

# SPRING HILL VILLAGE

## A PLAN FOR THE FUTURE

O C U L U S  
Landscape architecture | urban design



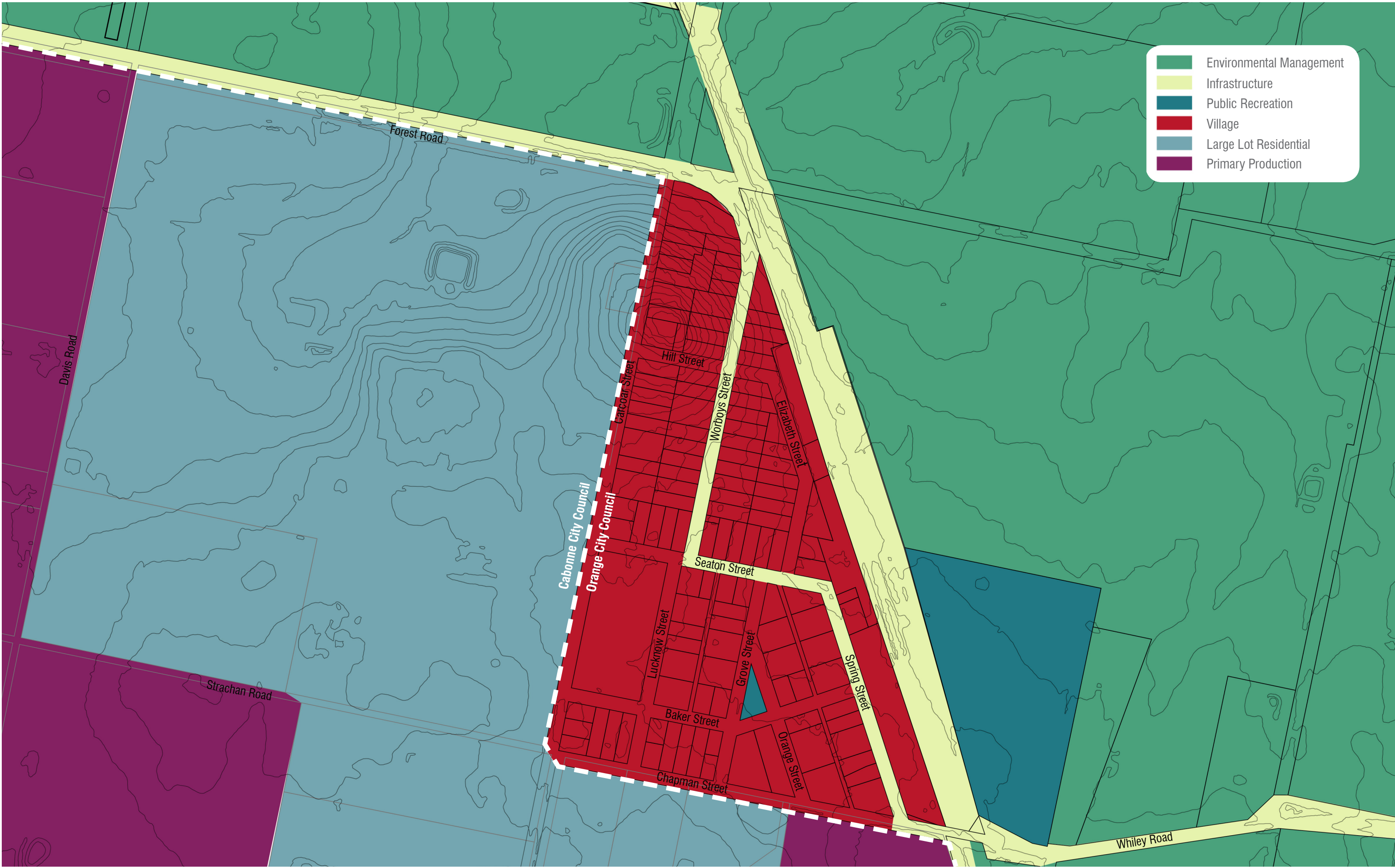
# UNDERSTANDING THE PLACE MAPPING & ANALYSIS













