

Project

Junction Hill is a satellite suburb of Grafton and is located on the Summerland Way. The original village was established in December 1951 and has grown to a 2006 Census population of some 1,613 persons. The Junction Hill Structure Plan establishes a vision and village framework to support a complete and functional village by accomplishing all of the contemporary standards of sustainable urban expansion.

Brief outline

In 1999 the then five Local Government Areas within the Clarence Valley, in association with the then Department of Urban Affairs and Planning, prepared an Urban Land Release Strategy for the Clarence Valley. That Strategy identified Junction Hill as having "the potential to function as a major village with its own identity, providing the benefits of good local services to its residents and rural catchment... whilst maintaining easy access to Grafton for higher order services".

The vision for Junction Hill is a simple one. It is to

...achieve a self-reliant cohesive village community by providing a public village core and expanding the diversity of dwelling types, settings and pricing while promoting and/or maintaining the qualities and character that are distinctive to Junction Hill

Imbedded in this vision is a positive and earnest endeavour by the proponent to "maintain the qualities that are distinctive to the site". This means more than simply amenity qualities, it goes to the cultural, scenic, physical, ecological and social "qualities" which are distinctive to the Junction Hill locality.

Significance of the project

The aims of the structure plan are to:

- To achieve contemporary standards of sustainable urban expansion;
- Provide a high quality village environment of a scale and character compatible with the location;
- Promote the provision of appropriately located and functional community facilities to support and establish a distinct 'sense of place' for the growing community.
- Promote the provision of appropriately located and functional elements of the public realm including open spaces and roadway networks;
- Improve the connectivity and access between the subject site and the existing village areas;
- Protect and conserve culturally sensitive values;
- Protect, conserve and manage on-site native vegetation to increase the biodiversity values of the village;
- Manage and improve external influences including water quality and public transport opportunities; and
- Implement the strategy for Junction Hill identified in the Clarence Valley Residential Strategy.

The assessment and consultation process adapted to inform the structure plan included:

- Assessment of local and state statutory context;
- Community analysis including the people, households, dwellings and employment;
- Existing land uses including current designations and subdivision history (Plans 2.1 and 2.2);
- Zoning and historical planning including proposed land uses, roadway corridors and open spaces;
- Existing community services and facilities;

- Site analysis including existing development, landowners, context, topography, services, vegetation, view sheds, features and sources of nuisance (Plan 3.1);
- Design workshop including local authority, statutory authorities, consultant and client representatives;
- Soil; contamination and geotechnical assessment;
- Aboriginal and cultural heritage;
- Flora assessment, fauna assessment and biodiversity strategies;
- Community needs assessment and community creation principles;
- Community engagement including an on site open day and assessment of the submissions;
- Engineering feasibility;
- Traffic and transport assessment;

Roles of those involved

Design professionals and those involved with developing or managing the project are listed below:

Consultant	Function
PMM	Urban design
Chris Pratt	Statutory planning
A Fletcher	Surveying and advice
Core Economics	Land use needs
Coffey Geosciences	Geotechnical
Black Earth	Soil contamination
Cardno	Civil engineering
Richard Robins Everick	Archaeology
Carter Rytenskild Group	Acoustic and traffic
Peter Parker	Flora and fauna
S J Connelly	Strategic planning

The guiding principles defined in relation to each of the structure plan themes, in which over time it will be judged, include:

- Ensure that the character and provision of the public domain and community facilities provides a central hub and contributes to the village community and assists in achieving the primary vision of a "self-reliant cohesive village community ...";
- Provide for finer grain pedestrian access networks which facilitates ready movement within the site, provides strong links to recreational areas and readily joins to the existing Junction Hill pedestrian network to support of walkable catchment planning;
- Encourage and facilitate a high level of residential amenity and housing choice distributed in response to the unique characteristics of the site;
- Establish a "north coast – rural" architectural style supported through guidelines and demonstration;
- Incorporate design elements that reflect the riparian and rural themes of the site;
- Ensure conservation and enhancement of biological diversity and ecological integrity.
- Establish landscape character for residential precincts and community elements to support a sense of place within and beyond the site;
- Incorporate water conservation and integrated water management principles throughout private and public places;
- Ensure no net increase in pollutant load leaving the site; and
- Ensure that water, sewerage, electricity and communications utility services are available to meet the needs of the development at the time of release of individual stages;
- Provide for a range of recreational experiences