

P I C T O N
P L A C E P L A N

PART B
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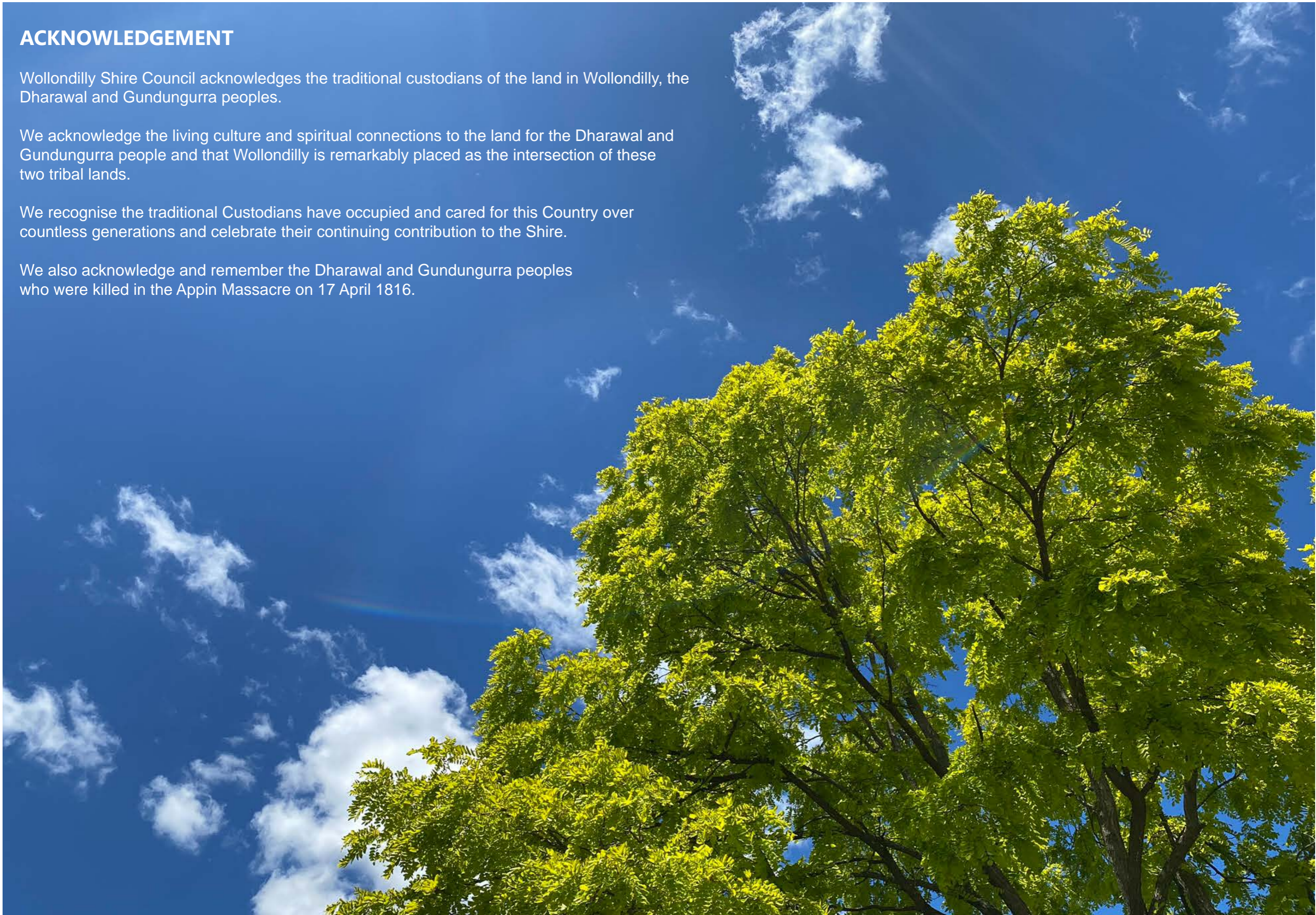
ACKNOWLEDGEMENT

Wollondilly Shire Council acknowledges the traditional custodians of the land in Wollondilly, the Dharawal and Gundungurra peoples.

We acknowledge the living culture and spiritual connections to the land for the Dharawal and Gundungurra people and that Wollondilly is remarkably placed as the intersection of these two 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 Dharawal and Gundungurra peoples who were killed in the Appin Massacre on 17 April 1816.



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Report prepared by:

ARTSCAPE®

PO Box 3459 Tuggerah NSW 2259
T 02 4388 3409 E info@artscapeconsulting.com.au W www.artscapeconsulting.com.au

In collaboration with The Design Partnership.

Disclaimer - This report has been prepared based on the information supplied by the Client and investigations undertaken by ARTSCAPE and other consultants. Recommendations are based on professional judgement and whilst every effort has been taken to provide accurate advice, the Client should be aware that Council, Government Agencies and other regulatory bodies may not concur with the recommendations within this report. The preparation of this report does not guarantee approval of any application.

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PART B: SECTION 1

“Goals give us purpose. We must ask ourselves - Why are we doing this and what are we trying to achieve? Answering those questions will give us a clear goal. A project could have a number of goals or a series of projects could share a common goal. In fact, shared goals can help transform a place faster.”

”



WHAT IS A PLACE PLAN?

The Picton Place Plan identifies a range of projects and opportunities – some projects will be big while others will be small. Regardless of the scale or complexity of the projects, we are building towards a common end goal. The purpose of this Place Plan is identify that end goal and look for ways to achieve it.

WHAT IS A PLACE PLAN?

Before trying to define a Place Plan, it's fundamental to be clear about what a 'place' actually is. We can't turn to textbooks or a definitive rule that applies everywhere. Places vary by country and by culture; by geography and land use and by historical evolutions. A place may be a town, a suburb, building, park or even an intersection. In other words, a place is whatever we decide it is. It will be marked by certain features - sometimes unique – sometimes not. But no matter where it is, it's someplace that we want locals and visitors to regard as special.

The concept of 'human culture' evolved approximately 70,000 years ago. After the creation of culture, our history began – first with art and pictograms, then structures and later with writing. With that perspective of time we can recognize the complex, intricate and beautiful mess of our towns and cities.

It is easy to assume that places just magically spring into existence – fully and perfectly formed. In reality, they evolve over time. Therefore it is critical for us to understand that Picton's Place Plan can in no way guarantee a particular outcome. This is because there is no universal rule book. There is no step by step process that tells humans what to build next, in what order and in what color or materials. Just as in life, nature selects the things that work – while passing over the less successful.

The purpose of a Place Plan is to recognise when a place lacks an essential ingredient, and take steps to add the missing elements. This means we need to stop and ask questions, and be quick to recognise when a place is starting to work, while another area is lagging behind.

The ideas and proposals in this Place Plan are there to steer and encourage. It allows for this evolutionary process to proceed, by adding in ideas, projects, new developments, art and events. It encourages a complex web of life in the town and creates a framework of opportunities that will allow Picton to evolve in its own way.

RULES OF THE PLACE PLAN

Although designed as a flexible process, the Place Plan does have a few rules. Rules can be restrictive however, some rules are important to ensure that we get the most from the Place Plan.

Rule 1: All projects need a Goal.

Goals give us purpose. We must ask ourselves - Why are we doing this and what are we trying to achieve? Answering those questions will give us a clear goal. A project could have a number of goals or a series of projects could share a common goal. In fact, shared goals can help transform a place faster.

Rule 2: Test, Test and Test again.

When implementing a project, establishing a Baseline at the outset is important. It is then critical to follow up with testing - either during the project or at its conclusion (if it has one). This helps you identify whether the project has been successful or if it needs some tweaking. This means a series of Baseline metrics and goal focused metrics are needed. These metrics are best identified at the beginning of a project.

Rule 3: Its okay to make mistakes....but you have to learn from them.

Place Planning and Placemaking is a process that acknowledges that its okay to make mistakes. In fact, mistakes are important. They allow us to see what works and what doesn't. It's how we grow as people - and our towns and cities are exactly the same. But mistakes become a problem when we don't learn from them. We need to use what we have learnt and harness that knowledge to improve and grow.

Rule 4: Council and the community need to work together.

The Place Plan can be delivered by both Council and the Community. There are projects that can only be delivered by Council while there are projects that can only be delivered by the Community. Opportunities for cross overs and co-delivery are encouraged and supported.

WHY DO WE NEED A PLACE PLAN?

A Place Plan is a guiding document that helps Council and the Community work together to re imagine Picton.

The Place Plan takes the documents, strategies, plans and reports previously prepared for the Wollondilly Shire and Picton and overlays new expectations and constraints identified in 2021. In fact there are over 15 documents that have informed this Plan. It also incorporates projects that are currently underway, to ensure they align. For instance, the Picton Community, Cultural and Civic Precinct, is a game changing project for the town and will ensure the Shire's government services remain in Picton while building a cultural base layer for the region. Together, we use that information to identify a series of projects that can be delivered by Council and the Community.

The Place Plan creates a shared goal and vision for the town. This helps us understand what we are trying to achieve and why. Most importantly, the plan gives Council and the Community a framework to deliver projects.

PLACE PLANNING IN THE AGE OF COVID

COVID-19, also known as the 'Corona Virus' is a pandemic that resulted in lockdowns and social distancing measures during 2020 and into 2021. Lockdowns included strict rules on how, when and where people could gather in public spaces and in their homes. Community engagement for this project was undertaken while COVID restrictions were in place which required other methods to connect and engage.

COVID-19 has changed the way we live and interact. This means we need to use other methods to activate our towns in the short term. Some of these measures may also become permanent as we don't know the true impact of the virus.

The projects contained within this document range from short and immediate term projects through to longer term projects. Many of these projects may not be appropriate while social distancing measures are in place however, they have been provided for the future. It is important to note that this is a flexible and adaptable plan. We encourage Council and the community to transform the ideas shown in this document into COVID safe spaces, events and activities which will activate the town.

THE PLACE PLAN PROCESS

Place Planning can result in a lot of change and change can be scary. However, change is important to keep a town relevant and fulfill its role for the region, its locals and visitors.

This process is about finding the right balance between the past, the present and the future. Towns across the world are at different stages of life and each stage warrants a different approach. Acknowledging the life cycle of a town is the first step in developing strategies.

There are generally four (4) stages to the life cycle of a town.

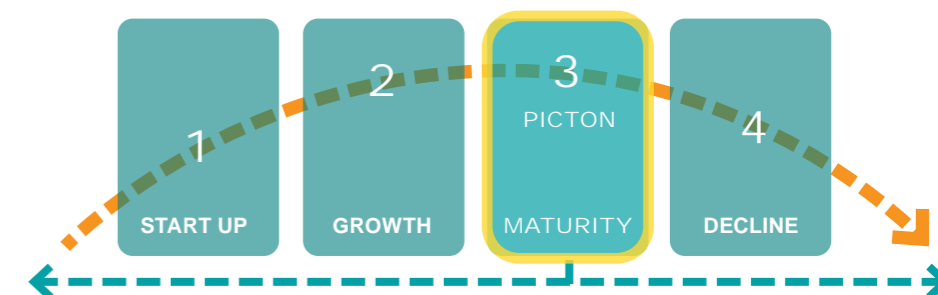


Figure 1: Linear lifecycle of a town

Often the lifecycle of a town is shown as a linear graph (Figure 1). This assumes a town 'dies' at the end of the Decline Stage. Right now, Picton could be considered in its Mature stage. It has a clear purpose and role within the Shire. However, with the formation of the Western City District Plan 2056 and the development of Wilton, Picton's role and function is likely to evolve. To avoid sending the town into a decline phase, it is important to re imagine its role and function into the future.

In Place Planning, we are not comfortable with lineal approaches to a town's life cycle. That is why we approach Place Planning with a circular approach, that sees the town in a constant state of evolution and renewal (Figure 2).

PLACE EVOLUTION PROCESS

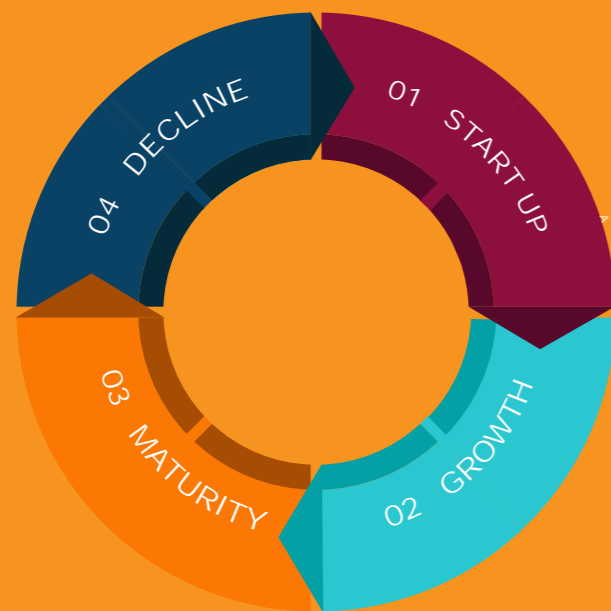


Figure 2: Circular lifecycle of a town: Reinvention of a Town

Towns which undergo change are an opportunity for reinvention. Place Planning looks at the lifecycle of a town in a different way. It is a continuous circle that sees the town move through various stages of renewal. So right now, despite being an old town with a long history, it has the opportunity to reinvent itself. One of the key aspects is helping the town determine its new story as it doesn't have to be the same as what has come before.

The purpose of this Place Plan is to identify the vision for Picton into the future by creating a framework that allows for a new stage of growth.

*To achieve this, the Place Plan uses the **Place Evolution Process**. The process allows for both Council and the Community to implement a range of projects - from quick, small scale and do-able projects through to significant infrastructure projects.*



SEEDING PROJECTS (short term)

Tests a new idea or opportunity. A Seeding Project is the first step in the a place changing project.



ESTABLISHING PROJECTS (medium term)

Develops a Seeding Project and seeks to make it permanent. It may build upon an existing project.



MATURE PROJECTS (long term)

The final step of an evolving project and seeks to makes the transformation permanent.

PART B: SECTION 2

“
Today, Picton is at an important cross road - quite literally in its case. The role of Picton into the future is evolving and the purpose of this Plan is to help identify what that role could be.
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INTRODUCTION

Picton is an historic town located in the Wollondilly Shire Local Government Area (LGA), 90 minutes south of Sydney CBD. The town is uniquely formed and sited. Its terrain, movement network and industry directly informing Picton's urban morphology.

Today, Picton is at an important cross road - quite literally in its case. The role of Picton in the future is evolving and the purpose of this Plan is to help identify what that role could be. Picton has long been the LGA's administrative centre and this role is proposed to remain with the construction of the new Community, Cultural and Civic Precinct (CCCP or The Precinct). The new town centre of Wilton will change the dynamics of the Shire so it's vital that Picton continues to be seen as the 'special' place for local culture. There is no doubt that Wilton will be shiny and new – but it is this difference that works in Picton's favor.

Picton continues to be resilient. It has faced fire and flood and succeeded. It has faced the disruptions of COVID-19 and continues to thrive. Being better prepared to face the future of changing urbanism by building on the town's cultural and historical strengths and by carefully maintaining the best of what it has, will ensure Picton continues as the heart and soul of the Wollondilly.

Unlike most other towns and villages in the Wollondilly Shire, Picton nestles comfortably in the shelter of its own little valley. Formed ages past by Stonequarry Creek and the many other small waterways, that add upstream flow to the Nepean River, the valley highlands peek over the roofs and streetscapes in all directions. This third dimension to the landscape provides not only appealing vistas, but a sense of privacy, comfort and safety. In many ways, Picton's hills are the walls of the town's private enclosed garden. Within this private sanctuary, Picton is able to differentiate itself from other towns and villages in flatter parts in the Shire. Argyle Street has a lovely selection of classical and vintage buildings that add to the peaceful rural ambiance and exude an understated sophistication in its street views. All the ingredients of a classical walled garden – or '*hortus conclusus*' are right there now. Building on this concept will enhance the town's reputation further and further.

AN EVOLUTIONARY APPROACH

The Place Plan takes a evolutionary approach to Picton and its next stages of life. An evolutionary approach, recognises that it takes time for a town to transform into its desired form and character. In particular, it takes time for people to accept the new norm. An evolutionary process, sets a vision and goals and identifies the steps to achieve them. This means each place and project can move at its own pace, shedding and adding key ingredients along the way.

In November 2020, ARTSCAPE, in conjunction with The Design Partnership, were engaged to prepare this Place Plan for Picton. The intent of the Place Plan is to establish a clear direction for the evolution of the town based on the extensive work undertaken over the past three years by Wollondilly Shire Council. The Plan draws on the recommendations for a wide range of urban transformations, new places and spaces, projects, activations and events which have undergone community engagement.

Lets get started...

STRUCTURE OF THE PLACE PLAN

The Picton Place Plan is composed of two documents. Part A Findings Report presents the Background Findings and Analysis. Part B presents the Place Plan Framework which includes recommendations and possible projects.

Within this document, Part B, there are four (4) sections, as described below.

PART A : FINDINGS REPORT:

The Background and Analysis provides an understanding of Picton and the previous studies that inform the Place Plan.

PART B : SECTION 1 : INTRODUCTION

Introduces the Picton Place Plan Framework and the Picton Progression Process.

PART B : SECTION 2 : PLACE FRAMEWORK

The Place Framework presents the Vision, Principles and Goals. The Urban Framework and Precincts further explain Picton's structure.

PART B : SECTION 3 : IMPLEMENTATION

Provides an understanding of how projects could be implemented in Picton by Council and the community.

PART B : SECTION 4 : PICTON PROGRESSION

This section provides a range of recommendations and projects for Picton to help deliver the town's Vision.

PICTON IN A NUTSHELL



THE HEART OF THE SHIRE

Picton is the Shire's main town with a population of 4,816 people (2016 census) and land area of 5,300m²



ADMINISTRATIVE HUB



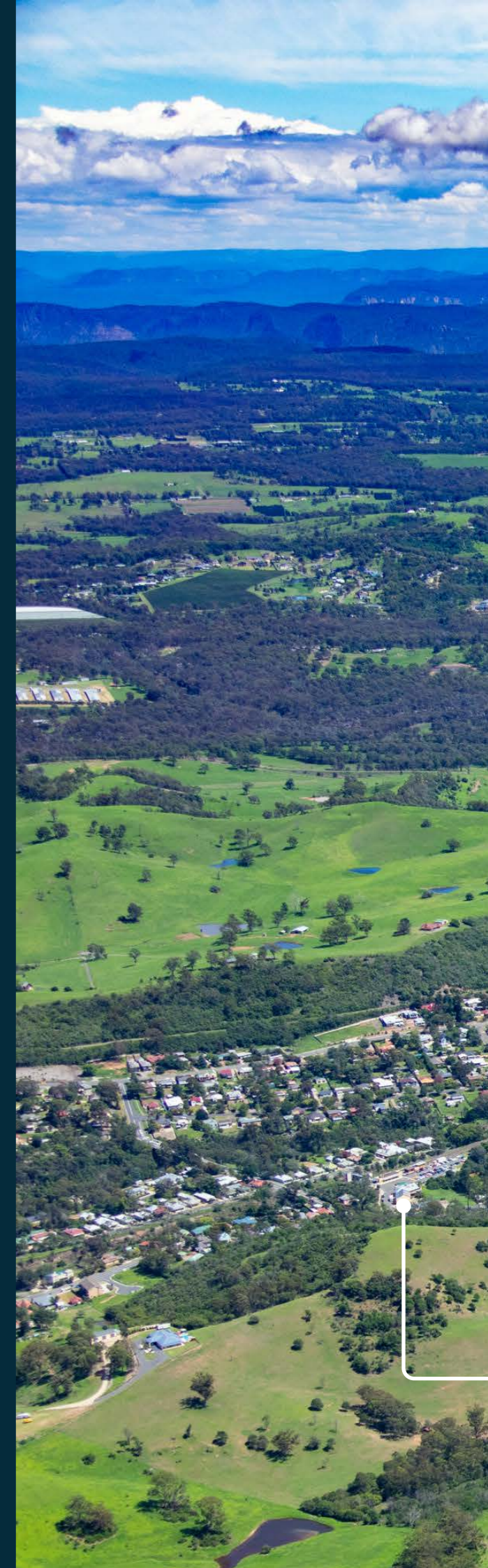
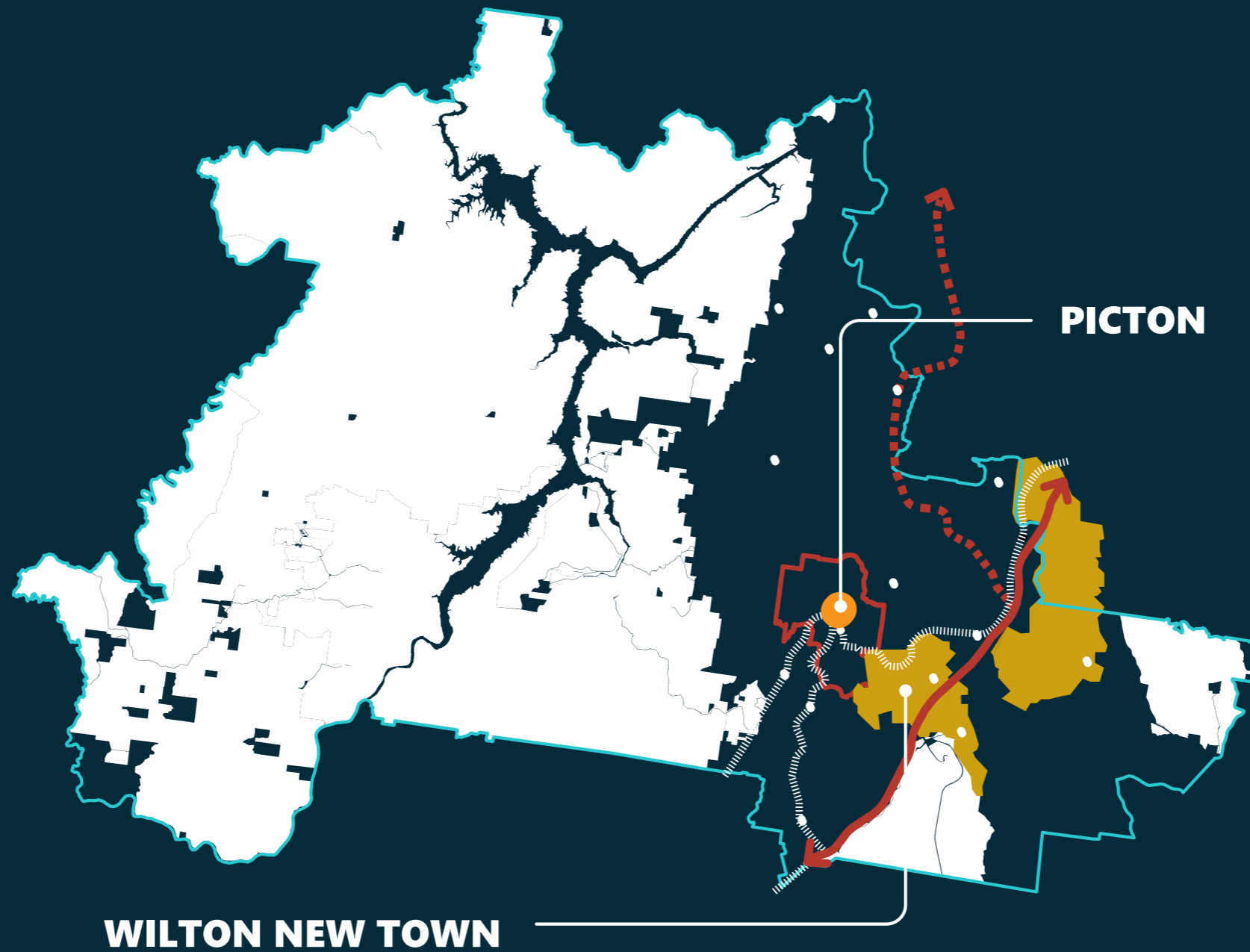
CULTURAL & COMMUNITY HUB



LIVING GARDEN DESTINATION OPEN SPACE



BY PASS FOR A BETTER FUTURE





TOWN CENTRE

STONEQUARRY CREEK

RACECOURSE CREEK

VAULT HILL

PICTON TRAIN STATION

REMEMBRANCE DRIVEWAY

PART B: SECTION 3

“

Within this private sanctuary, Picton is able to differentiate itself from other towns and villages in flatter parts in the Shire. Argyle Street has a lovely selection of classical and vintage buildings that add to the peaceful rural ambiance and exude an understated sophistication in the street views

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PLACE PLAN FRAMEWORK

By defining the Place Framework we can demonstrate the proposed intent of Picton without getting caught up in too much detail.

It makes it easier for Council and the Community to see what parts will evolve over time and how they fit together into the Picton Puzzle.

WHAT IS A PLACE FRAMEWORK?

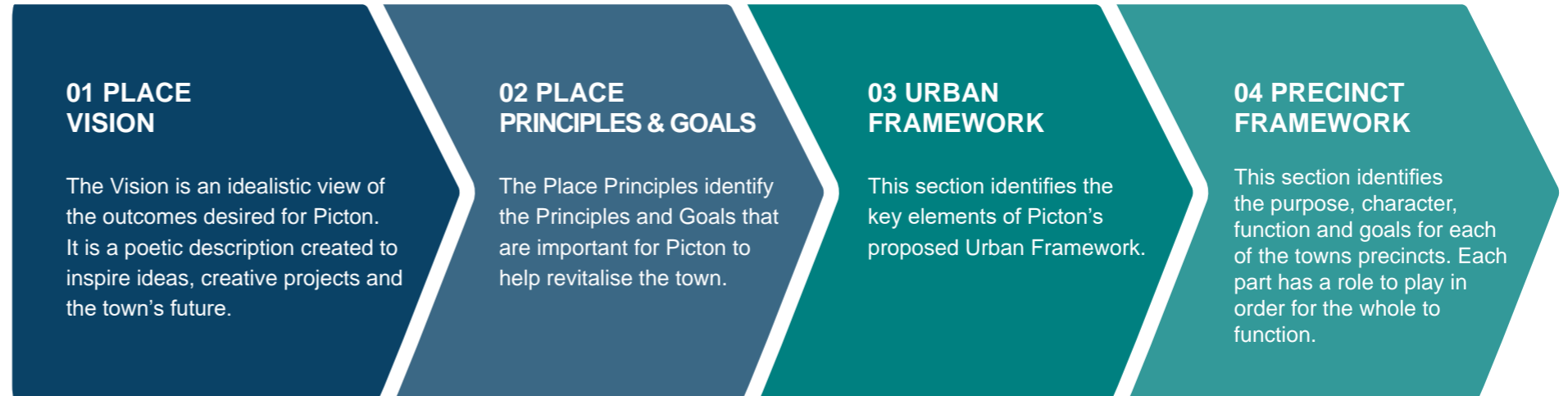
At the core of the Place Plan is the Place Framework. The framework provides the structure and direction for the Place Approach. More importantly it provides a framework for future projects not yet imagined - this allows for a consistent approach and reduces the chance of ad-hoc results.

The Place Framework builds upon the themes identified in Part A Findings Report which were developed from existing studies, engagement and Place Analysis. The purpose of the Place Framework is to establish a hierarchy of ideas and opportunities for Picton starting out with a simple Vision through to place specific Place Principles.

The goal of the Place Framework is to put forward a structure that allows for continued discussion and the integration of the Place Principles into future projects.

