

MILLER TOWN CENTRE

Master Plan

Date: 1 September 2015
Client: Liverpool City Council
ABN: 84 181 182 471



Miller Town Centre

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01

Introduction

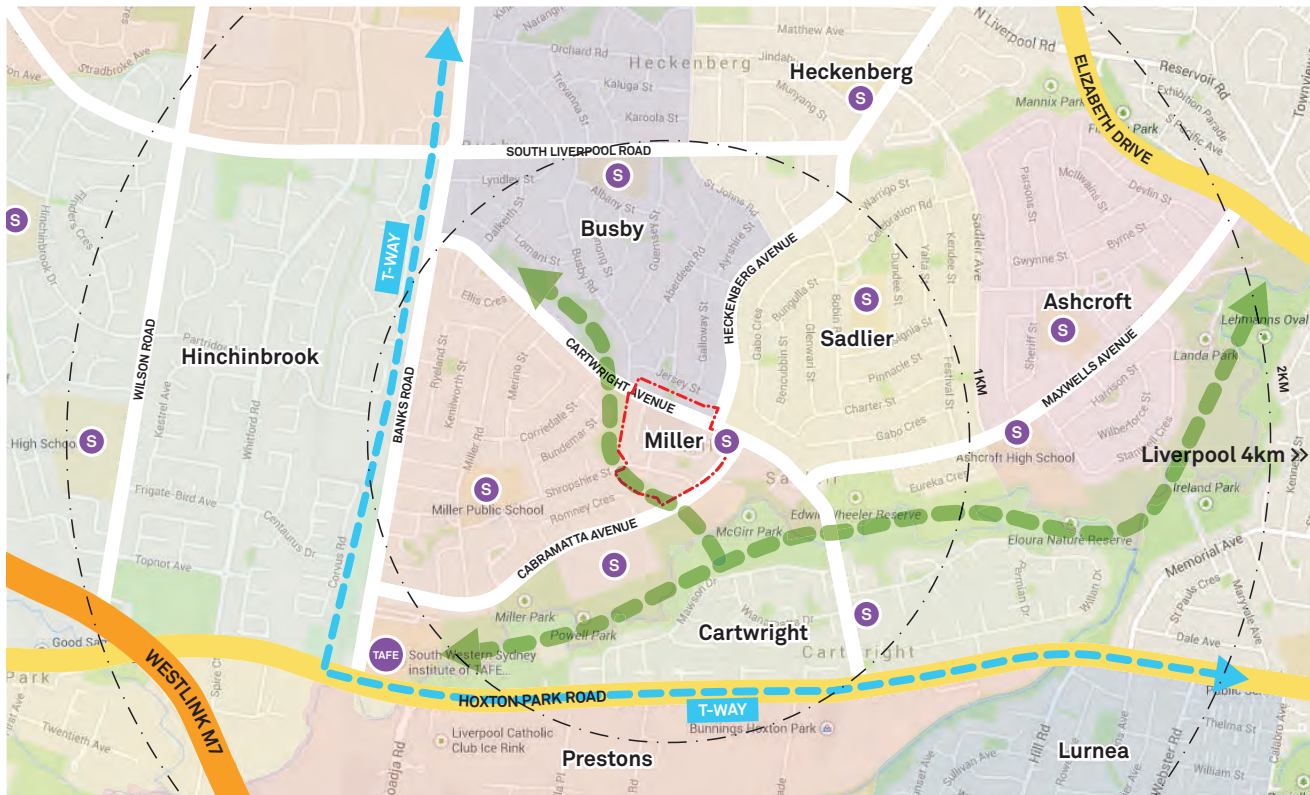


Figure 1 Contextual Setting of Miller Town Centre

01 INTRODUCTION

1.1 Purpose of this Study

The purpose of this study is to provide a framework for guiding future opportunities for Miller Town Centre. The framework aims to benefit all stakeholders, including the local community and provides recommendations for public domain improvements, potential land swaps, opportunities for residents to minimise the effect of social disadvantage and measures for improving safety.

1.2 Regional Context

Land Use Context

The suburb of Miller is located within the Liverpool Local Government Area (LGA).

Major features within a 2km radius of Miller Town Centre include TAFE NSW South Western Sydney Institute (Miller College), Miller Shopping Centre, Michael Wenden Aquatic Leisure Centre, Miller Park, Powell Park and a number of primary and high schools. Miller Town Centre is located 15km to the east of the future Badgerys Creek Airport and 4km west of the centre of Liverpool.

The retail centre of Miller has an estimated catchment of over 17,000 residents within the suburbs of Ashcroft, Busby, Heckenberg, Miller and Sadlier.

Transport

Miller Town Centre is in close proximity to the WestLink M7 and major roads including Hoxton Park Road and Elizabeth Drive. Public transport to the Centre is provided via bus services which connect with the T-Way network providing express services between Parramatta, Miller and Liverpool. The Centre is located 4km west of Liverpool Station and 6km north of the new railway station at Edmondson Park.



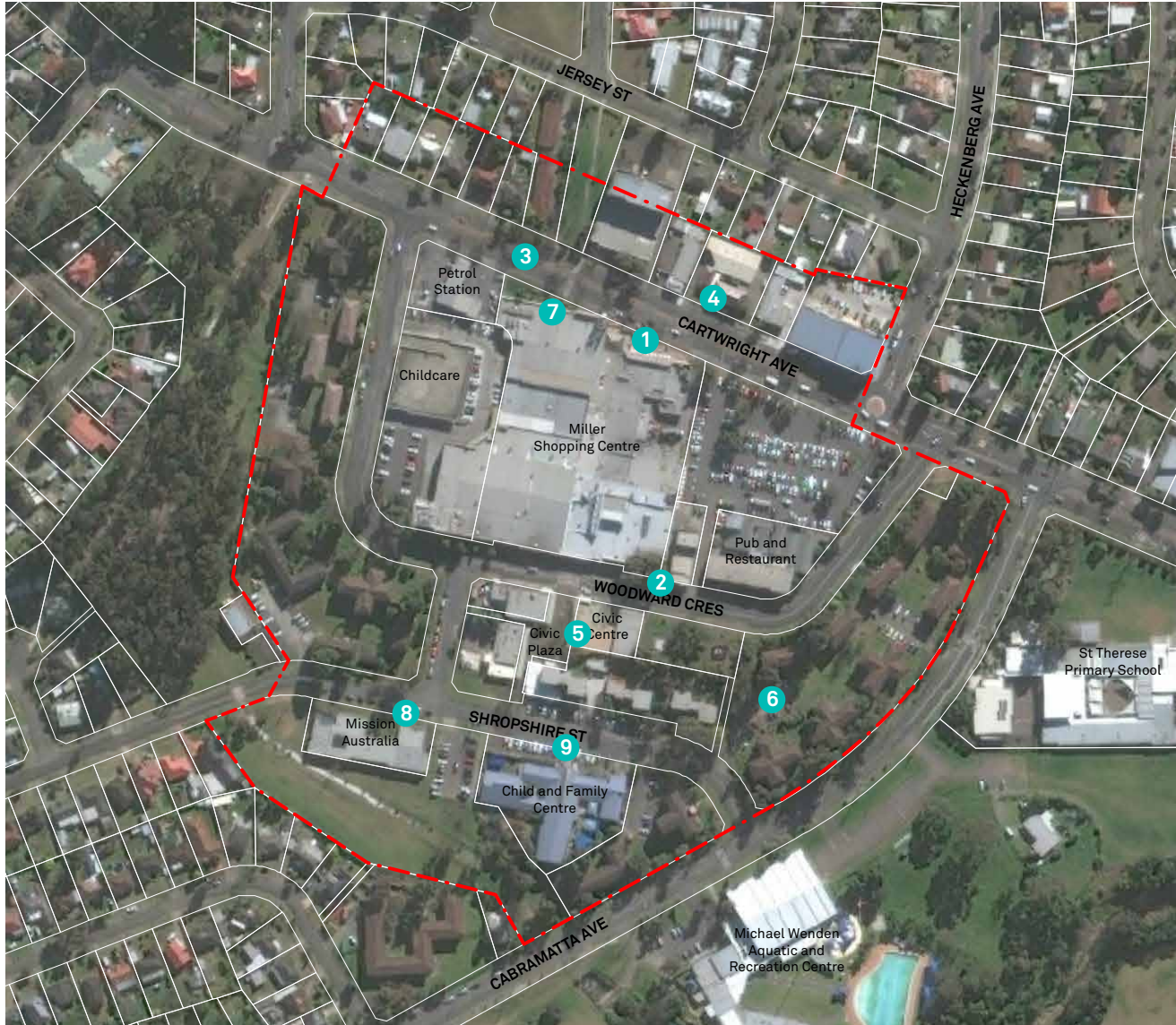


Figure 2 Aerial photo of Miller Town Centre

1.3 Miller Town Centre

Miller Town Centre is an established retail community and residential hub comprising of approximately 11 hectares of both private and publicly owned land. For the purposes of this study the boundary of the Centre is defined by Cartwright Avenue to the north and east, Hoxton Park Road and Cabramatta Creek to the south and Banks Road to the west.

Miller Shopping Centre offers the convenience of a Woolworths supermarket, a new Aldi store which commenced operation in late 2014 and a number of small retail shops. Other uses within the town centre include a Cash Convenience pawnbroker, Green Valley Hotel, Little Village Community Preschool and a Caltex petrol station. Community amenities are located along Woodward Crescent and Shropshire Street and include the Aboriginal Community Health Centre, The Hub (Community Centre), Miller Library, Mission Australia and Miller Child and Family Centre.

Along the northern edge of Cartwright Avenue are a number of single dwellings and small townhouses, a telecommunications substation, fire and ambulance stations, and a few retail shops.

The remainder of the land within the Centre is currently developed as 3 storey residential apartments (owned by Family and Community Services) dating from the 1960s as part of the Green Valley public housing area, areas of at-grade car parking and some underutilised open space.

Cartwright Avenue currently provides the main vehicular route into the Centre and operates as the major activity spine. Woodward Crescent wraps the retail core to the west, south and east, and provides easy access for bus services and taxis away from the busy customer car parking area at Cartwright Avenue.

Immediately to the east of the study area are St Therese Primary School, the PCYC and the Michael Wenden Aquatic and Recreation Centre.

1.4 History of Miller

The suburb of Miller was part of the area originally known as 'Green Valley' which was home to the Cabrogal people who spoke the Darug language.

When Governor Lachlan Macquarie established a town at nearby Liverpool in 1810, the surrounding areas were granted to British settlers who cleared the forests for use as farmlands (Wikipedia, 2015). One of the first settlers in the area was Peter Miller, an Irish immigrant who came to Australia as a baby and grew into a prosperous farmer.

By the 1960s, Sydney's suburban sprawl had reached Liverpool and in 1961 building began on the Green Valley Housing Estate. Green Valley originally included the suburbs now known as Ashcroft, Busby, Cartwright, Heckenberg, Miller, Sadleir and parts of Hinchinbrook and Mount Pritchard.

The Green Valley Housing Estate has a history of low education levels, unemployment, poverty, family dysfunction, and mental health and drug and alcohol problems. The Estate lacked essential services such as banks, police and health, and stigma and discrimination were a problem. Today, Miller continues to be identified as a highly disadvantaged area, ranking second highest (737.5) on the 2006 Socio-Economic Index for Areas (SEIFA) scale compared to all suburbs in Liverpool LGA.

The population of Miller has been declining since the early 1990s as a result of relative stability in the number of dwellings being constructed in the suburb, and a decline in average household size. The area still has a high concentration of public housing dwellings and ageing infrastructure, and is in need of urban renewal.

In 1999, the Community 2168 Project – a reference to the Miller local postcode – began which is a community renewal and capacity building partnership. The Community 2168 Project is one of the major community renewal initiatives in NSW and receives support from the state government, human service agencies, local government and the local community.



Progress shot of Green Valley project
Source State Library of NSW



Progress shot of Green Valley project
Source State Library of NSW

1.5 Crime Prevention Through Environmental Design (CPTED)

1.5.1 Introduction

The built environment does not cause criminal behaviour, but its propensity to influence behaviour is well recognised. Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the design, planning and structure of cities and neighbourhoods. It aims to reduce opportunities for crime by employing design and place management principles that reduce the likelihood of essential crime ingredients from occurring.

Many predatory offenders make cost/benefit assessments of potential crime victims and targets before committing criminal acts. Principally, CPTED seeks to influence offender decision-making by creating the reality, or perception that the costs of committing a crime are greater than the likely benefits. This can be done by heightening perceptions of risk to the offender (detection, challenge and apprehension), increasing the effort required to commit crime (time, energy and required resources), reducing actual and perceived crime rewards (minimising, removing or concealing benefits) and by eliminating or reducing conditions that offenders can use to rationalise or excuse criminal behaviour.

Based upon Australia and New Zealand Risk Management Standard AS/NZS ISO 31000:2009, CPTED employs qualitative and quantitative measures of the physical and social environment to create a contextually adjustable approach to the treatment of crime opportunity.

In order to reduce crime opportunity, a crime risk assessment can be undertaken to understand potential crime-enabling issues, which includes:

- › Surveillance;
- › Lighting/ technical supervision;
- › Territorial reinforcement;
- › Environmental maintenance;
- › Activity and space management;
- › Access control; and
- › Design, definition and designation (conflict).

The above crime risk assessment has been undertaken for Miller, taking into account Miller's known crime issues, to inform recommendations and crime risk mitigation methods during the design process of this master plan.

1.5.2 Known Social and Crime Issues

Miller was identified as a highly disadvantaged area, ranking second highest (737.5) on the 2006 Socio-Economic Index for Areas (SEIFA) scale compared to all suburbs in Liverpool LGA. Miller was also noted as Sydney's most disadvantaged SA2 area (Ashcroft-Busby-Miller) in the 2011 Census (SEIFA).

A safety audit conducted by Council in February 2012 highlighted the poor appearance of the local area, the need for urban renewal to improve the physical environment and the significant social issues present within Miller. Some of these social issues include:

- › Mental health issues;
- › Drug and alcohol issues;
- › High rate of unemployment;

- › Intergenerational unemployment;
- › High rate of youth unemployment;
- › High rate of early school leavers;
- › Perceptions of safety are poor;
- › High instances of domestic violence;
- › High proportion of low income earners;
- › Out of date and low quality shopping centre;
- › Type of accommodation - studio apartments - tends to lead to people with mental health issues, single men, ex-criminals living in the area;
- › Ageing housing stock and high concentration of social housing leading to limited social mix; and
- › Graffiti and other vandalism

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research represent criminal incidents recorded by NSW Police.

A review of the local statistics identified a number of types of crime that occurred between 2013 and 2014, including:

- › Robbery;
- › Break and enter;
- › Malicious damage;
- › Assaults;
- › Assaults – domestic violence; and
- › Theft - motor vehicle.

Further information in the form of diagrams showing hotspots and pie charts demonstrating the breakdown can be referred in Figures 3-10.

Surveillance

As it stands today, Miller is a predominantly internalised town centre, and promotes travel to and from destination points by car. There is very little natural surveillance on the streets from ground floor retail activity and open space is often fronted by back fences, side walls of buildings or car parking areas.

In order to maximise passive surveillance within Miller Town Centre, the master plan should strive to achieve:

- › Orientation of buildings/windows/balconies to overlook public spaces and streets;
- › Even building frontage alignment to avoid inset doorways and hidden entrances;
- › Loading docks which are protected by strategically located offices and other active uses;
- › Open spaces which use low height vegetation and large, high branching trees to provide shade and to add to the aesthetic appeal, without impeding sight lines;
- › Clear sight lines through parks and plazas which eliminate blind spots/hiding places/ places for concealment;
- › Placement of 'high risk' areas/uses in close proximity to good natural surveillance; and
- › Underground/enclosed parking areas which limit the extent of non permeable structures such as concrete columns and wall, and have ceiling heights over 2.2m to create the feeling of spaciousness and comfort.

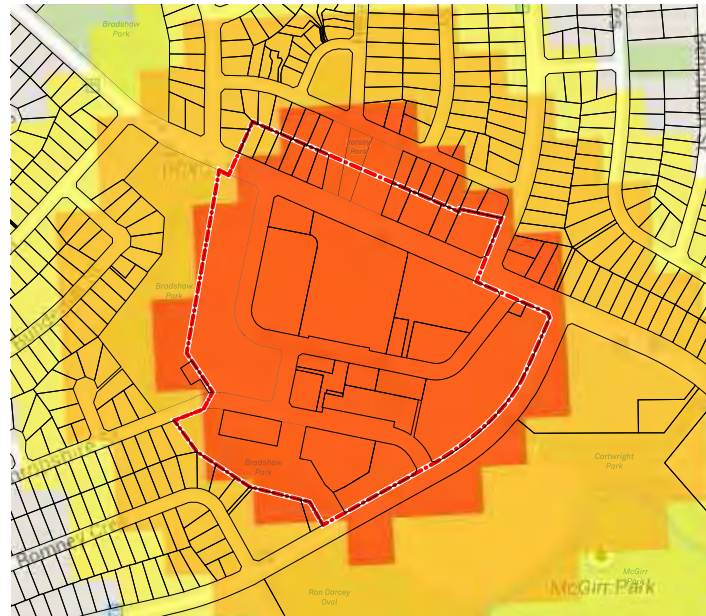


Figure 3 Incidents of Assault (Non-domestic 2013-2014)
Source NSW Bureau of Crime Statistics and Research

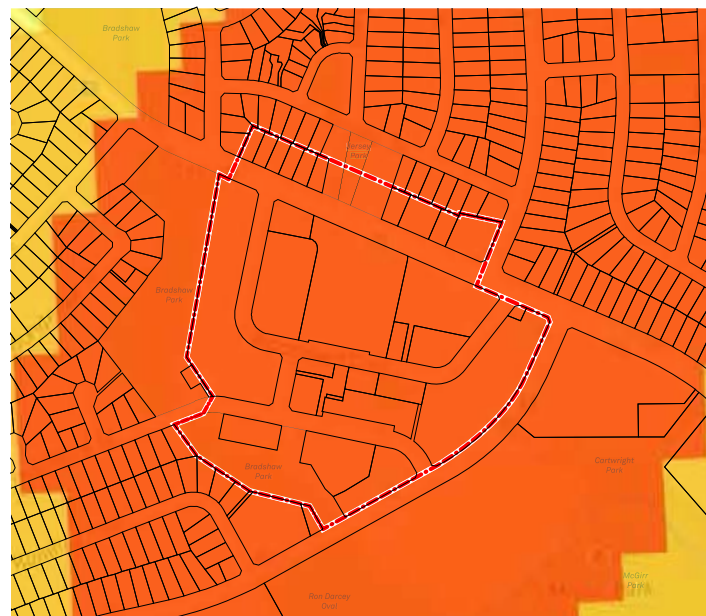


Figure 4 Incidents of Malicious Damage to Property (2013-2014)
Source NSW Bureau of Crime Statistics and Research

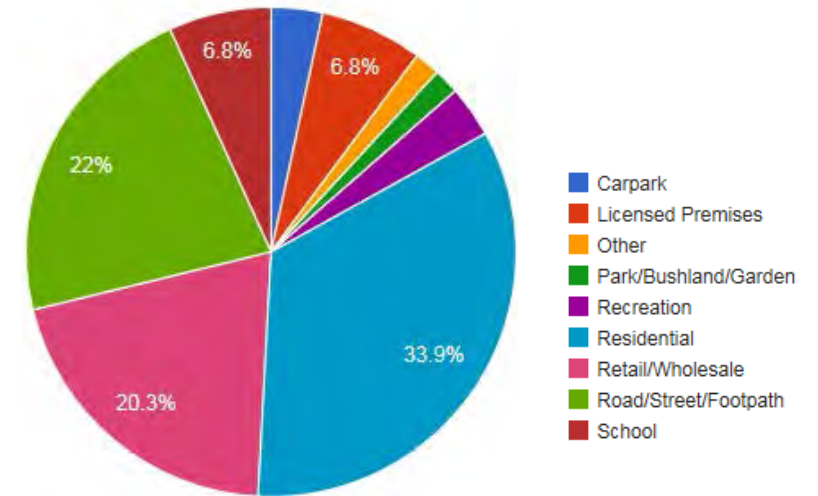


Figure 5 Incidents of Assault (Non-domestic) in the Suburb of Miller (2013-2014) by Premises
Source NSW Bureau of Crime Statistics and Research

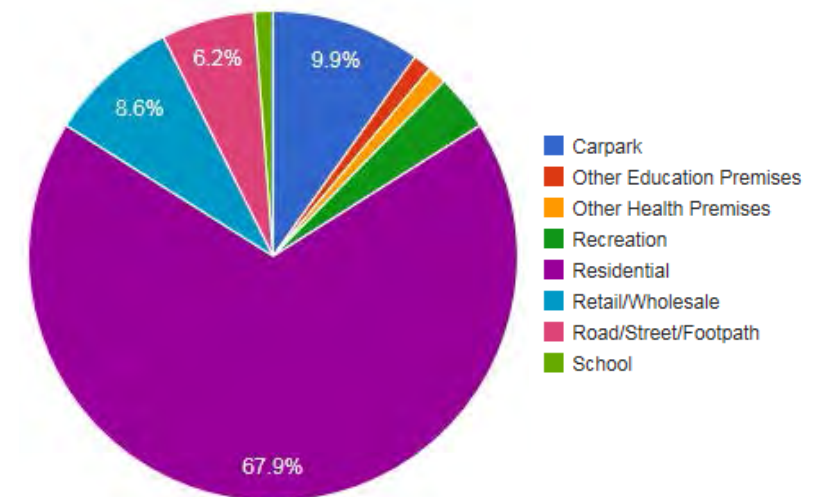


Figure 6 Incidents of Malicious Damage to Property in the Suburb of Miller (2013-2014) by Premises
Source NSW Bureau of Crime Statistics and Research

