



gladesville campus master plan

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► **the team :**

- **WorleyParsons**
- **Randles Straatveit Architects**
- **KJA**
- **Hill PDA**
- **Jane Irwin Landscape Architecture**
- **McLaren Traffic Engineering**
- **HealthConsult**



► **key dates:**

- **workshops 1 – 19-21 september 2011**
- **options paper/ draft masterplan – 21 october 2011**
- **workshops 2 – to be held by w/e 28 october 2011**
- **final masterplan – 18 November 2011**



► site considerations:

- **beautiful site**
- **extraordinary collection of buildings and gardens**
- **no longer can be used for the original use as a mental health facility**
- **limited access by public transport**
- **buildings; land and infrastructure require upgrading; maintenance at high costs**
- **need solutions that conserve the qualities of the site and enable retention of the heritage buildings; grounds and appropriate uses**



- ▶ **philosophical approach**
 - **design based outcome**

- ▶ **planning legislation**
 - **Environmental Planning and Assessment Act 1979 [EP&A Act]**
 - **Hunters Hill Local Environmental Plan No 1**
 - **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**
 - **Draft comprehensive Hunters Hill LEP - Section 62 consultation**

- ▶ **framework for decision making**



▶ **philosophical approach:**

- **heritage relates to the whole site: buildings; spaces; landscape and history and the future, not just the current state**

▶ **heritage legislation:**

- **Environmental Planning and Assessment Act 1979**
- **Heritage Act 1977 - Section 170**
- **Hunters Hill LEP No 1**
- **Conservation Management Plan [CMP]**
- **Development Control Plan [DCP]**

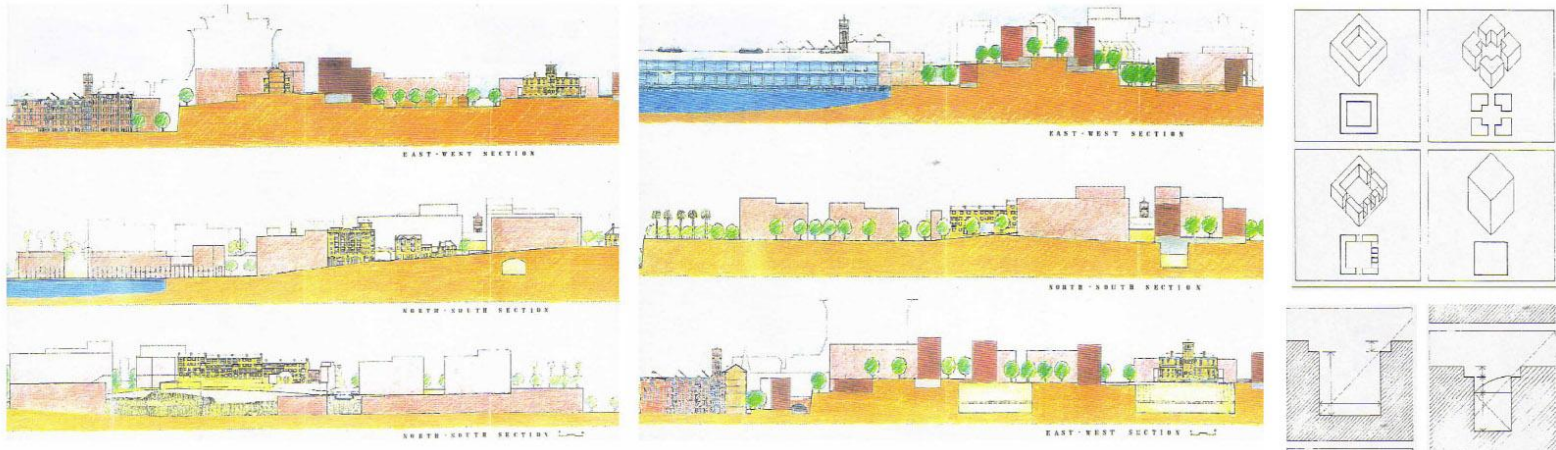
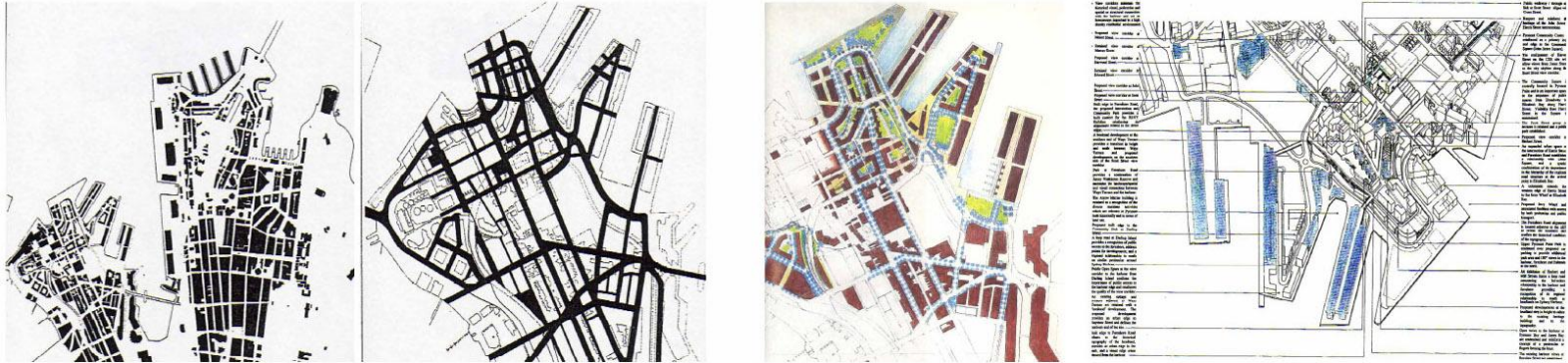


