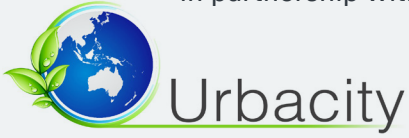




in partnership with



PICTON CENTRE DETAILED REPORT

DECEMBER 2020



Contents

1	Picton	3
1.2	Picton Town Centre, Activity Core and Edges.....	3
1.3	Treatment in the LSPS	4
2	Centre Appraisal and Opportunities	7
2.1	History.....	7
2.1.1	Heritage items and Heritage Conservation Areas	7
2.2	Primary Production Influences.....	9
2.3	Risks and Hazards.....	9
2.4	Natural, Cultural, Community and Scenic Assets	9
2.5	Infrastructure and Utilities	10
2.6	Special and Regular Community Events and Activities.....	11
2.7	Community.....	12
2.7.1	Who uses the Centre and why?.....	12
2.7.2	PlaceScore Engagement Survey.....	12
2.8	Land Uses, Open Spaces and Community Services and Facilities	13
2.8.1	Existing Land Uses and Facilities	13
2.8.2	Wollondilly Community, Cultural and Civic Precinct (WCCCP)	13
2.9	Urban Structure and Built Form	15
2.10	Commercial Floor Space and Capacity for Growth	17
2.11	Housing Within and at the Edges of the Centre	17
2.12	Access and Movement	19
2.13	Street Appeal – Public Realm and Pedestrian Experience	21
3	Current Council Commitments to Works, Adopted Plans and Strategies	23
3.1	Objectives for Picton from Previous Centres Study.....	23
3.2	WLEP 2011 Provisions	25
3.3	WDCP 2016 Provisions	27
3.4	Council’s Current Commitments	27
4	Summary of Opportunities	28
4.1.1	Opportunities for LEP Changes	28
4.1.2	Opportunities for DCP Changes	28
4.1.3	Opportunities for Future Council Programs	28

1 Picton

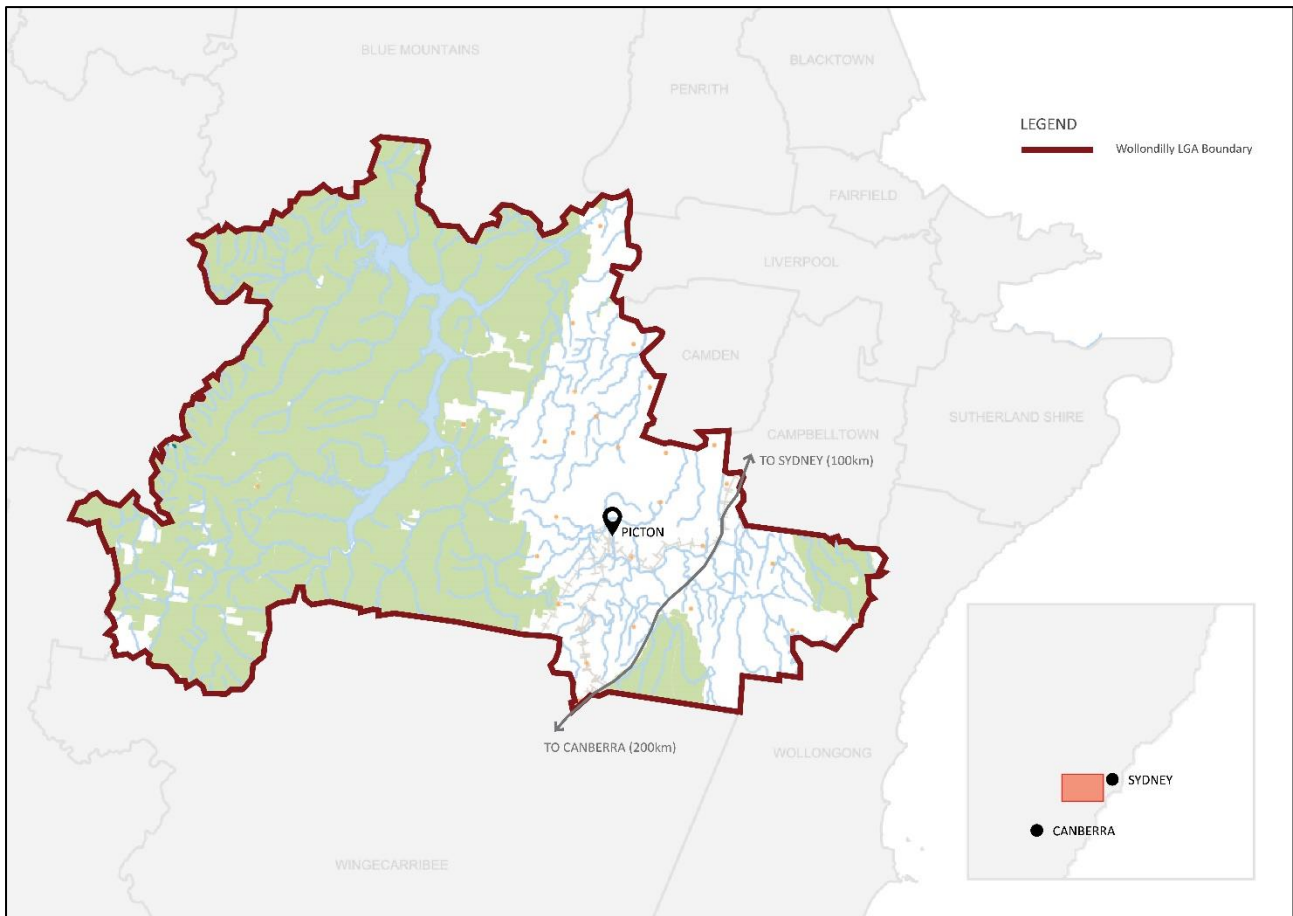


Figure 1-1 Picton Locality Map

1.2 Picton Town Centre, Activity Core and Edges

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

Population	2016 Census	5,081	Increase of 2,760
	2041 Projection	7,841	
Centre Typology	LSPS: Primary Centre/Town Centre		Centres Study: Town
Centre Functions	Retail – Convenience and regional services centre, tourism and visitor services Education – 2 x Primary school, 1 x High School (1 x primary school and high school not located in Activity Core) Recreation – Sportsfields, natural areas, parks and playgrounds, bowling club, walking and cycling track, tourism Civic and community – Council Administration Centre, Library, Shire hall, School of Arts building, Court House, Police station, Ambulance station Employment – local and regional scale Capacity – Additional commercial floor space capacity recommended with LEP amendments to building height and mixed commercial and residential zoned land		
Centre Special Features	Historic, predominantly urban town centre Strong heritage and historic fabric focused mainly on Old Hume Hwy & Menangle St		
Edges	Town area is relatively small with weak walkable network to residential lands due to surrounding steep hills, creeks and rail line separating parts of the urban area		

Future focus	<p>Wollondilly Community Cultural and Civic Precinct (WCCCP)</p> <p>Business and professional services</p> <p>Tourism and visitor experience</p> <p>Increased density of mixed use development and diversity of activities in the core</p> <p>Adaptable building typologies and mixed uses as infill development of the activity core and the edges</p>
---------------------	---

Picton, which is centrally located in the LGA, has long been the civic and administrative centre of the Shire. It is a well-established commercial area located on the intersection of the main collector roads of Menangle Street, Remembrance Driveway and Barkers Lodge Road. The railway station is approximately 1km from the town centre.

The layout of the broader urban settlement of Picton is somewhat fragmented by Stonequarry Creek, the major road routes, the rail line and the steep hills that surround the town.

The civic centre is consolidated between Menangle Street and Margaret Street. The commercial area is mostly concentrated between Coull Street in the south, Walton Street to the west, Margaret Street to the north and Colden Street to the east. However, there are also fragmented pockets of commercial zoned land adjacent to the rail station.

Picton town centre has a wide variety of administrative/governance, commercial, retail, entertainment and professional services. The town also benefits from a diversity of recreational and open spaces adjacent to the commercial areas. There is some shop top housing in the centre and scattered medium density development close to the commercial core. The majority of surrounding residential uses are low density. The commercial buildings are a combination of street-front strips and a mall.

Heritage buildings are prominent in the town centre and establish a distinct character for Picton. The town has tourist visitation due to the picturesque heritage buildings, walkability, open spaces and special events. The main street activity, walkability and heritage character are essential to the character of the town.

There is also an activity hub in the area south of the town in the location of the Picton Leisure Centre and Swimming Pool, the light industrial lands at Henry Street, Picton High School and local service station. This land is not zoned for commercial purposes and is not addressed in this report.

There is a small commercial precinct immediately adjacent to Picton railway station. This is within walking distance to the main activity core and is considered in this report.

The future liveability and vitality of Picton centre will be greatly enhanced by the implementation of the Wollondilly Community, Cultural and Civic Precinct (WCCCP). Maintaining the administrative and governance activities in Picton will also continue to generate employment and visitation. Other factors that will greatly enhance the appeal of the centre are improvements to the connectivity of open spaces, access to and visibility of Racecourse and Stonequarry Creeks, intensification of commercial and residential uses in and surrounding the centre and planning for parking and vehicle movement in a way that does not detract from the amenity of the pedestrian experience. Vibrancy and economic activity in Picton centre will be enhanced by diversity and adaptability of buildings, opportunities facilitated for increased density and flexibility in use of buildings and an appealing and functional public realm.

