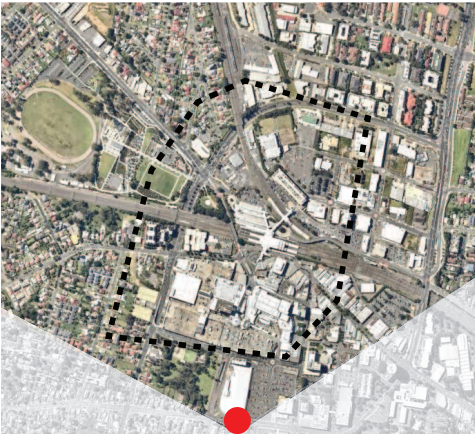


SOUTH

SKYLINE FROM SOUTH, FLUSHCOMBE ROAD

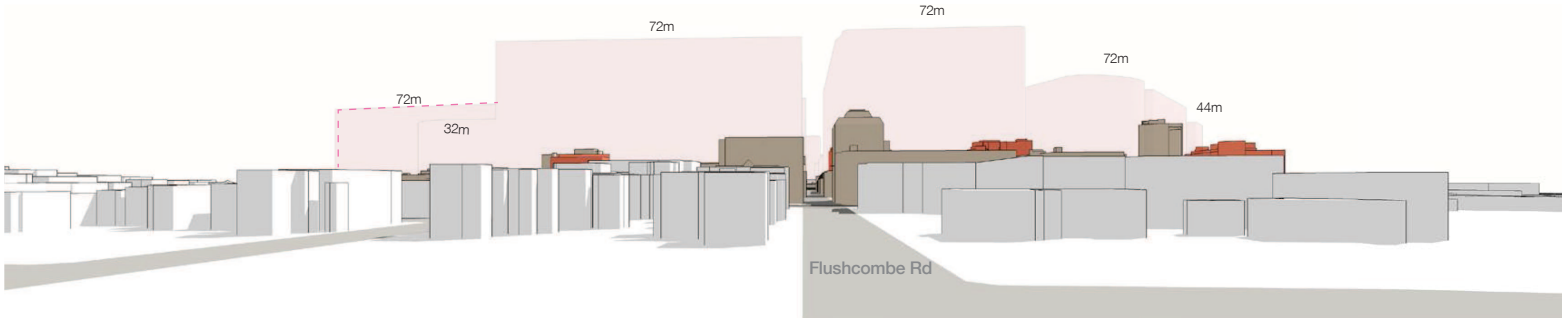
- Existing buildings outside of CBD
- Existing buildings inside of CBD
- Possible Built Form
- DA's



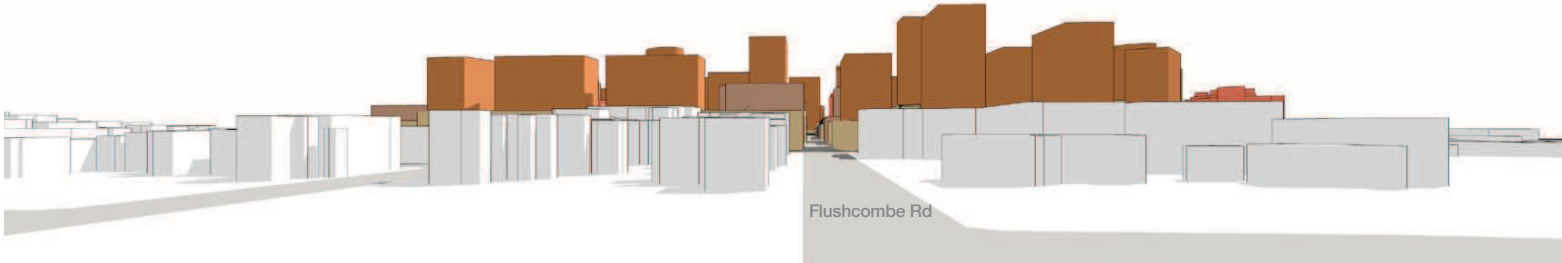
Viewcone from South, Flushcombe Rd



Existing



Proposed DA's & height control

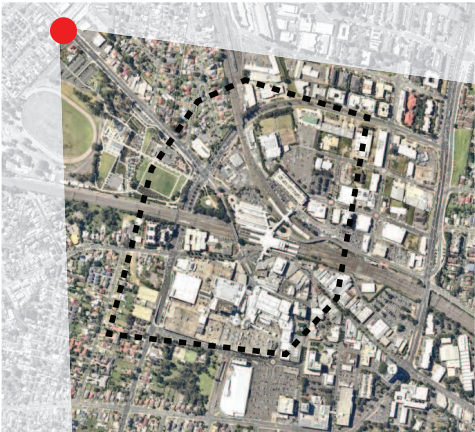


Scenario 3- Possible Built Form

NORTH-WEST

SKYLINE FROM NORTH WEST, RICHMOND ROAD

- Existing buildings outside of CBD
- Existing buildings inside of CBD
- Possible Built Form
- DA's



Viewcone from North west, Richmond Rd



Existing



Proposed DA's & height control



Scenario 3- Possible Built Form

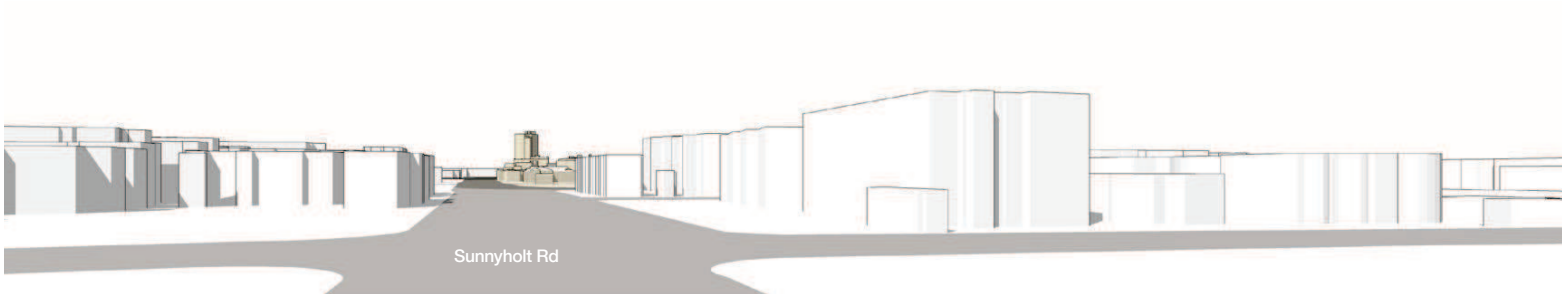
NORTH

SKYLINE FROM NORTH, SUNNYHOLD ROAD

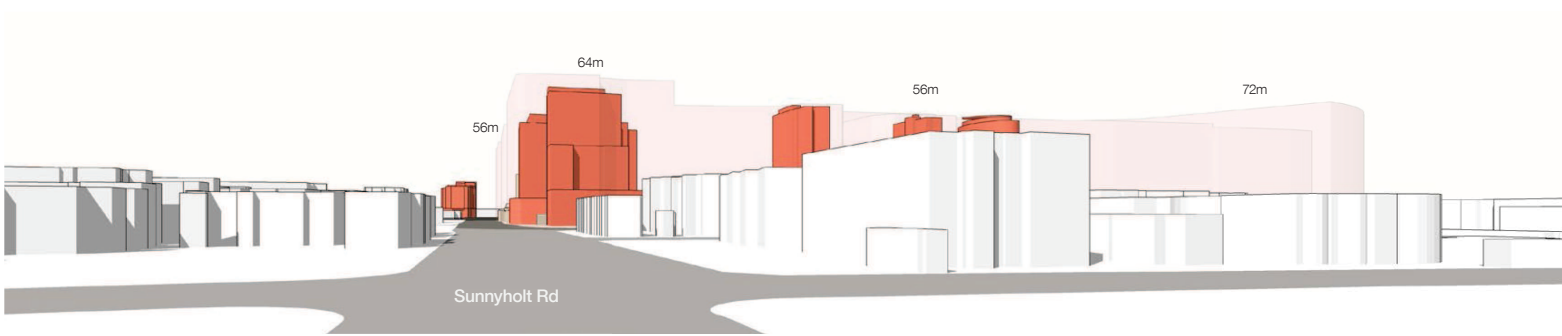
- Existing buildings outside of CBD
- Existing buildings inside of CBD
- Possible Built Form
- DA's



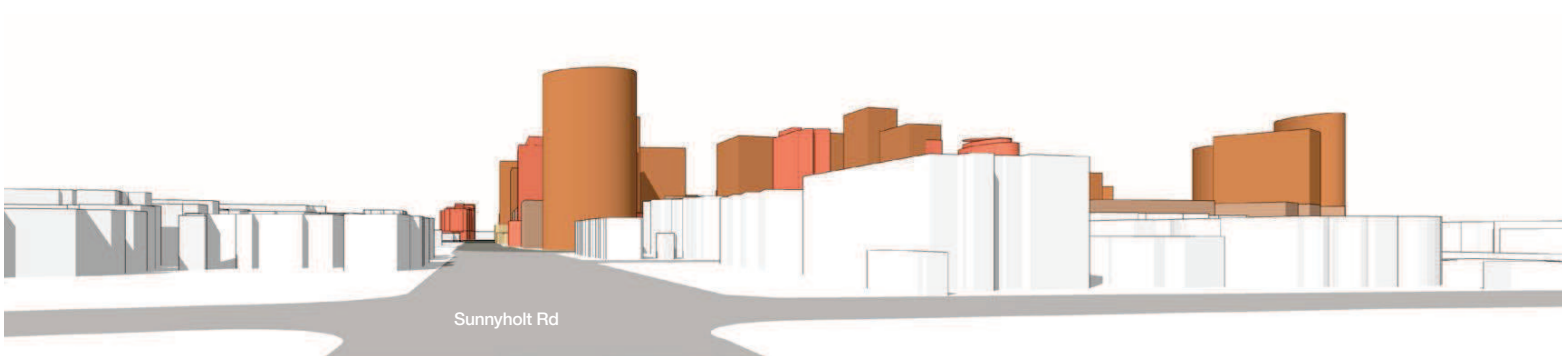
Viewcone from North, Sunnyholt Rd



Existing



Proposed DA's & height control



Scenario 3- Possible Built Form

3.7 BLACKTOWN CBD AMENDMENTS TO CONTROLS

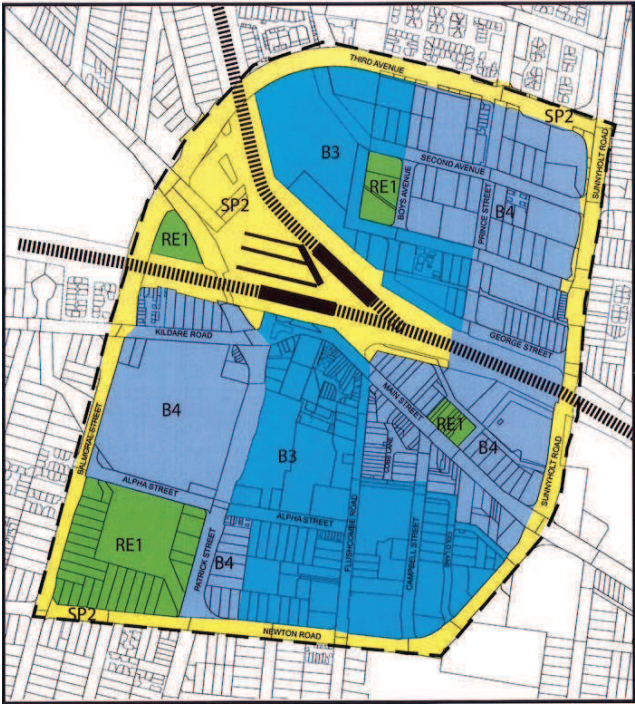
The proposed amendments to planning controls are based around the investigations of various scenarios and in particular scenario 4. Zoning and height categories are existing LEP categories.

LAND USE ZONES

In order to encourage urban renewal and facilitate significant investment in the Blacktown / Mount Druitt town centres, it is recommended that the extent of the B3 zone be reduced to a more compact commercial core, with the remainder of the Study area being rezoned to B4 Mixed Uses. This amendment to the land use zone for the town centres will facilitate urban renewal, activation and rejuvenation of the town centres through medium to high density residential development, encouraging a more vibrant and diverse mixed-use environment, rather than a sterile commercial core which only operates during business hours.

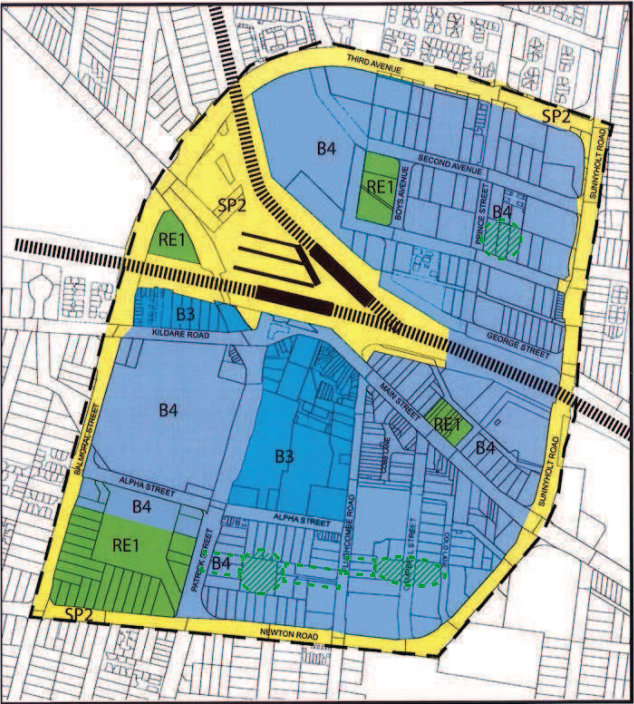
SOLAR ACCESS TO RE1 ZONES

It is recommended that any site (including sites increased LEP height limits) shall not create an unreasonable amount of overshadowing to public recreation zones. 50% of RE1 recreation zones should maintain solar access at any time between 12pm and 2pm for the duration of the year.



EXISTING LAND USE

- LEGEND
- B4 MIXED USE
 - B3 COMMERCIAL CORE
 - RE1 PUBLIC RECREATION
 - SP2 INFRASTRUCTURE
 - STUDY AREA

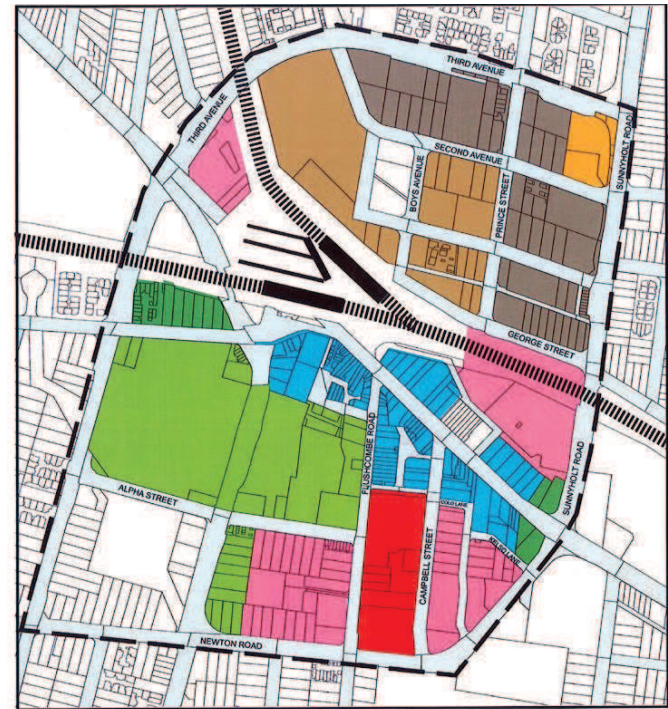


PROPOSED LAND USE

- LEGEND
- B4 MIXED USE
 - B3 COMMERCIAL CORE
 - RE1 PUBLIC RECREATION
 - SP2 INFRASTRUCTURE
 - STUDY AREA
 - 'node'; potential future public space
 - through site link

FLOOR SPACE RATIO

It is recommended that floor space ratios be removed from the Blacktown / Mount Druitt town centres. This amendment to the Blacktown LEP zone for the town centres will remove arbitrary gross floor area limits and facilitate urban renewal, activation and rejuvenation of the town centres through medium to high density residential development, with the quantum of allowable floor space being determined by the allowable building heights (with bonus heights being identified for certain sites), and other related detailed building design controls contained in DCP controls (notably street wall heights, setbacks and floor plate controls).