The Place Plan Framework comprises four (4) layers:

PLACE FRAMEWORK





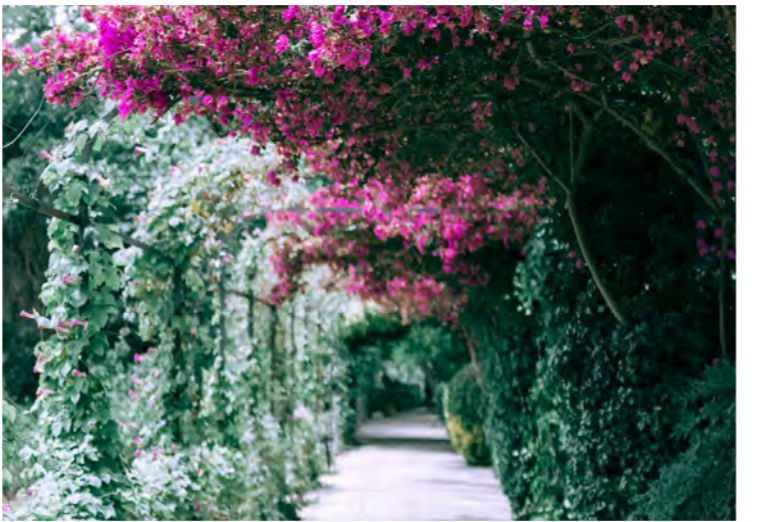
GREEN ART



BLEND OF OLD & NEW



EVENING ACTIVITY



GREEN LAYERS



FLEXIBLE WORKING



ACTIVE LANES



VISIBLE CREATIVITY



VISION

*Picton – Where a beautiful township continues to flourish within a **living garden**.*

*Where a **resilient, connected** community acknowledges and expresses a proud history of its first people, pioneers and architecture.*

Where an inspiring future springs from the best of what was, what is - and what's to come.

PLACE PRINCIPLES FOR PICTON

**BETTER
CONNECTIONS**

**LIVING
GARDEN**

RESILIENCE

**A WEB OF
THINGS
TO DO**

PRINCIPLE 1: BETTER CONNECTIONS

What does **Better Connections** mean for Picton and what is a connection?

Connections are the way that people and spaces interact and are linked. Connections can be visual, physical, social and digital.

Better or new Connections for Picton was a consistent theme identified in previous studies and past and recent engagement.

KEY GOALS FOR PICTON

GOAL 1: CONNECTING GREEN SPACES TO FORM A LINKED GARDEN.

GOAL 2: CARS ON THE EDGE - PEOPLE AT THE HEART

GOAL 3: A WELL CONNECTED ACCESSIBLE TOWN CENTRE

GOAL 4: CONNECTING THE TOWN CENTRE AND THE STATION

GOAL 5: A TOWN CONNECTED TO ITS PAST AND ADDING NEW LAYERS FOR ITS FUTURE

GOAL 6: CONNECTING PEOPLE & BUSINESSES DIGITALLY

IMPLEMENTATION OPTIONS FOR PICTON

GOAL 1: CONNECTING GREEN SPACES TO FORM A LINKED GARDEN

- Establish Picton Parklands as a continuous connected garden - from Picton Sportsground to Picton Station.
- Extend green fingers to connect Picton Parklands with key destinations, public space and the town's Village Green.
- Investigate opportunities for a pedestrian path under the Picton Bridge to improve the connection between North and South Picton Parklands.
- Develop visual and physical connections with Stonequarry Creek through new footpaths and pedestrian bridges.
- Establish a cyclepath network to encourage alternative means of movement within Picton and to neighbouring towns.
- Establish connections between key sporting hubs - north and south of the Town Centre.
- Develop green laneways and through site links to thread the natural environment through the Town Centre.

GOAL 2: CARS AT THE EDGE - PEOPLE AT THE HEART

- Establish parking hubs outside the Town Centre for events and shows to reduce traffic impacts which reduce the amenity of the Town Centre. Use shuttle services during events and on weekends to connect with destination locations.
- Establish new parking areas along the edge of the Town Centre to maximise land use which is less constrained. Connect with footpaths, signage and lighting.
- Prioritise accessible parking within the Town Centre Core.
- Develop a network of laneways to connect parking areas to key destinations.
- Upgrade footpaths to a suitable width to allow for social distancing, prams and older people.

GOAL 3: A WELL CONNECTED ACCESSIBLE TOWN CENTRE

- Connect the 'islands' of Picton through new footpaths, pedestrian bridges, wayfinding signage and lighting.
- Create new laneways that result in a more permeable Town Centre Core and improve connections between Argyle Street, Menangle Street, parking hubs and the Picton Parklands.

- Establish scenic lookouts to create new destinations for Picton. The lookouts will require new pathways and wayfinding signage.
- Provide wayfinding signage to improve legibility of Picton, its parklands and destinations.

GOAL 4: A TOWN CONNECTED TO ITS STATION

- Improve connections to the Station through new footpaths and wayfinding signage.
- Develop interpretive information for the State Significant Heritage items to celebrate their history. Establish the items as key destinations on the Picton Parklands South Walk.

GOAL 5: A TOWN CONNECTED TO ITS PAST AND ADDING NEW LAYERS FOR ITS FUTURE

- Bring the town's history and stories to life through public art, community projects, events, signage and digital publications.
- Establish the State Significant Heritage items (Railway Viaduct, Picton Station and Victoria Bridge) as destinations.
- Establish a new heritage trail that is integrated into the Picton Parklands, Community, Cultural and Civic Precinct and key heritage buildings.
- Tell stories - through art and events - about the town's recent history to show that history is composed of a series of layers and not a single snapshot of time.
- Develop new built form and landscape character for Picton that responds to flood constraints, adds new layers to the town's history and creates a point of difference to Wilton.

GOAL 6: CONNECTING PEOPLE & BUSINESS DIGITALLY

- Use the Innovation Hub (located at the Old Post Office) as a resource hub to help people improve their digital footprint.
- Engage and collaborate with the Indigenous community.
- Collaborate with the community and local organisations such as the Chamber of Commerce for resilience planning.
- Establish a mentorship program for existing and new businesses in the Innovation Hub. Establish the Innovation Hub as a space to meet, connect and get help.
- Develop programs that help the community improve their digital understanding - to increase their connection to the digital community with a goal of reducing digital isolation.

PLACE PLAN FRAMEWORK: PLACE PRINCIPLES & GOALS

PRINCIPLE 2: LIVING GARDEN

Picton is a town set on the valley floor, protected and framed by its hills. These hills act as walls, enclosing and containing the town and its parklands. Its edges define the town and must be protected as they make Picton a unique place to live and visit.

Picton will have an equal balance of open space and urban space. It is a Living Garden that is tamed and set apart from the rural and wilder natural parks at its doorstep.

KEY GOALS FOR PICTON

GOAL 1: ESTABLISH PICTON PARKLANDS AS THE GREEN HEART OF THE TOWN

GOAL 2: ENHANCE AND EXPAND ACTIVE AND PASSIVE OPEN SPACE

GOAL 3: ESTABLISH PICTON AS AN OPEN SPACE DESTINATION

GOAL 4: CREATE PLACES FOR PLAY AND PLACES FOR RESPITE AND ESCAPE

GOAL 5: ESTABLISH DISTINCT GATEWAYS INTO PICTON THAT DELINEATE THE TOWN FROM RURAL CURTILAGE

GOAL 6: CREATE A HEALTHIER PICTON

IMPLEMENTATION OPTIONS FOR PICTON

GOAL 1: ESTABLISH PICTON PARKLANDS AS THE HEART OF THE TOWN

- Connect all parts of the Town Centre to the Picton Parklands.
- Establish an Identity Framework for Picton that incorporates the Living Garden / 'Enclosed Garden' as a visual identity in built form, art, signage and events.
- Connect the 'Town Square' and the proposed 'Village Square' (in association with the CCCP) to the Picton Parklands.
- Integrate nature into the streets and lanes of Picton.
- Investigate opportunities for a pedestrian path under the Picton Bridge to improve the connection between North and South Picton Parklands.

GOAL 2: ENHANCE AND EXPAND ACTIVE AND PASSIVE OPEN SPACE

- Expand the Picton Parklands to extend from Picton Sportsground in the north to Picton Station and Victoria Park in the south.
- Establish Picton Parklands as a continuous parkland that includes active and passive open space.
- Establish a cycleway within the Picton Parklands that connects the town, north and south.
- Provide upgraded or new public amenities (toilets) at accessible locations along the Parkland trail.

GOAL 3: ESTABLISH PICTON AS AN OPEN SPACE DESTINATION

- Establish a lookout at Vault Hill with strong physical and visual links to the town.
- Establish a lookout near the Mushroom Tunnel with strong links to the town.
- Establish key destinations and micro destinations that connect the Picton Parkland network with the Town Centre.
- Develop and implement a wayfinding and interpretive signage system to direct locals and visitors to the Parklands.
- Establish a Tree Trail that is developed from existing trees and future new trees.
- Provide new and upgraded public amenities (toilets) within the Parklands.

GOAL 4: CREATE PLACES FOR PLAY AND PLACES FOR RESPITE AND ESCAPE

- Upgrade existing playgrounds within Picton.
- Encourage the completion of the privately owned 'Town Square' that removes the ambiguity of the space, creates a space for respite away from the busy road and provides more dining opportunities.
- Connect play spaces to key open spaces and cycle trails to establish them as mini destinations.
- Provide a range of spatial types that include quiet spaces and active spaces.
- Use building setbacks to provide cafe and restaurant spaces setback from the street.
- Encourage cafes and restaurants in laneways,

GOAL 5: ESTABLISH DISTINCT GATEWAYS INTO PICTON THAT DELINEATE TOWN FROM RURAL CURTILAGE

- Establish Gateways at the four entry points into Picton.
- Develop sub gateway markers such as the entries into the Town Centre.
- Develop wayfinding signage and interpretive signage that is themed and consistent with Gateway signage.
- Develop a unique signage system for the Picton Parklands and Tree Trail.

GOAL 6: CREATE A HEALTHIER PICTON

- By Pass Picton to reduce traffic and heavy vehicles from the Town Centre which reduces its amenity.
- Create spaces that allow the town to breath away from Argyle Street.
- Use the development of new laneways to improve the CCCP to connect with the natural landscape and main streets.
- Provide clean and safe public amenities which include accessible access.
- Create spaces for respite along pathways such as Menangle Street. Include facilities such as seats, water fountains and shade in the form of trees and shelters.

PRINCIPLE 3: RESILIENCE

A resilient Picton is a town with realistic self appraisal - a town that understands its constraints and needs. This pragmatic view of the town is overlaid with an optimistic view of how to turn the towns limits into possibilities. Resulting in a site specific built form character and the best use of its land to create a unique home and destination for the community.

KEY GOALS FOR PICTON

GOAL 1: DEVELOP A RESILIENT PICTON

GOAL 2: ACKNOWLEDGE THE CONSTRAINTS OF THE TOWN AND EMBRACE THEM - CONVERT TO OPPORTUNITIES

GOAL 3: PLAN FOR THE FUTURE

GOAL 4: SECURE A VISUAL IDENTITY FOR PICTON

GOAL 5: MAINTAIN A VISUAL CONNECTION BETWEEN THE TOWN, THE NATURAL ENVIRONMENT & KEY HERITAGE ITEMS

GOAL 6: MAINTAIN A FINE GRAIN

IMPLEMENTATION OPTIONS FOR PICTON

GOAL 1: DEVELOP RESILIENT BUILTFORM

- Plan, design and construct a resilient town through built form, spatial planning and material selection - to allow the town to recover quickly from natural events.
- Develop parking on constrained land to maximise unconstrained land for productive uses such as commercial, retail and housing.
- Undertake architectural feasibility studies to test floor levels, height and development intensification areas.
- Protect and expand the urban canopy for heat mitigation. Select materials and design spaces to improve the comfort of public and private spaces.

GOAL 2: ACKNOWLEDGE THE CONSTRAINTS OF THE TOWN AND EMBRACE THEM - CONVERT TO OPPORTUNITIES

- Recognise Stonequarry Creek as an asset in association with the Picton Parklands. Develop the creek corridor into a destination.
- Establish a built form typology that reflects the natural constraints and convert into a new unique character.
- Establish landmark destinations such as lookouts that allow locals and visitors to appreciate the natural beauty of the town - expressing the Living Garden / Enclosed Garden concept.
- Maintain natural assets as a key priority, including the creek corridor and the Picton Hills. Recognise the 'limits' of Picton (as defined by its rural curtilage) are valuable, unique and contributes to its sense of place.
- Establish an interpretation and information system - both physical and digital - to highlight Picton's assets. Assets include the natural environment and heritage items.

GOAL 3: PLAN FOR THE FUTURE

- Establish a system that requires all new development to master plan and consider future development on adjoining land.
- Develop a 3D virtual model of Picton that is used to assess Development Applications, test new ideas and document completed projects.
- Support the mental and physical wellbeing of the community to manage natural events.
- Provide clear and easy to understand information on flooding controls with regard to new development.

- Establish a Toolkit to assist the community undertake new developments and Place based projects. Council and community processes should align to ensure consistency.
- Improve community flood education and awareness through digital and face to face mechanisms. Use the Innovation Hub as a base for information.
- Investigate a mechanism for a sinking fund for the acquisition of inappropriately located or severely impacted flood affected developments. Repurpose land for open space.
- Develop a Commercial Fitout Resilience Program to encourage new businesses to consider flood mitigation strategies in the design, construction and material use of their premises.
- Integrate sustainability measures into new and existing built form to improve the health, viability and operations of buildings and public spaces.

GOAL 4: SECURE A VISUAL IDENTITY FOR PICTON

- Develop and implement an Identity Framework that is used for public domain and creative projects such as signage, public art, paving motifs, banners and street furniture.

GOAL 5: MAINTAIN A VISUAL CONNECTION BETWEEN THE TOWN, THE NATURAL ENVIRONMENT & KEY HERITAGE ITEMS

- Maintain view lines from Argyle Street to Vault Hill where practical. Establish view lines from Argyle Street and Menangle Street to Stonequarry Creek.
- Protect views of the Post Office building (corner of Argyle and Menangle Street) from key locations where practical.

GOAL 6: MAINTAIN A FINE GRAIN

- Maintain the fine grain in architectural form and articulation to continue existing architectural character and facilitate the creation of laneways and block connectivity.
- Limit the larger block developments to the Town Centre Core (which includes the CCCP and the existing shopping centre). Break down larger structures with smaller elements, a mix of materials and varying setbacks.
- Break down the blocks to create new pedestrian laneways and through site links to create a more permeable Town Centre.
- Connect the CCCP and the Shopping Centre to Argyle Street and Menangle street through public art and activations.

PLACE PLAN FRAMEWORK: PLACE PRINCIPLES & GOALS

PRINCIPLE 4: A WEB OF THINGS TO DO

Picton will be known as a place with many things to do for both the community and its visitors. The town will develop an evening economy over time with the support of Council.

KEY GOALS FOR PICTON

GOAL 1: ENSURE ART AND CULTURE IS 'VISIBLE' IN THE PUBLIC DOMAIN

GOAL 2: DEVELOP AN EVENING ECONOMY

GOAL 3: DEVELOP A NETWORK OF ANCHORS AND DESTINATIONS TO CREATE A FUNCTIONAL TOWN CENTRE

GOAL 4: PROVIDE A SAFE AND WELCOMING PUBLIC DOMAIN

GOAL 5: ESTABLISH A DIGITALLY CONNECTED LANDSCAPE

GOAL 6: DEVELOP AND NUTURE A VISITOR ECONOMY

IMPLEMENTATION OPTIONS FOR PICTON

GOAL 1: ENSURE ART AND CULTURE IS 'VISIBLE' IN THE PUBLIC DOMAIN

- Establish a public art program for Picton Town Centre that sees the creation of a new layer of public art that is delivered by Council and the community.
- Expand the Wollondilly Illuminate Event and improve the public domain to accommodate more event spaces with clear connections.

GOAL 2: DEVELOP AN EVENING ECONOMY

- In collaboration with existing businesses (with the intent to support and not compete), establish evening activations in the heart of the town on a regular basis.
- Investigate the opportunity for a shuttle bus to bring locals into the town for evening events and on weekends, following the development of new evening establishments.
- Council to support the development of new businesses in the Town Centre to open in the evening. Establish a team in Council to support entrepreneurs by providing one on one assistance.
- Promote a developing evening economy through digital media both locally and to neighbouring areas.
- Develop non alcohol related business opportunities.

GOAL 3: DEVELOP A NETWORK OF ANCHORS AND DESTINATIONS TO CREATE A FUNCTIONAL TOWN CENTRE

- Support the development of key destinations such as the CCCP and Picton Parklands. Expand the Picton Parklands master plan project to include Picton Parklands South.
- Support the development of micro anchors and destinations such as coffee shops to improve social connections, create a dynamic public domain and which support the growth of new micro clusters.
- Develop new links, laneways, footpaths and pedestrian bridges to connect the anchors and destinations.

GOAL 4: PROVIDE A SAFE AND WELCOMING PUBLIC DOMAIN

- Implement new public domain changes that adopt Safer by Design principles including, Surveillance, Territorial Reinforcement, Access Control and Environmental Maintenance.

- Council and the community to work with local Police to keep up to date on latest measures to stay safe in the public domain, including reporting of elements that reduce public safety.
- Establish working groups with businesses with rear laneway access such as those backing onto Walton Street and Davidson Lane carpark to manage and maintain their 'back of house'. Encourage 'back of house' to be converted into another important facade.

- Provide clear and legible signage that clearly identifies the public from the private realm.
- Install good lighting in public and private spaces.
- Establish a good and regular maintenance program to ensure the public domain presents a good image and demonstrates strong community ownership and management.

GOAL 5: ESTABLISH A DIGITALLY CONNECTED LANDSCAPE

- Develop and grow Picton's digital footprint.
- Support more opportunities for locals to work from home with flexible housing or in work hubs within the Town Centre such as the Innovation Hub.
- Undertake Neighbourlytics study every 3 years to identify improvements in Picton's digital footprint and identify new opportunities.
- Develop flexible housing typologies that allow for shop fronts for small business and work from home businesses in Margaret Street.

GOAL 6: NURTURE A VISITOR ECONOMY

- Establish Picton as a hub that provides visitors a place to sleep, eat and relax.
- Support the development of new tourist accommodation in the Town Centre and within 800 metres of Picton Station.
- Promote the Picton Parklands as an open space destination that forms part of a wider tourism experience.
- Expand the Loop Line to facilitate Steam Train based experiences and events. Investigate opportunity for a Loop Line Station behind George IV which is connected to the Town Centre.

PICTON AT THE HEART OF THE SHIRE

The Place Plan recognises the role of Picton as the heart of the Wollondilly Shire.



Picton will continue to be the heart of Wollondilly Shire. This will be achieved by retaining the Shire's administrative functions, establishing cultural and community spaces, and a series of gardens that establish Picton as a beautiful place to live and visit.

This aligns with the *Local Strategic Planning Statement - Wollondilly 2040* which identifies Picton as the administrative, commercial and services hub of Wollondilly.

The five statements show how that role could be realised.



THE ADMINISTRATIVE HUB

The Wollondilly Community, Cultural and Civic Precinct (CCCP or also known as 'The Precinct') is a proposed development in the heart of Picton Town Centre.

Wollondilly Shire Council have made a commitment to retain the Shire's administrative functions in Picton along with the addition of important community and cultural services.



CULTURAL & COMMUNITY HUB

Picton will integrate the many cultural layers unique to the region into its built form, open spaces, art, heritage interpretation and events. There are opportunities to express Indigenous heritage, alongside the more recent history of the region's pioneers and immigrants to the area. The Cultural Landscape will form an important part of the town's identity and will be expressed through creative layers and the town's visual identity.

The Precinct has the opportunity to provide the community much needed facilities within the Town Centre. During engagement, community facilities were identified as being in limited number or in poor condition such as community hall space, exhibition spaces, creative spaces and public amenities (in particular accessible toilets). This Plan identifies the need for these facilities to be improved or expanded.

PLACE PLAN FRAMEWORK: PICTON HEART



LIVING GARDEN - THE SHIRES DESTINATION OPEN SPACE

Picton will provide the Shire a network of destination open spaces that allow people to connect with nature and improve their health and wellbeing.

These open spaces will connect into the heart of the Town Centre through the streets, Village Green and lanes. The town's historic assets will become connected and destinations in their own right.



PLANNING FOR THE FUTURE - DIGITAL & SUSTAINABLE

Picton will plan for the future by embracing digital and sustainable measures in its built form, open spaces and infrastructure. This will include methods to build a more resilient town - enabling Picton to recover rapidly, both physically and emotionally, from natural events.

Spatial planning will identify the best locations for new development and the intelligent use of materials and forms, ensuring the town's longevity. Integrating digital measures into the fabric of Picton will allow for better connections, better understanding of the town and how it operates - facilitating smarter planning for the future.

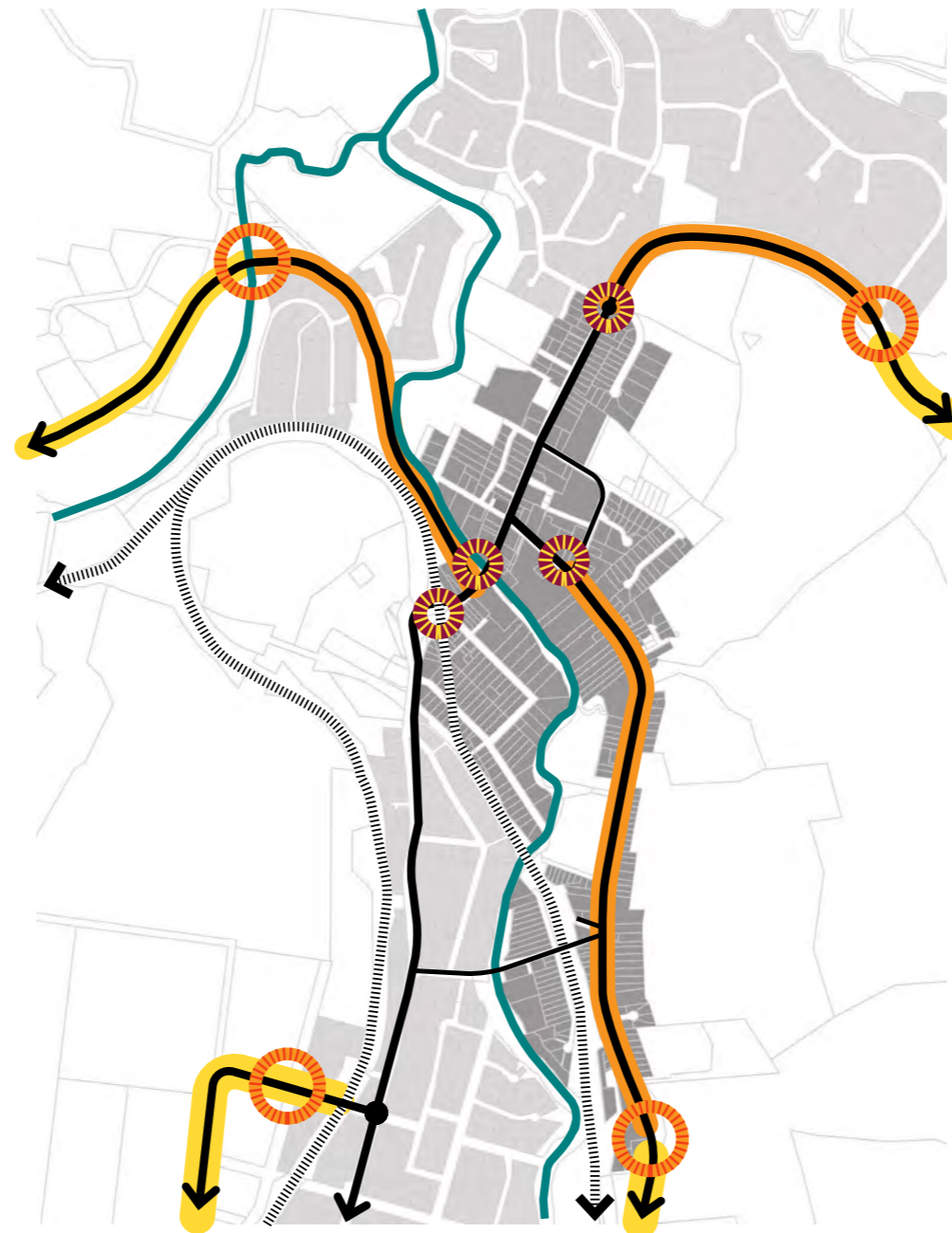


BY PASS FOR A BETTER FUTURE

RMS have identified the preferred route for a By Pass of Picton Town Centre. The bypass is proposed to connect Picton Road with the intersection of Remembrance Driveway and Wonga Road, south of the Town Centre. The proposed corridor is recommended with consideration of environmental impacts, predicted transport benefits, community impacts, constructability, value for money and improving emergency access. The Bypass will also provide an alternative heavy vehicle route. The By Pass will bring physical and social changes to the town following its construction. This has the opportunity to improve Picton's amenity and functionality.

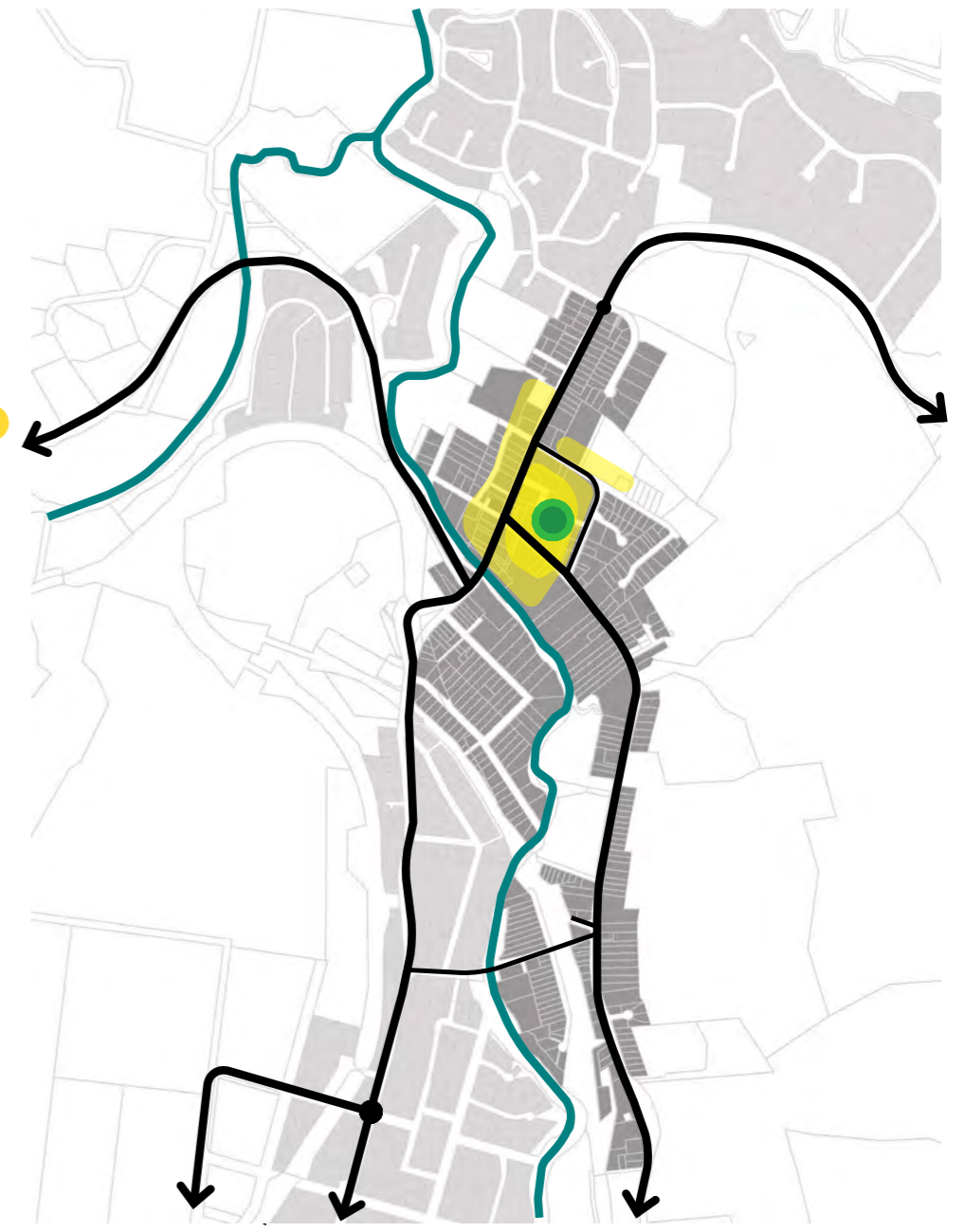
MACRO URBAN FRAMEWORK

The Macro Urban Framework sets out the proposed functionality of the town. It establishes the relationship between the Macro Urban Framework and Picton's five Precincts identified within the Precinct Framework on page 24.



