

# DOHERTY'S HOUSE CAFÉ

## COMMUNITY ENGAGEMENT REPORT



**December 2023**

## PROJECT BACKGROUND:

Doherty's House was built in the 1870's and devastated by the 1969 bushfires, which destroyed all of the building's wooden rafters, windows, and the farm's outbuildings. In 2022, architects and conservation consultants were brought in to preserve the ruin and the history it represents.

Today the building is protected by Council's Heritage Overlay and stands as an important example of Wyndham European heritage.

As Tarneit's population grows, there is an increasing desire to provide diverse meeting places for the community. Wyndham City aims to convert the ruin into a vibrant Cafe that respectfully acknowledges the building's post-contact history.

Consultation on the proposed use as a café, and design of the building and surrounding landscape was carried out from 21<sup>st</sup> August 21<sup>st</sup> to 18<sup>th</sup> September 2023. This process provided the Community a variety of forums in which to provide feedback.

Letters were sent to households within a 400m radius of the proposed café advising them of where they could access the concept designs, and how they could provide their feedback on the proposed plans. Residents and the Wyndham community were also invited to attend two face-to-face consultation sessions which provided them with the opportunity to talk directly to the project team.

Council targeted residents within a 400m radius of the proposed Doherty's House Café and Sapling Boulevard Local Park. The wider Wyndham Community was reached via the LOOP, Facebook ads, and LinkedIn posts. Translation services were made available on the Loop website for those who do not speak English as a first language. The level of engagement on the Concept Designs for Doherty's House Café has been exceptional. Over 2,000 visits were made to the Loop page. 146 people downloaded the concept designs and approximately 80 people attended the two face-to-face community consultation sessions.





# METHODOLOGY:

The below table outlines the method and technique used to engage with the community.

Community engagement activities / tools	
Method / technique	Stakeholders engaged
Project page on The Loop	2,636 page views 1,680 total visitors
Online Survey	79 contributions
Online Café Operator Informal Survey	10 contributions
Letters to Residents	342 Letters sent to Residents within a 400m radius of 1 Sapling Blvd, Tarneit
Written Submissions	2 written submissions received
Doherty's House Informal Cafe Operator Expression of Interest (EOI)	10 contributions
Pop up engagement sessions	<p>Session 1 for directly adjacent residents: Saturday 26<sup>th</sup> of August 2023 at 1 sapling Blvd between 1pm and 2pm (10 Participants)</p> <p>Session 2 open to general community: Saturday 26<sup>th</sup> of August 2023 at 1 Sapling Blvd between 2pm – 3pm (30 Participants)</p> <p>Session 3 Open to general community: Sunday 3<sup>rd</sup> of September 2023 at 1 Sapling Blvd between 12pm – 2pm (40 Participants)</p>



## Communications / marketing activities

Method / technique	Stakeholders engaged
Online promotion (Facebook and LinkedIn)	<p><b>Facebook Post - 22/08/23 – Let us know your thoughts.</b>  Engagements: 1,728  Link Clicks: 300  Reach: 14,005</p> <p><b>Facebook Post – 29/08/23 – Father's Day drop in session promotion.</b>  Engagements: 278  Link Clicks: 15  Reach: 7,228</p> <p><b>Facebook Post – 04/09/23 - Let us know your thoughts.</b>  Engagements: 573  Link Clicks: 107  Reach: 8,230</p> <p><b>LinkedIn Post 25/08/23 – Let us know your thoughts</b>  Impressions: 2,333  Click Throughs: 104  Reactions: 36</p>
Other communications methods	<p>Article in Wyndham Business newsletter</p> <p>Email to Tarneit Business association – <b>No direct responses</b></p> <p>Emails to the following schools and Community Centres – <b>No direct responses</b></p> <ul style="list-style-type: none"> <li>• Nearnung Primary School</li> <li>• Bembit Bag-rook Community Centre</li> <li>• Penrose Community Centre</li> <li>• Tarneit Community Learning Centre</li> <li>• Tarneit P-9 College</li> <li>• St John The Apostle School</li> <li>• Tarneit Rise Primary School</li> <li>• Baden Powell College - Tarneit Campus P-9</li> <li>• St Francis of Assisi Catholic Primary School Tarneit</li> </ul>

## WHO WE HEARD FROM:

The below tables highlight who we heard from in our community via The Loop during our engagement process.

### Age Group

15-19	20-24	25-29	30-34	35-39
1.27%	2.53%	3.8%	17.72%	20.25%
40-44	45-49	50-54	55-59	60-64
8.86%	2.53%	11.39%	7.59%	11.39%
65-69	70-74	75-79	80-84	
6.33%	3.80%	1.27%	1.27%	

### Gender

Female	Male	Other Identity	Prefer not to say
59.49%	37.97%	1.27%	1.27%

### Suburb

Hoppers Crossing	Manor Lakes	Mount Cottrell	Point Cook	Tarneit
7.59%	1.27%	1.27%	6.33%	45.57%
Truganina	Werribee	Werribee South	Wyndham Vale	Outside of Wyndham
10.13%	16.46%	3.80%	5.06%	1.27%