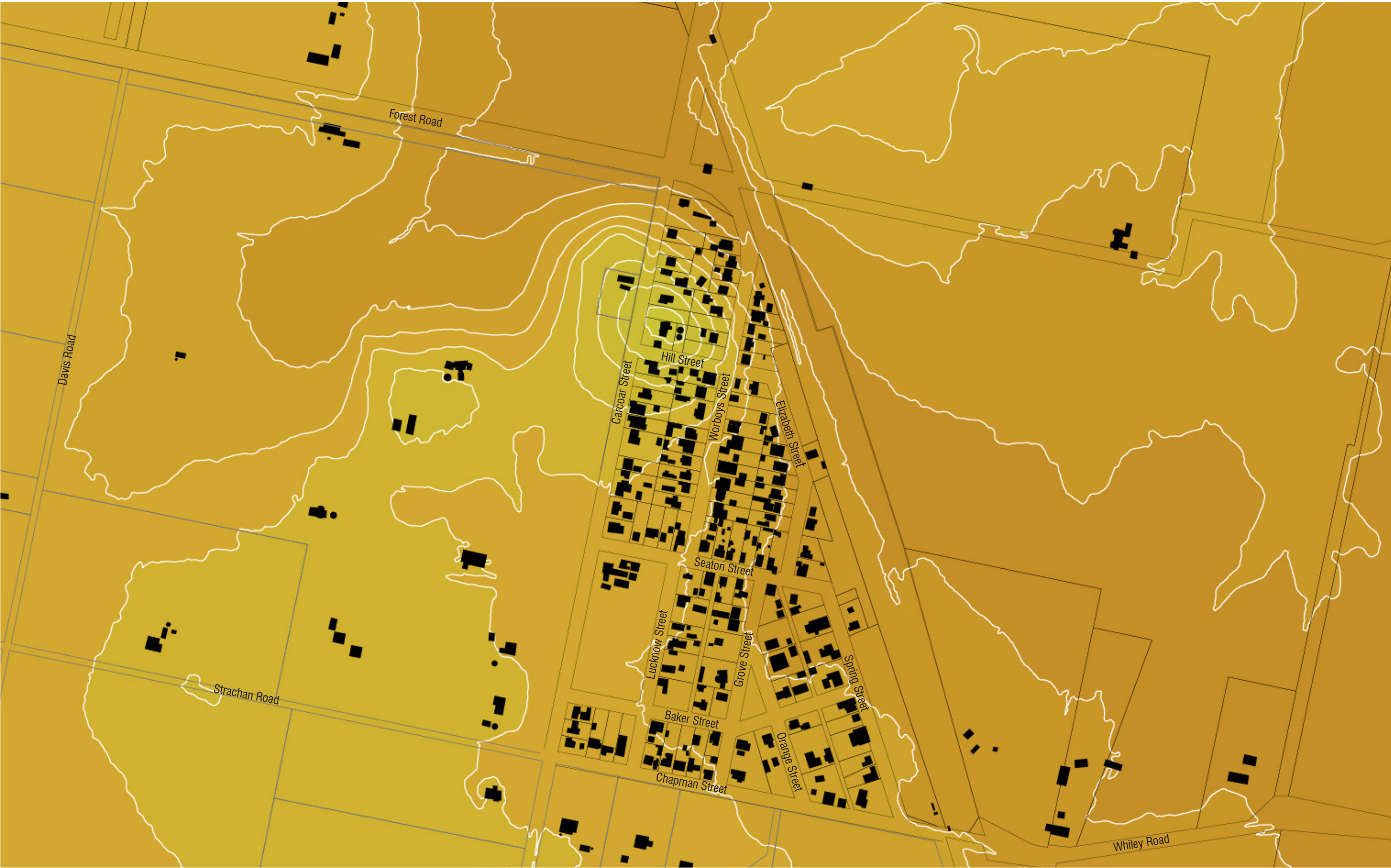


100ha +

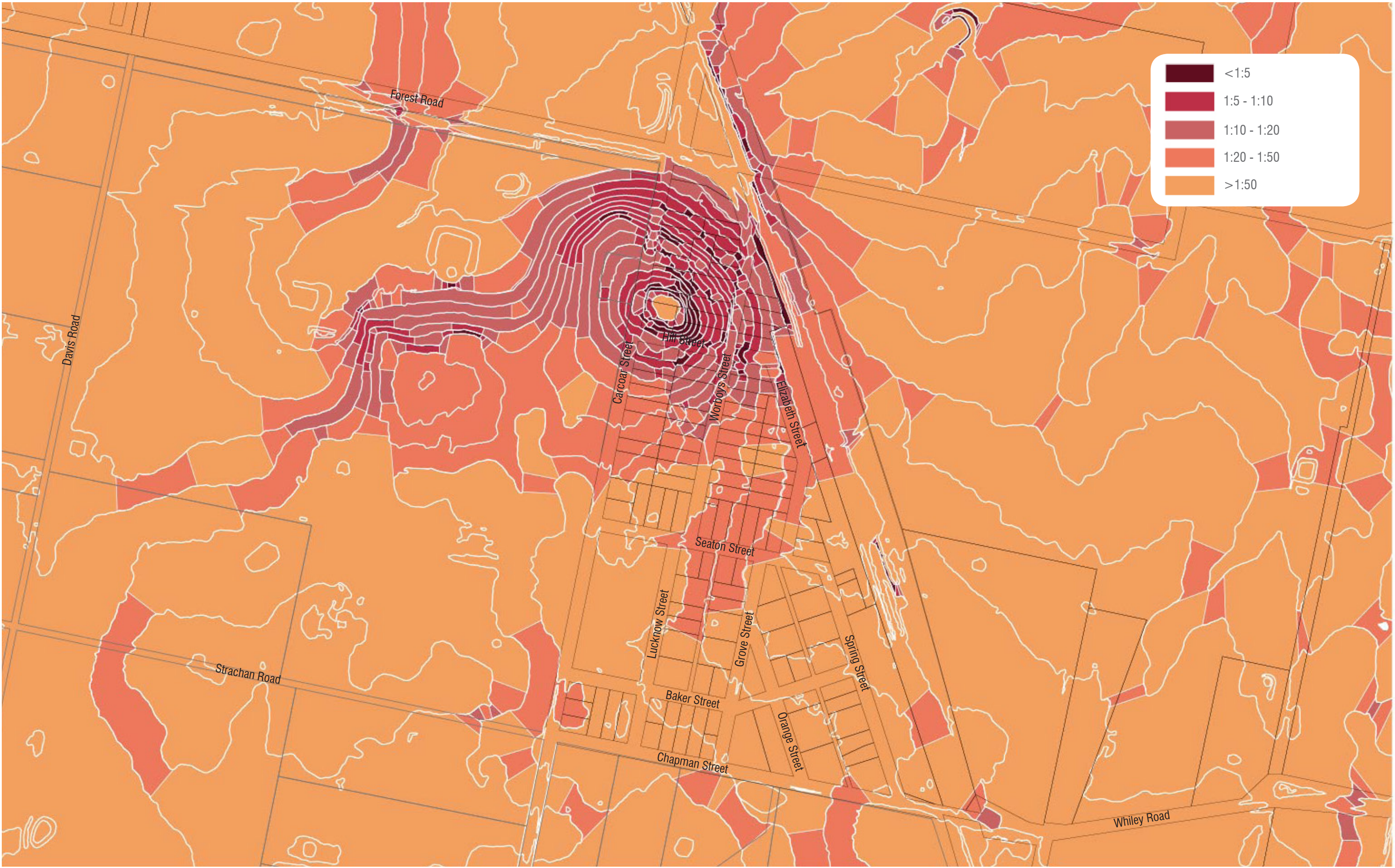
2ha +

< 2ha









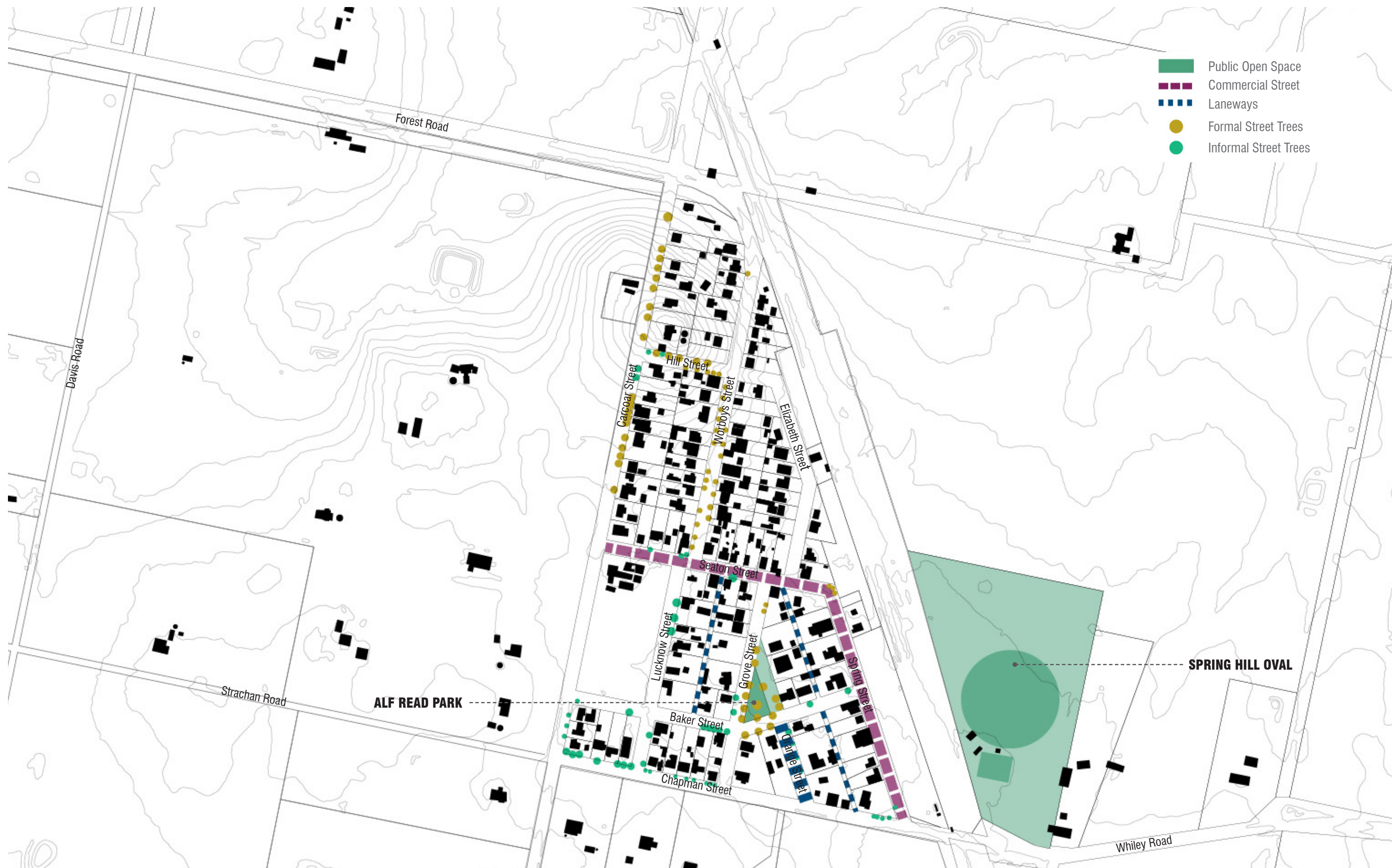
























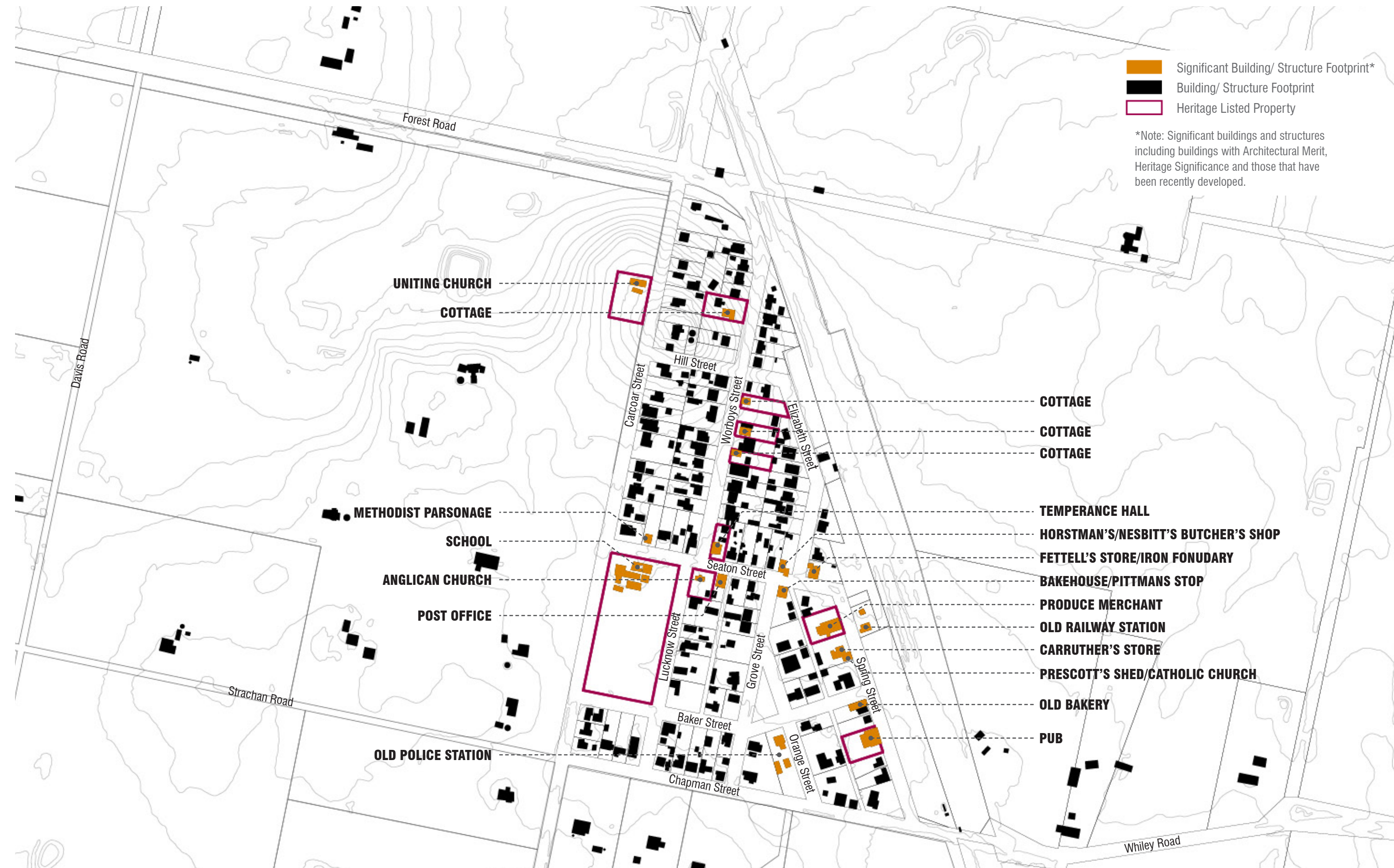
















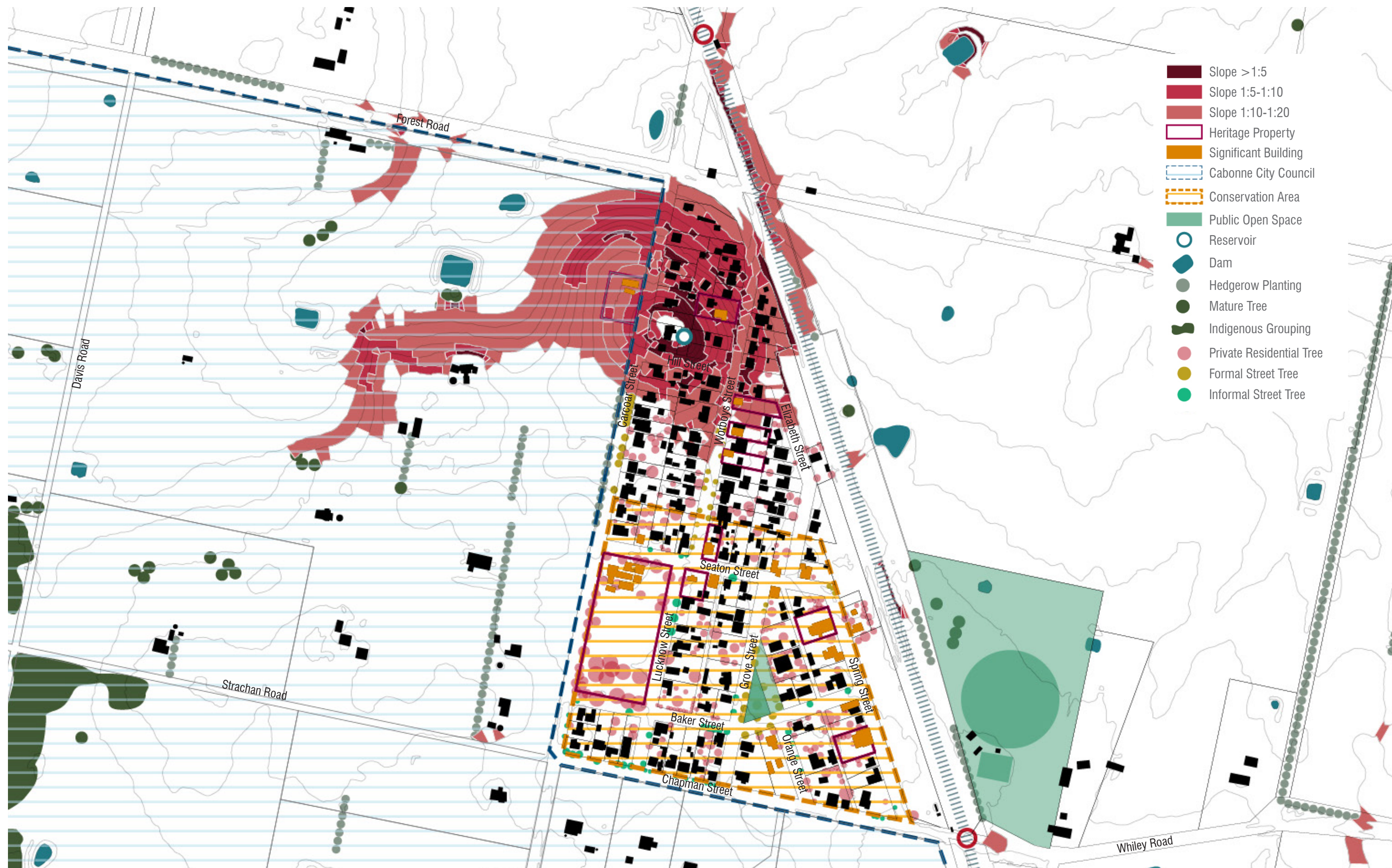












- Slope > 1:5
- Slope 1:5-1:10
- Slope 1:10-1:20
- Heritage Property
- Significant Building
- Cabonne City Council
- Conservation Area
