



**GOLD CREEK HOMESTEAD  
COMMUNITY & STAKEHOLDER PANEL'S  
PRECINCT DEVELOPMENT BRIEF**

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## DOCUMENT CONTROL

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## GOLD CREEK HOMESTEAD COMMUNITY AND STAKEHOLDER PANEL

The Gold Creek Homestead Community and Stakeholder Panel was initiated by the ACT Government Suburban Land Agency to bring together a variety of community expertise and views to develop a Precinct Development Brief for the Gold Creek Homestead site, as bounded by Monty Place, Gungahlin Drive and neighbouring residences.

Nominations for the Panel were sought through an Expression of Interest process and members were selected to achieve as representative a spread, both geographically and demographically, as possible from the Expressions of Interest.

The Gold Creek Homestead Community and Stakeholder Panel's Precinct Development Brief will be part of the tender documentation and evaluation for the sale of the land in 2020. It is required to:

- Clearly articulate the community values of the site, and
- Identify non-financial site objectives and development principles.

In preparing the Gold Creek Homestead Community and Stakeholder Panel's Precinct Development Brief, the Panel met on three occasions and visited the site. Members of the Panel also gathered input from the broader community through discussions with neighbours and colleagues, also hearing from members of the community who participated in an on-site workshop.

## PRECINCT DEVELOPMENT BRIEF

The Gold Creek Homestead Community and Stakeholder Panel has identified the community values with respect to the Homestead site. The Panel charges potential owners of the site to apply these themes in future development.



Figure 1: Project area.



Figure 2: Community participating in a site walkshop.



Figure 3: Panel members deliberating during Workshop 3.

## THEME 1 - NEW PLACE WITH A LONG PAST

**This theme deals with the recognition of the local history as a key factor in forming the identity of the place.**

There are generations of human interaction with the place, each with their own story. The culmination of these stories creates a sense of place. We value the connections to the past and wish them to be acknowledged in the future development so they will be remembered, continue to enrich the identity of the neighbourhood and foster a sense of place and belonging.

With respect to the site, a successful development must:

- Meaningfully engage with local aboriginal people to identify indigenous values of relevance and opportunities for recognition and conservation of this cultural heritage.
- Prepare and implement an interpretation plan that identifies the people associated with the place, their stories and the best methods for sharing those stories. This should be undertaken in collaboration with the local community (including residents and school children).
- Select a name for the future development that is reflective of the cultural heritage. If possible, the names Gold Creek or Gold Creek Homestead should be part of the naming convention. If internal features require naming these should also be reflective of cultural heritage.
- Reflect the traditional farm activities previously undertaken on the site such as productive garden, orchards, aquaculture in the dam.
- Retain and reuse on site, as much as possible, the original landscape elements including the stone seat, windmill, and stone pond located in the grove of trees to the rear of the house.
- Preserve identified significant trees wherever possible and implement a tree management strategy using tree species with a historical connection to the site.
- Where possible, re-purpose timber from removed trees into furniture and landscape elements.
- Ensure that any work or interpretation undertaken is authentic and enhances the cultural and historical integrity of the place.



Figure 4: Stone slab seat.



Figure 5: It is likely the top of the hill was a meeting place for Ngunnawal people.



Figure 6: Example of repurposing site timber at The Grove.

With respect to the buildings, a successful development must retain and repurpose the stone cottage, kitchen and slab hut, as follows:

**Slab hut, 1861**

- We value the slab hut as a physical connection to the past and in giving the site its distinctive character. The view of the slab hut as it appears upon entry to the site is a valued signifier of the history of the place. The slab hut might be reconstructed, refurbished or reused for a new purpose. The outcome should be authentic.

**Stone cottage and kitchen, 1883**

- We would like to see the original stone cottage and kitchen retained and sympathetically refurbished for a compatible new use that honours its past lives. Refurbishment should be determined based on current needs and the history of the building and interpreted in a way that fits within the new development.

- The space on the eastern side of the homestead is the most important place on the site from which to appreciate the homestead setting and lifestyle. From this elevated vantage point, framed by the cottage and its verandah, we:
  - Value our connection to the past and want to hear a story of this place. The carriage loop, orchard and tennis court all contribute to this story.
  - Appreciate the setting of mature trees including their shade, shelter from the wind and sounds of bird life.
  - Wish to linger and can imagine community recreational enjoyment located here as part of a new development.
- We also value the view from Gungahlin Drive to the stone cottage.

