

The Hobartville Country Village Master Plan

Planning Proposal
September 2019





DISCLAIMER & COPYRIGHT

This document was prepared for the exclusive use of Hobartville Stud Pty Ltd. This information is considered 'preliminary' and should not be used for detailed design discussions. RobertsDay acts in all professional matters as a faithful advisor to its clients and exercises all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. RobertsDay does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to RobertsDay by third parties. RobertsDay makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents. Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by RobertsDay. This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of RobertsDay.

RobertsDay

Level Four, 17 Randle Street Surry Hills NSW 2010

T: +612 8202 8000

© Roberts Day Pty Ltd, 2018

ABN 53 667 373 703, ACN 008 892 135

www.robertsday.com.au

TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
PUBLIC BENEFITS	6
INTRODUCTION	8
Setting the Scene	9
District Context	10
Local Context	12
Opportunities	14
Challenges	16
VISION	18
Vision Highlights	20
STRATEGIC POSITIONING	22
Key Policy	24
Best practice	26
Place Analysis	28
Introduction	30
Activities in Richmond	32
Richmond's Heritage	34
Existing Site & Surrounds	36
Character Study	38
MASTER PLAN DESIGN FRAMEWORK	58
Design Framework	60
THE PROPOSAL	68
The Master Plan	70
Traffic Flow	72
Street Sections	74
PLANNING CONTROLS	76
CONCLUSION	79
APPENDIX / SUPPLEMENTARY REPORTS	
A - Flooding Assessment Report	
B - Heritage Impact Assessment Report	
C - Traffic Impact Assessment Report	
D - Arboricultural Report	
E - Services Report	

EXECUTIVE SUMMARY

RobertsDay has been engaged by Hobartville Stud Pty Ltd to prepare a concept Master Plan proposal for a large landholding in Richmond/Hobartville (668,250m²). The site is located at 16 William Cox Drive, Richmond and is currently zoned Rural Landscape (RU2) with a portion of the site that falls under the zoning category of Environmental Conservation (E2).

Following a detailed contextual analysis and place-led design process, the proposal supports the allocation of 118 new dwellings and a series of interconnected parks within the Master Plan area of 64,632m².

The Planning Proposal establishes the project background and rationale for a place & character based approach, setting the scene for the design approach to the Master Plan.





PUBLIC BENEFITS

Public access to 4.1ha of local historic landscape and curtilage.

Accessible pedestrian promenade entrance shaded by Richmond's oldest trees

Two scenic Master Plan promenades featuring viewing platforms & picnic areas

River edge activities including community farms, equestrian activities, walking & cycling.

64,632m² of connected outdoor space shared with 118 new dwellings.



The natural setting of the Hawkesbury and Napean Rivers are embedded into the history of Hobartville, where historically, most activities and services were concentrated around or within forests, large fields of grain, land for crop, livestock and horse stables. The aim of this proposal is to maximise the site's unique characteristics, proximity and relationship to the natural environment.



PART 1

INTRODUCTION

SETTING THE SCENE

Strategic Design Merit

The role of the Richmond-Windsor Strategic Centre has traditionally been to provide accommodation and services for the local rural population and agricultural activity. However overtime, the economy has diversified and expanded to include major health and educational facilities to support the growing population. Richmond-Windsor is home to some of the oldest buildings in Australia, both towns are also well known for emerging tourism, focused on colonial history, rural culture, agriculture and environment.

Business intensification will be a key focus moving forward as the area will aim to accommodate an additional 6,200 jobs by 2036. Thus, Richmond-Windsor is expected to accommodate high levels of investment, enabling further growth of the local economy, housing offering, whilst the local character is preserved and enhanced. To retain a local workforce more housing will be required. This Planning Proposal explores development opportunities for the northern area of Hobartville to consolidate and complement the growth of the Richmond-Windsor Strategic Centre. New, diverse housing typologies will interpret the local vernacular and architecture, as detailed further in this Report. It is envisioned that this area will become the new centre for recreation and socialisation for the residents of Hobartville and Richmond.

