

# CALPERUM CONNECT

## CALPERUM 2030 MASTERPLAN

ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
MASTER PLANNING

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WALTER  
BROOKE

  
CALPERUM CONNECT  
ecology . education . engagement



# CALPERUM CONNECT CALPERUM 2030

# MASTER PLAN

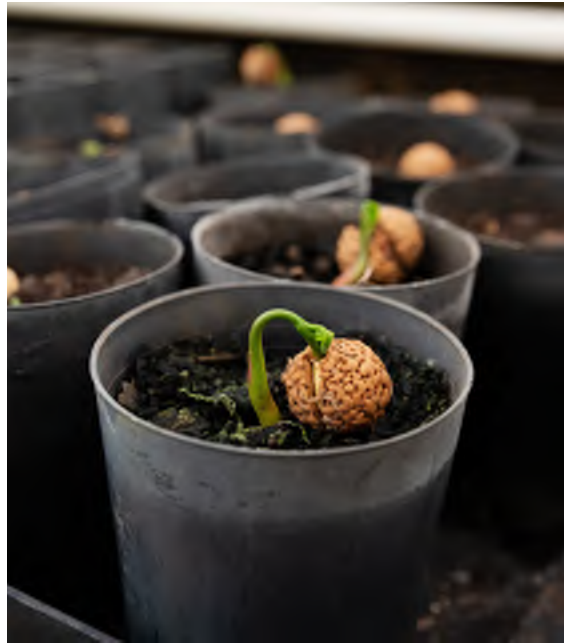
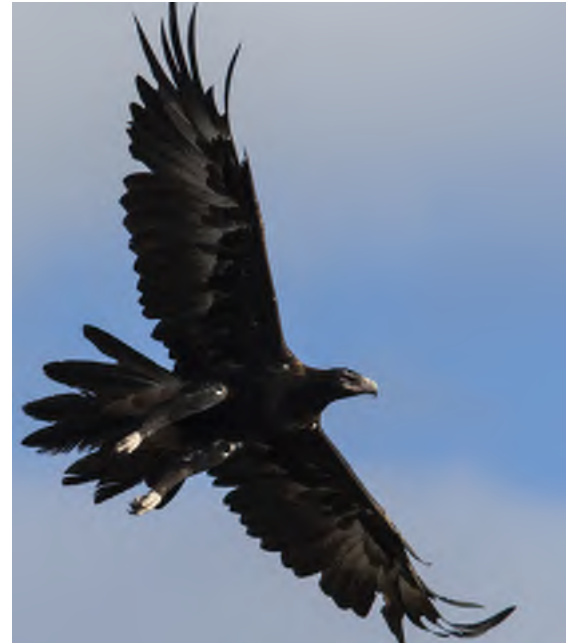
## CONTENTS

- 1.0 Introduction
- 2.0 Accommodation Brief
- 3.0 Site
- 4.0 Masterplan
- 5.0 Concepts
- 6.0 Staging

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# INTRODUCTION

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## INTRODUCTION

Walter Brooke has been appointed to assist the Australian Landscape Trust and Calperum Connect with a Strategic Masterplan to assist in realising the Strategic Plan at Calperum Station.

Calperum Station is located approximately 15 km from Renmark in the South Australian Riverland region.

Situated on the Murray River, Calperum comprises over 247 000 hectares of land, from the River Murray to deep into the Mallee country.

The Calperum floodplain is considered an internationally significant wetland system and comprises about one third of the Riverland RAMSAR site. It is home to several threatened species and important ecological scientific studies.

Calperum is cared for by a team of Ecologists and Rangers who conduct research and look after the property, along with an education and administration team who provide programs at the station.

In 2019, Calperum Connect was created to encompass the growing ecological, education and engagement programs at Calperum Station. The three pillars of Calperum Connect: Ecology, Education and Engagement integrate each area of the important work being done.

## CALPERUM CONNECT

Calperum Connect aims to build on Australian Landscape Trust's legacy of environmental advocacy and best practice by

- Leading best practice restoration, conservation,
- Delivering exceptional education programs and environmental career pathways to students
- Achieving organisational resilience through delivery of highly valued unique, immersive, and engaging programs
- Providing significant professional and personal development opportunities for our team and others
- Creating meaningful engagement activities, cultural experiences and memorable places for tourists, volunteers and the public

The Calperum Connect VISION is a thriving, healthy and sustainable ecosystem and water resource for future generations

The Calperum Connect MISSION is to become a world leading conservation organisation by delivering highly valued education and engagement experiences that connect with our research and restoration programs

## ECOLOGY

The team of ecologists conduct research, use and share gained knowledge to guide best practice in landscape restoration and ecosystem management.

Programs include CEWO Partnership, Floodplain Restoration, TERN Supersite, Vertebrate Surveys, Tree Health Monitoring, Data Collection, Malleefowl Studies and more.

## EDUCATION

Programs are delivered by a team of qualified educators, ecologists and rangers to students of all ages

Programs include Cert II & III Conservation and Ecosystem Management (VET), Ecology in Action, Indigenous STEM, Health of the River, Camp Calperum, Earthwatch, Outdoor Education Group, Educational Tours and others.

## ENGAGEMENT

Activities include Eco-Tourism, Lakes and Floodplain Tour, Culture Meets Ecology Guided Walk, Tourism Partnerships such as The Frames, Houseboat Tours, Murray River Trails, Volunteer Programs, Bespoke events for various organisations, Camping and Accommodation.

## OPPORTUNITIES

Grow and strengthen collaborations with tourism operators and special event organisations to value add by offering a memorable experience for visitors to the region.

The aim is to deliver exceptional eco-tourism experiences at Calperum Station for visitors to the Riverland, including guided walks and safari style driving tours. With demand testing, product development and pilot tours underway, the next step is to engage with a targeted selection of tourism operators, develop administration, feedback and continual improvement practices, marketing, and promotion and delivery of tours.



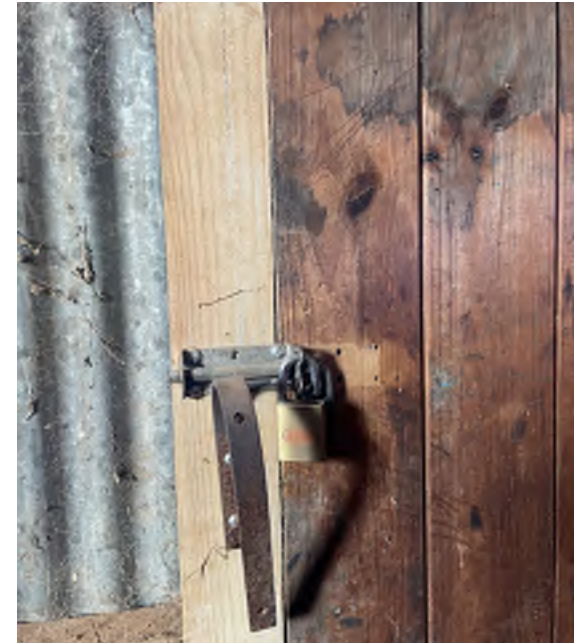




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# ACCOMMODATION BRIEF

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### HEAD OFFICE

01

The current work environment is outdated and no longer suited to a modern office environment.

Requires extensive remodelling and fit out including a functional reverse cycle airconditioning system.

### EXISTING ACCOMMODATION

02

Multiple dwellings are dated in need of extensive renovations and modifications to either render more serviceable or up to code.

Aim to upgrade current accommodation offering to improve commercial appeal and functionality.

### DORM ACCOMMODATION

03

The current dorm accommodation inhibits the growth and further development of Calperum Connect.

The Station requires new fit-for-purpose dorm that sleeps 24 plus 2 teachers to;

- a) *increase capacity to hold educational events for larger groups, and*
- b) *provide flexibility to allow cohorts from more than one school or age demographic to be delivered concurrently.*

The current dorm accommodation requires an upgrade to improve visual appeal, functionality and flexible use options. Explore funding models and possible grant opportunities. The 26 accommodation places could be delivered over two separate buildings.

### TRAINING ROOMS AND KITCHEN

04

Current facility is aged, not fit-for-purpose, and does not provide the flexibility or functionality to cater for large groups or more than one cohort at any given time.

Develop, design and plan, and build a fit-for-purpose commercial kitchen and training room. Explore funding opportunities to

- a) *build new facility, and*
- b) *upgrade current buildings.*

### OUTDOOR FUNCTION SPACE

05

Limited facilities. Requires new build effectively connecting or servicing two large dwellings and providing a function and meeting space for large groups.

### WOOLSHED FUNCTION CENTRE

06

The large woolshed structure is currently only used for storage. Requires restoration and modification to provide outstanding function and education space. Services to the space are limited however the potential of the structure is unlimited. A great opportunity to create an exciting, adaptable and useful space.

### WALKING TRAILS

09

Walks at Calperum are currently quite rudimentary and without direction. Opportunity to create dedicated walkways and paths to guide visitors to points of interest and areas of importance whilst limiting further risk to the surrounding environment and native habitats as walkers choose their own path.

### CYCLE TRACKS

10

Cycling is not a current activity on site however with the path of the creeks and rivers the potential exists for tracks to be created and signposted to guide cyclists through the landscape, limiting damage and self-created paths.

### FLOODPLAIN BOARDWALK

11

One of the most beautiful aspects of the station is the floodplain which by viewing it without protecting the fragile environment can cause irreparable damage. A dedicated boardwalk would give visitors, students and researchers access to vulnerable parts of the floodplain without damage and disruption to the environment and its inhabitants.