1.3 Treatment in the LSPS

The LSPS describes Picton as the community, cultural and civic hub of the Shire.

The LSPS identifies the following community needs and values relevant to Picton:

- *better local retail and leisure facilities will improve people's quality of life*
- *the new Community, Cultural and Civic Precinct will increase access to cultural resources and will allow people to build connections with others*
- *access to local educational facilities*
- *celebrating the area's local heritage*
- *enhanced public and open spaces will create a stronger sense of pride in Picton*
- *walking and cycling paths and access to the natural environment that make people feel happier and healthier*
- *a vibrant retail precinct helps people to stay connected.*

The LSPS includes the following Actions specific to Picton:

Action	Timeframe	Centres Study Recommendation
1.7 Amend Wollondilly Local Environmental Plan 2011 to protect land as required under the Picton Town Centre Transport Investigation 2026	Short term	Changes from the Picton Town Centre Transport Investigation 2026 (endorsed by Council in 2019) that will impact the town centre are limited to the right turn ban at Argyle Street on the eastern approach from Menangle Street. This will simplify traffic movements in Argyle Street and improve pedestrian crossing conditions in Argyle and Menangle Streets. Improving conditions for pedestrians in the town centre is consistent with the recommendations of this Centres Study.
1.9 Implement the outcomes of the Picton Town Centre Transport Investigation 2026	Short/Medium term	See above.
2.5 Pilot a smart street lighting project at Walton Street, Picton	Short term	SMART street lighting has the potential to improve safety and the perception of safety for pedestrians and encourage greater use of the public car parking in this part of Picton centre.
7.1 Implement the Cultural, Civic and Community Precinct at Picton	Short/Medium	The Wollondilly Cultural, Civic and Community Precinct (WCCCP) will greatly enhance the diversity of land uses and the quality of community-focused entertainment, recreation, social and educational opportunities as well as improve the facilities for civic functions. All of these facilities will significantly improve the experience of, and affinity for, Picton for residents and visitors. The WCCCP will also support employment and generate activity which will create secondary employment and business opportunities.
7.2 Progress a planning proposal to amend the LEP to facilitate the Picton Cultural, Civic and Community Precinct	Short	A Planning Proposal application is currently under independent assessment..
8.5 Develop a place plan for Picton	Short	This Centres Study includes data, research findings and recommendations that can be included in a future Place Plan for Picton.

Other commitments in the LSPS related to Picton are:

- *Work with Transport for NSW to agree on priority transport infrastructure for Wollondilly to 2040, including:*
 - *high quality public transport routes for Wilton and our major villages; and*
 - *the preferred route for a Picton bypass.*
- *Develop interim measures to address the lack of capacity in Picton Wastewater Scheme and Water Recycling Plant.*
- *Planning high quality well connected open spaces including:*
 - *Redbank Reserve outdoor study space*
 - *Picton Botanic Garden Precinct masterplan for visitor destination and event space.*

Recommendations in this Centres Study relate to:

- The availability of public transport and ways to improve opportunities to use public transport to travel to and from Picton centre (see **Section 2.12**)
- Continued prioritisation of upgrades to Picton Wastewater and Water Recycling Plant
- Investigation of the land between the Botanic Gardens and Argyle Street for potential growth of the activity core



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

2 Centre Appraisal and Opportunities

2.1 History

The locality is traditionally the Country of the Tharawal Aboriginal people. Habitation of the locality was supported by the permanent water supply at Stonequarry and Racecourse Creeks.

Settlement by Europeans began in 1821. Major Henry Colden Antill received the first land grant and established a 2,000-acre property in 1822 covering most of the current town. Land was identified for a government town in the Redbank locality south of Picton near the intersection of Thirlmere Way and Remembrance Driveway. Therefore, two small settlements commenced at a similar time. In 1841 it was named Stonequarry and renamed Picton in 1845.

The primary railway construction base was at Picton. Many rail workers lived in Picton with hotels and guesthouses constructed close to the rail station. In 1863 Picton became the major change over station for rail staff and rail workers settled in Picton.

Picton was a significant local post for trading primary produce. The sales yards and trade area was located on the current site of Victoria Oval.

In 1895 Picton was declared a municipality and administrative functions were based in Picton town centre at the Shire Hall in Menangle Street and the Courthouse in Argyle Street

Remembrance Driveway / Argyle Street was the original main route from south west Sydney to Canberra and through traffic generated activity in the town. The construction of the Hume Freeway greatly reduced visitor traffic but facilitated residential growth as the town was within commuting distance to the Illawarra, South West Sydney and the CBD.

2.1.1 Heritage items and Heritage Conservation Areas

As a historic town, Picton contains a large number of heritage items. Some of these are listed below.

Item name	Address	Significance
Macquarie House	55 and 57 Argyle Street	Local
Courthouse	88 Argyle Street	Local
George IV Inn	174 Argyle Street	Local
James Cottage	404 Argyle Street	Local
Crakanthorp Cottage	3 Crakanthorp Lane	Local
Picton Uniting Church	2–4 Lumsdaine Street	Local
Picton Railway Station Group, including stationmaster's residence	Menangle Street and 1 Station Street (off Main Southern Railway)	State
Soldiers Memorial School of Arts	65 Menangle Street	Local
Imperial Hotel	196 Menangle Street	Local

Heritage buildings are prominent in the town landscape with the exception of:

- The Courthouse which has restricted visual catchment due to high fencing and large trees and significant front setback dominated by the IGA supermarket building; and
- Heritage listed dwellings fronting Argyle Street and north of RSL Memorial Park due to the mature vegetation within the front setbacks.

The mature trees fronting the Courthouse and the dwellings in Argyle Street are important features of the streetscape and the heritage settings of these buildings should be retained.

A heritage conservation area covers the highest concentration of items in and around the railway line and through the main commercial centre.

Opportunities:

- > The future public open space corridor along Stonequarry Creek has the potential to include a heritage information and interpretation trail.

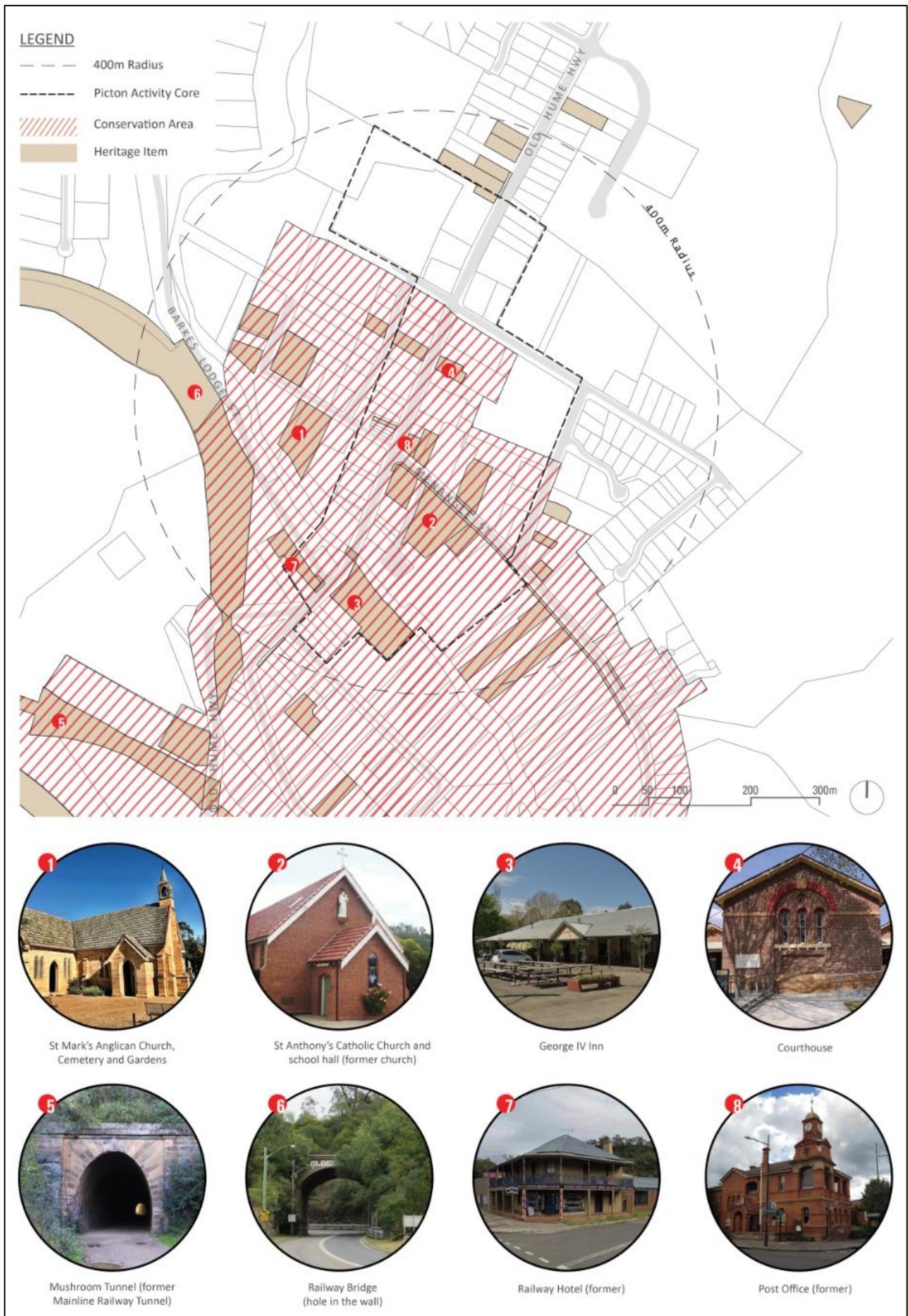


Figure 2-1 Picton heritage map.

