

1.0 The site and setting

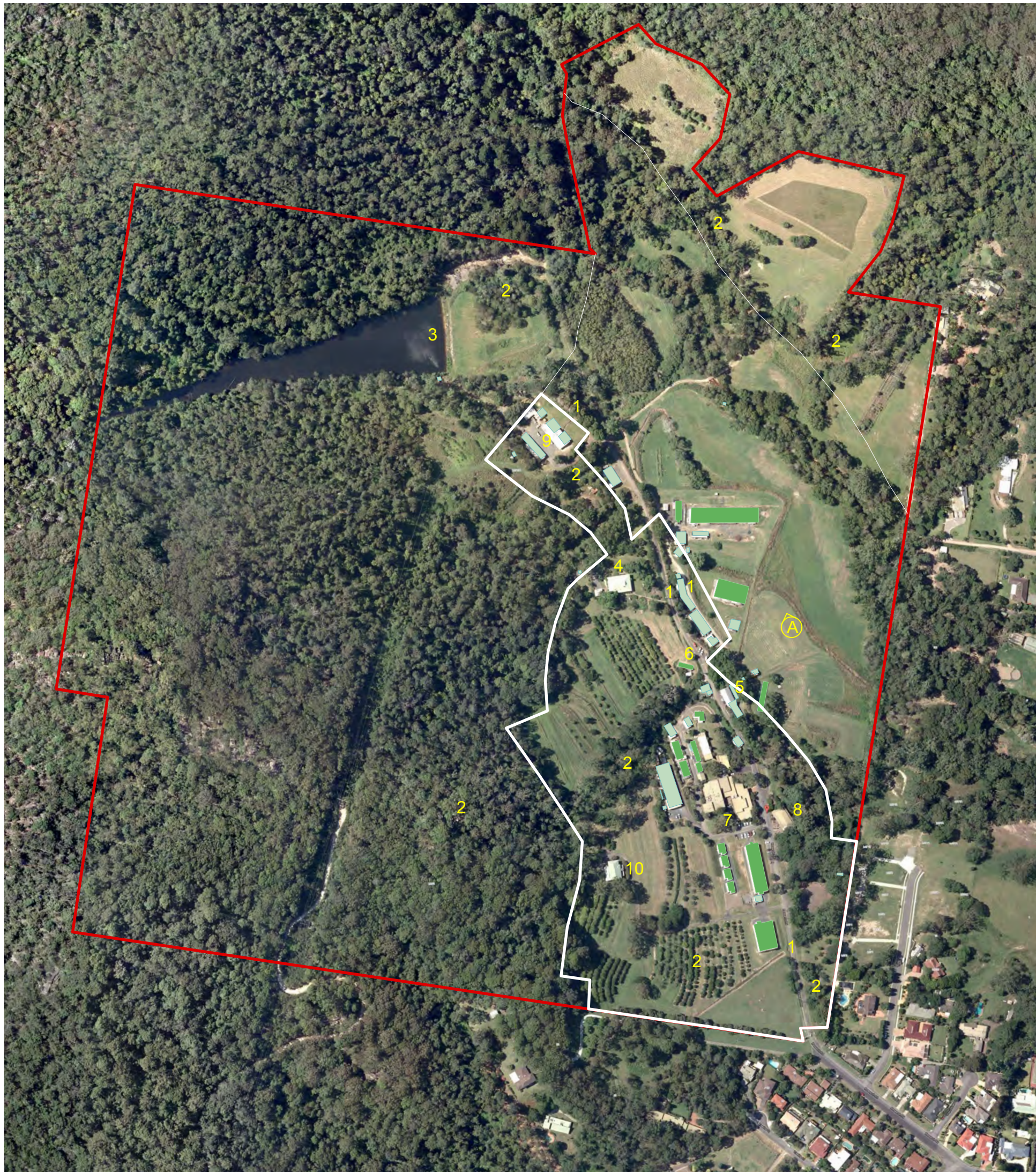
The Site

1.01

The Narara Ecovillage will reuse the site of the former Gosford Horticultural Institute located in the western reaches of the Narara valley.

