - Small Gallery/Studio Residence



- ACHIEVED OUTCOMES
- INFRASTRUCTURE + ACCESS
- ACTIVATION + DESTINATION APPEAL / TOURISM
- COMMUNITY + CIVIC NEEDS ARTS & CULTURE
- HERITAGE, CULTURE STORYTELLING RESPITE
- PLANNING + INTEGRATION
- ENVIRONMENT + SUSTAINABILITY EDUCATION RESEARCH

5408 Precinct Concepts

F. Convergence



Precedent Examples:



Project: Marks Park Amenities/Sam Crawford Architects



Project: Shelly Park Ocean Pool



Project: Spinifex Hill Project/Officer Woods



Project: Hurlstone Memorial Reserve Community Centre/Sam Crawford Architects

ACHIEVED OUTCOMES



INFRASTRUCTURE + ACCESS



ACTIVATION + DESTINATION APPEAL / TOURISM



COMMUNITY + CIVIC NEEDS ARTS & CULTURE



HERITAGE, CULTURE STORYTELLING RESPITE



PLANNING + INTEGRATION



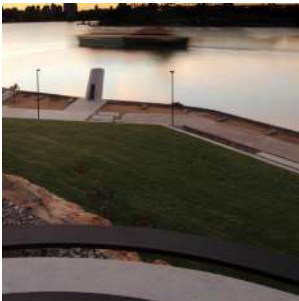
ENVIRONMENT + SUSTAINABILITY EDUCATION RESEARCH



5409 Precinct Concepts

G. Ceremony

Precedent Examples:



Project: Ballast Point Park/McGregor Coxall



Project: The Drying Green/McGregor Coxall



Project: Bendigo Botanic Garden/TLC



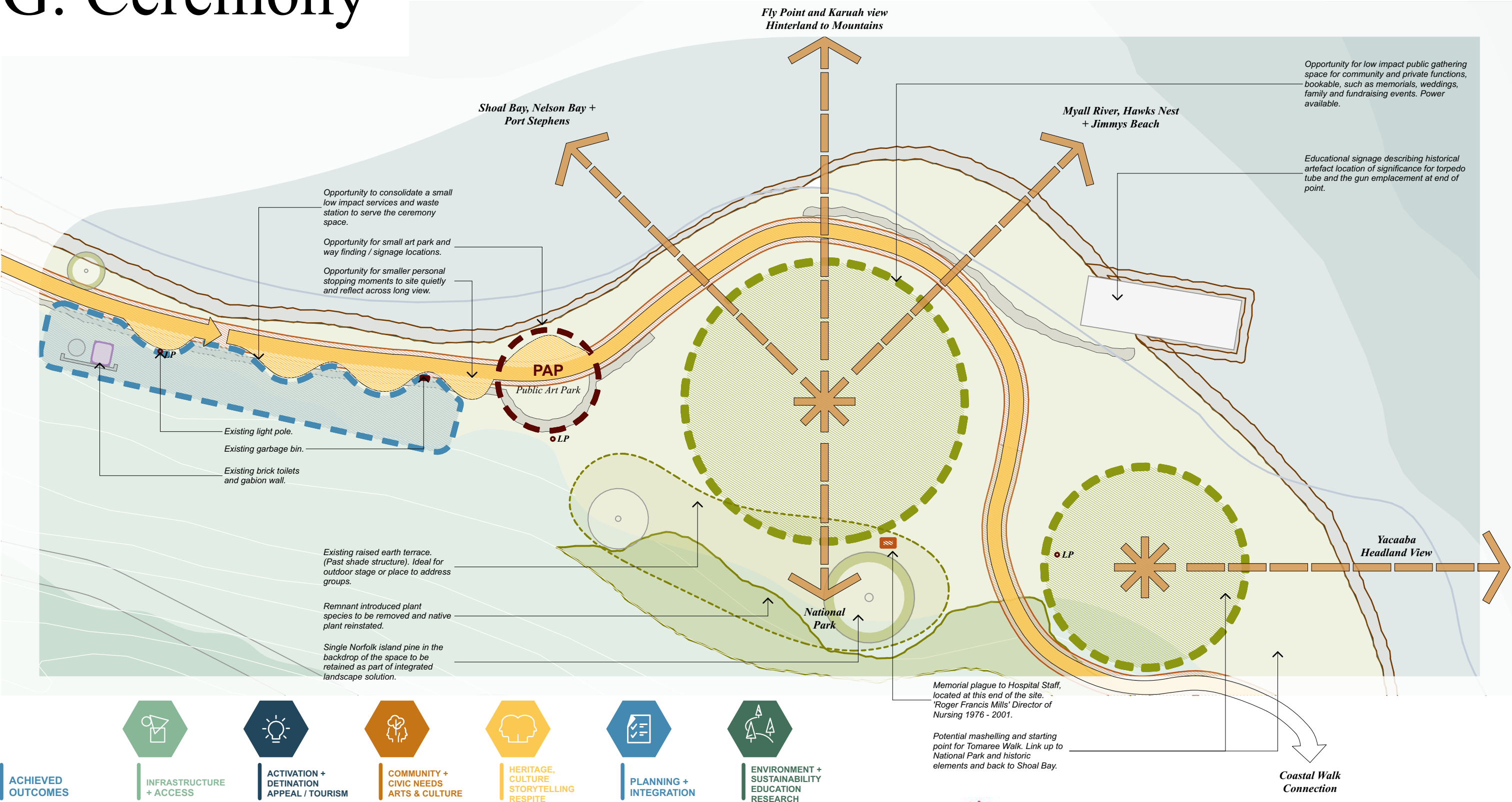
Project: Hassett Park/Hill Thalys Architecture + Urban Projects + Jane Irwin