EXISTING FLOOR SPACE RATIO

LEGEND



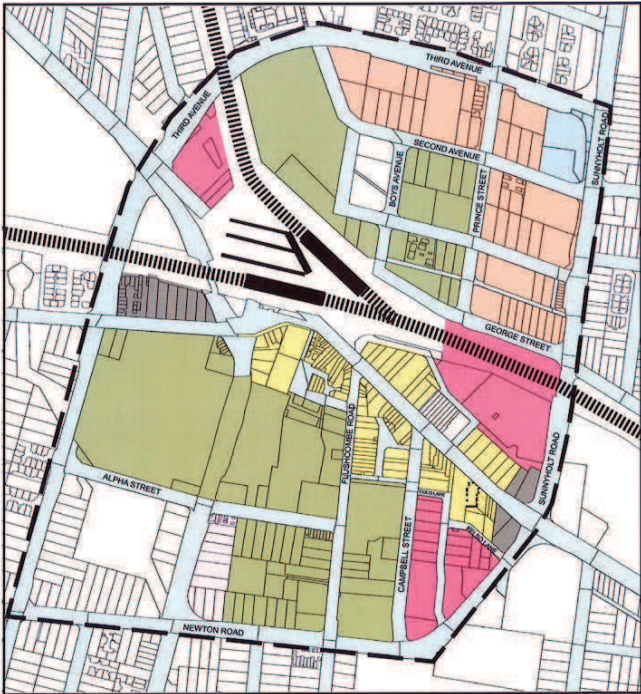
PROPOSED FLOOR SPACE RATIO

BUILDING HEIGHT

'Key sites' are to be identified for significant increase in building height. In these instances, there may also be accompanying requirements via DCP controls requiring site amalgamations, open space dedications, new public streets and /or through site links.

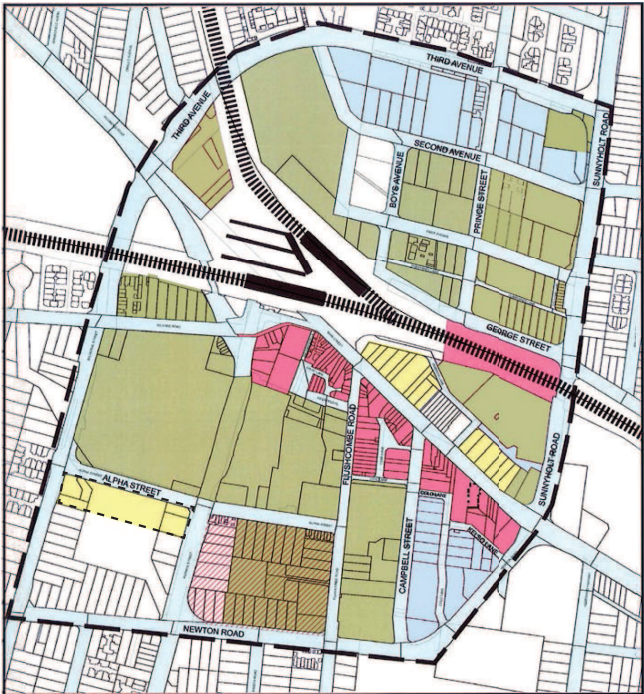
The increased height on certain additional 'key sites' identified in Blacktown LEP may only be achieved in conjunction with a Voluntary Planning Agreement accompanying a Development Application, where the proponent develops in accordance with the relevant DCP controls, which may include public domain dedications and / or works are shown on their site, as part of an adopted Public Domain Masterplan.

Section 94 Plans: Council's Section 94 Contributions plans are also recommended to be revised to include any additional capital works items within the Blacktown and Mount Druitt town centre study area which are not anticipated to be able to be carried out as works in kind under the adopted Public Domain Masterplan.



EXISTING BUILDING HEIGHT

LEGEND



PROPOSED BUILDING HEIGHT

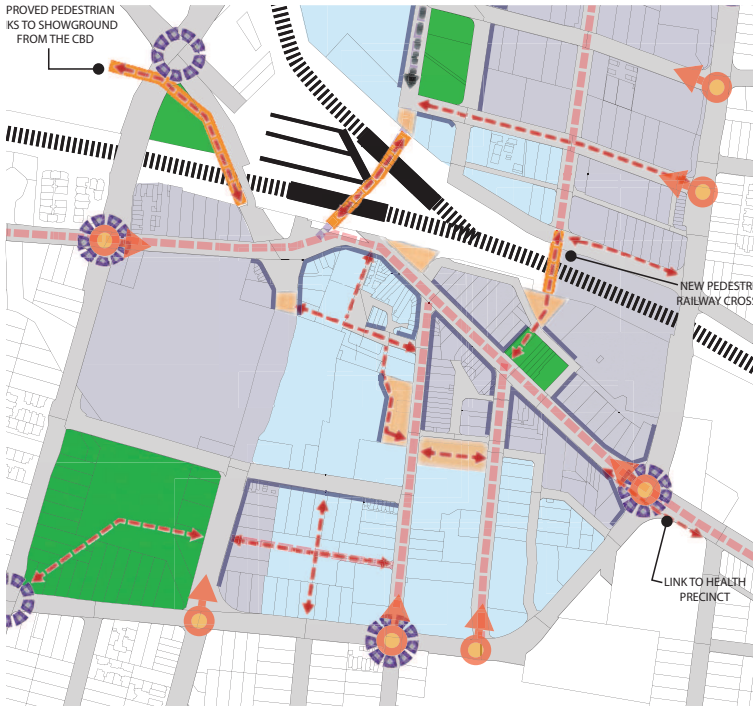
LEGEND



ACTIVE STREET FRONTAGES

In order to encourage a vibrant, safe and interactive relationship between town centre sites and the public domain, it is recommended that DCP controls be prepared which identify nominated streets and through-site links as requiring active street frontages (i.e commercial / retail / office uses at street level). This will also serve to discourage residential development at street level, where the environment is often less conducive to residential amenity (notably high traffic and noisy environments).

The network of active street frontages shown in the CBD structure plan has been expanded to include streets surrounding new public 'nodes'.



EXISTING CBD STRUCTURE PLAN
As Per Blacktown City Centre Masterplan, 2012

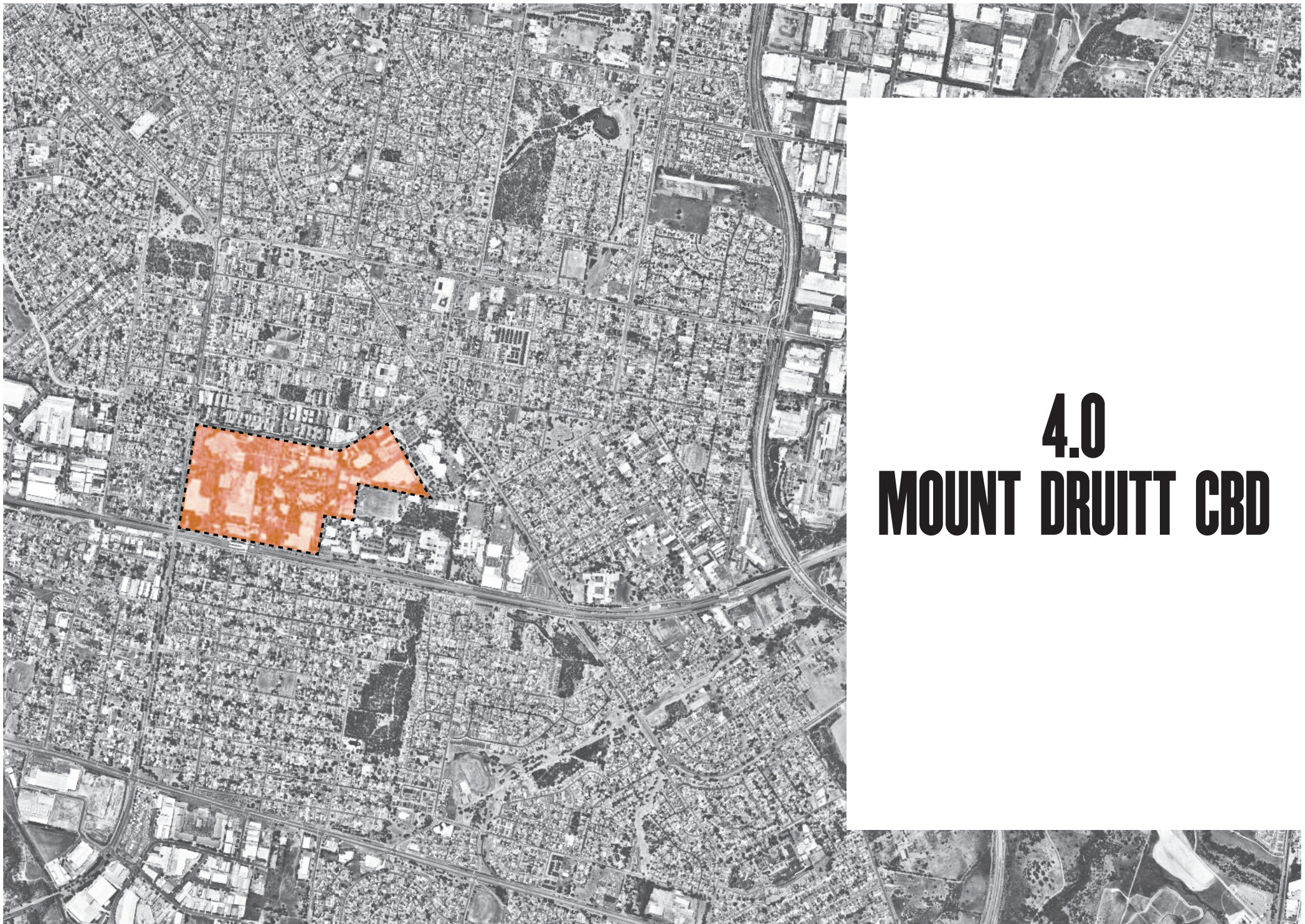
— active street frontages



PROPOSED ACTIVE STREET FRONTAGES

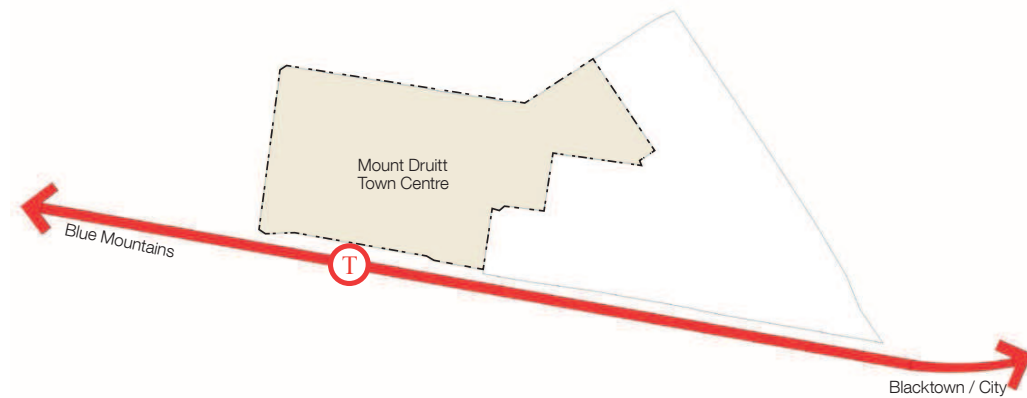
— active street frontages & through-site links

— conceptual 'node'; potential public space



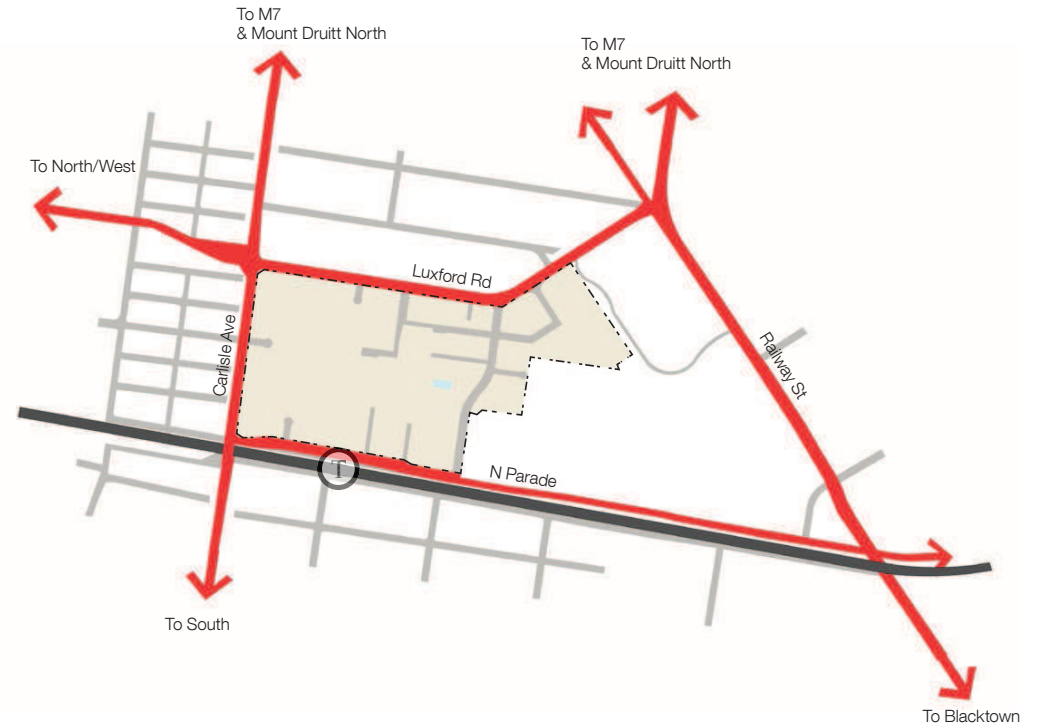
4.0 **MOUNT DRUITT CBD**

4.1 MOUNT DRUITT CBD SITE ANALYSIS



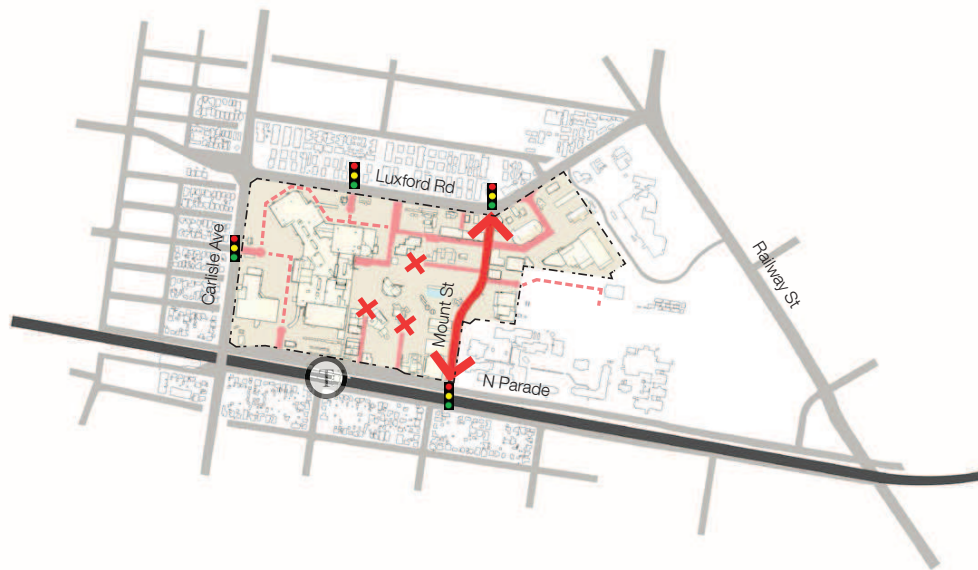
RAILWAY

The rail line runs East-West and is located directly to the South of the CBD, creating an edge between the city and the suburbs.



