

**PREPARED FOR  
WOLLONDILLY SHIRE COUNCIL**

# Wollondilly Centres Strategy

**DECEMBER 2020**



**Making a difference.**

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## **Acknowledgement**

Wollondilly Shire Council, Urbacity, Cardno and TCG Planning acknowledge the traditional custodians of the land in Wollondilly, the Dharawal, Tharawal and Gundungurra peoples.

We acknowledge the living culture and spiritual connections to the land for the Dharawal, Tharawal and Gundungurra people and that Wollondilly is remarkably placed at the intersection of these tribal lands.

We recognise the traditional Custodians have occupied and cared for this Country over countless generations and celebrate their continuing contribution to the Shire.

We also acknowledge and remember the Indigenous people who were killed in the Appin Massacre on 17 April 1816.

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# 1 Introduction

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## 1.1 Purpose of the Strategy

This Centres Strategy forms Part 3 of the three-part *Wollondilly Centres Study* and provides a holistic consideration of all Centres, together with specific recommendations for 'Priority Centres' to inform decisions on land use, policy, consultation, public works and other actions.

It draws upon the background and broader context of the Shire's Centres from Part 1, and the more detailed findings within the *Centres Studies* (Part 2), which addresses each Centre within the hierarchy or 'typologies' (ie. 'hamlet', 'village' or 'town centre').

This Strategy will inform and guide strategic planning decisions for the local government area (LGA) over the next 20 years to 2041, and is part of a collection of strategies prepared in response to the recommendations of the Wollondilly Local Strategic Planning Statement (LSPS) to address biodiversity, housing, employment, rural lands, scenic and visual landscapes and the urban tree canopy.

The *Centres Study* (and this Strategy) also embodies the themes and Planning Priorities and Actions of the LSPS endorsed by the Greater Sydney Commission and applies them to the consideration of the current and potential future planning for Wollondilly's Centres. These themes are Infrastructure and Collaboration; Liveability; Productivity and Sustainability.



## 1.2 Structure and Implementation of Strategy

This Strategy is a summary document that provides both broader/collective recommendations for the Centres, in addition to specific actions that are directly within Council's control and responsibility, or otherwise delivered by others with the support of Council.

This Strategy provides the key principles for Centres and confirms the Priority Centres within the LGA, being those Centres where resources, further studies and works should be focused in the short term.

Consistent with the *Centres Studies* (Parts 1 & 2), this Centres Strategy also identifies 'Opportunities' for Centre improvements within common themes, having regard to synergies between Centres and efficient ways for prioritising and implementing key actions for the future. The 'Opportunities' identified by the Strategy are presented in a table format, listing the overarching broader principles for the future planning of the Centres of Wollondilly and the specific opportunities/actions are aligned with these broader principles to implement the desired outcomes for the Centres for the next two decades.

### 1.3 A Snapshot of Wollondilly

The Wollondilly Local Government Area (LGA) is situated approximately 75 kilometres southwest of the Sydney CBD. Wollondilly is part of the Western Sydney district and is located at the interface between the Metropolitan area and the hinterland, comprising rural and resource lands. The Wollondilly LGA is predominantly a place of hamlets and villages contained in rural and bushland settings. There are two (2) town centres – Picton & Tahmoor – with Wilton on track to become a future third strategic centre for the LGA.

The Wollondilly LGA covers an area of approximately 2,560 square kilometres with more than two thirds dedicated to protected water catchment lands, national parks and state recreation areas. Land zoned for urban purposes currently represent just 3% of the LGA. The land uses and activities within the Shire are closely connected to, and influenced by, changes in the Western Sydney region. Wollondilly is located within the Western District and includes the Wilton Growth Area and the Greater Macarthur Growth Area. Wilton2040: A Plan for the Wilton Growth Area is set to provide 15,000 new homes. Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth area identifies green field housing for the Appin area.

The resident population of Wollondilly LGA was estimated to be 52,230 people in June 2018. The NSW Department of Planning, Industry and Environment estimates for the next 20 years, strong population growth will be sustained in the Wollondilly LGA, above the rates for Greater Sydney and NSW. Wollondilly's incoming residents are mostly families with young children and older persons. These new residents are arriving from adjoining LGAs in Western Sydney.

Approximately 73% of the resident workforce travel to a workplace outside the LGA. This percentage has been increasing since 2006. This is partly a reflection of the high number of people employed in the construction industry where there is no fixed place of work. The retail sector is declining, which will impact the vibrancy of Centres and will contribute to the need for diversity in employment. The majority (99%) of businesses in Wollondilly have less than 20 employees and more than half of these have no employees (*Wollondilly Economic Development Strategy Background Report 2020*, based on data from business counts by ABN for the Wollondilly LGA, *ABS 2019*). Most of these businesses are not premises-based.

Land with conservation and protection status features prominently in the setting of Wollondilly LGA. Warragamba Drinking Water Catchment extends through the western portion of the LGA from Yanderra in the south to Warragamba in the north. Thirlmere Lakes National Park, Nattai National Park, Nattai State Conservation Area, Burragorang State Conservation Area, Bargo State Conservation Area and the Kanangra Boyd World Heritage Area also form part of the Warragamba Drinking Water Catchment. Catchment lands in the east of the LGA include Cataract, Avon and Nepean Dams, and parts of O'Hares Creek Catchment and Woronora Dam. The Dharawal National Park extends east from Appin to Darkes Forest and north to Wedderburn. The catchment and conservation lands are outstanding community assets for conservation, recreation and scenic value. The catchment lands and lands with environmental protection status also create a natural setting and green landscape in close proximity to some Centres. This setting is important to the character and sense of place for Wollondilly residents and visitors.



## 1.4 The Towns, Villages and Hamlets of Wollondilly

The town, villages and hamlets of Wollondilly are listed in **Table 1.1**.

Table 1-1 Alphabetical List of Wollondilly Towns, Villages and Hamlets

	CENTRE	TYOLOGY
1	Appin	Village
2	Bargo	Village
3	Belimba Park	Hamlet
4	Brownlow Hill	Hamlet
5	Buxton	Hamlet
6	Camden Park	Hamlet
7	Cataract	Hamlet
8	Cawdor	Hamlet
9	Couridjah	Hamlet
10	Darkes Forest	Hamlet
11	Douglas Park	Hamlet
12	Glenmore	Hamlet
13	Lakesland	Hamlet
14	Maldon	Hamlet
15	Menangle	Hamlet
16	Mount Hunter	Hamlet
17	Mowbray Park	Hamlet
18	Nattai	Hamlet
19	Oakdale	Hamlet
20	Orangeville	Hamlet
21	Pheasants Nest	Hamlet
22	Picton	Town Centre
23	Razorback	Hamlet
24	Silverdale	Village
25	Tahmoor	Town Centre
26	The Oaks	Village
27	Theresa Park	Hamlet
28	Thirlmere	Village
29	Wallacia	Hamlet
30	Warragamba	Village
31	Werombi	Hamlet
32	Wilton (original) and Bingara Gorge	Village
33	Wilton New Town	District/Major Strategic Centre
34	Yanderra	Hamlet

This Centres Strategy identifies eight (8) 'Priority Centres' in Section 5, where policy review and works programs should be focused in the short term. Specifically, this Strategy recommends that priority be given to the centres of Picton, Wilton New Town, Tahmoor, Thirlmere, Appin, The Oaks, Bargo and Silverdale noting that the progress of planning and infrastructure provision for Wilton New Town will require direct collaboration with State government. The basis for the identification of the Priority Centres is as follows;

- > **Picton:** Identified as the future civic centre of Wollondilly, to be reinforced through the implementation of the concept plan for the Wollondilly Community, Cultural and Civic Precinct (CCCP). Provides opportunity for intensification of the core, subject to the preservation of the integrity of heritage buildings.
- > **Wilton New Town:** Will be the largest town in the Wilton Growth Area. This will accommodate a new District/Major Centre which will deliver a broad range of facilities and services to support the target of 15,000 new dwellings in the Wilton Growth Area, together with residents of the broader LGA. Wilton will eventually become a significant strategic centre for the LGA.
- > **Tahmoor:** The largest centre for the LGA by population measures. The Town Centre, which is located in the Picton/Tahmoor/Thirlmere (PTT) growth area, has potential for an increased density and mix of land uses and building form within the activity core and greater building heights to take advantage of the railway station positioning and the location of the Centre at the intersection of two major local road routes.
- > **Thirlmere:** A Centre located in the Picton/Tahmoor/Thirlmere (PTT) growth area which provides opportunity to retain the village and historic character whilst capitalising on the variety of community assets in or close to the activity core.
- > **Appin:** A heritage village with the potential for improvements in the interim to set the scheme for future longer term growth. A Centre in a natural setting, with an emphasis on proximity to outdoor recreation activities.
- > **The Oaks:** A village that is well visited by locals and residents in a broader catchment. A growing local population. A walkable village with heritage character.
- > **Bargo:** A village that has the foundations of a vibrant Centre located around the station, requiring momentum to encourage an increased density of development and improved connectivity.
- > **Silverdale:** A Centre with potential for growth due to its proximity to the Aerotropolis and ability to accommodate major growth of commercial development to serve regular grocery and basic service needs of residents in the northern localities of the LGA.



## 2 Key Principles for Centres

### 2.1 Centre Trends

Wollondilly residents are highly car dependent for access to day-to-day activities and services and this has heavily influenced modern shopping centre development, with inward-focused shopping centres becoming the new 'town'. The majority of new housing in the Wollondilly LGA has been low density residential growth at the periphery of settlements with minimal redevelopment of centre-supportive housing in and adjacent to Centres. Such development trends have overwhelmed the role of the pedestrian and the urban conditions needed for walking.

Development in Wollondilly, prior to wide-spread car ownership and use, exhibits a pattern of land use and connectivity more favourable to walking and a dynamic mix of uses in Centres. This Centres Strategy seeks to build on this historical pattern by providing the soft transitions seen in traditional towns and villages, thereby removing the spatial disconnect between 'centre' and 'neighbourhood'. The Strategy also acknowledges the current reliance of Centres on car based transport and seeks to ensure that walkability and vehicular movements can comfortably co-exist in Centres.

This Strategy also seeks to create Centres with a 'sense of place', by providing an interesting and diverse destination, with a high quality built and natural environment, which have the potential to become a focus of community contact and exchange.

#### URBAN

Reduced setbacks  
Low fences and hedges  
Connection with the street  
Street trees  
Porches for social connection  
Rear lanes for vehicle access  
Good walking environment



*(Drawing source: Steve Thorne Director Design Urban Pty Ltd Melbourne VIC.)*

### 2.2 The Three Design Principles

This Centres Strategy is founded on three key design principles which seek to embed this 'sense of place' in the villages and towns of Wollondilly, being walkability, adaptable building typologies and health/wellness/sustainability. The three key principles were selected for the following reasons:

- > Walkability – relates directly to 'activity' and 'diversity' in Centres, which provides for an experience-based, challenging and stimulating environment.
- > Adaptable building typologies – allows best opportunities for adjustment in the face of rapid change and provides the most sustainable built form, particularly in small Centres.

- > Health, Wellness and Sustainability – is consistent with World Health Organisation and Green Building Council goals and best practice planning as referenced in the Wollondilly Social Planning Strategy (2016).

Other measures that have been considered but are not the primary measures are:

- > Commercial floor space (m<sup>2</sup>) – whilst relevant, is not the primary measure, with Centres being ‘experience places’, requiring diversity.
- > Commercial turnover of occupancies / tenancies and vacancy rates – is less relevant as non-premises based businesses dominate the industry / workforce structure.
- > Number of jobs – less relevant as work and other commercial activity moves to an online platform.
- > Population catchment – less relevant due to online shopping and narrow assumptions based on retail expenditure when Centres should be encouraging multiple activities and reasons to visit a centre.

### **Principle 1: Walkability**

The principle of ‘walkability’ has been defined by Southworth (2005) as: *“...the extent to which the built environment supports and encourages walking by providing for pedestrian comfort and safety, connecting people with varied destinations within a reasonable amount of time and effort, and offering visual interest in journeys throughout the network.”*

This Centres Study focuses on creating conditions for walking within and to a Centre and its surrounding neighbourhood, thereby improving the experience of pedestrians in Centres. Increased walking opportunities are not intended to compromise car-based convenience but will add a much needed layer to improve accessibility, whilst creating greater levels of social and economic exchange. Increased walkability will be achieved by implementing building and design controls for the ground floor facades, providing a sense of enclosure and by addressing the continuity and quality of the public realm and buildings in Centres.

### **Principle 2: Adaptable Building Typologies**

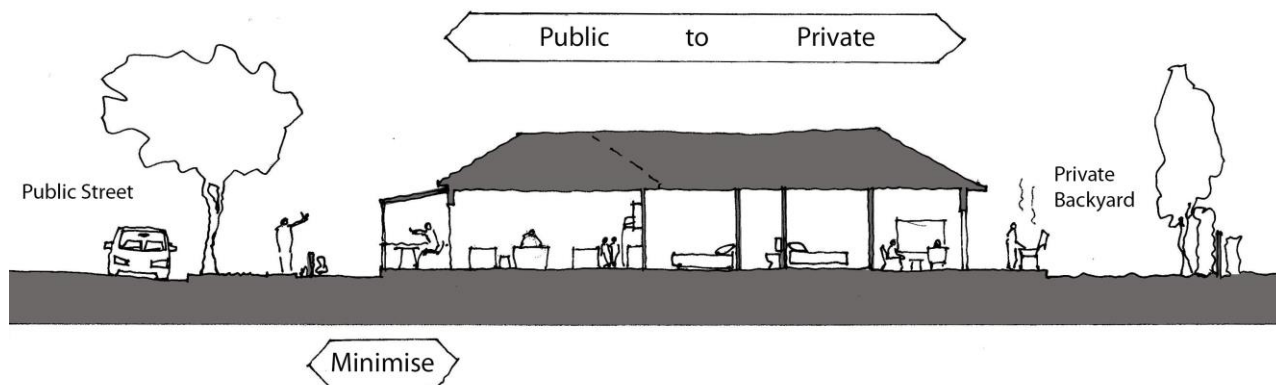
A fundamental principle of this Strategy is the ‘loosening of the collar’ of conventional zoning-based land use planning to provide a more flexible integration of residential and commercial uses, with that integration being used to reinforce the public domain and urban village character of a centre.

‘**Adaptable building typologies**’ is a name given to land use strategies which pursue this, and seek to include street-sympathetic building design, with capability for home-based commercial uses into residential building form throughout a centre.

In practice, this will require the relaxation of land use controls on the edges of Centres and their replacement by controls which encourage the following:

- > Siting of buildings towards the street frontage to establish a relationship with the footpath and people walking.
- > The functional aspect of the building to interact with the street such as ‘front rooms’ being adaptable for office and retail use, with accessibility and visibility from the footpath.
- > Buildings which incorporate housing diversity and diversity of other employment opportunities particularly health and wellbeing/consulting rooms, professional services and WFH, all of which are growing employment sectors for Wollondilly’s resident workforce.
- > Reduced on-site parking or rear loaded, amalgamated lots to reduce driveways interrupting pedestrian routes and eliminate parking and garages in front facades and setbacks.