Site Specific Design Merit

This document establishes the narrative for our Master Plan, beginning with the understanding of Richmond and Hobartville's intrinsic values and local character, leading to the understanding of place. The creation of a set of place-led design principles informs the development of the concept Master Plan, further supported by public benefit and design guides for architecture, built form and public realm design, that reflect local identity. The proposed Master Plan and underlying principles draw upon an analysis of the Hobartville and Richmond-Windsor precincts, the history, the local character and heritage (built form and landscape) and the development's future positioning/relationship to Richmond-Windsor Strategic Centre.

The Planning Proposal is intended to guide the strategy for the planning, design and development of northern Hobartville.

The highlight of the concept Master Plan is a sequence of connected pocket parks linked via pedestrian streetscapes and micro neighbourhoods (pocket neighbourhoods). With the inclusion of the Hobartville Country Village Master Plan, Hobartville will be a complete and cohesive community known for its high quality public open spaces and connection to the Hawkesbury Valley, allowing for social relationships, interaction and a sense of belonging in place.

Recommendations

Based on the findings of this Report, below are the key recommendations of the Master Plan:

- The remarkable heritage values and textured assets of Richmond inspire future development.
- Significant tree lined avenues, that have remained intact for the last century, should be open to the residents of Richmond and Hobartville.
- The natural environment including riparian corridors such as the Hawkesbury Valley and its surrounding context, could be used to incorporate sensitive passive recreational activities for the people to enjoy the natural setting.
- Improve the relationship between Hobartville and its wetlands.
- New development has the potential to support a growing community and Strategic Centre employment growth.
- Celebrate the next phase of Hobartville through the development of the Master Plan. This can be done through a well respected and curated program for heritage buildings, whilst the remainder of the Master Plan maintains its residential focus.
- A highly walkable and connected place, achieved through a pedestrian network connecting various open spaces and river foreshore areas.
- Provide diverse housing typologies that incorporate the traditional neighbourhood character of Richmond/Hobartville.

DISTRICT CONTEXT

Neighbouring suburbs of Richmond and Hobartville were utilised as a horse stud (breeding) farms until the 1960s, when farmland was subdivided into residential lots and redeveloped into a modern suburb. Today, Richmond showcases a combination of modern and historic built form. The historic value of the district is reflected in strong presence of heritage architecture dating back to the early 19th century, when the five original Macquarie Towns were established.

The richness of this heritage value, as well as it's scenic natural setting, are factors that make Richmond and the greater Western City District a place of unique rich local character and amenity. The landscape provides an interesting setting for future growth, prioritising cohesiveness with local context and sense of place, particularly as the Western Parkland District grows.

A plethora of nature reserves are readily accessed from Richmond, which sits within the collection of townships on the doorstep of the Blue Mountains. Along the riparian corridor of the Hawkesbury and Nepean Rivers, recreational activities provide additional destinations to complement the growth of the Richmond-Windsor Strategic Centre, particularly for tourism and visitors to the Blue Mountains (2 million people per year). These destinations include, but are not limited to, camping, water recreation, horse riding, sporting grounds, golf courses, wineries/vineyards and hiking trails.

Richmond is well positioned within the Western Sydney District, within short distance to the Health and Education Precincts of Penrith (and associated Eastern Creek Growth Area), Liverpool and Campbelltown, as well as Blacktown and the Parramatta CBD (Central City District). Richmond and Hobartville also have a strong connection to the Western Sydney Airport at Badgerys Creek.

The presence of agriculture, the RAAF Base, TAFE and the Western Sydney University Campus further heightens the economic positioning and specialisation of the district.