DEFINING GATEWAYS

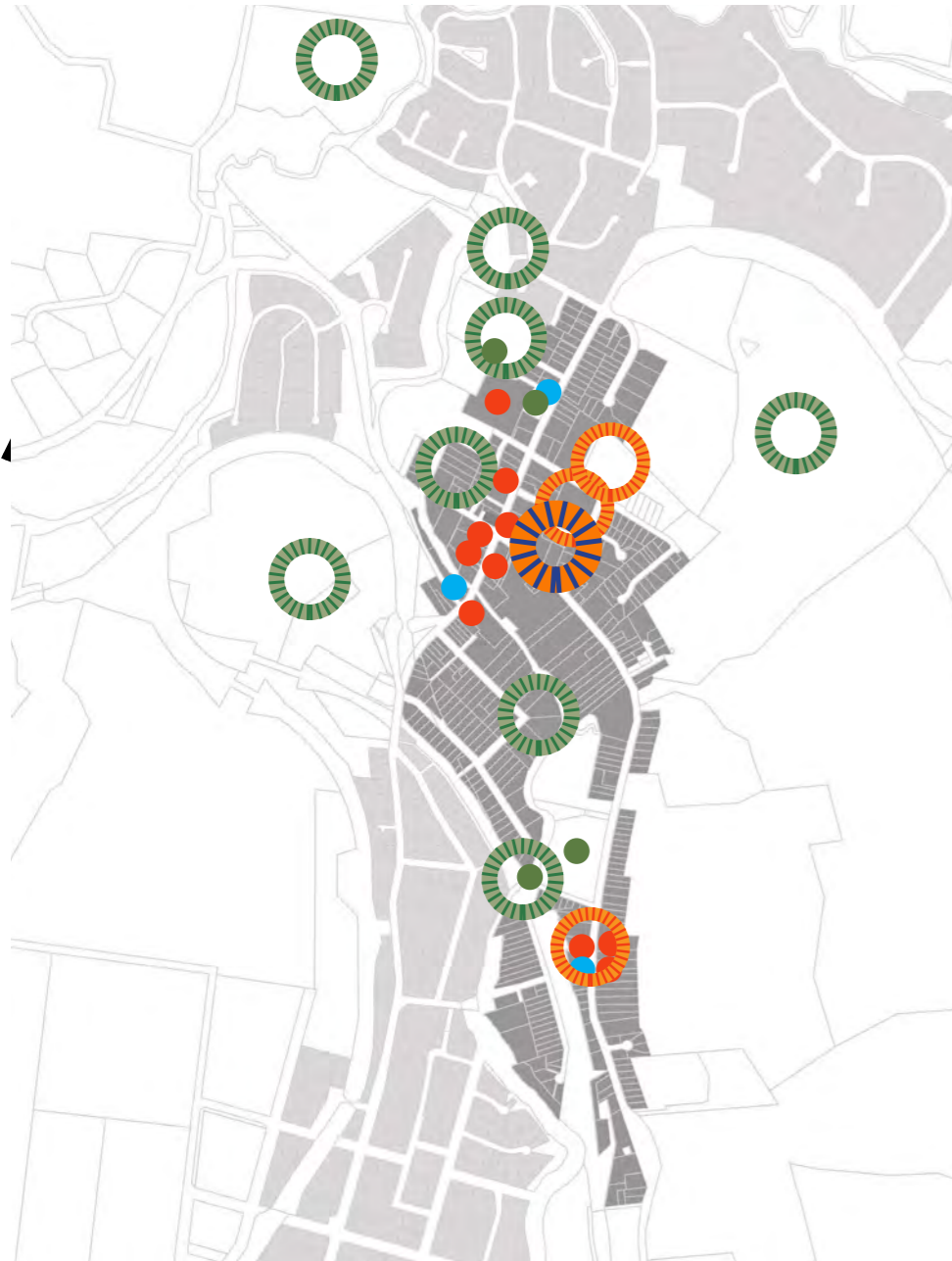
Identify clear gateways and entry points to Picton. Gateways have an important role to express the character of Picton and let people know they have arrived. There are three types of gateways. The **rural landscape** (yellow) will provide a distinct separation between towns. The **rural transition** (orange) will provide a rural curtilage between the rural landscape and the Town Centre. **Gateway markers** (orange disks) will be located in these junctions between rural transition and rural lands. A gateway marker at the Hume Highway and Picton Road Interchange is also proposed to act as a key wayfinder. A third layer of gateway markers (mauve disks) are proposed at key entry points to the Town Centre.



ESTABLISHING THE TOWN CENTRE CORE

Establish a strong **Town Centre Core** that shifts from a *linear* Town Centre structure. A linear structure is a stretch of 'places' that encourages locals to move through the neighbourhood. The goal is to shift the 'center' to the proposed CCCP Village Green to encourage new businesses to develop within the Core, away from the highest flood impacted land. Concentrate parking areas on the edges of the Town Centre on constrained land to maximise unconstrained land. Establish strong links between Argyle Street, the Core and parking hubs. Prioritise accessible parking within the Core for less mobile people. Establish Argyle and Menangle Street as the 'front of house' to welcome people.

PLACE PLAN FRAMEWORK: URBAN FRAMEWORK



THE PRECINCT ANCHOR

Develop The Precinct (CCCP) as a catalyst anchor for Picton, to help establish the Core, stimulate the growth of creative and cultural projects, supports the activation of Argyle and Menangle Street and improve connections between the Town Centre and the Station. Develop new anchors, including the Picton Parklands and the Station to develop a network of anchors that support the 'Core'. Encourage the development of micro anchors such as cafes and restaurants, the Innovation Hub and creative spaces. Connect the key anchors and micro anchors through new paths, cyclepaths, laneways and through site links. Provide contemporary, clean and safe public amenities in the Town Centre.



THE ENCLOSED GARDEN

Express the concept of Picton as a *Living or Enclosed Garden* through distinct gateways, preserving the hills, increasing the urban canopy, establishing a Tree Trail, establishing outdoor temporary exhibition spaces, developing the Village Green, cultivating a network of connecting green lanes and developing the Picton Parklands.



WALKABLE TOWN

Establish Picton as a 'walkable' town by improving connections between the Picton Islands formed by a combination of topography, infrastructure and water courses. Establish parking hubs on the edge of the Town Centre, on Walton Street and Davidson Lane to increase parking capacity but which encourage pedestrian movement and priority in the Core. Establish satellite parking hubs outside the Town Centre for use during events, festivals and activities associated with the The Precinct (CCCP). Use shuttle buses to link the satellite parking hubs with the Town Centre.

PRECINCT FRAMEWORK

The Precinct Framework breaks down the urban, social and environmental framework of Picton. The five Precincts have different roles, character and purpose. A unique approach is encouraged for each Precinct however, all precincts must work together to achieve a cohesive whole.



PRECINCT A TOWN CENTRE

The Town Centre is the heart of Picton. It is a hive of activity where people – locals and visitors - come together through a network of streets and connected laneways. The architectural layers are rich and appealing for their historic and contemporary styling, which work in harmony with one another. The streets are adorned with greenery, offering glimpses of what lies beyond in the adjoining Parklands and the surrounding Picton hills.

- SPATIAL TYPOLOGY:** Town Centre, Urban.
- KEY ROLE:** Central Business District (CBD), Cultural and Urban Heart of Picton.
- KEY FUNCTIONS:** Administrative Hub, cultural and community facilities, professional and retail services, cafes, restaurants, creative spaces, entertainment venues, Village Green, Village Square and Event spaces. Testing ground for Smart Shire Strategies.
- CHARACTER ROLE:** Layers of historical buildings and contemporary buildings. Green fingers connect into the town centre through streets and lanes.

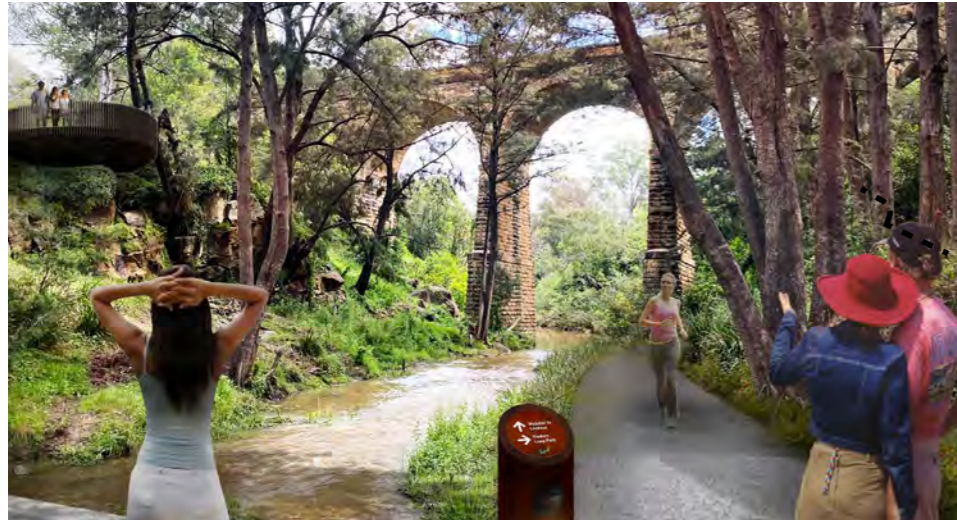


PRECINCT B PICTON PARKLANDS NORTH

The Picton Parklands, to the north of the Town Centre, exudes an abundance of open space. A series of level pathways invites users to explore the many welcoming spaces on offer. Whether its sporting destinations one is after, or simply a short stroll, the journey is made effortless as the parklands unfurl the green carpet – drawing you deeper into the beauty.

- SPATIAL TYPOLOGY:** Open space, Sporting Precincts and Gardens Destination Open Space
- KEY ROLE:** Picton Parkland's Walk, Hume Oval, Picton Sportsground and Picton Gardens (former Botanic Gardens).
- KEY FUNCTIONS:** Active sporting precincts, cultivated gardens and natural themed play spaced. Creek corridor edge. Shaded paths.
- CHARACTER ROLE:**

PLACE PLAN FRAMEWORK : PRECINCT FRAMEWORK



PRECINCT C PICTON PARKLANDS SOUTH

The southern network of green links and destinations awakens a sleeping giant. Picton's history is revealed, the Station Precinct becomes better connected and walkable loops back to the Town Centre are joined together. The flow on benefits to the community include, destination level awareness and local pride of historic features (currently hidden away), viable walking and cycling links to the Station Precinct, resulting in visitation and usage.

- SPATIAL TYPOLOGY:** Open Space, Sporting Precinct and Showground and Park
- KEY ROLE:** Destination Open Space
- KEY FUNCTIONS:** Picton Parkland's Walk, Station Precinct, Viaduct, Victoria Bridge and Picton Avenue Reserve.
- CHARACTER ROLE:** Strong heritage themes including Stonequarry Creek and railway landscape heritage precinct and Campbell Street Heritage Precinct. Sporting and Showground functionality.

PRECINCT D MENANGLE STREET GATEWAY

With the creation of Wilton comes the opportunity to further craft and define Picton's unique offering within the LGA. The curation of Menangle Street, as the primary link between these two towns, is critical to positioning Picton's point of difference. Over time it is anticipated that increased movement (motorists, cyclists and even walking between these two places) will lead to better paths, more street trees and places to sit. However, the critical point is that a rural transition zone be maintained, which acts as a clear gateway from one world to another.

- SPATIAL TYPOLOGY:** Rural Transition
- KEY ROLE:** Transportation Node, Heritage items, Heritage Walk and Walks and Residential
- KEY FUNCTIONS:** Picton Station, small business, hotel and residential. Connection / link between Picton Station and the Town Centre.
- CHARACTER ROLE:** Low density built form, Campbell Street Heritage Precinct, Webster Street Heritage Precinct, Menangle Street Heritage Precinct.

PRECINCT E THE KNOLL

Connecting Picton's residential communities to the Town Centre, and other Precincts, through better formed roads, pathways and street lighting increases the option to expand future residential and tourism opportunities. Picton Avenue Reserve becomes an important junction of three precincts – three islands – that connect town, its history and its natural environment.

- SPATIAL TYPOLOGY:** Residential Subdivision, Park.
- KEY ROLE:** Medium and low density residential precinct
- KEY FUNCTIONS:** residential, Town Centre connection between Picton Station and Picton Primary School.
- CHARACTER ROLE:** Stonequarry Creek Open Space Corridor, The Knoll Heritage Precinct.

PRECINCT A - TOWN CENTRE

The Town Centre is the heart of Picton and is centred on the intersection of Argyle and Menangle Streets. The Town Centre will continue to be an active and bustling Precinct which over time, following the By Pass, will have less cars and become more people oriented. While the town waits for the By Pass, opportunities for the redevelopment of 'people' places, behind Argyle street can be undertaken. The Town Centre will remain the administrative centre for the Shire through the development of the Community, Cultural and Civic Precinct (The Precinct or CCCP). Art and Culture will become visible in the public domain and over time Picton will become a cultural destination for the Shire. Picton will integrate Smart Shire strategies into the Town Centre's existing and new urban framework.

KEY ROLE

Central Business District (CBD), cultural and urban heart of the town

GOALS / ACTIONS

PRINCIPLE 1: BETTER CONNECTIONS

- Nurture and enhance existing anchors, develop new anchors and micro anchors in the Town Centre including the development of the Community, Cultural and Civic Precinct (The Precinct or CCCP) and Picton Mall.
- Implement the Picton By Pass to reduce traffic and congestion of the Town Centre. Undertake redevelopment of Argyle Street, Post By Pass.
- Develop additional parking at the edge of the Town Centre and connect to Argyle Street and the Town Centre Core.
- Increase the permeability of the Town Centre by the creation of laneways and wayfinding signage.

PRINCIPLE 2: LIVING GARDEN





- Expand existing urban canopy across the Town Centre.
- Establish the Village Green and Town Square as green spaces.
- Connect the Picton Parklands into the Town Centre.
- Redevelop Barkers Lodge Road Park.

PRINCIPLE 3: RESILIENCE

- Investigate opportunities for new mixed use and residential development in the Town Centre on less unconstrained land.
- Develop new built form to respond to the history and the flood constraints while maintaining activation of the street.

PRINCIPLE 4: A WEB OF THINGS TO DO

- Undertake immediate and short term projects to create 'people spaces' away from the traffic on Argyle Street. Link new 'people spaces' to an upgraded Argyle Street post by pass.
- Establish mentorship programs to support businesses in the lead up to and during the By Pass and the development of Wilton Town Centre
- Connect the Picton Parklands into the Town Centre.
- Support the development of the towns digital footprint.

-  Town Centre gateway markers
-  Community, Cultural and Civic Precinct (The Precinct / CCCP)
-  Argyle Street redevelopment project Post By Pass (refer page 36 & 66)
-  Key Investigation Sites (refer page 30)





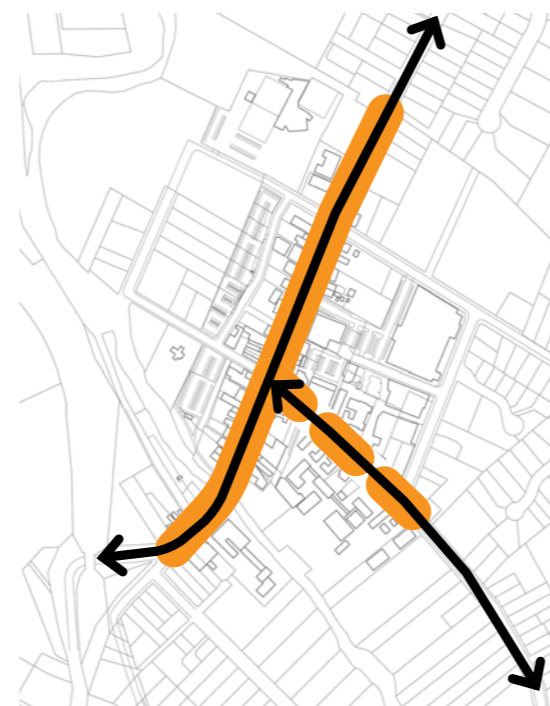
COMMUNITY, CULTURAL AND CIVIC PRECINCT

PRECINCT A - TOWN CENTRE DEEP DIVE



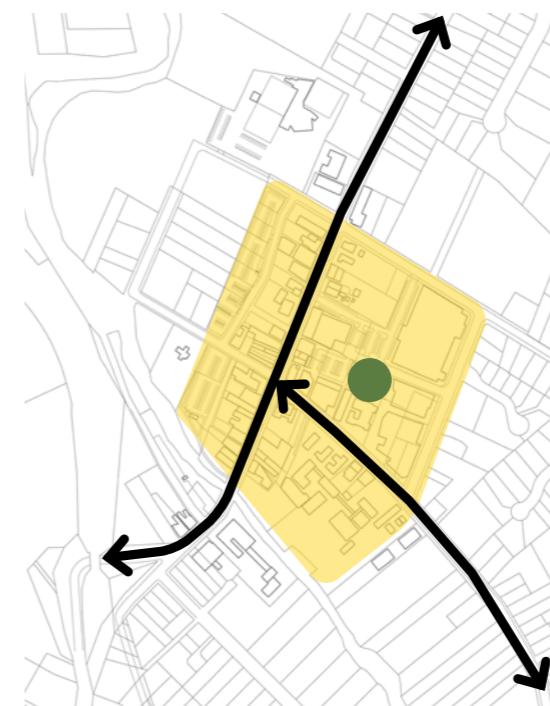
CORE STRUCTURE

Argyle Street will remain the main street or 'High Street' of Picton. To facilitate the town's growth from a linear town (based solely on Argyle Street) to a town with a Core Structure, the 'centre' of Picton will be supported by the development of the The Precinct (CCCP), the development of a series of laneways, parking hubs and new development opportunities east of Argyle Street - on land less constrained by flooding.



LINEAR PICTON

At present Picton is a linear Town Centre focused on Argyle Street. A linear framework is based on movement in and out of town and lacks a strong core. Converting the linear town into a Core town will improve Picton's resilience and create more space for things to do. Argyle Street becomes its own anchor and the public face of Picton.



CORE PICTON

The Core of Picton will include Argyle Street, Menangle Street, The Precinct (CCCP), Courthouse and Picton Mall. The Core will be centred on the Village Green, proposed at the heart of the CCCP.



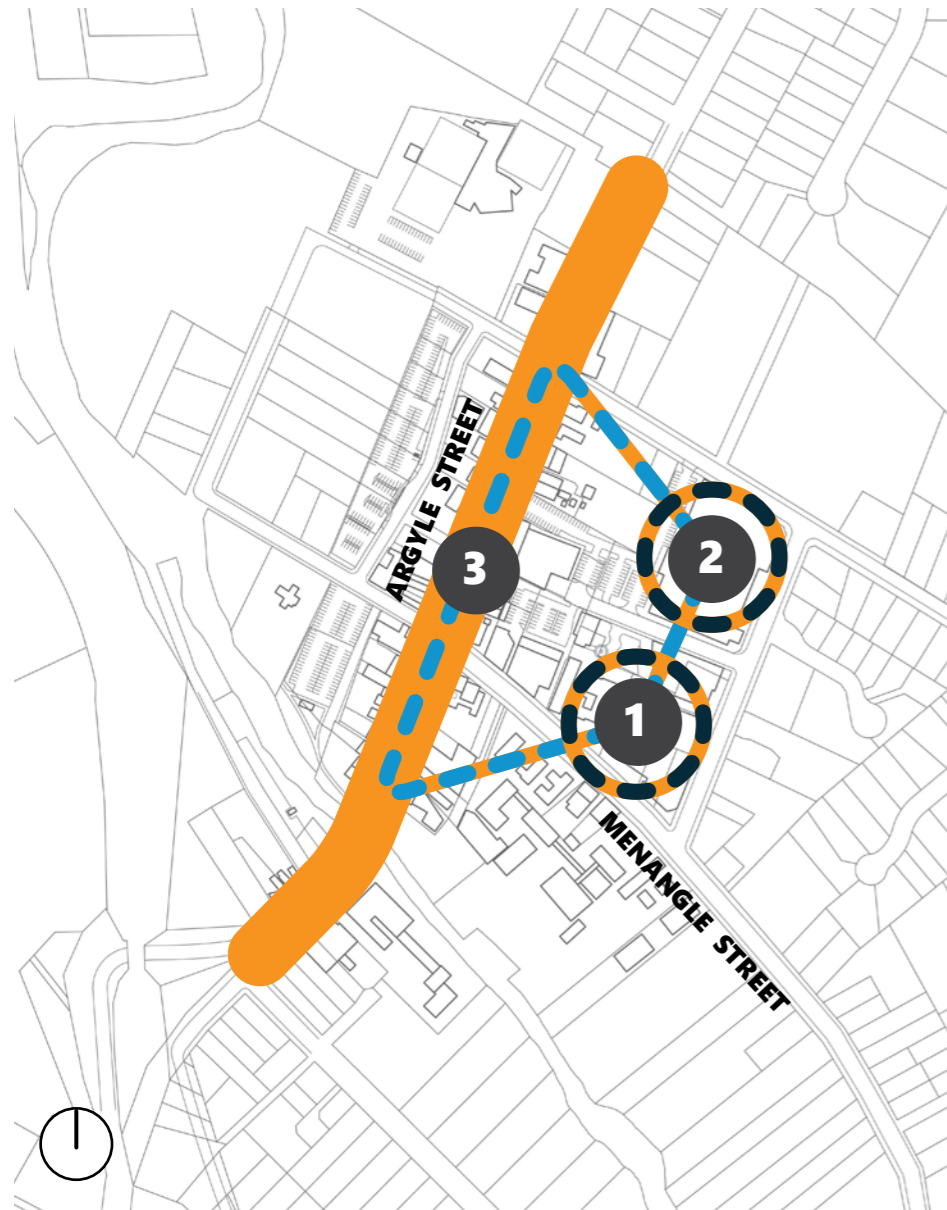
CONNECTED PICTON

New laneways will connect the Core to its parking hubs (brown) located at the edge of the town on constrained land (flood affected). Parking hubs within the Core (blue) can be prioritised for less mobile members of the community.

WOLLONDILLY 2040

	Planning Principles	How Picton can help deliver the Planning Principles
INFRASTRUCTURE & COLLABORATION :	PP2: Embracing innovation to enhance liveable, connected and sustainable communities.	Establish a strong Town Centre Core that activates other parts of town by encouraging movement and activation.
	PP3: Establishing a framework for sustainable managed growth.	Concentrate new development on land less constrained by flood controls.
LIVABILITY	PP5: Providing housing options that meet local needs and match the local character of towns and villages.	Provide diverse and flexible housing options in the Town Centre that develops the Picton character.
	PP6: Embedding health and wellbeing considerations into land use planning for healthy places.	Provide more accessible parking spaces for older people, less mobile people and families with prams and small children within the Town Centre Core.

PLACE PLAN FRAMEWORK : PRECINCT FRAMEWORK DEEP DIVE



ANCHORS & DESTINATIONS

Reinforce and enhance existing anchors and develop new anchors including The Precinct (CCCP), new laneways and key development sites.

Encourage new links between the key anchors using micro anchors. Argyle Street is an anchor space composed of micro anchors. Encourage the activation of Argyle Street as an anchor space, in particular pre By Pass.

Connect the Town Centre anchors to the Picton Parklands and the Station Anchor.



1 THE PRECINCT

The Precinct (CCCP) will form a significant new anchor for Picton, providing community and cultural activities. The Precinct will also accommodate the Shire's civic and administrative functions. The Precinct will link with the Town Centre Core through new laneways and connections.



2 PICTON MALL

Picton Mall serves the town by providing a retail anchor. The Mall is not functioning as a high quality anchor. The Mall, carpark, entries and landscape are ready for renewal to provide Picton with a high quality anchor in keeping with its character. Opportunities to integrate greenery, landscaping and art into the built form are encouraged.



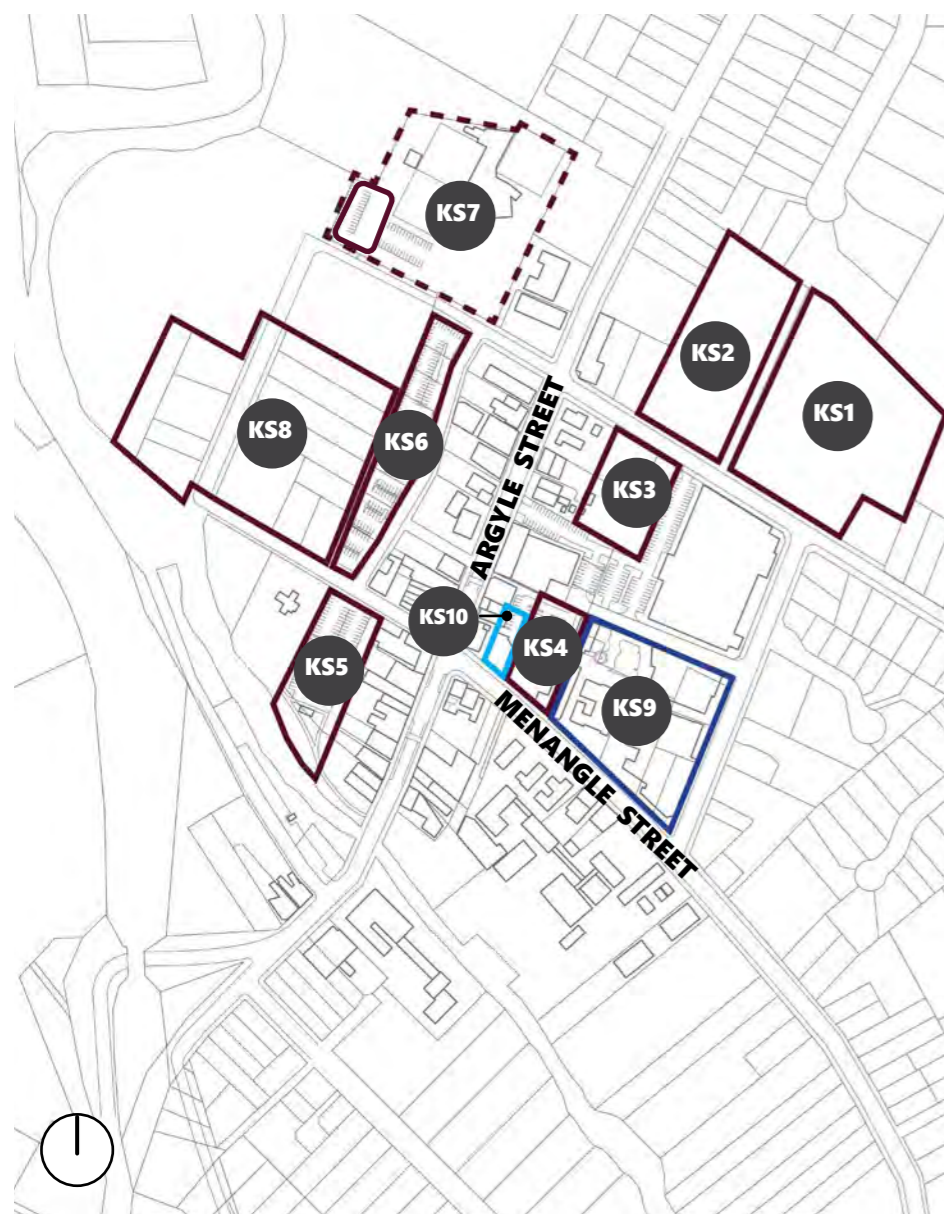
3 ARGYLE STREET

Argyle Street will remain the main street. It will function as an anchor in a high street format, connecting the CCCP and the parking hubs. Argyle Street will be redeveloped in two stages. Prior to the By Pass, temporary projects and spaces will introduce art and culture and create spaces for respite from traffic. Post By Pass will see a new street custom designed to suit new conditions.

