



sala4D

Landscape architecture.
Urban design.
Public domain.

VISIONING ENGAGEMENT REPORT

PREPARED ON BEHALF OF
LANDCOM AND OCULUS
REDMOND PLACE MASTER PLAN


sala4D

Landscape architecture.
Urban design.
Public domain.

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...let's make the world a better place

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sala4D is an approved contractor of Local Government Procurement

Thank you to all the community members who generously gave their time to participate in the community consultation events; we look forward to their ongoing input into the design process.

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1.0 Redmond Place Master Plan Purpose

Redmond Place, Orange is being developed as a partnership between Landcom and Orange City Council. The project will aim to deliver homes, with the aim to increase housing affordability and diversity in the city. At least 20% of homes (up to a maximum of 30% subject to market conditions) will be set aside as Affordable Rental Housing for low to moderate income households, operated by a Community Housing Provider. Council and Landcom will aim to incorporate innovation, sustainability and liveability in the planning, design and delivery of the project.

A key component of Landcom's process is understanding the place and the community that the project is working in and with. Community consultation (Visioning Engagement) was used to get to know the community of Orange, their aspirations for the place, their knowledge of history and understanding of Country, and most importantly to work with the community to ensure Redmond Place becomes a lasting example of best practice development, and ultimately, a great place to live.

The Redmond Place Master Plan will form part of the planning proposal prepared by Landcom for the rezoning of the site for residential use. The proposal will identify the number and type of dwellings that will be proposed but also how that integrates

with the surrounding development and the its broader impact on the City of Orange.

Consultation with the community plays a crucial role in ensuring a master plan is developed that reflects the unique qualities of the site, both close-by and in a broader context. These site qualities may be physical, historical and are, very much, cultural.

The consultation discussed in this report is complemented by Aboriginal community consultation that was undertaken separately. Aboriginal consultancy Balarinji led this engagement process and will provide the team with an understanding of local narratives and knowledge of Place, as part of a Connecting with Country framework that will inform the project.

This feedback summary provides an outline of feedback received in response to community visioning to inform masterplanning for Redmond Place in Orange. In keeping with Landcom's commitment to accurately document consultation outcomes, please email the project team at jyu@landcom.nsw.gov.au if there are issues that you feel have not been captured or if you have other feedback about this report before 30 June 2024.

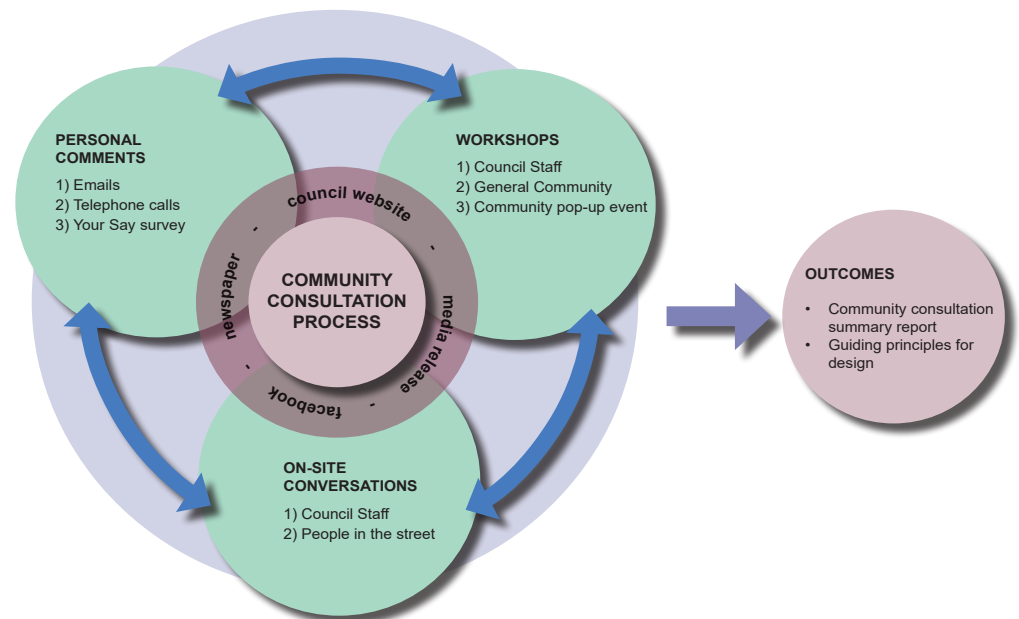
2.0 Engagement Goals

2.1 Project Objectives

- Increase housing supply
- Increase housing diversity
- Provide affordable housing
- Demonstrate commercial viability of quality development
- Create a place that is at the forefront of environmental and social sustainability

2.2 Why Engage

- To consult and inform the community
- To learn from the community
- To produce a better result
- To give Councillors confidence in the outcomes
- To test and confirm concepts



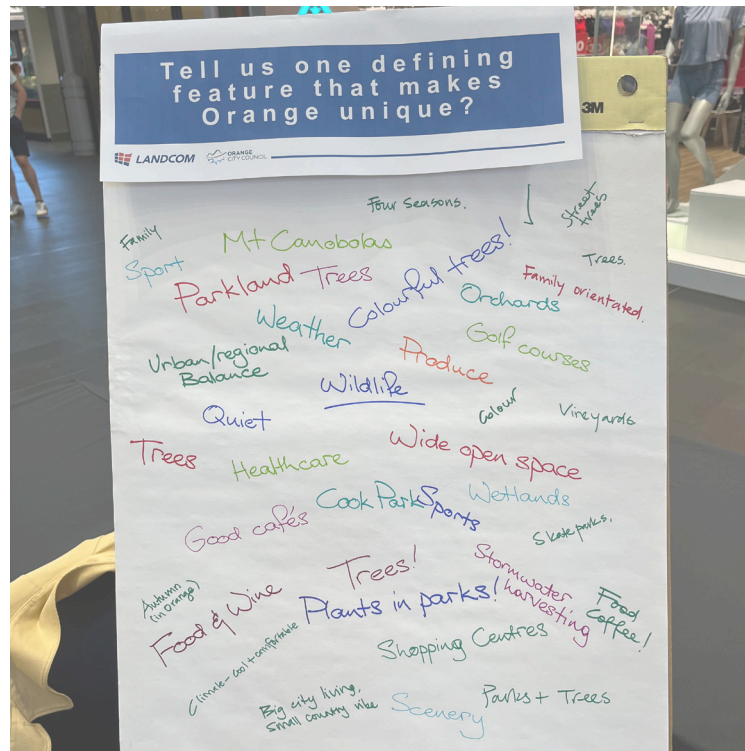
Community consultation process.