Project: Connors Walking Track/National Parks NSW



Project: Bradleys Head to Chowder Bay Walk/National Parks NSW



5801 Recommendations

Tomaree as a Cultural Landscape

"We can reflect on similar management systems for cultural landscapes and see Tomaree through a new lens, one of equal landscape and human interaction in harmony"

SENSE OF PLACE + CULTURAL LANDSCAPES

As an extension to a Sense of Place: Cultural Landscapes are living records of **dynamic interactions between people, place and time**. Recognised by the International Council on Monuments and Sites (ICOMOS), a partnership with the United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Centre, and the Australia ICOMOS - **these landscapes embody values, knowledge systems, and lived experiences of communities both past and present**.

Cultural landscapes are not just the scenic quality or background of the site, but the intergrated understanding of identity, heritage, and the continuity of cultural expression.

Cultural landscapes are valued for their ability to:

- reflect the evolution of settlement patterns, land use and societies;
- hold stories, myths, and spiritual associations;
- display aesthetic, technological and design achievements;
- demonstrate sustainable management of natural resources over time;
- maintain community identity and continuity through tangible and intangible heritage.

SIMILAR CULTURAL LANDSCAPES

UNESCO - AUSTRALIAN CULTURAL LANDSCAPE LISTINGS

In Australia, two (2) World Heritage Listing have been included as cultural landscapes by UNESCO - which are identified as having outstanding universal value including:

- Uluru-Kata Tjuta National Park, and
- Budi Bim Cultural Landscape

UNESCO - NEW SOUTH WALES WORLD HERITAGE LISTINGS

In NSW, there are seven (7) site that are protected by a UNESCO World Heritage Listing - which include:

- Old Great North Road (Australian Convict Sites)
- Hyde Park Barracks, Old Government House and Domain, and Cockatoo Island (Australian Convict Sites)
- Gondwana Rainforests of Australia
- Greater Blue Mountains Area
- Willandra Lakes Region
- Lord Howe Island
- Sydney Opera House

NSW STATE HERITAGE REGISTER - CULTURAL LANDSCAPE LISTINGS

Under the NSW State Heritage Register, ten (10) sites are protected as cultural landscapes:

- Appin Massacre Cultural Landscape (#02067)
- Billagoe (Mount Drysdale) Cultural Landscape (#02057)
- Bondi Beach Cultural Landscape (#01786)
- Calga Aboriginal Cultural Landscape (#02014)
- Cliefden Caves Area Natural & Cultural Landscape (#01996)
- Gooriwal (Freshmans Bay and Yarra Bay) Cultural Landscape (#02090)
- Goulburn Jewish Cemetery & Cultural Landscape (#02052)
- Ivanhoe Park Cultural Landscape (#02029)
- Milton Park Cultural Landscape (#02026)
- South Head Cultural Landscape (#02090)

All these site share similar criteria and elements whereby nature and human interventions co-exist. These elements are outlined in the adjoining diagram.