The site has a wonderful and diverse character including an array of natural and man made elements, many of which would be retained in the ecovillage. Key elements include :

- 1 Street pattern
- 2 Endemic and cultural plantings
- 3 Dam
- 4 Manager's cottage
- 5 Old admin office
- 6 Former weeds glasshouse
- 7 Administration on laboratory block
- 8 Visitors centre
- 9 Farm workshops and sheds
- 10 Foreman's cottage and green houses and sheds (refer to the legend below)



1 Split loop road.



4 Manager's cottage



5 Old admin office (former grafting shed) to be reused as a cafe and local store



6 Weed glasshouse (former insectary glasshouse)



A Flood plain and green houses



5 Siding associated with the old admin office

- legend
- site boundary
 - outline of 2(a) zoned land

Prepared by
hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD
T: 9211 6276 F: 9211 3171
www.hillthalis.com.au

For
**Narara Ecovillage
Co-operative Ltd**

NARARA ECOVILLAGE

DATE 6 December 2013

SCALE 1:4000

0 100m 200m



This drawing is to be read in conjunction with all relevant contracts, specifications, reports and drawings. Copyright is vested in HILL THALIS Architecture + Urban Projects. Do not scale from drawings. All dimensions to be confirmed with survey.

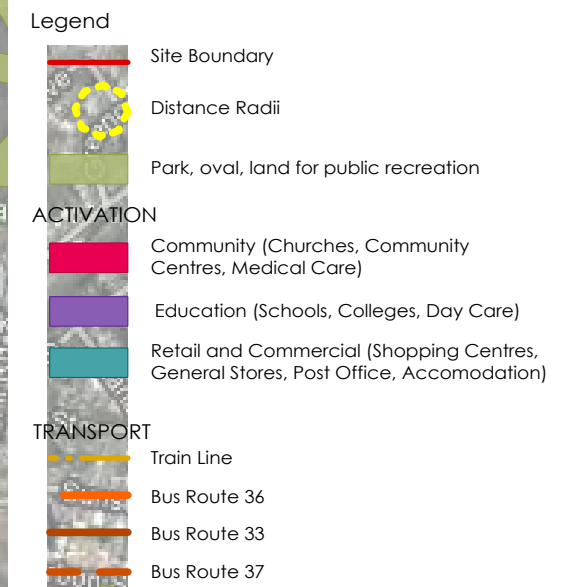
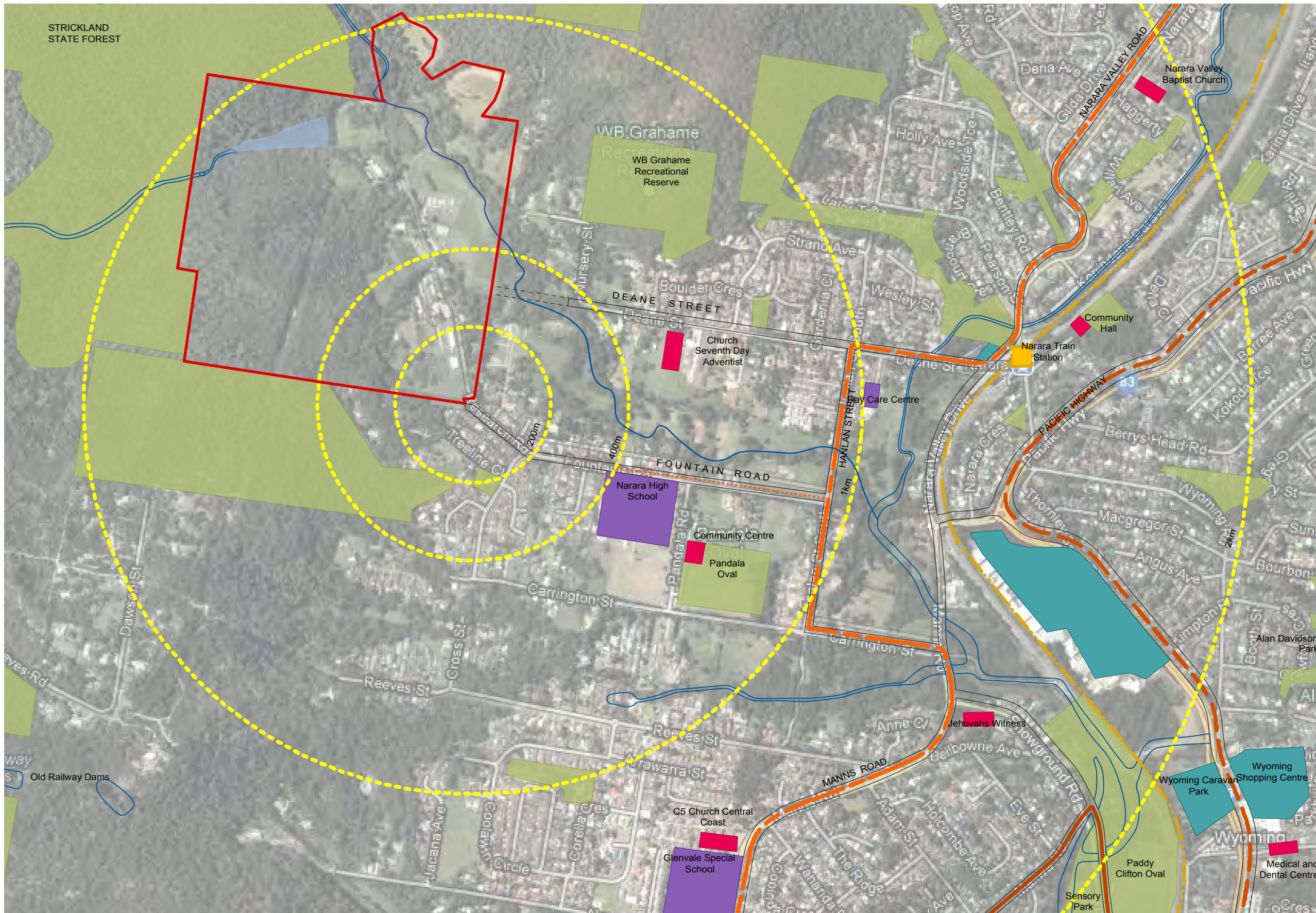
Situation