**Later additions, 1940s – 1970s**

- We don't attach value to the later building additions to the stone cottage.



Slab hut, 1861

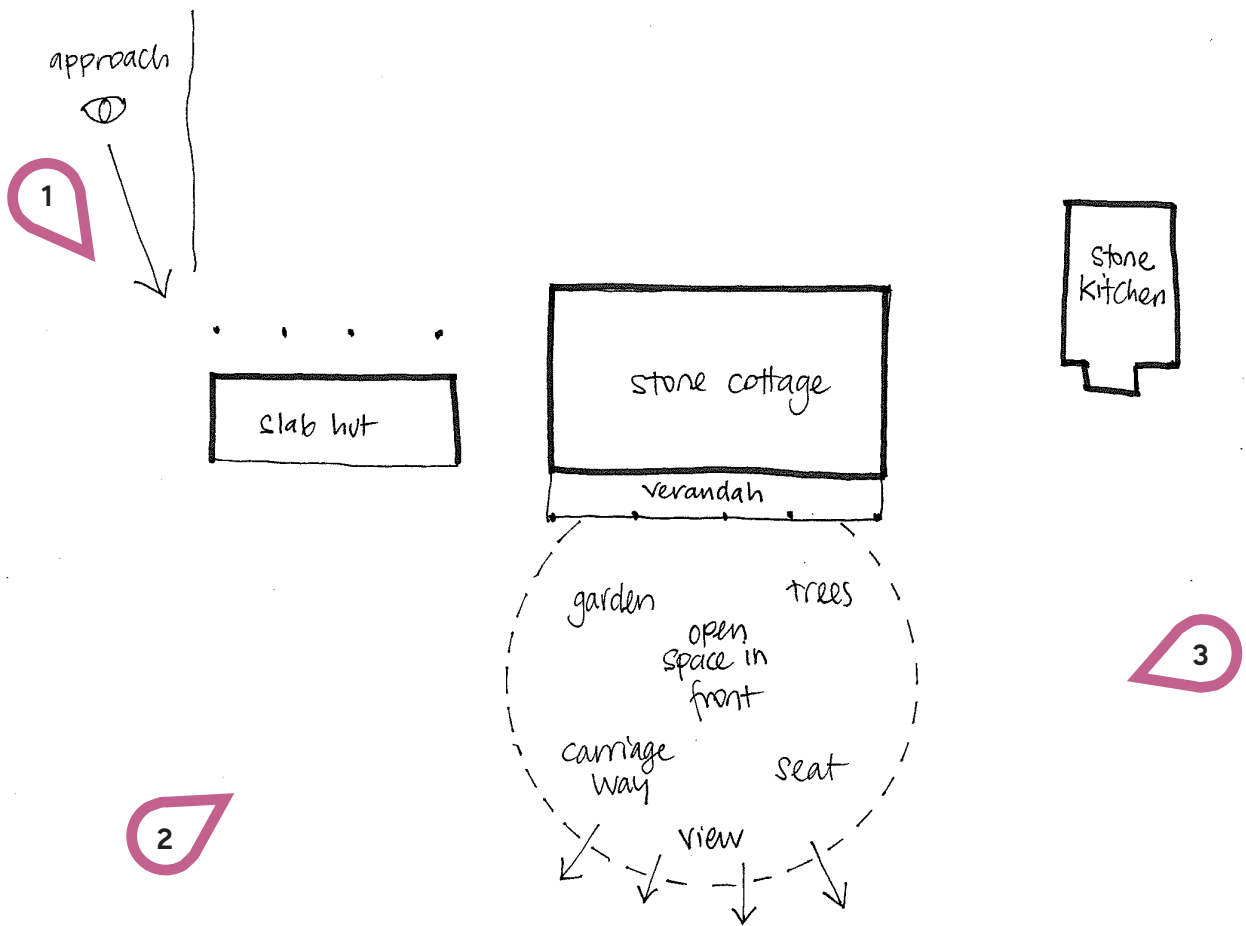
Stone cottage, 1883

Kitchen, 1883

**Current plan  
2009**



Figure 7: Plan by Philip Leeson Architects showing the slab hut, stone cottage and kitchen in the context of later additions.



