

WOLLONDILLY SHIRE COMMUNITY, CULTURAL AND CIVIC PRECINCT

MASTER PLAN REPORT

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.

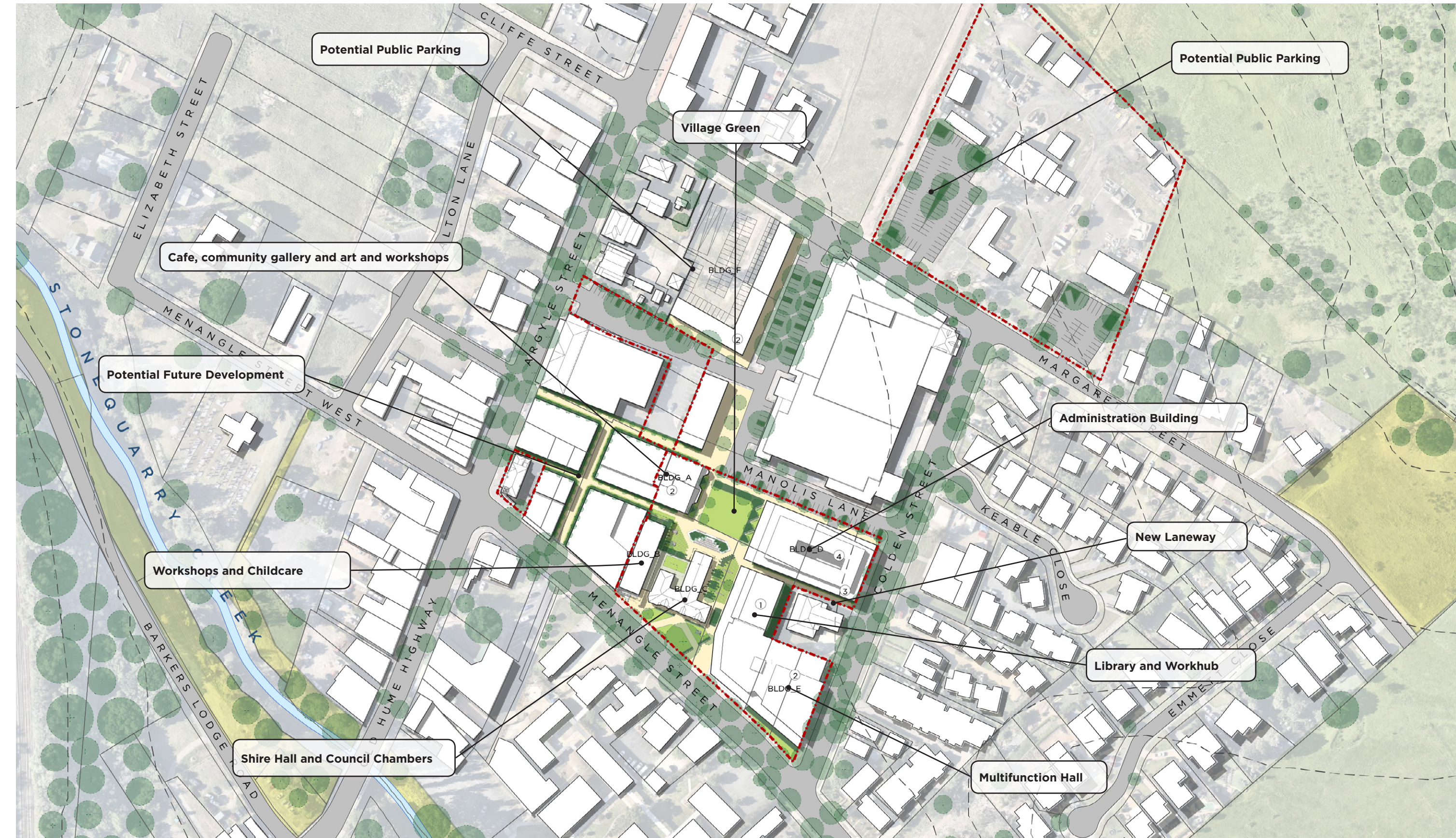
Key Features

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.

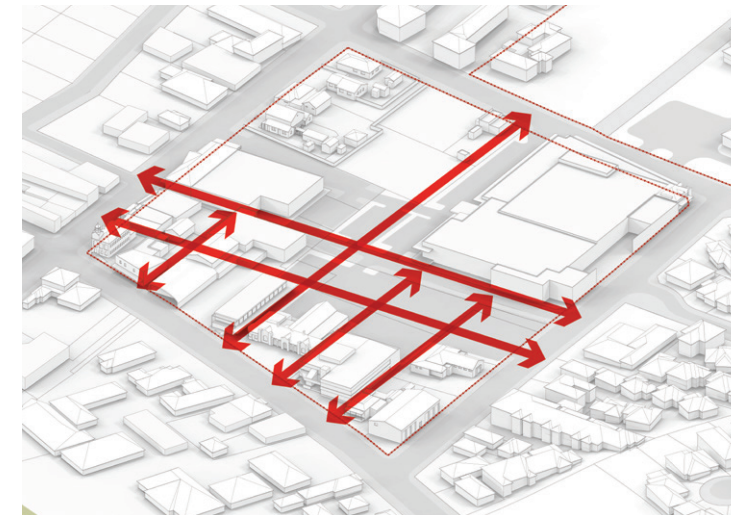
The digram on the adjacent page highlights the Concept Master Plan and key elements.