The site is located in the Narara valley just north of Gosford. It is about 1.3km from Narara Station on the northern rail line, connecting Sydney to Brisbane.

The site is 1.5 - 2 hours from Sydney by train or car, and has good access to a range of local facilities :

- 400m to Narara High School
- schools and child care
- community centres
- parks and playing fields
- churches
- shopping centres
- 1.2km to Narara Railway Station

These will be complemented by on-site facilities including neighbourhood, commercial and retail uses, as well as recreation, community and educational facilities.



Prepared by
hill thalis
 ARCHITECTURE + URBAN PROJECTS PTY LTD
 T: 9211 6276 F: 9211 3171
 www.hillthalis.com.au
 For
Narara Ecovillage Co-operative Ltd

NARARA ECOVILLAGE

DATE 6 December 2013
 SCALE 1:10000

This drawing is to be read in conjunction with all relevant contracts, specifications, reports and drawings. Copyright is vested in HILL THALIS Architecture + Urban Projects. Do not scale from drawings. All dimensions to be confirmed with survey.

The site, snuggled into the western reaches of the Narara valley and girdled by bushland has a memorable character, also associated with its use as an agricultural research station since the late 1800's.

- Key site qualities and elements include :
- stunning prospects of the Narara valley as well as delightful and more intimate on site views;
 - north east facing slope, framed by wooded hills - a sunny morning site;
 - shielded from direct southerlies by the terrain and bushland;
 - many buildings capable of adaptive reuse;
 - many sheds and green houses capable of reuse;
 - orchards, cultural plantings, and bushland ;
 - paddocks and gardens;
 - flood plain and slopes;
 - contour street from Research Road is an organising spine.