TYPES OF CULTURAL LANDSCAPES

Australia ICOMOS identifies three main types of cultural landscapes:

- Designed Landscapes** - created intentionally such as gardens, parks, garden suburbs, city landscapes, ornamental lakes, water storages or campuses.
- Evolved Landscapes** - display a system of evolved landuse in their form and features. They may be 'relict' such as former mining or rural landscapes. They may be 'continuing' such as modern active farms, vineyards, plantations or mines.
- Associative Landscapes** - that represent religious, artistic, sacred or other cultural associations to individuals or communities.

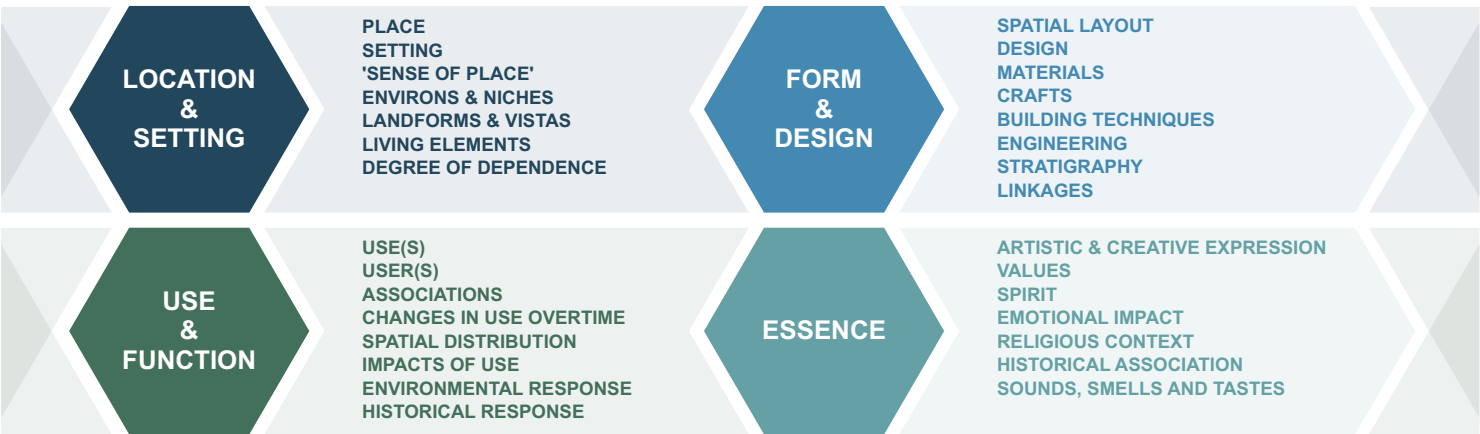
This is in alignment with the World Heritage Convention - in which became the first legal instrument to recognise and protect cultural landscapes, created in 1992. These landscapes are classified into three main categories:

- (1) **Clearly defined landscapes designed and created intentionally by man.**
- (2) **Organically evolved landscapes**, classified as either:
 - 2a - **a relict (or fossil)** in which the evolutionary process has ended
 - 2b - **a continuing landscape** (active social role in contemporary society - and associated with traditional)
- (3) **Associative cultural landscapes**, listed on the world heritage list by virtue of powerful religious, artistic or cultural associations of the natural element.

The National Parks and Wildlife Service (NPWS) has prepared a practical guide for the management of cultural heritage and landscapes within parks, titled 'Cultural Landscapes' 2010. This guide is underpinned by two key ideas: first, that history has unfolded across the landscape; and second, that the present form of the landscape is the result of long-term and complex relationships between people and the environment.

The guide outlines a cultural landscape approach, offering a framework for identifying and managing both the tangible and intangible values embedded in places of significance.

