

## OPEN HERITAGE PROMENADE



Enchanting tree promenades combined with some of Richmond's most quaint colonial heritage.

Open heritage promenades on key movement and view axes creates a legible and delightful place for users. The amenity and character of the existing place and provides the unique foundation for the Master Plan. The curtilage of these promenades provides a sense of arrival to the Village, showcasing the splendour of the historic Stud farms and the history of greater Richmond. The overall quality and amenity of the public domain is further enhanced by the openness of the landscape which provides vistas to natural landmarks. The Eastern and western vehicle access points into the site enable the full retention and protection of the central Oak Avenue, Stables Precinct and House Precinct. Thus, forming a pedestrianised linear park connecting the east and west development areas with greater permeability, and amenity.

## NEW COMMUNITY AMENITIES



Potential community space to provide opportunities for social interaction, learning and sharing between existing residents.

The community spaces and associated amenities are the social activators and connectors of the Country Village. The central community catalyst and learning centre has the potential to be located in one of the Site's repurposed heritage buildings. The community hub sits at the nexus of the central parkland on the convergence of the north south and east west promenades. The purpose of this space will encourage people to learn and collaborate through a culture lead program with a small library, civic centre and a program for artists in residence.



Grath

Grath

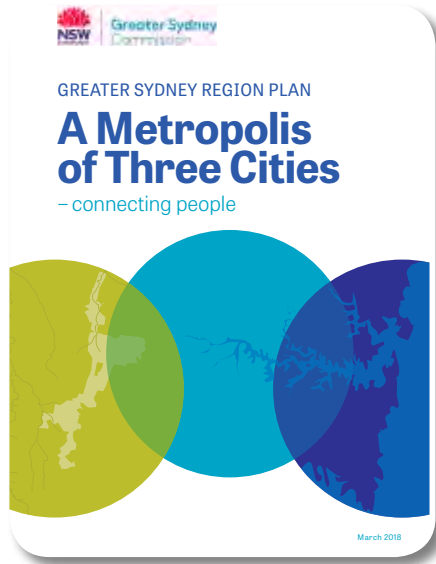
# PART 3 STRATEGIC POSITIONING

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# KEY POLICY

## Greater Sydney Regional Plan A Metropolis of Three Cities



The Plan outlines a vision for Sydney to 2056, defined by three (3) cities; the Western Parkland City, the Central River City, and the Eastern Harbour City. The Plan seeks to foster productivity, liveability and sustainability, to be achieved through the '30 minute city' model by which more than 60% of people live within 30 minutes of jobs, education, health facilities and services. The creation of the 30 minute city is to be promoted through infrastructure investment and coordinated transport and land use planning.

### Relevance:

As a global city, Greater Sydney is currently home to 4.7 million people, a number which is set to grow to over 8 million by 2056.

Growth at this scale demands holistic land use and transport planning which ensures that people can access jobs, services, entertainment and cultural facilities close to where they live. Guiding this planning is the Greater Sydney Commission, who released the first draft Regional Plan in 2017, grounded by the vision A Metropolis of Three Cities.

## Greater Sydney Regional Plan Western City District Plan



The population of Western Parkland City is projected to grow from 740,000 to 1.1 million by 2036 and well over the 1.5 million by 2056. In addition to the construction of the Western Sydney Airport, the new city shaping transport will make this one of the most connected areas in Australia.

### Relevance:

Directly connected to Parramatta and within close proximity to the train network interchange of Schofields, Richmond-Windsor (and Hobartville) will be part of a network of infrastructure that will connect to the new Western Sydney airport.

The Strategic Centre of Richmond-Windsor has been identified within The Western City District Plan future education and defence employment hub with an emerging tourism industry. The RAAF base in Richmond will complement the new airport and aerotropolis activities which include the TAFE NSW Richmond. Richmond-Windsor are considered strategic centres for business intensification and are expected to accommodate high levels of private sector investment enabling them to grow and evolve. In accordance with the intensification of the area, the subject site presents opportunity for new development that contributes to the required jobs and housing growth, consistent with the Greater Sydney Region Plan.