BLUE
MOUNTAINS

2 million
annual
visitors



SPRINGWOOD



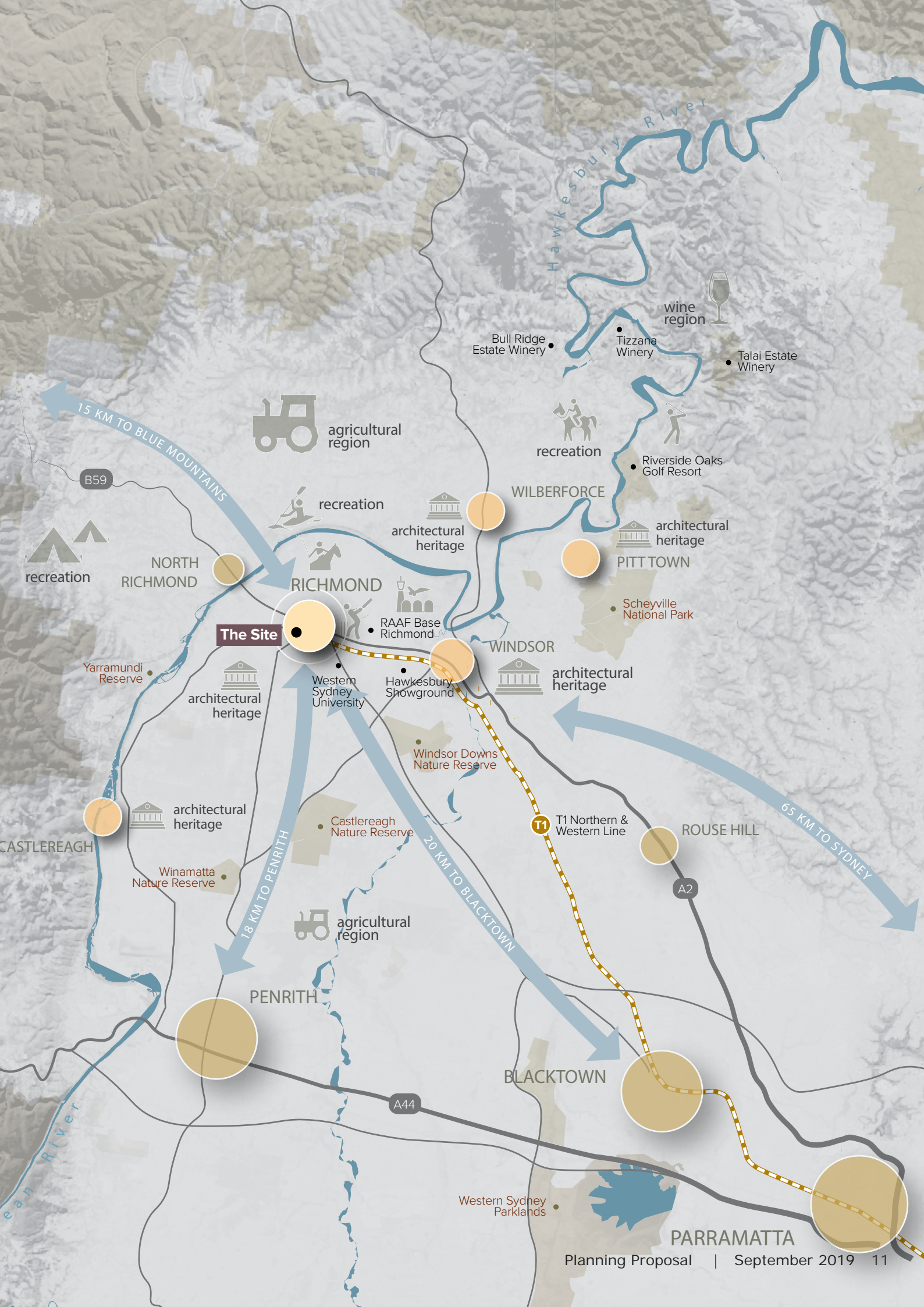
LINDEN



BLUE
MOUNTAINS



NTS



LOCAL CONTEXT

The richness of Richmond's heritage value, and its surrounding natural assets, makes it a unique and picturesque neighbourhood. This is reflected both in its civic spaces, landscape, streetscape and architecture. With over 120 State Significant Heritage listed items, including some of the oldest buildings in Australia, Richmond is an emerging tourism destination, focussing on colonial history, rural character, agriculture and environmental assets. It is considered that Richmond provides a remarkable contribution to the culture and history of the Western Parkland District.

