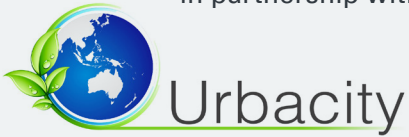




in partnership with



OAKDALE CENTRE DETAILED REPORT

DECEMBER 2020



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1 Oakdale

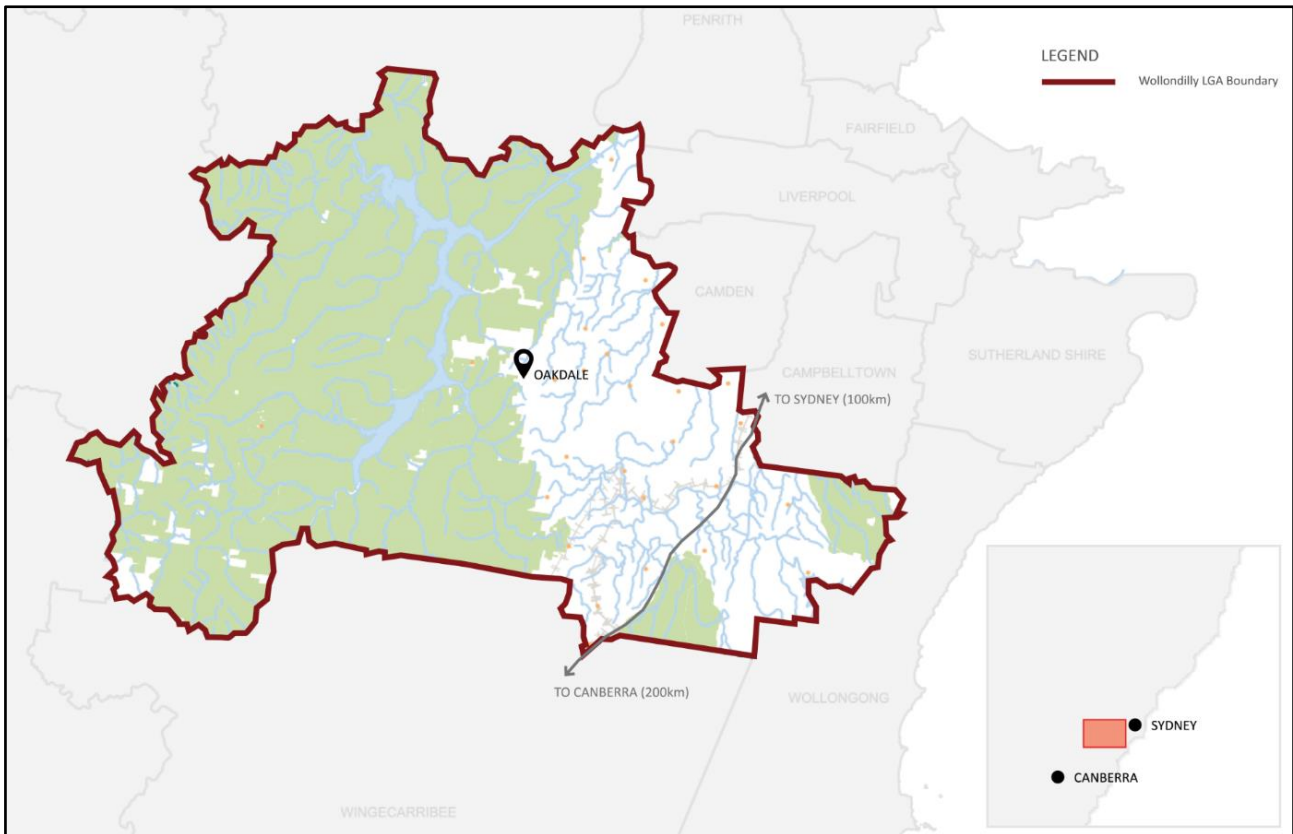


Figure 1-1 Oakdale locality map

1.1 Oakdale Activity Core and Edges

The key characteristics of Oakdale are listed in the table below:

Population	2016 Census	1980	Increase of 478 (24% increase on 2016)
	2041 Projection	2,458	
Centre Typology	LSPS: Smaller Centre		Centres study: Hamlet
Centre Functions	Retail – Limited local convenience and limited services Education – Primary school Recreation – Sportsfields, natural areas, parks and playgrounds, club Civic and community – Community hall Employment – local scale, small scale Capacity – 2,500m ² + of commercial floor space potential under current LEP		
Centre Special Features	Views to Sydney CBD Good walkability One shoptop premises		
Edges	Urban interface could be improved with buildings closer to the street or publicly accessible space within the front setback continuous with the street		
Future focus	Retain the view of the city skyline from public space in the Activity Core Adaptable building typologies on Key Sites Adequate capacity for growth in response to increased local population		

Oakdale centre sits at the intersection of two main collector roads, being Barkers Lodge Road and Burragorang Road. The original settlement pattern anticipated a compact village of low-density housing, with most residential lots within 800m of the commercial centre and school. The only growth in Oakdale to 2041 will occur as a result of the new residential subdivision to the west and north of the school.

The commercial centre has a mix of land uses suitable to the scale of the settlement, with the primary school, church and Willis Park all close to the centre.

There are servicing constraints for wastewater and the settlement is within the sensitive drinking water catchment of Warragamba Dam.

1.2 Oakdale in the LSPS

The Local Strategic Planning Statement (LSPS) characterised Oakdale as a small village in a rural bushland setting. The following community values and needs for Oakdale are listed in the LSPS:

- *new walking and cycling connections that will contribute to happiness and health*
- *the natural setting should be protected to maintain the community's relationship with the environment*
- *better road infrastructure to create stronger connections*
- *there are several existing and potential agricultural opportunities in Oakdale*
- *improvements to public and green spaces will boost the community's pride in their local area.*

This Centres Study identified there is ample capacity within existing commercial zoned land to accommodate for some anticipated demand for increased commercial land uses as the population increases with new greenfield development close to the activity core.