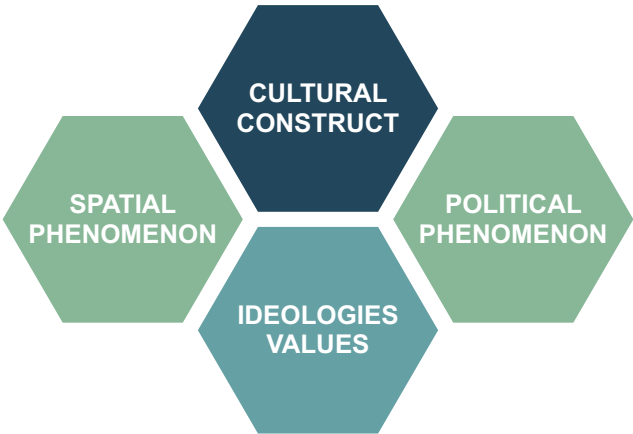
KEY ELEMENTS



"Most cultural landscapes are living landscapes where changes over time result in a montage effect or series of layers through time, each layer able to tell us a human story.

They combine elements of **space** and **time**, and represent **political** as well as **social** and **cultural** constructs.

As they have evolved over time, and as human activity has changed, they have acquired many layers of meaning that can be analysed through historical, archaeological, geographical and sociological study"



In the case of Tomaree and Yacaaba, these sites share characteristics and values of a cultural landscape. We therefore find there is a strong correlation between the values that make up a Cultural Landscape and the natural beauty, cultural value and domestic uses at Tomaree. We therefore suggest these values are celebrated and employed as a foundational framework for assessing future proposals on this site of Tomaree Head.

Information Source:
Cultural Landscapes: A bridge between culture and nature?/Ken Taylor (ANU) & Jane Louise Lennon (UoM), Internal Journal of Heritage Studies, 2015

Dhurrumiri: Education & Research in Place

A PLACE FOR THE PEOPLE

Dhurrumiri is envisioned as a place for the people - a living cultural and ecological landscape that serves as a vision of education, wellbeing, research, justice, and climate action. Anchored in purpose and guided by a deep respect for Country and Community, Dhurrumiri can be more than a site and can be a legacy for future generations.

As the site operator, the Department of Communities and Justice brings a commitment to quality of life and systemic equity. The vision begins with the values of belonging, education, shelter, and health in communities, followed by equity, diversity, and inclusion in justice.

The community has invited us to dream bold - and to embed Connection and Community as guiding principles, and to meet the evolving and intergenerational needs of Port Stephens through a place that uplifts youth, celebrates identity, and cultivates resilience. At its heart, Dhurrumiri will sustain a Cultural Landscape - a place of ongoing meaning for future generations, that can be supported by neighbouring agencies including NPWS and Fisheries.

This place acknowledges that change is constant, and always will be.

Dhurrumiri recognises the many layers of use and significance the site holds and continues to hold:

- One.** Traditional uses such as hunting, fishing, and songlines - including practices of orientation, wayfinding, and navigation.
- Two.** Military use and homeland security operations.
- Three.** Needs for healthcare, mental health care, respite, and community care.

What's Next? New beginnings including education, research, tourism, and nature-based recreation.



EDUCATION OF SUSTAINABILITY & FUTURE

Education at Dhurrumiri will be holistic, inclusive, and future-facing. Opportunities may span:

- University-led research initiatives, including postgraduate and PhD cohorts;
- Integration into primary and secondary school curricula through visitation;
- Site based bespoke and culturally-informed programs such as:
 - An Aboriginal Centre of Education Excellence;
 - An Environmental Centre of Excellence;
 - A Boarding or Satellite School, including potential exchange programs.

NSW ENVIRONMENTAL EDUCATION CENTRE (EEC)

Dhurrumiri provides an ideal place and space in a natural, environmental setting for a Port Stephens based EEC - N°25. (See Website).

Opportunities maybe formalised through an Environmental Education Centre of Excellence (EEC) a joining a network of over 24 EECs across NSW that support whole-school sustainability through curriculum integration, site-based learning, and community partnerships that is currently facilitated by the NSW Department of Education.

'These centres provide authentic curriculum-based fieldwork learning experiences that enable students to explore, investigate and understand the natural and made environments'. Integrating sustainable education and relationship with local community.



GLOBAL AND LOCAL INSPIRATION

Dhurrumiri can draws on inspiration from leading education models around the world and on Country. These include:

The Green School/Bali, Indonesia
A sustainable campus centred on environmental responsibility and community learning.



