

KEY

Active Commercial Frontage
(Ensure pedestrian safety)

Residential Access Frontage

Impact of Southern Sydney Freight Line to be assessed to determine development options

Design "blueprint" to be developed

Review of residential strategy to investigate potential for higher density

Retain as carpark/ service precinct

Timing and impact of extension to be further considered

Exploration of opportunities to expand Hilwa Park

Review of residential strategy to investigate potential for higher density



ATTACHMENT B

Existing pedestrian underpass

Explore enhanced commuter precinct

Review mixed use development opportunities

Review prospect of a "civic space"

Examine relocation of Community Facilities

Upper levels setback for Villawood Place

Enhanced pedestrian crossing facilities

Setback at higher levels not required due to greater footpath width

Upper levels setback for Villawood Place

Enhanced pathway - minor land acquisition - active frontages to be provided to pathway

Lobby State Authority for overhead pedestrian link (long term)

Upper levels setback for Villawood Place and additional height to be considered subject to appropriate urban design analysis at DCP stage

Enhanced pedestrian crossing facilities

Identify a mixed use building form that integrates with adjoining residential development

VILLAWOOD TOWN CENTRE - CONCEPT STRUCTURE PLAN FEBRUARY 2008

NOTES:

The principles of crime prevention through environmental design (CPTED) shall be considered.

Additional parking demands shall be satisfied on site.

Pedestrian/vehicle conflicts shall be minimised