

WOLLONDILLY SHIRE COMMUNITY, CULTURAL AND CIVIC PRECINCT

URBAN DESIGN REPORT



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Wollondilly Shire Community, Cultural and Civic Precinct

Urban Design Report

August 2019

Prepared by e8urban pty ltd for Wollondilly Shire Council



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Adopted 19 August 2019

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Executive Summary

Introduction

e8urban have been appointed to undertake an urban design and master planning study as part of a multidisciplinary team to support a Needs Assessment and Strategic Business Case Development for the Wollondilly Shire Community, Cultural and Civic Precinct (the Precinct) for Picton Town Centre.

Requirements of this project are the examination of community wants, needs and aspirations and the development of a well-founded and evidence-based business case to enable the overall vision to be delivered.

The team includes:

- Project managers;
- Urban and town planners;
- Social planners;
- Community and stakeholder engagement consultants;
- Land use economists;
- Urban designers;
- Architects; and
- Quantity Surveyors.

The Precinct is one of five community projects that Council is proposing as part of a funding application to the Western City Parkland City Liveability Program Liveability Fund.

Council envisages the Precinct as an important Shire-wide civic asset that will bring together the full spectrum of the community and become a focal point for:

- Local activity;
- Not for profit engagement;
- Community building;
- Council administration;
- Civic activities; and
- Creative expression and activity.

This project is a 'once-in-a-generation opportunity' to create a locally relevant, identifiable and community inspired cultural, civic and community Precinct in Picton.

The Vision for the Cultural, Civic and Community Precinct

The vision for the Precinct is for it to become the community, civic and cultural heart of Wollondilly. It will be a meeting place, a place for cultural expression and civic activities and will bring together community members, the business community and visitors to Wollondilly.

The concept for the Precinct has been co-designed by

Council and the community, aligning community aspirations and civic functions. The project team will facilitate the intentions and aspirations of Council and community through an iterative process informed by best practice and our professional expertise.

Key Drivers of Change

The Precinct will supplement existing gaps for community spaces across Wollondilly, such as conference facilities and spaces to accommodate medium to large performances, exhibitions, education programs and events.

The spaces and infrastructure in the Precinct will be fit for purpose for both operators and users as planning, design and operation will be informed by a comprehensive and collaborative consultation process.

The Government policies, physical infrastructure and demographic growth that will support the Precinct include:

- The Draft South West District Plan.
- The Western Sydney Airport.
- The Wilton Release Area.
- The Wollondilly Shire Strategic Community Strategy.
- The planned Picton East urban release area.

This Report and Project Outcomes

This urban design report describes the work undertaken in the development of the Concept Master Plan for the Precinct.

It has been prepared with inputs from the wider consultant team and Council and draws on both previous studies and new work. The Report includes the following information:

- The Precinct context and location;
- Analysis of the Precinct, including mapping, photos, 3D images and an evaluation of the opportunities and constraints;
- Design Drivers for the Precinct;
- Options for the development of the Precinct to achieve the Vision;
- An evaluation of the options;
- A preferred Concept Master Plan;
- An indicative area schedule for the Wollondilly Shire Cultural, Civic and Community buildings and public spaces; and
- Precedents of other relevant recent developments.

Diagram Format

The work undertaken to develop the Precinct Master Plan is generally presented in the form of architectural graphics

and plans.

Our team has developed 2D and 3D models of the Precinct and prepared flat 2D plans and 3D axonometric diagrams to explain the existing context, key ideas and ultimately the design options and Precinct Master Plan.

The Concept Master Plan

The Concept Master Plan has been developed for the Council owned land (the Site) within the Precinct to:

- Test options for the location and form of the Cultural, Civic and Community activities and related open spaces; and
- Assess possible locations for Council's administrative functions within the Precinct.

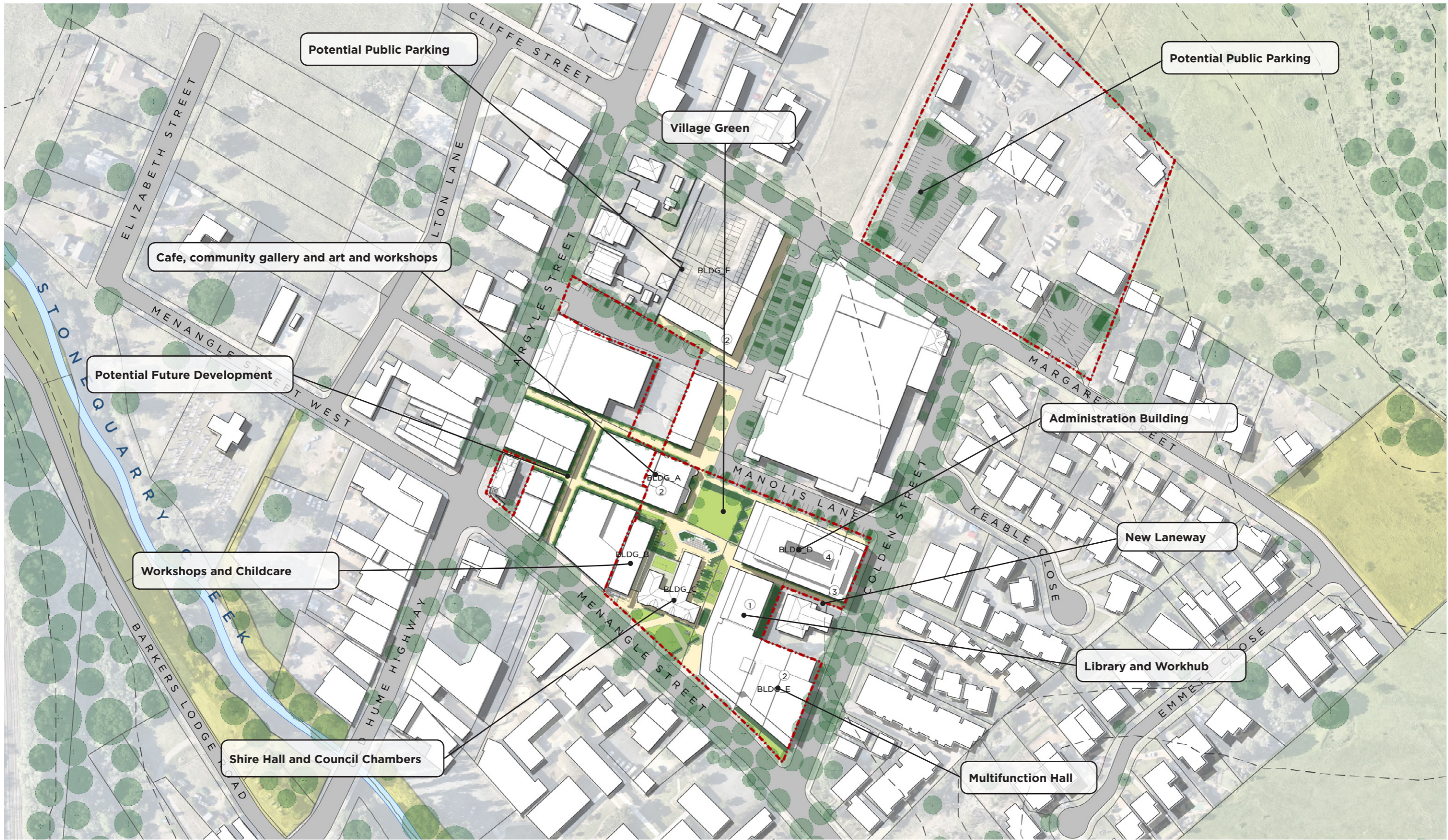
Key Features

Components of the Concept Master Plan include:

- A Multifunctional Hall;
- A Gallery;
- A Library and Workhub;
- Childcare;
- Workshops and community spaces;
- An opportunity for a cafe;
- A Village Green;
- An administration building;
- Council Chambers within the existing Shire Hall; and
- Potential Public Park on the Council Depot and NSW Police Land.

The Concept Master Plan also suggests a possible outcome for land to the west of the Site within private ownership. Any redevelopment on this land would be subject to further detailed studies.

The diagram on the adjacent page highlights the Concept Master Plan and key elements.



1.0 Site and Context

1.1 The Study Area

The Study area is located in the north of Picton. It consists of an urban block of 13,890 sqm. The Study area includes land owned by the State Government, Wollondilly Shire Council (Council) and a number of private landholders.

The Study Area is defined by four public roads, these being:

- Menangle Street to the south.
- Argyle Street to the west.
- Colden Street to the east.
- Margaret Street to the north.

The Study area also includes parcels of land around this urban block that are owned by State Government and Council, the most relevant being the Council depot located on the north side of Margaret Street.

The land in the Study Area is within the Picton administrative and civic core and includes offices, retail, residential uses, community uses and a significant area of carparking. The land around the Study Area has similar uses and also includes education and open space.

Figure 1 highlights the Precinct and adjoining sites that make up the Study Area.



The Study Area

Legend

The Study Area

Figure 1: The Precinct and adjoining sites

1.2 Sub-Region Location

Picton is located in the Wollondilly Shire, in the Macarthur Region of New South Wales, 80 kilometres south west of Sydney CBD and 30 kilometres south of Campbelltown.

Picton has train, bus and road connections to nearby towns and centres and is located in a predominantly rural area.

Wilton to the south east of Picton has recently been rezoned to accommodate significant growth in the Shire. The Growth Area has the potential to accommodate around 15,000 homes over the next 20 to 30 years and has a target of 15,000 new jobs in associated employment lands.

The table below provides an indication of travel times to local towns and centres around Picton.

Destination	Rail Travel Time	Road Travel Time
Sydney CBD	1 hour 36 minutes	1 hour 10 minutes
Parramatta CBD	1 hour 21 minutes	1 hour 21 minutes
Campbelltown CDB	22 minutes	29 minutes
Canberra CBD	3 hours 36 minutes	2 hour 18 minutes
Wilton	N/A	13 minutes

Figure 2 highlights the location of Picton within the broader sub-regional area.

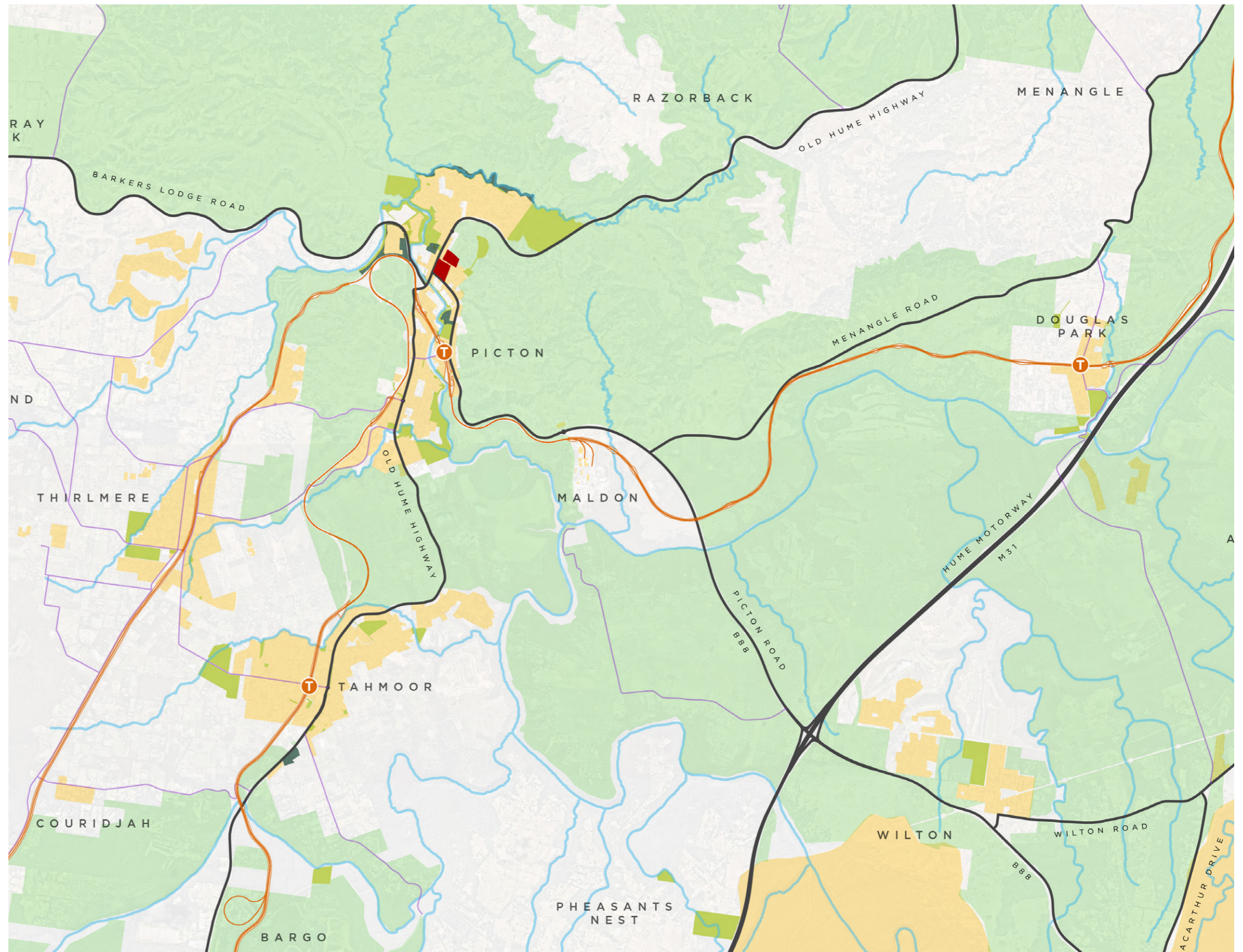


Figure 2: Sub-regional context plan

Sub Regional Location

Legend

- The Study Area
- Urban area
- Rural residential
- Rural land
- Public open space
- Undeveloped land
- Watercourse
- Railway
- Major road / motorway

1.3 Precinct Location within Picton

Picton is also the administrative centre of Wollondilly Shire, it has a population of 4,816 people according to the 2016 census.

The Study Area is located in the north of Picton within the main employment, administrative and retail area of the town.

Key Reference	Feature
①	The Precinct
②	Picton Station
③	Picton Public School
④	Victoria Park
⑤	Picton Botanic Gardens
⑥	Wollondilly Shire Council Picton Depot
⑦	Vault Hill

Figure 3 shows the location of the Study Area in relation to the key areas within Picton.