Te Raekura Redcliffs School/ Christchurch, New Zealand
Māori schools in Aotearoa (New Zealand such as the Redcliffs School in Christchurch NZ) – which embed language, culture, and land-based knowledge.



Gilibaa - "Place of Light"
A local example of place-based cultural education in Port Stephens, developing cultural confidence, though language, literacy and numeracy for Aboriginal and Torres Strait Islander primary students. Led by Worimi Director of Aboriginal Education, Jonathan Lilley.



5803 Recommendations

A Place for all People

INDIGENOUS VOICES & GROUPS

Any future visioning for this Place embed the knowledge systems, stories, and cultural values of the Worimi people and Original Custodians who have an ongoing connection to Dhurrumiri.

Dhurrumiri is a place that supports self-determined cultural expression, learnings, ceremony, education and community engagement. This need to determined and designed in close partnership with Original Custodians, WLALC, local indigenous groups and organisations to ensure it reflects local cultural identity, protocols, and aspirations for future generations.

The intent is for Dhurrumiri to support intergenerational knowledge sharing and provide opportunities for cultural education, arts, language, and for education in place.

Ongoing, genuine engagement will remain central to the evolution of this site - ensuring that it continues to grow in a way that honours Country and celebrates First Nations leadership.



Source: Worimi Local Aboriginal Land Council Website

ARTS & CULTURE

Dhurrumiri is envisioned as a place for the celebration of culture and the performing and creative arts - a space for community gathering, cultural expression, and artistic performance.

With the support of local arts and cultural groups, alongside government agencies including Create NSW - Tomaree has the potential to become a dynamic hub where arts and culture are nurtured, celebrated, and strengthened. It can serve as a flagship destination within Port Stephens that showcases the richness of the local arts, screen, and cultural sectors that form a central element of placemaking within the public domain.

The precincts have the opportunity to cater meaningful cultural and educational experiences that attract investment, support local talent, and draw visitation - all while honouring the unique identity of the place and community.

Ongoing collaboration with cultural practitioners, artists, and creative organisations will be critical to fostering innovation, driving the growth of the creative industries, and embedding arts and culture in everyday life across the region.



Source: Create NSW Website (Gimbay Galigaan, Curious Legends, Photo Mick Ross)

MUSEUM & HERITAGE GROUPS

Tomaree is a place of significance for both Aboriginal and European histories, and these stories should be interpreted where appropriate and in consultation with cultural knowledge holders.

The surrounding Port Stephens landscape sustained the Worimi people for millennia, and following European settlement, became an important region for agriculture, trade, and defence.

The existing buildings and interstitial spaces across the Tomaree precinct present valuable opportunities to house and interpret associated stories and collections in meaningful, contextual settings. This would allow known local collections to be showcased to the public.

The remaining Garrison buildings offer a unique opportunity to present memorabilia displays that reflect the site's wartime history, particularly its role during World War II. These spaces could also highlight the enduring presence and importance of the RAAF Williamstown base to the local community.



Source: Australian War Memorial

TOURISM & INDUSTRY

Dhurrumiri offers an opportunity to foster a local economy of sustainable tourism, food and beverage, accommodation, conservation, and respite industries - that is all grounded in place and community.

The precinct can support a diverse mix of uses - from ecotourism and hospitality to education and conservation based employment that will help create jobs and promoting regional talent. Opportunities exist for new and emerging operators to contribute to identity of this place as a destination that celebrates culture, landscape and community wellbeing.

The Community Engagement Committee and Steering Committee have consistently emphasised the importance of skills-based learning and workforce development aligned with local industry needs.

The future operation of Dhurrumiri and its surrounding precinct also presents a living laboratory for hands-on business training, supporting social enterprise models, accommodation management, and financial self-sufficiency. This creates a rare chance to integrate training, employment and tourism in a way that is inclusive, place-based and resilient.



Source: Destination NSW

FORMER RESIDENTS & RESPITE

Tomaree Lodge holds significant meaning for many former residents, their families and the people previously employed there. Places previously used as institutions are powerful holders of memory.