The visual and physical connection to the vast expansive fields, agriculture and mountain ranges have been embedded into the character of Richmond early on. The housing and public building vernacular complement this character and the connection to landscape. These elements which make Richmond so unique have been maintained and well preserved.

In contrast to Richmond, Hobartville showcases more recent residential development that does not hold any significant heritage nor does its built form show any appreciation for the historic context of Richmond. Therefore, for the purposes of this report, all architecture related character references have been taken from Richmond.

Town Centre

With the growth and diversification of the Richmond Town Centre, some of the old terrace residential buildings have been converted into small boutique shops and other local businesses. The Town Centre features a blend of services and residential uses. The main street also reveals some larger format retail and light industrial services such as supermarkets, mechanical workshops and electrical services. This has contributed to what seems a healthy mixture of retail uses, neighbourhood services and residential uses in the local town centre.

Streetscape

Streetscapes are mostly leafy and well-shaded, particularly within the Richmond Town Centre. In Richmond, all streets have dedicated pedestrian footpaths, whilst in Hobartville there are more shared streets with no footpath or separation between pedestrians and cars. These streets are more private and are used by residents for different activities like walking the dog or an informal game of soccer or cricket.

Civic Spaces

Originally the market square when Richmond was first established, Richmond Park is the oldest and largest civic public place in Richmond. Located in the heart of Richmond adjacent to the train station, the parkland is easily accessible and is highly valued by local residents and visitors alike. Inside Richmond Park, there are multiple heritage monuments including the Pavilion, Fountain and War Memorial, making it a popular attraction. Most outdoor activities are supported by small pavilions that provide basic amenities.