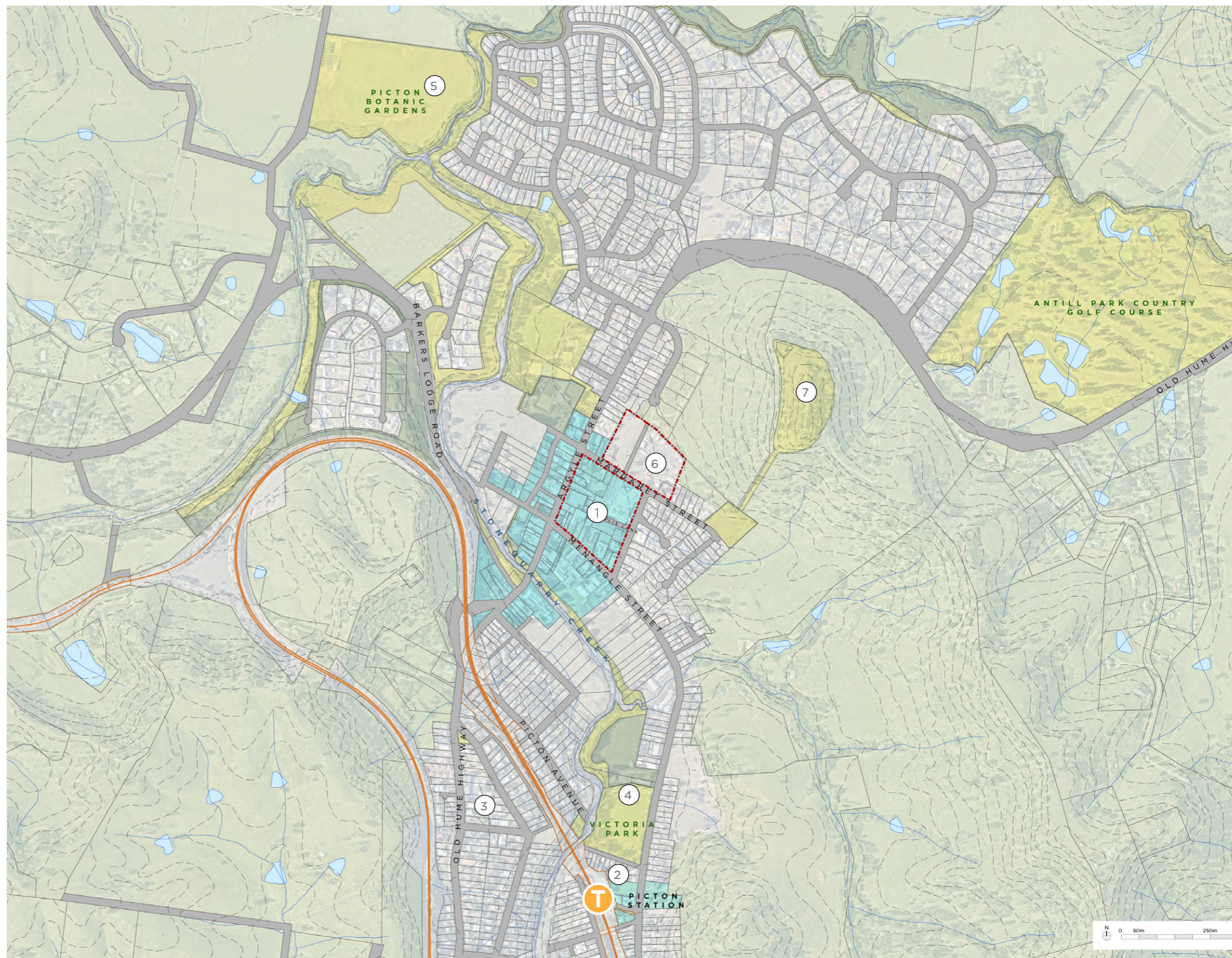


Figure 3: Local context

1.4 Wollondilly Local Environmental Plan 2011

Current Planning Controls

Development within the Precinct is governed by the Wollondilly Local Environmental Plan 2011 (WLEP 2011)

Land Use Zoning

The majority of the Precinct is zoned B2 Local Centre, with the land within the Study area to the north having a R3 Medium Density Residential zoning.

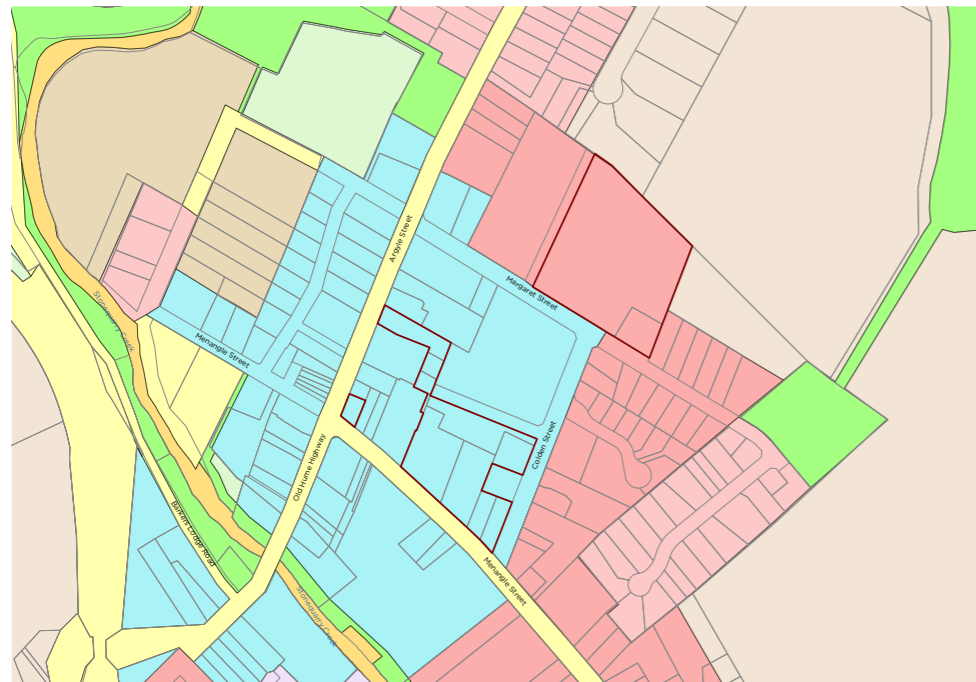
Minimum Lot Size

There are currently no Minimum Lot size controls for the Study Area.

Height of Building

A maximum height of Building Control of 9 metres governs all land within the Study area.

Figures 4, 5 and 6 show the existing WLEP 2011 controls for the Precinct that have been described above.

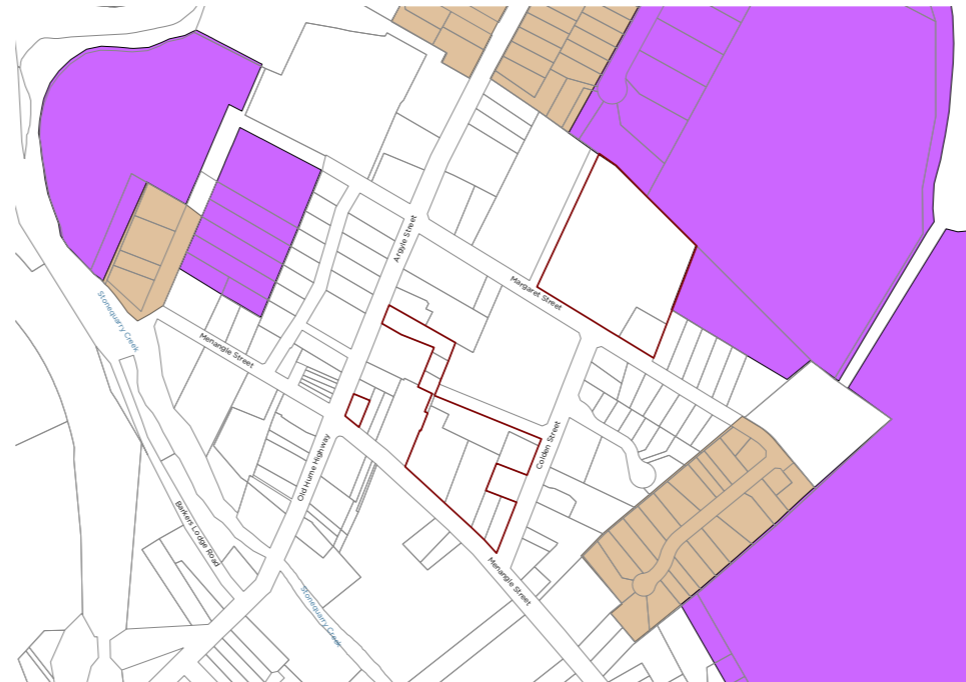


LEP LAND USE ZONING

Legend

- Site
- B2 Local Centre
- IN2 Light Industrial
- RE1 Public Recreation
- RE2 Private Recreation
- R2 Low Density Residential
- R3 Med Density Residential
- RU2 Rural Landscape
- RU4 Primary Production
- E2 Environmental Conservation

Figure 4: Existing Land Use Zoning map - WLEP 2011



LEP MINIMUM LOT SIZE

Legend

- Site
- 700 SQM
- 40 HA
- 100 HA

Figure 5: Existing Minimum Lot Size map - WLEP 2011



LEP HEIGHT OF BUILDINGS

Legend

- Site
- 9 SQM

Figure 6: Existing Height of Buildings map - WLEP 2011

2.0 Site Context and Analysis

2.1 Topography

The Precinct is located in an undulating landscape. Picton slopes downward in a south westerly direction from Vault Hill in the northeast toward Stonequarry Creek.

On approach to Picton Town Centre, Vault Hill decreases from a steep slope to a moderate slope, and then becomes relatively flat at Margaret Street.

Picton Town Centre is located on flat to gently undulating land, partially on the Stonequarry Creek Floodplain. The relatively flat topography supports legibility, convenient movement and access within the town centre, predictable building forms and ease of construction.

There is a fall from east to west across the core of the Study area with the western high point being at an RL of approximately 164 AHD and the low point in the east being at 158 AHD.

Figure 10 shows the existing topography as a graphic diagram, where the heights and landform are based on 2 metre contour data obtained from Land and Property Information NSW as open source GIS.

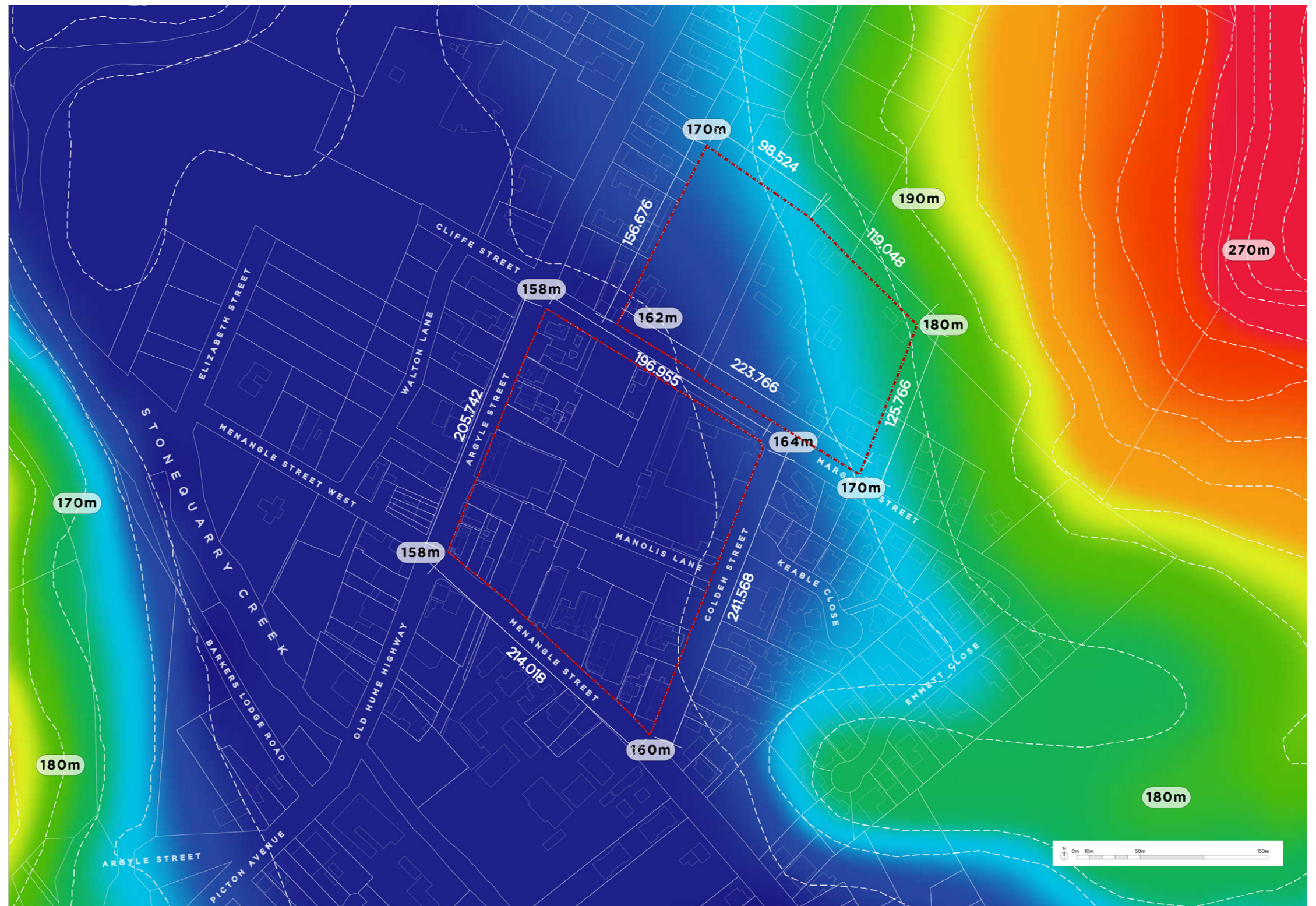


Figure 7: Topography map

2.2 Existing Open Space

The adjacent diagram - Figure 8 - highlights the local open space network.

Open landscape and green spaces frame the Town Centre and Stonequarry Creek forms the local low-point in the landscape - defining the historic growth of the Town Centre.

There is currently a lack of consolidated green space within the heart of the Town Centre.

Providing a new village green is a key opportunity for the Concept Master Plan to address.