1 Prospect looking north, from the site centrally



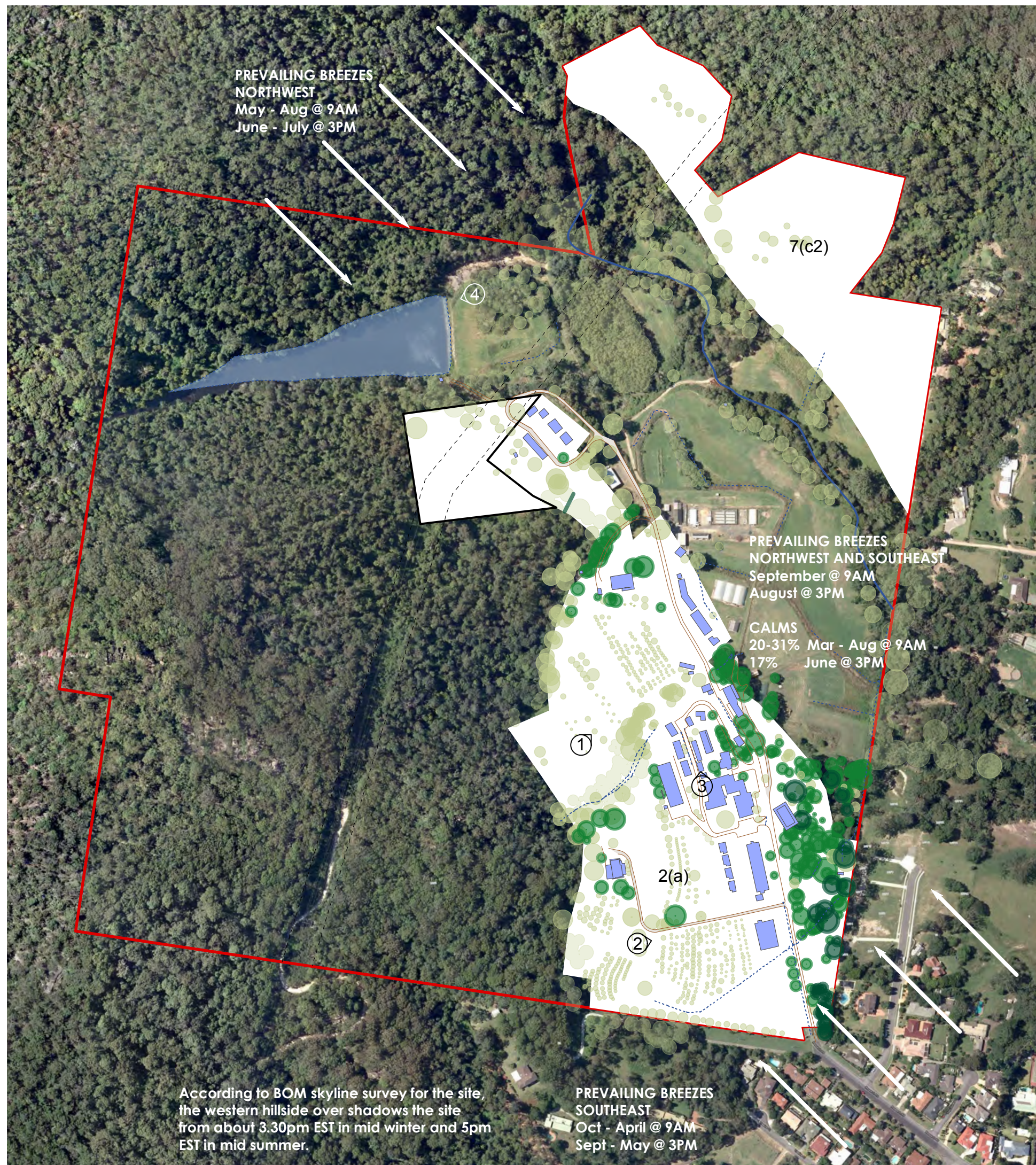
2 Site orchards and green houses, north east prospect to the Narara valley



3 Green Houses



4 Dam



According to BOM skyline survey for the site, the western hillside over shadows the site from about 3.30pm EST in mid winter and 5pm EST in mid summer.

- legend
- site boundary
 - outline of land zoned 2(a) and 7 (c2) from DCP 175
 - existing buildings, sheds + greenhouses
 - existing trees

Prepared by
hill thalis
 ARCHITECTURE + URBAN PROJECTS PTY LTD
 T: 9211 6276 F: 9211 3171
 www.hillthalis.com.au

For
Narara Ecovillage
 Co-operative Ltd

NARARA ECOVILLAGE

DATE 6 December 2013

SCALE 1:4000

0 100m 200m



This drawing is to be read in conjunction with all relevant contracts, specifications, reports and drawings. Copyright is vested in HILL THALIS Architecture + Urban Projects. Do not scale from drawings. All dimensions to be confirmed with survey.

1.0 The site and setting

Development Constraints 1.04

The site, is affected by a variety of overlapping considerations which have been integrated into the design response.