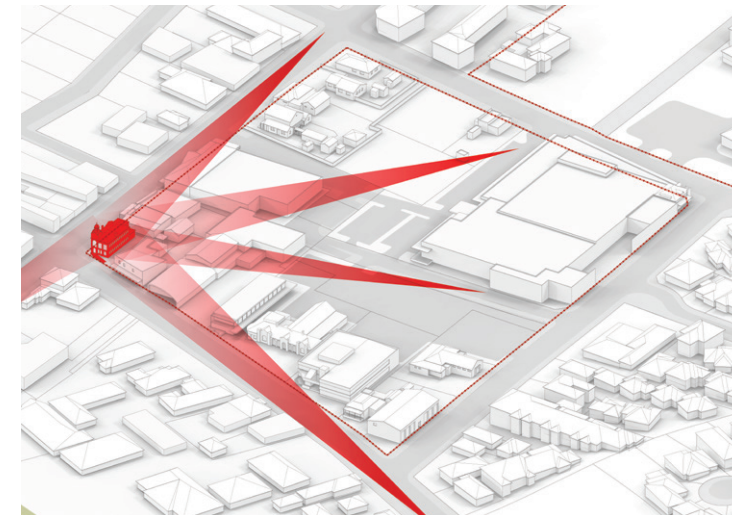
1.0 The Concept Master Plan

1.1 Urban Design and Placemaking Principles

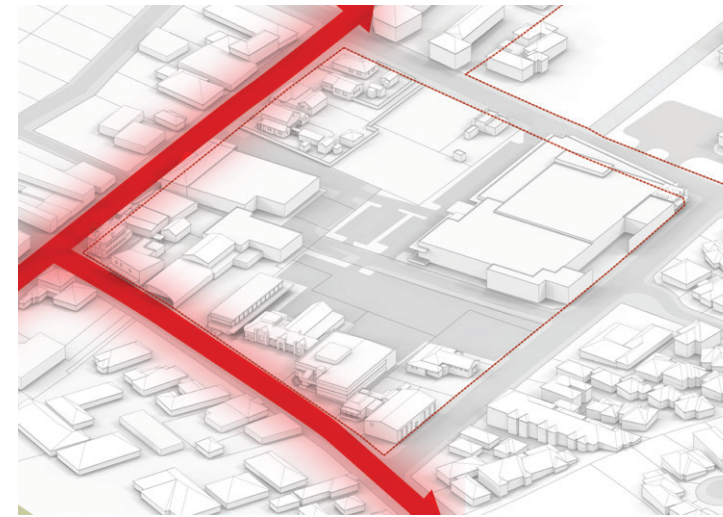
The eight diagrams on this page highlight the design principles that have been developed based on stakeholder feedback and our analysis of the Precinct and Town Centre.



