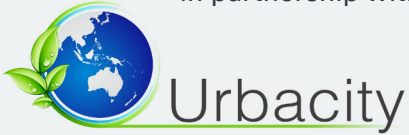




in partnership with



YANDERRA CENTRE DETAILED REPORT

DECEMBER 2020



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1 Yanderra

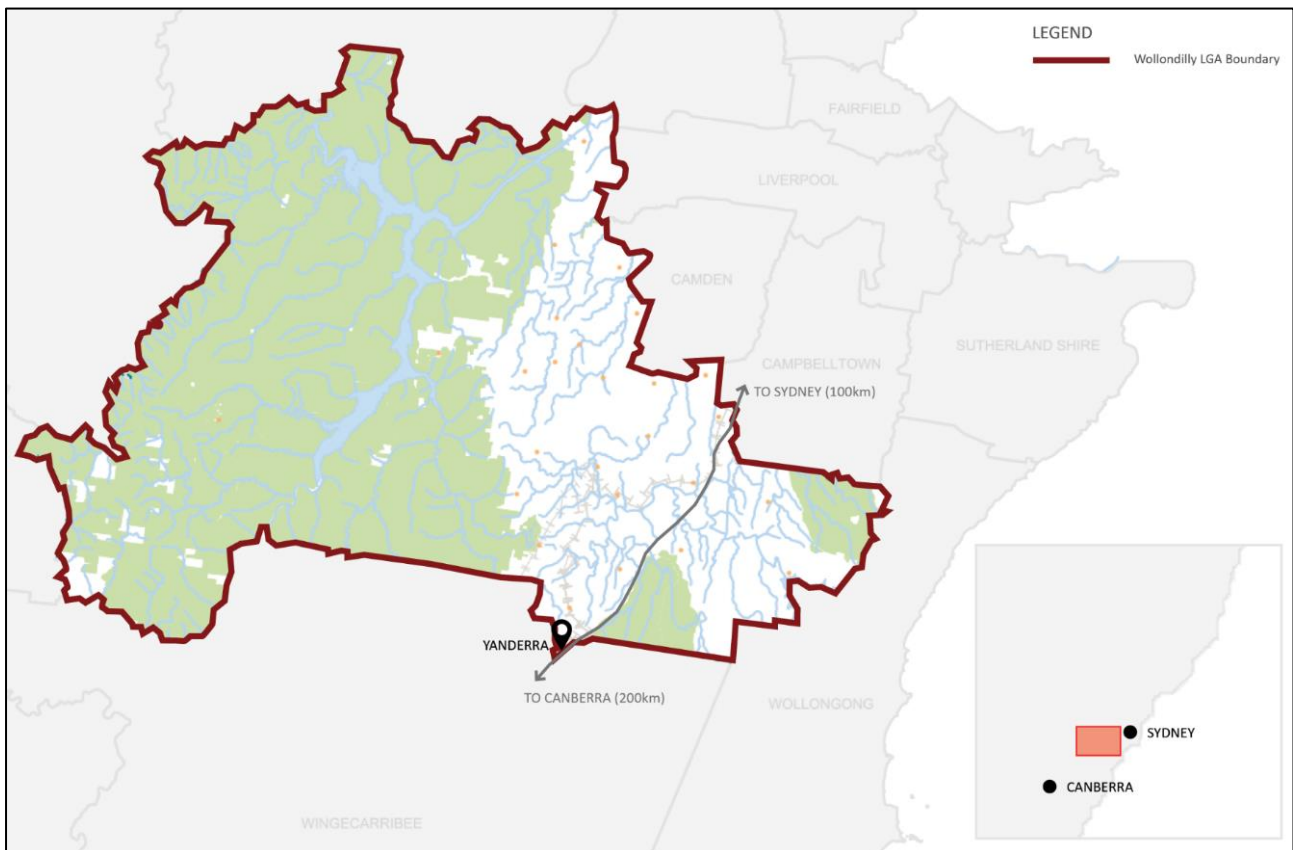


Figure 1-1 Yanderra locality map.

