



Design Report

Henley Precinct Plan

Prepared for: Hunter's Hill Council
Issued: 19 June 2024



We acknowledge the Wallumattagal as the original custodians of the lands and waters on which Hunters Hill was built. We respect their cultural and spiritual relationships with place and honour elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Report register and quality assurance

DunnHillam Architecture + Urban Design operates under a quality management system which has been certified as complying with quality management systems ISO 9001:2015. This report has been reviewed and approved for issue in accordance with the DunnHillam Architecture + Urban Design quality assurance policy and procedures.

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The following report register documents the development and issue of the Project Proposal, undertaken by DunnHillam Architecture + Urban Design in accordance with its quality management system.

| | |
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| Project Director | Lee Hillam |
| Signature |  |
| Date | 19 June 2024 |

REPORT REGISTER

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01

Introduction

Introduction

Executive Summary

DunnHillam Architecture and Urban Design have collaborated with Hunter's Hill Council to develop a precinct plan that provides for the maintenance and improvement of the Henley Precinct in the short, medium and long term.

The Henley Precinct Plan proposes:

- A strategy for accessible paths and stairs, signage, lighting and benchseating throughout the precinct
- An interactive, playful and educational approach to building an indigenous cultural understanding of this place
- A new adventure playground that traverses the hillside between the skate park and the sporting fields, with a picnic pavilion and amenities building
- Smaller play structures in other key locations such as adjacent to the bowling green and along the bush walking trail
- Public barbecues provided to the parkland picnic area adjacent to the existing car park
- A new amenities and clubhouse building adjacent to the sporting fields, with casual spectator seating
- Upgrades to the Henley Community Centre (HCC) including a lift, toilets and cafe/kitchen facility
- A new community space at lower ground level of the HCC with connections to a new outdoor space
- A proposal for formalised bush walking tracks
- Continued repair to the landscape throughout the precinct
- A new amenities building adjacent to the ferry wharf and an accessible pathway to the sandstone outcrop that is a popular lookout and fishing spot
- Consolidation of parking at a central location and rationalisation and improvement of other parking
- Reinstatement of the bowling green as a recreation area with shaded seating and a new connection to the upper floor of the community centre
- Additional storage for community groups
- Outdoor exercise stations at two locations along pathways
- A pontoon below the community centre for kayaks
- A foreshore walk connecting the small beach to the off-leash dog park
- A memorial wall to commemorate local people



About this document

The Henley Precinct Plan is a guidance document for all future work within this community asset.

It describes the process undertaken to create this precinct plan which included historical, geographical and indigenous cultural research, condition analysis of existing facilities and landscape and stakeholder engagement. The precinct plan gives the Council a number of tools to use including design principles, layout plans, examples and useful precedents and a broad implementation plan.

Background of this project

The research, analysis, brief development, stakeholder engagement and design of this precinct plan has been undertaken from September 2023 to June 2024.

Located on the lands of the Wallumedegal, The Henley Precinct has catered for a range of community uses since the reserve's dedication for public recreation in 1920. Hunter's Hill Council has recently completed a number of supporting projects that will be considered in this masterplan, such as;

- Henley Precinct Plan of Management
- Upgrades to the Gladesville Oval, including a Concept design for a new clubhouse and amenities block
- Needs Analysis for sporting facilities at Gladesville Oval
- Condition report on Henley Community Centre.

Aims of this project

The Henley Precinct Plan aims to identify and outline the need for future inclusions, upgrades, maintenance and public domain projects.

The vision for the Henley Precinct is to accommodate the local population as well as existing and future users and sporting groups.

The precinct will be a safe place to visit, whether you be walking, riding or using public infrastructure. Social connections will be encouraged through the use of shared spaces. Sustainability principles will be evident throughout the precinct. The natural environment will be maintained and celebrated.

And finally, the Henley Precinct will be a place of inclusion, where everyone feels welcome and Indigenous heritage is highlighted.

Introduction

Design Principles

The following five principles have been developed through workshops with the Council and stakeholders as part of the brief for the project.

They have provided a guide for all design decisions made through the development of the precinct plan and will be used to inform the development of each element of the precinct plan as it progresses to construction.

Principle 01

Welcoming

Support a range of sporting, recreational, community functions.

A place for all ages and stages of life.

Diverse, inclusive, and accessible spaces for people of every age and ability.

Tell the story of the place in a way that makes everyone feel at home, included and connected to place.

Principle 02

Local

Respect the settler and indigenous history and character of Hunters Hill.

Create more opportunities for enjoying the harbour views and beauty of the natural landscape and foreshore.

Design for now and for future generations.

Make the precinct better known to the local community.

Develop the character and style of all elements to be recognisably of this place.

Reinforce the leafy and green character.

Principle 03

Connecting

Reinforce connections with nearby sites and public transport links.

Create a unified precinct with easy and accessible paths throughout.

Introduce inviting and clear wayfinding.

Improve the overall readability of the precinct.

Create opportunities for different sectors of the community to cross over and interact.

Principle 04

Sustainable

Manage natural landscape to rehabilitate local flora and fauna.

Reduce operational and running costs.

Sustain financial viability with flexible, welcoming spaces appropriate to a variety of programs and events sizes.

Create revenue generating opportunities for establishing future partnerships, grants and income revenue to fund maintenance/future works.

Principle 05

Flexible + Pragmatic

Provide a flexible precinct that can accommodate various groups and events at multiple scales and concurrently.

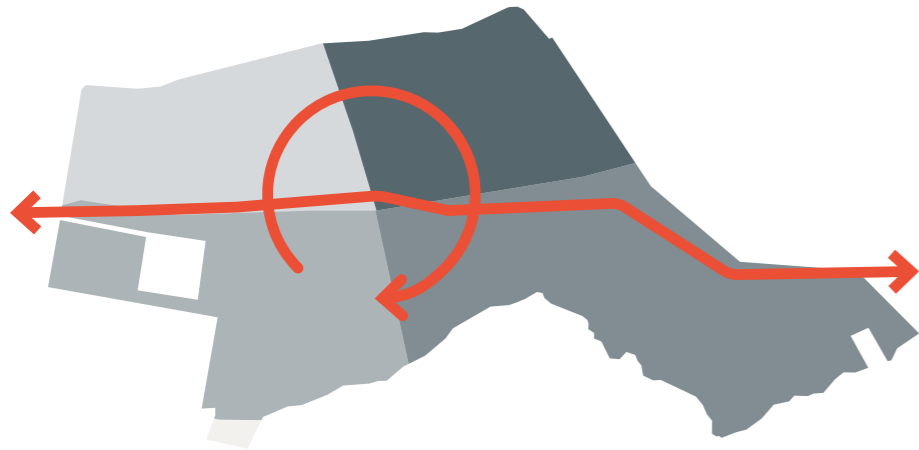
Practical design and clever strategies that use what we have to its full potential.

Look for ways to better support existing groups.

Create opportunities for more of the community to use the precinct and facilities.

Introduction

Key Strategies



Better connections within and beyond the precinct

The current Henley precinct feels like four distinct parks, with little relationship between them. It is entirely possible that visitors to the sporting fields are unaware of the community gardens, or commuters walking along the eastern edge from the ferry wharf do not know about the community centre building.

We are proposing a number of interventions and improvements to paths, parking, viewlines and uses that will connect the four parts of the park to one another and thereby extend the possible ways that visitors may enjoy the precinct.

The precinct plan also considers connections with other public spaces around the precinct, such as the Gladesville Hospital precinct, the harbour foreshore and Betts Park in terms of pathways, uses and green grid connectivity.



Create an accessible precinct

The site is a steep harbour edge landscape with sandstone outcrops and natural and human-formed benching and terraces. This makes traversing the site challenging for people of all abilities. In many cases no connecting paths exist at all.

The precinct plan will facilitate multiple points of access to the harbour and foreshore while protecting areas of sensitive ecology.

The precinct plan has devised a set of paths that are integrated with existing paths that allows visitors to access most parts of the park at gradients suitable for all physical abilities. Many benches and lookouts are provided along the paths to provide resting spots and the path deliberately winds through and around uses and facilities such as the playground, exercise stations, car parks and the community centre, so that the journey is interesting and recreational.

A publicly accessible lift is provided in the community centre building and accessible toilets provided at four locations.



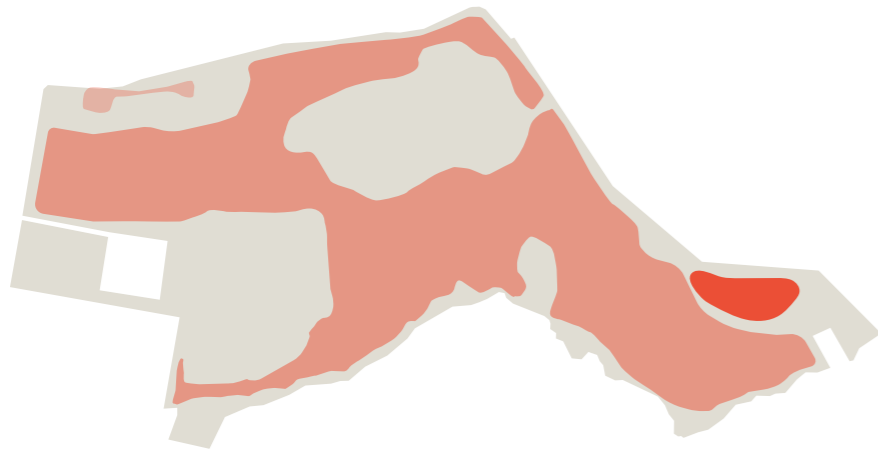
Provide facilities and amenities to support all visitors

Currently pockets of the Henley Precinct are used extensively by specific groups. These groups are supported by this precinct plan and facilities enhanced for these users. There are however other parts of the precinct that are under-resourced in terms of community facilities and amenity.

The precinct plan proposes additional facilities and amenities to provide for a wider part of the community. The location of proposed new structures are indicative and subject to future investigation.

Introduction

Key Strategies



Be nature positive

The Henley Precinct is a place of great natural beauty, despite having been stripped almost completely of vegetation by the 1940's. Bushland has established itself in some areas, though much is struggling with either overuse by mountain bikers or through weeds species overtaking endemic species. An active bushcare group has made significant improvements in the eastern part of the site (shown above in dark red).

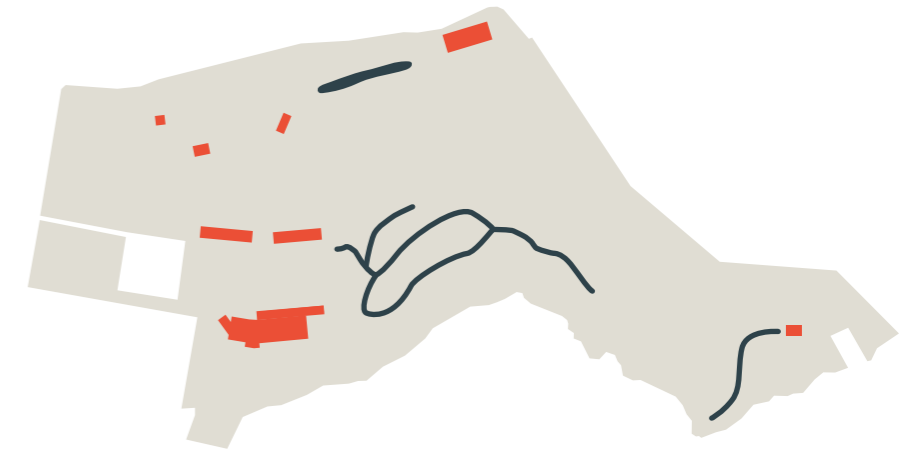
The ambition is to work with an indigenous understanding of Country as integrated with human experience and existence, restore and reinstate natural bushland areas and protect the beautiful existing trees. The project as a whole aims to leave the environment in a much better condition than when it was found; to be nature positive. Allow for natural regeneration using best practice bush regeneration techniques. Weed species should be carefully removed over time and replaced with endemic plantings. Natural landforms, such as the small creek should be cleared and restored and take into consideration existing flora and fauna including native bird habitats.



Design with Country

Designing with Country is a process where all the elements of the landscape are acknowledged as integral to human life, in the belief that if we care for Country, Country will care for us. This proposal has sought indigenous wisdom and knowledge in thinking about how to design this precinct for the whole community.

The directives from designing with Country have been to understand the site in terms of the relationships with sky, earth and water and the animals and plants that relate to each of these elements; lizards at the ridge, sunning themselves to the sky, wallabies and birds in the forests of the slopes and gullies and fish and oysters along the harbour edge. The aim is to make these relationships more visible to visitors. We propose to use an indigenous way of signposting and wayfinding to convey this information- which is to engrave in the ground. This way of leaving messages for new visitors has been used by indigenous people for thousands of years and we hope to utilise this for the majority of signage and wayfinding, including building names and functions, indicating views and points of interest and using the animal motifs in specific places around the precinct.



Sustainable buildings + landscapes

The Henley Precinct currently exhibits many important sustainability principles. The buildings are well used and well maintained, vegetation is extensive and mostly self-sufficient and there is a large an active community garden at the centre. The Henley Precinct Plan proposes minimal new built work, and in most cases that built work either has protection of the environment as its purpose (the bushwalk tracks) or is inserted into areas that need remediation or improvement (the new bowling green shade seating and car park extension). The proposal includes the reuse of the existing community centre and renovation to improve energy performance and retention of existing pathways, parking, play facilities and trees.



02

Precinct Plan

Precinct Plan Strategy Diagram

The Precinct Plan has 5 integrated component parts: Connections, Activity Areas, Buildings/Pavilions, Roads and Parking and Bushland Regeneration.

The Precinct Plan proposes to reinforce the existing usage patterns that are described by following the 4 zones: Recreation, Sport, Bushland and Community.











Precinct Plan

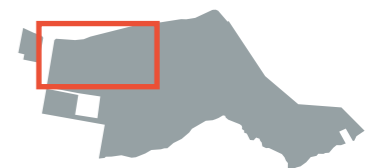
Recreation Zone

- 1. Car parking**
Retain 24 existing carparking spaces, including 2 accessible spaces.
- 2. Interpretation point**
- 3. Learn to ride path**
A new learn-to-ride loop path for children with central lawn for recreation, with safety measures such as fencing, planting and gate to create clear delineation between learn to ride path and Victoria Road.
- 4. Interpretation point**
- 5. Existing skate park (retained)**
- 6. Existing Basketball/Netball Court (retained)**
- 7. Loop path**
The principal public path, a concrete fully accessible 'ribbon' connecting all parts of the precinct
- 8. Central stair**
A new public stair, connecting the active play space to the community centre
- 9. Wild play**
An adventure play experience for kids of all ages and their carers integrated into the slope of the landscape, with no trees to be removed.
- 10. Interpretation point**
- 11. Shaded pavilions (indicative)**
New shaded structures with bbq amenities and picnic tables. Each located to support adjacent activities.
- 12. Recreation shelter and amenities (indicative)**
Rest stop, shelter and amenities building - with accessible toilets and outdoor hand basins provided together under a single roof.
- 13. Seating (indicative)**
Interspersed throughout the site as 'rest stops' with waste facilities, to support use of park by all ages and abilities.
- 14. Interpretation point**
- 15. Exercise equipment**
Accessible outdoor exercise equipment.
- 16. Interpretation point**
- 17. Loop path**
The principal public path, a concrete fully accessible 'ribbon' connecting all parts of the precinct



Legend

- | | | | |
|---|---|---|--------------------|
|  | Existing concrete path (retained) |  | Lighting (bollard) |
|  | New concrete paths | | |
|  | New crushed granite paths | | |
|  | New timber boardwalk paths | | |
|  | New fibreglass reinforced plastic grate paths | | |
|  | Roads / parking | | |
|  | Landscaping | | |



Precinct Plan

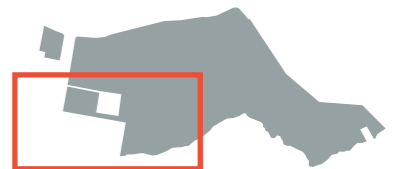
Community Zone

- 18. Car parking**
Extend existing carpark to provide 57 parking spaces, including 3 accessible spaces. Existing return and earn to be relocated to a more suitable location within LGA by Hunter's Hill Council.
- 19. Central stair**
To provide a safer pedestrian access path to the community zone. Removable handrails and wheel tracks will still allow delivery of bulky goods to the community garden.
- 20. Community Storage**
Storage spaces for a range of community groups.
- 21. Covered seating**
South facing outdoor seating areas overlook the re-instated bowling green and with views of the harbour.
- 22. Interpretation point**
- 23. Wild play**
Nature style play equipment adjacent to the bowling green.
- 24. Interpretation point + lookout**
A new lookout point with views south over Wallumatta Bay, stories about Gladesville Bridge, Wallumatta Bay and the Parramatta River, including connecting to Country themes.
- 25. Bowling greens**
Reinstate bowling greens for community/public use.
- 26. BBQ pavilion**
Existing pavilion, upgrades as needed.
- 27. Community garden**
Community garden extends to whole of old bowling green.
- 28. Henley Community Centre**
Update Henley Community Centre to a contemporary facility for community/public use.
- 29. Lower terrace**
Establish lower outdoor area adjacent to new community spaces adjacent to foreshore.
- 30. Car parking**
Revise existing carpark to provide 16 parking spaces, including 4 accessible spaces and parking for community mini bus.
- 31. Interpretation point + jetty**
Reinstate stair for easy access to new jetty for watercraft use from community centre level. Location and access indicative.
- 32. Car parking**
Revise existing carpark to separate pre-school parking from route to community centre and provide 14 parking spaces, including 2 accessible spaces.
- 33. Bushcare + Council maintenance area**
Two new storage and amenities buildings for bushcare management members + maintenance staff.



Legend

- Existing concrete path (retained)
- New concrete paths
- New crushed granite paths
- New timber decking/boardwalk paths
- New fibreglass reinforced plastic grate paths
- Roads / parking
- Landscaping
- Lighting (bollard)
- Existing roads



Precinct Plan

Sports Zone

34. Interpretation point

35. Exercise equipment
Accessible outdoor exercise equipment.

36. Loop path
The principal public path, a concrete fully accessible 'ribbon' connecting the recreation spaces and community centre to the central shared path.

37. Stair
Direct access from the loop path to wild play.

38. Wild play
A new learning play experience for kids and their carers integrated into the slope of the landscape.

39. Terraced outdoor seating
Sandstone block terraced outdoor seating for sporting fields, which also retain the landscaped embankment and leaves existing trees in place.

40. Multi-Sport Community Facility
A new multi-sport community facility to support the newly renovated sporting field, with accessible public toilets, club room facilities and uni-sex change room facilities.