- Public Open Space
- Reservoir
- Dam
- Hedgerow Planting
- Mature Tree
- Indigenous Grouping
- Private Residential Tree
- Formal Street Tree
- Informal Street Tree





# A VISION FOR SPRING HILL

## KEY MOVES AND PRINCIPLES



# RECOGNISING THE RURAL CONTEXT

Spring Hill sits within a wider landscape of large rural lots and agricultural land. This rural location and character is exposed through clear views across the open land and fields from within the village.

Development to the west and south of the village is set to be transformed from open agricultural land into larger lot residential. The opportunity exists to define an edge against these lots, containing the village core and helping to create green streets.

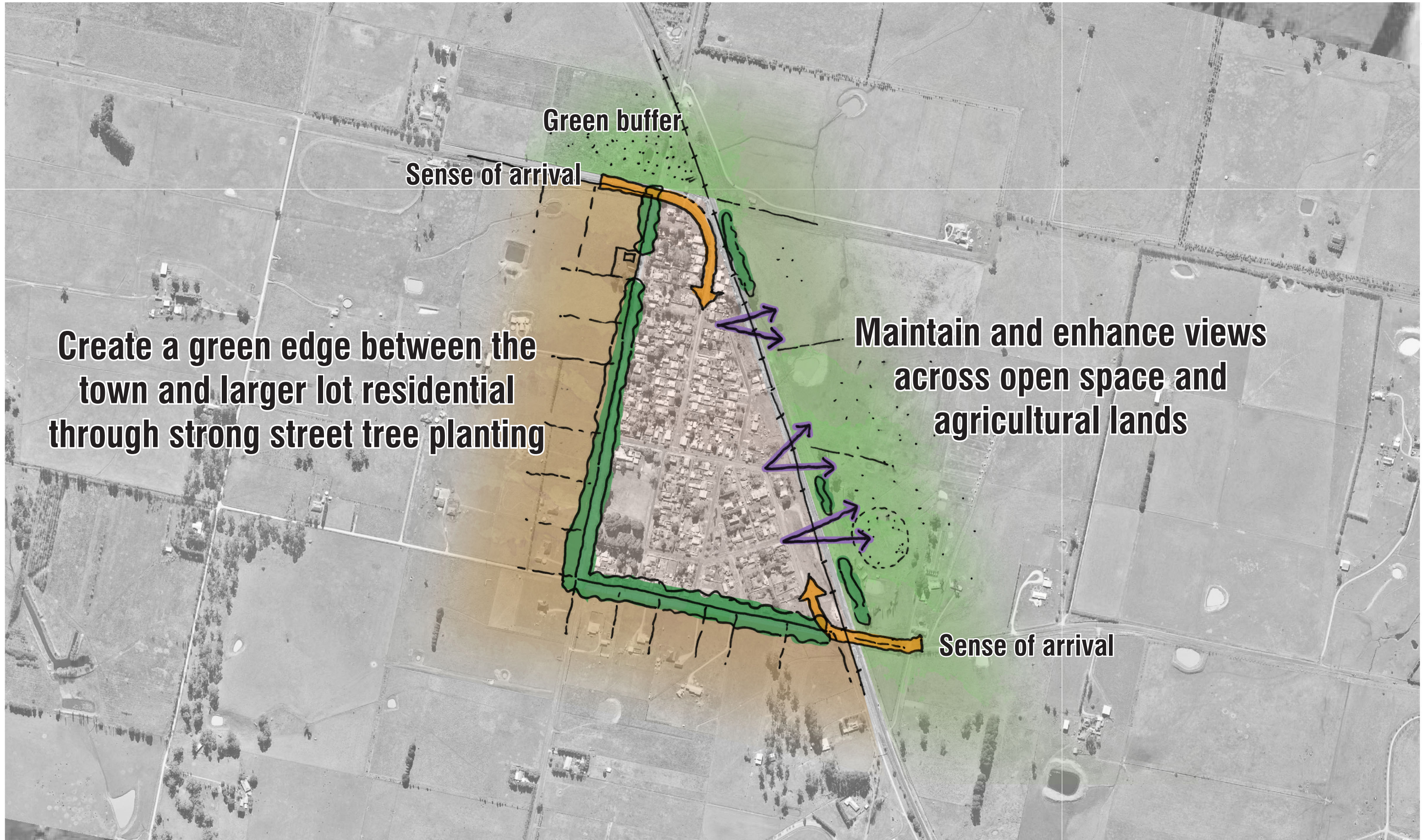
The entry roads into Spring Hill can also define a sense of arrival through bold landscape treatments.