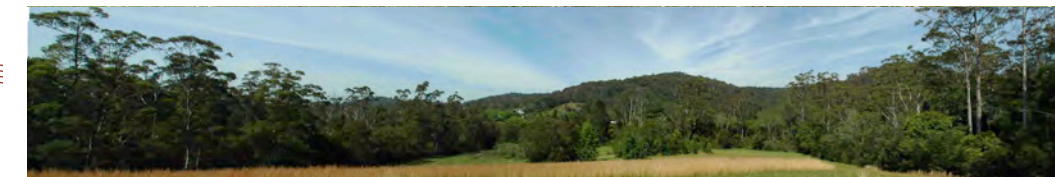
- flood
- bush fire
- ecology
- riparian corridors
- site gradients
- heritage
- land use planning zones (identified on the drawing)



1 Entrance from Fountain Road / Research Road



2 Flood plain and Strickland Forest beyond



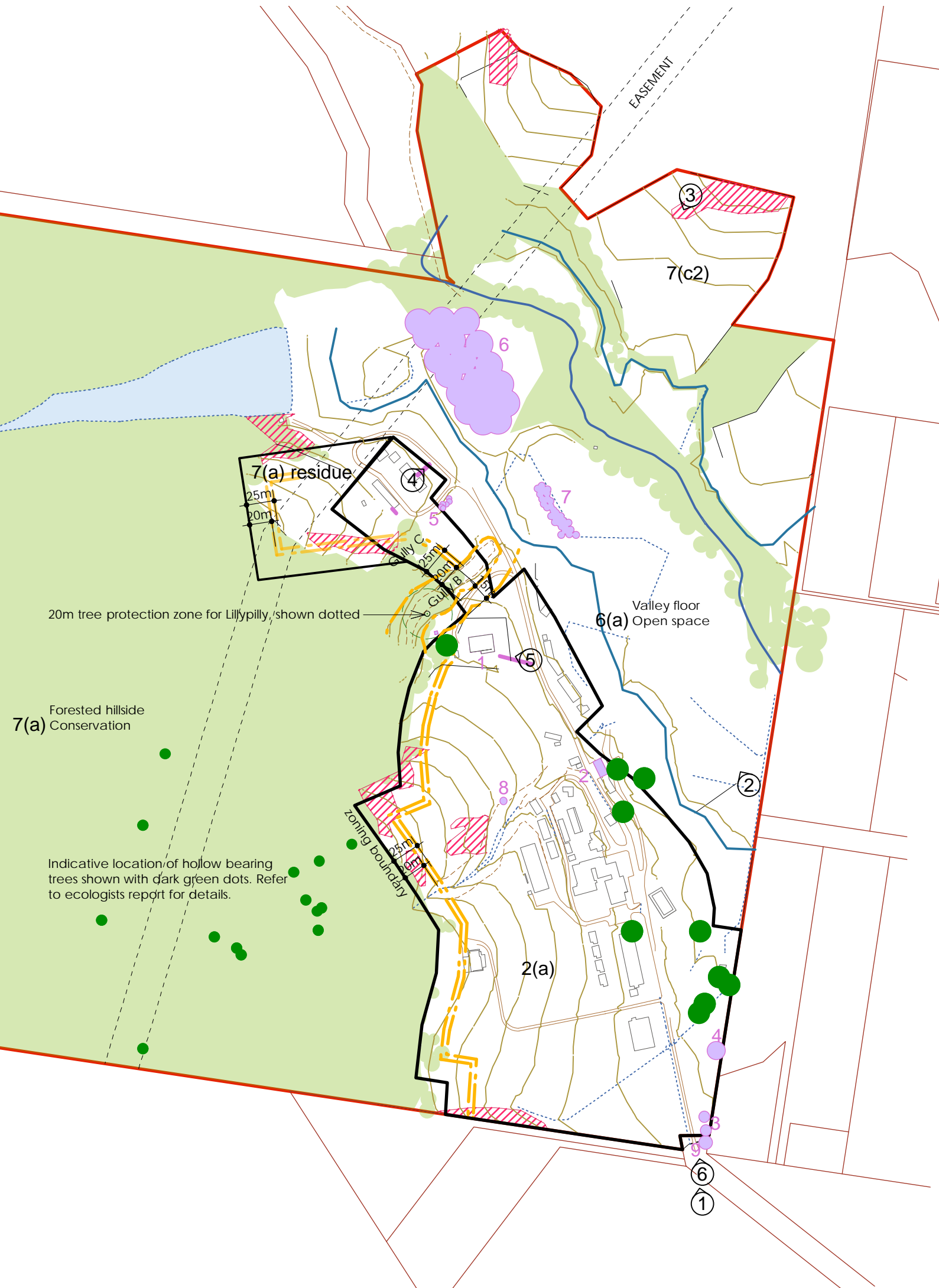
3 Rural lot with the primary site opposite