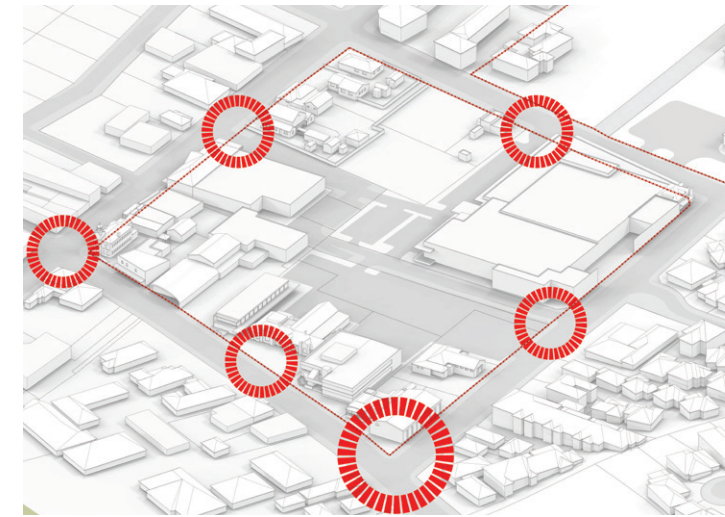
Connectivity and permeability



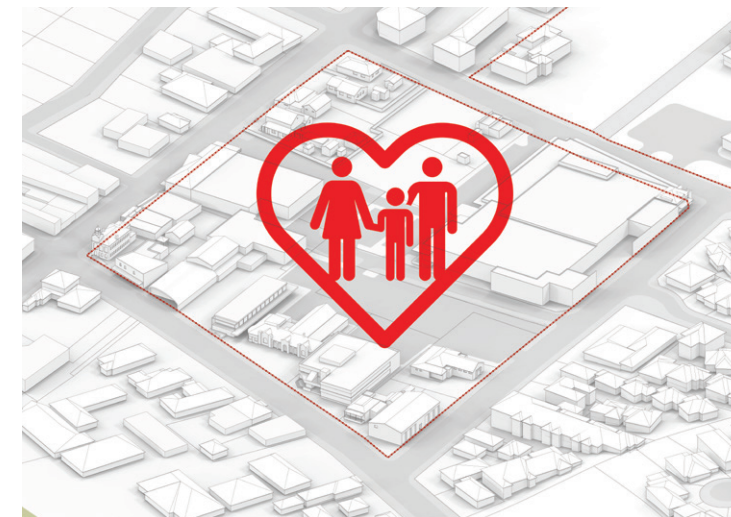
Orientation



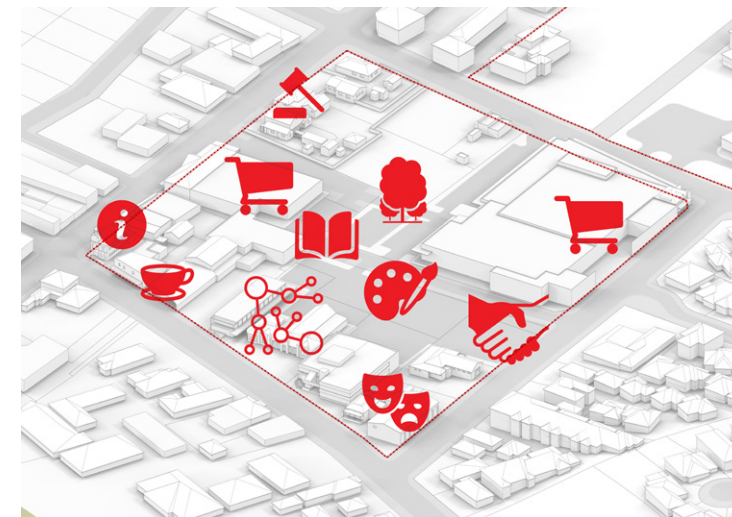
Civic edges



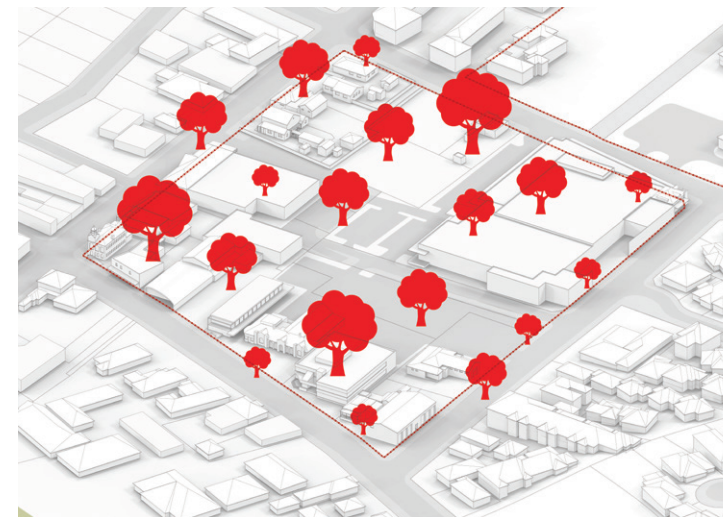
Great arrival experiences



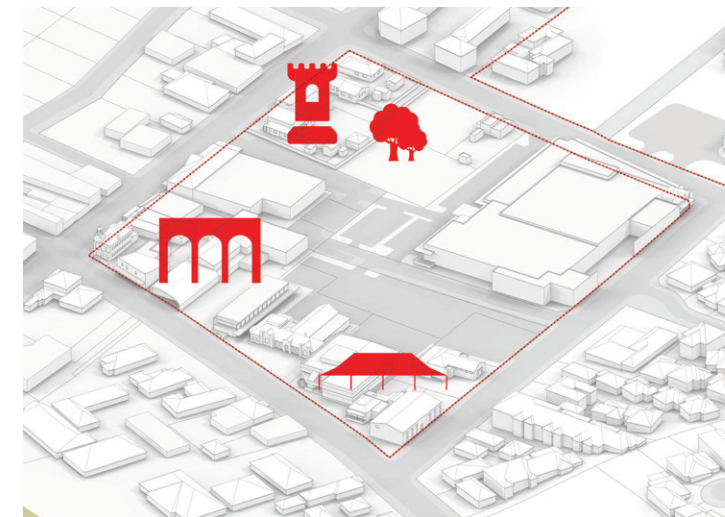
A civic heart



Diversity of uses



Green amenity



A Shire feel

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 |



1.1 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 1: Concept Master Plan - proposed uses