3.0 Visioning Engagement Process

3.1 Visioning Scope

The community engagement process is aimed at creating a shared aspiration for Redmond Place - A Vision.

The vision can be used to inform decision making in design development and during the project's implementation. The vision talks about the public domain and all that is experienced through it. This experience includes your senses, what you can do, and what the spaces provide. The



Pop-up event.

public domain has the potential to impact on all residents' lives through its effect on the environment, micro-climate, liveability, and public well-being.

The visioning scope does not include aspects that are not able to be influenced by the site master plan, such as the internal aspects of private residences.

3.2 Process

Multiple engagement methods were used during the engagement process. The process commenced with an online survey conducted jointly by Orange City Council and Landcom, which asked residents of Orange about their housing needs and aspirations.

A pop-up event was held by the sala4D and Landcom team, on the 10th of February, 2024 in the Orange City Centre. This event engaged with about 60 people, providing an opportunity to share information about the project, invite the community to attend the workshops, and ask them to share what they feel is special about Orange.

The sala4D team then conducted two community workshops on the 13th of February, 2024, with the aim of understanding

the values of the community. These values were elicited through creating a safe environment for communication and by using a variety of methods of communication. It is important that all attendees feel that they have agency in the process.

Notes from the consultation are detailed in the following section. The information gathered gives the design team a sound background of community preferences, ideals and values for the new residential precinct.

Recognising that workshops and pop-ups only capture a small section of the community, sala4D, in conjunction with Orange City Council, also carried out an online survey that ran for two weeks after the workshops.



Community consultation workshop.

3.3 Community Design Values

3.3.1 Opening Questions

The workshops started with an exercise aimed at bringing participants together through shared understanding. Participants were asked to write down:

- A fond memory from their childhood?
- When do they feel a part of their community?
- If they could do one thing for their community, what it would it be?

The responses are shown on the following page, with a summary for each group of responses in colour. This exercise is useful in helping participants understand what the public domain is and why it is important.

- The fond memories were generally about family and friends in spaces that are shared by the whole community, such as parks or streets.
- People said they feel a part of their community at shared events and sport and when they run into people they know (in the public domain).
- The type of things people wanted to do for their community were things like providing affordable housing and providing better amenity to bring people together, volunteering.

Can you tell us a fond memory from your childhood?

PLAYING, SPORTS, FAMILY AND FRIENDS

- Family occasions with cousins.
- Running down to the Glenroi park to play with family/ friends.
- Going out/away with my family on weekends.
- Flying kites with my family and relatives visiting us from overseas.
- Growing up in a loving, supportive family.
- Riding our bikes to local parks and playing with friends.
- Playing at the park/the creek, climbing trees, going to school, playing team sports.
- I lived in an apartment during my childhood. I enjoyed playing with my friends in the gardens near the building.
- Bushwalking and camping with friends and family.
- Outdoor experiences - living close to a large park in a tree lined street in the western suburbs of Sydney.
- Outdoors play using imagination, in bushland, building cubbies.
- Being able to do anything I liked.
- Swimming at the beach. Sport with friends.
- My home.
- Growing up in a diverse community.
- Growing up in a rural setting with lots of family.
- Playing in the paddocks of Glenroi.
- Walking home from school in the rain.
- Seeing a platypus at East Fork dam near overhead bridge.
- Getting a pet donkey.
- Growing up with my family and in a small country town.
- Growing up in the Orange area.
- Going down to the beach after school for surfing.
- Playing with other children from the block where I lived, mostly in the large paddock opposite our home, or in the bushland behind our home. (Lived in housing commission area on Sydney outskirts.)
- Playing with my cousins in the side paddock, climbing trees and racing each other.

When do you feel part of your community?

COMMUNITY EVENTS, COMMUNITY SPORT, MEETING PEOPLE

- When I see kids playing sport.
- Helping out or doing my bit ie I think it doesn't matter what you do as long as you do something.
- When I get some of the children to play a game/get active.
- When partaking in community events.
- When I'm volunteering at the soup kitchen or my local health district.
- When I know what's happening in my community.
- Meeting neighbours in the street or the shops or cafe and having a chat.
- When we hold events for all families, students and community to come to eg NAIDOC, Christmas concert at Youth Hub. When we are together celebrating.
- Having coffee in a cafe with my best mate.
- Community sport. Community events eg Christmas festival, youth week.
- I hope there could be some cultural events, or as a new comer to Orange, I prefer some introduction events.
- Running into locals and neighbours when walking to the local park. Meeting other families at the playground.
- When involved in community organisations and meeting people with shared values.
- When community comes together eg events especially outdoors.
- When I get the opportunity to have input into the decisions that affect my community.
- When spending time with families of my lad's friends.
- School days.
- With family friends.
- Most of the time, particularly at community functions.
- When I contribute and participate in the community ie sport.
- All the time.
- All my life.
- Doing voluntary work eg with Lions Club.
- When I go down the street and have casual encounters with people I know, and participating in groups in the community (groups I am a member of.)
- When we are greeted by fellow dog walkers or joggers or pleasure walkers.

If you could do one thing for your community, what would it be?

