

The current area of business zoned land within the Balmoral Road Release Area should be carried over in LEP 2010.

To guide the development of new centres in the Balmoral Road Release Area, masterplans will be prepared for the two neighbourhood centres.

The release area is also proposed to be serviced by Strategic Bus Corridor No. 3, connecting the North West T-way with Castle Hill.

It is important that land surrounding any future station is appropriately utilised, which may include opportunities to develop a new local or transit centre. The Draft North West Subregional Strategy (NW B1.1.2 and B3.3.2) also requires Council to consider centres around planned rail stations such as the Hills Centre and Kellyville Stations. The Draft North West Subregional Strategy anticipates that if transport nodes develop, these centres will become local centres with higher density housing and associated retail and other services.

The Structure Plans show a potential town centre at the site of the future Kellyville Station (Balmoral Road Release Area Transit Centre). Future strategic planning will be required in the longer term for a centre in this location.

Potential Hills Centre Station

Whilst a rail link to service north west Sydney has been indefinitely postponed there is still a need to facilitate local employment and enable timely response to any future State Government actions and initiatives, in the longer term.

A potential centre has been identified at the site of the future Hills Centre Station in Castle Hill. Currently occupied by The Hills Shire Council's Administration Building, the Hills Centre and the Castle Hill Showground, detailed strategic planning will be undertaken for this site in the future.

North Kellyville

The Department of Planning is responsible for the planning and implementation of a regulatory framework for the North Kellyville precinct. North Kellyville will ultimately contain an additional 4,500 dwellings with a planned additional population of 14,400. There are three proposed centres in the precinct: North Kellyville Local Centre (designated as a Town Centre in the Centres Hierarchy), Hezlett Road Village Centre and Stringer Road Neighbourhood Centre.

The North Kellyville Local Centre will be focused around a traditional 'main street', with two supermarkets, a range of specialty shops and commercial floor space (both shop front and shop top). The centre has a potential floorspace of up to 15,000m². It is envisaged that this centre will ultimately have a multi-purpose community centre, child care centre and a medical centre, with a primary school located nearby.

Hezlett Road Village will be located at the junction of Hezlett Road and Samantha Riley Drive and incorporate up to 3,000m² of retail and commercial uses. With a convenience retail focus, this centre is likely to incorporate one small supermarket and a range of specialty shops, with potential for a service station. The centre will be characterised by a compact urban form, and active ground floor uses such as shops, restaurants and cafes to activate streets and encourage social interaction.

The Stringer Road Neighbourhood Centre will be located at the intersection of Stringer Road, Barry Road and Hillview Road, opposite sporting fields. Providing up to 1,000m² of retail floorspace for uses such as cafes and restaurants, this centre will provide for the small-scale retail and community use needs of the local community. It is envisaged that the centre will consist of mixed use buildings, with retail uses on the ground floor and residential uses above.

The development of the North Kellyville centres are governed by the planning provisions contained within the SEPP Sydney Region Growth Centres 2006 (Draft Amendment No.3) and North Kellyville DCP. Council will have opportunity to monitor the success of the controls as the centres develop.

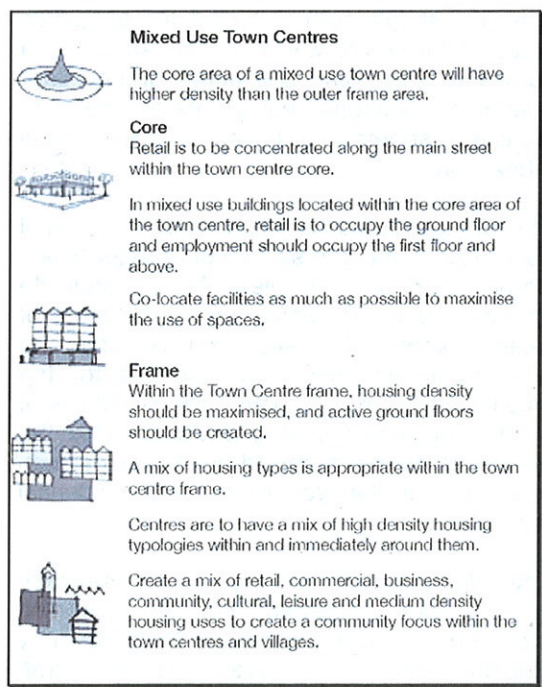


Box Hill

The Box Hill Precinct is a large residential precinct that will accommodate an additional population of 32,000 people in an extra 10,000 homes. The SEPP (Sydney Region Growth Centres) Structure Plan identifies a centrally located Town Centre and up to seven neighbourhood centres.