## Better Placed Government Architects NSW



Better Placed is a policy for our collective aspirations, needs and expectations of designing in NSW. The document focuses on enhancing all aspects of urban environments, to create better places, spaces and buildings, and thereby better cities, towns and suburbs for people. To achieve this, good design needs to be at the centre of all development processes.

**Relevance:** By creating accessible, inclusive and welcoming environments, the design of the built environment can contribute to reinforcing the sense of community. Incorporating diverse housing types and pocket neighbourhoods/parks will assist in the creation of an engaging place and resilient community, a key principle for the Master Plan. The Village's built form has been designed for people to enjoy with a constant and close connection to nature and Richmond's heritage.

The character and 'feel' of a place has been addressed in each of the principles of Better Placed, to support the creation of a new community which is designed for people seeking a picturesque lifestyle. Good Urban Design by GANSW has been drafted referenced as the how to guide for Better Placed, utilising urban design methods prescribed by the Guide to achieve a Better Placed. A key objective of the Master Plan is to create public spaces and places within its streetscapes, a key objective of Better Placed.

## Greener Places Government Architects NSW



Greener Places is a draft policy to guide the design, planning and delivery of Green Infrastructure across NSW. Green Infrastructure is the network of green spaces, natural systems, semi-natural systems (parks, rivers, bushland and private gardens) that are strategically planned, designed and managed to support good quality of life in the urban environment. The aim of the policy is to create a healthier, more liveable, resilient and sustainable urban environment. This is done by improving community access to recreation and exercise, walking and cycling connections.

**Relevance:** Greener Places considers green Infrastructure as being integrated with other urban infrastructure to create high quality urban environments. The Master Plan for The Hobartville Studs promotes the creation of a network of interconnected high quality open spaces, linking our site to the adjacent areas of Hobartville, Richmond and the Hawkesbury River Flats. Water sensitive urban design principles have been adopted in streetscape design to ensure effects of flooding are minimised as well as ensuring stormwater is collected for reuse.

The network includes physical and functional connections that benefit people and wildlife. It is considered that Master Plan is in line with the four principles of the Greener Places Policy, particularly by improving access to green space.

# BEST PRACTICE

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Aligned with the philosophy of Gehl Architects in creating places for people, the intent of the proposal is to strengthen identity, improve public life, enhance walkability and create a socially engaged community. Precedent case studies have been sourced from national and international examples, drawing inspiration from successful and functional place design, producing good urban design outcomes. The study enables the design team to assess the concept against these benchmarks and identify key lessons learned.

## What are Pocket Neighbourhoods?

“Essentially, pocket neighbourhoods are small groups of houses or apartments gathered around a shared open space. They might take the form of a garden courtyard, a pedestrian street, a series of joined backyards, or a reclaimed alley. These clusters form at a sub-block scale in a semi-private zone of ownership. Think of them as a micro neighbourhood within a community.”



## Poundbury by Leon Krier

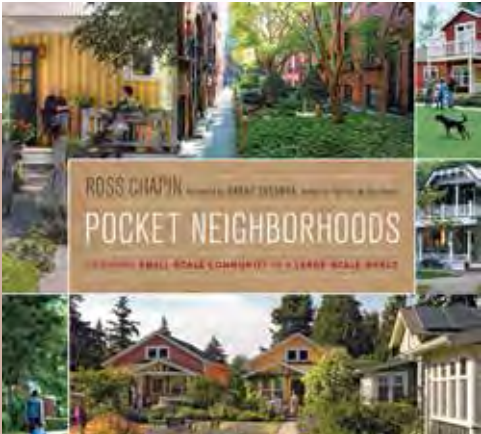
Poundbury is an experimental new town or urban extension on the outskirts of Dorchester in the county of Dorset, England. Focused on creating an integrated community of shops, businesses, and private and social housing, common areas are maintained by a management company to which all residents belong and is designed for sustainable development,

## Penn’s Landing Square by Louis Sauer

“The source of these varied, alternating architectural situations is his experience and love for Venice’s open space structure... Penn’s Landing Square recreates a memory of a different city, one with different values and spatiality. In this project, Sauer’s solutions are intertwined with the themes concerning the dynamics between open spaces and buildings... Sauer’s brilliant integration of the two aspects that make the Penn’s Landing Square complex is a benchmark for all subsequent residential architecture...”