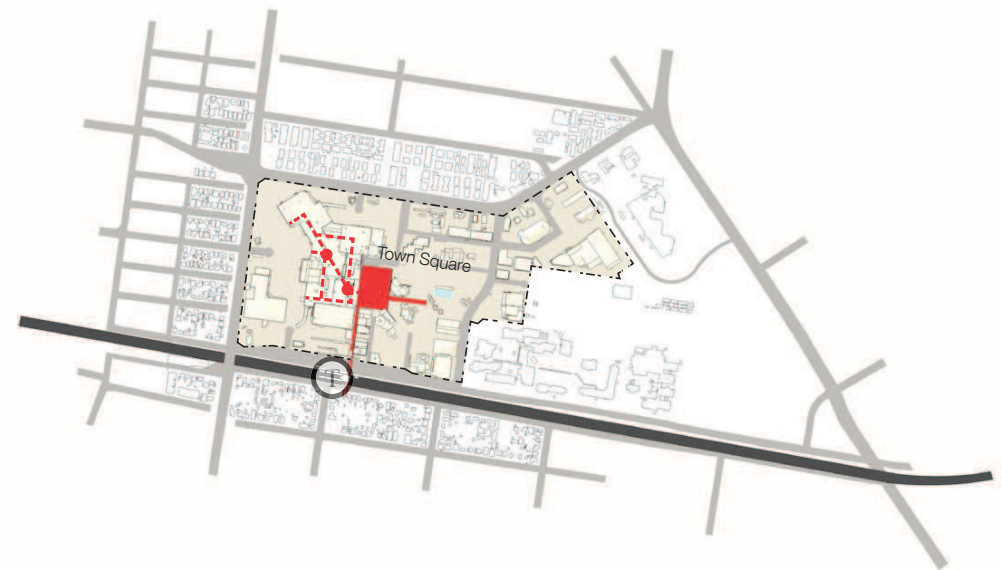
CBD EDGE

A strong edge is created by a network of major roads surrounding the city. Comprised by Luxford Road to the North, Carlisle Ave to the West, North Parade to the South, and Railway St to the East which links Mount Druitt to Blacktown and the City.



VEHICULAR CONNECTIONS

The existing road network within the CBD centre is disjointed and poorly connected. Mount Street is the only road which fully traverses the CBD linking the North to the South.



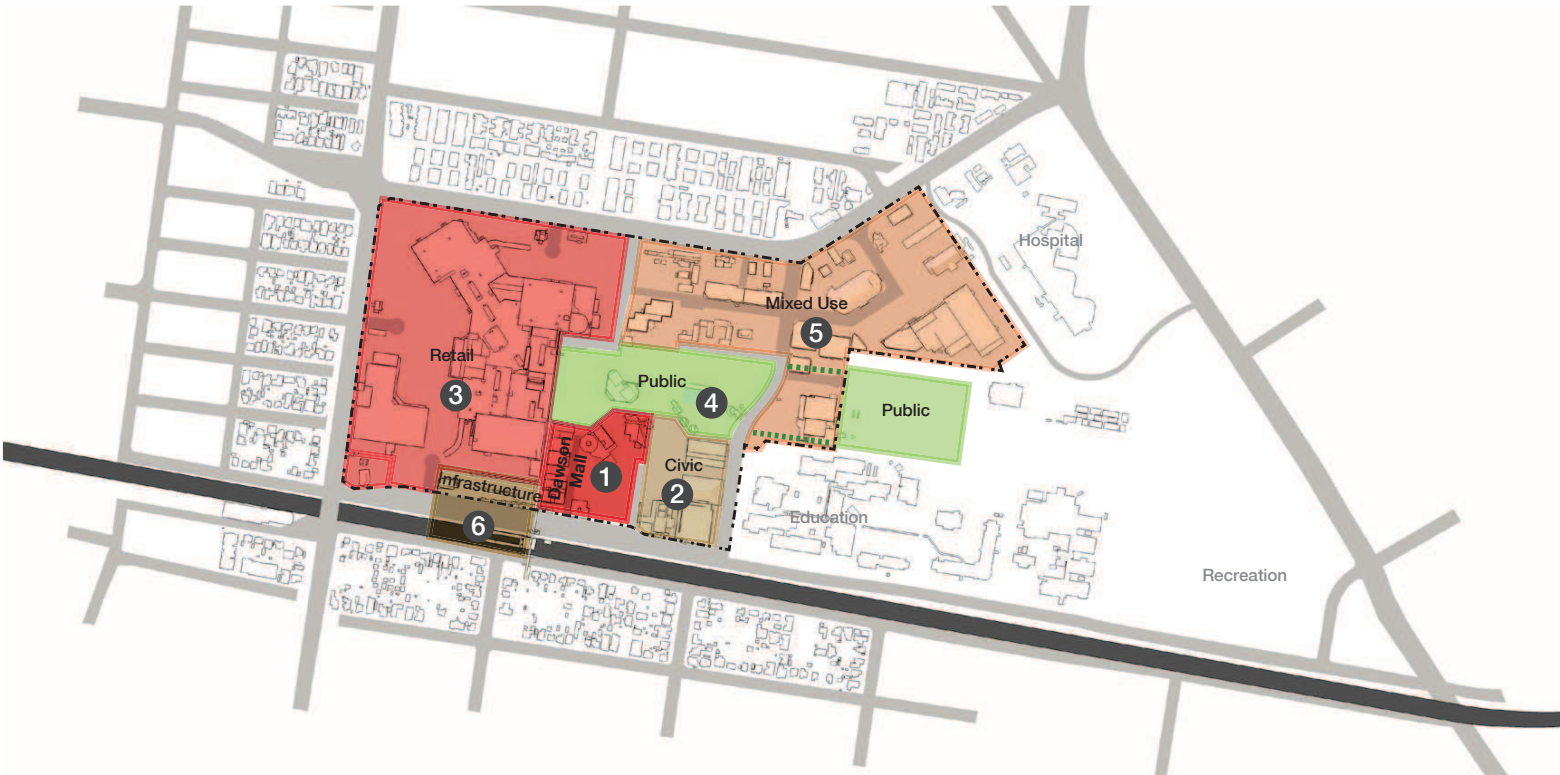
PEDESTRIAN CONNECTIONS

The major pedestrian network links the train station with Town Square, the aquatic centre and Westfield.

PRECINCTS

Mount Druitt CBD can be broken up into a series of defined precincts. With an East-West spine of Public Recreation space being surrounded by a series of retail, mixed use and civic precincts. Interestingly, the linear axis of public space is broken by one site which is zoned 'mixed use'.

- 1 Dawson Mall
- 2 Civic Centre
- 3 Retail
- 4 Public / Recreational
- 5 Mixed Use
- 6 Infrastructure



1. Dawson Mall



2. Civic



3. Retail



5. Mixed Use

PUBLIC NODES

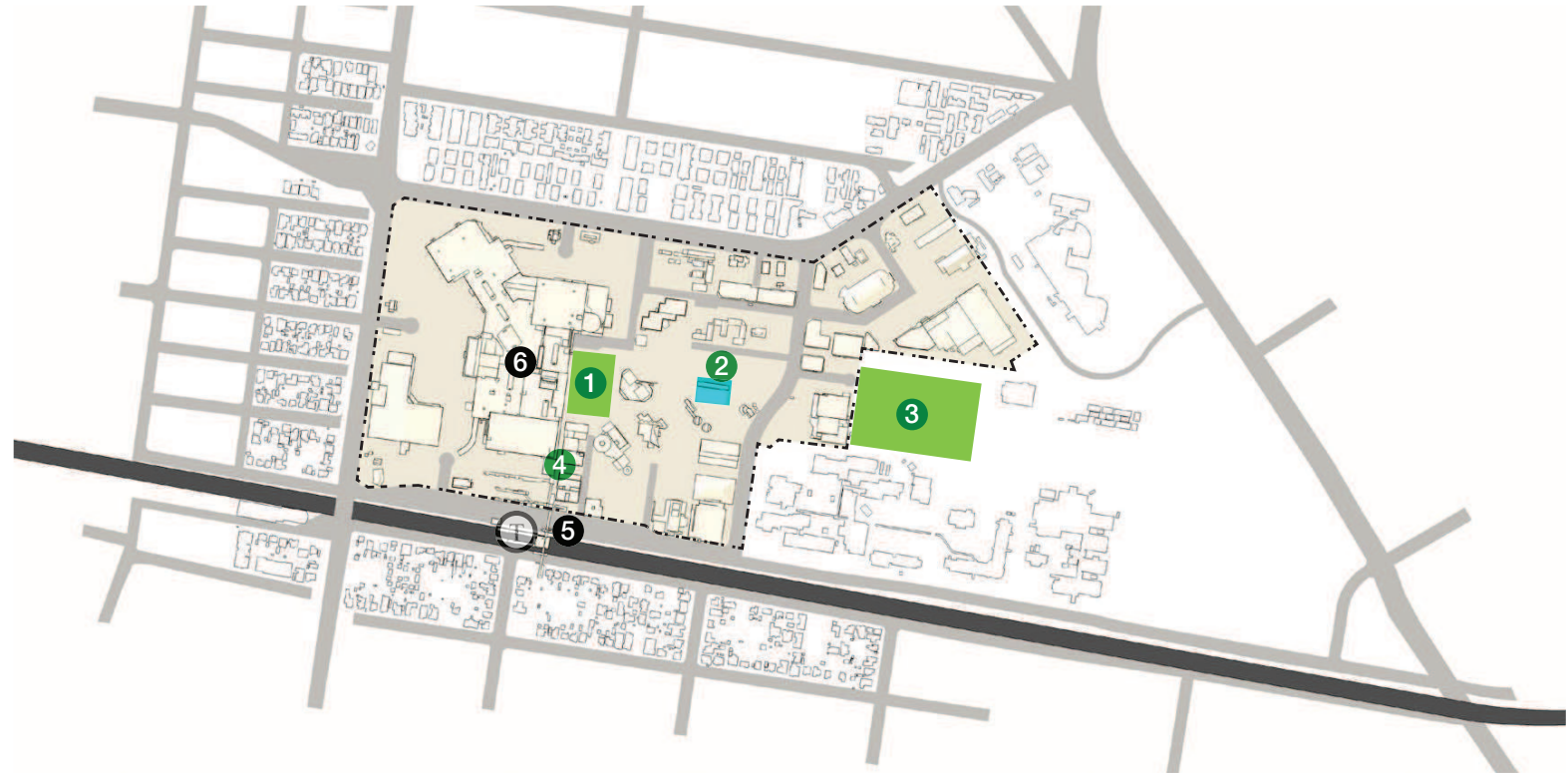
There is a strong network of public spaces which are directly linked. Dawson Mall connects the train station with the town square, Westfield, the aquatic centre and the town centre reserve.

PUBLIC SPACE NODES

- 1 Town Square
- 2 Aquatic Centre
- 3 Town Centre Reserve
- 4 Dawson Mall

COMMUNITY CENTRE NODES

- 5 Train Station
- 6 Westfield Shopping Centre



1. Town Square



2. Aquatic Centre



3. Town Centre Reserve



4. Dawson Mall

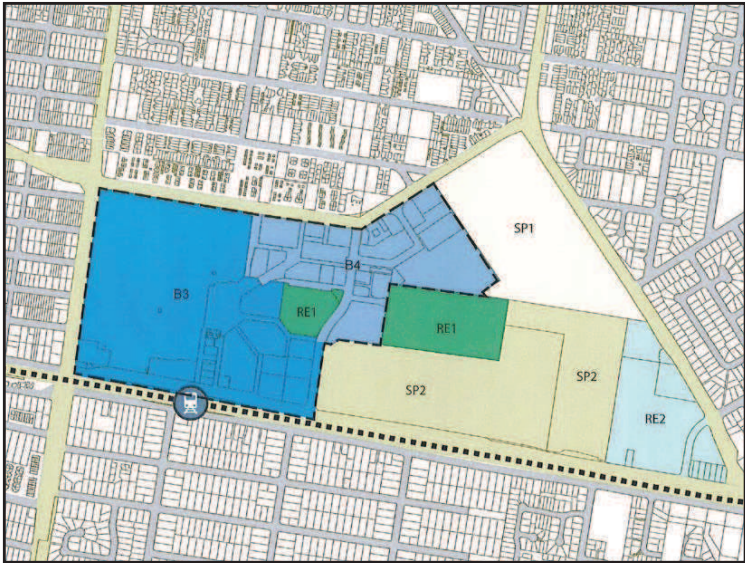
4.2 MOUNT DRUITT CBD CURRENT CONTROLS

LAND USE ZONES

The CBD is split into three zones. Public Recreation land sits in the centre of the city and creates a strong East-West axis of shared public space. The remainder of the CBD is made up of mixed use zone to the North-East along Luxford Rd and Commercial Core to the South and West. Interestingly, the linear axis of public space is broken by one site which is zoned 'mixed use'.

FLOOR SPACE RATIO

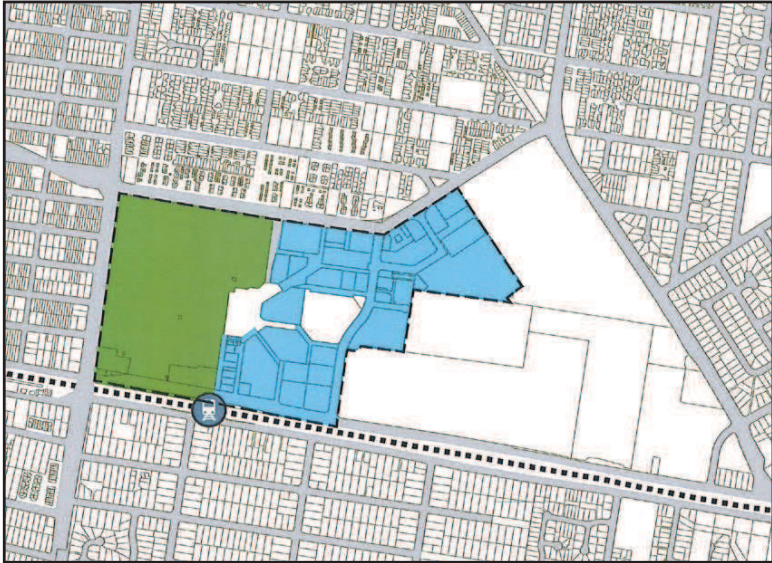
The floor space ratio ranges from 3:1 (mixed use precinct) to 4:1 (commercial core)



LAND USE ZONES

LEGEND

- B4 MIXED USE
- B3 COMMERCIAL CORE
- RE1 PUBLIC RECREATION
- SP1 SPECIAL ACTIVITIES
- SP2 INFRASTRUCTURE
- STUDY AREA



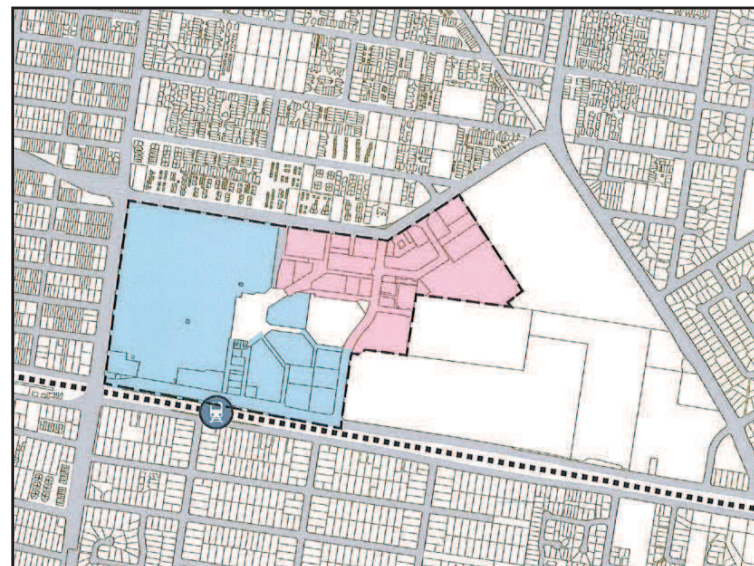
FLOOR SPACE RATIO

LEGEND

- 3:1
- 4:1
- STUDY AREA

BUILDING HEIGHTS

The maximum building height ranges from 32metres (mixed use precinct) to 40 metres (commercial core)

**BUILDING HEIGHTS**

LEGEND



EXISTING BUILDINGS

The CBD is made up of a series of 1-3 storey mixed use buildings. No existing buildings within the city currently breach the height control.