AFFORDABLE HOUSING, HELP & BRING PEOPLE TOGETHER

- Educate people to enter trades. This will help build communities. Less and less people are entering trades.
- Make more stuff for the children. More safe and fun.
- More places for people in their late teens/early 20s to hangout and to go out like laser tag or something.
- Get to know my neighbours better so we could support each other in small and big ways. City life can be quite lonely otherwise.
- Create place for fun and beauty by sharing ideas.
- Provide more opportunity for people to get together and places to do this.
- Accessibility to information, opportunities, wifi, facilities. Improving the school and community relationships.
- Provide young people with an opportunity for fun and growth ie sport, fun places to hang and be constructive instead of destructive. Also jobs.
- Maybe gardening.
- Create opportunities to get together for fun and food.
- Encourage participation in community organisations, particularly young people.
- Bring people together more - break down barriers.
- Preserve and enhance existing biodiversity.
- Facilitate good development.
- Better support for all people.
- Provide affordable housing where people could get a step up into self sustainable accommodation.
- Find the time to volunteer more.
- Housing. Opportunity.
- Volunteer more.
- Retain more waterways with a good riparian zone, enough for large trees.
- Protect wildlife and habitat.
- Help people.
- Plant a tree.
- Ensure that everyone feels valued and ensure that everyone has a safe place to live.
- Volunteer.

3.3.2 Image Exercise

Participants were then given sticker dots and asked to choose the three images they preferred most on each of three image boards (resulting in nine image choices in total). They were also asked to stick dots next to three words or phrases they connected with on a fourth board.

This exercise was repeated in the survey, and all responses are shown on the following pages.

The boards had images grouped according to:

- Activity (What can you do there?)
- Design / Aesthetic (What would you like the space to look/ feel like?)
- Amenity (What is provided there?)
- Word Values (What is most important?)

This exercise is designed to uncover subconscious preferences. It can be very helpful in making people think about aspects of the master plan that they may not have been considering.

The results of these exercises are shown on the next few pages and reveal the following generalised ideals from participants:

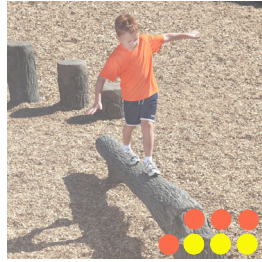
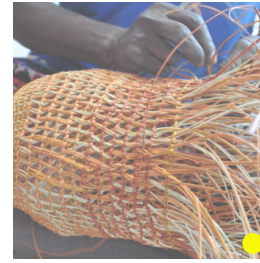
- Activity: What can you do there?
 - Use active spaces for children and youth, such as basketball, pingpong and play

equipment

- Take part in active travel and exercise such as walking and riding bikes
- Participate in community gardening
- Use local shops
- Design and Aesthetic: How should it look / feel?
 - Natural areas of wetland and native trees
 - Tree lined streets
 - Multi-storey housing
- Amenity: What is provided there?
 - Well-lit paths in shade and around natural areas
 - Play and youth amenity
 - Access to public transport
- Vision: What is most important?
 - Trees
 - Open space
 - Neighbourhood shops
 - Housing choice

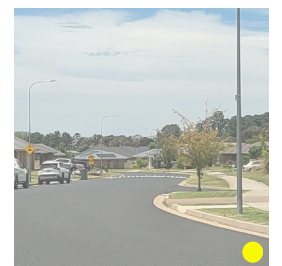
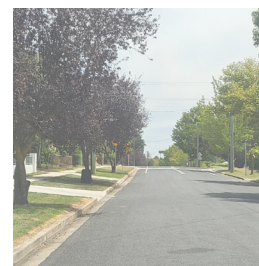
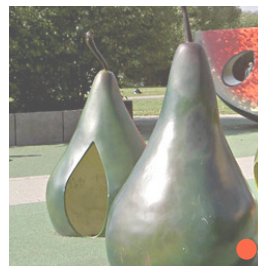
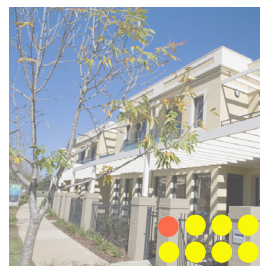
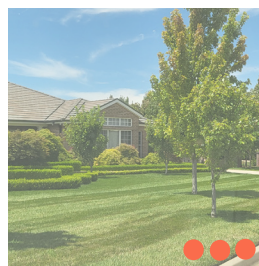
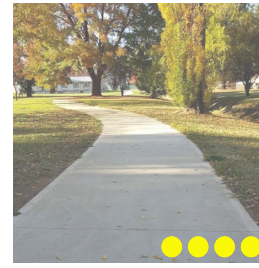
Activity - What can you do there?

- Workshop
- Survey



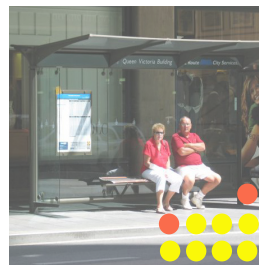
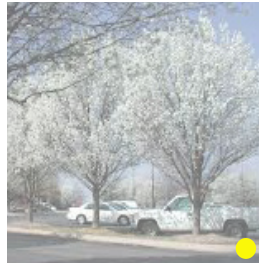
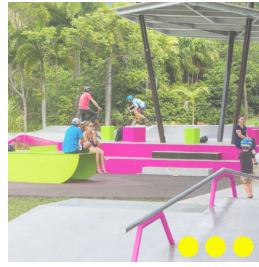
Activity-
What can you do there?

Design and Aesthetic - How should it look/feel?