WOLLONDILLY 2040

	Planning Principles	How Picton can help deliver the Planning Principles
INFRASTRUCTURE & COLLABORATION :	PP2: Embracing innovation to enhance liveable, connected and sustainable communities.	Develop anchors that are physically and digitally connected and encourage and support the growth of the town.
LIVABILITY	PP6: Embedding health and wellbeing considerations into land use planning for healthy places.	Establish a more permeable Town Centre through the development of the anchors, Argyle Street and laneway connections.
	PP7: Cultivating a creative and cultural destination connection of people with place.	Encourage the development of cultural destinations within the anchors or as micro destinations.

PRECINCT A - TOWN CENTRE DEEP DIVE



KEY INVESTIGATION SITES

The Place Plan identifies ten (10) sites for further investigation. These sites could assist in the goal of concentrating development within the Town Centre to ensure urban expansion does not impact upon rural lands which form important gateways for Picton. It is noted that the development of these sites may not be practical until the By Pass is complete, as the town may not be able to support additional traffic at this stage. Identification of height increases for several key sites (KS1, KS2, KS3 & KS9) are supported as they are located on less constrained flood land, are in keeping with the scale of the Post Office clock spire which forms a datum point for the town and the backdrop of Vault Hill. Key sites should consider overland flow into their designs despite being outside flood areas.

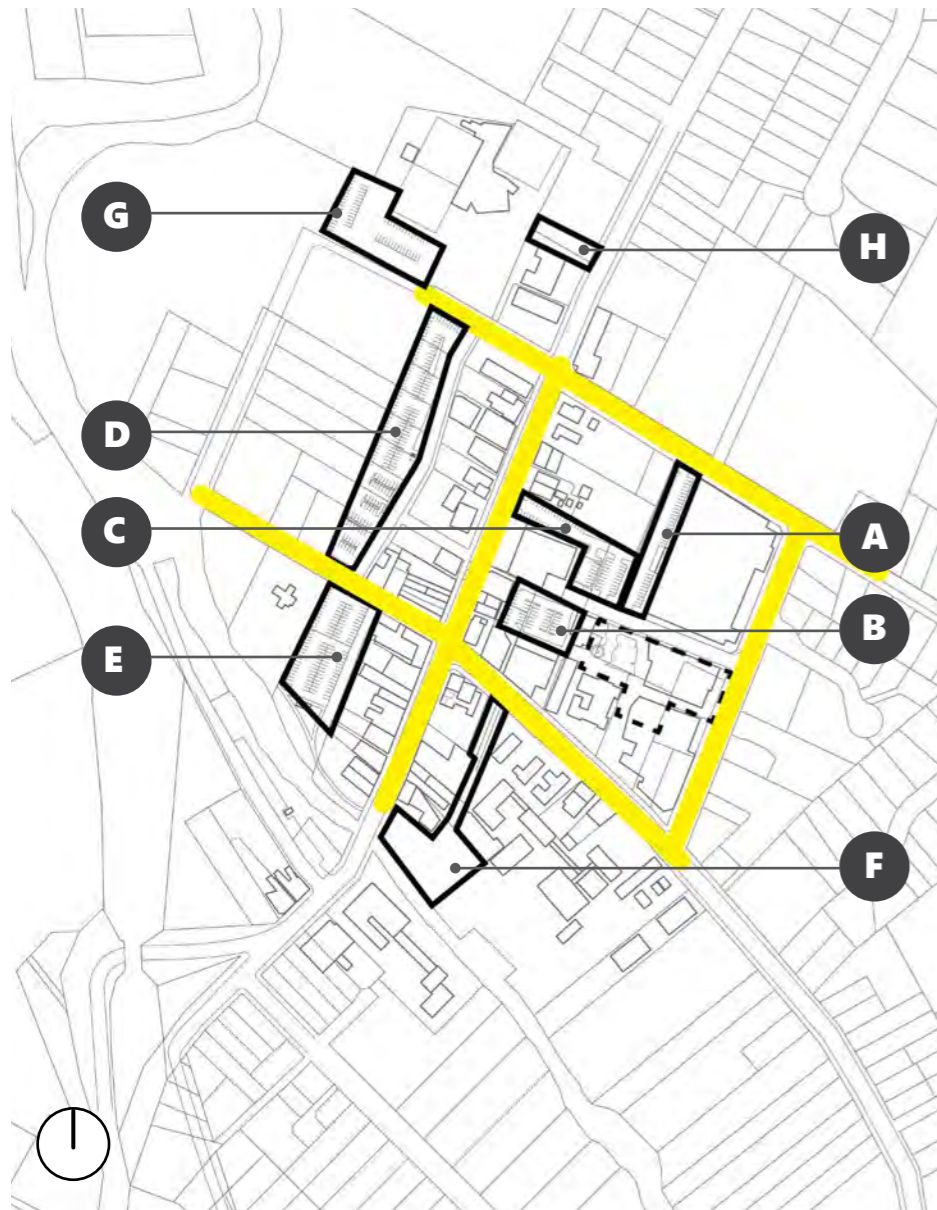
KEY SITES FOR INVESTIGATION

Site Name	Location	Indicative Height	Comment
KS1. Wollondilly Shire Council Depot	Margaret St	3 storeys (3rd storey in roof)	Investigate opportunities to develop this site into a mixed use development comprising town houses or low rise apartments. Incorporate flexible housing typologies fronting Margaret Street that could be used for home business. Site should be masterplanned to consider Key Site 2. Design to consider overland flow.
KS2. 6 Margaret Street	6 Margaret St	3 storeys (3rd storey in roof)	Investigate opportunities to develop this site into a mixed use development comprising town houses or low rise apartments. Incorporate flexible housing typologies fronting Margaret Street that could be used for home business. Site should be masterplanned to consider Key Site 1. Design to consider overland flow.
KS3. Police Site	Cnr Argyle St and Margaret St	3 storeys (3rd storey in roof)	Investigate opportunities for a mixed use development comprising townhouse or low rise apartments. Incorporate flexible housing typologies fronting Margaret Street that could be used for home business. Masterplan the site to integrate existing buildings (inc. Courthouse) fronting Argyle Street. Design to consider overland flow.
KS4. Menangle Street	Menangle St	2 storeys	Investigate opportunities to redevelop site. New development should address Menangle Street and the rear of the site. New development should be encouraged to facilitate the creation of a new lane and parking areas for the Town Centre. Consideration of adaptive re-use of the existing building are encouraged and could be modeled on precedents such as Dirty Jane's in Bowral. New development cannot include residential uses on flood affected land.
KS5. Davidson Ln	Davidson Ln	n/a	Investigate opportunity to redevelop existing public carpark and integrate adjoining site. Parking in flood areas may be subject to minimum flood ground levels.
KS6. Walton St	Walton St	n/a	Investigate opportunity to establish as a single public carpark and integrate / infill adjoining sites. Parking in flood areas may be subject to minimum flood ground levels.
KS7. Picton Bowling Club	Cliffe St	n/a	Investigate opportunity to acquire and convert site into a public carpark. Investigate opportunities for additional uses for the bowling club in unconstrained areas. Parking in flood areas may be subject to minimum flood ground levels.
KS8. Elizabeth St	Elizabeth St	n/a	Investigate Voluntary Purchase for residential lots (refer SCMP) and integrate into Picton Parklands.
Other Sites			
KS9. The Precinct (CCCP)	Cnr Menangle & Colden St.	2 - 4 storeys	The Precinct is noted for future development and is supported by the Place Plan. A height increase is proposed for the Administrative Building (Building D) to four storeys (16 metres). The Precinct will benefit from the development of KS4 and KS10 to provide a new carpark and laneways.
KS10. Digger Development	Menangle Street	2 storey	The laneway proposed for this site will form part of a future laneway network. Investigations into activation opportunities are encouraged between Council and the landowner.

WOLLONDILLY 2040

	Planning Principles	How Picton can help deliver the Planning Principles
INFRASTRUCTURE & COLLABORATION :	PP2: Embracing innovation to enhance liveable, connected and sustainable communities.	Provide flexible housing typologies that allow for home businesses, in particular fronting Margaret Street.
	PP3: Establishing a framework for sustainable managed growth.	Provide new housing opportunities in the Town Centre to improve viability and reduce impact on rural gateways.
LIVABILITY	PP5: Providing housing options that meet local needs and match the local character of towns and villages.	Provide diverse housing options in the Town Centre that maintains the identified character.
PRODUCTIVITY	PP9: Developing the visitor experience and economy by increasing access to natural areas and rural landscapes	Provide visitor accommodation within the Town Centre to support the development of a vibrant town.

PLACE PLAN FRAMEWORK : PRECINCT FRAMEWORK DEEP DIVE



PARKING

Carparking will remain within the Town Centre Core however, it is recommended that a large proportion be designated as Accessible Parking - for older people, less able bodied people, parents with prams and small children. Parking will be encouraged on the edge of the Town Centre on Walton Street, Davidson Lane and the existing St Mary MacKillop carpark. Connections between parking nodes and Town Centre destinations are an important part of the Plan.

New and existing parking areas are encouraged to integrate Smart Parking and Urban Sensors to help the public to park in Picton and obtain data for future design projects such as an upgrade of Argyle Street.

PARKING HUBS	
Parking Area	Comment
A. Picton Mall	This carpark will continue to service the existing shopping centre. The mall includes undercroft parking. No changes proposed to private carpark however, future upgrades of Corbett Lane should consider the access to private parking.
B. The Precinct (CCCP) Carpark	Opportunity for a future carpark to support The Precinct (CCCP) by providing dedicated parking for child care centre including drop off and staff parking. Accessible parking is also encouraged to comprise the majority of parking for this space as it has the opportunity to link directly to Argyle Street via laneways (this is with exception to the existing bottleshop 102. Argyle Street (currently 'Celebrations') parking spaces which will remain dedicated to those premises.
C. Corbett Lane carpark	Existing carpark proposed to be retained with the exception of improvements to existing footpaths and the planting of new trees to improve the amenity of the parking areas.
D. Walton Street Carpark	Continue the development of parking along Walton Street. The development of this parking node should be supported by street plantings, upgraded pedestrian links to Argyle Street and Picton Parklands and clear wayfinding signage .
E. Davidson Street Carpark	Upgrade the Davidson Lane Carpark and investigate opportunities to incorporate adjacent vacant site into the carpark. The design is encouraged to consider the carpark as an flexible space that can be used during events.
F. Mary McKillop Lane Carpark	Existing carpark to continue to support the Town Centre with improvements to signage and the provision of shade trees. Connection to Town Square (including future redevelopment of the former NAB Bank Site) is encouraged to improve desire lines with The Precinct and existing parking.
G. Central Entry Carpark (Picton Bowling Club)	Investigate opportunities for the development of a new carpark to support the Picton Parklands. The carpark could form part of a new central entry point into the Parklands and connect back to the Town Centre via Walton Street and Cliffe Street.
H. Picton Memorial Park	Improve clarity between carpark and Picton Bowling Club through the use of signage.

WOLLONDILLY 2040		
	Planning Principles	How Picton can help deliver the Planning Principles
INFRASTRUCTURE & COLLABORATION :	PP1 Aligning infrastructure provision with community needs	Expand parking in the Town Centre on constrained land. Prioritise accessible parking in the Town Centre Core.
	PP2: Embracing innovation to enhance liveable, connected and sustainable communities.	Use smart tech, such as Smart Parking sensors, to help people find parking spaces or book spaces in advance.
LIVABILITY	PP6: Embedding health and wellbeing considerations into land use planning for healthy places.	Provide more accessible parking spaces for older people, less mobile people and families with prams and small children.

PRECINCT A - TOWN CENTRE DEEP DIVE



EVENTS & ACTIVATIONS

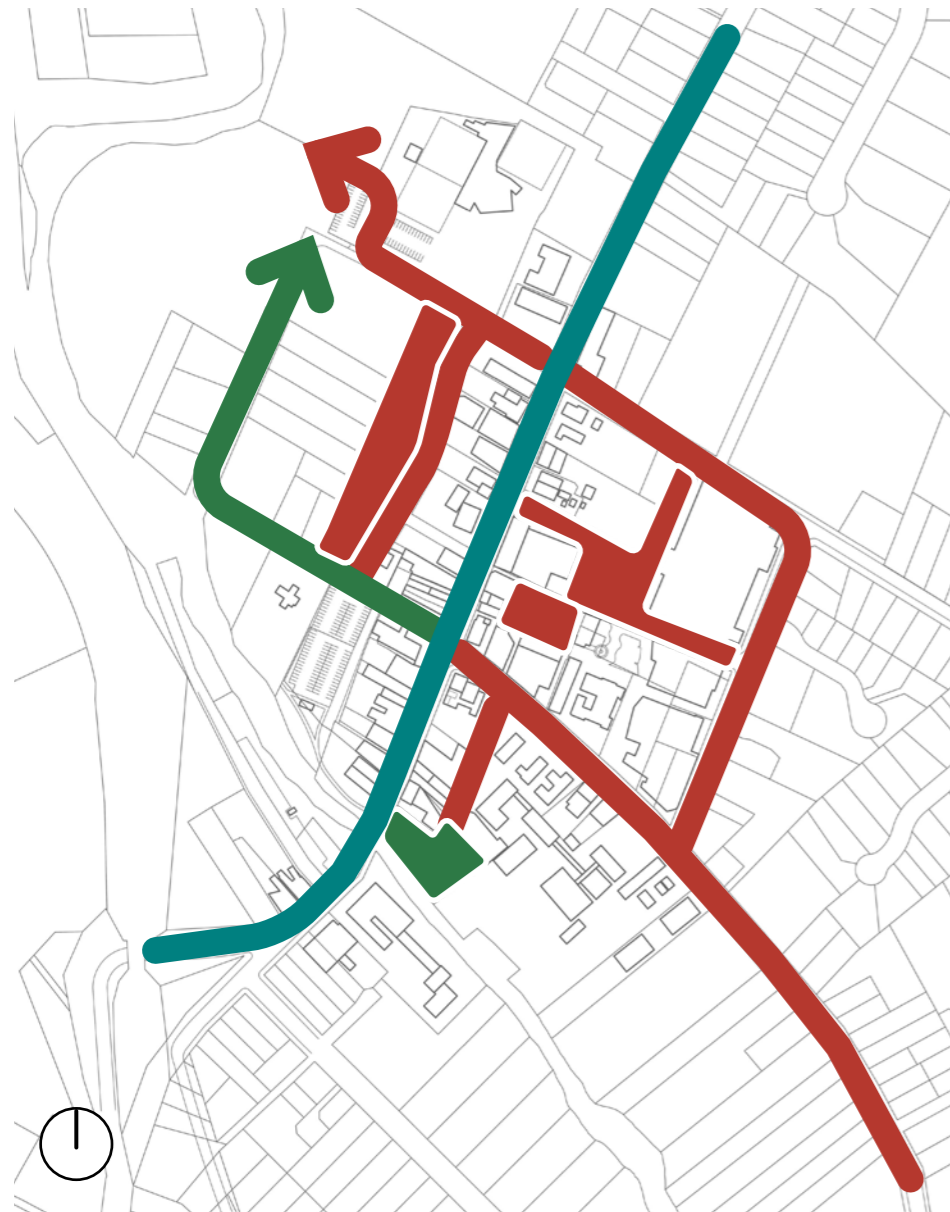
Existing events in Picton such as the Wollondilly Illuminate Festival grow stronger each year. It and other events are recommended to be supported in the Town Centre through more multi use spaces.

As Argyle Street cannot be closed (even post By Pass), it is important to create a network of connected event spaces behind the main street. Careful traffic management and parking planning for events will be an ongoing process.

EVENTS & ACTIVATIONS	
Event Area	Comment
A. The Precinct (CCCP) - Village Green, laneways and facilities	The Village Green, Arts Lane, its through site links and its facilities will provide a central event space. Connection to this area via laneways will be important to improve access to other event sites. Integrate event infrastructure including three phase power. Accessible public amenities are to form part of The Precinct (CCCP) which should be available during events.
B. The Precinct (CCCP) Carpark	Provides a small event space when not in use as a carpark or drop off. Could help provide a linking space between the The Precinct (CCCP) and Argyle Street. Integrate event infrastructure including three phase power.
C. Laneways	Laneways linking Argyle and Menangle Street to The Precinct (CCCP) and The Precinct (CCCP) carpark are important connections and can be activated with temporary public art projects and lighting.
D. Walton Street Carpark	The Walton Street parking area could be function as an event space. It could also provide accessible parking to allow all members of the community to participate in events. The carpark could also be a location for a shuttle bus drop off.
E. Davidson Street Carpark	Upgrade the Davidson Lane Carpark and investigate opportunities to incorporate adjacent vacant site into the design. Design as an adaptable space that can be used during events or as an independent event space associated with the Parklands walk and St Marks Church.
F. Mary McKillilop Lane and Carpark	Continue as an existing event space which is supported by event infrastructure including three phase power.
Other Areas - outside Town Centre Precinct	
G. Picton Parklands Path	The path that forms part of the Picton Parklands can link to other event areas such as Hume Oval and the Botanic Gardens which can act as event spaces or satellite parking hubs. The path space can also act as an event space for temporary public art and lighting displays.
H. Victoria Park	Victoria Park to continue to serve as a carpark for events. Improve connections to the Town Centre via Menangle Street, Picton Street and the Picton Park South Creek Corridor.

WOLLONDILLY 2040		
	Planning Principles	How Picton can help deliver the Planning Principles
INFRASTRUCTURE & COLLABORATION :	PP2: Embracing innovation to enhance liveable, connected and sustainable communities.	Use events to bring the community together and assist with community education.
LIVABILITY	PP7: Cultivating a creative and cultural destination connections for people with places.	Expand and support existing events in the Town Centre, in particular evening events to support the development of an evening economy.
	PP8: Enhancing vibrant and sustainable local towns and villages.	Events contribute to the vibrancy of Picton. Establish multi use spaces that expand the events into the future.

PLACE PLAN FRAMEWORK : PRECINCT FRAMEWORK DEEP DIVE



URBAN CANOPY

Improve the urban canopy in the Town Centre to provide an attractive streetscape, reduce heat island effect, establish a micro climate and bring nature into the heart of Picton - in the spirit of the Living Garden Vision and Principle.

The *Wollondilly Urban Canopy and Landscape Strategy* identifies a range of indicatives for improving the urban canopy in Picton. The Strategy includes recommendations for tree and plant species.



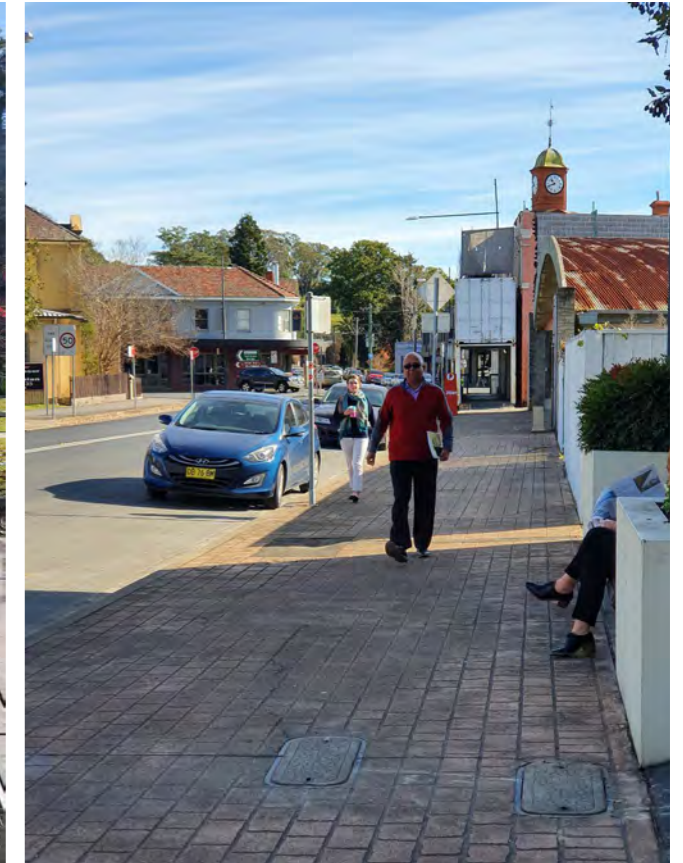
PROTECT EXISTING CANOPY

The existing canopy provides shade and greening to the Town Centre. Protect the existing canopy through good maintenance and tree protection. Support the development of a Tree Trail which show cases the town's existing trees.



ENHANCE EXISTING CANOPY

The existing canopy can be linked and connected by filling in the missing gaps with new trees.



DEVELOP NEW CANOPY

Some streets including Walton Street, Colden Street, Margaret Street and Menangle Street have no tree canopy. The goal is to develop new canopy which will improve local amenity and could also form part of a Tree Trail.

WOLLONDILLY 2040

	Planning Principles	How Picton can help deliver the Planning Principles
LIVABILITY	PP6: Embedding health and wellbeing considerations into land use planning for healthy places.	Develop the tree canopy to reduce heat island effect and improve mental wellbeing.
SUSTAINABILITY	PP14: Planning high quality well connected open spaces	Develop a tree canopy to help connect open spaces and improve the amenity of the links.
	PP15: Delivering and urban tree canopy.	Develop a tree canopy to fill in missing gaps and establish new canopy where there is none.

PRECINCT A - TOWN CENTRE DEEP DIVE



BLOCK PERMEABILITY & LANEWAYS

Increasing the permeability of the Town Centre urban framework is an important part in transforming Picton from a linear town into a town with a central Core. The Core is the central block bounded by Argyle, Menangle, Colden and Margaret Streets. Although there are still some areas subject to flood constraints they are reduced in this area. At present, the Core feels like its grown in an ad hoc manner over time. There is an opportunity, through a range of projects to establish a series of connections - such as laneways, greening and footpaths to create better connections to Argyle Street, parking areas, open space and important anchors such as the CCCP (The Precinct).



CONNECT TO KEY DESTINATIONS

Use lanes and through site links to create new connections throughout the Town Centre. Connect Argyle Street with Picton Parklands and the Core and make it easier, fun and safe to move through Picton.



ACTIVATION THROUGH ART & NATURE

Enliven existing and new laneways and through site links with murals, street art and sculpture. Use the walls, pavement and air above the lanes as the town's canvas. Incorporate the small trees and planting into the laneways to integrate the 'Living Garden' concept deep into the towns heart.



ACTIVATION THROUGH FOOD CULTURE


Encourage food culture - permanent and temporary - to activate laneways and through site links. Designate seating areas in the laneways while still allowing for movement of pedestrians and social distancing.

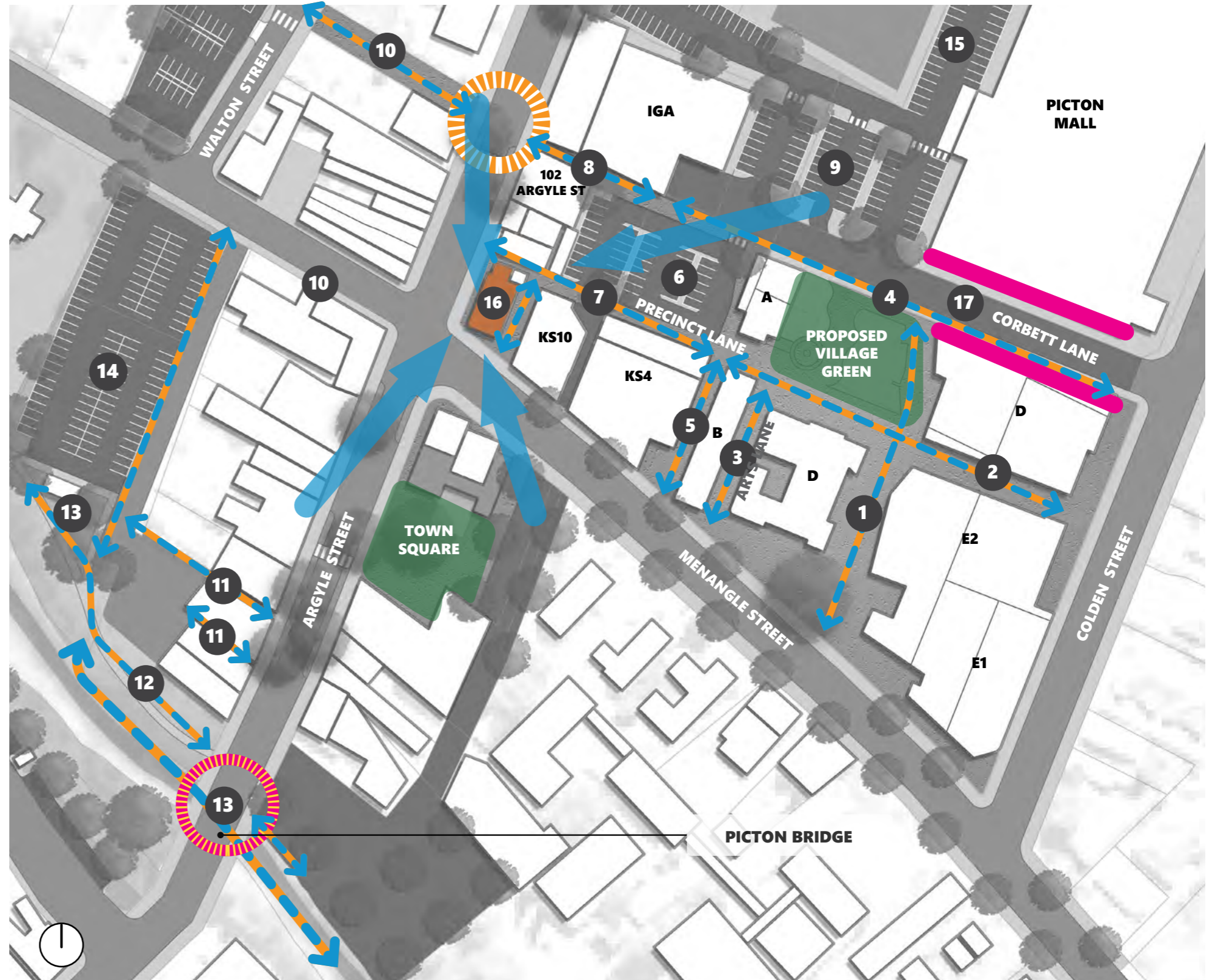
WOLLONDILLY 2040

	Planning Principles	How Picton can help deliver the Planning Principles
LIVABILITY	PP6: Embedding health and wellbeing considerations into land use planning for healthy places.	Improve connections throughout the Town Centre to encourage walking.
	PP7: Cultivating a creative and cultural destination connections for people with places.	Create spaces to activate and enliven the public realm through art, music, events and food culture.
	PP8: Enhancing vibrant and sustainable local towns and villages.	Create permeable urban framework to 'release' more spaces for activation, business and connection.