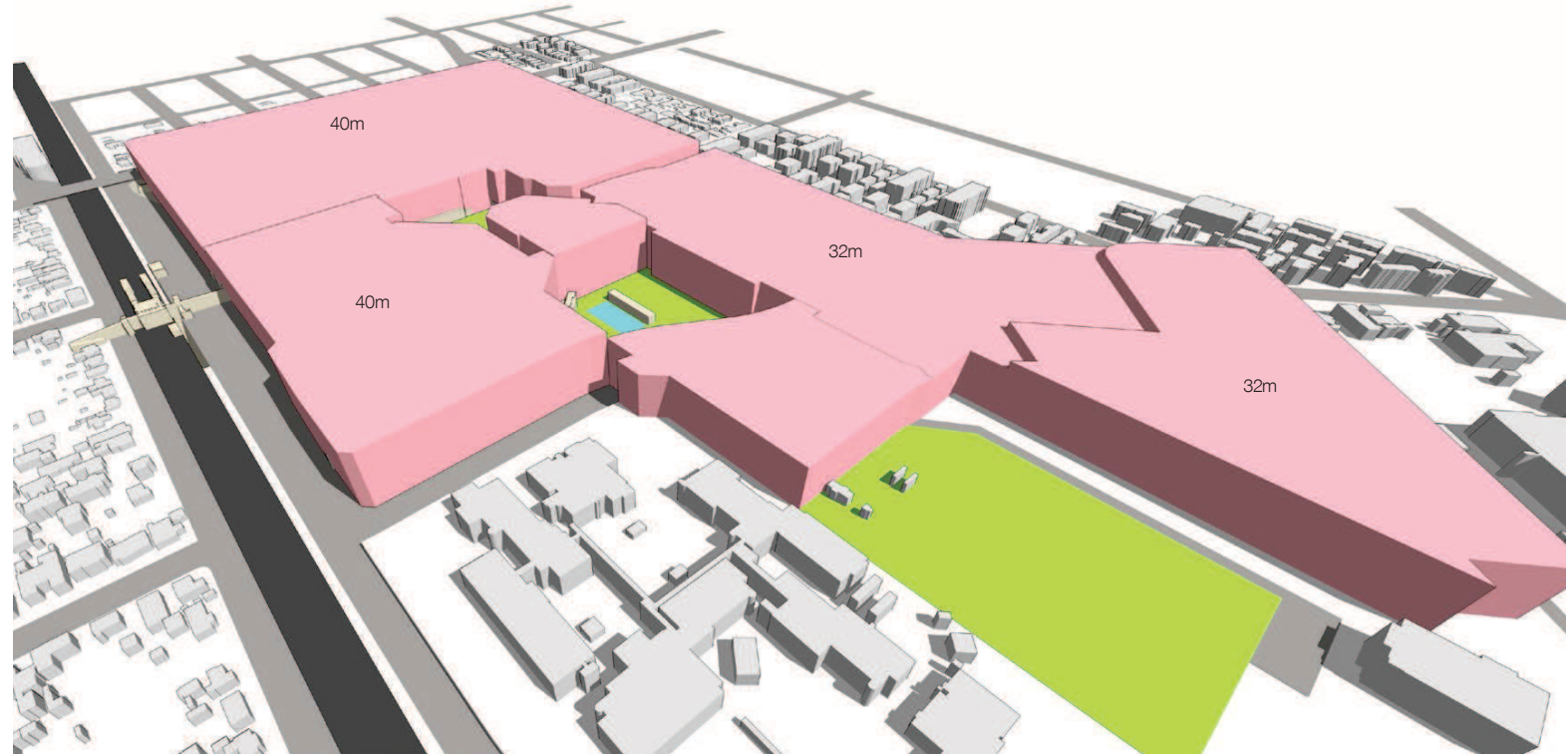
South-East Aerial



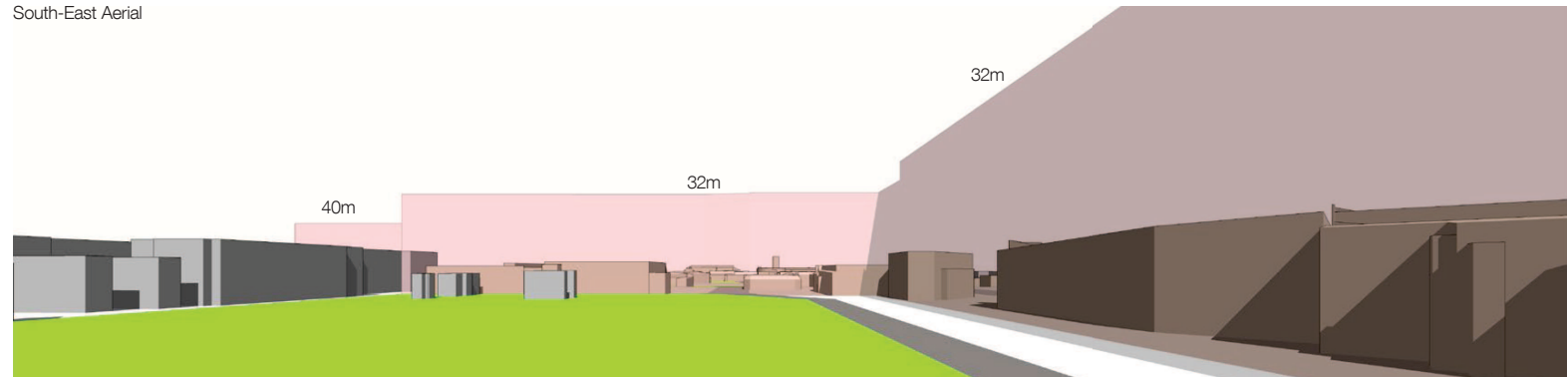
Perspective from Mount Druitt Reserve

HEIGHT CONTROL

A range of 32-40m maximum heights across the city creates a 'pancake' like height limit with poor skyline form and little opportunity for undulation in the skyline.



South-East Aerial

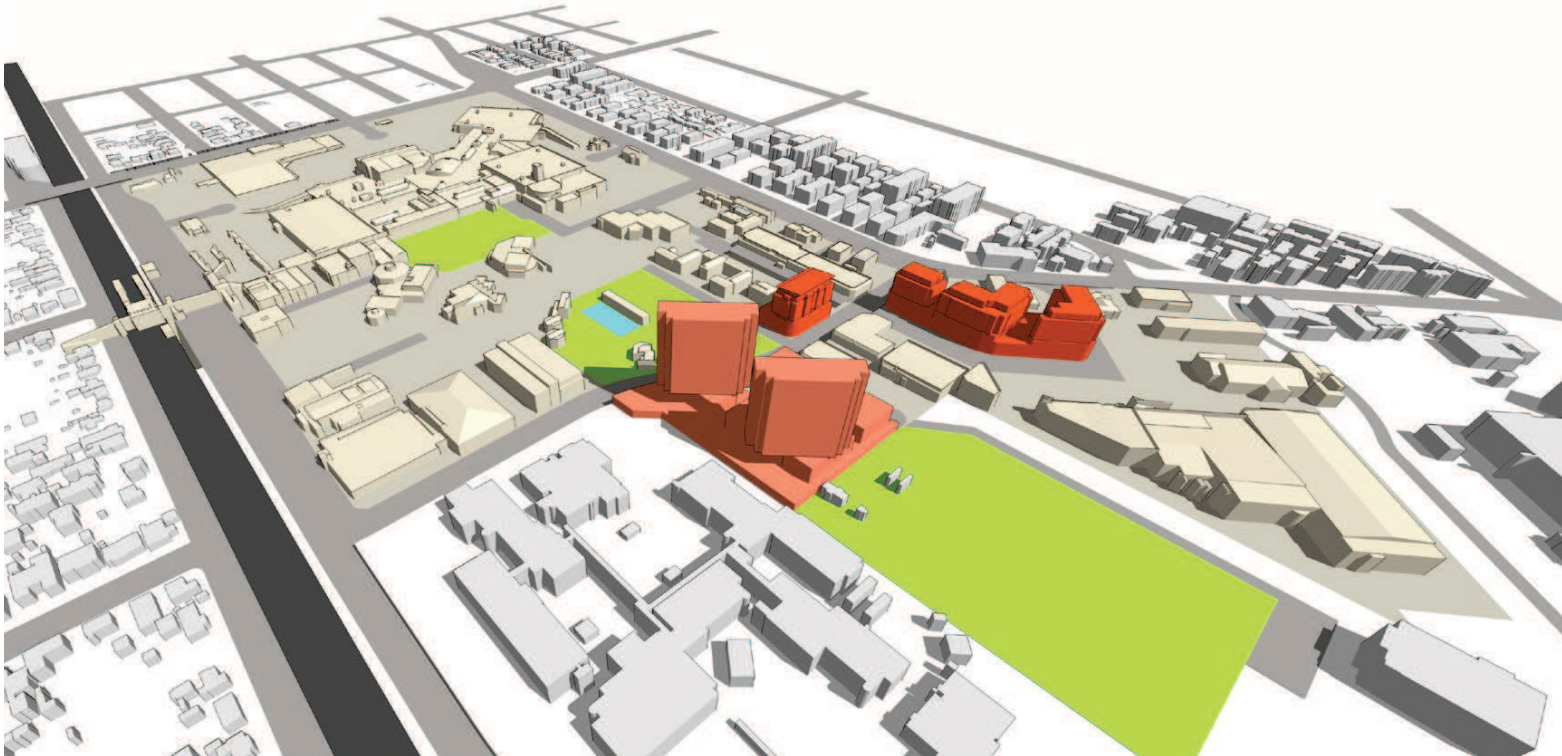


Perspective from Mount Druitt Reserve

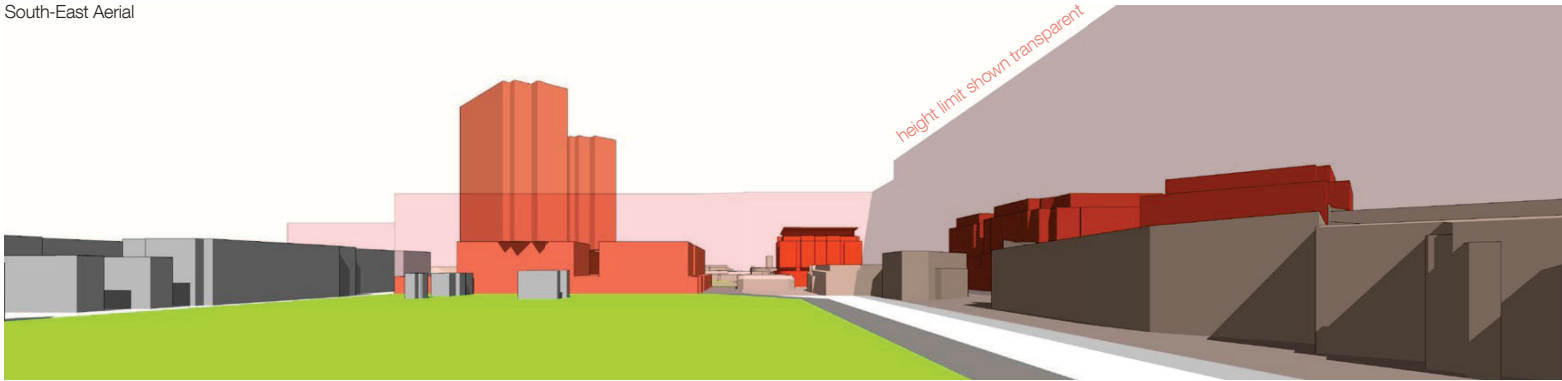
FUTURE DEVELOPMENTS

A number residential and mixed use developments along Mount Street have been approved which comply with the current built form controls. A planning proposal for a 77m tall residential tower has been lodged at 4 Mount St.

DA's Approved
Planning Proposal



South-East Aerial



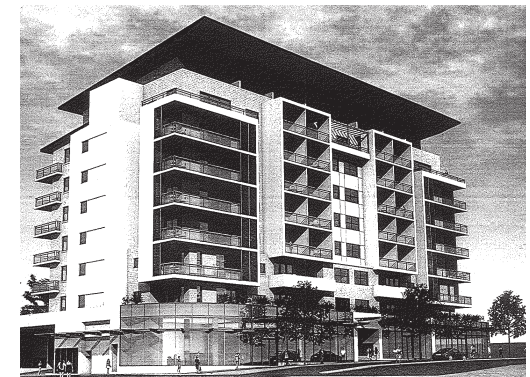
Perspective from Mount Druitt Reserve



1.
4 Mount Street
Planning Proposal



2.
1 Zoe Place
Approved



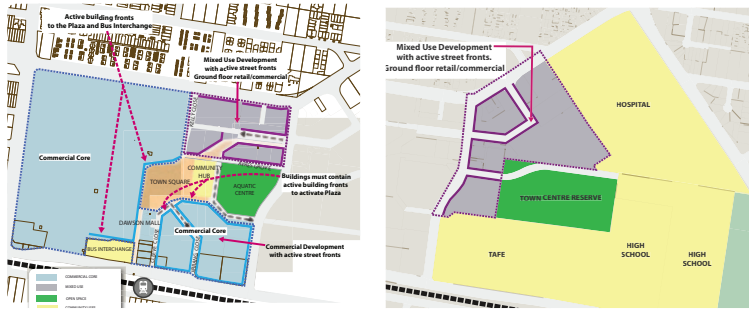
3.
2 Ayres Grove
Approved

4.3 MOUNT DRUITT CBD URBAN FRAMEWORK

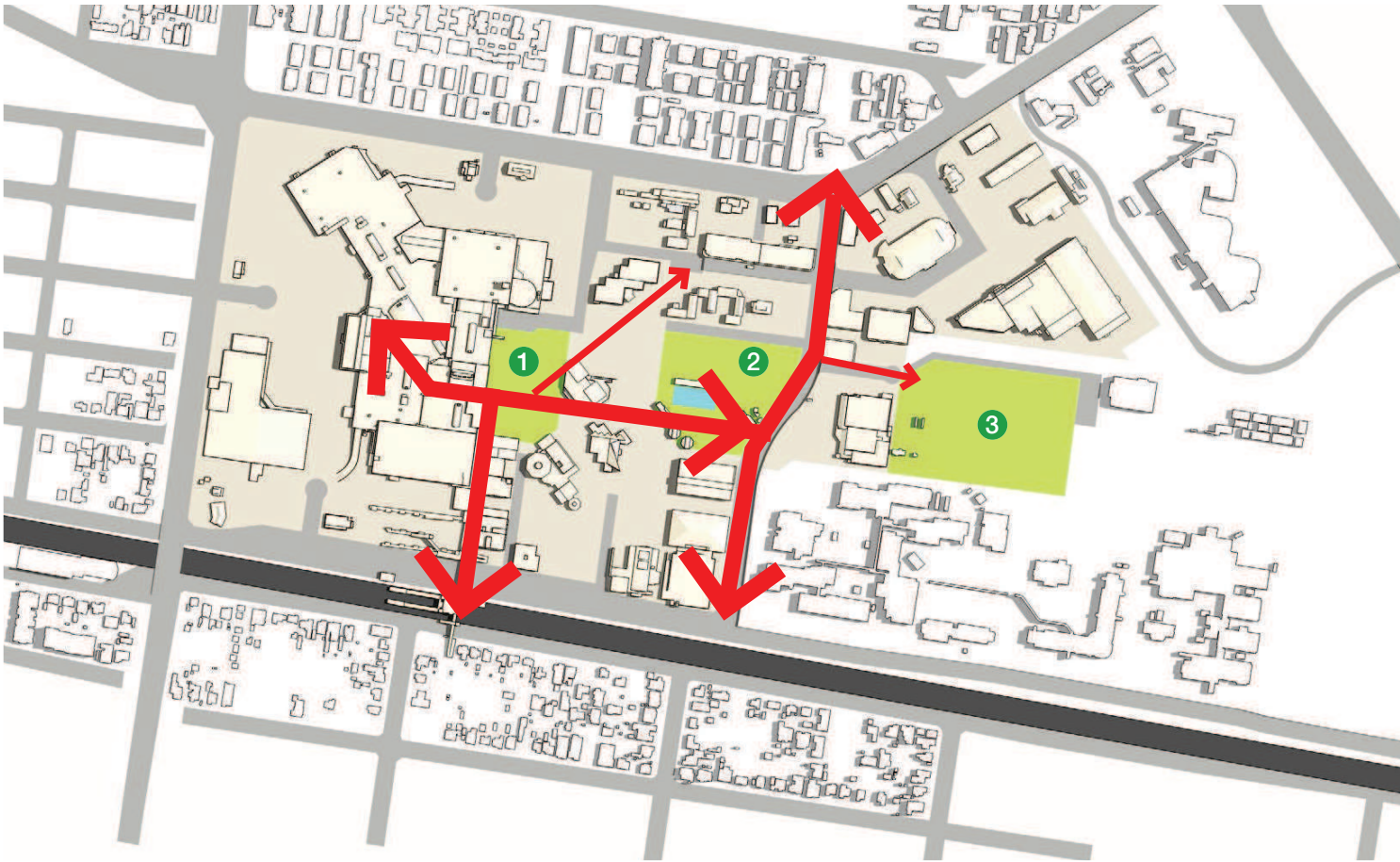
EXISTING FRAMEWORK

The CBD has a strong framework plan which aims to link public spaces and create active street edges around public spaces and edge blocks.