2.2 Primary Production Influences

There are heritage items and places which reflect the role of Picton as a centre for trade in primary produce.

Opportunities:

- > Information on primary production activities such as the sales yards at Victoria Park could be reflected in public art works and visitor information along walking trails to Stonequarry and Racecourse Creeks.

2.3 Risks and Hazards

Picton town centre is subject to flooding. This requires future infill and redevelopment to be compatible with the management and movement of floodwaters to protect safety and the environment.

In June 2020 Council adopted the Stonequarry Creek Floodplain Risk Management Study and Plan. It has identified the hydraulic categorisations through Picton centre and has identified significant areas of flood affectation throughout the centre. The recommendations in this Centres Study have taken the flooding constraints into consideration. Future intensification of land uses in the Picton centre must not increase the number of people or assets at risk in a flood event.

2.4 Natural, Cultural, Community and Scenic Assets

Green Hills as a Backdrop to the Town Centre

The town centre is framed by vegetated, steep hills to the east, north and south. These hills are a prominent feature in the views outwards from the town and create a sense of a compact town in a green setting.

Cluster of Administrative and Public Buildings

The cluster of administrative and public buildings in Menangle Street includes the Shire Hall, the Council Main Administration Building, the library (including exhibition space) and the Picton School of Arts building. The Administration Building is the centre for civic operations and governance. The Shire Hall is used for a variety of purposes including elections, performances, markets and community meetings and is also available for hire. The library is a valued community resource offering traditional information services as well as courses and classes, children's and senior's programs and an exhibition space. The School of Arts building is used by local community groups for regular gatherings and includes a commercial kitchen and multi-purpose hall space.

Public Open Space and Recreation Facilities

There are a variety of high quality public open spaces at the edges of the commercial centre, within walking distance of each other. They include:

- RSL Memorial Park - The park has frontage to Argyle Street and forms a gateway to the northern edge of the commercial centre. It has extensive memorial statuary and plaques and a children's playground and amenities.
- Tennis Courts and Hume Oval - Connected to the RSL Park and the Botanic Gardens is the tennis complex with 9 tennis courts and Hume Oval which is suitable for cricket and soccer.
- Botanic Gardens - Over 4 hectares of public open space with 5km of shared pathways, picnic facilities and amenities.
- Apex Memorial Park - On the corner of Barkers Lodge Road and Argyle Street this small park on the banks of Stonequarry Creek has picnic facilities and amenities and public parking.
- Stonequarry Creek – Part of the creek corridor is zoned for public open space and parts are subject to future acquisition for open space. Council's intention is to create a public open space corridor along the length of the creek from St Mark's Church through to Webster Street. It is anticipated this walk will become a significant visitor attraction as well as a local recreational asset. It will also potentially activate the redevelopment of lots with dual frontages to the creek and Menangle Street.
- Victoria Oval/Victoria Park includes a rugby league field, multipurpose playing fields, a clubhouse, sheds and parking areas. The property has a main frontage to Menangle Street and adjoining Stonequarry Creek. The main field is a typical country town sportsfield with vehicle access to the perimeter for spectators to watch from their vehicles. Victoria Park has been used for agricultural shows and was the original stock sales yards in the early settlement of Picton.

Antill Park Golf Club and Golf Course

Located approximately 1.5km north of the Picton commercial centre, the golf course is 18 holes and has a club house with restaurant and function/conference rooms suitable for up to 100 people.

Picton Railway Station, Viaduct and Stonequarry Swimming Pool and Victoria Bridge

The station was constructed in 1860 along with the sandstone arched viaduct. The sandstone used in the construction was quarried from Stonequarry Creek. The quarrying works also created a swimming pool on Stonequarry Creek. The viaduct is the oldest of its kind still in use.

The Victoria Bridge at Prince Street is a timber trestle bridge constructed in 1897. It is recognised by the National Trust as an iconic example of bridge architecture.

Schools

St Anthonys Primary School is located within the commercial centre of Picton with frontage to Menangle Street and Stonequarry Creek. It includes the church.

Picton Primary School is located in Remembrance Driveway uphill and south of the town centre and separated from the commercial centre by the rail line.

Picton High School is located approximately 1km south of the town centre in Remembrance Driveway.

Picton Courthouse

Constructed in 1864 the Courthouse is still used for legal proceedings, legal and mediation services.

Vault Hill

The highest point surrounding the town is Vault Hill located north of the town centre. In the peak of the hill is the Antill family vault.

Future Community, Cultural and Civic Precinct

The Wollondilly Community, Cultural and Civic Precinct (WCCCP) will be delivered in accordance with an adopted master plan (see **Section 2.8.2** of this Centres Study).

2.5 Infrastructure and Utilities

There are current capacity limits to reticulated sewer services and no intensification of land use by rezoning can be supported until the Picton Sewage Treatment Plant (STP) is upgraded. Sydney Water is working towards resolving this constraint and Council is working with Sydney Water to achieve this in the short term.

In the interim there is adequate underutilised floor space capacity under the current LEP provisions for additional infill development in Picton commercial centre and immediate surrounding residential lands.

2.6 Special and Regular Community Events and Activities

The WCCCP has been intentionally designed to cater for indoor and outdoor community events. The Local Strategic Planning Statement (LSPS) and Community Strategic Plan (CSP) have identified a commitment to plan for event spaces at the Picton Botanic Gardens. The RSL Memorial Park currently accommodates commemorative events.

Picton hosts the bulk of special events in the Wollondilly Shire. These events include:

- Australia Day (Official Ceremony and Event) – Held in Picton's Botanic Gardens, this Council organised event has been run for over 15 years.
- NAIDOC Week – There are a number of special events that are held over the week including the raising of the Aboriginal Flag and morning tea for Indigenous elders held at Picton Council chambers. This event has been held for over 10 years.
- HSC High Achievers – An award ceremony and dinner is held at Picton Council Chambers for students who achieved outstanding results in the HSC. Council has run this event for over 5 years.
- SWAS Mayoral Reception – The event is premised at acknowledging community members that have achieved remarkable feats. This involves an award ceremony and dinner held at Picton Council Chambers. This event has run for over 5 years.
- Illuminate Wollondilly – This is one of the largest events held in the Wollondilly Shire. Illuminate incorporates a range of food vendors and entertainment including light art and a children's carnival. This event has been held for 6 years.
- Together Arts Exhibition – A Council initiative whereby students within the Wollondilly LGA are given the opportunity to showcase their Indigenous artwork displayed as part of Reconciliation Week. Held for over 5 years.
- Wollondilly Mayoral Charity Event – This is a ticketed fundraising event whereby Council choose a unique charity to support each year. This has been held for over 8 years, in various locations.
- Local Government Week – This is a council initiative that invites students from local schools to visit and learn about local council. This is held at the Picton Council Chamber for over 5 years.
- Dilly Doggy Day Out – Held at Picton Sportsground, this event encourages dogs and owners to come out and play. This has been run for over 2 years.
- Garden Competition – The garden competition invites community members to showcase their outstanding gardens. Whilst the judging occurs across the LGA, the awards ceremony is commonly held at Council Chambers or the Picton Botanic Gardens. The garden competition has been held for over 2 years.
- Christmas Lights Competition and Christmas in the Gardens – Wollondilly LGA host a myriad of Christmas themed special events. The Christmas light competition takes place from November to December. The awards ceremony takes place at the 'Christmas in the Gardens' event held in the Picton Botanic Gardens. This includes twilight markets and a screening of Christmas themed movie. The annual Christmas Lights Competition has been held for over 10 years and 'Christmas in the Gardens' is approaching its second year.
- Councillors Volunteer Christmas Party – Held for all those that volunteered their time to Council. This event has been held for over 10 years at Council Chambers or Picton Botanic Gardens.
- Picton Markets – These markets are held on the second Sunday of every month by 'Eat Shop Love! Markets' with stalls containing a number of locally sourced goods. These are located along Menangle Street at Wollondilly Shire Hall.
- Picton Agricultural Show – The Picton District Agricultural, Horticultural and Industrial Society are responsible for the annual Picton Show. The Show is one of the longest standing events in Wollondilly. The event incorporates music, animal judging and performances as well as showcasing baking, arts and crafts. The event is held at Picton Showground.

Existing and proposed facilities will adequately provide for existing and future community events and organised activities.