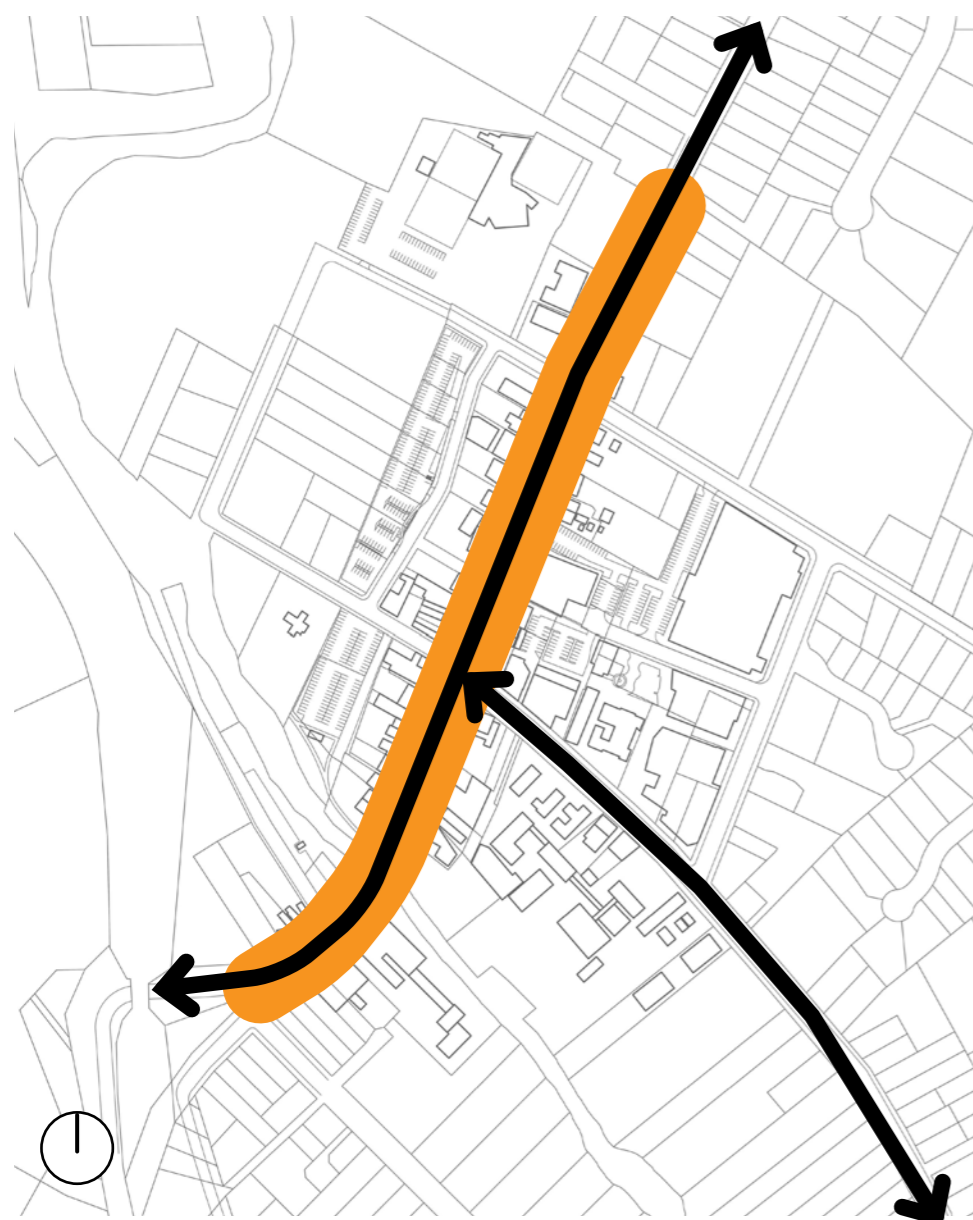
PLACE PLAN FRAMEWORK : PRECINCT FRAMEWORK DEEP DIVE

Analysis of the laneways and through site links proposed for the Town Centre.

- 1 CCCP: Through Site Link.
 - 2 CCCP - Through Site Link.
 - 3 CCCP - Arts Lane.
 - 4 CCCP - New footpath connects with possible new laneway (8) - the former repurposed driveway for 102 Argyle Street.
 - 5 Possible new laneway to connect Menangle Street, the Village Green and The Precinct carpark (6).
 - 6 The Precinct carpark (CCCP) which could provide childcare drop off, accessible parking and access to carpark for 102 Argyle Street to facilitate the creation of a possible new laneway (8) via existing driveway.
 - 7 Precinct Lane which connects the CCCP, possible development at No 36 Menangle Street (KS4), the Digger Development (KS10) and the Former Post Office/future Innovation Hub.
 - 8 Possible new pedestrian laneway formed from the existing vehicular driveway for No 102. Argyle Street. Vehicular access and parking for 102 incorporated into the Precinct carpark (6).
 - 9 Existing public carpark to serve the Town Centre Core including Picton Mall however, priority to accessible and family friendly parking.
 - 10 Improve connection between Parking hubs on Walton Street, Argyle Street and the Core.
 - 11 Activated links between Argyle Street and Davidson Lane carpark.
 - 12 Entry point to the Picton Parklands and improved link between Argyle Street and Davidson Lane carpark.
 - 13 Possible future path under bridge or widened street crossing subject to building acquisition due to flooding impacts.
 - 14 Staging area for events.
 - 15 Upgrade to Davidson Lane including expansion, new formed carpark, new trees, lighting and 'back of house' projects.
 - 16 Private Picton Mall (shopping centre) carpark.
 - 17 Laneway and facade activation through public art, facade greening and catenary lighting. Pedestrian prioritisation of Corbett Lane including pedestrian crossings.
-  Town Centre Wayfinder - Former Post Office. Proposed as Innovation Hub. Protect views to Former Post Office (16) from key parking areas / wayfinding nodes.



PRECINCT A - TOWN CENTRE DEEP DIVE



ARGYLE STREET & THE BYPASS

The redevelopment of Argyle Street could be undertaken following the By Pass. Until that time, there are a range of short term projects that could be undertaken to activate and enliven the main street.

The goal is that all projects, undertaken prior to the By Pass inform the future brief for Argyle Street.

INDICATIVE OPPORTUNITIES

SEEDING STAGE - PRE BY PASS

- Street art on existing walls.
- Art Plinths for temporary artworks.
- Business Mentoring Programs to prepare for the By Pass.
- Business Mentoring to assist resilience building for flooding, bushfire, pandemic.
- Business Mentoring to assist in the development of a Digital Footprint.
- Development of Argyle Street DCP controls and consideration of Design Guidelines for new built form.

ESTABLISHING STAGE - POST BY PASS

- Study of traffic changes following the By Pass.
- Review of data from Smart Parking and Urban Sensors (if project has commenced). Investigate opportunity for temporary Urban Sensors.
- New Neighbourlytics Study to identify changes and set a new benchmark.
- New Place Score Study to understand how the By Pass has changed Picton and in particular Argyle Street.
- Installation of pop up 'parklets' or micro rooms to test future spaces for kerb extensions.
- Trial closure of Walton Lane and temporary conversion to pedestrian only link.

MATURE STAGE - POST BY PASS

- Redevelopment of Argyle Street based upon the outcomes of the Establishing Stage studies.
- Integration of Urban Sensors, Smart Parking and Smart Lighting into the upgrade.
- Improvements to Urban Canopy.
- Connection of laneways to integrate Argyle Street with the Core.

WOLLONDILLY 2040

	Planning Principles	How Picton can help deliver the Planning Principles
INFRASTRUCTURE & COLLABORATION :	PP2: Aligning infrastructure provision with community needs.	The Picton By Pass is an important infrastructure project that can provide the community with better amenity, safety and productivity.
	PP2: Embracing innovation to enhance liveable connected and sustainable communities.	Integrate Smart Shire / City technology into the planning for Argyle Street and following its construction.
LIVABILITY	PP7: Enhancing vibrant and sustainable local towns and villages.	Create a vibrant and functional 'high street' now and in the future, at all stages of its life cycle.





A BUILDING IN THE ROUND

Buildings and structures are three dimensional - or *'in the round'*. This means that an attractive town is composed of buildings that design and construct each facade to a high standard. In many towns, that is a standard that is typically reserved for the street facade. Designing all facades is especially important for buildings that have dual aspects, such as corner lots and buildings that front laneways or open spaces. In Picton, many buildings have facades that front the street and laneways. Engagement has made it clear that the community desires high quality buildings and that built form is an important part of the town's identity. This is one of the most important design considerations.

Davidson Lane carpark and Walton Street are examples where buildings are encouraged to address Argyle Street and the rear lanes - for both new development or alterations.



HIDDEN THIRD FLOOR

In some locations, way from flood impacted land, this Place Plan recommends the addition of a third floor. The purpose is to provide the opportunity to increase density away from flood impacted land, provide the opportunity for ground floor flexible work spaces (to allow people to work from home) and introduce a new style of residential living that can provide greater housing diversity.

This Plan proposes the third floor be concealed in the roof space so the building 'reads' as two storeys. Habitable spaces in the roof would achieve natural light and ventilation through dormer windows or slit windows.



FLEXIBLE LIVING & WORKING

Flexible living allows people to work and live at home. A flexible house provides a ground floor street address that can be used for a home business or as a living space. Spaces can also provide an independent living area for extended family such as grandparents or older children.

The images above show examples of dwellings that provide a street address that allows for a home business to be accessed independently from the street while maintaining privacy and separation for the private dwelling. The space can be easily converted back into a living space or additional bedroom or separate space for extended families.



PLACE PLAN FRAMEWORK : URBAN FRAMEWORK - BUILT FORM & CHARACTER



SETTING BACK FROM THE STREET

The interface between the street and private domain is an important space. It is an opportunity to activate the street, facilitate access and provide sanctuary from the bustle of the street. In Picton, and in particular Argyle Street, this space is burdened by Flood Planning Levels which raise the minimum floor level. There is evidence of increased minimum floor levels already in town however, the endorsed uplifts require more careful design of the street facade. As cafe street culture has grown more popular, the footpaths grow ever more crowded - a problem for social distancing. Setting back buildings allows for alcoves and verandas where life can coexist with the street. In Picton, respite from the traffic of Argyle Street is important and can provide an important transition space. Side setbacks can be used in tandem with street setbacks to accommodate accessible access (compliant with DDA and equitable access) to reduce the impact of extensive ramps which reduce active facades.



ARTICULATION & RHYTHM

The majority of building footprints are less than 1,000m². There are some larger footprints such as Picton Mall and buildings within the proposed CCCP. These are building typologies that require a large footprint.

Small building footprints are recommended for future development however this is not always practical. For example, if a series of smaller developments require a number of entry points, due to elevated floor levels (due to flood controls), this could impact quality of life on the street. In those instances, where larger footprints occur, methods to articulate facades and break down large footprints are recommended.

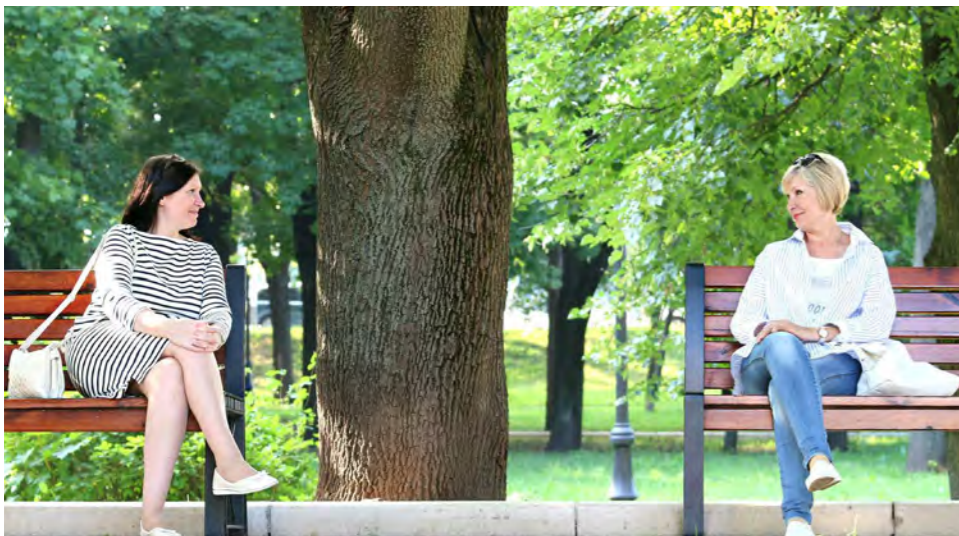


CONCEALED PARKING

Parking is a challenge in all towns. In Picton, it is challenging as cars have over run the town and reduced pedestrian connectivity. Key parking areas are proposed on the edge of town however, individual sites still need to meet their own parking needs.

Due to flood constraints, basement parking is impractical. Therefore, parking in large areas of Picton will be on grade. Concealing parking behind buildings or facades is strongly encouraged. Stacking parking is an opportunity to reduce the 'parking footprint' on small sites and elevate parking above flood waters.

Access driveways to parking areas can also form laneways that can improve through site links however, driveways will need to be wider and consider pedestrian safety and site security.

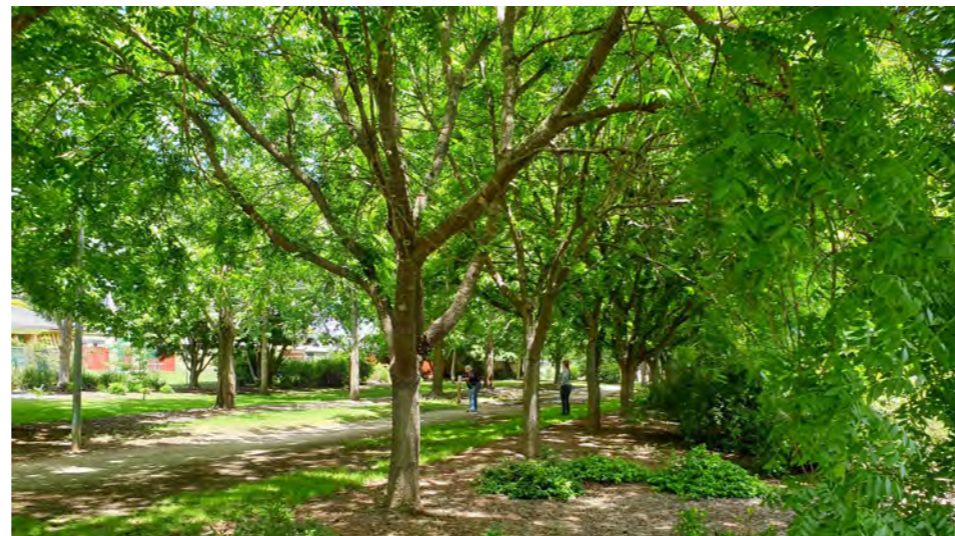


SPACES TO SIT

Spaces for sitting in the shade and sun are important parts of our public domain. Seating should be placed to allow for privacy but also create the opportunity for incidental conversations. Seating with back rests should be the dominant type of seating furniture as they provide more comfort and support for less mobile people.

The siting of seating should consider the need for shade in summer, but also the desire for a sunny position in winter. This means some seating locations may be more desirable across different seasons.

Seating with integrated tables is encouraged as they can function as meeting spaces, space to work outdoors and casual dining spaces.



SHADE TREES AND GARDENS

Shade trees provide both shelter from the sun and beauty in our public domain. A web of healthy trees can provide continuous shelter along streets and paths within our parks. This encourages pedestrian movement, particularly during the hotter months. Shade trees are also an important part in heat mitigation which was identified as an issue in Picton.

The Picton Parklands already contains the Botanic Gardens and this Place Plan encourages the extension of the gardens into the streets, laneways and the Village Green.



SHELTER

Shelters for sitting, outdoor dining and bus stops have the opportunity to increase pedestrian moment and use of the public domain.

Opportunities to integrate green elements by extending the Living Garden / Enclosed Garden into new shelters, will reinforce the future vision and character of Picton. Shelters, coupled with extended street tree cover, are strongly encouraged along pathways between Picton Station and Town Centre to encourage usage.

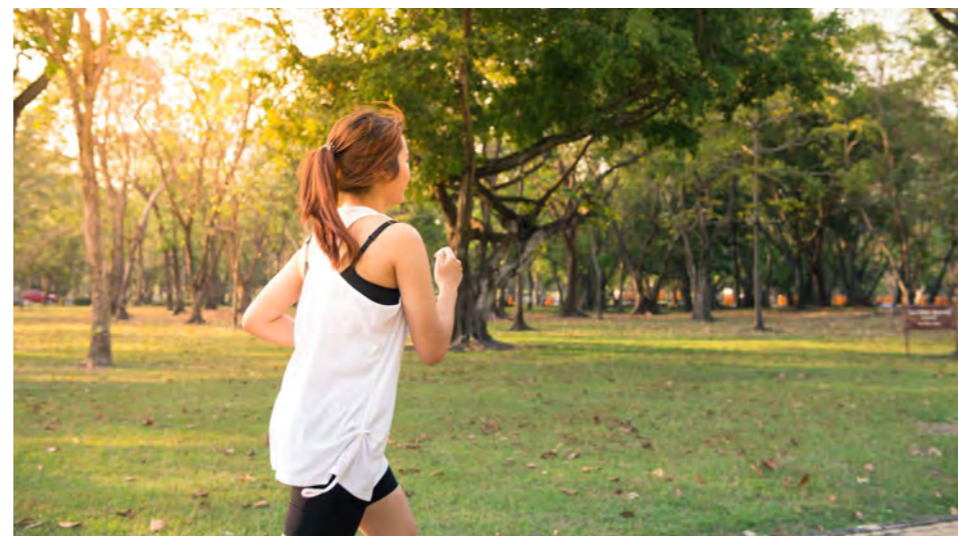
PLACE PLAN FRAMEWORK : URBAN FRAMEWORK - OPEN SPACE FUNCTIONS AND CHARACTER



PUBLIC AMENITY

Public amenity comprises toilets and water fountains for both people and their dogs. Picton's existing public toilets are due for replacement, to bring them up to 21st Century standards. New amenities should consider public safety (CPTED principles) and accessible facilities in their design. New amenities are easier to maintain and are carefully located.

Clean, safe and easily accessible public toilets are a key part of a town's success as a destination. Opportunities to integrate green elements into public amenities, such as green roofs or walls or planters are encouraged.



PASSIVE AND ACTIVE SPACES

Successful public spaces provide areas for quite passive activities such as reading or talking. These are balanced with more active spaces for exercise, larger gatherings or events.

Spaces should be designed to facilitate both uses. This could be through the use of appropriate landscaping, seating, structures and lighting.



CLARITY OF SPACE

Clarity of Space provides a clear understanding of how to use a space at different times of day. This includes differentiation between public and private ownership.

Good lighting can create exciting and dynamic spaces. Lighting also makes spaces feel safer and encourages the use of public areas and movement corridors such as lanes and footpaths.

Surveillance and clear sightlines to and from the public and private domain helps create safer spaces and can discourage anti social behavior. The relationship between public spaces such as laneways and the buildings that over look them should include windows and openings. This requires the reduction of clutter and careful design of space.

PRECINCT B - PICTON PARKLANDS NORTH

Picton Parklands North will be an attractive 'garden' walk that connects locals and visitors to Stonequarry Creek and a range of active and passive spaces. The Parklands will become a key open space destination for the Shire and event space. Picton Parklands North (PPN) will be connected to Picton Parklands South (PPS) via Argyle Street. Stonequarry Creek will be the centre piece of the Parklands.

KEY ROLE

Destination open space located north of the Town Centre and extends from Argyle Street through to Picton Sportsground.

GOALS / ACTIONS

PRINCIPLE 1: BETTER CONNECTIONS

- Establish distinct links that connect the Town Centre and the residential urban framework with the Parklands.
- Establish distinct links that connect the existing and proposed parking hubs.
- Establish pedestrian links across Stonequarry Creek to connect the Barkers Lodge Road areas with the Parklands and the Town Centre.
- Establish links between Elizabeth Street and Cliffe Street and provide a new parking area behind the Bowling Club.
- Connect the existing Botanic Garden Walk to Argyle Street.
- Investigate opportunities for improved connections of PPN and PPS. This could be via a pedestrian footpath under Picton Bridge or an improved street level crossing achieved by acquisition of flood impacted sites.

PRINCIPLE 2: LIVING GARDEN

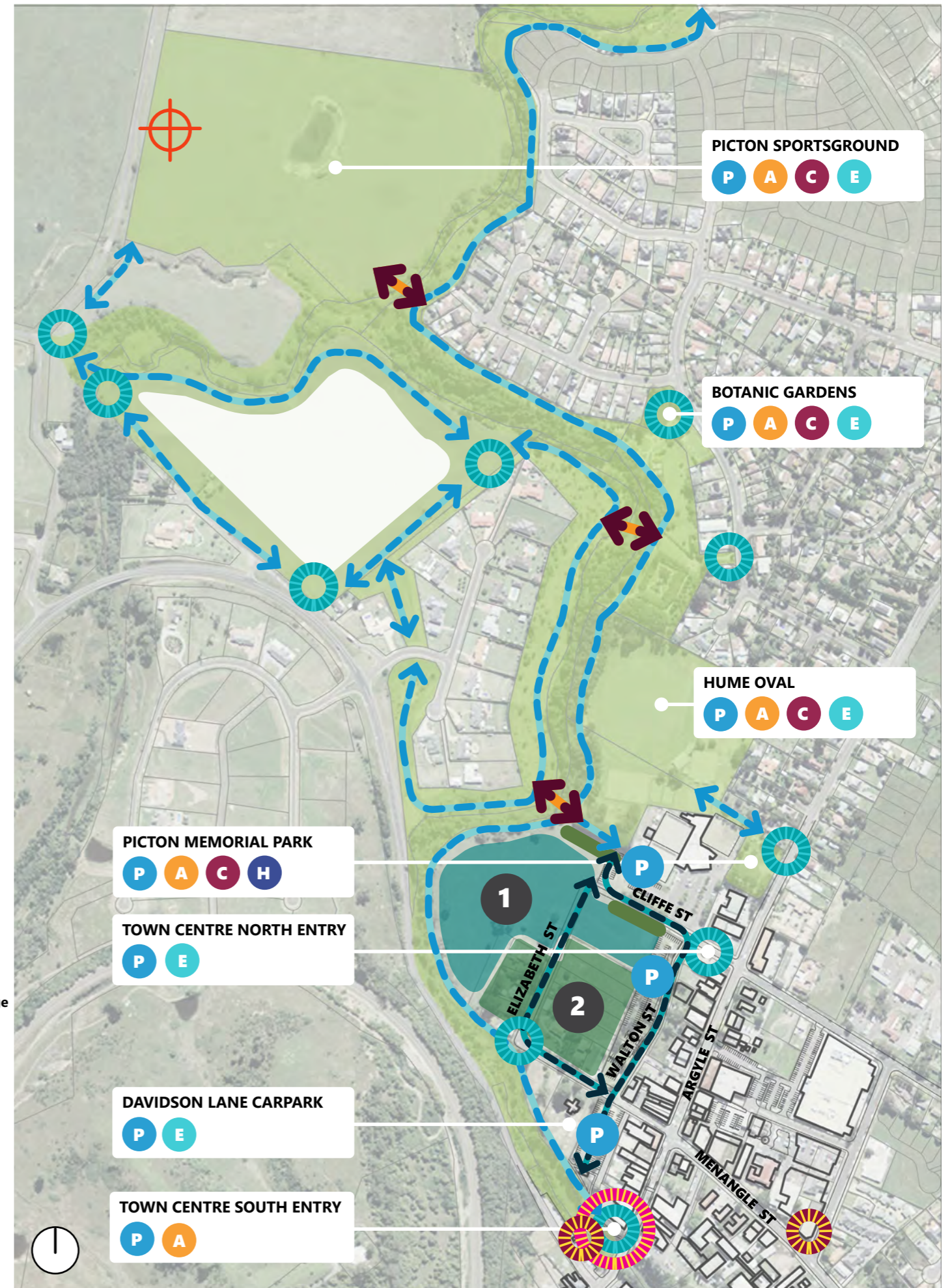
- Create a continuous open space that connects Picton Sportsground and the existing Botanic Gardens with the Town Centre.
- Establish a Tree Trail as an attraction within the Parkland.
- Improve the amenity of Walton Street, its carparks and the back of house of businesses through landscaping.

PRINCIPLE 3: RESILIENCE

- Propose uses for RU4 land west of Elizabeth Street (1) that integrates with the Parklands, is a use that contributes to the Parklands concept and is consistent with the Stonequarry Creek Flood Plane Risk Management Study and Plan.
- Investigate opportunities for Voluntary Purchase for Elizabeth Street dwellings (2) and consider uses that support the Parklands such as an outdoor temporary gallery space that could retain all or part of the heritage homes in the area.
- The creek corridor and the Parklands will be well maintained as an attractive destination for visitors and locals.

PRINCIPLE 4: A WEB OF THINGS TO DO

- Establish a network of event spaces with integrated event infrastructure such as power, water and permanent structures.
- Establish walking trails for varying levels of experience and timeframes.
- Establish micro anchors within the Parklands to encourage people to stop and participate in the Parklands.





PICTON PARKLANDS NORTH TOWN LINK : CONNECTION TO THE TOWN CENTRE

PRECINCT C - PICTON PARKLAND SOUTH

Picton Parkland South will be an attractive 'garden' heritage walk that connects locals and visitors to Stonequarry Creek and key open space destinations such as the Railway Viaduct and the Station heritage precinct. It will improve the connection between the Town Centre and the Station Anchor.

KEY ROLE

Destination open space located south of the Town Centre and extends from Argyle Street through to the Picton Station, Victoria Park and State Significant Heritage items including the Viaduct.

GOALS / ACTIONS

PRINCIPLE 1: BETTER CONNECTIONS

- Create a continuous open space that connects Victoria Park, the state heritage items and Picton Station with the Town Centre. Provide heritage interpretive signage.
- Establish links that connect the residential framework with the Parklands.
- Improve existing links across Stonequarry Creek between Picton Avenue and Webster Street to connect with Picton Station.
- Establish a cyclepath that connects the Station with the Town Centre and beyond to Picton Sportsground.
- Connect the future Loop Line via a new platform (subject to funding) to new and existing footpath and wayfinding infrastructure.

PRINCIPLE 2: LIVING GARDEN

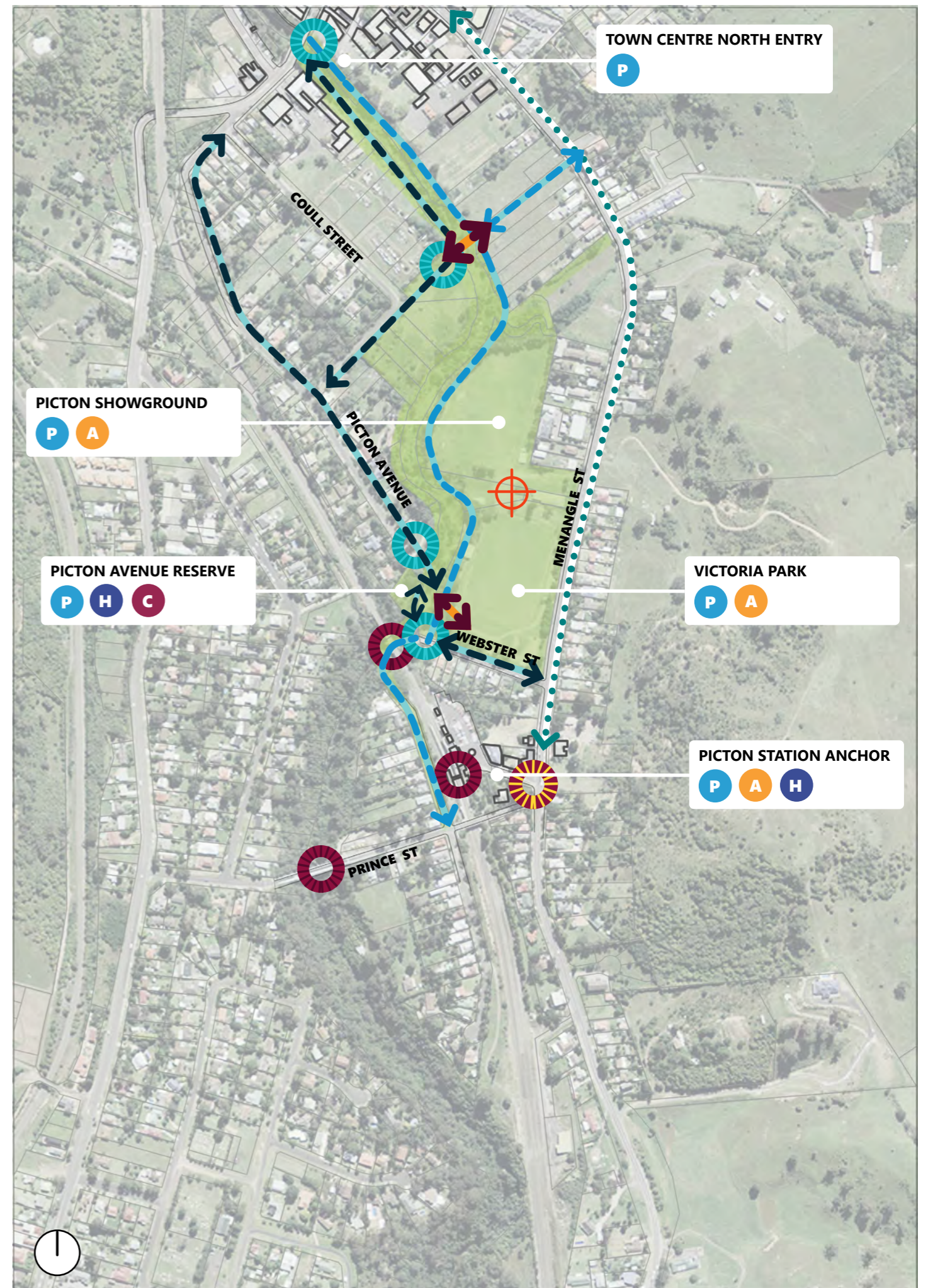
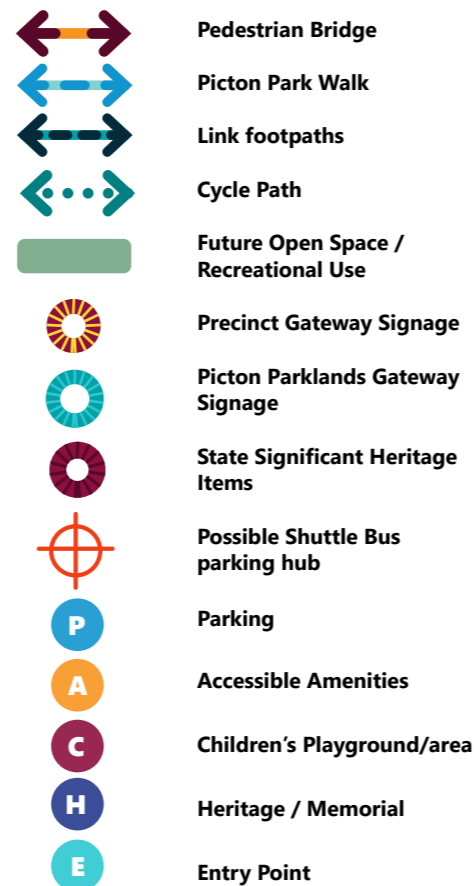
- Establish a Tree Trail as an attraction as part of the Parkland.
- Upgrade Picton Avenue Reserve.
- Install lighting to the Viaduct and integrate into the Wollondilly Illuminate Festival.