## COMMUNITY FEEDBACK:

The community is generally happy with the surrounding land being divided into 5 acre lots and mostly don't want smaller lots like those within the village.



# RECOGNISING THE RURAL CONTEXT





**Maintain views across open space and agricultural lands**

**Rural views over the rail line**

**mature trees framing view**

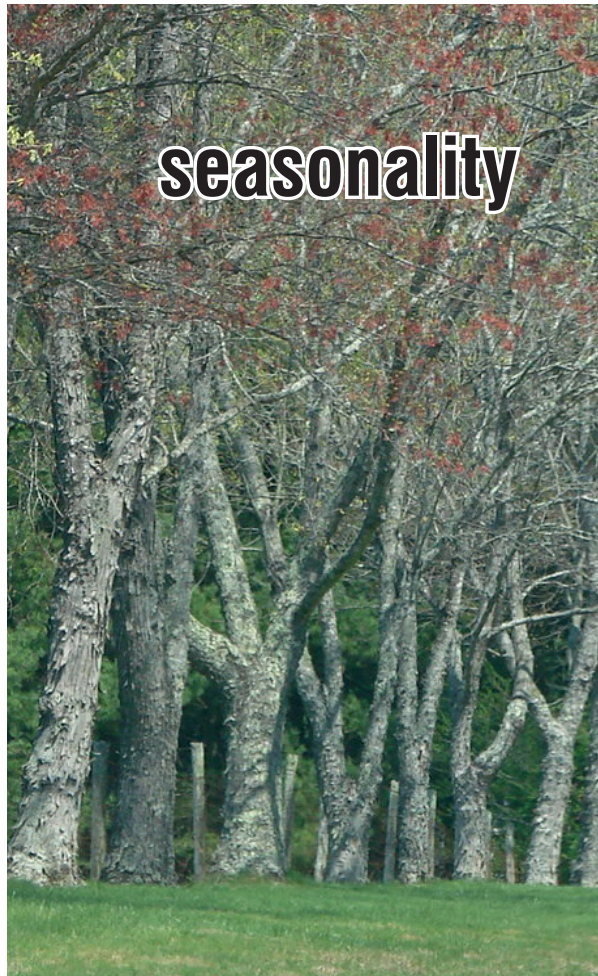
**keep views adjacent to the  
railway open to maintain  
views to pastures and hills**





# Emphasise a sense of arrival into the village thorough landscape

seasonality



avenue planting



colour





# CREATING A VILLAGE HEART

Within Spring Hill there is a collection of existing buildings including the post office/general store, heritage buildings and the pub that very loosely make up the core of the village.

By focussing attention on the main street connecting these buildings and building on it's character and the attractions along it, there is a great opportunity to create a real community heart for Spring Hill.



## COMMUNITY FEEDBACK:

Keep Spring Hill a village

More signage around the village



# CREATING A VILLAGE HEART



**Create a village heart with a slow walkable main street, public buildings, local shops and places to meet**



# Ingredients of active, community-friendly streets

local shops

street trees

heritage

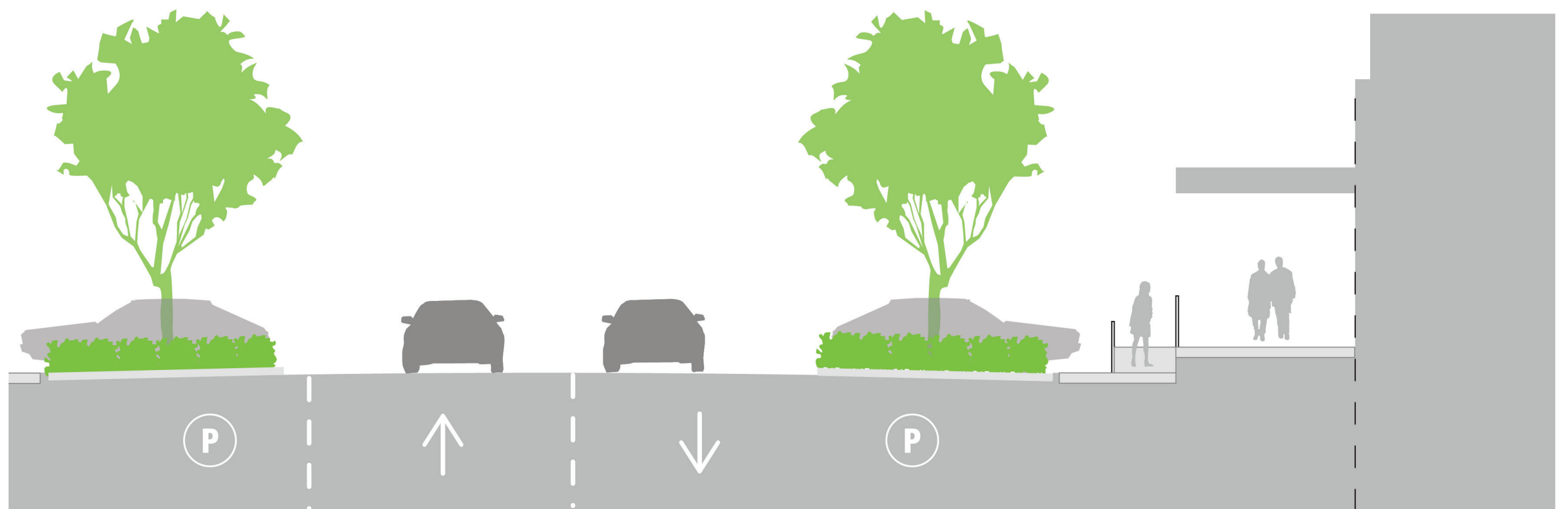
pub

planting and parking

pedestrian safety







INDICATIVE MAIN STREET SECTION



meeting place





# A GREEN NETWORK

A strong green network of streets and open spaces can define the character of a village and provide an enormous amount amenity for residents.

