



Hawkesbury City Council

attachment 1
to
item 183

Draft Masterplan and Public Domain
Plan - Liveability Program

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PREPARED FOR



PREPARED BY



JULY 2020

DRAFT

MASTERPLAN & PUBLIC DOMAIN PLAN

HAWKESBURY LIVEABILITY PROJECT

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EXECUTIVE SUMMARY

Urbis were commissioned to prepare three town centre masterplans and public domain plans for Windsor, South Windsor and Richmond. The purpose of the study was to identify a range of opportunities and recommendations to revitalise the heart of these local centres to create more active and vibrant settings for residents, workers, students and visitors.

This study is underpinned by Council's place vision and four core values, as listed below:

"WE SEE THE HAWKESBURY AS A VIBRANT AND COLLABORATIVE COMMUNITY LIVING IN HARMONY WITH OUR HISTORY AND ENVIRONMENT, WHILST VALUING OUR DIVERSITY, STRIVING FOR INNOVATION, A STRONG ECONOMY, AND RETAINING OUR LIFESTYLE AND IDENTITY."

Core Values:

- Economic
- Heritage
- Environment
- Social

The project involved a three-part methodology that occurred concurrently, the three core disciplines were:

- Community and Stakeholder Engagement
- Place Analysis and Master Plans
- Public Domain Design

Community and Stakeholder Engagement: With previous engagement being undertaken as part of the Local Strategic Planning Statement and Placescore, the aim of this engagement and communication program was to drill deeper to understand community sentiment around the town centres and how these could be improved in the future. Community consultation regarding the master plans and public domain plans allowed for an integrated outcome between Council and community, bringing together new ideas, values for existing character and place, opportunities to leverage and challenges to overcome.

Place Analysis and Master Plans: The place analysis assessed the context of existing town centres through a range of lenses including – indigenous and colonial heritage, natural topography and features, movement, walkability, land uses, retail trends, planning controls, public domain, activation and development opportunities. Through this analysis key site opportunities and constraints were established to inform master planning strategies and recommendations. The master plan recommendations offer an overarching framework to guide long-term centre revitalisation through incremental change. They aim to promote place-led activation outcomes to strengthen the economic, environmental, social and cultural performance of each centre.

Public Domain Design: The public domain design captures early ideas and opportunities for upgrades to key public spaces and high streets within each town centre. The design aims to promote a setting that is integrated with its surroundings, is welcoming and inclusive to all in the community, and celebrates place, activation and participation. The design of each centre is anchored by a specific place vision and includes a concept design plan, streetscape guideline, opinion of probable cost, maintenance plan, and design details for further consideration in the next phase of design and delivery.

The study is to inform immediate public domain interventions that can be captured and delivered by the Western Parkland City Liveability Program. This program is part of the Western Sydney City Deal, which involves all three levels of government, and provides an allocated budget of \$18.75 million to the three centres, ending in April 2022.

Below is a brief snapshot that summarises the vision and signature projects within each town centre.

WINDSOR: RIVER HERITAGE, CIVIC BOULEVARDS AND VIBRANT PEOPLE PLACES.

As Hawkesbury's largest town centre, Windsor will continue to play an important civic, commercial and retail role for the region as it grows. The master plan highlights key opportunity to anchor and activate Windsor through the transformation of George Street into a civic green boulevard and lively people place. George Street is envisaged as a vibrant, welcoming and attractive activity spine, with a dynamic mix of shops, cafes, bars, restaurants, studios, workspaces and public spaces. People are enticed to dwell, explore, engage and enjoy the many destinations along this bustling boulevard through the day and into the night.

Signature Projects:

- George Street revitalisation as a “Green Boulevard”
- Library and Gallery Forecourt for events and gathering
- Improved connections to Hawkesbury River
- George Street Mall Upgrades
- Thompson Square



George Street Green Boulevard, Windsor

SOUTH WINDSOR: A NEW CONTEMPORARY TOWN CENTRE.

South Windsor is a low-density residential suburb, with a block of local shops adjacent to McLeod Park at its heart and large pockets of open space and light industrial land on its fringe. South Windsor presents an ideal location to accommodate housing growth and density, due to limited site constraints (i.e. flooding, noise impact and heritage) and proximity to Windsor train station and town centre. The master plan highlights key locations to consider increased density and building height, as well public domain and aesthetic upgrades to the local shops, George Street and the park adjacent to the train station.

Signature Projects:

- George Street revitalisation as a “Green Boulevard”
- George Street Parklets
- Bereewan Park and South Windsor Presbyterian Cemetery



George Street Green Boulevard, South Windsor

RICHMOND: AN ACTIVATED CULTURAL DESTINATION.

As one of Macquarie's five towns gazetted in 1810, Richmond offers significant historic charm and is a treasured jewel in the collection of towns in the Hawkesbury region. The master plan encourages Richmond to come to life through contemporary cultural, leisure and retail uses, whilst preserving its past. This includes celebrating stories of its past through oral, written and visualised ways within Richmond Park and the immediate streets that encompass it.

Signature Projects:

- Windsor Street Activation
- Regent Theatre Forecourt
- Richmond Park



Windsor Street Activation, Richmond



1

INTRODUCTION

INTRODUCTION

PURPOSE OF PROJECT

The purpose of this project is to revitalise the town centres of Windsor, Richmond and South Windsor, through public domain upgrades, place-making and activation initiatives, stakeholder partnerships and commercial opportunities.

The project has two key components. Firstly it identifies town centre master plan strategies that provides an overarching framework to guide change and revitalisation. The second outcome is a public domain concept plan for a focus area within each centre. The public domain plan includes a vision, design features, guidelines and a maintenance plan.

The project is underpinned by a broader strategic vision for the region, articulated in the Community Strategic Plan. It states:

"We see the Hawkesbury as a vibrant and collaborative community living in harmony with our history and environment, whilst valuing our diversity, striving for innovation, a strong economy, and retaining our lifestyle and identity."

This vision encapsulates four key values - environment, economic, social and heritage. A meaningful and integrated response to these four values provides a strong and balanced foundation to creating vibrant town centres.

STRATEGIC PRIORITIES

This project aligns with a number of strategic documents from all tiers of government. In particular, it addresses the following key strategic priorities outlined within the Community Strategic Plan:

- Reinforce dynamic places by supporting the revitalisation of town centres and growth of the local business community,
- Create active partnerships to develop a network of vibrant centres, creating opportunities for business growth and community connection;
- Revitalise and enhance two significant town centres of Windsor and Richmond, to create thriving centres each within their own character that attracts residents, visitors and businesses;
- Assist our town and village centres to become vibrant local hubs;
- Instigate place making programs to celebrate our creativity and cultural expression; and
- Foster and promote an annual program of events, festivals, sporting and cultural activities that allows our communities to connect and celebrate with one another.

OUR APPROACH

Underpinned by a place-centred perspective, our approach to this project brings together a three-part methodology based on the following disciplines:

- Community and Stakeholder Engagement
- Place Analysis and Master Plan (Urban Design)
- Public Domain Design (Landscape Architecture)

These three streams have operated in close collaboration and through an iterative process of refinement to propose exciting and relevant ideas for the three town centres. This project builds upon existing and background studies.

The place analysis and master planning process has involved a multi-disciplinary team comprising of designers, town planners, economists, heritage advisors and transport experts. There has been high regard for understanding the importance of place and the values of the community to unlock the town centres' potential. Creating great places depends upon a genuine understanding and response to the people who will use and benefit from it.

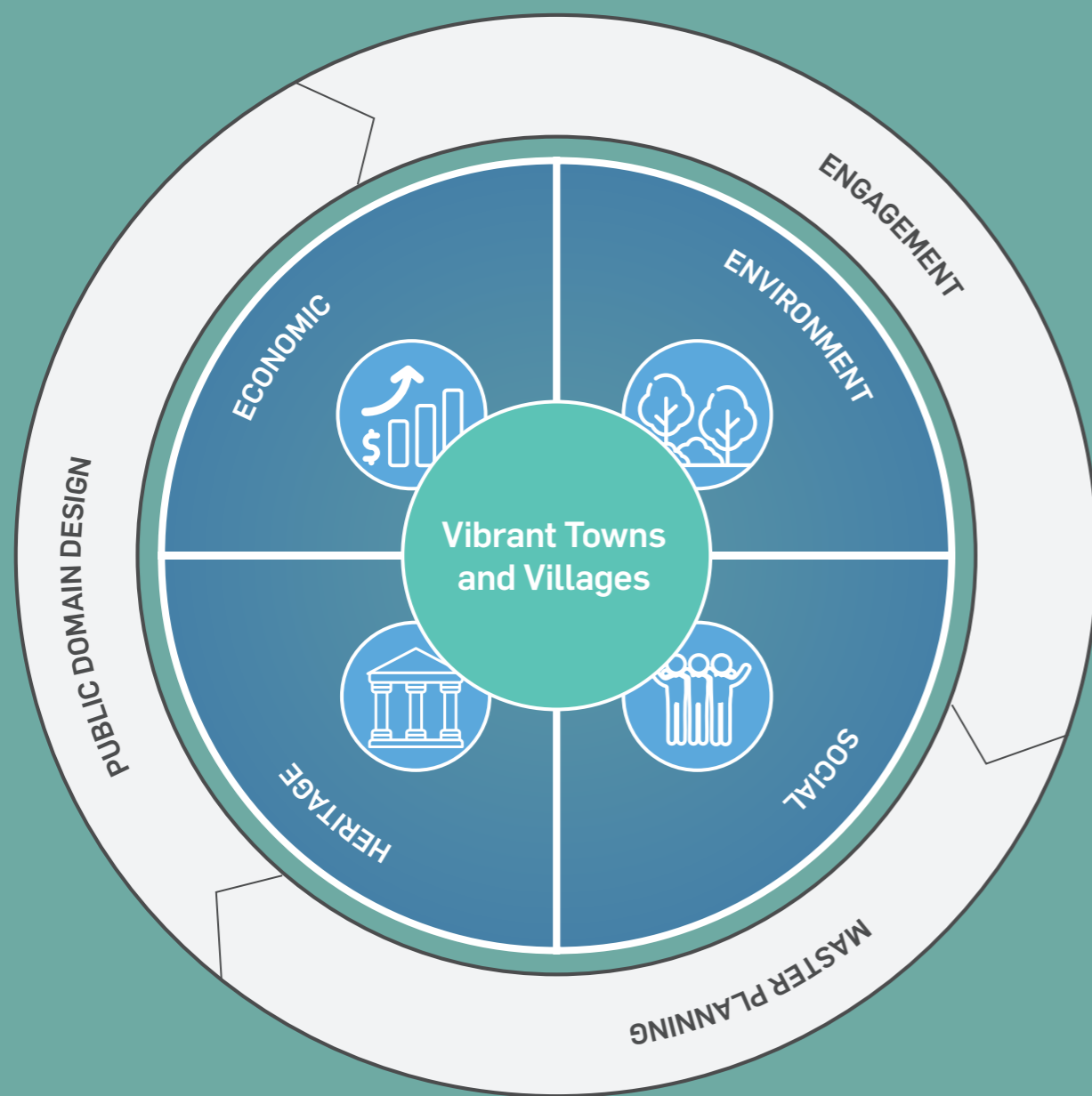


Figure 1 Project summary wheel

WESTERN SYDNEY CITY DEAL

Hawkesbury City Council is involved in the Western Sydney City Deal, a 20-year agreement between the Australian and NSW governments and Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly councils. The agreement aims to optimise the opportunity of the new airport, with a focus on maximising connectivity; jobs; education; housing; liveability, the environment; and governance.

Funding for this project has been provided by the Western Parkland City Liveability Program and funded by all three levels of government via the Western Sydney City Deal. An allocated budget of \$18.75 million by April 2022 has been assigned to the three centres.

Given this funding and program, this project identifies feasible and relevant actions that can be delivered in the immediate to short term.

**\$18.75
MILLION**

**For the 3 Town
Centres by April 2022**

STRATEGIC CONTEXT

OVERVIEW

Located approximately 50 kilometres from Sydney's Central Business District, the Hawkesbury LGA is located at Sydney's outer north west fringe. The area takes its name from the Hawkesbury River, which is a significant waterway flowing through the region and underpins the LGA's distinct identity.

The Hawkesbury LGA is the largest local government area in metropolitan Sydney covering approximately 2,800 square kilometers. With an estimated population of 66,623 (2017 ERP), its population is largely dispersed across over 60 towns, villages and localities, each with distinctive characteristics and place values. It is divided by four river valleys and contains fertile flood plains and wetlands, undulating hills, timbered ridges, steep gorges and escarpments.

REGION PLAN

A 40 YEAR VISION

The Greater Sydney Region Plan boldly envisions Sydney as a metropolis of three cities. Underpinned by the key strategy to deliver a '30-minute city', the plan seeks to rebalance growth across the region to provide more equitable access to jobs, schools, and healthcare from people's homes.

The Region Plan predicts the Hawkesbury LGA population to grow from around 67,000 people (in 2016) to just over 85,000 people over the next 20 years.

The Region Plan also notes that flooding in the Hawkesbury-Nepean Valley is one of the most significant natural hazards in Greater Sydney. It identifies that a repeat of the Great Flood of 1876, where the river reached 19.7 meters at Windsor, would today impact 12,000 residential properties and 90,000 people, creating damages estimated at \$5 billion.

DISTRICT PLAN

A 20 YEAR VISION

The Western City District Plan identifies Richmond and Windsor as strategic centres, recognising their expanded role as a hub for retail and commercial services; major health facilities including the Notre Dame University medical teaching campus.

The Plan also identifies a growing tourism opportunity, focused on colonial history, rural character, agriculture and environmental assets including the Greater Blue Mountains World Heritage area, the Hawkesbury River and the surrounding agricultural lands.

The Plan sets a baseline target of 12,000 jobs by 2036 (up from 10,300 in 2016) with a higher target of 16,500 jobs.

The existing aerospace and defence activities at RAAF Base Richmond situated between the Windsor and Richmond town centres is a hub of logistics support for the Australian Defence Force, attracting over 450 aerospace workers within the precinct.

Combined, the RAAF Base, Western Sydney University Hawkesbury campus, TAFE NSW Richmond, and a new STEM (Science, Technology, Engineering and mathematics) Secondary School will complement business activities around the Badgerys Creek Aerotropolis that will be focused on the planned Western Sydney Airport.

OTHER STUDIES

As well as strategic planning documents, this project draws upon the findings and recommendations of a number of other reference documents and background studies listed below.

Key reference documents

- Greater Sydney Region Plan
- Western City District Plan
- Draft Local Strategic Planning Statement
- Community Strategic Plan 2017-2036
- Destination Management Plan 2017-2021
- Place Score 2017
- Windsor Town Centre Master Plan (issued 2004)
- Hawkesbury Horizons
- Resilient Valley, Resilient Communities

Background studies

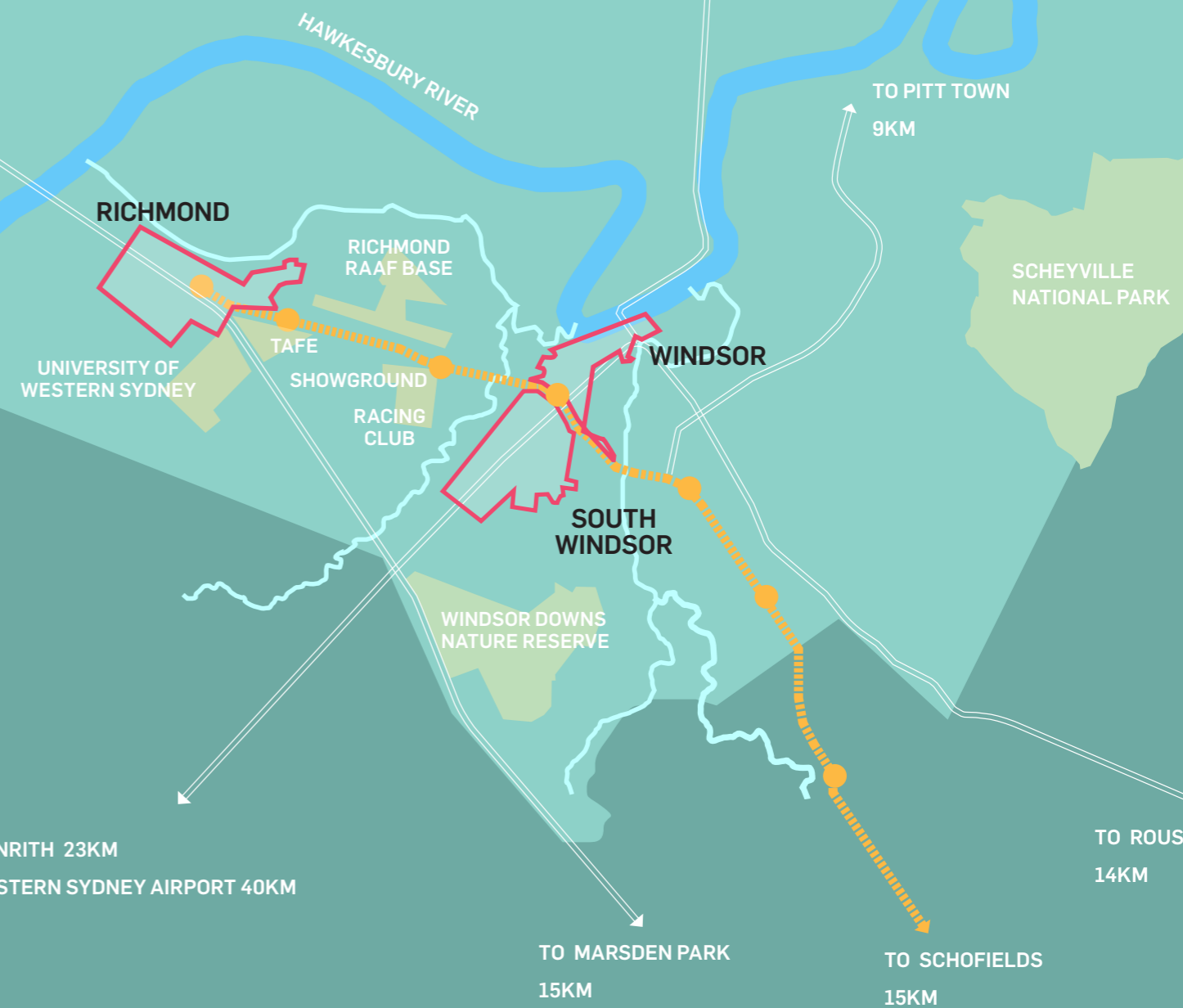
- Community Engagement Framework
- Community Participation Plan
- Draft Employment Lands Study
- Draft Rural Lands Strategy
- Draft Housing Strategy
- The Hawkesbury - A Thematic History
- Hawkesbury Cultural Plan 2006 - 2011
- Archaeological Management Plan - Richmond
- Conservation Management Plan – Richmond Pk
- Conservation Management Plan - McQuade Park
- Hawkesbury Regional Open Space Strategy - Planning and Design Guidelines
- Hawkesbury Regional Open Space Strategy
- Mobility Plan 2010
- Richmond Townscape Study
- Windsor Bridge reports and drawings
- Thompson Square Concept Plan
- Hawkesbury Nepean Valley Flood Management Summary Report
- Regional Flood Study
- Sustainable Agriculture Development Strategy
- Thompson Square Conservation Management Plan