Figures 8-11: Valued vews of the garden and buildings.

## THEME 2 - A CARING, INCLUSIVE AND SAFE PLACE

### This theme deals with future purpose and use of the place.

We value dignity, respect, caring, belonging, safety, inclusiveness and access as attributes of the site's future community use.

There is a strong view in the community of the need for residential aged care and respite care. There is also a strong view in the community to meet the needs of vulnerable people including aged, young, veterans, disabled and/or disadvantaged.

A successful development must:

- Provide a creative, integrated network of functions and services that meets the changing needs of vulnerable people in the community.
- Ensure proposed community uses support the creation of adaptable living environments through better access to/provision of specialised care, aged care, respite care, health related services, amenities, supportive housing, transport and other community facilities, but not in concentration that would create social issues.
- Maintain community connection to the historic site and encourage public use of some of the facilities and invite public participation in activities as appropriate to its overall design.
- Be innovative, flexible and adaptive in the provision of shared spaces, uses and program eg. shared spaces and programs involving people from multiple age groups, as appropriate to overall design.
- Create a safe, age and disability-friendly built environment.



*Figures 12: As an example intergenerational care programs provide older adults and young children with care and social support in the same setting, for short periods of time. The overall purpose of the intergenerational care is to re-connect communities and for intergenerational interactions to be a normal part of everyday life.*



### THEME 3 - RURAL OASIS

#### This theme deals with the visual character of the place

We value the rural character of Gold Creek Homestead as a distinguishing feature of the region. The intrinsic visual qualities of the homestead including a small group of historic buildings, open space, scenic vistas, windmill, fences, stock grid, dam and trees are defining characteristics of the place that are worth preserving for the enjoyment of future generations.

A successful development must:

- Maintain a sense of space through retention of gardens and open areas on the eastern side of the homestead.
- Retain important views to and from the homestead buildings to the homestead from Gungahlin Drive, along the entry drive, and across the valley from the stone bench and verandah.
- Minimise the visual impact of any new development through strategic siting and screening.
- Locate and design any new development (including built form massing and carparks) to enable preservation of key elements that contribute to the rural character.
- Develop sympathetic built form elements including buildings, streetscapes and new garden spaces.
- Incorporate a water feature that reflects the rural character of the site as currently created by the dam.



*Figure 14: A rural character can be achieved for new buildings and landscape using cues from the existing buildings including choice of materials and form.*



*Figure 13: View of Homestead and trees from Gungahlin Drive.*

## THEME 4 – SUSTAINABILITY

**This theme addresses the management of environmental and social risks and impacts of the future development on the local neighbourhood and environment.**

We value a development that does not harm our current or future environment. Sustainable initiatives should balance ecological robustness, social equity and economic viability.

A successful development must:

- Locate and design the new buildings responsive to the existing topography of the site including taking advantage of views, considering accessibility, microclimate and not adversely impacting on adjoining residences.
- Manage onsite stormwater using water sensitive urban design principles and have no impact on the adjoining residences.
- Adopt on-site water capture and reuse.
- Be planned to allow for trees to be planted along internal roads and courtyards to achieve a minimum 30% tree canopy coverage across the site (in accordance with ACT Government Living Infrastructure Plan). Tree species selection should reference species historically associated with the place.
- Protect the habitat of local wildlife (including birds).
- Be a good neighbour and minimise any impact on adjoining residences including over shadowing, overlooking and views.
- Consider the impact of traffic, access, emergency egress and onsite parking on the local neighbourhood.
- Create a safe, age and disability-friendly built environment.



*Figures 15 and 16: Tree species selection should reference species historically associated with the site.*

## THEME 5 – ONGOING CONSIDERATIONS

This theme addresses the continued involvement of the community further to the finalisation of the Community and Stakeholder Panel’s Precinct Development Brief.

The successful tenderer must:

- Provide a post-tender statement to the Panel in response to this Brief.
- Provide a post-sale presentation of the successful tender to the Panel.
- Provide a post-occupancy statement to the Panel with reference to this Brief.
- The Community and Stakeholder Panel will continue to be interested in the response to our Brief and the development outcomes is required to be reported to the Panel.



Figure 17: Panel members preparing the Community and Stakeholder Panel’s Precinct Development Brief during Workshop 3.