2.7 Community

2.7.1 Who uses the Centre and why?

Picton is the most diverse commercial centre in Wollondilly LGA. It caters for weekly and daily needs of local residents and residents from a broader catchment such as Thirlmere, Mowbray Park and Razorback. Picton residents also travel to Camden, Campbelltown, Wollongong and Liverpool for major household purchases and recreation as well as for employment.

For residents of the localities further north the proximity, timing and convenience of travel to Camden, Campbelltown, Liverpool, Glenmore Park and Penrith means the LGA such residents are more likely to visit these centres in adjoining LGAs than Picton.

The sustained attraction of Picton as a destination will be dependent upon maintaining and enhancing the character, the quality and convenience of the experience and the diversity of things to do. The planned WCCCP will potentially enhance the visitor experience and encourage locals and tourists to visit and use Picton centre and surrounds.

2.7.2 PlaceScore Engagement Survey

The following is a collection of the responses to Council's PlaceScore Engagement Survey specific to Picton and/or made by residents of Picton:

- The community values the local history and historic buildings. The importance of heritage items is reflected in the recommendation of this Centres Study including:
 - Inclusion of heritage interpretive signage and information along the future public open space corridor to Stonequarry Creek.
 - Maintaining the fine-grained frontages and covered awnings to shopfronts along Argyle Street to maintain the character established by heritage-listed commercial buildings, to not detract from the prominence of larger iconic buildings like the post office and the former Commonwealth Bank building
- Residents value businesses that are locally owned and operated. The recommendations of this Centres Study seek to maintain and increase the diversity of commercial premises, particularly small scaled and mixed use premises, to create new opportunities for local operators.
- A sense of belonging and place is one of the principle aims of this Centres Study overall and is consistent with what is valued by Picton residents.
- Residents have identified that there are improvements needed for evening entertainment, local arts, culture and local employment and education options. The WCCCP aims to deliver a variety of facilities and services suitable for evening entertainment, cultural, social and educational opportunities.
- The Picton community considers sustainable urban design is lacking locally. The sites recommended for rezoning within this report will enhance opportunities for walking and reduce car dependency, as well as create new public open space and recreational opportunities. These are important measures of a sustainable lifestyle.

2.8 Land Uses, Open Spaces and Community Services and Facilities

2.8.1 Existing Land Uses and Facilities

The continued vitality, quality of experience and sense of place for Picton centre is dependent on enhancing the continuity and quality of the pedestrian experience and public realm and the variety of experiences available within walking distance of convenient and safe car parking. The vitality of the town will also be enhanced by intensification of both commercial and residential land uses within and adjacent to the commercial core.

As indicated by **Figure 2-2**, there is an excellent diversity of existing land uses in and adjoining the commercial centre. This diversity could be intensified and increased with draft Planning Proposals and recommendations described in this Centres Study.

2.8.2 Wollondilly Community, Cultural and Civic Precinct (WCCCP)

The WCCCP requires amendments to WLEP 2011 to facilitate the delivery of the master planned new administrative and governance building, a cultural and entertainment building of 1,200m² co-located with the new library in a cohesive precinct with a community plaza. The WCCCP will be an outstanding asset for the Picton centre and for the broader LGA. It has long been recognised that the civic buildings in Picton are outdated and in need of upgrading. There is also a lack of scalable indoor and outdoor performance spaces, conference facilities and entertainment facilities. The WCCCP is intended to address all these community needs and will be a major attraction for a variety of activities. It is expected to sustain and enhance the function and role of Picton as a cultural and civic centre for the Shire.

An extract from the master plan adopted by Council is included in **Figure 2-2**.



Figure 2-2 Existing land uses in Picton Centre

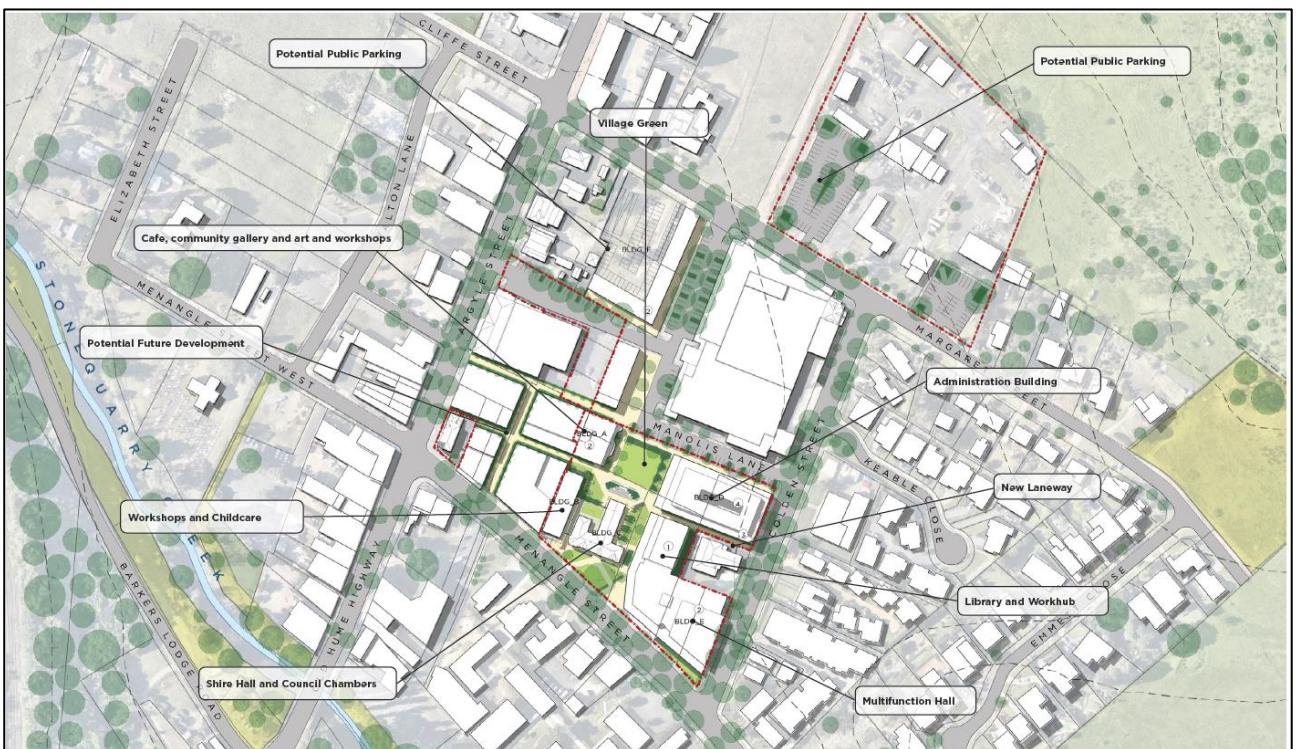


Figure 2-3 Extract from the adopted CCCP master plan

2.9 Urban Structure and Built Form

The road pattern in Picton town centre is mostly a grid pattern with the main roads of Menangle Street and Argyle Street dominating the road network, as shown in **Figure 2-4**. Laneways add permeability for both cars and pedestrians away from the main roads. The sloping green hills surrounding the town assist with orientation and navigation. Potential public access along the corridor of Stonequarry Creek will add to the options for movement through and around the town centre. The masterplan for the WCCCP also prioritises pedestrian movement and distributes public car parking to the edges of the centre.

Two storey building heights are permitted with a height control of 9m. It is recommended Council reconsider a height limit that would facilitate 3 storey building heights, provided there is no conflict or detracting from the visual prominence of the clock tower at the old post office building and the height of the former Commonwealth Bank building. These buildings are iconic landmarks at the main intersection of Menangle and Argyle Streets and their visual impact needs to be maintained.

The WCCCP will introduce new buildings with larger footprints that are also taller than the current building on Council-owned land. These building scales are appropriate for civic buildings and multi-functional community spaces intended to cater for events on a Shire-wide scale.

Picton's Community, Cultural and Civic Precinct has been designed to provide contemporary community and cultural facilities and revitalise Picton town centre as the heart of Wollondilly. It will deliver community and cultural spaces currently lacking throughout the Shire. It will reinforce the role of Picton as a civic and community centre.

The fine-grained narrow shopfronts and awning-covered footpaths in Argyle Street are recommended to be encouraged and retained and replicated for new development. They are vibrant, interesting and engaging for pedestrians. This fine grained building format should be encouraged for redevelopment and infill.

Opportunities:

- > The Stonequarry Creek open space corridor will improve options for recreational space and movement through the town as well as bring attention and appreciation to an important natural and cultural feature of Picton centre.
- > It is recommended that the height of buildings control of 9m be reconsidered to facilitate three storey development in places where the building height will not detract from the heritage value and significance of certain buildings. This will require detailed analysis by a heritage architect.
- > The provisions contained in *Volume 5 Part 4 Section 4.5 'Picton'* of WDCP 2016 be amended to achieve the fine-grained shop fronts and awnings covering the footpath along additional streetfronts – not just those identified in the current key sites. This will require input from a heritage architect.