BLUE MOUNTAINS NATIONAL PARK

TO KURRAJONG
17KM

TO WILBERFORCE
8KM

TO PITT TOWN
9KM



The Hawkesbury LGA growth challenge

+ 18,000 PEOPLE

+ 4,000 DWELLINGS

+ 6,200 JOBS

OVER THE NEXT
20
YEARS

2

COMMUNITY & STAKEHOLDER ENGAGEMENT

PRELIMINARY ENGAGEMENT OVERVIEW

With previous engagement being undertaken as part of Placescore and the Local Strategic Planning Statements processes, the aim of this engagement and communication program was to drill deeper to understand community sentiment around the identified town centres and how these could be improved in the future.

Community consultation regarding the master plans allowed for an integrated outcome between Council and community, along with the injection of identified local character and resilient design.

The people who live and work in the Hawkesbury have great pride in their local area and want to promote the benefits to locals and visitors alike. Improving town centres, especially those of Richmond, South Windsor and Windsor, will provide new and exciting opportunities for businesses, community members and tourists such as improved public spaces, retail offerings and gathering places. The Revitalisation master plan aims to represent the desires of the future while respecting past heritage and history

This section provides a brief snapshot of the findings from this engagement process, however the complete Engagement and Communication Outcomes Report is attached as an Appendix.

ENGAGEMENT PROCESS

OCTOBER 2019- MAY 2020

The engagement process included the following measures:

- Information pop-ups
- Enquiry Line
- Social Media Posts
- Communication Postcard
- Hawkesbury Chamber of Commerce Business Showcase
- Online Survey and Website Content
- A Street Walk
- Stakeholder Workshops
- Councillor Workshop
- Town Centre Working Group

A full description of each of the above can be found the in the Appendix 'Engagement and Communications Outcomes Report'.

WHAT WE HEARD

WINDSOR

WHAT YOU LIKED

- The community feel
- Heritage buildings
- Wide, open spaces
- Variety of shops
- People who care about their shops and the mall space

WHAT YOU DIDN'T LIKE

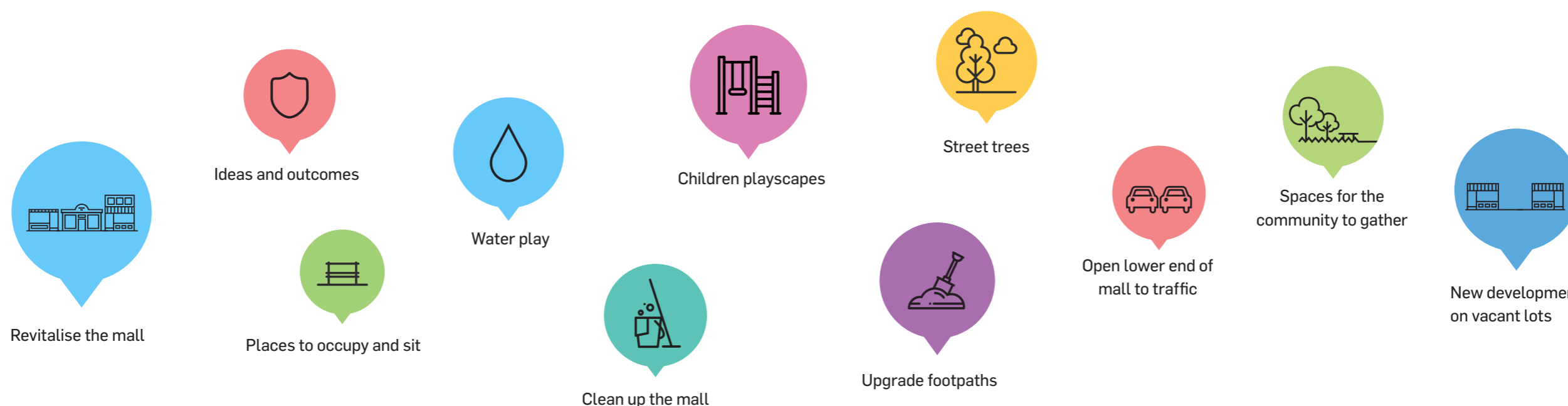
- The mall area looks dirty and is dated
- Tourists not spending money in the town, just passing through
- Open disrespect for the law in a public space
- The approvals for Coles and Woolworths which has reduced foot traffic and spending in the main streets
- No food or beverage options past 3:00pm
- Parking restrictions make it hard for people to spend longer time here
- High number of vacant tenants in the mall

YOUR BIG IDEAS

- Open the end of the mall near Fitzgerald Street to cars and allow traffic through.
- Put a play area in the mall between Kable Street and Baker Street
- Water play area in the mall between Kable Street and Baker Street
- More greenery for the mall area
- Alfresco dining spaces in the mall
- Night markets and food stalls

COMMUNITY FEEDBACK

- "Please don't open the road all the way – keep an area at the end for family and children"
- "We need more police presence to discourage the breaking of the law, especially regarding drugs."
- "Get some buskers in the area and lighten the place up."
- "This mall used to be great, now its old, run down and tired."
- "Get the building owners to start taking care of the place."



SOUTH WINDSOR

WHAT YOU LIKED

- A sense of community
- Location to industrial park
- Options for opportunity and growth
- Good shops for food and beverage options

WHAT YOU DIDN'T LIKE

- Slippery pebble pavements are unsafe
- Pavements are uneven and dirty
- Back parking area is unsafe and rarely used
- Lack of police presence
- Known as an unsafe area
- Nowhere to sit

YOUR BIG IDEAS

- New greenery
- Water play areas in the park
- New and clean pavement
- Speed cameras on the main street to slow things down
- New street furniture
- Signage to the South Windsor town centre (similar to industrial site signage)

COMMUNITY FEEDBACK

- "Council just doesn't care about South Windsor and it shows."
- "Cleaning is needed badly and on a regular basis."
- "Why bother putting public toilets in when they don't work?"
- "It is sad, dirty and run down."
- "Easy to park next to the shop you are going too. Seems quite active/people around"



Upgrade parks



Make it safer



More lighting at night



Clean the streets regularly



More greenery



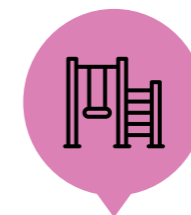
Revitalise the arcades



Street trees



Places to sit



Children play space



New development on vacant lots

RICHMOND

WHAT YOU LIKED

- The oval is fantastic and really centres our town to be a destination.
- There is a variety of shops for all needs
- The care of shopkeepers and building owners
- The cafes and variety of food options
- Heritage style buildings
- A country feel

WHAT YOU DIDN'T LIKE

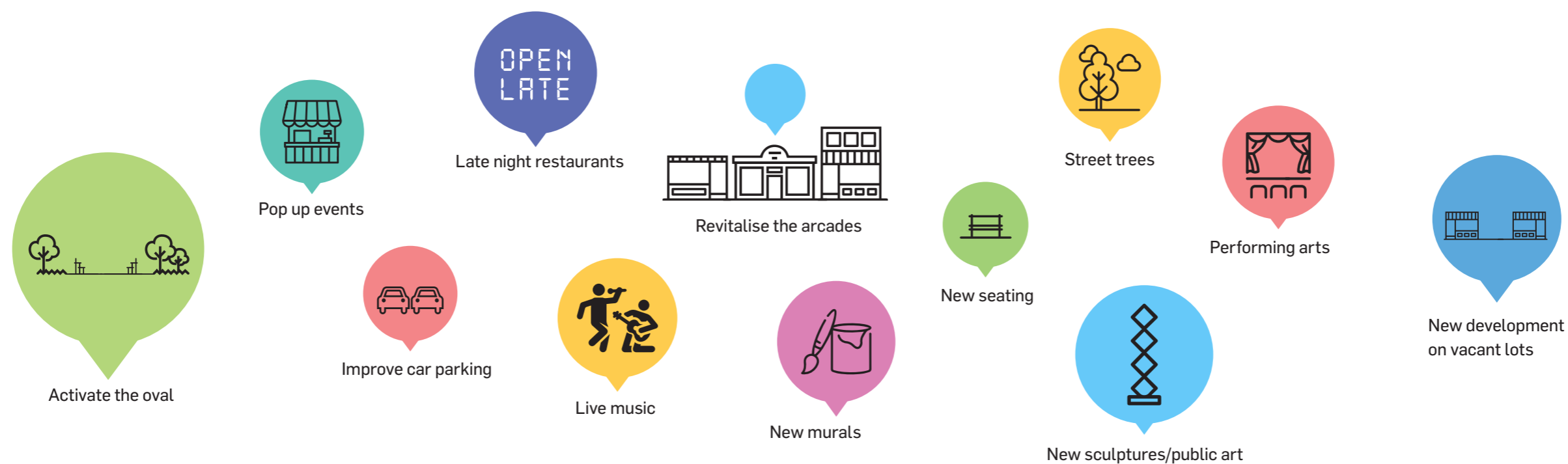
- Lack of surveillance and property damage
- Parking restrictions make it hard for people to complete their shopping
- Lack of lighting
- Lack of mall use
- It looks dirty and dreary
- Lack of parking near facilities such as post office and bank

YOUR BIG IDEAS

- Use the oval more for events such as music festivals, pop up markets and food stalls
- Sports could be played at the oval more
- More street furniture for eating and being near the oval
- More greenery

COMMUNITY FEEDBACK

- "One end of the street is busy, one end is dead. How can we get people down to the other end so we are busy too?" (end opposite oval)
- "Lets make this place shine at Christmas with fairy lights and decorations"
- "I feel like Council stifle a lot of initiatives that could make this place great."
- I try to spruce the place up but have had plants ripped out and pots stolen so I think, why bother?"



3

**PLACE
ANALYSIS**

INDIGENOUS HERITAGE IN THE REGION

The traditional owners of the Hawkesbury area are the Dharug (Darug) people who occupied approximately (check this figure if you are including the Cumberland Plain it is a much larger figure about 6000 sq km) of land extending along the coast from the Hawkesbury River in the north to the Georges River in the south. This proximity to the rivers and the South Creek (originally known as Wianamatta) provided a vital resource for indigenous groups, with a proliferation of yam beds a primary food source for local communities. The Darkinung people lived in the area between Wilberorce side of the river to Wisemans Ferry through to the Hunter, including the Colo and Macdonald Rivers. The traditional Aboriginal term for the Hawkesbury River was Dyarubbin or Deerubbin and provided fish, eels, mussels and water birds for food, and acted as a transport route for use by bark canoes. Along the lowlands they set traps for birds and smaller animals, as well as hunting larger prey such as kangaroos.

Yams grew in the fertile soils along the riverbank becoming a staple food for local communities, supplemented by berries, fern roots, and grubs. David Collins, British administrator, described the inland Dharug peoples as largely 'hunters', while those on the coast were 'fishers', being in close proximity to the river, the people of the Hawkesbury region enjoyed both. Women in the area would forage for food with digging sticks, and fire was used to drive game towards hunters. However as the population expanded, the Aboriginal diet became more heavily focussed upon harvesting from the creeks and rivers, with yams becoming a predominate part of the diet.

Forest Red Gum and Sydney Blue Gum trees were likely found throughout the region, although these were later cleared to allow for colonial agriculture. Images of the local animals were engraved on sandstone platforms throughout the Hawkesbury region, with ochre and charcoal art found in several rock shelters. The Hawkesbury area was also a source of stones for making axes, barbs, grinders, points and scrapers, with these axes used for building canoes. An archaeological study undertaken in Thompson Square found artefacts which were found to be over 27,000 years old with the area in use over the last 30,000 years. Throughout the Sydney region Aboriginal women used bark fibres, often from Hibiscus trees, to weave fishing nets, with other plant fibres used to create fishing lines and twine. Children were often wrapped in soft tea-tree bark and slung in woven fibre bags, with saps and gums used as adhesives.

During an expedition of 1791, Governor Arthur Philip, with Watkin Tench and William Dawes, met a local Aboriginal clan in what is now the Richmond area. They met with Gombeeree and his son Yellomundee (also known as Yarramundi), a meeting described by Tench as one of "friendship and good humour" with Combeeree presenting Phillip with two spears and two stone

axes. Other meetings between the explorers and the local people were recorded, with stories of Governor Phillip's meeting with a group from the Boorooberongal clan of Richmond where an older man demonstrated how to notch and climb a tree using toe grips.

By 1794, when 22 settler farms were marked out along the confluence of South Creek and the Hawkesbury River, the traditional way of life of the local people was permanently disrupted. As further lands were granted the growing number of farms began to block access to the river and the traditional food sources around the river banks. Within years of the establishment of these farms a form of guerrilla warfare had begun between the Aboriginal population and the settlers in response to these land acquisitions. As tensions rose a number of settlers became increasingly aggressive leading to Governor King interviewing several local Aboriginal people to understand the source of their upset. King found that they "did not like to be driven from the few places that were left on the banks of the river, where... they could procure food". In response King promised not to grant any further lands lower down the river. Eventually a fragile peace was achieved which continued until the first land grants were offered to the Aboriginal population in 1816, including to Yarramundi's family, although these grants were made largely outside of the current town centres. Settlers began to distribute supplies such as blankets to the local Aboriginal population and from this point the two societies increasingly intermingled with some Aboriginal families also working on farms as labourers.

An Aboriginal reserve was established in Sackville in 1889 and a number of temporary buildings were constructed, but it was noted that little of the land was fit for cultivation. Much of the local Aboriginal population moved away from their traditional lands from this time, however many of those who stayed continued to form relationships with the settler communities, marrying into various families. Many were renowned at sports particularly in cricket and rowing.

Today, the wider Hawkesbury district contains over 200 recorded Aboriginal sites (although it is estimated that there could be up to 4,000) which have been identified for their ongoing cultural significance to the local Aboriginal people. Such sites include rock shelters, open camp sites and paintings.

NOTE: This information has been reviewed by a Hawkesbury Council Local History Librarian. This information as well as master plan and public domain outcomes will be further reviewed through Indigenous Engagement and workshops as part of the community consultation strategy.



View of Part of Hawkesbury River at 1st Fall and Connection with Grose River N.S. Wales, c.1809, by George William Evans (Source: State Library of New South Wales, SV/123)



Aboriginal hand stencils in the Hawkesbury district Source: BC HCCLS, Pictorial History Hawkesbury by Michelle Nichols)



Botanical drawing of yams



Forest Red Gum



Sydney Blue Gum



"Hawkesbury River with Figures in Boat : On the Nepean", oil on canvas, by William Charles Piguenit, c. 1881 (Source: National Gallery of Australia, Ocean to Outback Exhibition Guide)

WINDSOR

OVERVIEW

The extent of the Windsor study area is indicated in the adjacent map. Key features of Windsor include:

- Largest town centre in the LGA;
- 3rd oldest European settlement, with many colonial heritage buildings still standing;
- Close proximity and direct links to the Hawkesbury River;
- Anchored by historical public open spaces at either end:
 - Thompson Square
 - McQuade Park
- Community facilities include library, regional art gallery and museum
- Other key precincts include Hawkesbury Health District Services and Hawkesbury City Council offices
- Windsor train station connecting commuters with Sydney and Parramatta CBDs



PHOTOGRAPHIC AUDIT

The following site photographic audit provides an overview of the existing site conditions and identifies key qualities of place to inform the preparation of the master plan and George Street public domain plan.