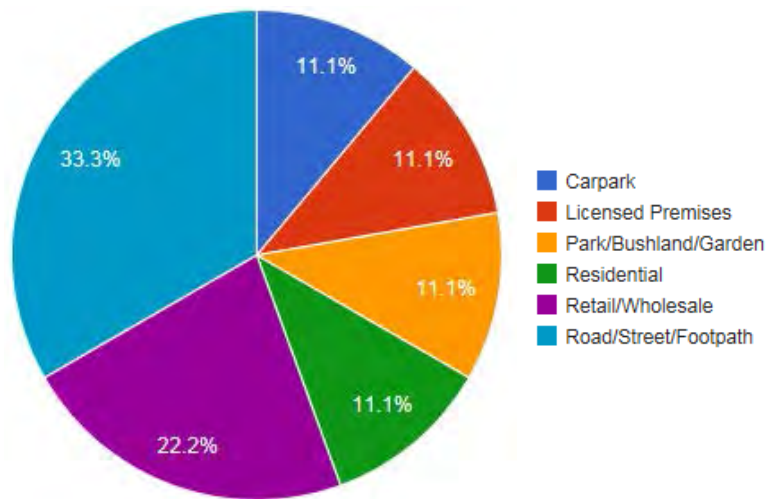


Figure 7 Incidents of Robbery in the Suburb of Miller (2013-2014) by Premises
Source NSW Bureau of Crime Statistics and Research

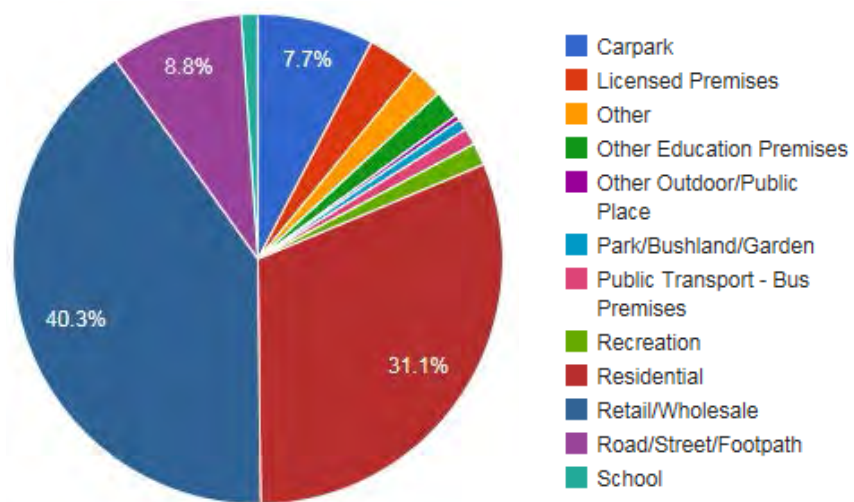


Figure 8 Incidents of Theft in the Suburb of Miller (2013-2014) by Premises
Source NSW Bureau of Crime Statistics and Research

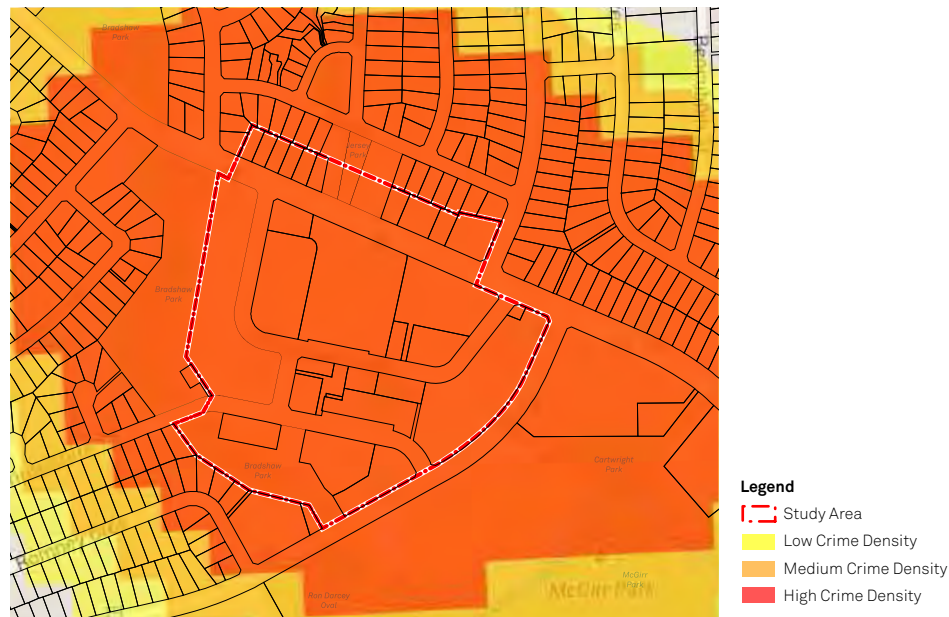


Figure 9 Incidents of Robbery (2013-2014)
Source NSW Bureau of Crime Statistics and Research

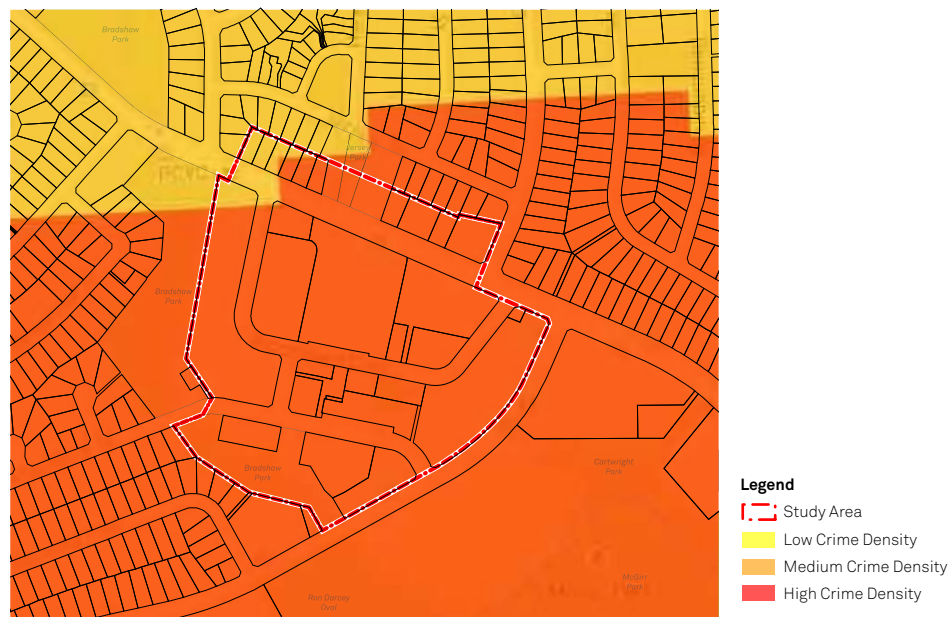


Figure 10 Incidents of Theft - Break and Enter of Dwellings (2013-2014)
Source NSW Bureau of Crime Statistics and Research

Lighting/ Technical Supervision

Lighting within Miller Town Centre is limited to tall street lights, under awning lighting and ambient lighting from signage. There is ample opportunity to improve the lighting of public spaces within the centre of Miller.

Lighting for public streets, car parks and pedestrian areas should meet minimum Australia and New Zealand Lighting Standards (AS/NZS 1158 – Lighting for roads and public spaces). Effective lighting can increase feelings of personal safety, increase activity, improve visibility, discourage criminal activity and increase the likelihood that offenders will be detected and apprehended.

It is important that public spaces employ the use of pedestrian scale lighting, that responds to the environmental need. Bollard lighting is not recommended as their ability to illuminate pedestrians and other objects along or near pathways is generally poor. Bollard lighting is also commonly vandalised.

Areas adjacent to pathways, for example parks and plazas, as well as car parking areas and the like, should be well lit and avoid opportunities for concealment or entrapment.

Territorial Reinforcement

Territorial reinforcement is the design of a particular area to create a sense of territoriality and sense of ownership by the appropriate users. This territoriality produces a perceived increase risk of detection to an unauthorised user. By creating this sense of ownership, users of a space develop a vested interest in that space and are then more likely to challenge intruders and report them to the appropriate authorities. This sense of owned space also creates an environment where 'unauthorised users' or 'intruders' stand out which creates a perceived increase in the risk of detection.

Whilst focussed around a 'big box' Shopping Centre, Miller has many community uses which are spread around the Centre. More intensive clustering of similar uses may help to create this sense of ownership.

Effective way-finding signage is an important part of the success and appeal of a town centre. Knowing how and where to enter and exit the Shopping Centre, community amenities and public places, and find assistance can impact perceptions of safety, victim vulnerability and crime opportunity. Miller Shopping Centre lacks a clearly defined and celebrated entry point both at the main entrance opposite the carpark and the secondary entrance on Woodward Crescent. With no windows, lack of street connection, limited lighting and architectural expression, the Shopping Centre lacks appeal and a sense of place.

People are commonly attracted to vibrant public areas which contain street art, sculptures or visual depictions of a community's historical, physical and social progress. Miller's rich public art collection and unique history may play a part in gaining community buy-in and establishing a sense of pride. Well used areas are in-turn made safer by natural community supervision.

Environmental Maintenance

It is important that the community are aware of the investment in their centre, and that it is maintained appropriately and not left to decay.

Any graffiti, vandalism and maintenance issues (lighting, rubbish, landscaping etc) should be promptly dealt with to ensure the centre is perceived as a highly valued space.

Access control

It is important that a clear network of streets, pedestrian walkways, plazas and parks is determined for Miller Town Centre.

An ill defined pedestrian network in Miller, and limited directional signage throughout the centre, makes navigation difficult. Cut-through pathways which are inactive (for example Miller Square and Jersey Park) need to be reviewed for safety and design.

All vehicular entries to carparking areas should be signed clearly to encourage movement in a particular pattern. Building entries also require clearly defined, well lit and signed entry points.

There must be a clear definition between public and private spaces, through the use of permeable fences, planting and other design elements.

Design, definition and designation (conflict)

The community and visitors should be aware of who is responsible for which space within and around the Town Centre. The design and designated 'purpose' of a space should make it clear who owns it, cares for it and is responsible for it, as well as who is welcome to use it. Spatial definition is an important factor in the design of the centre and can be achieved through the use of simple signage and other visual clues.



02

Planning Context

02 PLANNING CONTROLS

2.1 Liverpool Local Environment Plan (LEP) 2008

The Liverpool Local Environment Plan (LEP) 2008 provides the statutory framework for land use planning, development controls and standards within the Liverpool LGA.

2.1.1 Land Zoning

Miller Town Centre is zoned predominantly as B2 Local Centre with the intent of this zoning being to provide a range of retail, business, entertainment and community uses, as well as allowing for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level.

Residential flat buildings and shop top housing are permitted in the B2 zone.

Local centres are typically characterised with a supermarket and a number of specialty shops, and often provide an internal mall / pedestrian priority area. Community facilities and services located nearby serve as strong support amenity for the Centre.

Miller Town Centre is surrounded by R4 High Density Residential zoned land, which may provide the opportunity for a variety of housing types including attached dwellings, multi dwelling housing, residential flat buildings, as well as shop top housing and neighbourhood shops. In order for this to be feasible, an increase in allowable height and floor space would be required.

Cabramatta Creek and the associated open space corridor to the south of Miller Town Centre is zoned RE1 Public Recreation.

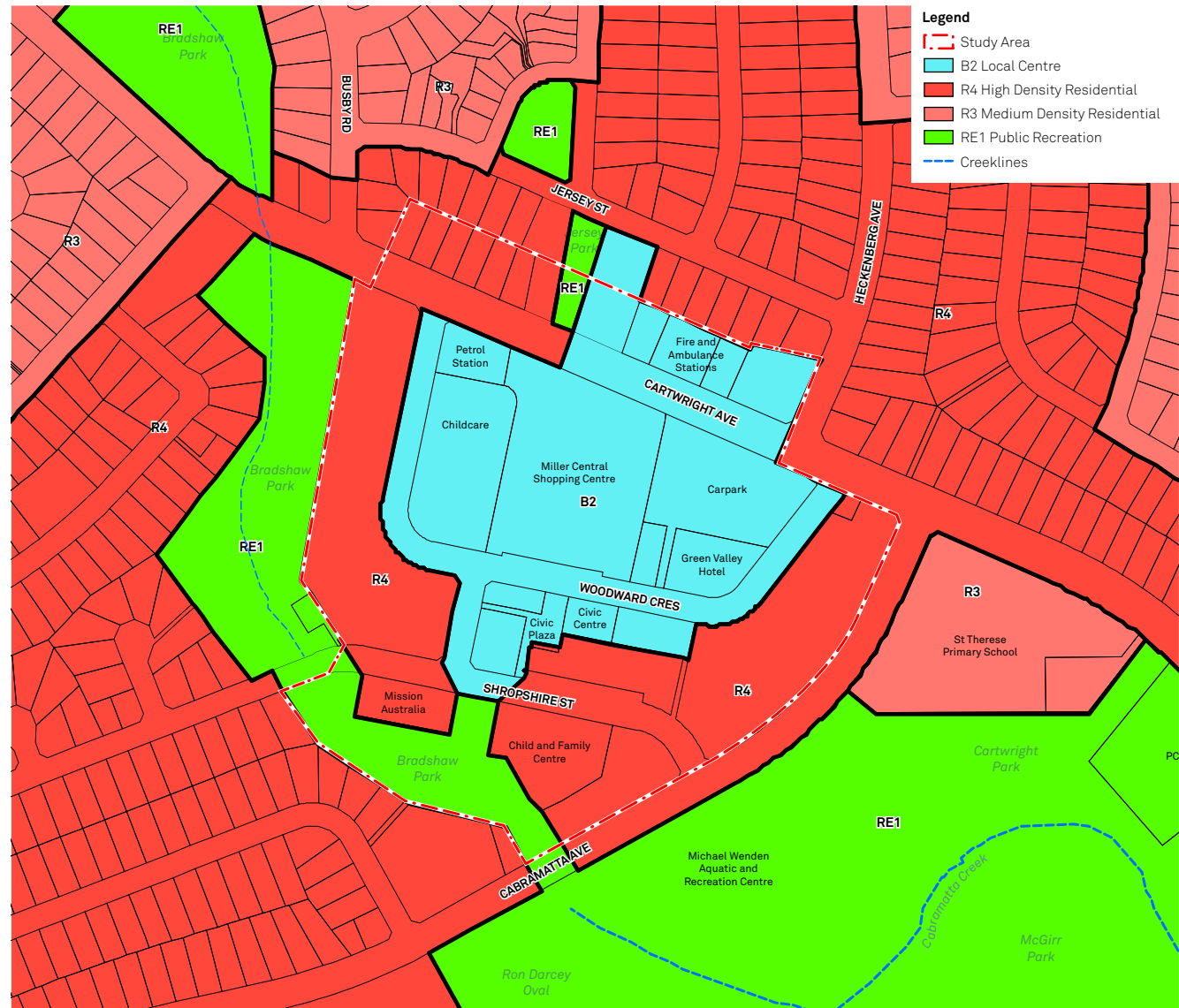


Figure 11 Land Zoning - Liverpool LEP 2008

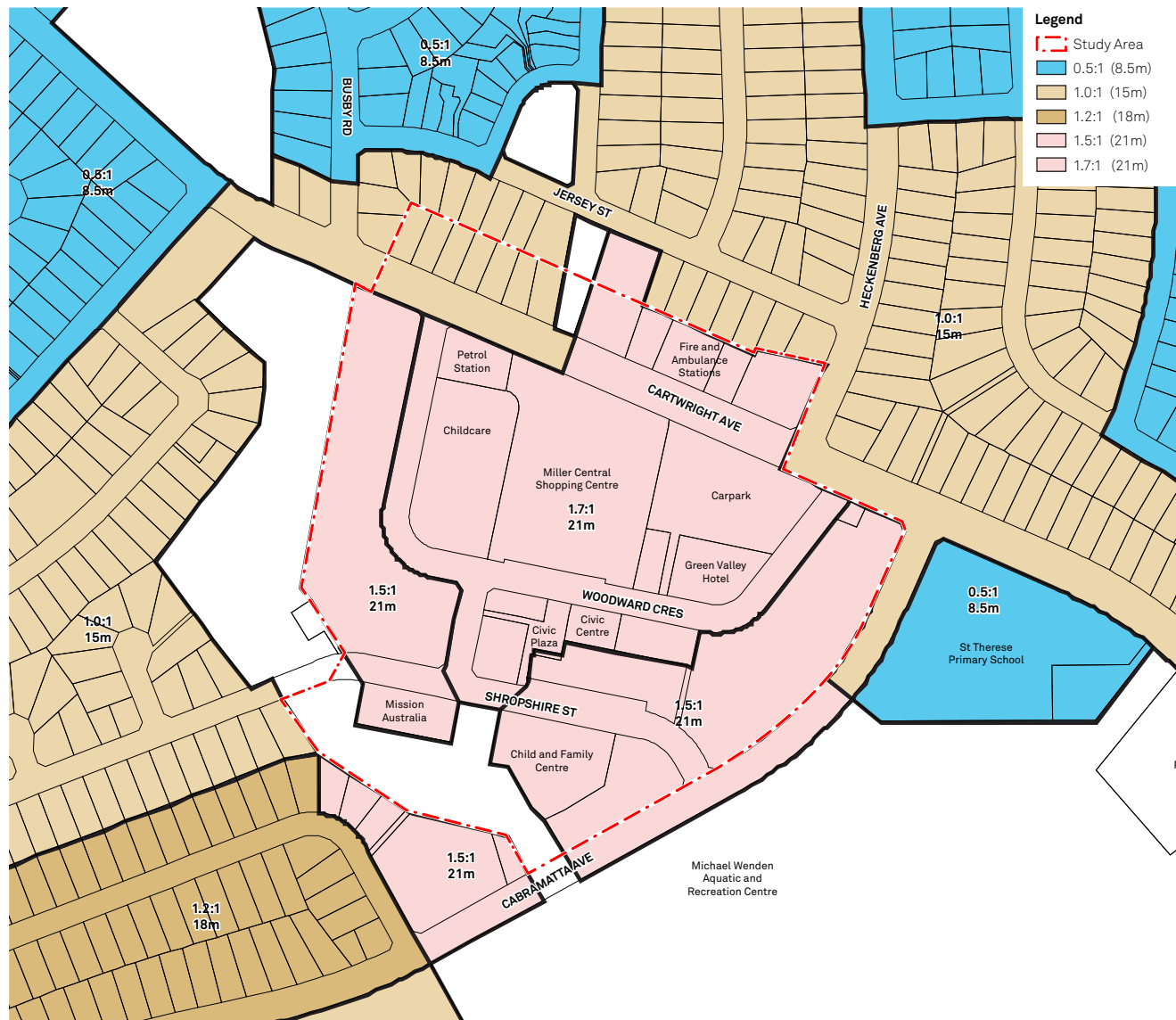


Figure 12 Floor Space Ratio and Height of Buildings - Liverpool LEP 2008

2.1.2 Building Heights and Floor Space Ratio

Miller Town Centre is subject to a maximum building height control of 21m (around 7 storeys) and an FSR of 1.7:1 in the core of the town centre and an FSR of 1.5:1 for the remainder of the Town Centre.

The R4 High Density Residential zoned land has a maximum height control of 15m and an FSR of 1:1. These controls do not encourage the type of redevelopment which the R4 zone permits.

2.1.3 Lot Size

The minimum lot size for the Town Centre is specified as 1,000m² under the Liverpool LEP 2008.

This lot size is consistent with the Liverpool DCP requirement for lots of greater than 1,000m² for multi dwelling housing (refer Section 2.2.3).

As the majority of lots within the Town Centre are greater than 1,000m² in size, this is an appropriate control, and will encourage amalgamation of lots on the northern edge of Cartwright Avenue.

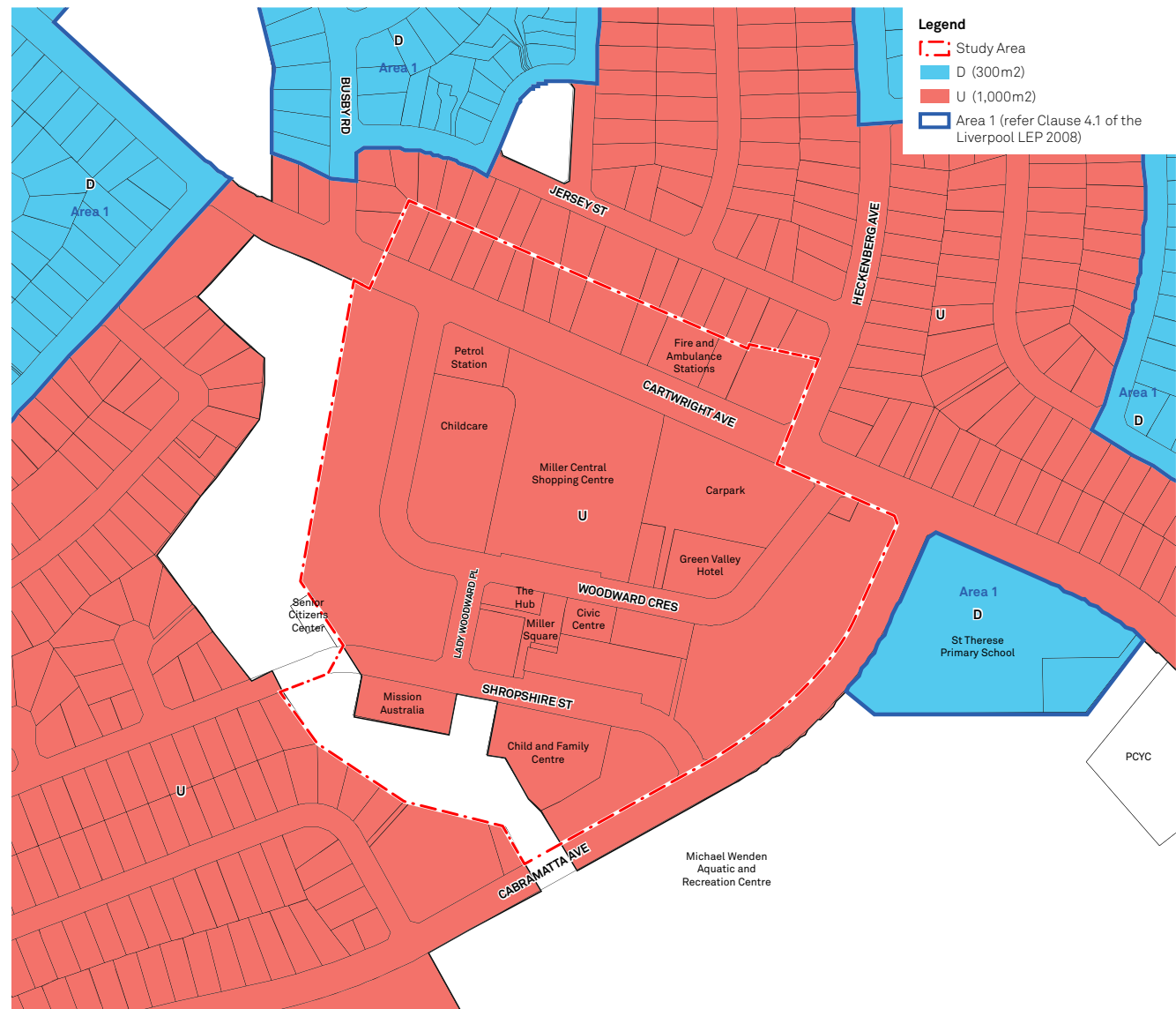


Figure 13 Land Zoning - Liverpool LEP 2008

2.2 Liverpool Development Control Plan (DCP) 2008

Miller Town Centre is subject to development guidelines within the Liverpool Development Control Plan (DCP) 2008, in particular, Part 1 *General Controls for All Development*, Part 3 *Dwelling Houses* and Part 6 *Development in Business Areas*.