PRINCIPLE 3: RESILIENCE

- Undertake regular maintenance to the creek corridor and the Parklands to ensure they become an attractive destination for visitors and locals.
- Undertake investigations into the bat colony which inhabits the end of Picton Avenue around the Railway Viaduct and in close proximity to homes and key movement areas. Identify methods to improve the space due to the impact (fecal matter) of the bats.
- Prepare a Master Plan for Victoria Park and the Showgrounds in collaboration with the Picton Show Society to improve access, parking, facilities and public amenities.

PRINCIPLE 4: A WEB OF THINGS TO DO

- Establish state significant heritage items as attractions for locals and visitors. At the Viaduct, terminate Webster Street with a viewing platform, signage and improved access to the creek (and across the creek). Develop new footpaths in Picton Avenue Reserve to create loops of walking trails.
- Improve Picton Avenue Reserve with seating, signage, bins and lighting.
- Upgrade the connection across Stonequarry Creek at Picton Avenue to connect to Webster Street.
- Establish activities and events that support the Loop Line.





Webster St Lookout
Viaduct Loop Path

PICTON PARKLANDS SOUTH HERITAGE WALK

PRECINCT D - MENANGLE STREET GATEWAY

Menangle Street Gateway is the southern gateway into the Town Centre. It comprises the Picton Station Anchor and acts as the important transition between the rural landscape and the Town Centre.

KEY ROLE

Rural Transition Zone between the Menangle Street Gateway, and the Town Centre at Colden Street. Picton Station is an important Anchor and includes small business, an emerging cafe and restaurant hub and a strong heritage character.

GOALS / ACTIONS

PRINCIPLE 1: BETTER CONNECTIONS

- Establish a distinct gateway to Picton and this Precinct.
- Upgrade existing footpaths on Menangle Street to 2.5 metres to accommodate social distancing, prams and the like. Provide shade trees, water fountains and shelter to improve the amenity of the path on hot days.
- New footpath and formalisation of Webster Street to improve link to the Railway Viaduct and Picton Avenue (Knoll Precinct - Precinct E) and Town Centre.
- Install wayfinding and interpretive signage to identify state significant destinations (The Station, Victoria Bridge and the Railway Viaduct).

PRINCIPLE 2: LIVING GARDEN

- Expand the urban canopy along Menangle Street.
- Connect this Precinct to Picton Parklands South.
- Establish landscaped gateway treatment and maintain Rural Transition character.

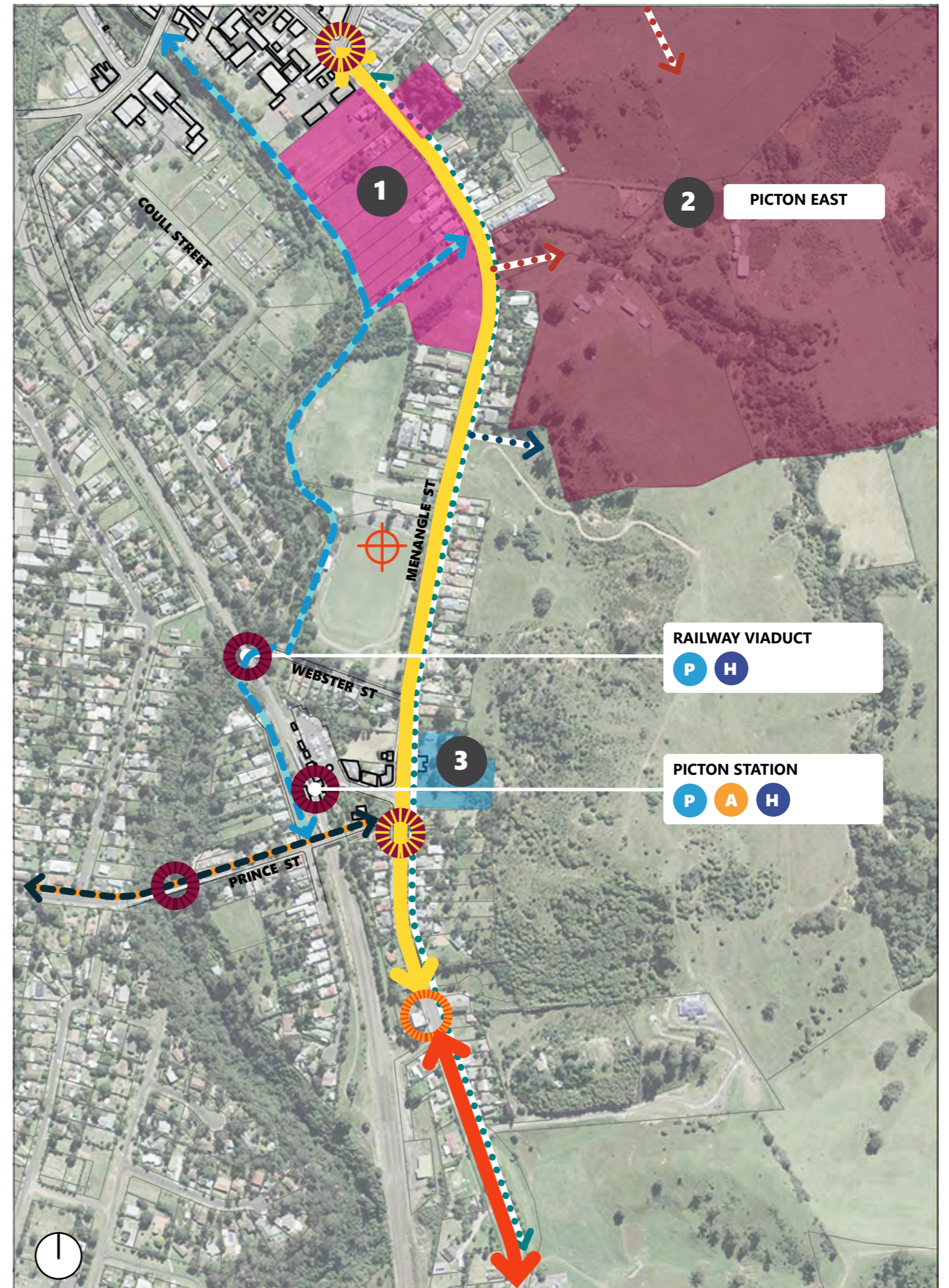
PRINCIPLE 3: RESILIENCE

- Support the development of accommodation in this Precinct.
 - Improve connections including road upgrades, footpaths and signage between surrounding residential and the Station.
 - Investigate opportunities to reduce flood impact on properties fronting Stonequarry Creek (1 pink) as this will increase the development opportunities.
 - Future investigations for the former Picton East Planning Proposal Site (2) could include residential or tourism uses, at a lower density (e.g. standard residential lots 700sqm - 1499sqm). Any future proposal would need to be in keeping with Wollondilly 2040, Wollondilly Scenic and Cultural Lands Strategy, Local Housing Strategy and any other relevant strategy. Any future proposal would be required as a minimum:
 - adequately determine the development footprint based on constraints noting the entirety of the site is not appropriate for development.
 - investigate the addition of a second road onto Menangle Street.
 - support the Town Centre and
 - encourage walking and cycling.
- The formation of another 'centre' is discouraged.

PRINCIPLE 4: A WEB OF THINGS TO DO

- Extend Thirlemere Steam Festival to incorporate Picton and Loop Line.
- Reinforce Picton Station as an Anchor by supporting the development of existing B2 land (3) with food establishments which reinforce this role.
- Establish a loop walk that includes the Station, the Viaduct and Campbell Street Precinct.

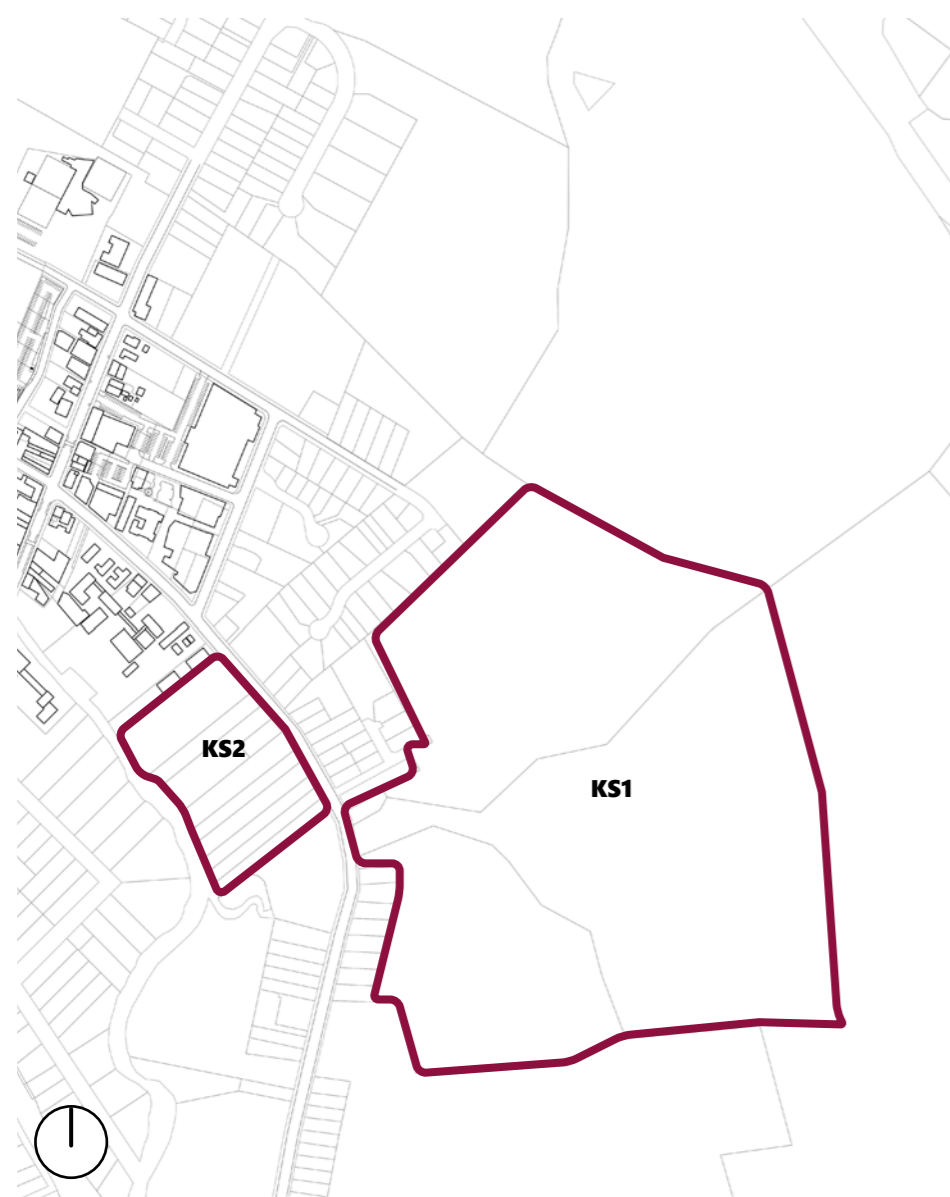
-  Rural Landscape Gateway
-  Rural Transition
-  Picton Parklands Walk
-  Footpath Upgrades
-  Cycle Path
-  Previously proposed entry to the former Picton East Planning Proposal
-  Possible additional entry to the former Picton East Planning Proposal
-  Gateway Signage
-  Precinct Gateway Signage
-  Picton Parklands Gateway Signage
-  State Significant Heritage Items
-  Possible Shuttle Bus parking hub
-  Parking
-  Accessible Amenities
-  Heritage / Memorial





PICTON STATION ANCHOR

PRECINCT D - MENANGLE STREET GATEWAY DEEP DIVE



KEY INVESTIGATION SITES

The Place Plan identifies two (2) sites for further investigation. These sites could assist in the goal of providing new residential development within walking distance of the Town Centre. As these sites are located within the Rural Transition Zone, proposed development are encouraged to produce outcomes that integrate into the landscape backdrop and not dominate or overwhelm it.

KEY SITES FOR INVESTIGATION			
Site Name	Location	Indicative Height	Comment
KS1. Picton East	Menangle Street & Margaret Street	1 - 2 storeys (2nd storey / or 9 metres - subject to demonstration of minimal impact in key areas)	<p>Picton East was the subject of a former planning proposal which was not supported by the Department of Planning, Industry & Environment in December 2020. The application proposed a residential development comprising a mix of residential densities. The proposal also identified lands to be zoned to E2 Environmental Conservation. During past proposals, lot sizes ranged from medium density through to larger lot sizes of around 1,500m². Medium density was identified as not suitable for the site due to topography and stability issues. This Place Plan supports these findings with the addition of the following factors including, the impact that small lots have on the location's important visual character. In addition, smaller R2 lots (400 - 500m²) may also be too small for the site as the topography will require benching, retaining and fencing. This has visual and physical impact on the landscape. The redevelopment of the land for residential purposes could be considered in the future with the following considerations:</p> <ul style="list-style-type: none"> • Avoid building on ridgelines and the clustering of buildings as per the <i>Wollondilly Scenic and Cultural Landscape Study</i>. • Minimise retaining walls or incorporate stepping / level changes into the built form. • Test the impact of retaining, fencing and built form on the scenic value, when designing development lots. • Investigate another entry point from Menangle Street to avoid the bend in the road. Support the extension of Margaret Street as a possible flood free access from the Town Centre. • Establish strong links to Picton Station and the Town Centre through footpaths and cycleways. • Due to the topography (and visibility) it is unlikely that on site standalone services can be accommodated ie. waste water system. Delivery of the necessary infrastructure and infrastructure upgrade. • Connection to the Sydney Water network would be required (topography of the site unlikely to support on-site treatment). • Retain existing trees and delivery of 40% canopy cover. • Delivery of necessary infrastructure and infrastructure upgrades • Consideration of timing in line with the delivery of the Picton By Pass. The By Pass may alleviate additional traffic pressure on the network associated with any development of the former Picton East Planning Proposal Site.
KS2. Menangle Street Medium Density	Menangle Street	2 storeys or 9 metres	<p>Sites located on the western side of Menangle Street are currently zoned for medium density. This is a good use for the land, close to the Town Centre. The rear of the lots are zoned for RE1 which could accommodate a walking path along Stonequarry Creek in the future. Parts of these sites are impacted by Flood Planning Levels which reduces their developable area. The Stonequarry Creek Management Plan identified a range of options that could improve flood events and reduce impact on these sites. Further investigations into improving the viability of these sites should be explored, including a new link back to Menangle Street to improve connections with the creek open space.</p>

WOLLONDILLY 2040

	Planning Principles	How Picton can help deliver the Planning Principles
INFRASTRUCTURE & COLLABORATION :	PP2: Embracing innovation to enhance liveable, connected and sustainable communities.	Provide more housing close to the Town Centre.
	PP3: Establishing a framework for sustainable managed growth.	Provide new housing opportunities in the Town Centre to improve viability.
LIVABILITY	PP5: Providing housing options that meet local needs and match the local character of towns and villages.	Provide diverse housing options close to the Town Centre that maintains the identified character.

PLACE PLAN FRAMEWORK : PRECINCT FRAMEWORK DEEP DIVE



URBAN CANOPY & MOVEMENT

Improve movement and connectivity on Menangle Street between the Station and the Town Centre. This can be achieved by providing a new and wider footpath, cycleway, new street trees, shelters, signage and water fountains. Walking and cycling under the shade of an urban canopy is likely to increase its use, provide an attractive streetscape, reduce heat island effect (heat mitigation), establish a micro climate and bring nature into the heart of Picton - in the spirit of the Living Garden Vision and Principle.

The *Wollondilly Urban Canopy and Landscape Strategy* identifies a range of indicatives for improving the urban canopy in Picton. The Strategy includes recommendations for tree and plant species.



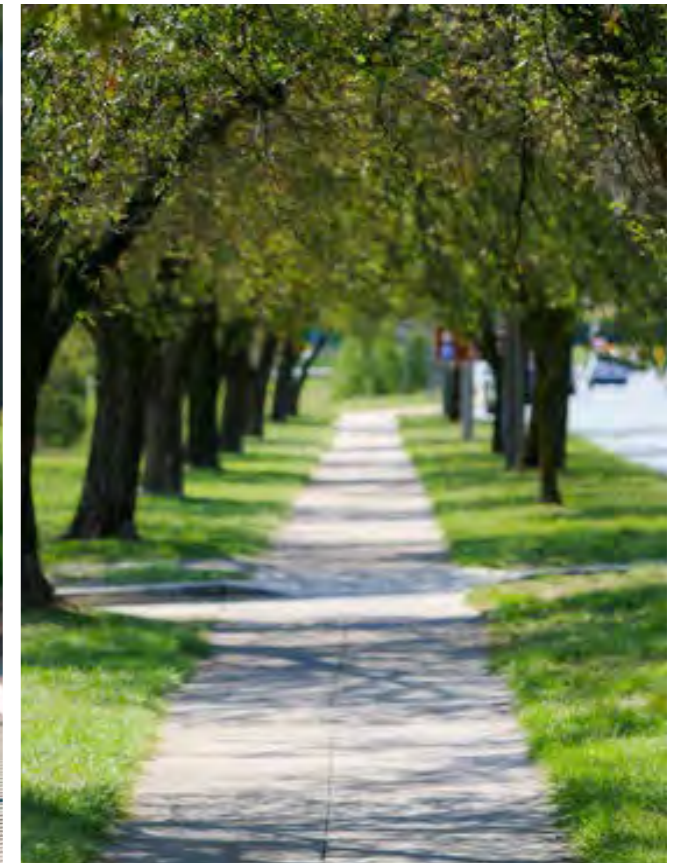
WALKING LINKS

A wider footpath can improve the walking connection with the Town Centre. The station is approximately 1km which is approximately a 12 minute walk. Integrating signage and lighting into this path is also strongly encouraged.



CYCLING LINKS

Menangle Street will be the link between Picton Town Centre and the future Wilton Town Centre. Cycling is encouraged in the Shire however, opportunities are currently limited. A cycle path between the Town Centre can encourage other forms of commuting and reduce traffic burdens.



TREE COVER

The tree cover on Menangle Street is sparse and would benefit from new footpaths and cycle links (subject to the type of cycle path proposed). The *Wollondilly Canopy Plan and Landscape Study* identifies Station Street as a Priority 1 Area and Menangle Street south of Webster Street as Priority 2 Area.

WOLLONDILLY 2040

	Planning Principles	How Picton can help deliver the Planning Principles
LIVABILITY	PP6: Embedding health and wellbeing considerations into land use planning for healthy places.	Develop the tree canopy to reduce heat island effect and improve mental wellbeing.
SUSTAINABILITY	PP14: Planning high quality well connected open spaces	Develop a tree canopy to help connect open spaces and improve the amenity of the links.
	PP15: Delivering and urban tree canopy.	Develop a tree canopy to fill in missing gaps and establish new canopy where there is none.

PRECINCT E - THE KNOLL PRECINCT

The Knoll Precinct is located west of the Town Centre and Stonequarry Creek. Picton Avenue is the central road within the Precinct and connects the Town Centre with Picton Parkland and the Station Anchor.

KEY ROLE

Medium and low density residential precinct with attractive views to Vault Hill. The precinct provides an important link between the Town Centre and the Station. There are two heritage precincts within The Knoll Precinct.

GOALS / ACTIONS

PRINCIPLE 1: BETTER CONNECTIONS

- Upgrade Picton Street footpath to improve connectivity to the Town Centre, Picton Parklands (Creek Corridor) and the Station.
- Provide wayfinding signage to direct pedestrians to key destinations and anchors.
- Upgrade the overpass bridge link to Picton Avenue through a wider path, bridge public artwork and wayfinding signage. Undertake the artwork in collaboration with the school.
- Improve connections to future possible Loop Line Station proposed behind George IV Hotel (subject to funding). Connect the Loop Line station to both the Town Centre and the Menangle Street precinct via the Knoll Precinct.

PRINCIPLE 2: LIVING GARDEN

- Kerb and gutter Picton Avenue, line with trees to create urban canopy and construct a wide footpath.

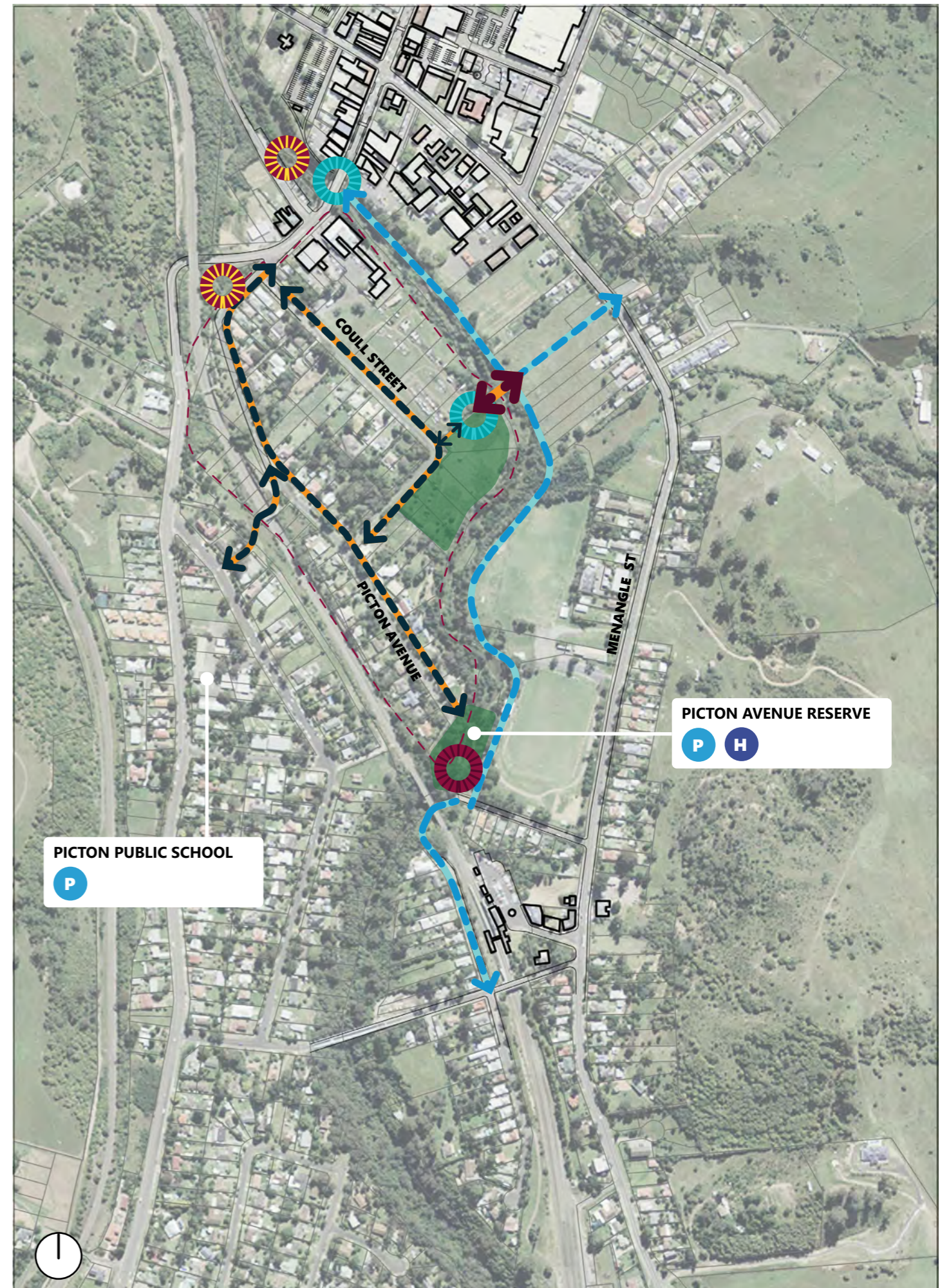
PRINCIPLE 3: RESILIENCE

- Undertake investigations into the bat colony which inhabits the end of Picton Street around the Railway Viaduct and in close proximity to homes and key movement areas. Identify methods to improve the quality of space due to the impact (fecal matter) of the bats. Provide explanatory signage about the Bat colony to help the community understand the bats and their role within the local ecosystem.

PRINCIPLE 4: A WEB OF THINGS TO DO

- Upgrade Picton Avenue Reserve with new seating, signage, bins and new connections to Stonequarry Creek.
- Investigate opportunities to utilise land for open space, tourism or recreational activity, subject to flood constraints and controls.
- Investigate opportunity for RV park (not a camp ground) off Coull Street which has good walking access to the Town Centre. Investigate requirements for flood events.

-  Pedestrian Bridge
-  Picton Park Walk
-  Footpath Upgrades
-  Precinct Gateway Signage
-  State Significant Heritage Items
-  Parking
-  Heritage / Memorial





PICTON AVENUE : TOWN CENTRE & PICTON PARKLANDS LINK

PART B: SECTION 4

“

To change a town is no small task. It may seem overwhelming at the outset. It can also be difficult to know if your project has made a difference or show people that your project has been successful. So how do you get started? Set a goal and work out how to achieve that goal through a series of deliverable steps.

”



IMPLEMENTATION

The Implementation Framework outlines a method known as the Place Evolution Process. Its pretty simple. It breaks down the parts of a project into smaller steps and establishes a program that can be delivered when time and funds suit. Its a good way to align infrastructure projects and placemaking projects.

This Place Plan has identified a Vision and Principles that align with Council and the communities goals for Picton. The next steps identify the mechanisms to implement those projects and ideas, or in some instances continue the conversation.

The Implementation Framework outlines a method known as the Place Evolution Process. Its pretty simple. It breaks down the parts of a project into smaller steps and establishes a program that can be delivered when time and funds suit. Its a good way to align infrastructure projects and placemaking projects. Keep reading and you will understand what we mean.

The most important thing to remember is that a Place Plan is not a magic bullet. It doesn't provide all the answers because it can't. Instead, the Place Plan sets up the process to allow for Council and the community to start the process and make adjustments along the way. This is of particular importance to Picton as the town has a number of significant factors to consider - Stonequarry Creek, the proposed Picton By Pass, Wilton Town Centre and the Shire's place within the Western City District Plan. There's lots of moving targets and Picton needs to keep aligning with those targets as time goes on.

WHAT IS PLACE EVOLUTION?