The precinct is not released and planning has not yet commenced. When it does commence Council should have an active participatory role with the Department of Planning in shaping the indicative planning for the precinct, including planning for centres that support Council's Centres Hierarchy and meet the forecast demand for retail floorspace.

The Growth Centres Development Code was prepared by the Growth Centres Commission in October 2006. The Code seeks to guide the planning and design of the Growth Centres by stimulating ideas and providing a guide to best-practice. An extract of some of the matters for consideration for mixed use town centres is provided below:



Source: Growth Centres Development Code, 2006
Section 2C, p.C-9

Key Directions

CENTRES DIRECTION

In developing objectives, strategies and actions to respond to the identified issues, five key directions emerged:

- C1: Create vibrant centres that meet the needs of the community.
- C2: Make centres more attractive places to visit.
- C3: Make centres accessible to the community.
- C4: Improve the functioning and viability of existing centres.
- C5: Plan for centres in new areas.

Focus for the development of centres

- Meeting the retail and entertainment needs of the community.
- Protecting the Shire's hierarchy of centres.
- Accessibility and connectivity.
- Attractive and vibrant spaces for community interaction.
- Thriving local businesses.



C1 CREATE VIBRANT CENTRES THAT MEET THE NEEDS OF THE COMMUNITY

Council has a responsibility to plan for the retail needs of the Shire's growing population. This is achieved through the identification of the Centres Hierarchy.

There are many benefits associated with concentrating retail development within identified centres. Some of these advantages include economies of scale, reduced infrastructure costs to the government and community by minimising the spread of land requiring appropriate servicing, supporting investment in public transport initiatives, and providing more certainty for retail and commercial investors.

The Draft North West Subregional Strategy requires Councils to plan for sufficient retail floor space within their principal LEPs and reflect the subregional structure plan through sufficient zones for retail activity. Out-of-centre retail uses such as bulky goods premises are to complement, rather than compete with, these centres.

Therefore the protection and strengthening of the Centres Hierarchy through the LEP and land use decision making, is paramount. In addition, the zoning of land in centres should have regard to the following principles:

1. Continuation of zoned business land to communicate its role and current or intended land use.

Where existing site specific development controls already identify specific heights and floor space ratios (FSRs) for a centre such as Baulkham Hills and Castle Hill, these should be translated into the Height of Buildings and FSR LEP maps.

2. Allow for a diverse range of shopping uses in centre zones.
3. Where business zoned land has been developed for a different purpose such as apartment buildings or town houses, an appropriate residential zone should be used. Section 117 Direction 1.1 'Business and Industrial Zones' will be relevant.
4. Sites used for retailing purposes that are not located within a centre identified in the Centres Hierarchy are to be zoned to match that of surrounding properties. For

those sites that have a logical connection to centres or are functioning as a de-facto centre, the identification of their commercial and retail role through rezoning may be appropriate.

Identify land within the Dural and Annangrove centres for retail purposes, as detailed in the Findings. To protect the viability of nearby centres, the extent of land to be rezoned should be limited to only that portion of the land currently used for retail or commercial purposes and any ancillary development such as car parking. Section 117 Direction 1.2 'Rural Zones' will be relevant.

5. Zone bulky goods precincts with an exclusive zone to recognise their support role of centres and important economic function.

A specific zone such as the 'B5 Business Development' zone is recommended for the bulky goods precincts. An objective of this zone should be to provide suitable locations to address demand for bulky goods. General retailing should be prohibited.

Land and uses within the 'B5 Business Development' zone should be characterised by features as set out in Figure 4 'The Hills Shire Centres Typology and Hierarchy'.