2.2.1 DCP Part 1 : General Controls for All Development

Part 1 of the Liverpool DCP 2008 provides guidelines on how best to protect and improve the overall quality of the LGA. Of particular note for Miller Town Centre are the following controls:

- > Chapter 3 - Landscaping and incorporation of Existing Trees;
- > Chapter 4 - Bushland and Fauna Habitat Preservation;
- > Chapter 6 - Water Cycle Management;
- > Chapter 9 - Flooding Risk;
- > Chapter 17 - Heritage and Archaeological Sites;
- > Chapter 20 - Car Parking and Access, and provision requirements according to land use;
- > Chapter 21 - Subdivision of Land and Buildings (specifically Chapter 21.5 Industrial and Business zones);
- > Chapter 22 - Water Conservation;
- > Chapter 23 - Energy Conservation; and
- > Chapter 25 - Waste Disposal and Re-use Facilities.

2.2.2 DCP Part 6 Development in Business Areas

Liverpool DCP 2008 Part 6 *Development in Business Areas* (version dated 25 July 2014) applies to all land zoned for business uses under Liverpool LEP 2008, with the exception of the Liverpool City Centre. The objectives of this part of the DCP are to support, strengthen and grow the business activity, improve the design and human activity and accessibility within centres, and to provide housing choice.

Of particular note in Part 6 of the DCP are the chapters listed below. Other chapters, which relate to specific types of land use (e.g. cafes / outdoor dining, childcare centres or service stations) may also be applicable at more detailed development and proposal stages.

- > Chapter 3 - Site Planning: compatibility of town centre development to the surrounding area and users, accessibility considerations;
- > Chapter 4 - Setbacks to provide separation from and amenity for surrounding land uses;
- > Chapter 5 - Landscaped Areas and Pedestrian Areas including provision of active street frontages, provision of public domain places and safe pedestrian linkages;
- > Chapter 6 - Building Form, Streetscape and Layout;
- > Chapter 7 - Landscaping and Fencing;
- > Chapter 8 - Car Parking and Access provisions;
- > Chapter 9 - Amenity and Environmental Impact;
- > Chapter 10 - Site Services; and
- > Chapter 12 - Shop Top Housing.

2.2.3 Part 3.6 - Multi Dwelling Housing (Terraces, Townhouses and Villas) in the R3 and R4 zones

Subdivision, Frontage and Lot Size

The minimum lot size for multi dwelling housing is 1,000m² and a lot width of 22m.

Where townhouse or villa development is proposed, the minimum lot size shall be 650m² and the lot width 18m.

The amalgamation of land parcels into larger development sites is encouraged as this will result in better forms of housing development and design.

Setbacks

Front Setbacks

Road	Front Setback	Secondary Setback*
Classified Roads	7.0m	7.0m
Other Streets (ground floor)	4.5m	2.5m
Other Streets (first floor)	5.5m	2.5m

*Along the longest length boundary.

Side and Rear Setbacks

Item	Side	Rear
Ground floor without windows to habitable rooms	0.9m	4.0m
Ground floor with windows to habitable rooms	4.0m	4.0m
First floor without windows to habitable rooms	1.2m	4.5m
First floor with windows to habitable rooms and neighbouring private open space	4.0m	6.0m

Landscaped Area and Private Open Space

A minimum of 20% of the site area shall consist of a landscape area, this may include lawn, deep rooted trees, garden beds and mulched areas.

A minimum unencumbered area of 4 x 5m shall be provided within the rear setback to accommodate deep rooted trees.

Amenity and Environmental Impact

Adjoining properties must receive a minimum of three hours of sunlight between

- 9am and 5pm on 21 June to at least:
 - One living, rumpus room or the like; and
 - 50% of the private open space.

2.2.4 Part 3.7 – Residential Flat Buildings

Site Area and Frontage

A minimum lot width of 24m is required for residential flat buildings.

The amalgamation of land parcels into larger development sites is encouraged as this will result in better forms of housing development and design.

Site Planning

The development will need to satisfy the requirements of State Environmental Planning Policy No 65—Design Quality of Residential Flat Development.

Setbacks

Front and Secondary Setbacks

Road	Front Setback	Secondary Setback*
Classified Roads	7.0m	7.0m
Other Streets	5.5m	5.5m

*Along the longest length boundary.

Side and Rear Setbacks

Item	Side	Rear
Boundary to land in R2 & R3 zones	10m	10m
Boundary to land in R2 & R3 zones (no windows to habitable rooms)	10m	10m
Boundary to land in R4 zone (First 10m in height, excluding roof/attic)	3m	8m
Boundary to land in R4 zone (Greater than 10m in height)	8m	8m
Boundary to public open space	6m	6m

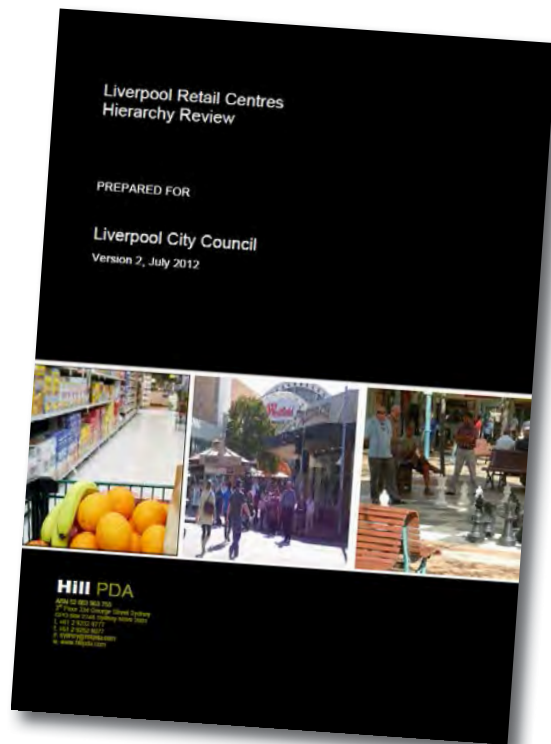
Landscaped Area and Private Open Space

A minimum of 25% of the site area shall be landscaped area.

Amenity and Environmental Impact

Adjoining properties must receive a minimum of three hours of sunlight between

- 9am and 5pm on 21 June to at least:
 - One living, rumpus room or the like; and
 - 50% of the private open space.



Liverpool Retail Centres Hierarchy Review 2012

The *Liverpool Retail Centres Hierarchy Review* was prepared for Liverpool City Council in 2012 by Hill PDA. The *Liverpool Retail Centres Hierarchy Review* included:

- Assessing the scale and function of existing commercial centres;
- Forecasting retail expenditure; and
- Determining whether the forecast supply of commercial sites would meet the projected demand.

Miller Town Centre is assessed in the report for its current retail offer and its potential future demand. The following points are made in relation to Miller Town Centre:

- The existing retail centre is identified as a village in the hierarchy, characterised by a retail area containing a small supermarket and small shops, surrounded by residential area (between 2,100 and 5,500 dwellings). The centre services the suburbs of Miller, Cartwright Ashcroft Sadlier, Busby and Heckenberg, with a total population of about 17,800 people (per 2006 census).
- Current total floor space of 9,653m² (as of December 2011) in the shopping centre (retail), with a further 2,030m² outside Miller Town Centre area. Miller Town Centre also supports a number of community services e.g. medical centre, community centre, library and fire station.
- Level of trade at the time of the assessment was considered to be poor, potentially due to demographic aspects affecting the area.

- Miller Town Centre has potential to function as a town centre in the future if further retail floor space is achieved. A town centre is characterised by having one or two supermarkets, community facilities, supported by a residential area (between 4,500 and 9,500 dwellings).
- Potential growth for Miller Town Centre is broken into the short term and medium term as follows:
 - In the short term (2011-2019) the report suggests supporting proposed redevelopment or extension of the existing Centre to increase the existing level of activity and increase offering choice for the surrounding residential market.
 - In the medium term (2019 – 2026) the report suggests growth to meet increased consumer demand associated with higher future populations in the area. The report suggests that growth may include an additional supermarket (of about 3,000m²) and / or specialty retail floor space (approx. 2,000m²) located within either Miller or the Valley Plaza.
- Future growth may be challenged by a lack of investment and the rise (investment and economic activity) in nearby retail centres.

Since the report was released in 2012, Miller Shopping Centre has secured Aldi as a tenant having commenced operation in late 2014. This provides the growth required for the medium term, 5 years earlier than was expected.

2.3 Community 2168 Project

The Community 2168 is a major community renewal and capacity building partnership project which has been operating for 15 years. Community 2168 receives financial and in kind support from the NSW Government, human service agencies, local government and the local community.

The *Community 2168 Strategic Plan 2012 – 2015* provides strategic direction and desired outcomes, as well as a three-year action plan.

The plan comprises six priority and outcome areas:

› **Community Engagement, Participation and Communication**

Outcome: An informed community that engages and participates in local activities and programs.

› **Community Capacity and Governance**

Outcome: A sustainable community model with the capacity for residents to manage local affairs in partnership with service providers.

› **Community Safety**

Outcome: A safe, healthy and harmonious community that provides opportunities for families, children and young people.

› **Community Links and Networking**

Outcome: A strong community that works together to achieve outcomes.

› **Community Amenities and Facilities**

Outcome: A community that has access to facilities and amenities that reflect its diversity, fostering ownership and pride in the area.

› **Community Pride and Identity**

Outcome: A community that has access to facilities and amenities that reflect its diversity.

› **Training and Sector Development**

Outcome: A community that transfers knowledge of best practice in community renewal, participation and engagement.



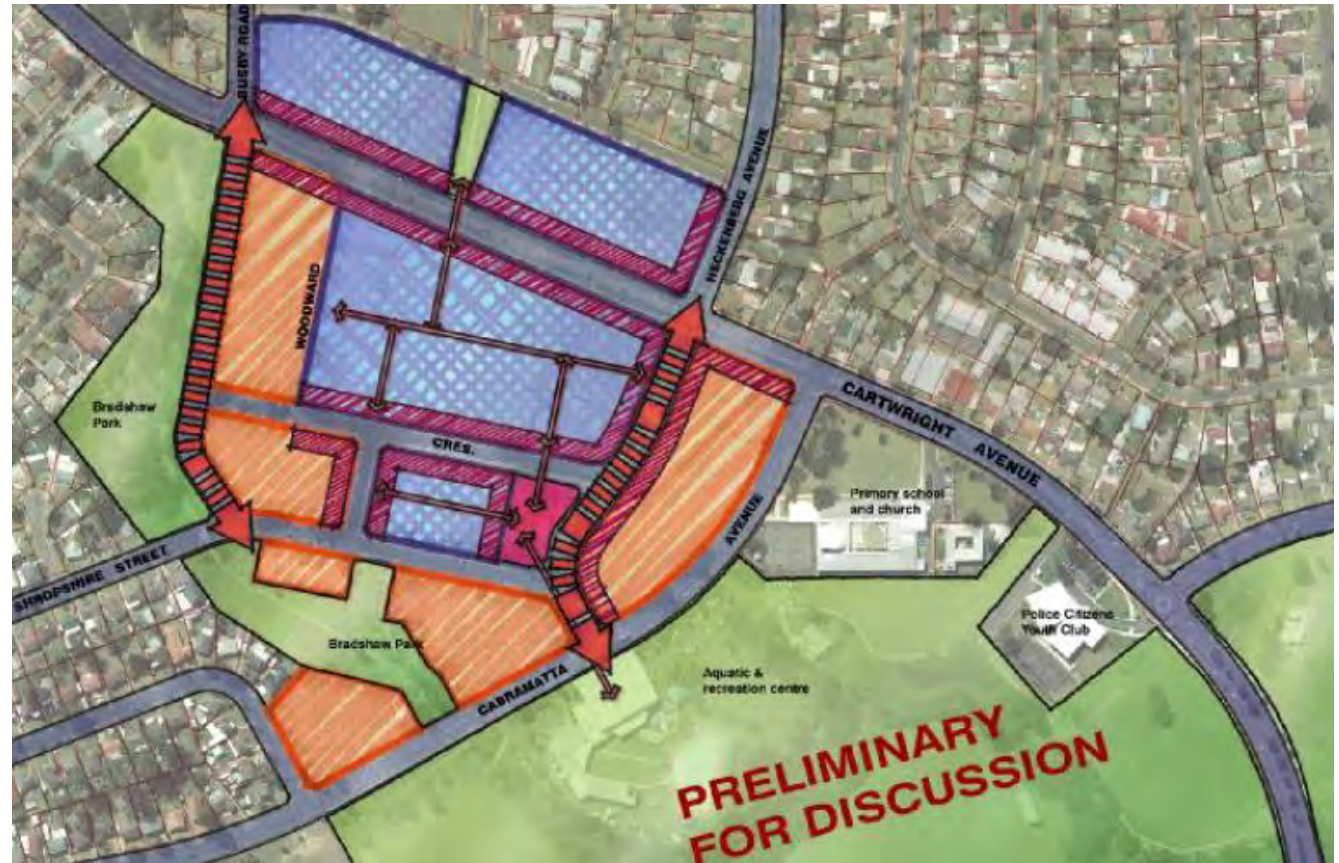
2.4 Concept Draft Master Plan for Miller Town Centre, 2009

Liverpool City Council prepared a preliminary master plan concept in 2009 (for internal purposes only) which investigated substantial changes to Miller Town Centre. The master plan explored the potential for land swaps, improved site lines and relocation of Miller Square.

The aims of the master plan were to:

- > Improve connections for both pedestrians and vehicles;
- > Provide quality, usable and safe open space;
- > Encourage private investment in the town centre;
- > Improve sightlines and surveillance;
- > Improve safety within the public domain;
- > Integrate public and private space;
- > Provide a plan that the community can be proud of; and
- > Establish new possibilities for Miller Town Centre.

The Rouse Hill Town Centre was explored as a precedent for Miller. The various types of open space, connections, pedestrian friendly streets active frontages and mix of uses are accepted as a favourable outcome.



2.5 Development Proposal DA-62/2015

Lot 2 and 4 DP 219028 and Lot 2 DP 545358 90 Cartwright Avenue, Miller

The subject site is a large 2.59 hectare site that primarily accommodates the Miller Shopping Centre and ancillary parking facilities. The proposed development site relates to an irregular shaped section of the overall allotment situated within the north-eastern section of the existing large land parcel at the junction of Cartwright Avenue and Woodward Crescent. The proposed development site currently contains at-grade car parking facilities for the existing Miller Shopping Centre.

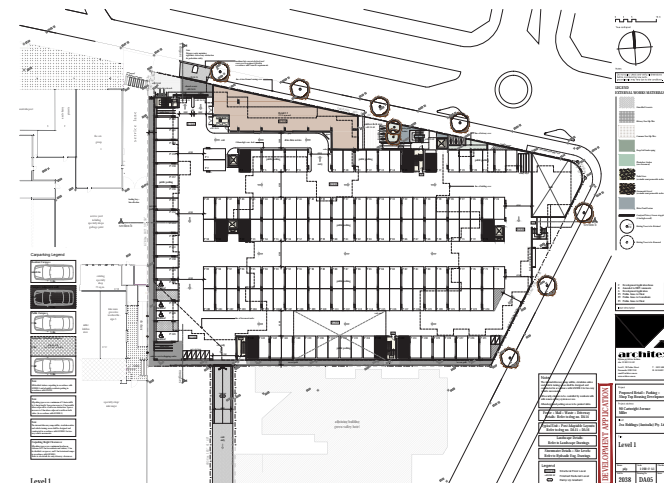
A Development Application (DA) was submitted to Council on 28 January 2015 for the demolition of existing improvements on site and the erection of a 7 to 9 storey 'Shop Top Housing' development. The proposal comprises of 426.9m² of commercial ground floor space, 145 residential units within 2 residential blocks over a podium level communal open space and a total of 380 car parking spaces at grade and within the 2 basement levels.

As outlined in the Statement of Environmental Effects accompanying the DA, the proposal takes advantage of the strategic location of the site by providing a landmark development within Miller to spur future redevelopment in the locality. The provision of a landmark and gateway development on the site may stimulate further investment into the area to provide improved services and facilities to residents and also continue to provide for housing options for individual owners and private investors to partly address the imbalance in housing stock in Miller that is focused heavily on public housing (Think Planners, 2015).

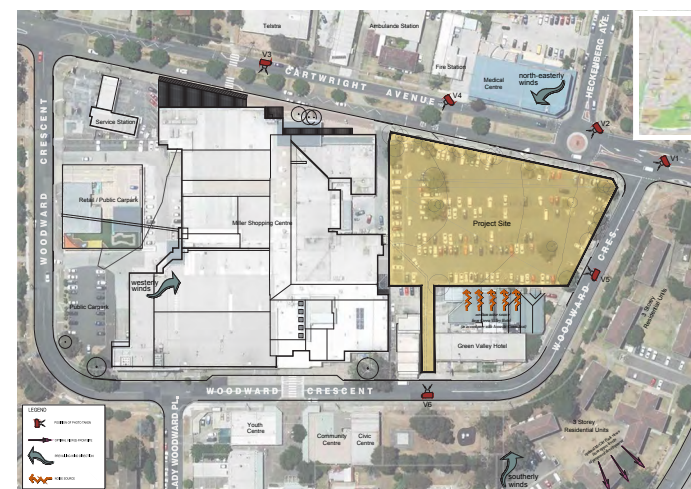
To date, the DA is currently being assessed by Council.



Photomontages



Ground Floor Plan



Site Analysis

2.6 State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65)

SEPP 65 provides guidelines for improving the design quality of residential flat buildings in NSW. It contains principles for good design and provides a framework for evaluating the merit of design solutions.

2.6.1 The Residential Flat Design Code (RFDC)

The Residential Flat Design Code (RFDC) provides guidance on how the design quality principles provided under SEPP 65, might be applied to the design of new residential flat buildings. The current version of the RFDC was released in 2002 and is undergoing a review.

The RFDC encourages improvements and fast tracking of the development application process. It recommends comprehensive site analysis and design documentation for the pre-development and development application stages.

An overview of the main principles of the RFDC is provided below:

Local context

Understanding the local context is a key step in the process of establishing a robust urban structure which can support change and help to identify the appropriate building types and development controls for a particular situation. Context includes social, economic and environmental factors as well as the physical form of the area and its surrounds.

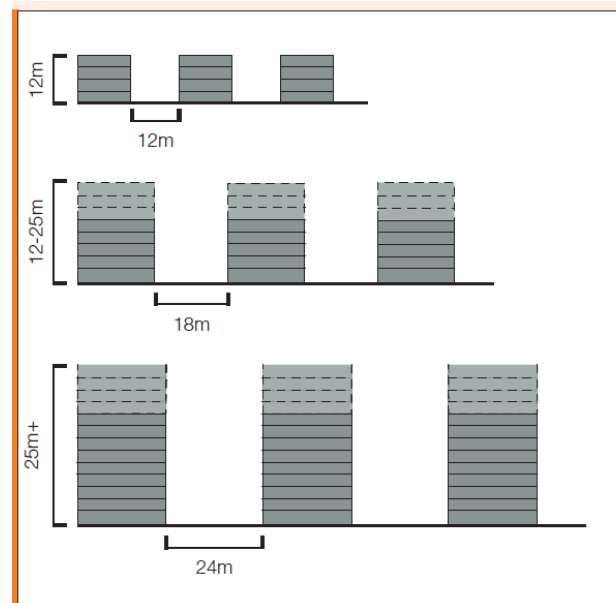
Building envelopes and primary development controls

The RFDC provides guidelines and rules of thumb for determining appropriate building height, depth, separation, street setbacks, side and rear setbacks and floor space ratio.

Rules of Thumb

In general, an apartment building depth of 10-18m is appropriate to achieve satisfactory daylighting and natural ventilation.

Suggested dimensions between residential flat buildings are demonstrated in the following diagram:



01.61. Building separation is proportionate to building height to facilitate better urban form and improved residential amenity.

Site Design

The RFDC recommends that development proposals illustrate design decisions, which are based on careful analysis of the site conditions and their relationship to the surrounding context.

It also provides guidelines for deep soil zones, fences and walls, landscape design, open space, orientation, planting on structures and stormwater management.

Rules of Thumb

A minimum of 25% of the open space area of a site should be a deep soil zone; more is desirable.