The introduction of such ‘adaptable building typologies’ in identified locations surrounding the core of a Centre (as referenced in the *Centre Studies* in Part 2) will increase the vibrancy of Centres by allowing the use of buildings for both employment and housing. The Structure Plans (*Centre Studies* in Part 2) within the Centres of Appin, Bargo, Douglas Park, Oakdale, Picton and The Oaks identify key site for consideration of adaptable building typologies.



(Drawing source: Steve Thorne Director Design Urban Pty Ltd Melbourne VIC.)

### Principle 3: Health, Wellness and Sustainability

The creation of Centres which achieve measures of sustainability, health, wellbeing and quality of life for residents is also a key driver of this Strategy. The opportunities identified in this Strategy are aligned with the World Health Organisation’s goals for personal health and wellbeing through the identification of opportunities which will improve the natural and built environment, the variety and vibrancy of activities and the promotion of a sustainable local economy.

This Centres Strategy is also aligned to the ‘National Framework’ established by the Green Building Council by providing Centres that support and are part of sustainable communities, which enhance liveability and economic prosperity, foster environmental responsibility and embrace design excellence. Further, by aligning with the recommendations and actions of the Wollondilly Social Planning Strategy ‘Creating Liveable Communities’, this Centres Strategy provides more specific place-based strategies to achieve these ends.

#### 2.2.1 Practical Examples of Design Outcomes to Achieve Design Principles Within Centres:

The following table provides practical ways to implement the three key Design Principles of this Strategy within all Centres.

Table 2-1 Examples to Achieve the Key Design Principles of the Strategy

PRACTICAL WAYS TO ACHIEVE THE THREE KEY DESIGN PRINCIPLES		
Provide connectivity of pathways throughout the Centre.	✓	
Include trees and planting to provide shade and a sense of enclosure to the street.	✓	
Retain and conserve local heritage, built form and character.	✓	
Provide awning/s and lighting within public domain and/or front setback for pedestrian comfort and safety.	✓	
Vehicle ingress and egress, parking, loading facilities and building services should not be located on frontages/primary setback.		✗
Provide well-ordered on-street parking, separate from pathways.	✓	
On busy roads provide planting, street furniture (and possibly vehicle parking or loading bays, where appropriate) to provide a buffer between the pedestrian and vehicle realm.	✓	
Avoid continuous and monotonous lengths of blank walls at street level.		✗
Fences should be low level (max 1.2m high) and be visually permeable so as to provide a visual connection to/from the street.	✓	
High solid fences not recommended.		✗
Minimal signage or other impediments to visual connections between internal and external spaces.	✓	

PRACTICAL WAYS TO ACHIEVE THE THREE KEY DESIGN PRINCIPLES		
Primary access to buildings at the street level is located on the street frontage.	✓	
Where appropriate, reduced setbacks provide a more intimate and lively main-street character eg. dining spills out onto the footpaths.	✓	
Encourage a diversity of land uses within the Centre - uses and activities to be vibrant and provide street activation, eg. retail and food and beverage offerings.	✓	
Reinforce and connect via pathways where key activity nodes and 'destination' facilities are located, such as bus stops, public buildings, stations and community facilities.	✓	
Ensure new buildings and renovations are designed to enable a mix of uses to adequately cater for changing trends and activities.	✓	
All ground level uses of buildings in commercial core to be predominately or completely occupied by retail, food and beverage or community uses, with a visible display window and entrance.	✓	
Ground floor commercial frontages to provide interest and activation to the street such as reception areas being visible and open to the street via clear glazing.	✓	
Ground level residential frontages to provide individual entry doors to create a residential address to the street. Living spaces, internal or external, are provided to the street frontage, with option for adaptation to commercial/home office use).	✓	
Encourage compatible small scale home occupations, home business and home industries.	✓	
Façade design that incorporates lighting to add to a sense of security.	✓	
Security grilles to be avoided, however if provided, to be visually permeable or transparent.		✗

### 3 Strategy – Measures for Success

The measure of success of a Centre is not merely its commercial viability but also its ability to deliver a well utilised and vibrant Centre, with a high quality and walkable urban setting. The 'Objectives' for the Centres of Wollondilly, and the 'Measures' to determine whether the intended 'Outcomes' have been achieved are summarised in the table below. Such measures provide effective monitoring tools in the ongoing review of Council's LSPS.

Table 3-1 Objectives, Outcomes and Measures for Success

OBJECTIVE	OUTCOME	MEASURE
<b>1 To develop visually attractive activity core buildings using walkability design principles as controls</b>	Improved conditions for walking. More physically attractive town centres.	Undertake business surveys to measure: <ul style="list-style-type: none"> <li>- Increase in town centre turnover.</li> <li>- Change in number of businesses in Centre.</li> </ul> Undertake community surveys to measure: <ul style="list-style-type: none"> <li>- Greater sense of community ownership and pride.</li> </ul>
<b>2 Activity core and adjacent housing areas increase the desire to walk</b>	More people walking in and around centres. Increased density and diversity of housing. More efficient use of land.	Business & Community Surveys to include PlaceScore surveys every 5 years to measure: <ul style="list-style-type: none"> <li>- Increase in town centre turnover.</li> <li>- Increase in social engagement.</li> <li>- Increase in centre vibrancy.</li> </ul> Measure any reduction in crimes against property by: <ul style="list-style-type: none"> <li>- communicating with local Police</li> <li>- data from NSW Bureau of Crime Statistics and Research.</li> </ul> Consult with NSW Health, including review of 'Healthy Lifestyles Data' ( <a href="http://www.health.nsw.gov.au">www.health.nsw.gov.au</a> ) to ascertain: <ul style="list-style-type: none"> <li>- Increases in exercise levels (walking).</li> <li>- Reduced obesity.</li> <li>- Improvements in mental health.</li> </ul> Consult with local real estate agents to determine: <ul style="list-style-type: none"> <li>- Any increase in real estate values.</li> </ul>

OBJECTIVE	OUTCOME	MEASURE
<b>3 Reduce reliance on private motor vehicle use</b>	Environmental / regulatory priorities favour walking over other modes within the activity core, edges and surrounds. Improvements in walking infrastructure.	Undertake Community Surveys including repeat PlaceScore every 5 yrs and coordinate with NSW Health to determine: <ul style="list-style-type: none"> <li>- Increases in numbers of people walking.</li> <li>- Increases in pedestrian satisfaction.</li> <li>- Improved public health.</li> <li>- Improved social engagement.</li> </ul> Coordinate with Transport NSW to determine: <ul style="list-style-type: none"> <li>- Any reduction in number of car trips.</li> </ul>
<b>4 Adjacent-to-town residential areas redevelop to engender stronger social exchange in the streets on the way to the towns</b>	Regulatory support for more diverse housing mix by introducing adaptable building typologies. Houses available for business occupation adjacent to centres. Reduced motor vehicle use. More people walking. Houses brought forward to the street and shared pedestrian areas. More housing close to and in centres.	Review Council approvals data to determine: <ul style="list-style-type: none"> <li>- Is a more diverse housing mix provided in Centres.</li> <li>- Number of adaptable multi-use buildings.</li> </ul> Coordinate with NSW Health, community groups, real estate agents, local Police and repeat PlaceScore surveys every 5 years to determine: <ul style="list-style-type: none"> <li>- Whether more seniors living close to Centres.</li> <li>- Increase businesses and employment</li> <li>- Increased real estate values.</li> <li>- Improved mental and physical health.</li> <li>- Reduction in crimes against property.</li> <li>- Increased memberships of clubs, churches etc.</li> <li>- Increased volunteerism.</li> <li>- Reduction in crimes against property.</li> <li>- Greater sense of community ownership and pride.</li> <li>- Increased social engagement.</li> </ul>

## 4 Hierarchy and Role of Centres in Wollondilly

### 4.1 Regional Context

The population of the Wollondilly LGA is predicted to increase from 49,811 persons in 2016 to 99,600 in 2041, representing an increase of 49,789 persons (*'idcommunity'*). The majority of this growth will be provided by the Wilton Growth Area, which is predicted to accommodate an additional 43,288 persons by 2040. The Background and Baseline Information Report (Part A) confirms that Wilton will therefore provide the majority of the retail growth in the LGA until 2041. The rate of population growth throughout the remainder of the Wollondilly LGA is expected to be incremental and will not require a major step change to the capacity of Centres to 2041. Accordingly, there is adequate capacity within the existing Centre footprints to grow Centres in terms of infill, increased density and diversity of activities to respond to future needs.

The development of the Wilton town centre will provide a strategically located greenfield Centre which will be the subject of a detailed design process to refine the concept layout for the activity core. The Wilton Growth Area will include new transport corridors, new urban infrastructure, greenfield housing and greenfield Centres.

The future liveability and vitality of Picton Centre will be greatly enhanced by the implementation of the Wollondilly Community, Cultural and Civic Precinct (CCCP), which will facilitate the retention of administrative and governance activities in Picton and which will also generate employment and visitation. With respect to the other Centres in Wollondilly, there is generally adequate capacity within existing commercial zoned land to accommodate infill development, increased density and diversity of activities to respond to future needs. All Centres will therefore remain within the existing notional hierarchy as determined in the LSPS.

### 4.2 The Approach to the Role of Centres

Previous studies of Wollondilly's Centres have focused on growth in surrounding populations, growth in commercial floor space and the role of each Centre for its catchment population, through a hierarchy based on role and scale. However, rather than relying merely on the 'quantitative' conditions of Centres, such as floor space availability, this Strategy adopts an approach which also focuses on a 'qualitative' position, by supporting the recent shift towards Centres which are analysed in terms of their vibrancy, 'sense of place' and sustainability.

### 4.3 Hierarchy of Centres

Whilst a functional hierarchy is not the driver in the sustainability of each Wollondilly Centre, it does assist in understanding the current and future relationships of each Centre with its neighbourhood and with other Centres both within the LGA and in nearby LGAs.

The LSPS includes the following descriptive labels for Centres:

- Primary Centres
- Larger Centres/Town Centres
- Smaller Centres/Neighbourhood and Local Centres

This Centres Study adds descriptions and names to the Wollondilly Centres which look at the wider centre geography to incorporate the neighbourhood. Ideal and all-encompassing descriptions are 'hamlets', 'villages' and 'towns'. These (traditional) typologies inherently reflect more than just retail and commercial activity. These typologies recognise the wider Centre context by also considering the edges of Centres as contributors to Centre social and economic capacity.

A '**hamlet**' is a small settlement in a rural or bushland setting, which is unlikely to expand its development footprint. The 'Centre' of a hamlet may be a small cluster of commercial premises or a single neighbourhood shop, which is used almost exclusively by local residents.

A '**village**' is a settlement with a larger development footprint, with the Centre likely to have a cluster of commercial premises and other activities used primarily by locals and the occasional visitor.

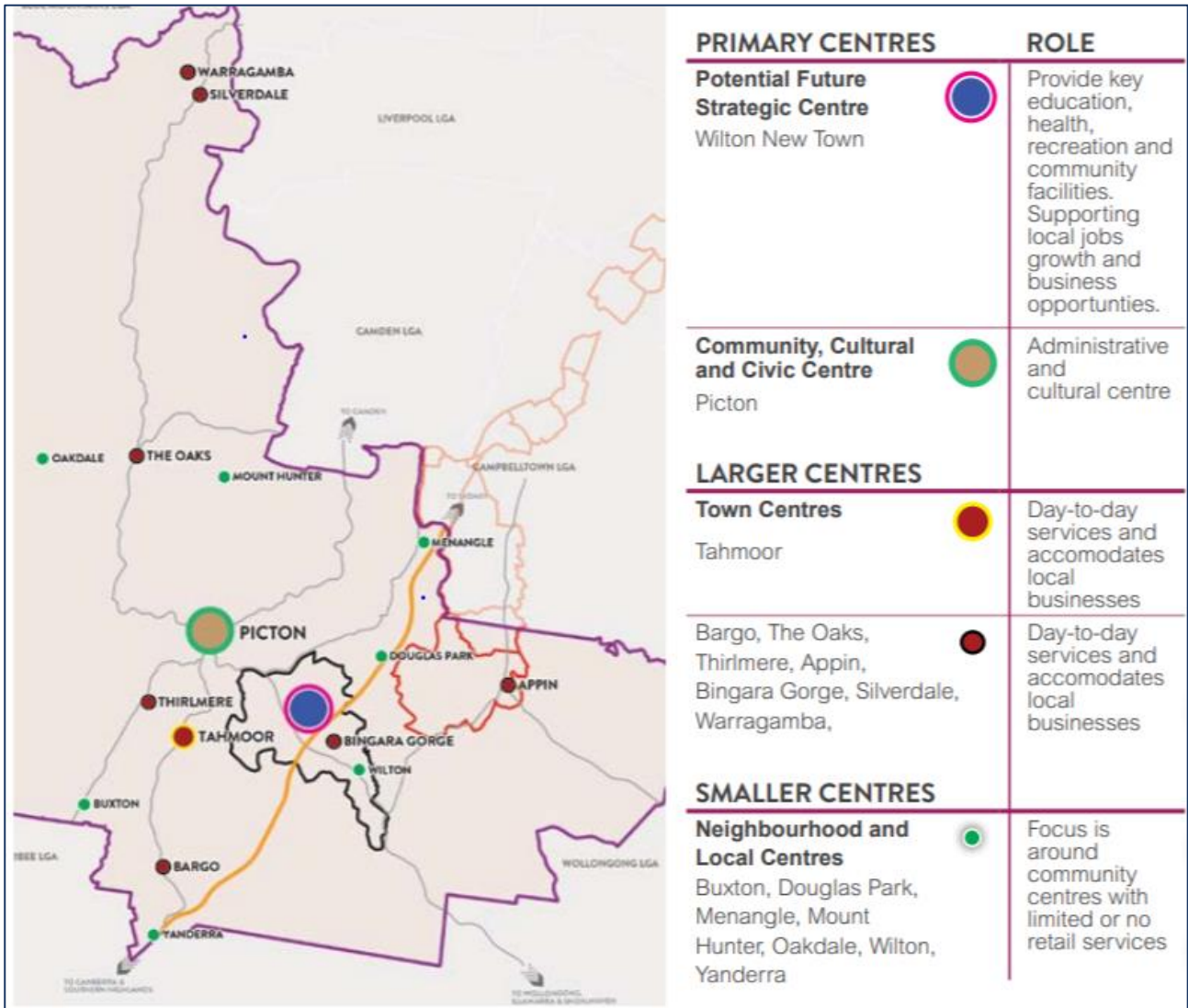
A '**town**' is a distinctly urban and more intensive environment with a diverse mix of land uses and a focal point of activity for both local residents, residents from the broader area and regular visitors.

This Centres Study validates the basic hierarchy outlined in the Local Strategic Planning Strategy (LSPS) with the inclusion of the following:

- The role of Picton is to include community facilities, places of interest for tourism, local jobs and business opportunities in professional services.
- The role of Tahmoor is to include a mixed use centre where housing is increasingly integrated with commercial uses.

The LSPS identifies a hierarchy for the Wollondilly Centres, as shown in **Figure 4-1**.

Figure 4-1 Hierarchy of Wollondilly Centres as Established in LSPS



#### 4.4 Capacity for Growth Within the Main Centres and Place Plan Preparation

**Table 4-1** provides a list of the main Centres within Wollondilly; their Centre typology in this Centres Strategy (as updated from the LSPS hierarchy); a brief description of the current function/role of each Centre; and their capacity for growth.