George Street laneway public art



George Street pedestrianised mall - Sunday Market scene



Thompson Square



Rivers edge adjacent to The Terrace



Hawkesbury Central Library and Regional Gallery



Windsor Mall

WINDSOR COLONIAL HISTORY

By 1794, 22 farms were established along the confluence of South Creek and the Hawkesbury River in an area known as the District of Mulgrave Place. The area was called the Green Hills. In 1795 a public square, was established, it was named Thompson Square in 1811 after emancipist, Andrew Thompson. Windsor, one of the so called 'Macquarie Towns', formerly known as Green Hills, was renamed on 6 December 1810 by Governor Lachlan Macquarie when he travelled to the Hawkesbury. The name was chosen for Macquarie's belief in the similarity of the "situation" of the town to that of Windsor in England. The proceeding 5 years saw more development around Thompson Square as the population increased, including military buildings and the Macquarie Arms Hotel (1815), as well as the establishment of a ferry service near where the old Windsor Bridge stood. There was a small burst of building during Governor Macquarie's tenure then development continued at a slower pace. By 1822, Windsor contained a courthouse (1817), designed by Francis Greenway, as well as barracks for 50 soldiers (1818), a wooden wharf for 100-ton boats and a ferry punt, a new parsonage, a new coach house, a barracks for 100 convicts with a stockade (1820), and the church, St Matthews (1822), also designed by Greenway.

Business soon began to expand with two tanneries and a butter making factory established by 1835, and three steam mills operating by the 1850s. By 1856 Windsor had a population of 1781 residents but the area was precariously prone to flooding and, from 1857 to 1879, ten major floods ravaged the area destroying homes and farms, with the flood of 1867 reaching a record 19.25m. Despite this devastation, the town persevered and established a School of Arts in 1862, and Windsor Public School opened in 1869. A push for recreational space saw the Church Green officially proclaimed as a public reserve in 1868.

The ten years from 1864 to 1874 saw the expansion of transport to Windsor, with a railway line constructed to service the town in 1864, and the Windsor Bridge built in 1874. The Borough of Windsor Council was established in 1871, and the town began to modernise throughout the late-nineteenth century with the establishment of a Gaslight Company in 1883, and a local water supply and pumping station established in 1889. Several industries were thriving in the town including tanneries, shoemakers, newspapers, banks, legal firms and grocery stores. The Australian Handbook of 1892 favourably describes several hotels, local churches, the Bank of NSW, a hospital, suggesting the town's prominence within the colony.

The early-twentieth century saw a shift away from the traditional agricultural economy of the area, with the silting of the Hawkesbury at Windsor so extensive by the 1880s, that the formally rich soils affected the farming community who looked at diversification. By 1900 dairy farming had become a prominent occupation which would last until the 1940s.

During the war years and beyond, upgrades were made to local services, with a sewerage service established in 1939. The councils of Windsor and Richmond would amalgamate in 1949 to become the Municipality of Windsor. In the post-War years, industry moved towards tourism, with pleasure cruises and tours of the Hawkesbury River becoming a substantial industry following the war and into the 1960s.

In recent years further developments have occurred within the town, with the train line electrified in 1991 and a new hospital constructed. Although the town may have modernised, areas of the town centre, particularly around Thompson Square and parts of George Street maintain its mixed Georgian and Victorian character which reflect its early establishment within the colonial period.

TIMELINE

- Pre-1788** The Dharug people occupied the lower Hawkesbury
- 1788** First expedition to the Hawkesbury which began within six weeks of the establishment of the colony
- 1790s** Explorations by Governor Phillip
- 1794** First emancipist settlers were establishing small farms on the alluvial soils along the Hawkesbury Rive
- 1799** First instance of a Fair Go in Australia took place at Thompson Square, related to the conviction of ex-convict John Harris
- 1799-1819** 10 major floods through the region
- 1805** A covered wagon began to travel between Sydney and Green Hill. James Meehan re-surveyed the road between Parramatta and Kellyville leading to the creation of New Windsor Road
- 1810** Lachlan Macquarie appointed Governor. He would tour the Hawkesbury region and designate five towns, Windsor, Richmond, PittTown, Wilberforce and Castlereagh. The name 'Green Hill' was changed to Windsor
- 1813** Illustrations of the Hawkesbury River by Philip Slaeger show military buildings constructed in Thompson Square and a large inn on the southern side of the river, the beginnings of Windsor town. A bridge was constructed over South Creek
- 1815-1820s** Several breweries established with varying degrees of success. The first mill was set up in Windsor by Laurence May
- 1822** Several of the town's prominent buildings were constructed including the military barracks and the court-house
- 1824** First coach service between Parramatta and Windsor established

- 1830s** Several businesses established such as tanneries and mills
- 1850s** The population grew to 1781, with three steam mills operating and providing employment
- 1857-1879** Major flooding, with at least one flood nearly every year
- 1862** Windsor School of Arts Committee erected a building in Thompson Square which would flourish until it was sold for use as a boot factory in 1947
- 1864** A railway line was constructed to Richmond and Windsor Windsor railway station was constructed by W & A Elphinstone
- 1869** Windsor Public School founded
- 1867** Highest flood ever recorded at Windsor, which rose to 19.25m.
- 1874** A disastrous fire burnt most of the buildings in George and Macquarie Streets, between Fitzgerald and Suffolk Streets
- 1876-1886** The original track replaced to allow larger engines to operate on the rail line to Windsor
- 1883** Gaslight company formed
- 1889** Work commenced in Windsor to establish a local water supply, pumping from the river to an elevated tank in Fitzgerald Street
- 1906** Richmond and Windsor became individual municipalities
- 1947-1960s** Several tourist services, including the Hawkesbury Tourist Service, began operating river cruises and tours on the Hawkesbury
- 1949** Windsor and Richmond Councils amalgamate to form Windsor Municipal Council
- 1956-1960s** Mushroom farming and turf growing became flourishing industries
- 1981** Windsor and Colo to form Hawkesbury Shire Council
- 1991** Windsor train line electrified



Thompson Square showing the Old Punt Road winding up through it, and the square clearly defined by buildings on three sides. (Source: Hawkesbury Gazette)



View of George Street Windsor, c. 1900-1927 (Source: State Library of New South Wales, 75115)



Map of the Town of Windsor and Adjoining Lands, c.1971 (Source: NSW LRS Land and Water Conservation Map 140225)



The Settlement on the Green Hills [Windsor], Hawkesburgh [Hawkesbury] River N.S. Wales, G.W. Evans, c. 1809 (Source: State Library of New South Wales, c. 1809)



Main street of Windsor during Back to Windsor Week, Windsor, New South Wales, 19 November 1932 (Source: National Library of Australia, PIC/15611/12133 LOC Cold store PIC/15611)



Hawkesbury Flood in 1816 taken from Crofton Cottage, Windsor No. 4, artist unknown (Source: State Library of New South Wales, V1B/Wind / 16)

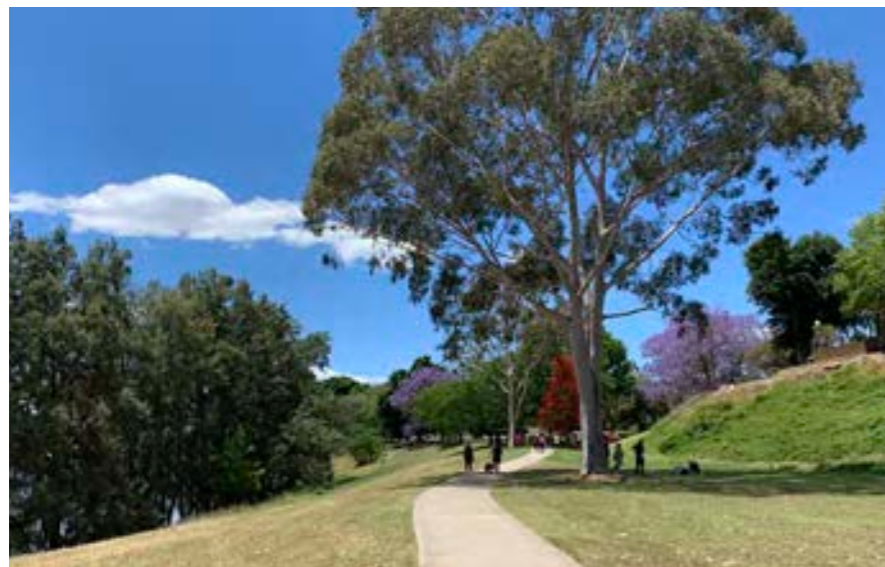
SITE CONSTRAINTS

TOPOGRAPHY AND FLOODING

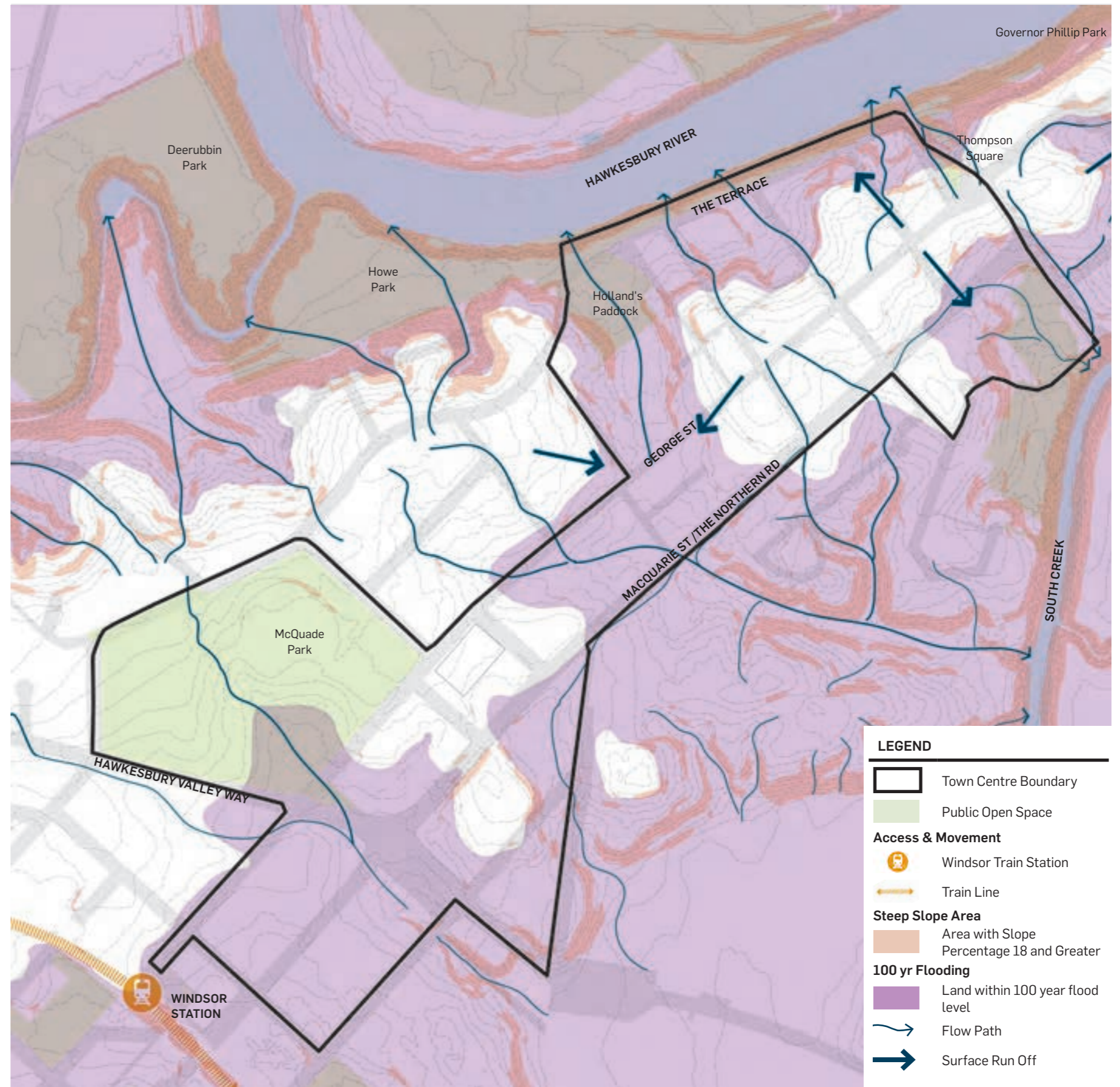
Windsor Town Centre is located on one of the ridges of the Hawkesbury River floodplain at approximately the 17-19m height contour levels. The contours slope down to the Hawkesbury River to the north and South Creek to the south. The character of the Hawkesbury-Nepean valley results in significant flooding and inundation of Windsor Town Centre, with less than fifty percent of the study area above the 100-year flood level.



View down towards Windsor Bridge from Thompson Square



Level changes along the rivers edge



LEGEND

- Town Centre Boundary
- Public Open Space
- Access & Movement**
- Windsor Train Station
- Train Line
- Steep Slope Area**
- Area with Slope Percentage 18 and Greater
- 100 yr Flooding**
- Land within 100 year flood level
- Flow Path
- Surface Run Off



SITE CONSTRAINTS

AUSTRALIAN NOISE EXPOSURE FORECAST (ANEF)

Activity at the Richmond RAAF Base can create high noise levels over parts of Windsor as indicated on the contour map below. The area most affected is located around the Windsor Railway Station precinct. Noise insulation measures are typically required for many land uses affected by 20 decibels and above, with exceptions listed below:

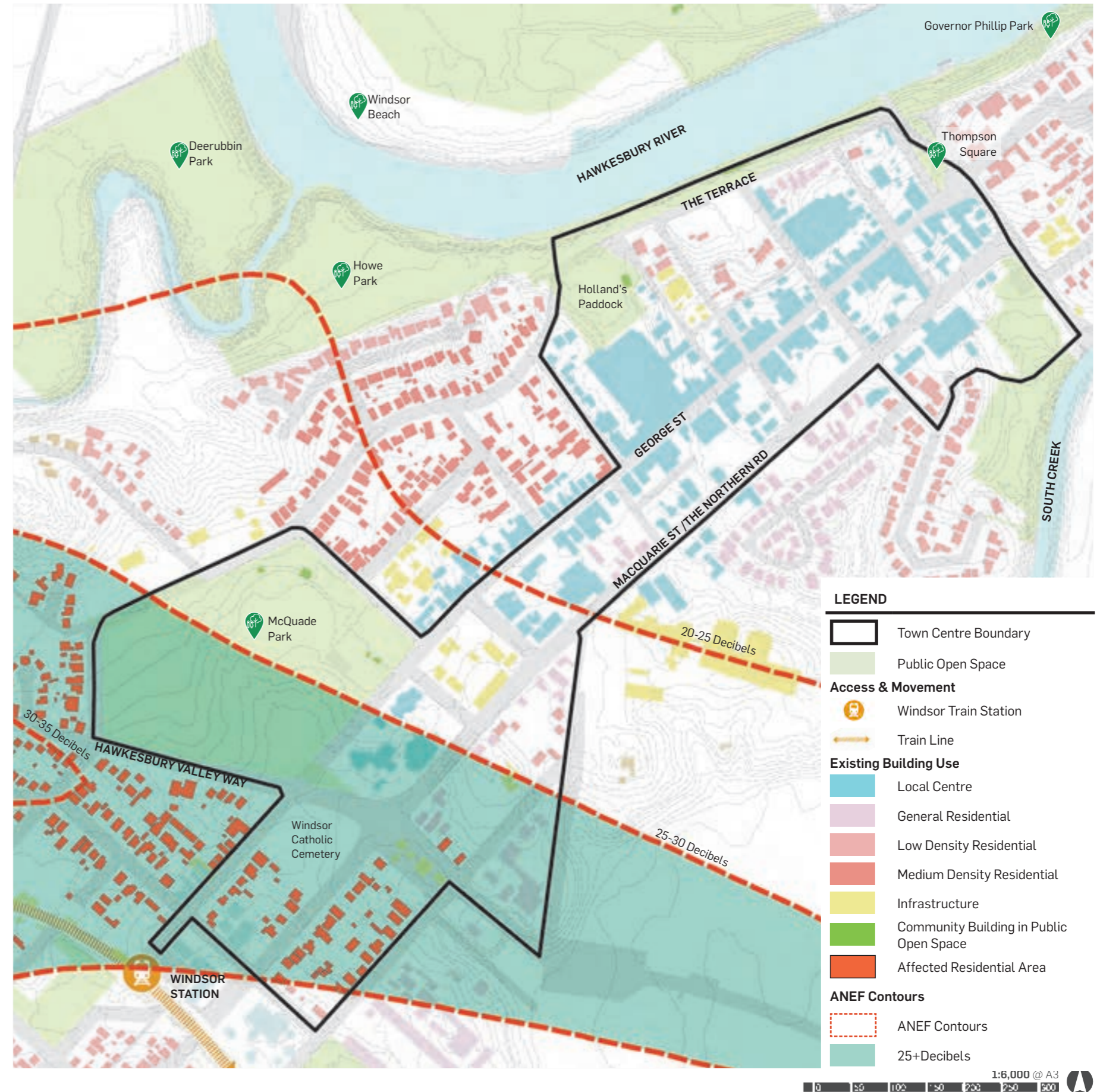
- 25 and greater - short term accommodation and commercial
- 30 and greater - industrial

Australian Standards (AS2021-2000 Aircraft Noise Intrusion) identifies that from 25 decibels and above certain land uses become unacceptable. The list below summarises unacceptable land uses against levels of noise exposure:

- Greater than 25 - residential uses (including houses, apartments, nursing homes), education facilities (schools and universities), hospitals
- Greater than 30 - short term accommodation, public buildings
- Greater than 35 - commercial buildings
- Greater than 40 - light industrial



Royal Australian Air Force Military Base in Richmond is a significant centres of activity in the region.