41. Interpretation point

42. Connection to Victoria Road
Provide a new pedestrian link to Victoria Road.

43. Interpretation point

44. Exercise equipment
Accessible outdoor exercise equipment.

45. Bicycle station
Bicycle parking and service equipment.

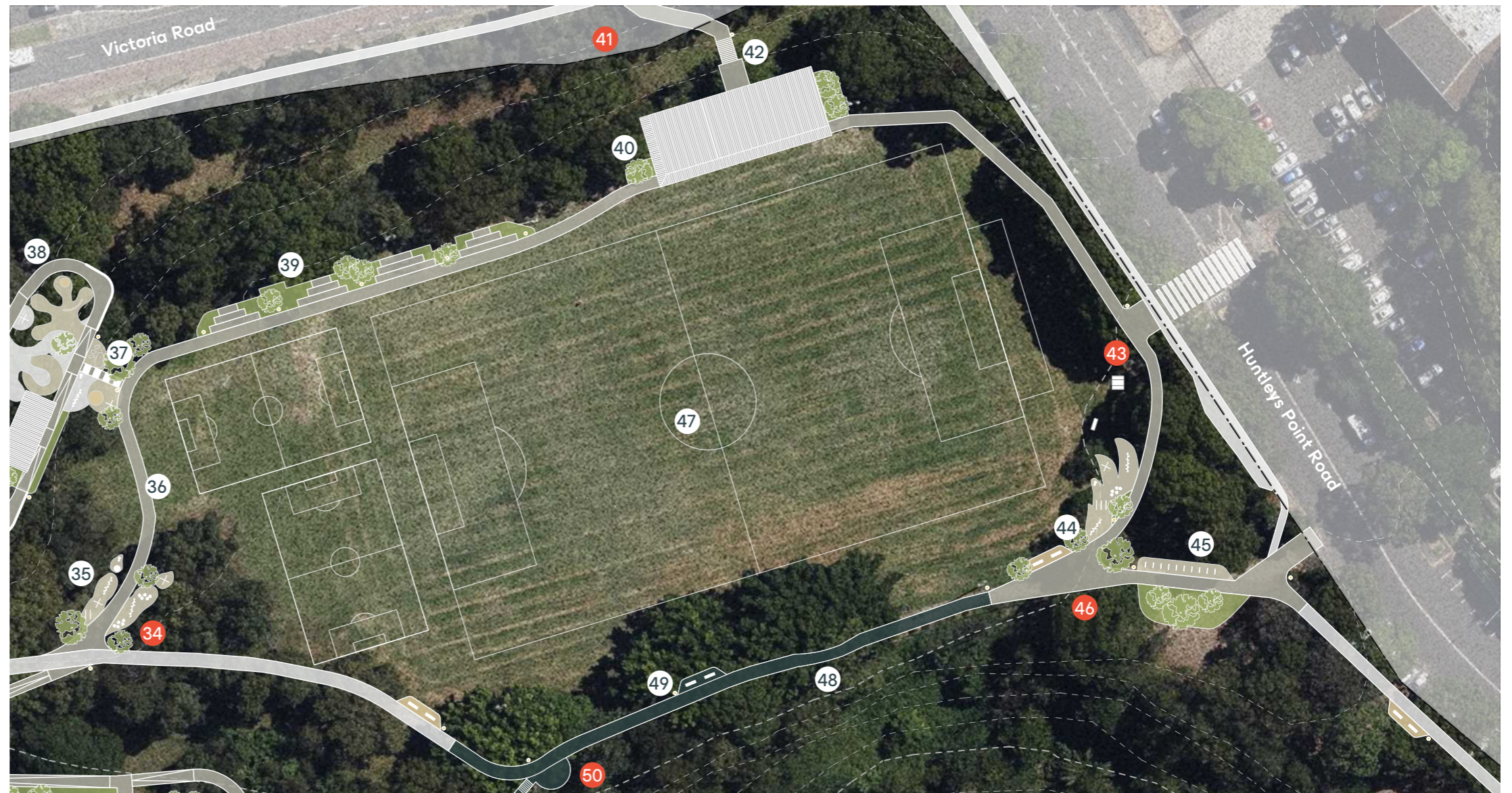
46. Interpretation point

47. Sports ground
A large soccer field for recreational/club games, two small junior fields and cricket net.

48. Board walk path
A raised boardwalk as part of the principal public path.

49. Seating (indicative)
Interspersed throughout the site as 'rest stops' with waste facilities, to support use of park by all ages and abilities.

50. Interpretation point + lookout
New lookout platform, way-finding and site signage.



Legend

- Existing concrete path (retained)
- New concrete paths
- New crushed granite paths
- New timber decking/boardwalk paths
- New fibreglass reinforced plastic grate paths
- Roads / parking
- Landscaping
- Lighting (bollard)



Precinct Plan

Bushland Zone

- 51. Interpretation point + Lookout**
New lookout platform, way-finding and site signage.
- 52. Bushwalk path (indicative)**
Existing bicycle track to be removed. Introduce a fibreglass reinforced plastic (FRP) bushwalking track with stairs and gully bridges where needed. Materials and location to be confirmed during detail design phase.
- 53. Interpretation point**
- 54. Foreshore park**
Introduce picnic seating to support use as a family friendly open area. Foreshore park to remain dog-friendly.
- 55. Memorial wall (indicative)**
New low memorial structure circulating existing park and located along the bushwalk path.
- 56. Interpretation point**
- 57. Bicycle station (indicative)**
Bicycle parking and service equipment.
- 58. Seating (indicative)**
Interspersed throughout the site as 'rest stops' with waste facilities, to support use of park by all ages and abilities.
- 59. Natural shelter + seating + amenities (indicative)**
Rest stop, shelter and amenities building with native landscaping. Location subject to further evaluation.
- 60. Interpretation point**
- 61. Accessible lookout track (indicative)**
Accessible path on existing path network to sandstone outcrop/ lookout. Location of path as a consolidation of existing tracks, subject to further evaluation.
- 62. Interpretation point + Lookout**
New lookout platform, way-finding and site signage.
- 63. Foreshore planting**
Continued bush revegetation to remove introduced species and allow endemic flora and flora to flourish.
- 64. Interpretation point**
- 65. Connection to foreshore**
Facilitate multiple points of access to the harbour and foreshore while protecting areas of sensitive ecology.



Legend

- Existing concrete path (retained)
- New concrete paths
- New crushed granite paths
- New timber decking/boardwalk paths
- New fibreglass reinforced plastic grate paths
- Roads / parking
- Landscaping
- Lighting (bollard)



Precinct Plan Proposal

Each of the four zones come together to form a cohesive precinct that caters for a broad range of community activities. The pathways, interpretation points, materials, are designed with a common language to support this cohesive narrative.

The following pages describe key buildings and facilities in more detail.



Precinct Plan










Henley Community Centre - Ground Floor

Key Strategies

- Remove existing toilets to allow a view straight through to the harbour from the entry point on the bowling green level.
- Create a new open-air entry that includes a public stair and lift to provide access to the lower level.
- Viewing platform and secure entry to the two upper community spaces from this new open-air entry.
- A new kitchen located to allow a 'hole-in-the-wall' coffee shop serving the bowling green and community garden.
- Two bookable spaces in the east and west wing.
- A new north-facing deck and openings connecting Space 02 with the bowling green.
- New compliant toilets.
- Renovate all spaces and existing south facing deck for general compliance with contemporary building, accessibility and safety codes.
- Council to introduce noise mitigation strategies through operational procedures/hours of use.



Legend

- | | | | |
|---|---|---|---|
|  | Existing concrete path (retained) |  | Lighting (bollard) |
|  | New concrete paths |  | Existing building fabric to be demolished |
|  | New crushed granite paths | | |
|  | New timber decking/boardwalk paths | | |
|  | New fibreglass reinforced plastic grate paths | | |
|  | Roads / parking | | |
|  | Landscaping | | |



Precinct Plan










Henley Community Centre - Lower Ground Floor

Key Strategies

- Create a new open-air entry that includes a public stair and lift to provide access to the upper level.
- Make back of house and loading bay area fit-for purpose.
- Provide community storage, which could include kayaks and use for the general public.
- Create a new bookable space within the existing undercroft of building that can be flexibly divided.
- Eastern half of existing hardstand area to be re-purposed as an outdoor foreshore area with views to the water.
- Vegetation along waterfront to be maintained and improved to allow views to the water while retaining canopy trees.
- Create new toilets and small kitchen to support uses on this level.
- Improve access for all by introducing a community bus parking area, loop road and additional accessible parking spaces, all supported by a new lift to the upper levels of the community centre and the community garden.
- Provide appropriate access to new jetty and kayak launch.



Legend

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Precinct Plan

Henley Community Centre - View from Lower Level

Access from the lower level of the precinct to the community garden and beyond is provided by opening up the center of the community centre building. This entry can be secured out of hours, but would aim to provide access from this level to upper levels for the public through most of the day, whether the building is in use or not.

New bookable spaces are built into the existing undercroft which open into the outdoor dining area. These internal and external spaces could be used for a variety of purposes including parties, yoga, bridge club, playgroups, community meetings and lectures, large community storage areas etc.



Cobar Youth Centre, DunnHillam



Hurlstone Memorial Reserve Community Centre, Sam Crawford Architects



Precinct Plan









Community Garden + Bowling Green

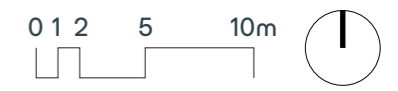
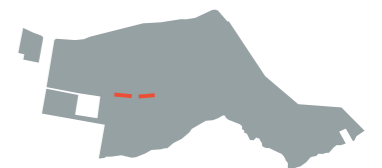
Key Strategies

- Rebuild existing retaining structure for the western upper car parking area to incorporate community storage facing to the community garden.
- Rebuild existing retaining structure for the eastern upper car parking area to incorporate an undercover seating and spectator area for the bowling green, which can also facilitate community events and markets etc.
- Utilise space to the east of the bowling green as a nature wild play area with facilities for all ages and abilities.
- An accessible path connects the upper car park to the community centre.
- Retain existing plants/trees and introducing endemic landscaping to visually screen cars from view.



Legend

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|  | Landscaping | | |



Precinct Plan

Community Garden + Bowling Green

Currently the Community centre building is not connected to the bowling green, there is a gap as the ground slopes down to the lower ground floor which is filled with introduced species (Oleander). We propose to remove these plants and build a deck and new openings to the northern elevation of the community centre building.

To the north of the bowling green a new retaining structure provides seating and shade for visitors.



Parramatta Park Amenities, CHROFI



Joynton Avenue Creative Centre, Peter Stutchbury Architecture



Precinct Plan









New Amenities, Path + Stair

Key Strategies

- Create a new amenities building with 1 male, 1 female and one non-gendered accessible toilet that can support use of the playground, basketball courts, skate park and picnic area. Proposed location shown is indicative and subject to further evaluation.
- This amenities building can be repeated at the eastern end of the precinct along Huntleys Point Road.
- Place the amenities building as part of the loop path.
- Planting around amenities building to be native habitat plants to complement the habitat corridor.
- Build a new main stair that connects the basketball court and skate park to the community centre. Design this stair and path to intersect with the accessible path and to work around existing trees.
- Insert bollard lighting at key junctions to help with wayfinding and safety while considering night sky darkness and the rhythms of nocturnal creatures.
- Blister the paths at key points to provide bench seating and lookout points. Proposed location shown is indicative and subject to further evaluation.



Legend

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|---|---|---|--------------------|
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|  | New fibreglass reinforced plastic grate paths | | |
|  | Roads / parking | | |
|  | Landscaping | | |



Precinct Plan

New Amenities, Path + Stair

The primary path that connects the highest point of the precinct with the community centre is an accessible concrete path, that intersects with a more direct stair route that is built around trees and tree roots.

The main existing path that connects the site from east to west also connects with these new routes and is upgraded to delineate bicycle and pedestrian users.

The amenities building should have a minimal presence in the landscape, be well ventilated, well lit and robust. Proposed location shown is indicative and subject to further evaluation.



Woorike Jellicka Park, Riverlee



Cobar Youth Centre, DunnHillam



Precinct Plan

Connection to Wallumatta Bay

Key Strategies

- Formalise the existing path to the lookout to protect the bushland and bird habitat.
- Create a low key natural style lookout platform that incorporates some indigenous interpretation and education.
- Continued bush revegetation to remove introduced species and allow endemic flora and flora to flourish.
- Provide new accessible path to viewing platform. Materials and proposed location shown is indicative and subject to further evaluation.



Legend

- Existing concrete path (retained)
- New concrete path
- New crushed granite paths
- New timber decking/boardwalk paths
- New fibreglass reinforced plastic grate paths
- Roads / parking
- Landscaping
- Lighting (bollard)



Precinct Plan

Connection to Wallumatta Bay

There is currently a natural sandstone outcrop that is popular with walkers and fisherpeople. The path to this sandstone outcrop is informal and damaging to the vegetation and landscape.

We propose a 'national parks style' walkway to the sandstone outcrop and some formalisation of a lookout or viewing area, with potential for interpretative signage and indigenous cultural representation.



North Head Viewing Platforms, CHROFI.



Maddens Falls, Dharawal National Park NSW.



Precinct Plan

Henley Multi-Sport Community Facility

Key Strategies

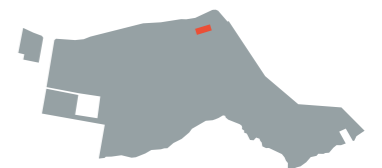
- Design and build a new multi-sport community building that includes a multi-purpose room and toilets for community use, changerooms, a club room, first aid room and storage to support users of the newly renovated sporting fields.
- Integrate this building with the accessible loop path.
- Provide a pedestrian connection to Victoria Rd through the new multi-sport building.
- Install new sandstone block retaining that acts as spectator seating to the west of the new building.



Legend

- Existing concrete path (retained)
- New concrete path
- New crushed granite paths
- New timber decking/boardwalk paths
- New fibreglass reinforced plastic grate paths
- Roads / parking
- Landscaping

Lighting (bollard)



Precinct Plan

Henley Multi-Sport Community Facility

The new multi-sport community building sits in a gap between existing native trees and against the backdrop of the land rising behind it to Victoria Rd.

The building should be robust and flexible in its use and provide for current and future clubs and users.



Sandstone amphitheatre, Sandstone Hub.



Somerville Park Sports Pavilion, Sam Crawford Architects





02

Implementation

Implementation Projects + Priorities

The precinct plan is made up of a great number of individual but interconnected projects.

The diagram shows them coloured by the area of the precinct that they are located within, with those closer to the centre being those suitable for early implementation.

If a project is located far from the centre this implies either that there are other projects that must be completed first in order for this one to progress, or they could be undertaken as stand-alone projects that can be progressed at any time.

Projects may be self-funded, wholly funded through government or philanthropic grants, or have some combination of these two funding streams. Private funding partnerships are possible through long-term leasing agreements, policy preference for short-term leases and licences.



Implementation Process

Next steps

The Precinct Plan and Architectural concepts in this document are conceptual. These will need to be further developed through a detailed design process and with further collaboration with the client and community.

The implementation plan shows a number of steps that will be necessary to get the projects described within the precinct plan to construction and completion.

The business case and design development stages might be for the entire precinct plan or may be done on the basis of zones, or individual projects.

Implementation Plan

| Activity | Details | Comments |
|---|---|---|
| Plan of Management (PoM) | Hunter's Hill Council have completed the PoM. | Ensure Precinct Plan complies with PoM. |
| DRAFT Precinct plan on public exhibition | Hunter's Hill Council public exhibition of the DRAFT Precinct Plan. | |
| Final Precinct Plan | DunnHillam to work with Hunter's Hill Council to respond to consolidated feedback from the public exhibition to finalise the Precinct Plan. | |
| Governance set up | Establish the roles, responsibilities, inputs and control protocols for the project. | |
| - Project steering group | Project Steering is likely to come from the elected Councillors | |
| - Project Control Group | Establish a working group to deliver the project. | This group may be formed by internal Hunter's Hill Council project officers, funding body representatives (if applicable), designers (external), project managers. |
| - Stakeholder Reference group | Establish an advisory group to provide feedback on the project. | This group will have representatives from the community, from key user groups and other organisations that use the precinct. |
| Business case | Outline the basis of need, competitive threats costings for design development, construction and operations and other supporting information for the whole project. | Undertaken by an external consultant. |
| Detailed design | These steps will likely be undertaken for individual projects within the precinct plan. | |
| - Development of brief | Clarify and confirm all programmatic and qualitative requirements for the built elements of the project. | |
| - Engage specialist consultants | A team of consultants will need to provide advice and design input. This might include: connecting with Country consultant, structural engineer, BCA consultant, access consultant, service engineers (hydraulic, electrical, civil), section J consultant, surveyor, project manager. | Undertaken by external consultants, to be engaged in accordance with Hunter's Hill Council procurement policies. These consultants may be engaged in different methods, dependant on the scale of the project. |
| - Community consultation | Establish a regular program of consultation with the Reference Group throughout the development of the brief. | It may be beneficial to have public exhibition prior to the finalisation of the detailed design. |
| Development approval | Consultant team to prepare documentation necessary for a planning application. | The relevant planning instruments are the Hunter's Hill Council PoM, NSW Crown Land, BC Act + SEPP. |
| Construction stage | | |
| - Documentation for tender | Consultant team to prepare documentation necessary for a Construction Certificate approval. | |
| - Construction contract tender | Undertake a competitive tender to select a contractor to undertake the works. | To be engaged in accordance with Hunter's Hill Council procurement policies. |
| - Construction period | This may be staged and may include a final stage of fit-out installation for tenants. | |
| Post occupancy | | |
| - Establishment of tenancies | Hunter's Hill Council to initialise any tenancy agreements. | Contract works to be rectified under the Defects Liability Period of the construction contracts. |



03

Project Foundation

Project Foundation Reference Documents

This report references policies, guides and other relevant documents produced by Hunter's Hill Council and Government Architect NSW which outline key strategies that support good design in the built environment. In undertaking this project, we have used these documents as guides and prompts in the process.

Henley Precinct Open Space; Plan of Management + Hunter's Hill Community Plan (CSP) outlines five key directions, of which three are most applicable to the Henley Precinct:

- Focus on the community
- Maintain character and manage growth planning
- Manage and preserve our environment

Minutes of the Henley Precinct Community Meeting 23.03.23 documents input collected from a community consultation session held by Hunter's Hill Council and will act as an important guide when assessing the existing conditions and potential opportunities for the precinct.

Better Placed; An integrated design policy for the built environment of NSW (GANSW) proposes seven objectives which can help produce better places for our towns and cities. The design of our built environment should seek to satisfy the following objectives;

- **Better Fit** – contextual, local and of its place
- **Better Performance** – sustainable, adaptable and durable
- **Better for Community** – inclusive, connected and diverse
- **Better for People** – safe, comfortable and liveable
- **Better Working** – functional, efficient and fit for purpose
- **Better Value** – creating and adding value
- **Better Look and Feel** – engaging, inviting and attractive

Greener Places; An urban green infrastructure design framework for NSW, (GANSW) outlines key principles of designing green infrastructure:

- **Integration** – Combine green infrastructure with urban development and grey infrastructure.
- **Connectivity** – Create an interconnected network of open space.

- **Multi-functionality** – Deliver multiple ecosystem services simultaneously.
- **Participation** – Involve stakeholders in development and implementation.