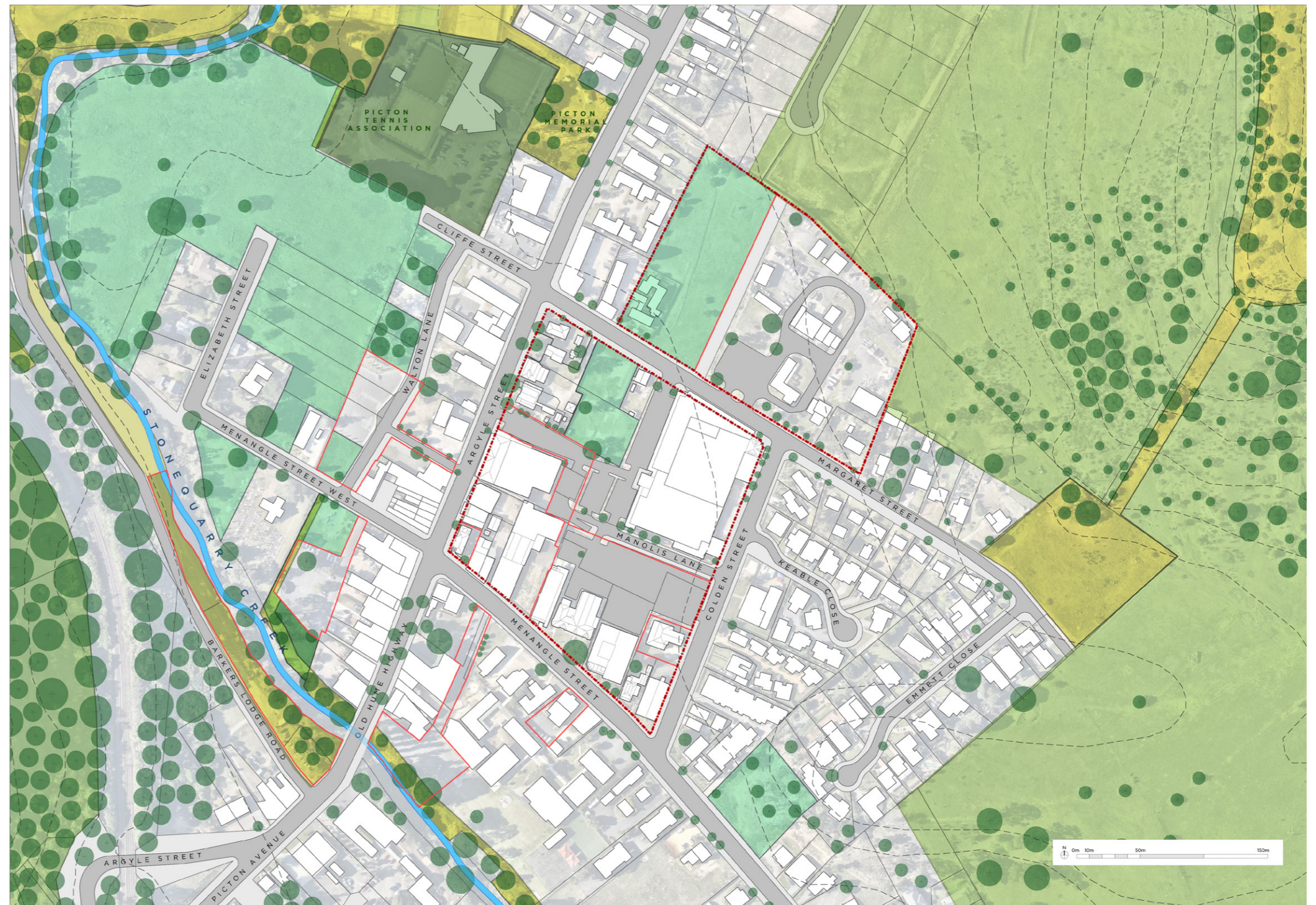


Figure 8: Open Space Network

2.3 Flooding

Low-lying areas of the Precinct are subject to flooding in a 100-year flood event, the effects of which are concentrated along South Creek and Kemps Creek.

Affected land is not suitable for buildings but provides an unique opportunity to deliver recreational and community facilities such as playing fields and walking and cycling paths for future workers and visitors.

Stonequarry Creek runs north-west to south-east through the town, with flood affected lands contained north of the railway line. Approximately 25% of Picton Town Centre is within the Probable Maximum Flood (PMF). The PMF area includes all Council administration and associated facilities, a library, childcare services and Picton School of Arts. The Works Depot site is outside of the PMF and most of the residential east of Colden Street. Residential growth in Picton has occurred in a pattern of movement to the east of the Town Centre and away from the Creek.

Stonequarry Creek is less than 200 metres from the study area. The Town Centre has a visual connection to the Creek because of its proximity and the higher vantage point of the Town Centre. The Town Centre is physically linked to the Creek directly by Argyle Street with no separation by a rail line; which is common in similar geographic situations.

The Flooding will not have a significant impact on development other than setting ground floors above the relevant flood levels.

Figure 9 shows the potential flood impacts within the Town Centre.

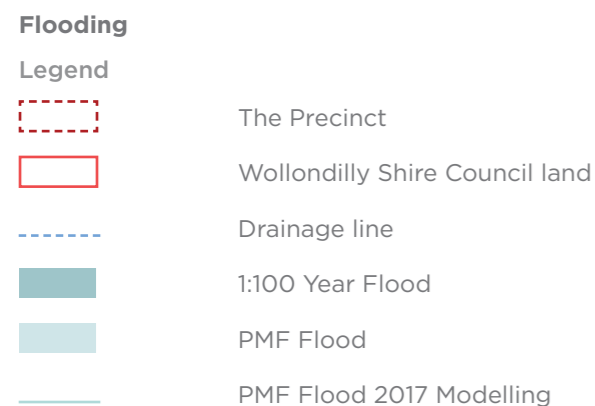


Figure 9: Flooding diagram, PMF and 1:100 extent



2.4 Site Character

The photos on this page provide an indication of the local character within the Precinct.

The images highlight the local public domain and built form.







2.5 Adjoining Landholdings

Council owns a substantial amount of land in the town centre, mostly for parking and Council facilities. The site is all Council owned except for the Masonic Lodge on Colden Street.

Ownership

Legend

	The Precinct		Private Owner
	Wollondilly Shire Council land		Masonic Lodge
	Wollondilly Shire Council		
	Department of Housing		
	Other Government		

Figure 10: The Precinct and adjoining major landholdings

2.6 Character Areas

Arrival

The main approaches into Picton Town Centre are via Menangle Street from the Old Hume Highway, and Argyle Street from Camden and the south. The Study Area presents a highly visible corner at the entrance of the Town Centre along Menangle Street. Any kind of development on this corner has the opportunity to create an entrance point for the Town Centre.

Key Views

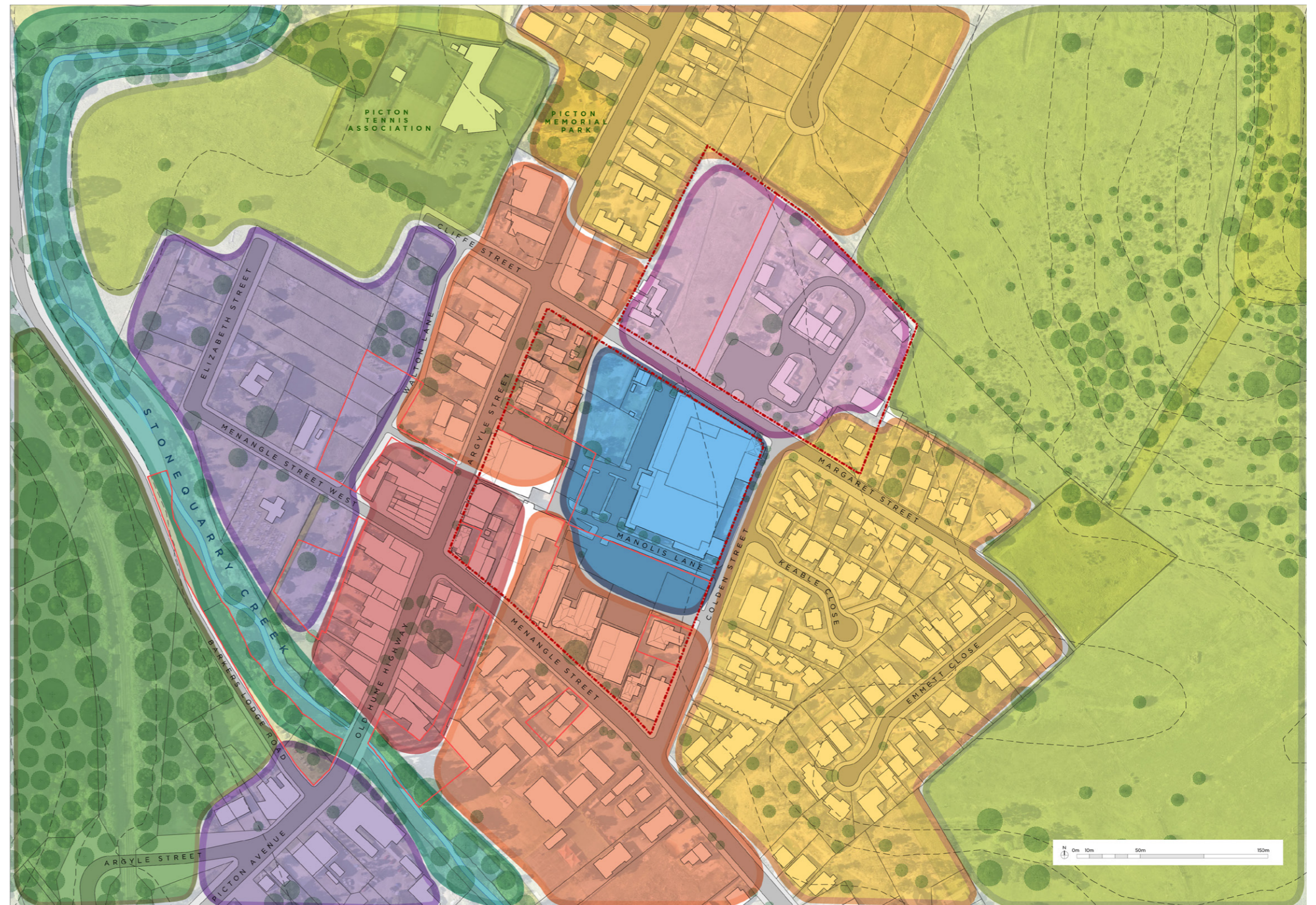
Picton is surrounded by impressive landforms comprising of hills, ridges and slopes. The town's scenic qualities rely on the natural and rural character of the surrounding landscape.

Views to hills and rural landscape from within the town centre contribute to the 'township' character of Picton.

The surrounding hills to the south-west and north-east can be easily seen from the site. Due to a wide frontage along Menangle Street and its location on a corner, the site is in a highly visible location in the town centre. The corner of Menangle Street and Colden Street is very prominent in the entry to the town along Menangle Street.

Character

Figure 11 breaks down the Town Centre into a series of merging character areas, the Study Area occupying a fulcrum in the middle of these areas. Key to the Concept Master Plan will be forming suitable interfaces that address and respond to the interface with each Character Area.



Character Areas

Legend

- The Precinct
- Wollondilly Shire Council land
- Rural landscape
- Creek corridor
- Bush landscape
- Rural town
- Main street core
- Main street edges
- Semi rural
- Supermarket
- Suburban residential

Figure 11: Indicative character areas around the Precinct

2.7 Heritage and Archaeology

The heritage and landmark buildings within the Town Centre reflect the historic development of Picton and strongly influence its identity.

The Wollondilly Shire Hall, located within the Study Area on Menangle Street, is identified as a Heritage building within the Wollondilly LEP. It is characterised as a single storey brick and timber building with a generous landscaped street setback.

Picton Post Office is another key heritage building and landmark within the Town Centre. Its distinct Clock Tower is the highest built element within the Town Centre and a visual landmark. The majority of the Study Area sits within a Local Conservation Area.

The Concept Master Plan should respect the current Shire character and enhance the setting of heritage items.

The heritage considerations for the Precinct are shown in Figure 12.

Figures 13, 14 and 15 on the following page are a series of local survey maps that show the morphology of the Town Centre. They show that Picton developed slowly as a linear settlement along Argyle Street and Menangle Road, with the current lot pattern being derived from the sub-division of large rural land holdings.



Heritage and Archaeology

Legend

- The Precinct
- Wollondilly Shire Council land
- General Conservation Area
- General Heritage Item

Figure 12: Heritage elements

2.8 Urban Morphology



Figure 13: Picton map late 1800's



Figure 14: Picton map early 1900's

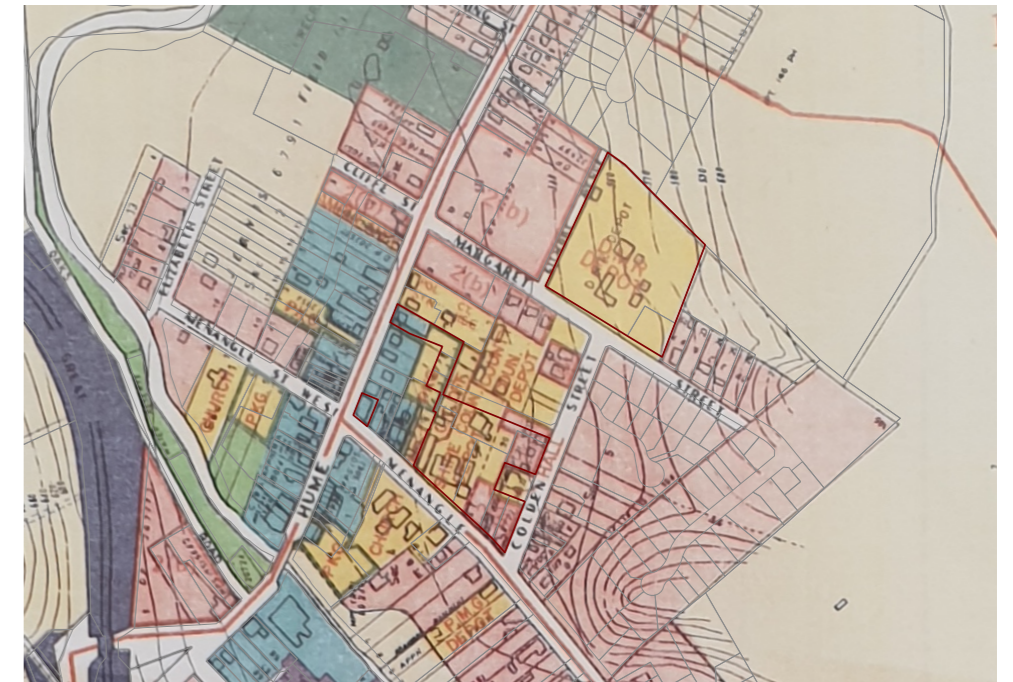


Figure 15: Picton map mid 1900's



2.9 Current Land Use Pattern

The uses within Picton Town Centre around the Study area include two supermarkets, speciality retail shops, cafés and restaurants a shopping mall, community facilities and the Wollondilly Council Administration Building (the Admin Building).