Upgraded streets with trees and footpaths (for busier streets) encourage walking and take the emphasis off cars. People are more likely to be outdoors in the village, bump into friends and add to the general activity.

There is also potential to better leverage the existing open space with upgrades and connections, including the possibility of a more direct link to the oval (subject to railways approval).

## COMMUNITY FEEDBACK:

General desire for kerb & guttering ... still some connection to the grass swales if they are cleaned up.

Increased maintenance of the park (eg mowing)

Fix pot holes in roads

Improved drainage on laneways

Cleaning up the current footpaths



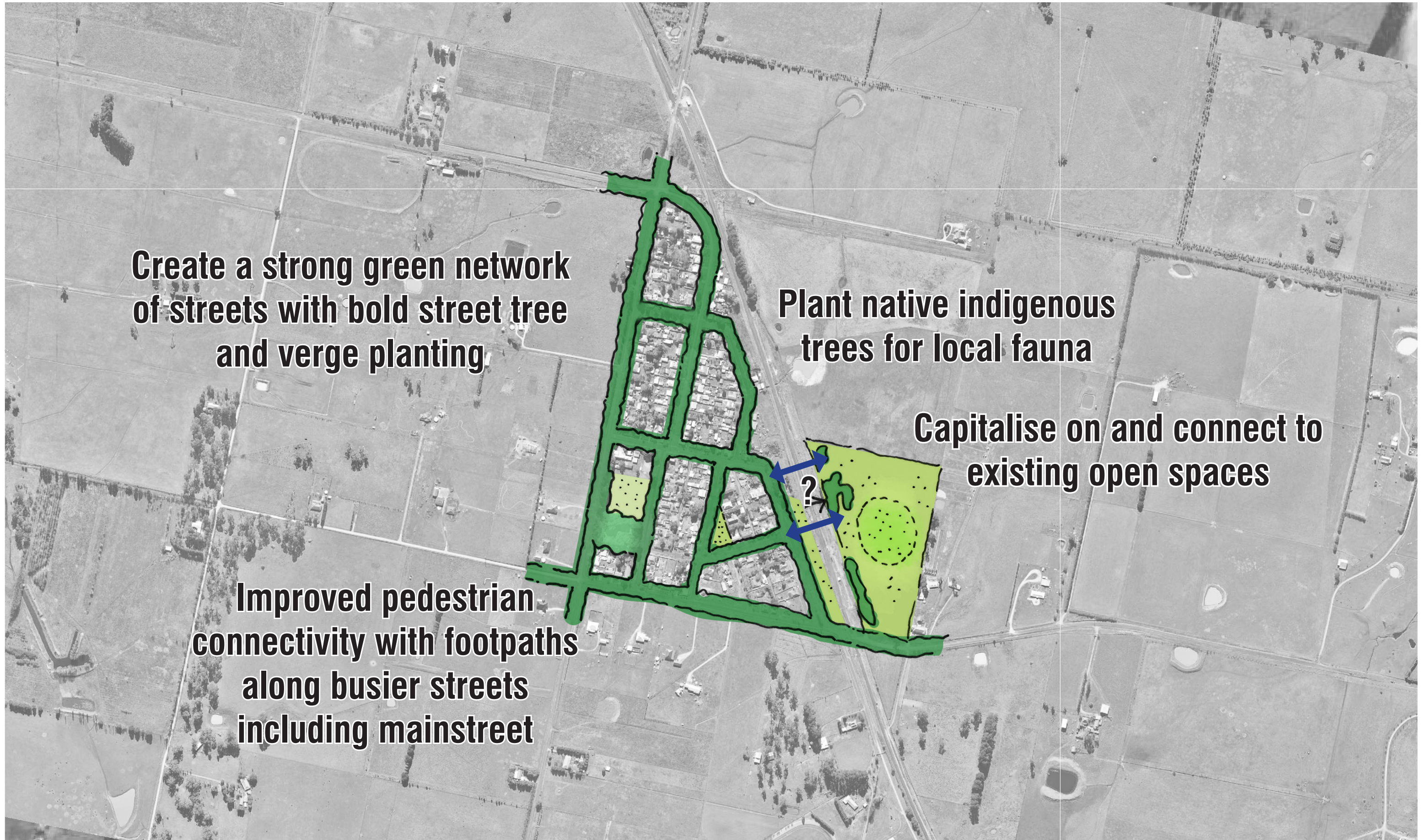
# A GREEN NETWORK

**Create a strong green network  
of streets with bold street tree  
and verge planting**

**Plant native indigenous  
trees for local fauna**

**Capitalise on and connect to  
existing open spaces**

**Improved pedestrian  
connectivity with footpaths  
along busier streets  
including mainstreet**





A photograph of a residential street lined with mature, leafy green trees. The road is paved and has white lane markings. In the distance, the road narrows as the trees' canopies close over it. Yellow diamond-shaped road signs with black arrows pointing forward are visible on both sides of the road, indicating a narrow road ahead. On the left side, a red car is parked. On the right side, a white car is partially visible. The sky is blue with some white clouds. The overall scene is a well-maintained suburban street.

**Strong street tree character**

**Road narrowing -  
reduces speed**

**kerbs and gutters  
where needed**

**footpaths**





**Continue to upgrade existing open spaces,  
plant trees and keep up maintenance**



# WELL-CONSIDERED DEVELOPMENT

The development of Spring Hill will enable the village to enjoy a greater amount of activity, amenity and services that come with additional density. To make sure that the village doesn't lose its highly valued character, new development will need to be carefully considered and also sensitive to heritage. This will ensure that Spring Hill evolves as an active, attractive, safe and people-friendly village.