4 Historic stair

5 Historic path to the manager's cottage

6 Gate post



legend

- site boundary
- outline of 2(a) zoned land
- height contours @ 5m intervals
- existing laneways + car parking
- LEP heritage items
- other historic items of note
- Riparian zones
- bushfire protection APZ
- 1:100 year flood level-indicative
- site gradients greater than 25%

LEP Heritage Items from DCP 175

- 1 Manager's cottage, henhouse and curtilage
- 2 Former grafting shed (old admin office) and curtilage
- 3 Stand of Taxodium distichum (Bald Cypress)
- 4 Syncarpia glomulifera (Turpentine)
- 5 Stand of Araucaria cunninghamii (Hoop Pines)
- 6 Plantation of Carya illinoensis (Pecan)
- 7 Row of Pyrus calleryana (Callery Pear) strain D6
- 8 Pyrus calleryana (Callery Pear),
- 9 Main entrance gate posts

Prepared by
hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD
T: 9211 6276 F: 9211 3171
www.hillthalis.com.au

For
**Narara Ecovillage
Co-operative Ltd**

NARARA ECOVILLAGE

DATE 6 December 2013

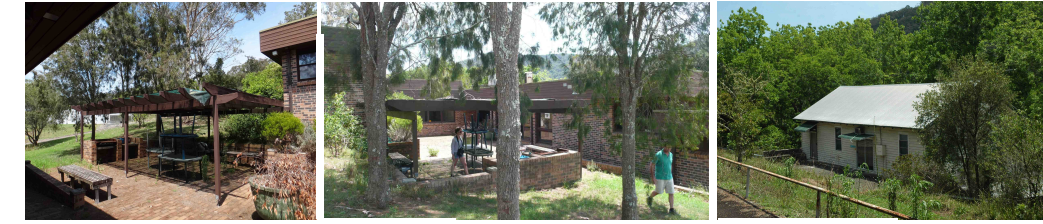
SCALE 1:4000

0 100m 200m

This drawing is to be read in conjunction with all relevant contracts, specifications, reports and drawings. Copyright is vested in HILL THALIS Architecture + Urban Projects. Do not scale from drawings. All dimensions to be confirmed with survey.



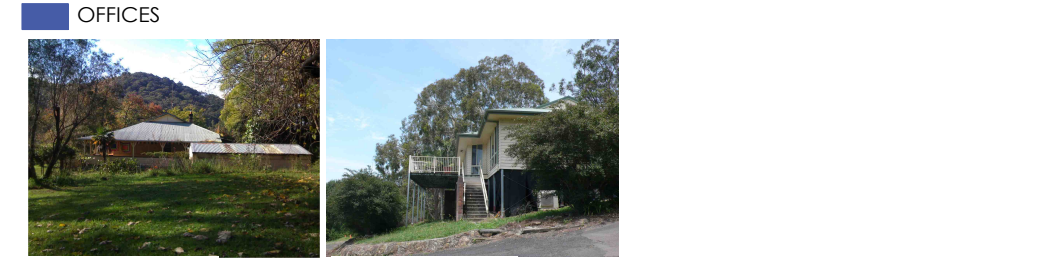
The site is currently occupied by a variety of buildings. The Narara Ecovillage plans to reuse as many of these buildings as possible.