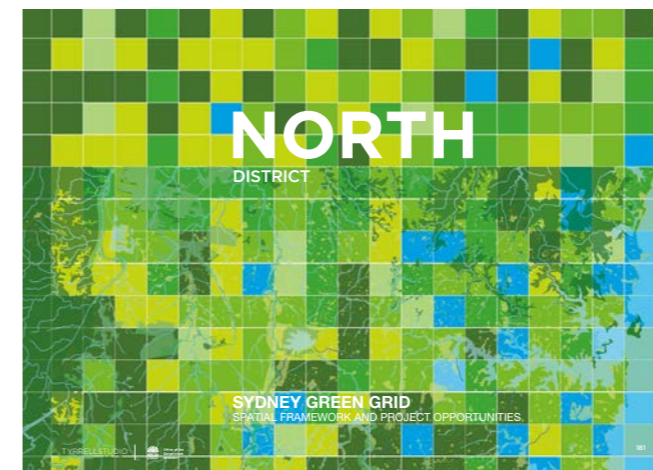
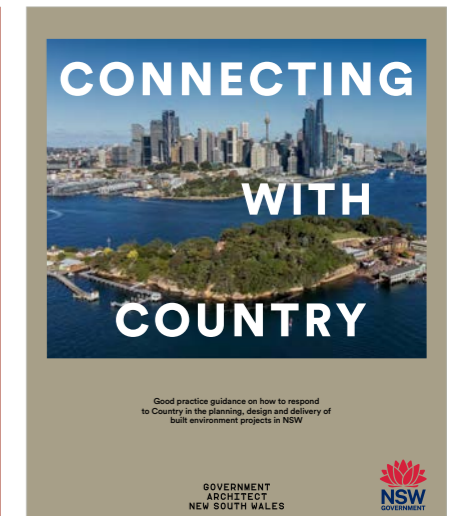
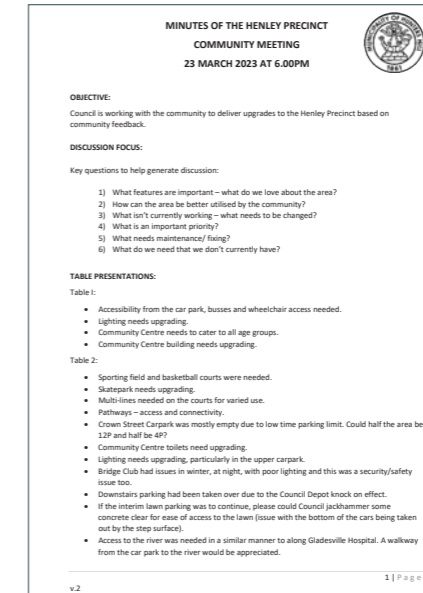
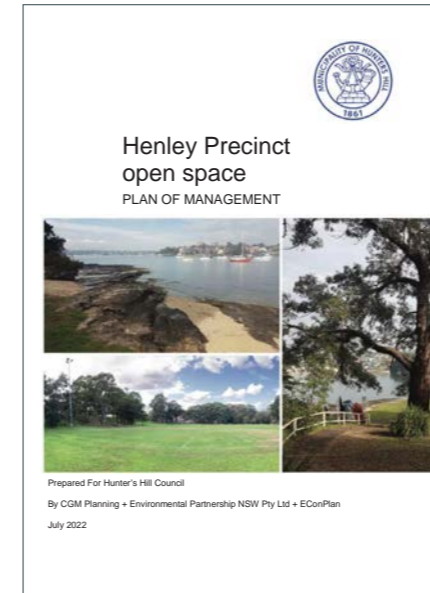
Connecting with Country (GANSW) is an ongoing framework produced to develop a broader industry understanding and implementation of connection with Country and co-design processes. There are three long-term strategic goals outlined in the framework:

- Reduce the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices.
- Value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects.
- Ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.

DunnHillam is committed to utilising these recommendations and ambitions of this document as a guide in approaching Henley Precinct Masterplan. Seeking to respectfully embed the knowledge of Aboriginal communities into the project.

Sydney Green Grid (North District) outlines key principles for the Recreational, Ecological and Hydrological values of the Green Grid that allow for sustainable growth for a liveable growing city:

- **Recreational Grid** – increase access to open space; encourage sustainable transport connections and promote active living; create a high quality and active public realm.
- **Ecological Grid** – conserve the natural environment; adapt to climate extremes, improve air quality and increase urban green living; promote green skills, improve management, maintenance and sustainable greenspace design.
- **Hydrological Grid** – utilise the network quality of hydrological system; increase environmental quality; reduce infrastructure risk; reveal the unique character of Sydney's waterscapes; reframe waterways as connectors not barriers.



Project Foundation

Connecting with Country

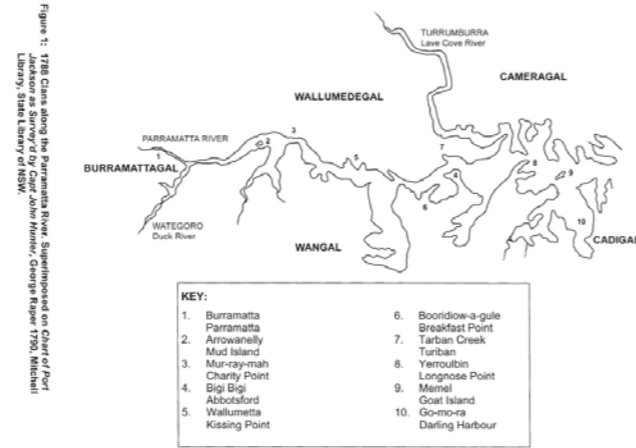
We acknowledge the complexities of designing and connecting with Country; a process that requires the critical first step of cultural awareness, leadership and guidance from Aboriginal people from the beginning and through the project life cycle.

The GANSW Connecting with Country Framework report recommends “pathways for connecting” and strategies for “considering the project life cycles with an Aboriginal perspective”.

The designing with Country process diagram below aims to incorporate the recommended strategies with every stage of the project. The schedule will be developed in detail as the project progresses.

Our initial attempt of Sensing Country utilised a desktop review of available resources and a preliminary site analysis -- the findings and observations of which were further developed with Aboriginal knowledge holders. The images and information gathered (right) are used with respect to the Wallumedegal or Wallumattagal people.

Image credit: "1788 Clans along the Parramatta River" State Library of NSW



Country

At the time of the arrival of Europeans at Sydney Cove in January 1788, the Wallumedegal or Wallumattagal were the traditional owners of the lands to the north shore of Port Jackson (Sydney Harbour) immediately opposite Sydney Cove and west along the north shore of the Parramatta River.

Image credit: "Boundaries of the Wallumedegal Clan by Captain John Hunter, February 1788

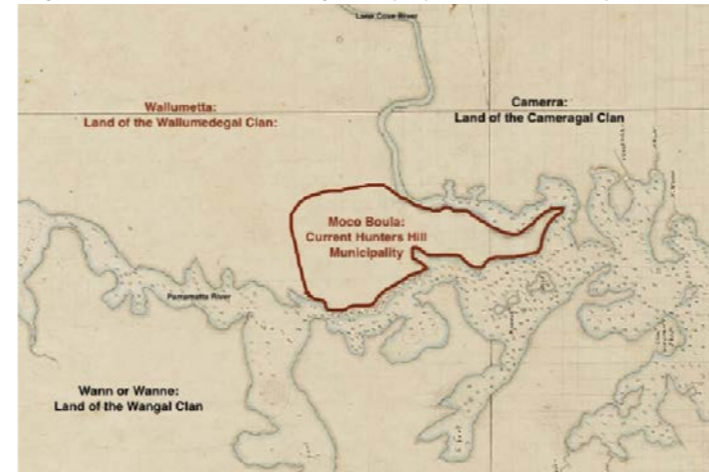
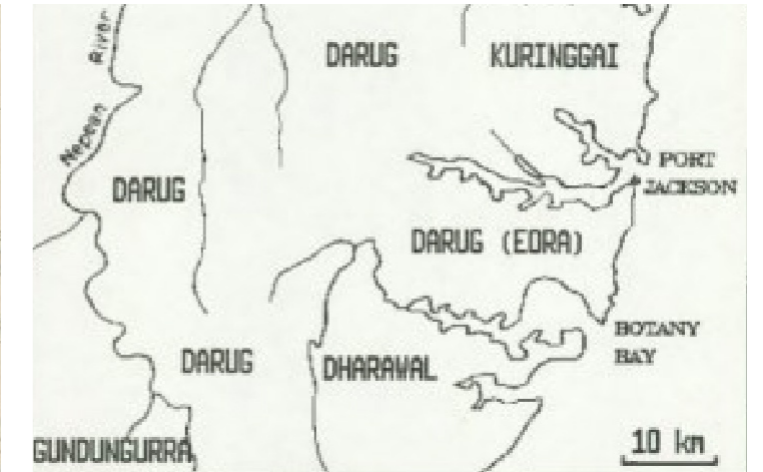
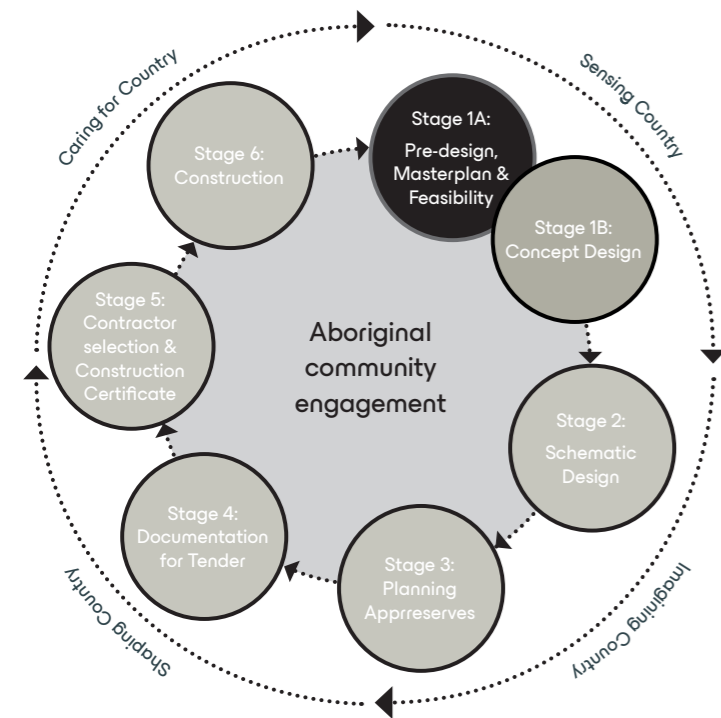


Image credit: Map of Language Distribution in the Sydney area in 1788, Kohen 1993



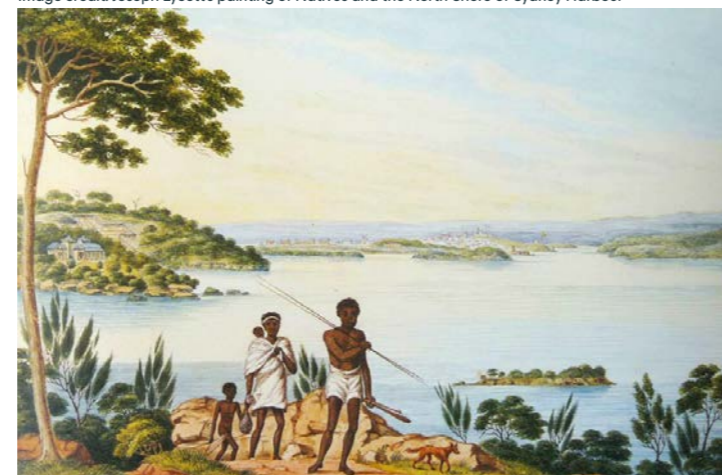
Language

The Wallumedegal people spoke a dialect of the Darug language which was shared by neighbouring clans but also specific to the Sydney coastal region extending from Botany Bay to Pittwater and Parramatta. Neighbouring languages included other Darug dialects and Dharawal, Kuringgai and Gundungurra languages.



- Stages in the Henley Princinct Masterplan
- Future stages

Image credit: Joseph Lycett's painting of Natives and the North Shore of Sydney Harbour



Sacred sites

Within the Hunter's Hill LGA are several sites that contain extensive evidence of the lives of the Wallumedegal who were custodians of the area for thousands of years. The registered archaeological sites include axe-grinding grooves, rock engravings, hand stencils, middens, shelters with art, burial sites and wells.

Image credit: Hunter's Hill Museum + The Australian Register of Historic Vessels (ARHV)



Middens were found on the Hunter's Hill Woolwich peninsula, indicating that shellfish were an important part of the Wallumedegal diet. Bark canoes ("Nuwi") were used by Wallumedegal people in the Parramatta and Lane Cove Rivers.

Image credit: Freshwater Rock Pools in Kelly's Bush, Hunter's Hill

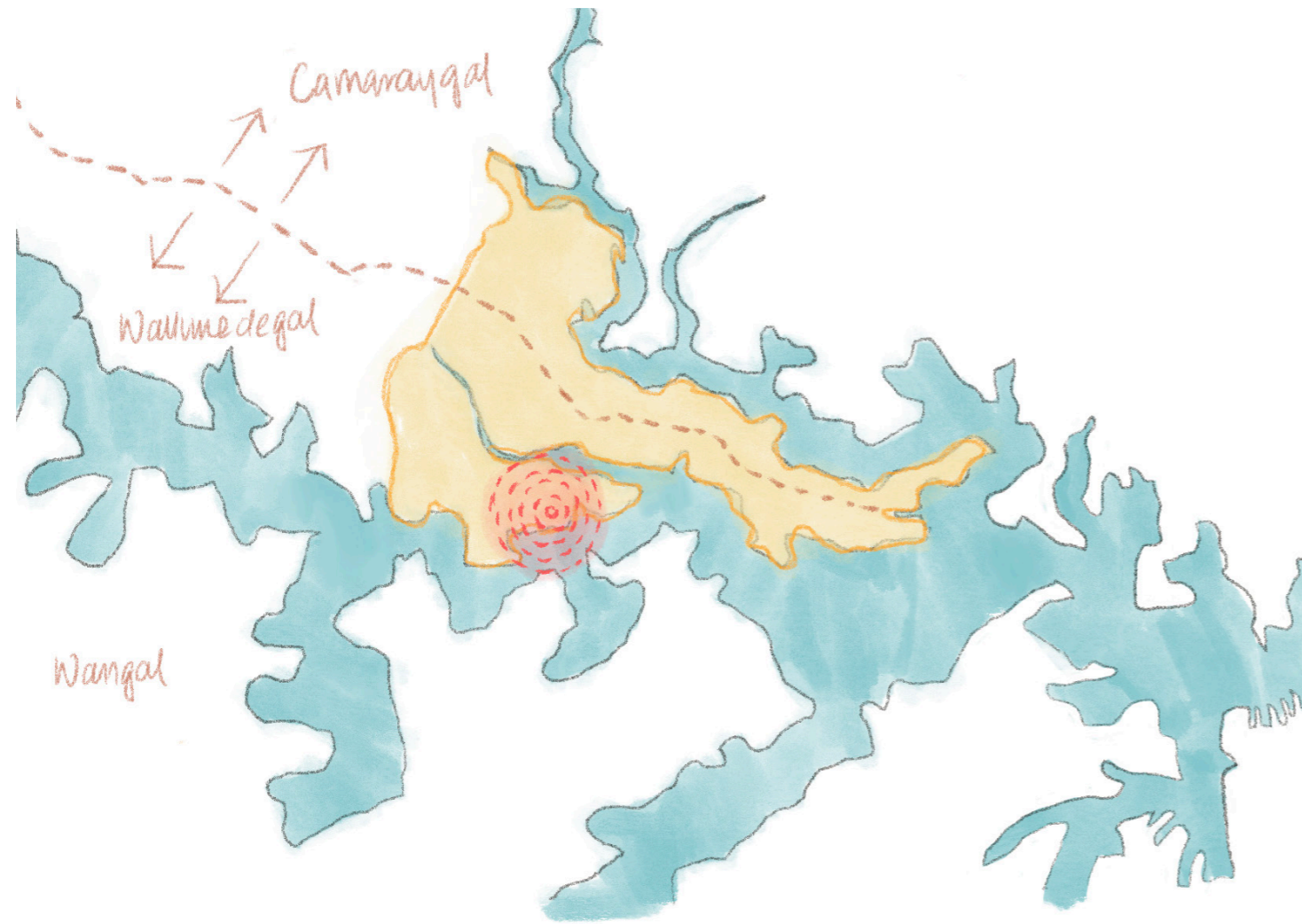


The Wallumedegal clan relied upon rock pools located on sandstone rock platforms and outcrops because the area was devoid of creeks and rivers. Slabs of rock or branches were used to protect the rainwater which collected in these pools during periods of heavy rain.

Project Foundation

Sensing Country

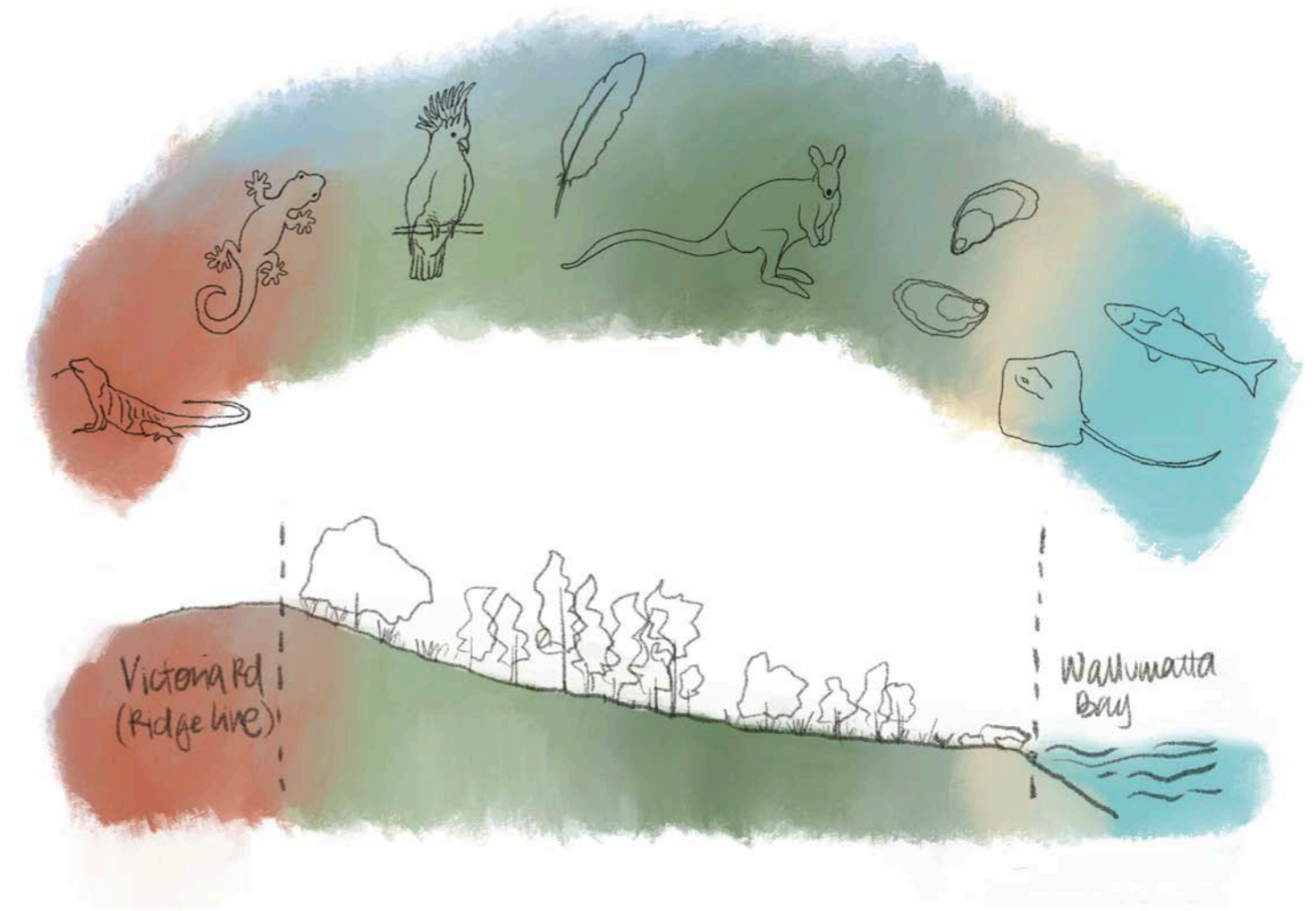
The Gaimaragal Group have been engaged to collaborate as Aboriginal knowledge holders on this project. The following sketches were developed to incorporate discussions outcomes and the walk on Country session, held on the 21st March 2024 with Hunter's Hill Council staff, local bushcare group members and the DunnHillam project team.



Understanding context + Country

The Henley Precinct lies within Wallumadegal Country, marked by a ridge (road) that runs across the Hunter's Hill LGA (yellow). To the north of the ridge line is Camaraygal Country, and across the Parramatta River is Wangal Country. Input from The Gaimaragal Group suggest that the site is a destination and gathering place.

The proposed Precinct Plan aims to reflect the notion of gathering through various amenities and activities and enhance its significance as a unique destination within its larger context.