### INFRASTRUCTURE

Power is currently supplied from the grid, is expensive and not environmentally conducive to our organisational ethos. The current water supply system is flawed, and often fails at times of high demand (student groups using showers and toilets). There is currently no internet supply to several houses/facilities.

Install solar PV arrays to all new buildings with battery backup. Provide internet connection to all buildings.

Install updated water filtration system and increase water storage capacity and supply. Provide landscaped storm water natural filtration and detention systems where possible.

Install plumbed in rainwater tanks to all buildings. Consider grey water usage systems to provide increased water retention and usage for various building services and educational bush garden.

Provide upgraded road networks to immediate station area and main station roads to allow for ease of access for visitors.

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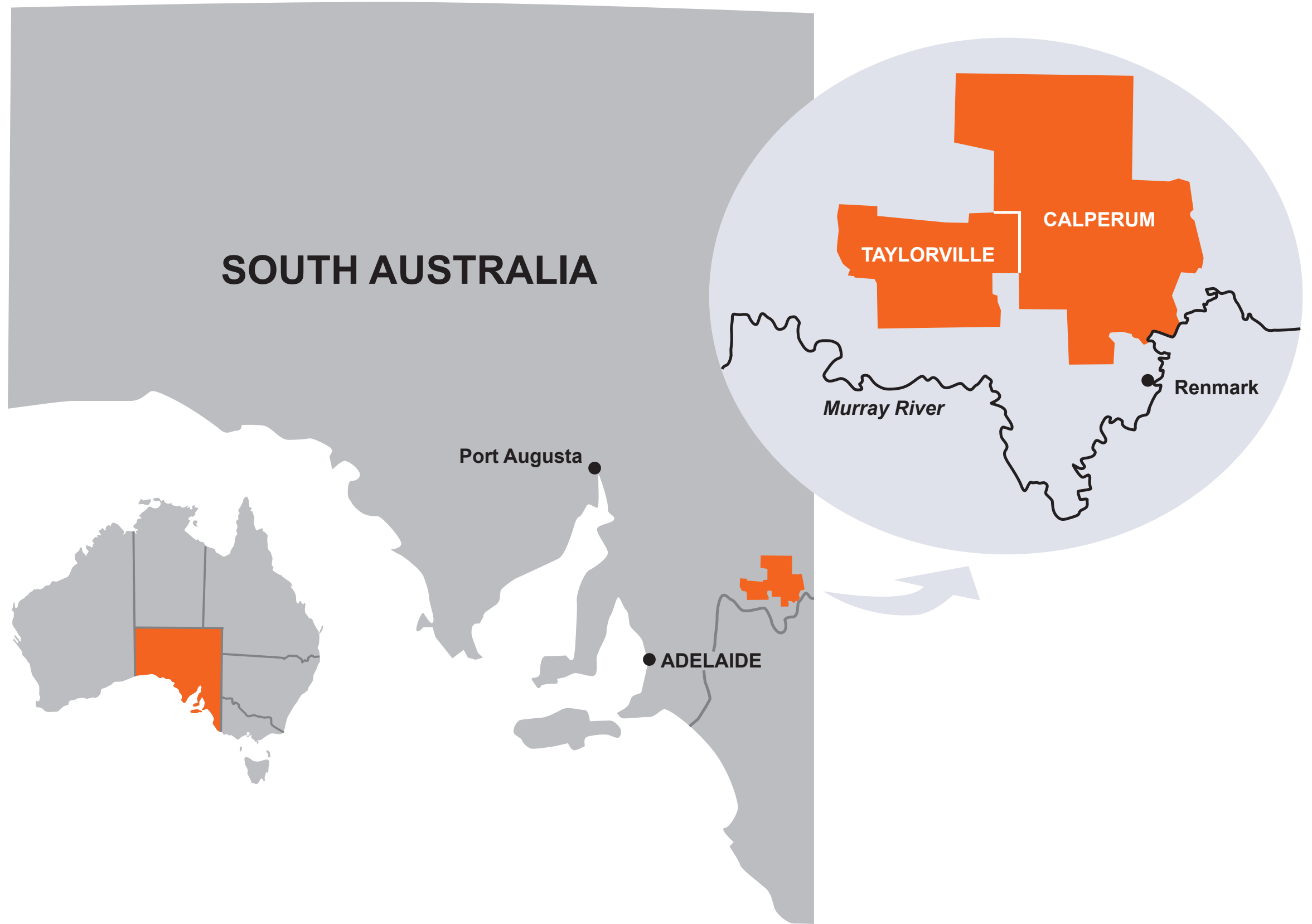
3.0

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SITE

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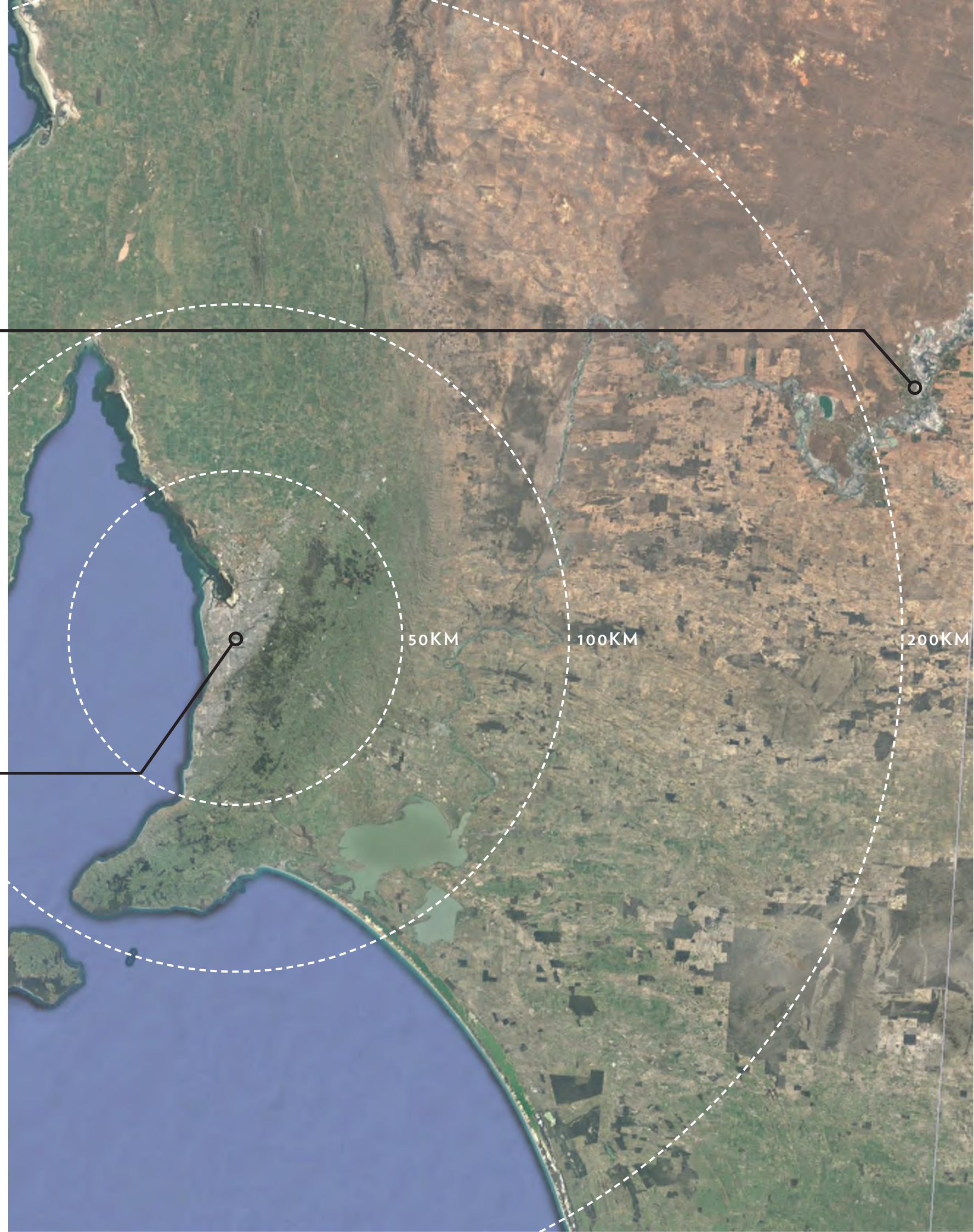