This Centres Strategy recommends Place Plans for the Priority Centres of Picton, Tahmoor, Bargo and Warragamba. Place Plans are recommended where multiple detailed specialist investigations need to be undertaken concurrently and collaboratively for the entire Centre. An Urban Design Analysis is suggested where investigation requires consideration of a specific part of a Centre and not the entire Centre. Both Place Plans and Urban Design Analysis should aim to encourage walkability, adaptable building typologies.

A Place Plan is important for Picton to integrate the WCCCP, to reinforce the Centre’s civic role and capture heritage character integrated with high quality open space and compatible with flooding.

Tahmoor requires a Place Plan to enhance its mixed use urban role, identify incentives to redevelop underutilised sites and activate land surrounding the railway station and Emmett Park.

Bargo requires a Place Plan to incorporate heritage character, improve movement patterns and investigate optimum use of railway assets to benefit the function of the activity core. This plan should be prepared in the ‘medium’ term when sewer and road/rail expansion occurs.

The preparation of a Place Plan is also recommended for Warragamba.

Table 4-1 Centre Hierarchy, Role and Capacity for Growth

TYOLOGY	CENTRE	FUNCTION/ ROLE	CAPACITY & GROWTH OPPORTUNITY	PLACE PLAN OR URBAN DESIGN STUDY
<b>PRIMARY CENTRES</b>				
<b>Town Centre</b>	Picton	Community, Cultural and Civic Centre: Administration and civic centre, cultural centre, district service function, community facilities, places of interest for tourism and professional services.	Existing commercial land is not expected to deliver required additional commercial floor space. Growth opportunities through: <ul style="list-style-type: none"> <li>- Rezoning of specific sites in and adjacent to the activity core to provide a greater mix and diversity of land uses, building types and intensification of activity and uses.</li> <li>- A potential new three storey height control in the activity core subject to heritage compatibility.</li> <li>- Adaptable building forms to accommodate first floor office and dwelling combinations.</li> </ul>	<b>Place Plan</b> preparation is an Action of the LSPS (No. 8.5). Picton is identified as the future civic centre of Wollondilly, with potential opportunity for intensification of the core, subject to the preservation of the integrity of heritage buildings.
<b>District/ Major Town Centre</b>	Wilton New Town	Future Strategic Centre: Main commercial centre of the Wilton Growth Area precinct providing facilities and services for the broader LGA, including commercial, mixed uses and a health facilities site.	50,000 square metres of floor space by 2046 providing a full range of retail, business and community uses. This will include: <ul style="list-style-type: none"> <li>- At least 2 full line supermarkets</li> <li>- A discount supermarket</li> <li>- Speciality shops</li> <li>- Cafes and food services</li> <li>- Offices and retail services</li> <li>- Education (including a K-12 public school) health facilities, leisure and civic uses</li> <li>- Open space.</li> </ul>	Council's Growth team and Sustainable Growth Department should continue to work with DPIE on the Wilton Major/District town to create principles to address health and wellbeing, place-making and quality of life measures.
<b>LARGER CENTRES</b>				
<b>Town Centre</b>	Tahmoor	District service function	Adequate capacity within existing commercial zoned land. Estimated capacity of 19,600m <sup>2</sup> of commercial floor space at ground floor level only, based on development of remaining commercial zoned land, in addition to substantial capacity at first and second floor levels. Mixed use Centre where housing is increasingly integrated with commercial uses. Consider increasing building height for some sites to facilitate high quality mixed use buildings, increased density, distinctly urban building forms not constrained by heritage character and activation of land adjoining the station.	<b>Place Plan</b> required as the Town Centre has potential for an increased density, diversity and variety of urban building forms in the activity core and greater building heights having regard to its proximity to the railway station and positioning at the intersection of two major local road routes.



TYOLOGY	CENTRE	FUNCTION/ ROLE	CAPACITY & GROWTH OPPORTUNITY	PLACE PLAN OR URBAN DESIGN STUDY
Village	Thirlmere	Daily convenience	Adequate capacity within existing commercial zoned land. Estimated existing capacity of 6,000m <sup>2</sup> of commercial floor space based only on maximising floor space yield under current planning provisions. Capacity for growth to support tourism associated with the NSW Rail Museum, which is Wollondilly's largest tourist asset.	Place Plan not required, as Thirlmere is a well-structured village and only requires DCP provisions to achieve active frontages to the new Penny Lane car park and a small scale <b>micro-masterplan</b> for the site between the hotel and the rail line, together and some footpath and road crossing improvements. The character and scale are expected to be consistent with a village.
Village	The Oaks	Daily convenience	Estimated existing capacity of 4,000m <sup>2</sup> of commercial floor space within commercial zoned land including vacant land, dwellings with redevelopment opportunities and first floor space adaptable for office or residential use. Future expansion of the commercial zoned land to be considered between Benton Lane and Vanderville Street, potentially encouraging the use of 43-45 John St.	Place Plan not required as the village main street will sustain its current activity. The minor infill and expansion proposed to the north will have the advantage of improving intensity of development to complete the commercial strip along John Street to Burragorang Road. The centre footprint should stay relatively contained to focus activity.
Village	Appin	Local service function Main road service centre on the link between Campbelltown and Wollongong	Adequate capacity within existing commercial zoned land. Estimated capacity of 16,000m <sup>2</sup> of commercial floor space including vacant land or commercial zoned dwellings. Approximately 1,000m <sup>2</sup> of retail development anticipated to occur to 2041 – to be accommodated by incremental development and occupation of underutilised buildings.	Place Plan not required as a <b>heritage analysis</b> is initially needed. The public realm is also dependent on new road routes, including the Appin road corridor as determined by TfNSW.
Village	Bargo	Local service function and daily convenience	Adequate capacity within existing commercial zoned land. Estimated capacity of 10,000m <sup>2</sup> of commercial floor space, assuming redevelopment is limited to single storey due to mine subsidence constraints. However, activation of growth needs to be postponed and is dependent upon infrastructure and utility delivery (sewer and road) and understanding of the future implications of mine subsidence from Tahmoor South underground mine project.	<b>Place Plan</b> required to adequately plan for a dynamic and vibrant Centre. Bargo has assets of the railway station in the Centre, is close to the freeway and the Centre has no risks or constraints from bushfire. Has a lower priority due to sewer service limitations, potential future mine subsidence and the need for consultation with TfNSW in relation to rail assets and road upgrades.
Village	Warragamba	Limited daily convenience	Adequate capacity within existing commercial zoned land. Estimated capacity of 2,500m <sup>2</sup> of commercial floor space, of which approximately 1,000m <sup>2</sup> could be achieved	A <b>Place Plan/Urban Design Study</b> is required for particular consideration of heritage, views, streetscape

TYOLOGY	CENTRE	FUNCTION/ ROLE	CAPACITY & GROWTH OPPORTUNITY	PLACE PLAN OR URBAN DESIGN STUDY
			from the development of vacant land.	and topography in addition to other matters.
<b>Village</b>	Silverdale	Local service function and limited daily convenience Main road service function on road route to Penrith	Adequate capacity within existing commercial zoned land. Precinct Planning required prior to development of recent increase in land zoned for commercial use and mixed use.	A <b>masterplan</b> should accompany a development application for land in Zone B2 and B4 to achieve a quality activity core and 'village green' for the Centre.
<b>SMALLER CENTRES</b>				
<b>Village</b>	Original Wilton	Limited daily convenience	Adequate capacity within existing commercial zoned land.	Place Plan/Urban Design Study not required due to limited growth potential. Connections with and uses compatible with new employment lands of South East Wilton precinct to be investigated with new studies for future development applications.
<b>Village</b>	Bingara Gorge	Limited daily convenience	Adequate capacity within existing commercial zoned land.	Place Plan not required.
<b>Village</b>	New village planned for North Wilton Precinct	Limited daily convenience	Concept location identified in Wilton 2040. Planning has progressed further than identification in Wilton 2040: <ul style="list-style-type: none"> <li>- Location of 'Local centre' identified in North Wilton Precinct Structure Plan and zoned UDZ.</li> <li>- Retail floor space limited by SEPP (Sydney Region Growth Centres) 2006, Appendix 14, 4.3B</li> <li>- Retail Floor areas: Despite any other provision of this Precinct Plan, the total gross floor area used for the purposes of retail premises on the land to which this Precinct Plan applies must not exceed 5,000m<sup>2</sup>.</li> </ul>	To be investigated with new studies for future development applications
<b>Village</b>	New village planned for South East Wilton Precinct	Limited daily convenience	Concept location identified in Wilton 2040. Planning has progressed further than identification in Wilton 2040: <ul style="list-style-type: none"> <li>- Location of 'Local centre' identified in South East Wilton Precinct Structure Plan and zoned UDZ.</li> <li>- Retail floor space limited by SEPP (Sydney Region Growth Centres) 2006, Appendix 14, 4.3B Retail Floor areas: Despite any</li> </ul>	To be investigated with new studies for future development applications.

TYPOLOGY	CENTRE	FUNCTION/ROLE	CAPACITY & GROWTH OPPORTUNITY	PLACE PLAN OR URBAN DESIGN STUDY
			other provision of this Precinct Plan, the total gross floor area used for the purposes of retail premises on the land to which this Precinct Plan applies must not exceed 5,000m <sup>2</sup> .	
<b>Hamlet</b>	Douglas Park	Limited daily convenience	Adequate capacity within existing commercial zoned land. Estimated capacity of 6,000m <sup>2</sup> of commercial floor space under current planning provisions.	Place Plan/Urban Design Study not required due to limited growth potential.
<b>Hamlet</b>	Menangle	Limited daily convenience	Adequate capacity within existing commercial zoned land. Capacity of commercial lands contingent on adaptation and re-use of heritage buildings.	Place Plan/Urban Design Study not required due to limited growth potential.
<b>Hamlet</b>	Oakdale	Limited daily convenience	Adequate capacity within existing commercial zoned land. Estimated capacity of 2,500m <sup>2</sup> of commercial floor space under current planning provisions.	Place Plan/Urban Design Study not required due to limited growth potential.
<b>Hamlet</b>	Buxton	Limited daily convenience	Adequate capacity within existing commercial zoned land. Estimated capacity of 1,000m <sup>2</sup> of commercial floor space under current planning provisions.	Place Plan/Urban Design Study not required due to limited growth potential.
<b>Hamlet</b>	Yanderra	Limited daily convenience (single shop)	Adequate capacity to add commercial floor space or shop top housing to the commercial site.	Place Plan/Urban Design Study not required due to limited growth potential.

## 5 Priority Centres

**PICTON** Administration and Civic Centre, Cultural Centre, District Service Function  
Community Facilities, Places of Interest for Tourism, Professional Services



Opportunity for Growth & Change	LEP & DCP Opportunities	State/Council Program Opportunities
<p><i>Enhance the future liveability and vitality of Picton Centre by implementing the Wollondilly Community, Cultural and Civic Precinct (CCCP) to maintain the administrative and governance activities in Picton and continue to generate employment and visitation.</i></p> <p><i>Enhance the appeal of the Centre by implementing improvements to:</i></p> <ul style="list-style-type: none"> <li>&gt; <i>the connectivity and availability of open spaces.</i></li> <li>&gt; <i>access to and visibility of Racecourse and Stonequarry Creeks.</i></li> <li>&gt; <i>intensification of commercial and residential uses in and surrounding the centre.</i></li> <li>&gt; <i>planning for parking and vehicle movement in a way that does not detract from the amenity of the pedestrian experience.</i></li> </ul>	<p><b>Zones and Land Uses that increase density and diversity of uses:</b> Whilst investigations by Sydney Water to increase capacity of the Sewage Treatment Plan is underway, investigate new commercial and mixed use development capacity through land use tables and zoning that facilitate increased density and diversity of land uses subject to flooding investigations (refer Centres Study in Part 2).</p> <p><b>Building Height Changes:</b> Reconsider the height of buildings control of 9m within WLEP 2011 to facilitate three storey development, with input by heritage architect.</p> <p><b>Recreation Space:</b> Reconsider zones along the Stonequarry Creek corridor from Cliffe Street through to Coull Street to replace the RU4 and IN2 zones with more appropriate zones that could facilitate flood mitigation works and public recreation space and other uses, subject flood engineering advice.</p> <p><b>Building Design:</b> Implement changes to WDCP 2016 to achieve fine-grained shop fronts and awnings to the footpath; balconies for first and second floors for surveillance and activity; and provide additional through links to Menangle Street from the open space corridor along Stonequarry Creek.</p>	<p><b>Street Trees and Awnings:</b> Provide street trees and awnings to replicate the design and layout of Argyle Street frontages south of the intersection with Menangle Street.</p> <p><b>Consultation:</b> Consult with NSW Police regarding future intentions for land in their ownership (Courthouse and police administrative buildings) as such land is an important element in the town centre.</p> <p><b>Heritage/Visitor Interpretation:</b> Consider a heritage interpretation trail in future public open space corridor along Stonequarry Creek.</p> <p>Include information on activities (eg. sales yards at Victoria Park) in public art works and visitor information along walking trails to Stonequarry and Racecourse Creeks.</p>

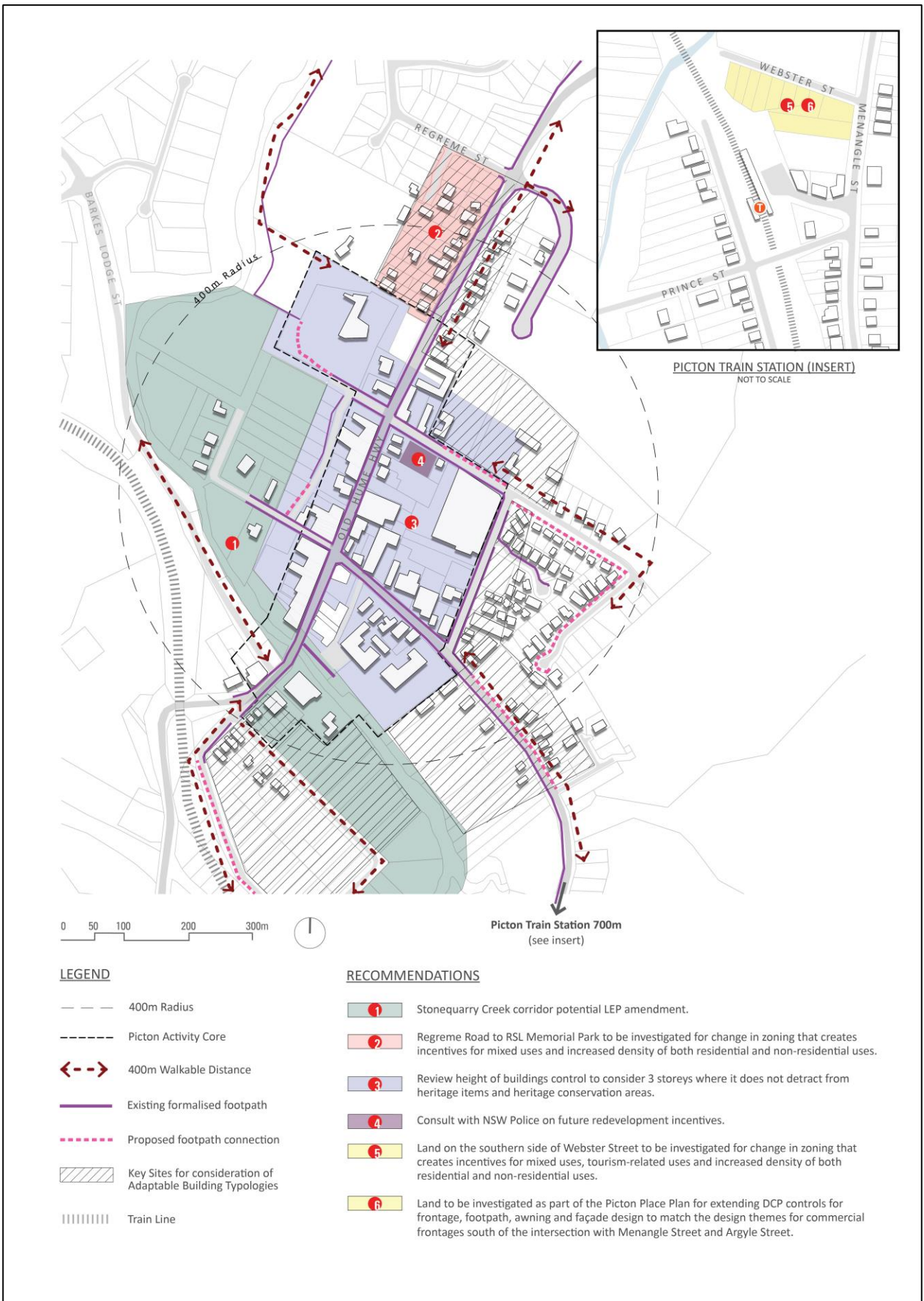


Figure 5-1 Picton Centre Structure Plan

**WILTON  
NEW  
TOWN**

Future Strategic Centre  
Main Commercial Centre of the Wilton Growth Area



Opportunity for Growth & Change

Planning Opportunities

State/Council Program Opportunities

*Wilton District/Major town centre and villages is a greenfield planning project, which is a future strategic centre, distinctly different to the other Centres of Wollondilly.*