Antonino Saggio





“The key idea is that a relatively small number of nearby neighbours share and care for a common space together....it’s about design that cultivates healthy neighbourly connections. - Ross Chapin, FAIA-



Following New Urbanist principles, Poundbury was intended to reduce car dependency and encourage walking, cycling, and public transport.









# PART 4 PLACE ANALYSIS

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Photo taken on site visit - Bowman House.  
Currently occupied by the National Parks and  
Wildlife Service.



# INTRODUCTION

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This section analyses the local character of Richmond and sets the foundation for the place-based design approach. We aim to recognise the elements of the local vernacular that establish the character of Richmond. This character study focuses on an analysis of Richmond's local vernacular, including elements from other Macquarie Towns. We have analysed the lifestyle and activities available in Richmond and Hobartville, followed by a broad analysis of the most relevant heritage items. This leads to an in depth analysis of cottage houses, a building typology referenced in the design of built form within the Master Plan.

As one of the original five Macquarie Towns, the exploration and settlement of Richmond dates back to late 18th century and the beginning of the 19th century. However, human occupation of these lands pre-dates the late 18th century exploration of the area by Governor Arthur Phillip. The original inhabitants of the Hawkesbury district are the Darug people.

The river (Derrubbin), was a focal point as a source of food (i.e. fish, eels, water birds, yams & mussels) as well as transport, in bark canoes. On sandstone platforms and in rock shelters, engraved images of animals and mythological figures displayed in ochre and charcoal art, can still be seen today. The Hawkesbury was also a source of stones for axes and pebbles for making barbs, points and scrapers. The Darug's neighbours to the north-west were the Darkinung tribe.

The Hawkesbury region (including Richmond) was originally established as a farming settlement, farmed to create a successful food source with fresh water supply nearby. The town's population and need for housing grew as farmland was established. Housing consisted primarily of self-built cottages. The township reached its peak of architectural elegance around the mid 19th century. Over the next century, due to the a dynamic growth of Western Sydney, Richmond became a combination of old and new, marrying its well retained historic architecture with more contemporary suburban developments (Hobartville).

A variety of historic architectural vernacular styles, housing typologies and detailed design (materials and finishes) all contribute to the cultural composition of Richmond, and are statements of its local history.







Recycled · Handmade · Vintage

DELICATESSEN

FARMER DAUGHTER

Meats & Produce  
DELICATESSEN

“ The most impressive cities have a cohesiveness that is often derived from an unwritten rule about scale, colour, and building types. ”

Meredith Bowles,  
Mole Architects

# ACTIVITIES IN RICHMOND

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The picturesque natural setting, combined with rich history and a rural atmosphere, the historic towns of the Hawkesbury Valley are vibrant places offering a quality lifestyle. These towns are supported by a range of schools and services for families and a variety of interesting and fun activities.

Meandering between the Macquarie Towns, the Hawkesbury River is an oasis for kayaking and water sports enthusiasts, a starting point for walking and hiking trails as well as a base for numerous charming hideaways. Short stay accommodation offers options for a relaxing weekend away from the city.

Adjacent to the river, the Richmond Lowlands is home to numerous sports clubs and sports facilities, where local residents can enjoy a local game of cricket and polo. Towards the south-eastern end of the town centre, Richmond hosts the Hawkesbury Campus of the Western Sydney University (WSU) which focuses strongly on scientific fields and is equipped with high standard labs and educational facilities. Richmond TAFE is located next to the WSU Campus.