The Retail Analysis identified the demand for an additional 81,000m² of bulky goods floorspace by 2031. To accommodate future floorspace demand for bulky goods, these uses should be located within a bulky goods zone and consideration given to locational requirements for these uses to support and be located near to centres.

In order to protect the Centres Hierarchy and the economic viability of centres, all new development proposals should support the Centres Hierarchy, with major development applications subject to detailed Economic Impact Assessment (EIA).

There is also potential for multiple neighbourhood shops in one location to act as a de-facto centre and therefore undermine the Centres Hierarchy. Rigour in development

assessment will be required to monitor and respond should this situation arise.

To minimise impacts on established centres, convenience retail and ancillary stores to service stations are to be minimised in out-of-centre locations.

A floorspace cap will be imposed to ensure that neighbourhood shops provide for small scale convenience retailing only. Development controls should also be prepared to address potential impacts on the amenity of residential areas, and require the submission of Economic Impact Assessments (EIAs) for major developments and proposals that are inconsistent with the centres hierarchy.



Ventura Road Neighbourhood Centre, Northmead

As set out in the Findings, there is a current undersupply of specific retail types, particularly in the central part of the Shire. There is cumulative demand to 2016 for an additional:

- 6 large supermarkets
- 1 small supermarket
- 4 department / discount department stores
- 645 specialty retail shops

Although there is sufficient land and opportunities available to address retail demand, it is recognised that other factors affect development such as lack of major anchors to attract shoppers, fragmented ownership and wider global economic conditions. These factors will need to be considered in developing an approach to encourage retail development in these locations.

Accommodating the Shire's retail floorspace demand beyond 2016 will be the subject of future LEPs. This will involve monitoring population growth and associated retail demand through to 2031. Winston Hills and Norwest Marketown have been identified as having the potential to transition to a higher order centre in the longer term. Although additional floorspace is not required until after 2016, at which time transition to a higher order centre would be appropriate, the future transitioning of Norwest Marketown and Winston Hills centres should be considered in the future assessment of development applications.

Council's Economic Development Team will work with land owners and developers to address the current undersupply of specific retail types within the various sectors of the Shire.

Council will work with the Department of Planning in relation to actions arising from the Draft Centres Policy, as required.

The area of zoned land in future centres such as those in the Box Hill Release Area should reflect the Centres Hierarchy.

Objective: Ensure that planning and future development reinforces the hierarchy of centres within the Shire.

Strategy	Action	Lead Team
1.1.1 Draft appropriate zonings, objectives and provisions for centres in Council's LEP 2010.	(a) Use the Centres Hierarchy to apply relevant LEP Template zonings.	Forward Planning
	(b) Allow an appropriate range of retail, commercial, community and entertainment uses within centres, in accordance with the Centres Hierarchy and Typology.	Forward Planning
	(c) Allow bulky goods retailing only within major centres and specific precincts.	Forward Planning
1.1.2 Reinforce the Centres Hierarchy in decision making.	(a) Clearly identify the Centres Hierarchy and future desired intentions for centres in the Local Strategy.	Forward Planning
	(b) Retail development outside of centres is to be considered in light of the Centres Hierarchy and identified retail floorspace demand.	Forward Planning Development Control
	(c) Require the submission of Economic Impact Assessments for major retailing and bulky goods retailing developments, and proposals that are inconsistent with the centres hierarchy.	Development Control
	(d) Cap the floorspace of neighbourhood shops in LEP 2010.	Forward Planning
1.1.3 Ensure the development of centres reflects the centres typology.	(a) Draft development controls to reflect the Centres Hierarchy, typology and LEP 2010 zones, include criteria to consider proposals inconsistent with the Centres Hierarchy, and require the submission of Economic Impact Assessments (EIAs).	Forward Planning

Objective: Meet the diverse shopping needs of the community.