For the former residents of Tomaree Lodge, those memories are mixed and varied. While there are positive histories on the public record from former residents of Tomaree Lodge, there is also clear evidence that others suffered greatly as a result of their institutionalisation and segregation from the broader community. Appropriately, it is now acknowledged that institutional facilities were never appropriate places for people with disability to live due to the prevalence of abuse and infringements on human rights.

Tomaree Lodge has potential as a site of conscience, where it's legacy could be respected and remembered with opportunities for ongoing dialogue, reflection and storytelling that honours the lived experiences of the former residents. There is a unique responsibility for the sensitive renewal of such sites. Tomaree Lodge can serve as an exemplar example of thoughtful reinterpretation, acknowledging the past while reimagining a future centred on care, community, and healing.



Source: SHAC

5804 Recommendations

Immediate Initiatives

WAYFINDING & SITE AMENITY	AMENITIES & PASSIVE RECREATION	POOL - REGENERATIVE UTILISATION	LANDSCAPE RECTIFICATION	A COHESIVE COLOUR SCHEME	SENSE OF ARRIVAL	SITE SERVICES UPGRADES
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Bike Rack Collection.



North Bondi Amenities, Sydney. Saltwater Coast, Melbourne.



Matron Ruby Grant Park, Sprout Studio



Tomaree Lodge, Building 01 and Vegetation.



Esperance Waterfront, Hassell



Dawn Fraser Baths, TKD Architects

General infrastructure including adaptable signage with built in flexibility for modification over time. Possibly aligned with the NPWS signage for cohesion across the Headland. Garbage bins and bike racks at appropriate locations. Develop an indigenous naming strategy working with local elders and artists.

Refurbishment of the existing Toilet Block to cater for all mobilities and age groups. Teamed with nearby play equipment and covered picnic tables at limited, key locations would instantly improve amenity across the Lodge site for a relatively small investment. At the outset, relocatable tables would allow for greater flexibility over time, while the Connection Concepts document is developed.

The redundant Swimming Pool void could be used to accommodate proprietary stormwater retention tanks as a site sustainability measure including water polishing.

This area could then be paved over to create a Hardstand area for varied usage. A place for food vans, travelling Education Programs etc to set up on a temporary basis. Opportunities for interpretive artwork in the hardstand acknowledging the original hospital recreational infrastructure.

The embankment on which the Garrison Point buildings rest, could benefit from landscape rectification works to:

- reintroduce **endemic headland vegetation** to reduce erosion run-off and enhance the natural aesthetic along the walkway.
- Provide a natural barrier to **control** pedestrians access through the Garrison Cottages precinct.

The original Garrison buildings would have been painted for concealment in a time of conflict. For Australian Military infrastructure this meant a distinct palette of colours to suit the unique Australian environment.

A designated scheme based on the original colours of the buildings or a sensitive interpretation will provide improved cohesion amongst the scattered complex of buildings and allow them to integrate better with the natural surroundings.

1. Merino Y91-009-076
2. Fawn Green G78-042-095
3. Green Mist G80-038-104
4. Soft Apple G83-040-117
5. Olive Green G35-023-122
5. Scrub G37-020-109

An improved sense of arrival would be provided by:

- New signage with updated status information to keep the public informed and improve wayfinding. This could highlight the long history of the headland and also recent improved services such as Cottage 11 and the presence of permanent on-site DCJ representatives amongst other items.

- Additional soft and hard landscaping and infrastructure such as public art, covered furniture items, bike racks and water filling stations.

A general need across site is the upgrade of services, many of which are either outdated or under utilised and could be consolidated in an operation way that is efficient and beneficial to the site and amenity in the long term.

- These include:
- Sewer
 - Power
 - Water
 - Drainage
 - IT/Data

Image Source:
Bike Rack Collection/Punto Design, 2025
North Bondi Amenities Sydney/ Sam Crawford Architects, 2017
Saltwater Coast, Melbourne/Tract Consultants. 2012
Songzhuany Micro Community/Crossboundaries, 2021
Tomaree Lodge Building 01 + Vegetation Image/Author, 2025
The Australian Garden/ Paul Thompson + TCL, Melbourne Built, 2012

Our Discovery

Throughout the development of this Connection Concepts document, we have learnt from and deepened our understanding of this Place — forming a process of discovery. Through its unique qualities and attributes, the site has revealed its capabilities, defining characteristics, and, most importantly, the opportunities it can support. This understanding now informs the next steps beyond this guiding document, shaping a path forward for future development, design professionals, and community collaboration.