Creatures of water, land + sky Country

A strategy to incorporate local Aboriginal knowledge, culture and tradition into the proposed Precinct Plan is through increasing the awareness of the creatures that previously or currently inhabit Henley Precinct site.

The diagram above illustrates the creatures that would have or still can be found in the Henley Precinct site and their interrelationship to the water, topography of the land and sky. These creatures will be scattered across the precinct taking referencing the Aboriginal practice of engraving what can be found or seen in its immediate vicinity.

Project Foundation

Sustainability Opportunities



Do more with less built area

By encouraging flexible and overlapping uses, restoring and renovating existing buildings and working with what already exists we can reduce and control your environmental footprint.



Mindful material choice

Careful consideration of materials, their intrinsic qualities, life span and appropriateness are at the forefront of each project. Materials chosen for a building can impact everything from its aesthetics to its durability, and even its environmental impact.



Repair the landscape

Building works can be used to fix damaged parts of sites. The Government Architect of NSW 'Connecting to Country framework' can be followed to enable a deeper understanding of the site and the opportunities. Projects which increase tree cover and deep soil contribute to a broader ambition of greening cities and biodiversity. Any new work will be focussed on areas that are damaged and needing repair.



Educate, Share, Re-connect

There are many opportunities to create a precinct which can inform and educate visitors about the natural world and encourage a more sustainable and sustaining relationship with our environment.



Context

Project Foundation

Hunters Hill LGA + Surrounds

Hunters Hill is located on Sydney's lower north shore and the Precinct is approx. 9.5 kilometres north-west of the Sydney CBD and 22 kilometres east of the Parramatta CBD.

Hunters Hill Municipality is a predominantly residential area with very little commercial or industrial land use. Hunters Hill is the smallest municipality in metropolitan Sydney with an area of 6 square kilometres, including many parks and reserves. Hunters Hill is recognised as Australia's oldest garden suburb, with 75% of the municipality declared a conservation area.

Council owned / zoned open space

1. Boronia Park
2. Riverglade Reserve
3. Tarban Creek Reserve
4. Betts Park
5. Buffalo Creek Reserve
6. Ferdinand Reserve
7. Weil Park + Kelly's Bush Reserve
8. Clarkes Point Reserve
9. Collingwood Reserve + Woolwich Baths
10. Gladesville Reserve

NSW/Australian Government owned land:

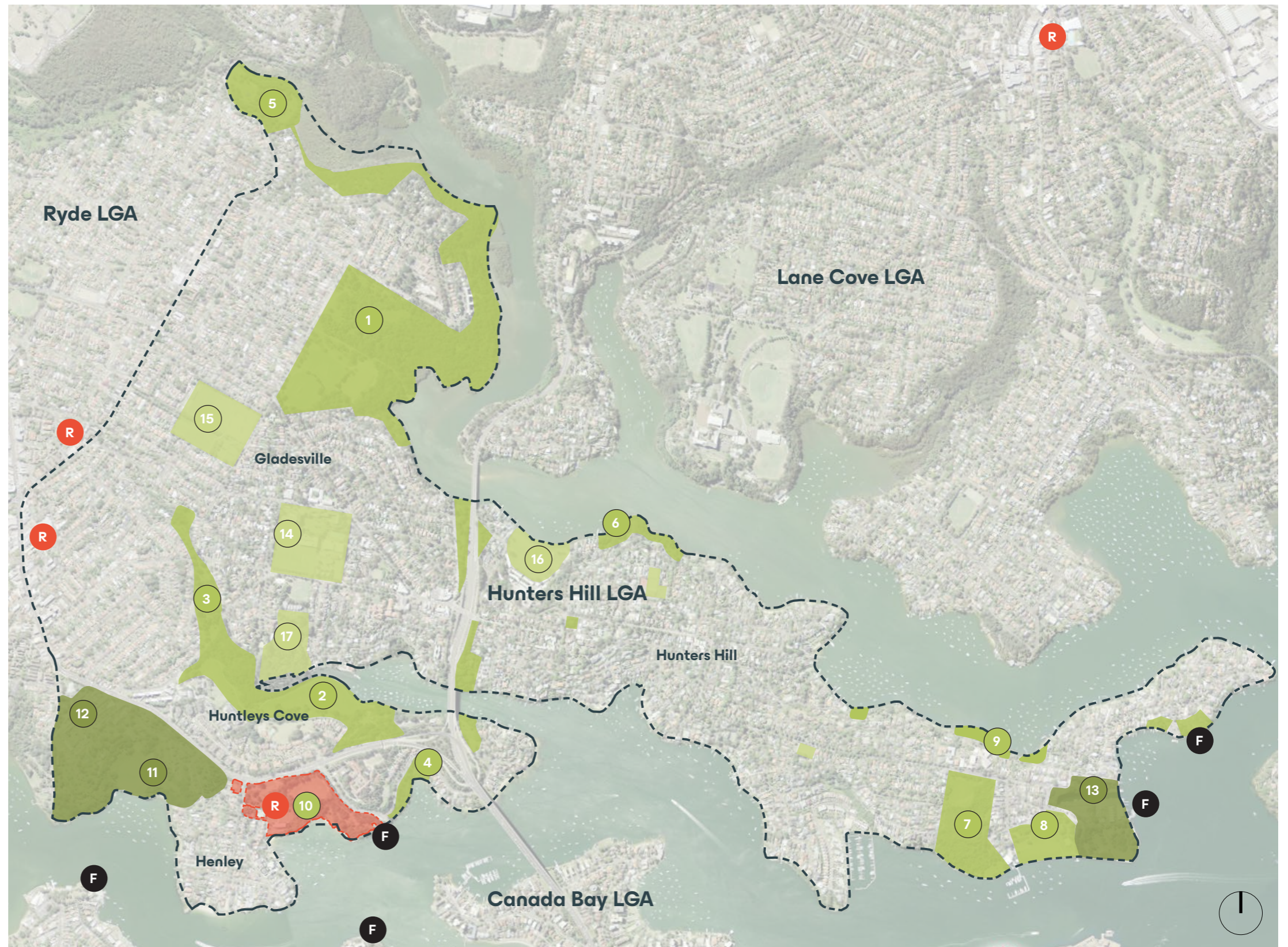
11. Bedlam Bay Reserve
12. Former Gladesville Hospital Site
13. Sydney Harbour Fed. Trust lands

Private Recreation

14. St Joseph's College
15. St Joseph's Playing Field
16. Hunters Hill High School
17. Villa Maria Church Grounds

Legend

-  Hunter's Hill LGA
-  Site
-  Council owned / zoned open space
-  NSW / Australian Government owned
-  Private Recreation
-  Ferry Wharf
-  Return + Earn



Project Foundation

Hunters Hill Parks + Green Open Spaces

Image credit: Hunter's Hill Council



1 Boronia Park + Reserve

Boronia Park is split by Princes Street into two distinct zones. Boronia North serves as a sanctuary for many native animals and vulnerable species. The reserve plays a critical role in managing stormwater run-off/water quality and supporting heat management in summer. Boronia South boasts 3 sports fields and hosts one of the oldest rugby clubs in all of Australia.

Image credit: Hunter's Hill Council



7 Weil Park + Kelly's Bush Reserve

Weil Park to the north of the area has a sports field that is bookable. Kelly's Bush to the south is close to the foreshore and is preserved by local bushcare volunteers. It provides a secluded space with views towards the Harbour Bridge. The bushwalk has both raised paths and dirt trails.

Image credit: Popsy.com



3 Tarban Creek Reserve

The reserve has a lot of tree shading and receives mild sun. Dog-friendly off-leash dog walking allowed. Part of a popular loop trail through the various reserves in the Hunter's Hill headland.

Image credit: Hunter's Hill Council



8 Clarkes Point Reserve

Clarekes Point offers a breathtaking view of the iconic Sydney Harbour Bridge and Cockatoo Island. It is highly sought-after for wedding ceremonies and events and photographic opportunities. Public toilet facilities are accessible 24-7.

Image credit: Hunter's Hill Council



10 Henley Precinct + Gladesville Reserve

The large precinct offers a range of public recreational and sports amenities. It can be divided into several distinct zones; north/ upper half is dedicated to sports and recreational activity, south/lower half is divided into community in the west and natural bushland where off-leash dogs are allowed.

Facilities

- Playgrounds (North)
- Toilet amenities + picnic areas
- Bookable sports ovals, basketball/netball courts, exercise equipment, cricket net, change rooms, BMX track
- Walking trails

- Sports field with floodlights
- Playground
- Not off-leash for dogs
- Basketball court
- Walking trails paved + unpaved
- Public toilets

- Partially paved
- Mix of waterside, natural bushland and paved paths
- Dog friendly park + cafes en route

- Accessible toilets
- BBQ
- Lake and river access with harbour views
- Off-leash dog areas
- Picnic tables and shaded areas
- Walking trails - paved or dirt

- Sheltered gazebo, park benches
- Basketball/netball court
- Skate park
- Large sports field with floodlights
- Foreshore park
- Natural bushland

User groups

- Organised sports groups: Rugby club, Cricket clubs
- Dog-walkers
- Families
- Recreational fitness groups, personal trainers
- Bushwalkers

- Organised sports groups
- Families
- Recreational sports groups
- Dog-walkers
- Bushwalkers

- Dog-walkers
- Joggers + walkers + cyclists
- Families
- Recreational groups
- Frequented by residents in the area

- Event attendees (e.g. weddings)
- Photographers
- Dog-walkers
- Families and picnic enthusiasts
- Joggers

- Dog-walkers
- Recreational + competitive sports groups
- Families
- Joggers
- Bushwalkers

Project Foundation

Henley Surrounds

Located on the lands of the Wallumedegal, The Henley Precinct is situated within a vegetation corridor between the Parramatta River and Lane Cove River. The Precinct forms an important wildlife habitat corridor through the suburbs, having been identified as a place of significance on the North District Sydney Green Grid Spatial Framework Policy.

Strengths + significance of site

- There are many open green spaces, parks, reserves, all with direct access to the foreshore. However, the Henley Precinct is a rare example of having combined Community, Sports, recreation and Natural bushland on one site.
- It has the advantage of having easy access to Huntleys Point Ferry Wharf offering an alternative option for travel to the city and beyond.
- Potential to promote Henley Precinct as a southern pedestrian gateway to Hunters Hill.
- There are 3 known community gardens in the area. However, Henley's is the only one that benefits from a symbiotic relationship with the neighbouring community centre and pre-school.
- The Henley Precinct is part of a loop trail that goes through the several reserves and parks and along the foreshore.
- There is opportunity to strengthen connections to

Legend

- Site
- Nature Reserves
- Huntleys Walk (Hunter's Hill Walking Maps)
- Potential to strengthen connection
- Ferry Wharf
- Community Facilities
- Institutions
- Sports Facilities
- Public Park + Reserves

Community Facilities:

1. Henley Community Centre
2. Henley Green Community Garden
3. Bedlam Bay Community Garden
4. Chiswick Community Garden

Institutions:

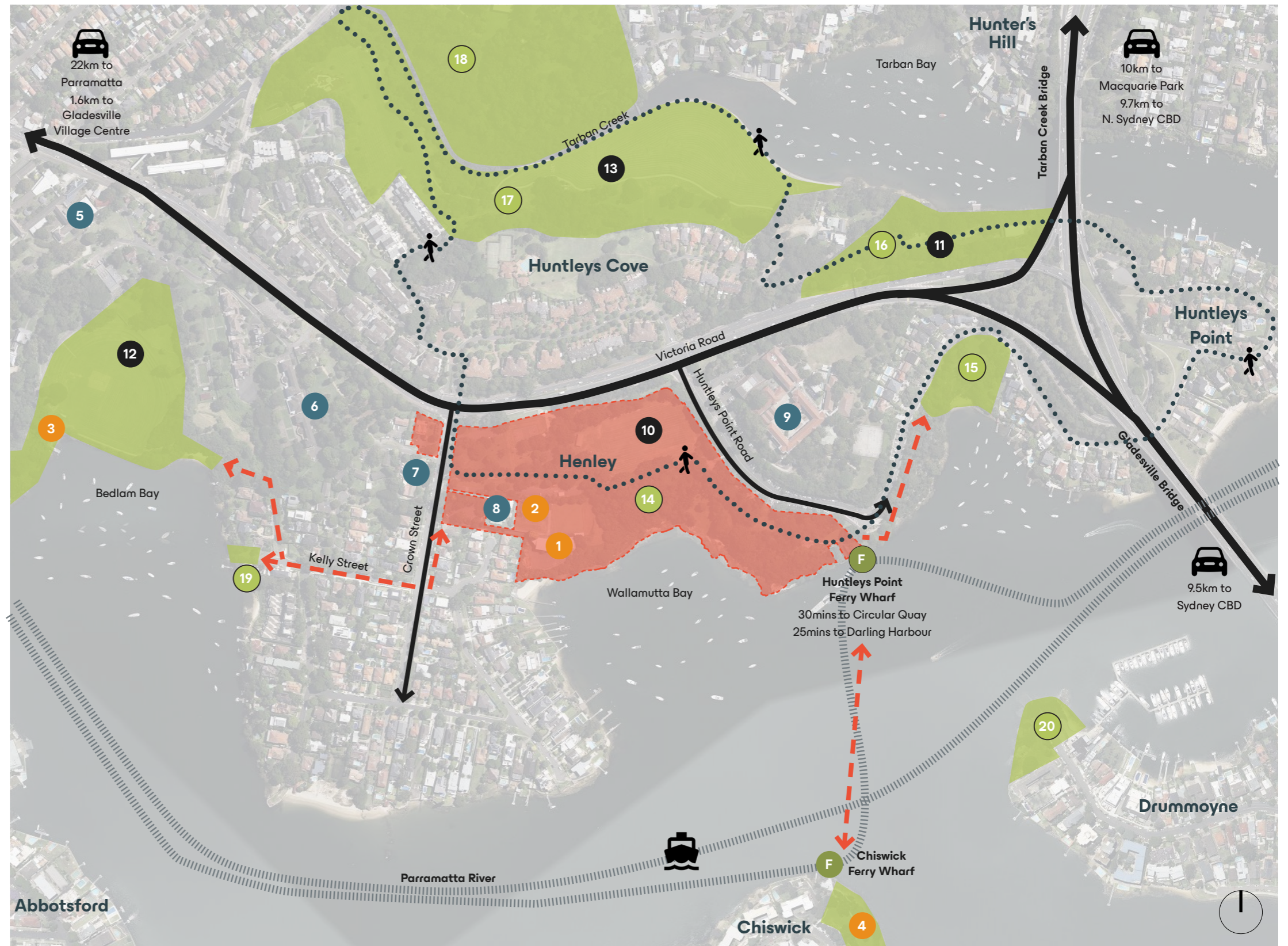
5. Gladesville Hospital
6. Gladesville Art School
7. Papilio Early Learning Hunter's Hill
8. Riverside Preschool
9. Riverside Girls High School

Sports Facilities:

10. Gladesville Reserve Sports Ground
11. UNSW Rowing Club
12. Parramatta River Regional Park
13. Riverglade Soccer Fields

Public Parks + Reserves:

14. Gladesville Reserve
15. Betts Park
16. Huntleys Point Reserve
17. Riverglade Reserve
18. Tarban Creek Reserve
19. Henley Baths + Reserve
20. Howley Park



Project Foundation

Henley Surrounds

Image credit: Elizabeth Krassoi, In the Cove



12 Bedlam Bay Reserve

A total of 4.6 hectares of parklands which is operated by NSW National Parks and Wildlife Service with natural bush and foreshore trails. In the summer, the playing field is used as an open air cinema from dusk till late. The Bedlam Bay Community Garden is located near the Wharf, and is owned by The Happy Hens as an extension of the Henley Community Garden.

Image credit: Hunter's Hill Council



15 Betts Park

Betts park is a small recreational reserve located on Crown land and surrounded by residential homes. It has ample grassy open space popular for picnics and has a small sandy beach and access to the Parramatta River. There are 3 known Aboriginal significant sites within and around the park.

Image credit: Hunter's Hill Council



19 Henley Baths + Reserve

A popular local swimming spot surrounded by residential homes and bordered by a small reserve with shade from trees. Swimmers + park users can enjoy scenic views of Parramatta River. Feedback from previous community consultation indicates the baths are currently no longer fit for use and are closed to the public.

Image credit: Hunter's Hill Council



2 Riverglade Reserve

Parklands are a mixture of both mangrove wetlands and open grassy areas. There is a walking/cyclist track that runs through the entire length of the reserve. There are 2 large bookable soccer pitches. Toilet facilities are open during daylight hours only and dogs are allowed off-leash 24/7.

Image credit: Popsy.com



4 Chiswick Park + Community Garden

Located by the Chiswick Ferry stop in Blackwall Point Reserve and is across the water to the south of the Henley Precinct. Garden members meet every fortnight.

Facilities

- Sports fields
- Foreshore picnic area, amenities + services
- Walking track + bushland + lookouts
- Bedlam Bay Wharf + waiting shed
- Community Garden
- Hunter's Hill Open Air Cinema

- Small secluded beach
- Ample open grassy areas
- Formal concrete paths through the site

- Swimming in the Parramatta River
- Adjacent reserve with ample shade from trees

- Two large soccer pitches
- Toilet Amenities
- Walking / cycling tracks
- Foreshore track

- Community garden
- Open to public at specific times
- 5min walk to Ferry Wharf

User groups

- Recreational sports groups
- Dog walkers + joggers + walkers
- Recreational swimmers
- Boat + kayaking enthusiasts
- Gardening enthusiasts
- Families

- Families
- Dog walkers
- Joggers + walkers
- Recreational swimmers
- Boat + kayaking enthusiasts
- Frequented by residents in the area

- Recreational swimmers
- Families
- Frequented by residents in the area
- Joggers + walkers in the reserve

- Sports + recreational groups
- Dog walkers
- Joggers + walkers
- Frequented by residents in the area
- Families

- Gardening enthusiasts
- Welcoming to all

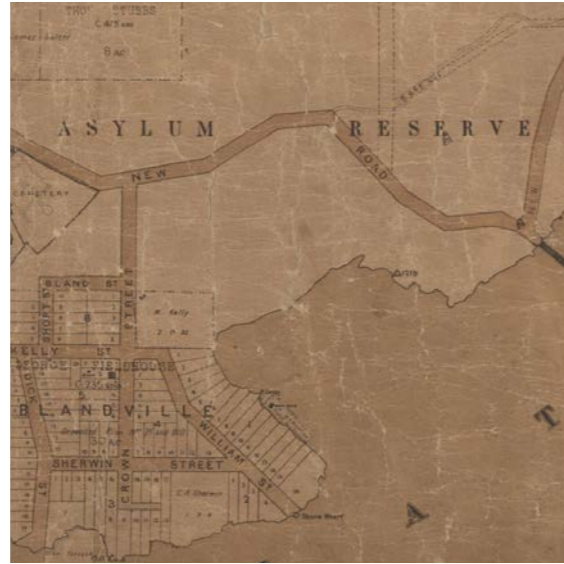
Project Foundation

History of the Site

Post-European settlement mapping of the site have recorded its changing use and shape.

During the development of the early 1900s, the site known today as Gladesville Reserve was heavily cleared and it was not until the 50s that a significant regeneration of the site with native vegetation occurred. Since then several regeneration activities have occurred to result in the distinct natural bushland, foreshore and parklands we know today.