SITE CONSTRAINTS

MOVEMENT

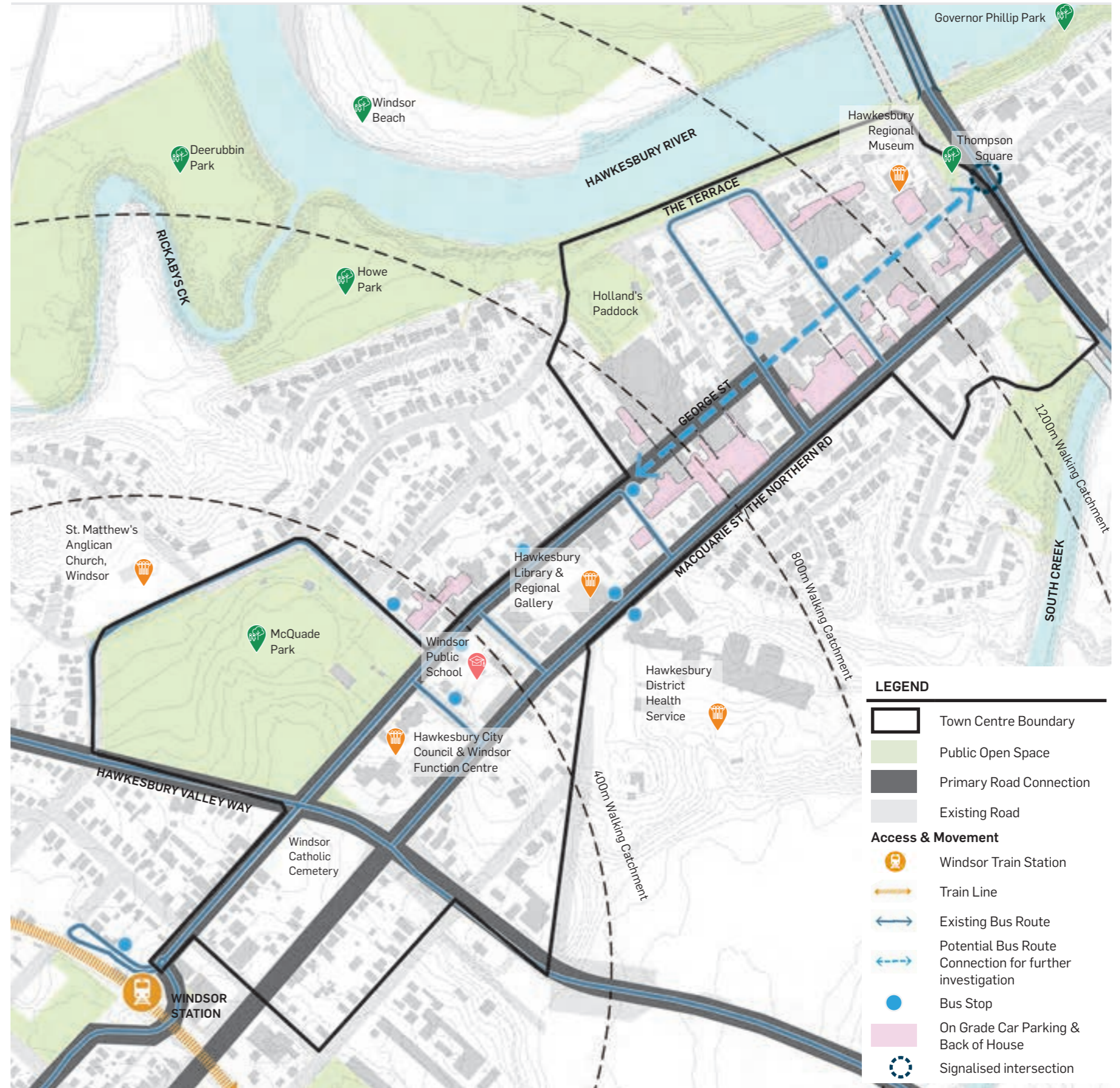
Windsor and the wider LGA operate with a heavy reliance on private vehicles as the primary mode of transport. For Windsor town centre, the distance from the train station, irregular bus services, and disconnected cycle paths further promote car dependency over other transport modes. The town's activation and retail performance is thus dependent on access to convenient carparking.



George Street accommodates two vehicular lanes and street car parking on both sides of the road



Macquarie Street is a significant thoroughfare accommodating six lanes traffic



LEGEND

- Town Centre Boundary
- Public Open Space
- Primary Road Connection
- Existing Road

Access & Movement

- 🚂 Windsor Train Station
- Train Line
- ↔ Existing Bus Route
- - - Potential Bus Route Connection for further investigation
- Bus Stop
- On Grade Car Parking & Back of House
- Signalised intersection



SITE CONSTRAINTS

WALKABILITY & NODES

Given the strong car dependency in the Hawkesbury, streets are primarily designed to accommodate cars rather than people. As a result Windsor has a relatively low pedestrian experience with limited shade, lighting, street furniture, and signage, as well as narrow and poor quality footpaths. The mall has particularly low foot traffic and appears to be struggling as a retail strip.

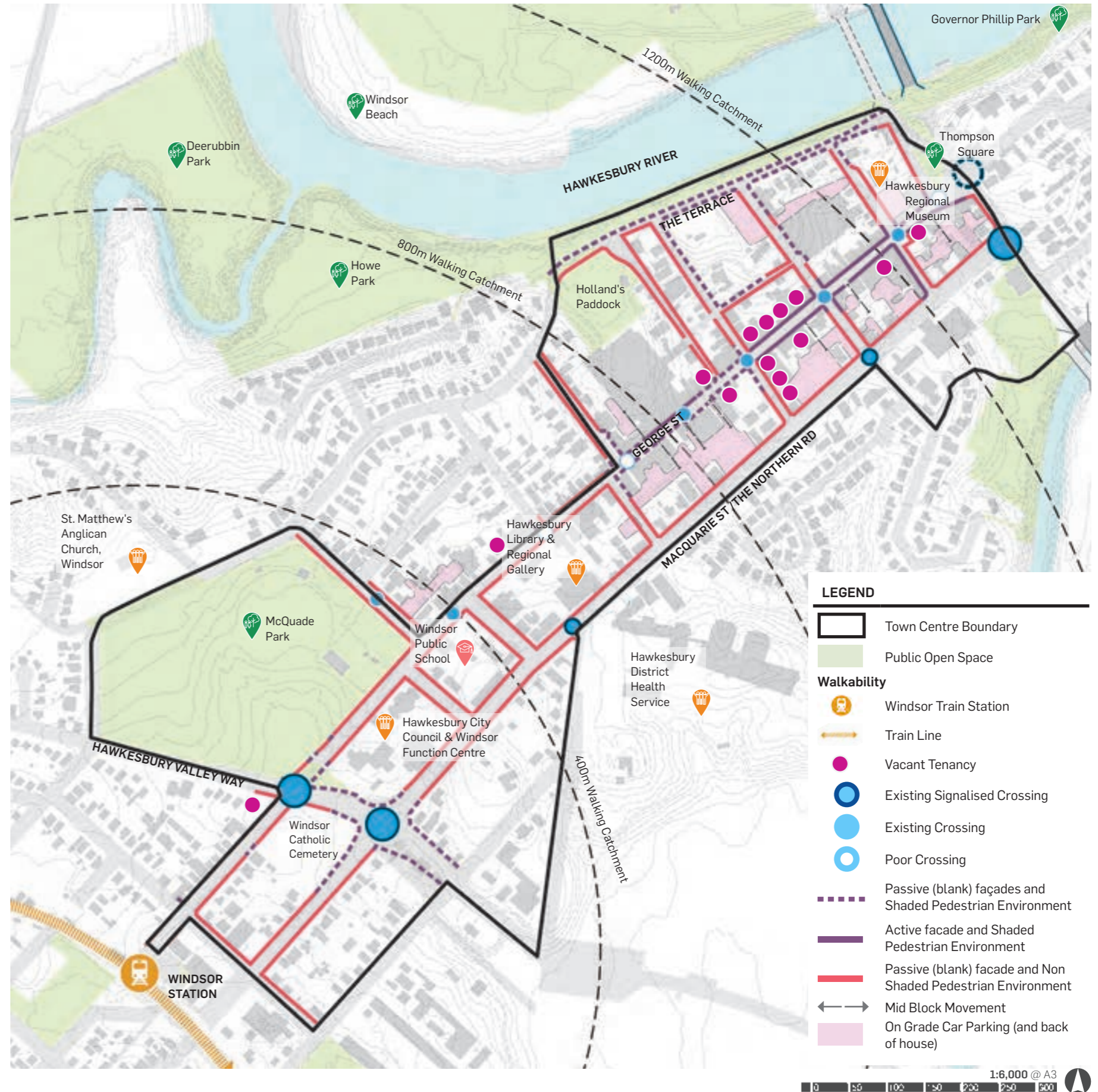
Improving the pedestrian experience particularly along George Street through amenity, comfort, way-finding and safety is key to transforming the experience and appeal of the town centre. As part of this, locating pedestrian crossings at safe locations aligned with traffic movement at intersections is a key consideration. As well as this, opening up part of the George Street mall to slow moving traffic on a shared zone at certain times may also provide beneficial to improving accessibility, visibility, activity levels and its vibrancy as a main street. Another consideration on walkability is building frontages, and the mall currently benefits from active facades which have large door and window openings, transparency to internal spaces, balconies and verandahs. Modifying blank and passive facades through such initiatives or by incorporating outdoor spaces or forecourts from the street will improve vibrancy and appeal within the public domain.



Windsor Mall activated by Sunday markets



Outdoor dining offer along George Street opposite Thompson Square



SITE CONSTRAINTS

CHANGES IN RETAIL TRENDS

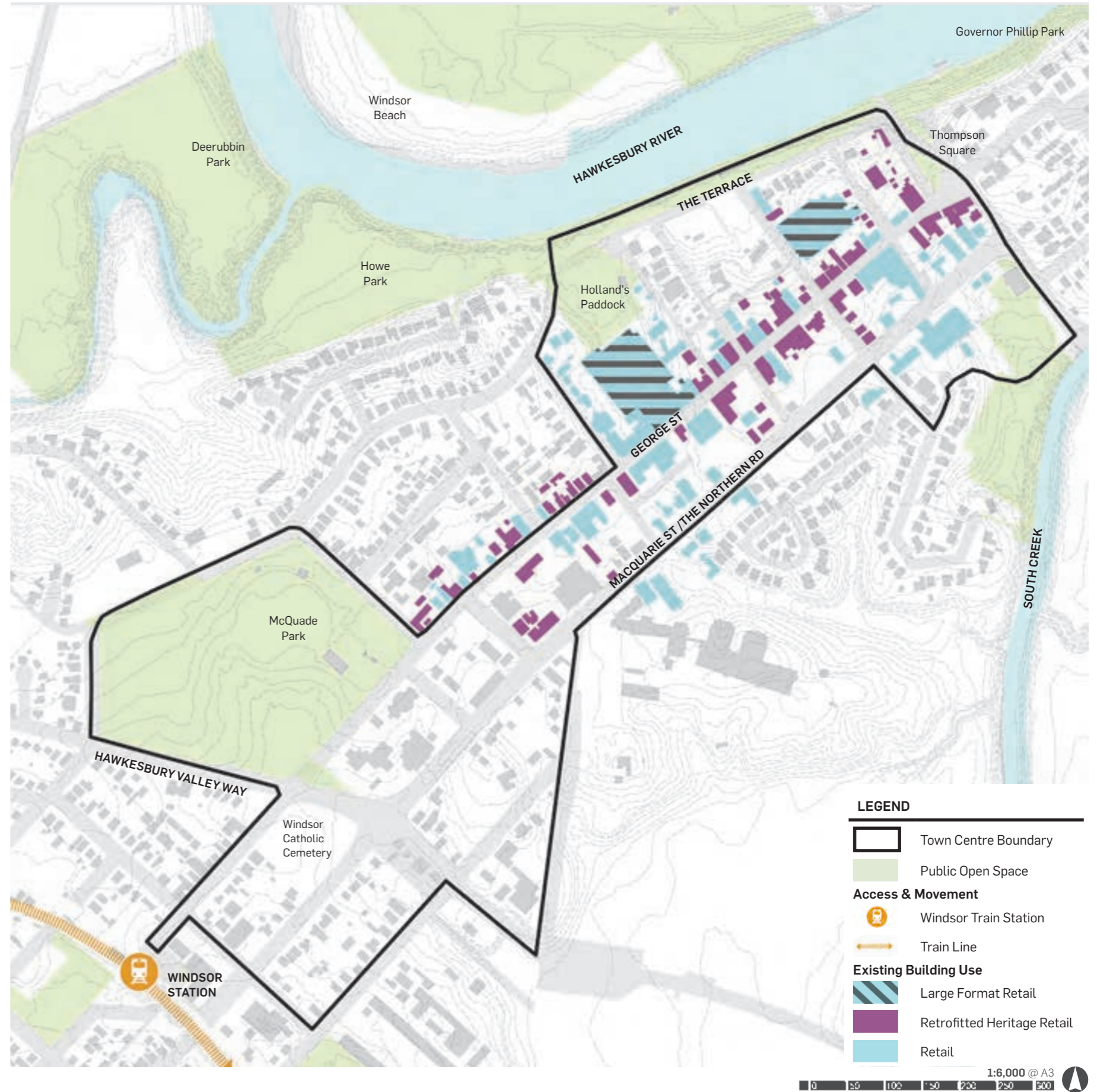
Changes in the retail market and the opening of large and internalised shopping malls throughout Windsor Town Centre has detracted from the vibrancy and footfall along George Street. George Street as a fine grain high street has experienced a notable decentralisation of attraction and investment, though as a fine grain high street that connects key public spaces and destinations it has a distinct offer and great potential.



Woolworths supermarket is accessible from Kable Street



Target supermarket is accessible from George Street and O'Brien Lane



SITE OPPORTUNITIES

A RICH HISTORY

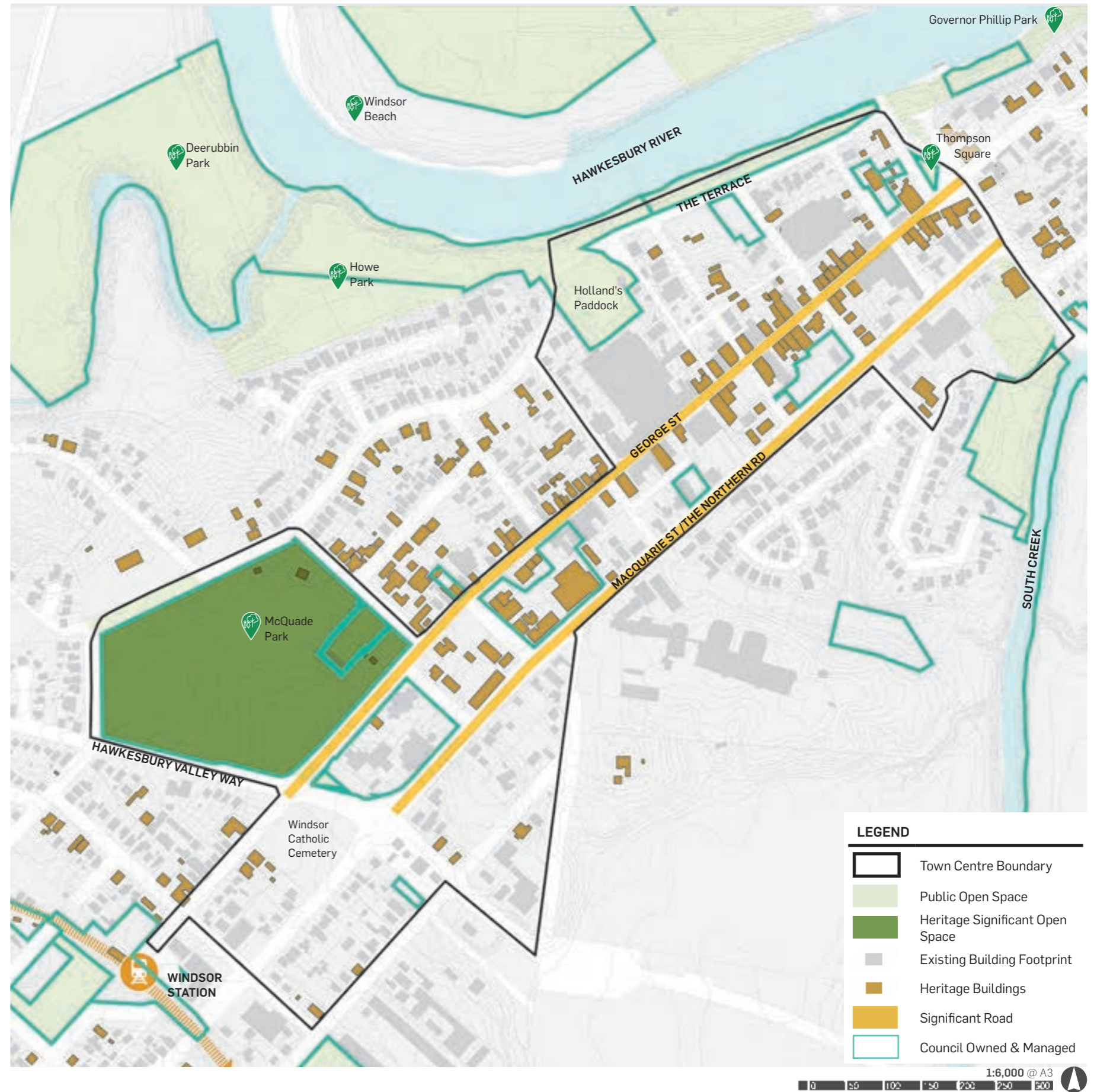
As one of the oldest areas of European settlement in Australia, Windsor Town Centre is characterised by a rich array of heritage items ranging from grand mansions, churches, workers cottages, parks, trees and relics. The quantity and quality of heritage buildings and items concentrated in the town create a sense of authenticity that can be maximised and amplified. Creative adaptation of heritage buildings and telling stories of the past through the design of the built environment, are just some of the ways Windsor Town Centre can transform itself into a living museum for all.