1.2 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

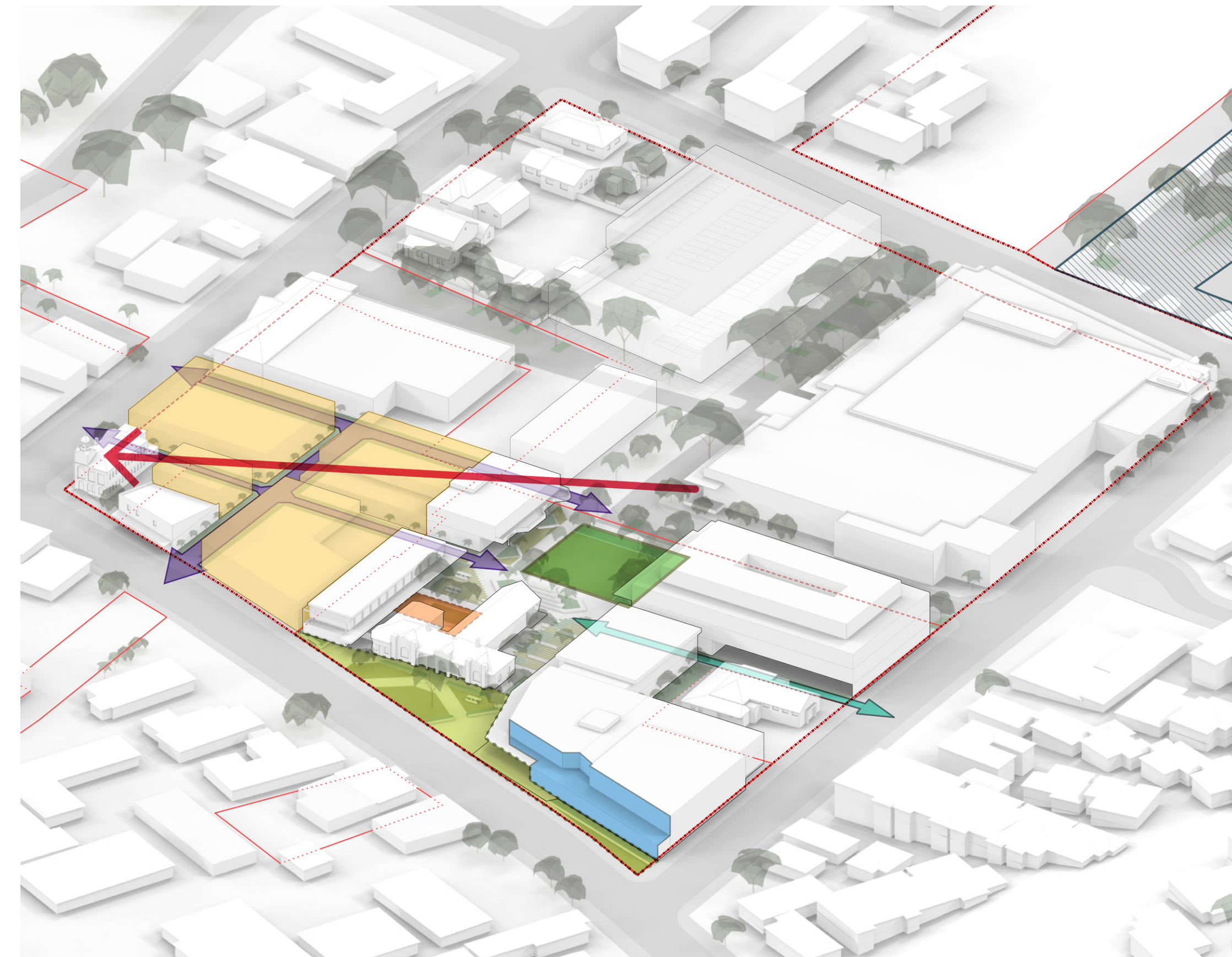


Figure 2: Design Strategies