1 Admin block courtyard. 2 Admin block 3 Old Admin Office



4 Post harvest portable office building, porch and elevation 5 Visitors centre



6 Manager's cottage 7 Foreman's cottage

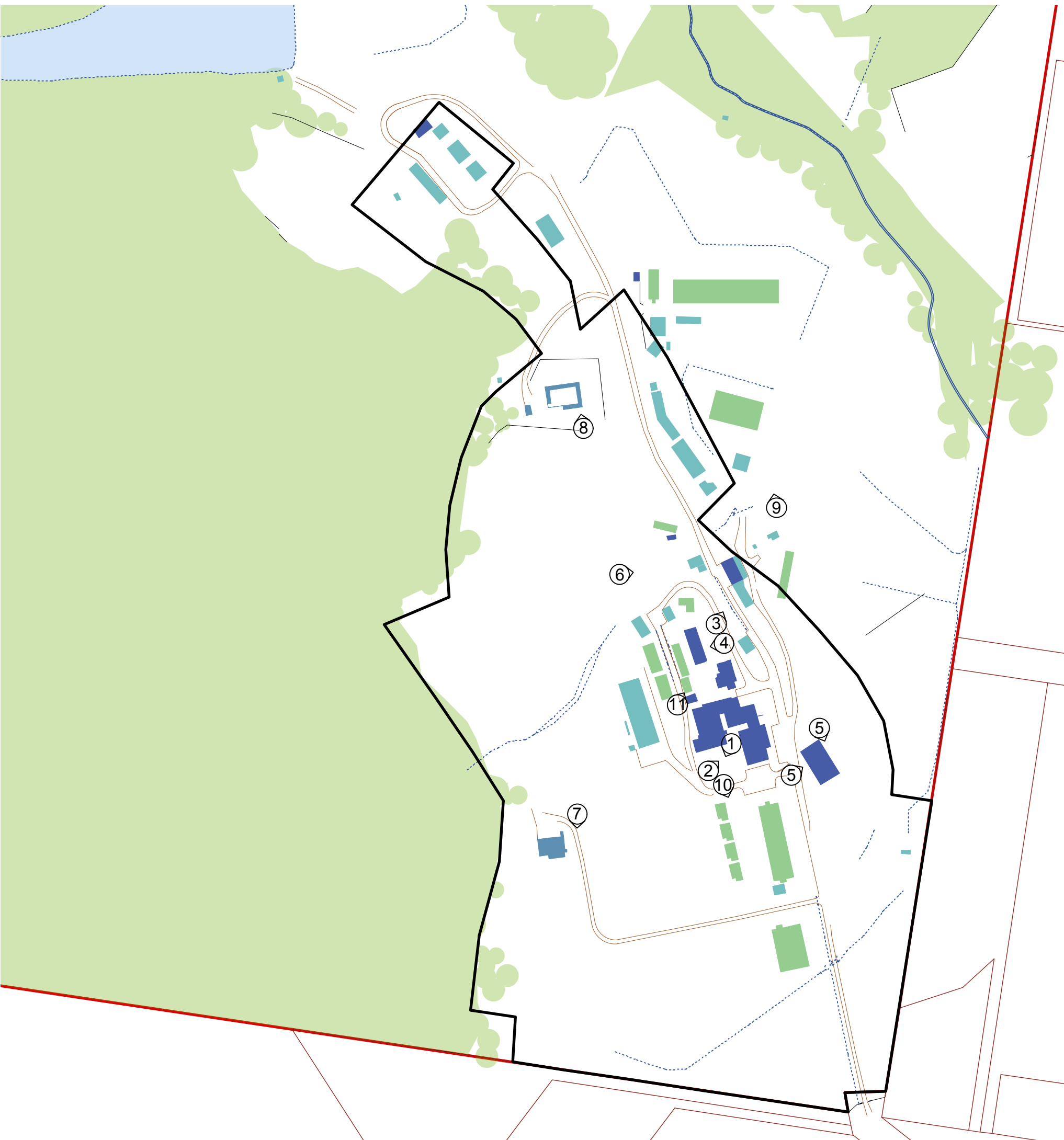


8 grouped service buildings around a service courtyard



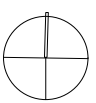
9 Green houses in the flood plain 10 Fabric green houses 11 Glass house