Finally, the Hawkesbury region, dotted with wineries along the river, is famous for its gourmet food and wine culture and the historic Richmond Park hosts a food market with local produce every Saturday, boosting the food scene of the region.



**1** Picnicking on the Hawkesbury River Flats



**2** Kayaking down the Hawkesbury River



**3** Outdoor Activities and Sports in Richmond Lowlands and Local Natural Reserves





4 RAAF Base Aviation Events

Studying at Western Sydney University and Richmond TAFE

5



6

Good Food Markets in Richmond Park

Junior Sport Competitions and Sport Clubs

7



8

Polo and Cricket games at Hawkesbury Cricket Club and Richmond Polo Club

# RICHMOND'S HERITAGE

Located on the alluvial Hawkesbury River flats, the history of Richmond is significant in the development of New South Wales. The Darug people, the Traditional Owners of the land and its waters, have an ongoing connection spanning over 60,000 years. It is an ancient place of knowledge, ceremony, farming and trade. Indigenous communities living in and around the area today continue to have a cultural connection to the land and continue to share a living language and unbroken lineage to this heritage.

Richmond's history is characterised by conflict arising from colonial settlement of Darug land. Richmond was the third area to be settled after Sydney Cove and Parramatta. Early contact and colonisation saw punitive expeditions and frontier conflict over land and resources, as the new settlers sought to occupy Darug peoples land and develop farming resources, given its fertile soil. Richmond was soon producing abundant grain and in 1811 was established by Governor Macquarie as one of the five original Macquarie towns. Not only do the landforms have an inspiring quality, but the historic urban landscape, streetscape and heritage form expresses the characteristics of various periods of development. The early street pattern layout showcases a simple grid network and clear delineation of allotments. Commons and land for public purposes was a distinguishing characteristic.

Richmond became a municipality in 1906. It was considered one of the most resemblant English towns of the colony. Fine examples of public architecture (post office, theatre), combined with a spacious park in the centre of town, created this reputation. Agriculture and horse breeding were significant land uses associated with the area. Industry was predominately related to primary production. While Richmond has changed, it still has a significant heritage that reflects the early colonial landscape, characterised by a graceful river, rich floodplains, an English township distinguished by high quality built form heritage.