▶ the approach to master planning

- **a design project: the layering of the city**
- **contextual**
- **considers all elements: heritage / history / space / land / built form**
- **long term sustainability**

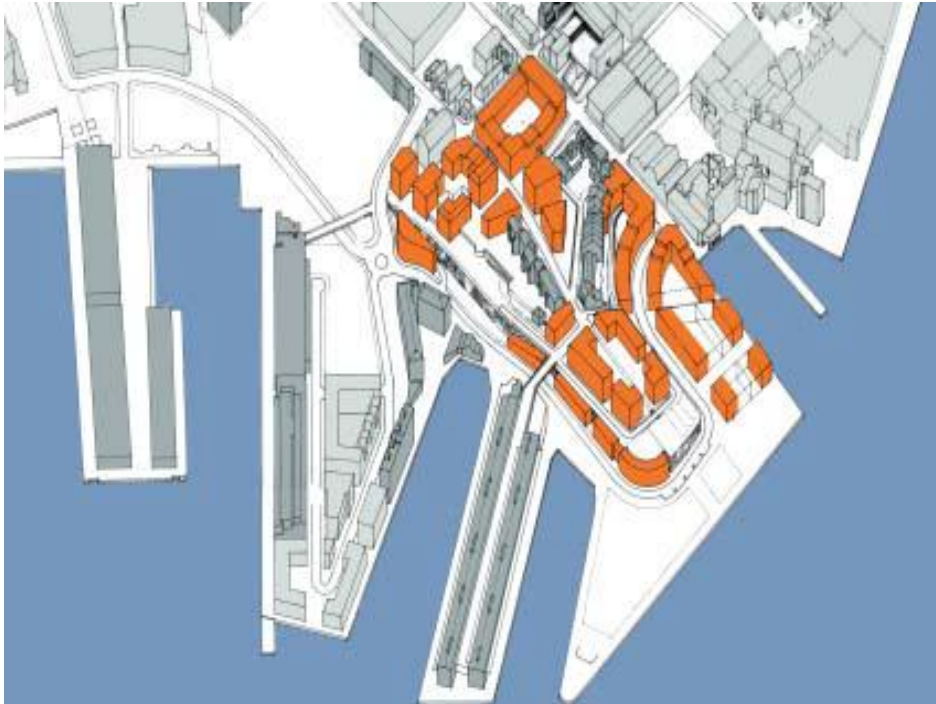


pyrmont point





pyrmont point cross street block study







- ▶ **considers all elements: heritage / history / space / land / built form / uses**
- ▶ **the relationships of buildings to each other , the roads and the spaces**
- ▶ **urban areas as a spatial system not a collection of objects**
- ▶ **the elements of urban areas are:**
 - land
 - space
 - built form

“space is the organizing element of urban morphology”

bernard huet



▶ long term sustainability

- **uses**
- **form: existing and future**
- **community: existing and future**
- **flexibility over time**
- **feasibility over time**
- **achieves long term funding to retain heritage buildings**



- ▶ **phase one:**
- ▶ **site and context appraisal, including:**
 - **regard of conservation management plan 2001 and 2010 draft review**
 - **regard of past planning studies**
 - **reference projects that may inform current process**
 - **stakeholder and community presentation and feedback**



▶ **phase two**

▶ **masterplan options, including :**

- **integration of stakeholder and community feedback**
- **alternative use options for existing buildings and precincts**
- **potential new buildings with new uses**
- **suggested heights and density considerations**
- **attention to specific precincts along boundaries eg. cemetery, park edges, residential and currently functioning precincts**
- **opportunity to address design options to building adaption eg. heritage, building type, access and parking, etc.**
- **planning implications, feasibility and relative merits**



▶ phase three

▶ preferred masterplan option, including :

- refined preferred use options for existing buildings and precincts
- preferred new buildings and uses
- feasible and acceptable heights and densities
- specific precinct considerations along boundaries
- eg. residential configuration, cemetery/park issues, giant steps etc.
- landscape, built form measures to solve current constraints
- heritage and planning strategies



▶ principles

- **public access to enjoy site and understand its history**
- **access to water and regional park**
- **links to northern site**
- **conservation and enhancement of heritage buildings and spaces**
- **level of change related to heritage significance**
- **conservation and enhancement of cemetery**
- **solutions need to reflect the layering of the site: don't bulldoze and don't fill up the spaces conservation**
- **long term sustainability**