*Wilton District Centre will be delivered as part of the Wilton Growth Area (WGA) which sets a target for 15,000 new dwellings in the Wilton Growth Area for the next 20 to 30 years.*

*A new greenfield centre will be subject to a further detailed design process, with the concept layout for the District Centre, as proposed in Wilton 2040, shown in Figure 5-2. The District Centre is intended to provide facilities and services needed for the broader LGA including a new K-12 public school adjacent to a major sporting facility and a pedestrian-friendly town centre with a mix of commercial and mixed uses, a potential health facilities site, emergency services hub and bus interchange.*

Planning for Wilton District/Major town centre and villages and the retail space provided within such centres should align with Wilton 2040, adopted Precinct Structure Plans and SEPP (Sydney Region Growth Centres) 2006. Future planning proposals should be undertaken with consideration of 'Direction 7.6 Implementation of Wilton Priority Growth Area Interim Land Use Implementation Plan'.

Future decisions on land use, employment, commercial lands and the design/planning for towns and villages should address matters related to:

- > Shifts and opportunities unique to the context and setting of Wilton Growth Area.
- > Post COVID 19 adjustments to workplace structure and floor space demands and 'Work From Home' opportunities.
- > Targets for health and wellbeing, quality of life and place-making and character.
- > A diversity of housing within towns and villages.
- > Controls to create and maintain street appeal, high quality public realm and pedestrian experiences.
- > The identification of sufficient land for commercial purposes, community and social infrastructure, health and education to all be contained within a walkable activity core.
- > Multiple options for connection across the major road and rail corridors to connect to all new greenfield residential areas and original Wilton settlement

Council's Growth team and Sustainable Growth Department should continue to work with DPIE on the Wilton Major/District town to create principles to address health and wellbeing, place-making and quality of life measures.

Council consult with state government to ensure that specialist studies provide consistency in employment related land uses and new jobs to be expected from the Wilton Growth Area.

Undertake ongoing review and refinement of specialist studies as the planning process progresses, including ongoing engagement with the community.

Investigate opportunities for connecting new infrastructure and utilities to the original Wilton settlement.

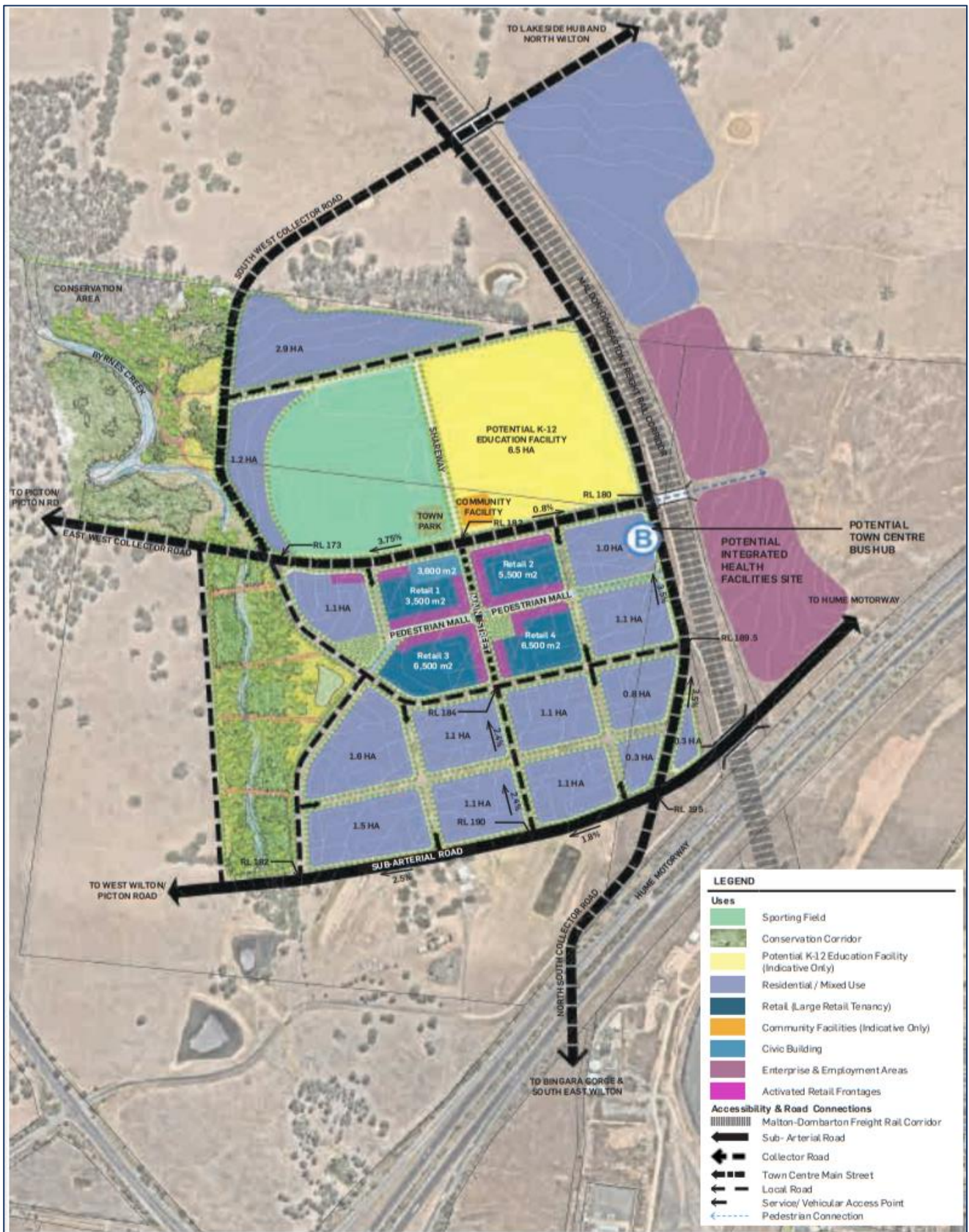


Figure 5-2 Wilton New Town Centre Structure Plan (Wilton 2040)

**Tahmoor Town Centre**  
District Service Function



Photo Source - <https://www.macarthuradvertiser.com.au/story/4848147/wilton-new-towns-details-revealed/#slide=2>

Opportunity for Growth & Change	LEP & DCP Opportunities	State/Council Program Opportunities
<p><i>Capitalise on the consolidated activity core in Tahmoor Centre which is located at the intersection of two major local road routes and includes the railway station.</i></p> <p><i>Facilitate a higher density, larger scale and more intensive uses than other existing Centres in Wollondilly.</i></p> <p><i>Existing infrastructure, transport opportunities and the absence of site constraints or hazards support the potential for increased intensity of development. The building stock is typically older and there are no heritage items that would be threatened by higher density, taller scale of built form.</i></p> <p><i>Improve access to vital infrastructure including waste water access by exploring upgrades and extensions to the currently limited Picton Wastewater Scheme and other networks.</i></p>	<p><b>Place Making Strategy:</b> Undertake an urban design review and prepare a Place Making Strategy and DCP review for Tahmoor activity core to provide guidance on how redevelopment of individual sites can contribute to a collective and cohesive improvement of the activity core for:</p> <ul style="list-style-type: none"> <li>&gt; Increased activity around the railway station, Emmett Park and the CWA Hall and improved pedestrian experience throughout.</li> <li>&gt; Building designs that address and enhance each footpath on roads identified as Local Principal Roads in the DCP (being York Street, Remembrance Driveway, Emmett Street and Larkin Street).</li> <li>&gt; Efficient use of land fronting Lewis Lane to support shared back of house activities ancillary to commercial premises.</li> <li>&gt; Incentives for first and second storey built form and redevelopment of poor quality existing buildings.</li> <li>&gt; The potential to introduce more residential uses on commercial zoned land as mixed use.</li> <li>&gt; Engage with property owners and business operators to best understand how to deliver quality changes.</li> <li>&gt; Provide incentives for taller and more dense built form and redevelopment of poor quality existing buildings.</li> </ul> <p><b>Heritage Conservation:</b> Continue to protect Denfield Villa by Clause 5.10 of WLEP 2011.</p>	<p><b>Tree Canopy:</b> Undertake an investigation of the Bunya pine in Remembrance Driveway in conjunction with the Urban Tree Canopy Study to determine its long term viability. This study should also incorporate as many of the mature trees throughout the town centre as is practical including the large trees in the vicinity of the railway station.</p> <p><b>Railway Station Activity Node:</b> Create a focal point for activity and movement at the railway station, including the crossing point, which provides connection between future medium density residential redevelopment on Pitt Street west of the rail line and future commercial development along George Street (and is not dependent on electrification).</p> <p>Council to request Transport for NSW (TfNSW) to provide funding and research support to further investigate improvements to rail property and station infrastructure by lodging a Problem Statement to the TfNSW Research Hub.</p> <p><b>Community Facilities:</b> Develop Emmett Park as a 'village green'.</p> <p>Utilise Tahmoor CWA Hall for a wider variety of uses with minor modifications and alterations such as a transition indoor/outdoor covered area. Consider a resident caretaker/resident artist accommodation to improve casual surveillance and security. A master plan addressing the park and hall together is recommended.</p> <p><b>Infrastructure:</b> Continue to work with Sydney Water to explore upgrades to Picton STP and associated infrastructure to increase capability for Tahmoor and other centres in the LGA.</p>



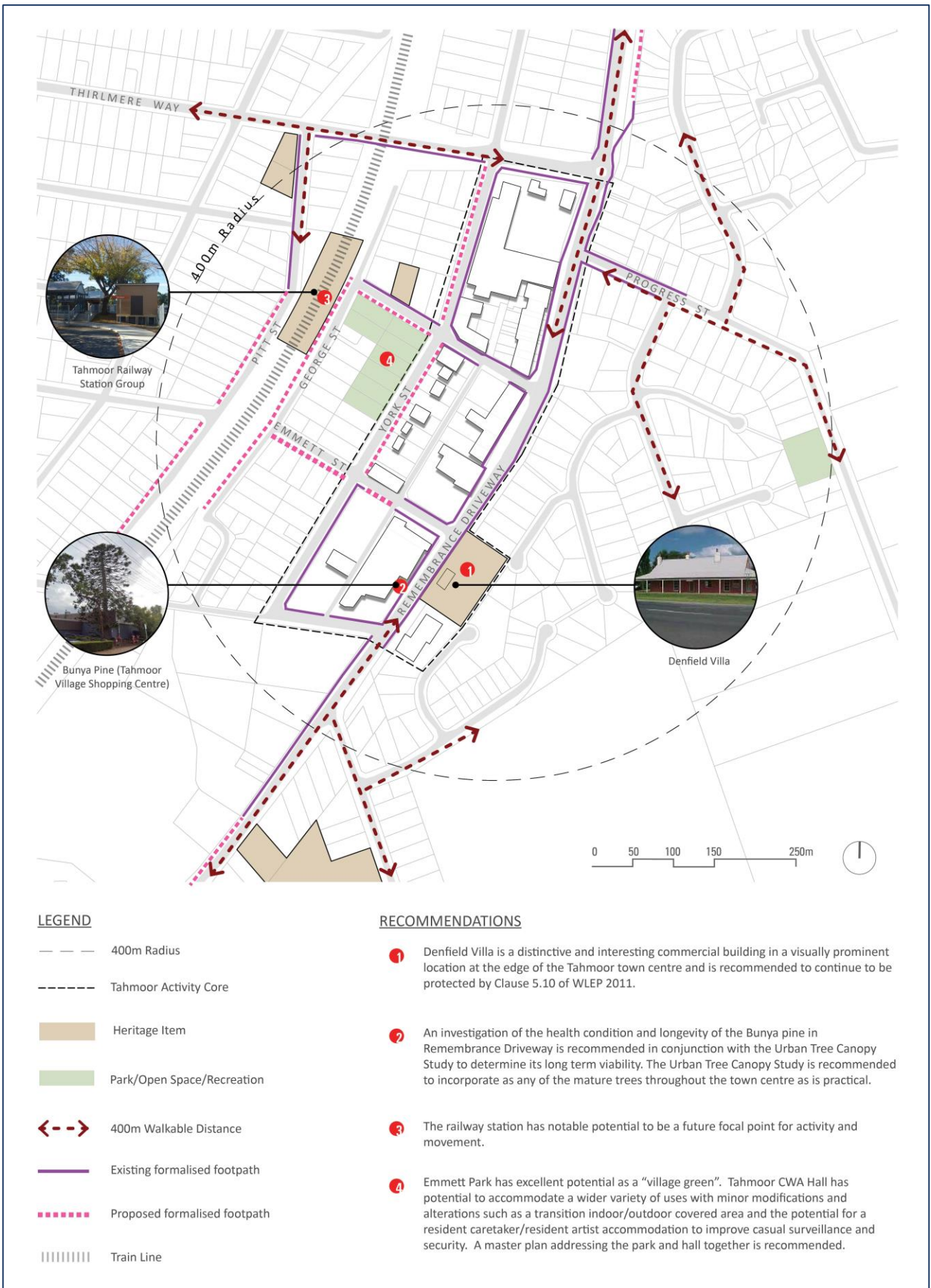


Figure 5-3 Tahmoor Centre Structure Plan

**THIRLMERE** Village  
Daily Convenience Function



Opportunity for Growth & Change

*Whilst growth in the short term is likely to be limited there is a need to capitalise on the excellent variety of community assets in or close to the activity core and which are essential elements in providing a variety of experiences, opportunities for social interaction and sense of place for locals and visitors.*

*The broad streets and adequate footpath reserve are conducive to reduced front setbacks of buildings and a more intimate relationship between the public realm and the front facades of buildings without compromising the view corridors along the streets.*

*Provide improvements to the public realm for better movement options particularly for pedestrians. Council's current commitments for streetscape embellishment to Oaks Street and upgrades to Memorial Park are also aligned with this recommendation and community aspirations.*

*Improve access to vital infrastructure including waste water access by exploring upgrades and extensions to the currently limited Picton Wastewater Scheme and other networks.*

LEP & DCP Opportunities

**Medium Density Residential:** Extend Zone R3 along Mason Street provided this is consistent with the Housing Strategy.

**Urban Design:** Undertake an urban design investigation to identify building siting, design, colours of heritage items that are to be replicated in new buildings and renovations. Investigate suitability of street facing, first floor verandahs, and make recommendations on the style, colours and materials for works in the public realm. Amend WDCP 2016 based on the outcomes.