The Place Plan identifies a range of precincts and anchors that in need of redevelopment and activation. The Place Evolution Process allows for projects to evolve over time and progress from the seeding of an initial idea through to its maturity.

This process allows for the testing of each project, the adjustment of project parameters and identifies the kick off points for each project to proceed to the next stage.

Evolutionary projects are great opportunities for the community and businesses owners to get involved. Seeding projects are generally small scale and low cost which can be tested by local businesses with the support of Council. They can also be simple maintenance projects to look after a space until its time to transform it.

Evolution Projects have a significant role in transforming Picton. Three stages have been identified from the outset and allow for the evolution of Picton into its new role or identity.



IMPLEMENTATION : PLACE EVOLUTION PROCESS



SEEDING PROJECT SHORT TERM

A Seeding Project seeks to test a new idea or opportunity for Picton. The project may have a larger objective and a Seeding Project is the first step in the process.

In Picton, a Seeding Project:

- has realistic expectations.
- utilises existing or newly implemented infrastructure.
- considers maintenance to be important.
- may use site warming projects that test an idea or get the community used to a new use and
- are more simple in nature and designed to test new ideas or expand existing ideas.

The primary goals are to:

- integrate The Precinct (CCCP) into the urban framework.
- encourage the use of new or existing connections.
- plan for new projects.
- encourage the local community to visit Picton for recreation, food and play.
- improve depth of food and drink available.
- seed a night time economy and
- introduce an arts and cultural scene.



ESTABLISHING PROJECT MEDIUM TERM

An Establishing Project seeks to reinforce a Seeding Project or is a more complex project that requires infrastructure to be implemented.

In Picton, an Establishing Project:

- assists in establishing Seeding Projects with the intent to make them permanent.
- utilises existing or newly implemented infrastructure or undertake minor infrastructure works.
- has shown success in the Seeding Phase.

The primary goals are to:

- create new reasons to visit Picton.
- grow an emerging night time economy.
- grows the number of tourists above the current average and
- grow a visitor economy.



MATURE PROJECT LONGER TERM

A Mature Project may be the final step of an evolving project or it may be a major infrastructure project that has many complex parts or requires significant funding.

In Picton, a Mature Project:

- relies on new and large scale development to be implemented.
- significantly changes the framework of Picton.
- has shown success in the Establishing Phase.

The primary goals are to:

- reinforce new activities with improved monetisation that increases daily expenditure for both locals and visitors.
- reinforce a flourishing night time economy and
- improve accessibility through the implementation of the By Pass.



STREET UPGRADES

Picton's main street has the opportunity to be reimagined following the construction of the Picton By Pass. Although a new streetscape could be constructed now, it is likely that a different approach to Argyle Street will be proposed following the reduction in traffic numbers and a change in the type of vehicles. Of particular note, will be the removal of heavy vehicles. At present the goal for Argyle Street is to create spaces for escape and respite from the busy main street. This means spaces like the Village Green and the privately owned Town Square will be an important part of Picton's urban framework.

Following the By Pass, Argyle Street has the opportunity to create more spaces for people to sit and enjoy the atmosphere. To achieve this, reconstruction works will be significant, including new drainage (potentially integrating the recommendations from the Stonequarry Creek Management Plan), new road pavement, new pedestrian crossings, landscaping, public art and street trees.

While the town waits for the By Pass there are opportunities to experiment and enliven Argyle Street through lighting, public art, pop up park-lets/microrooms and new signage. However, it is recommended that any works be temporary or relocatable to avoid any waste (refer to Sustainable Placemaking pg. 63 and Project H.4 page 73).

BETTER CONNECTIONS THROUGH FOOTPATHS AND LINKS

There are many ways to improve the connectivity of Picton including the activation of existing laneways, the formation of new lanes and through site links, better signage, well located parking and good lighting. Many of these projects can be undertaken prior to the construction of the Picton By Pass and the redevelopment of Argyle Street.

Picton Parklands provide an important opportunity to connect the whole town - north to south. The Parklands fingers can further connect the town by threading through the Town Centre and creating a web of green paths and lanes.

DEVELOPING AN URBAN CANOPY

A town's urban canopy protects and improves biodiversity, water quality and liveability. It can also improve resilience to climate change and urban heat.

The community identified that open spaces and the urban canopy are an important part of Picton. The *Wollondilly Urban Canopy Plan and Landscape Strategy* identified the need to protect **existing canopy, enhance existing canopy and develop a new canopy**. The Town Centre was identified as having poor to moderate coverage and sporting areas were identified as having poor coverage.

At present, the urban canopy is located in the street, public parks and private gardens. This Plan encourages the expansion of the urban canopy into laneways and carparks.

This Place Plan emphasises the importance of increasing the urban canopy in association with the increase of open space in Picton. This however, increases maintenance requirements which must be factored into planning and budgeting for Council.

IMPLEMENTATION : PLACE CHANGING TYPOLOGIES

*IN WHAT WAYS CAN WE
CHANGE PICTONS URBAN
FABRIC?*



CREATING MORE OPEN SPACE

Open spaces are essential breathing spaces in the public domain. They provide areas for people to meet, exercise, walk a dog or take time out of their day.

The creek corridor and the adjacent open spaces have the opportunity to be formalised and connected into the Picton Parklands. Filling in the gaps will provide the community and visitors with a series of destinations that will help improve their quality of life.

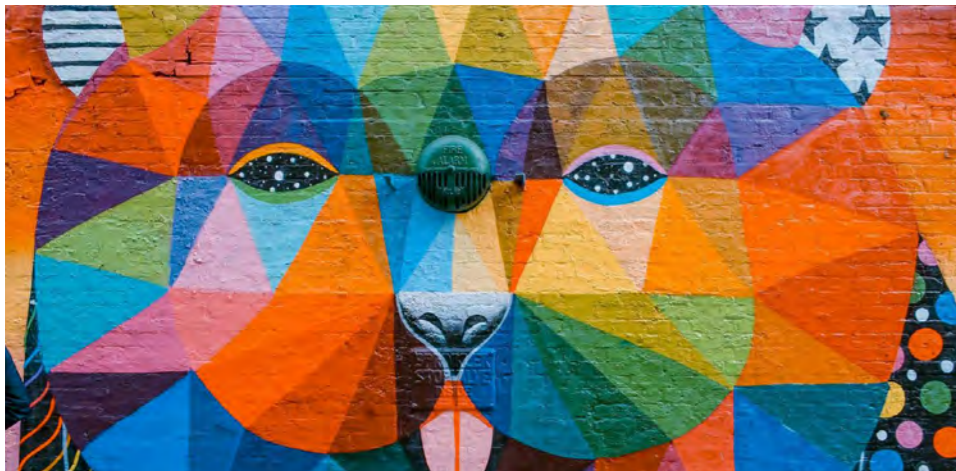
Transforming land into open space can also better align land uses to meet the recommendations for the Stonequarry Creek Management Plan.

STRENGTHENING AND CREATING DESTINATIONS & ANCHORS

Destinations and Anchors are important parts of the public domain. A strong web of anchors, connected by micro anchors creates a vibrant and active town.

The Neighbourlytics study identified that Picton is predominately a linear town, centred on Argyle Street. The study showed that the town is busy with a range of destinations however, highlighted that the town needs to build a central core and a larger number of destinations - in particular evening destinations.

Creating infrastructure and buildings to accommodate more diverse destination typologies forms a core part of the Place Plan. This could include mixed use developments through to the proposed Precinct (CCCP). The Picton Parklands also form an important destination.



PUBLIC ART

Public art is an artwork that is positioned in, or viewable from the public domain. The artwork can be temporal or permanent. Public Art can be a stand-alone work or integrated into urban design and building architecture to provide distinct character and creativity to a place.

Picton has been identified as the new cultural centre for Wollondilly Shire. The Precinct (CCCP) proposes a range of facilities and exhibition spaces that will build a creative culture.

Public art is a popular method to make creativity and culture visible in the public domain. Opportunities for both temporary and permanent public art is a good first step. Spaces for public art have been identified in this Place Plan.



LIGHTING

Lighting projects have the ability to activate a place after hours. Lighting is particularly important in seeding a night time economy. Lighting can be permanent or it can be for an event such as the Wollondilly Illuminate Festival.

Opportunities to expand the existing event have been considered in this Place Plan including the addition of the three State Significant Heritage Items - with the goal to extend the event further south to the Station.

Creative lighting is not limited to temporary events. Laneways provide a good canvas as creative lighting can increase perceptions of safety and increase use of the space.



SIGNAGE & WAYFINDING

Signage is intended to give the community information about a place or elements within a place. It can be informative, interpretive and directional.

Multiple layers of wayfinding and interpretive signage are proposed for Picton.

Gateway treatments in Picton are proposed to be a combination of landscape character (transition of rural landscape to rural transition through to urban centre) and gateway structures and landscape treatments.

The Picton Parklands, the proposed Tree Trail, Interpretive Signage and event signage will give Picton an important sense of direction, define its edges, make it more attractive to visitors and reinforce its identity.

IMPLEMENTATION : PLACE ACTIVATION TYPOLOGIES



EVENTS & FESTIVALS

Events have the ability to bring people together. Events can be for many reasons - to celebrate the season, music, art or even movies. Events can be themed such as the annual Wollondilly Illuminate Festival.

Events and festivals are reliant on good planning and budgeting. Opportunities to create a series of connected event spaces with supporting infrastructure (to reduce ongoing costs) have been identified in this Place Plan.



MAINTAINING THE PUBLIC DOMAIN

The maintenance of the public domain is just as important as public art and buildings.

Everything that is built or planted must be maintained otherwise it will decay and counter the efforts to beautify the town in the first place. Maintenance is a key tool in CPTED and should form part of CPTED strategies.

*WHAT TYPE OF PLACE
ACTIVATIONS COULD BE PART
OF PICTON?*

PROJECT DELIVERY METHODS

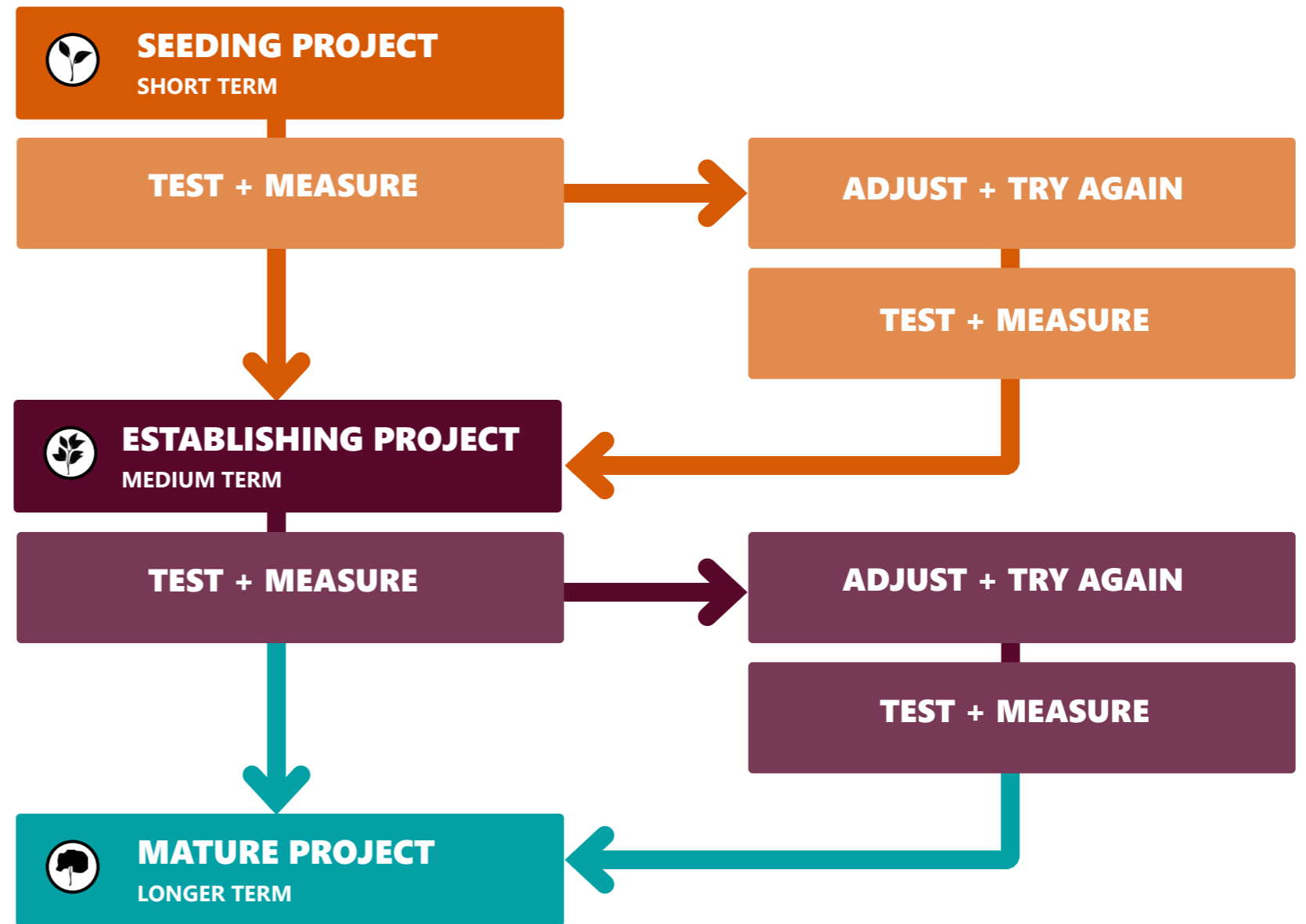
Place Evolution is a gradual process with a clear goal. Facts and information are important tools when seeking to change a place and peoples behavior. When starting a project you need to understand your baseline - knowing your starting point so you can test and be sure you have made a difference.

To change a town is no small task. It may seem overwhelming at the outset. It can also be difficult to know if your project has made a difference or show people that your project has been successful.

So how do you get started? Set a goal and work out how to achieve that goal through a series of clear deliverable steps.

Undertaking a project incrementally can be a powerful process. It allows for each step to be tested and measured. This allows for adjustments to be made along the way to address issues or opportunities as they arise. Having the ability to document this process will give Council data which can guide future projects in Picton and across the Shire.

The diagram opposite identifies how a project may evolve through its stages.



EXAMPLE PROJECT EVOLUTION

IMPLEMENTATION : PLACE EVOLUTION PROCESS

HOW DO PLACE EVOLUTION PROJECTS WORK?

The diagrams adjacent demonstrate a possible sequence of events that over time could assist in creating an evening economy. **This approach does not seek to detract business from existing retail, cafes and restaurants.** The temporary activations proposed would be designed to encourage businesses to stay open. Or provide activations until such time they can be open in the evening. Most importantly, it requires Council and businesses to work together to complement existing businesses.

This process can be used for a range of activations and place transformations identified in the Place Plan Framework and the Picton Progression.

PLACE EVOLUTION

01 CURRENT CONDITIONS

Picton is empty at night. Shops, cafes and restaurants are closed and the area feels unsafe. Visitors and locals lack things to do in the evening and choose other destinations over Picton or the Shire in general.

02 SEEDING THE SPACE

Food trucks are deployed to inject life into Picton in the evening. Events are organized around the food trucks. These activations have a regular timeframe and become consistent they become part of the rhythms of daily life. This process requires patience and consistency.

03 ESTABLISHING THE SPACE

The idea of going into Picton after dark becomes normal. Picton has become known as a place for high quality food, beverage and entertainment in the evening. As these activations become consistent, so do the numbers of people. This encourages some shops to open in the evening.

04 THE MATURE SPACE

When all the shops are ready to stay open, the food trucks depart. They have done their job of seeding the space and Picton has become known as an evening destination.



AN ENABLING ENVIRONMENT

Many of the projects in this Place Plan require an enabling environment. An enabling environment is a place where Council and the community can work together in a straightforward way to create a better town and spaces.

An enabling environment acknowledges that its okay to:

- take risks and try different things (as long as they are safe and do not cause harm) and
- make mistakes but learn through failure.

In order to facilitate projects quickly and efficiently in Picton, it is likely that new policies and processes will be required. In the meantime, projects can be delivered under existing mechanisms. The Place Plan identifies examples of possible enabling projects. Some of the examples are:

1 Establish a Place Toolkit

Develop a Place Toolkit that shows the community how to undertake their own projects within the public domain (Picton Progression, Project H.1).

The toolkit may include:

- An outline of the process for a range of project typologies.
- Contact points - who to talk to when you want to get started or don't know how to proceed.
- Opportunities for grants and funding for a range of project typologies.
- Sample processes, guidelines and agreements.
- Explanations of insurance, in simple language.

2 Locally Focused Projects

- Continue collaborating with the community; a process which began in this Place Plan during the engagement process. Collaboration with the Chamber of Commerce is encouraged.
- Establish a 'Nominate Your Activations' program which allows for each precinct (identified in the place assessments) to support and develop their own unique place activation project(s).
- Utilise existing volunteer groups to help facilitate a place activation program
- Encourage and provide guidance to local businesses to be part of the next evolution of Picton.
- Encourage the community to deliver place activation projects in Picton. As Council has a limited budget and resources, community involvement will increase the frequency of place activations.
- Establish a Mentor Program in Picton to encourage start ups to open a business with the support of Council for advice and marketing.
- Undertake grant workshops that show the community and businesses how to apply for a grant in Picton.

3 The Picton's Digital Footprint and Digital Marketing Program

Picton was identified as having a low digital footprint through the Neighbourlytics study. A digital footprint, in the 21st Century, is a town's online identity. It builds trust and reputation. Today many people will make a decision about living in or visiting an area based on a place's digital footprint.

The lack of a digital footprint or a poor footprint can affect a places reputation. At present, Picton can be confused with Picton in New Zealand. It is hard to find meaningful information.

In Picton, develop a digital marketing program that assists existing businesses in Picton to develop a digital platform. The goal of the program is to:

- Build a digital footprint in Picton.
- Help businesses to recognise the importance of a digital footprint in the 21st century.
- Identify and attract new markets to Picton.
- Collaborate with existing businesses in Picton and neighbouring towns.
- Become more resilient and adaptive in the current COVID-19 climate. Current research is revealing that prior to COVID-19, successful businesses already had a digital footprint, were adaptive to change and had a strong identity prior to lockdowns.

Steps that could be taken include:

- Support local businesses to build a digital brand and identity.
- Develop Picton's brand and its identity online and on social media.
- Undertake Neighbourlytics study to test changes to Picton's digital footprint every 3 years.

4 Project Testing / Case Study Program

The projects identified within this document and within the Picton Progression (Section 5) recommend project testing. Testing gives us important information that allows for a project to be adjusted to improve its outcome and supports the development of new projects in other areas. Testing should comprise the following:

- Establishes a baseline to recognise to understand the current circumstances.
- Retesting after a project to identify if a project has made a difference - differences can be positive or negative.
- Recording the information so that it can inform other projects or be used as a case study.

IMPLEMENTATION : AN ENABLING ENVIRONMENT

SUSTAINABLE PLACE MAKING

Many elements of placemaking and place activation can be wasteful and not in keeping with a sustainable mindset.

Many projects are temporary in nature and there are often no plans on what do with an activation (such as an artwork) once it is over. In many cases they decay in place. This means that the time, money and resources put into these projects are short lived.

This Place Plan takes a different approach to Place Planning and place based activations. It is strongly recommended that any project undertaken within Picton must have a plan for how their project will be produced, maintained and de-assessed prior to its creation.

As many place activation projects are temporary the following are some things to consider when commissioning a project:

- All temporary projects need to have an end date. If they are to remain in the public domain beyond that point then a maintenance plan is necessary to ensure they do counter their original purpose, such as beautifying the public domain.
- It is also strongly encouraged that temporary projects be given a second life and not 'binned' once their usefulness is complete. This could include gifting it to a school or installing in a gallery. This should be decided prior to the commissioning of the project.
- Ownership of a project should be determined from the outset as they will be responsible for maintenance.

BIG PICTURE PLANNING

Sometimes it is easier to get a project started without understanding how it might be expanded in the future. Good design considers the future and how a project may be expanded or developed in the future either by the applicant or another party.

When developing a site the following are good rules of thumb to consider:

- Consider how a neighbouring site could be developed in the future. Does your design limit the development potential of your neighbour? Or is your design forcing a bad outcome which could be to the detriment of your own? Council is encouraged to request site feasibilities for Residential Flat Buildings or Commercial developments on adjacent sites within the Town Centre.
- Masterplan public spaces, carparks and open space assuming that there is the possibility that adjacent land will be acquired and form part of the development in the future. This is of particular importance for carparks such as the Walton Street carparks.

EVALUATING A PROJECT

Place based projects can be difficult to understand. Success won't look the same every time - in particular because we are trying to change peoples behavior across seasons, days of the week, trends and world crisis.

It is common to test the success of project however, it is just as important to understand a project's failures. From failure we learn and grow - a factor of considerable importance in place activation.

Places have no rule book. Changing a place is about experimentation and therefore requires an evaluation methodology that embraces experimentation.

Two evaluation tools can be used - Quantitative Tools and Qualitative Tools.

Quantitative Tools identify the how many's, the how big's of a project. It is easy to measure and is tangible.

Qualitative Tools explores perceptions, awareness and reactions. These are less easy to measure and are intangible.

Both tools are important individually however, become more valuable when reviewed together.

The table below identifies the types of tools:

QUANTITATIVE / TANGIBLE	
Comparison Tests	Test a project space before and after - to understand the effect/results of the activation project.
Data Collection	Record the numbers of attendees/time frame.
Social Signs	Record increase or decrease in negative social activities such as graffiti and vandalism.
Budget analysis	Review the estimate cost against the actual cost of the project. This will assist with future planning. Determine why variations may have occurred.
Formal research	Undertake formal research with participants and attendees of initiatives

QUALITATIVE / INTANGIBLE	
Observations	Watch what people do, where they go and how they act. Are they engaging / participating or do they shy away.
Case Study	Select a project and undertake an in-depth study. It could be a success or a failure.
Working Groups	Use a focus group to review a project. The focus group should be cross a wide audience and comprise 3 - 4 people.

PART B : SECTION 5



PICTON PROGRESSION

The Picton Progression outlines key projects, ideas and opportunities that can be undertaken to reach one or more goals identified for Picton.

The Picton Place Plan is a guiding document that helps Council and the Community work together to reimagine and plan for the next evolution of Picton.

Picton Progression identifies ways of moving from “what is” to “what can be”.

It is not intended as a prescriptive plan that stipulates what the town must do or when it must do it. It contains a series of options that Picton can implement in whatever order, circumstances, finances and priorities are comfortable and enthusiastically embraced by the community and Council.

Some implementation options are simple and stand alone - you can do them right now. Some options are connected to others and a practical approach would see them being adopted simultaneously. Other options depend on the order in which other activities and initiatives take shape.

It's your document. It has been prepared with experienced and professional thought, based on what you have told Wollondilly Shire Council over the past three years and ARTSCAPE during the course of this project.

Picton, such a beautiful 'living garden', deserves to be seen as the gem and heart of Wollondilly Shire.

HOW DOES THE PICTON BY PASS FIT INTO THIS PROCESS?

The By Pass is an important consideration in this Place Plan. The existing road movement has a significant impact upon the amenity of Argyle Street and it is impractical to propose any significant changes to Argyle Street until the By Pass has been undertaken. Only then will Council be able to identify measurable changes and plan for a new Argyle Street. But Picton cannot wait. It must move forward, therefore the Picton Progression identifies whether a project is beneficial before or after the By Pass. Picton Progression shows there are lots of projects that can commence straight away however, any project that increases the traffic may need to be delayed or staged.

It is important to recognise that the projects and imagery proposed are indicative, they identify a possibility that encourages the town to change for the better. Places will evolve as they will. Some of the best outcomes are from minimal intervention - with the exception of significant infrastructure or building projects. Regardless of the typology, the testing and measuring stages of each project is critical and will provide Council and the community with valuable information for future projects.

A. PUBLIC DOMAIN APPROACH

NO.	PROJECT TITLE	DESCRIPTION	PRE BY PASS OR POST BY PASS	STAGING		
				SEEDING PHASE	ESTABLISHING PHASE	MATURE PHASE
A.1	Argyle Street Upgrade	Upgrade Argyle Street following the construction of the By Pass to include new spaces for outdoor dining, street trees to form a consistent urban canopy, lighting, realigned pedestrian crossings to link laneways and paths, consistent paving treatments and opportunities for public art. Prior to the By Pass construction there are opportunities for temporary projects and interventions to activate the street. Permanent projects, off Argyle Street, can also be undertaken prior to the By Pass and are listed in this approach.	Temporary Projects can be undertaken pre By Pass. While the major upgrade would be undertaken post by pass.	Pre By Pass: Undertake temporary 'pilot' projects in Argyle Street including pop up 'parklets'/micro rooms, public art, street art, murals and signage. Where practical, temporary works should be designed to be removed or relocated once Argyle Street is redeveloped.	Post By Pass: Undertake testing and analysis of Argyle Street following the completion of the By Pass. Use the findings from the Seeding Phase to identify the type of spaces the community want in Argyle Street. It is also possible that other projects such as the CCCP and the laneway projects will be complete. Identify how these new spaces will connect with Argyle Street.	Post By Pass: Undertake the design and construction of Argyle Street utilising the findings of the Establishing Stage. Continue a temporary activation program in main street to keep it vibrant and relevant.
A.2	Laneways and Carpark Project	Investigate opportunity to redevelop No. 36 Menangle Street (noting the site is in private ownership). The development should front Menangle Street while a new carpark (designed to provide child care drop for the CCCP, accessible parking and parking for No.102 Argyle Street 'Celebrations') is encouraged at the rear. Transform the existing driveway for No. 102 Argyle Street into a pedestrian only laneway to improve the permeability of the Town Centre Core. Link all laneways into a network of connected spaces. Establish activations within the laneways to encourage movement and develop a vibrant Town Centre.	Pre By Pass	Establish a temporary lane that connects the CCCP, the Digger Development and the Old Post Office Lane via No. 36 Menangle Street (noting that the site is in private ownership). Activate existing and temporary laneways as part of a 'site warming' exercise. Use the process to test the potential future design. Investigate opportunities to integrate No. 102 Argyle Street's carpark into the new carpark.	Undertake the design of the laneway and carpark using the findings of the Seeding Phase (temporary lane). During the construction phase of No. 36 Menangle Street the re-establishment of the temporary lane is encouraged. Activation of the lane with street art, pots and hanging plants and lighting is recommended. A similar approach could be used for the laneway for 102 Argyle Street.	Following the completion of the laneways, undertake permanent public art and lighting projects. Permanent creative projects can be supported by an ongoing temporary program to keep the space new and fresh. Support the establishment of new cafes as micro anchors within the laneways. Creative spaces such as artist studios, a gallery or marketplace would also be beneficial. Opportunities for adaptive reuse of the existing building is also encouraged.
A.3	Walton Street and Walton Street Carpark Project	Establish Walton Street as a carpark node for the Town Centre. Integrate residual lots and form a single carpark. This may require the adjustment of existing parking to maximise spaces and circulation efficiency. Avoid existing ad-hoc approach. Continue to incorporate Electric Vehicle charging points into the carpark (subject to flood controls). Incorporate smart parking features such as Smart Parking sensors, Smart Lighting and Urban Sensors.	Pre By Pass	Undertake design for entire carpark and investigate opportunity for an integrated approach. Integrate smart parking features into the design. Flood constraints to be addressed in design. Implement Smart Picton education program to inform the community of smart parking benefits.	Construct carpark stages as opportunities are made available. Investigate opportunity to integrate existing private carpark into larger carpark. Install smart parking and lighting infrastructure into existing parking areas.	Close Walton Lane and transform into a pedestrian link. Improve visual and physical connections with the proposed laneway adjacent 102 Argyle St.
A.4	Davidson Lane Carpark Project	Redevelop existing Davidson Lane carpark and investigate opportunity to integrate the adjacent unformed lot into a single carpark. Design the carpark as a multi use space that can function as an event space. Connect the Picton Parklands walk to the carpark and connect to Argyle Street. Establish an attractive interface between the carpark and St Marks Church. Stage the redevelopment of the carpark in two stages to allow for continued operation of existing carpark.	Pre By Pass	Undertake regular maintenance to the carpark. Undertake a design process for the carpark. Integrate event requirements into the design. Investigate opportunity to acquire the vacant lot on the corner of Davidson Lane and Menangle St West.	Undertake Stage 1 of carpark if suite is available/suitable (unformed lot). Continue maintenance of the existing carpark until Stage 1 is complete and funds are available. Could include new relocated bandstand (bi-directional).	Develop Stage 2 (existing carpark) and construct the Picton Parklands Walk between the carpark and Argyle Street. Ensure both carpark stages are designed as one space. Install new wayfinding signage. Integrate projects G.3 & G.4.
A.5	Picton Town Square Project	Investigate opportunity to work with landowners to undertake activation projects within Picton Town Square with the goal to provide the community an attractive space off Argyle Street. The redevelopment of the former NAB bank building to address the square will be an important outcome. Where practical, improve connections to St Mary MacKillop Lane and The Precinct (CCCP).	Pre By Pass	Council and existing businesses to undertake activations such as public art in the space. Coordinate with Arts Lane activations in The Precinct (CCCP).	Work with landowners to enhance Picton Town Square as a micro anchor through public domain works.	Ensure the interface between the Argyle Street upgrade (post By Pass - A.1) is well considered.