1.3 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

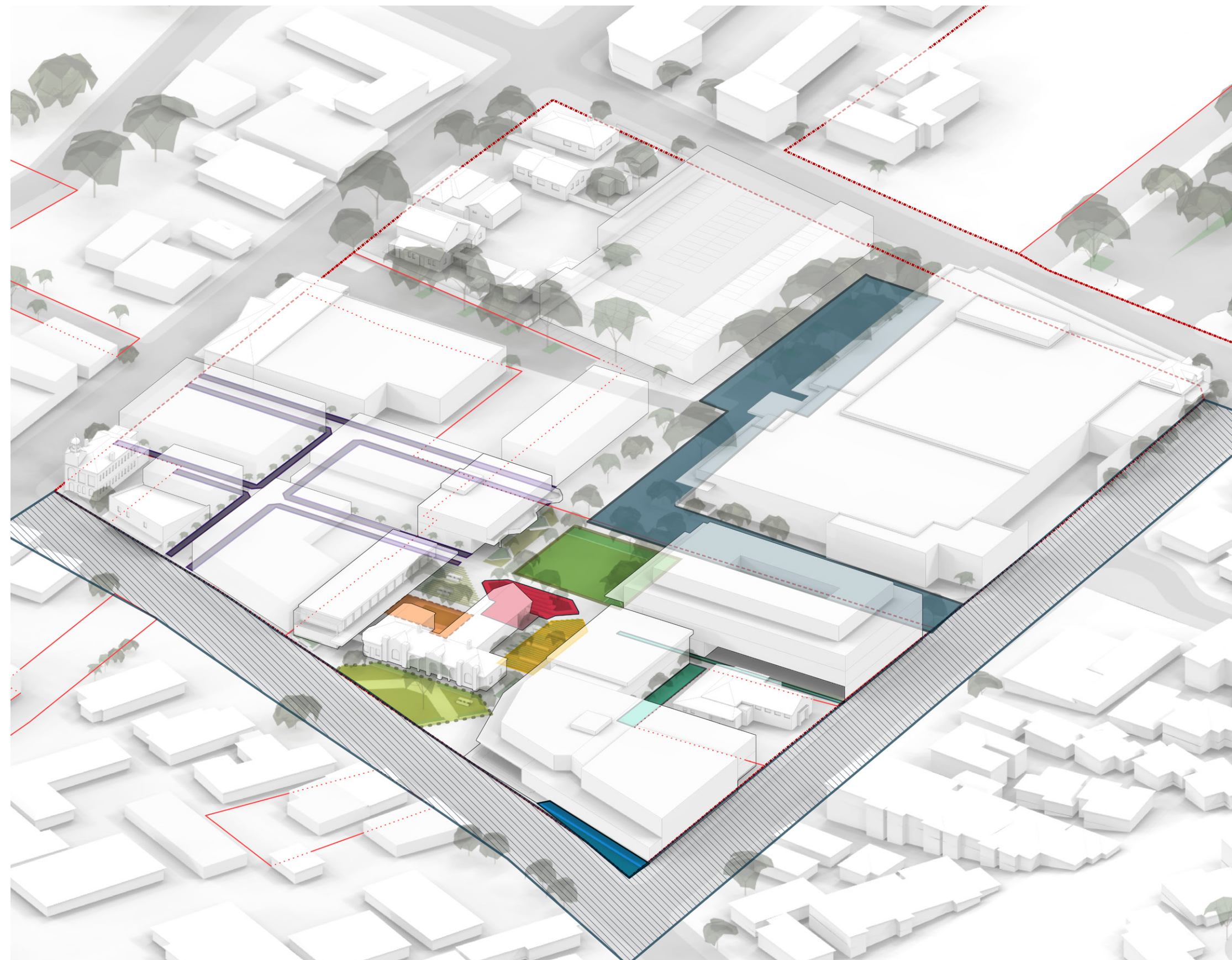
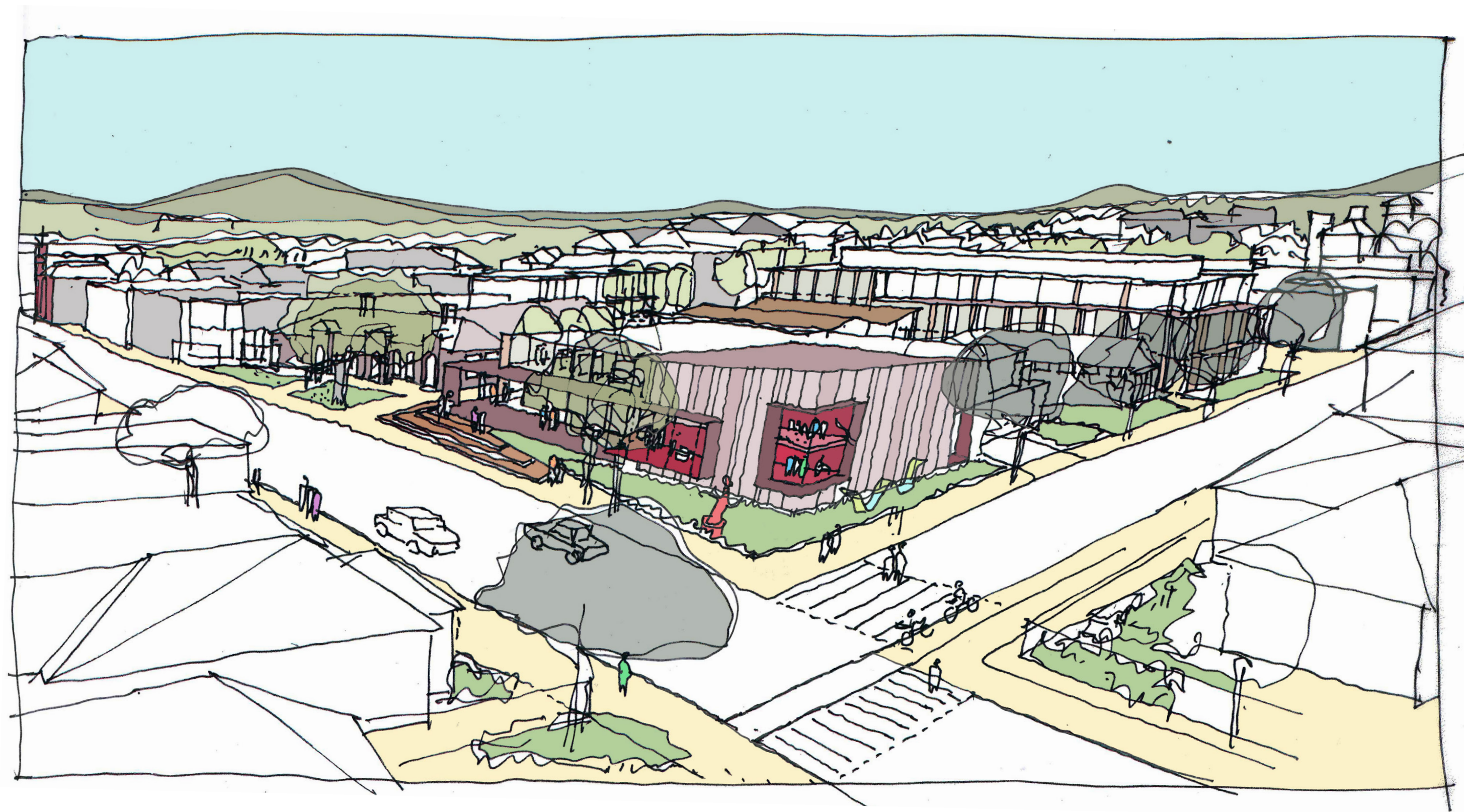