Building Design

The RFDC provides an overview of appropriate apartment layouts and mix, balconies, ceiling heights, flexibility, ground floor apartments, internal circulation, mixed use buildings and storage.

Rules of Thumb

As a guide, the Affordable Housing Service suggests the following minimum apartment sizes:

- > 1 bedroom apartment 50m²
- > 2 bedroom apartment 70m²
- > 3 bedroom apartment 95m²

The following recommended dimensions are measured from finished floor level to finished ceiling level:

- > in mixed use buildings: 3.3m minimum for ground floor retail or commercial and for first floor residential, retail or commercial to promote future flexibility of use;
- > in residential flat buildings in mixed use areas: 3.3m minimum for ground floor to promote future flexibility of use; and
- > in residential flat buildings or other residential floors in mixed use buildings: in general, 2.7m minimum for all habitable rooms on all floors.



03

Site Analysis



Green Valley Hotel fronting supermarket carpark



Apartments above retail, corner of Cartwright and Heckenberg Avenues



Townhouses fronting Jersey Park



St Therese Primary School



Budyari Aboriginal Community Health Centre



3 storey walk up apartment block, typical in the area



Entry to Miller Central Shopping Centre from carpark



Childcare centre above carparking



Michael Wenden Aquatic Leisure Centre



Figure 14 Building footprints and land use within and around Miller Town Centre

03 SITE ANALYSIS

3.1 Built Form and Existing Uses

Miller Town Centre is characterised by a 'big box' retail centre at its heart, and is surrounded by 2-3 storey apartment buildings to the east and west. These apartments were built by the Government in the 1960s as part of a post-war vision for Western Sydney and are currently owned and operated by NSW Family and Community Services.

Miller Shopping Centre includes a Woolworths supermarket and more recently an ALDI, as well as a selection of smaller retail shops and cafes. The Centre is serviced by a large at-grade carpark to the east at Cartwright Avenue, which is also bound by the Green Valley Hotel and a Cash Convenience store to the south.

To the south of the retail core, along Woodward Crescent and facing into Miller Square, is a cluster of civic amenities including The HUB, Budyari Aboriginal Community Health Centre and Miller Library. Mission Australia and the Child and Family Centre are located on Shropshire Street. Community amenities within the town centre appear run down and in need of renewal.

Located along the northern side of Cartwright Avenue are both the fire and ambulance stations, as well as a 2 storey telecommunications station (Telstra) alongside Jersey Park. At the corner of Cartwright Avenue and Heckenberg Avenue is the only example of a mixed use building which stands at 2-3 storeys in height, with a medical centre and takeaway food shop at ground floor.

On the periphery of the town centre to the east is the St Therese Primary School and Michael Wenden Aquatic and Recreation Centre. To the north and west are predominantly single dwelling housing.



Bradshaw Park from Mission Australia carpark



Leftover land as open space



Civic Plaza/Miller Square



Children's Play Area in Lady Woodward Park



Pathway through Bradshaw Park



Apartment blocks as seen from Bradshaw Park



Plaza space in front of Miller Shopping Centre, fronting Cartwright Avenue



Looking north through Jersey Park



Looking east through to Cartwright Park

3.2 Open Space

Bradshaw Park

Miller Town Centre is framed by a ribbon of open space to the south and west (Bradshaw Park). This open space corridor links from the north-west through to Ron Darcy Oval and the Michael Wenden Aquatic Leisure Centre in the south, providing a pedestrian pathway which by-passes the town centre.

Bradshaw Park is lined by residential rear fences along the western edge and L&HC apartment blocks back onto the park and are separated by car parking and a tall metal fence. Large mature trees line the open space corridor, providing plenty of shade over the pedestrian pathway. A play set is located at the northern corner of the park, along the Cartwright Avenue edge.

There are limited opportunities for passive surveillance and there is evidence of anti-social behaviour through broken glass and other items of rubbish left in the park.

Jersey Park

Jersey Park is predominantly used as a pedestrian connection between Cartwright Avenue and the residential area to the north of Jersey Street. The park has limited surveillance opportunities being fronted by a small group of townhouses and the side wall of the Telstra building.

Lady Woodward Park

Lady Woodward Park is located to the east of the Budyari Aboriginal Community Health Centre fronting Woodward Crescent, at the rear of the Cash Convenience store and Green Valley Hotel. The park is surrounded by walls/fences and is not overlooked by any active use, making it feel somewhat secluded and unsafe.

Miller Square

Miller Square is located in between 4 buildings, and is accessed by narrow laneways from Shropshire Street and Lady Woodward Place, with some frontage to Woodward Crescent. The nature of the space sloping down away from the road and lacking pedestrian thoroughfare, makes the plaza feel secluded from the rest of the Centre, and invites antisocial behaviour, which can largely go unnoticed.



Figure 15 Open space and building footprints within and around Miller Town Centre

3.3 Landform, Flooding and Heritage

Figure 16 demonstrates environmental considerations for Miller Town Centre and surrounds, including the following:

3.3.1 Environmentally Significant Land

The Cabramatta Creek corridor is identified as environmentally significant land, and is recognised as having conservation value. Development within this zone must comply with those objectives set out in Part 7.6 of the Liverpool LEP 2008.

3.3.2 Flooding

Also associated with Cabramatta Creek is an area of flood prone land, which borders the town centre. Development within this zone must comply with those objectives set out in Part 7.8 Clause (3) of the Liverpool LEP 2008.

3.3.3 Topography

Miller Town Centre is located on a predominantly flat piece of land, which has a fall of 8m from the north west to the south, falling towards Cabramatta Creek.

3.3.4 Heritage

There are no heritage items located within the study area. The whole area of Cartwright Park, McGirr Park and Ron Darcey Oval, to the south-east of the study area, is shown as a heritage item within the LEP, although it appears that this only refers to the former Pitt Street Road Bridge, which crosses Cabramatta Creek (off the map in Figure 16). This bridge is listed as a heritage item of local significance (Heritage Item No. 55 in the LEP).



Figure 16 Environmental Constraints



Figure 17 Roads and public transport

3.4 Connectivity and Movement

3.4.1 Road Network

Cartwright Avenue is the main access road for Miller Town Centre, connecting to Hoxton Park road in the south east, and Banks Road in the west. Heckenberg Avenue provides alternate access to the centre from the north, whilst Cabramatta Avenue provides an alternate local road connection from Banks Road to Cartwright Avenue.

Woodward Crescent defines the existing retail core, and is currently the drop off/pick up zone for taxis and buses.

3.4.2 Public Transport

Miller Town Centre is serviced by bus number 802 (between Parramatta and Liverpool), 803 (between Miller and Liverpool weekdays only) and 861 (between Miller and Liverpool), all of which stop on Woodward Crescent to pick up/drop off passengers during the day. In the evening, however, bus services do not enter the retail core of the Centre, travelling along and stopping on Cabramatta Avenue instead.

There is also the option of the T-Way services which can be accessed at the Hinchinbrook, Miller and Ash T-Way Stations, all which are 1-1.5km from the Miller Town Centre.

The T-80 service operates between Liverpool (15mins from Miller Station) and Parramatta (50mins from Miller Station).



Figure 18 Local Context and access to the T-Way



Figure 19 Pedestrian movement and building entries

3.4.3 Carparking and Vehicular Movement

Due to the limited public transport options for access to Miller Town Centre, car parking is in abundance for both public and private residential use.

All parking in the Centre is at grade, with the exception of roof level parking on top of the child care centre on Woodward Crescent. The largest parking area is situated at the corner of Cabramatta and Cartwright Avenues, which services both the Miller Shopping Centre and the Green Valley Hotel. This site is however currently part of a development application process to redevelop as a mixed-use building with parking at ground and basement levels. Refer to Section 2.5 of this report for further details.

Other public car parking areas include parking between Mission Australia and the Child and Family Centre, as well as on street parking in this area along Shropshire Street.

Private car parking areas reserved for residents within the apartment buildings surrounding the retail core are also available.

3.4.4 Pedestrian Movement and Destination

Being the major destination point for Miller, the majority of pedestrian activity occurs in and around the Miller Shopping Centre and the Green Valley Hotel, as visitors arrive in cars and move across the car park to the desired destination. Visitors to the child care centre either park in the car park above or below the child care centre.

The HUB and Aboriginal Community Health Centre are destination points also, however are only accessed by a smaller portion of the community. Located at the rear of the Shopping Centre and Hotel, these uses are somewhat disconnected from the main hive of activity.

Mission Australia and the Child and Family Centre are destination points also, however, with their own parking provided at the front, there is little need for pedestrians to walk from the Shopping Centre through Miller Square to these services.

Miller Square is used by few as a thoroughfare and presents as an unsafe area due to the lack of activity and disconnect from the heart of the town centre.

Pathways for pedestrians are provided along both road frontages on most roads within the town centre, and through Bradshaw, Jersey and Cartwright Parks. Whilst these parks offer a destination point in their own right, they do not provide pedestrians a reason to 'stop and stay', and are rather used as simply a route from A to B.

The two large expanses of NSW Land and Housing Corporation (LAHC) owned apartments on either side of the retail core prevent movement in an east-west direction, whilst the busy Cartwright Avenue offers little incentive on the northern side to cross the road and explore. Together, these two 'barriers' assist in containing the activity within the Miller Shopping Centre and associated car parking area.



Figure 20 Pedestrian movement and building entries



Figure 21 Public art within Miller Town Centre

3.5 Public Art

Public art within Miller Town Centre predominantly consists of graffiti art and mosaics. Whilst limited to a small portion of the town centre, particularly around the community uses, this art provides a strong character for the centre of Miller.

There is potential for this to be explored and developed further as part of a branding package for the town centre and the wider suburb of Miller. This may assist in forming a positive, unique and fresh identity for an area which has some negative connotations associated with it due to past events.



Graffiti wall art to Mission Australia wall facing carpark



Painted mural on Children and Family Services building



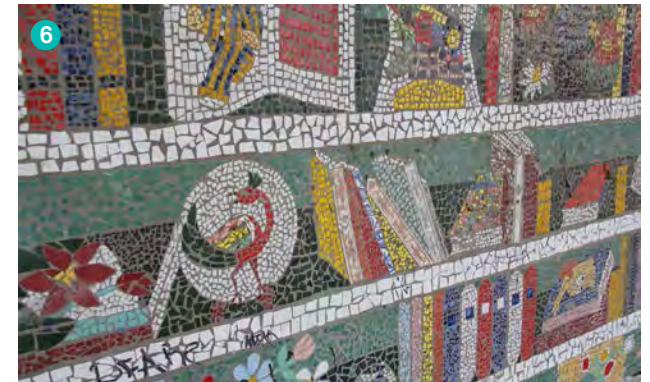
Mosaic garden bed and wall art in Civic Plaza/Miller Square



Mosaic sculpture in Civic Plaza/Miller Square



Graffiti wall art in Civic Plaza/Miller Square



Mosaic wall art in Civic Plaza/Miller Square



Graffiti art fronting open space on Woodward Crescent



Pavement feature in Civic Plaza/Miller Square



Wall art to Aboriginal Community Health Centre frontage

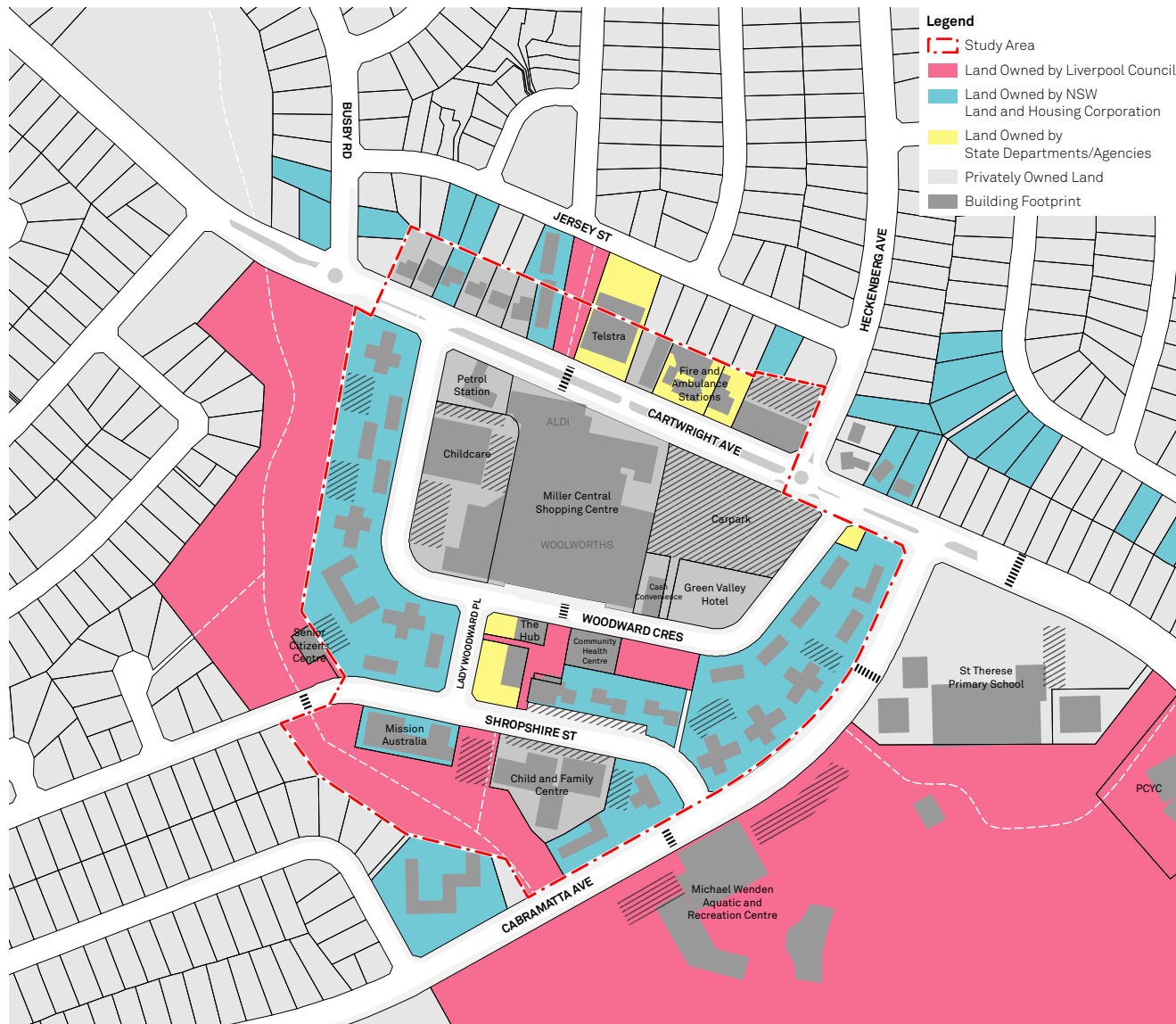


Figure 22 Land ownership within and around Miller Town Centre

3.6 Land Ownership

The major landowner within the town centre is the NSW Land and Housing Corporation (L&HC), who own approximately 33 hectares within the town centre boundary.

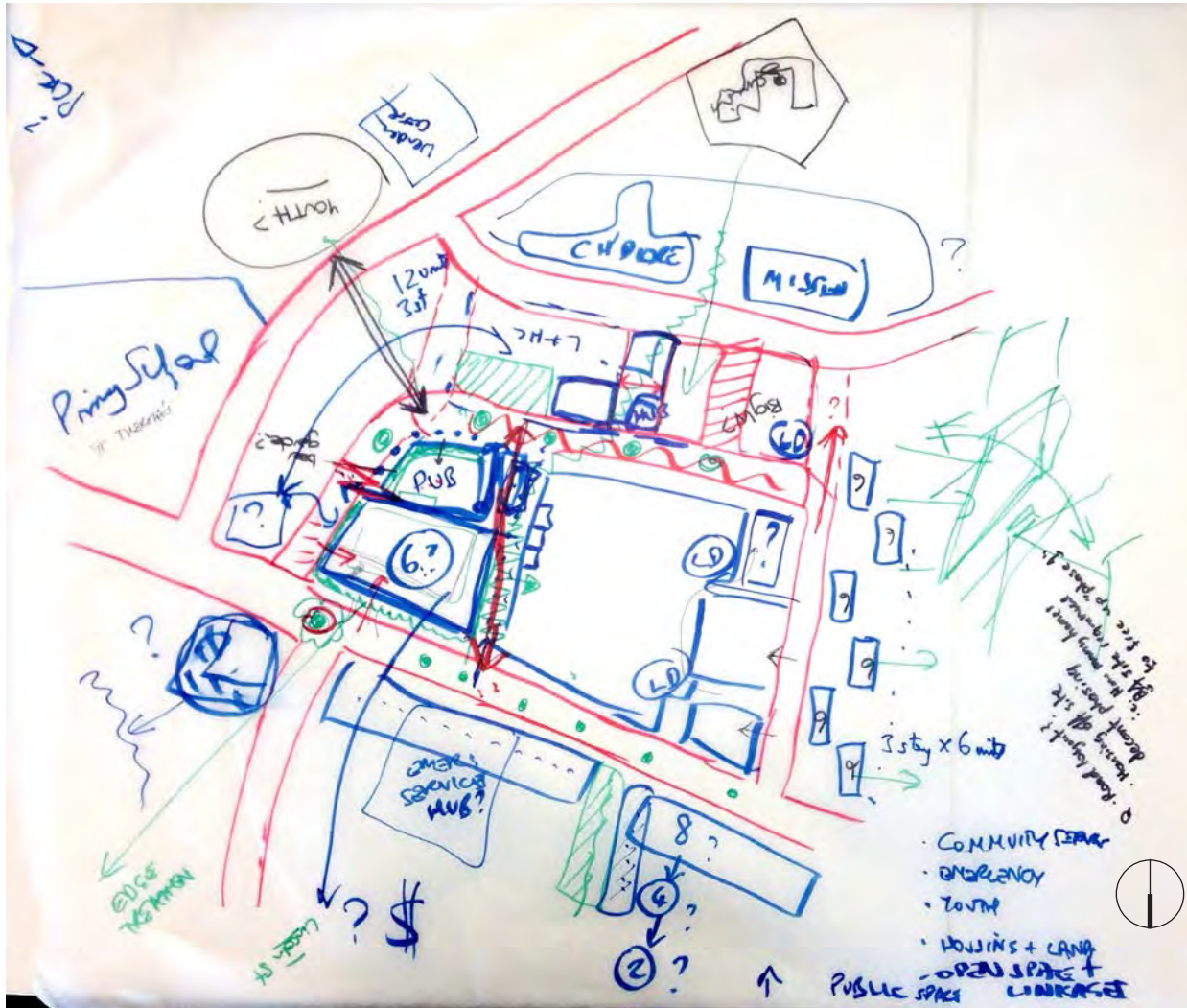
Open space within and around Miller Town Centre including Bradshaw Park, Cartwright Park, Jersey Park, Lady Woodward Park and Miller Square, are owned by Liverpool City Council. Other government agencies have ownership of the Telstra site, fire and ambulance stations and The Hub. The rest of the town centre is privately owned.

Large land parcels are beneficial to potential redevelopment as the need for amalgamation could be limited.



04

Stakeholder Consultation



Sketch result from Stakeholder workshop #2

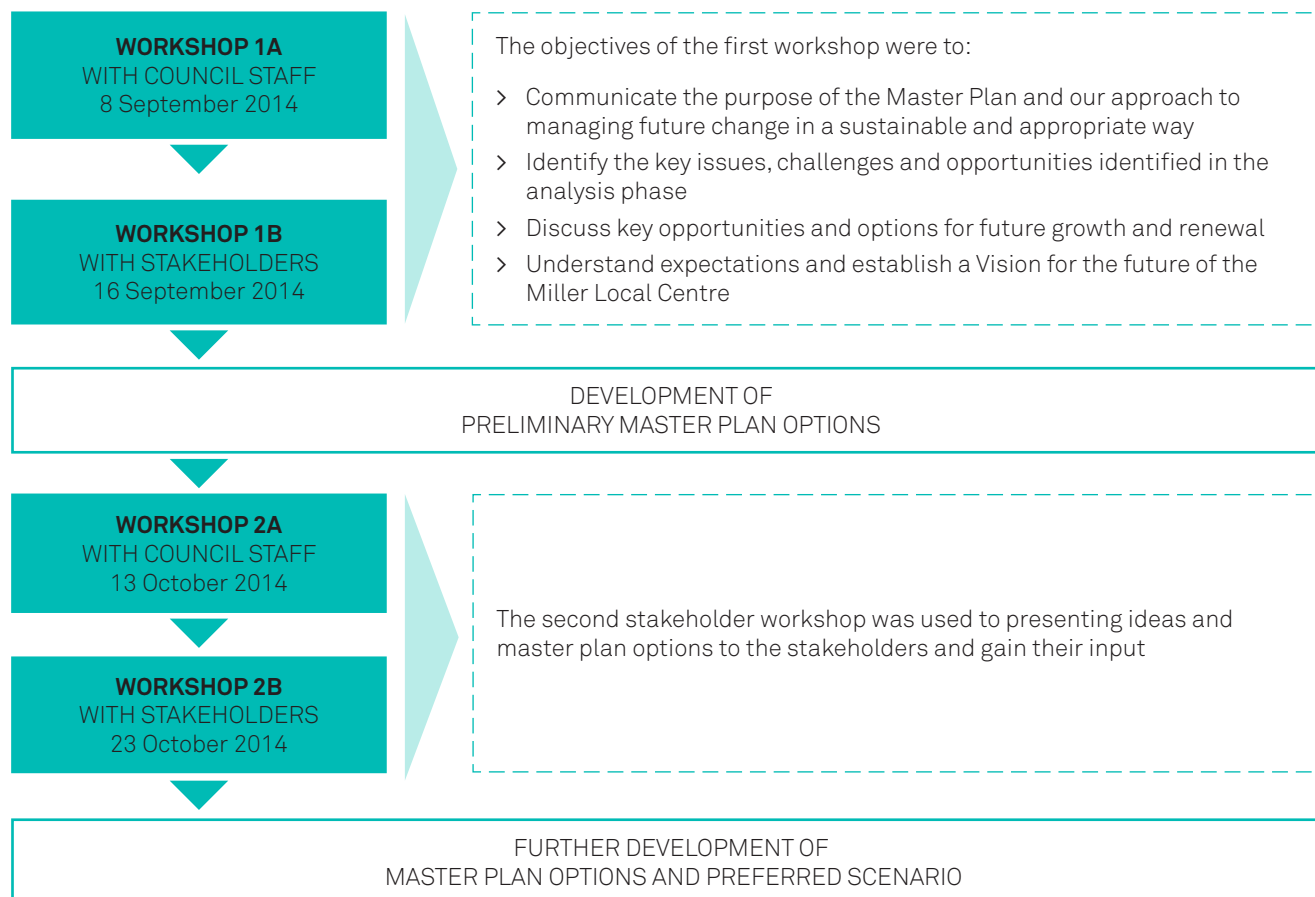
04 STAKEHOLDER CONSULTATION

The development of options for Miller Town Centre has been informed by the input of ideas and concerns of relevant stakeholders, who have been involved in various workshops throughout the process.