DISCOVERY



**A PLACE OF
CULTURE &
COMMUNITY**

- Walks on Country
- Wayfinding & Signage
- Tours
- Site of Value & Conscience
- Cultural Engagement
- Expression
- Sense of Arrival

A PLACE OF EDUCATION

Environmental Education
Centre of Excellence
University Research & PhD
Students
Primary & Secondary
Curriculum
Aboriginal Centre of
Excellence
Boarding or Satellite School
or Exchange Programmes

A PLACE OF OPPORTUNITY

Employment
Management
Traffic Strategy
Artist in Residence

A PLACE OF RESEARCH

Marine Studies
Environment Studies

A PLACE OF TOURISM

A Cultural Landscape
Walking, Hiking &
Sightseeing
Historical & Ecological
Local & International
Revenue and Return on
Investment
Safety, Inclusion &
Accessibility

A PLACE OF RESPIRE & RECREATION

Accommodation
Respite for Carers, Support
Workers and Allied Health
Workers
Engagement with Tomaree
National Park

BUILDING ON THE STRATEGIC VISION

The Connection Concepts document is not an endpoint, but a foundation - a launchpad as you will for ongoing collaboration, action, and development. The next phase is about deepening relationships, progressing site readiness, and enabling the long-term vision to take shape, and become reality.

Ongoing Partnerships & Engagement

- Central to the continued success of this project is ongoing partnership and respectful engagement with the Worimi Local Aboriginal Land Council (LALC) and Traditional custodians.
- The knowledge shared through this process is invaluable and must guide all next steps.
- Ongoing consultation with the broader community and key stakeholders, including heritage groups (e.g. Tomaree Headland Heritage Group and Tomaree Museum), culture and art organisations (e.g. Tomaree Cultural Development Group), Hunter Circles and education providers as identified throughout the process and reporting.
- Cross agency and department collaboration is essential to ensure shared custodianship and inclusive outcomes, the desired intent of the Ecosystem Blueprint including but not limited to:

Department of Communities & Justice (Site Operator)
Fisheries and Forestry (under the DPIRD)
NPWS (under Environment & Heritage)
Port Stephens Council
Create NSW
Property & Development (under DPHI)
Department of Education
NSW Treasury

It is important that the relationships strengthen throughout this connection of concepts are nurtured and included in ongoing consultation that will inform the future detailed masterplan process.

Embedding these voices in all future stages of delivery is imperative for a genuine collaborative, inclusive and transparent masterplan.

WHERE TO FROM HERE?

Immediate Initiatives

Detailed Dilapidation Reporting - comprehensive condition assessment of existing structures to inform site readiness and prioritise works.

Detailed Site Survey - accurate mapping of site contours, services, vegetation and constraints to support design documentation and approvals.

Site Services Review and Improvement - engagement of specialist consultants to assess and improve utilities, drainage, water, energy and telecommunications, supported by clear work plans.

Maintenance & Repairs - initial site wide maintenance actions including landscape care, asset repair and safety improvements - underpinned by Crime Prevention Through Environmental Design (CPTED) principles.

Precinct-Based Detailed Masterplan - develop a detailed masterplan with functional, aesthetic, emotional, and spiritual briefs for each precinct, ensuring each area is designed within the intent and the Ecosystem Blueprint.

Multi-Agency Collaboration - coordinate with Department of Communities and Justice, Port Stephens Council, NSW National Parks and Wildlife Service and Transport for NSW to ensure an integrated approach to transport, access and movement planning.

Heritage & Environmental Reporting - preparing the necessary documentation and assessments for authority approvals relating to heritage, environment, and any proposed alterations, demolition or new construction.

Strategic Staging & Delivery - develop a clear staging plan identifying short, medium and long-term priorities, supported by the preparation of business cases for early and critical site uses. This includes the consideration of government management structure for the future site.

A Living Vision - the path ahead is iterative and evolving. It will be shaped through care, custodianship and collaboration. This next phase lays the groundwork for realising a Place that deeply responds to the environment, the site and therefore supports the needs and aspirations of the Community and Country.