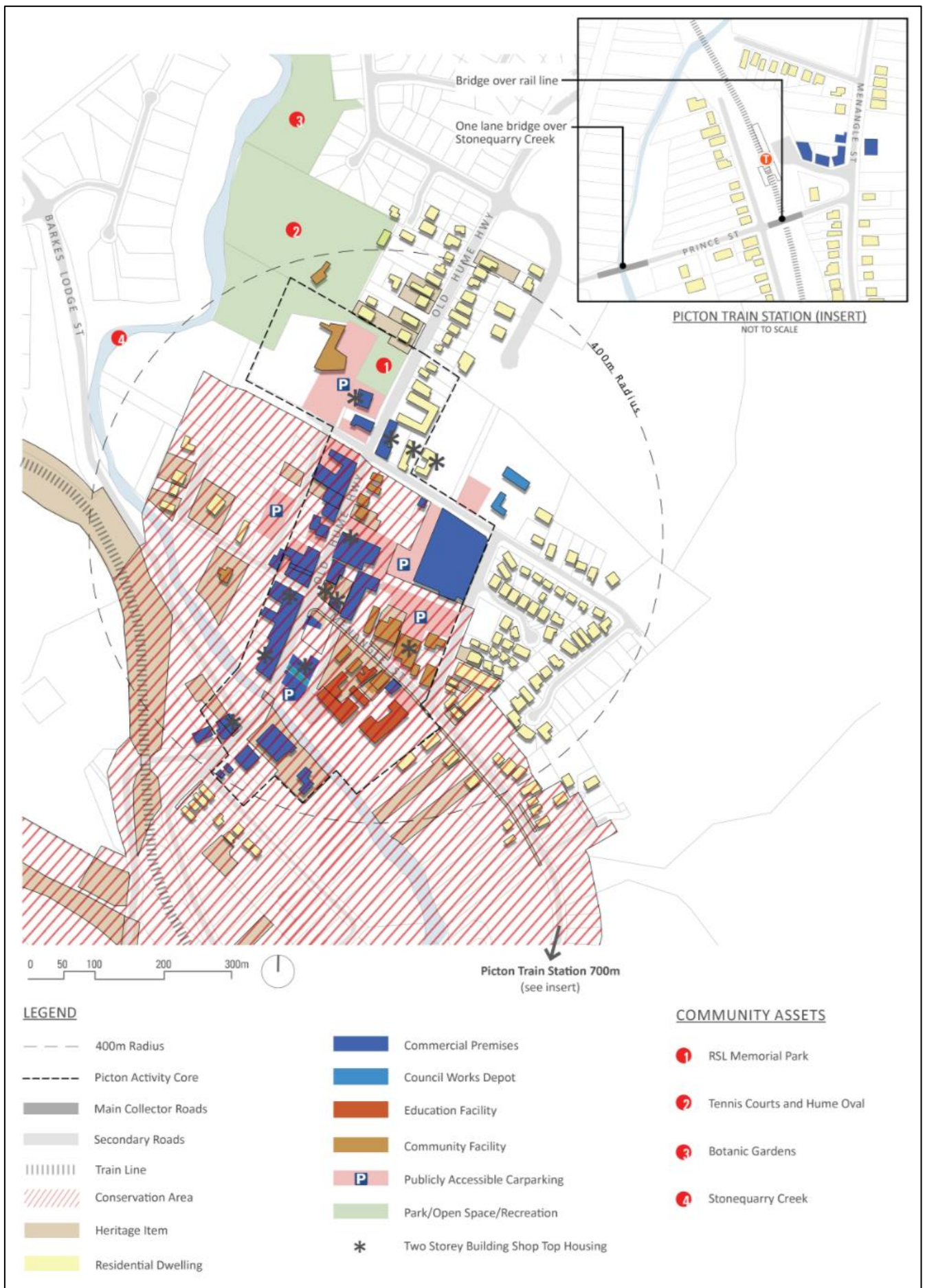


Figure 2-4 Urban Structure and Built Form for Picton Town Centre

2.10 Commercial Floor Space and Capacity for Growth

The Draft Towns and Villages Centres Study 2008 identified the following for Picton commercial land:

- A total of 18,250m² of commercial floor space (representing 33% of the total commercial floor space of the LGA).
- 2 supermarkets (4,550m²), 24 speciality food premises (2,850m²), 12 clothing shops (950m²), 11 personal services (950m²), 11 other speciality services, 5 bulky goods (1,150m²) and 24 'other' premises.
- Vacancy rate of 5.8% with vacancy concentrated in the Picton Mall equivalent to 500m² of commercial floor space.

The previous studies recommended a Discount Department Store (Kmart Big W or Target) be located in Picton to anchor future visitation and counter additional retail floor space anticipated in Tahmoor. The previous studies also recommended increasing the area of land zoned for commercial purposes as shown in **Figure 2-5**. These changes were included in WLEP 2011.

A large portion of the additional commercial zoned land in the town centre is owned by NSW Police and contains the Courthouse and police administrative buildings. This land is located at the south east corner of the intersection of Margaret Street and Argyle Street. The majority of this site is underutilised or vacant and used for parking.

Other areas of additional commercial zoned land are St Anthony's Church and School, the School of Arts Building and the Anglican Church and Pioneer Cemetery. None of these properties could be considered suitable to provide additional commercial floor space.

As recommended by the previous Centres studies a discount department store was installed in the Picton Mall to replace long term vacant speciality shops within the Mall.

Opportunities:

- > It is recommended that specific consultation be undertaken with NSW Police regarding their future intentions for land in their ownership as the site is an important element in the efficient use of commercial land in the town centre.
- > As referenced in **Section 4.1.1** of this Centres Study, it is recommended that Council consider making LEP amendments to increase opportunities in and adjoining the activity core for increased density of development and increased mix and diversity of land uses. The LEP amendments are to be informed by the investigations into increased building height. Redevelopment and additions and alterations to existing building stock for adaptable uses are a high priority to improve activity and vibrancy and accommodate a broader range of uses in the activity core and edges. Additional uses such as small scale professional suites and combined office/residence above ground floor commercial are to be encouraged.

2.11 Housing Within and at the Edges of the Centre

Picton has more shop top premises and shop top housing than any other centre in the LGA. Shop top housing is encouraged in this Study to optimise the use of commercial zoned land and enhance vitality and activity in the centre 24/7.

Housing at the edges of the centre is predominantly low density with some newer medium density development along Menangle Street and Colden Street.

Opportunities:

- > It is recommended that Council consider opportunities for LEP amendments that facilitate and encourage a greater mix of residential and commercial uses within and adjacent to the activity core. Combined with a new three storey height control and guidance on encouraging adaptable building forms there will be incentives for redevelopment to accommodate upper storey adaptable residential and non-residential floor space combinations. The flood risks through the town centre also discourage basement parking and additional building height and a greater mix of uses will assist in combining at grade parking within the built form.

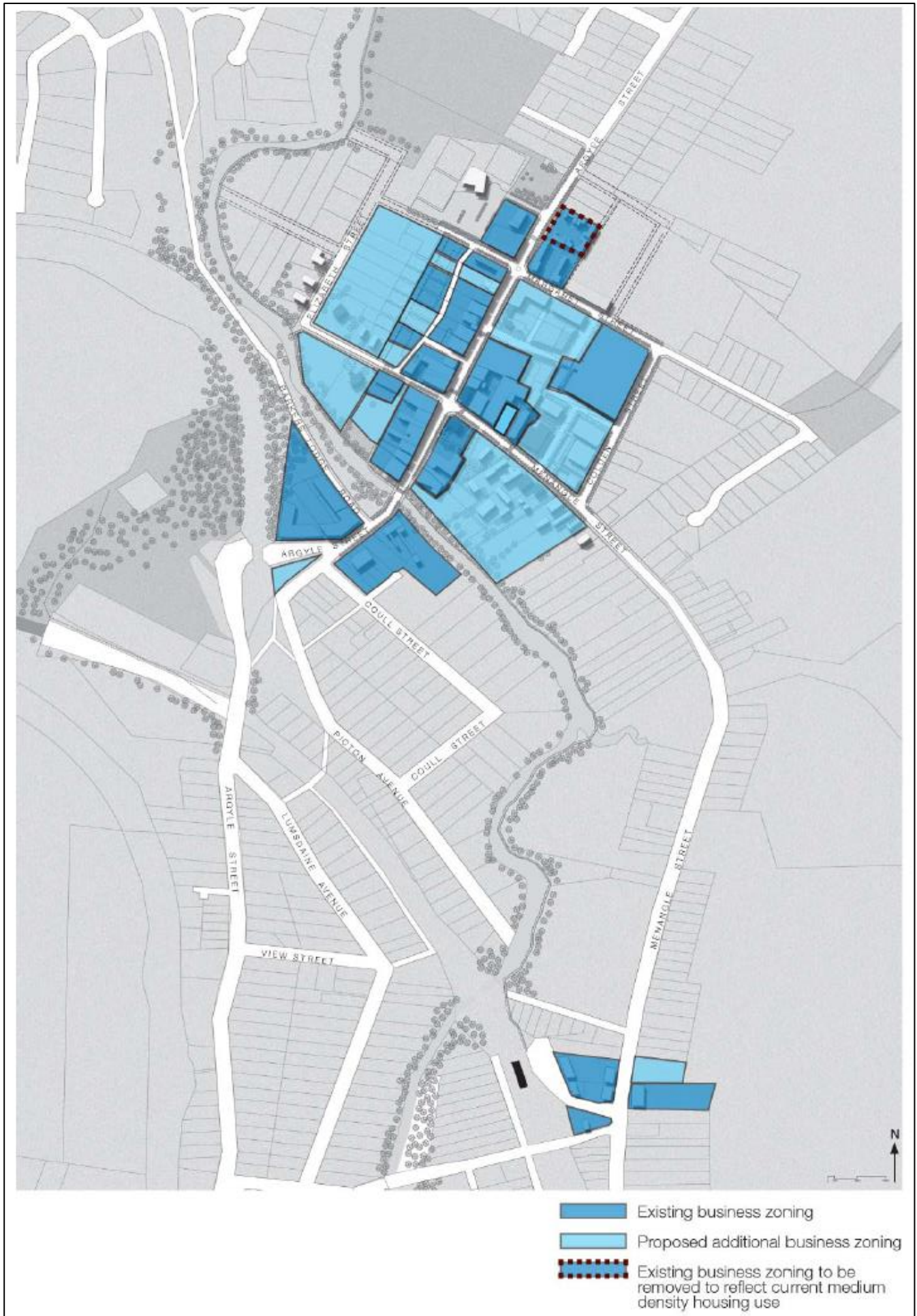


Figure 2-5 Changes to commercial zoning recommended from the Towns and Villages Centres Study 2008.