SITE LOCATION

3.0

RENMARK

ADELAIDE





# SITE LOCATION

3.0

CALPERUM  
STATION

RENMARK





# SITE LOCATION

3.0

CALPERUM  
STATION

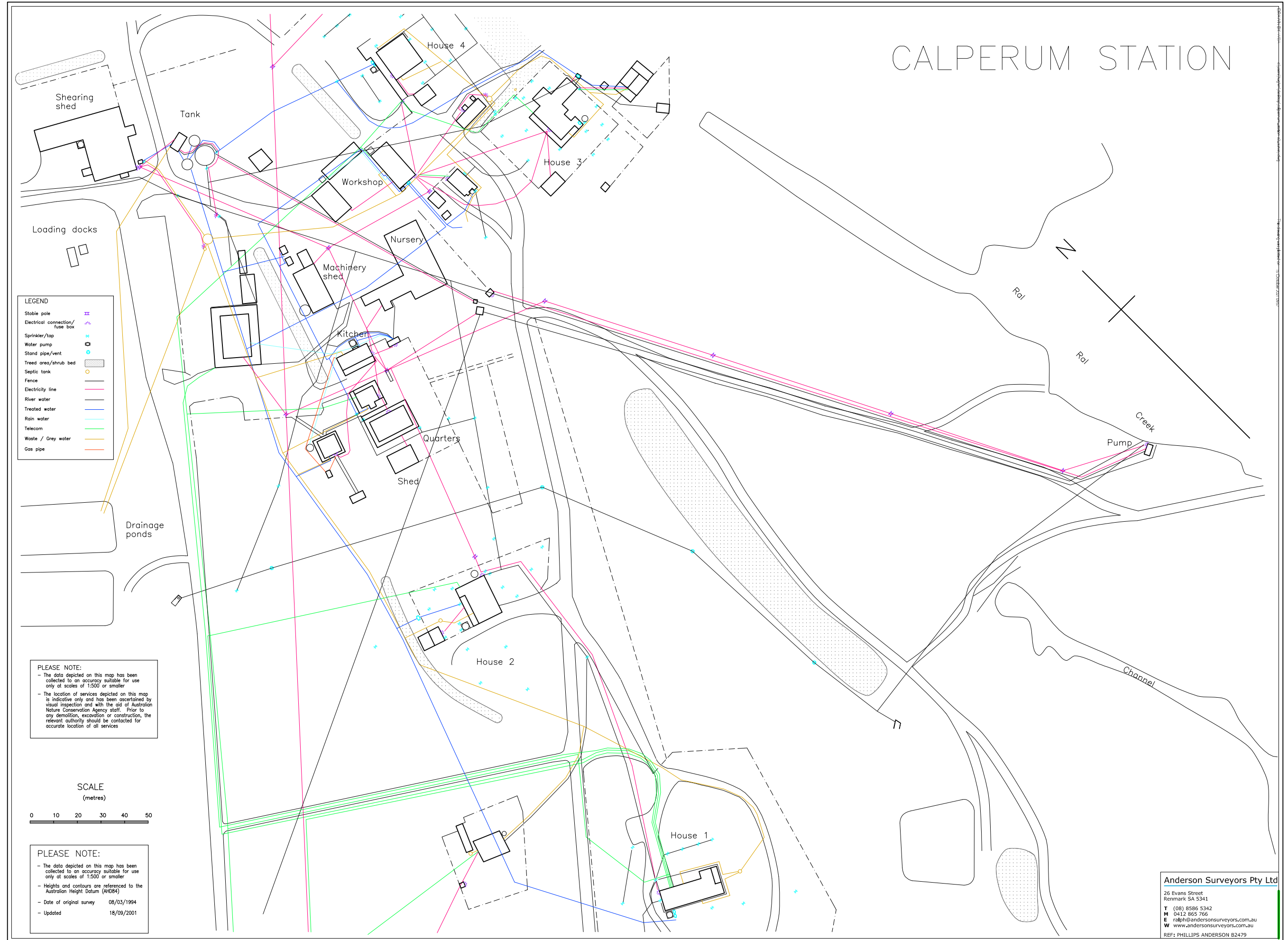








EXISTING  
CONDITIONS  
SURVEY













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# MASTERPLAN

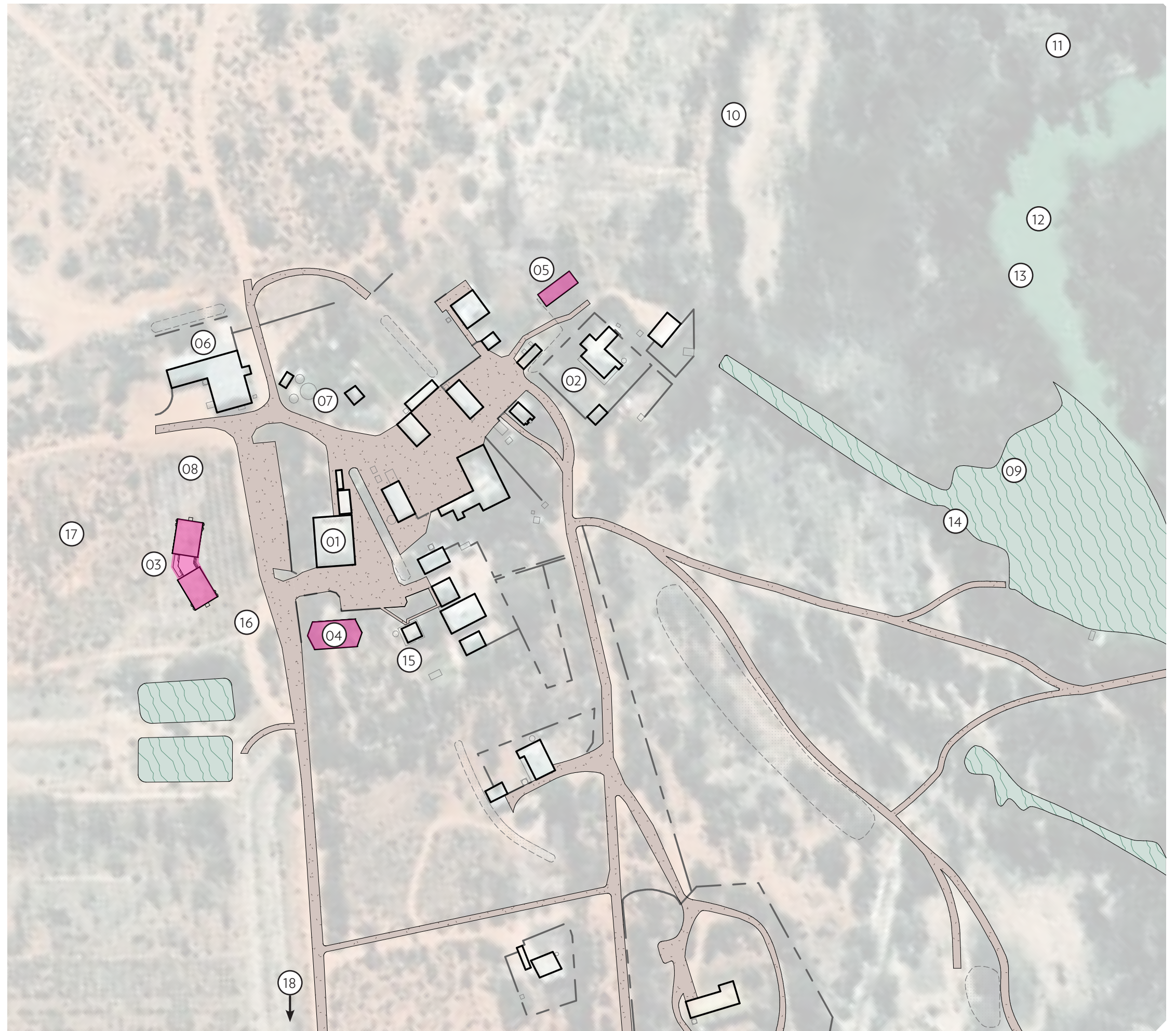
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# SITE MASTERPLAN

## LEGEND

1. HEAD OFFICE REFURBISHMENT
2. EXISTING ACCOMMODATION IMPROVEMENTS
3. NEW 28 PERSON ACCOMMODATION
4. NEW INDOOR TEACHING AND GATHERING SPACE
5. NEW OUTDOOR SHELTER AND FUNCTION SPACE
6. WOOLSHED CONVERSION TO FUNCTION CENTRE
7. ADDITIONAL WATER FILTRATION
8. RENEWABLE ENERGY AND STORAGE
9. WALKING TRAILS
10. CYCLE TRACKS
11. FLOODPLAIN BOARDWALK
12. CANOEING AND KAYAKING
13. BIRDWATCHING
14. ECO POD ACCOMMODATION
15. UPGRADE EXISTING ABLUTIONS
16. SIGNAGE + WAYFINDING
17. EDUCATIONAL BUSH GARDEN
18. ENTRY STATEMENT



■ = INDICATES NEW BUILDINGS



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# CONCEPTS

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# PROPOSED ACCOMMODATION SINGLE WING