### Do you speak a language other than English at home?

Yes	No
27.85%	72.15%

## SUMMARY OF FEEDBACK:

Topic	What we Heard	Response
What are some of the things you like about our plans for Doherty's House Cafe?	97% of community feedback was positive and expressed excitement about restoring the heritage building and creating a welcoming café.	
	I love the idea of Doherty’s House Cafe. The concept of preserving European Heritage house in the form of House Cafe is brilliant. It’s an Impressive idea.	Council will continue with the design and delivery of the project.
	Utilisation of a heritage building to keep it standing and relevant to the community. Maintaining the heritage feel of the location.	
	Keeping heritage alive. Beautiful building. Making it accessible to locals.	
	Creating a welcome cafe in the area with some character that celebrates the history of the area.	
	3% of online survey responses expressed their concerns over the establishment of the Cafe. There was no consensus on what a more appropriate use of the ruin would be.	
	There are many other low impact actions available that do not permanently disfigure the heritage place.	The café is being designed by heritage architects and the planning approvals process will ensure that an appropriate outcome is achieved that celebrates the heritage.  A café use has been chosen for the site as it will create activity in and around the ruin and park. This will ensure that a vacant ruin is not left to become a safety issue in the future.
	There are Cafe's everywhere. Historical sites are not.	The site will offer a café experience for Tarneit residents that is not currently provided via existing shopping malls or convenience centres.  This site represents an opportunity to deliver a café in an historic building. Other historical sites across Wyndham will be more suited to use for community or creative uses.
	I think it should be returned to its original condition	A contemporary reuse has been chosen over a full restoration to allow the contemporary history of the site, including the 1969 bush fires and subsequent decades as a ruin, to be experienced and remembered.

<b>Is there anything we might have missed?</b>	<i>Concerns about loss of privacy and potential noise from café patrons on dwellings fronting Colonial Circuit</i>	The project architects have been instructed to refine the design of the building and garden to minimise any overlooking and noise spill.
	<i>Parking capacity and traffic congestion</i> <i>Motorcycle parking</i> <i>Bike Hoops</i>	A Traffic and parking report will be prepared as part of the Planning Permit process. This will ensure that adequate parking is provided, and that loading and staff car parking is adequately addressed.  16 Indented parallel parking bays are available for cafe patrons along the eastern side of Sapling Boulevard.  Motorcycle parking will be provided in accordance with planning scheme provisions.  Bike hoops will be provided as part of the café development.
	<i>Noise during operating hours</i>	The equipment associated with the operation of the café will be located as most appropriate to minimise noise spill into surrounding residential areas.  Fences, hedging and trees will be provided around the exterior of the café to limit noise spill from customers sitting outside.
	<i>A play area for the children</i>	Sapling Boulevard Park includes a playground to the south of the café. Parents and carers will be able to purchase takeaway food and drink to consume at the playground if they wish.
	<i>Semi high fence or tall trees to ensure young children are kept safe</i>	A low fence is proposed to enclose the café's dedicated outdoor dining area. Trees and hedges will be included in the design to provide shade and privacy.
	<i>History Signs</i>	Signage that interprets the traditional owner and post-contact history of the site and structure will be delivered as part of the project.
	<i>Will there be security to prevent vandalism?</i>	The proposed café will deter vandalism of the ruin by locating an active use within the ruined walls and bring more people into the area to have a coffee.  Council and the café operator will work through any other security measures necessary as part of the ongoing lease of the building.
	<i>The toilet / storage exterior should complement the building.</i>	The project architects and heritage planners will ensure that the roof form and cladding of the toilet/storage building complement the ruin.



	<i>I'm not too sure about having the entrance from Colonial Circuit into the counter area being so close to the doorway for the kitchen; I can imagine a few traffic collisions.</i>	The internal layout of the café is still to be finalised. This concern will be addressed by the Architects.
	<i>Alcohol should be limited due to being a residential area</i>	Noted - The café is not proposed to be licensed.
	<i>A dedicated baby change area for parents with infants and a chair for breastfeeding and toddler's toilet.</i>	Toilet facilities will meet DDA requirements and comply with the Building Code.  A baby change table will be provided.
<b>What would you like to see served at the cafe in the future?</b>	<i>Great Coffee</i>	Noted - These ideas will be considered as part of the future formal Café Operator EOI and will be passed on to the successful operator.
	<i>Bespoke baked goods</i>	
	<i>Food made with locally sourced ingredients.</i>	
	<i>Indian snacks</i>	
	<i>Traditional cafe menu</i>	
	<i>Food of the era... scones/ damper, fruit pies, stews/ soups</i>	
	<i>Cafe by day and wine bar by night</i>	The café is not proposed to trade into the evenings. The café is not proposed to be licensed; it will not be able to sell wine.





## NEXT STEPS:

- Refinement of the design to address concerns raised relating to noise and privacy concerns for surrounding residents.
- Preparation of traffic and parking report to ensure adequate parking and loading facilities are provided.
- Expressions of Interest (EOIs) to be sought from cafe operators.
- Preparation of detailed design and tender documentation, ready for tender in mid-late 2024.

## STAGES OF THE PROJECT