Image credit: Higinbotham, Robinson and Harrison



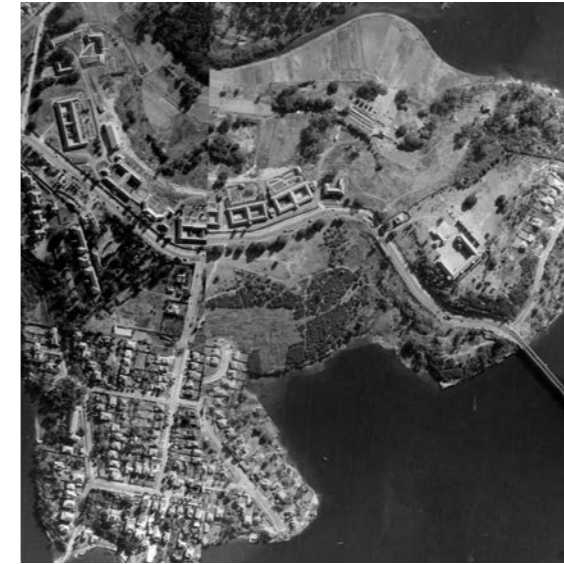
1886
Map of the Municipality of Hunter's Hill, situated in the Parish of Hunter's Hill. Evidence of the old Gladesville Bridge accessed via Huntleys Pt. Rd.

Image credit: Spatial Services, Dept. of Customer Service, NSW Government



1943
Aerial photography. Highly disturbed nature of site, evidence of the site being cleared. Evidence of walled structure along foreshore, unclear use.

Image credit: Spatial Services, Dept. of Customer Service, NSW Government



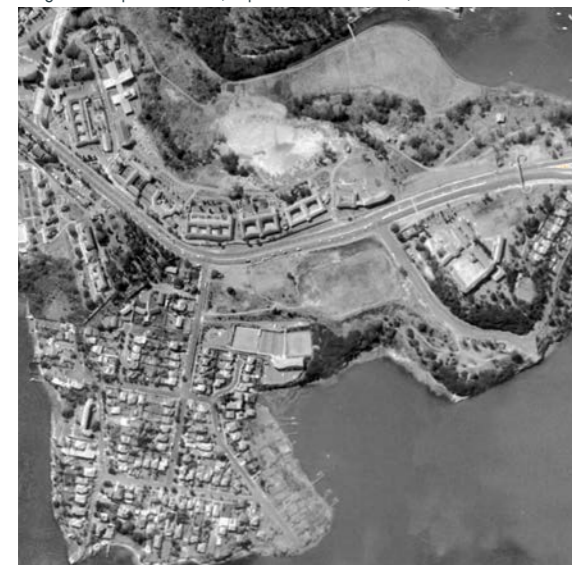
1955
Aerial photography. Significant restoration/ natural regeneration of native vegetation since heavy site clearing.

Image credit: Spatial Services, Dept. of Customer Service, NSW Government



1965
Aerial photography. Introduction of bowling greens + bowling club.

Image credit: Spatial Services, Dept. of Customer Service, NSW Government



1970
Aerial photography. Old steel bridge demolished and replaced by the new concrete Gladesville Bridge.

Image credit: Spatial Services, Dept. of Customer Service, NSW Government



1986
Aerial photography. Formalisation of carparks and walking paths throughout the Reserve. Creation of Huntleys Point Ferry stop.

Image credit: Spatial Services, Dept. of Customer Service, NSW Government



1991
Aerial photography. Vegetation growth to the southern area of the site.

Image credit: Spatial Services, Dept. of Customer Service, NSW Government



1996
Aerial photography. Upgrades to Huntleys Point Ferry stop. Introduction of cricket pitch to main sport's field.

Image credit: Google Earth



2005
Aerial photography. Riverside Pre-school is constructed on the western bowling green.

Project Foundation

Planning Background

General Details

There are several parcels of land that make up the Henley Precinct, registered as follows: Gladesville Reserve, Lot 40 DP1000859 and Lot 903 DP 1017546; Gladesville Reserve Preschool, Lot 902 DP 1017546; Henley Cottage: Lot 874 DP 45649. The area is approximately 8.45ha with a topography that steeply slopes from Victoria Road (which has a peak of approximately 50m above sea level along the ridge line) to the Parramatta River foreshores.

Local Context

Hunters Hill today is mainly comprised of low scale residential land uses that reflect key housing development periods in Sydney's expansion over the years, and recreational and open space land that form the leafy garden, bushland and foreshore setting of the inner suburban LGA. There are some limited commercial, foreshore and industrial land uses in the area.

It is recognised as Australia's oldest garden suburb with a distinctive European influenced architectural character and many of the early houses were built in local sandstone. It is also an area well known for its schools, accessible location, open spaces and community spirit.

Present + Previous Uses of the Land

The Henley Precinct has catered for a range of community users since the reserve's dedication for public recreation in 1920. The northern area of Gladesville Reserve has an active recreation focus consisting of an upper basketball and skate park and a lower grassed area dedicated for playing fields which is currently being upgraded. An amenities building and playground have been demolished.

In the southern area, the Henley Bowling Club has been re-purposed as the Henley Community Centre with the part of the three unused bowling greens now occupied by the Riverside Pre-school and Happy Hens Community Gardens.

The remaining areas of the site have been maintained as natural bushland and foreshore with several clearings used as parklands for public use.

Survey of Existing Site

Currently there has been no survey of the site except for the Gladesville Reserve Playing Field (Lot 40 DP1000859), which was undertaken for the upgrading of playing fields and future amenity block.

Information of the condition of the site, including boundary lines, topography contours and location of existing buildings have been obtained from Mosaic Planning Maps by Mecone Consulting, SixMaps and maps in the Hunters Hill Local Environmental Plan 2012.

The drawings may not be accurate and will require a survey to be produced before the next stages of the project commence.

The boundary of the land, in relation to the high tide line and the possibility for a foreshore walkway, is not fully known.

Existing Services

Locations of existing services within the Henley Precinct is limited to plans obtained from Dial Before You Dig and hydraulic, electrical and survey plans that supported the recent construction of the Gladesville Sportground. The latter were provided by Hunter's Hill Council.

The services diagram provided on page 54 compiles information obtained from aforementioned resources and may not be accurate. A site-wide survey will be required to obtain more detail as the project progresses to ensure viability of the proposed Precinct Plan.

Site Details

| | |
|--|--|
| Site Address | Cnr Victoria Rd, Huntleys Point Rd + Crown St, Henley NSW 2111 |
| Lot & DP | Gladesville Reserve: 40/DP1000859; 903/DP1017546 (not included, Henley Cottage: 874/DP45649) |
| The site is owned by | NSW Crown Land (managed by Hunter's Hill Council) |
| Easements | TBC |
| Encroachments | TBC |
| Other Site Ownership considerations | TBC |
| Local Government Area | Hunter's Hill Council |
| Site Area | Approx. 8.45ha |
| Site Dimensions | The site measures approx. 296m along Victoria Rd, 131m along Creek St, 360m along Huntleys Point Rd, 376m along foreshore. |
| Aspect | The site has a north-south axis. With street frontage along the north, east and west, and river frontage to the south. It steps down towards the water from the north. |
| Exposure | Where not bordered by trees, open grass areas on the site is exposed to prevailing winds from the south-east. Activity areas in the northern upper site is exposed to noise from the bustling Victoria Rd. |
| Soil Type | To be confirmed by the structural engineer or geotechnical engineer at a later date. |

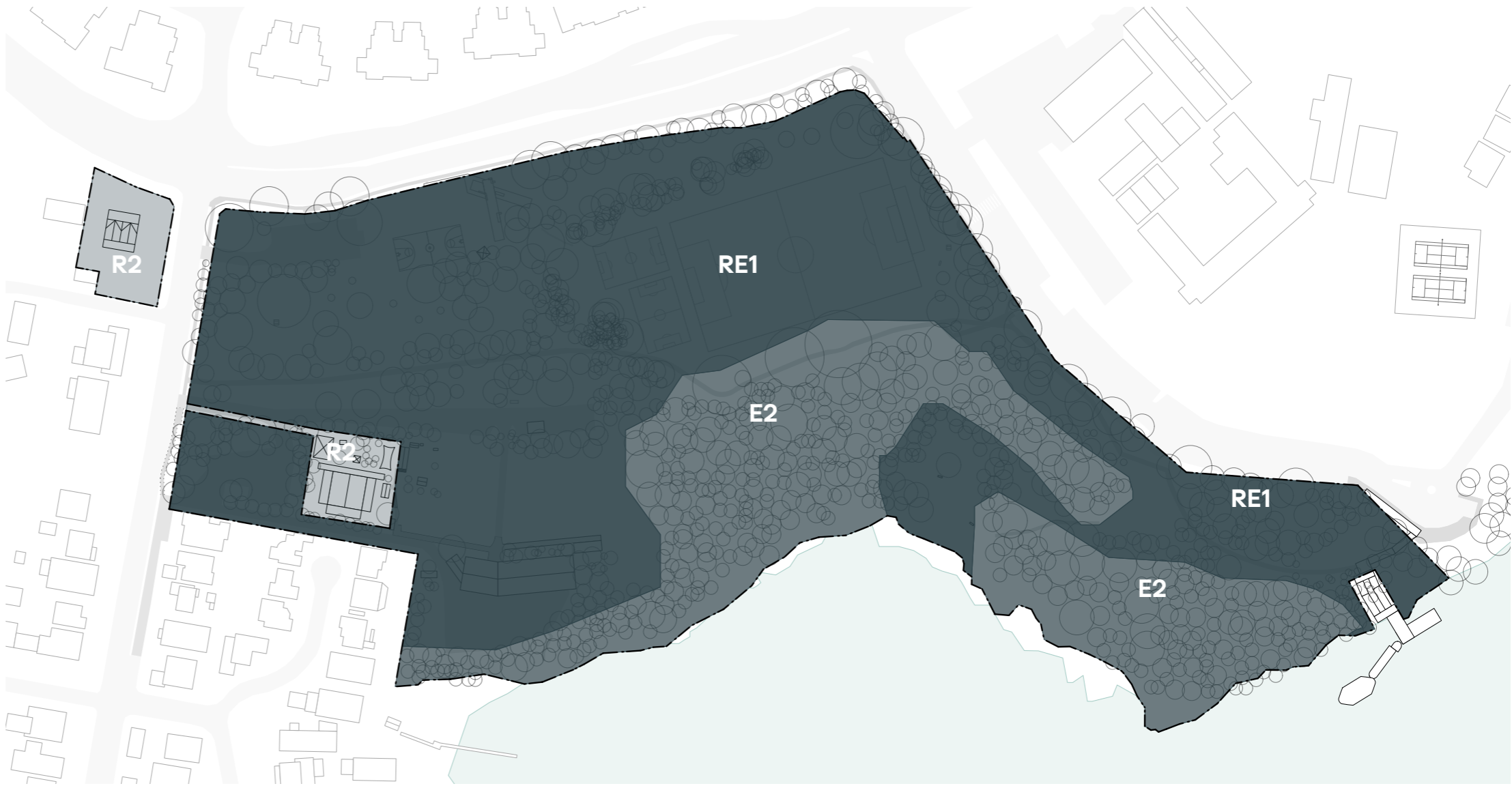
Hunter's Hill Local Environmental Plan 2012 (2013 EPI 34)

| | |
|----------------------------------|---|
| Land Use Zone | RE1 - Public Recreation C2 - Environment Conservation R2 - Low Density Residential |
| Permissible Height | n/a |
| Permissible FSR | n/a |
| Heritage Controls | Heritage Item - General I442: Wharf site + steps, Huntleys Point Rd I452: Moreton Bay Fig Tree, Huntleys Point Rd I456: Gladesville Wharf, Huntleys Point Rd I468: Remains of Gladesville Bridge |
| Biodiversity Significance | Along foreshore + within natural bushland |
| Riparian Land + Waterways | Along foreshore |
| Bushfire Prone Land | n/a |
| Flood planning area | n/a |
| Acid Sulphate Soils | Class 5 - Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water-table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. |

Project Foundation Planning Background

Under the Hunters Hill Local Environmental Plan (LEP) 2012 the zoning of the Henley Precinct includes;

- RE1 - Public Recreation,
- R2 - Low Density Residential, and
- E2 Environmental Conservation



Legend

- - - - - Precinct PoM Boundary
- RE1 - Public Recreation
- E2 - Environmental Conservation
- R2 - Low Density Residential



Project Foundation

Planning Background

The Hunters Hill Local Environmental Plan (LEP) 2012 outlines the objectives of the each zone, uses permitted without consent, uses permitted with consent and prohibited uses.

RE1 Public Recreation

Objectives of zone

To enable land to be used for public open space or recreational purposes.

To provide a range of recreational settings and activities and compatible land uses.

To protect and enhance the natural environment for recreational purposes.

Permitted without consent

Environmental facilities; Environmental protection works; Roads

Permitted with consent

Aquaculture; Community facilities; Kiosks; Recreation areas

Prohibited

Any development not specified in item 2 or 3

E2 Environmental Conservation

Objectives of zone

To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.

To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Permitted without consent

Environmental protection works

Permitted with consent

Environmental facilities; Oyster aquaculture

Prohibited

Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

R2 Low Density Residential

Objectives of zone

To provide for the housing needs of the community within a low density residential environment.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

To maintain the identity of Hunters Hill by ensuring that new buildings are compatible with the garden suburb character and heritage values that distinguish the low density localities.

To provide for high levels of amenity that are consistent with a low density residential environment.

Permitted without consent

Home occupations; Roads

Permitted with consent

Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home-based child care; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Secondary dwellings; Tank-based aquaculture

Prohibited

Any development not specified in item 2 or 3



Site Inventory + Analysis

Project Foundation

The Site

The Henley Precinct has catered for a range of community uses since the reserve's dedication for public recreation in 1920. It is approximately 8.68 hectares and is bounded by, Victoria Road to the north, Crown Street to the west, Parramatta River to the south and Huntleys Point Road to the east.

Strengths of the Precinct

- Significant active recreation facilities, including; new playing fields and cricket facilities, basketball court and skate park.
- Significant passive recreation, including; walking, running, gardening, biking, and wildlife observation.
- Caters for variety of users, including; residents, non-residents, high school students, preschoolers, community groups and commuters.
- Contains a number of buildings, including; the Henley Community Centre, Riverside Pre School and Henley Cottage, in addition to the proposed multi-sport community facility.

2530mm

Annual rainfall, fairly equally distributed over 12 months

7-9 hours

Mean daily sunshine hours between Winter and Summer

19-26°C

Average daily maximum temperature in Summer

14-17°C

Average daily maximum temperature in Winter

60-66%

Average afternoon relative humidity in Summer

55-59%

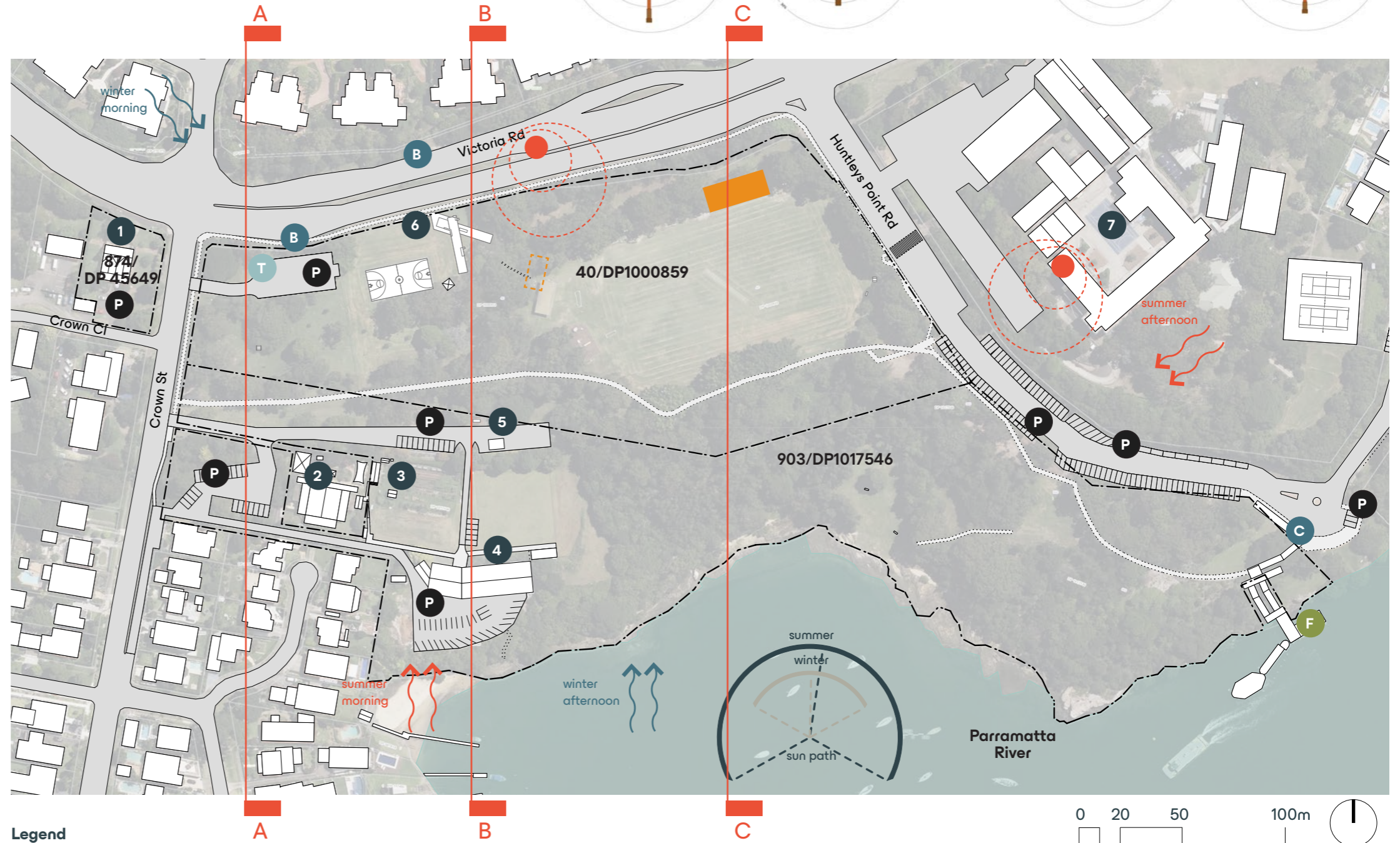
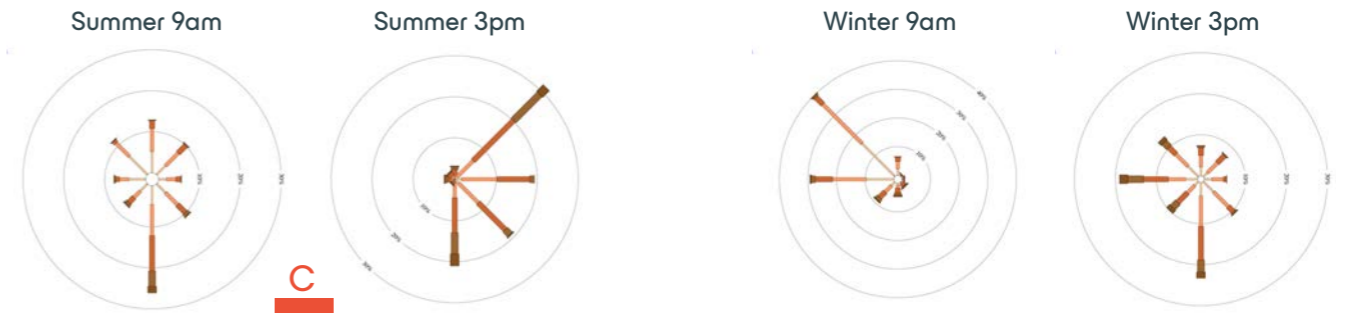
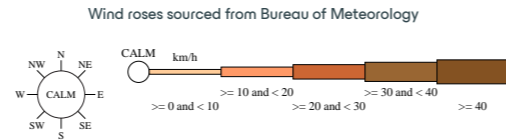
Average afternoon relative humidity in Winter