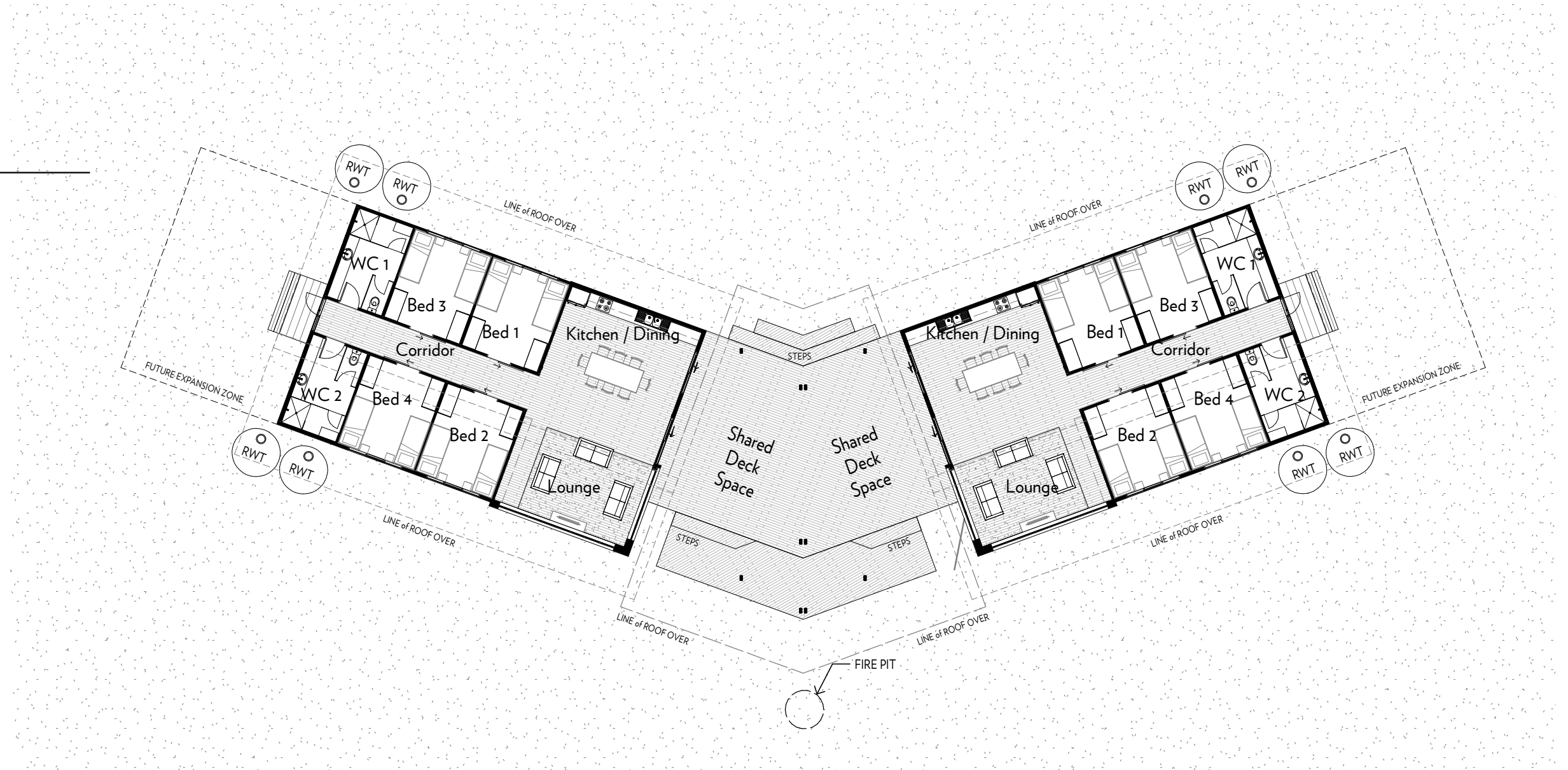
5.1



GROUND FLOOR PLAN  
1 : 100



PROPOSED  
ACCOMMODATION  
DUAL WING  
ARRANGEMENT

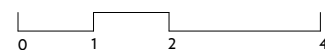


DUAL WING ACCOMM. LAYOUT

1 : 200

PRELIMINARY

**WALTER  
BROOKE** ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
MASTER PLANNING



Calperum Station  
Renmark SA

Proposed Accommodation Overall

DRAWING — SK02

REVISION —

1 : 200 @A3

PROJECT — 21-0315





ARCHTERRA ARCHITECTS



GLENN MURCUTT



DUNNHILLAM ARCHITECTS



PETER STUTCHBURY

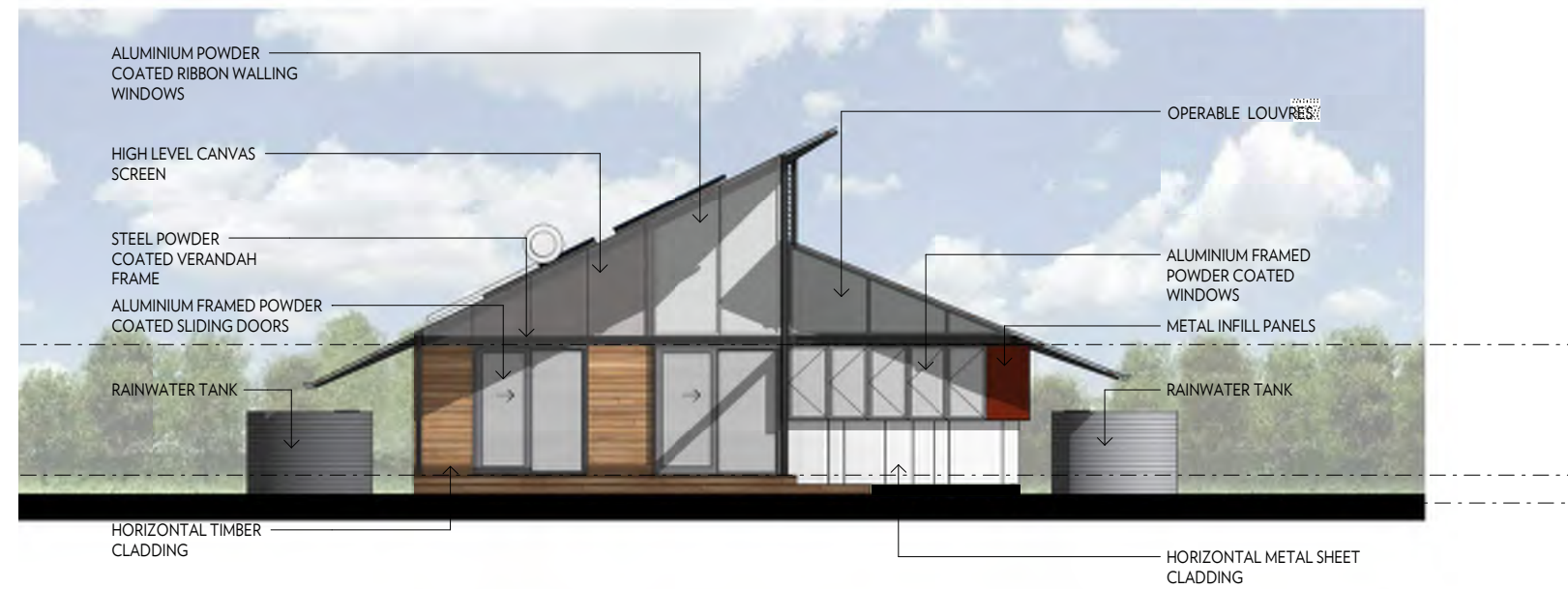
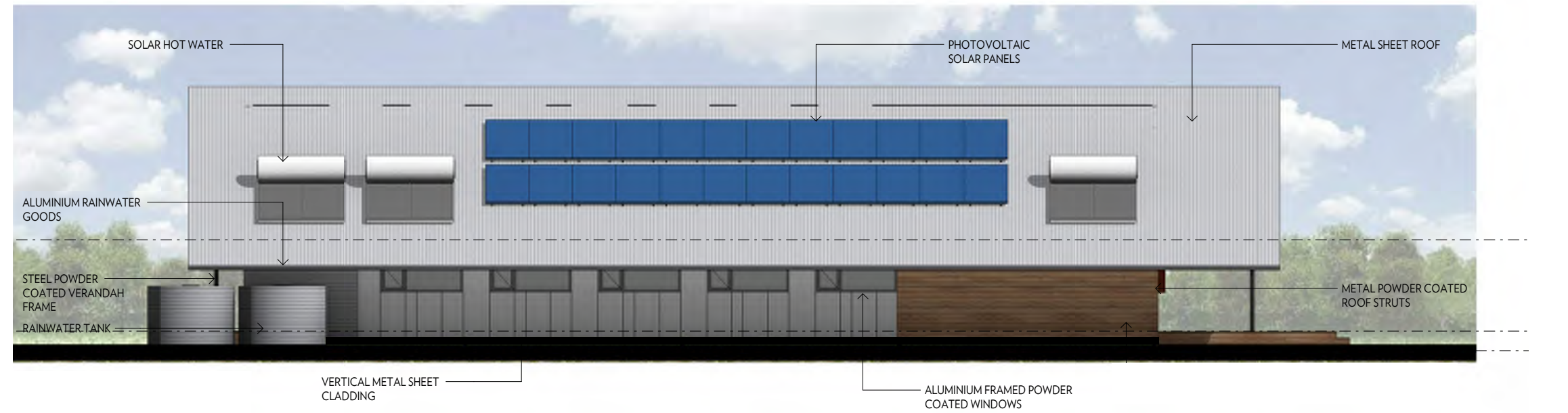


GLENN MURCUTT



GLENN MURCUTT





\* INDICATIVE ARCHITECTURAL TREATMENT FOR ILLUSTRATIVE PURPOSES ONLY



# EXISTING ACCOMMODATION UPGRADES BRONCS COTTAGE



EXISTING



PROPOSED

## PROPOSED SCOPE OF WORKS

- Remodel bathroom, inside toilet
- Tile kitchen floor
- Ceiling fans
- New lighting
- New bedding (2x split King ensembles)
- Bedside tables
- Built in desks/hanging space
- Resurface exterior and paint
- Update roofing



# EXISTING ACCOMMODATION UPGRADES HIDEAWAY CABIN

5.1



PROPOSED



EXISTING

## PROPOSED SCOPE OF WORKS

- Outdoor bathroom
- Decking
- Fencing
- Landscaping
- New bedding



# EXISTING ACCOMMODATION UPGRADES BUSHVIEW

5.1



EXISTING



PROPOSED

## PROPOSED SCOPE OF WORKS

- Create two self-contained units from BR2 and BR3 which can also be opened up to be used together.
- Build two new kitchenettes and ensuites
- New ceiling fans
- Remodel existing bathroom
- Paint or remodel existing kitchen
- Replace flooring – floating floor throughout
- New bedding (3 x Split King ensembles and 4 x sofa beds)
- New table to suit banquette seating
- Update or replace reverse cycle airconditioning
- Service or replace existing fire place
- Landscaping to support separate unit areas