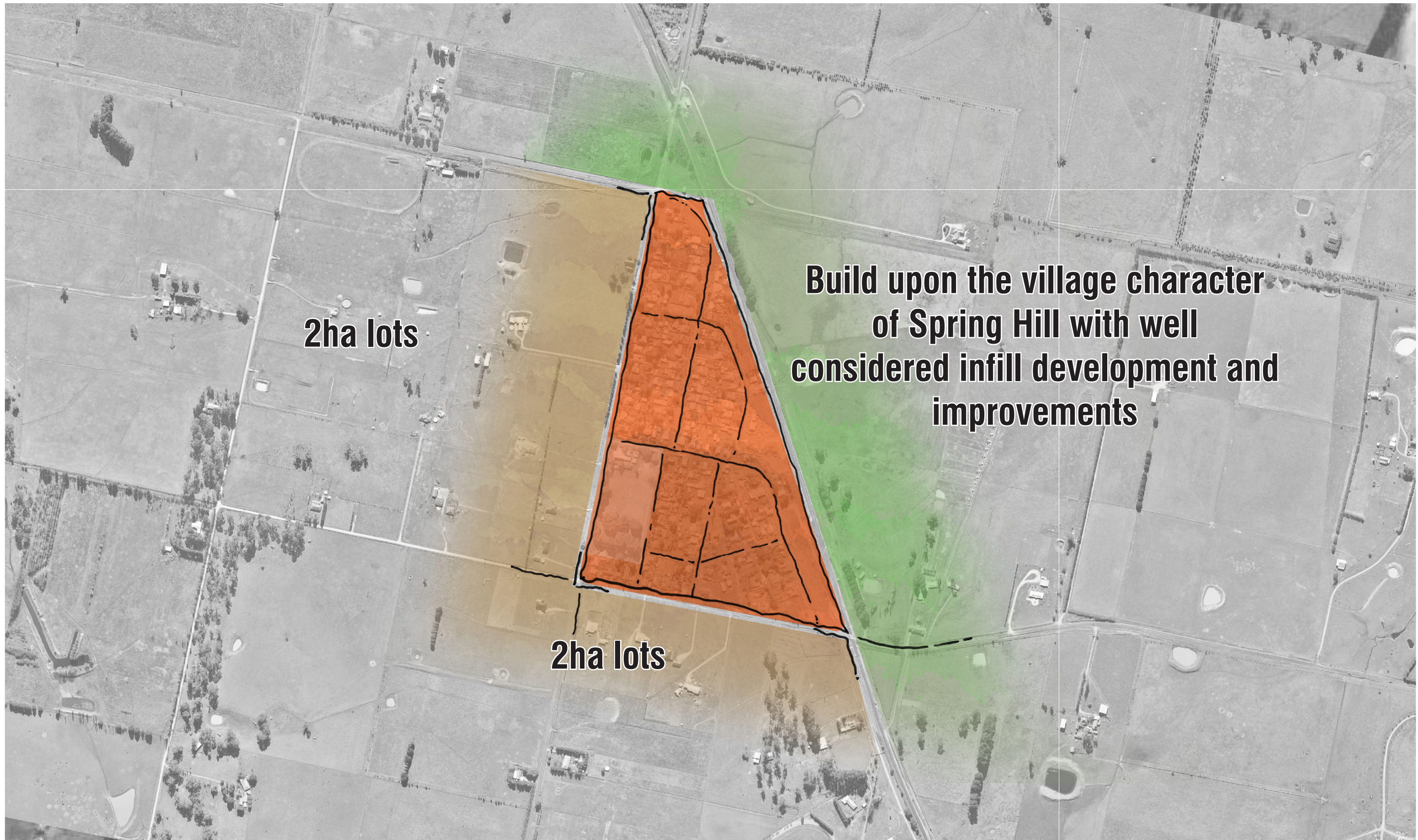
Given that the lots are around 1,000sqm in size, development will be focused predominantly on infill residential, with additional opportunities for smaller commercial and retail ventures arising through the population increase. The village's vacant lots obviously offer potential for development. The focus will be on "keeping it local" and not overdeveloping the village.

## COMMUNITY FEEDBACK:

Many people don't want Spring Hill developed at all, but a higher percentage do. The most popular direction for development is westward. The lots west and south are 2ha.



# WELL-CONSIDERED DEVELOPMENT



**2ha lots**

**Build upon the village character  
of Spring Hill with well  
considered infill development and  
improvements**

**2ha lots**



# **WHAT IS A SUITABLE POPULATION FOR SPRING HILL?**

**What is the best way to determine a suitable population? Is it infrastructure, character, capacity...? Or a combination of all of these?**

## **COMMUNITY FEEDBACK:**

**In terms of a suitable population, many people don't have a strong opinion. Of the people who do, a population of around 500 is seen as about right.**

## **SCALE COMPARISONS:**

**The following pages are a population and scale comparison of various country towns for consideration**



# SPRING HILL, NSW

## POPULATION: 281





# LYNDHURST, NSW

## POPULATION: 219





# CARGO, NSW

## POPULATION: 235





# CUMNOCK, NSW

## POPULATION: 275







**LUCKNOW, NSW**  
**POPULATION: 326**

nearmap

nearmap



# CUDAL, NSW

## POPULATION: 339





# MALINDRA, NSW

## POPULATION: 464





# EUGOWRA, NSW

## POPULATION: 530





# MILTHORPE, NSW

## POPULATION: 737





# CANOWINDRA, NSW

## POPULATION: 1424





# **MOLONG, NSW**

## **POPULATION: 1629**







**SPRING HILL, NSW**

**POPULATION:**  
**NOW - 281**  
**FUTURE - ?**



# WHAT IS A SUITABLE POPULATION FOR SPRING HILL?

Infrastructure - social services, schools, utilities (gas, water etc), roads

Character - avoiding overdevelopment, loss of existing built fabric/heritage

Other factors - amount of open space/parks, jobs growth

A plan will be developed which considers all of the above.

The conversation will be ongoing.



# DEVELOPMENT POTENTIAL



## “THE HILL”

Has some constraints to increased development which include

- steeper slopes
- the water reservoir
- a longer distance to village heart
- deeper lots which don't have rear lane access suitable for higher density housing



# DEVELOPMENT POTENTIAL



## “THE HEART”

Higher development potential and fewer constraints, aside from heritage

- flatter topography
- closer to amenities
- rear laneways
- “centre of gravity”



# APPROPRIATE INFILL DEVELOPMENT



- narrow frontages to infill lots to enable street address
- consolidate lots for more efficient development
- frontages to laneways may be appropriate
- avoid battleaxe blocks ie housing with no direct street frontage