2.12 Access and Movement

Access and movement to and from the town centre (refer **Figure 2-6**) is influenced by:

- The major collector roads of Menangle Road, Remembrance Driveway (Argyle Street) and Barkers Lodge Road.
- Stonequarry Creek with a single crossing in the town centre over the Argyle Street bridge.
- The rail line with crossings at the 'Hole in the Wall' at Argyle Street/Remembrance Driveway and the Prince Street bridge and a pedestrian crossing off Picton Avenue.
- The steep hills surrounding the settlement.

The town is spatially separated from other settlements and the majority of people coming to Picton arrive by car. Large car parking areas visually dominate the streetscape at the edges of the town centre.

Within the commercial core, the town is compatible with walking. The street pattern is generally grid formation and the topography is flat to gently sloping. Commercial premises are clustered in Picton Mall or along the main street frontages with mostly continuous street frontages along Argyle Street.

There is a good network of pedestrian routes in a mostly pleasant setting and environment. There are some limitations created by traffic on the main streets of Menangle Street and Argyle Street with two pedestrian crossings and a signalised intersection in Argyle Street and a pedestrian crossing in Menangle Street. The recommended changes to traffic movements at the intersection of Menangle and Argyle Streets will simplify traffic flow and make pedestrian crossings easier and safer to use.

Picton railway station is approximately 1km south of the commercial centre. The pedestrian route connecting the station is along the main collector road of Menangle Road. There are 72 car parking spaces (including 6 disabled spaces) at the station. The station car park is close to capacity on typical weekdays.

The potential for a shared pathway corridor along Stonequarry Creek will create a more pleasant walking option between the train station and the commercial centre. The potential to rezone land in Webster Street for mixed uses will increase density of land use within walking distance of the station. Land to be considered for rezoning in Webster Street may be suited to tourism and accommodation uses enhancing the future use of the Stonequarry Creek corridor walk and walking tours of local heritage items as well as being close to the station and recreational spaces.

There are multiple bus routes running through Picton and linking to local settlements within the LGA as well as to Wollongong, Camden, Narellan, Campbelltown and The Oaks and Warragamba/Silverdale.

The WCCCP masterplan will facilitate improved pedestrian movement through the core block and integrates space for bus services along Colden Street in particular.

Heavy vehicle traffic must currently use the major collector roads in the activity core. There are investigations currently underway for a potential Picton Bypass to alleviate heavy vehicle traffic in particular. A bypass may also reduce the frequency of local visitation to Picton. However, the WCCCP will provide additional incentives for people to use Picton centre and potentially offset routine trip reductions with the attractions of the new community and entertainment facilities at the WCCCP.

Opportunities:

- > The recommendations in this report (refer **Section 0**) include future changes in land use that encourage walking and potentially increase density and variety of land uses within walking distance of Picton railway station.

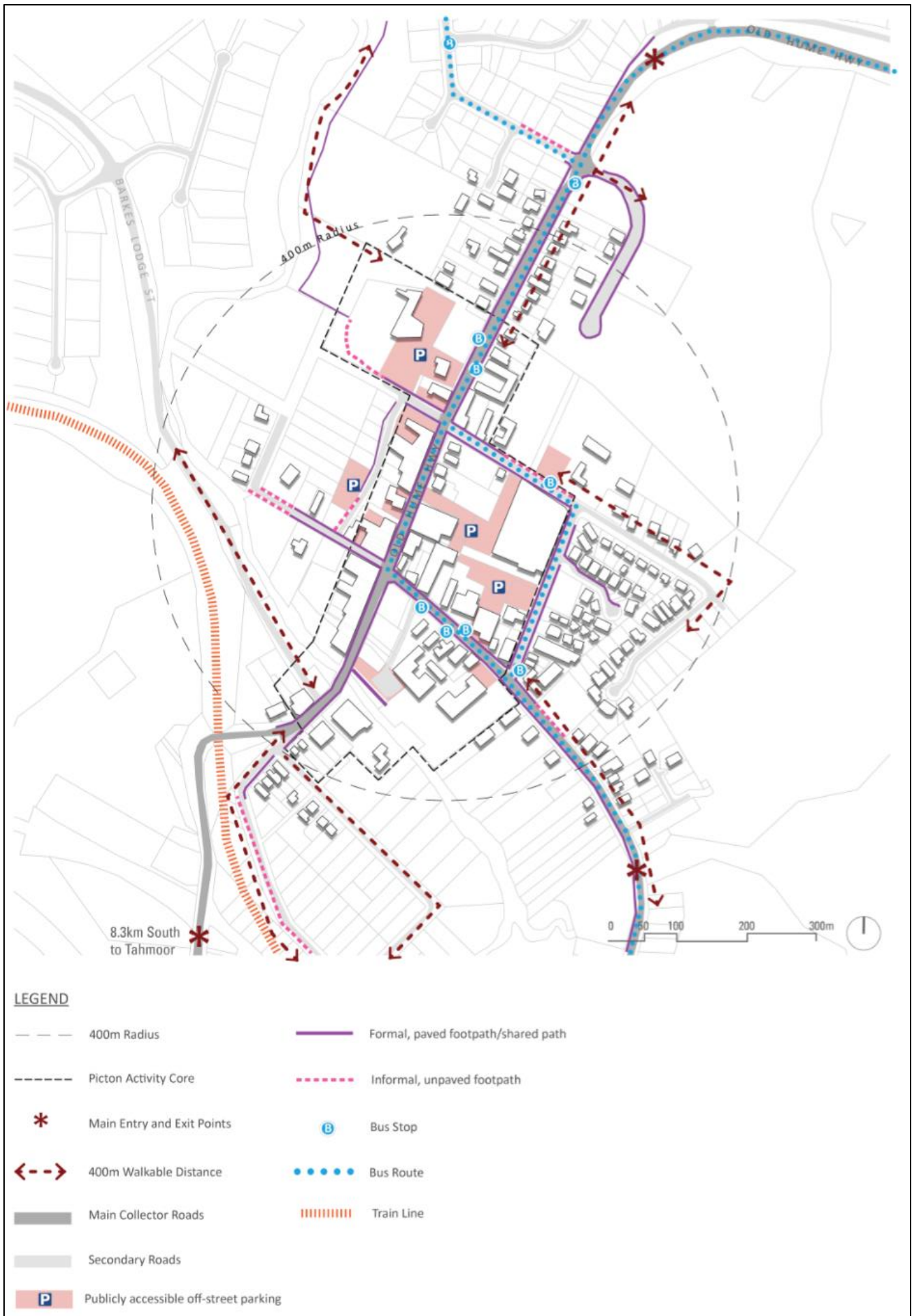


Figure 2-6 Access, Movement, Roads and Footpaths in Picton Centre

2.13 Street Appeal – Public Realm and Pedestrian Experience

Argyle Street south of Menangle Street is highly appealing for pedestrian movement with fine grained, interesting shop fronts, awnings and footpath widths that encourage pedestrians to take notice of shopfronts. The pedestrian footpath is also well connected to public car parking areas behind the shopfronts.

Menangle Street east of Argyle Street is broad and the larger buildings with civic function are set back from the street boundaries befitting of their scale and role. The front setbacks of these buildings allow for forecourt and formal entry porticos suitable for these buildings.

There is no pattern or consistency of street appeal for the remainder of Picton Centre.

Picton Mall presents a poor interface to Colden Street with large blank walls and a loading bay area. Speciality shops along the Margaret Street frontage of Picton Mall also demonstrate regular vacancies. The WCCCC is expected to encourage pedestrian activity along Manolis / Corbett Lane. Colden Street and Margaret Street will increasingly cater for vehicle traffic rather than pedestrians. The potential for additional building height along the Colden and Margaret Street frontages to Picton Mall may provide an opportunity to redevelop the eastern and northern edges of Picton Mall to provide adaptable building forms that better activate these streets.