Argyle Street runs north-south through Picton Town Centre and is considered the retail / commercial main street between Margaret Street and Menangle Street. Uses along the main street include the tourist information centre, an IGA supermarket, access to the Picton Mall and Coles, a real

estate agency and other specialty retailers.

Civic and community uses in the Picton Town Centre are concentrated along Menangle Street between Argyle Street and Colden Street, and include Council chambers and Admin Building and other community uses.

East of Colden Street is predominantly low density residential, some recent medium density attached housing is located to the north of the Town Centre on the site owned by Department of Housing. The site immediately to the east is the Council owned Works Depot site which contains a house and a series of small offices and sheds.

Land Use

Legend

- The Precinct
- Wollondilly Shire Council land
- Civic
- Community
- Residential
- Strata

- Commercial / retail
- Depot
- Open space
- Undeveloped land
- Parking

2.10 Transport and Access

Argyle Street provides the north south link through the Town Centre. It is also the main retail street.

Menangle Street is the main route between Picton and areas to east. It is the main civic street, with Council and community facilities fronting both sides of the street and providing a mix of retail, administration, education and community services.

Public Transport

A bus service connects the Town Centre to Picton Station, Campbelltown, Narellan and Tahmoor.

Parking

The Study Area is easily accessible as it has a wide frontage on Menangle Street and access points on Argyle, Margaret and Colden Streets.

A large proportion of the site is currently used for parking, both for Council office related activities and general retail parking. The table associated with Figure 17 highlights the approximate number of off-street parking spaces in and around the Precinct.

Cycling

A part of the Picton East planning proposal is the provision of a new shared path cycleway that would connect to the Precinct along Margaret Street and Colden Street.



Transport and Parking

Legend

- The Precinct
- Wollondilly Shire Council land
- Existing bus route
- Existing bus stop
- On-street parking
- On-grade parking
- Underground parking
- Informal parking

Figure 17: Existing Transport and parking within the Precinct.

Figure 18: Public domain











2.11 Public Domain

The public domain within the Precinct is varied. Large extents of surface carparking diminish the quality of the public domain and a lack of street trees and green spaces contribute to poor pedestrian amenity.

Figure 18 highlights the materiality of the public domain and the location of street trees.

Public Domain

Legend

	The Precinct		Grass verge
	Wollondilly Shire Council land		Asphalt / parking
	Lawn / garden		Accessible area in private lots
	Footpath		
	Planter beds		

2.12 Climate

Figure 19 utilises parametric modelling to show relative summer temperature in the Town Centre.

It shows that the lack of shade, low built form and large expanses of hard landscape contribute to a very hot climate with few shaded areas.

The analysis also shows how the public domain works to Argyle Street have contributed to a much more pleasant urban environment with lower ambient temperatures.

Amenity would be greatly enhanced with new planting, shade structures, new trees and less hard landscape.

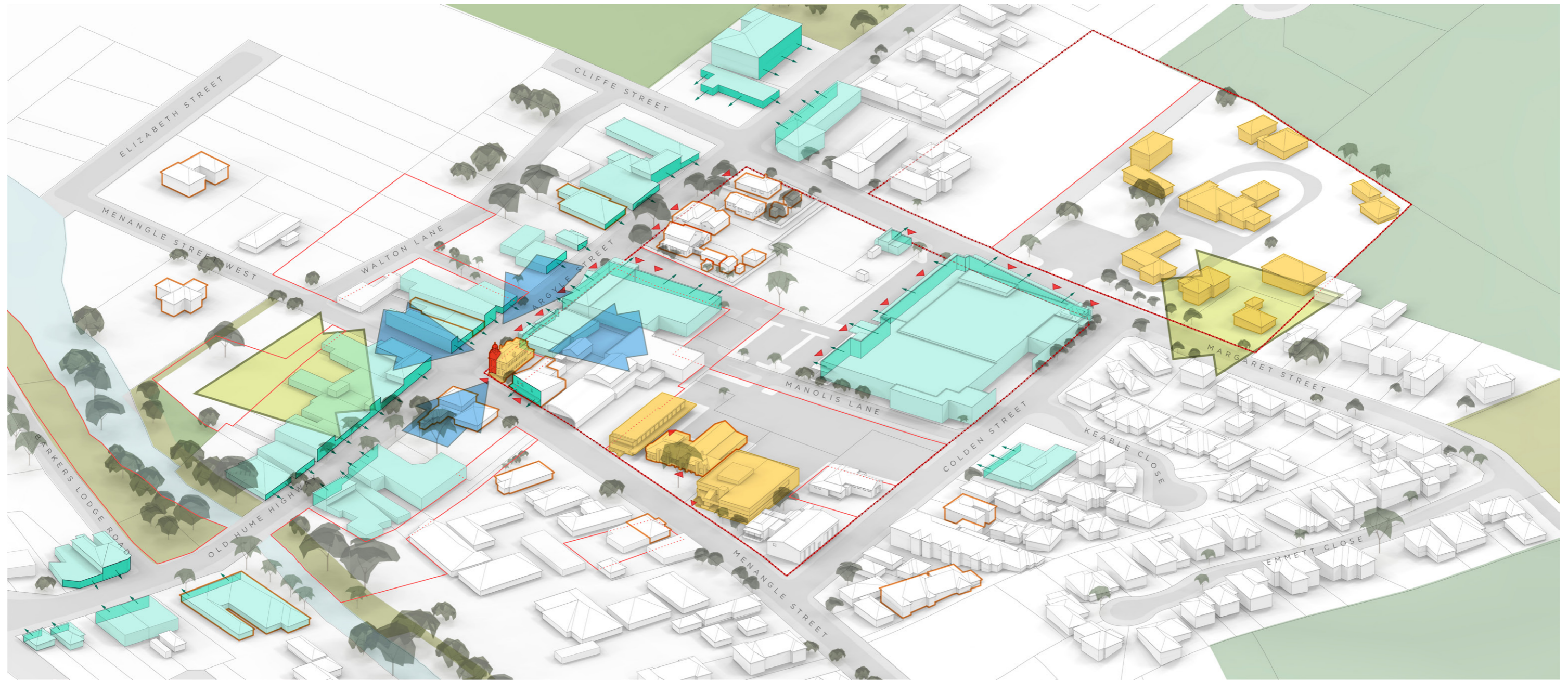


Figure 19: Public domain summer temperature analysis

Adopted 19 August 2019

Figure 21: Built form features

Figure 20: Built form features



2.13 Built Form Features

Building heights in Picton Town Centre are predominantly one to two storeys, with a general maximum of 2 storeys.

The heritage old post office clock tower is the tallest built element in Picton Town Centre is equivalent to the height of a three storey building.

Buildings along Argyle Street provide an active street edge, with awnings present and generally a zero-lot line on the

side boundaries.

The form and character of the built form within the Precinct is varied. The frontages to Menangle and Argyle Streets have positive urban interfaces and the other street edges make less of a contribution to the structure of the Town Centre.

Figure 21 highlights some of the key features of the built form in and around the Precinct.

Public Domain

Legend

- The Precinct
- Wollondilly Shire Council land
- Post Office clock tower
- Council building
- Local Heritage Item

- Retail/commercial use
- Active frontage
- ▲ Building access point
- ▶ Views to clock tower
- Views to hills and landscape

2.14 Figureground Analysis

Figure 22 is a plan that sorts the buildings in the Town Centre according to the size of their footprint.

This analysis helps to describe the grain and urban texture of the Town Centre.

What it shows is that the Town Centre generally consists of buildings with footprints less than 1,000 sqm. This contributes to the pattern and rhythm of façades and the visual permeability of the streetscape.

A challenge for the Concept Master Plan will be to provide articulation and a pattern of built form that responds to the existing character while efficiently incorporating uses that require large contiguous areas.



Building Footprint Size

Legend

- The Precinct
- Wollondilly Shire Council land
- Strata lot
- Urbanised area
- Building >5,000 m2
- Building >2,000 m2
- Building >1,000 m2
- Building >500 m2
- Building >200 m2
- Building <200 m2

Figure 22: Building footprint size

2.15 Redevelopment and Development Proposals around the Precinct

Figure 23 highlights two major proposed rezoning (Planning Proposals) within the Town Centre.

Picton East is a large residential sub-division and Stonequarry Commercial is a proposal for employment uses.

Picton East has been approved for Gateway while Stonequarry Commercial has yet to be supported by Council due to considerable flooding issues on the site.

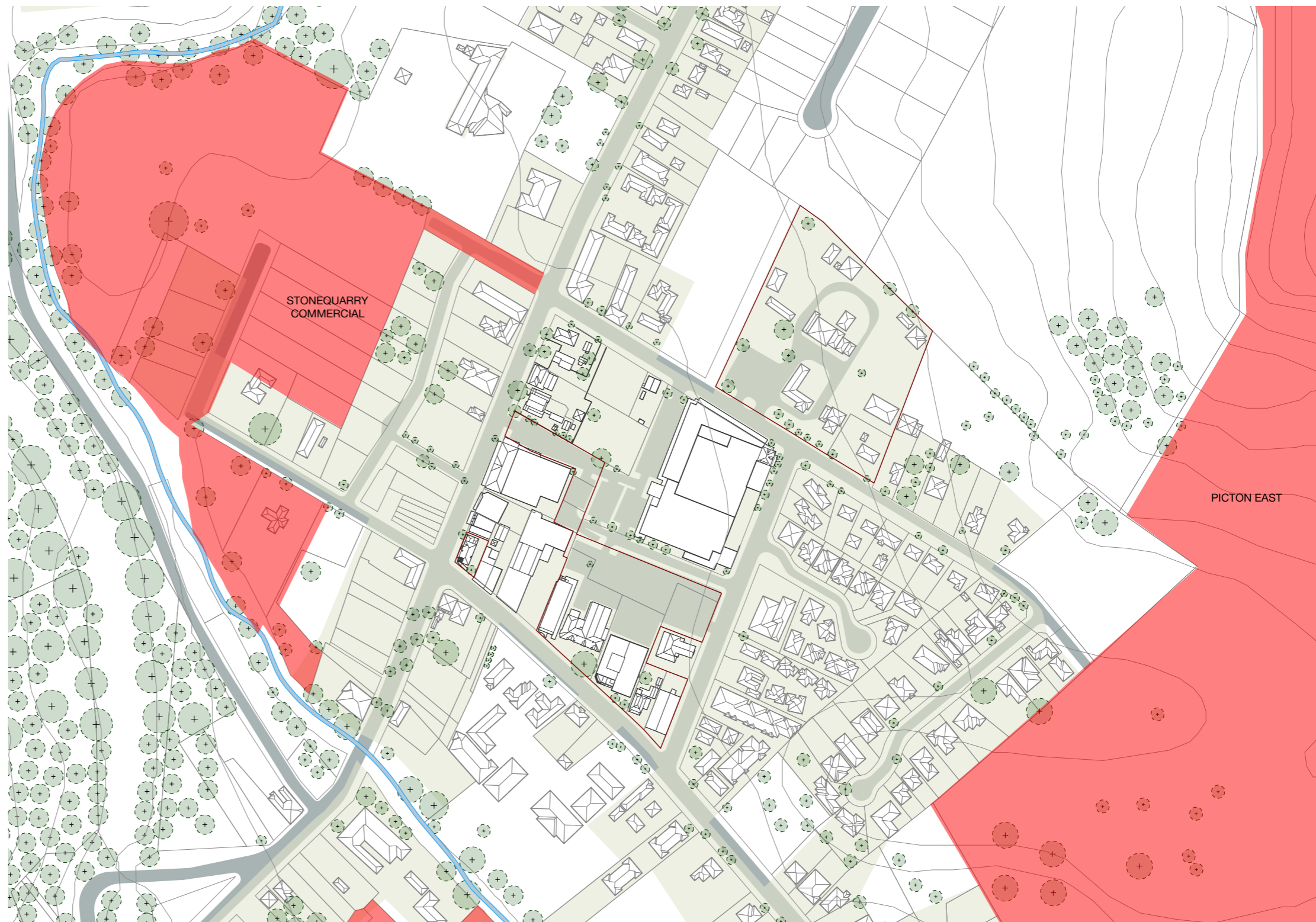
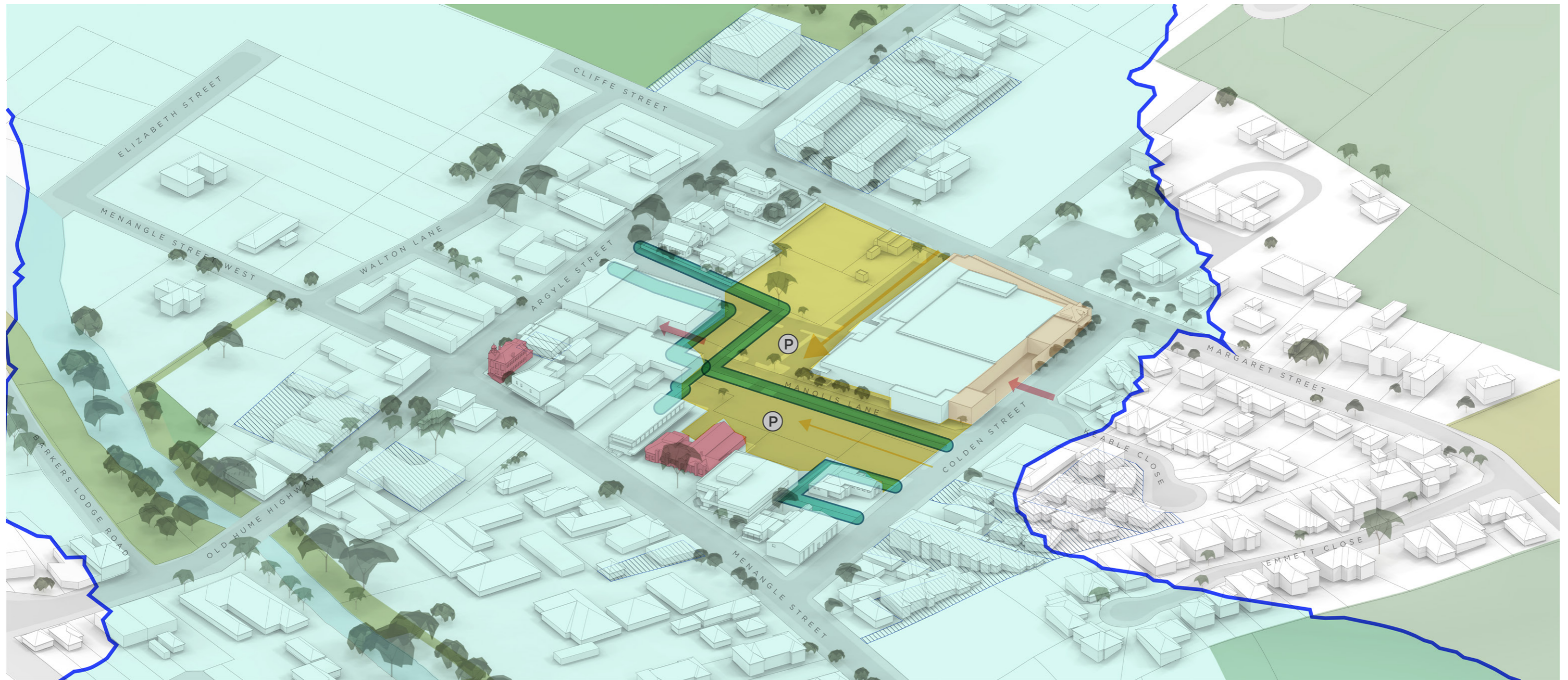


Figure 23: Planning Proposals around the Precinct

Figure 24: Design and planning constraints



2.16 Constraints

The design and planning constraints that have been considered in the development of the Concept Master Plan are highlighted on Figure 24.