Undertake a micro-analysis of the urban design potential of land on the northern side of Oaks Street between Westbourne Avenue and the rail line to guide future redevelopment and enhance views along the rail line.

**Carparking:** Review the design of the Penny Lane car park interface with adjoining properties with the intention of including site specific controls in WDCP 2016. Include consideration of pedestrian movement, 'back of house' and dual frontage opportunities for commercial properties fronting Oaks St, building facades, and fencing.

Investigate options for reducing on-site parking in return for minimising driveway crossings that disrupt pedestrian routes.

**Adaptable Building Typologies:** Introduce new DCP controls for adaptable building typologies on Key Sites.

Council Program Opportunities

**Demonstration Project:** Consider a demonstration partnership project to construct an exemplary mixed-use development on the site of the community hall.

**Community Facilities:** Consider replacing the community hall with multi-purpose facilities at the sportsground located with a street frontage to Oaks Street.

**Tree Canopy:** Provide new street tree planting to be informed by a heritage analysis and detailed landscape capability investigation.

**Pedestrian Connections:** Enhance everyday pedestrian connection to cross Oaks Street and Barbour Road.

Reduce the perceived separation between Memorial Park and the northern side of Oaks Street (eg. by road pavement variation and a pedestrian refuge 'bubble').

Continue the footpath to link the sportsfield car park with the remainder of the footpath on the southern side of Oaks Street. Improve connecting pathways between the activity core and the new residential urban release area to the east.

**Tourism Visitation:** Encourage murals and street art to reflect Thirlmere's heritage.

Investigate display/replication of an Estonian migrant's exhibition in Thirlmere.

Investigate a 'rail trail' between Picton, Thirlmere and Buxton, including a connection with Thirlmere Lakes and other places of interest or with recreation/tourism potential in collaboration with TfNSW. Council to submit a Problem Statement to TfNSW Research Hub requesting collaboration, resource and funding assistance.

**Infrastructure:** Continue to work with Sydney Water to explore upgrades to Picton STP and associated infrastructure to increase capability for Thirlmere and other centres in the LGA.

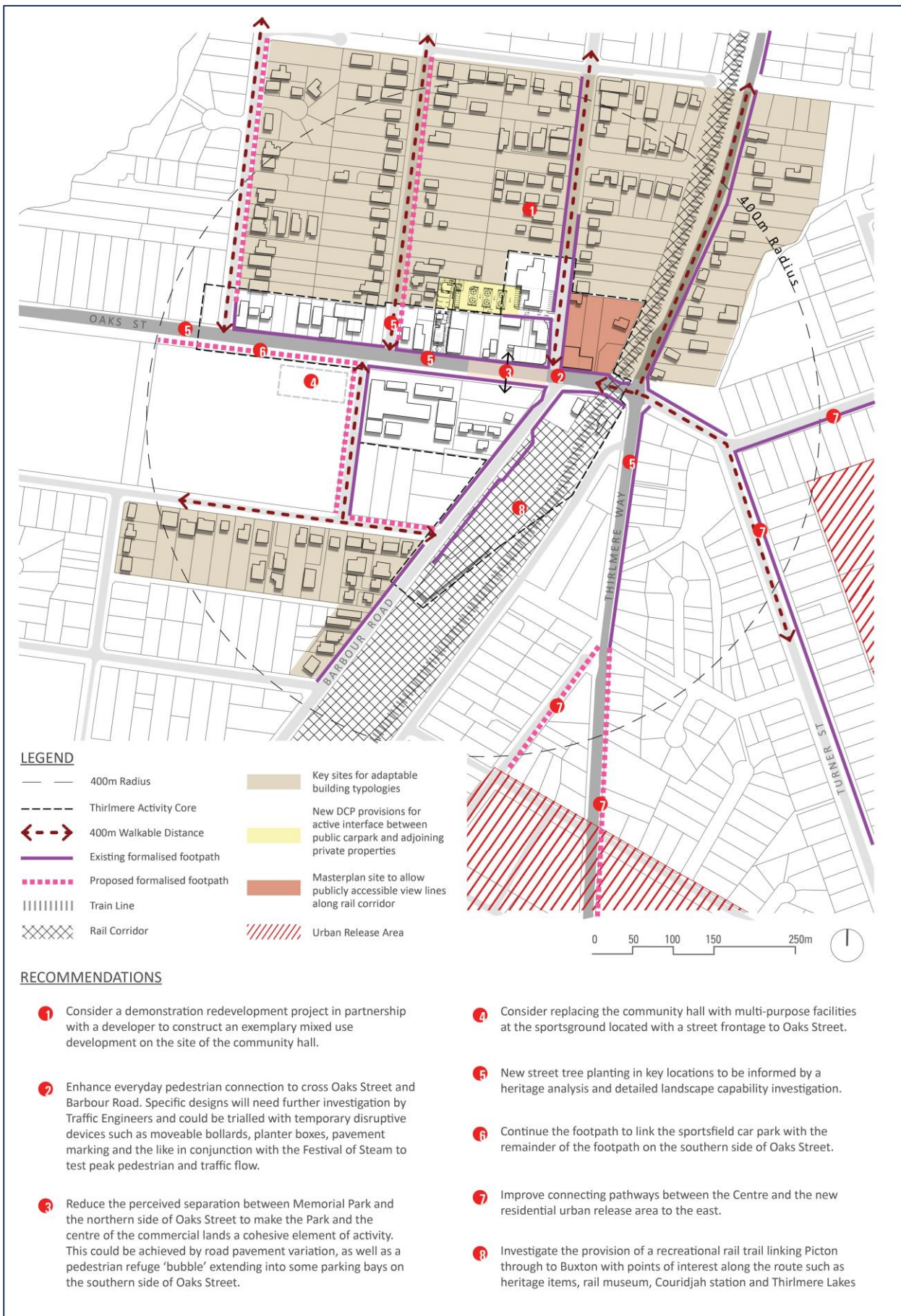


Figure 5-4 Thirlmere Centre Structure Plan

# APPIN

## Local Service Function

### Main Road Service Centre Between Campbelltown and Wollongong



#### Opportunity for Growth & Change

*Encourage incremental growth in and around Appin activity core, along with the future construction of new collector roads that will divert through traffic. Planning for roads to aim to create a people friendly environment for the village which include pedestrian prioritisation and overall reduction of through traffic.*

*Appin suits a mix of residential and commercial uses in the activity core and immediately surrounding the core and potentially the redevelopment of some commercially-zoned land that is currently vacant or used for low density residential purposes.*

*Consolidate the activity core by not expanding commercial land north or south and increase opportunities for adaptable building typologies to enhance walkability and provide improved links to the Georges River and Dharawal National Park.*

*Improve access to vital infrastructure including waste water access by exploring upgrades and extensions to the currently limited Picton Wastewater Scheme and other networks.*

#### LEP & DCP Opportunities

**Character and Assets:** Focus on the point of differences in Appin that can potentially sustain activity including heritage character, natural assets, high quality and diverse recreational spaces and adaptable buildings in a walkable network.

**Heritage and Streetscape:** Investigate the role of the heritage items in the Centre including ways in which the streetscape of Appin Road can improve the setting of each heritage item as a place of interest and identify design themes for the public realm and buildings to reinforce the specific character of Appin village.

Consider whether a heritage conservation area is appropriate for WLEP 2011.

**Two Storey Height:** Investigate facilitating two storey development throughout the Centre, including mixed use development such as shop top housing and adaptable building forms on key sites for diversity of land uses and additional housing in Appin activity core and edges.

#### State/Council Program Opportunities

**Infrastructure:** Improve the quality of infrastructure and visitation in Appin by connecting to upgraded utilities and expanding/improving existing public services and facilities such as recreational areas, school facilities and community buildings that will be needed to support new greenfield development in the GMGA.

Council to work with Sydney Water to explore upgrades to Picton STP and associated infrastructure to increase capability for Appin and other centres in the LGA.

**Street Environment:** Council and the Appin community collaborate prior to final route determination of the new collector road and the Outer Sydney Orbital (2041) to identify opportunities to improve the street environment and the use of space and commercial buildings adjacent to the Appin Road corridor. This should include identification of more opportunities for pedestrians to cross Appin Road.

**Consultation:** Council collaborate with the community to identify ideas and strategies for future changes to the public realm and private land uses to best adapt Appin activity core for the changes anticipated from the GMGA.

**Pathways and Community Assets:** Create a continuous pathway network linking community assets including the activity core, the school, the future regional park at 180 Appin Road, Georges River and Dharawal National Park.

Improve information about, and connectivity to, the walking trails to Georges River and Dharawal National Park from Appin Centre.

Provide facilities that support visitors and tourists such as those in Appin Park for recreational vehicles, bushwalkers and other tourists.

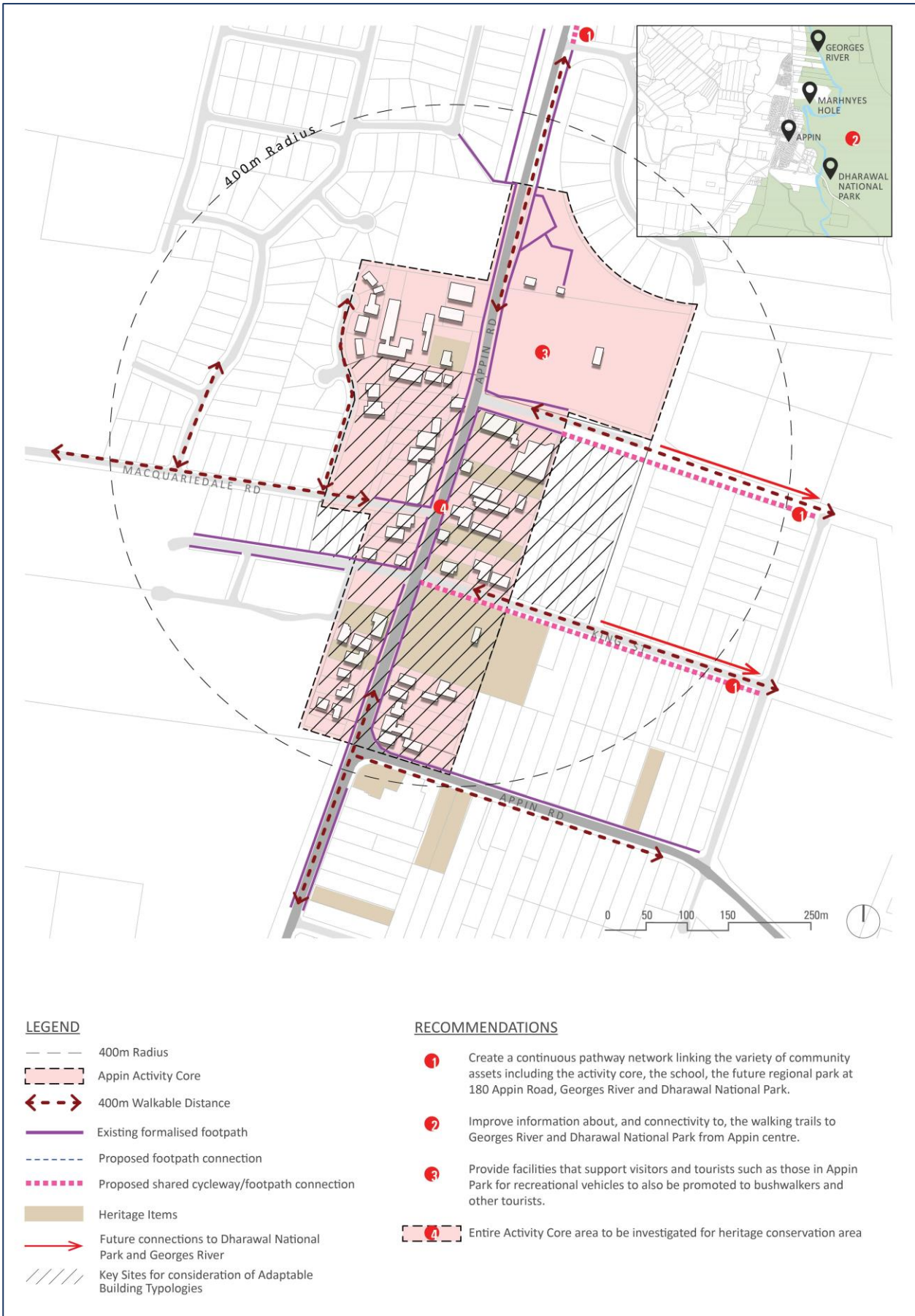


Figure 5-5 Appin Centre Structure Plan

**The Oaks**

Village  
Daily Convenience



**Opportunity for Growth & Change**

**LEP & DCP Opportunities**

**State/Council Program Opportunities**

*The Oaks is a vibrant, well patronised centre and benefits from its compact form, fine grained building scale and wide variety of commercial premises.*

*Ensure that the compact, main street layout and character of The Oaks village centre remain intact as it functions vibrantly, is appealing to pedestrians and offers a wide variety of activities and services in a compact, walkable network.*

*Encourage opportunities for infill shop top housing above existing commercial buildings and home office premises with adaptable building typologies.*

**Mixed Use Development:** Consider expansion of a mix of commercial and residential uses on land between Benton Lane and Vanderville Street. This land has advantages including use of the service function of the laneway, dual frontage redevelopment sites and more diversity of activity in the northern portion of the centre. It has the potential to encourage infill of the vacant site and underdeveloped land north of the supermarket and post office, which would add 6,400m<sup>2</sup> to the Activity Core. The land could include a public parking area adjacent to Burragorang Road and west of W.S. Williams Memorial Park for visitors approaching from the north, south and west. Mixed use buildings with designs adaptable for residential and non-residential uses can create a flexible and adaptable transition in uses between the commercial strip oriented to John Street and residential land uses to the west.

**Public Realm:** Amend Section 4.7 of Volume 5 of WDCP 2016 to incorporate diagrams and graphics which display the positive features of existing buildings and the public realm, to guide future development in The Oaks Centre.