The following workshops were held as part of this project:

Key stakeholders include:

- › Residents of Miller and visitors to the area
- › Family and Community Services-Housing NSW
- › Family and Community Services-Community Services
- › Miller Central (land owner)
- › Mission Australia
- › South West Sydney Local Health District
- › NSW Police, Green Valley Local Area Command
- › Green Valley Hotel (land owner)
- › Caltex Service Station (land owner)
- › Department of Education and Communities
- › Land & Housing Corporation
- › SWSi TAFE-Miller College
- › Cash Convenience (Land owner)



4.1 Overview of Key Issues Raised at Stakeholder Workshop #1

During a collaborative and informed workshop with key stakeholders on the 16th of September 2014, the following points were taken away:

Current Issues

- Miller Square used to be much more active than it is today. The demographics were different, and more people were out on the street.
- The Woolworths supermarket has recently received large investment for a new fit-out, and Aldi have secured a 15 year lease, demonstrating that opportunity is seen in Miller.
- The 'car park proposal' (DA-62/2015) at 90 Cartwright Avenue, Miller has been through a Design Committee, where the requirement was given to add another floor to the development.
- The new gym is open 24hrs/7days, located opposite the child care centre (inside the shopping centre) and has been very successful with over 800 members. There have been no reported problems associated with these long opening hours.
- Public housing will need to have adequate car parking facilities. Consideration should be given to the numbers of existing residents.
- New planter boxes and turfed areas on Cartwright Avenue demonstrate small, but successful investment. There has been little to no vandalism, although a strip of turf was stolen.
- Youth and people with mental health and drug-related mental health issues come to Miller Town Centre to access the Community Centre and Mission Australia.

- People tend to 'hang around' in open spaces next to the leisure centre and at the taxi rank on Woodward Crescent.
- Issues outside of the designated boundary of Miller Town Centre should be considered if the master plan is to be thorough and successful.
- The PCYC needs upgrading and increasing in size. The Community Centre is also outgrowing its facilities.
- NSW LAHC is currently looking at small-scale redevelopment opportunities (6-20 units approximately). The smaller public housing blocks only have 2 units per floor, and the larger have 4 units per floor. They are 3 storeys high and have between 1 and 3 people on average living in each.

Future opportunities

- Woodward Crescent (at least in part) could be re-prioritised for pedestrians.
- Definition of public and private space is important. It is currently unclear.
- St Therese Primary School could be multi-functional and provide community functions out of school hours. This would also help to provide better surveillance and increased activity in the area during evenings and weekends.
- The potential increase in traffic along Cartwright Avenue may warrant an intersection upgrade with Heckenberg Avenue. Consider widening the road for traffic.
- Consider the northern side of Cartwright Avenue. The pizza shop is particularly busy, and can be problematic with crime. Jersey Park is also a high crime area, partly because it is a narrow cut-through that vehicles can't access and passive surveillance is poor.
- A big box store such as Kmart/BigW to the south of Woodward Crescent may go some way in activating the town centre.
- Residential or other uses could be located above the shopping centre. Refer AMPs Macquarie Centre for examples of this type of extension.
- The Green Valley Hotel provides temporary accommodation of approximately 12 bedsits. The interface with Woodward Crescent provides opportunity to improve public amenity and to open-up to the street. This could be achieved by providing an outdoor eating area/beer garden.
- The pawn shop would not likely be interested in a corporate retail offer. As an individual operator they function in a way that suits them.
- The pawn shop used to face Woodward Crescent, but has since turned around to face the car park. The master plan may pose an opportunity to reverse this.
- The opportunity exists to consolidate the community facilities.
- Opportunity for a "Youth Area" in between Cabramatta Avenue and the PCYC. This might include a skate park, basketball courts and more other family-orientated facilities. The nearest skate park is a 15 minute drive away, and is not accessible to the suburb of Miller. The PCYC needs to double in size.
- Opportunity to provide more seniors living. This could be funded by selling a few single lots (look further north) and building multi-unit residential blocks.
- Opportunity for more / improved footpaths through open spaces.

- › Opportunity to develop a catalyst building (possibly by LAHC) which would be a high quality and highly visible development to send the message of growth and opportunity to the investment market. Sell the higher value corner sites, with an option on them as a priority, and develop elsewhere.
- › Opportunity for higher value capture if development can provide city views from new apartments.
- › Opportunity for alfresco dining area between the car park site and the shopping centre. The car park proposal (particularly the ground floor) is critical in the success of the town centre.
- › Potential to offer discounted rent for long-standing local businesses to secure long term local investment into new development.
- › Focus on new and improved public spaces. Quick wins may include tree planning, lighting, seating and a clear definition of public and private open space (fencing), new paint etc.

Next steps

- › Engagement required with the shopping centre owner and the car park developers as a matter of priority to emphasise the importance of the ground floor interface.

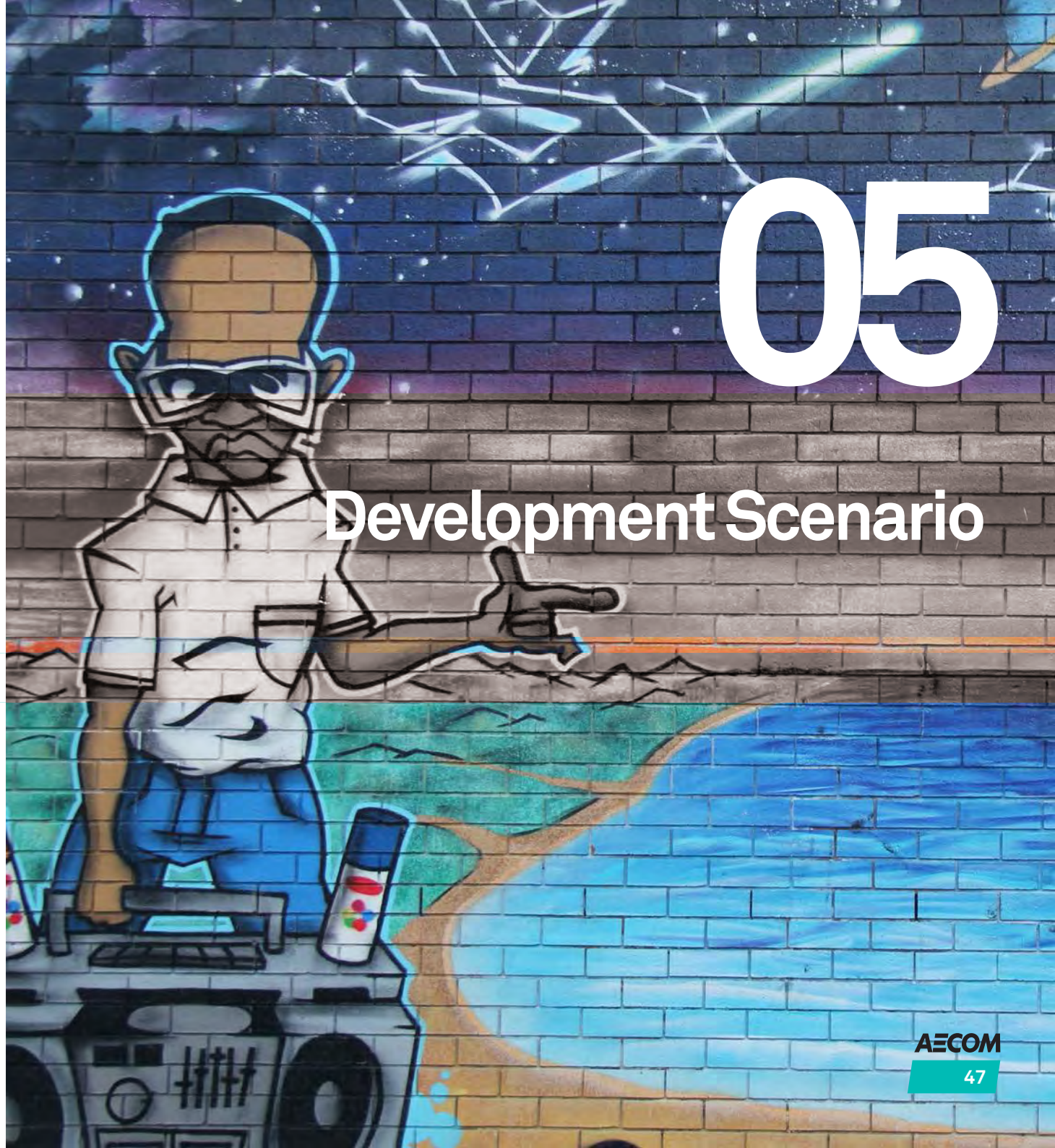
4.2 Main Issues Raised at Stakeholder Workshop #2

A second collaborative workshop with key stakeholders on the 23rd October 2014, resulted in the following comments:

- › The shopping centre owners have shown support of a new north-south pedestrian link (past the side entrance to the shopping centre and the pawn shop). This would help link Cartwright Ave with the shopping centre site and new big box retail to the south.
- › The pedestrian link through Jersey Park is of value for local residents - doesn't appear to be much benefit in making it larger - so keep it the same size but light up/ enhance the public domain and use.
- › Could make it a design requirement for new development adjacent to Jersey Park to face the park.
- › Should enforce activation/ surveillance over Bradshaw Park in the case of redevelopment.
- › The hotel/pub owners expressed concern over loss of solar access should the beer garden be located to the south facing Woodward Crescent.
- › The hotel/pub owners also expressed concern over the car park development and encroachment towards the hotel and pub (daylight, privacy etc)
- › Differing opinions on what Cartwright Avenue should be, and if there should be a 'main street' environment promoted on Woodward Crescent or not (is this too much retail?).
- › Overall agreed that more retail will help build up a Miller brand and local economy/jobs and make it more of a destination (Police were very positive about this).
- › No really clear opinions expressed on the civic plaza, only that the shopping centre owners expressed willingness to have something on their site - facing Cartwright Ave as a hard landscaped area.
- › The existing shopping centre may not extend upwards due to structural and cost constraints.
- › Need to show internal routes through shopping centre.
- › Some concern raised over the perceived isolation of community services if relocated to Cartwright Park/ aquatic centre area.
- › NSW Police suggested that consolidating community services would be a great idea as the services could remain together, still connected to the town centre, and in-amongst compatible uses such as free recreation and sport etc. Suggests support for the new road link here, but no strong opinions were really voiced on the new road links suggested.
- › Police suggested free internet be provided in the new community services precinct.
- › Wide support generally for 'big box' retail as stated above -would widen Miller retail offering and create local jobs.
- › May be need for further engagement with community services - they were all invited but all did not attend.

05

Development Scenario



05 DEVELOPMENT SCENARIOS

5.1 Summary of Strengths, Weaknesses, Opportunities and Threats for Miler Town Centre

Strengths of Miller Town Centre

- Miller Town Centre is a centre for the broader district. The retail centre of Miller has an estimated catchment which includes the suburbs of Ashcroft, Busby, Heckenberg, Miller and Sadlier.
- There is an abundance of open space in the Centre including Bradshaw Park, Cartwright Park, Jersey Park, Lady Woodward Park and Miller Square.
- Public transport to the Centre is provided via bus services which connect with the T-Way network providing express services between Parramatta, Miller and Liverpool.
- Publicly owned buildings in the Centre including NSW LAHC dwellings, the Telstra site, fire and ambulance stations, The Hub and Council owned open space (Bradshaw Park, Cartwright Park, Jersey Park, Lady Woodward Park and Miller Square).
- Community 2168 Project which is one of the major community renewal initiatives in NSW and receives support from the state government, human service agencies, local government and the local community.
- Existing community services in the Centre including the Aboriginal Community Health Centre, The Hub (Community Centre), Miller Library, Mission Australia and Miller Child and Family Centre.

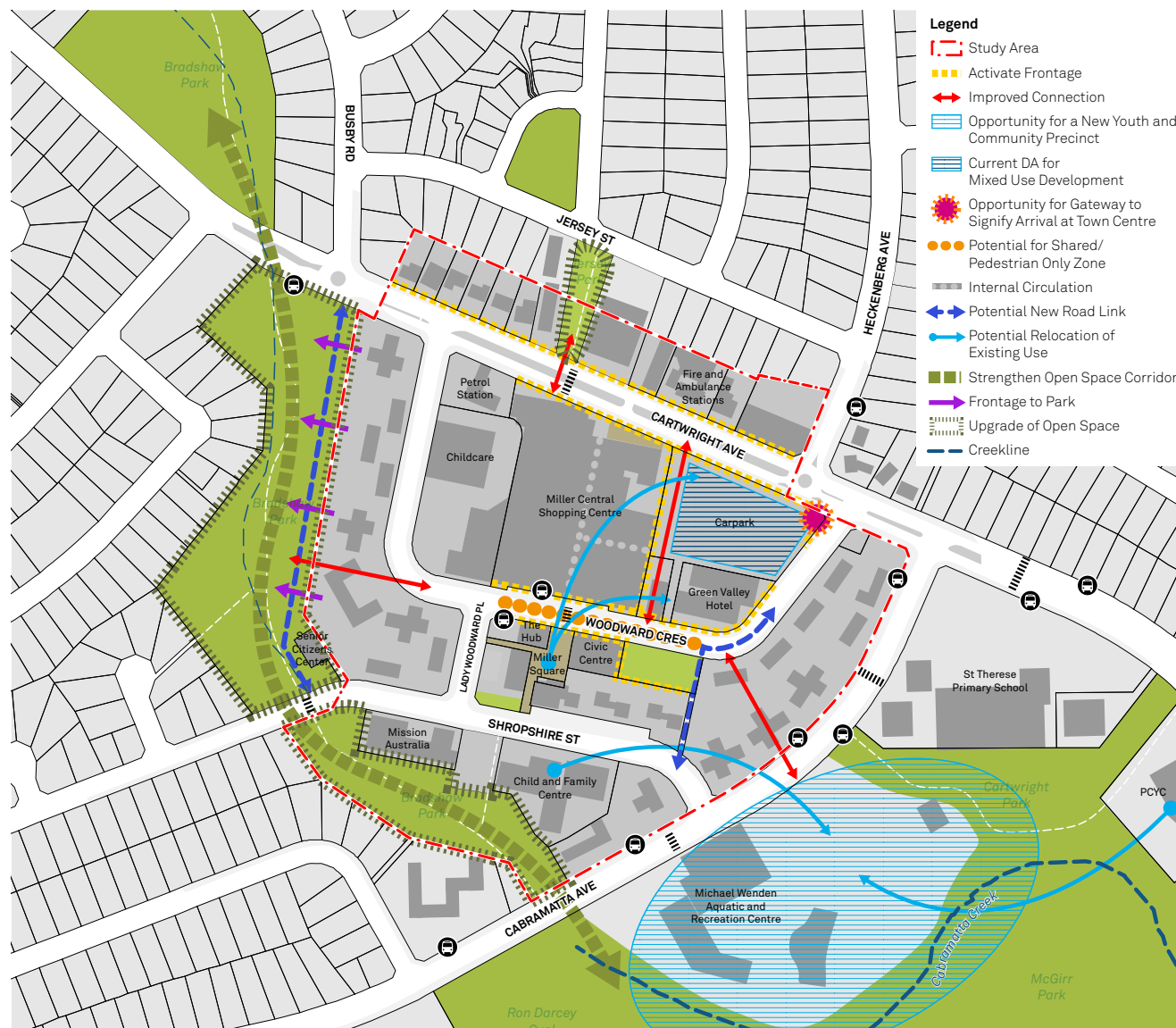


Figure 23 Opportunities for redevelopment of Miller Town Centre

- › Landscaping and mature street trees along Cartwright Avenue.
- › Public art within Miller Town Centre, particularly around the community uses, provide a strong character for the centre of Miller.
- › The Woolworths supermarket has recently received large investment for a new fit-out, and Aldi have secured a 15 year lease, demonstrating retail opportunity in Miller.
- › The new gym, located inside Miller Shopping Centre is open 24hrs/7days, has been very successful with over 800 members. There have been no reported problems associated with these long opening hours.

Opportunities for Miller Town Centre

- › There is an active development application for mixed use housing at the Miller Shopping Centre car park site which may stimulate further investment into the area to provide improved services, facilities and housing options. This development may be a catalyst for further development in the Town Centre. The building should be high quality and highly visible development to send the message of growth and opportunity to the investment market.
- › Woodward Crescent (at least in part) could be re-prioritised for pedestrians.
- › St Therese Primary School could be multi-functional and provide community functions out of school hours. This would also help to provide better surveillance and increased activity in the area during evenings and weekends.
- › Providing a 'big box' store such as Kmart/BigW with supporting retail shops to the south of Woodward Crescent to activate the town centre.

- › Residential or other uses could be located above the Miller Shopping Centre.
- › The interface of the Green Valley Hotel with Woodward Crescent provides opportunity to improve public amenity and to open-up to the street. This could be achieved by providing an outdoor eating area.
- › Consolidate the community facilities in the Centre to create a sense of ownership and prevent unwelcome activities or visitors.
- › Potential to create a 'Youth and Community Precinct' in between Cabramatta Avenue and the PCYC. This might include a skate park, basketball courts and more other family-orientated facilities.
- › Provide more seniors living in the Centre. This could be funded by selling some single lots and building multi-unit residential blocks.
- › Provide more and improved footpaths through open spaces.
- › Improve public spaces by providing tree planning, lighting, seating and a clear definition of public and private open space (fencing), new paint etc.
- › Large land holdings provide potential for redevelopment without the need to amalgamate sites which may be difficult and time consuming.

Weaknesses

- › Miller has a high concentration of public housing dwellings and ageing infrastructure and generally is in need of urban renewal.
- › Miller Shopping Centre lacks a clearly defined and celebrated entry point both at the main entrance opposite the car park and the secondary entrance on Woodward Crescent. With no windows, limited lighting and architectural expression, the shopping centre lacks appeal and a sense of place.
- › The ageing housing stock and high concentration of social housing in Miller leads to a limited social mix.
- › Perceptions of safety are poor in Miller due to high crime rates and poor public domain design.
- › Miller is a predominantly internalised town centre, and promotes travel to and from destination points by car.
- › There is very little natural surveillance on the streets from ground floor retail activity and open space is often fronted by back fences, side walls of buildings or car parking areas.
- › The community uses are spread out around Miller Town Centre.
- › An ill-defined pedestrian network in Miller, and limited directional signage throughout the Centre, makes navigation difficult.
- › The PCYC needs upgrading and increasing in size. The Community Centre needs are outgrowing its facilities.

Threats

- Miller was identified as a highly disadvantaged area, ranking second highest (737.5) on the 2006 Socio-Economic Index for Areas (SEIFA) scale compared to all suburbs in Liverpool LGA.
- Miller was also noted as Sydney's most disadvantaged SA2 area (Ashcroft-Busby-Miller) in the 2011 Census (SEIFA).
- Significant social issues are present within Miller, including mental health issues, drug and alcohol issues, high rate of unemployment, high rate of early school leavers and high instances of domestic violence.
- The type of accommodation provided in Miller, such as studio apartments, tends to lead to people with mental health issues, single men and ex-criminals living in the area.
- Graffiti and other types of vandalism are common within Miller Town Centre, demonstrating a lack of community pride.



Figure 24 Constraints to redevelopment of Miller Town Centre

5.2 Vision for Miller Town Centre

The vision for the future of Miller Town Centre is to provide a safe and sociable environment where everyone is welcome. The Centre will effectively service a variety of community needs by providing choice of retail, community services, public open space and a mix of housing options.

The Centre will be a secure environment where safety is a priority, with improved lighting, sightliness and passive surveillance over streetscapes, parks and open space. Upgrades to the public domain will assist in creating a revitalised sense of place and build a unique and recognisable character for the Town Centre. A focus on the pedestrian environment will provide clear connections between destination points, encouraging movement and activity on the streets, supported by places for outdoor dining, relaxing and interactive play.

An increase in housing density will promote interest and investment in the Centre, and introduce a new resident and visitor population. Additional retail will provide increased employment opportunities for residents and locals in surrounding suburbs.

5.3 Guiding Principles

The following guiding principles have informed the process of developing various scenarios for the future of Miller Town Centre. These principles have been built in consideration of consultation outcomes, as well as best practice urban design.

Overarching Urban Design Principles

- Promote the design and planning of amenable, vibrant and lively places
- Ensure that designs cater for multiple demographics and tenancies
- Provide existing and future communities with a good level of access to public transport, services and

employment

- Promote spaces for social interaction
- Promote a safe, welcoming and attractive public domain
- Ensure that the design of buildings and space respond to the attributes of the physical and natural environmental
- Foster ecologically sustainable development

Public Domain

- Design of the public domain should relate to the:
 - Surrounding context;
 - Density and type of use;
 - Local climate and environment;
 - Character of the area; and
 - Promotion of street activity.
- The design of the public domain should:
 - Be robust and generous;
 - Comply with Liverpool Council's Public Domain Guidelines;
 - Retain existing vegetation (where possible) and introduce new trees and shrubs of appropriate species for the area;
 - Use sustainable environmental planting and stormwater treatments (where necessary);
 - Employ Water Sensitive Urban Design principles and permeable paving;
 - Be sympathetic to the history and heritage of the site;
 - Be cost effective and easily maintained; and
 - Promote 'active transport' and active uses within the space to the benefit of the community and to shape the identity of the community.