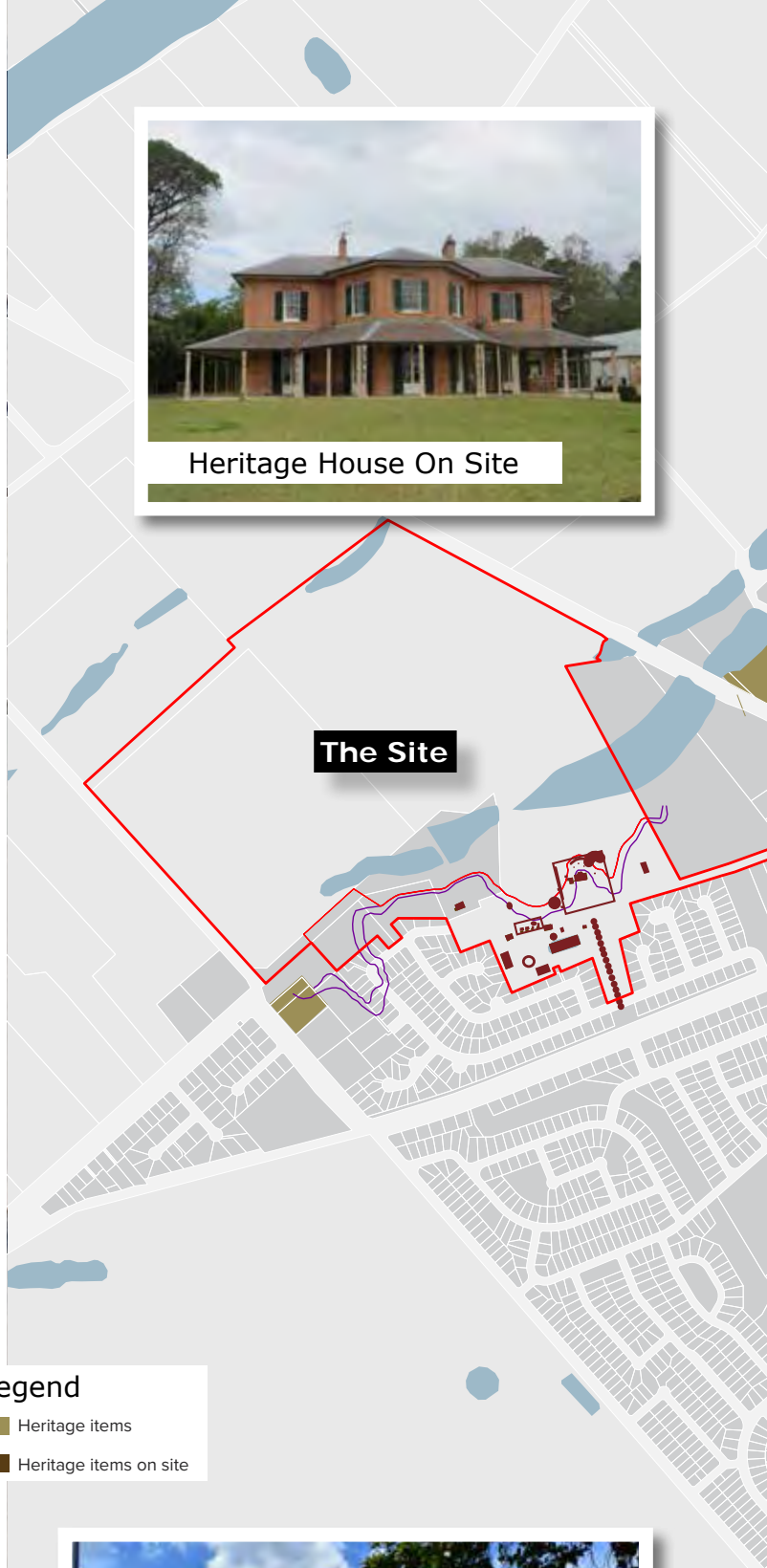
The Royal Australian Air Force base in Richmond which was established in 1923 and is currently the home to the RAAF's transport squadrons. During WWII the RAAF operated as a top secret operations bunker from an unknown underground location, which may still be intact. During the Vietnam War, logistic support and medical evacuations were supplied by the C-130 Hercules aircraft from RAAF Richmond.