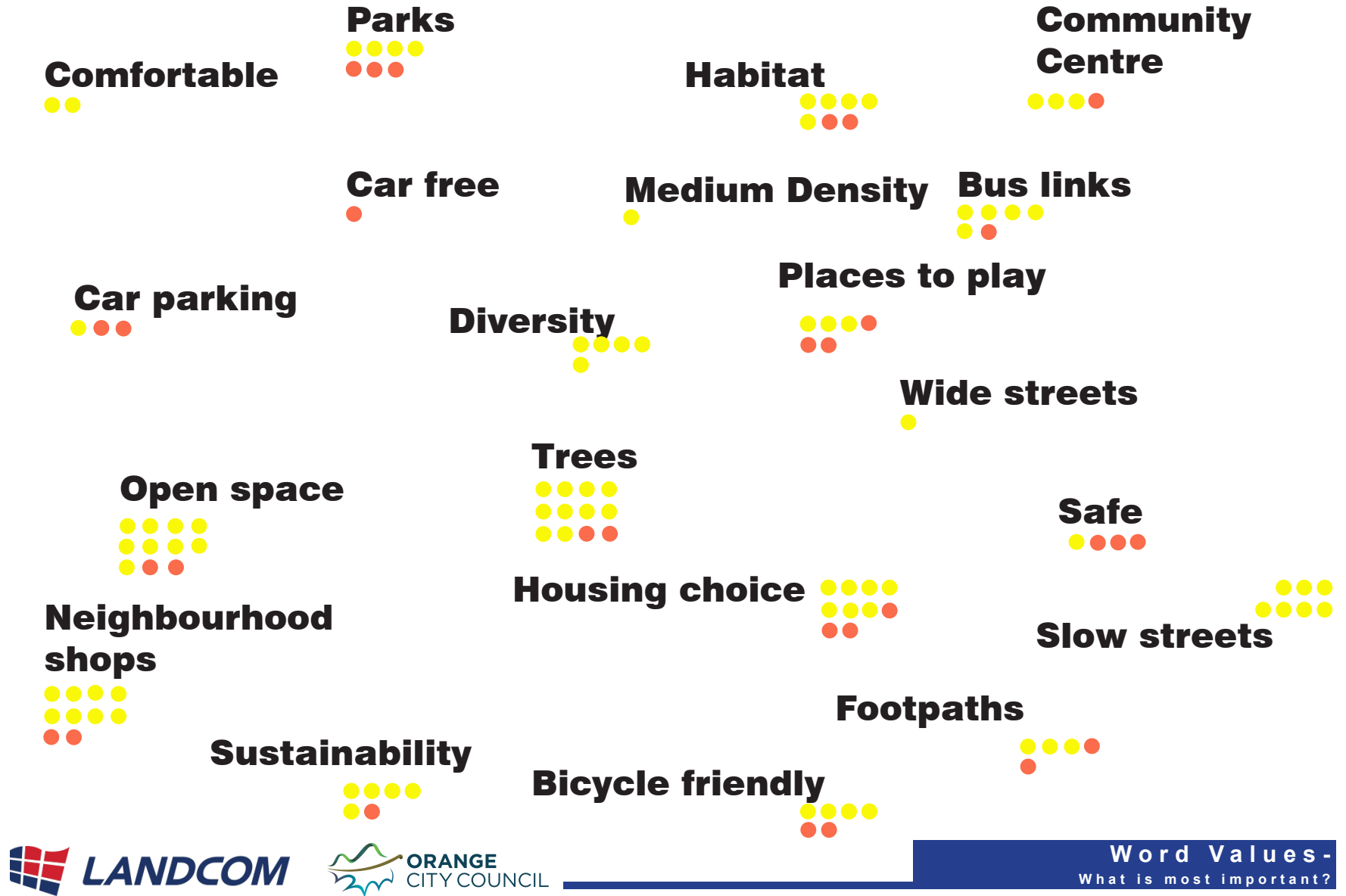


Design and Aesthetic -
How should it look/feel?

Amenity - What is provided there?



Amenity -
What is provided there?



3.3.3 Plan Analysis

The final exercise was an analysis of the site using the Site Plan, where everyone had the opportunity to discuss opportunities, constraints and challenges of the site. Participants draw and write their thoughts about how the master plan should evolve.

The main results from the plan analysis in the workshops are:

- Where shops could be to provide for Redmond Place and Glenroi residents (north east, utilising connection to big box outlets);
- Location of wetlands (south east);
- Bicycle and pedestrian connectivity to Glenroi, the Bloomfield precinct and the centre of town;
- Public transport connectivity;
- Use of the old hangar for community use; and
- Planting of trees, to enhance the existing Gateway Park and provide buffers to the adjoining residents.

3.3.4 Single Line Question

Participants at the pop-up event and in the survey were asked to name one defining feature that makes Orange unique.

Answers to this question from both activities can be grouped into the following categories:

- Trees;
- Natural areas;
- Food and wine;
- Seasonality;
- Parks and open space; and
- Active recreation assets.

4.0 The Vision

4.1 Establishing A Vision

The results from the range of consultation techniques used reveal consistent, shared community values for the future neighbourhood at Redmond Place.

Based on the findings from the community consultation, the following guiding principles have been developed for use in the Redmond Place Master Plan. They form a useful rationale that grounds the project in the values of the community and provides a basis for future design stages.

Guiding principles:

- **ACTIVE:** Provide opportunities for children's play and for youth to be active
- **CONNECTED:** Provide path networks and amenity for walking and riding during the day and night
- **COMMUNITY:** Provide community amenity including gardens and a place to meet
- **NATURAL:** Utilise the natural assets to provide natural parks with wetlands
- **TREES:** Include trees in streets and open space to provide shade, colour and character
- **HOUSING CHOICE:** Provide diverse housing options,

including multi-storey housing

- **SHOPS:** Provide basic amenity through access to local shops
- **PUBLIC TRANSPORT:** Design to encourage good public transport connections and ease of use

Through considering the heard community values alongside project objectives, Landcom and Orange City Council propose a set of project principles to guide design and delivery of Redmond Place.

- **HOUSING CHOICE:** Provide diverse housing options, including medium density and affordable housing
- **CONNECTED & SAFE:** Create safe, walkable and beautiful streets that connect people to homes, open spaces and public transport
- **NATURAL LANDSCAPE & WATERWAYS:** Design with nature by working with natural systems for water management and biodiversity conservation by providing new parks, wetlands and tree-lined streets
- **CONNECTING WITH COUNTRY:** Prioritise Country and support the sharing of traditional stories and knowledge

- **ACTIVE & HEALTHY:** Provide opportunities for play, exercise and healthy living for people of all ages and disabilities
- **INCLUSIVE & WELCOMING:** Foster a sense of belonging and community, with places that bring people together
- **HERITAGE & CULTURE:** Celebrate the history and beauty of the heritage landscape

Suggested vision statement:

“Redmond Place is the future of sustainable living in Orange, with housing choices for people at every stage of life. An inclusive, safe and well-connected community, nestled within parklands and tree lined streets. A neighbourhood designed to foster opportunities for the community to learn, grow and evolve together”.

4.2 Next Steps

The consultation covered in this report is only the first stage of community engagement that will continue throughout the planning and delivery of Redmond Place.