Strategy	Action	Lead Team
1.2.1 Encourage developers to address the current undersupply of specific retail types.	(a) Work with land owners and developers to provide the current identified retail needs in specific sectors.	Forward Planning Economic Development
	(b) Consider the current identified retail needs and Centres Hierarchy in development assessment.	Development Control
1.2.2 Ensure centres meet the retailing demands of the community in the future.	(a) Monitor the rate of land releases, development and population growth.	Forward Planning
	(b) Monitor changes in retailing trends.	Forward Planning
	(c) Establish and maintain a register of retail and commercial development.	Development Control
	(d) Review the Centres Hierarchy prior to each 5-year LEP review.	Forward Planning
	(e) Consider the future transitioning of Norwest Marketown and Winston Hills centres to higher order centres in the assessment of development applications.	Development Control
	(f) Work with the Department of Planning in relation to actions arising from the Draft Centres Policy.	Forward Planning
1.2.3 Facilitate the uptake of zoned land within centres.	(a) Monitor uptake of zoned retail land in release areas.	Forward Planning
	(b) Encourage development that supports the transition of Windsor Road, Kellyville Village and Rouse Hill Major Centre.	Development Control Economic Development

C2 MAKE CENTRES MORE ATTRACTIVE PLACES TO VISIT

The Centres Direction seeks to encourage the development of vibrant and successful centres throughout the Shire. Important aspects include achieving the right mix of uses within centres (such as cafes and supermarkets that attract customers throughout the day) and making centres an attractive place to visit by improving design quality and the embellishment of community space.

Centres that are ageing, have poor amenity, a lack of quality civic space or a poor mix of retail uses warrant strategies to improve long-term viability and investment within older centres. Strategies include the following: -

- Development of civic spaces
- Design guidelines and public art
- Business Improvement Districts (BIDs)
- Place managers and place making
- Outdoor dining
- Developing night economies

The sustainability of centres including environmental sustainability and the preservation of heritage is another aspect of making centres attractive places to visit.

In order to improve the public domain and streetscape within centres, the Local Commercial Centres Streetscape Audit program will be continued and a Civic Design Manual will be prepared. A review of development controls will also be undertaken to require appropriately located civic space to be provided within centres.

The 'Village Character Analysis Urban Design Guidelines' will be considered in the future assessment of Development Applications for rural villages / centres. These Guidelines provide guidance for streetscape revitalisation and desirable built form within the rural centres.

The implementation of a pilot Business Improvement District program within Castle Hill, Baulkham Hills or Round Corner centres will be investigated to assist with improving the centres in terms of appearance, amenity, and accessibility.

The feasibility of a pilot program that provides a 'Place Manager' to assist businesses in working together and coordinating strategies such as marketing and building improvements will be investigated, with the aim of improving the retail mix, appearance and ongoing viability of centres. Working with industry to encourage a diversity of shopping and entertainment activities within centres will be important in meeting the diverse shopping and recreation needs of the community.

In light of its popularity and importance both economically and socially, outdoor dining will continue to be encouraged, particularly in smaller village and neighbourhood centres. Council will encourage this by developing an integrated dining initiative and the continued enforcement of the Guidelines for Activities in Public Roads.

The creation of vibrant night economies and entertainment clusters in major centres such as Castle Hill and Rouse Hill will be facilitated through the development of specific development control provisions for retail and entertainment activities that operate at night and by Council working with business owners to market these centres as nightlife and entertainment 'hubs'.

The environmental sustainability of centres is important in containing environmental impacts and reducing the reliance of centres on non-renewable resources. Strategies such as the encouragement of best practice in the design of retail developments and the strengthening of development control provisions relating to sustainable building design and materials will be implemented to improve the sustainability of centres.

The early incorporation of heritage items into the planning of centres will assist in retaining a 'sense of place' and cultural links to the Shire's past. Strategies to achieve this include the strengthening of development controls to facilitate the suitable adaptive re-use of heritage items and ensuring that surrounding development in centres is sympathetic to heritage items and their curtilage.