- KEY
- 1 Town Square
 - 2 Aquatic Centre
 - 3 Town Centre Reserve
 - ↔ Major Pedestrian Links



EXISTING CBD STRUCTURE PLAN
As per Mt Druitt City Centre Masterplan, 2011



Existing Framework Diagram

PROPOSED FRAMEWORK

We plan to build on the existing framework diagram by creating a North-South axis of pedestrian connectivity linking the train station, Dawson Mall and the Town Hall Square to Newton Rd. By Expanding the existing East-West link through the entire width of the CBD and bordering the recreational public space with active retail and residential buildings, the surrounding public spaces will be improved. Encouraging through site links across larger blocks helps to create an active and connected ground plane.

KEY

- ① Town Square
- ② Aquatic Centre
- ③ Town Centre Reserve
- ↔ Major Pedestrian Links
- ✱ Gateway Sites
- Active retail and residential precinct surrounding public space
- - - Potential for increased density

KEY PRINCIPLES

The following principles underpin this study:

Principle 1 - Expand and link pedestrian spaces along the East-West axis from Mt Druitt Town Square/Pascoe Walk to Mt Druitt Town Centre Reserve.

Principle 2 - Increase residential density around the East-West public space to help transform use of the Town Centre and maximise outlook, aspect and access for future residents.

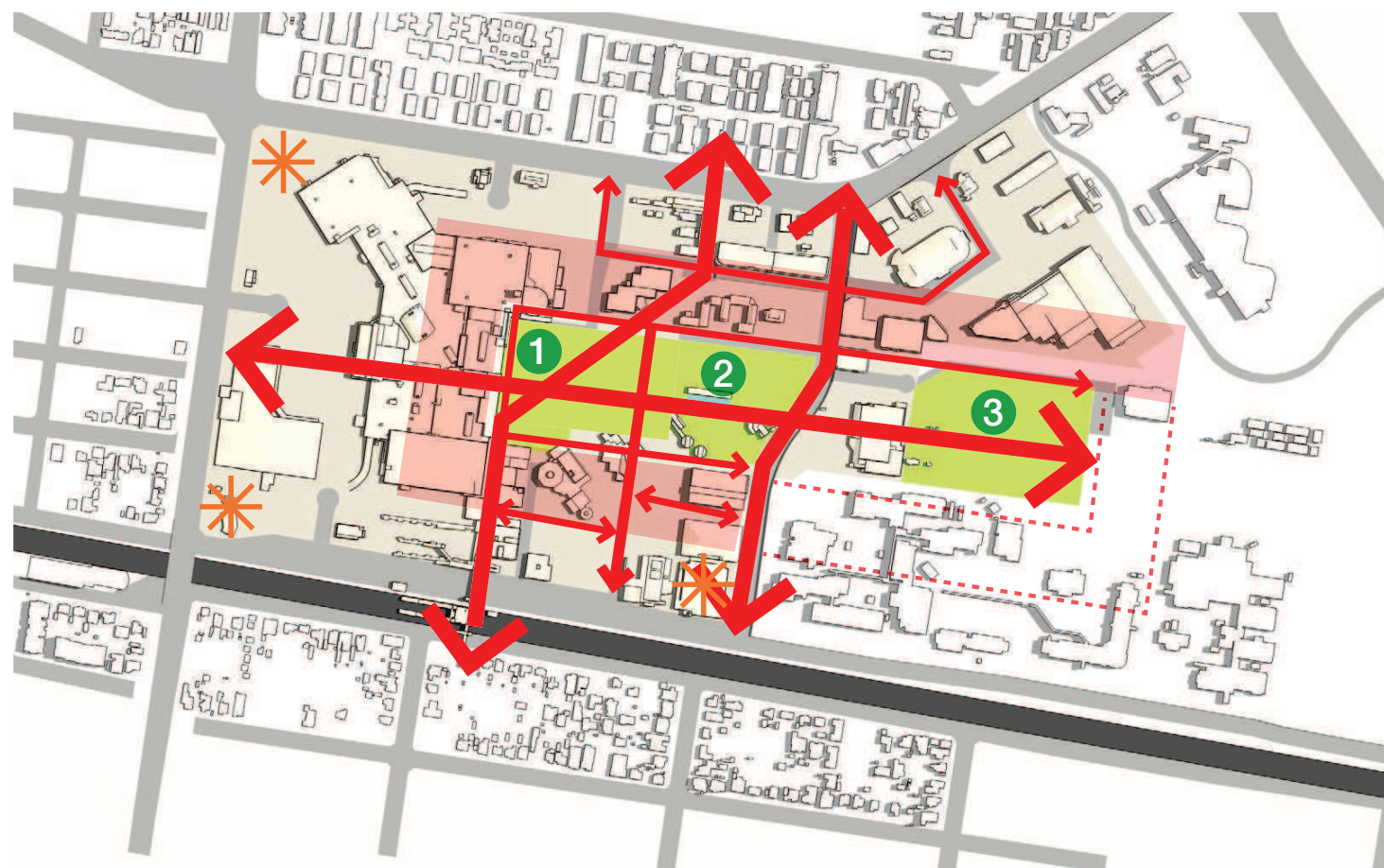
Principle 3 - Identify Gateway Sites for landmark buildings that visually signify the Mt Druitt CBD.

Principle 4 - Extend the existing network of streets and roads to open up dead-end streets and provide vehicular and pedestrian connections through the CBD.

Principle 5 - Provide active street frontages along critical streets and lanes to protect CBD streets from sterilisation (blank walls) and inappropriate use (residential and car parking) at street level.

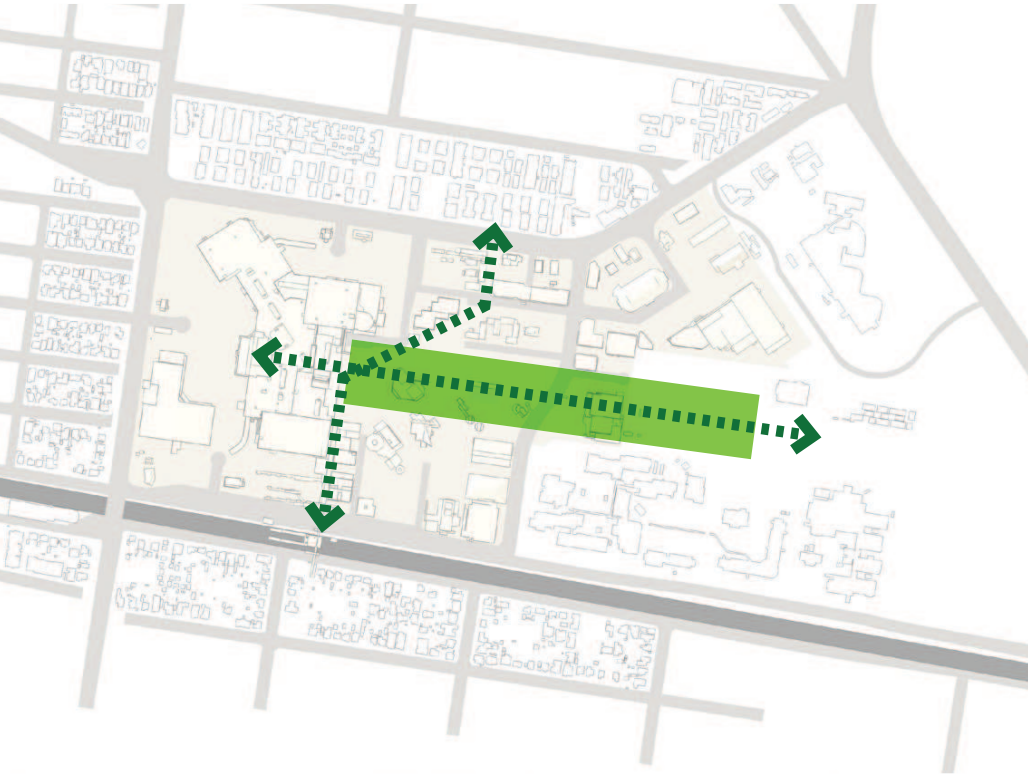
Principle 6 - Simplify planning controls to encourage residential development by:

- Removing FSR controls;
- Set more appropriate Height controls; and,
- Simplify Use controls.

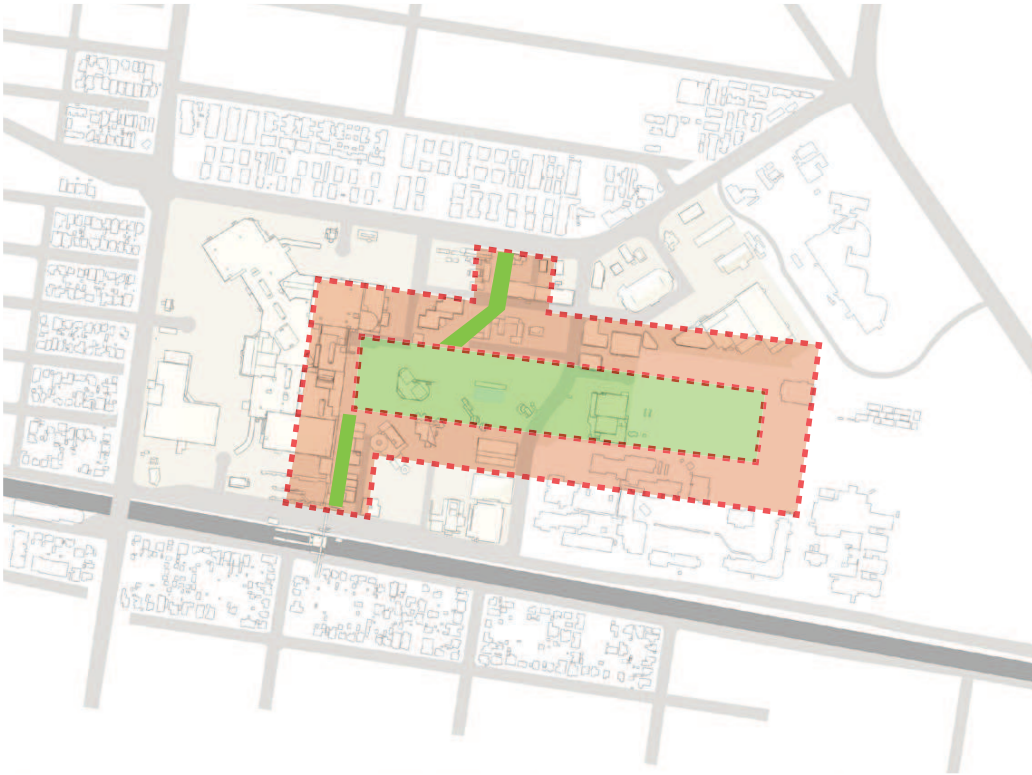


Proposed Framework Diagram

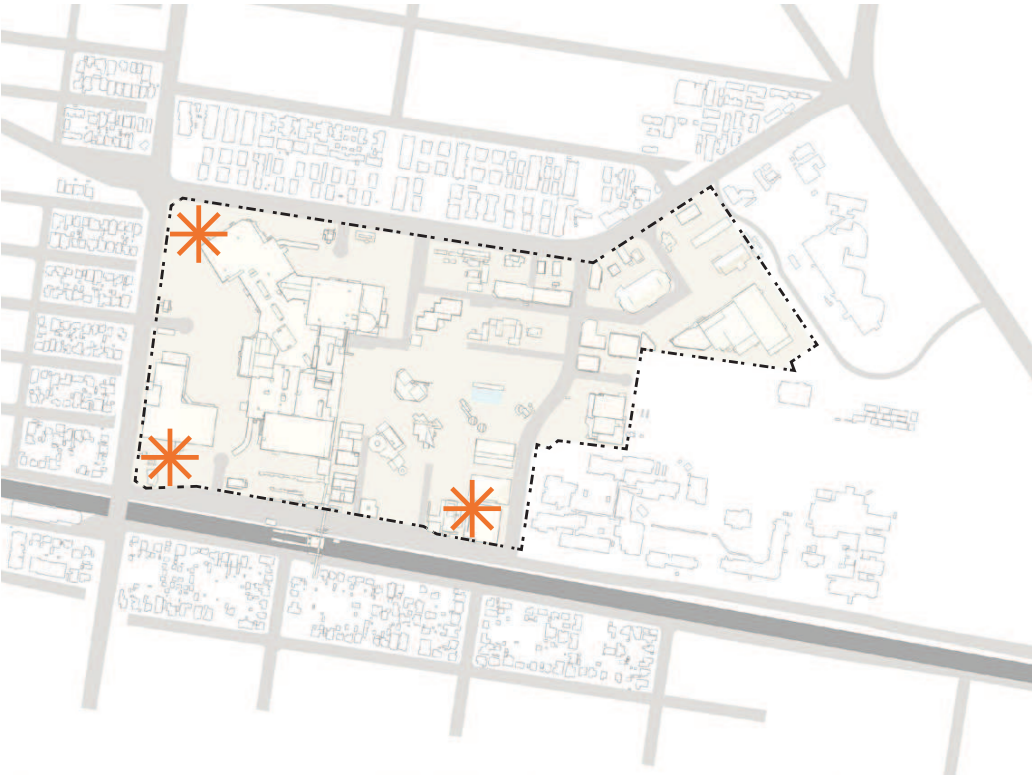
4.4 MOUNT DRUITT CBD PLANNING CONCEPTS



1. PUBLIC LINKS
Enhance the existing connection framework by expanding linked pedestrian spaces and creating two cross-directional axis of pedestrian connections.

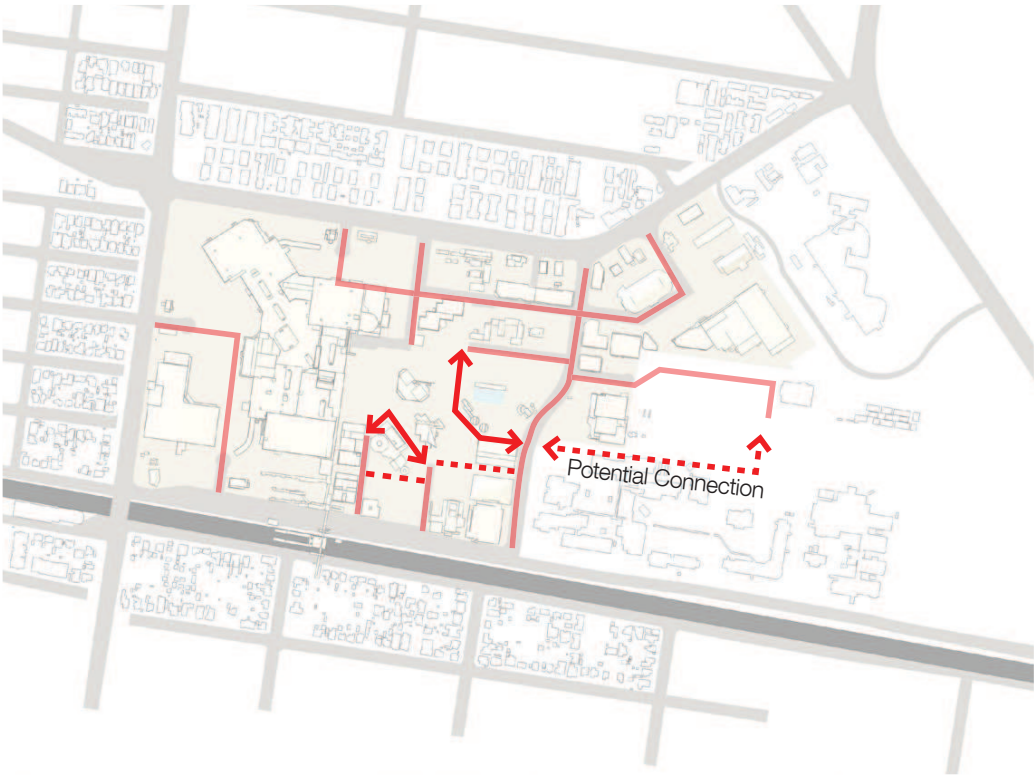


2. INCREASE DENSITY ADJACENT TO PUBLIC SPACE AND TRANSPORT
Increase density around the existing public space network in order to create a vibrant and active mixed-use precinct which is supported by existing infrastructure.