There will be more opportunities for the community to have their say, both informally with the project team, and formally through the planning process. Later in 2024 Landcom will lodge a planning proposal to rezone the site, which will include a concept master plan for the development. The proposal will be placed on public exhibition and the public will have the opportunity to comment.

The suggested vision statement will also be firmed up in the coming months, taking on board community and stakeholder feedback, before being finalised and shared.

Appendix 1: Notes from Community Consultation Workshops

12:00pm-2:00pm Tuesday 13th February, 2024 (8 attendees)

Activity

- Community gardens - multi-level need, co-relationship with park amenity, knowledge sharing, location and integration - local connection / community
- Games/activities/outdoors with other people - mingle, socialise, if don't have it at home
- Creating beautiful places - natural habitats - waterways, natural plants
- Designated spaces - wetlands - learning through signage - materiality
- Dog walking
- Senior focus activity - accessible walking - tricycle rickshaw - need pathways
- Commercial areas - local shops

Design and Aesthetic

- Need for housing - big backyard for dogs and kids - high density - temporary short term accommodation (Air BNB issues)
- Need for housing - diversity
- Need for housing - employment restrictions - can't get teachers
- Attractive housing - appeal
- Private hotel - high work / long hour demographic

- Artwork & Sculpture - cultural mix, makes you feel part of the community, more tolerant
- Seasonality / Colour City - spread it out, balance between sun access, consideration of environmental architecture
- Streets - wide footpaths, bus can drive through, cricket can be played, street trees
- Shade and shelter - comfort and accessibility

Amenity

- Bus shelter - access to public transport - school, work, no car
- Glenroi Public School (GPS) - 600 capacity, only 216 enrolments
- GPS - New admin/library building only to cater for 220
- GPS - 75% attendance on a good day, down on a wet day
- Electric Vehicles - in town
- Play and exercise equipment
- Basketball
- Hangar - storage - elsewhere - maximise use
- Shaded paths
- Water filling stations / dog water
- Intergenerational activities
- Grandparents as carers
- Lower income seniors integrated into housing / new development
- Catering to seniors living - age mix, freestanding villas, not isolated, nursing homes, have footpaths / connected, local shops
- More footpaths - prams on streets
- School attendance down during wet weather - sheltered bus

stops and good public transport important.

Word Values

- Corner store with butcher model - milk, bread
- Diversity - coffee + chat
- Orange's past local shops - Kurim, Westlea
- Diversity of cultures and activities
- Trees for shade and colour
- Options for non-drinkers to have things/places to go
- Sensor lights - alert, passive surveillance
- Need for events in Glenroi Oval
- Oval needs more shade (trees and shade sails)
- Linkages from Glenroi Oval/Homemaker Centre

Site Plan

- Shopping centre in the middle
- Wetlands in south eastern corner
- Carpark in south eastern island
- Pretty entry into Orange
- Basketball court in the hangar
- Connection from big box into development
- Caravan/truck parking in Gateway Park
- Wetlands in south eastern corner and south eastern island
- Shop with connection to the big box
- Shop? (at the hangar)
- Open space facility needed

6:00pm-8:00pm Tuesday 13th February, 2024 (16 attendees)

Activity

- Community garden - higher density
- Path through trees - shade
- Basketball court - stadium
- Build a road, build a bikepath that connects some where
- Good First Nations cultural activities - art and culture just as important as sports
- 400m walk zone to playgrounds
- Accessible paths - prams etc - a given

Design and Aesthetic

- Mixed demographic / affordability and affordable housing - key workers, blue collar, stepping stones
- Adapted medium density - Canberra, Adelaide
- Get it right for younger children / population
- Density - 3-4 storeys over open space - greater access to services and shops - solar passive
- Coloured trees - Colour City - footpaths - multi-use - width and lighting
- Mix of vegetation - useful trees
- Water sensitive urban design - Lighthouse project an example for this site, wetland
- Outdoor exercise equipment
- Covered gym / basketball court
- Cycleway down Lone Pine towards Spring Creek to hospital
- Repurpose hangar as Community Centre
- Use nature strip to grow dense vegetation to assist with noise mitigation

- Grid pattern for streets to help with legibility

Amenity

- Good place to gather
- Colourful trees
- Water sensitive urban design
- Shade to paths
- Bubbler a given therefore no dots
- Paths that are lit
- How do we make this site its own place?