C2.1

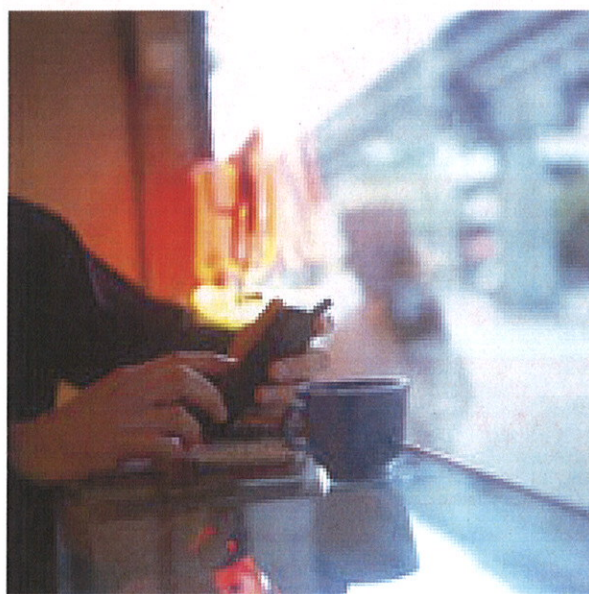
Objective: Achieve centres that are safe, vibrant and active.

Strategy	Action	Lead Team
2.1.1 Improve public domain and streetscape within centres.	(a) Develop a Civic Design Manual to guide the development of centres.	Forward Planning
	(b) Review development controls to require appropriately located civic space within centres.	Forward Planning
	(c) Continue the Local Commercial Centres Streetscape Audit.	Parks and Reserves
2.1.2 Provide opportunities for community interaction in a high quality centre environment.	(a) Reinforce the 'Guidelines for Activities in Public Roads'.	Property
	(b) Develop an integrated outdoor dining initiative focusing on development, leasing and promotion.	Forward Planning Economic Development Property Services Delivery
	(c) Consider the 'Village Character Analysis Urban Design Guidelines' in the assessment of Development Applications for rural centres.	Development Control
2.1.3 Facilitate the creation of vibrant night economies and entertainment precincts within major and town centres.	(a) Prepare specific development provisions for retail and entertainment activities that operate at night.	Forward Planning
	(b) Work with business owners to promote night economy precincts and the development of entertainment clusters.	Economic Development

C2.2

Objective: Provide for attractive centres that address changing lifestyle trends.

Strategy	Action	Lead Team
2.2.1 Facilitate cooperative arrangements with centre operators to implement improvements.	(a) Work with industry to encourage a diversity of shopping and entertainment activities within centres.	Economic Development
	(b) Investigate the feasibility of conducting a pilot program that provides a 'Place Manager' for the Shire's centres.	Economic Development
	(c) Investigate the potential for Business Improvement Districts within the Shire to improve the amenity, accessibility and appearance of centres.	Economic Development



C2.3

Objective: Improve the sustainability of centres.

Strategy	Action	Lead Team
2.3.1 Incorporate environmental sustainability in the design of centres.	(a) Encourage the use of best practice in design for retail developments.	Development Control Health and Environment
	(b) Strengthen development controls relating to sustainable building design and materials.	Forward Planning
2.3.2 Incorporate heritage items into planning for centres.	(a) Review development controls to facilitate adaptive re-use of suitable heritage items within centres and provide for their historic interpretation.	Forward Planning
	(b) Consider the impact of proposed centre development on the significance, visual curtilage and setting of heritage items.	Development Control

C3 MAKE CENTRES ACCESSIBLE TO THE COMMUNITY

Accessibility to and from centres as well as ease of movement within a centre is important. An accessible centre can assist with reducing the reliance on private vehicles, empower the aged and people with a disability to visit shops independently, and provide economic benefits for shops.

Accessibility to Centres

The timely delivery of public transport is important in supporting the development of centres and their continued economic viability. Council has a role in improving accessibility for centres and a number of strategies will be pursued. Some of these include:

- The State Government will be lobbied for the timely provision of key transport infrastructure such as strategic bus corridors and a rail link to the north west.
- The establishment of new local bus routes in release areas to serve new centres and the incoming population is particularly important. This will involve working with local bus companies to ensure public transport options are available at an early stage. Additional funding sources for local public transport infrastructure such as bus stop seating, shelters, and information will also be investigated.
- Applications for Pedestrian Access and Mobility Plan (PAMP) funding will continue, in order to improve pedestrian access to and from centres.
- Continuation of Council's program of footpath and cycleway provision with a focus on accessibility to centres from residential and employment areas. Consideration will also be given to the need for improved signposting of cycleways in the vicinity of centres.
- A review of development controls will be undertaken to require the provision of clearly signposted taxi ranks within centres.