Open Space

- All open spaces within and on the periphery of Miller Town Centre require improved pedestrian scale lighting, street furniture, wayfinding signage, activity and surveillance;
- New public open space should be embedded within the pedestrian movement network, with multiple connections to and from the space;
- Open space should be located at highly visible and active locations, preferably activated by multiple street edges which define the space;
- Open space should be fronted by active uses (eg. retail that ideally operates during the day and night), or overlooked/addressed by residential dwellings;
- Open space may include an appropriately designed child's play area, that is robust and easily maintained;
- Open space may help tell the story of the history or reflect aspects of the Miller Community through public art displays;
- Open space should be designed to be simple and uncluttered, with plenty of public seating and trees for shade;
- Open space may include areas for outdoor dining, attached to retail shopfronts;
- Open space should offer a range of uses including active play, shaded areas and community interaction;
- May be designed to suit ethnic/cultural preference for the use of spaces; and
- Open space should be positioned in convenient locations to encourage passive use and people passing by.

Connections

- Improve connectivity between:
 - The town centre and the Michael Wenden Aquatic Centre;
 - Woodward Crescent to Shropshire Street;
 - Woodward Crescent to Cabramatta Avenue; and
 - Woodward Crescent to Bradshaw Park.
- Ensure that the connections through the town centre and within the shopping centre create:
 - Regular street blocks to enable flexible development; and
 - Street blocks, lots and/or building sites that relate to the desired building typologies.
- Buildings are to be located and positioned so that:
 - Active spaces and streets are created with adjacent and neighbouring buildings overlooking them; and
 - Fronts of buildings can face each other (usually across a street).
- Align the internal shopping centre through links with the external street pattern to simplify the movement network

Land Use - Community Facilities

- Retain the function of the Council owned library and other government services as an integral part of the Miller Town Centre. Community facilities may be relocated to form a clustered precinct or as part of a mixed use development.

Land Use - Residential

- Ensure that residential buildings:
 - Align with and address the street;
 - Are designed to generally respond to SEPP 65 guidelines for setbacks, building separation, solar access, cross ventilation and the like; and
 - Address sustainable building design principles.
- Encourage a greater mix of both retail and residential tenancies;
- Redevelop and/or improve NSW LAHC owned apartment blocks within the town centre. Ensure that redevelopment considers the following:
 - Orientation of buildings to capture the maximum hours of sunlight per day, and overlook open space and streets to provide passive surveillance;
 - Provision of public pedestrian connection between Bradshaw Park and Woodward Crescent/the retail core, and Woodward Crescent/Cabramatta Avenue; and
 - Clearly defined public and private space which avoids the use of solid fencing/other visual barrier.

Parking and Loading

- Locate parking so that it is:
 - Is easily accessible but not dominant in the streetscape; and
 - Has appropriate lighting and natural surveillance opportunities to deter unwelcome and unsafe activity when inactive.
- Locate loading areas so they:
 - Are discrete but accessible from the street; and
 - Have limited noise impact on residential use.



Precedent: Rouse Hill Town Centre

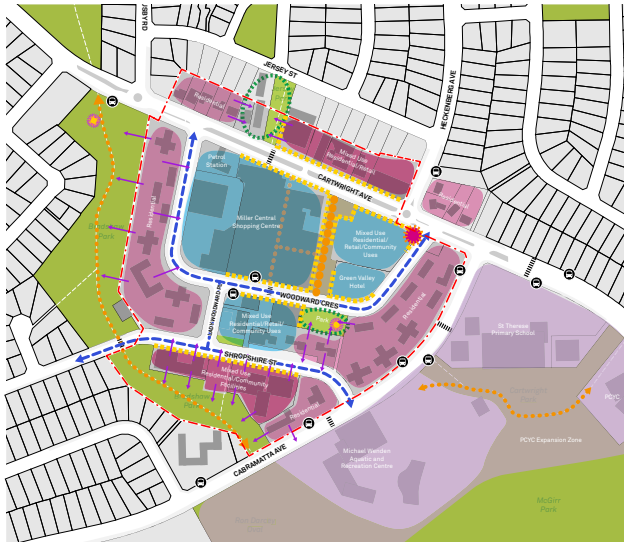
5.4 Development Scenarios

Four development scenarios were created in an exploration of stakeholder input and application of the guiding principles. Each of the four scenarios shown in snapshots opposite present a different approach to developing a framework for the future of Miller Town Centre. The focus of each scenario is:

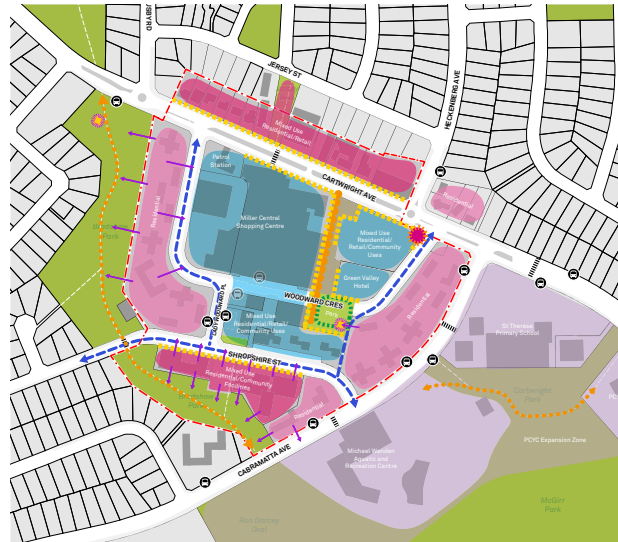
- > Scenario 1 - 'Quick Wins' Through Minimal Intervention
- > Scenario 2 - Strengthening the Town Centre by Expanding the Retail Capacity
- > Scenario 3 - A Lively Town Centre through a Pedestrian Focussed Retail Core
- > Scenario 4 -The 'Live, Work and Play' Approach through a Mix of Uses

The detail of these options can be viewed at Appendix A.

The most desirable elements of each of the development scenarios have been consolidated to form the preferred option, which is outlined in the following section.



Scenario 1 - 'Quick Wins' Through Minimal Intervention



Scenario 2 - Strengthening the Town Centre by Expanding the Retail Capacity



Scenario 3 - A Lively Town Centre through a Pedestrian Focussed Retail Core



Scenario 4 - The 'Live, Work and Play' Approach through a Mix of Uses

5.5 Preferred Scenario

The preferred development scenario demonstrates a desirable outcome for the future of Miller Town Centre. The scenario considers community concerns with the existing Centre, which were raised at the two stakeholder workshops, as well as ideas developed around how to improve the Centre for all users.

Figure 25, accompanied by Table 1, provides an overview of the features of this scenario.

Table 1 Elements of the Preferred Scenario

1	Improved public domain including lighting, planting, seating, footpath and wayfinding signage throughout Bradshaw Park. Potential to add a destination point/public art feature at the end of the pedestrian connection to Woodward Crescent. This will help to encourage movement between the retail core and the park.	5	Woodward Crescent is proposed as a shared zone (potentially 10km/h) and forms the main east-west link for the retail core. Landscape treatment and materials will define this zone. Existing bus stops on Woodward Crescent may be moved to Lady Woodward Place (subject to approval).	10	Potential to wrap car parking with retail/other active uses to the Cartwright Avenue and frontages to the pedestrian link. Residential dwellings could include a gateway feature to announce the arrival into Miller Town Centre. This could be an architectural statement combined with signage at the prominent north-eastern corner of this site.
2	New residential development to front both Woodward Crescent and Bradshaw Park, with some apartments overlooking the proposed pedestrian connection between Bradshaw Park and Woodward Crescent.	6	Potential to redevelop for 'big box' retail (such as Big W or KMart subject to further studies and feasibility testing), with active frontage to Woodward Crescent and small retail shops/cafe fronting new plaza. In the event that Council is required to close facilities, Council will endeavour to find appropriate alternative locations for these important community services. All monies raised from the sale of any council land within Miller will be reinvested back into community facilities for the benefit of the residents of Miller and surrounding suburbs.	11	The Green Valley Hotel may benefit from a new frontage to Woodward Crescent should the site to the north be redeveloped. The area fronting Woodward Crescent may be suitable for an outdoor eating area which would help to activate the shared zone.
3	Potential for reconfiguration of Miller Shopping Centre to provide additional active frontage to Woodward Crescent and to the pedestrian plaza along the eastern facade. Redevelopment may be mixed use with residential dwellings above.	7	Create a hard paved plaza area in place of Lady Woodward Park. Positioned at the southern end of the proposed pedestrian corridor, the plaza will provide a destination which will encourage movement between the north and the south of the retail core. Overlooked by active frontages and open to Woodward Crescent, this plaza space will be a safer alternative to the existing Miller Square. Quality materials, street furniture, trees and public art should be incorporated, with the potential for water features and play areas to enhance the experience.	12	Cartwright Avenue is the main vehicular spine and provides most visitors with their first impression of Miller Town Centre. This street could benefit from more active ground floor frontages and improved public domain. This could help to define the arrival at Miller Town Centre and a unique character which is carried throughout.
4	Potential to redevelop as mixed use. Either maintain Mission Australia/Child and Family Centre function as a ground floor use (below residential apartments), or alternatively relocate to the community and youth precinct or other suitable location. Development to overlook both Shropshire Street and Bradshaw Park to maintain surveillance and improve safety along both frontages.	8	Provide a clear pedestrian link that connects Cartwright Avenue, Miller Shopping Centre, and Woodward Crescent. Development along both sides of this link should consider active frontages and provide a high quality, well lit and safe public domain. It is recommended that the pawn shop site be acquired/redeveloped, in order to create a wider pedestrian corridor that is open and direct, with strong view lines through the space.	13	Potential to consolidate mixed use development and active ground floor uses along Cartwright Avenue. Existing emergency services could remain or be relocated elsewhere within the Centre.
		9	A small civic plaza fronting Cartwright Avenue could provide the opportunity for outdoor dining/civic space to help define and draw attention to the retail core.	14	Upgrades to Jersey Park could include high quality public domain (footpaths, street furniture, public art) and improved pedestrian scale lighting. Visual connections across the park should be maintained with low planting rather than trees which may obstruct views into the park from overlooking residential buildings and provide unsafe places to hide.
				15	Potential to redevelop for higher density residential uses, framing the core retail centre. A public pedestrian link through the residential area from Woodward Crescent to Cabramatta Avenue is important to link the retail core with the community and youth precinct. The existing pedestrian crossing on Cabramatta Avenue may be repositioned closer to this link aid ease of movement.

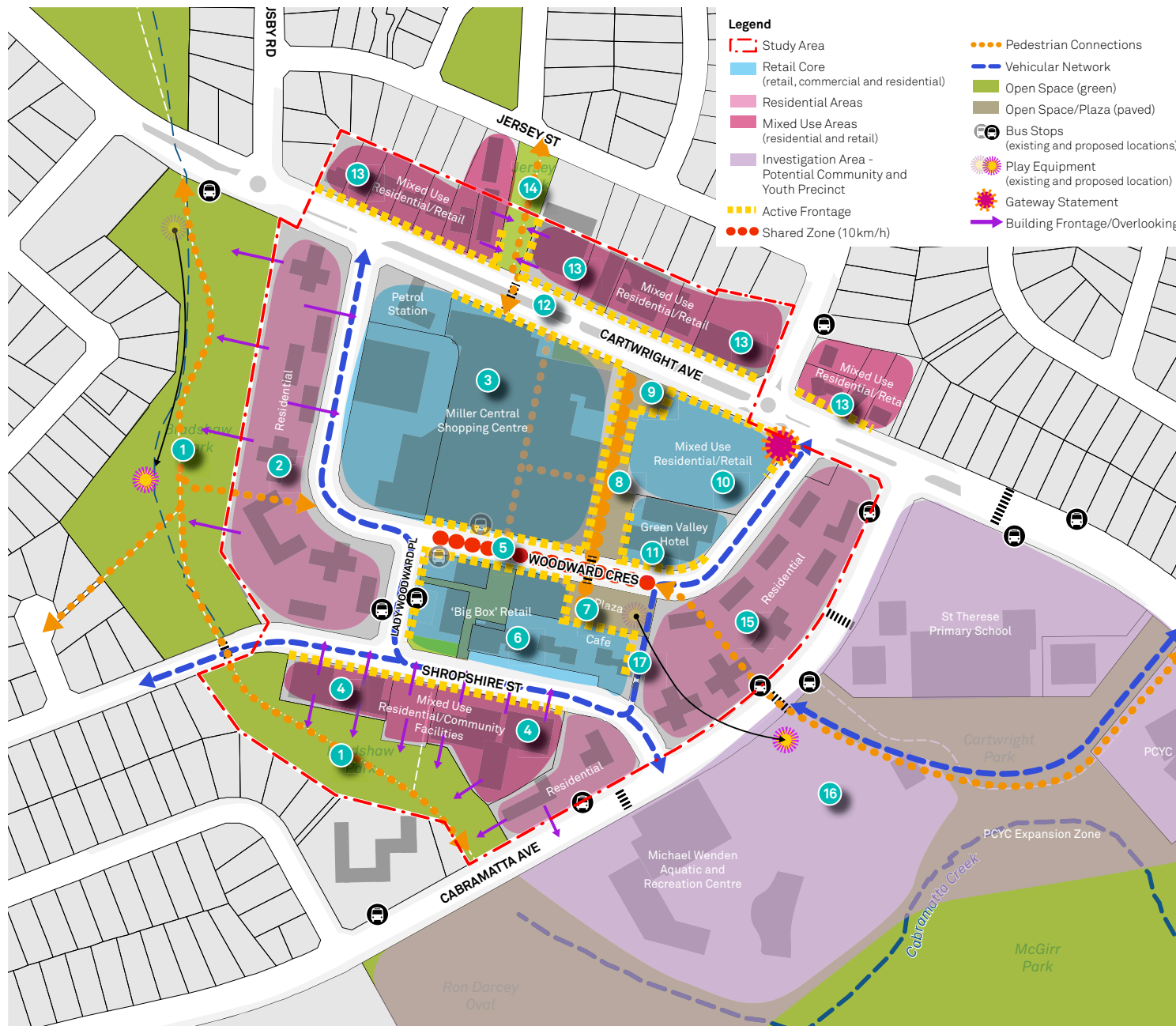


Figure 25 Preferred Development Scenario

- 16** Create a new community and youth precinct encompassing the Michael Wenden Aquatic and Recreation Centre, St Therese Primary School and the PCYC. This precinct may include an expansion of the PCYC, a new skate park/similar youth recreation amenity, a public library, community hub and Aboriginal health centre, amongst other civic uses. The location of a skate park must have direct visual exposure to Cartwright Avenue for safety surveillance reasons.

Potential to use existing facilities at St. Therese Primary School out of school hours as community gathering/ education, event or exhibition space.

A new street linking Cabramatta Avenue to Cartwright Avenue can provide necessary access for vehicles and pedestrians and help link both sides of Cabramatta Avenue.

- 17** A new road link between Woodward Crescent and Shropshire Street may provide better access to the centre and define the retail/mixed use block edge.

5.6 The Master Plan

An indicative master plan for the Miller Town Centre is shown below and a series of 3D artists perspectives provide a clearer picture of height and overshadowing.





Figure 26 Artists' Impression - Proposed Miller Town Centre



Figure 27 Artists' Impression - Looking east along Cartwright Avenue



Figure 28 Artists' Impression - Looking north over Miller Town Centre

Woodward Avenue is proposed as a shared zone with active frontages either side and a boulevard of trees and high quality pavement to distinguish this zone from the rest of the road network



Figure 29 Artists' Impression - Looking west over Cartwright Avenue towards Miller Town Centre



Figure 30 Artists' Impression - Looking west along Woodward Avenue towards shared zone and Bradshaw Park beyond



Figure 31 Likely staging of the redevelopment of Miller Town Centre

5.7 Likely Redevelopment Timeframe

The likely stages for redevelopment of Miller Town Centre are shown in Figure 31 and in Table 2 below. It should be noted that redevelopment of some sites will be highly dependant on landowners amalgamating/selling land to create a parcel of land which is large enough to be viable. It is also important to consider the need for housing in Miller which is market dependant.

Table 2 Likely stages for the future redevelopment of Miller Town Centre

Zone	Likely Timeframe	Description
Public domain upgrades to Cartwright Avenue, Bradshaw and Jersey Parks	Ongoing	There is potential to commence upgrades to the public domain along Cartwright Avenue (and other streets within the Town Centre) to improve the landscape, lighting, street furniture, pavement and public art, in the short term. Initial upgrades to Bradshaw and Jersey Parks to improve the quality and safety of the public domain, in particular the installation of pedestrian scale lighting, may occur in the immediate to short term. As development occurs along park edges, it is important that special focus be placed on the design of buildings to overlook the park space, and provide passive surveillance.
Carpark Site, Green Valley Hotel and Lady Woodward Park	Short Term (1-2 Years)	An existing DA on the carpark site demonstrates current development interest in Miller Town Centre. Whilst the detailed design of this development is yet to be determined, interest in developing the site should be fostered as one of the potential catalyst projects for the revitalisation of Miller Town Centre. Council may provide advice to the Green Valley Hotel to encourage a new active frontage to Woodward Avenue and public domain upgrades Lady Woodward Park.
NSW Land and Housing Corporation (L&HC) Sites	Medium Term (3-5 Years)	Redevelopment of these sites is integral to the future revitalisation of Miller Town Centre. An uplift in allowable floor space may provide the incentive required to encourage new development. Council may provide advice to the Green Valley Hotel, in regards to good urban design outcomes which will benefit the Miller Town Centre, and provide an asset for the future.
Mixed Use Development	Medium Term (3-5 Years)	It is likely that the redevelopment of the Miller Shopping Centre may occur in the medium to long term. The existing shopping centre has recently been refurbished and has not been constructed to support the addition of residential towers above. The expense associated with rebuilding may be significant. Whilst the demand for an additional 'big box' retailer may not be strong at the moment, as the population of Miller increases, so too will the desire for additional retail. It is assumed that contributions from this development may help to fund the upgrades to Woodward Avenue
Mixed Use Development (Cartwright Avenue)	Short Term (1-2 Years)	Redevelopment along Cartwright Avenue is dependant upon landowners choosing to amalgamate/sell land. A boost in FSR/height allowance may provide the incentive required, however sites such as the ambulance and fire stations may be more difficult as they will require relocation to a suitable site close by.
Community and Youth Precinct	Medium - Long Term (3-10 Years)	The community and youth precinct was a desired outcome of the stakeholder consultation sessions early on in the project. Whilst this idea has urban design merit, the implications of relocating services and building new ones may delay the process.

5.8 Recommendations

5.8.1 Amendment to Miller Town Centre Boundary

The Town Centre boundary, as shown throughout this report which currently focusses on the retail and residential core of the centre, may be revised following the outcomes of this study. As this report highlights, the school, PCYC and Michael Wenden Aquatic Centre are important amenities for the community and may benefit from being included as part of the Town Centre.

As the Town Centre grows over time and demand for additional retail, there is potential to increase the boundary to include land on the corner of Cartwright and Heckenberg Avenues.

5.8.2 Amendments to Planning Controls

The following section provides recommendations for revised zoning, height and floor space ratio, based on the outcomes of the preferred master plan. It should be noted that these recommendations have not taken into consideration the potential future demand for housing within Miller or feasibility of development.

As outlined in section 5.8.3, a number of supporting studies may assist in the finalisation of these recommended amendments to the LEP.

Land zoning

In order to facilitate and allow for growth of the Miller Town Centre both for retail and residential uses, an extension of the existing B2 local centre zone should be further investigated.