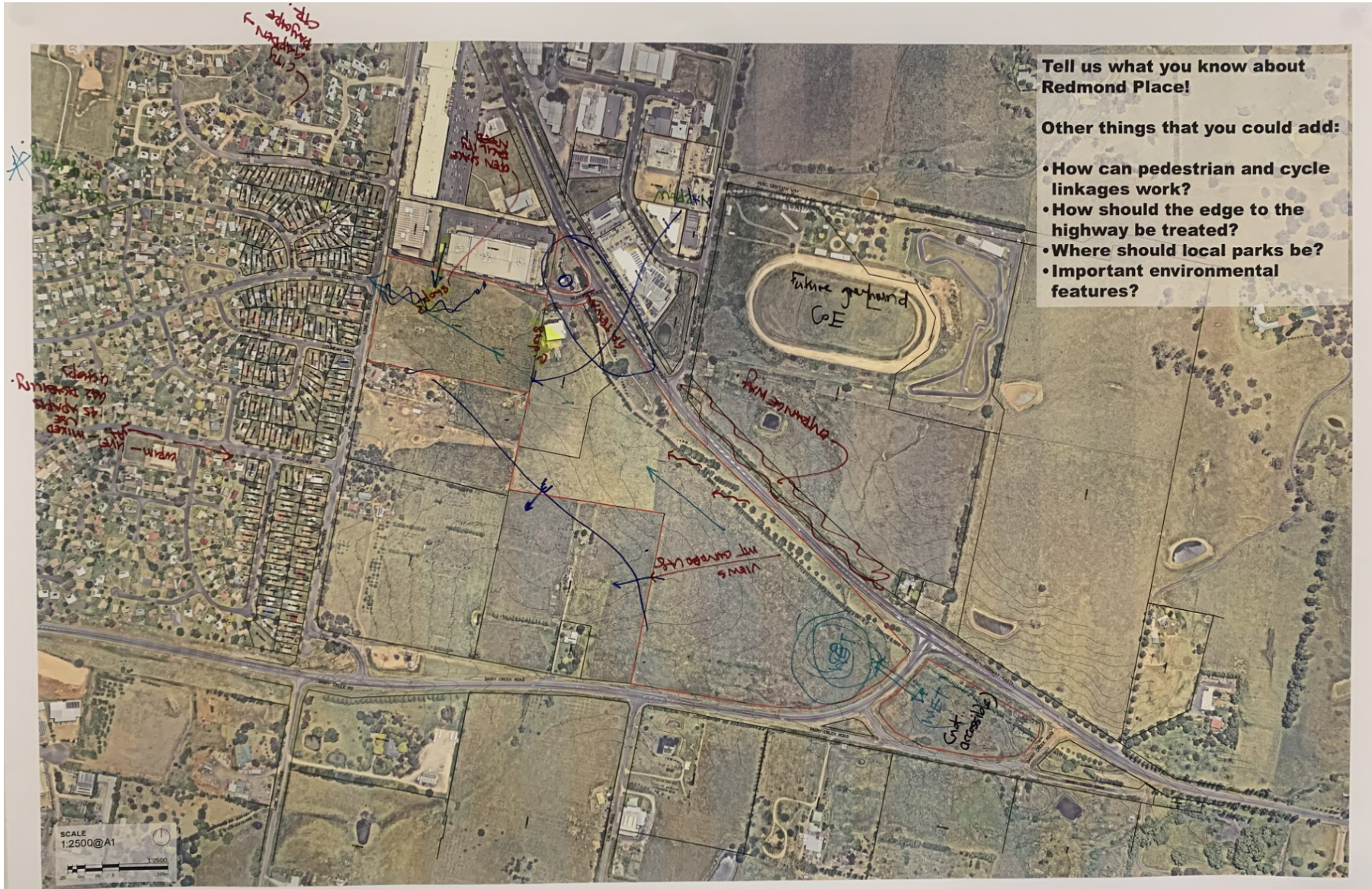
Word Values

- Open space: shared asset
- Housing choice: mixture, definition of high rise - balance, move away from 4 bedroom/2 bathroom product
- Trees: useful, doing something, shade habitat corridor
- Understorey: whole canopy profile
- Slow streets - safer, quieter, walking to school, get people out of the house into the streets, cricket etc, well designed
- Neighbourhood shops: Diversity, healthy shops (exclude fast food), successful examples

Site Plan

- No Colorbond fences
- Ensure road connectivity to hospital
- How can hangar best be repurposed?
- Improve connection to big box area
- Buffers between adjoining properties - manage noise, existing Lighthouse project - management of motor bike tracks
- Opportunity to partner with adjoining land owners
- Larger trees buffer transition (from highway)

- Road access from Dairy Creek Road
- Gridded streets
- Noise barrier? From Dairy Creek Road
- Can this area be incorporated either in the development or to provide community amenity? (written on plan on trotting land)
- Retain as natural wetland (the two areas east and west of Dairy Creek Road intersection with highway)
- Mounded buffer between existing neighbours and the development
- Bike path connection via Calton Road to Spring Creek, Gosling Creek and Sir Jack Brabham Park
- Bike path connection along Southern Feeder Road
- Community recreation (in hangar)
- Convenience shopping in the big box
- North facing passive solar orientation of buildings
- Blocks of 3 storey units facing north along Mitchell Highway
- Playground, basketball etc and community centre at the hangar
- Connection to a supermarket in the big box
- Lower speed limit on Dairy Creek Road
- Small amounts of open space throughout the development
- Path and cycleway all around the edge of the development including Gateway Park
- Wetlands lake in south east corner