B. OPEN SPACE APPROACH

NO.	PROJECT TITLE	DESCRIPTION	PRE BY PASS OR POST BY PASS	STAGING		
				SEEDING PHASE	ESTABLISHING PHASE	MATURE PHASE
B.1	Picton Parklands North (PPN)	<p>Develop Picton Parklands North (PPN) as per the Picton Parklands Master Plan (PP). Integrate PPN with Picton Parklands South (PPS) to create a single continuous open space corridor that connects the Town Centre with Picton Station. Connect PPN into the Town Centre through new footpaths, signage, a Tree Trail and Interpretive Historic Signage.</p> <p>Deliverer new public amenities (including public toilets) as a priority project to fill missing gaps in public amenities in Picton.</p>	Pre By Pass	<ul style="list-style-type: none"> Connect the missing link between the Picton Bowling Club carpark exit (Cliffe St) and the Town Centre through a formal path, a new public carpark and signage. Acquisition of land for carpark and public path will be required. 	<ul style="list-style-type: none"> Develop the key features proposed in the Picton Parklands Gardens such as the children's activity areas and new picnic areas. Expand existing gardens. Undertake redevelopment projects at Hume Oval including new amenities, tennis club and maintenance block. Undertake the redevelopment of Picton Sportsground. 	<ul style="list-style-type: none"> Construct new bridge to improve connectivity to the northern side of Stonequarry Creek. Investigate opportunities for a possible lease area at Hume Oval as identified in the PP Masterplan. Develop a website informing of its history, attractions and facilities. Replace existing amenities at Picton Memorial Park and Picton Parklands Garden inc. accessible facilities.
B.2	Picton Parklands South (PPS)	<p>Develop Picton Parklands South (PPS). Integrate PPS with PPN to create a single continuous open space corridor that connects the Town Centre and the Station. Showcase the state heritage items including the Viaduct as key destinations on the Walk. The connection of the two parts of the Parklands will be important at the Argyle Street junction. This could be achieved via a new walkway below Picton Bridge and/or a wider landscaped crossing point created by the removal of flood impacted buildings.</p>	Pre By Pass and Post By Pass (any Argyle Street level works)	<ul style="list-style-type: none"> Establish wayfinding and interpretive signage for each of the three state heritage items (refer D.1 & D.3). Investigate opportunity for new connection below Picton Bridge (subject to safety assessment) 	<ul style="list-style-type: none"> Construct new footpath / cyclepath between Webster Street (Viaduct) and St Mary MacKillop Lane Carpark. Develop new wayfinding signage to connect the Station to the PPS. Upgrade Victoria Park to accommodate overflow parking during events. Upgrade public amenities to provide public facilities for PPS. Construct new connection at Picton Bridge if feasible. 	<ul style="list-style-type: none"> Develop a website for the Picton Parklands with information on its history, attractions, events and facilities. Construct a viewing platform at the end of Webster Street - highlighting the Viaduct. Connect Loop Line project such as a new platform (subject to funding) via new footpaths. Widen and improve the Argyle Street connection (Post By Pass) .
B.3	Tree Trail	<p>Establish a Tree Trail through the Picton Parklands (PP) and the Town Centre that highlights existing mature trees and their species / cultural significance. Plant new trees, in particular native trees or trees of cultural significance, to expand the Tree Trail.</p> <p>Establish the Tree Trail as a sub layer to the Picton Parklands.</p>	Pre By Pass	<ul style="list-style-type: none"> Identify existing trees within the existing Botanic Gardens and Town Centre to form part of a Tree Trail. Establish a signage system to identify the trees and their history. Identify other trees which could be new additions to the Trail. 	<ul style="list-style-type: none"> Plant new trees in the Parklands and in the Town Centre to form a new layer to the Tree Trail. Identify with signage. Encourage promotion of the Tree Trail to assist development of Picton's nature oriented Digital Footprint. 	<ul style="list-style-type: none"> Develop an app and page on the Picton Park website for the Tree Trail.
B.4	Apex Park (Barkers Lodge Road)	<p>Upgrade Apex Park to improve its functionality and appearance as a gateway space to the Town Centre. Improvements include new public amenities, landscaping and maintenance, town gateway signage and Interpretive Signage. Design elements such as signage to be relocatable if installed prior to the By Pass and park redevelopment.</p>	Pre By Pass and Post By Pass	<ul style="list-style-type: none"> Replace existing public amenities to include accessible facilities. Undertake maintenance to the Creek corridor and the edge of park. 	<ul style="list-style-type: none"> Install temporary directional signage. 	<ul style="list-style-type: none"> Undertake redevelopment of the park in conjunction with the redevelopment of Argyle Street. This may include improvements to the intersection.
B.5	Vault Hill Lookout	<p>Develop a lookout at Vault Hill that overlooks the town. Provide pedestrian access from Margaret Street. Investigate opportunities for vehicular access however, access should not dominate the hill by the formation of extensive parking areas. If pedestrian only, provide signage to direct pedestrians from the Town Centre parking area</p>	Pre By Pass	<ul style="list-style-type: none"> Acquire or facilitate an agreement to establish public access to Vault Hill from Margaret Street. 	<ul style="list-style-type: none"> Construct path or road to Vault Hill from preferred location such as Margaret Street. Install directional signage. Connect to Picton Parklands. 	<ul style="list-style-type: none"> Continue maintenance of the lookout path and signage. Construct lookout space and structure with architectural excellence.

C. ACTIVATION APPROACH

NO.	PROJECT TITLE	DESCRIPTION	PRE BY PASS OR POST BY PASS	STAGING		
				SEEDING PHASE	ESTABLISHING PHASE	MATURE PHASE
C.1	Arts Lane Activation	Arts Lane is an existing pedestrian lane between the library and Shire chambers. Following the redevelopment of The Precinct (CCCP), the existing library will be re-purposed into a Community Arts, Exhibition and Workshop space (Building B). Arts Lane will provide an opportunity for permanent and temporary activations that reflect the role of the adjacent building. This however, this project can commence prior to the completion of Building B in Stage 4 of the Precincts development.	Pre By Pass	<ul style="list-style-type: none"> Undertake temporary creative projects in the laneway to start its transformation into the Arts Lane. 	<ul style="list-style-type: none"> During the construction of Building B it is assumed that Arts Lane may be partially closed. Activate the hoarding with temporary artworks. 	<ul style="list-style-type: none"> Undertake regular temporary creative projects in the lane.
C.2	Village Green Site Warming Project	The Village Green is proposed in the heart of The Precinct (CCCP) - between Building A the childcare centre, Building D the Council Administrative Building and Building C the Shire Hall. The Precinct is proposed to be constructed in four stages. The goal is to undertake activation projects between stage delivery. The Village Green is proposed to be constructed during Stage 3 along with the refurbishment of the Shire Hall's north east extension. While the town waits for its Green, there is an opportunity to fabricate a temporary pop up Village Green - to 'warm the site' and get the community used to the idea of the Village Green.	Pre By Pass	<ul style="list-style-type: none"> Establish a temporary Village Green in its proposed location prior to Stage 3 when the green will be constructed. This will require the removal of the carpark and can be used as a trial to test the impact of the removal of the carpark. It is recommended that other carparks in Walton Street or the proposed the CCCP carpark (Project A.2) be undertaken first to reduce the impact. 	<ul style="list-style-type: none"> Undertake the construction of the Village Green in Stage 3. In keeping with Sustainable Placemaking principles, re-purpose any temporary elements used during the seeding / site warming phase, such as seating, pot plants/trees, signs and artwork. Reuse in other locations across the LGA or in Picton. 	<ul style="list-style-type: none"> Continue to activate the new Village Green with events and creative projects following its completion.
C.3	Laneway Site Warming Project	A series of lanes and through site links are proposed between The Precinct (CCCP), Argyle and Menangle Streets. The 'Precinct Lane' formed by the potential redevelopment of No 36 Menangle Street (Refer Project A.2) has the opportunity to facilitate the connection of disconnected lanes. Prior to construction of No. 36 Menangle Street, the creation of a temporary lane is encouraged. Activation of the temporary and future permanent lane will form an important connection between The Precinct (CCCP) and Argyle Street.	Pre By Pass	<ul style="list-style-type: none"> Explore the opportunity to establish a temporary laneway corridor to link KS10, the Former Post Office (Innovation Hub) and The Precinct. Lighting should form part of the temporary lane. 	<ul style="list-style-type: none"> During the construction of No.36 Menangle Street, maintain a temporary lane and undertake temporary activation projects. 	<ul style="list-style-type: none"> Continue to activate the new laneway networks and establish them as event and creative spaces that continue to evolve.
C.4	Mural Projects	Picton has a range of walls that could serve as canvas for mural projects. Many walls front open space or laneways. The theme for the walls would be formed in the Identity Framework Project (Refer Project F.1), however imagery that responds the Living Garden / Enclosed Garden are encouraged.	Pre By Pass	<ul style="list-style-type: none"> Identify walls for murals and develop an artists brief. Undertake several pilot projects as part of a Place Plan Toolkit (Project H.1) whereby the goal is to deliver artworks across different spatial typologies with a streamlined / efficient process - with the goal of informing the Toolkit which can go LGA wide. 	<ul style="list-style-type: none"> Implement first stage of walls and support the development of the murals digital footprint and celebrate the development of the town's creative culture. 	<ul style="list-style-type: none"> Continue the program as new walls are identified (continue to refine Place Plan Toolkit) Replace aging murals or refresh existing murals that are popular with the community and visitors e.g. developing their own digital footprint.

D. INTERPRETIVE & WAYFINDING APPROACH

NO.	PROJECT TITLE	DESCRIPTION	By Pass	STAGING		
				SEEDING PHASE	ESTABLISHING PHASE	MATURE PHASE
D.1	Wayfinding Strategy	Establish a Wayfinding Strategy for Picton. The proposed strategy should include the following projects, detailed in Projects D.2 - D.6): <ul style="list-style-type: none"> Gateway Signage (Project D.2) Directional Signage Interpretive Signage (Project D.3) Picton Parkland Signage (Project D.4) Tree Trail Signage (Project D.5) Creative Wayfinding (Project D.6) 	Pre By Pass (with exception for Argyle Street)	<ul style="list-style-type: none"> Undertake design process for Wayfinding Signage Strategy. Integrate the Picton Identity Framework (Project F.1) into the design strategy. Identify gateway locations and methods to deliver signage in these locations. Establish a maintenance program for all signage including anti graffiti. 	<ul style="list-style-type: none"> Implement as below. 	<ul style="list-style-type: none"> Implement as below.
D.2	Gateway Signage	Develop gateway features at four key locations in Picton and four sub gateway features at the entry to the Town Centre	Pre By Pass (with exception for Argyle Street)	<ul style="list-style-type: none"> Undertake design process for Gateway Signage. Undertake in collaboration with Picton Identity Framework (Project F.1). 	<ul style="list-style-type: none"> Undertake construction of each gateway feature. Integrate smart tech into gateways such as Urban Sensors / solar lighting. 	<ul style="list-style-type: none"> Continue maintenance of smart tech. Upgrade smart tech as required.
D.3	Interpretive Signage	The history of Picton is expressed through its buildings, landscape and stories. Express the Indigenous and European history of Picton through an interpretive signage system. Develop interpretive signage that provides information about the natural history of Picton. Align the physical signage with Online information that provides more detail.	Pre By Pass	<ul style="list-style-type: none"> Remove existing heritage signage. Undertake research project in collaboration with heritage groups and interested community members. 	<ul style="list-style-type: none"> Integrate stories into displays at the Illuminate Festival. Implement permanent signage or removable signage where public domain works may be delayed. 	<ul style="list-style-type: none"> Relocate or update any signage subject to new development.
D.4	Picton Parkland Signage	Develop a signage suite for Picton Parklands. Signage to identify the path, key features and destinations of the Parkland.	Pre By Pass	<ul style="list-style-type: none"> Undertake design process for the Picton Parklands signage Integrate the Picton Identity Framework (Project F.1). Install first stage of signage to connect the missing link between Cliffe and Walton St (Project B.2) 	<ul style="list-style-type: none"> Undertake design process for the Picton Parklands signage. Install second stage of signage as areas of the park are upgraded. 	<ul style="list-style-type: none"> Install final stages of signage as the Parklands are complete. Use consistent signage for all stage for the Parklands, as the Parklands are expanded.
D.5	Tree Trail Signage	Develop a signage suite for a Tree Trail located within the PP and the Town Centre. Signage to identify the tree species, its history and stories. Expand Tree Trail overtime as new areas are developed.	Pre and Post By Pass	<ul style="list-style-type: none"> Design a signage system to identify the trees and their history. (Project B.3) Integrate graphic approach with PP signage (Project D.4) and the Identity Framework (Project F.1) Integrate digital data into signage (QR codes) to provide more information. 	<ul style="list-style-type: none"> Install signage to correspond with existing trees. 	<ul style="list-style-type: none"> Add new signage over time as new trees are added to the trail.
D.6	Creative Wayfinding	Develop Creative Wayfinding Strategy and projects that utilise public art as wayfinding elements in the public domain.	Pre and Post By Pass	<ul style="list-style-type: none"> Develop a Creative Wayfinding Strategy that uses public art to act as wayfinders in the public domain. Identify existing public art projects that could fulfill that role. 	<ul style="list-style-type: none"> Undertake public art wayfinders in locations that have poor connections such as Town Centre and PP. 	<ul style="list-style-type: none"> Develop a public art policy and strategy that recognises the role of public art as wayfinders.
D.7	Cemetery History Project	There are three historic cemetery's in Picton and each has or is in the process of recording their history, the cemeteries residents and their stories. Develop cemetery histories into a single collective process.	Pre By Pass	<ul style="list-style-type: none"> Work with the cemeteries to identify how their projects could be integrated. 	<ul style="list-style-type: none"> Integrate project D.3 with the Cemetery History Project. 	<ul style="list-style-type: none"> Build Online database that continues to evolve.

E. LOCAL ENVIRONMENT PLAN (LEP) & DEVELOPMENT CONTROL (DCP) APPROACH

NO.	PROJECT TITLE	DESCRIPTION	By Pass	STAGING		
				SEEDING PHASE	ESTABLISHING PHASE	MATURE PHASE
E.1	Elizabeth Street	Investigate Voluntary Purchase process for homes identified in the Stonequarry Creek Management Plan. Opportunities for the Elizabeth St precinct to be re purposed for open space in the future or cultural activities that are appropriate within a flood plain.	Pre By Pass	<ul style="list-style-type: none"> Investigate Voluntary Purchase process for homes within the Flood Plain. 	<ul style="list-style-type: none"> Identify new uses of lands as open space. 	<ul style="list-style-type: none"> Undertake redevelopment projects to integrate these spaces into the Parklands and Town Centre.
E.2	Height Controls	Further investigate the implications of the Flood Planning Level (FPL) in the Town Centre and its relationship to the 9 metre height control. This may require the uplift of the 9 metre height control to accommodate a two storey development. Investigate opportunity to increase height controls for land on Margaret Street (KS1-3) to three storeys (10.5-11m) where land is less constrained by FPL. The investigation process will need to analyse site specific FPL to determine the most appropriate height. It is recommended that the third storey be incorporated into the roof to provide the perception of a two storey building.	Pre By Pass	<ul style="list-style-type: none"> Analyse the FPL for each site in the Town Centre, particularly Argyle St. Identify if an uplift in height is required to accommodate a two storey built form. Investigate the opportunity to increase height for KS1- 3 to accommodate three storeys 	<ul style="list-style-type: none"> Should a height uplift be required undertake Planning Proposal to amend LEP. 	<ul style="list-style-type: none"> Prepare Design Guidelines for the Town Centre to encourage good built form outcomes.
E.3	Picton East	<p>Picton East was the subject of a former planning proposal which was not supported by the Department of Planning, Industry & Environment in December 2020. The application proposed a residential development comprising a mix of residential densities. The proposal also identified lands to be zoned to E2 Environmental Conservation. During past proposals, lot sizes ranged from medium density through to larger lot sizes of around 1,500m². Medium density was identified as not suitable for the site due to topography and stability issues. This Place Plan supports these findings with the addition of the following factors including, the impact that small lots have on the location's important visual character. In addition, smaller R2 lots (400 - 500m²) may also be too small for the site as the topography will require benching, retaining and fencing. This has visual and physical impact on the landscape.</p> <p>The redevelopment of the land for residential purposes could be considered in the future with the following considerations:</p> <ul style="list-style-type: none"> Avoid building on ridgelines and the clustering of buildings as per the <i>Wollondilly Scenic and Cultural Landscape Study</i>. Minimise retaining walls or incorporate stepping / level changes into the built form. Test the impact of retaining, fencing and built form on the scenic value, when designing development lots. Investigate another entry point from Menangle Street to avoid the bend in the road. Support the extension of Margaret Street as a possible flood free access from the Town Centre. Establish strong links to the Station and Town Centre through footpaths and cycleways. Due to the topography (and visibility) it is unlikely that on site standalone services can be accommodated ie. waste water system. Delivery of the necessary infrastructure and infrastructure upgrades. Connection to the Sydney Water network will be required (topography of the site unlikely to support on-site treatment). Retain existing trees and delivery of 40% canopy cover. Consideration of timing in line with the delivery of the Picton By Pass. The By Pass may alleviate additional traffic pressure on the network associated with any development of the former Picton East Planning Proposal Site. 	Pre By Pass	<ul style="list-style-type: none"> Subject to applicant proceeding with rezoning proposal. Commence analysis process Determine Sydney Water waste water capacity. Confirmation of By Pass program / delivery. 	<ul style="list-style-type: none"> Prepare Planning Proposal. 	<ul style="list-style-type: none"> Development Approval Process Development of Site (Subject to capacity considerations and approval process).

F. IDENTITY PROJECTS APPROACH

NO.	PROJECT TITLE	DESCRIPTION	By Pass	STAGING		
				SEEDING PHASE	ESTABLISHING PHASE	MATURE PHASE
F.1	Identity Framework	Develop an Identity Framework that creates a visual framework (elements, patterns, motifs and emblems) that can be integrated into public art, banners, street art, signage, seating, paving inlays and digital publications such as websites.	Pre By Pass	<ul style="list-style-type: none"> Develop an Identity Framework based on the concept of the Living Garden - Enclosed Garden. Integrate historic references including the town's built form and stories. Integrate Indigenous history and stories into the framework (if appropriate). 	<ul style="list-style-type: none"> Undertake projects such as street art, digital publications, new street furniture and signage using the Identity Framework. 	<ul style="list-style-type: none"> Undertake projects such as streetscape and open space upgrades that uses the Identity Framework.
F.2	Digital Identity	Develop a Digital Identity that builds a digital footprint for Picton. The digital footprint should be developed for both Council and businesses. The goal is to build a visual presence Online.	Pre By Pass	<ul style="list-style-type: none"> Establish a digital business mentoring program to identify how existing and future businesses can built their digital footprint - this in turn will help build Picton's digital footprint. 	<ul style="list-style-type: none"> Undertake a Neighbourlytics study to identify changes to Picton's digital footprint (ongoing). Adjust mentoring program if required. 	<ul style="list-style-type: none"> Undertake a Neighbourlytics study to identify changes to Picton's digital footprint (ongoing). Adjust mentoring program if required.

G. DIGITAL APPROACH

NO.	PROJECT TITLE	DESCRIPTION	By Pass	STAGING		
				SEEDING PHASE	ESTABLISHING PHASE	MATURE PHASE
G.1	NSW Digital Twin (DT)	Establish a strategy to integrate future projects into the NSW Digital Twin (DT) so that Council, consultants and designers can use the data to inform their decisions and test ideas ongoing.	Pre By Pass	<ul style="list-style-type: none"> Input the Precinct into the DT. Identify the requirements for modeling to form the basis of project briefs. Identify that collaboration with the Council's Digital Innovation Team should form part of future projects for data inclusion into the DT. 	<ul style="list-style-type: none"> Develop a training program for designers, engineering and consultants on how to use the DT data. 	<ul style="list-style-type: none"> Require all new developments to be integrated into the DT.
G.2	Smart Picton	Develop a Smart Picton program which includes the education of the community and businesses to show how their data will be used and how they can access and utilise it.	Pre By Pass	<ul style="list-style-type: none"> Undertake a second Neighbourlytics data collection post COVID to obtain a second benchmark (in comparison to the PP Neighbourlytics study) undertaken at the time this Place Plan was prepared. 	<ul style="list-style-type: none"> Continue to undertake Neighbourlytics data collection at the identified timeframes. 	<ul style="list-style-type: none"> Develop case studies demonstrating how businesses have developed their digital footprint and celebrate Online and with business awards.
G.3	Smart Parking and Electric Vehicle charging points.	Implement a Smart Parking system in Picton for existing and new public spaces and parking areas.	Pre and Post By Pass	<p>Pre By Pass:</p> <ul style="list-style-type: none"> Undertake pilot program for Smart Parking in the Walton Street carpark. Analyse data to identify patterns and make adjustments for future Smart Parking projects in other carparks. Expand Smart Parking program as funds become available. 	<p>Post By Pass:</p> <ul style="list-style-type: none"> Use Smart Parking data to inform the design of Argyle Street. Expand Smart Parking program into satellite parking hubs outside the Town Centre that are used for events. Analyse the data to better plan for events. 	<p>Post By Pass:</p> <ul style="list-style-type: none"> Integrate Smart Parking into Argyle Street. Expand to include road sensors to track road usage. Can also incorporate other elements such as noise and air pollution.
G.4	Smart Lighting	Implement a Smart Lighting system in Picton for existing and new public spaces and parking areas.	Pre and Post By Pass	<p>Pre By Pass:</p> <ul style="list-style-type: none"> Implement proposed Smart Lighting project in Walton Street. 	<p>Post By Pass:</p> <ul style="list-style-type: none"> Use Smart Lighting data to inform the redevelopment of Argyle Street. Analyse BOSCAR Crime Statistics to identify improvements to public spaces (increased usage or the reduction of crime activity). 	<p>Post By Pass:</p> <ul style="list-style-type: none"> Integrate Smart Lighting into Argyle Street. Can also incorporate other elements such as noise and air pollution.
G.5	Public Wifi and Urban Sensors	Implement an Urban Sensor program which includes public Wifi with the goal of understanding how Picton functions and can be improved.	Pre and Post By Pass	<p>Pre By Pass:</p> <ul style="list-style-type: none"> Identify Urban Sensor system that ingrates with other systems proposed for Picton. Undertake community engagement and education program to help the community understand how the data will be used and how privacy can be maintained. 	<p>Pre By Pass:</p> <ul style="list-style-type: none"> Undertake a Pilot Urban Sensor program. May be beneficial to be undertaken in conjunction with the Smart Parking and Lighting program to show a holistic approach to a Smarter Picton. 	<p>Post By Pass:</p> <ul style="list-style-type: none"> Integrate Urban Sensors into Argyle Street upgrade.

H. ENABLING ENVIRONMENT APPROACH

NO.	PROJECT TITLE	DESCRIPTION	By Pass	STAGING		
				SEEDING PHASE	ESTABLISHING PHASE	MATURE PHASE
H.1	Place Toolkit	A Place Toolkit provides the framework to roll out projects across the Shire and in particular Picton. The 'Toolkit' integrates Council processes, funding opportunities and local opportunities to create a simple process for project delivery. The goal is to create consistency in approach to reduce ad hoc processes, as this can reduce confidence in Council and the community.	Pre By Pass	<ul style="list-style-type: none"> Undertake consultation with Council teams to understand how projects (public and private) are currently rolled out across the Shire and in Picton. 	<ul style="list-style-type: none"> Prepare a Draft Toolkit and test projects from a range of typologies eg. street art, maintenance program. Adjust the Draft Toolkit based on findings of 'pilot' test projects. Integrate other testing processes such as a Neighbourlytics study, Place Score or data collection, if appropriate. 	<ul style="list-style-type: none"> Finalise the Toolkit for use by Council and the community. Update the Toolkit on a scheduled basis to ensure it stays relevant and in accordance with contemporary best practice processes. Undertake reviews to ensure that the Toolkit is used and not 'adjusted' by its users.
H.2	Built Form Resilience	The Stonequarry Creek Management Plan identifies three approaches for the effective management of the creek. One is relevant to this project. Property Modification Measures identify what can be built within <i>Flood Planning Areas</i> , identifies <i>Flood Planning Levels</i> (minimum floor levels) and ways to modify existing buildings to reduce damage. This project focuses on how to communicate this information to the community and local businesses to develop a more resilient town.	Pre By Pass and Post By Pass	<p>Pre By Pass:</p> <ul style="list-style-type: none"> Identify how businesses will be affected by the Property Modification Measures and how to express that information via an education program. Undertake a research project to determine the preferred temporary flood barrier product for business owners to purchase and implement in the event of a flood. This option could be available to existing businesses, and encouraged for new businesses / built form in the future. 	<p>Pre By Pass:</p> <ul style="list-style-type: none"> Install temporary flood barrier protection (if suitable) to the Innovation Hub to demonstrate how an existing building can be retro fit for flood measures. Support businesses in understanding how they can safeguard their buildings through new controls. Such as education programs and the Place Plan Toolkit (Project H.1). Prepare Design Guidelines that explain how to design or modify a building in accordance with the new controls while ensuring the outcome contributes to the street. 	<p>Post By Pass:</p> <ul style="list-style-type: none"> Review the Stonequarry Creek Management Plan and its recommendations on a regular basis to ensure measures are relevant to current conditions in Picton e.g. new building form, road upgrades.
H.3	Mentor Program	Establish a Mentor Program to support local and emerging businesses. The program could operate from the Innovation Hub or the library in The Precinct. These are key locations and are well placed to help businesses develop a new future. Types of programs could include: <ul style="list-style-type: none"> By Pass preparation program Digital Footprint program Grant Application program Flood and Bushfire resilience. Business Relocation Program (to relocate businesses to better premises in the Town Centre and develop anchors / micro anchors. Project Testing / Case Study Program. 	Pre By Pass	<ul style="list-style-type: none"> Identify funding for mentoring programs appropriate for Picton. Identify experienced mentor facilitators to establish program(s) Undertake Expression of Interest for participants. 	<ul style="list-style-type: none"> Commence Mentor Programs as funding is available. Document the processes and identify case studies that can be used to inform future projects, future funding and demonstrate best practice place planning. 	<ul style="list-style-type: none"> Identify programs that were successful for Picton and replicate similar approaches in other towns if appropriate. Expand Mentor Programs to include other 'topic's when they are identified e.g. youth programs and environmental projects.
H.4	Sustainable Placemaking	Sustainable Placemaking seeks to remove waste from temporary placemaking and creative projects. The goal is to establish a second life to placemaking and activation projects such as relocation to a new site, gifting, recycling and repurposing.	Pre By Pass	<ul style="list-style-type: none"> Develop a Sustainable Placemaking Policy for projects within the LGA. 	<ul style="list-style-type: none"> Develop case studies of successful projects to showcase this process as a benchmark approach. 	<ul style="list-style-type: none"> Update Policy as required in response to findings of successful and unsuccessful projects.