Opportunities:

- > The pattern and design of facades in Argyle Street is recommended to continue north of Menangle Road. Additional controls in *Volume 5 Part 4 Section 4.5 'Picton'* of WDCP 2016 are recommended with input from a heritage architect and following recommendations from the Picton Place Plan.
- > Significant streetscape improvements can be achieved with redevelopment of western side of Argyle Street from Menangle Street intersection to the Memorial Park and for the dual frontages created by Walton Lane. Additional controls are recommended for inclusion in *Volume 5 Part 4 Section 4.5 'Picton'* of WDCP 2016 to address such redevelopment opportunities subject to the outcomes of the Picton Place Plan.
- > The sites containing the IGA supermarket, courthouse and police station could be improved with more efficient use of the land.
- > First floor and potentially second storey development is recommended to include balconies for natural surveillance and improved activity and interface with streets, as well as a sense of enclosure for the street.
- > All of the above opportunities can be further investigated with the Picton Place Plan.



Figure 2-7 Picton town centre street appeal assessment

3 Current Council Commitments to Works, Adopted Plans and Strategies

3.1 Objectives for Picton from Previous Centres Study

The Commercial Centres Study 2006 and the Towns and Villages Centres Study 2008 included the following objectives for Picton town centre:

- *To promote a viable core town centre area and strong local economy.*
- *To maintain and protect Picton's civic identity and historical character while promoting growth.*
- *To protect and conserve Picton's conservation, historical and natural values.*
- *To create an open space system which caters for and supports Picton.*
- *To promote accessibility to, from and within Picton, while maintaining its character.*

Previous studies created a sense of threat and competition between Picton and Tahmoor. The studies warned of potential economic decline if the two centres competed for the limited local household spending activity. The previous studies recommended Picton's role be distinguished from Tahmoor. Picton was recommended to develop as a tourist attraction, whilst retaining community and administrative functions to counter additional retail development anticipated at Tahmoor.

This Centres Study does not support the themes of competition and comparisons of total floor space. Instead this Centres Study focuses on overall improvements to the experience and quality of place specific to the context and setting of each Centre.

The Towns and Villages Centres Study 2006 made the following recommendations (in italics) for changes to Picton town centre:

"Council purchased land can be utilised to extend Walton Lane northward, to connect through to Margaret Street. This would provide parking and allow vehicular access to the rear of commercial and retail strip shops fronting Argyle Street"

Walton Lane has been constructed between Menangle Street west and Margaret Street. Parking areas are progressively being constructed by Council on the western side of Walton Lane. Only one commercial site fronting Argyle Street has been redeveloped to take advantage of the dual frontage.

"Formalise the street and car parking along both sides of the road in front of Picton Mall, connecting Manolis Lane and Margaret Street"

This has been completed.

"Reinforce the legibility of the main town streets (Argyle Street and Menangle Street), as well as create a visual connection between Picton Mall and Argyle Street through the following provisions:

- *Consistently spaced street tree planting;*
- *Consistent provision of footpaths within the town centre; and*
- *Ensure standardisation of the design, material and colour of pedestrian footpaths."*

Footpath connectivity is good and will be improved with the construction of the WCCCP. Street trees and awnings are recommended to replicate the design and layout of Argyle Street frontages south of the intersection with Menangle Street.

"Pedestrian linkages are to be established linking the town centre to Stonequarry Creek, through parking lots, laneways and St Anthony's Primary School. Pedestrian linkages through the school will not only provide another opportunity for connecting the town centre and Stonequarry Creek, but also increases the potential to utilise the school for civic purposes. This will encourage the incorporation of the school into the larger town centre;
Another pedestrian linkage is to be provided through the site on the southeast corner of Menangle Street and Argyle Street. The site is intended to be open space, with one small retail building to frame the space."

School security is not compatible with public access and community uses. This current Centres Study recommends public open space along the Stonequarry Creek corridor as identified in the Land Reserved for

Acquisition provisions of the WLEP 2011. Additional provisions are recommended in Volume 4 of WDCP 2016 for the future provision of additional through links to Menangle Street from Stonequarry Creek with the future redevelopment of land in the R3 Medium Density Residential zone fronting Menangle Street.

“Gateways into the town centre are located at the crossing of Argyle Street over Stonequarry Creek, the intersection of Menangle Street and Colden Street, and at the intersection of Argyle Street and Cliffe Street. These points should be enhanced to improve the gateway image to the town through the provision of:

- Clear, proper signage;*
- Orderly planting of street trees; and*
- Appropriate building design that strengthens the gateway qualities.”*

The George IV building is a suitable gateway building at Stonequarry Creek. The WCCCP buildings will provide a suitable gateway building at Colden Street. This current Centres Study does not support Cliffe Street as a northern gateway location for the commercial centre. It is recommended that land fronting Argyle Street and south of Regreme Road provide a mixed use precinct including existing heritage dwellings to create a transition in built form, use and density at the northern edge of the town.

“There is potential to further extend Elizabeth Street, Warrington Street and Margaret Street to the west of the centre, as well as subdividing two blocks within the town centre. However, this would be part of long term expansion of the town centre.”

This current Centres Study has identified sites for potential expansion of the commercial zoned land including land that is not subject to flooding.

“Create a new open space/town square within the block bounded by Menangle, Argyle, Colden and Margaret Streets.”

The WCCCP will achieve this.

*“Relocate Council Administration and Civic Buildings to the corner of Menangle and Colden Streets.
The Council Depot Site could possibly be considered for accommodating these uses”*

The WCCCP addresses this.

“New commercial lands to the west of Walton lane have potential for accommodating a discount department store (or similar) subject to flooding, access and design considerations.”

A Discount Department Store has been provided in Picton Mall.

3.2 WLEP 2011 Provisions

The zoning which applies to land in Picton town centre together with the recommended investigation areas for adaptable building typologies is shown in **Figure 3-1**.



Figure 3-1 Current Land Use Zoning for Picton town centre, with recommended investigation Area for 'Adaptable Typologies'

Opportunities:

- > It is recommended that Council's commitment to the Picton Place Plan include consideration of LEP amendments to increase commercial and mixed use floor space opportunities through increased density and increased building height as a large proportion of new commercial land created with WLEP 2011 could not be expected to deliver additional commercial floor space. Such lands are shown in **Figure 4-1**. The Picton Place Plan is recommended to investigate all of the following in greater detail:

Stonequarry Creek Corridor

Council has previously considered changes to land zoning between Stonequarry Creek and the Bowling Club with Draft LEP Amendment 'PP_2013_WOLLY_010_01 Stonequarry Commercial'. The proposal was discontinued due to flood affectation on the land.

It is recommended that Council consider a new LEP Amendment for land extending along the Stonequarry Creek corridor from the Bowling Club and the western end of Cliffe Street following the creek through to Coull Street and through to Webster Street. This land is recommended for review in light of the findings of Stonequarry Creek (Picton) Floodplain Risk Management Study and because the current Zone RU4 Primary Production Small Lots and Zone IN2 Light Industrial is not appropriate. The potential LEP amendment should consider incentives and opportunities for redevelopment of parts of the site that also have the potential to deliver compensatory earthworks to address flooding and the continuity of the public recreation link between the Botanic Gardens and the town activity core through to Victoria Park.

The enhancement of the Stonequarry Creek corridor also provides incentives for redevelopment of land with dual frontage to the creek and Menangle Street as enhanced outlooks and connectivity to existing and future public realm.

Stonequarry Creek corridor is potentially an outstanding community asset linking to the existing high quality public space of the Botanic Gardens and Racecourse Creek shared pathway.

Webster Street LEP Amendment

It is recommended that Council consider amending WLEP 2011 to encourage a mix of residential and non-residential/commercial uses on land in Webster Street. The land is not flood affected, is adjacent to the railway station and Victoria Oval, is within walking distance of the commercial centre and is potentially suited to tourist related commercial and accommodation uses being adjacent to the future Stonequarry Creek. An appropriate mix of future uses would complement the activity core and the existing hub at the railway station and encourage walking between the station and activity core and opportunities to use the Stonequarry Creek corridor.

Land Between RSL Memorial Park and Regreme Road

Flooding constraints are expected to limit the development potential of land along Stonequarry Creek for additional residential and commercial floor space. It is recommended that Council consider amending WLEP 2011 to encourage redevelopment of land bounded by Argyle Street, RSL Memorial Park and Regreme Road for a wider variety of uses at higher density. This land has frontages to Argyle Street and Hume Oval. It is within relatively flat walking distance to high quality public open space and the commercial centre. Land use provisions that enhance mixed uses and higher density would allow an appropriate mix of future uses to contribute to the growth of the activity core within a limited overall settlement footprint and a form of development that transitions between the Activity core and residential land.

Height of Buildings Control to be increased to permit 3 Storeys

It is recommended that the height of buildings control of 9m be reconsidered to facilitate three storey development in places where the building height will not detract from the heritage value and significance of certain heritage buildings. This will require detailed analysis by a heritage architect.