Figure 3: Concept Master Plan - Public Domain Elements

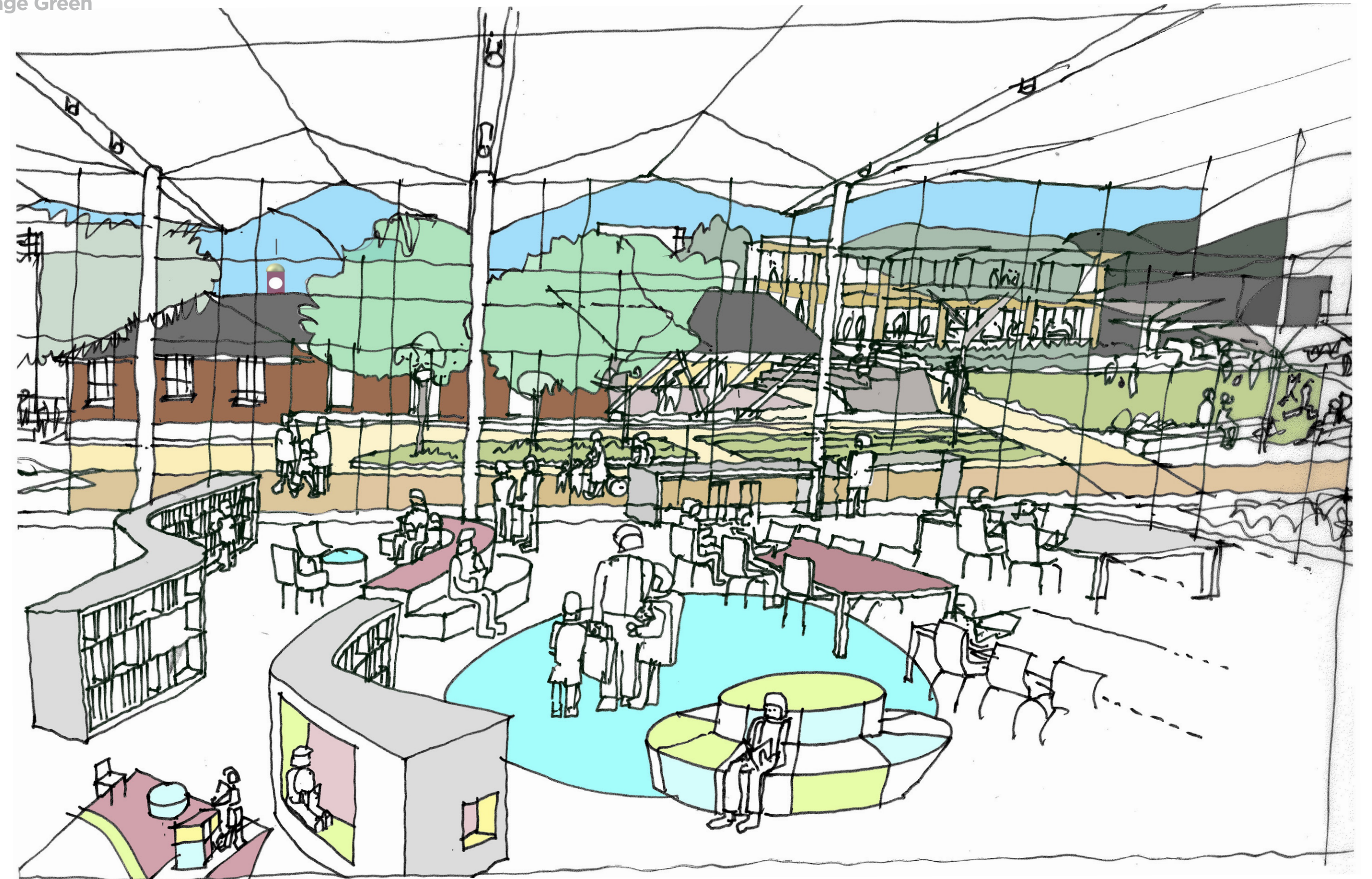
View along Menangle Road