McQuade Park is a historic open space that hosts events and celebrations



Windsor is rich with colonial heritage monuments including the Windsor Post Office in the mall



SITE OPPORTUNITIES

THE RIVER AND OPEN SPACE

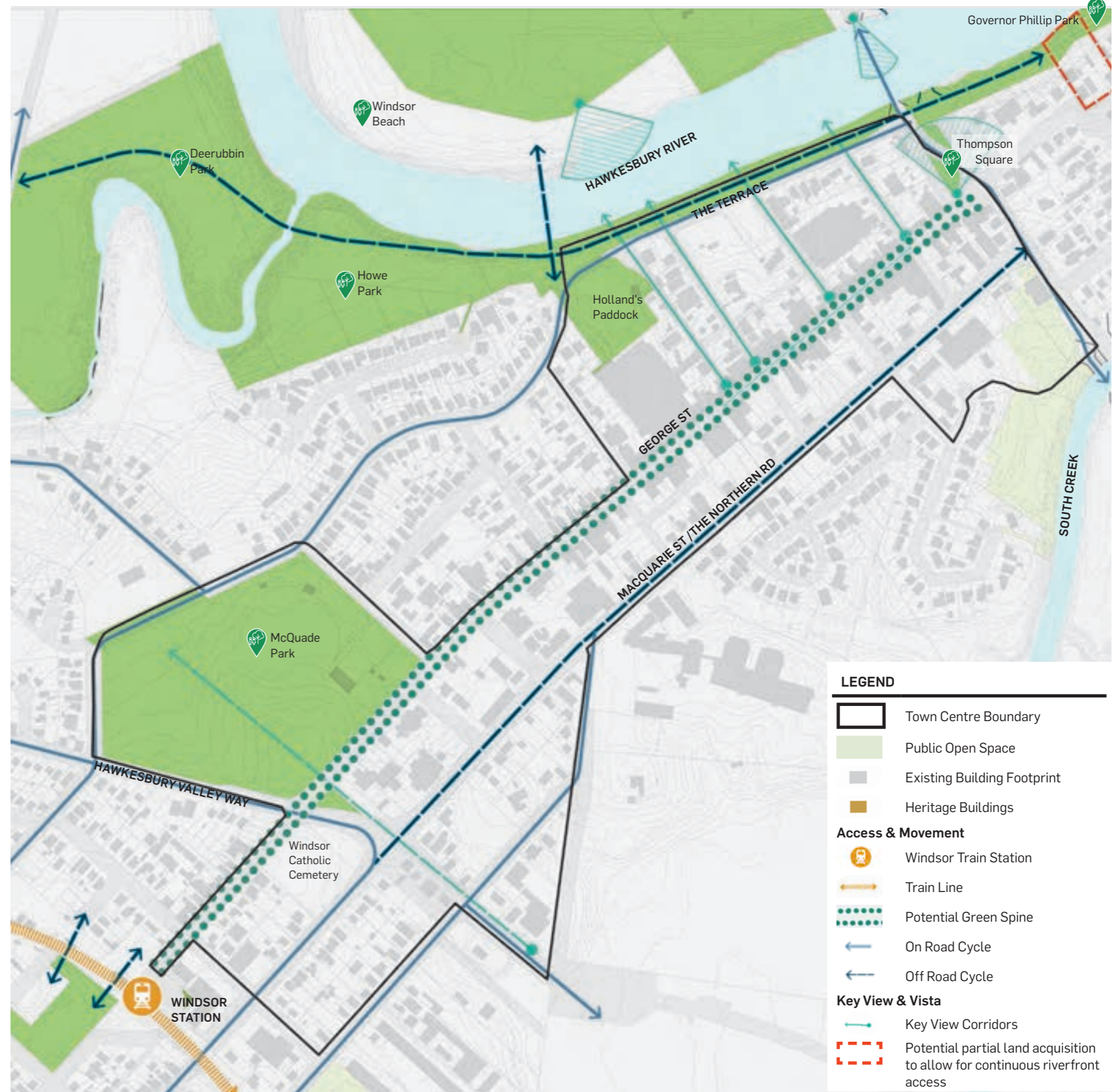
Hawkesbury River provides Windsor Town Centre with a major natural asset and unique landscape setting. The town's river and creek banks, together with its wide variety of open spaces, are well vegetated and offer places for respite and recreation. The city's green grid is hindered by a low number of street trees, inconsistent shade coverage, and poor physical and visual connectivity to the river. Thompson's Square and McQuade Park are significant heritage landscapes that could benefit from improved connectivity and enhanced heritage character.



Howe Park is located along The Terrace has great views to the Hawkesbury River



Windsor Beach is a popular local attraction opposite the town centre



LEGEND

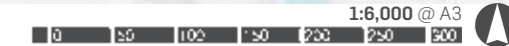
- Town Centre Boundary
- Public Open Space
- Existing Building Footprint
- Heritage Buildings

Access & Movement

- 🚂 Windsor Train Station
- Train Line
- ⋯ Potential Green Spine
- On Road Cycle
- ↔ Off Road Cycle

Key View & Vista

- Key View Corridors
- Potential partial land acquisition to allow for continuous riverfront access



SITE OPPORTUNITIES

BUILDING ON EXISTING ATTRACTIONS

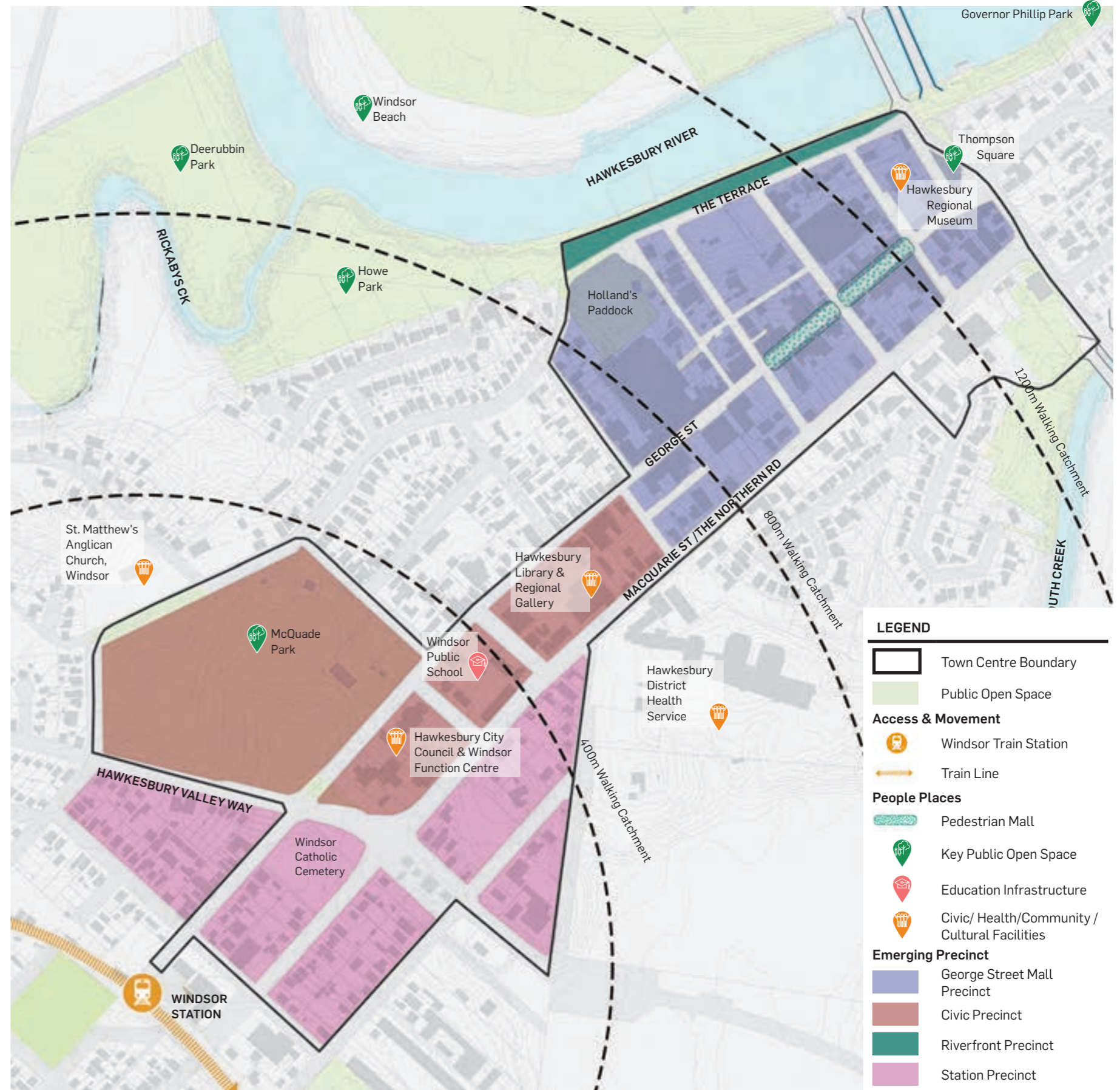
Windsor has a variety of attractions ranging from natural settings to cultural activities, shopping, leisure and entertainment. Key destinations in Windsor Town Centre are generally dispersed along the George and Macquarie Street axis, which stretches the town centre over 1.5 kilometers. Some attractions have limited signage or street presence and lack a cohesive place identity. There is opportunity to build upon existing momentum in the town, and celebrate existing attractions through improved legibility, connectivity and place-making.



Windsor pedestrian mall comes to life with weekend markets



Thompson Square provides a quiet and shaded space for respite at the end of the mall



SITE OPPORTUNITIES

POTENTIAL DEVELOPMENT SITES

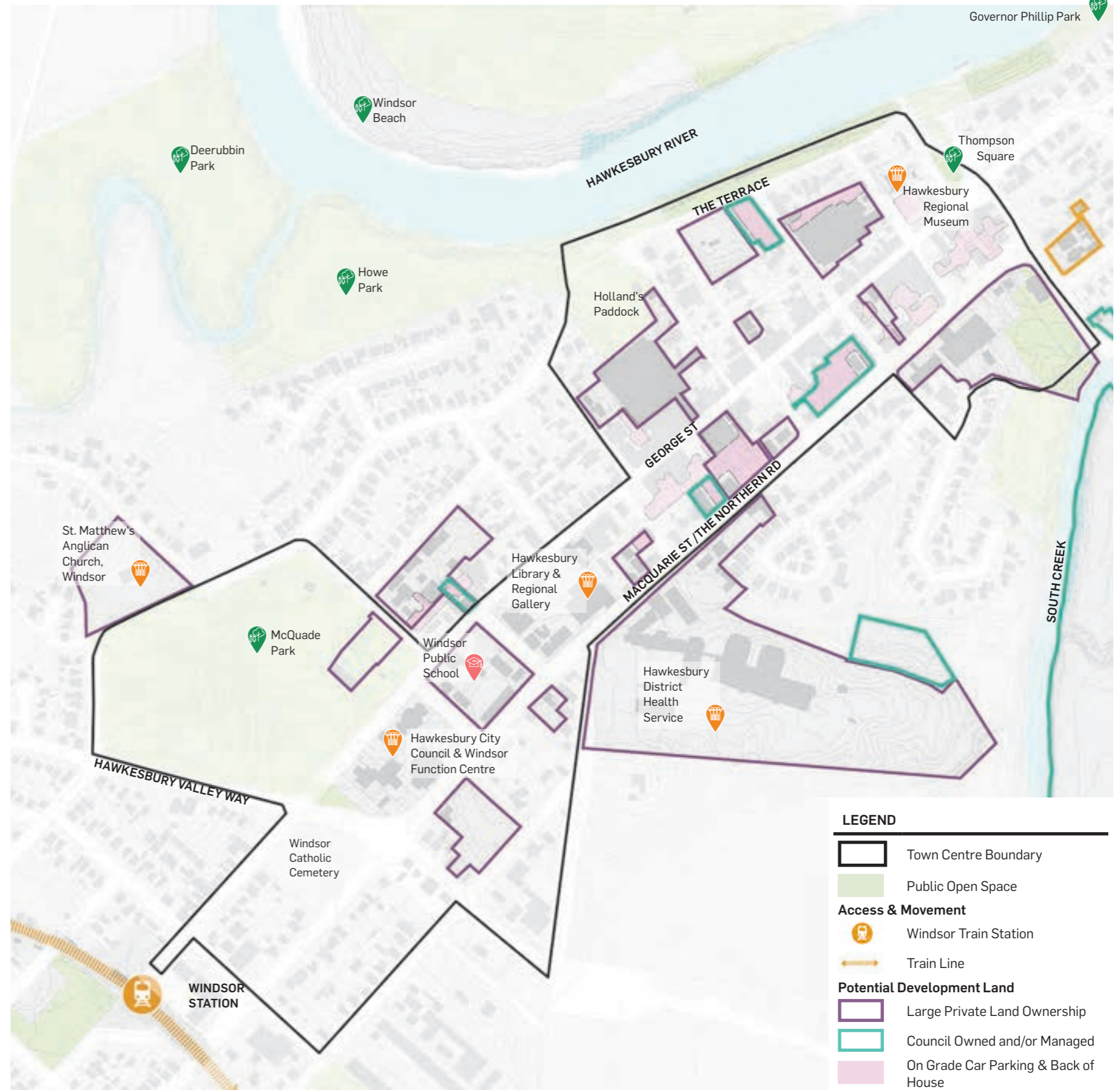
Windsor Town Centre has a number of landowners in possession of large parcels of developable land. Single land ownership is advantageous to delivering development and instigating catalytic change. There are also a number of under-developed sites that are suitable locations for increased housing density. There is opportunity for Council to deliver (or partner in the delivery) of pilot projects to demonstrate ambition, value, and uplift.



View towards new development on Macquarie Street



Recently completed project in Windsor adjacent to heritage site.