The major considerations relate to the interfaces with adjacent landowners.

Constraints

Legend











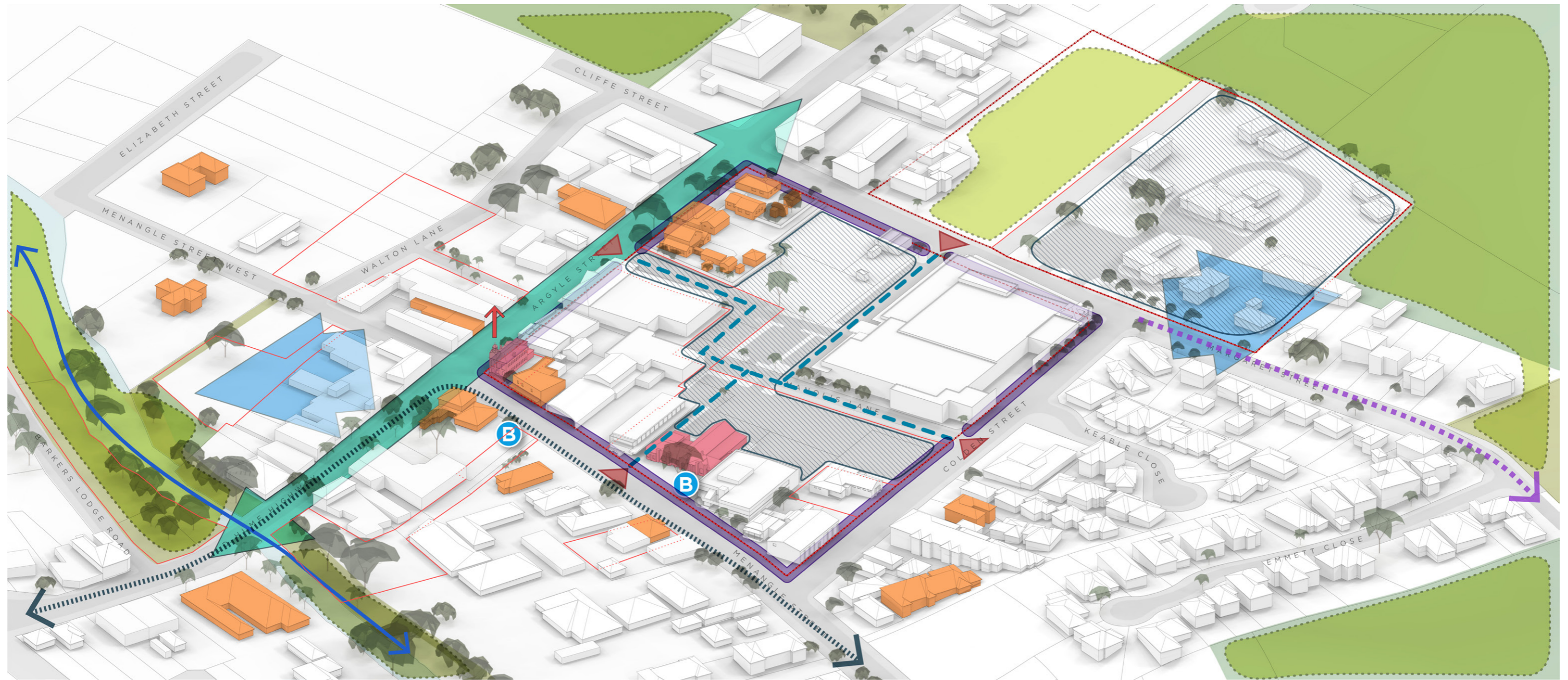
	The Precinct		Interface with non-council owned land
	Wollondilly Shire Council land		Poor streetscape edge
	Council owned heritage item		Existing parking area
	Parking area		Service access for adjacent site
	PMF flood extents		Existing Right of Way

Figure 25: Precinct opportunities


















2.17 Opportunities

Figure 25 shows the key opportunities on an axonometric diagram of the Precinct.

The key opportunities for this project are to comprehensively stitch together the different elements within the Town Centre in a way that improves amenity, connectivity and place activation.

Opportunities

Legend

	The Precinct		Scenic views and setting		Link to East Picton release area
	Wollondilly Shire Council land		Active edge along Argyle Street		Public domain interface
	Council owned heritage item		Through site pedestrian links		Stonequarry creek corridor
	Other Heritage items		Pedestrian arrival points		
	Open space		Existing bus link		
	Under utilised land		Clock tower as a local visual marker		

3.0 Precedents

Project	BUNJILAKA COMMUNITY CENTRE
Location	Victoria, Australia
Uses	Cultural Centre
Area	24,500 m2
Cost	\$125 million Australian Government \$10 million City of Casey \$115 million
Year Opened	2017
Height	Maximum unaltered building height of 12.26 metres
Summary	<ul style="list-style-type: none"> - 800-seat theatre - Exhibition, function, trade show or event spaces - Gallery - 350-seat capacity function centre - Library - City of Casey Customer Service in their new friendly hub - Outdoor community plaza.
Parking	119 car parking spaces, 20 bicycle spaces and 5 motorcycle spaces.



Figure 26: Preferred Structure Plan

Adopted 19 August 2019

Project	BLUE MOUNTAINS THEATRE AND COMMUNITY HUB
Location	Springwood, NSW, Australia
Uses	Community and Cultural
Area	- a total gross floor area (GFA) of 3,785m ²
Cost	Estimated cost of construction of \$10,938,675 (2012 Estimation at DA stage)
Year Opened	2015
Height	Maximum unaltered building height of 12.26 metres
Summary	<ul style="list-style-type: none"> - A 418 seat theatre including green room/rehearsal space with box office facilities. - 4 meeting rooms and 2 interview rooms available for hire - Facility management office. - Offices and working spaces for community service tenants including the Springwood Neighbourhood Centre, The Blue Mountains Vietnam Veterans & Associated Forces, Blue Mountains Recreation & Respite Service; and Blue Mountains Food Services (Meals on Wheels). - A Galleria linking the spaces, serving as a foyer for the Blue Mountains Theatre and as a multi-purpose event and activity space. The front desk also functions as a service desk for the Blue Mountains City Council in Springwood. - A landscaped forecourt with paved courtyard area. Power connections are available for outdoor events, such as markets and outdoor concerts. - Links to the Springwood Library and the Braemar House community art gallery to create a dynamic cultural and community precinct for Springwood and the wider Blue Mountains.
Parking	119 car parking spaces, 20 bicycle spaces and 5 motorcycle spaces.



Project	SHELL HARBOUR CIVIC HUB
Location	Shell Harbour
Uses	Administration, Gallery, Cafe
Area	14,000 M2
Cost	\$58 million
Year Opened	2017
Height	ix storeys
Summary	<p>Occupying a steep site between commercial and residential zones, the building has a complex curved roof structure that mediates the different street alignments and contours, and extends shading around its perimeter.</p> <ul style="list-style-type: none"> - Incorporates a plaza - Public library - 350-seat auditorium - Museum space - Community rooms - Local Council chambers - Offices and service centre
Parking	170 car parking spaces for staff and public use



Project	GREEN SQUARE CREATIVE CENTRE COMMUNITY FACILITIES AND PAR
Location	City of Sydney Australia
Uses	Community and Cultural
Area	- a total gross floor area (GFA) of 3,785m ²
Cost	\$32 M
Year Opened	2018
Height	
Summary	
Parking	

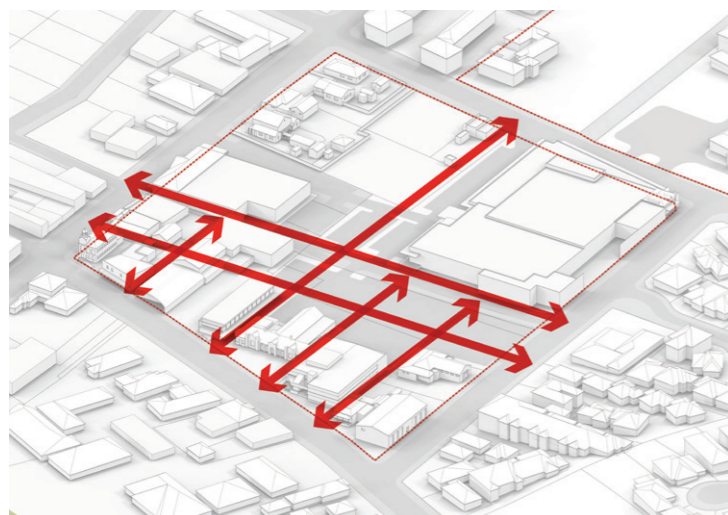


Project	Use	Area	Link
Albany Entertainment Centre	Entertainment and theatre	5,091.0 m2	https://www.archdaily.com/543350/albany-entertainment-centre-cox-howlett-and-bailey-woodland-roberts-gardiner
Walkerville Civic & Community Centre	Civic and community	1,600 m2	https://www.archdaily.com/480007/walkerville-civic-and-community-centre-jpe-design-studio
Glasshouse Community and Function Centre	Events	4,190 m2	https://www.archdaily.com/788560/glasshouse-community-and-function-centre-croxon-ramsay
City of Hindmarsh Shire Council's new Civic Centre	Council Administration	1,295 m2	https://www.archdaily.com/620282/city-of-hindmarsh-shire-council-s-new-civic-centre-k20-architectcure
City Of Port Philip	Council Administration	8,800 m2	https://www.archdaily.com/130131/city-of-port-philip-williams-boag-architects

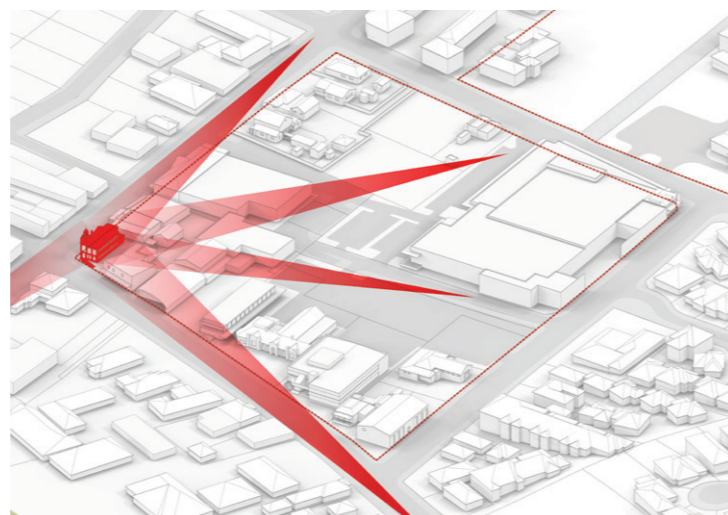
4.0 Master Plan Scenarios

4.1 Urban Design and Placemaking Principles

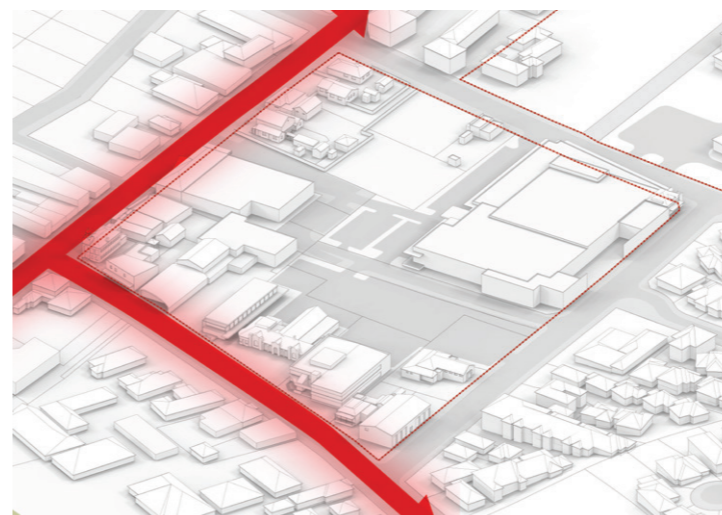
The eight diagrams on this page highlight the design principles that have been developed based on stakeholder feedback and our analysis of the Precinct and Town Centre.