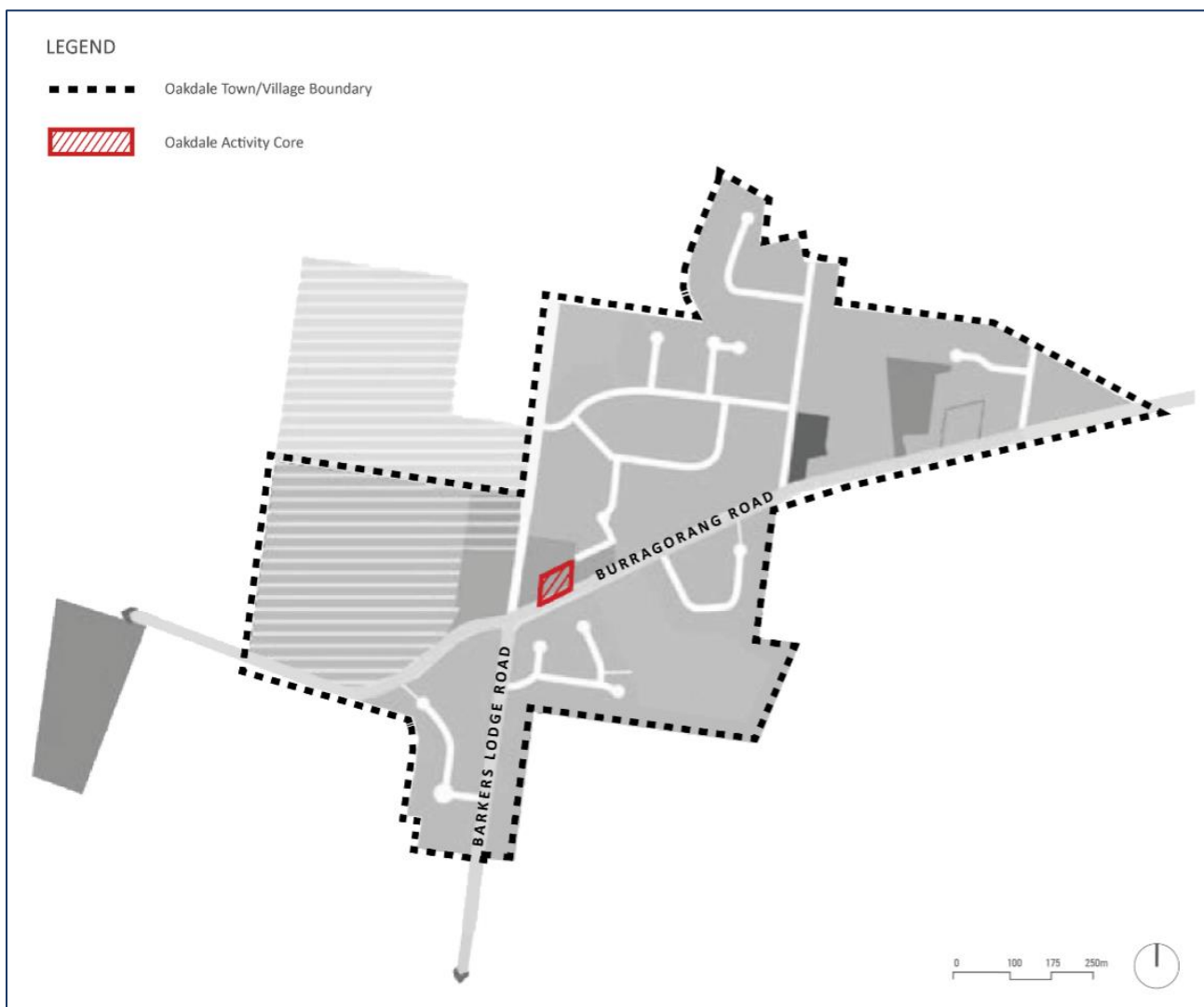


Figure 1-2 LSPS representation of Oakdale boundary, with activity core in red.

2 Centre Appraisal and Opportunities

2.1 History

Oakdale is the traditional Country of the Gundangurra Aboriginal people.

The area was recorded by survey in 1863 but was used prior to this for timber felling and milling. A school house was constructed in 1870 as a basis for a more permanent settlement.

Coal mining began in the locality in 1932 with the Nattai Bulli mine and mining dominated in the locality until 2000, when a mine accident forced the temporary cessation of mining.

Heritage items and Heritage Conservation Areas such as the Oakdale timber mill and Winery Cottage are scattered throughout the locality, reflecting the area's primary production origins.

2.2 Primary Production Influences

Timber felling and log production were the original industries. Clearing of the land then facilitated a variety of farming, particularly orchards. Timber and fresh produce were transported along Barkers Lodge Road to the rail connection at Picton from 1862.

Most recently primary production pursuits in Oakdale include horse breeding, training, agistment and eventing establishments and riding schools. There are well established farms in the immediate locality including intensive horticulture, fruit orchards and poultry farming.

2.3 Natural, Cultural, Community and Scenic Assets

Oakdale has a number of community, recreational and scenic assets as described below:

City Views

The Sydney CBD skyline is visible in the distance from the commercial centre of Oakdale.

Community Hall and Post Office

The community hall is 450m east of the Oakdale commercial centre at the intersection of Burragorang Road and Egans Road, with the Post Office located directly opposite, on the western side of Egans Road as shown in **Figure 2-1**.

Willis Park and Burragorang District Soccer Club

Willis Park is located on the opposite side of Burragorang Road to the Oakdale commercial centre (refer **Figure 2-1**) and includes a children's playground, amenities and soccer fields with clubhouse facilities.

Oakdale Workers, Sports and Recreation Club

The club is approximately 700m west of the commercial centre on Burragorang Road. It has a restaurant and bar and is open 7 days and evenings, with regular live entertainment. The club property includes sportsfields and a clubhouse (Sid Sharpe Oval).

Burragorang State Recreation Area

Burragorang State Recreation Area (SRA), which is located 4km west of Oakdale along Burragorang Road, is a property of NSW National Parks and Wildlife Service. The SRA includes a spectacular lookout over the Burragorang Valley flooded by the dammed water of Warragamba Dam. The lookout area includes picnic facilities and a small venue that can be hired for functions.

Opportunities:

- > The surprising and impressive views to the Sydney CBD are not readily recognised or captured from any publicly accessible place in Oakdale centre. It is recommended that site-specific provisions be included in Section 4 of Volume 5 '*Commercial and Community Uses*' of Wollondilly Development Control Plan (WDCP) 2016 to identify this view opportunity and ensure that it is captured and enhanced from future publicly accessible places within the commercial zoned land.

2.4 Natural Hazards

Bushfire prone land surrounds Oakdale and the area was subject to evacuation and bushfire attack in 2001 and 2019-2020.