3. GATEWAY SITES

A number of gateway sites have been noted at major road intersections with the CBD, these sites have significant prominence visually when approaching the city.



4. COMPLETE ROAD NETWORK AS PROPOSED IN CITY STRUCTURE PLAN

The city structure plan proposes new roads which link together some of the existing dead-end entries into the CBD.

- Existing Roads
- New Roads
- Potential Connection

PROPOSED MASSING

The CBD's central public spaces have been fringed with retail and residential buildings, activating the central recreational zone. Street scaled developments around the city fringe enhance the strong edge condition created by the CBD's perimeter roads.

Encouraging through site links across larger blocks helps to create an active and connected ground plane.

KEY

	lowrise	< 18m	<6 storeys
	midrise	18-45m	6-15 storeys
	highrise	45-70m	16-23 storeys max
	public space		





South-East Aerial



South Aerial

4.5 MOUNT DRUITT CBD SKYLINE ANALYSIS EAST

SKYLINE FROM EAST, FRANCIS RD

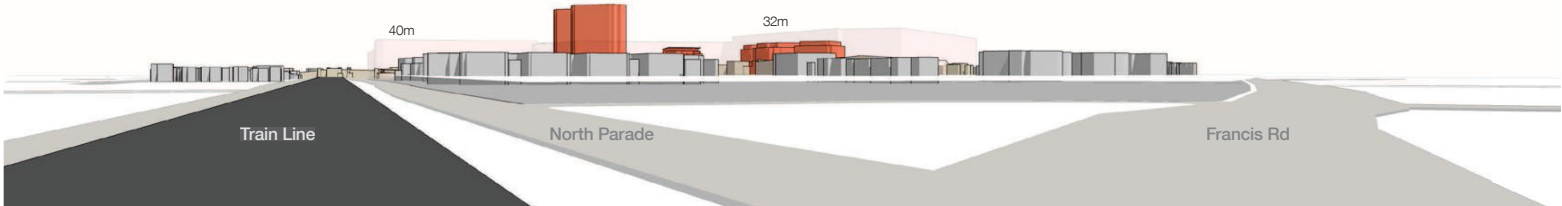
- Existing buildings outside of CBD
- Existing buildings inside of CBD
- Possible Built Form
- DA's



Viewcone from East, Francis Rd



Existing



Proposed DA's & height control



Concept - Possible Built Form

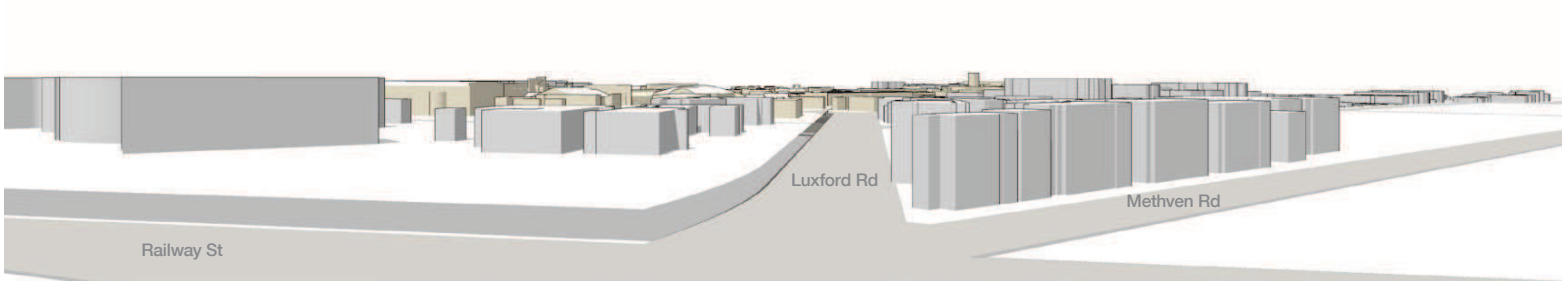
NORTH EAST

SKYLINE FROM NORTH EAST, LUXFORD RD

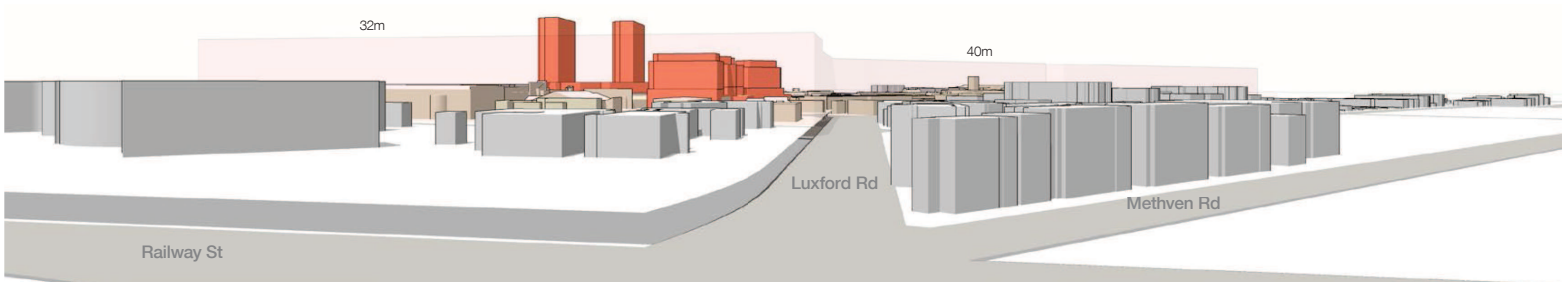
- Existing buildings outside of CBD
- Existing buildings inside of CBD
- Possible Built Form
- DA's



Viewcone from North East, Luxford Rd



Existing



Proposed DA's & height control



Concept - Possible Built Form

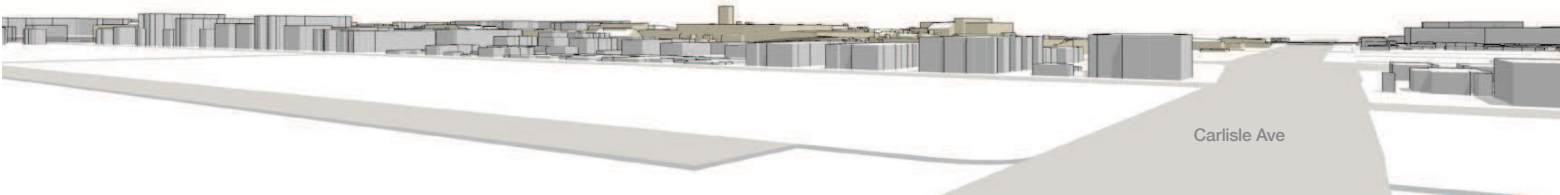
NORTH

SKYLINE FROM NORTH, CARLISLE AVE

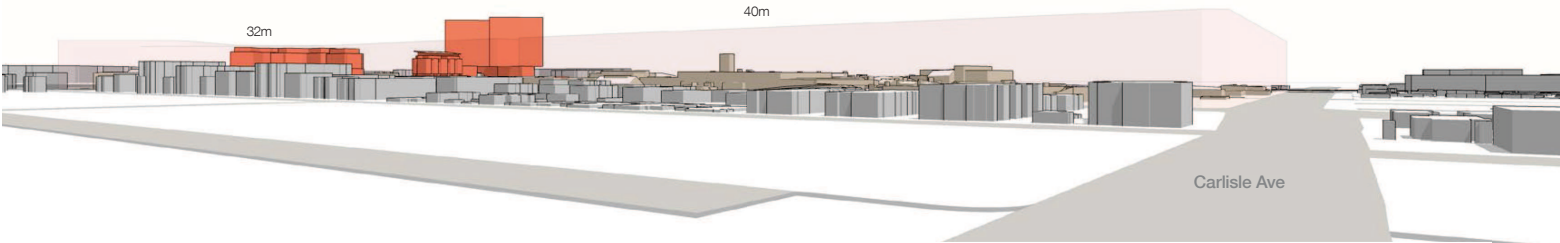
- Existing buildings outside of CBD
- Existing buildings inside of CBD
- Possible Built Form
- DA's



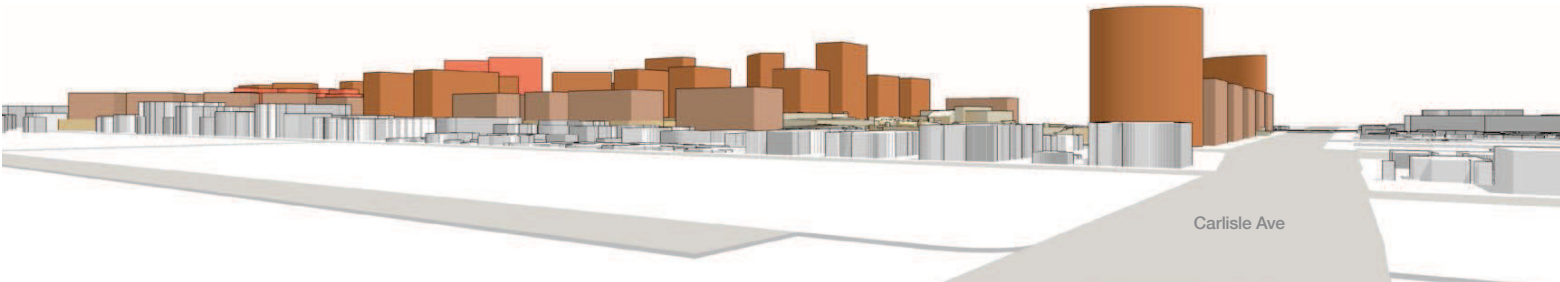
Viewcone from North, Carlisle Ave



Existing



Proposed DA's & height control



Concept - Possible Built Form

SOUTH

SKYLINE FROM SOUTH, CARLISLE AVE

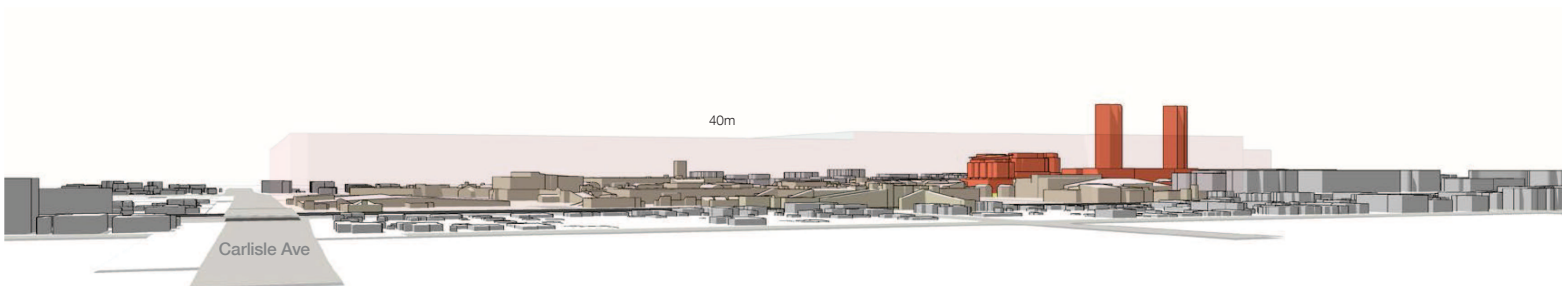
- Existing buildings outside of CBD
- Existing buildings inside of CBD
- Possible Built Form
- DA's



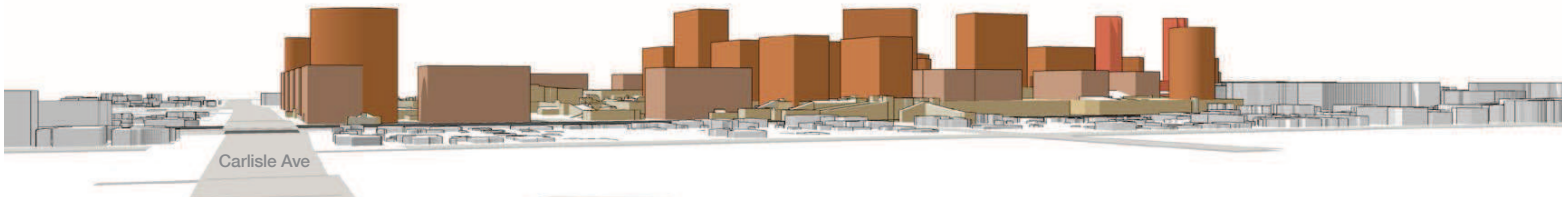
Viewcone from South, Carlisle Ave



Existing



Proposed DA's & height control



Concept - Possible Built Form

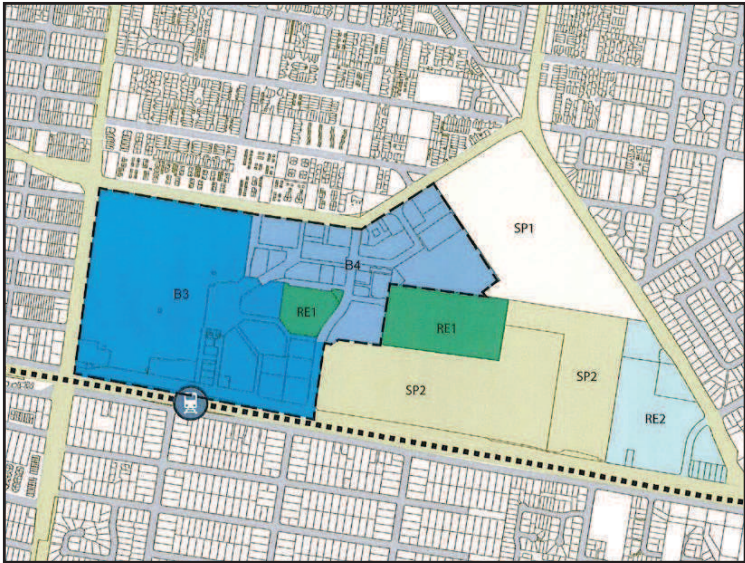
4.6 MOUNT DRUITT CBD AMENDMENTS TO CONTROLS

LAND USE ZONES

In order to encourage urban renewal and facilitate significant investment in the Mount Druitt town centres, it is recommended that the extent of the B3 be rezoned to B4 Mixed Use. This amendment to the land use zone for the town centres will facilitate urban renewal, activation and rejuvenation of the town centres through medium to high density residential development, encouraging a more vibrant and diverse mixed-use environment, rather than a sterile commercial core which only operates during business hours.