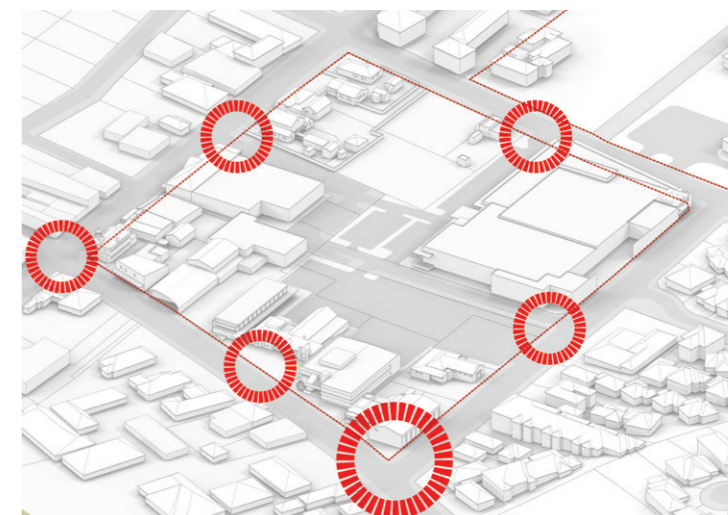
Connectivity and permeability



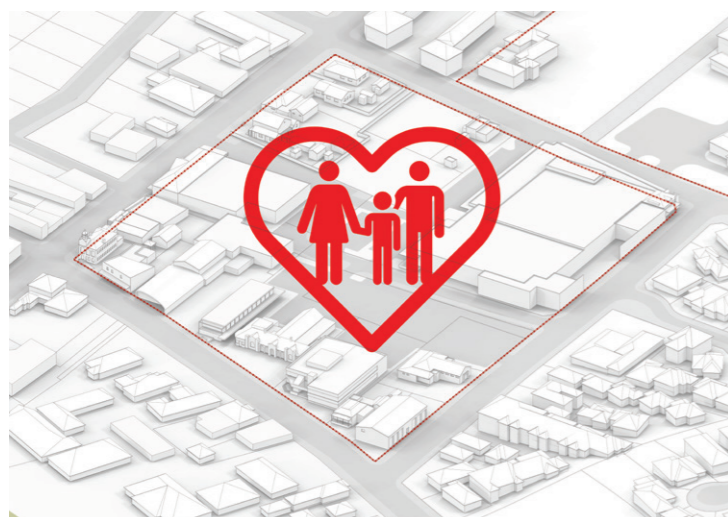
Orientation



Civic edges



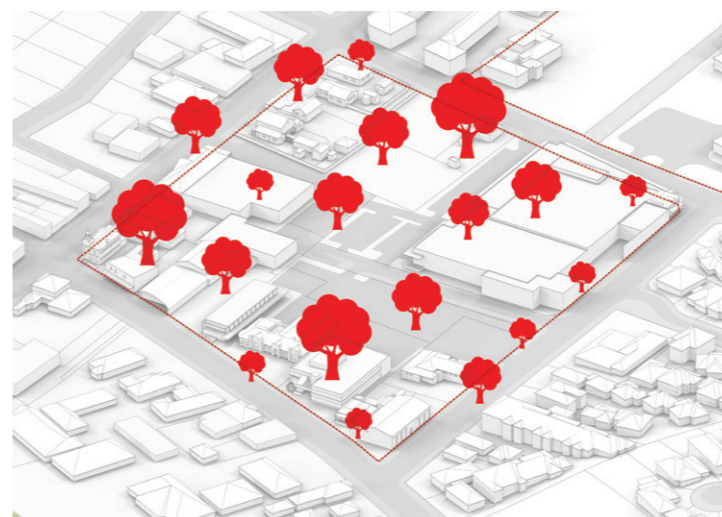
Great arrival experiences



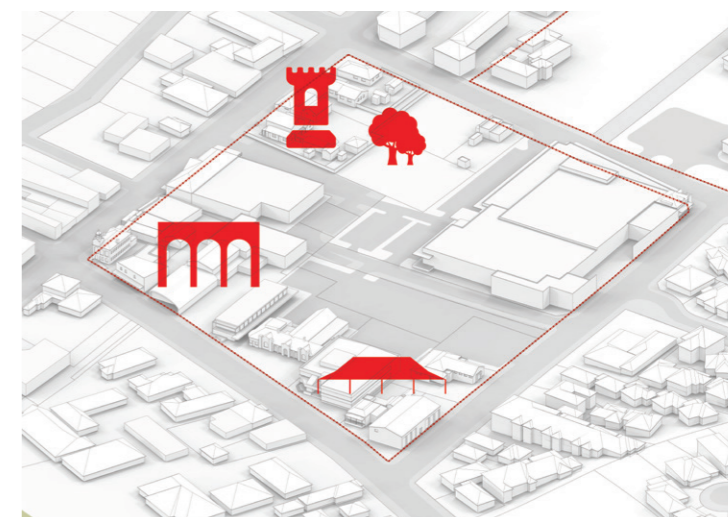
A civic heart



Diversity of uses



Green amenity



A Shire feel

4.2 Master Plan Scenarios

The design team have investigated three scenarios for redevelopment of the Precinct. These scenarios differ based on the extent of the landholdings master planned and the ownership of these areas. The diagrams below highlight the scope of each study and the land investigated.

The following section provides an overview of the scenarios and an evaluation of each against the Urban Design and Placemaking Principles.



Scenario 03 - Council Land Master Plan within the Precinct






Scenario 02 - Council and Government Land Master Plan



Scenario 01 - Full Precinct Master Plan

Design Investigation Areas

Legend

-  The Precinct
-  Wollondilly Shire Council land
-  Extent of study area





4.3 Scenario 1A - Council Land only with Admin Building Retained

Key Features

- Masonic Hall retained.
- North facing open space.
- New corner building (3 storeys).
- Mainly north/south connectivity.
- Some under croft parking on site.
- Parking on Depot site.
- Additional tree planting in and around Precinct.

Master Plan Scenario - Envelope Study

Legend

-  The Precinct
-  Wollondilly Shire Council land
-  Civic, cultural and community uses
-  Parking Area







4.4 Scenario 1B - Council Land only

Key Features

- Masonic Hall retained.
- Linked south facing open space addressing Menangle St.
- New corner building (3 storeys).
- Mainly north/south connectivity.
- Some undercroft parking on site.
- Potential for bridge links between buildings.
- Parking on Depot site.
- Additional tree planting in and around Precinct.

Master Plan Scenario - Envelope Study

Legend

-  The Precinct
-  Wollondilly Shire Council land
-  Civic, cultural and community uses
-  Parking Area







4.5 Scenario 2A - Council Land, Masonic Centre and NSW Government Land with Admin Building Retained

Key Features

- Masonic Hall incorporated.
- Linked north facing open space.
- New corner building (3 storeys).
- East/west and north/south connectivity.
- Potential for bridge links between some buildings.
- Parking on NSW Police site.
- Parking on Depot site.
- Additional tree planting in and around Precinct.

Master Plan Scenario - Envelope Study

Legend

-  The Precinct
-  Wollondilly Shire Council land
-  Civic, cultural and community uses
-  Parking Area







4.6 Scenario 2B - Council Land, Masonic Centre and NSW Government Land

Key Features

- Masonic Hall incorporated.
- South facing open space.
- New corner building (3 storeys).
- East/west and north/south connectivity.
- Potential for bridge links between some buildings.
- Parking on NSW Police site.
- Parking on Depot site.
- Additional tree planting in and around Precinct.

Master Plan Scenario - Envelope Study

Legend

-  The Precinct
-  Wollondilly Shire Council land
-  Civic, cultural and community uses
-  Parking Area







4.7 Scenario 3A - All Land within the Study Area, Admin Building Retained

Key Features

- Masonic Hall incorporated.
- Private land redeveloped.
- North facing open space.
- New corner building (3 storeys).
- East/west and north/south connectivity.
- Sleeved parking on NSW Police site.
- Parking on Depot site.
- Additional tree planting in and around Precinct.

Master Plan Scenario - Envelope Study

Legend

-  The Precinct
-  Wollondilly Shire Council land
-  Civic, cultural and community uses
-  Parking Area







4.8 Scenario 3A - All Land within the Study Area, Admin Building Retained

Key Features

- Masonic Hall incorporated.
- Private land redeveloped.
- Linked north and south facing open space.
- New corner building (3 storeys).
- East/west and north/south connectivity.
- Sleeved parking on NSW Police site.
- Parking on Depot site.
- Additional tree planting in and around Precinct.

Master Plan Scenario - Envelope Study

Legend

-  The Precinct
-  Wollondilly Shire Council land
-  Civic, cultural and community uses
-  Parking Area



4.9 Master Plan Envelop Studies and Scenarios - Evaluation Against Principles

Criteria	Scenario 1A	Scenario 1B	Scenario 2A	Scenario 2B	Scenario 3A	Scenario 3B
Can be developed independent of private landowners	○	○	○	○	○	○
Can be developed independent of Government landowners	○	○	○	○	○	○
A Civic Heart						
Creates a public open space heart	○	○	○	○	○	○
Provides solar good access to main public open space	○	○	○	○	○	○
Orientation and Setting						
Retains and re-purposes Admin buildings	○	○	○	○	○	○
Provides a suitable curtilage to the Shire Hall	○	○	○	○	○	○
Retains opportunities of a visual link to the Post Office Tower	○	○	○	○	○	○
Connectivity and Permeability						
Good north/south pedestrian connectivity	○	○	○	○	○	○
Good east/west pedestrian connectivity	○	○	○	○	○	○
Civic Edges						
Activates Menangle Street	○	○	○	○	○	○
Requires changes to the LEP planning controls	○	○	○	○	○	○
Accommodates all parking on Council land	○	○	○	○	○	○
Accommodates parking on Council and Government land	○	○	○	○	○	○
Great Arrival Experiences						
Diversity of Uses	○	○	○	○	○	○
Green Amenity	○	○	○	○	○	○
A Shire Feel	○	○	○	○	○	○

Evaluation Key

- Yes / Positive
- Could be achieved / Neutral
- No / Negative

5.0 The Concept Master Plan

The preferred Concept Master Plan is a refinement of the six scenarios.

It is a future spatial vision for the Precinct that can be developed over time to meet the changing need of the local community.

The Concept Master Plan incorporates:

Key	Element
①	Multifunction Hall
②	Gallery
③	Library and Workhub
④	Childcare
⑤	Workshops and community spaces
⑥	Opportunity for cafe
⑦	Village Green
⑧	Administration building
⑨	Council Chambers in the existing Shire Hall
⑩	Potential Public Park on the Council Depot and NSW Police Land
⑪	Laneway
⑫	Indicative Future Development



5.1 Uses and Staging

Figure 27 highlights the proposed uses within the new development.

Staging

The Concept Master Plan will comprise development over a 20-year period across five stages of development. In broad outline, each stage comprises:

- Stage 1 - Construction of a new multi-purpose hall and performance space, new commercial creative building and other public domain upgrades - subject to the liveability funding application
- Stage 2 - Construction of a new Council administration building and public domain works
- Stage 3 - Demolition of the existing administration building and construction of the new open space and public square
- Stage 4 - Construction of a new library, e-learning hub and connected work space and re-purposing of the existing library building for new community spaces and childcare
- Stage 5 - Multiple public domain works including new parking and public domain works.

Indicative Character

Four artists sketches on the following pages highlight the potential character and relationship between uses, new buildings and the public domain.

Building Scale

Three indicative sections have been prepared to show the scale of the proposed development in relation to existing building in the Town Centre.



Concept Master Plan Uses - Envelope Diagram

Legend









	The Precinct
	Wollondilly Shire Council land
	Shire Hall and Council Chambers
	Community Uses and Childcare
	Library and Workhub
	Multifunction Hall
	Cafe
	Council Administration

Figure 27: Concept Master Plan - proposed uses

5.2 Design Strategies

Figure 28 identifies some of the key design strategies that are embedded in the Concept Master Plan.

They illustrate the relationship between the public domain structure that is permeable and varied and the built form that have been carefully developed to respond to the existing local scale and pattern of development in Picton.

Concept Master Plan Key Design Moves Diagram

Legend

-  The Precinct
-  Wollondilly Shire Council land
-  Landscape edge and arrival
-  East-West lane
-  Breathing space for heritage Shire Hall
-  Future Link
-  Future Development Opportunity
-  Utilise Depot for parking
-  Activated Village Green
-  Views to Post Office
-  Low scale development on Menangle Road