2.5 Infrastructure and Utilities

There are limits to future growth of the settlement due to constraints in wastewater servicing capacity. There is capacity for new commercial floor space within the current provisions of the LEP.

2.6 Community

2.6.1 Who uses the Centre and why?

Oakdale commercial centre is used by local residents of Oakdale, Belimbla Park and Nattai for daily and occasional needs. For regular groceries, health and other professional services local residents would typically travel to Camden and Narellan via Burratorang Road.

2.6.2 PlaceScore Engagement Survey

The following is a collection of the responses to Council's PlaceScore Engagement Survey from residents in the The Oaks, Oakdale, Belimbla Park, Nattai, Glenmore Park and Mount Hunter, noting that such results may not be specific to Oakdale residents given the amalgamation of localities.

Local residents value the cohesive spirit in the community.

The natural setting of the village, which is within a protected drinking water catchment and dense bushland, is also highly valued by residents.

Interestingly, residents note the protection of the natural environment to be a negative attribute of the locality, possibly due to the cost of living within a bushfire hazard area.

Residents note there is a lack of evening entertainment opportunities and employment options. The Workers Club is more than 400m from the activity core. The scale and density of the settlement are not conducive to support a variety of uses for evening entertainment.

Burratorang Road is a vital connection between Oakdale and Camden. The car trip is 20km and takes 17min, which is within the 30-minute connectivity goal for future urban growth planning. The recent damage to Burratorang Road has added significant road travel time for residents and highlights the importance of this transport route for connectivity to the broader locality.

2.7 Land Uses, Open Spaces and Community Services and Facilities

Land in the B1 Neighbourhood Centre zone in Oakdale includes land used for the cluster of speciality shops and shop top housing, the vacant land east of the shops, St Josephs' Catholic Church and Oakdale Primary School, as shown in **Figure 2-1**.

The commercial zoned land is well located within walking distance of Willis Park and located on the main intersection of Burratorang Road and Barkers Lodge Road. It is readily visible in the landscape and centrally located within the small residential settlement. The commercial land is well connected to the Post Office and Community Hall 450m to the east by a paved continuous pathway, safely separated from the edge of Burratorang Road. The paved pathway and gentle gradient and low traffic volumes encourage walking between the commercial zoned land and school and the post office and community hall. Residential land along this section of Burratorang Road is recommended as a key site for adaptable building typologies to optimise diversity of building uses.

Opportunities:

Key site for adaptable building typologies to be identified in the DCP for land along the northern side of Burratorang Road between Blattman Avenue and Egans Road

2.8 Urban Structure and Built Form

The commercial zoned land in Oakdale includes the primary school and Catholic Church and predominantly contains single storey buildings. The existing mixed-use building, which contains speciality shops at ground floor level and a first floor shop top apartment, is two storey. **Figure 2-1** shows the location of the mixed-use building and provides a visual representation of the urban structure, built form and access arrangements for Oakdale.

Opportunities:

- > Two storey built form is appropriate for the commercial zoned land provided that the future built form on the vacant land east of the current shops protects and enhances a publicly accessible view corridor to the City Skyline. This view corridor should be protected by incorporating additional controls within WDCP 2016.