East Picton

Council has also resolved to support the Planning Proposal application for East Picton being 'PP_2013_WOLLY_002_02' for the rezoning of land north and east of the current urban footprint of Picton. The draft Planning Proposal is on hold primarily awaiting the confirmation from Sydney Water as to the availability of additional capacity at Picton STP. The LSPS commits to resolving the capacity constraints at Picton STP in the short term. This Centres Study reinforces support for Council to continue working with Sydney Water to prioritise upgrades to wastewater treatment capacity.

- > Land along the eastern side of Stonequarry Creek between the bridge in Argyle Street and the viaduct has been identified for future public open space as indicated in the LEP maps for 'Land Reserved for Acquisition' and land currently in Zone RE1 Public Open Space (see **Figure 3-1** and **Figure 4-1**). This corridor has the potential to become a regionally significant recreation space and tourist attraction linking many heritage items, including the spectacular viaduct and the quaint Stonequarry swimming pool. It will also activate and add value to the creek corridor and provide incentive for redevelopment of lots in the R3 zone with dual frontage to Stonequarry Creek and Menangle Street, subject to flooding constraints.

3.3 WDCP 2016 Provisions

'Volume 1 Section 6.4' of WDCP 2016 contains provisions specific to the heritage conservation area of Picton. It contains adequate objectives and controls to protect and enhance the heritage items and their context and setting within the heritage and landscape conservation areas and identifies precincts with specific characteristics to be enhanced with new development.

Opportunities:

- > Implement changes to *Volume 5 Part 4 Section 4.5 'Picton'* of WDCP 2016 to achieve the fine-grained shop fronts and awnings, address streetscape improvements, incorporate balconies and provide additional through links to Menangle Street from the open space corridor along Stonequarry Creek. This can be further investigated with Picton Place Plan.

3.4 Council's Current Commitments

The Contributions Plan identifies the following works for Picton centre:

- District library as part of WCCCP
- Multi purposes floor space as part of WCCCP
- New civic space connected to library
- Car parking in Picton Walton Lane and Margaret Street
- Remembrance Driveway Picton to Tahmoor intersection upgrade
- Cycle and pedestrian pathway Picton to Tahmoor \$1.48 mil
- Stonequarry Creek Picton Pathway \$392,000 and Stonequarry Creek Corridor works \$2.36 mil

The CSP commits to the following actions relevant to Picton town centre:

- Picton Botanic Garden Precinct master planning
- Picton centre master plan for business and employment areas and medium density residential areas

4 Summary of Opportunities

4.1.1 Opportunities for LEP Changes

- > Whilst Sydney Water is undertaking works to increase capacity of the STP it is recommended Council undertake detailed investigations into the potential for creating new public open space, flood mitigation works, commercial and mixed use development capacity through rezoning land in and adjacent to the commercial centre. This can be addressed in the upcoming Picton Place Plan. Such lands are shown in **Figure 4-1** and comprise:
 - Stonequarry Creek corridor from Cliffe Street through to Coull Street the replace Zone RU4 and Zone IN2 with more appropriate zones that could facilitate flood mitigation works, public recreation space and other activities which give some incentive to offset the costs of mitigation works. Potential future uses need to be identified in consultation with suitably qualified flood engineers and hydrologists.
 - land in Webster Street to encourage a mix of uses and a higher density of development. The land is not flood affected, is adjacent to the railway station and Victoria Oval, is within walking distance of the commercial centre and is potentially suited to tourist related commercial and accommodation uses being adjacent to the future Stonequarry Creek
 - Land bounded by Argyle Street, RSL Memorial Park and Regreme Road to encourage a mix of uses and a higher density of development. This land has frontages to Argyle Street and Hume Oval. It is within relatively flat walking distance to high quality public open space and the commercial centre.
- > Reconsider the height of buildings control of 9m within WLEP 2011 to facilitate three storey development in places where the building height will not detract from the heritage value and significance of certain heritage buildings. This will require detailed analysis by a heritage architect.

4.1.2 Opportunities for DCP Changes

- > Implement changes to *Volume 5 Part 4 Section 4.5 'Picton'* of WDCP 2016 subject to the findings of the Picton Place Plan to:
 - Achieve the fine-grained shop fronts and awnings to the footpath along additional street fronts specifically north of Menangle Road along Argyle Street – not just those identified in the current key sites. This will require input from a heritage architect.
 - Address streetscape improvements which could be achieved with redevelopment of the western side of Argyle Street from Menangle Street north to the Memorial Park and for the dual frontages created by Walton Lane.
 - Encourage balconies for first floor and potentially second storey development for natural surveillance, improved activity and interface with streets, as well as a sense of enclosure for the street.
 - Provide additional through links to Menangle Street from the open space corridor along Stonequarry Creek with the future redevelopment of land in the R3 Medium Density Residential zone fronting Menangle Street.

4.1.3 Opportunities for Future Council Programs

- > Footpath connectivity in the town centre is good and will be improved with the construction of the WCCCP. Street trees and awnings are recommended to replicate the design and layout of Argyle Street frontages south of the intersection with Menangle Street.
- > It is recommended that specific consultation be undertaken with NSW Police regarding their future intentions for land in their ownership in Picton, which contains the Courthouse and police administrative buildings, as such land is an important element in the efficient use of commercial land in the town centre.
- > Consider including a heritage information and interpretation trail in the future public open space corridor along Stonequarry Creek.
- > Include information on primary production activities such as the sales yards at Victoria Park in public art works and visitor information along walking trails to Stonequarry and Racecourse Creeks.

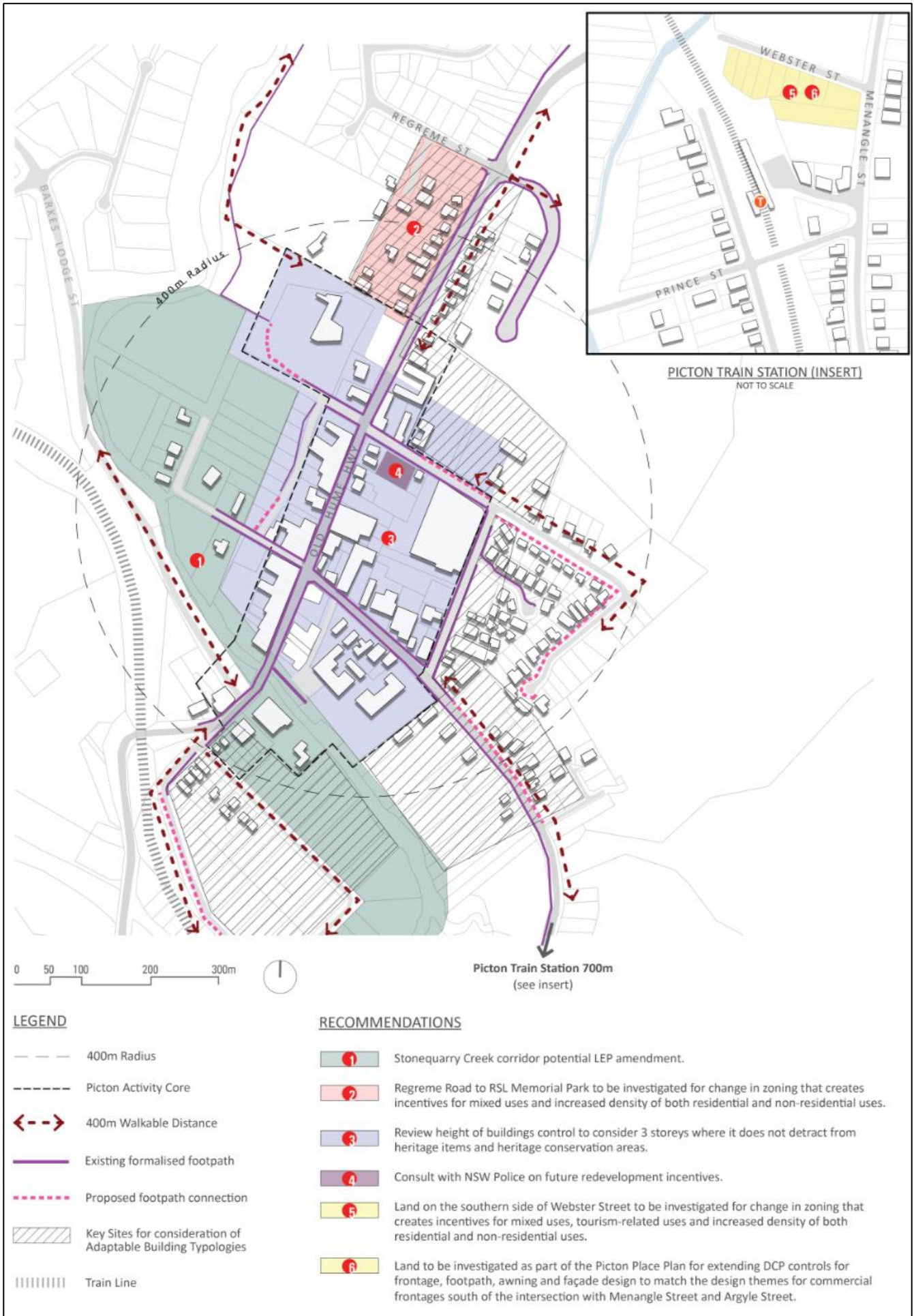


Figure 4-1 Structure Plan for Picton Town Centre