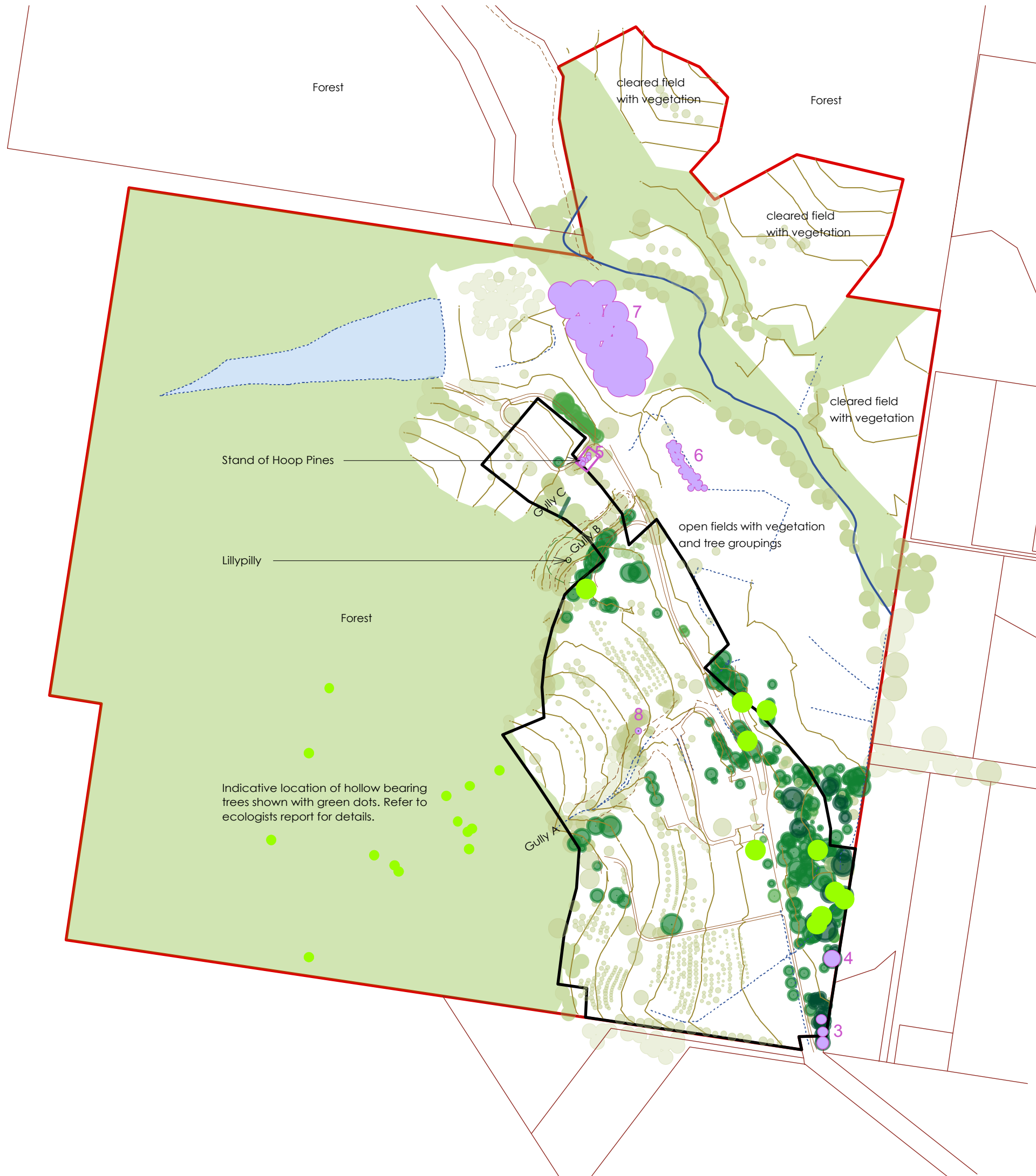
- legend
- site boundary
 - outline of 2(a) zoned land
 - offices
 - cottages
 - sheds
 - greenhouses, glass houses, shade houses



Prepared by
hill thalis
 ARCHITECTURE + URBAN PROJECTS PTY LTD
 T: 9211 6276 F: 9211 3171
 www.hillthalis.com.au
 For
**Narara Ecovillage
 Co-operative Ltd**

NARARA ECOVILLAGE
 DATE 6 December 2013
 SCALE 1:2500
 0 125m
 This drawing is to be read in conjunction with all relevant contracts, specifications, reports and drawings. Copyright is vested in HILL THALIS Architecture + Urban Projects. Do not scale from drawings. All dimensions to be confirmed with survey.





legend

- site boundary
- outline of 2(a) zoned land
- height contours @ 5m intervals
- arborist high tree ranking
- arborist moderate tree ranking
- arborist low tree ranking
- arborist very low tree ranking
- surveyed tree - unranked
- traced tree or indicative foliage - unranked
- LEP heritage item (from DCP175)

LEP Heritage Items (trees) as listed in DCP 175

- 3 Bald Cypress
- 4 Turpentine
- 5 Hoop Pines (including lot for dedication to Council)
- 6 Carya Illinoensis (location to be confirmed by the heritage consultant or arborist)
- 7 Pyrus Calleryana (location to be confirmed by the heritage consultant or arborist)
- 8 Callery Pear (approximate location)

Prepared by
hill thalis
 ARCHITECTURE + URBAN PROJECTS PTY LTD
 T: 9211 6276 F: 9211 3171
 www.hillthalis.com.au

For
**Narara Ecovillage
 Co-operative Ltd**

NARARA ECOVILLAGE

DATE 6 December 2013

SCALE 1:2500



This drawing is to be read in conjunction with all relevant contracts, specifications, reports and drawings. Copyright is vested in HILL THALIS Architecture + Urban Projects. Do not scale from drawings. All dimensions to be confirmed with survey.