1.1 Yanderra Hamlet, Activity Core and Edges

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

Population	2016 Census	661	Increase of 112
	2041 Projection	773	
Centre Typology	LSPS: Smaller Centre		Centres Study: Hamlet
Centre Functions	Limited local convenience (single shop)		
Centre Special Features	Single shop Onsite parking and frontage suitable for outdoor eating		
Edges	None		
Future focus	Enhance the public realm interface of the existing neighbourhood shop		

Yanderra has a single neighbourhood shop on a single commercial zoned allotment. It is located on the edge of the Yanderra residential settlement on the main collector road connecting Yanderra to Bargo, as shown in **Figure 3-1**. The shop is a takeaway food and drink premises with some convenience items for sale.

Yanderra settlement is a small cluster of residential lots with a primary school. The settlement is surrounded by bushland. The settlement will not increase in size. It does not have a role in servicing or supporting other settlements. Residents of Yanderra are likely to visit Bargo and Tahmoor for daily and weekly grocery needs. The only means of access between Yanderra and other centres is by car.

1.2 Yanderra in the LSPS

The LSPS commits to investigating the potential for a Local Character Statement to apply to Yanderra.

2 Centre Appraisal and Opportunities

2.1 History

There are no heritage items in Yanderra settlement.

2.2 Primary Production Influences

There are small scale primary production properties east and north east of Yanderra.

2.3 Natural, Cultural, Community and Scenic Assets

Upper Nepean State Conservation Area

The Upper Nepean State Conservation Area is located south east of Yanderra and includes Nepean and Avon Dams. The dams are accessible by car from Yanderra and include walks, picnic and recreation facilities and impressive views of the dam infrastructure and waterways.

Bargo River State Conservation Area and Bargo State Conservation Area

Located to the west and south west of Yanderra these conservation areas include a variety of bushwalks and natural areas.

2.4 Infrastructure and Utilities

Yanderra is not connected to reticulated potable water or sewer services. These essential services are required before any further intensification of development or rezoning can be considered.

2.5 Special and Regular Community Events and Activities

The commercial site is not suitable in size, layout of connectivity with other public open space for formal community events or activities.

2.6 Community

2.6.1 Who uses the shop and why?

The shop is used by Yanderra locals for takeaway and café food and minor convenience items.

2.6.2 PlaceScore Engagement Survey

The PlaceScore Engagement survey amalgamated responses from residents in Yanderra with those from Tahmoor, Bargo, Buxton and Pheasants Nest. The responses to the PlaceScore survey are not likely to be entirely representative of the interests of Yanderra residents. They are summarised as follows:

- > The Yanderra neighbourhood shop is a locally owned and operated business which is an attribute highly valued by the community.
- > Locals value neighbourhood spirit and a sense of familiarity
- > Residents noted the lack of evening entertainment, lack of local employment and lack of public investment as matters of concern.

2.7 Land Uses, Open Spaces and Community Services and Facilities

The single convenience and take away food shop is surrounded by low density residential dwellings. The shop has had significant periods of vacancy over its history.

The primary school and park is approximately 500m walking distance from the shop. The Rural Fire Service (RFS) station is approximately 40m south east of the shop and there is a public payphone at the RFS site. The land use mix is not expected to change until reticulated sewer and water services are connected.

The settlement is walkable. The school, park and shops are suited to the scale of the settlement.

Neighbourhood shops, home businesses, home occupations and home industries are all uses permitted uses on residential zoned land in Yanderra.

Given the finite scale of the settlement and the flexibility of existing permitted land uses there is no need to change land use zoning provisions for Yanderra.

2.8 Urban Structure and Built Form

The streets follow a basic grid pattern and the local topography is flat. Yanderra settlement is easy to navigate by car, walking and cycling. Formal kerb and gutter and footpath are only provided to the frontages of the primary school.

The existing shop is single storey. Two storey development is permitted. The shop is sited at the rear of the site behind an onsite parking area with capacity for 10 cars including one (1) space suitable for people with a disability. The amount of on-site parking is likely to be excessive to the demand for parking. There is also capacity to park on-street.