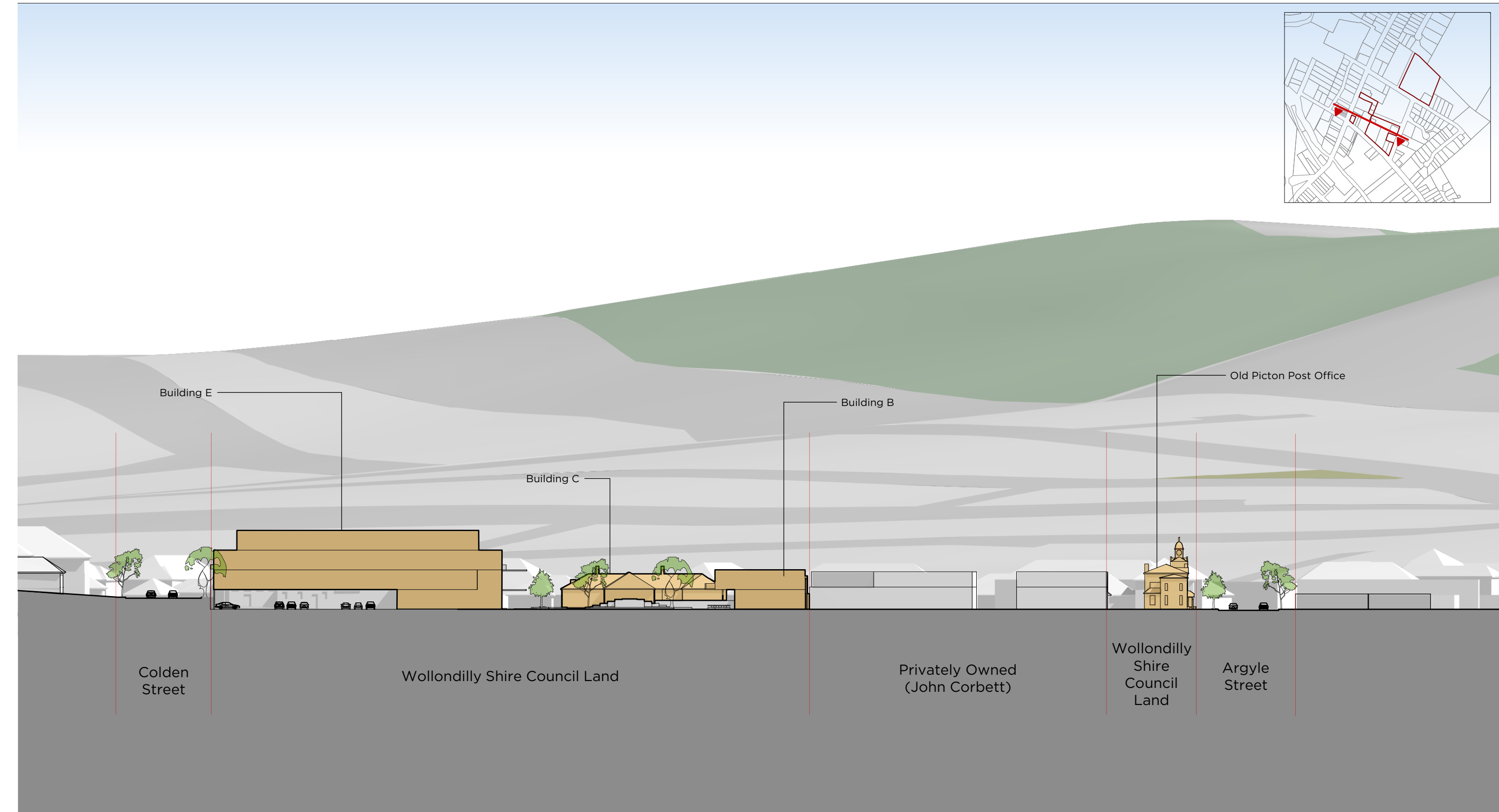
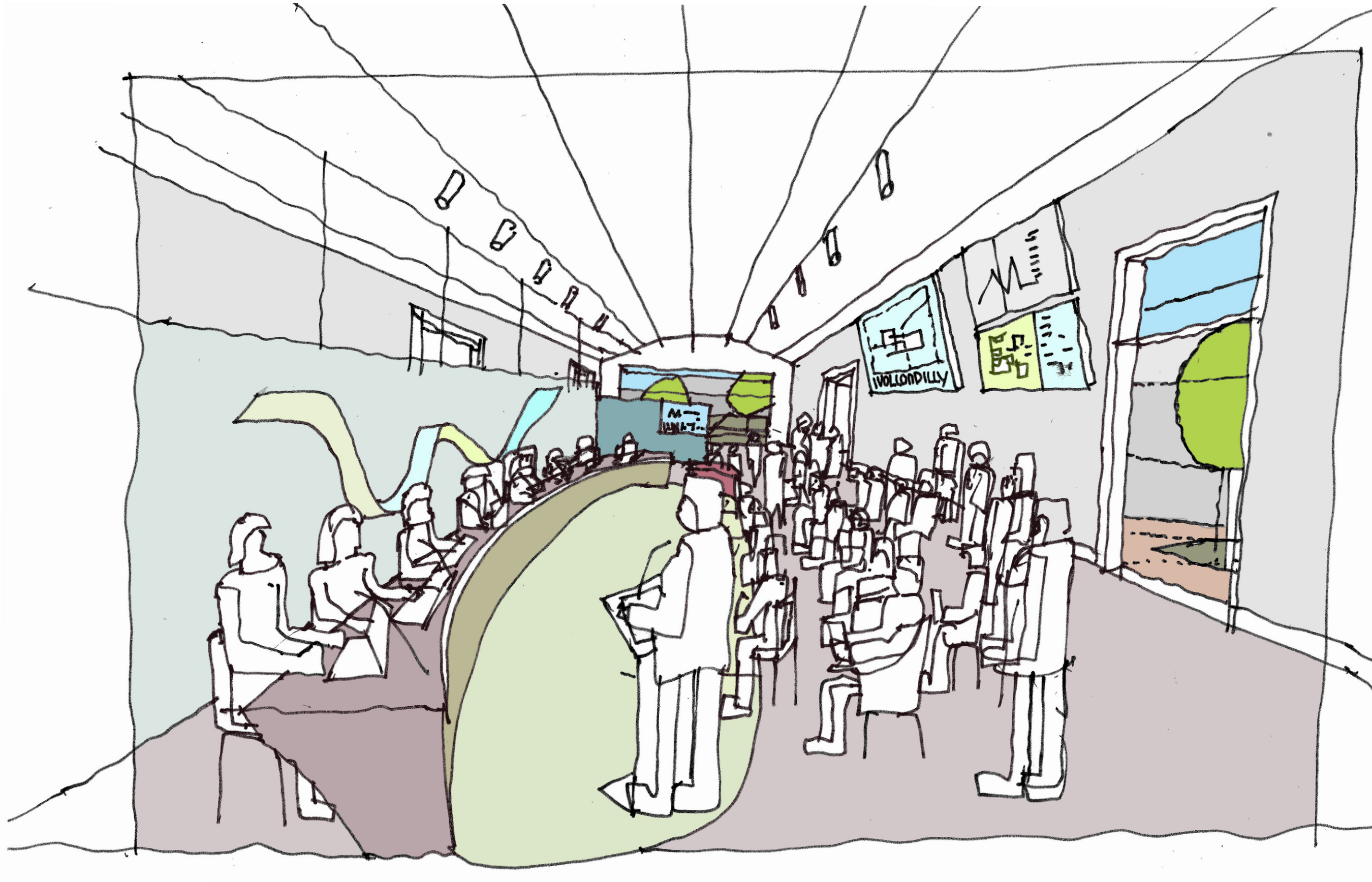
View into the Village Green from the north



