

# DA RFI Response

Project No: **63367**  
 Project Name: **The Family Place**  
 Address: **35A & 35B North Road Woodridge QLD 4114**  
 Council: **Logan City Council**  
 Application No. **MCUI/41/2024**  
 Date: **11/09/2024**

**2.6.2** - Demonstrate how the proposal defines the common boundary and prevents encroachment of existing and future uses into public open space, and alternatively prevents the public encroaching onto the site after-hours.

Advice Note: Based on the plans provided, it appears the frontage of the site contains landscaping in an area that is not secured by any fencing and does not define the site boundary from the park boundary. There is concern that this area may be considered public space after hours considering the proximity to the parkland. Please consider moving the proposed fencing and entrance gate to the boundary extent or provide additional details (character / design) of additional similar fencing to secure the boundary.

## Response

The proposed site entry is inclusive of a 3m setback by 15m of the site enclosure to the north-west corner of the site. This site entry is consistent with the existing location and therefore the proposed change is about enhancing the existing conditions.



Figure 1 - Proposed Entry

This area (approx. 45sqm) of the site outside the fence line is very important to the design intent as it embodies all the key elements to the design narrative: Home, Connection, & Community.



Figure 2 - Existing Entry



Figure 3 - Proposed Entry

The ideas that are attributed to Home, Connection, & Community have been identified with The Family Place as their intent/approach within the local community and are being reflected in the design narrative. These ideas can also be demonstrated in the SC6.2.1 Planning scheme policy 1 - Crime prevention through environmental design.

**Home:** a key drive of the design was to create a space that felt homely by utilising residential scale and language, but also by providing a typical residential 'street' frontage. The homely look & feel was desire by the client, as a residential look & feel promotes the user to have a great comfortable and sense of ownership within the space, but also it complements the built form character sought for the Suburban Precinct of the Low-Density Residential Zone, code 6.2.5.2 (i) (iii).

A common approach for residential design in suburban communities is not to have a fence in front of the garage as it is easier to access without having to navigate to open a set of gates. Setting the fence and gate in line with the building reduces the extent of the fencing, as the building is acting as a portion of the 'fence line', therefore, reducing costs. By allowing the entry gate to have an awning (future provision) it provides weather protection, which is not possible if the gate in on the boundary. Furthermore, the location of the main entry gate ensures the staff can provide casual surveillance of people at the gate during operating hours, deterring unintended and illegitimate access to premises. Moving the entry gate to the boundary would create a blind spot with the refuse store.

**Connection:** During operate hours this is transitional area with will be constantly passively monitored by the people coming and going from the centre and is not an area people could loiter unnoticed. The area has been designed with high-mounted lighting, which is vandal resistant and deflects downwards, which is compliant with Australian Standards, and provides appropriate deterrence against vandalism taking place out of hours.

The landscaping proposed to this area is all native shrub species that are not intended to grow higher than 600mm (such as *Lomandra Longifolia*). This is to ensure the planting does not create concealment, entrapment or blind spots. Other than the planting proposed, the building has a paved pedestrian path from the entry; access through to North Road is via the paved carpark. There is no weather protection provided from the building eaves and therefore it is not expected that people will attempt to 'sleep rough' in this location.

The design intent of the fence and gates to the main entry was specifically proposed to obscure sightlines into the centre without making the centre feel closed off from the adjoining site, whilst also providing sightlines for staff and visitors to undertake casual surveillance of people at the gate. As it is known that children tend to enjoy watching people approach the entry in these types of facilities, the proposed entry was designed to allow increased views through the gate from a child's perspective. The proposed gate is a minimum of 1.8m high and not climbable, so as to deter unintended and illegitimate access whilst achieving a minimum transparency of 50%.

In order to eliminate the small blind spot between site and the neighbouring fence we are proposing altering the decorative fence line and gate for the staff access as per the blue line in figure 4 below.

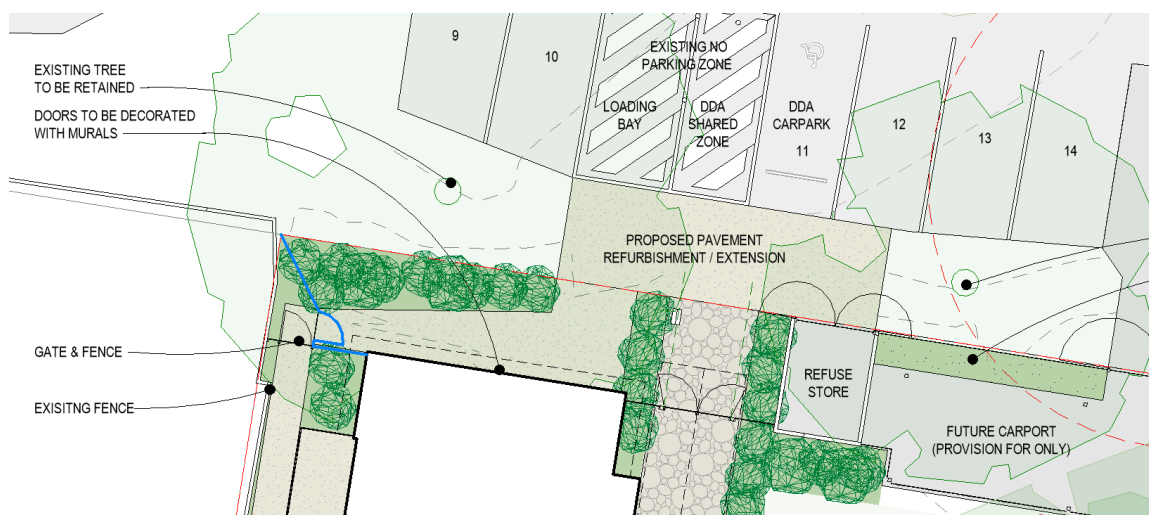


Figure 4 - Proposed Fence line Change

Furthermore, this setback, with the planting and the more clearly define no parking zone reinforces the new entry is a pedestrian space. The existing entry double as vehicle entry therefore pedestrian and vehicular movements were blurred. Defining this area as a pedestrian space make it much spacer for the family with young children to come and go.

**Community:** the design proposes for the decorative entry fence and gates to permit a visual connection to the adjacent parkland creating a more tangible connection to the community. This is a specific choice to strengthen the centres connection to place, which is contrary to similar commercial facilities (childcare centres) that tend to block views and interaction with adjoining sites. This design approach reinforces that this is a facility that operates with community engagement.

The interaction between the centre and the community is further reinforced by the implementation of a community mural. Similar to how the exiting lightweight building on site, that is to be demolished, has been painted by the centre and is visible from the park. This design proposes that 'garage' doors at the entry of the facility, are the canvas for a mural painted by the centre users (i.e. the community the centre serves). Murals and community made art pieces are known to create a sense of ownership from the community and reduce the acts of graffiti and vandalism.

Geason S & Wilson P 1990. Preventing Graffiti and Vandalism. Crime Prevention series no. Canberra: Australian Institute of Criminology.

**Conclusion:** While we appreciate the concerns raised in query 2.6.2 we believe the proposed design has addressed the concern via implantation of practice noted in SC6.2.1 Planning scheme policy 1 - Crime prevention through environmental design and community engagement.