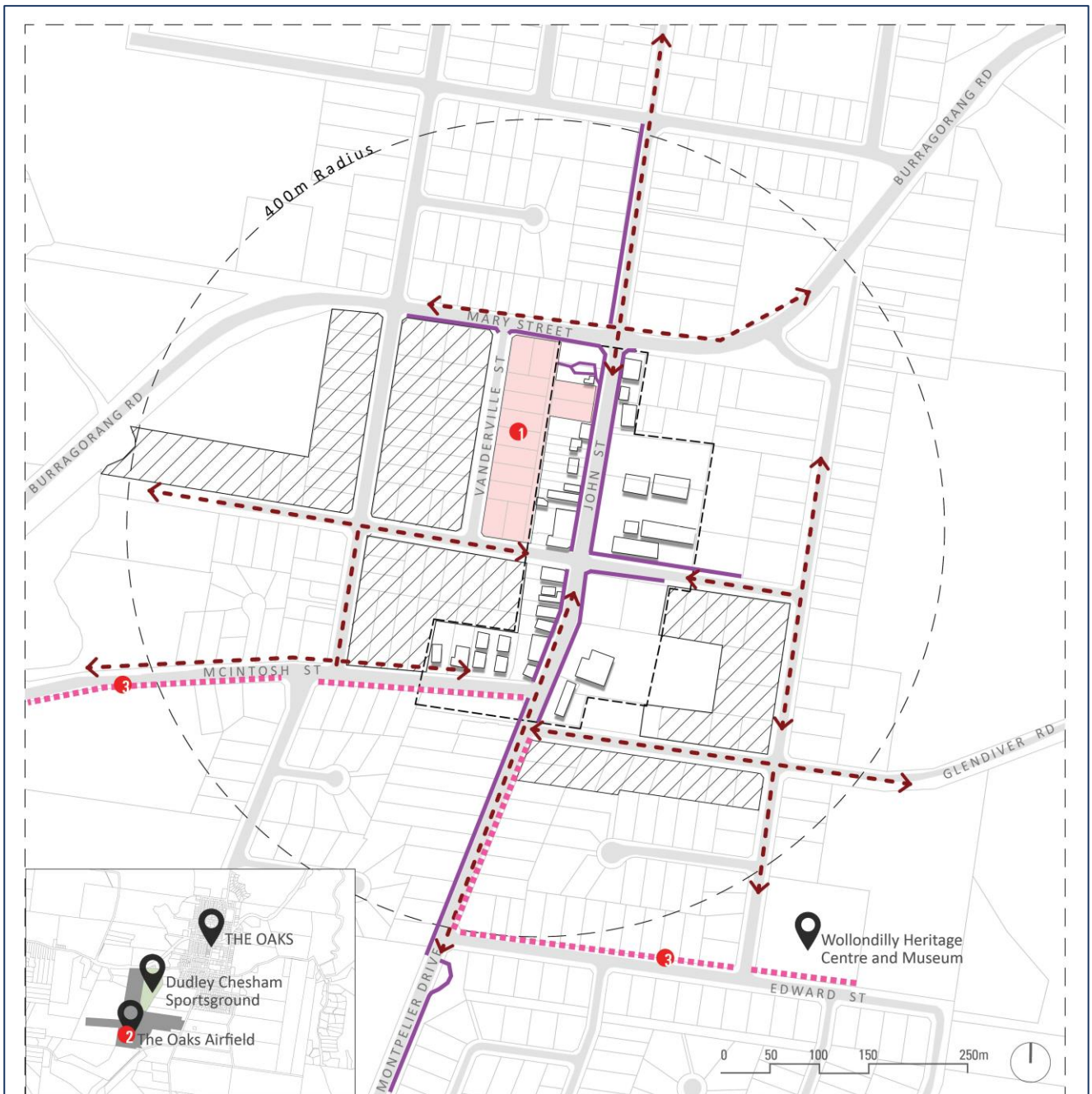
Negotiate with the owners/tenants of 65-71 John Street to elevate the awning above the current common, outdoor display / dining space, taking the notional 'village square' close to the street edge and offering more natural light and space to the square. Council to consider providing assistance to source funding from the State Government.

**Pathways:** Improve pedestrian connectivity to the Dudley Chesham Sportsground and the Wollondilly Heritage Centre and Museum by providing the following paved pathway links:

- > from John Street along McIntosh Street to the pathway crossing the creek to Dudley Chesham Sportsground.
- > from John Street along Edward Street to the Wollondilly Heritage Centre and Museum.

**Tourism:** Investigate options for tourism related uses of the airfield such as accommodation related to recreational flights and aviation museum to generate employment, land use diversity, potential entertainment available to locals as well as visitors.

**Parking:** Consider providing publicly accessible parking at the northern end of the commercial centre adjacent to W.S. Williams Memorial Park.



**LEGEND**

- 400m Radius
- The Oaks Activity Core
- ←- - -> 400m Walkable Distance
- Existing formalised footpath
- ..... Proposed formalised footpath
- ▨ 'Adaptable Building typologies' key sites for the DCP

**RECOMMENDATIONS**

- 1 Consider expansion of the commercial land uses in The Oaks for the area between Benton Lane and Vanderville Street to take advantage of the service function of Benton Lane and encourage activity in the northern portion of the centre (potentially encouraging the infill of the vacant site and underdeveloped land at 43-45 John Street).
- 2 Investigate options for tourism related uses of the airfield to generate employment, land use diversity, potential entertainment available to locals as well as visitors.
- 3 Improve pedestrian connectivity to the Dudley Chesham Sportsground and the Wollondilly Heritage Centre and Museum by providing the following paved pathway links:
  - from John Street along McIntosh Street to the pathway crossing the creek to Dudley Chesham Sportsground.
  - from John Street along Edward Street to the Wollondilly Heritage Centre and Museum.

Figure 5-6 The Oaks Centre Structure Plan

# Bargo

## Village

### Local Service Function and Daily Convenience



#### Opportunity for Growth & Change

*Bargo has potential for intensification of the activity core in the long term subject to prior planning for, and delivery of, waste water infrastructure, optimising connectivity across the rail line and station and understanding of potential mine subsidence.*

*Bargo is a centre capable of serving the daily shopping needs and limited service needs of the low density residential and rural-residential settlement surrounding the Centre and the nearby small settlement of Yanderra.*

*There are several heritage-listed buildings in the Bargo Centre with distinctive design and character. There is ample capacity for infill development which can also provide incentives for adaptive re-use and restoration of heritage buildings.*

*Economic performance, built form and character can be boosted in Bargo with finer-grained infill, diversity of uses, adaptable building typologies and bringing buildings and activity closer to the street front boundaries of both Railside Avenue and Great Southern Road.*

#### LEP & DCP Opportunities

**Urban Design Study:** Undertake a detailed urban design study combined with Council's current Active Transport Strategy and a Centre-specific transport, parking and movement study to investigate:

- > building features for new development which enhance the prominence of heritage buildings in the streetscape.
- > improvements to the public realm to enhance the pedestrian experience, especially from the east across Great Southern Road and the rail station.
- > building design recommendations for front setbacks, building siting and front facades to improve the interface and interaction opportunities with pedestrians.

**Parking and Access:** Investigate whether the provisions contained in WDCP2016 for on-site parking and vehicle access for commercial development can be reduced/amended as an incentive for improvements in the public realm and pedestrian/shopfront interface and to minimise interruption to footpaths by driveway crossings and on-site parking within front setbacks of commercial zoned land.

**Building Typology and Design:** Model a finer-grained scale and building siting and design with effective street presence to increase the diversity of commercial uses and increase opportunities for local employment.

Encourage adaptable building typologies on Key sites.

#### State/Council Program Opportunities

**Parking:** Maintain the kerbside to Railside Avenue in a manner suitable for parking of heavy vehicles.

**Public Realm:** Redesign the space immediately surrounding the community directory board to provide an attractive space for pedestrian activity including a continuous pathway link from the station and pedestrian crossing, low fencing/hedging and seating.

**Tree Planting:** Consistent with Council's Urban Tree Policy retain and enhance canopy street trees along both sides of the rail corridor.

**Pathway:** Construct a continuous pathway network linking Bargo sportsground and community hall with commercial zoned land on both sides of the rail line and with the railway station and school.

**Rail Corridor:** Seek resource assistance and collaboration from TfNSW to investigate improvements to pedestrian links and public road links over the rail line as well as potential uses of vacant land along the rail corridor to enhance connectivity between Great Southern Road and Railside Avenue as well as boost activity and efficient use of space. Council to submit a Problem Statement to TfNSW Research Hub.

**Public Realm:** Council to consult with Tahmoor Coal on public realm upgrades that may be considered in a future Community Enhancement Program linked to the Tahmoor South mine expansion project.



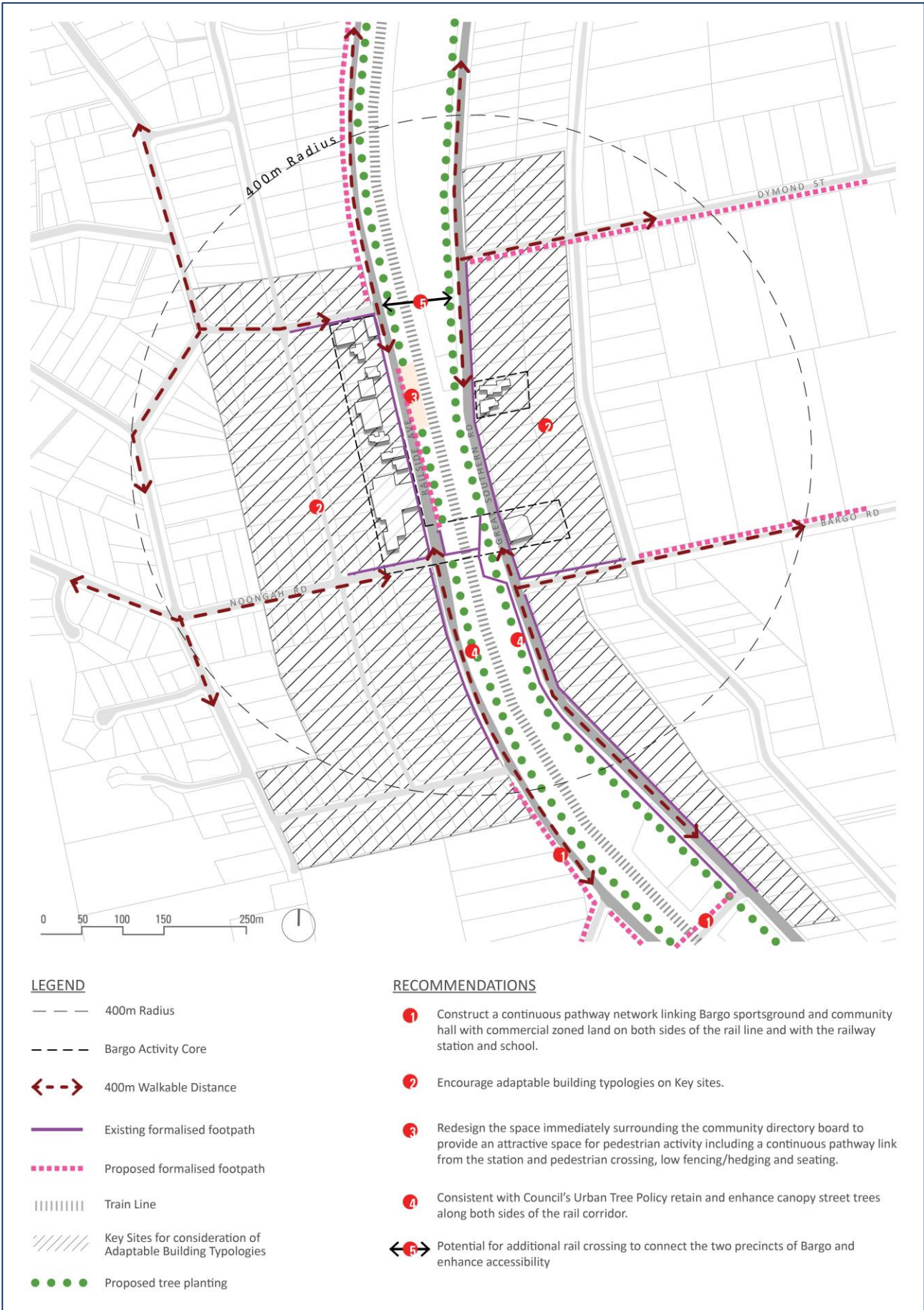


Figure 5-7 Bargo Centre Structure Plan

## SILVERDALE

Village/Convenience Centre

Main Road Convenience Centre, Daily Convenience Needs



### Opportunity for Growth & Change

*Major growth of commercial development to serve regular grocery and basic service needs of residents in the northern localities of the LGA.*

*The Aerotropolis is less than 30min road travel time from Silverdale. This major centre will include health and education precincts and a variety of new and diverse industries, retail and entertainment uses as well as an agribusiness precinct, logistics and warehousing.*

*The planned upgrade of Silverdale Road will improve road access to the Aerotropolis and improve access to jobs, services and facilities for local residents. Silverdale activity core need only cater for local daily convenience, weekly household needs and a limited range of specialty services as the activities to be available at the Aerotropolis will be readily accessible to local residents*

### LEP & DCP Opportunities

**Masterplanning:** A site-specific masterplan should be prepared as part of planning for the redevelopment of the commercial-zoned land, with an emphasis on connectivity to the surrounding urban settlement and performance standards for the public realm (to consider the way in which new commercial and mixed use buildings interface with the public realm).

A new publicly accessible, multipurpose open space area is essential within the heart of the commercial redevelopment site as a village square.

Building designs should aim to minimise at grade parking and conceal vehicles and parking spaces within and beneath buildings to optimise the quality of the site for walking.

The concept plan or masterplan shall be prepared prior to or as part of any development application for land in Zone B2 and B4. The masterplan should address several matters to achieve planning for a quality activity core, including provision of a 'village green', continuous shared pathway, landscaped areas, public realm design guidelines (refer Centres Study in Part 2 for full list).

**View Opportunities:** to be identified from the Centre to the east across the Scotcheys Creek corridor and Nepean River gorge towards Badgerys Creek. If views are potentially available, additional controls should be incorporated in WDCP 2016.

### State/Council Program Opportunities

**Silverdale Road Upgrade:** Review the planning and design to reconsider location and design of a shared pathway including:

- > Pathways should be located on both sides of Silverdale Road.
- > Greater separation between the pathway and the road pavement of Silverdale Road.

