



Flour Mill Park

Concept Design Report

We acknowledge and respect the palawa/pakana peoples of lutruwita (Tasmania) and the Aboriginal and Torres Strait Islander Peoples across Australia as the traditional custodians of our shared lands, waters and seas.

We recognise their unique ability to care for Country and their deep spiritual connection with the land, waters and seas – the same land, waters and seas which are a central focus of our profession.

We honour Elders past, present and emerging whose knowledge and wisdom will ensure the continuation of Aboriginal and Torres Strait Islander cultures.



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SITE ANALYSIS



Key:

- Scope of works
- Lot boundaries
- Extent of DECYP land
- Pedestrian path
- Road crossing
- +73.3 Spot heights
- Building footprints
- Stormwater pit inlet
- Play equipment
- Fitness equipment
- Pump track
- Tennis courts
- Park shelter
- Sculptures
- Light pole
- Bin
- Vegetation

Scale: 1500 @ A3

SITE PHOTOS



1 Heritage Campania Flour Mill building with recent building additions of varying materials



2 View of playspace, fitness equipment, shelters and car park



3 View of tennis courts reused by young children for scooters and toy cars



4 View of playspace, bbq shelter and sandstone toilet block



5 View of Campania Flour Mill building with fitness equipment and car park



6 View into vegetation adjacent to TasRail boundary interface



OPPORTUNITIES AND CONSTRAINTS



Scale: 1500 @ A3





RESPECT

- Respond and contribute to the historic and natural context, the local landscape character and sense of place.



ENGAGING

- Support social engagement and physical activity encouraging resilient communities and improved social outcomes.
- Create playful spaces for people of all ages and abilities.



DIVERSE

- Offer a diverse range of spaces for primary aged students for degrees of social interaction and scales of students.
- Support the diverse needs of the public community and visitors
- Complement play experience at Campania District School

INDICATIVE LAYOUT



Key:

- 1 Primary route of travel loop path providing access to all park facilities, amenities and to adjacent streets
- 2 Secondary route of travel providing access to playspace areas
- 3 Informal access route over grass
- 4 Formalise park entry for vehicles and pedestrians with an entry statement
- 5 Upgraded **playspace** with designated zones for junior, youth and nature play. Accessed from path network, optimising existing trees, fitness equipment and links to pump track
- 6 Upgraded **hardcourt** with multipurpose half court. Additional basketball, ping pong tables and supporting amenities such as all weather shelter, picnic tables, drinking fountain
- 7 Extended **pump track** for junior users with close proximity to playspace
- 8 Formalise existing car park with linework, feature paving to define pedestrian zones and landscaping
- 9 Regrade turf kick around space with stormwater upgrade works to prevent poor drainage
- 10 Strengthen vegetation buffer to TasRail boundary
- 11 Introduce park wayfinding and directional signage for the park and surrounds to deter TasRail crossings
- 12 Integrate **heritage interpretation** of the Old Flour Mill and regional context into landscape elements

Scale: 1000 @ A3

JUNIOR, YOUTH AND NATURE PLAY

Feedback on play opportunities were identified by Campania District School, general community and stakeholders. The engagement identified there is a need for diverse, interesting and engaging play options with adequate amenities.

Popular play options included a nest swing, skate park, water play, obstacle course and climbing. Younger children identified a wider range of play choices including monkey bars, hammock, turf kick around space, see saw and nature play.

There is the opportunity to provide a playspace catered for all ages. The playspace will retain a similar centralised location providing inclusive access and connection to the existing car park and clear surveillance from Reeve Street. This location optimises the existing mature tree canopies for nature play and shade.



HARDCOURT

The existing tennis hardcourts are in poor condition with tennis facilities offered in nearby Richmond. The hardcourt is also used by young children with balance bikes and scooters, as well as a track for remote control cars.

There is the opportunity to remove the existing courts, fencing and shelter and relocate the young children’s pump track use with the existing pump track.

An unfenced half basketball court could be installed with supporting uses and amenities. Suggestions by the community include pickle ball hard courts, ping pong tables, seating, shelter and drinking water.

Opportunity for public art creating a local identity to the space.



HERITAGE INTERPRETATION

Campania Old Flour Mill is a heritage listed Victorian Georgian building dating back from 1884. It was designed by William Greenlaw as a two-storey storage building adjacent to the railway. The Mill ground floor which was grown on the Campania Estate and was awarded a gold medal at the Centennial Exhibition in Melbourne in 1888.

The Old Flour Mill holds a special significance within the region with the opportunity to increase its use for the school and community, such as a cafe, art gallery. The space could also provide location for park equipment storage, such as ping pong bats.