# EXISTING ACCOMMODATION UPGRADES WHITE HOUSE (HOUSE 1)



EXISTING



PROPOSED

## PROPOSED SCOPE OF WORKS

- Remodel Kitchen
- Remodel Bathroom
- New flooring throughout
- Paint throughout
- Repair ceilings
- Replace ceiling fans
- Update lighting
- New bedding (3 x split king ensembles)
- Redesign use of double garage end of house (bedrooms / study rooms / lounge area)
- Extend Carport across front of house



# EXISTING ACCOMMODATION UPGRADES CALPERUM HOUSE

5.1



EXISTING



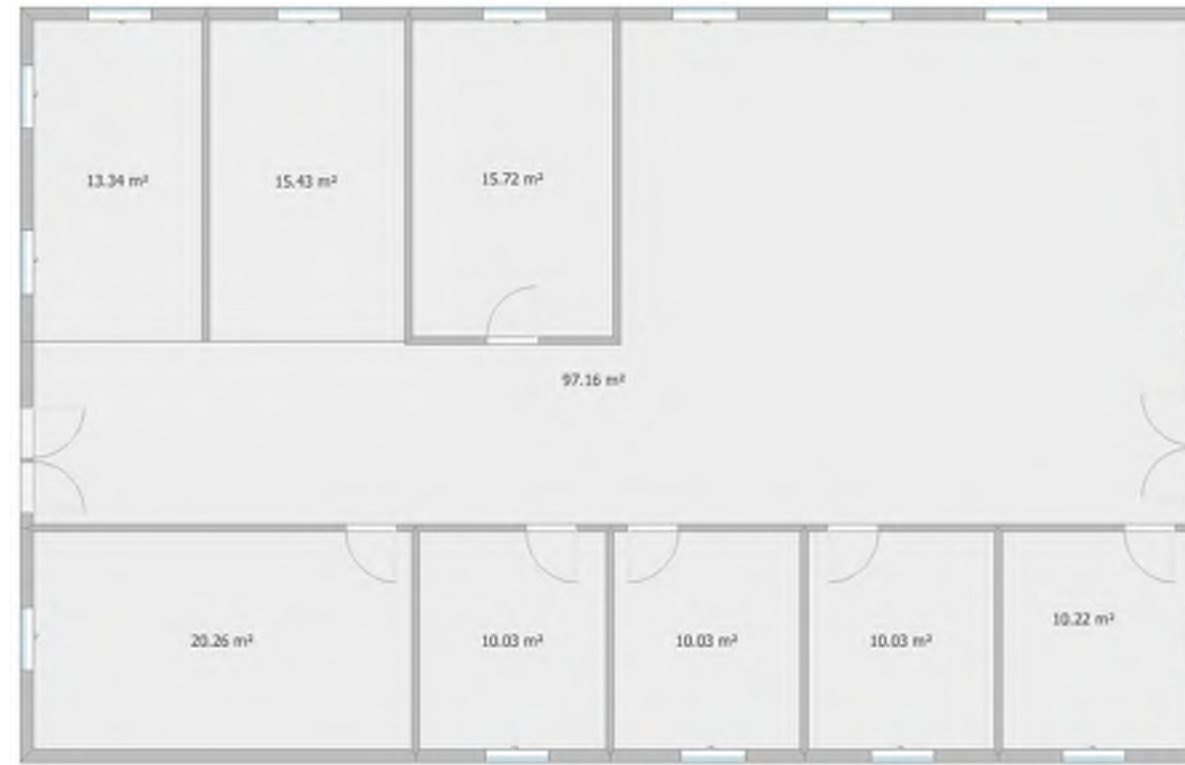
PROPOSED

## PROPOSED SCOPE OF WORKS

- Paint throughout
- Remodel bathroom
- Remodel ensuites
- Create new bathroom
- Replace bedding (5 x split king ensembles)
- Replace flooring – floating floors throughout



EXISTING



PROPOSED



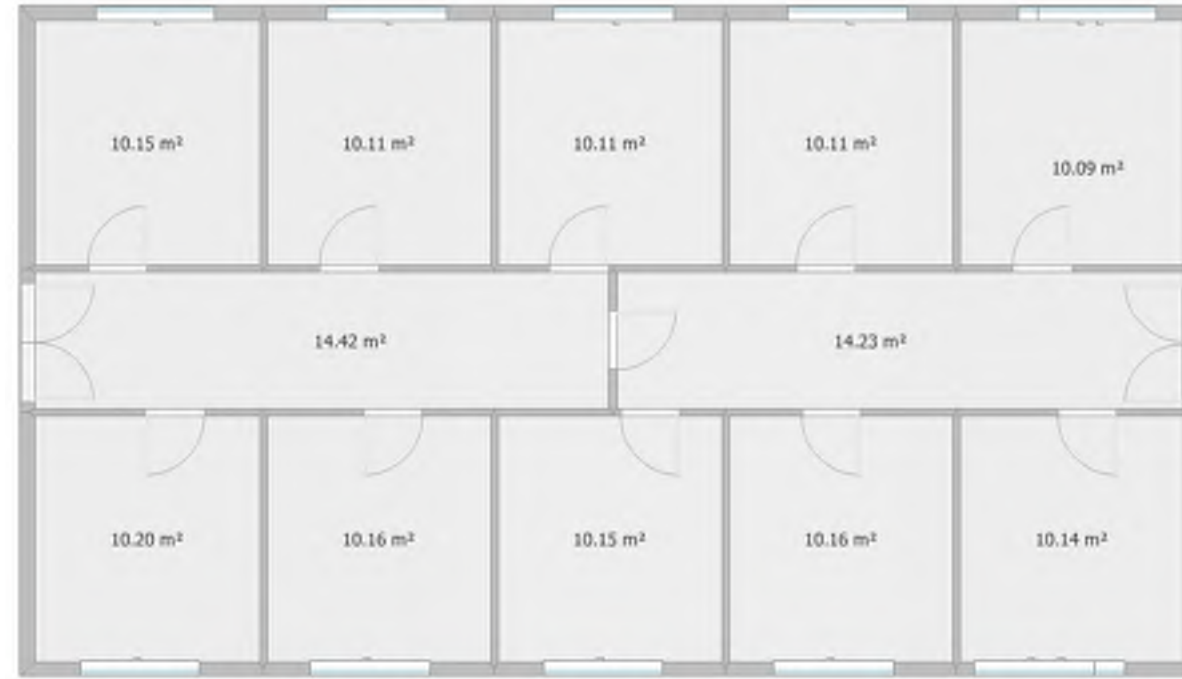
### PROPOSED SCOPE OF WORKS

- New internal office walls (all) – Re-design layout
- New ceilings, remove fluoro lights and insert downlights
- New front and rear doors
- Paint exterior and throughout
- New furniture
- New flooring
- Ducted reverse cycle air con
- New landscaping



# EXISTING ACCOMMODATION UPGRADES LARGE DORM

5.1



EXISTING



PROPOSED

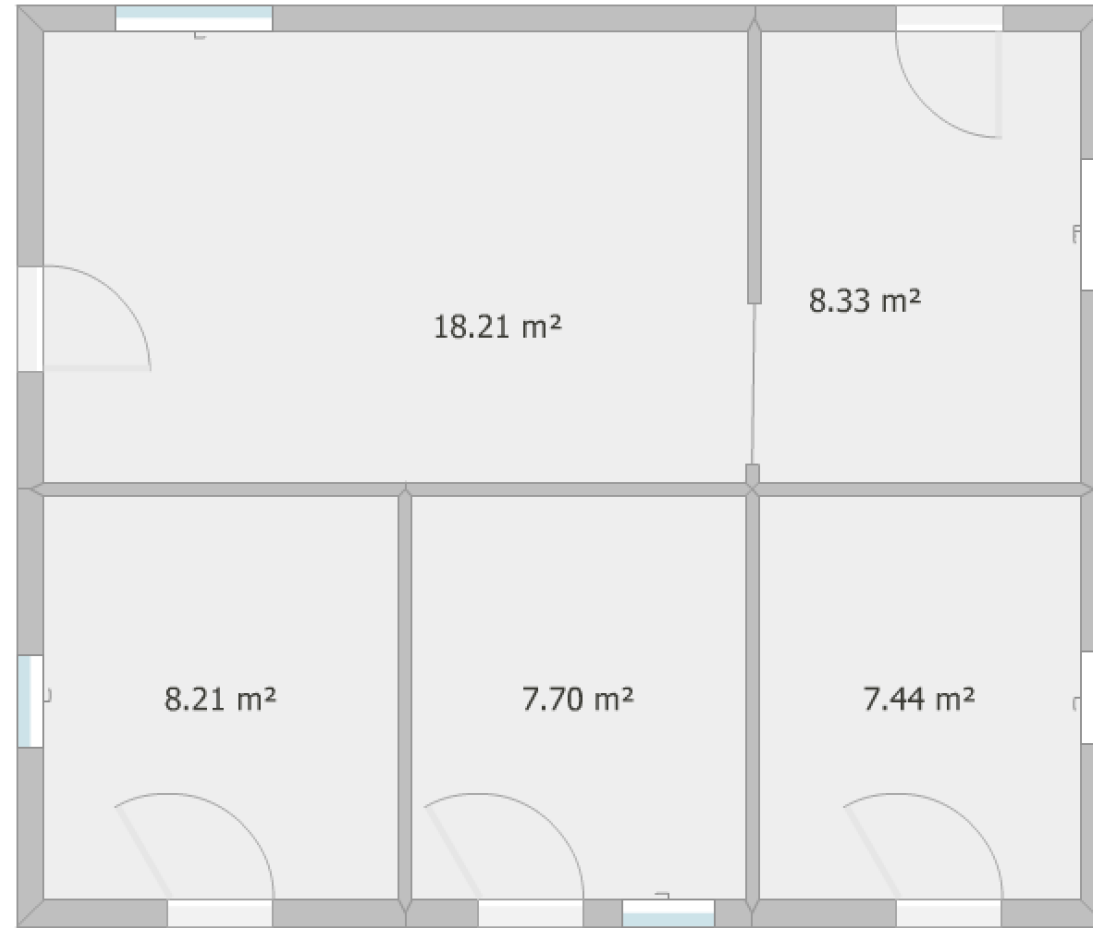
## PROPOSED SCOPE OF WORKS

- Floating Floors
- Painting throughout
- Blinds replaced
- Windows upgraded
- Heating and cooling – recycled ducted air
- New Bedding
- Lighting updated