LEGEND

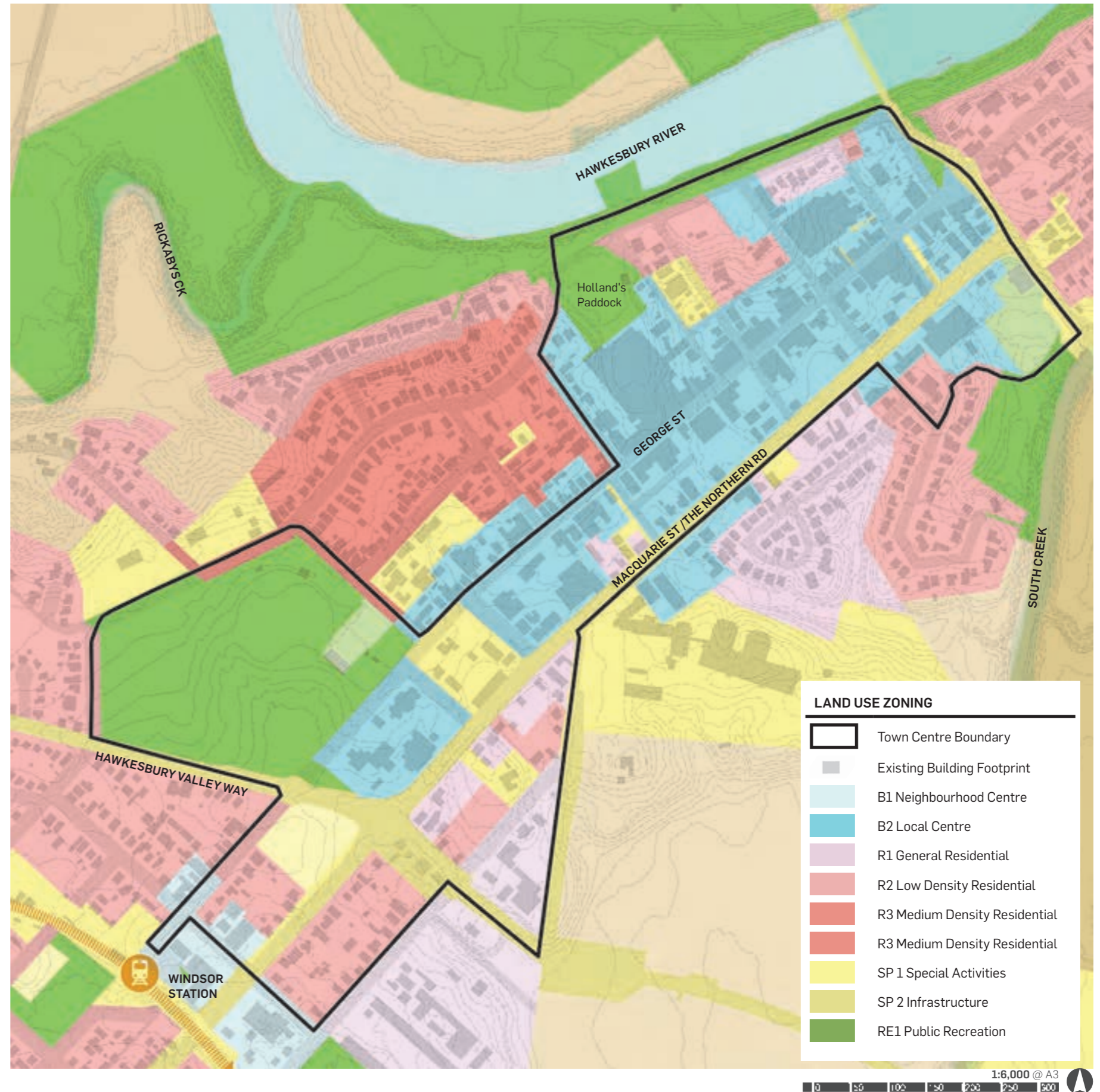
- Town Centre Boundary
- Public Open Space
- Access & Movement**
 - Windsor Train Station
 - Train Line
- Potential Development Land**
 - Large Private Land Ownership
 - Council Owned and/or Managed
 - On Grade Car Parking & Back of House

1:6,000 @ A3

LEP PLANNING CONTROLS

LAND USE ZONING

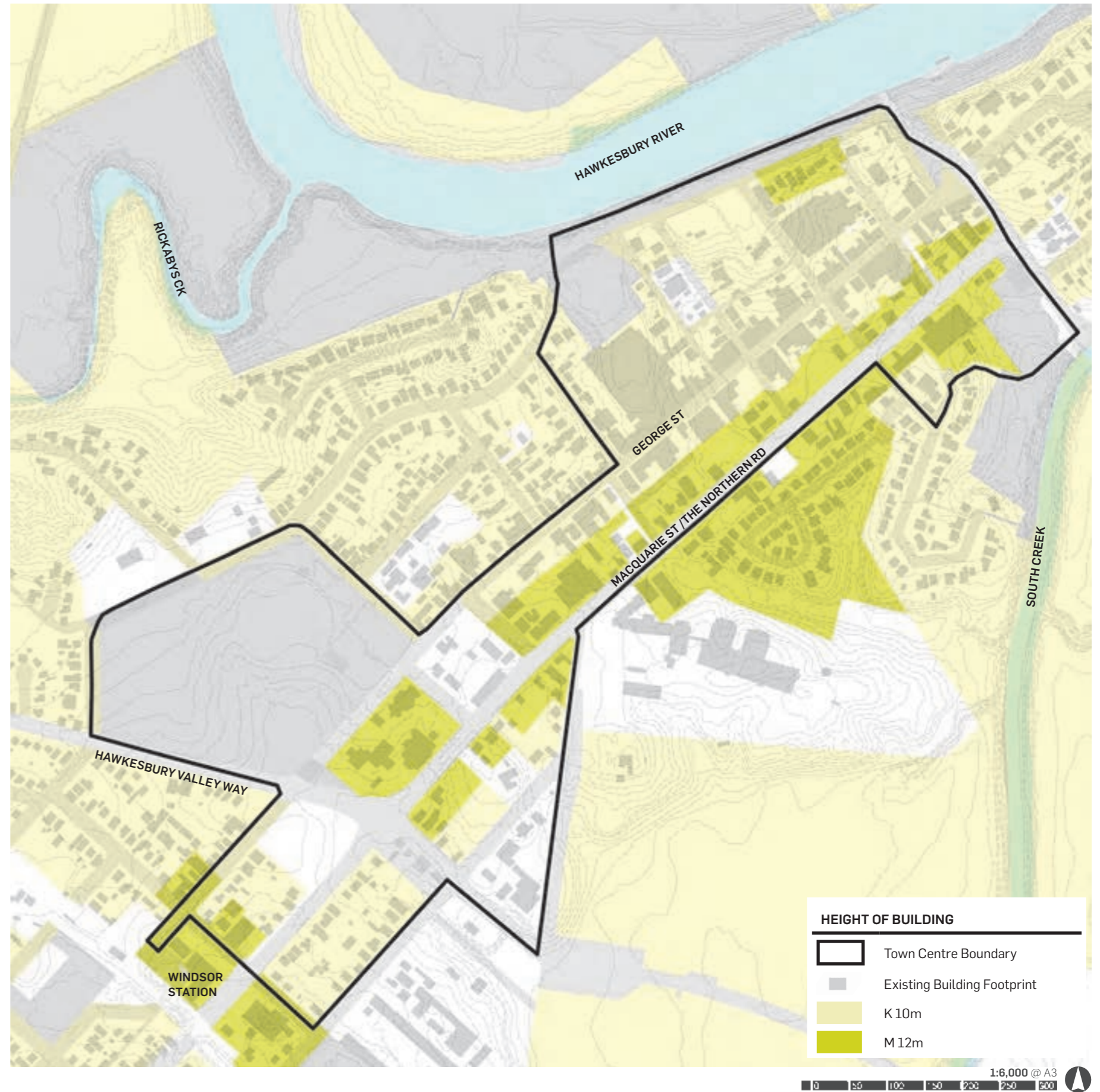
The heart of Windsor is zoned Local Centre and a small area near the train station is zoned Neighbourhood Centre. The remainder of the study area and surrounds contain pockets of low density residential, general residential, special activities, infrastructure and public recreation. To unlock more density and activation in the town centre, there is potential to rezone general and low density residential areas to medium density.



LEP PLANNING CONTROLS

BUILDING HEIGHT

The maximum building height across Windsor is predominantly 10 meters, with 12 meters allowed for along parts of Macquarie Street, near the train station, and a small parcel on The Terrace. The current difference in height allowance does not enable any additional storeys, both heights allow a maximum of 3 storeys. Increasing building height in specific and strategic locations to allow for 4 storeys can help provide positive change for Windsor town centre.



OPPORTUNITY & CONSTRAINTS SUMMARY PLAN

LEGEND

- Town Centre Boundary
- Public Open Space
- Existing Building Footprint
- Access & Movement**
- Windsor Train Station
- Train Line
- Existing Bus Route
- Potential Bus Route Connection (for further investigation)
- On Road Cycle
- Off Road Cycle
- Improve Street Canopy
- Pedestrian Crossing
- View Corridor**
- Obscured View Corridors
- Precinct**
- Civic Precinct
- Station Precinct
- George Street Mall Precinct
- 100 yr Flooding**
- Non Flooded Area
- ANEF Contours**
- ANEF Contours
- 25+ Decibels
- Affected Residential Area
- People Places**
- Pedestrian Mall
- Key Public Open Space
- Education Infrastructure
- Civic/Health/Community/Cultural Facilities
- Potential Sites**
- Potential Redevelopment/Rezoning Sites
- Potential Future Development
- Sites potentially impacted by public access link

Notes

- ① Introduce traffic flow through a shared space in the pedestrian mall to encourage more street activity and convenience (trial with a staged approach).
Improve visibility to river, and terminate with intervention on river's edge
- ② Celebrate Sydney Food Bowl along George Street to boost food-based tourism - ideas include diversify food offering, encourage outdoor dining, introduce fresh food markets or cooking school.
- ③ Improve legibility of way-finding to key destinations (particularly civic/cultural precinct)
- ④ Introduce heritage trail along George Street (and to river) to tell stories of the past
- ⑤ Rezone Low Density Residential
- ⑥ Improve programming along river's edge (fitness equipment, shelters, lookouts, kiosk etc)

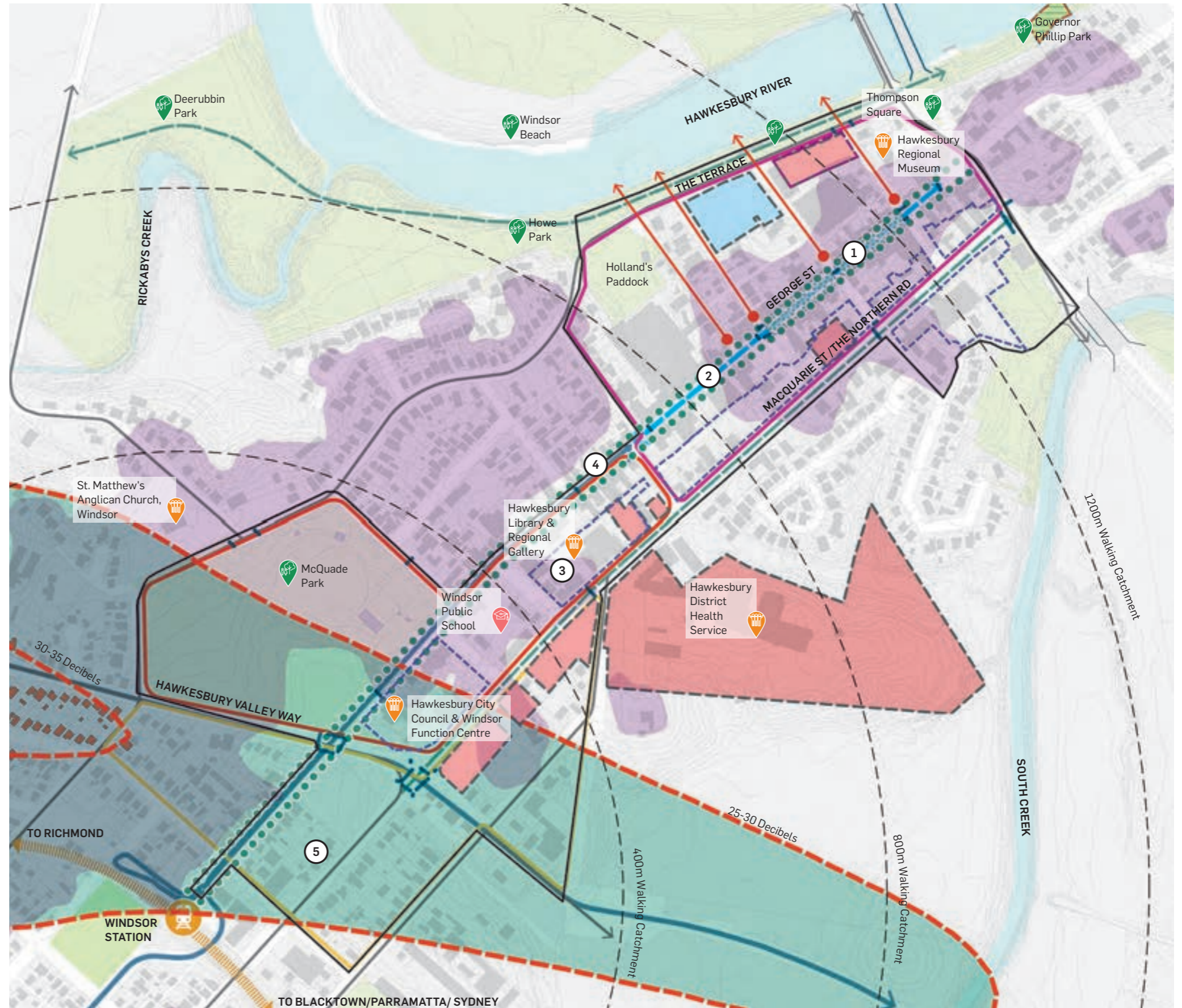


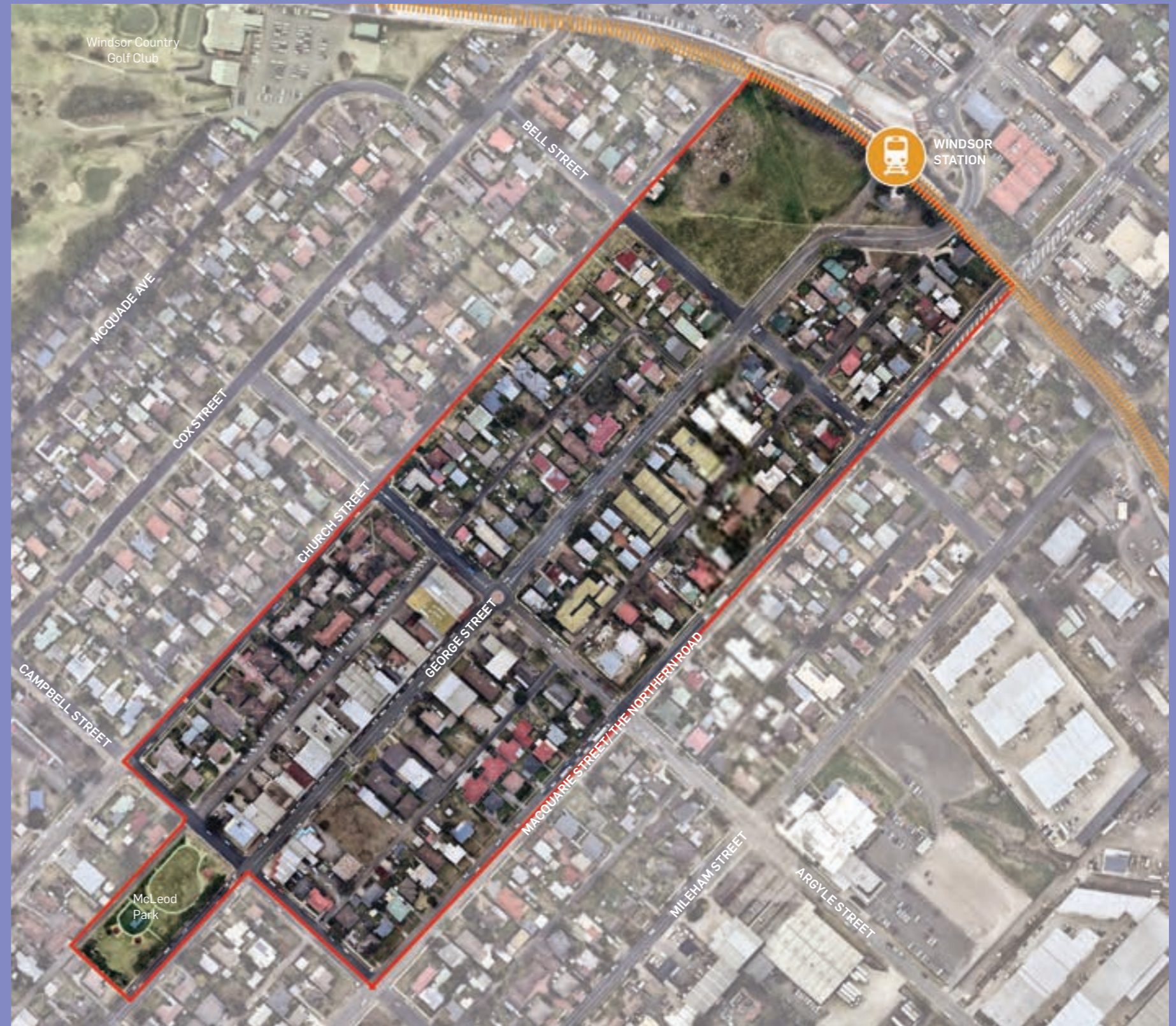
Figure 2 Constraints & Opportunity for Windsor

SOUTH WINDSOR

OVERVIEW

The extent of the South Windsor study area is indicated in the adjacent map, key characteristics include:

- Residential suburban setting, characterised by low set detached housing
- Neighbourhood village defined by small cluster of shops adjacent to McLeod Park
- In close proximity to Windsor Train Station
- Limited heritage significance compared to Windsor and Richmond
- Limited public domain amenity



PHOTOGRAPHIC AUDIT

The following site photographic audit provides an overview of the existing site conditions and identifies key qualities of place to inform the preparation of the master plan and George Street public domain plan.