2.9 Commercial Floor Space and Capacity for Growth

The Commercial Centres Study 2006 and the Towns and Villages Study 2008 identified the following for Yanderra commercial land:

A single lot of 1,000m² with commercial land use zoning

A single neighbourhood shop with commercial floor space of approximately 200m²

The shop was vacant between the 2006 and 2008 studies.

There has been no change in commercial zoned land or commercial floor space since 2006. The neighbourhood shop is currently operational and provides take away food and drink and limited daily convenience items.

Opportunities:

- > There is capacity within the existing planning controls to add commercial floor space or shop top housing.

2.10 Housing Within and at the Edges of the Centre

Yanderra is a low density residential settlement of finite capacity and density due to bushfire risk and no reticulated water and sewer services.

2.11 Access and Movement

The low volumes of traffic, grid pattern of streets and flat topography make walking and cycling appropriate within the Yanderra settlement. The only means of connection to other localities, however is by car along a collector road network. Bargo is approximately 5km north east by road.

Bus routes 911 connects Yanderra to Bargo and Picton and Route 912 travels from Yanderra via Buxton and Thirlmere to Picton with one outbound and one inbound service per day Monday to Saturday.

Opportunity:

Share pathway connection to Bargo could be investigated as the terrain is relatively flat and could be delivered by way of a marked, on-carriageway route.

2.12 Street Appeal – Public Realm and Pedestrian Experience

The single shop, which is set back behind a large car parking area, stands out in the streetscape with A-frame signs, signs at the front boundary and a pole sign. The building does not address the street. There is an outdoor seating area at the front boundary beneath two large gum trees indirectly addressing the Old Hume Highway.

There is no formal footpath area. Separate 'in' and 'out' driveways intersect the continuity of the public footpath. There is however clear sight distance and infrequent pedestrian traffic. This arrangement is therefore not detrimental to safe pedestrian movement.

Opportunities:

- > Incorporate incentives in Volume 5 Part 4 '*Controls for Specific Locations*' of Wollondilly Development Control Plan (WDCP) 2016 to reduce onsite parking in return for increasing and upgrading the outdoor seating area at the front boundary of the commercial site to provide a space for locals to gather informally. Opportunities for formalising on-street parking could be explored instead. Council may wish to assist the owner install a more attractive structure as a casual outdoor dining feature under the gum trees.

3 Current Commitments to Works, Adopted Plans and Strategies

3.1 Previous Centres Studies

The previous Commercial Centres Study 2006 and the Towns and Villages Centres Study 2008 identified the following objectives for Yanderra:

- *To activate and promote a viable neighbourhood centre along Remembrance Driveway*
- *To maintain Yanderra's local character, built form and heritage*
- *To enhance the use and enjoyment of open space through landscape design*
- *To improve access to, from and within Yanderra.*

The previous studies recommended footpath treatments and street tree planting along the street connecting the single commercial site to the school.

Opportunities:

This current Centres Study does not recommend street tree planting as Yanderra is subject to bushfire risk.

3.2 WLEP 2011 Provisions

The zoning which applies to land in Yanderra centre is shown in **Figure 3-1**. There is no expansion of the urban footprint and no significant infill growth in Yanderra settlement. Yanderra is not required to support residents of other localities. There will be no demand for an increase in the area of land zoned for commercial purposes.

3.3 WDCP 2016 Provisions

As above, incentives in the DCP are recommended to reduce onsite parking and increase the landscaped outdoor seating and eating area.

3.4 Council's Current Commitments

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



Figure 3-1 Current Land Use Zoning for Yanderra under WLEP 2011 and Recommended Areas for Consideration of Adaptable Building Typologies

4 Summary of Opportunities

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

- > Amend Volume 5 Part 4 '*Controls for Specific Locations*' in WDCP 2016 to include an incentive for any redevelopment of the commercial site in Yanderra to reduce onsite parking provision in return for increasing the landscaped area and outdoor seating area at the front boundary of the site suitable for outdoor eating and seating.