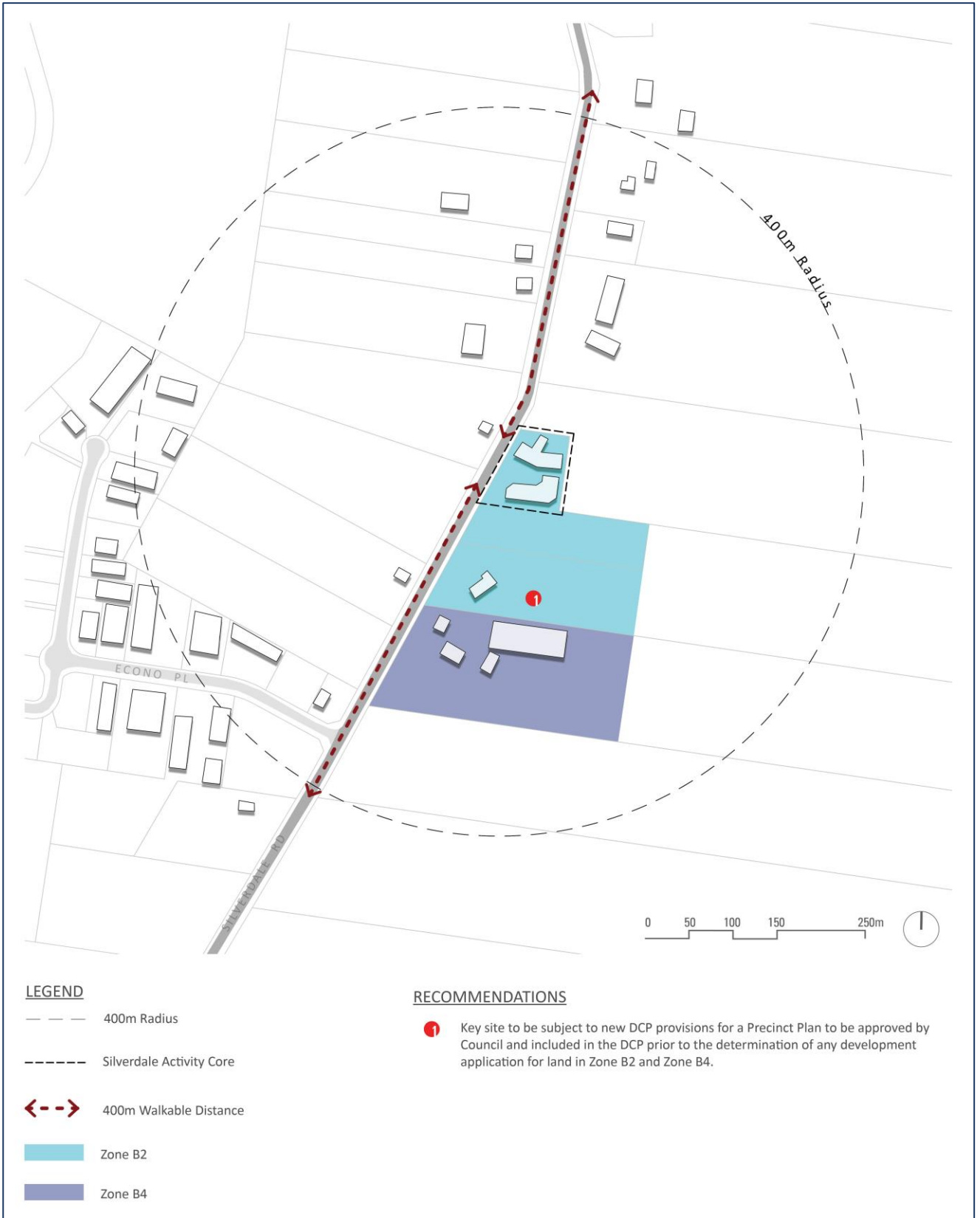


Figure 5-8 Silverdale Centre Structure Plan

## 6 Wollondilly Centres Strategy – Implementation Plan

Table 6-1 Wollondilly Centres Strategy Implementation Plan

Principle	Opportunity/Action	Mechanism					Time	
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S* M L I	
<p><b>*TIMEFRAME (consistent with the time frames nominated in the LSPS)</b>  <b>S – short - 0 to 5 years    M – medium – 5 to 10 years    L – long – 10+ years</b>  <b>I – infrastructure project – for Council decision on implementation and timing noting Council's current Assets Priority List to be updated annually and with consideration to availability of funding and funding assistance opportunities available at the time</b></p>								
<b>Key Design Principles for Centres</b>								
1	<i>Promote adaptable building typologies to enhance vibrancy and diversity and potential mixed housing/employment uses.</i>	Incorporate additional information in WDCP 2016 on adaptable buildings and fitouts.		✓				S
		Incorporate additional information in WDCP 2016 on building design features that promote walking.		✓				S
		Review public realm & development design provisions in Engineering Design Manual.		✓				S
2	<i>Identify and enhance the specific character of each Centre to increase the level of interest and sense of place.</i>	New objectives and controls to be included in WDCP 2016 to facilitate 'adaptable building typologies' on key sites in and on the edges of some centres. Objectives and controls to be added with a new typology in Volume 2 and Volume 5 of WDCP 2016. Incentives for achieving adaptable building typologies to be considered.		✓				S
3	<i>The existing pattern of scale and rate of growth of Centres will be self-sustaining if strategies support investment decisions and current lifestyle choices continue.</i>	Council continue to participate in discussions and contribute to State government planning and infrastructure provision to remain at the forefront of access to information that can best be translated to sustaining the Centres of Wollondilly.					✓	S/M
4	<i>Reduce the need to travel and increase opportunities to use alternative transport in, to and from Centres.</i>	Council continue to lobby for improved internet and mobile phone services to support 'Work from Home' (WFH), small scale professional operations and non-premises based employment and activities, including the installation of internet and mobile phone infrastructure on Council assets.				✓	✓	S/M
5	<i>Shared public spaces for social engagement and diversity of experience are essential for Centres and the communities that use them.</i>	Council's Community Services team continue to lobby for a diversity of education and outreach learning programs for all ages and interests. Council to investigate partnerships with TAFE NSW/universities and other organisations such as the Country University Centres Network. Council continue to provide a diverse program of community based learning through community centres and the civic precinct at Picton.				✓	✓	S/M
6	<i>Encourage production and consumption of local produce through experience, awareness and networking opportunities in Centres.</i>	Council's Tourism, Innovation and Business Investment Department to facilitate networking between local primary producers and food retailers, host produce markets and events at Council-owned venues or in cooperation with local venues.				✓	✓	S/M
7	<i>Explore redevelopment through a detailed examination of potential built form, building siting and</i>	Undertake detailed Urban Design Studies and Place Plans in certain priority Centres (Picton, Warragamba, Bargo and Tahmoor) with outcomes translated into amended WLEP 2011 and/or DCP 2016 objectives and controls.  Urban Design Study and new DCP provisions for Appin (in addition to the outcomes for the centres above).	✓	✓				S

Principle	Opportunity/Action	Mechanism					Time
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S M L I
<i>public realm improvements to improve consistency of streetscape, the pedestrian experience and encourage development and walkability.</i>	Consult with NSW Rail Museum when undertaking study for Thirlmere. Consult with TfNSW for centres that include rail assets. Refer to individual Centre Studies.						
	Based on the outcomes of the urban design analysis and Place Plan for Warragamba consider amendment to WLEP 2011 to achieve a greater diversity of land uses and activities along Fourteenth Street and/or additional permitted uses unique to the heritage character, topography and limited scale built form in Warragamba Centre.  Consider introducing Local Character Statements that capture the uniqueness of Warragamba and provide incentives for redevelopment consistent with a future Place Plan (in a similar way to the provisions of Clause 5.10 to WLEP 2011 for use of heritage assets).	✓					M
	Undertake detailed Urban Design Studies in certain other Centres (Douglas Park) with outcomes to be translated into amended WLEP 2011 and/or DCP 2016 objectives and controls. Refer to individual Centre Studies.	✓				✓	M
	Require the preparation of a masterplan prior to the determination of any development application in Silverdale to require consideration of transport options, open space, pathways, landscaped areas, diversity of commercial uses, adaptable building forms, back of house facilities, parking, building footprints, public realm requirements and view retention.		✓				S/M
8 <i>Identify and improve opportunities to recognise and use distinctive features of a Centre such as heritage buildings, natural and cultural assets, recreation spaces to encourage pedestrian movement.</i>	The urban design analysis for identified Centres (see above) should consider the unique characteristics of the built and natural environment. Consider whether a heritage conservation area is appropriate for Appin.	✓	✓			✓	S
	Recommend the preparation of a broader concept plan or masterplan prior to or as part of any development application for the B1 zone on the east and west sides of the railway in Menangle. This plan should be endorsed by a heritage architect and shall consider a village green, community facilities, the public realm and adaptive reuse of heritage buildings.		✓				M
9 <i>Shared public spaces for social engagement and diversity of experience are essential for Centres and the communities that use them.</i>	Review WDCP 2016 to include consideration of shared spaces for visible activity, social engagement and interaction like verandahs and balconies with minimal setbacks, awnings and footpaths that create a sense of enclosure, a variety of activities in and adjacent to the footpath and streets and continuity and interest in ground floor building facades.		✓				S
	Negotiate with the owners/tenants of 65-71 John Street, The Oaks to elevate the awning above the current common, outdoor display / dining space, taking the notional 'village square' close to the street edge and offering more natural light and space to the square. Council to consider providing assistance to source funding from the State Government.				✓	✓	S
10 <i>Achieve Walkability by providing for pedestrian comfort and safety and offering visual interest in journey and destination.</i>	Revise objectives and controls in WDCP 2016, with urban design and civil engineering input, to include planning and design of ground floor facades, a sense of enclosure and continuity/quality of the public realm in Centres to enhance walkability.		✓		✓	✓	S

Principle	Opportunity/Action	Mechanism					Time	
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S M L I	
11	<i>Plan for health and wellness and measures of sustainability.</i>	Support WLEP 2011 amendment to introduce Health and Wellbeing aims to Clause 1.2.	✓					S
		Revise Volume 1 of WDCP2016 to include performance standards for health and wellbeing improvements for each development and to the public realm.		✓				S
		Council's Growth team and Sustainable Growth Department should continue to work with DPIE on the Wilton Major/District town to create principles to address health and wellbeing, place-making and quality of life measures.		✓			✓	S/M
<b>Place Making Strategy, Monitoring and Consultation/Collaboration</b>								
12	<i>Develop a place-making strategy or 'place plan' to identify and enhance the specific character and sense of place of each Centre</i>	Council, including its Tourism, Innovation and Business Investment Department, to collaborate and consult with the community, property owners and business operators to prepare a 'place making strategy' or Place Plan for the Priority Centres of Bargo, Picton and Tahmoor which may identify: new DCP provisions for encouraging certain building siting, design controls and objectives; new projects on Council-owned land to encourage activity and sense of place; and provide guidance on how redevelopment of individual sites can contribute to a collective and cohesive improvement to the function and sense of place of town centres.	✓	✓			✓	S
		Council, including its Tourism, Innovation and Business Investment Department, to collaborate and consult with the community, property owners and business operators to prepare a 'place making strategy' or Place Plan for Warragamba.	✓	✓			✓	M
13	<i>Review and assess the performance of each Centre against a baseline of core measures and principles to determine success and need for further improvement.</i>	Monitor the future performance of each Centre and update Council's LSPS on a regular basis by undertaking the following actions:						S M L
		> Core Activity Centre and Edges – field work to compare changes in active core and edges which aims to consolidate core activity space and edges extending along walkable routes.			✓			
		> Heritage – assess whether heritage items are visible in the streetscape and not obscured by new development.			✓			
		> Primary Production – assess whether primary production is supported by space for produce markets, suitable roads, no loss of productive farming land and representation in public art.			✓			
		> Infrastructure and Utilities – determine improvements in capacity and quality.			✓		✓	
		> Community values and needs – seek community views on a Centre by repeating 'PlaceScore' engagement survey.			✓		✓	
		> Land use diversity – repeat land use inventory and check for infill development in Centres and edges.			✓			
		> Commercial floor space – field work to check vacancy rates, review development approvals and completed developments to determine changes.			✓			
		> Access and movement – review changes to pathway and road networks for continuity. Review bus and train services to check changes in service provision.			✓			
		> Community services and facilities – review changes in number, capacity and diversity of education facilities,			✓			

Principle	Opportunity/Action	Mechanism					Time	
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S* M L I	
	<p>health services, community facilities and recreational spaces.</p> <p>&gt; Street appeal – compare changes to street appeal analysis and seek overall improvements to the quality of the pedestrian environment and the way that the street, footpath and building facades are integrated.</p>		✓					
<b>Commercial Floor Space and Growth</b>								
14	<p><i>The rate of population growth throughout Wollondilly LGA (except for Wilton and Appin) is expected to be incremental and will not require a major step change to the capacity of Centres to 2041. With the exception of a few locations, there is adequate capacity within the existing Centre footprints to grow Centres in terms of infill, increased density and diversity of activities to respond to future needs.</i></p> <p><i>The focus needs to be on infill and intensification of existing commercial land.</i></p>	<p>The recommended urban design analysis for certain Centres should inform the design details and opportunities for introducing mixed use development, which is currently confined to the limiting definition of 'shop-top housing'.</p> <p>The Individual Centre Studies identified the following specific locations for consideration of changes to the commercial areas (summarised below)</p> <p>&gt; Warragamba: The recommended detailed urban design analysis should focus on infill and intensification of the use of land currently in the B2 Local Centre zone. This analysis should also investigate change to the LEP provisions to encourage a greater mix of uses and land use typology that provides best incentives for infill development to achieve continuity of built form and activity along Fourteenth Street.</p> <p>&gt; Bargo: Existing commercial development is fragmented and discontinuous in site coverage and built form. Infill with quality streetscape required. Zoning and land use tables contained in WLEP 2011 should accommodate adaptable building typologies on land immediately adjoining the commercial zoned land and between the Bargo Centre and Bargo sportsground to enhance the connection between the sportsgrounds, the commercial lands and the railway station.</p> <p>&gt; The Oaks: Future expansion of the commercial activity core to be considered for the area between Benton Lane and Vanderville Street to take advantage of the service function of the laneway and encourage activity in the northern portion of the centre (potentially encouraging the use of 43-45 John St). Potential LEP changes to be investigated for increased density and increased diversity and mix of land uses</p> <p>&gt; Menangle: Two (2) spatially separated areas of land in the B1 Neighbourhood Centre zone. The viability of the original General Store is suitably addressed by the options available under Clause 5.10 to the LEP. Future development applications will need to consider the potential economic impacts on sustaining viability of commercial premises through (i) economic analysis; (ii) generation of activity characteristic and incidental to commercial uses and (iii) social impacts of sense of place and character.</p> <p>&gt; Picton: Undertake detailed investigations into the potential for creating new commercial and mixed use development capacity through rezoning land in and adjacent to the commercial centre as detailed in the Centre Study.</p>	✓					S
			✓					M
			✓					M
			✓					S
				✓				M
			✓					S
15	<p><i>Growth of existing Centres is to focus on improving the efficient use of land and infrastructure, providing infill and</i></p>	<p>Where practicable, new development, including housing in and at the edges of Centres, is to make improvements to the quality of the public realm and the opportunity for walkable connections to Centres. Encourage greater diversity of building forms including infill housing, mixed use buildings and adaptable buildings in and at the edge of Centres.</p>	✓	✓				S