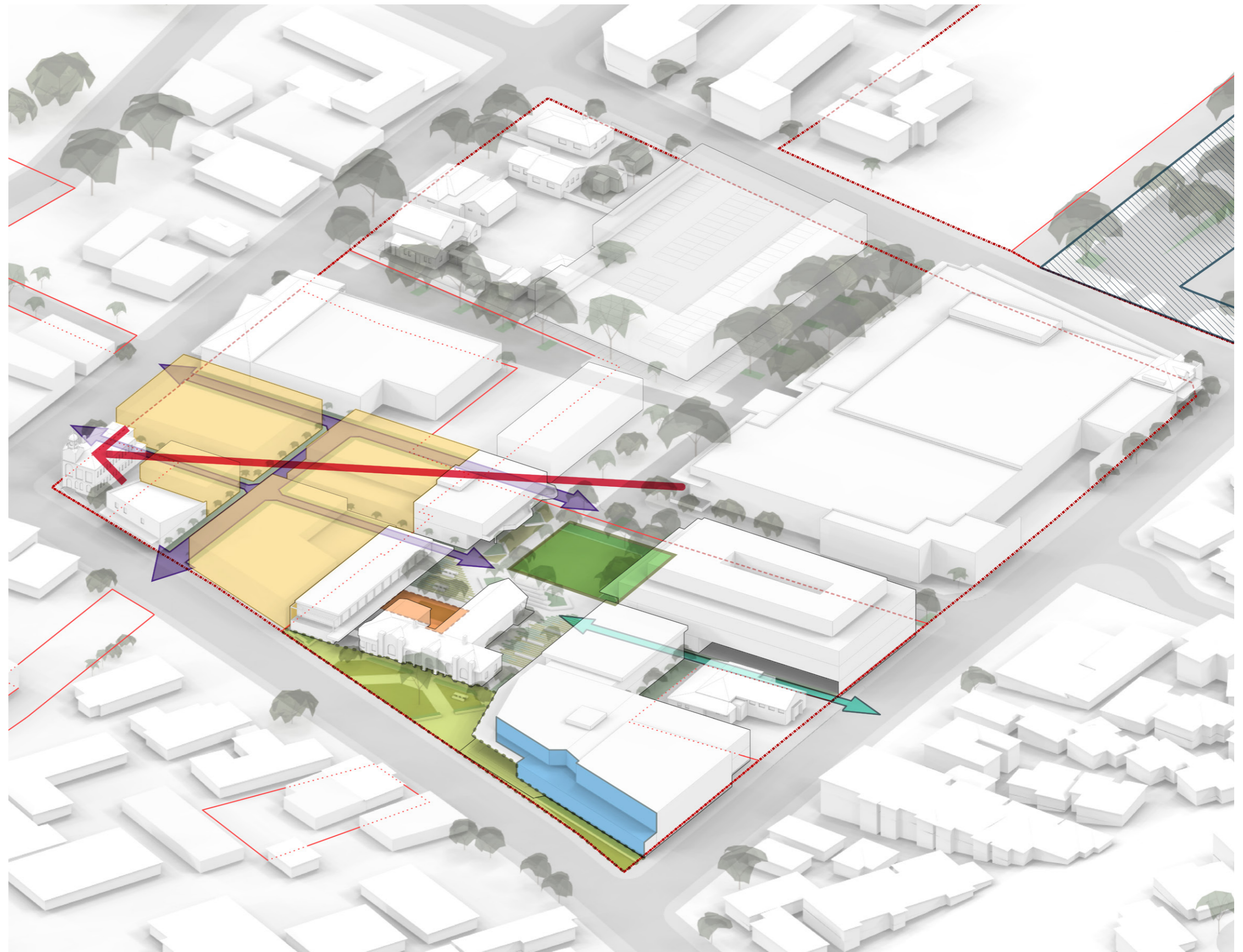


Figure 28: Design Strategies

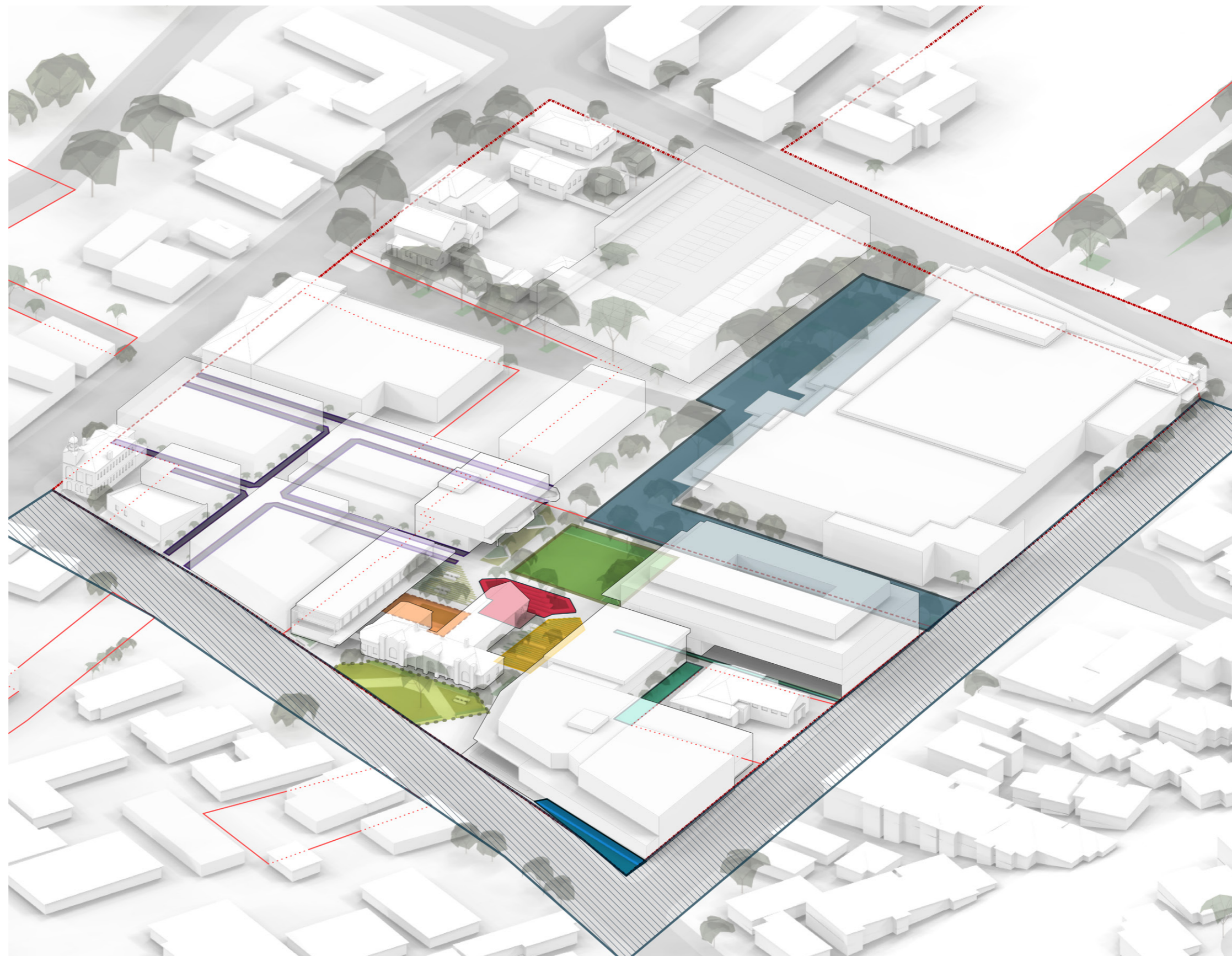
5.3 Public Domain

The proposed public domain network consists of a series of interconnected spaces that respond to a specific use or function within the Site.

Each space, link or edge contributes to a rich tapestry of experiences as they are moved through.

The public domain allows for outdoor meetings and performances, rest and shade areas, a village green, new public links and opportunities for public art.

the public domain would be delivered sequentially through the development of the Concept Master Plan and will be subject to further detailed design.



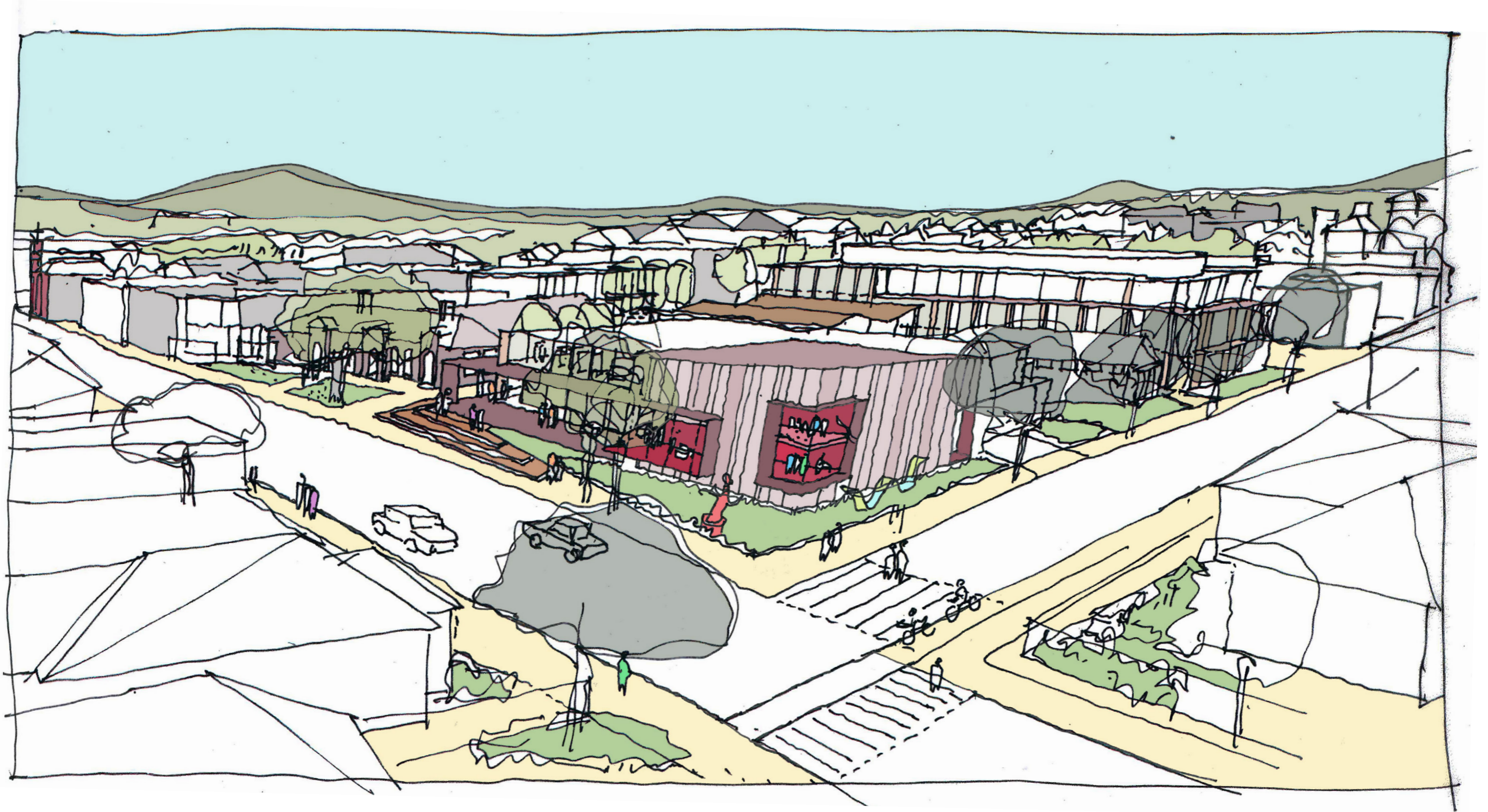
Concept Master Plan Key Design Moves Diagram

Legend

- The Precinct
- Wollondilly Shire Council land
- Village Green
- Memory Garden
- East-West Lane Link
- Shire Hall Gardens
- Outdoor Auditorium and Stage
- Childcare Open Space
- Town Centre Landscape Arrival
- Future Link
- Future Landscape to Parking
- Future Streetscape enhancements

Figure 29: Concept Master Plan - Public Domain Elements

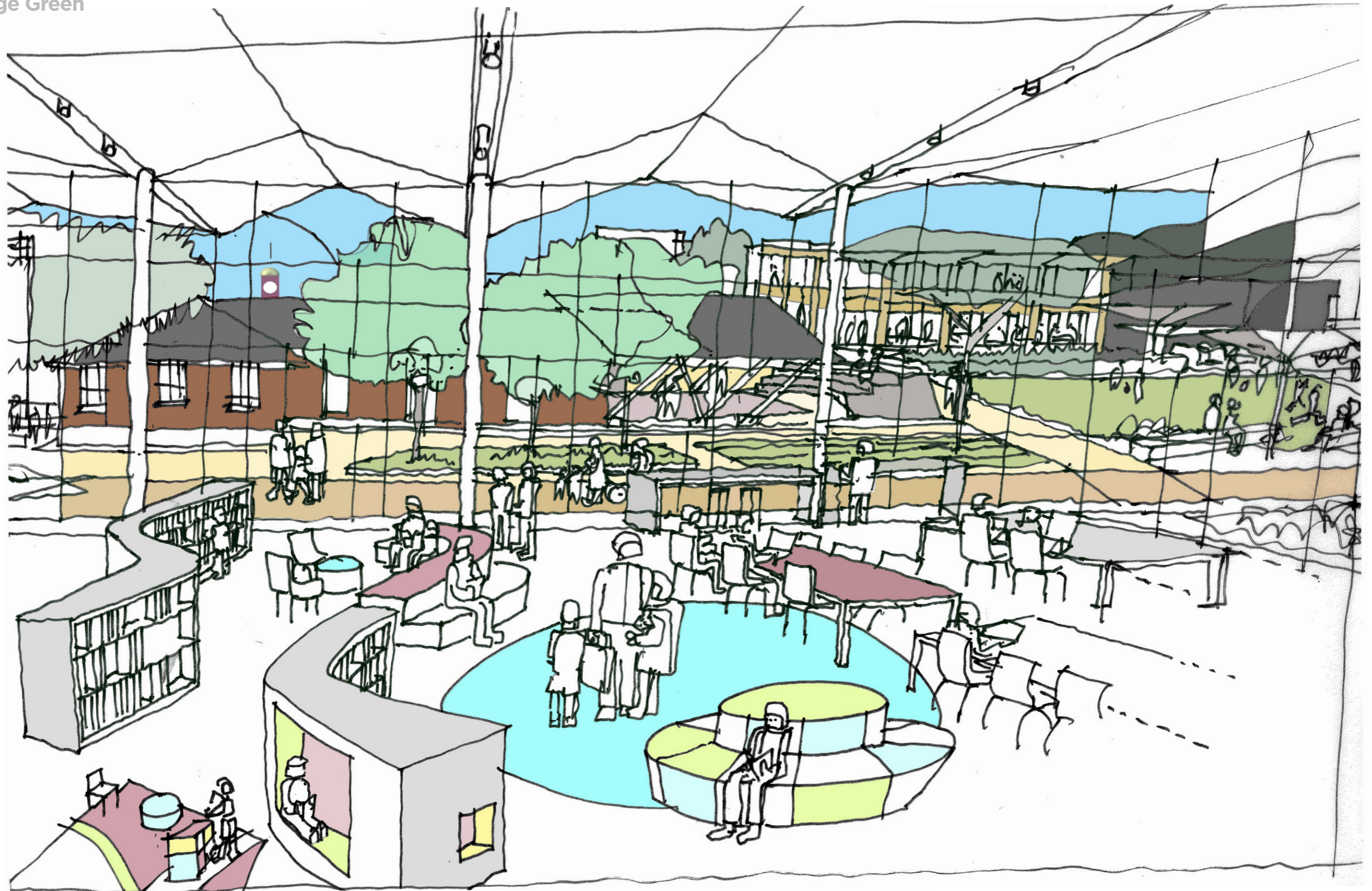
View along Menangle Road



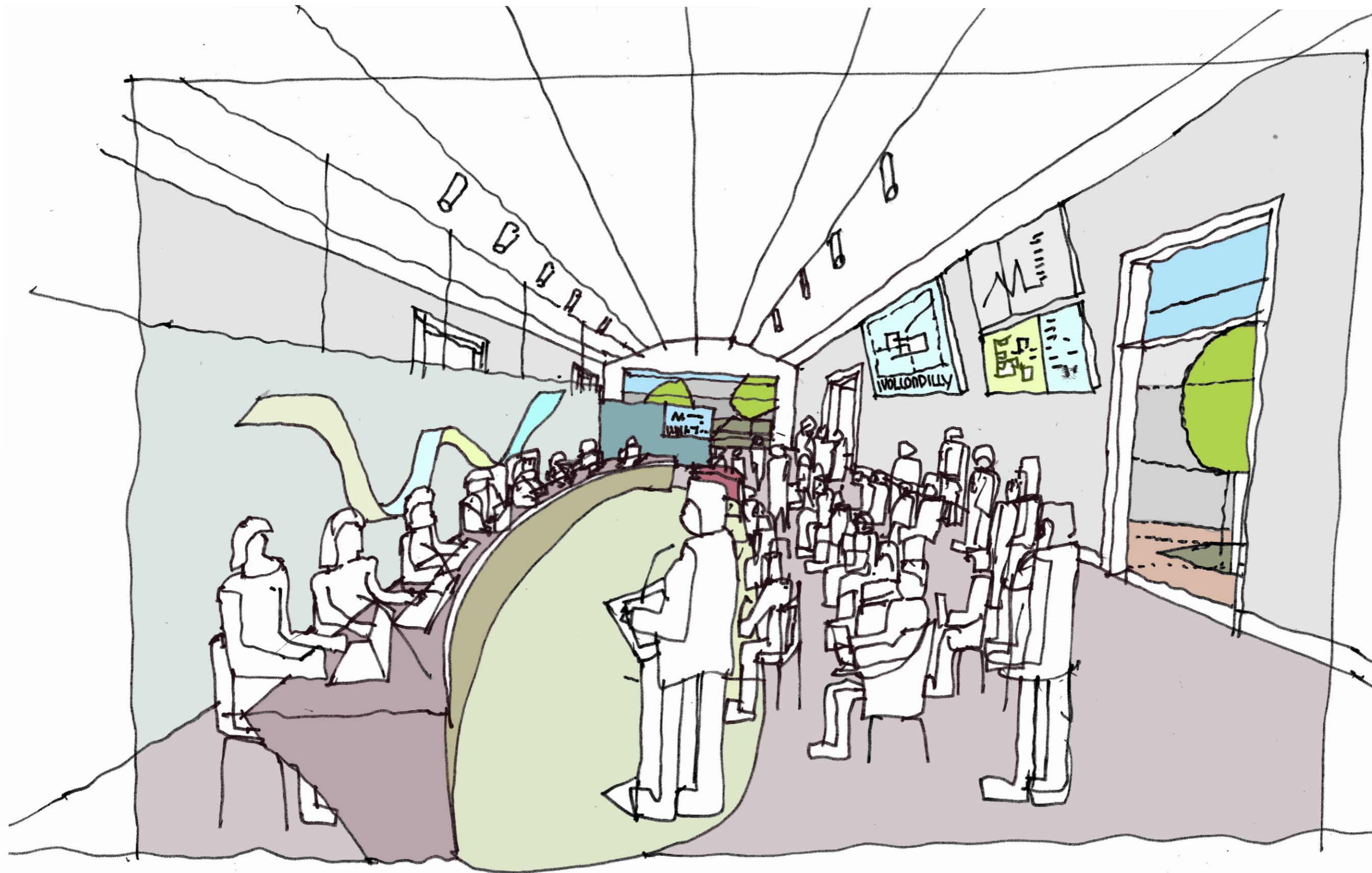
View into the Village Green from the north