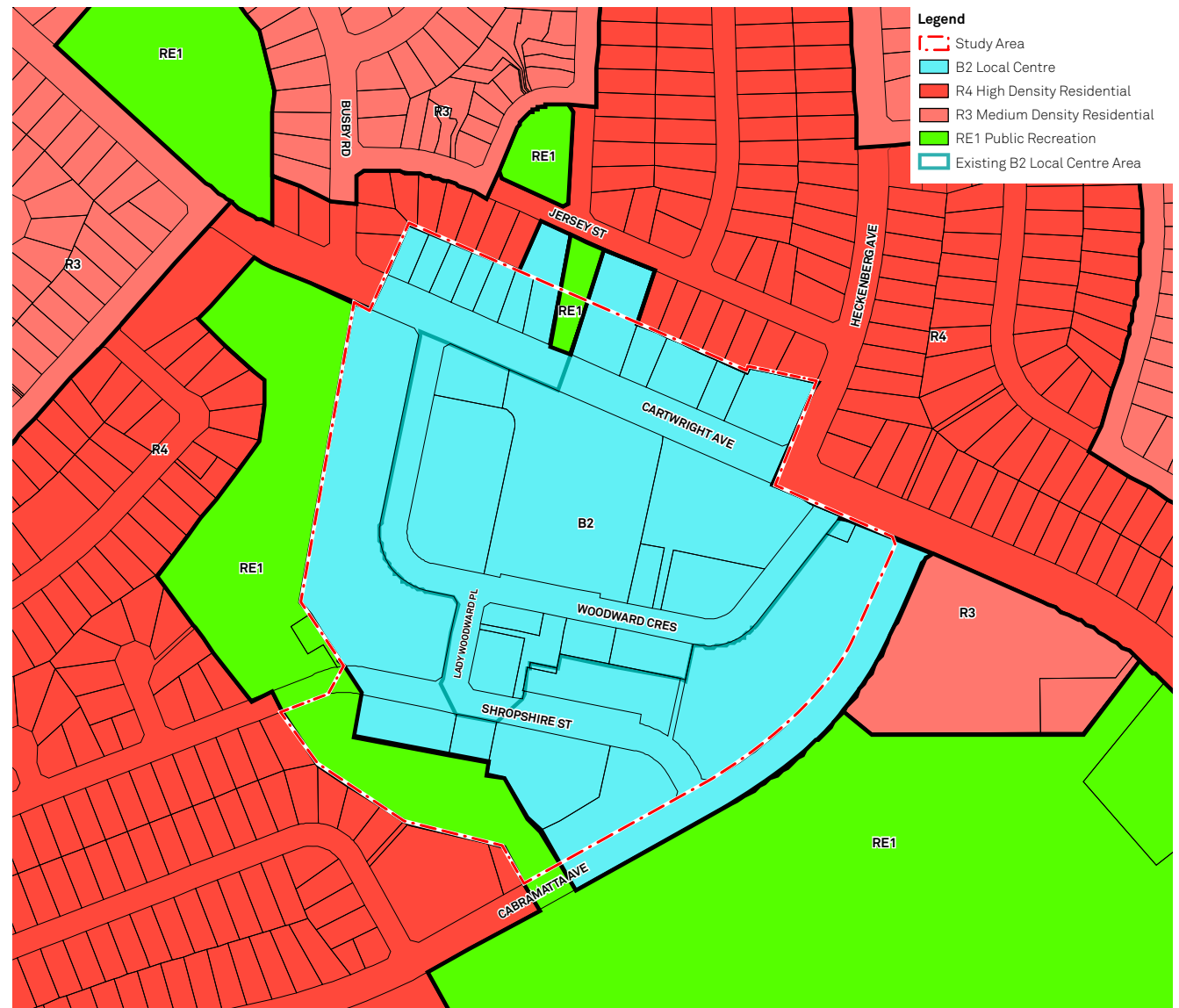


Figure 32 Potential Land Zoning for Further Investigation

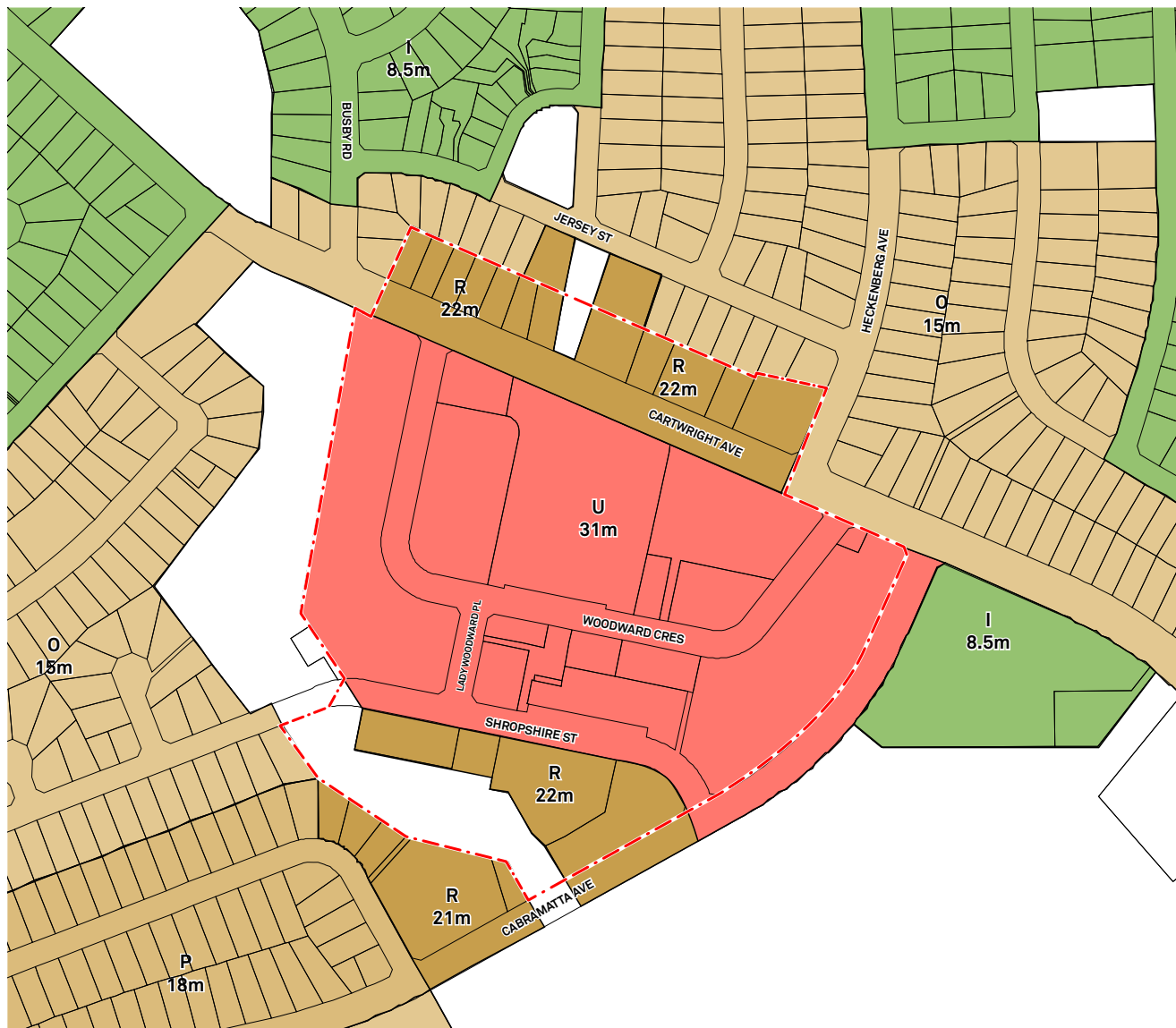


Figure 33 Potential Building Heights for Further Investigation

Objectives of the B2 zone within the Liverpool LEP 2008 include the provision of a **range of retail, business, entertainment and community uses** and to allow for **residential** and other accommodation while maintaining active retail, business or other non-residential uses at street level.

The existing R4 High Density Residential zones (owned by Family and Community Services NSW) within the Town Centre, are proposed to be further investigated as B2 Local Centre to allow flexibility in redevelopment. This will allow for and promote retail on the ground floor, whilst maintaining consent for stand alone residential flat buildings should this be the preference of landowners.

Building Height

An increase in maximum building height for the retail core will provide an incentive for redevelopment and a focal point for the Town Centre. A maximum height of 31m is designed to allow for buildings of 8-10 storeys with a retail/commercial ground floor and residential apartments above.

The 'frame' of the retail core is proposed as a maximum height of 4-8 storeys with the potential for a retail/commercial ground floor, if desired.

It should be noted that heights have been based on the assumption that residential levels will have a height of 3m floor to floor, whilst retail/commercial at ground floor will be approximately 4m floor to floor.

Floor Space Ratio

Based on preliminary 3D modelling as shown previously in this study, a ratio of 2.5:1 for the Town Centre will provide adequate floor space to allow for development which meets the maximum allowable building heights.

It is important that a feasibility study is completed to further explore and test this assumption, and provide a solution which is in line with the market.

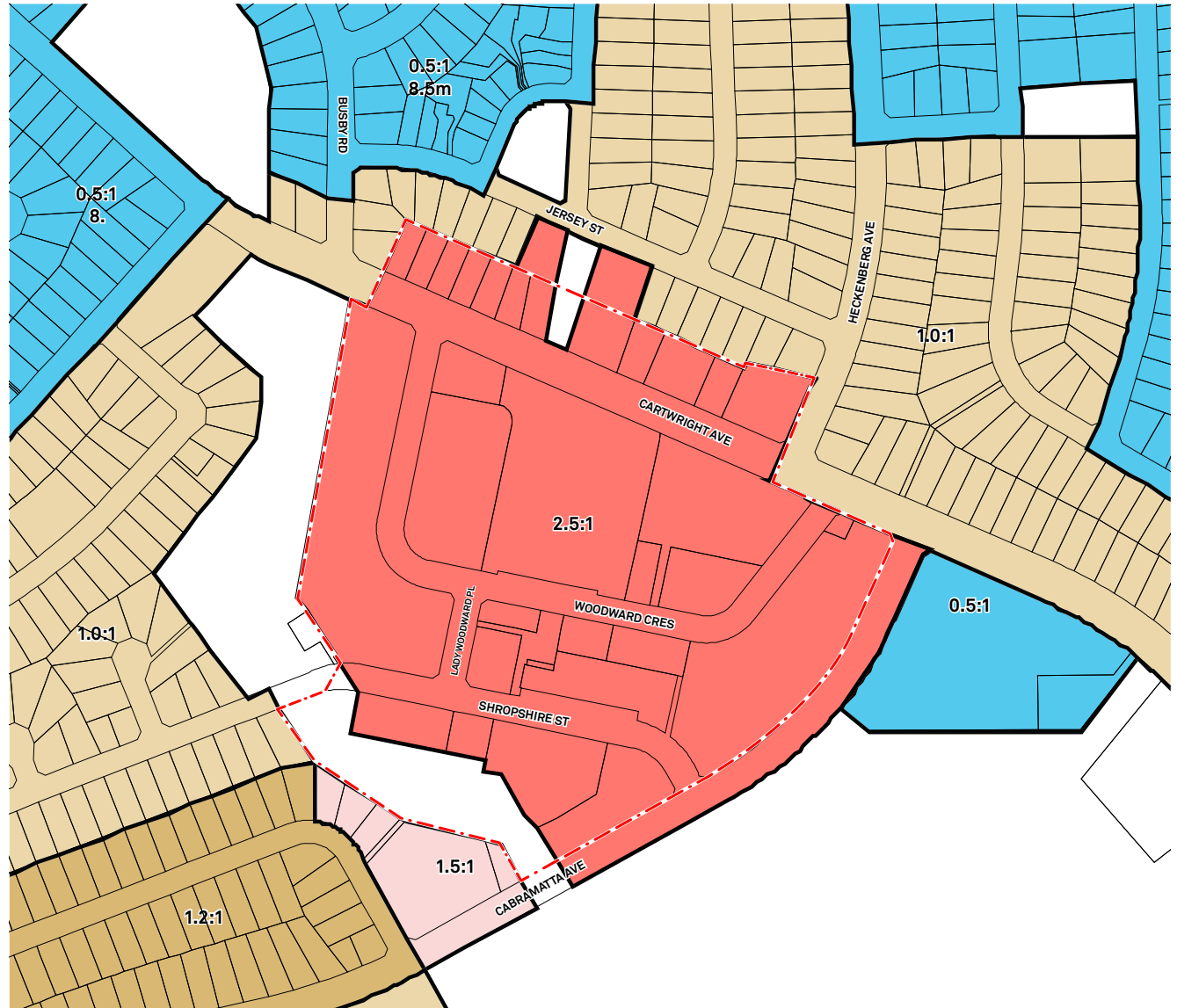


Figure 34 Potential Floor Space Ratio for Further Investigation

5.8.3 Additional supporting studies

Throughout the process of this study, a number of additional studies have been identified which may build on and strengthen this Master Plan. These studies may include:

- **A feasibility study on recommended FSR and height.**
Prior to rezoning it is important to understand the requirements of planning controls to allow for development which is feasible, and to provide incentives to encourage investment. Understanding the cost of land, current sales prices in the local area and construction costs is an important element of a delivering a successful Town Centre.
- **Residential Development Strategy.**
A detailed review of the demand for housing in both the suburb of Miller, and the wider Liverpool Local Government Area, will provide Council with a clearer picture of how many new dwellings and the type of dwellings that will be required for Miller over the next 20 years. This study will provide a clearer understanding of the extent of land that may be required to be upzoned to fulfil the housing need.
- **Site specific Development Control Plan (DCP).**
A DCP for the Miller Town Centre may provide detailed guidelines for redevelopment, including provision of built form outcomes such as setbacks and active frontages, as well as a framework for public open space.

5.8.4 Scenario 1 - 'Quick Wins' Through Minimal Intervention

Development Scenario 1 demonstrates an option which proposes minimal intervention to the overall infrastructure of the town centre and relies predominantly on the provision of new and/or improved public domain and clustering of similar land uses. This approach suggests more easily achievable opportunities which can be initiated quickly and at a relatively lost cost to Council.

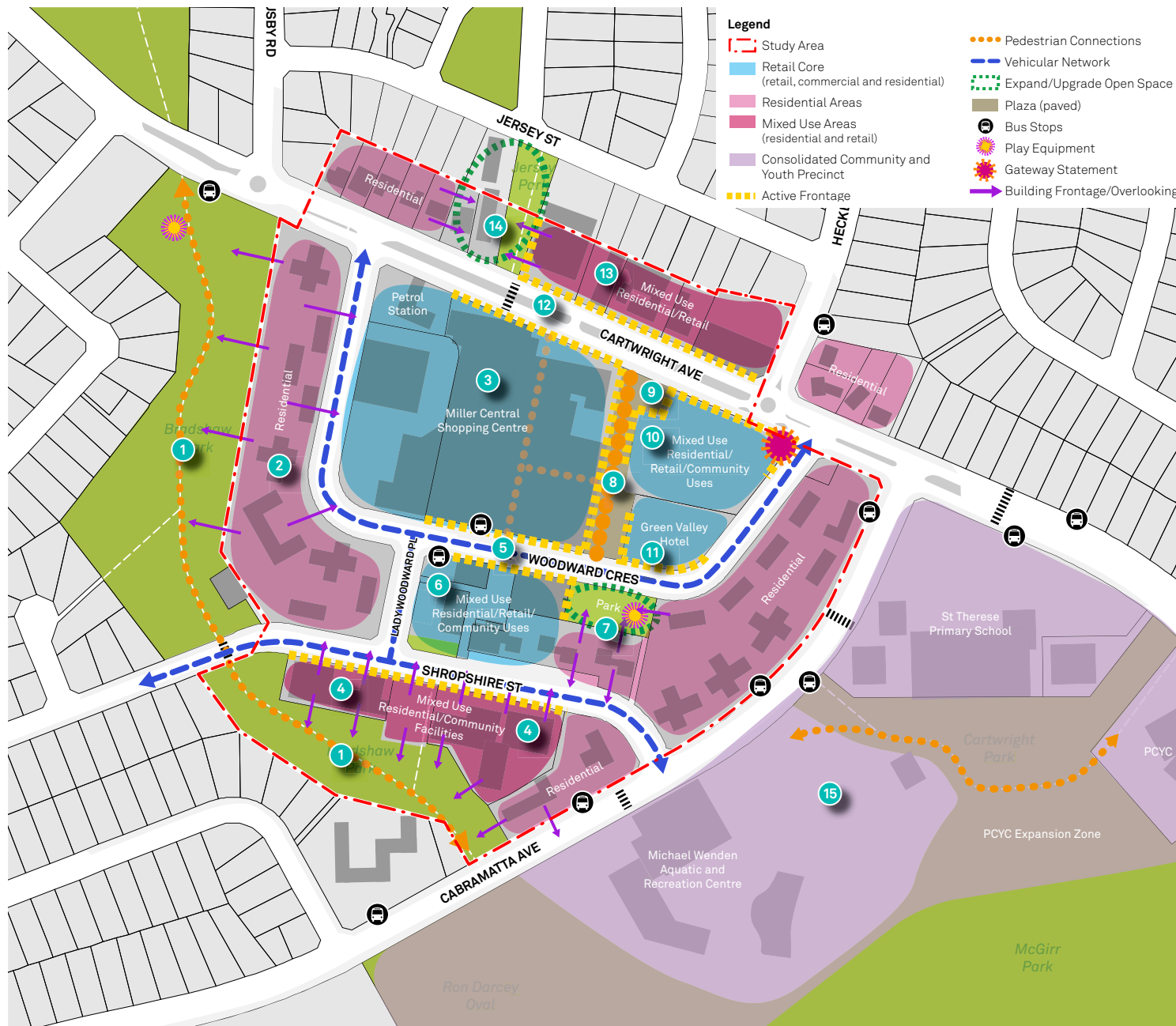
Figure 22, accompanied by Table 1, provide an overview of the features of this scenario.

- ✓ Minimal change to essential infrastructure (roads, development blocks and open space)
- ✓ Relatively simple land ownership patterns and minimal amalgamation required
- ✓ Improved surveillance over existing parks and streets
- ✓ Quick-wins at relatively low cost (lighting, planting, plazas and public art)
- ✓ Improved public domain and streetscape

-
- ✗ Acquisition process and cost involved to widen Jersey Park
 - ✗ Pedestrian activity may be drawn away from Cartwright Avenue
 - ✗ Heavily reliant on redevelopment of existing residential - would require buy in from NSW Land and Housing Corporation
 - ✗ Maintaining the existing road layout creates a defined retail core and does not encourage easy pedestrian movement throughout the centre

Table 3 Elements of Scenario 1

1	Improved public domain including lighting, seating, pavement treatments and way-finding signage throughout.
2	New residential development to face both Woodward Crescent and Bradshaw Park to improve passive surveillance over public spaces.
3	Potential for reconfiguration of Miller Shopping Centre to provide additional active frontage to Woodward Crescent and to the pedestrian plaza along the eastern facade. Redevelopment may be mixed use with residential apartments above existing retail uses (subject to landowner desires).
4	Potential to redevelop for mixed use, and either maintain Mission Australia/Child and Family Centre function as a ground floor use (below residential apartments), or alternatively relocate these uses elsewhere within the Centre. Development to overlook both Shropshire Street and Bradshaw Park to maintain surveillance and improve safety along both frontages.
5	Maintain Woodward Crescent as a vehicular thoroughfare and upgrade the public domain to improve the street environment. This may include encouraging existing and new development to provide active building frontages to Woodward Crescent, improved lighting, high quality footpath materials and street furniture, as well as tree planting and public art.
6	Potential to redevelop for mixed use. This allows for residential above ground floor retail/ community uses. Potential for 'big box' retailer such as Big W or Kmart to expand the future retail offer of the town centre.
7	Redevelopment of residential uses which front the upgraded Lady Woodward Park on Woodward Crescent and Shropshire Street.
8	Provide a clear pedestrian link that connects Cartwright Avenue, Miller Shopping Centre, and Woodward Crescent. Development along both sides of this link should consider active frontages and provide a high quality, well lit and safe public domain. It is recommended that the pawn shop site is acquired/redeveloped, in order to create a wider pedestrian corridor that is open and direct, with strong view lines through the space.
9	A small civic plaza fronting Cartwright Avenue could provide the opportunity for outdoor dining/ civic space to help define and draw attention to the retail core.
10	Potential to wrap car parking with retail/other active uses to the Cartwright Avenue and frontages to the pedestrian link. Residential dwellings could include a gateway feature to announce the arrival into Miller Town Centre. This could be an architectural statement combined with signage at the prominent north-eastern corner of the site.
11	Create a new frontage for the Green Valley Hotel to Woodward Crescent. This could include an outdoor eating area or other active use that faces the street.
12	Cartwright Avenue is the main vehicular spine and provides most visitors with their first impression of Miller Town Centre. This street could benefit from more active ground floor frontages and improved public domain. This could help to define the arrival at Miller Town Centre and a unique character which is carried throughout.



13 Potential to consolidate mixed-use development and active ground floor uses along Cartwright Avenue. Existing emergency services could remain or be relocated. Residential development adjoining Jersey Park should face/overlook the space to improve passive surveillance.

14 Potential expansion and upgrades to Jersey Park including improved quality of public domain (pavement, furniture, planting and public art) and improved lighting. Visual connections across the park should be maintained with low planting rather than trees which may obstruct views into the park from overlooking residential buildings and provide unsafe places to hide.

15 Create a new community and youth precinct encompassing the Michael Wenden Aquatic and Recreation Centre, St Therese Primary School and the PCYC. This precinct may include an expansion of the PCYC, a new skate park/similar youth recreation amenity, a public library, community hub and Aboriginal health centre, amongst other civic uses. The location of a skate park must have direct visual exposure to Cartwright Avenue for safety surveillance reasons.

Potential to use existing facilities at St. Therese Primary School out of school hours as community gathering/education, event or exhibition space.

Figure 35 Development Scenario 1

5.8.5 Scenario 2 - Strengthening the Town Centre by Expanding the Retail Capacity

Development Scenario 2 demonstrates the partial closure of Woodward Crescent in order to allow for retail expansion of the Miller Shopping Centre to the south.

Figure 23, accompanied by Table 2, provides an overview of the features of this scenario.

- ✓ Vehicle movements do not conflict with pedestrian areas
- ✓ Development over Jersey Park removes the existing area of safety concern
- ✓ Extension of Miller Shopping Centre provides opportunity to widen retail offer
- ✓ New pedestrian corridor and plaza provides a consolidated public space to compensate for the loss of Miller Square
- ✓ Renewal of Miller Square

-
- ✗ Cost associated with changes to road network
 - ✗ Limited east-west connections
 - ✗ Loss of public open space/through site link at Jersey Park

Table 4 Elements of Scenario 2

1	Improved public domain including lighting, seating, pavement treatments and way-finding signage throughout.	8	Provide a clear pedestrian link that connects Cartwright Avenue and Miller Shopping Centre to the extended Lady Woodward Park. Development along both sides of this link should consider active frontages and provide a high quality, well lit and safe public domain. It is recommended that the pawn shop site is acquired/redeveloped, in order to create a wider pedestrian corridor that is open and direct, with strong view lines through the space.
2	New residential development to face both Woodward Crescent and Bradshaw Park to improve passive surveillance over public spaces.	9	A small civic plaza fronting Cartwright Avenue could provide the opportunity for outdoor dining/ civic space to help define and draw attention to the retail core.
3	Potential for reconfiguration of Miller Shopping Centre to provide additional active frontage to Woodward Crescent and to the pedestrian plaza along the eastern facade. Redevelopment may be mixed use with residential apartments above existing retail uses (subject to landowner desires).	10	Potential to wrap car parking with retail/other active uses to the Cartwright Avenue and frontages to the pedestrian link. Residential dwellings could include a gateway feature to announce the arrival into Miller Town Centre. This could be an architectural statement combined with signage at the prominent north-eastern corner of the site.
4	Potential to redevelop for mixed use, and either maintain Mission Australia/Child and Family Centre function as a ground floor use (below residential apartments), or alternatively relocate these uses elsewhere within the Centre. Development to overlook both Shropshire Street and Bradshaw Park to maintain surveillance and improve safety along both frontages.	11	Potential new link to provide an additional north-south vehicular access route between Cartwright Avenue and Shropshire Street.
5	Potential to extend the Miller Shopping Centre to include a 'big box' retailer such as Big W or KMart and relocate community services elsewhere within the Centre. This option builds over the western end of Woodward Crescent, closing it to traffic.	12	Cartwright Avenue is the main vehicular spine and provides most visitors with their first impression of Miller Town Centre. This street could benefit from more active ground floor frontages and improved public domain. This could help to define the arrival at Miller Town Centre and a unique character which is carried throughout.
6	Extension of Miller Shopping Centre may provide active uses such as a cafe fronting the extended Lady Woodward Park.		
7	Activate the Woodward's Crescent side of Green Valley Hotel to provide passive surveillance over Jersey Park. This area may be suitable for an outdoor eating area.		