Hot - warm

Feature of Sydney in Summer

Mild + cool

Feature of Sydney in Winter



Legend

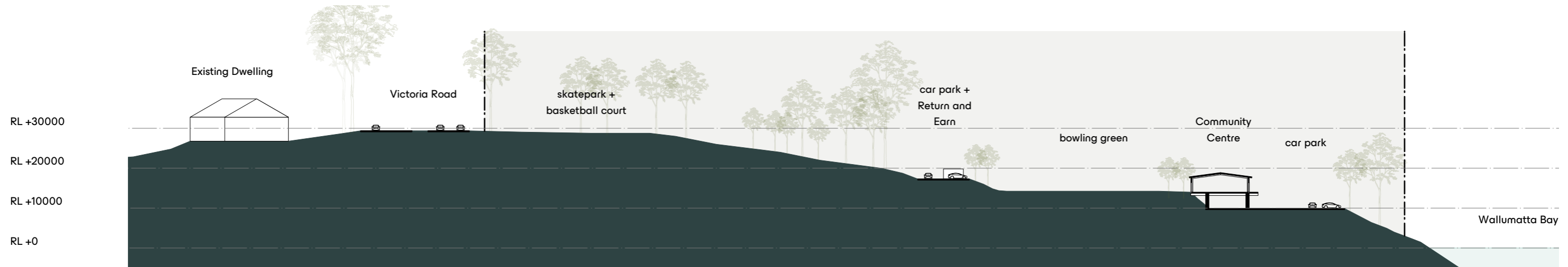
- Precinct PoM Boundary
- Existing buildings
- Previous Amenities Block (demolished)
- Proposed Multi-Sport Community Facility
- Summer Prevailing Wind
- Winter Prevailing Wind
- Noise
- F Huntleys Point Ferry Wharf
- P Parking Lots/Kerbside
- B Bus Stop
- C Bicycle Rack
- T Public Toilets
- 1 Henley Cottage
- 2 Riverside Pre-School
- 3 Happy Hens Community Garden
- 4 Henley Community Centre
- 5 Return + Earn
- 6 Basketball + Skate park
- 7 Riverside Girls High School

Project Foundation

The Site



Section AA



Section BB



Section CC

Project Foundation

The Plan of Management

The adjacent diagram references the Henley Precinct Plan of Management (p.14, July 2022) categorising the land into five distinct areas, which has been further analysed based on existing uses/amenities:

General Community Use

Relates to building facilities that cater to a variety of community, commercial and recreational purposes, including:

- bookable large hall with kitchen, storage, water front verandah
- bookable smaller hall 'Green Room' with existing bar + views to community garden + water
- underutilised rooms / undercroft of building
- community run garden with chicken coop + native bee hive

Sportsground

Relates to the level playing field area used for club/school/competitive sports and training, including:

- new multi-purpose community facility
- new playing fields (soccer field + cricket nets)

Park (Part E2 Zone)

Relates to the area of open spaces catering for informal recreational and leisure, including:

- basketball / netball court + skate park
- sheltered gazebo seating area + several park benches
- walking/shared tracks
- off-leash dog area
- drink/water station

Natural Area Bushland (E2 Zone)

Relates to the regenerated bushland areas sloping down to the foreshore, including:

- diverse range of non threatened native flora and fauna
- adhoc mountain bike trail

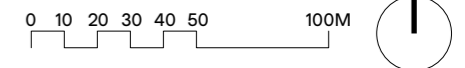
Natural Area Foreshore (E2 Zone)

Relates to the transition area between aquatic + terrestrial environment, including:

- non accessible/hard to locate access to foreshore
- adhoc water craft storage

Legend

- Precinct PoM Boundary
- General Community Use
- Sportsground
- Park
- Natural Area Bushland
- Natural Area Foreshore



Potential Uses/Amenities

General Community Use:

- increased/varied space available to lease to community/groups
- upgrading existing facilities (Henley Community Centre)
- cafe

Sportsground:

- public toilets
- kids playground/wild play area
- drink/water stations
- bicycle repair stations
- outdoor active/gym equipment
- shaded seating areas
- BBQ facilities

Park:

- sports team facilities
- lawn bowls
- pickle ball
- outdoor ping pong tables
- general wayfinding

Natural Area Bushland:

- viewing platforms
- walking trails
- fencing

Natural Area Foreshore:

- increased access to foreshore
- formalised water craft storage
- swimming area/nets

Project Foundation

Site Analysis

Uses and amenities in two zones out of the four distinct zones of activity (identified in the PoM and on p. 46) can be merged into one zone, resulting in three distinct zones that function independently as follows:

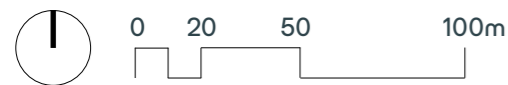
1. Sport + recreation zone
 - Community sports facilities: skate park, basketball court, sports ground
2. Education + community zone
 - Henley Community Centre
 - Riverside Pre-school
 - Happy Hens Community garden
3. Natural zone
 - Park lands
 - Natural Bushland + Foreshore

These are supported by a complex arrangement of parking areas and road networks both within and adjacent to the precinct.



Legend

- Precinct PoM Boundary
- Sports + Recreation zone
- Education + Community zone
- Natural zone
- Potential to strengthen connection through circulation + park amenities



Project Foundation Site Analysis

Image credit: Hunter's Hill Council



1 Communal Sports Facilities

Located in the upper park + sportgrounds zone in the northern area of the site. The upper park is easily accessible via bus on Victoria Street or car access via Crown Street.

The Sportsground to the west of the upper park sits on lower grade and is best accessed via Huntleys Point Road where kerbside parking is provided.

Image credit: Hunter's Hill Council



2 Henley Community Centre

Constructed in the early 1960s, the building was previously known as the Henley Bowling Club.

Despite the need for upgrade and long-term maintenance, the bookable spaces of the Henley Community Centre are still utilised for regular Bridge Club and various one-off community activities including yoga.

Image credit: Tim Samuel Design



3 Riverside Pre-School

A non-profit, community based pre-school built on land that was once a former bowling green of the adjacent Henley Bowling Club. Together with Council, it was built in 2002 and has up to 50 children per day.

It has generous outdoor areas and it's adjacency to the Happy Hens Community Gardens extends classrooms to the outdoors and allows them to interact with community volunteers.

Image credit: Henley Growers Market Facebook



4 Happy Hens Community Garden

Established in 2018 as a community initiative with strong community interest and support partially occupies the western bowling green. Other than the regular harvests, they hold community events including Market Day and a volunteer run Cafe called 'The Coffee Project' on Fridays. The eastern bowling green can be hired for events. It also has a bookable shaded BBQ area with views to the foreshore.

Image credit: DunnHillam



5 Parklands

There is a wide variety of parkland spaces for community use with scattered picnic benches and bubblers. There are also several clearings, including one close to the foreshore that is popular for picnics and passive recreation, with a dedicated dinghy storage at the eastern end. Dogs are permitted off leash during dedicated times of the week.

Facilities

- Basketball / netball court
- Skate park
- New playing fields (soccer field + cricket nets under construction)
- Adjacent parking lot + bus stop along Victoria Rd

- Bookable hall with kitchen, storage, water front verandah
- Bookable 'Green Room' with existing bar + views to community garden + water
- Underutilised rooms / undercroft of building

- Adjacent to Community Garden, children are able to learn + interact with volunteers

- Community run garden with chicken coop + native bee hive
- Shaded pavilion for craftwork + gathering
- Shaded bookable bbq area
- Adjacent parking lot
- Accessible drop off area

- Picnic benches, bubblers, shaded pavilions
- Make shift toilets
- Formal pathways for walking + cycling
- Views to Parramatta River when walking through upper site
- Access to foreshore

User groups

- Recreational groups
- Sports Clubs (All Saints Soccer Club, Gladesville United Soccer Club, and Gladesville District Cricket Association)
- Riverside Girls High School

- Bridge Club
- Birthday parties
- Yoga + meditation classes
- Community gatherings
- Art classes
- Celebrations

- Children aged 3-5 years old
- Young families
- Educators

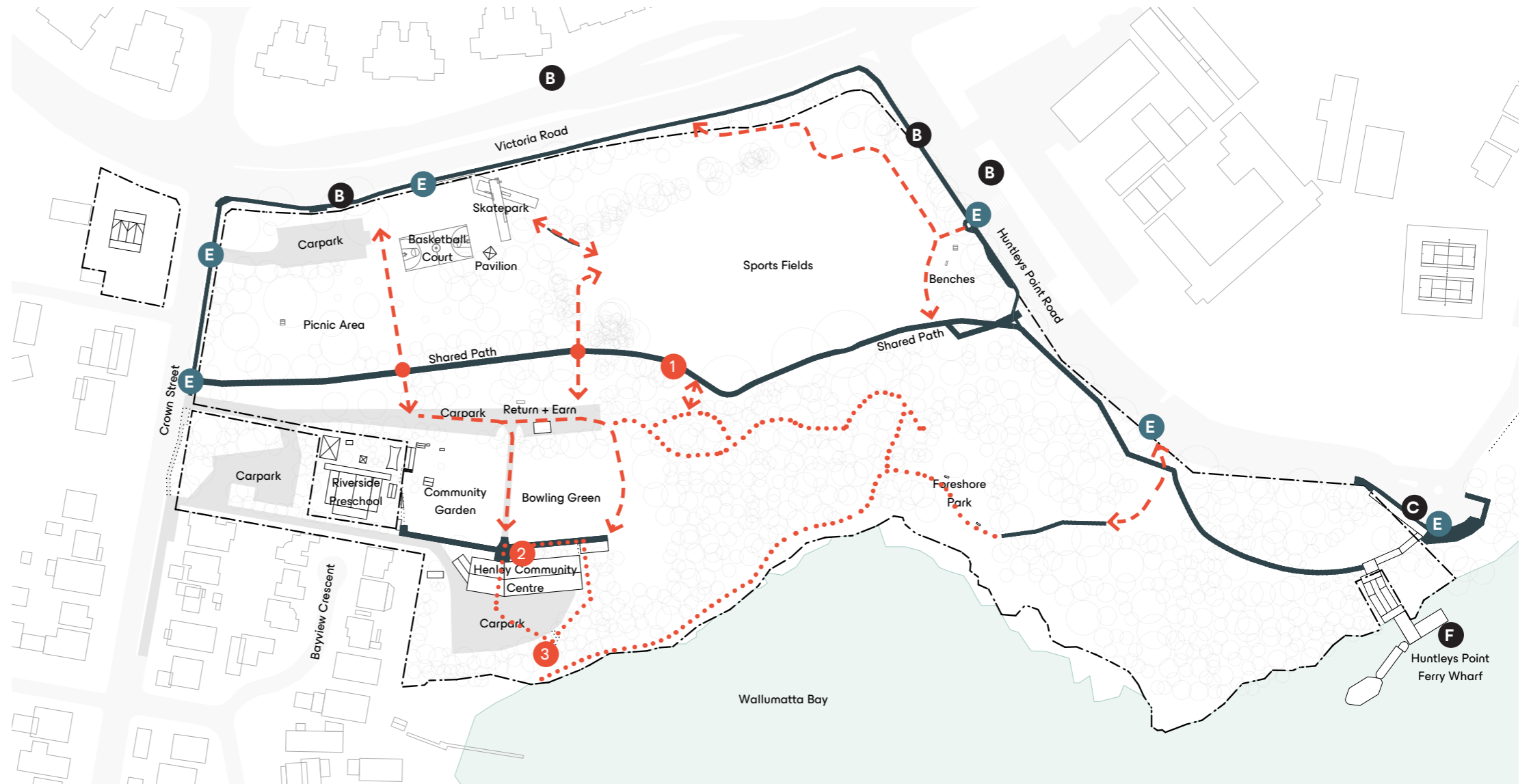
- Community volunteers of all ages
- Special needs activity groups
- Children from Riverside Pre-School

- Recreational groups
- Families
- Joggers + walkers + cyclists
- Dog-walkers
- Community members walking through to get to the Ferry Wharf
- Heritage Walkers

Project Foundation Connectivity

Key Issues + Opportunities

- The four areas (identified in the PoM) of the precinct are disconnected from one another.
- Non-accessible paths/routes between key activity areas.
- Provide ancillary connections with central shared path.
- Connect key areas of the precinct to others which are currently not traversable.
- Create a better connection with the natural bushland/foreshore.



Legend

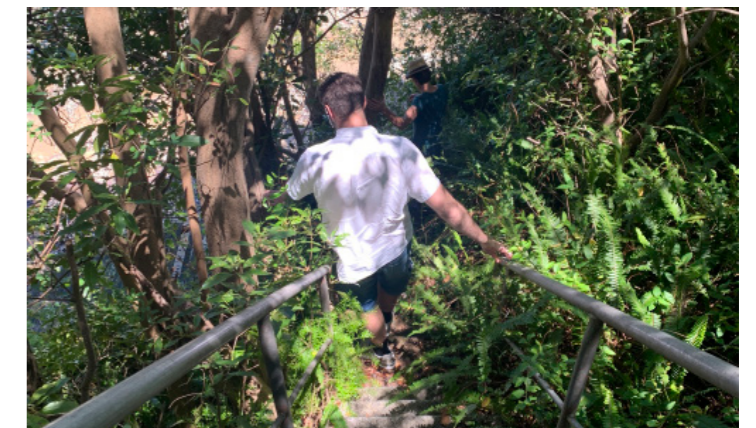
- Existing buildings
- New amenity building
- Main entrances on level path on site
- Existing formal paved path
- Weak existing paths
- Potential pedestrian paths
- Ferry Wharf
- Bus Stop
- Bicycle Rack



1 Existing path network requires remedial work



2 Non-accessible and lack of adequate lighting/security

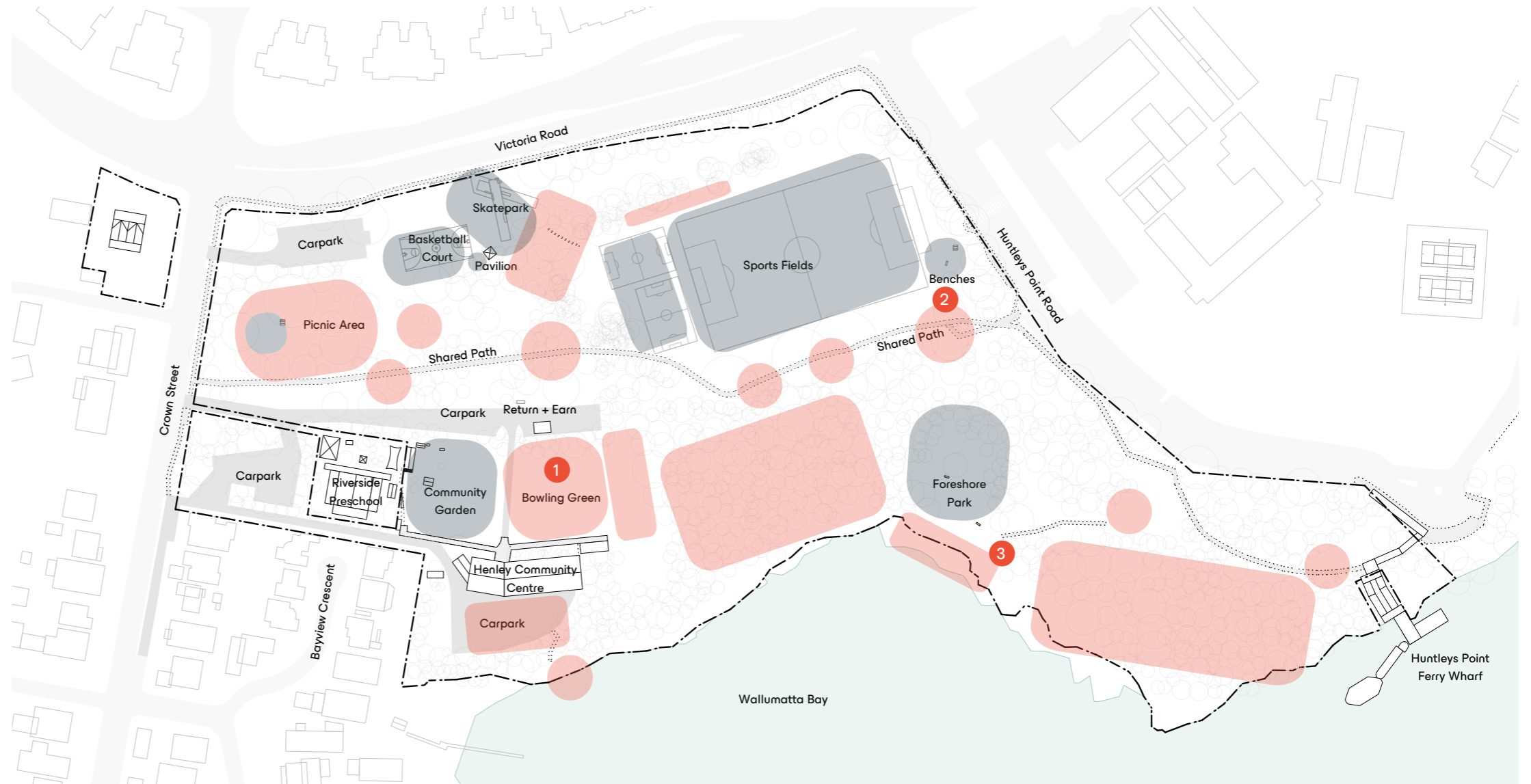


3 Difficult to manage access to foreshore

Project Foundation Activity

Key Issues + Opportunities

- No connection between existing skatepark + basketball court with sportsground.
- More facilities required to activate open picnic spaces.
- Reintroduce wild playground.
- More exercise equipment and benches required around shared path.
- Existing bowling green has great potential to be reactivated.
- Weak connection to water for launching kayaks and small boats.



Legend

- Precinct PoM Boundary
- Areas of existing activity
- Areas of potential new activity



1 Under-utilised bowling green with views to the water/city.



2 Lack of benches/picnic tables in the precinct.



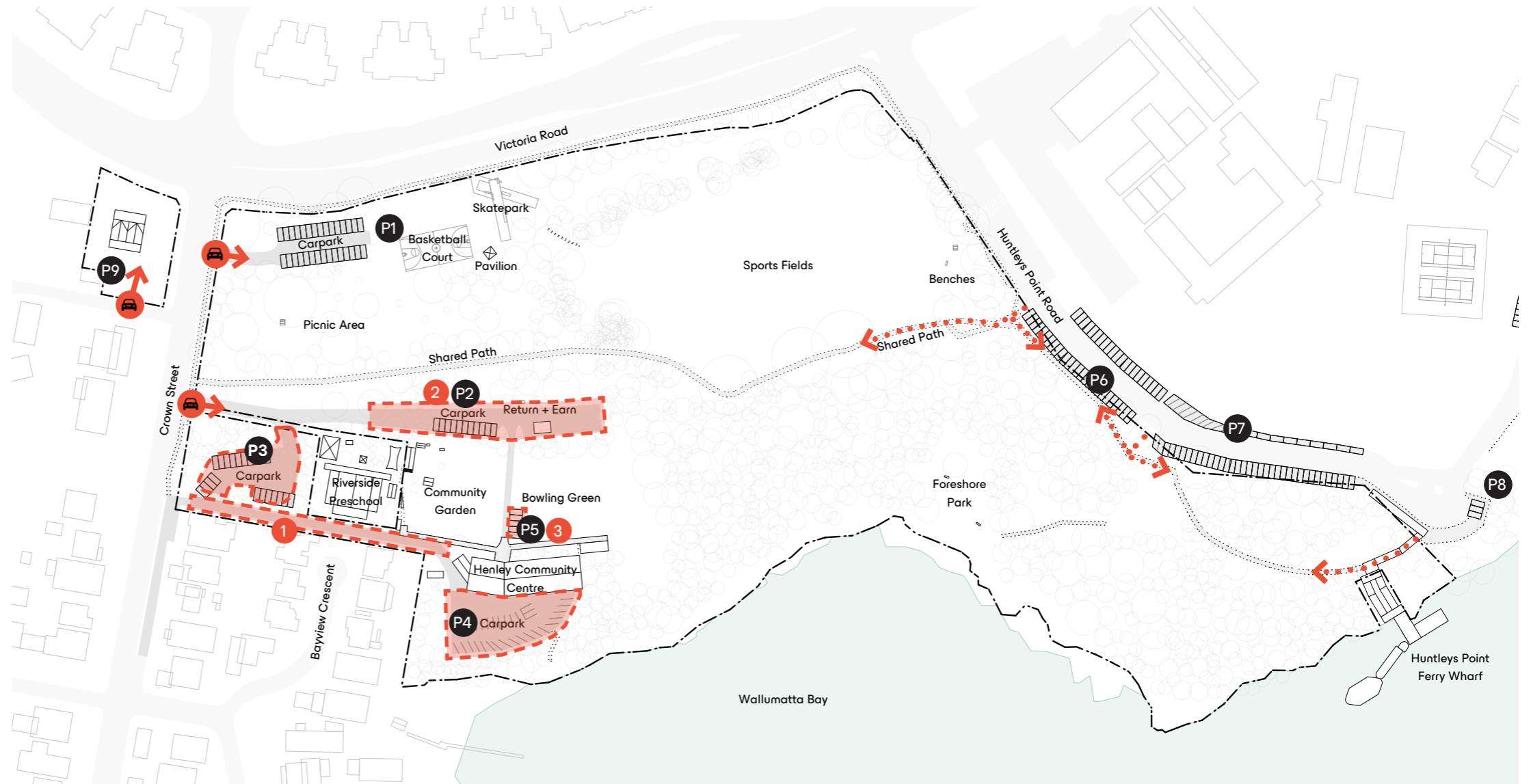
3 Weak connection to water for launching kayaks/boats.