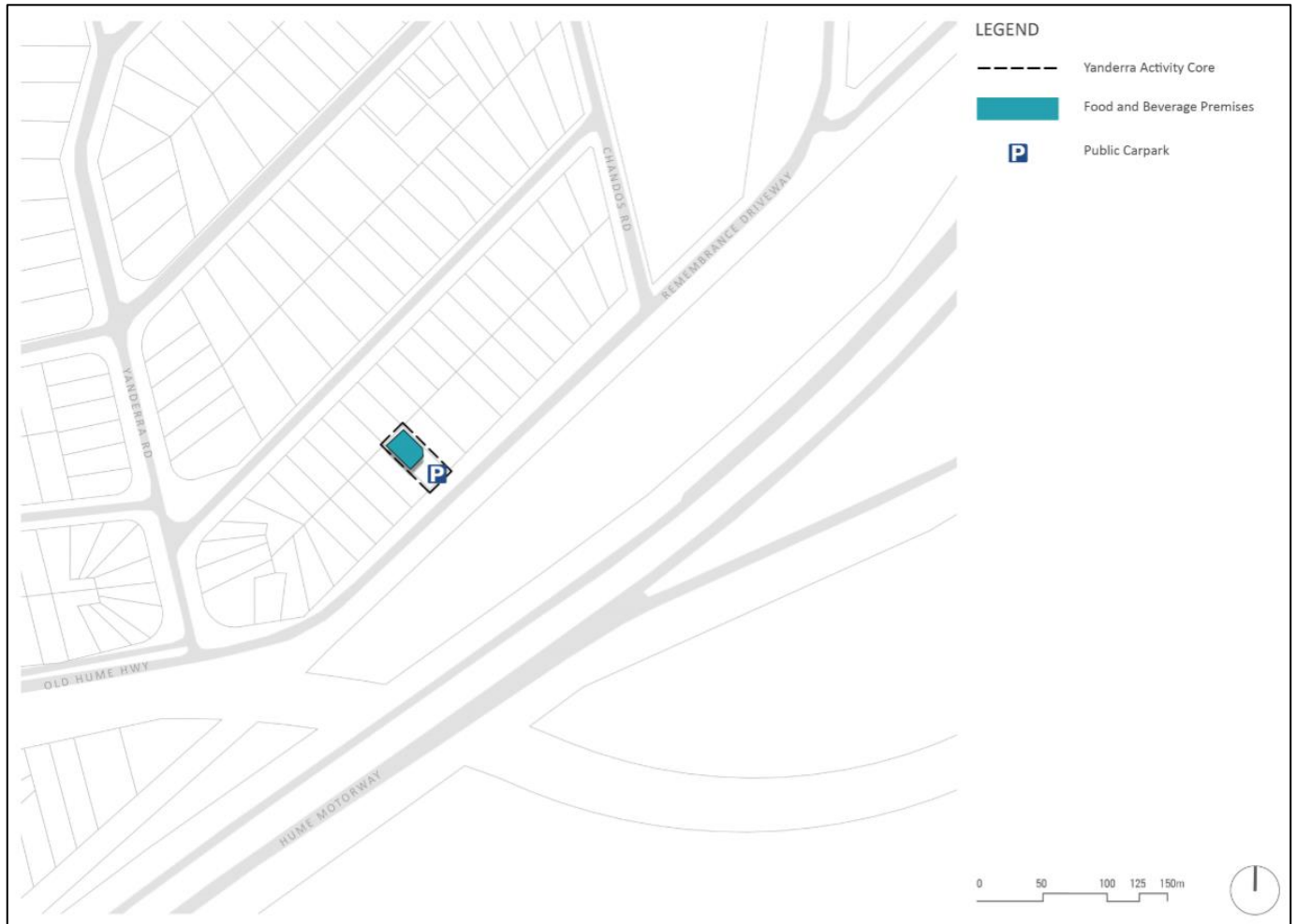


Figure 4-1 Structure Plan for Yanderra.