# EXISTING ACCOMMODATION UPGRADES SMALL DORM

5.1



EXISTING



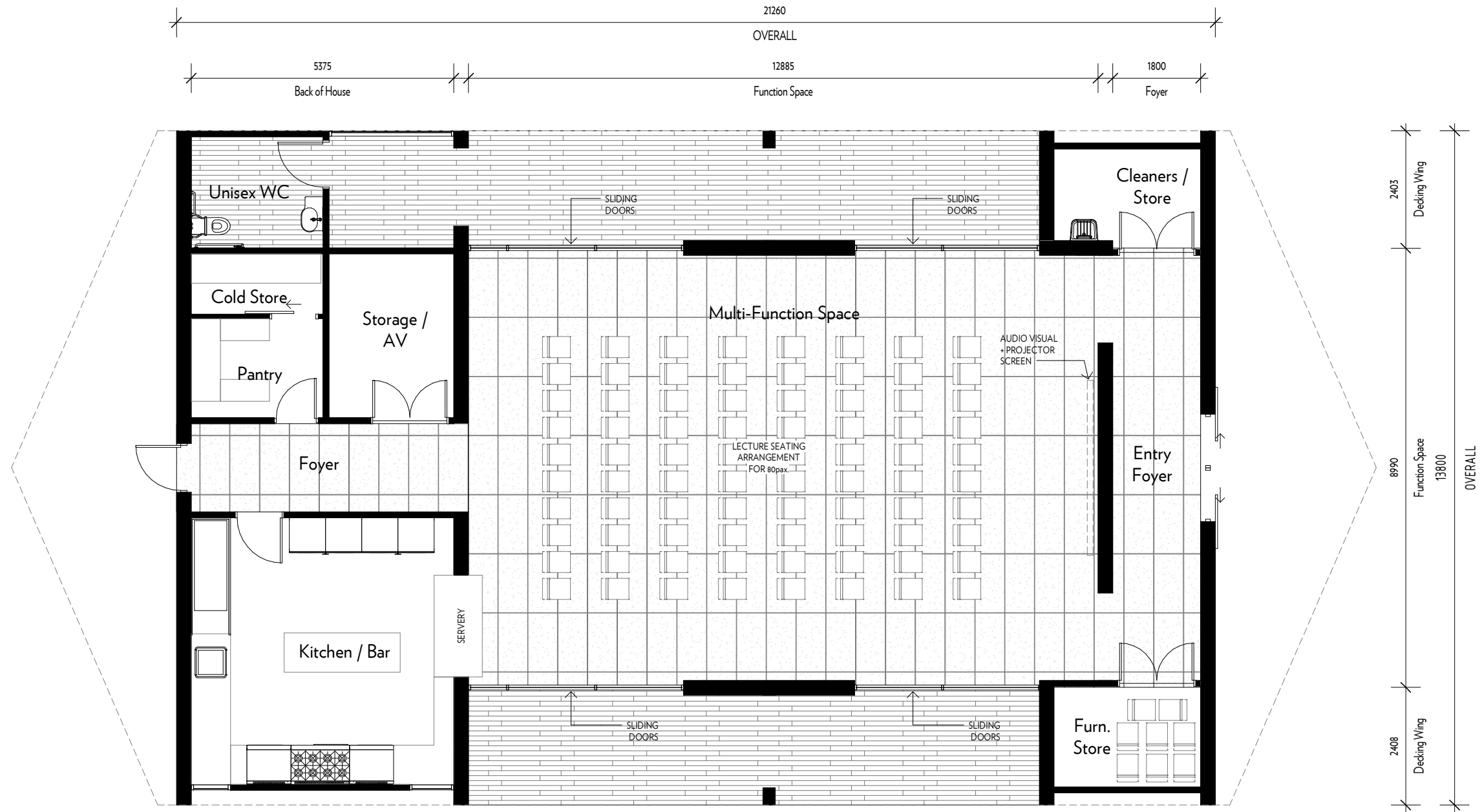
PROPOSED

## PROPOSED SCOPE OF WORKS

- Floors replaced
- Painting throughout
- Blinds replaced
- New furnishings/bedding
- Recycled ducted air
- Windows serviced