Principle	Opportunity/Action	Mechanism					Time	
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S* M L I	
	<i>diversity, building on the character unique to each Centre and enhancing the quality of access and experience of place.</i>	Review height controls in WLEP 2011 for Picton to consider 3 storey (9m) height in certain locations subject to input from heritage architect.	✓	✓				S
		Review height controls in WLEP 2011 for potential key sites in Tahmoor subject to the outcomes of the urban design analysis for the activity core.	✓	✓			✓	S
16	<i>Diversity of uses and activities in Centres to be optimised to adjust for declining mining and retail and to optimise choice and adaptable design of buildings.</i>	Encourage diverse range of uses, infill development and adaptable building typologies within existing Centres to support varied business uses such as home-based businesses, small businesses, small scale online and outreach education and accommodation and food services.	✓	✓			✓	S
17	<i>Support more efficient use of space and infrastructure with higher densities, infill development and diversity of uses and activities.</i>	Infill and increased density of development, spaces activities and learning are identified for individual centres as per Centres Study (most Centres have potential for infill development).	✓	✓				S/M
		Review land use tables and 'Exempt and Complying Development' provisions in WLEP 2011 and WDCP 2016 to facilitate the greatest diversity of land use and activity choices for resilient, diverse and adaptable uses of land in and adjoining Centres.	✓	✓				S/M
<b>Housing Within and at the Edges of the Centre</b>								
18	<i>Zoning for a particular density may not be enough to unlock the market and sites and there may be some latent demand from potential product buyers that is not evident in the current builder/developer market.</i>  <i>Existing Centres will benefit from a greater diversity of building forms including infill housing, mixed use buildings and adaptable buildings in the Centres and at the edge of Centres.</i>  <i>All new development, including housing in and at the edges of Centres, is to make improvements to the quality of the public realm and the opportunity for walkable connections to Centres.</i>	The recommended urban design analysis for certain Centres should inform the design details and opportunities for introducing mixed use development, which is current confined to the limiting definition of 'shop-top housing'.  Many Centres would benefit from adaptable building typologies with flexible home office/small office/retail/business floor space at the 'shop front' of the building and a mix of residential and commercial activity in the street front would add more opportunities for diversity of both housing types and commercial built form.  The Individual Centre Studies identified the following specific consideration for adaptable building typologies use in and around the Centres as indicated in individual Centre reports.	✓	✓				S
		Thirlmere: Land already zoned medium density for some time has not been developed. Council should undertake a demonstration project in partnership with a developer. Well located and connected land along Mason Street and Oaks Street adjacent to the sportsfields should be considered for future medium density housing provided this is aligned with the Housing Strategy.  Support the recent DCP amendments for improved quality and design outcomes for medium density residential development. Further options for adaptable building typologies in the DCP will further improve diversity and high quality design for medium density development.	✓	✓		✓		I



Principle	Opportunity/Action	Mechanism					Time	
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S* M L I	
<b>Hierarchy and Role of Centres</b>								
19	<i>Large scale new greenfield development represents opportunities for upgraded and new infrastructure and services to existing centres and their neighbourhoods and establishment of new recreational and biodiversity lands for community and environmental benefits.</i>	Council continue to participate in discussions with State Government on timing and planning for the WGA and Wilton Growth Area to identify infrastructure and investment opportunities for existing Centres and to adequately implement plans for maintaining vibrancy of existing Centres in the face of change.		✓			✓	S/M
		Future specialist studies for Wilton New Town should consider its place within the broader infrastructure and movement patterns of the future such as Western Sydney Airport and the Aerotropolis, opportunities for intermodal facilities and mass transfer and logistics for 'last mile' services interfaced with mass freight movement, potential for waste and resource recovery functions and logistics servicing and connecting Greater Sydney and regional NSW.	✓	✓			✓	S/M
20	<i>Consider and Manage Impact of New Centres in the Wilton Growth Area (WGA). New Centres to offer services and activities and a sense of place, safety and convenience which encourage people to visit.</i>	The future habits and lifestyle choices of the community are essential to the future vibrancy of local Centres in the WGA. Local Centres need to be regularly used by the community to sustain these values. Council should engage with the local community and share information on the potential impacts of growth and how their choices have, and will, impact local Centres.					✓	S/M
		Council's Economic Development team pursue recommendations in the Destination Management Plan 2018 for 'game changing' projects which have the potential to include tourism visitation to activate Wollondilly's visitor economy (refer to DMP for listing of projects).				✓	✓	I
21	<i>Wilton is projected to provide the majority of growth in the Shire to 2041. Hence, the dominant retail centre of the Shire will be at Wilton New Town Centre.</i>	Commercial and light industrial uses that require large floor plates and which address and continue the public domain are suitable for inclusion in Wilton Growth Area and should be designed and located to not detract from the vibrancy, activity and appeal of the Wilton District/Major Centre and new villages.	✓				✓	M
		Retail and other commercial uses which address and continue the public domain are suitable in the Appin locality when environmental constraints are resolved and the route selection is underway for the Outer Sydney Orbital and major new transport links.	✓				✓	M
		Council to collaborate with state government to ensure consistency in employment targets between studies. for Wilton New Town and the villages in North Wilton and South East Wilton precincts,					✓	S
		Council work with the State government (planning and infrastructure providers) to develop a staging plan for new employment linked to a diverse mix of land uses. The new Centre and villages should not detract from the vibrancy of existing Centres.					✓	
		Council is to maintain engagement with DPIE and Campbelltown Council in discussions and decisions on the changes in the WGA to understand timing and nature of changes beyond the LGA boundaries and leverage new infrastructure opportunities for existing Centres in and close to the WGA.					✓	

Principle	Opportunity/Action	Mechanism					Time	
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S M L I	
	Undertake an engagement program with existing Wilton residents and property owners to recap on the responses to the PlaceScore engagement project and the recommendations of this Centres Study identifying that there will be options for future change to original Wilton which may include rezoning the original commercial lands to an alternative use.					✓		
<b>Natural, Scenic and Landscape Assets</b>								
22	<i>Conservation and catchment lands are recreational and visual assets important to the setting, sense of place and diversity of activities in some Centres.</i>	Movement connections to recreation space is recommended for Warragamba, Silverdale, Appin, Thirlmere, Tahmoor and Bargo.				✓	I	
		View connections to conservation lands are recommended for Warragamba, Silverdale, Appin, Oakdale and Buxton.		✓			S	
23	<i>Reconsider area for acquisition for Regional Open Space at Douglas Park.</i>	Review the WLEP 2011 requirement for acquisition of land for Regional Open Space to determine whether the land identified along the Nepean River at Douglas Park and at Picton (Stonequarry Creek from Cliffe St to Coull St) is suitably zoned and located for open space purposes.	✓				S	
24	<i>Protection and enhance public access to scenic views and vistas from the Centres.</i>	Site-specific provisions be included in WDCP 2016 to identify view opportunities from future publicly accessible places within the Priority Centres of Appin and The Oaks.		✓			S	
		Site-specific provisions be included in WDCP 2016 to identify view opportunities from future publicly accessible places within the Centres of Warragamba, Silverdale (eg. rooftop terraces view to east), Oakdale (to Sydney CBD), and Buxton.		✓			M	
		Thirlmere: Undertake micro-masterplan to consider elements identified within the Centres Study, including Penny Lane car park and development potential on commercial zoned land between Westbourne Ave and the rail line to optimise public view corridor and guide future infill development. Infill incentives could be considered.		✓			S	
25	<i>Trees and vegetation are critical to the amenity, recreation opportunities, liveability and defining sense of place in Centres.</i>	Coordinate with the outcomes of the Tree Canopy Study to retain existing trees within Centres and provide new planting. Refer to individual Centre Studies for specific locations within Tahmoor, Oakdale, Bargo and Thirlmere.				✓	I	
<b>Infrastructure and Utilities</b>								
26	<i>Increased capacity of potable water and sewer services are critical for the growth and sustainability of Wollondilly Centres.</i>	Council continue to liaise with Sydney Water to prioritise upgrading works to existing STPs, to ensure delivery of new and improved reticulated sewer and potable water services to existing Centres and existing urban lands as a priority.				✓	S	
27	<i>Improved internet and mobile phone coverage increases opportunities for work from home (WFH), non-premises based work, small work hubs and online retail.</i>	Council consider converting under-utilised building assets as possible venues for CoWork or work hub in community facilities and in partnerships with owners of under-utilised premises in Centres. Grant and funding assistance sources should be investigated.  Council investigate options for pop-up and trial work hubs provided by grant and assistance programs to commercial landowners and for installation at community centres, including Picton, Tahmoor and Wilton.				✓	✓	I

Principle	Opportunity/Action	Mechanism					Time	
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S M L I	
28	<i>Improve Economic activity, use and vibrancy at the Picton Civic, Community and Cultural Centre (PCCC).</i>	Council investigate improvements to internet and mobile phone coverage with new installations which can benefit opportunities for professional services, work hubs and other online operations locally. Council include a work hub, parcel locker facility and bike/scooter hangers/secure storage at the PCCC.				✓	✓	I
<b>Access and Movement</b>								
29	<i>Rail stations are important Centre assets and are to be supported with adjoining active land uses and high quality connections to bus, car and pathway routes.</i>	Council continue to advocate for construction of the Maldon Dombarton rail line in support of appropriate employment uses encouraged in the identified Maldon Precinct within the Wilton Growth Area.	✓				✓	L
		Request TfNSW investigate a passenger rail station and service, with a focus on electric rail services from Macarthur to Picton and a spur line from the main line to Wilton.	✓				✓	S
		Council to request Transport for NSW (TFNSW) to provide funding and research support to further investigate improvements to rail property and station infrastructure in Tahmoor by lodging a Problem Statement to the TfNSW Research Hub.					✓	S
		Council to collaborate with TfNSW for upgrade of parking and public realm surrounding the railway station in Douglas Park. This can be initiated by submitting a Problem Statement to TfNSW Research hub specific to this topic.					✓	M
		Recommend that Council advocate for, and work with, relevant agencies in the upgrade and improvements to railway properties to support new development in Menangle.					✓	M
		Rail lines dividing Centres should be addressed with opportunities to enhance connectivity across the rail property by new walkable pathways (refer specific recommendations in Centres Studies).				✓	✓	I
		Railway stations are important centres of activity and pathway networks, open space and building frontages must focus on enhancing the activity and function of railway stations.		✓		✓		I
		Council to investigate opportunities for ebike/scooter services in all Centres, with a focus on connection from train stations/bus stops to recreational facilities and centres.					✓	I
30	<i>Centres benefit when the road environment is also compatible with pedestrian movement and traffic is not detrimental to the amenity and enjoyment of a Centre. Roads represent the main mode of access to Centres in Wollondilly. Ensure drivers will not be inconvenienced by other recommended changes to Centres.</i>	Significant changes for the local and regional road network (eg. Outer Sydney Orbital, new routes in the Greater Macarthur Growth Area to the north) have implications for the traffic environments moving between Centres. Council to continue to work with State agencies to ensure that planning for these new roads have positive outcomes for Wollondilly Centres.					✓	S/M
		Implement the recommended improvements to vehicle/road assets identified in Centres Studies, including: > Bargo: Undertake a transport, parking and movement study combined with a detailed urban design analysis of the road and streetscape environment. > Silverdale and Warragamba: Council's upcoming Transport Management Plan investigate options for new connections suitable for Silverdale residents to access open space and community facilities at Warragamba village and for visitors to the Warragamba dam facilities to be encouraged to also visit Warragamba activity core		✓		✓		I

Principle	Opportunity/Action	Mechanism					Time	
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S* M L I	
	<p>&gt; Implement the recommendations of the Picton Traffic Study.</p> <p>Implement other specific vehicle traffic improvements as provided in the individual Centres Studies.</p>							
31	<p><i>Bus stops need to be placed judiciously such as adjacent to rail stations, schools and recreation and community facilities.</i></p> <p>As the only form of public transport currently planned for the Wilton growth area, bus services at a scale suitable for the rate of development in Wilton should be provided from the earliest stages of development and Council should continue to advocate for access to rail services.</p>					✓	S	
<b>Pathway Improvements within Centres</b>								
32	<p><i>Good pedestrian connections and pathway infrastructure within a centre are critical to a positive pedestrian experience.</i></p> <p>The individual Centres Studies identified the importance of and need for specific improvements to existing footpath connections and/or provisions of new ones to key nodes within the centre, often incorporated with associated improvements within the road reserve. Implement the pathway opportunities identified in individual Centre Studies in Part 2.</p>				✓		I	
<b>Land Uses, Open Spaces and Community Services and Facilities</b>								
33	<p><i>Protect lands for primary production by efficient infill of the existing settlement footprint and effective utilisation of urban infrastructure.</i></p>	Investigate options to provide space for regular produce markets within Picton Cultural, Community and Civic Centre Precinct.				✓	✓	I
		Council continue to foster networking and branding opportunities linking businesses, places and activities to local producers.					✓	S
34	<p><i>The role of schools and their connectivity must be sustained and supported by the activity of surrounding land uses and infrastructure.</i></p>	Council to work with State government to ensure the delivery of new education facilities in Appin to align with future growth and investment in the GMGA.					✓	S
		Council investigate opportunities to provide equipment and services to support outreach and satellite education opportunities delivered through online platforms within public buildings and community centres.					✓	S
35	<p><i>Health services are a fundamental need and convenient and equitable access to health services facilities is an essential factor in a resilient and sustainable community and its Centre.</i></p>	Council to work with State government to ensure that planning for Wilton delivers an integrated, multi-service, extended hours health services facility (and does not limit planning strategies to a 'potential' facility).					✓	M
		Wollondilly Health Alliance continue to advocate for and facilitate outreach health services and online health services including regular use of multi-purpose rooms in civic buildings such as community centres and the Picton Civic, Community and Cultural Centre.					✓	S
<b>Development and Use of Community Assets</b>								
36	<p><i>Shared public spaces for social engagement and diversity of experience are essential for Centres and the communities that use them.</i></p> <p><i>Use of underutilised Council assets and community facilities can assist in the reactivation and sense of pride in the Centres.</i></p>	<p>Implement the opportunities identified in the individual Centre Studies regarding community and/or Council-owned assets, including</p> <ul style="list-style-type: none"> <li>&gt; Buxton School of Arts: Improve functionality for outdoor seating; explore the opportunity for a caretaker residence/artist in residence program; investigate the opportunity for a shared work hub.</li> <li>&gt; Thirlmere Community Hall: Redevelopment opportunities for small scale group meeting space.</li> <li>&gt; Thirlmere Rail Museum Exhibit and Street Art and permanent exhibition display.</li> </ul>	✓	✓		✓		I

Principle	Opportunity/Action	Mechanism					Time
		LEP	DCP / DA Place Plan	LSPS	Works	Consult	S* M L I
	<ul style="list-style-type: none"> <li>&gt; Tahmoor CWA and adjacent Emmett Park: Prepare a masterplan for a 'Village Green' potential and CWA Hall uses (transition to indoor/outdoor area and resident caretaker/artist in residence).</li> <li>&gt; Silverdale: Provision of a 'village green' style of publicly accessible space for informal gatherings, recreation and entertainment / performance space, for socialising and recreation.</li> <li>&gt; Menangle: Masterplan for new commercial zoned land to include public realm treatments, a village green and improvements to the public space surrounding the railway station.</li> </ul>						
37	<p><i>Community spaces and events/activities are important to a sense of place and community which deliver economic, social and environmental benefits.</i></p>	<p>Implement the opportunities identified in individual Centre Studies in relation to community events at Priority Centres, including:</p> <ul style="list-style-type: none"> <li>&gt; The Oaks: Relocating functions from closed community hall to the new multi use facilities at Dudley Chesham Sportsground.</li> <li>&gt; Thirlmere: Investigate the potential for a 'rail trail' between Thirlmere and Buxton and including a connection with Thirlmere Lakes for tourism potential, including consultation with NSW Rail Museum and Council's Tourism Department. Investigate relocating the community hall functions to a multi-function building at the sportsgrounds. Prepare micro-scale master plan for the land between Westbourne Avenue and the rail line.</li> <li>&gt; Investigate display/replication of an Estonian migrant's exhibition in Thirlmere.</li> </ul>	✓			✓	I