SOLAR ACCESS TO RE1 ZONES

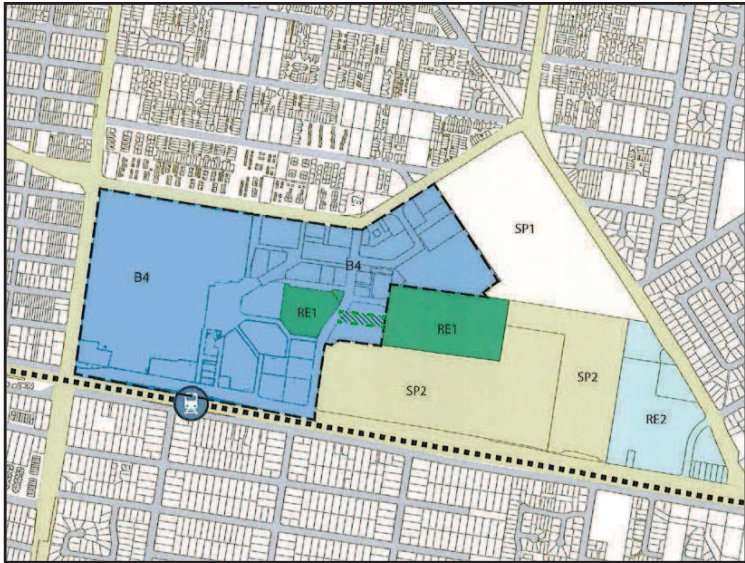
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EXISTING LAND USE ZONES

LEGEND

- B4 MIXED USE
- B3 COMMERCIAL CORE
- RE1 PUBLIC RECREATION
- SP1 SPECIAL ACTIVITIES
- SP2 INFRASTRUCTURE
- STUDY AREA



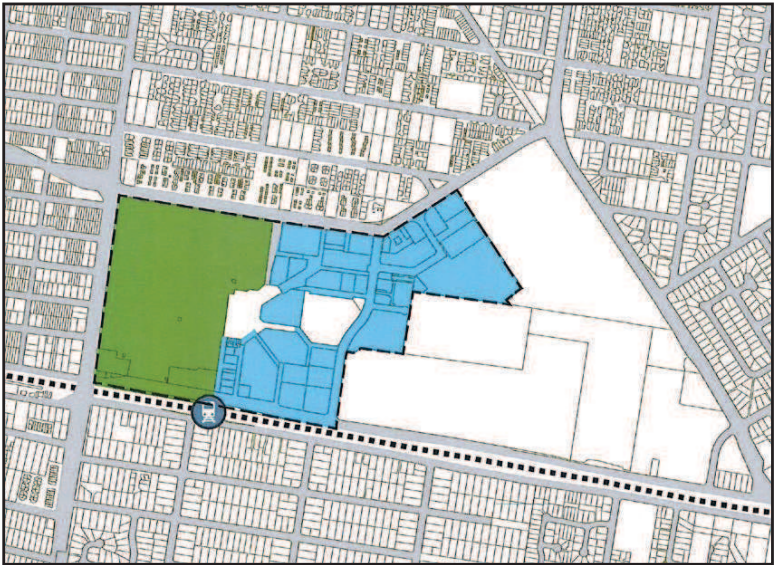
PROPOSED LAND USE ZONES

LEGEND

- B4 MIXED USE
- B3 COMMERCIAL CORE
- RE1 PUBLIC RECREATION
- SP1 SPECIAL ACTIVITIES
- SP2 INFRASTRUCTURE
- STUDY AREA
- 'node'; potential future public space; through-site link

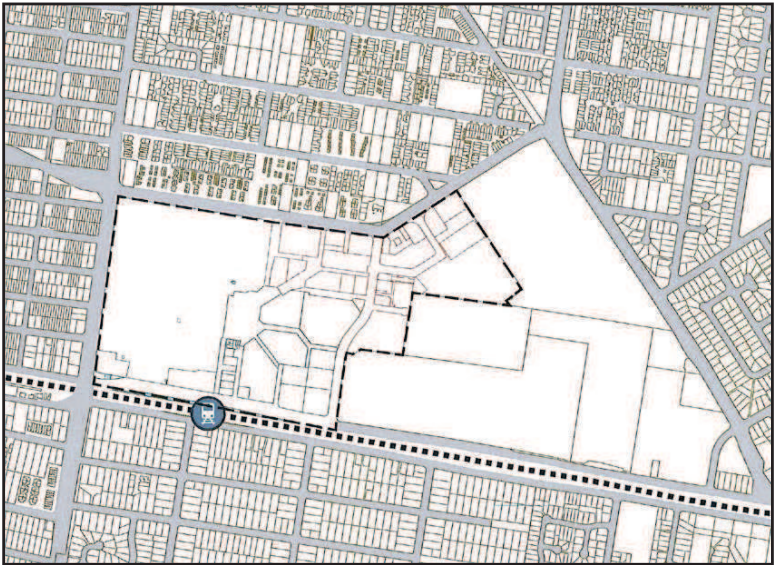
FLOOR SPACE RATIO

It is recommended that floor space ratios be removed from the Blacktown / Mount Druitt town centres. This amendment to the Blacktown LEP zone for the town centres will remove arbitrary gross floor area limits and facilitate urban renewal, activation and rejuvenation of the town centres through medium to high density residential development, with the quantum of allowable floor space being determined by the allowable building heights (with bonus heights being identified for certain sites), and other related detailed building design controls contained in DCP controls (notably street wall heights, setbacks and floor plate controls).



EXISTING FLOOR SPACE RATIO

LEGEND



EXISTING FSR

LEGEND

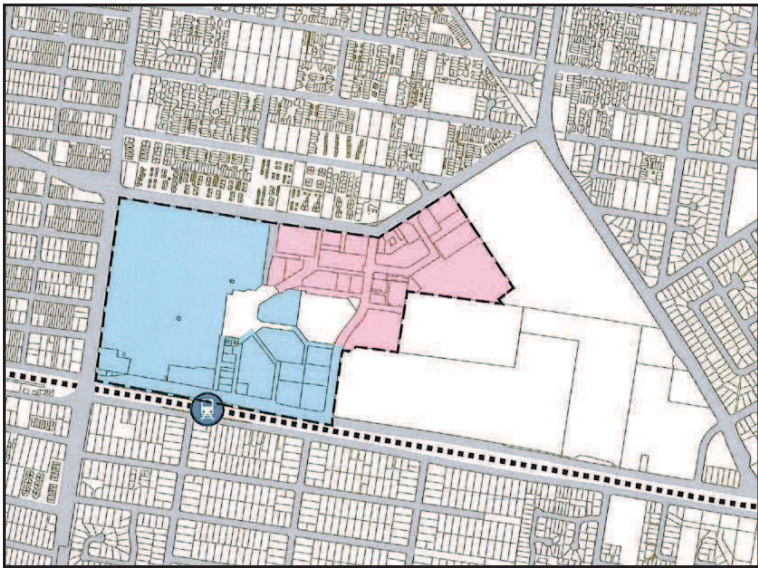


BUILDING HEIGHT

A number of 'key sites' are to be identified for significant increase in building height. In these instances, there may also be accompanying requirements via DCP controls requiring site amalgamations, open space dedications, new public streets and / or through site links.

The increased height on certain additional 'key sites' identified in Blacktown LEP may only be achieved in conjunction with a Voluntary Planning Agreement accompanying a Development Application, where the proponent develops in accordance with the relevant DCP controls, which may include public domain dedications and / or works are shown on their site, as part of an adopted Public Domain Masterplan.

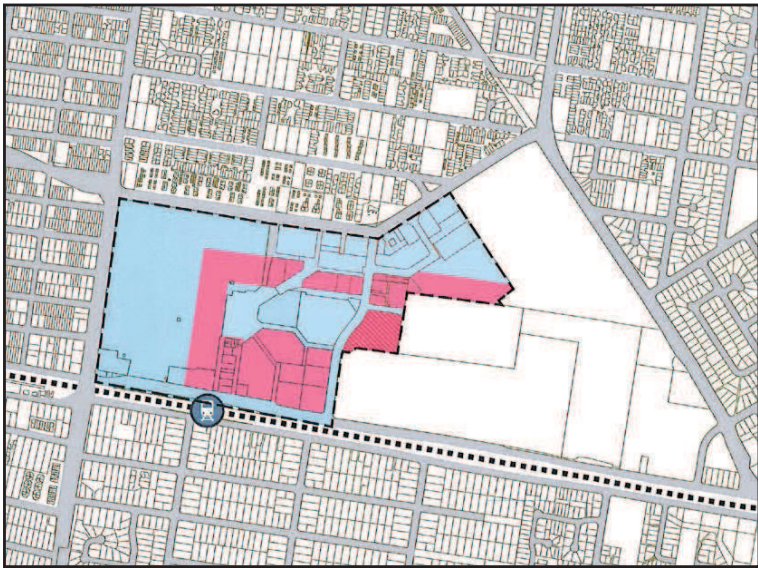
Section 94 Plans: Council's Section 94 Contributions plans are also recommended to be revised to include any additional capital works items within the Blacktown and Mount Druitt town centre study area which are not anticipated to be able to be carried out as works in kind under the adopted Public Domain Masterplan.



EXISTING BUILDING HEIGHTS

LEGEND

- 32 METRES
- 40 METRES
- STUDY AREA



PROPOSED BUILDING HEIGHTS

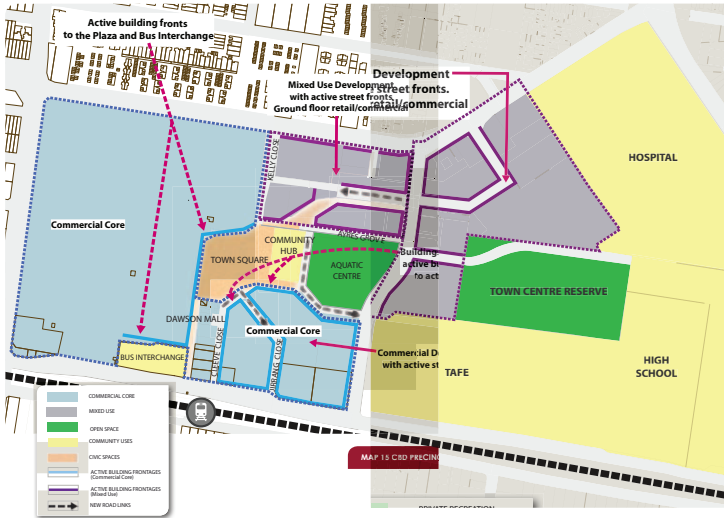
LEGEND

- 32 METRES
- 40 METRES
- 50 METRES
- STUDY AREA
- 'key site'

ACTIVE STREET FRONTAGES

In order to encourage a vibrant, safe and interactive relationship between town centre sites and the public domain, it is recommended that DCP controls be prepared which identify nominated streets as requiring active street frontages (i.e commercial / retail / office uses at street level). This will also serve to discourage residential development at street level, where the environment is often less conducive to residential amenity (notably high traffic and noisy environments).

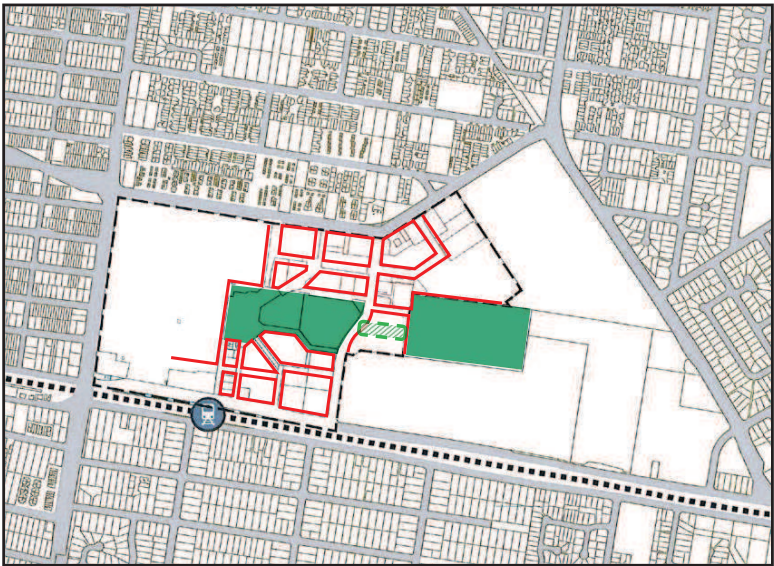
The network of active street frontages shown in the CBD structure plan has been expanded to include streets surrounding new public 'nodes'.



EXISTING ACTIVE STREET FRONTAGES

CBD Structure Plan as per Mt Druitt City Centre Masterplan, 2011

- active street frontages (commercial core)
- active street frontages (mixed use)



PROPOSED ACTIVE STREET FRONTAGES

- active street frontages
- 'node'; potential public space; through-site link



5.0 **URBAN PRECEDENTS**

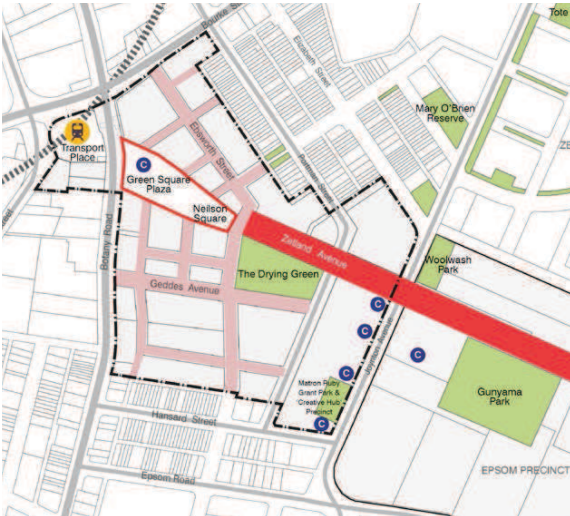
5.0 URBAN PRECEDENTS

GREEN SQUARE TOWN CENTRE, SYDNEY

Green Square is an \$8 billion project to create a new urban mixed use neighbourhood in South Sydney. The centrepiece of the masterplan is Green Square Town Centre, which provides a new pedestrianised civic space which links directly to the Green Square train station.

URBAN PRINCIPLES

- / Transition from industrial uses to mixed use
- / Centred around the Green Square train station
- / Civic plaza with library and communal hub
- / New street network integrates into the existing established streetscape

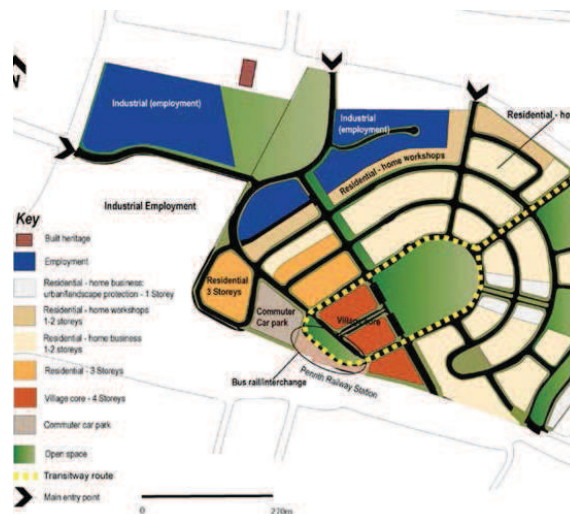


THORNTON, NORTH PENRITH DEFENCE SITE

A staged masterplan centred around Penrith Railway Station.

URBAN PRINCIPLES

- / Directly adjacent to Penrith train station
- / Existing public space amenity as centrepiece to new village
- / Proximity to pre-existing and successful retail precinct (Westfield)
- / Mixed use civic centre including cafes, restaurants, hotel, commercial space, supermarket and residential buildings.



DISCOVERY POINT, WOLLI CREEK, SYDNEY
A staged masterplan centred around a railway interchange

- URBAN PRINCIPLES
- / New masterplan development around Wolli Creek station
 - / Civic and retail spaces centred around the transport hub
 - / Pedestrian through-site links to improve accessibility and encourage use of public transport



HAROLD PARK, SYDNEY

A new residential development on the site of the former Harold Park Raceway in the Inner West.