When completed, the Tracks and Trails Strategy will also assist with improving connectivity and accessibility to centres by walking and cycling.



Movement Within Centres

As set out in the Findings, easy accessibility within centres is economically and socially important for the community, business owners and visitors to the Shire.

The creation of easily legible and permeable spaces within existing centres can be made difficult by fragmented ownership, development that lacks cohesion and relationship to surrounding land uses, and poor directional signposting. Council is also restricted in its ability to make improvements to existing civic space that is in private ownership. The acceptance and use of mechanisms such as BIDs may provide an opportunity to achieve improvements in this area.

There are some opportunities for Council to improve accessibility within new centres or when considering proposals for development within existing centres. These include giving consideration to ease of movement within centres, for example grade changes, ramps, potential vehicular conflicts, and integration with surrounding land uses at the development assessment stage.

The preparation of development controls that aim to improve directional signage within major centres and town centres will also be undertaken. This may include a combination of interactive 'touch screen' maps and traditional sign posts, to help people navigate within centres.

Maximising access to, from and within a centre should be a key goal in the preparation of all masterplans for existing and new centres.

Objective: Encourage appropriate transport infrastructure to serve, support and connect centres.

Strategy	Action	Lead Team
3.1.1 Promote timely delivery of public transport to support the development of centres.	(a) Continue to lobby the State Government for a rail link to the north west.	Council
	(b) Lobby for the timely implementation of strategic bus corridors.	Traffic and Transport
	(c) Work with local bus companies to ensure timely development of new bus routes in release areas.	Traffic and Transport
3.1.2 Provide for accessibility to local public transport.	(a) Investigate funding sources for local public transport infrastructure.	Traffic and Transport
	(b) Review development controls to require the provision of clearly signposted taxi ranks within centres.	Forward Planning
3.1.3 Encourage walking and cycling to and from centres.	(a) Support the development and implementation of the Tracks and Trails Strategy.	Forward Planning
	(b) Continue to apply for PAMP funding for local pedestrian facilities.	Traffic and Transport
	(c) Continue the program of footpath and cycleway provision with a focus on accessibility to centres from residential and employment areas.	Traffic and Transport Parks and Reserves
	(d) Consider the need for improved signposting of cycleways in the vicinity of centres.	Parks and Reserves
	(e) Continue to provide pedestrian crossings in proximity to centres as required.	Traffic and Transport

C3.2

Objective: Improve accessibility within centres.

Strategy	Action	Lead Team
3.2.1 Improve permeability and legibility of centres. the and	(a) Consider ease of movement within centres in development assessment.	Development Control
	(b) Prepare development controls to achieve improved directional signage within major centres and town centres.	Forward Planning
	(c) Review development controls to improve the permeability and legibility of centres.	Forward Planning
3.2.2 Improve the connectivity between centre activities.	(a) Promote the consolidation of sites to achieve integrated development within centres.	Forward Planning Development Control

C4 IMPROVE THE FUNCTIONING AND VIABILITY OF EXISTING CENTRES

The redevelopment and revitalisation of existing centres presents a number of challenges for property owners, businesses and Council. Achieving a quality and cohesive design outcome for centres can provide economic and social benefits for the community and may provide opportunities to make better use of existing services and infrastructure.

Factors such as poor streetscape appeal and amenity, insufficient range of retail mix, ageing building stock, shop vacancies and poor connectivity are often present in centres that would benefit from redevelopment or revitalisation projects.

Council can play an important role by providing guidance and assistance to business owners to encourage the revitalisation and redevelopment of existing centres. There are also opportunities to work with business and property owners to achieve a coordinated and cohesive design outcome in the redevelopment of centres.