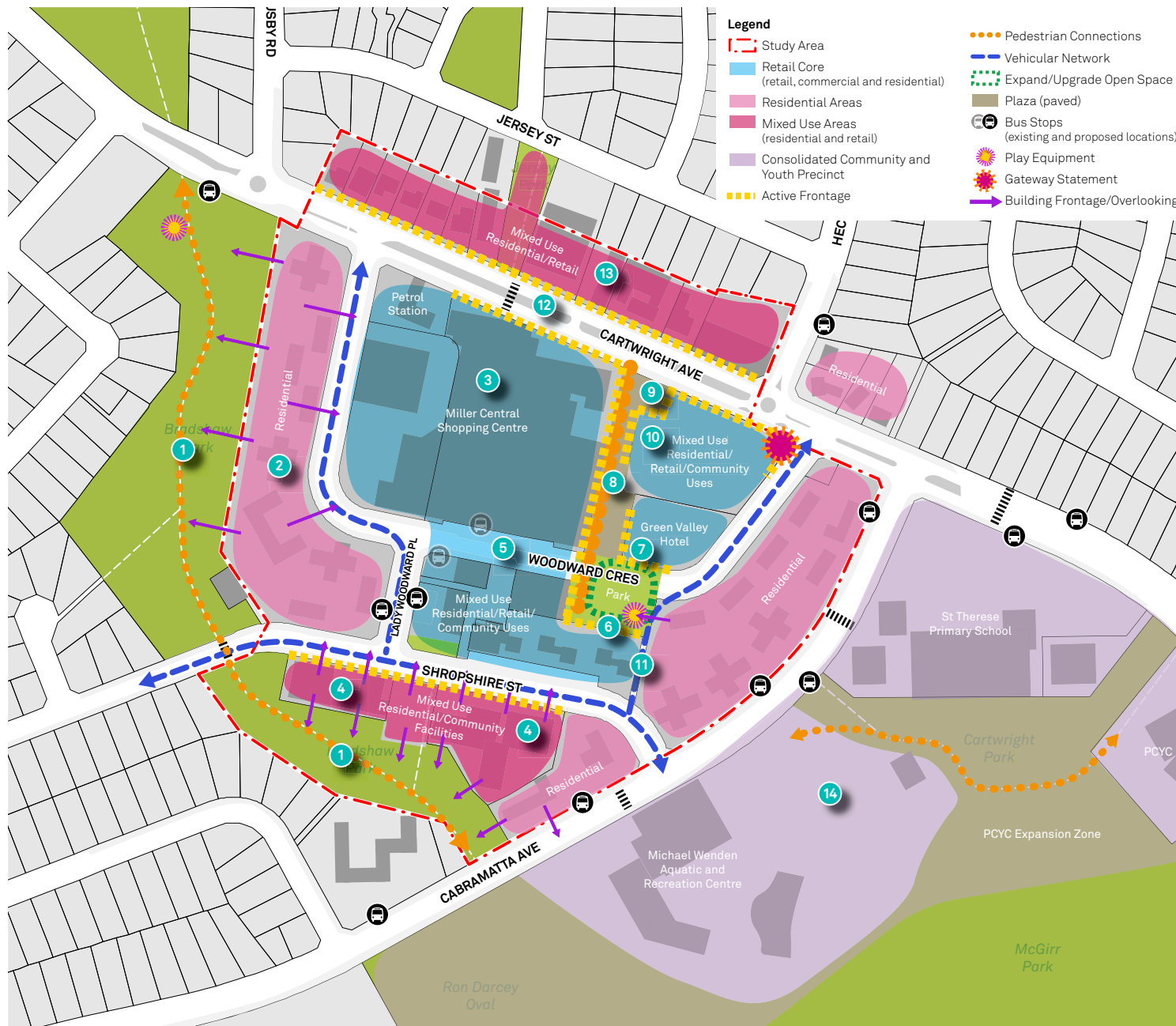


Figure 36 Development Scenario 2

- 13** Potential to consolidate mixed use development and active ground floor uses along Cartwright Avenue. Existing emergency services could remain or be relocated elsewhere within the Centre.

This option incorporates Jersey Park as part of the development to provide a continuous frontage to Cartwright Avenue.

- 14** Create a new community and youth precinct encompassing the Michael Wenden Aquatic and Recreation Centre, St Therese Primary School and the PCYC. This precinct may include an expansion of the PCYC, a new skate park/similar youth recreation amenity, a public library, community hub and Aboriginal health centre, amongst other civic uses. The location of a skate park must have direct visual exposure to Cartwright Avenue for safety surveillance reasons.

Potential to use existing facilities at St. Therese Primary School out of school hours as community gathering/education, event or exhibition space.

5.8.6 Scenario 3 - A Lively Town Centre through a Pedestrian Focussed Retail Core

Development Scenario 3 demonstrates a pedestrian focussed retail centre. Vehicles are restricted to the outskirts of the town centre with a pedestrian focussed core. The central part of Woodward Crescent is a shared zone which gives pedestrians the priority over vehicles

Figure 24, accompanied by Table 3, provides an overview of the features of this scenario.

- ✓ Well connected centre with strong east-west and north-south links for both pedestrians and vehicles
- ✓ Pedestrian priority through the town centre
- ✓ Improved connections to and through the youth and community precinct to the east
- ✓ New pedestrian corridor and plaza provides a safe public space to compensate for the loss of Miller Square
- ✓ Renewal of Miller Square

-
- ✗ Infrastructure and land acquisition costs associated with new roads and plaza spaces

Table 5 Elements of Scenario 3

1	Improved public domain including lighting, seating, pavement treatments and way-finding signage throughout.	8	Provide a clear pedestrian link that connects Cartwright Avenue, Miller Shopping Centre, and Woodward Crescent. Development along both sides of this link should consider active frontages and provide a high quality, well lit and safe public domain. It is recommended that the pawn shop site is acquired/redeveloped, in order to create a wider pedestrian corridor that is open and direct, with strong view lines through the space.
2	New residential development to face both Woodward Crescent and Bradshaw Park to improve passive surveillance over public spaces.	9	A small civic plaza fronting Cartwright Avenue could provide the opportunity for outdoor dining/ civic space to help define and draw attention to the retail core.
3	Potential for reconfiguration of Miller Shopping Centre to provide additional active frontage to Woodward Crescent and to the pedestrian plaza along the eastern facade. Redevelopment may be mixed use with residential apartments above existing retail uses (subject to landowner desires).	10	Potential to wrap car parking with retail/other active uses to the Cartwright Avenue and frontages to the pedestrian link. Residential dwellings could include a gateway feature to announce the arrival into Miller Town Centre. This could be an architectural statement combined with signage at the prominent north-eastern corner of the site.
4	Potential to redevelop for mixed use, and either maintain Mission Australia/Child and Family Centre function as a ground floor use (below residential apartments), or alternatively relocate these uses elsewhere within the Centre. Development to overlook both Shropshire Street and Bradshaw Park to maintain surveillance and improve safety along both frontages.	11	Potential new road link to provide vehicular access between the youth and community precinct and the retail core. This new road will split the existing residential area into two developable parcels.
5	Potential to redevelop for mixed use including residential above retail/community uses which may include those already active on the site. Potential for 'big box' retail such as Big W/KMart.	12	Cartwright Avenue is the main vehicular spine and provides most visitors with their first impression of Miller Town Centre. This street could benefit from more active ground floor frontages and improved public domain. This could help to define the arrival at Miller Town Centre and a unique character which is carried throughout.
6	Woodward Crescent is proposed as a shared zone (potentially 10km/h) and forms the main east-west link for the retail core. Landscape treatment and materials will define this zone. Existing bus stops on Woodward Crescent may be moved to Lady Woodward Place (subject to approval).	13	Potential to consolidate mixed use development and active ground floor uses along Cartwright Avenue. Existing emergency services could remain or be relocated elsewhere within the Centre.
7	Green Valley Hotel may benefit from a new frontage to Woodward Crescent should the site to the north be redeveloped. The area fronting Woodward Crescent may be suitable for an outdoor eating area which would help to activate the shared zone.		

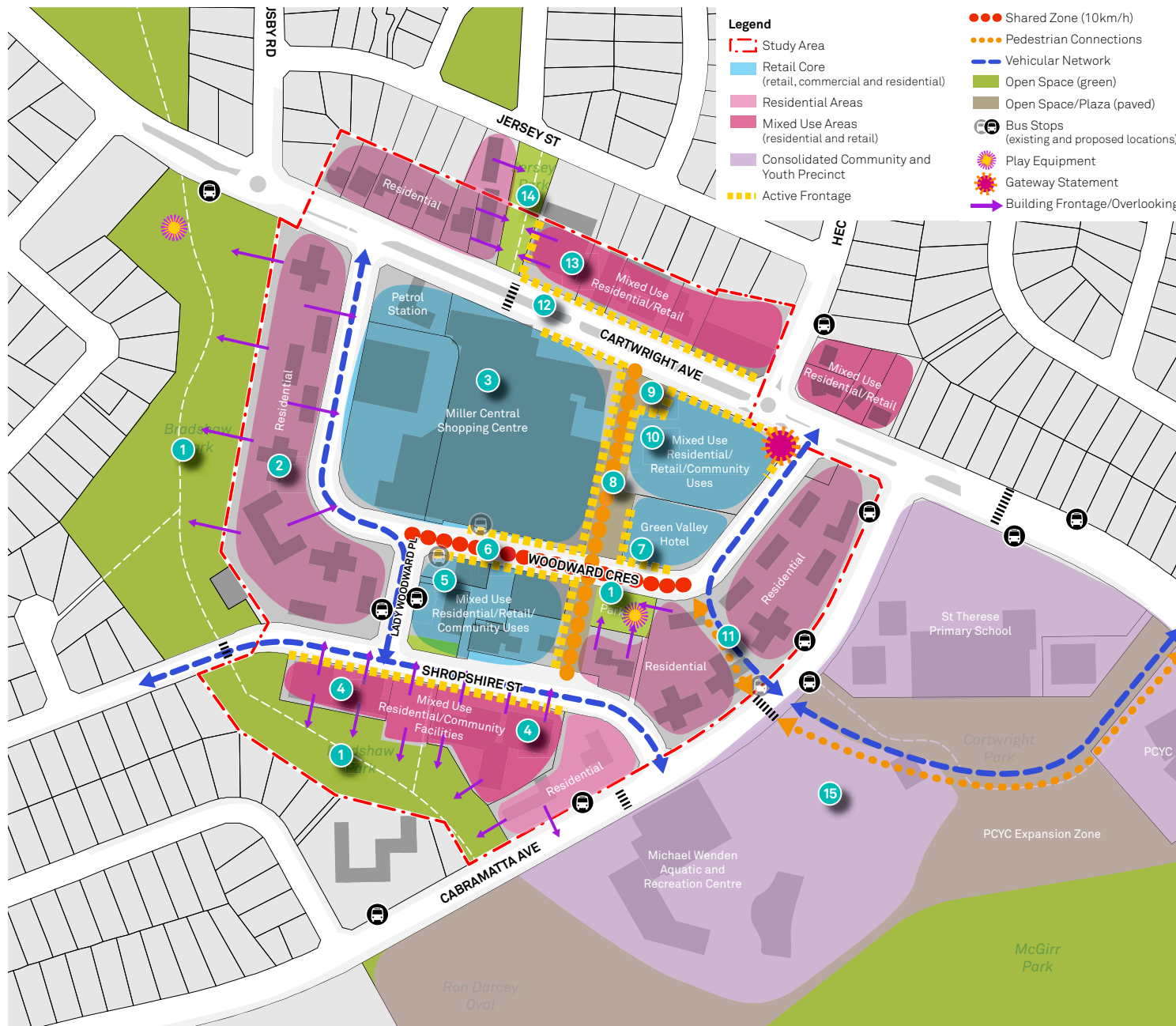


Figure 37 Development Scenario 3

- 14 Upgrades to Jersey Park could include high quality public domain (footpaths, street furniture, public art) and improved pedestrian scale lighting.

Visual connections across the park should be maintained with low planting rather than trees which may obstruct views into the park from overlooking residential buildings and provide unsafe places to hide.

- 15 Create a new community and youth precinct encompassing the Michael Wenden Aquatic and Recreation Centre, St Therese Primary School and the PCYC. This precinct may include an expansion of the PCYC, a new skate park/ similar youth recreation amenity, a public library, community hub and Aboriginal health centre, amongst other civic uses. The location of a skate park must have direct visual exposure to Cartwright Avenue for safety surveillance reasons.

Potential to use existing facilities at St. Therese Primary School out of school hours as community gathering/education, event or exhibition space.

A new street linking Cabramatta Avenue to Cartwright Avenue can provide necessary access for vehicles and pedestrians and help link both sides of Cabramatta Avenue.

5.8.7 Scenario 4 - The Live, Work and Play Approach

Development Scenario 4 demonstrates an approach which increases the residential density, and provides a pedestrian focussed town centre which suggests retail/ community uses at the ground floor of most buildings.

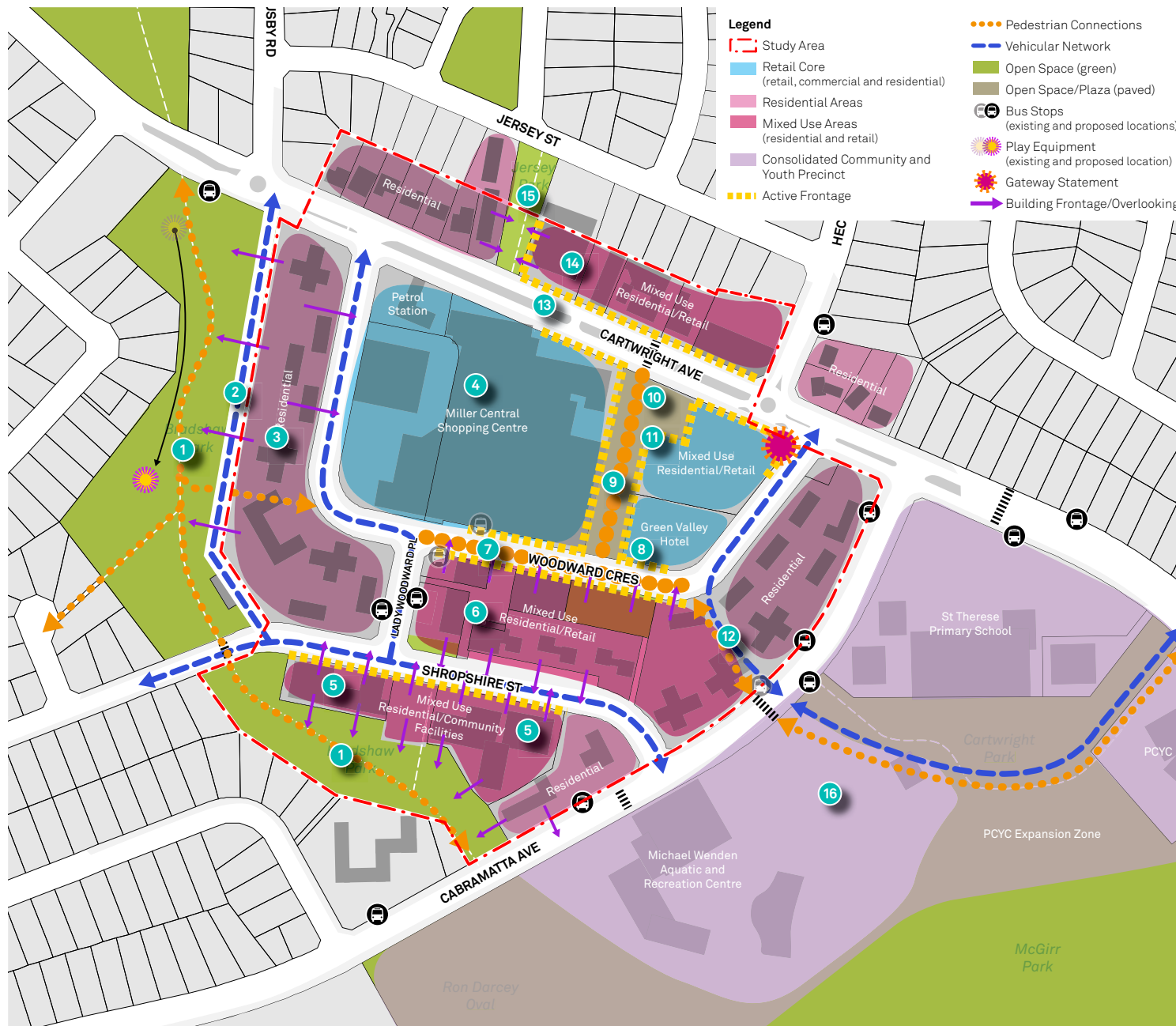
Figure 25, accompanied by Table 4, provides an overview of the features of this scenario.

- ✓ Improved activity and passive surveillance created by new street through Bradshaw Park
- ✓ Pedestrian only zone along Woodward Crescent provides a car-free environment
- ✓ Larger public plaza fronting Cartwright Avenue opens up the pedestrian corridor and creates a visually prominent entrance to the retail core
- ✓ Improved connections to and through the youth and community precinct
- ✓ New pedestrian corridor and plaza provides an improved public space to compensate for the loss of Miller Square
- ✓ Renewal of Miller Square

-
- ✗ Multiple land ownerships may hinder amalgamation
 - ✗ Infrastructure costs (and loss of developable land and open space) associated with new roads and pedestrian plazas
 - ✗ Pedestrian zone at Woodward Crescent may have very low activity levels outside of retail trading hours

Table 6 Elements of Scenario 4

1	Improved public domain including lighting, seating, pavement treatments and way finding signage throughout.	8	Green Valley Hotel may benefit from a new frontage to Woodward Crescent should the site to the north be redeveloped. The area fronting Woodward Crescent may be suitable for an outdoor eating area which would help to activate the pedestrian zone .
2	Extension of Busby Road along the eastern boundary of Bradshaw Park may provide a new street address for residential development. It also has the potential to improve activity and surveillance at Bradshaw Park.	9	Provide a clear pedestrian link that connects Cartwright Avenue and Miller Shopping Centre to the Woodward Crescent pedestrian zone. Development along both sides of this link should consider active frontages and provide a high quality, well lit and safe public domain.
3	Residential development to front both Woodward Crescent and Bradshaw Park/Busby Road extension.	10	A small civic plaza fronting Cartwright Avenue could provide the opportunity for outdoor dining/ civic space to help define and draw attention to the retail core. This larger plaza will compensate for the loss of the existing Miller Square, providing a more active, open and safer public area.
4	Potential for reconfiguration of Miller Shopping Centre to provide additional active frontage to Woodward Crescent and to the pedestrian plaza along the eastern facade. Redevelopment may be mixed use with residential apartments above existing retail uses (subject to landowner desires). Development to overlook both Shropshire Street and Bradshaw Park to maintain surveillance and improve safety along both frontages.	11	Existing supermarket car park (at grade and additional public and private parking underground) wrapped with retail/other active uses to the Cartwright Avenue and pedestrian corridor frontages. Residential apartments above should include a gateway statement to pronounce Miller Town Centre, with a quality architectural response and way-finding signage at the north-eastern corner of the site.
5	Potential to redevelop for mixed use, and either maintain Mission Australia/Child and Family Centre function as a ground floor use (below residential apartments), or alternatively relocate these uses elsewhere within the Centre.	12	Potential new street and pedestrian link to provide access between the PCYC, the Michael Wenden Aquatic and Recreation Centre and the retail core. This new street will split the existing residential area into two developable parcels.
6	Potential to redevelop for higher density residential, and may include some retail/ community uses at ground floor.	13	Cartwright Avenue is the main vehicular spine and provides most visitors with their first impression of Miller Town Centre. This street could benefit from more active ground floor frontages and improved public domain. This could help to define the arrival at Miller Town Centre and a unique character which is carried throughout.
7	Woodward Crescent is proposed as a pedestrian only zone. The street may be treated with higher quality paving materials and planting and furnished with seating and lighting elements. Existing bus stops on Woodward Crescent may be moved to Lady Woodward Place (subject to approval).		



14 Potential to consolidate mixed use development and active ground floor uses along Cartwright Avenue. Existing emergency services could remain or be relocated elsewhere within the Centre.

15 Upgrades to Jersey Park could include high quality public domain (footpaths, street furniture, public art) and improved pedestrian scale lighting.

Visual connections across the park should be maintained with low planting rather than trees which may obstruct views into the park from overlooking residential buildings and provide unsafe places to hide.

16 Create a new community and youth precinct encompassing the Michael Wenden Aquatic and Recreation Centre, St Therese Primary School and the PCYC. This precinct may include an expansion of the PCYC, a new skate park/similar youth recreation amenity, a public library, community hub and Aboriginal health centre, amongst other civic uses. The location of a skate park must have direct visual exposure to Cartwright Avenue for safety surveillance reasons.

Potential to use existing facilities at St. Therese Primary School out of school hours as community gathering/ education, event or exhibition space.

A new street linking Cabramatta Avenue to Cartwright Avenue can provide necessary access for vehicles and pedestrians and help link both sides of Cabramatta Avenue.

Figure 38 Development Scenario 4