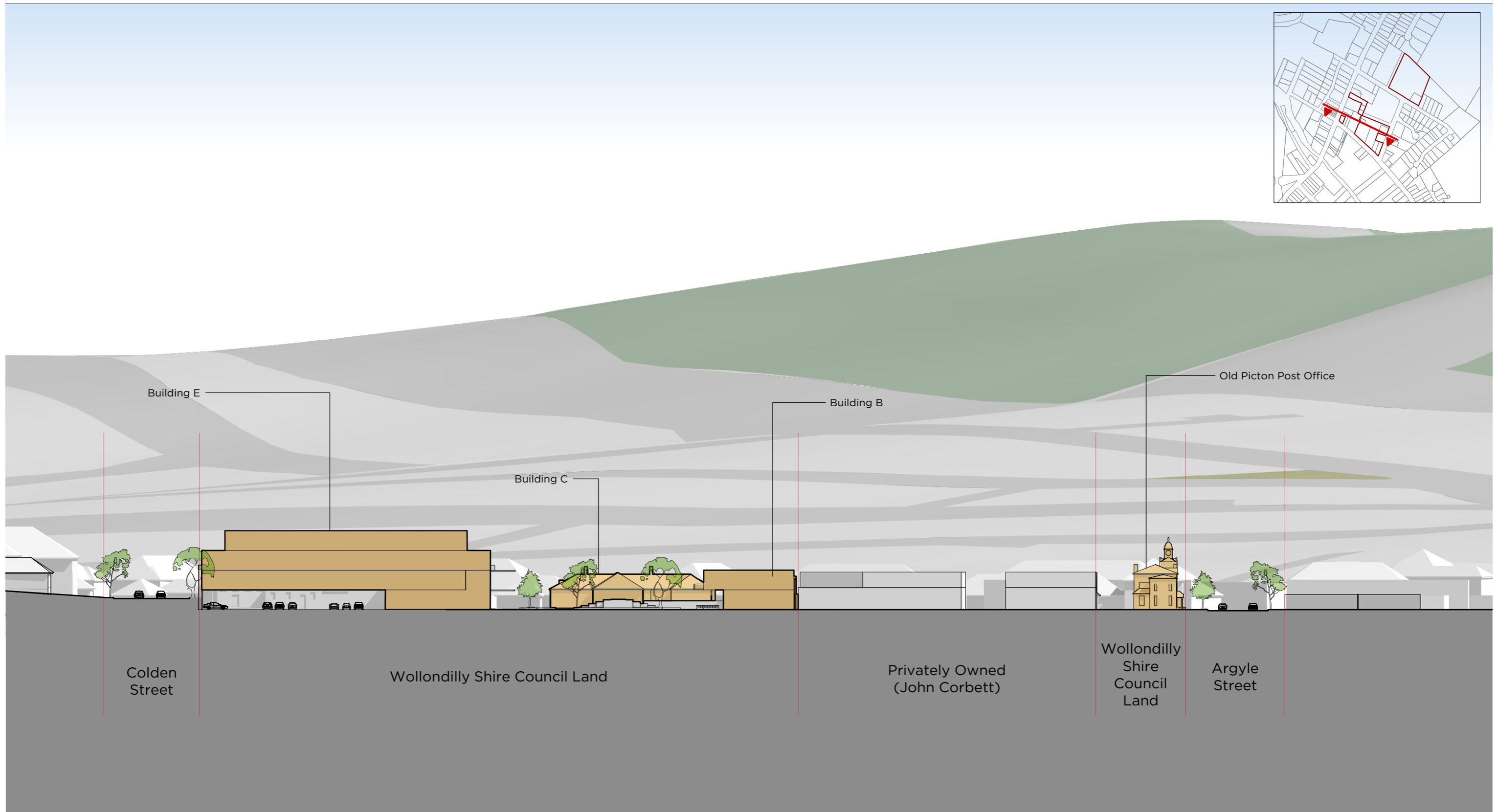
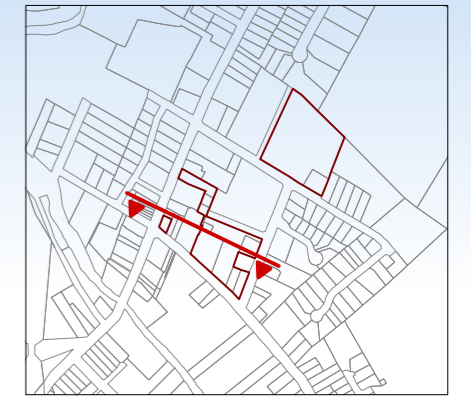


View from the WorkHub into the Village Green

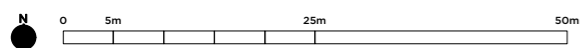


The Council Chambers within the Shire Hall



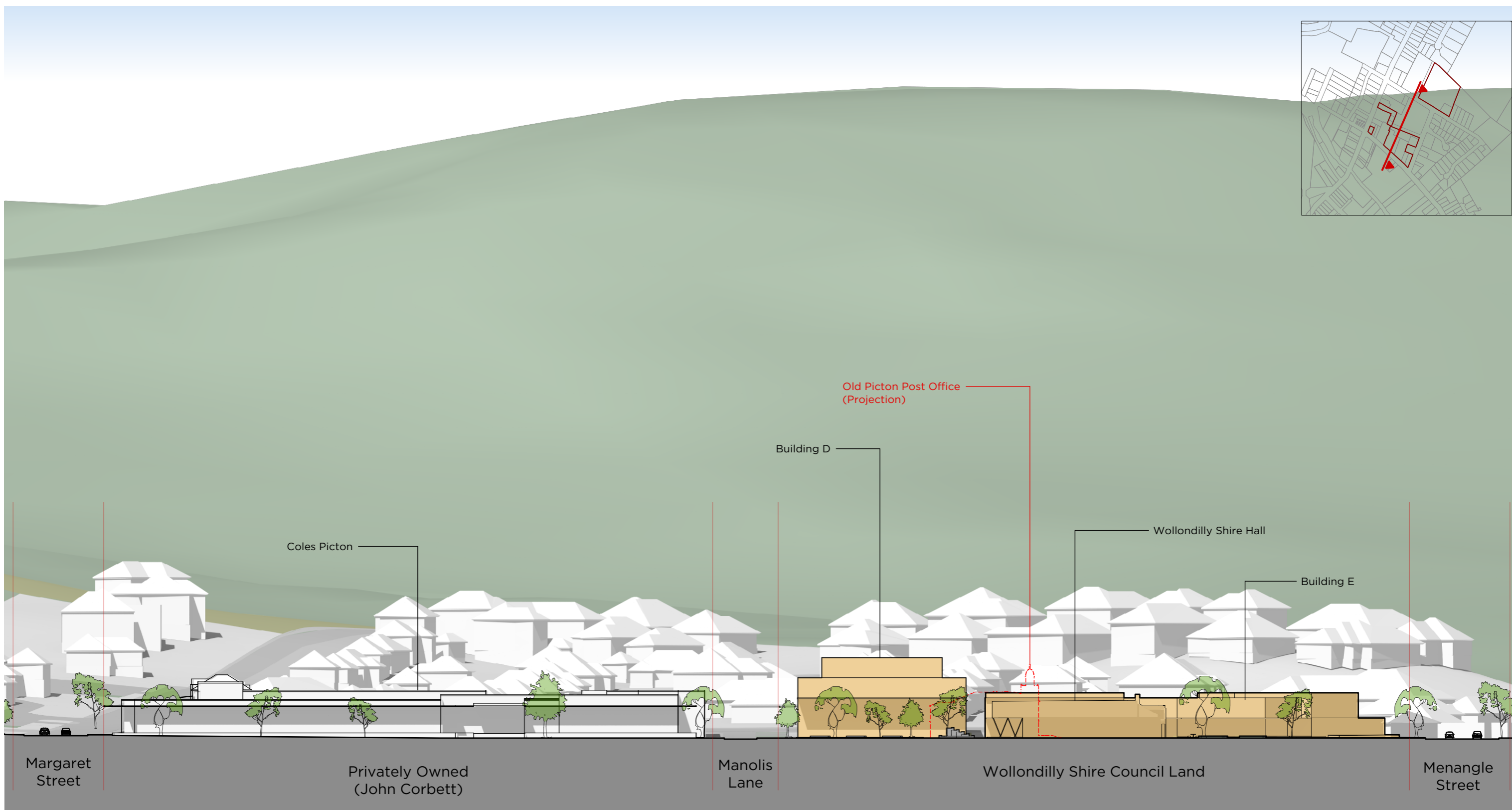


SECTION 1

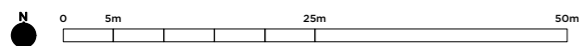


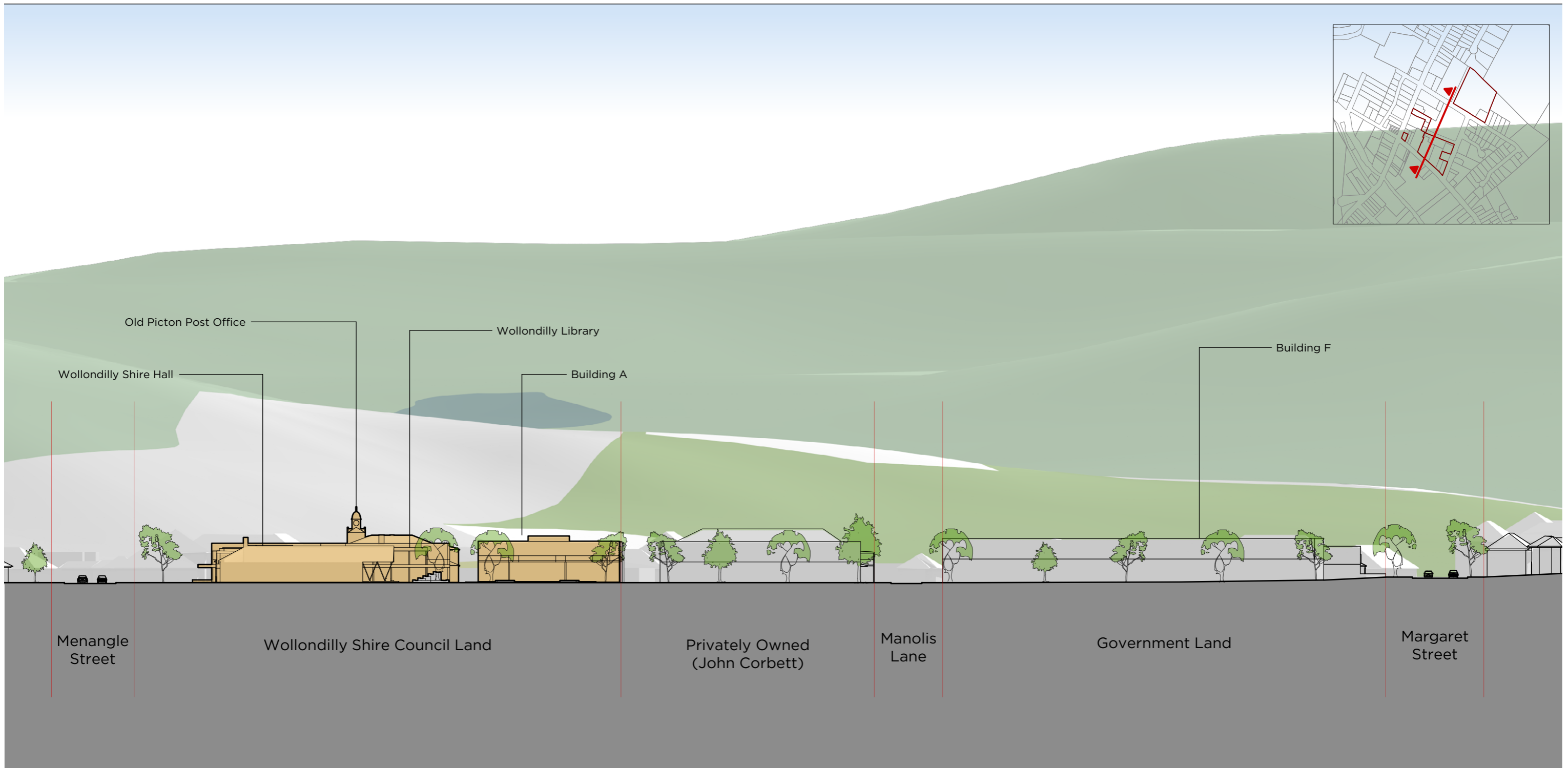
Adopted 19 August 2019



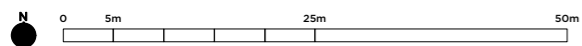


SECTION 3





SECTION 2



Adopted 19 August 2019