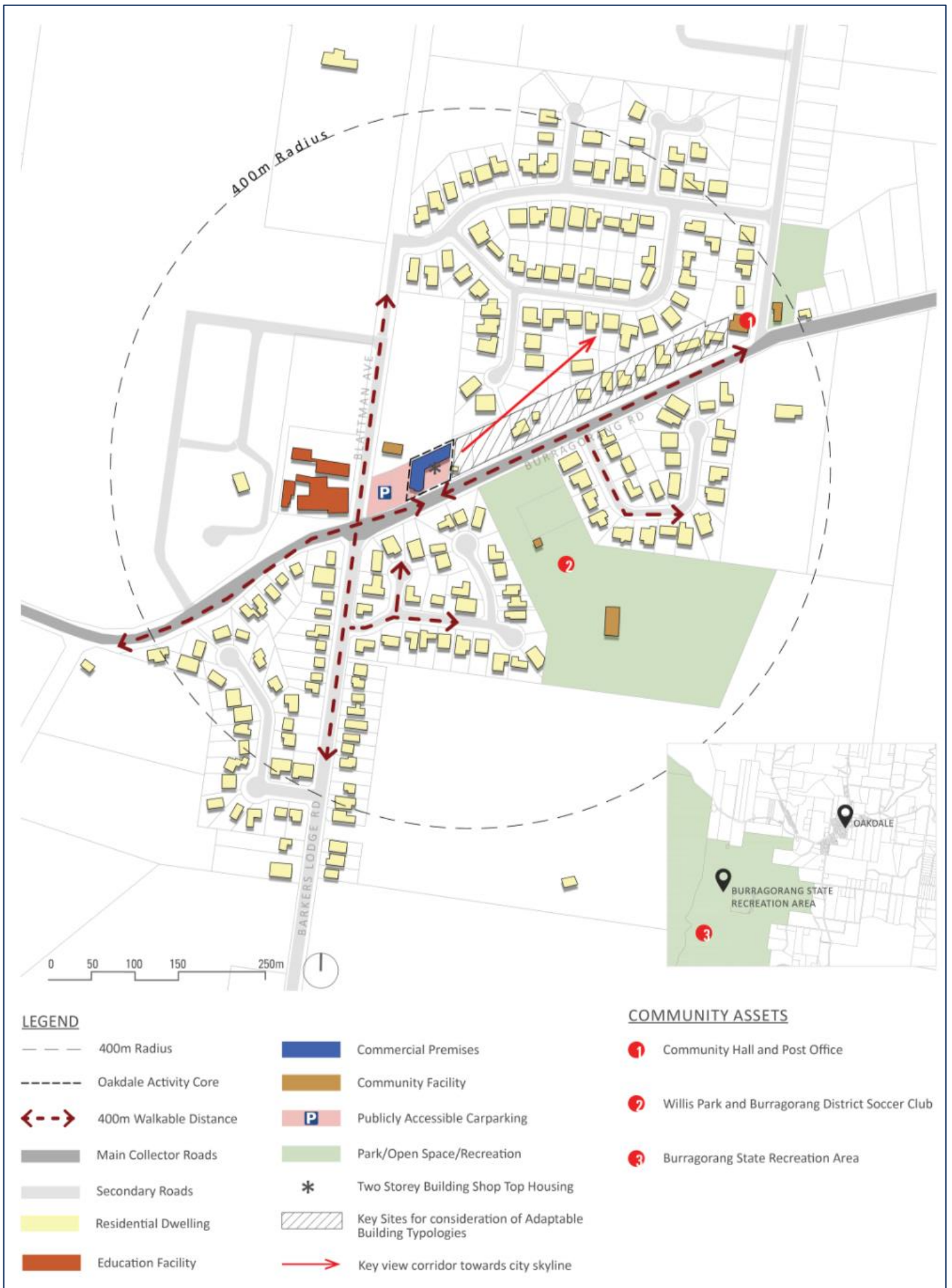


Figure 2-1 Urban structure and built form analysis for Oakdale.

2.9 Commercial Floor Space and Capacity for Growth

The Draft Centres Study 2008 identified the following for Oakdale commercial land:

A total of 500m² of commercial floor space including 1 supermarket, 1 takeaway food premises and 3 speciality shops (of which 1 was vacant)

A predicted demand for 600m² of additional commercial floor space by 2020.

Since the 2006 study, the supermarket has been demolished and the site remains vacant. There have been no development applications for commercial land since 2006.

The area of commercially zoned land in Oakdale was increased within WLEP 2011 to include an additional 2.4 hectares of land, most of which applied to the school site (1.8 ha) and part of St Josephs Church (approx. 6,800m²). The school site is unlikely to provide commercial floor space in the future. The commercial zoned land in Oakdale includes a public offstreet car park of almost 2,000m².

Excluding the school, church and public car park there is 2,500m² of vacant commercial zoned land in Oakdale. There is sufficient land available for additional commercial floor space in the future, as there is unlikely to be further growth of the Oakdale population other than the new residents of the subdivisions recently approved to the west and north of the school.

Opportunities:

- > No additional commercial zoned land is required within Oakdale centre.

2.10 Housing Within and at the Edges of the Centre

The current LEP and DCP provisions allow for shop top housing. Adaptable building typologies (home industry and home business) are permitted with consent on land in the B1 Neighbourhood Centre zone in Oakdale.