George Street shop-fronts



George Street arcade



George Street shop-fronts



Mullinger Lane



McLeod Park

SOUTH WINDSOR COLONIAL HISTORY

South Windsor, first known as 'Newtown', grew out of the town of Windsor which was named by Governor Macquarie in 1810. Land grants were originally given in the vicinity of South Windsor to settlers with land on the lowlands to provide safety from inundations. Although many were allocated, they were not developed at the time. These areas would later be resumed and re-sold during the 1850s and 1860s. The area became known as 'Newtown' when the railway divided Windsor in the 1860s. A 1916 report noted that "up to the forties [1840s] there was no settlement in the Newtown end of Windsor, but with the advent of the railway, in 1864, quite a boom in house building took place in that quarter".

Several of the streets bear the names of important residents of the area and nearby Windsor including Henry Cox (Cox Street) and Lieutenant Bell (Bell Street). A number of businesses were established to compete with similar industries in the surrounding towns including a brick-making operation on Mileham Street in the 1860s and George Carroll's tannery. Throughout the 1880s several stores were established such as James and Walter Mullinger's family general store which continued to operate until the 1970s. Other businesses included Noon's Cordials, Allen's Bread and the Speedo factory. Land was also reserved for a public school in 1882. The most prominent house in the area was the now-heritage listed Glenroy, which was constructed by the Cobcroft family in the 1890s, converting a six-room cottage to a 14 room villa with a ballroom.

A number of council facilities were established throughout the twentieth century with the construction of a rubbish deposit site in 1947. A concrete reservoir followed in 1951 when the Water Board took over the town's water management. The town was endangered by a bushfire in 1951 that threatened to burn through Windsor, although it was eventually contained by volunteer firefighters. The same year saw a proposal from the Department of the Interior to resume "almost every vacant block in South Windsor, together with two areas of rural land totalling almost 50 acres" for erecting prefabricated houses for the families of married RAAF personal who staffed the nearby Richmond base. A speedway had been constructed by the Windsor RSL between the towns in 1949 and would hold the first Australian Hot Rod Championship before closing in 1967.

The Bede Polding Catholic College would later be established in the 1980s with land acquired in 1985. An area of land in South Windsor contributed to the Riverstone Wildlife Refuge Reserve, gazetted in 1986, originating from the local Riverstone Meat Company.

It appears that while the first reference to "South Windsor" in a Government Gazette occurred in the 1900s, the name was not officially assigned on the NSW Geographical names board until September 2004.

TIMELINE

Pre-1788	The Dharug people occupied the lower Hawkesbury region
1788	First expedition locating the mouth of the Hawkesbury began within six weeks of the establishment of the colony
1789	Explorations by Governor Phillip and his party, successfully reaching Richmond Hill by July
1794	First emancipist settlers were establishing small farms on the alluvial soils along the Hawkesbury River
1810	Lachlan Macquarie appointed Governor. He would tour the Hawkesbury region and designate five towns: Windsor, Richmond, PittTown, Wilberforce and Castlereagh
1810s-1840s	Sporadic land grants given for land to the South of Windsor
1830s	Presbyterian cemetery established to the South of Windsor
1830s-1850s	Resumptions of unused land grants
1850s-1860s	Land to the South of Windsor re-sold
1864	Construction of the Windsor train line, separating Windsor
1860s-1880s	Several local businesses are established including the tannery
1882	Land reserved for a public school
1890s	Glenroy House built
1947	Rubbish deposit site established
1951	Water Board take over management of the water supply and construct a concrete reservoir in Windsor and at South Windsor
1960s- 1980s	Establishment of further schools
1982	NSW State Government and Hawkesbury Council release land for development, named Bligh Park
1986	Riverstone Wildlife Refuge Reserve Gazetted
2004	Name officially changed from Newtown to South Windsor



Glenroy House in 2018. Source: Century 21



Detail showing what is now South Windsor, Map of the Town of Windsor and Adjoining Lands, c.1968
Source: NSW LRS Land and Water Conservation Map 163910



Ray Stacey's partially completed general store to the right of the Butcher's shop, c. 1955. (Source: Kurrajong-Comleroy Historical Society Database, 130512)



View from the Hawkesbury Hospital looking towards the old shed near South Windsor, c. 2004 (Source: Kurrajong-Comleroy Historical Society Database, 096467)



A shop in South Windsor, c. 1890s (Source: A Pictorial History of the Hawkesbury)



Flooding at South Windsor c. 1961 (Source: Kurrajong-Comleroy Historical Society Database, 190005)

SITE CONSTRAINTS

LAND USE MIX AND DENSITY

South Windsor is predominantly populated by low density detached housing, and has a limited land use mix. The suburb's density and land use mix results in a car-orientated setting, limiting the activation and vibrancy of the public realm. The local residential population is supported by a small number of community facilities and some social infrastructure. The cluster of shops on George Street together with newly upgraded McLeod's Park offers the basis of a village heart to the neighbourhood.



Retail activity along George Street



Low density residential located adjacent to the South Windsor retail area



SITE CONSTRAINTS

LIMITED RETAIL ATTRACTION

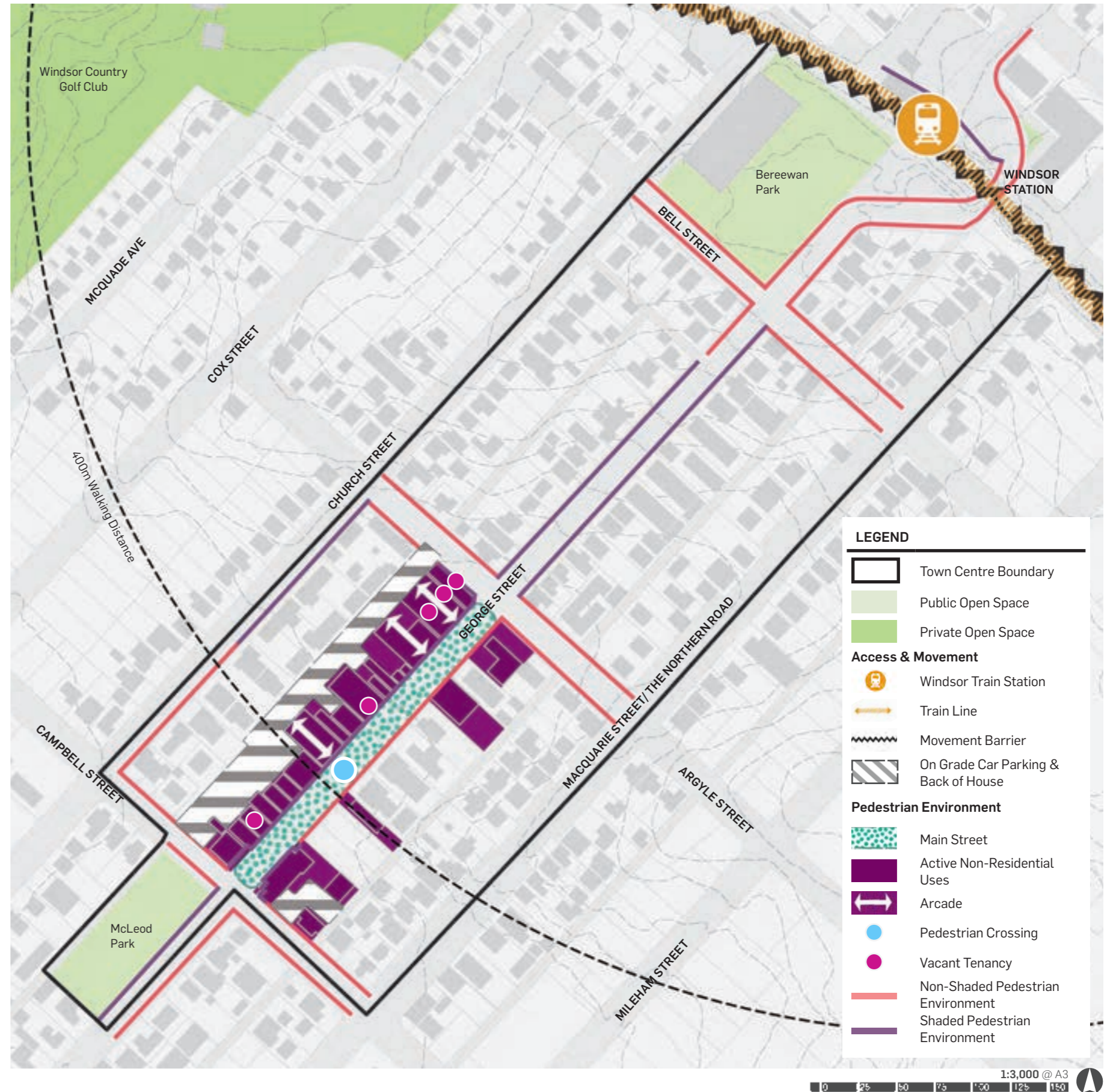
The cluster of shops on George Street offers convenience retail to the local residential population, and key tenants include IGA, Good Life Pharmacy and Liquorland. Ease of car parking along Mullinger Lane is fundamental to the current success of the retail offer. The George Street shops have very low visitation at certain times, such as evenings and on weekends, and the internal arcades connecting George Street and Mullinger Lane attract particularly low patronage. There are limited public spaces for people to occupy and dwell.



Retail mix along George Street



Under-utilised arcade connecting George Street and Mullinger Lane



SITE CONSTRAINTS

AUSTRALIAN NOISE EXPOSURE FORECAST (ANEF)

Activity at the Richmond RAAF Base creates high noise levels over parts of South Windsor as indicated on the contour map below. The area most affected is located around the Windsor Railway Station precinct. Noise insulation measures are typically required for many land uses affected by 20 decibels and above, with exceptions listed below:

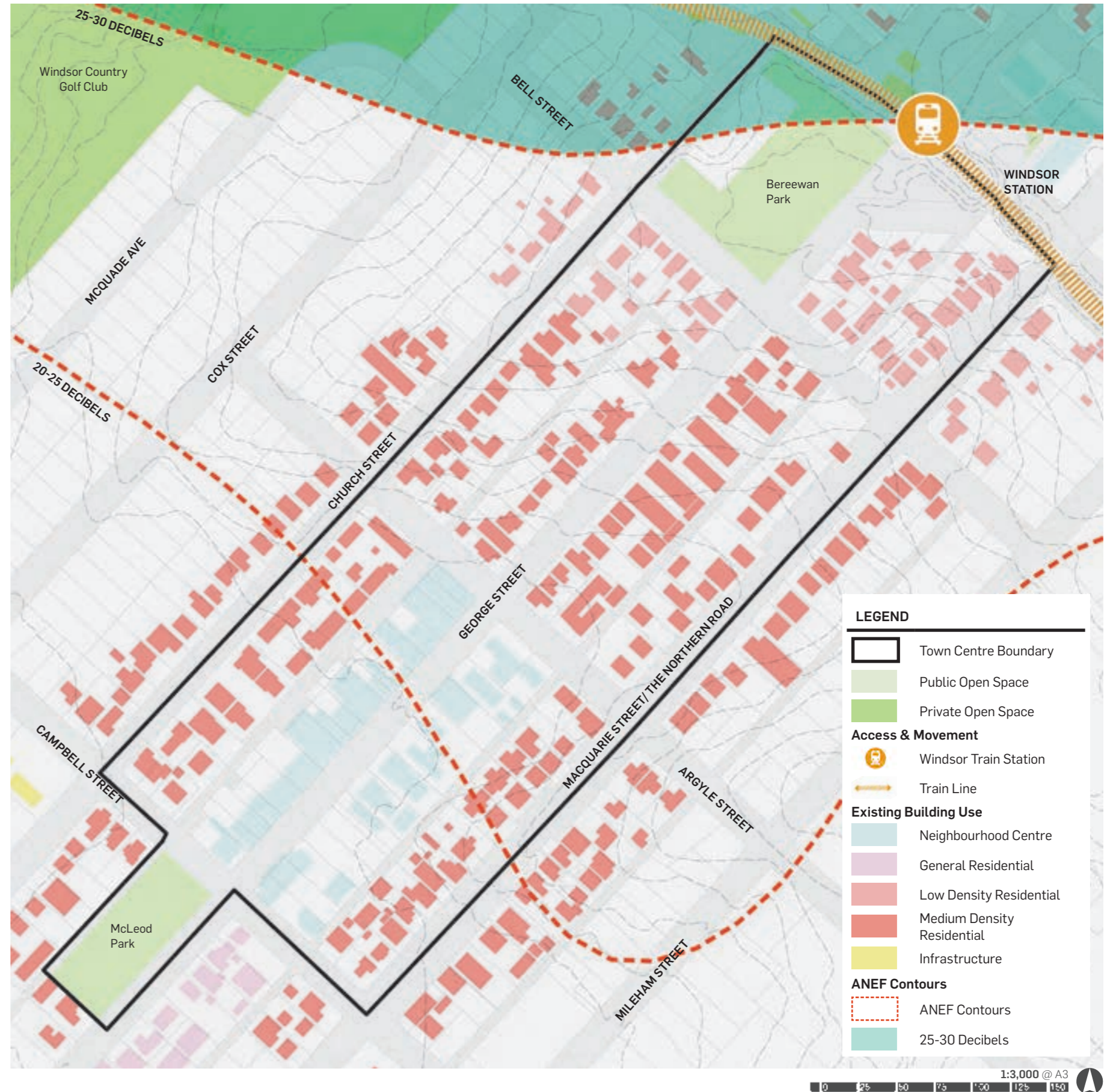
- 25 and greater - short term accommodation and commercial
- 30 and greater - industrial

Australian Standards (AS2021-2000 Aircraft Noise Intrusion) identifies that from 25 decibels and above certain land uses become unacceptable. The list below summarises unacceptable land uses against levels of noise exposure:

- Greater than 25 - residential uses (including houses, apartments, nursing homes), education facilities (schools and universities), hospitals
- Greater than 30 - short term accommodation, public buildings
- Greater than 35 - commercial buildings
- Greater than 40 - light industrial



Royal Australian Air Force Military Base in Richmond is a significant centres of activity in the region.



SITE OPPORTUNITIES

ACTIVATION AND VIBRANCY

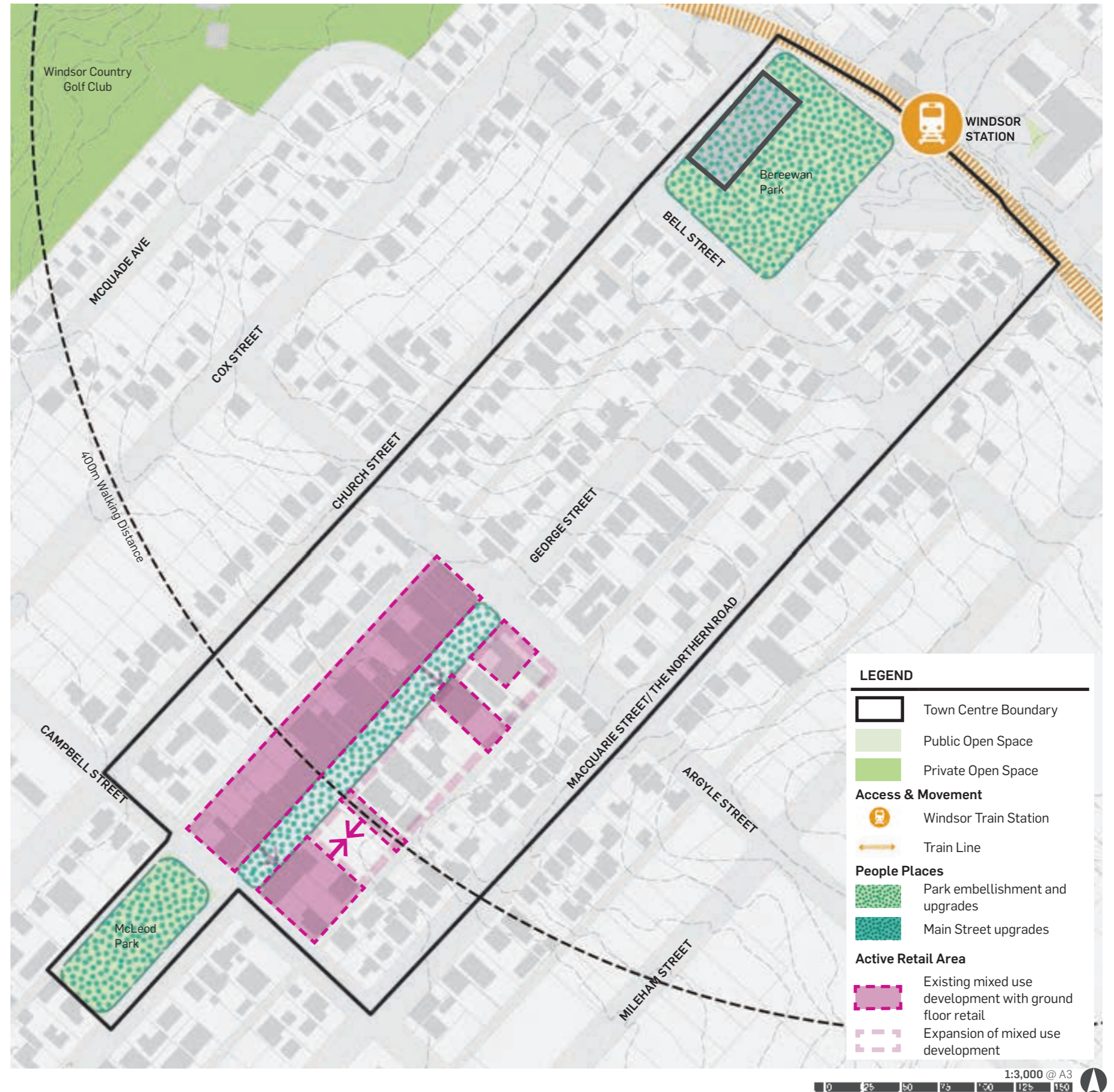
Build upon the George Street village by expanding mixed use development to the opposite side of the street, in line with current land use zoning (i.e. neighbourhood centre designation). For new mixed use developments, promote active ground floor uses that are not only retail, but commercial or community spaces. There is also opportunity to increase the existing supermarket anchor, to create a larger tenancy to boost visitation to the village. Additionally, support village uses with an inviting and attractive public domain, offering places for people to gather, interact, retreat or pause.