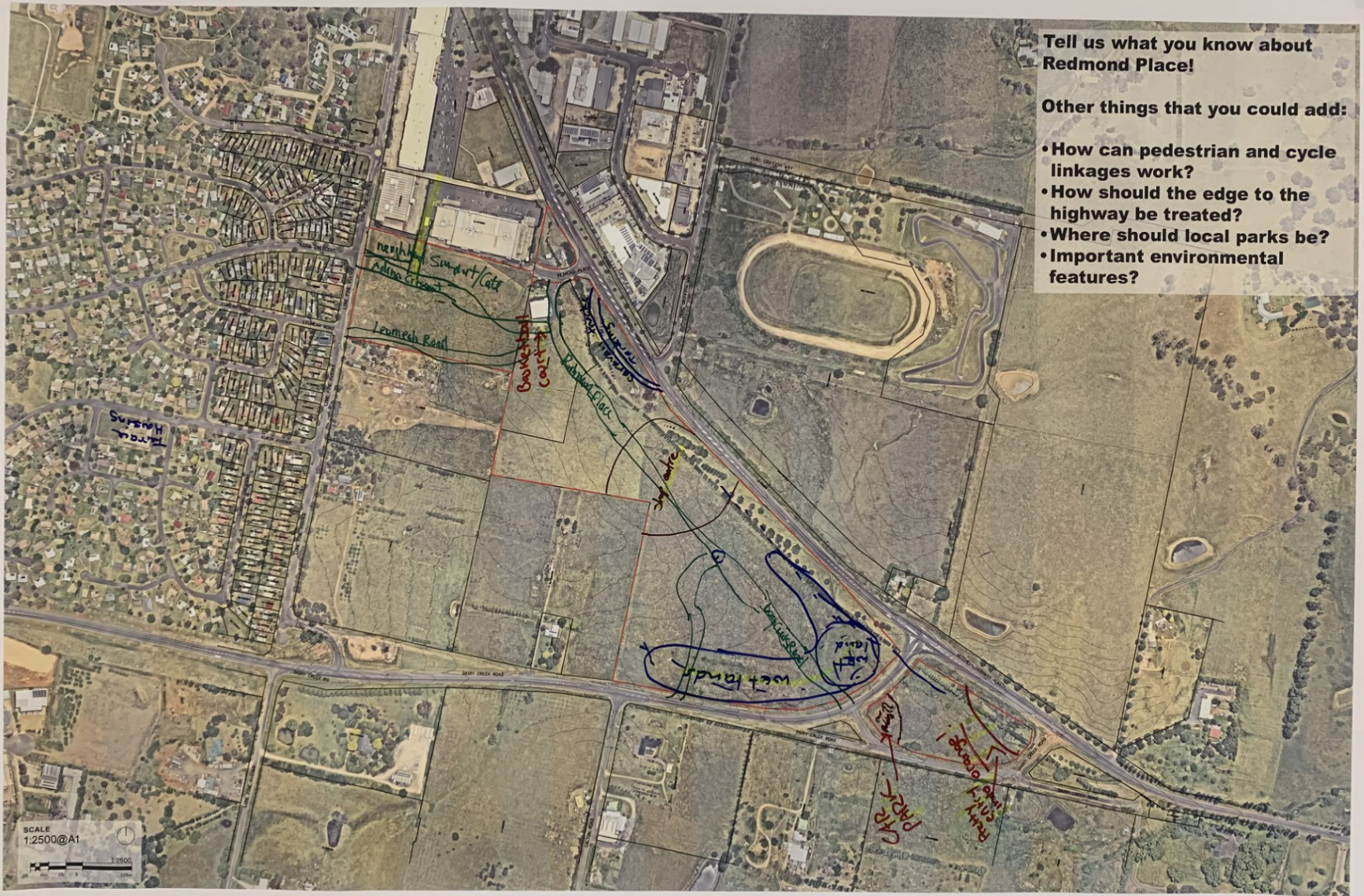


Tell us what you know about Redmond Place!

Other things that you could add:

- How can pedestrian and cycle linkages work?
- How should the edge to the highway be treated?
- Where should local parks be?
- Important environmental features?





Site Plan

Tell us what you know about Redmond Place!

Other things that you could add:

- How can pedestrian and cycle linkages work?
- How should the edge to the highway be treated?
- Where should local parks be?
- Important environmental features?