Opportunities:

- > Key site for adaptable building typologies to be identified in the DCP for land along the northern side of Burragorang Road between Blattman Avenue and Egans Road

2.11 Access and Movement

Oakdale settlement is compact and most residential properties are within 800m radius of the commercial centre. The traffic volumes are low on residential streets and there is adequate on-street and off-street publicly accessible parking in the centre. The topography is sloping but does not preclude walking or cycling within the commercial centre. The Route 40 bus service has a bus stop in the commercial centre and provides several bus services linked to Camden each day.

Access and movement for Oakdale has been analysed diagrammatically at **Figure 2-2**.

Opportunities:

- > The pathway along Burragorang Road between Barkers Lodge Road and Egans Road is a good connection for walking and cycling. It would benefit from street tree planting.

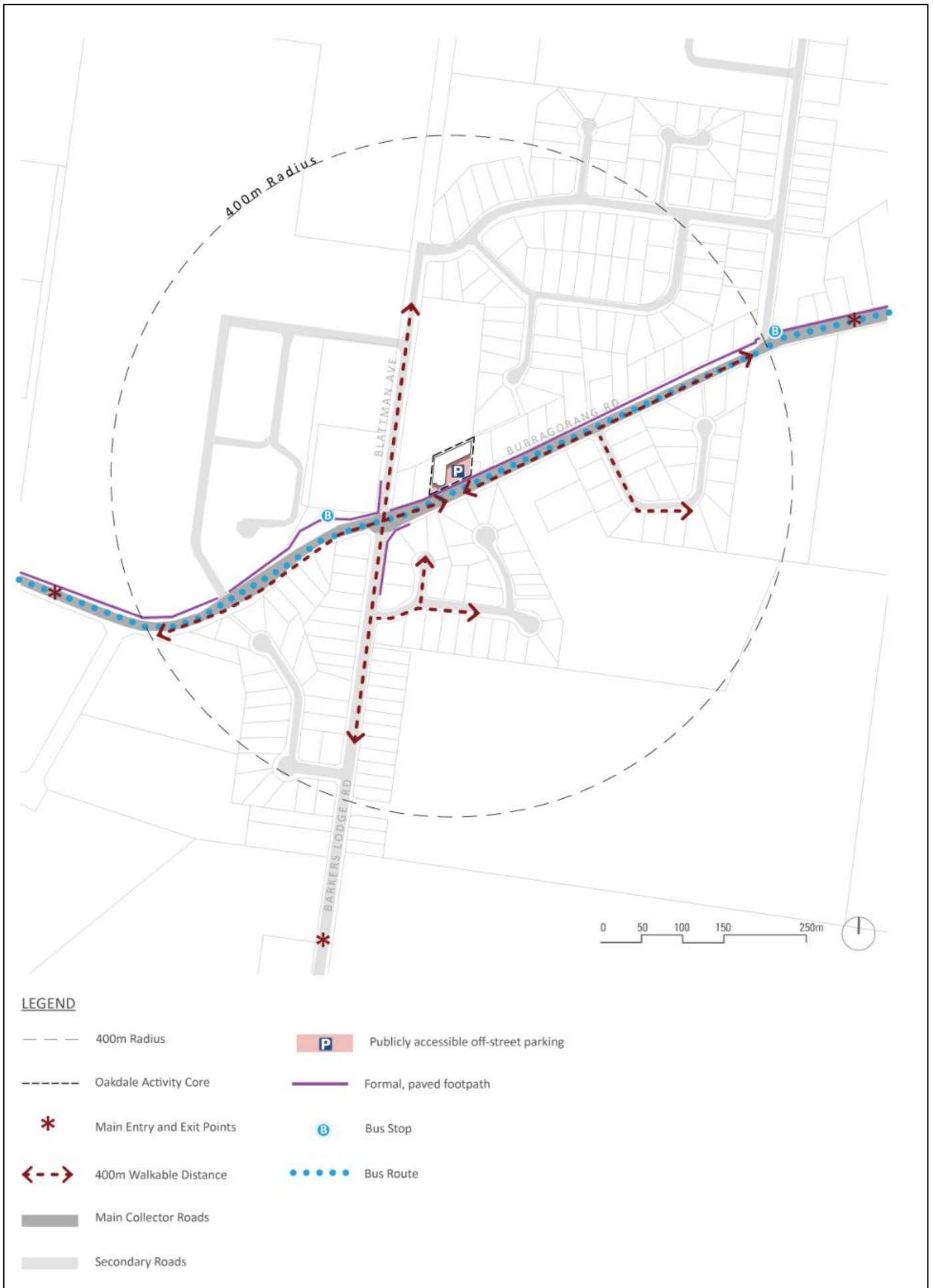


Figure 2-2 Access and movement analysis for Oakdale.