The Site

Hobartville



NTS

The Parks, Lanes and Vegetation

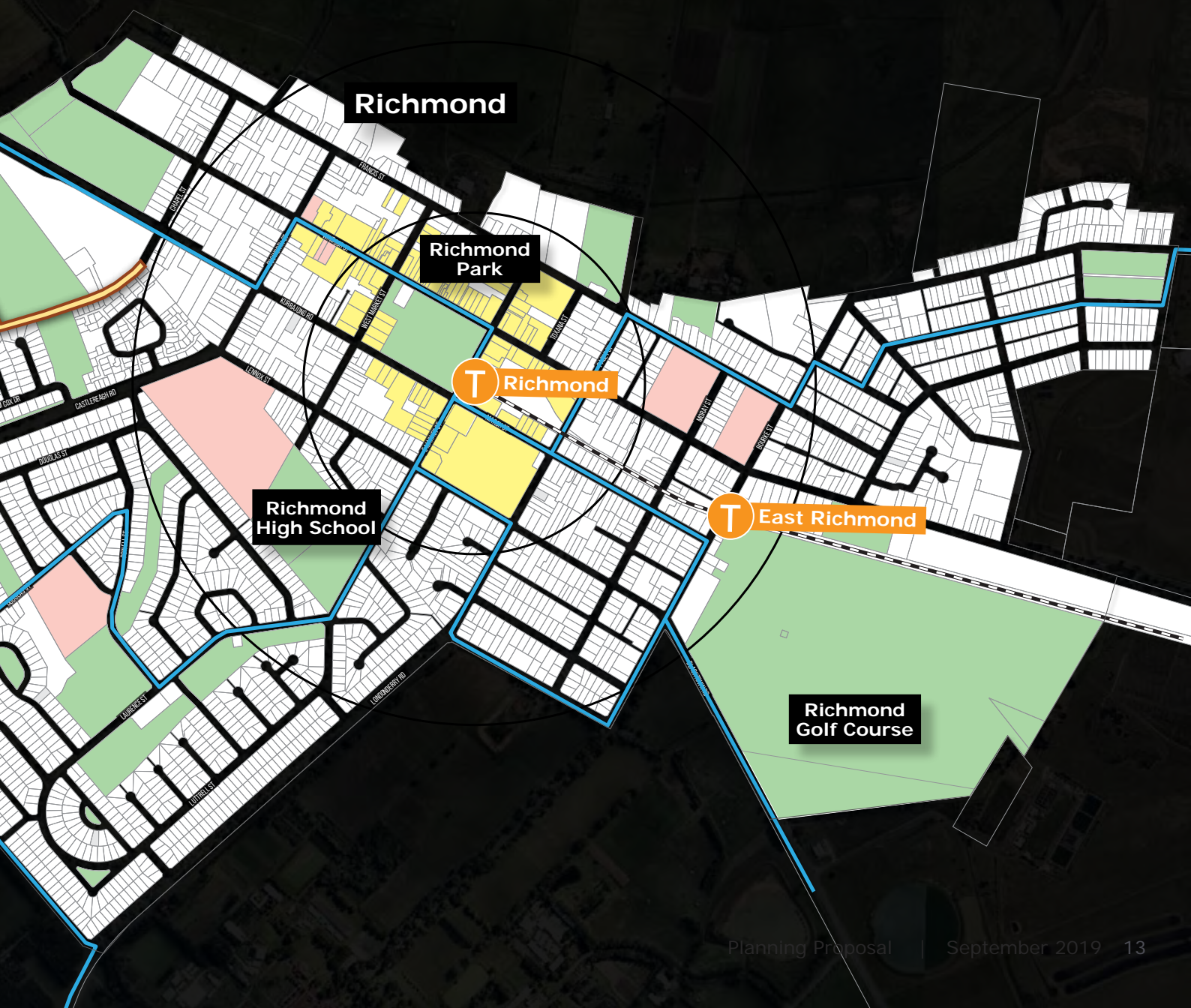
Richmond has retained parts of its identity and natural landscape inside the Town Centre, through a series of parks, landscaped public lanes vegetated and large historical trees. Large trees and expansive open spaces are very characteristic of rural towns. The relationship to the natural environment is also clearly identifiable. Smaller “pocket” public parks and footpaths have been embedded in the fabric of the place from early on. Today, these are popular places to engage in everyday life activities and socialise, in the quiet and tranquil environment that Richmond offers.

The Site

Not only does Chapel Street provide access to the subject site, the entire street (particularly west of Kurrajong Road) is heritage listed and valued for its significant trees. Chapel Street features a boulevard of London Plane trees planted between 1885 and 1894 on both sides of the road. The vast tree canopy spans across the entire road reserve, and with views towards the Blue Mountains, Chapel Street provides one of the most scenic experiences in Richmond.

Local Residential

Richmond features a variety of residential typologies ranging in age, majority of the significant housing stock are single storey Colonial Georgian Cottages, with some Victorian, Federation and bungalow styles.



OPPORTUNITIES

There are opportunities that have the potential to facilitate a well considered and good urban design outcome, whilst informing the place program and narrative for the Hobartville Country Village. Below is a summary of these opportunities which have informed the vision, concept development, Master Plan design as well as design guidance to vernacular architecture (materials, shapes and finishes).