URBAN PRINCIPLES

- / Existing streetscape extended through site
- / Buildings blocks used to define the street edges
- / New public park
- / Improved cycle and pedestrian links across the site
- / Upgrades to existing disused tram shed into a new retail and entertainment quarter





APPENDICES

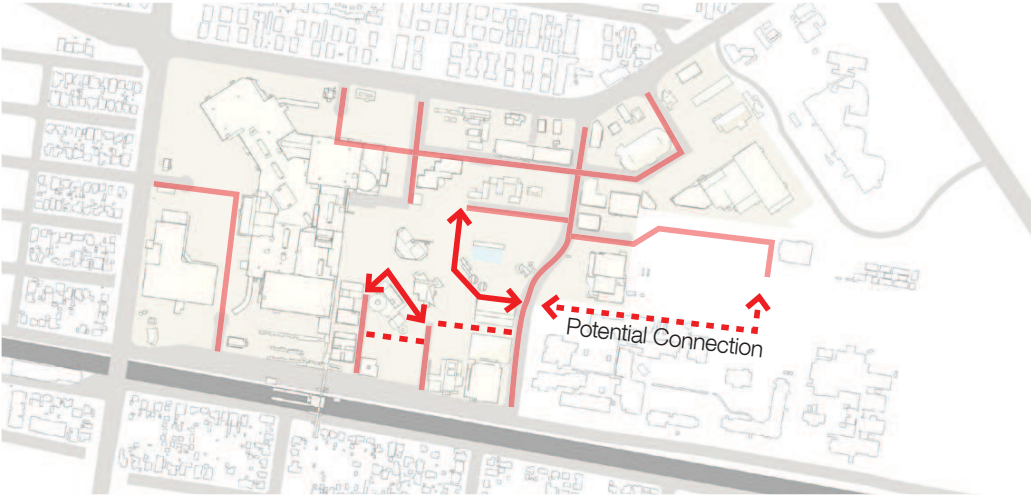
APPENDIX A

MT DRUITT

ALTERNATIVE RD NETWORK

COMPLETE ROAD NETWORK AS PROPOSED IN CITY STRUCTURE PLAN

The city structure plan proposes new roads which link together some of the existing dead-end entries into the CBD. Cleeve Close is proposed to link around and connect with Jirange Close. Ayres Grove which currently terminates as a car park links around the aquatic centre and recreation facilities to reconnect back to Mount St.



Key Plan, Proposed Road Network

- Existing Roads
- New Roads
- Potential New Connection



East Aerial

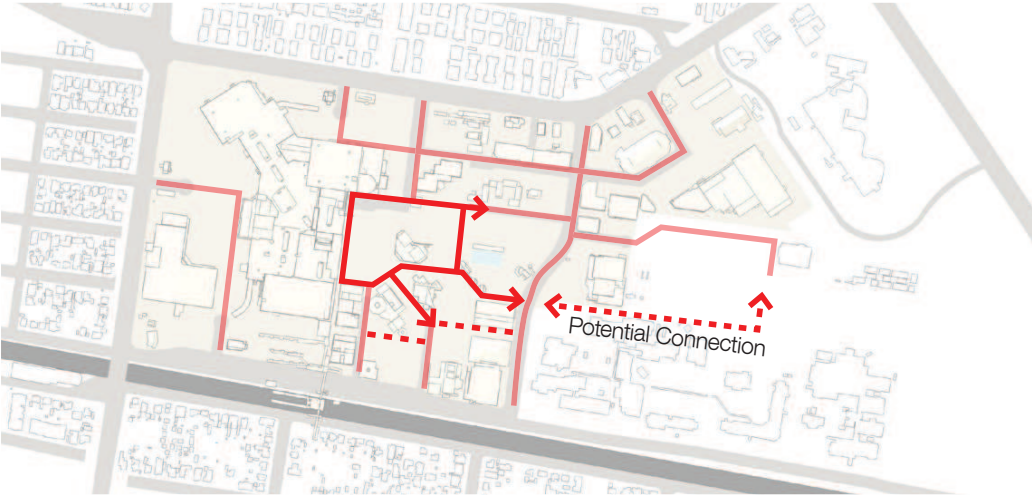


Precedent, Green Square Town Centre



ALTERNATIVE ROAD NETWORK

A 'ring-road' is created around the recreation precinct which provides an active front door to the surrounding mixed use developments and links together the entire network of existing roads within the city.



Key Plan, Alternative Road Network



East Aerial

- Existing Roads
- New Roads
- Potential New Connection

APPENDIX B

BLACKTOWN CBD

SHADOW STUDIES

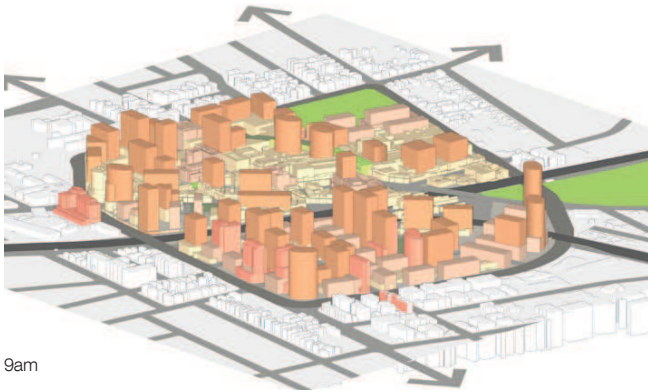
JUNE 21 - WINTER SOLSTICE
Views from the sun



10am



11am



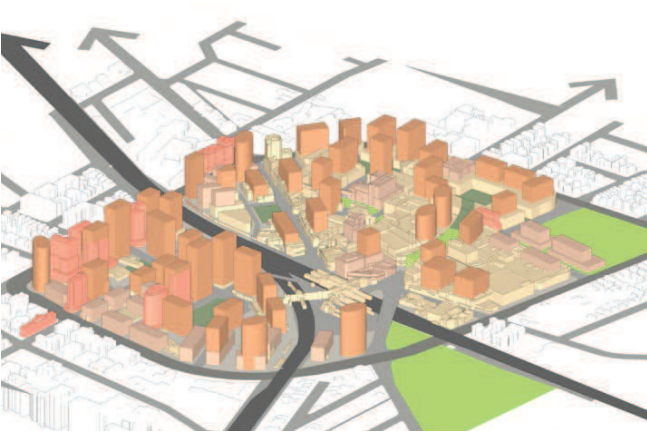
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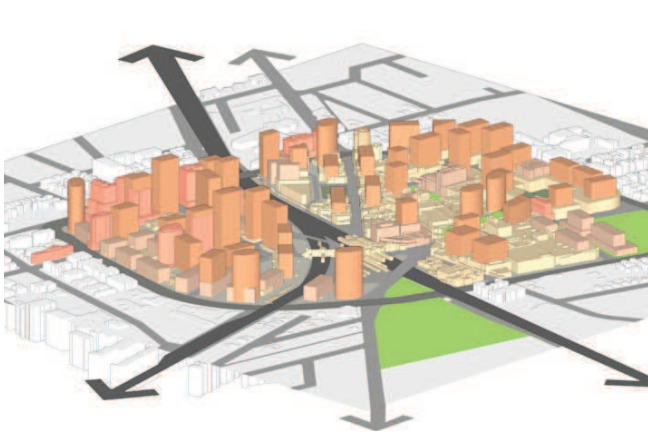
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1pm



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10am



11am



9am



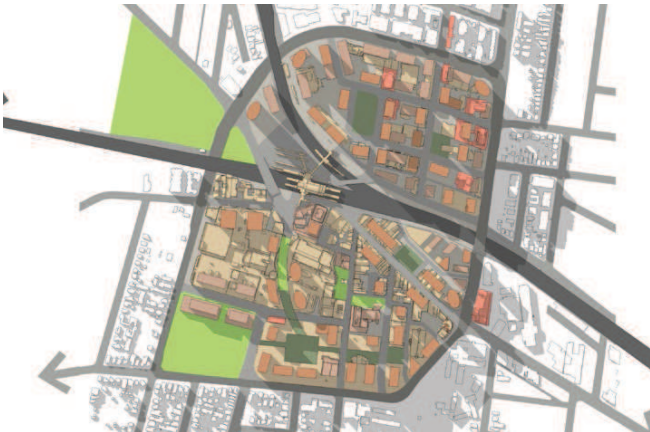
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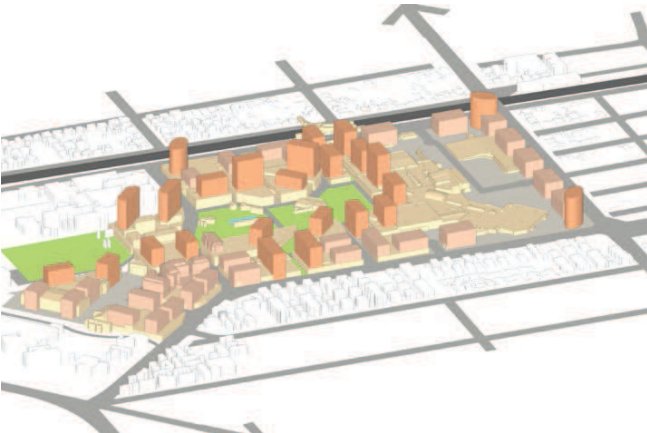
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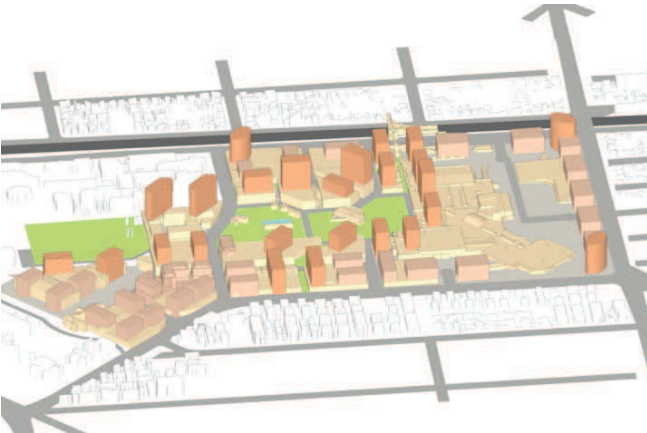
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MOUNT DRUITT CBD SHADOW STUDIES

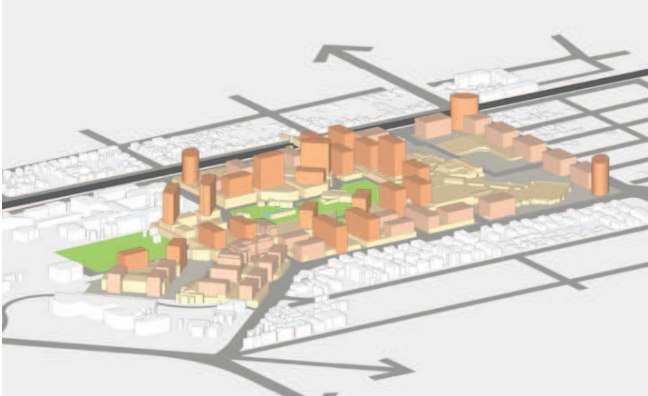
JUNE 21 - WINTER SOLSTICE
Views from the sun



10am



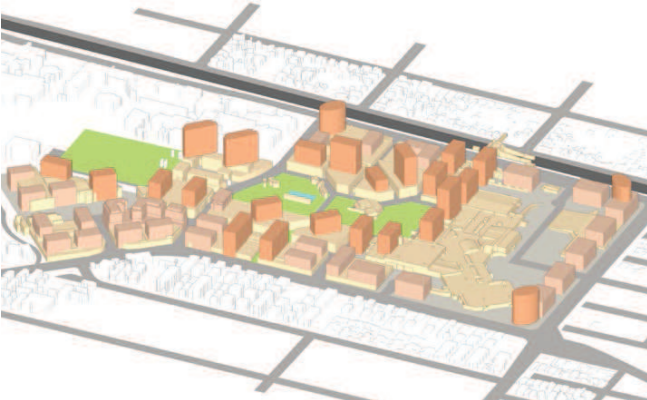
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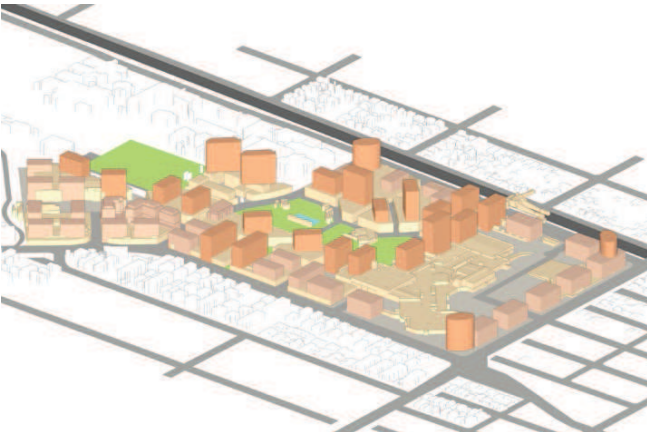
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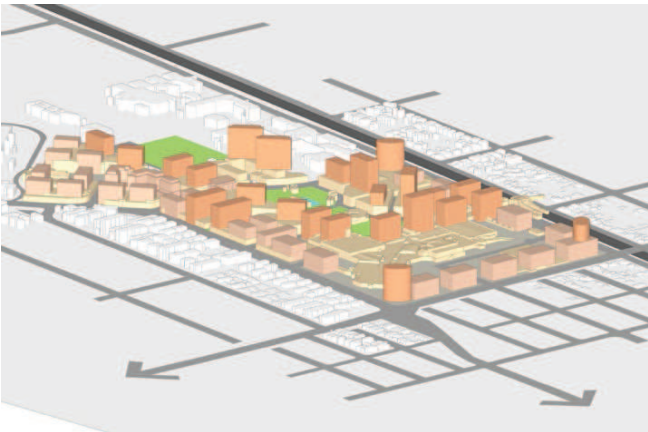
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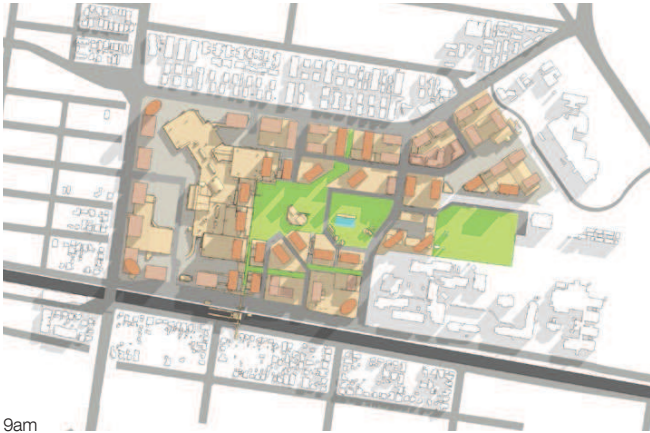
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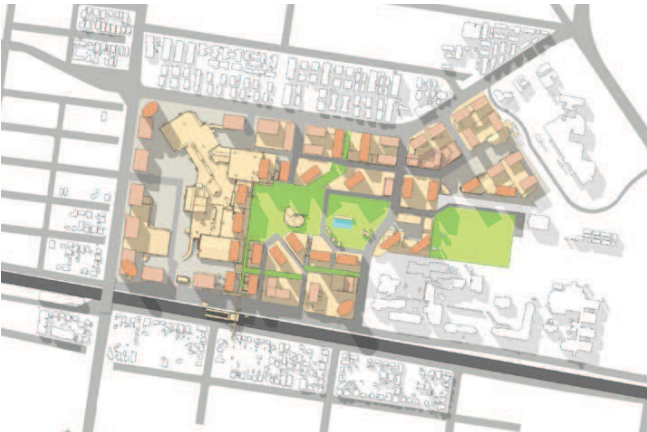
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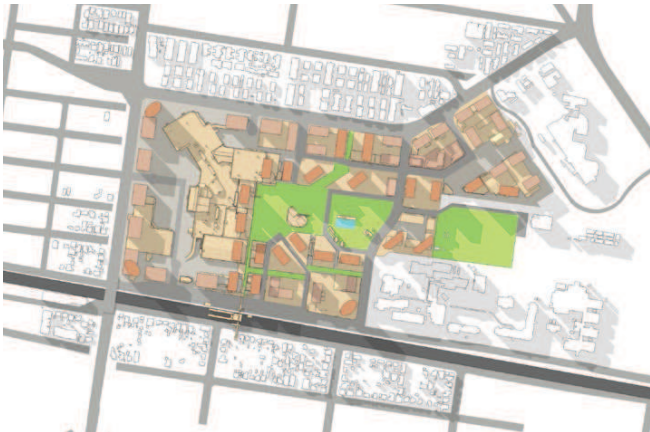
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