2.12 Street Appeal – Public Realm and Pedestrian Experience

The existing mixed use building is designed for on-site parking and is set back from the street. There is a single point providing covered pathway connection from the footpath area to the recessed frontages of this building.

Opportunities:

- > Onsite parking for future commercial buildings is considered unnecessary. Instead new buildings could improve the interface with the street by providing a landscaped courtyard style setback to the street boundary, which enables public access to the view line through to the City CBD.

2.13 Special and Regular Community Events and Activities

The sportsgrounds at Willis Park and Sid Sharpe Oval are regularly used for organised sports. The community hall is used for craft groups and playgroups and small social gatherings.

3 Current Commitments to Works, Adopted Plans and Strategies

3.1 Previous Centres Studies

The objectives for Oakdale from the previous Commercial Centres Study 2006 and the Draft Towns and Villages Centres Study 2008 are:

- *To improve Oakdale's economic development*
- *To preserve the heritage and local character of Oakdale*
- *To improve access to, from and within Oakdale*
- *To create an open space system that supports Oakdale and links to the surrounding rural region*

The recommendations of the previous studies were for Oakdale to retain its rural character and to have sufficient services and commercial area to cater for the immediate community. Expansion was considered unnecessary. Street tree planting was recommended.

The character and scale of development in Oakdale centre has not changed since the previous studies. New residential subdivisions of approximately 140 lots are under construction west of the primary school. There is sufficient vacant commercial zoned land in the Oakdale centre to potentially cater for the increased population.

Opportunities:

This Centres Study is aligned with the recommendations of the previous studies in that:

- > There is sufficient commercial zoned land to support the local community.
- > Street tree planting would improve the aesthetics and walking experience along Burragorang Road between Barkers Lodge Road and Egans Road.

3.2 WLEP 2011 Provisions

The zoning which applies to land in Oakdale centre is shown in **Figure 3-1**. The existing zones and provisions contained in WLEP 2011 which apply to Oakdale centre are considered to be adequate.

Opportunities:

- > No suggested change to WLEP 2011 provisions.

3.3 WDCP 2016 Provisions

There are no site-specific provisions for Oakdale centre in DCP 2016.

Opportunities:

- > Incorporate provisions in WDCP 2016 for future development on commercial zoned land to provide a landscaped publicly accessible courtyard area in the front setback which takes advantage of a clear view line to the City CBD.
- > On-site parking requirements should be discounted in favour of this landscaped front courtyard with publicly accessible views.

3.4 Council's Current Commitments

There are no specific works scheduled for Oakdale centre within Council's Delivery and Operational Plan or the Wollondilly Contributions Plan 2020.

Opportunities:

- > Street tree planting along Burragorang Road to be considered subject to the recommendations of Council's Urban Tree Canopy Strategy.



Figure 3-1 Current land use zoning provisions for Oakdale under WLEP 2011 and recommended areas for consideration of “Adaptable Building Typologies”

4 Summary of Opportunities

The following opportunities have been identified for Oakdale, as shown in the Structure Plan in **Figure 4-1**:

- > Additional provisions are recommended in WDCP 2016 to include adaptable building typologies on Key Sites being land along the northern side of Burragorang Road between Blattman Avenue and Egans Road.
- > Site-specific provisions should be included in Section 4 of Volume 5 '*Commercial and Community Uses*' of WDCP 2016 to identify the view opportunity through to the Sydney CBD and to ensure that this view corridor is captured and enhanced from future publicly accessible places within the commercial zoned area.
- > Onsite parking for future commercial buildings is considered unnecessary and should be forgone for the provision of publicly accessible landscaped courtyards within the front setback to facilitate the view line through to the City CBD.
- > Street tree planting along Burragorang Road between Barkers Lodge Road and Egans Road to be considered, subject to the outcomes of Council's Urban Tree Canopy Strategy.



Figure 4-1 Structure plan for Oakdale Centre