

Our Ref: 21/080 TW

2 November 2021

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Attn: Leigh Parker

Town of Victoria Park
99 Shepperton Road
VICTORIA PARK WA 6100

Dear Sir,

**PROPOSAL TO ACTIVATE READ PARK
TEMPORARY RETROFITTED SEA CONTAINERS**

Taylor Burrell Barnett acts on behalf of Finman Pty Ltd, the owner of Lot 123 (No. 484) Albany Highway, which adjoins the north-west boundary of Read Park.

We refer to the meeting on 15 September 2021 attended by Leigh Parker, Mark Iriks and the writer. Following the outcomes of these discussions, we are pleased to enclose a contour and feature survey and a design proposal which we consider will provide mutual benefits to the Town, the public and the owners and tenants of 484 Albany Highway. The proposal involving retrofitted sea containers is intended to provide an active space for Read Park whilst offering an outdoor dining space for the burgeoning Sonder Coffee at 484 Albany Highway.

We are pleased to enclose the following concept drawings for the Town's consideration:

- A contour and feature survey of the development area to identify accurate levels.
- A site plan showing the proposed location of the two sea containers;
- Section drawings showing the containers in connection with the ground levels of Read Park;
- Precedent images showing how the containers may be retrofitted in a manner which complements the park.

BACKGROUND

The owner of 484 Albany Highway, Victoria Park has undertaken a gradual revitalisation of the building over the past seven years. This has seen the site transform from an office building to a health and wellbeing hub, promoting active land uses on the site. One of the flow-on benefits of this transformation has been that it has promoted activity, use and surveillance of Read Park. The owners of 484 Albany Highway have reported a marked decrease in anti-social behaviour in the park and an increase in activity, with impromptu gatherings, fitness activities and café patrons enjoy a coffee in the park. This proposal seeks to offer a further connection between 484 Albany Highway and Read Park.

PROPOSAL

The proponent is seeking approval from the Town to utilise approximately 30m² of Read Park to place two retrofitted sea containers which would offer opportunities at both ground floor and rooftop level. The rooftop of the containers is to be fitted with a balustrade and utilised as an outdoor dining space for Sonder Coffee. The roof space is designed to be adjacent to and accessible from the café. The ground level is intended to provide a flexible space which can be used to activate the park, with the specific uses to be determined in collaboration with the Town.

DESIGN CONSIDERATIONS

In formulating the design and establishing the location for the containers, a range of matters have been carefully considered. The key considerations and the associated design responses are outlined in the table below.

CONSIDERATION	RESPONSE
Site Levels – the land slopes downward from Albany Highway into the park and also has a crossfall from west to east (sloping down from 484 Albany Highway into the park).	The containers have been strategically located to minimise excavation or fill within the park. Specifically, the greatest level change is a reduction in the current levels of the park by 377mm. This is required to ensure the containers are located on flat ground. The level difference is minor and is able to be easily returned to its pre-development state should the containers need to be removed in the future.
Infrastructure – Read Park contains an electrical switchboard and sewer pump adjacent to 484 Albany Highway which require access for servicing.	Compared with earlier concepts, the containers have been setback further from Albany Highway such that they are sufficiently separated from the existing infrastructure. Notwithstanding, should the containers interfere with access in any way, they are moveable objects and are able to be relocated either temporarily or permanently. The proposed development also maintains a 3.8m clearance from the gate to the community garden, maintaining sufficient space for access.
Safety and Surveillance	The rooftop of the development offers an outdoor dining space which will improve activity and surveillance of the parkland throughout the day. The ground floor of the development is intended to be open sided, similar to the precedent images, to allow surveillance of the parkland.
Accessibility	The rooftop of the container is at-grade with the raised walkway at 484 Albany Highway. This area is accessible via a wheelchair lift located at the street front of 484 Albany Highway. The ground level is proposed to be at grade with the park.

USE OF GROUND FLOOR

Whilst the upper floor is required for the café, the floorspace at ground level may be used for a number of different purposes. We would be pleased to collaborate with the Town to establish an appropriate use of this space. Our preliminary ideas include:

- An art studio or gallery space for local artists;
- An events/live music space with a direct connection to Read Park;

- Used by a not-for-profit group such as [Happiness Co](#) – a group committed to proactively improving mental health for individuals.

We welcome any feedback and input from the Town regarding appropriate usage of this space.

NEXT STEPS

We are seeking the Town's in-principle support for the design proposal. From there, we understand the next steps are:

1. Seeking Council endorsement for the use of the land;
2. Preparing a lease;
3. Prepare and lodging a development application.

In summary, the proposal will help to activate and provide surveillance for Read Park. Being retrofitted sea containers, the development is able to be removed or relocated at short notice and therefore does not cause any impost or risk for the Town's services. We look forward to your response.

Should you have any queries regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully

TAYLOR BURRELL BARNETT



TRENT WILL
SENIOR ASSOCIATE

CC: Mark Iriks – Finman Pty Ltd