The Old Flour Mill

- Heritage interpretation could be integrated into the landscape context of Flour Mill Park such as:
- Incorporate sandstone material or stonemason techniques within the landscape to reference the Old Flour Mill building material.
 - In ground interpretation mapping of Old Flour Mill in context to the greater Campania Estate, general store and any other historic sites within Campania.
 - Signify importance of the rail head and influence at Campania with the use of materiality such as sleepers and track ballast.
 - Reinstatement of the water well with heritage interpretation.
 - Playground theming from heritage context.



PUMP TRACK

The existing pump track is used by children over 10 years of age, with younger children using the existing tennis courts for bikes and scooters.

There is the opportunity to extend the pump track with a separated section for a younger age group. Surfacing material upgrade should be considered increased usage by younger riders, winter month use and by other bikes including BMX, MTB, balance bikes, kids bikes as well as skateboards, scooters and in-line skates.

There is opportunity to increase user amenity for the pump track including seating and a drinking fountain.





Key:

- | | | | |
|---|---------------------------------|--|--|
| 1 Primary path | 7 Shelter with barbeque | 13 Youth play - climbing net | 19 Upgraded fitness equipment |
| 2 Secondary path | 8 Drinking fountain | 14 Youth/junior play - swingset including basket swing | 20 Upgraded pump track |
| 3 Feature paving | 9 Relocated waste bin | 15 Junior play - train themed play unit | 21 Junior pump track |
| 4 Controlled lighting to primary paths for public amenity | 10 Fencing to TasRail boundary | 16 Junior play - group rocker | 22 Half basketball court with painted supergraphics over playing surface and surrounds |
| 5 Formalised car park with linework, landscaping and feature paving | 11 Youth play - double cableway | 17 Nature play - music play, tipi, balance beams, step stones, dry creek bed | 23 Ping pong tables |
| 6 Shelter with picnic setting | 12 Youth play - spinner | 18 Train sleeper heritage play interpretation with gradation of activity challenges: balance beams to parkour adventure play | 24 Turf kick around space for informal games with improved drainage |
| | | | 25 Entry statement with tree planting |

- 26 Repurpose Old Flour Mill Building and surrounds for community use and benefit such as cafe, community and function space, art space, markets, outdoor food vendors
- 27 Wayfinding signage to direct users throughout the site and to shareway connection to Campania Nature Reserve
- X Heritage interpretation opportunity locations with the Old Flour Mill, water well, playground, signage and landscape materials

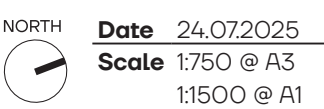
Crime Prevention Through Environmental Design (CPTED) has been addressed for Flour Mill Park to address previous incidents of serious vandalism, misconduct and misuse. Natural surveillance has been adopted to maximise visibility throughout Flour Mill Park. This is through minimising obstructions and clear sightlines through the proposed park facilities for crime prevention.

Key facilities and amenities are located near Reeve Street allowing for easy observation of activities by park users and passers by. Clear signage will assist users with wayfinding throughout Flour Mill Park.

Existing vegetation density is to be reviewed with crown lifting existing tree canopies and reducing shrubbery over 1m in height. Proposed vegetation will be selected to enhance visibility instead of creating blind spots.

Flour Mill Park Concept Plan

Reeve Street, Campania
PREPARED FOR SOUTHERN MIDLANDS COUNCIL



IMPLEMENTATION PLAN

Flour Mill Park will be implemented over the years with an indicative staged approach below.

- 1 New junior pump track and shelter amenities
- 2 Removal of existing tennis court and replacement of youth area with half basketball court, ping pong tables and shelter amenities
- 3 Upgraded underground stormwater pipe for future adjacent subdivision and regraded turf kick around space. Temporary gravel access paths.
- 4 Upgrade car park, feature paving and planting
- 5 Replace playspace
- 6 Upgrade path network, lighting and fencing
- 7 Upgrade pump track with bitumen



INDICATIVE PLANT SPECIES

Plant species derived from the endemic *Eucalyptus viminalis* grassy forest and woodland

Trees



Allocasuarina verticillata - Drooping Sheoak



Eucalyptus ovata - Black Gum



Eucalyptus pauciflora - Cabbage Gum



Eucalyptus viminalis - White Gum



Leptospermum scoparium - Common Teatree

Understorey



Dianella revoluta - Spreading Flaxlily



Diplarrena moraea - White Flag Iris



Leptorhynchos spp. - Buttons



Lomandra longifolia - Sagg



Viola hederacea - Ivyleaf Violet

PROJECT PROCESS