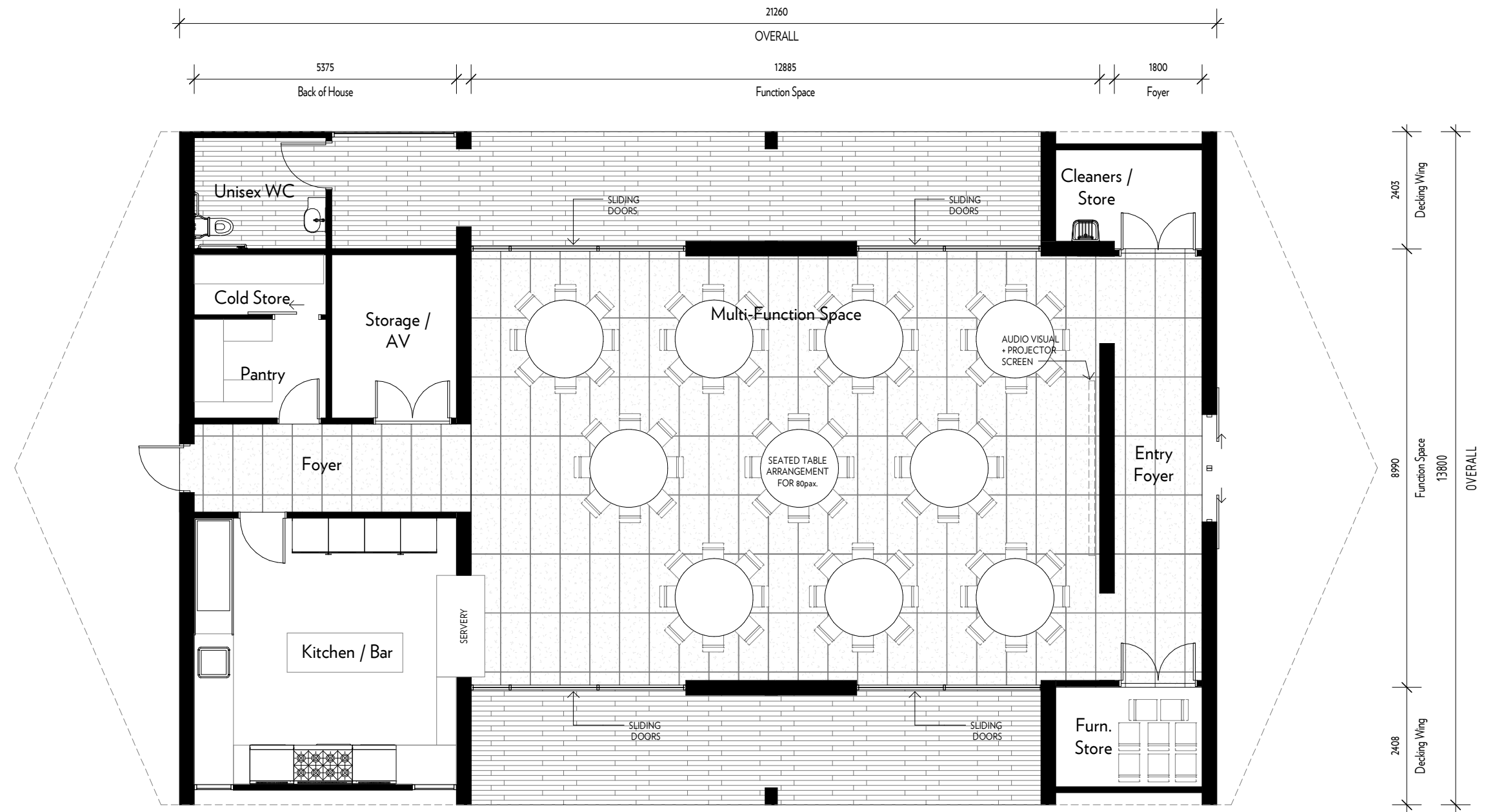
# TRAINING AND GRATHERING SPACE



## GROUND FLOOR PLAN

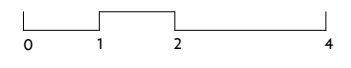
1 : 100





# GROUND FLOOR PLAN

1 : 100





PROPOSED SCOPE OF WORKS

— Refer to above planning

ENCLOSED CLASSROOMS  
+ FUNCTION ROOM  
PROPOSED

PRECEDENT

EXISTING



CURRA COMMUNITY HALL - BARK DESIGN ARCHITECTS



CURRA COMMUNITY HALL - BARK DESIGN ARCHITECTS



BUSH HOUSE - ARCHTERRA ARCHITECTS

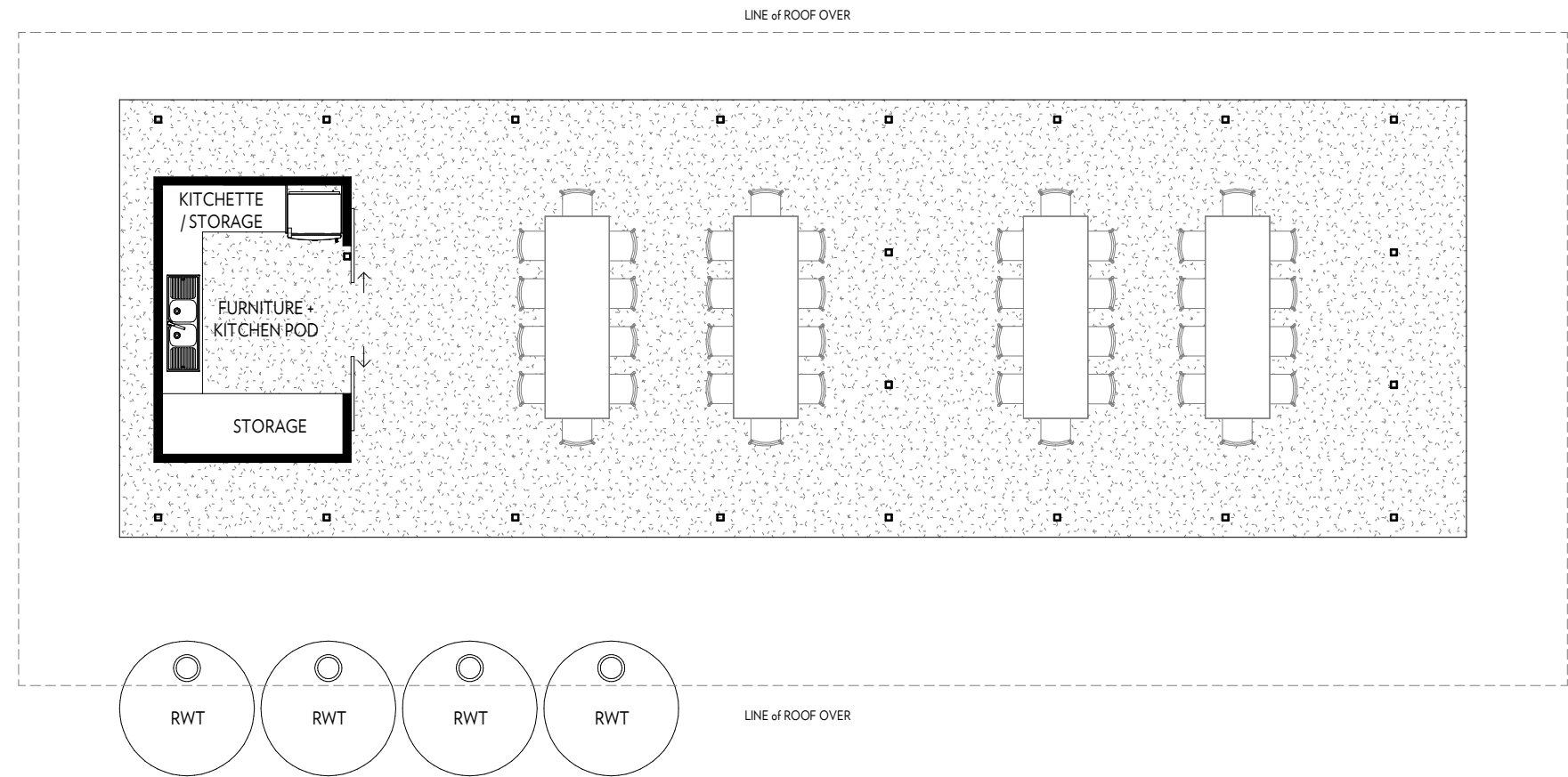


TREETOP HOUSE - PETER STUTCHBURY





PROPOSE OUTDOOR  
MEETING PLACE



OUTDOOR MEETING PLACE

1 : 100



### PROPOSED SCOPE OF WORKS

- Painted throughout
- New flooring
- New handwashing sink with hot and cold water
- Repair cracks in stove alcove or remove altogether
- Air conditioning – ducted or split system
- Updated furniture

EXISTING



PRECEDENT



LIZARD LOG EVENTS PAVILION - CHROFI



FISH RIVER ABORIGINAL RANGER ACCOMODATION - UNISA DESIGN CONSTRUCT



NORTHSHORE PAVILION - ANNA O'GORMAN ARCHITECTS



SHACK IN THE ROCKS - SEAN GODSELL



## 5.3

### PROPOSED SCOPE OF WORKS

- Painted throughout
- New flooring
- New handwashing sink with hot and cold water
- Repair cracks in stove alcove or remove altogether
- Air conditioning – ducted or split system
- Updated furniture

EXISTING



## EXISTING CAMP KITCHEN

PRECEDENT



LIZARD LOG EVENTS PAVILION - CHROFI



FISH RIVER ABORIGINAL RANGER ACCOMODATION - UNISA DESIGN CONSTRUCT



NORTHSHORE PAVILION - ANNA O'GORMAN ARCHITECTS



SHACK IN THE ROCKS - SEAN GODSELL



## PROPOSED SCOPE OF WORKS

- New internal office walls (all)  
— Re-design layout
- New ceilings, remove fluoro lights and insert downlights
- New front and rear doors
- Paint exterior and throughout
- New furniture
- New flooring
- Ducted reverse cycle air con
- New landscaping



ERA OFFICES - CUMULUS



MERCEDES BENZ LIFESTYLE - JACKSON CLEMENT BURROWS ARCHITECTS



MCPHERSON KELLY LAWYERS - GROUPGSA

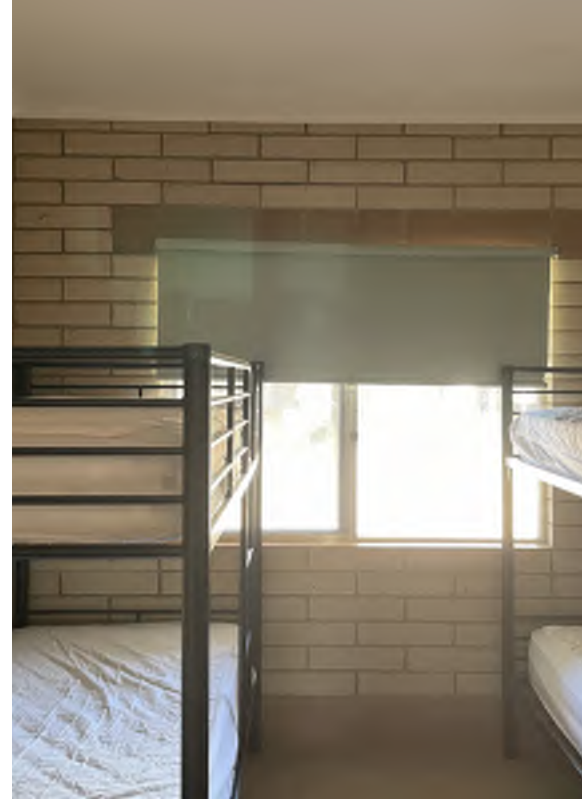


DIVIDED HOUSE - JACKSON CLEMENT BURROWS ARCHITECTS



## PROPOSED SCOPE OF WORKS

- Floating Floors
- Painting throughout
- Blinds replaced
- Windows upgraded
- Heating and cooling – recycled ducted air
- New Bedding
- Lighting updated



## EXISTING ACCOMMODATION IMPROVEMENTS



TWO SHED - DREAMER



BUSH HOUSE - ARCHTERRA



COPPER HOUSE - TAKT



CLIFF FACE HOUSE - PETER STUTCHBURY



BUSH HOUSE - ARCHTERRA



### PROPOSED SCOPE OF WORKS

- Extension to include 1 more showers and toilet in men's and women's - (universal design / accessibility compliant)
- Larger Laundry and supply storeroom
- Retiling and painting throughout
- New lighting
- Ceiling fans