Project Foundation

Parking + Vehicles

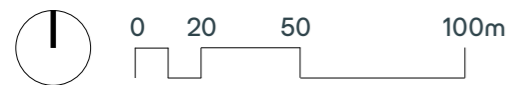
Key Issues + Opportunities

- Multiple carparking options are available with easy access to directly adjacent built amenities.
- All parking areas located within the precinct have a shared entry and exit and are closed looped, creating challenges during peak periods.
- Potential to establish accessible connections between carparks to alleviate issues of 'activity islands'.
- Currently 90 designated carparking spaces provided within the precinct.
- Potential relocation of Return-and-Earn facility outside of precinct. Location to be further evaluated and confirmed.



Legend

- Precinct PoM Boundary
- Existing parking infrastructure
- Potential areas of opportunity
- Parking (on-site / kerbside)
- Pedestrian entry from kerbside parking



1 Single entry-exit lanes



2 Adhoc parking with potential to formalise + extend



3 Non-compliant accessible parking

Project Foundation Buildings

Key Issues + Opportunities

- Existing community services are well established and regularly used by the community.
- A large amount of precinct's existing infrastructure requires work to provide equitable access.
- Return + Earn facility could be relocated to extend adhoc carpark.
- Proposed Multi-Sport Community Facility will provide modern facilities for sports and new accessible public toilet amenities.
- Community Centre is well sited and has great exposure overlooking the Parramatta River.



Legend

- Existing built amenities
- Potential areas of opportunity



1 Utilising views to the water from the Community Centre



2 Opportunity to improve existing amenities: pavilion



3 Opportunity to improve existing amenities: toilets

Project Foundation Vegetation

Key Issues + Opportunities

- Provide areas for existing bushland to flourish.
- Link 'green canopy' across the precinct.
- Formalise existing informal off track bush-walks.
- Remove and clean-up introduced species and shrubs in precinct.
- Establish clear re-vegetation strategy with appropriate bushcare groups.
- Removal of existing bike path in natural bushland and allow for natural regeneration using best practice bush regeneration.
- Lobby State & Federal governments for substantial grant funding for bushland recovery.
- Add signage that clearly defines off-leash areas and notifies of penalties for breaches in bushland areas.



Legend

- Precinct PoM Boundary
- Areas with introduced vegetation species
- Areas with potential for vegetation to flourish
- Areas with exemplary bush regeneration
- Views



1 Large under-utilised level clearings



2 Natural bushwalking can be hard to find

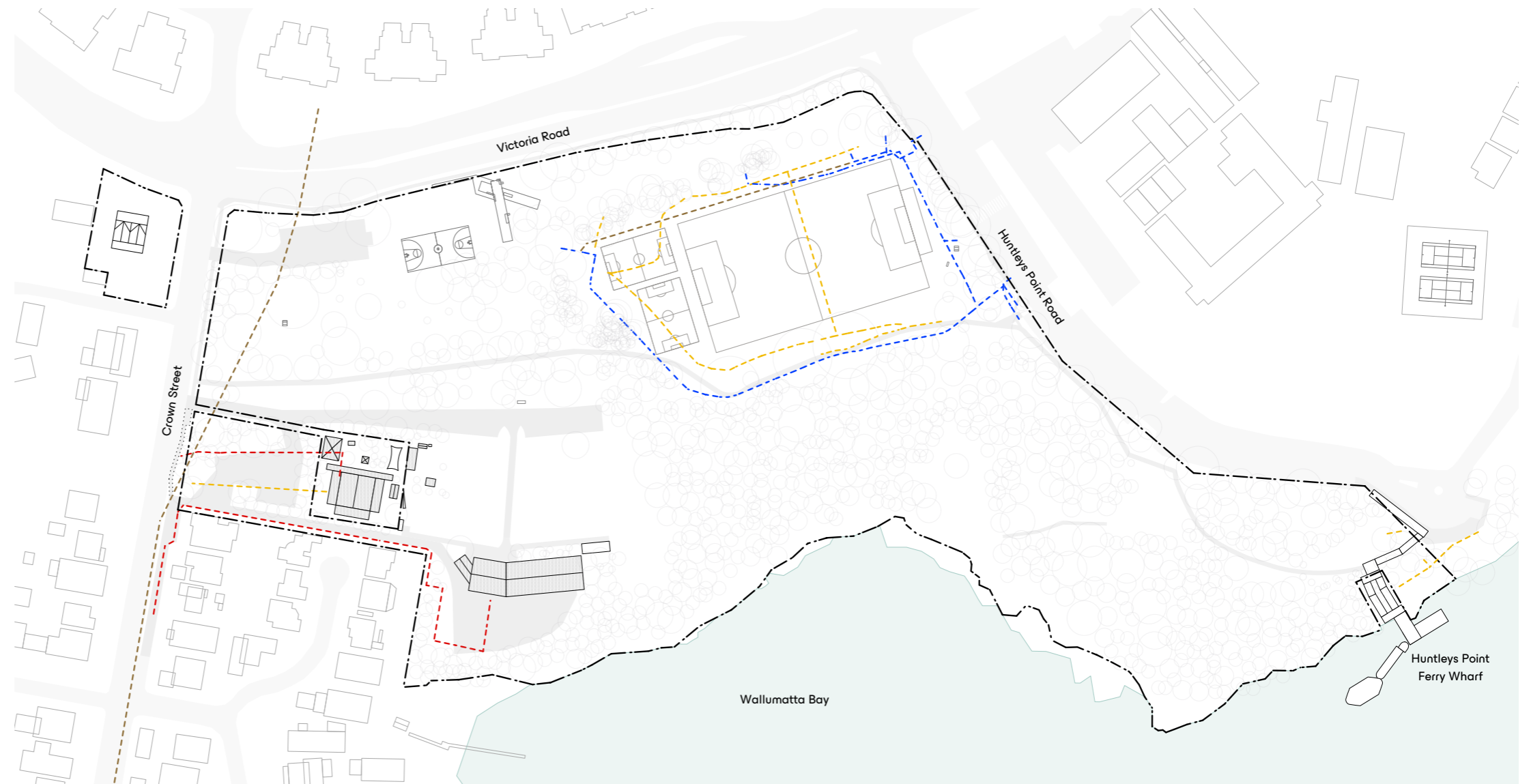


3 Increase connection + accessibility from park lands

Project Foundation Services

Key Issues + Opportunities

- There is limited information on existing services, with all known sewer, electrical and hydraulic lines shown in the diagram.
- Site-wide detailed information will be required as the project progresses to ensure viability of proposed buildings, landscaping and activity areas.
- Information was gathered from hydraulic, electrical and survey plans provided by Hunter's Hill Council.
- Consider possible provision of free public WiFi, in key areas of the Precinct such as the surrounds of the community centre and the sports ground.



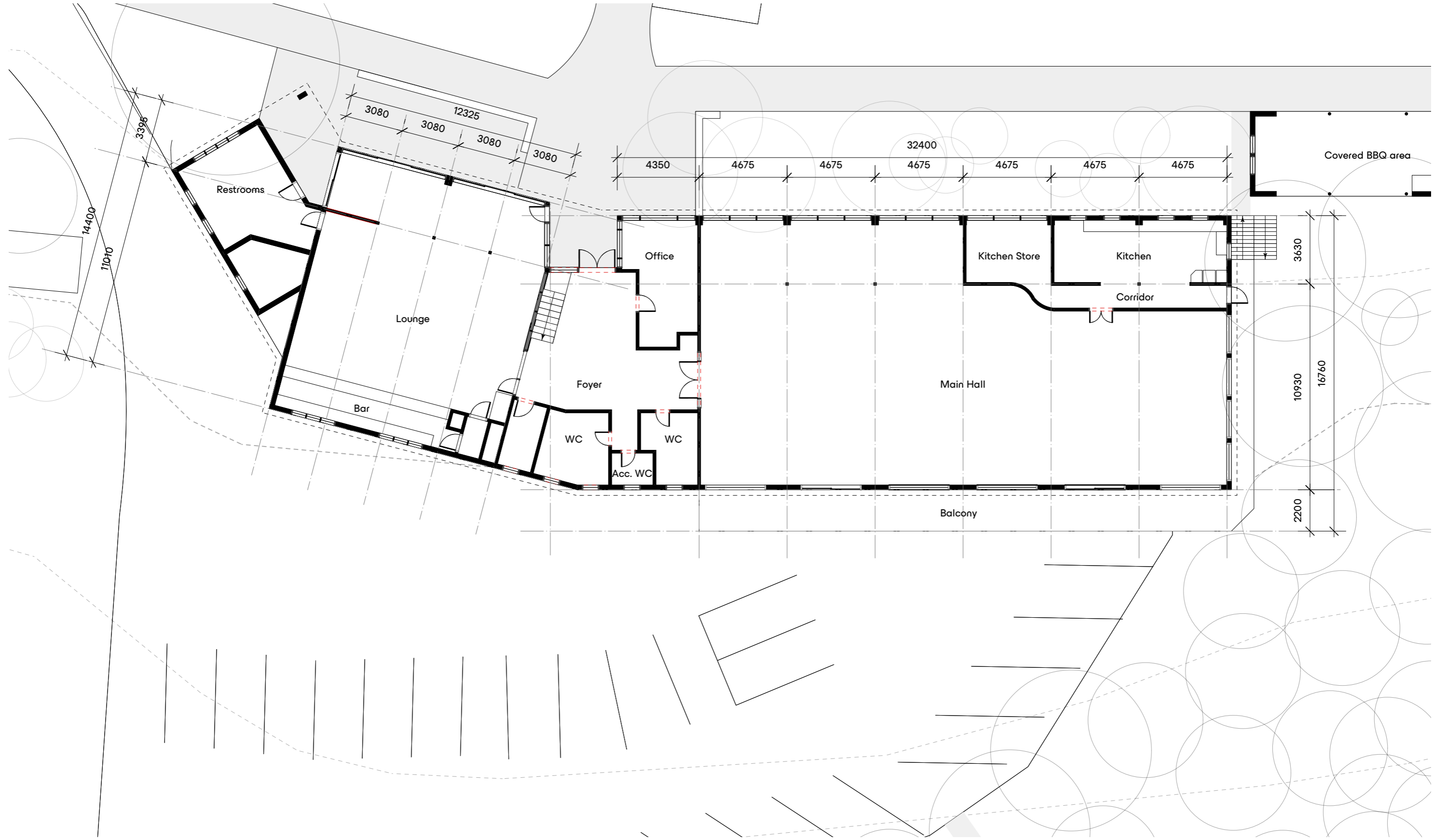
Legend

- Precinct PoM Boundary
- Sewer lines (underground)
- Hydraulic lines (underground)
- Electrical lines (underground)
- Telstra/comm lines (underground)



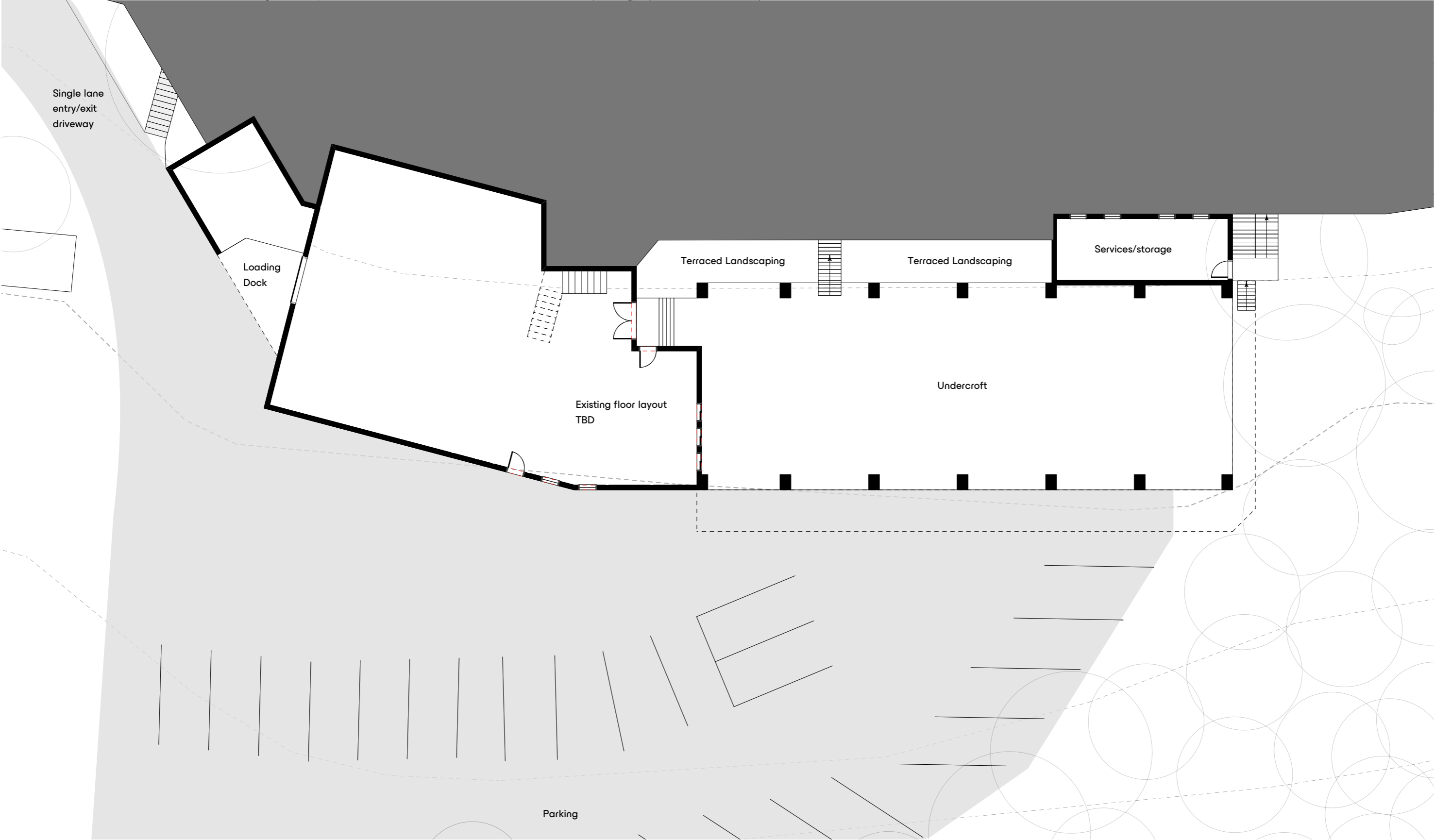
Project Foundation

Existing Plans - Ground Floor Plan



Project Foundation

Existing Plans - Lower Ground Floor Plan





Developing the Brief

Project Foundation

Key Themes

The following key themes have been raised during community and key stakeholder consultation sessions and will be taken into consideration for the proposal of the Henley Precinct Plan.

| | | | | |
|--------------------------|------------------------|----------------------------|-------------------------|-----------------------------|
| Increase accessibility | | Poor disabled access | | Introduction of loop tracks |
| | Bushland maintenance | | Long-term Precinct Plan | |
| Poor lighting | | Upgrade amenities block | | Value of community garden |
| | Relocate Return + Earn | | Inadequate site fencing | |
| Upgrade Community Centre | | Continuity between areas | | No artificial grass |
| | Long term lease | | Re-use not demolish | |
| Upgrade skatepark | | Consideration for all ages | | Need for sporting amenities |
| | Areas for children | | Separate bike track | |
| Improve carparking | | Open space for events | | Increase community use |
| | Heritage + character | | Idea of local | |
| Upgrade facilities | | Cafe | | Interpretative signage |
| | Sense of place | | Improve tracks | |
| Connection to foreshore | | Security concerns | | Layered ecology |
| | Bushland regeneration | | Indigenous recognition | |
| Increase shade | | Poor Signage | | Sustainable |

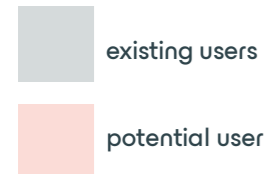
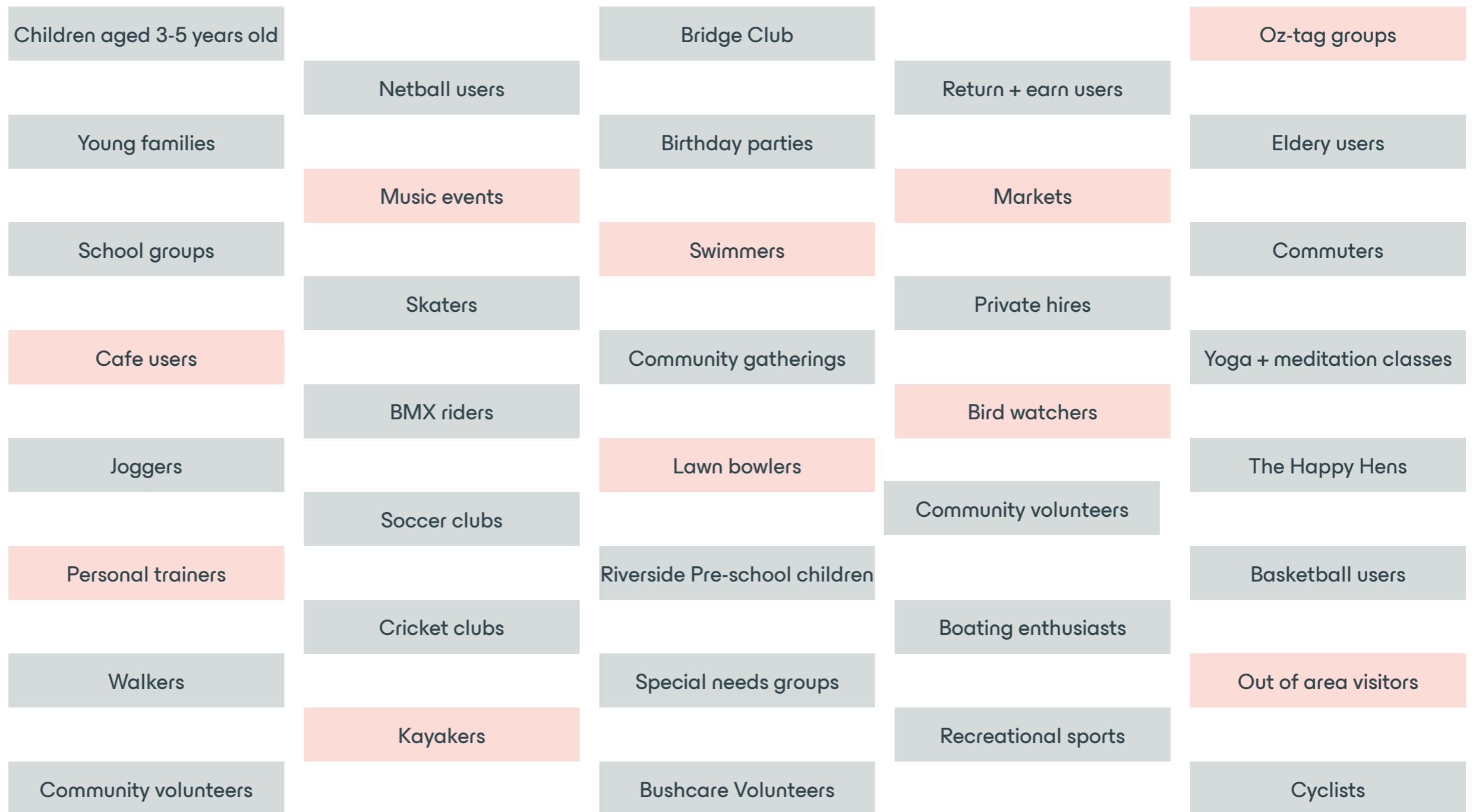
Project Foundation

User Groups

The following key user groups have been identified from reviewing consultation feedback, interrogating data from the site and as outlined in the Plan of Management.