NTS



Heritage House On Site



## Legend

- Heritage items
- Heritage items on site



School of Arts

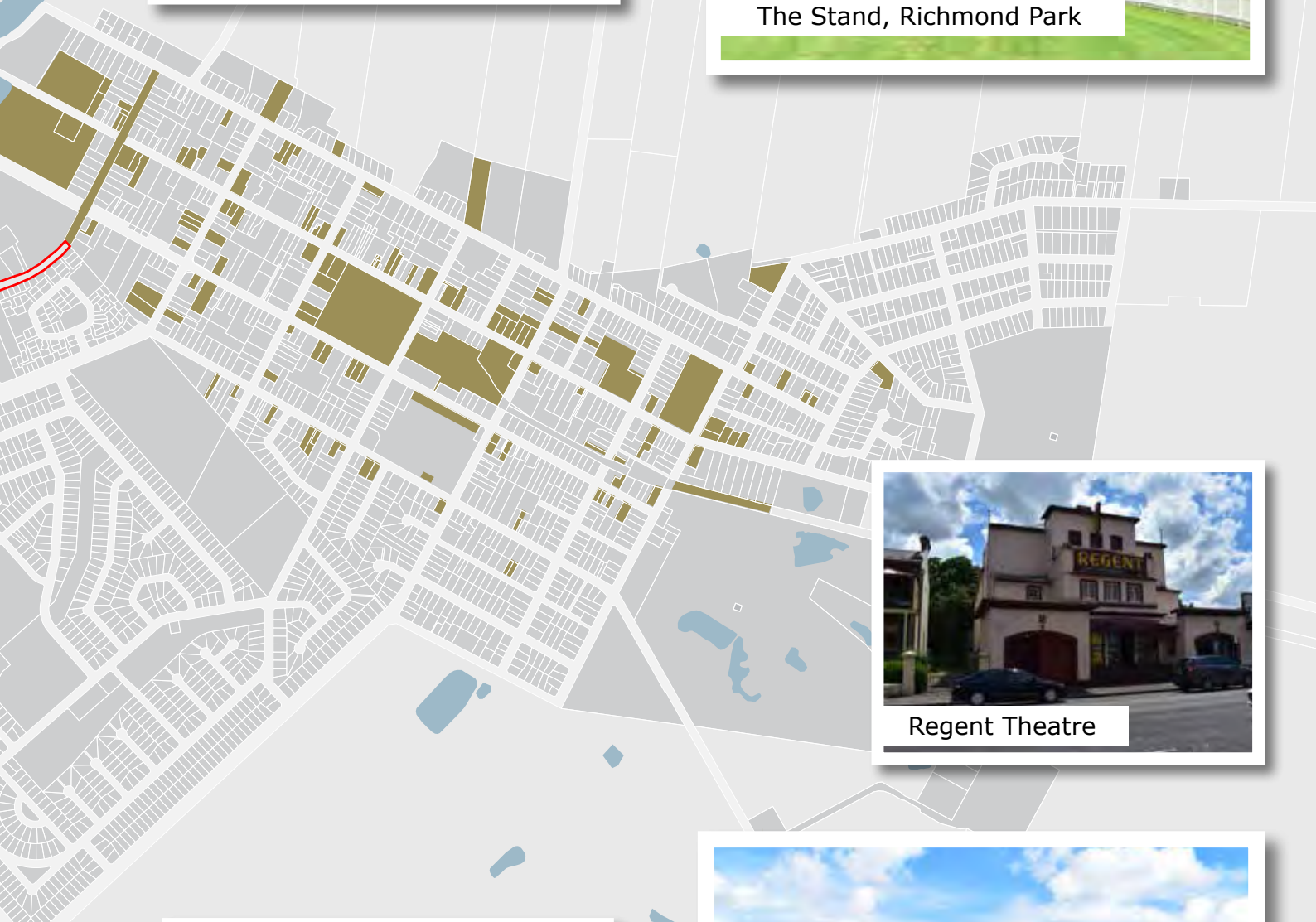




The Post Office



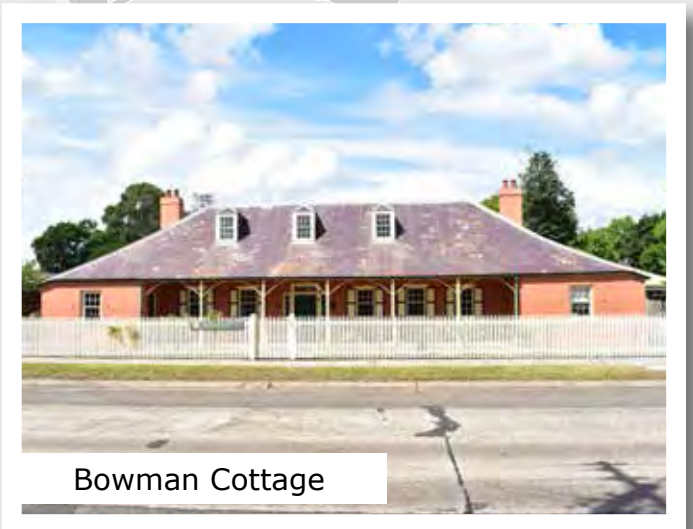
The Stand, Richmond Park



Regent Theatre



Chapel Street



Bowman Cottage

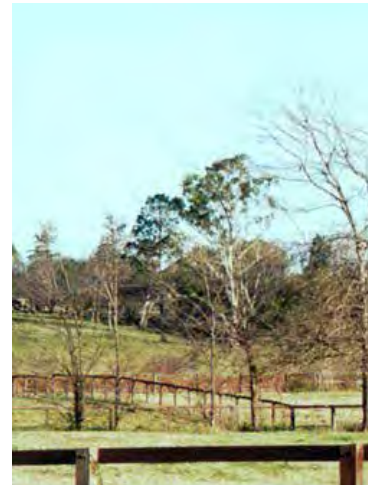


# EXISTING SITE & SURROUNDS

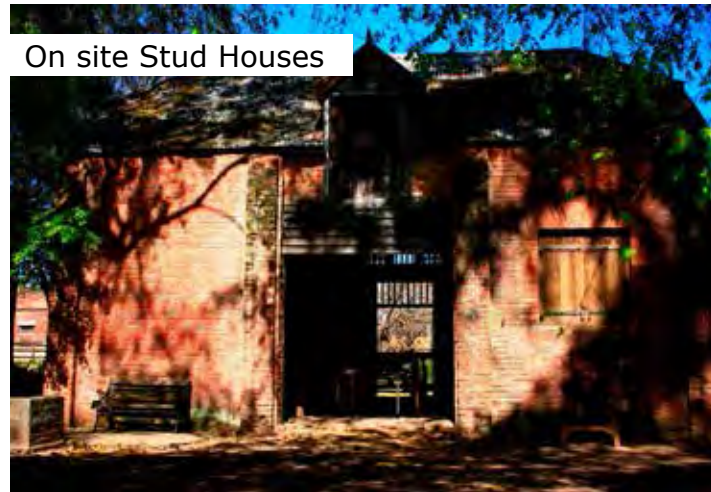
Whilst the focus is on assessing the place and character of Richmond, it is important to consider what the site and immediately adjacent residential areas (particularly Hobartville) look and feel like today.



Hobartville Vernacular



Hobartville Vernacular



On site Stud Houses



Park in Hobartville



On site Heritage House



Hobartville Vernacular



Hobartville Streetscape



Views South from flats to Heritage House



Historic Sign at Site Entrance



Hobartville Vernacular



Stud Farm



Backyard Views to Stud & Blue Mountains



Entrance to Stud Farm from William Cox Drive



Hobartville Vernacular



Hobartville Stud Farm



# CHARACTER STUDY

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We have undertaken the following preliminary local character and vernacular study to inform the creation of a future site specific Development Control Plan for the Hobartville Country Village. The aims of the study are to inform design guidance on public realm and built form design guidance by identifying the key characteristics of place, public domain and built form.