### EXISTING ABLUTIONS UPGRADE + REFURBISHMENT



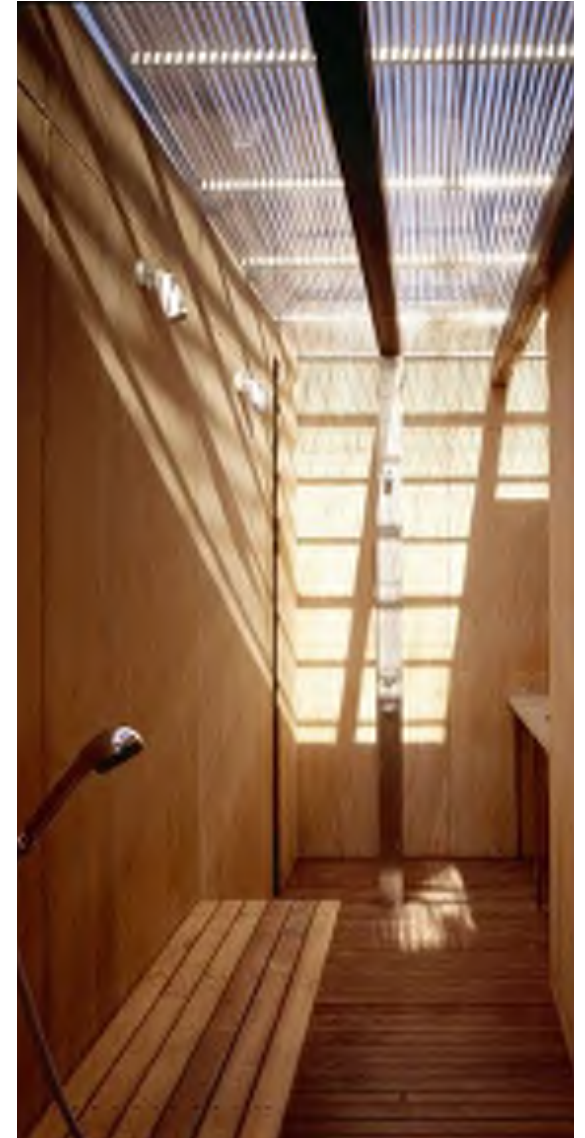
MPAVILLION - SEAN GODSELL



UNKNOWN - TROPPO ARCHITECTS



HERBST ARCHITECTS



FUTURE SHACK - SEAN GODSELL

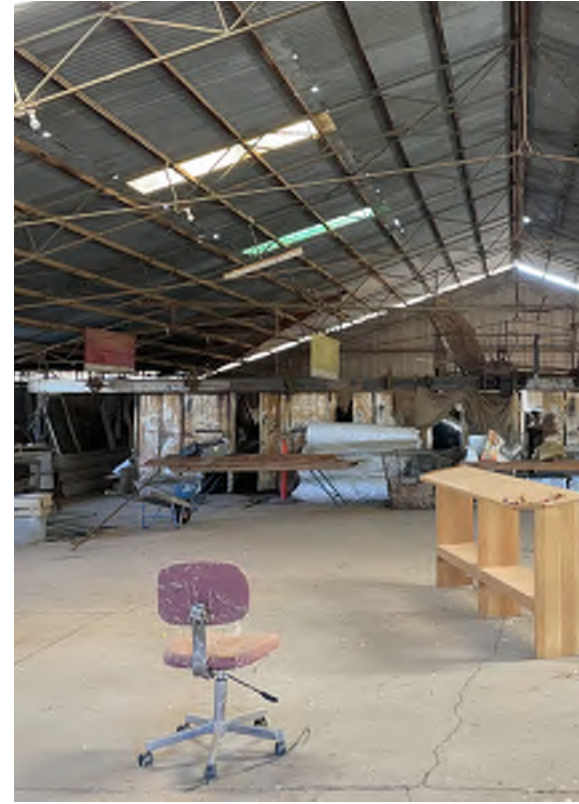


# 5.3

## EXISTING

### PROPOSED SCOPE OF WORKS

- New amenities
- Provide water to building
- Upgrade elec. services
- Upgrade lighting
- Ceiling fans
- Restore ex. floor
- Accessible ramp upgrade
- Bar / Servery
- Furnishing – tables and chairs
- Sound system
- Signage



## WOOLSHED FUNCTION CENTRE

## PRECEDENT



RADHAUS BEER HALL - ENVELOPE A+D



PLANT 4 - ASHLEY HALLIDAY ARCHITECTS



SHEARERS SHED - JOHN WARDLE



TWENTY THIRD STREET DISTILLERY - WALTER BROOKE



CODE BLACK - ZWEI ARCHITECTS



WALKING  
CYCLING  
BOARDWALK  
RECREATION

PRECEDENT



LIZARD LOG - CHROFI



MURUJUGA BOARDWALK - DBCA



FIRST CREEK WETLANDS - ADELAIDE BOTANIC GARDENS - TCL



GRAMPIANS PEAKS TRAIL - SEAN GODSELL



OAKLANDS PARK AND WETLAND - TCL

EXISTING





### PRECEDENT



PV SOLAR FARM



SALISBURY ALTERNATIVE WATER SCHEME



COOK PARK - FOX JOHNSTON - SYSTEM STORAGE



CAR COVER AND STORAGE - WIPLENA POUND - TROPPO



SYDNEY PARK WATER RE-USE PROJECT - TURF



CALDER WOODBURN REST AREA - BKK ARCHITECTS

### EXISTING





ECO POD  
ACCOMMODATION

PRECEDENT



ROLLING HUTS - OLSON KUNDIG



ANBINIK TROP\_POD - TROPPO



COPPER HOUSE - TAKT STUDIO



ANGOPHORA HOUSE - RICHARD LEPLASTRIER



BUNGALOW TROP\_POD - TROPPO



PRECEDENT



SIGNAGE AT SWAN & CANNING RIVER, PERTH, WA



6TH LIGHT HORSE REGIMENT, REMOUNT PARK - THE INTERPRETIVE DESIGN COMPANY



RMIT INTERPRETIVE ARTWORK SIGNS - MELBOURNE ARCHITECTURAL SIGNAGE STUDIO



VILLERS ABBEY VISITOR CENTER - BINARIO ARCHITECTES



CAP-ROUGE MEMORY WALL - PLANIA LANDSCAPE ARCHITECTURE



ENTRY STATEMENT

PRECEDENT



EDITION OFFICE + DANIEL BOYD



THE WATERLOO BAY MASSACRE MEMORIAL



PARKER ARTS, CULTURE AND EVENTS CENTRE - SEMPLE BROWN



LAW WINERY - BAR ARCHITECTS



JUNYA WATANABE FLAGSHIP STORE



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# STAGING

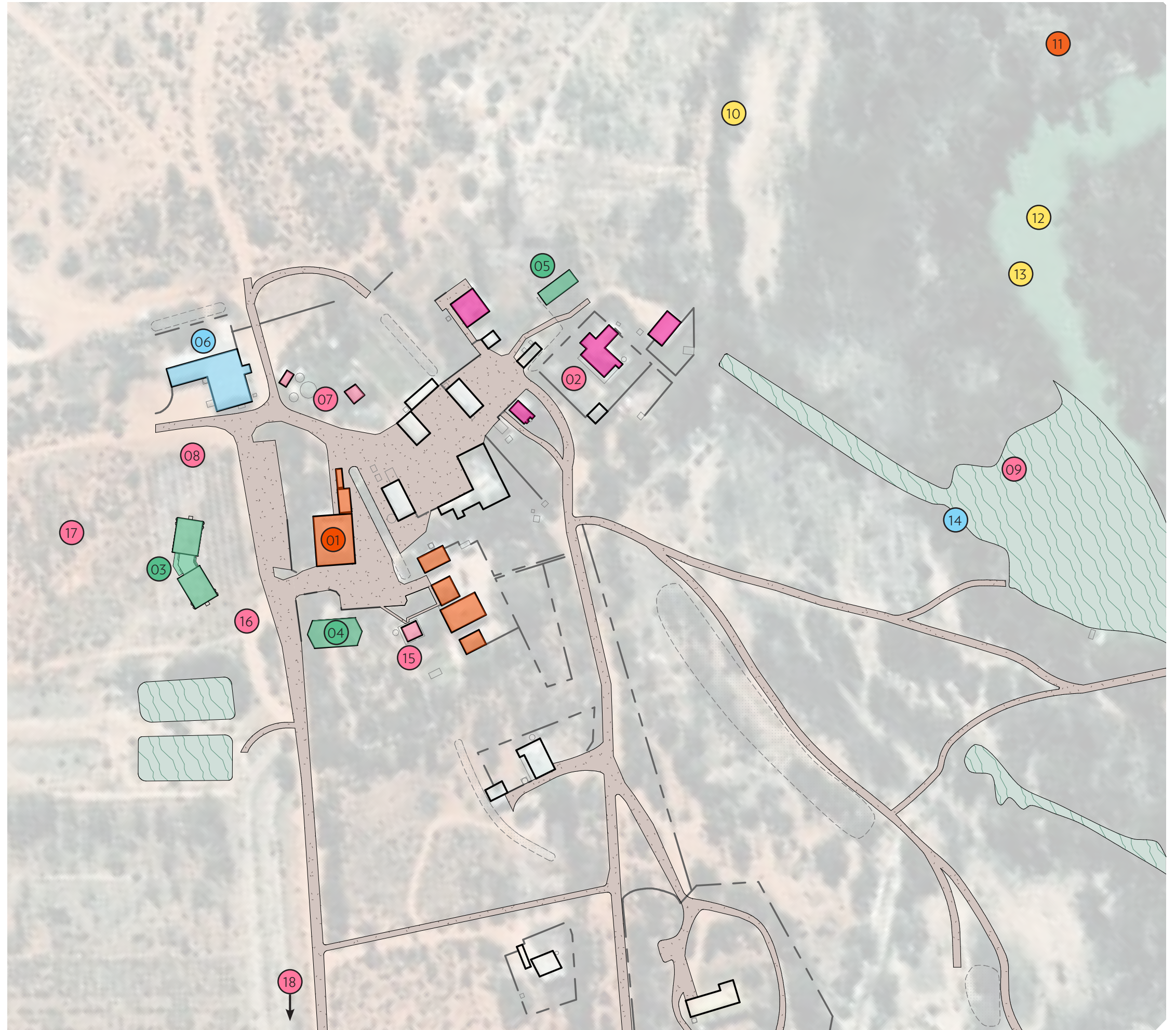
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- PRIORITY 01
- PRIORITY 02
- PRIORITY 03
- PRIORITY 04
- PRIORITY 05

LEGEND

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2. EXISTING ACCOMMODATION IMPROVEMENTS
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12. CANOEING AND KAYAKING
13. BIRDWATCHING
14. ECO POD ACCOMMODATION
15. UPGRADE EXISTING ABLUTIONS
16. SIGNAGE + WAYFINDING
17. BOTANICAL BUSH GARDEN
18. ENTRY STATEMENT





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