This information will help inform the precinct plan and architectural building concepts.

It is assumed that all existing users can have improved amenity and increases in visitation.



Project Foundation

Functional Brief

The following table sets out the spaces and functional requirements for the project using input from previous reports, site visits, meetings and community and key stakeholder consultation sessions.

| Item | Provided | Partially Provided | Missing | Not required | DH Comments + Questions | Key Stakeholder Session 1 13.02.2024 | Key Stakeholder Session 2 12.03.2024 |
|----------------------------------|----------|--------------------|---------|--------------|--|--|--|
| Public toilets | | | | | <ul style="list-style-type: none"> - Current makeshift toilet block near bus stop along Victoria St poorly placed, potential relocation to Sports ground - Potential to also add publicly accessible toilets to Community Centre | <ul style="list-style-type: none"> - Required to be renovated/updated - Open more hours - Provide unisex facilities - Provide more than one toilet for other areas of precinct - Required near ferry wharf - Standard height toilets | |
| Shaded seating areas/ structures | | | | | <ul style="list-style-type: none"> - More shaded seating areas | <ul style="list-style-type: none"> - More shaded seating required - Locations should not be at expense of bushland - Provide picnic area by the water | |
| Seating | | | | | <ul style="list-style-type: none"> - Few benches, only one with a table, more benches/park tables can be provided in shaded areas | <ul style="list-style-type: none"> - Ensure seating is fit for purpose - More seating required - Seating with view to foreshore | |
| Bicycle storage areas | | | | | <ul style="list-style-type: none"> - Relatively new? are there enough bicycle spots? | <ul style="list-style-type: none"> - Required near ferry or bus stop - Required near sport fields | |
| Bicycle repair equipment | | | | | <ul style="list-style-type: none"> - Does not exist -- is there a requirement for it? | <ul style="list-style-type: none"> - Desirable - Ample, cheap, and helpful – seen at Manly Wharf | |
| Drinking stations | | | | | <ul style="list-style-type: none"> - Only 3 identified on site, 1 was not working - Could be improved to also include dog bubblers | <ul style="list-style-type: none"> - More required - Include ability to refill bottles - Required near toilet, in parkland and recreational area - Updating/replacement of existing ones | |
| Skate Park | | | | | <ul style="list-style-type: none"> - Generally good condition, requires upgrading (according to community consultation) -- how? | <ul style="list-style-type: none"> - Upgrade - Seems popular | |
| Sports fields | | | | | <ul style="list-style-type: none"> - Under construction + upgrading works | <ul style="list-style-type: none"> - Connect sport fields with bike track and walking path - Cricket net needs one end fence removed | |
| Community Centre | | | | | <ul style="list-style-type: none"> - Requires structural and spatial assessment, remedial work (upgrades to toilets, kitchen, finishes), underutilised undercroft of building - Non-compliant stairs from bowling green, lack of lighting, poor security + safety hazard, requires lift to parking lot/lower ground floor? | <ul style="list-style-type: none"> - Bridge club needs to be considered - Needs renovation including: <ul style="list-style-type: none"> - Upgrade kitchen - Upgrade toilets – seats and locks, standard seat height - Ceiling fans - Make sure all windows can be opened - Curtains all around - Improved access from bottom car park - Open up the community to more events - Retain the bar (green room) - Increase parking and improve safety of some - Provide a lift - Improve access for disabled and elderly - Provide a shaded area outside of community centre for congresses | <ul style="list-style-type: none"> - Have markets been considered within the community area (bowling green area)? |

Project Foundation

Functional Brief

| Item | Provided | Partially Provided | Missing | Not required | DH Comments + Questions | Key Stakeholder Session 1 13.02.2024 | Key Stakeholder Session 2 12.03.2024 |
|--------------------------------------|----------|--------------------|---------|--------------|--|---|--|
| Pedestrian paths | | | | | <ul style="list-style-type: none"> - Lack of connections between parking zones and activity "islands" due to steep landscape, muddy paths between carparks on rainy days, better accessibility from north to south of site | <ul style="list-style-type: none"> - Need upgrading - Link each space - Connection needed between Victoria Rd car park and centre - Uneven alongside oval - Good paths between ferry and bus stop could relieve some parking pressure - Lighting - Safety for elderly | <ul style="list-style-type: none"> - Commend site wide approach to improved accessibility - Connections to other areas outside of the precinct: Betts Park, Hospital Precinct - Connections from ferry to community centre (more direct) - Connections from bushwalk to community centre (more direct) - Connections to beach from community centre |
| Shared paths | | | | | <ul style="list-style-type: none"> - Requires remedial work in areas where tree roots have damaged paths. ensure accessibility throughout for elderly, prams and wheelchairs | <ul style="list-style-type: none"> - Needs upgrading / needs to be wider - Danger of fast bikes vs walkers - More shared paths needed | <ul style="list-style-type: none"> - Concern proposed paths will create greater 'clash' of users (ie bikes and pedestrians). Further thoughts to mitigate bike users to specific tracks only. |
| Bush walking trails | | | | | <ul style="list-style-type: none"> - Increase accessibility/wayfinding to desire paths in natural bushland close to foreshore without compromising existing physical and environmental conditions | <ul style="list-style-type: none"> - Needs upgrading - Needs to be wider - Danger of fast bikes vs walkers - More shared paths needed | <ul style="list-style-type: none"> - Desire path lines (not just one long path) - What about existing bike tracks? - Provide more bushwalking tracks located near ferry stop - Land/topography here suited to views/walks along waters edge |
| Access to foreshore | | | | | <ul style="list-style-type: none"> - Non-compliant stairs from community centre, overcrowded with foliage. To be maintained? - Controlled access to foreshore from grassy clearing only? new access through bushwalking trail? formal track? | <ul style="list-style-type: none"> - Needs upgrade - Clear weedy bush area - Need more foreshore paths - Rebuild jetty below club - More formal pathways to outlooks, beach etc. - Better facilities - Board walk - Concrete paths - Needs safe access | <ul style="list-style-type: none"> - Required within the precinct - More locations - Beach access - Thoughts for facilities near ferry stop (toilets/bins/fish cleanout area) for local fisherman who currently use the bush for these activities |
| Lighting | | | | | <ul style="list-style-type: none"> - General poor lighting across site. concerns with not overdoing it. most required for parking lots and access on site | <ul style="list-style-type: none"> - More lighting needed inside and outside the community centre - Improve lighting to Huntley cove ferry walking path through the park - More lighting required for safety - dangerous feeling at night - Solar powered | <ul style="list-style-type: none"> - Lighting to be conscious of nocturnal animals; needed throughout the precinct |
| Childrens playground/ wild play area | | | | | <ul style="list-style-type: none"> - Shading desired, inclusive for all ages and easily accessible | <ul style="list-style-type: none"> - The second green would be a great wild area for families and children - Incorporate in river side or Happy Hens side of garden - Be constructed of sustainable materials - Children often use community garden for free play/nature walks - More nature or wild play activation to encourage connection with nature, forest bathing, mindfulness - As much as can be provided, there are many young children | <ul style="list-style-type: none"> - Wild play proposal supported. encouraged to flow to other areas of the park (not just the playground) |
| Exercise equipment | | | | | <ul style="list-style-type: none"> - Preferences in proximity to other activities? near playground or skate park/basketball court? required? | <ul style="list-style-type: none"> - Strength equipment would be great | |

Project Foundation

Functional Brief

| Item | Provided | Partially Provided | Missing | Not required | DH Comments + Questions | Key Stakeholder Session 1 13.02.2024 | Key Stakeholder Session 2 12.03.2024 |
|--|----------|--------------------|---------|--------------|---|---|---|
| Grass areas/ open space | | | | | <ul style="list-style-type: none"> - Grassy clearings fit for picnicking, steep sloped clearings may require more benches + tables, bowling lawn greens for market days and events | <ul style="list-style-type: none"> - As much open grass areas for families - More nature or wild play activation to encourage connection with nature | <ul style="list-style-type: none"> - Lack of landscaping shown in presentation - Trees to be introduced to areas of the precinct (such as the proposed sheds/seating areas) to obscure carparking facilities - Hunters Hill has a 'softness' or 'green character' which is not to be lost in areas of the precinct |
| Return and earn facility | | | | | <ul style="list-style-type: none"> - Location seems well placed, road has been blocked off -- reasons? | <ul style="list-style-type: none"> - Get rid of it - It causes traffic at times - Move closer to the road for easy access - Does this attract people who steal from community garden? - Move it to Boronia park or close to Victoria road - Bigger facility, I have come many times and it was full | |
| Disabled parking | | | | | <ul style="list-style-type: none"> - Existing adhoc disabled parking is non-compliant | <ul style="list-style-type: none"> - Yes, but not on the bowling green - More important than general parking - More required - Safety access | |
| General parking | | | | | <ul style="list-style-type: none"> - Are the current parking spaces fully utilised? are the preferred parking spaces over others? | <ul style="list-style-type: none"> - More required - Don't turn the area into a concrete jungle - Parking behind the return and earn facility is blocked by barricades - Reduce parking - Improved and safer pedestrian access from Crown Street to community centre may relieve parking pressure without encroaching too much parking located within park - Create access to car park away from pre school - Car pooling, park and ride from somewhere to community centre - Utilise open grass area | <ul style="list-style-type: none"> - Upper carpark is often full of commuters vehicles (using bus/ ferry). Introduce timed parking to enable proposed functions within vicinity to have sufficient parking availability - Very supportive of changes to carpark arrangement to prevent traffic to/from lower carpark driving through the area of pre-school - Can you confirm enough car parking spaces are being provided to support the proposed activities/changes to the precinct? - Great to see additional parking spaces provided, especially disabled and community bus parking - Can the carpark connect to the bowling green to provide more parking + loading for garden? |
| Lockable storage for community groups | | | | | <ul style="list-style-type: none"> - Not provided? small areas for community garden and bridge club only? is this required? | <ul style="list-style-type: none"> - Not necessary - Required - Yes - we have the old green keepers shed which is amazing - Good idea, common in community centres for neatness, to be built by council, not a mess by each group providing their own | <ul style="list-style-type: none"> - More storage for community users such as the community garden |
| Electric BBQ facilities | | | | | <ul style="list-style-type: none"> - One provided near community centre, should there be another location; near sports ground/foreshore? | <ul style="list-style-type: none"> - Must known by general public - locate near oval - Required by the water - Better signage where the BBQs are | |
| Signage/way- finding | | | | | <ul style="list-style-type: none"> - Cluster of signage near vehicular entrance along Crown St. prioritises arriving by car, lack of signage/wayfinding throughout site for pedestrians/cyclists | <ul style="list-style-type: none"> - Needs improvement – from one area to the other e.g. skate park/soccer field to community centre - Must comply with requirement for disabled, e.g. high, no red and green colours font, contrast - Good clear signs including distance - Maps that shows you where you are an "you are here" | <ul style="list-style-type: none"> - Wayfinding to educate people from all entries to the precinct what's there, where it is and how to get there |

Project Foundation

Functional Brief

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|---|----------|--------------------|---------|--------------|--|--|---|
| Event stage | | | | | - Required? | - Event area - Can be brought in when required - Only for small and quiet events infrequently | |
| Watercraft storage | | | | | - Open air storage near foreshore could be improved. sheltered? access to water to be improved? | - Lot of small boats and kayaks don't appear to be used - Not enough space for kayaks, council advised there is a waiting list for space - Not signposted on Huntleys point road, only known if you're mooring in this bay | - Kayaking facilities not included in design thus far, think it's an important brief that this activity has a space to operate in the precinct - Water pontoon |
| Gates + fencing | | | | | - One vehicular gate near Community Centre, does this get used? is there a requirement to have more? - Fencing to protect bushland? | - Limit fencing - Child proof - Essential near Children's area | |
| Rubbish bins | | | | | - Lack of rubbish bins in the park | | |
| Community gardens/ compost | | | | | - Existing facilities function well. any additional requirements? | | |
| Indigenous recognition interpretive signage | | | | | - Potential to introduce local/culturally significant stories + landmarking that can also enhance wayfinding throughout site | - Required - Possible heritage items in bush - Good to get their input - Likely to cause endless and unforeseen problems, despite being a honourable intention | - Greatly appreciate Susan's involvement and welcome outcomes of walk on Country - Encouraged, would like to see throughout precinct |
| Community (tool, toy) library | | | | | - Potentially good addition to community amenities. located near community garden/centre? | - Community area for library and toys - Yes, important addition to sustainable living - Toy libraries are usually in book libraries. Is there a men's shed which could have a tool library? - Repair shed | |
| Ferry users | | | | | | | - Important to think how the precinct is a 'destination' for ferry users and many people arrive/leave via the ferry stop - Think about wayfinding/facilities |
| General/ Principles | | | | | | | - Proposed interventions are simple, low budget and most effective |

Project Foundation Community Consultation Process

The Henley Precinct, with its various areas for sports, recreation, community, parklands and natural bushland and foreshore is regularly used by many user groups and individuals from the local and surrounding community. By involving these user groups and individuals as stakeholders throughout the development of the project, we are able to draw on diverse sources of knowledge, experience, and feedback.

Community Consultation 1 - 13.02.2024

This session was held to introduce the DunnHillam team, present our initial analyses and to gather input from the community attendees, as follows:

- Presentation of site analyses;
- Desktop research;
- Information gained from key documents such as the Plan of Management and previous community consultation held by Hunter's Hill Council;
- And encouraged community involvement through Q+A session and used worksheets and large format maps of the precinct to collect detailed feedback.

Community Consultation 2 - 12.03.2024

This session built on stakeholder input gathered from the first session, which identified key themes and aspirations (outlined in red ovals, bottom left). DunnHillam presented the following:

- A detailed understanding of the history of the site;
- Vision and design principals;
- Concept images;
- Proposed potential design strategies using diagrammatic plans;
- And encouraged feedback and further input from community attendees through a Q+A session and worksheets.

Amenity

general improvements to toilets, paths, signage, seating, drinking fountains

Community Centre

renovate, make compliant, install lift, make suitable for more uses by more people

Restore bushland

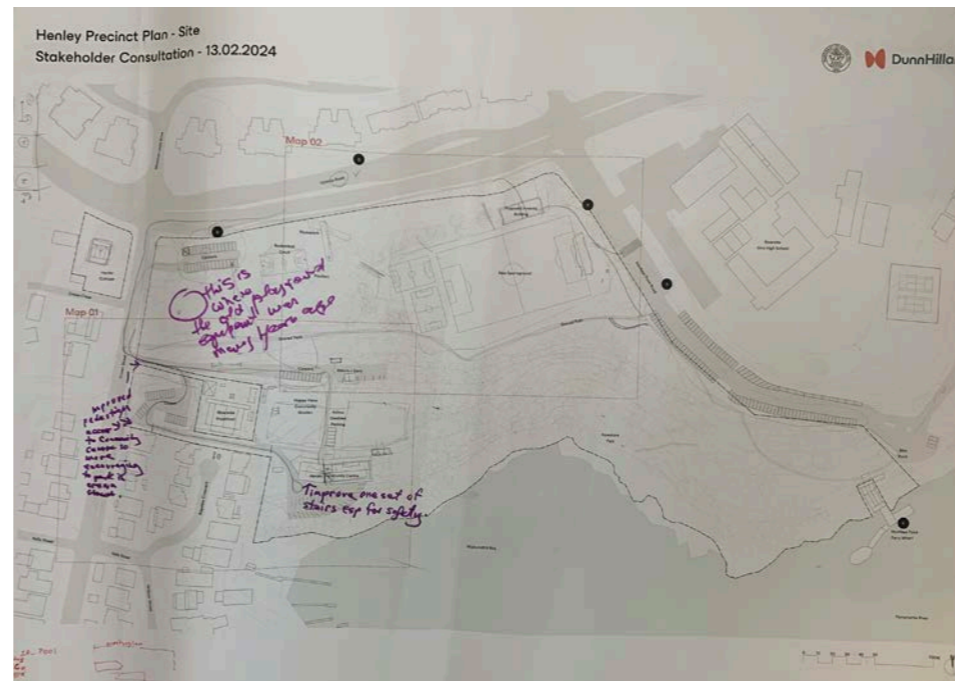
support bush regeneration, clean up weed plants, create 'wild-play' zones and better paths

Parking + Access

improve accessibility for all through better parking options and accessible paths through whole precinct

New Facilities

ideas include bbq and picnic areas, play and exercise equipment, community storage, mens shed, bicycle repair, tool library and a jetty for launching kayaks

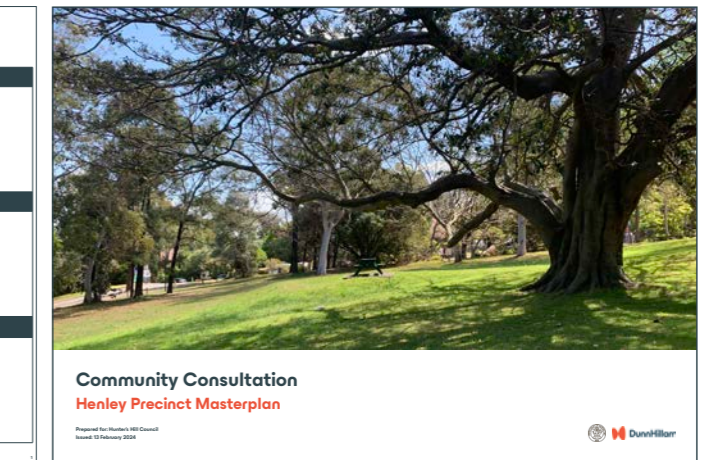


| Plan | 1. Key users / Zones | 2. Built amenities | 3. Accessibility: Bus + Car + Ferry | 4. Accessibility: Pedestrians + Cyclists | 5. Environmental | 6. Connections |
|-------------------|----------------------|--------------------|-------------------------------------|--|------------------|----------------|
| general parking | | | | | | |
| toilet storage | | | | | | |
| community storage | | | | | | |
| bbq + picnic | | | | | | |
| playground | | | | | | |
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