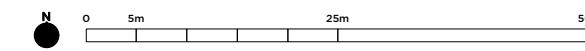
View from the WorkHub into the Village Green

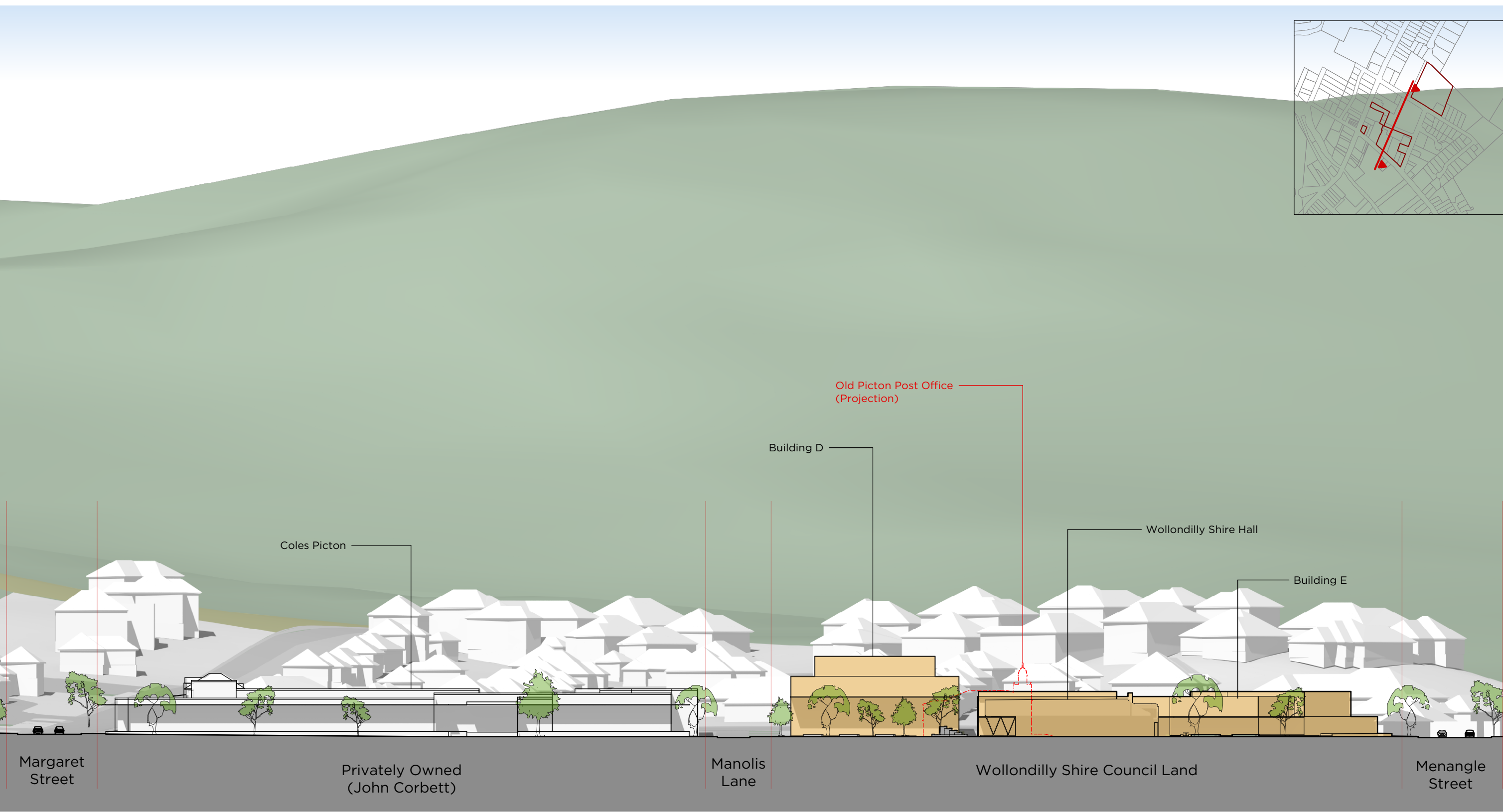


The Council Chambers within the Shire Hall

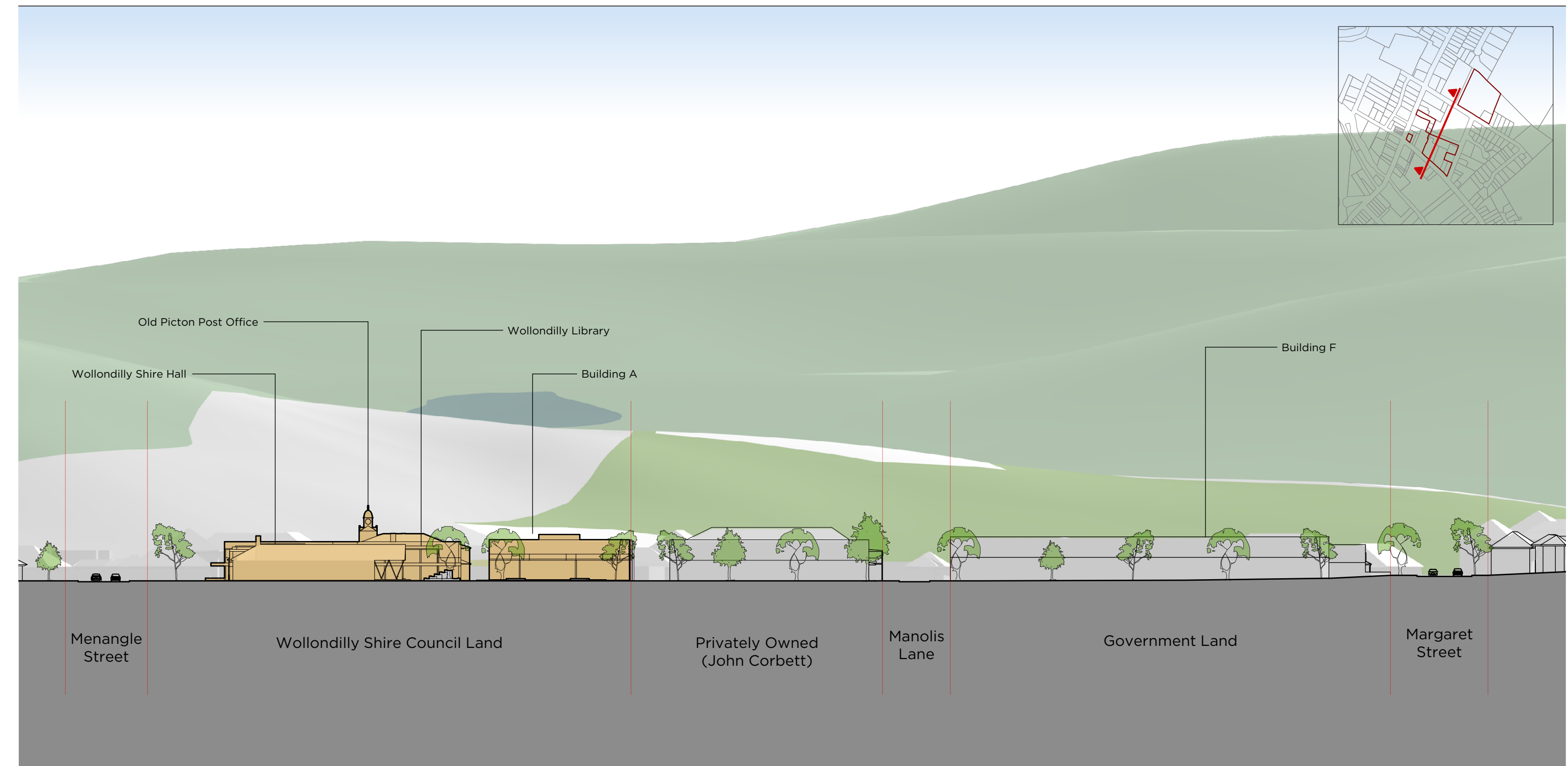


SECTION 1





SECTION 3
 0 5m 25m 50m



SECTION 2
 0 5m 25m 50m