Particular consideration should be given to the following centres:

- Baulkham Hills retail shopfronts
- Bella Vista
- Belmore Street, Oatlands
- Cross Street, Baulkham Hills
- Dural Rural Centre
- Glenorie Rural Centre
- Round Corner Town Centre
- Woodstock Road, Carlingford

The preparation of masterplans for those centres that have been identified as having renewal potential provides benefits such as setting a cohesive vision and design outcome for a centre, improving connectivity between spaces, and making the best use of infrastructure, such as public transport and the public domain. Masterplanning of centres should consider local circumstances, demographics, general site constraints and accessibility to surrounding land uses. The need to prepare masterplans for some of the centres listed above will be monitored.

The Draft North West Subregional Strategy (action B3.1) indicates that the State Government plans to release a Centres Reinvigoration Report that identifies opportunities and constraints for Strategic Centres across Sydney. When released, Council will implement the State Government's centre reinvigoration initiatives where appropriate and develop local responses.

Design principles will be developed to guide the redevelopment of existing centres. To further facilitate the renewal of strategic and local centres, the Department of Planning's Centre Design Guidelines will be utilised in Council's planning where appropriate (when released) (NWB4.1.1 and C3.1.2).



In order to achieve positive change within older centres, it will be important that Council promote the benefits of centre redevelopment to business and property owners. This will involve working with business owners to identify strengths, weaknesses and opportunities for improvement. A comprehensive package of planning advice will also be developed to promote the opportunities and benefits of centre redevelopment and reinvigoration to land and business owners.

The challenge in revitalising or redeveloping a centre is often exacerbated by fragmented ownership or the restrictive nature of strata laws. Measures to improve this situation include lobbying the State Government to formally review the Strata Schemes Management Act NSW (1997) to enable effective renewal of retail building stock and the development of masterplans.

Key Direction C1 addresses the need to encourage developers to address the current under supply of specific retail types. This will assist in reducing vacancy rates and improve centres viability.

Windsor Road Village

The Retail Analysis identifies the Windsor Road, Kellyville centre as being likely to transition into a village in the near future. To achieve an orderly transition for this centre, a comprehensive planning strategy will be developed to facilitate redevelopment. This planning strategy will include actions such as:

- Working with all sections of Council and the RTA to develop an integrated approach to the development of the centre.
- Preparing a masterplan and site specific development controls for the village and assessing Development Applications in accordance with the masterplan.
- Working with landowners to facilitate the uptake of development opportunities, particularly on the southern side of Windsor Road.



Windsor Road, Kellyville

Objective: Guide the revitalisation and redevelopment of existing centres.

Strategy	Action	Lead Team
4.1.1 Provide guidance and assistance to business owners to revitalise existing centres.	(a) Prepare design principles to guide the redevelopment of existing centres.	Forward Planning
	(b) Utilise the Department of Planning's Centre Design Guidelines where appropriate, when released.	Forward Planning
	(c) Work with business and property owners to achieve a coordinated and cohesive design outcome in centre redevelopment.	Economic Development Development Control
4.1.2 Develop a comprehensive planning strategy for the redevelopment of centres as appropriate.	(a) Prepare a masterplan and site specific development controls for Windsor Road, Kellyville village.	Forward Planning
	(b) Work with all sections of Council and the RTA to develop an integrated approach to the development of the Windsor Road, Kellyville village.	Forward Planning Traffic and Transport
	(c) Monitor the need to prepare masterplans for those centres identified as having renewal potential.	Forward Planning
	(d) Work with landowners to facilitate the uptake of development opportunities.	Forward Planning

C4.2

Objective: Facilitate and promote the revitalisation and redevelopment of existing centres.

Strategy	Action	Lead Team
4.2.1 Revitalise and strengthen the Shire's centres.	(a) Implement the State Government's centre reinvigoration initiatives and develop local responses when released.	Forward Planning
	(b) Lobby the State Government to formally review the Strata Schemes Management Act NSW (1997) to enable effective renewal of retail building stock.	Forward Planning
4.2.2 Promote the benefits of centre redevelopment to business and property owners.	(a) Work with business owners to identify strengths, weaknesses and opportunities for improvement.	Economic Development
	(b) Develop a comprehensive package of planning advice to promote the opportunities and benefits of centre redevelopment.	Forward Planning