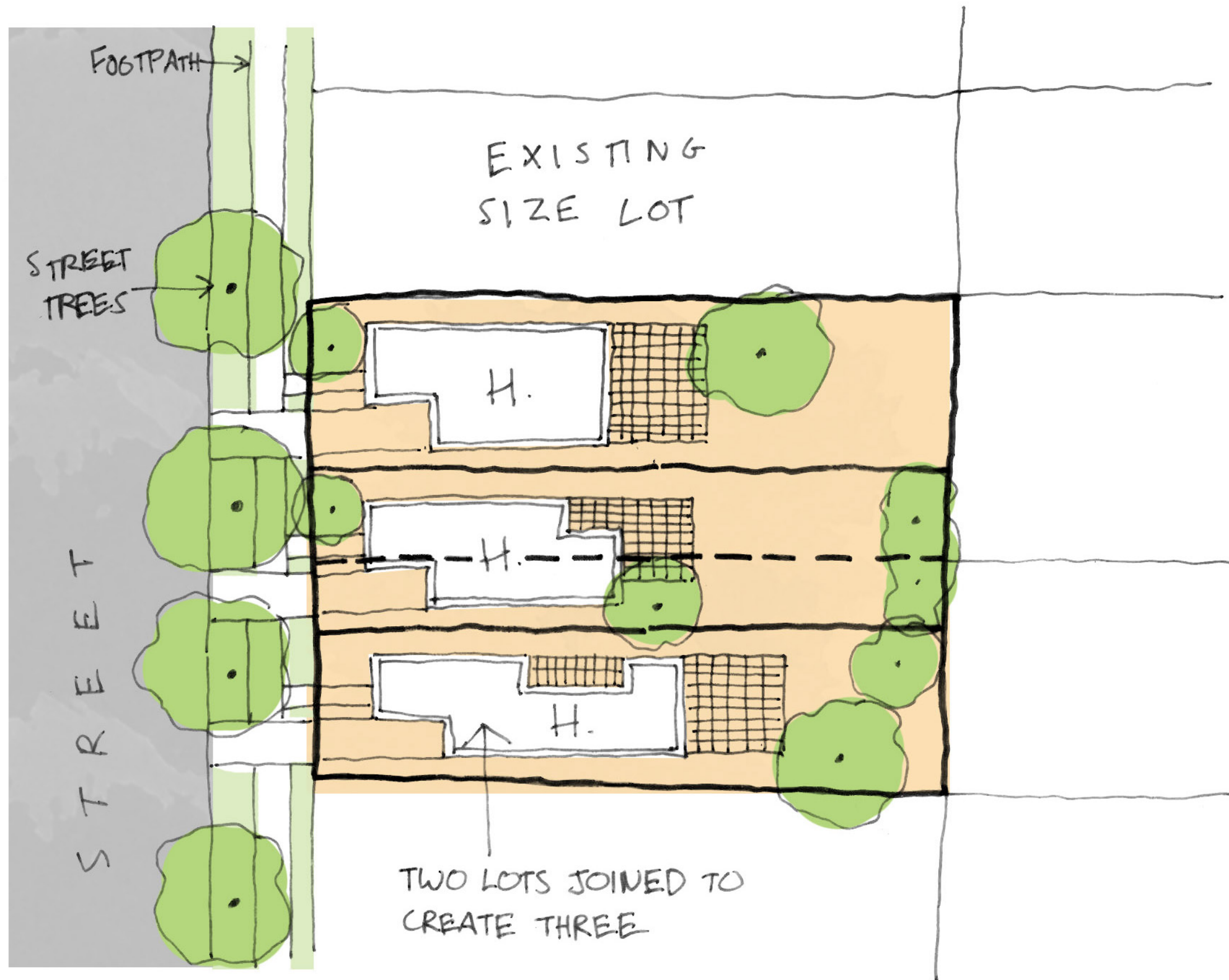
**use narrow frontages  
to avoid battle-axe blocks**

**street address to lots**

**good quality development**







COMBINING LOTS TO FIND NEW DEVELOPMENT OPPORTUNITIES

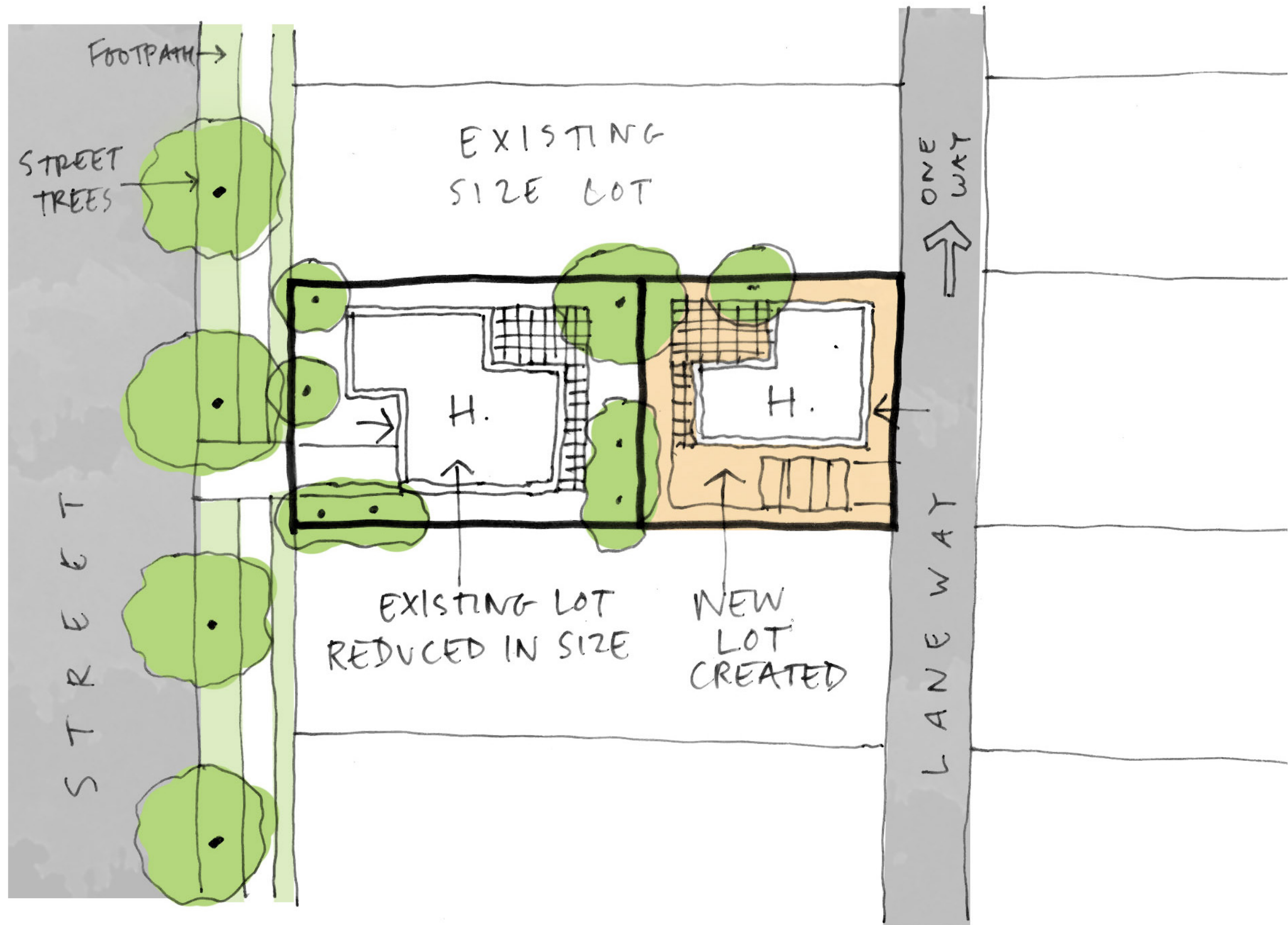












USING LANE WAYS TO FIND NEW DEVELOPMENT OPPORTUNITIES





Rosemary Ln



# POTENTIAL COMMERCIAL USES

## TOURIST ACCOMMODATION



## SPECIALITY FOOD & BEVERAGE



## TEMPORARY USES & POP-UPS

## RETAIL





DISCUSSION