# CHARACTER STUDY

## THE STREETScape

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Richmond is accessible via multiple townships within the Hawkesbury region. Hawkesbury Valley Way connects Richmond with the neighbouring town of Windsor from the east, whilst March Street/Kurrajong road provides access north-westwards to North Richmond, Kurrajong and the Blue Mountains. These two streets service the majority of Richmond's Town Centre, including boutique and commercial retail, offices, local cafés, restaurants, larger format retail/shopping, museums and cinemas. Further away from the town centre, the streetscapes are generally quieter and have a typical residential character, with concrete paving footpaths, street planting and verge trees.

Chapel Street is an exceptional residential streetscape in Richmond. Due to its significant vegetation and heritage cottages, Chapel Street is listed as a heritage item. The streetscape consists of an avenue of large, mature London Plane trees, planted by a local businessman in the 1890s. Today these trees provide constant on street shading and dappled light on sunny days, further adding to the ambience of the streetscape. This makes Chapel Street one of the most enjoyable and walkable places in Richmond.

### Lanes



Key characteristics:

- 4-6m lane width
- Bound by property fencing
- Turf surface or hard surface
- Accompanied by vegetation and planting

### Heritage Street



Key characteristics:

- Features mature and leafy London Plane Trees for the entire length of the street
- Street is fully shaded
- Wide street with well maintained footpath
- Low traffic volumes, not accessible from the main road