The key opportunities are as follows:

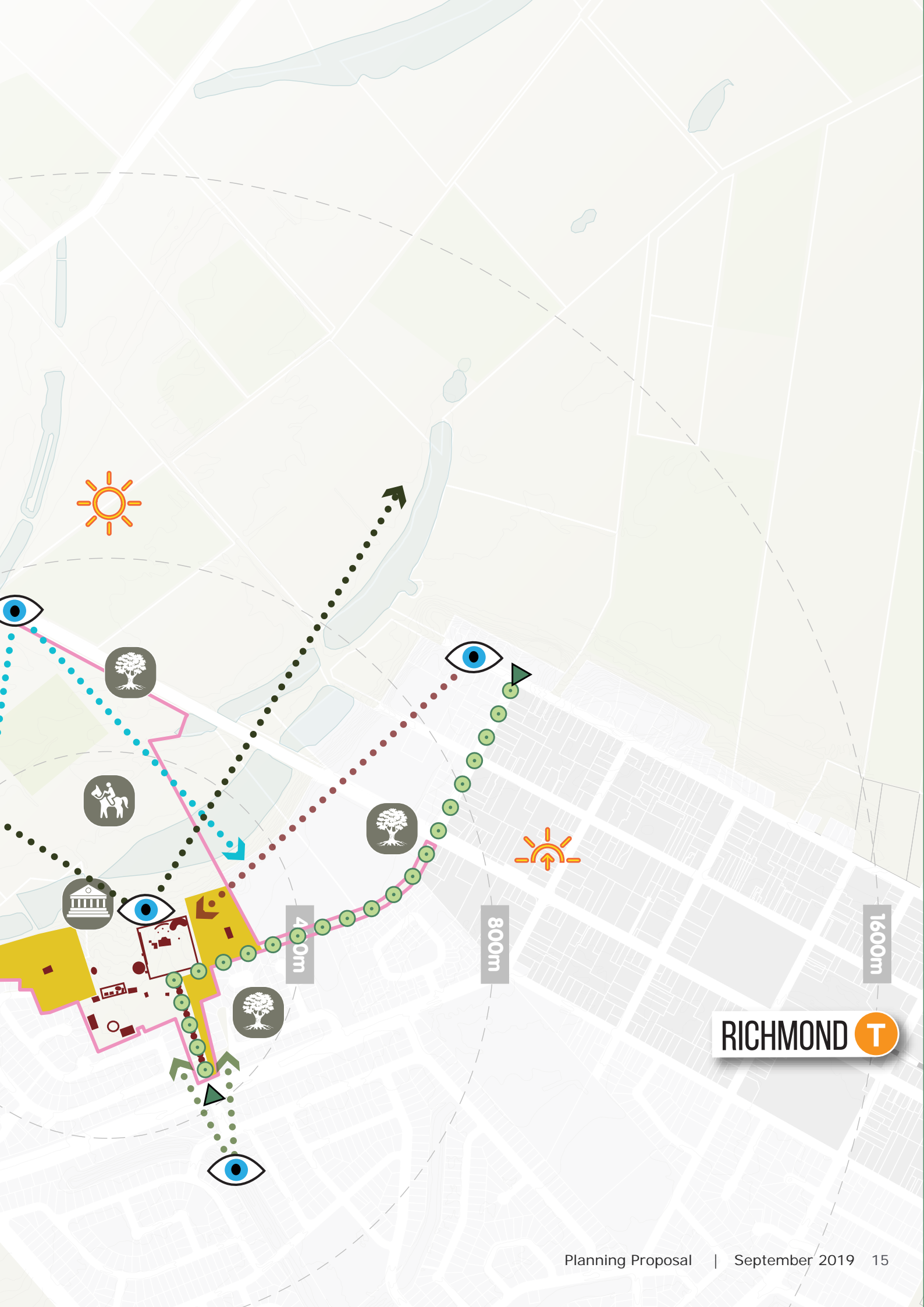
- Natural context;
- Suburban context creates a quiet and safe environment;
- Heritage character of the site and relation with heritage listed buildings (potential activation opportunities and building reuse);
- Existing heritage listed trees on site;
- Existing tree promenades form the two main access points to the site;
- Views towards fields, trees and Blue Mountains;
- Sunlight and North orientation;
- Built form heritage showcases some of the finest examples in Richmond;
- Regenerative Urban Design that utilises view corridors and vistas in its design;
- Meandering street structure to provide sense of exclusivity and privacy;
- Within walking distance to Town Centre and Train Station (15min);
- Outdoor activities, such as:
 - Trekking,
 - Community gardens,
 - Horse riding and
 - Community markets.