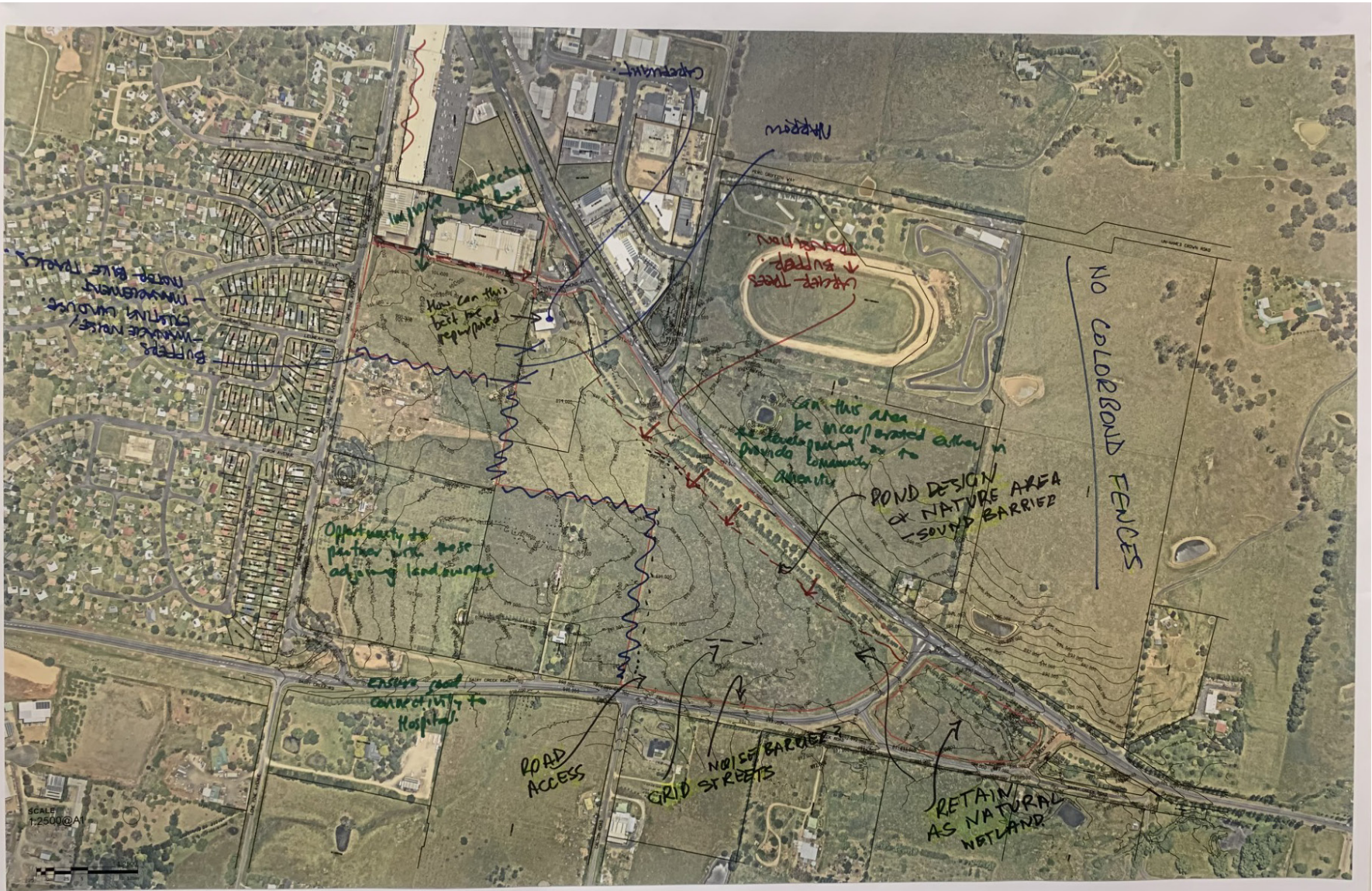
↑ vehicle access

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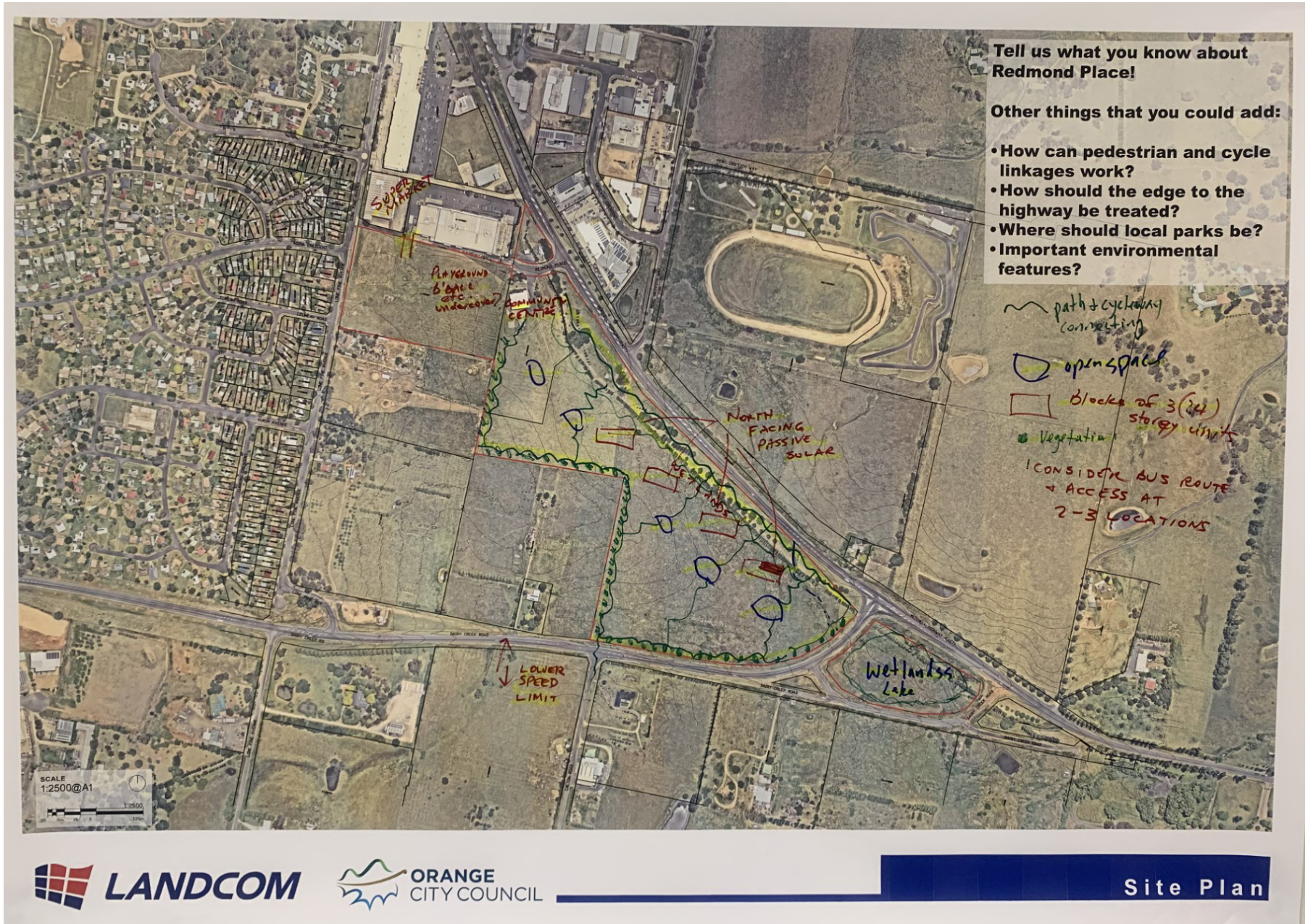
LANDCOM **ORANGE CITY COUNCIL**

Spring Creek + Gosling Creek Reserve & Jack Brabban - Sport Precinct

Site Plan



Site Plan



Appendix 2: Pop-up and Survey Answers

10:00am-1:00pm Saturday 10th February, 2024 (Pop-Up)

Notes

- Bus services
- Don't repeat Sir Neville Howse
- Chat to Tegan Davis at Glenroi School
- Materials for hangar were donated by local businesses (for Careflight)
- Wide footpaths: mobility/accessibility
- Footpath network, local shop proximity
- Point of difference, lessons learnt from other places
- Cycle paths and pedestrian access!
- Community battery - power - solar
- Housing diversity!
- Wetlands - swamp
- Parks/recreation space, minimum of 2 community buildings/amenity
- Transport options - need good bus service
- Food production on site
- Keep it with lots of trees
- No cul-de-sacs....
- No bog metal fence on the boundary!
- First impression of town! Very important.
- Police house on site to help main station in Orange
- Shade belts to cool air
- Regular, consistent bus services, not just a few times a day

- Need things for young people
- Shade is important
- Don't make it like Sydney
- Need toddler play
- Must be beneficial to the people of Glenroi
- Need a general store
- Parks and playgrounds with good access

What is one defining feature that makes Orange unique?

- So many places and things to see
- Established trees
- Family
- Sport
- Lake Canobolas
- Mount Canobolas
- Four seasons
- Parkland
- Trees
- Weather
- Urban/regional balance
- Quiet
- Trees
- Corner cafes/shops
- Good cafes
- Healthcare
- Wildlife
- Autumn in Orange
- Food and wine
- Climate - cool and comfortable
- Street trees

- Trees
 - Family orientated
 - Orchards
 - Golf courses
 - Produce
 - Colour
 - Vineyards
 - Wide open space
 - Bike paths
 - Wetlands
 - Cook Park
 - Sports
 - Trees
 - Skate parks
 - Stormwater harvesting
 - Food, coffee
 - Plants in parks
 - Shopping centres
 - Big city living, small country vibe
 - Scenery
 - Parks and trees
- Vibrant food and wine industry, friendly tourism, seasons especially winter and autumn.
 - Beautiful landscapes depicting the four seasons as part of the unique cold climate city in the central west.
 - Our established trees and green spaces.
 - Full range of society members living together.
 - The landscaping and access to premier mountain bike trails. We should focus on making Orange as bike and pedestrian friendly as possible.

Survey Answers

What is one defining feature that makes Orange unique?

- Beautiful. The new area should have beautiful open spaces comparable to Cook Park.
- Diversity of planting (trees, shrubs, borders, garden beds etc) making it a beautiful green space all throughout town on streets, in parks, main street, community spaces.
- Lovely trees and parks.
- Climate.
- Space.