The proposed Master Plan will seek to emphasise these identified opportunities.

Legend

- Site Boundary
- Developable Area
- Heritage items
- Significant Tree Boulevard
- Site Entrance
- Key View to Wetlands
- Key View to Valley & Blue Mountains
- Key View to Tree Boulevarde
- Key View to Heritage Items
- Place of Interest / Activity





RICHMOND T

CHALLENGES

In order to gain a more in-depth understanding of the site we have analysed the existing challenging conditions and how these may inform the Master Plan response.

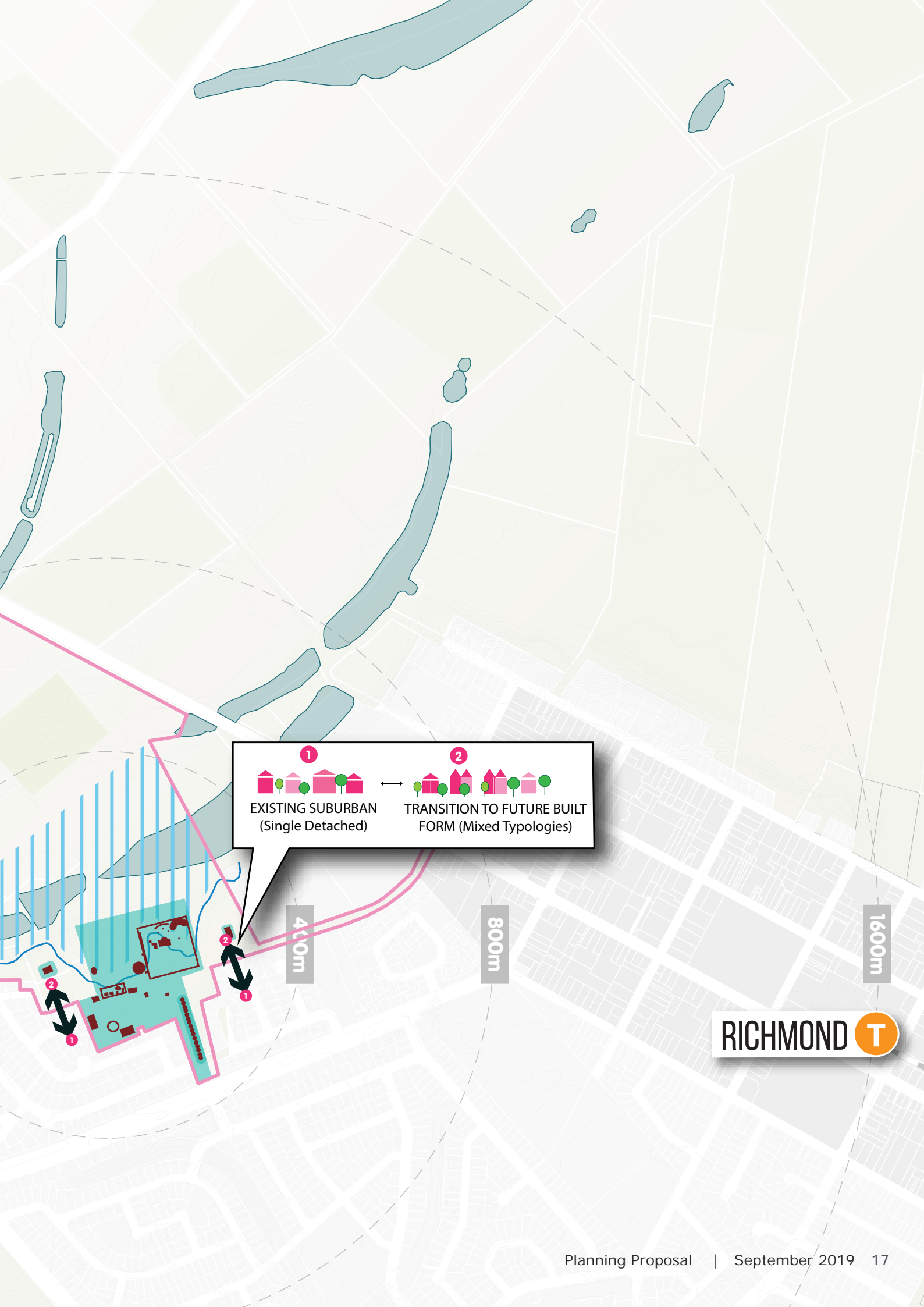
These challenges area summarised below:

- Flood lines impacting the extent of future development within the planning proposal;
- Responding to topography and land form changes;
- Heritage character and curtilage to be respected and retained (buildings and trees);
- Design the Master Plan based on existing primary view corridors and vistas to landscape;
- Built form transition and integration into the existing surrounding development;
- Street structure and design to be able to cope with potential flooding and appropriate stormwater runoff; and
- Allow for vehicles and service vehicles (waste collection) to access the site whilst internalising and limiting the extent of the car network to retain a high level of walkability.

Legend

- Site Boundary
- Heritage Grounds / Area
- Heritage items
- Flood Line
- Flood Prone Landscape
- Wetlands
- Built Form Transition





1
2

EXISTING SUBURBAN
(Single Detached)

TRANSITION TO FUTURE BUILT
FORM (Mixed Typologies)

400m

800m

1600m

RICHMOND T

PART 2

THE VISION

Sitting on the doorstep of one of the most scenic landscapes of Western Sydney, the Hobartville Country Village is inspired by the natural amenity of the Hawkesbury River Flats. Elegantly combining a nuanced model of semi-rural living, landscape and Richmond's iconic built heritage, the project will transform the Hobartville Stud farm into a family oriented community.

The neighbourhood will be brought to life with an array of recreational and cultural uses, oriented around walking and cycling.

An abundance of landscaped and interconnected open spaces are perfect for recreation and respite, connecting with nature, family activities and all-ages play.

The concept Master Plan harmonises the character of Richmond's architectural vernacular and embraces the natural setting, moving away from a business as usual suburban approach to a worlds best practice Master Plan. The Master Plan is inspired by the existing scenic vistas to the Hawkesbury River, Valley and Blue Mountains.





VISION HIGHLIGHTS

RIVERFRONT ACTIVATION



Dedicated micro river room destinations along the waters edge, providing opportunities for connection to nature, recreation and an active waterfront.

Bringing people closer to the natural amenity on offer in the Hawkesbury River Flats and encouraging them to gather through the use of micro river rooms (BBQ's, Lookout points, Picnic and EOT amenities). It is envisioned that programming opportunities for passive recreation will create a hub of active, healthy, cultural and cohesive community. The activation of the waterfront will engage not only the future residents of the Village but the wider community. These river rooms will be driven and supported by the key anchor activities, such as horse riding, community gardens, bicycle paths and walking trails.

AN INTERCONNECTED PARKLAND



A 64,632m² interconnected open space network that enhances the walkable connection between a variety of green spaces.

The Master Plan is structured by the internalised and interconnected open space network, to ensure all residents have access to a variety of green spaces from their doorstep. An integrated pedestrian movement network provides access to a series of smaller pocket parks, whilst pocket parks create an intimate relationship with the micro neighbourhoods (backyards, front yards) that forms its perimeter. In turn open spaces will be supported by strong passive surveillance and stewardship among residents. This generous provision of open space will be the key driver in providing a high level of amenity and social interaction between residents. Open space will blend into the existing context and the open vistas to the Hawkesbury River Flats and Blue Mountains.