George Street streetscape with safe pedestrian crossing



Current streetscape along George Street



SITE OPPORTUNITIES

CONNECTIVITY

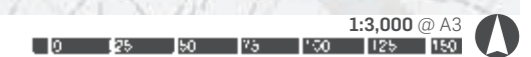
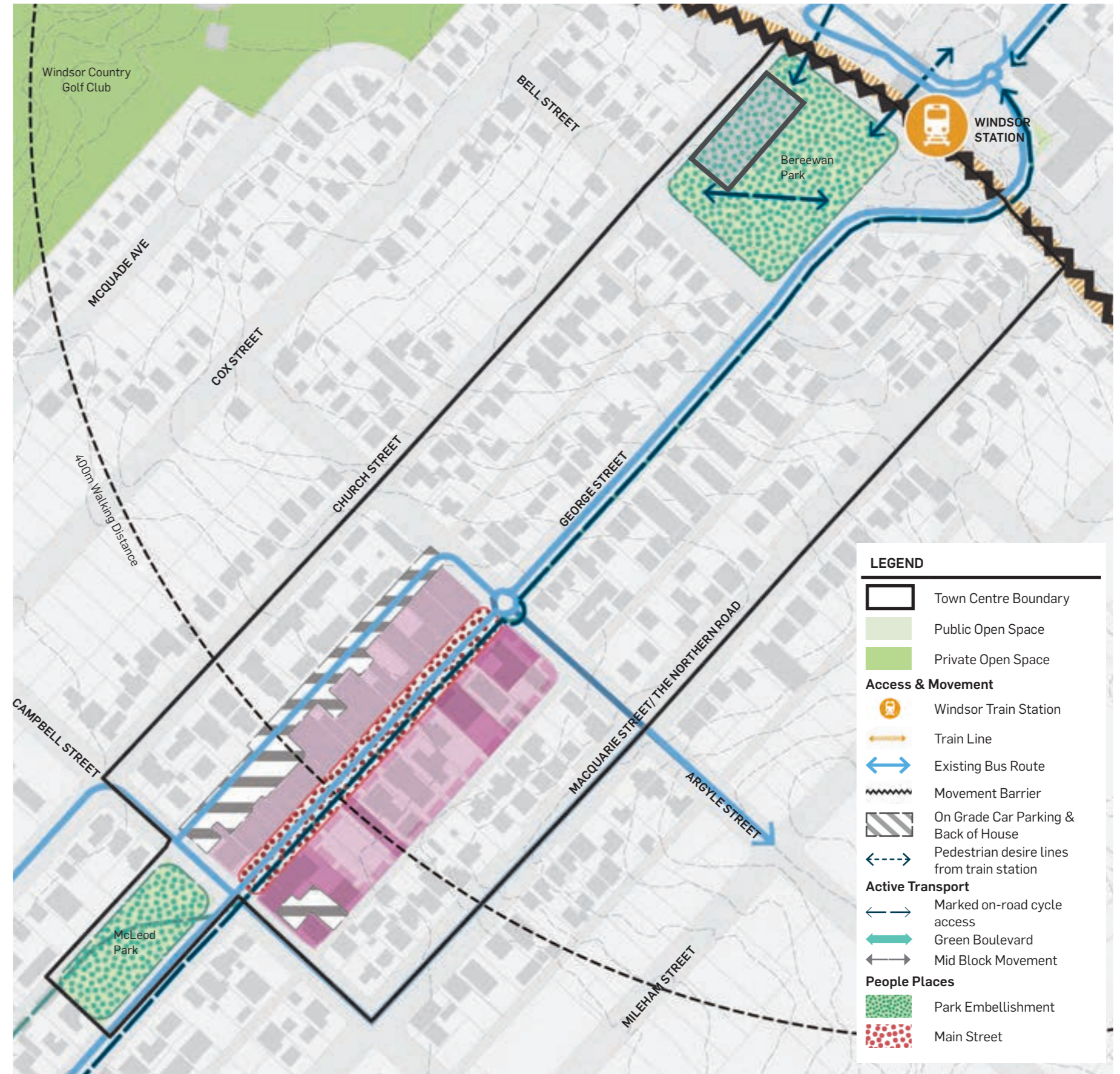
A large part of South Windsor is within walking distance to Windsor train station. It is also serviced by a bus network, and is accessible by regional cycle network. George Street is a major conduit in the neighbourhood, linking a number of key destinations and the train station. Strengthen the role and function of George Street as a major green boulevard, by slowing traffic, improving active transport linkages and upgrading the pedestrian experience. There is also opportunity to improve the accessibility of Windsor train station, by incorporating kiss and ride or an end of trip facility, as well as enhancing pedestrian connectivity directly to South Windsor.



George Street to allow for a pedestrian & cyclist friendly environment



Minimal amenity and activation to Bereewan Park



SITE OPPORTUNITIES

OPEN SPACE NETWORK

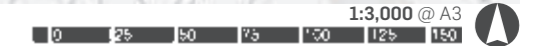
There is opportunity to develop South Windsor's local green grid by enhancing existing open spaces and connections between them. Bereewan Park has potential to be a local community asset and defining gateway for South Windsor. Improving the amenity and function of the park to include recreational uses will help to activate the space. However with high archaeological potential, further investigations of the site are required to inform future use of the park. As previously identified, enhancing and greening George Street to connect the train station with McLeod Park is another major opportunity to improve the appeal and vibrancy of South Windsor.



McLeod Park currently attracting locals with park amenity, playground and picnic shelters



Existing tree avenue along George Street



SITE OPPORTUNITIES

PLACE IDENTITY

Compared to Windsor and Richmond, South Windsor has notably less heritage sites. There is thus opportunity for the built environment to embrace a different character and identity - one that more boldly embraces modern design, sustainability, and smart technologies, whilst respecting the past. Developing the local place character occurs through both built form and public domain design. Improvements to place making at the village heart, may include seating pods, public art, outdoor dining, or a meeting place.



Heritage cemetery as part of Bereewan Park



Typical view capturing low density suburban character of George Street, South Windsor



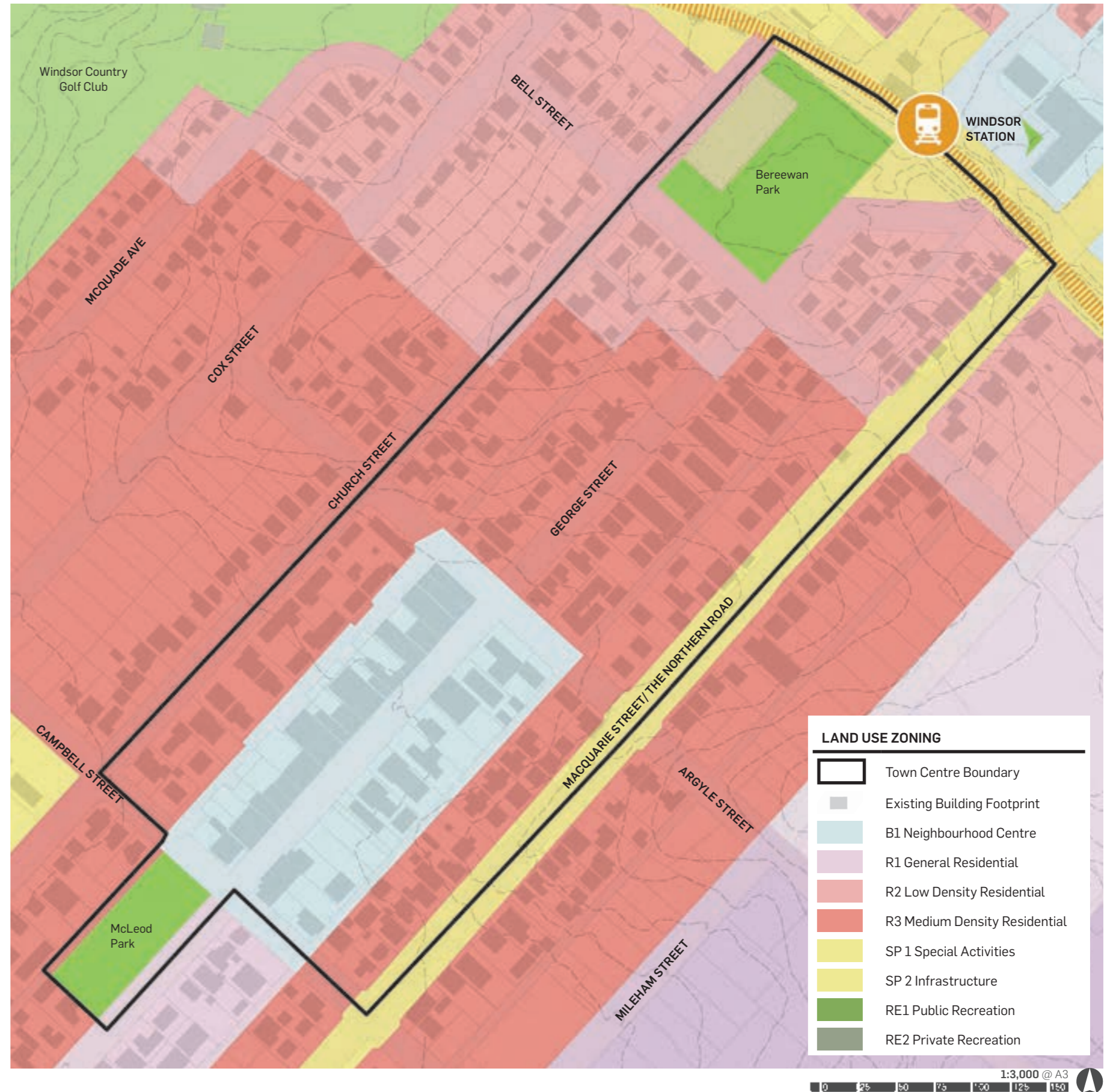
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LEP PLANNING CONTROLS

PLANNING CONTROLS

LAND USE ZONING

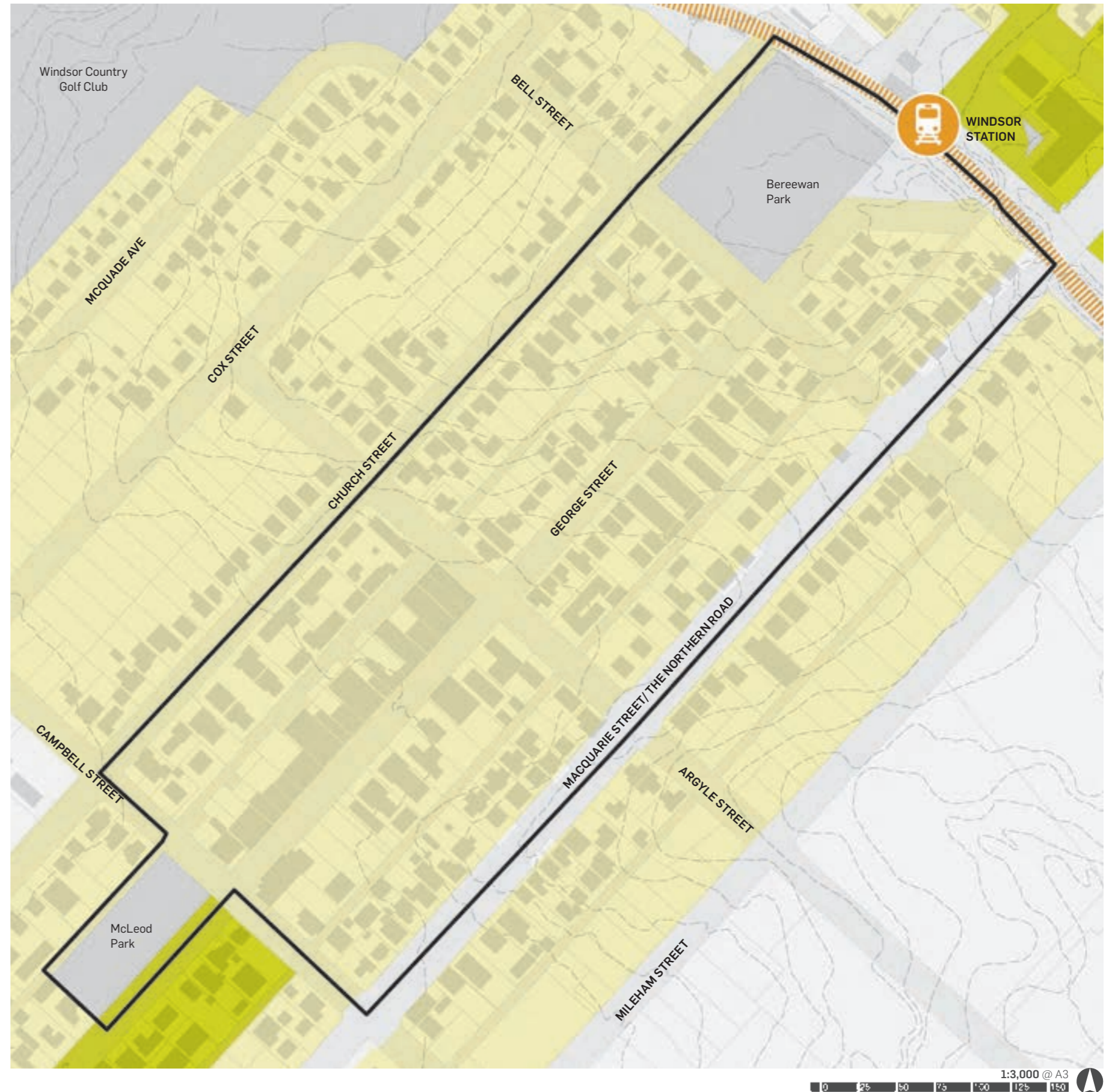
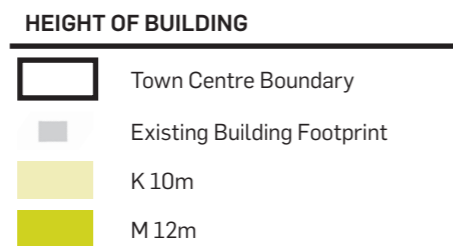
The Neighbourhood Centre designation along George Street anchors the heart of South Windsor, and is encompassed by medium density residential, which then transitions down to low density residential and industrial. The low density residential zoning surrounding Windsor train station highlights the role of the train line for commuter transportation (connecting suburbs to a central city) as opposed to a rapid transit service. There is opportunity to rezone lots within 400 meters of the train station from low to medium density. These sites, particularly those adjacent to the park, are an ideal location for increased density given the park's visual amenity and proximity to the train line.



LEP PLANNING CONTROLS

BUILDING HEIGHT

Building heights are generally limited to 10 meters (or 3 residential storeys). This occurs across the Neighbourhood Centre and most residential zones. Increasing building height in specific and strategic locations can help instigate positive change and activation for South Windsor.



OPPORTUNITY & CONSTRAINTS SUMMARY PLAN

LEGEND

- Town Centre Boundary
- Public Open Space
- Private Open Space
- Existing Building Footprint
- Access & Movement**
- Windsor Train Station
- Train Line
- Movement Barrier
- Improve Street Canopy
- Active Transport Connection
- Park Desire Connection
- People Place & Character**
- People Place (Streetscape)
- People Place (Park)
- Increase Maximum Building Height
- Rezone to Low Density Residential
- Public Art (or Place-making) Opportunity
- Potential Crossing
- Active Retail Area
- Cemetery

Notes

- ① Activate open space with recreational uses and frame the cemetery as an important historic area. Subject to archaeological investigations.
- ② Consider rezoning from Low to Medium Density Residential
- ③ Consider increasing building height from 10m to 12m
Provide public space amenity - seating, lighting, public art
- ④ Increase maximum building height
Expand mixed use 'village'
- ⑤ Promote active ground floor uses that are not only retail, but commercial or community spaces
- ⑥ Arcade/laneway pop-up and activation program
Increase the existing supermarket anchor (up 1000 sqm)

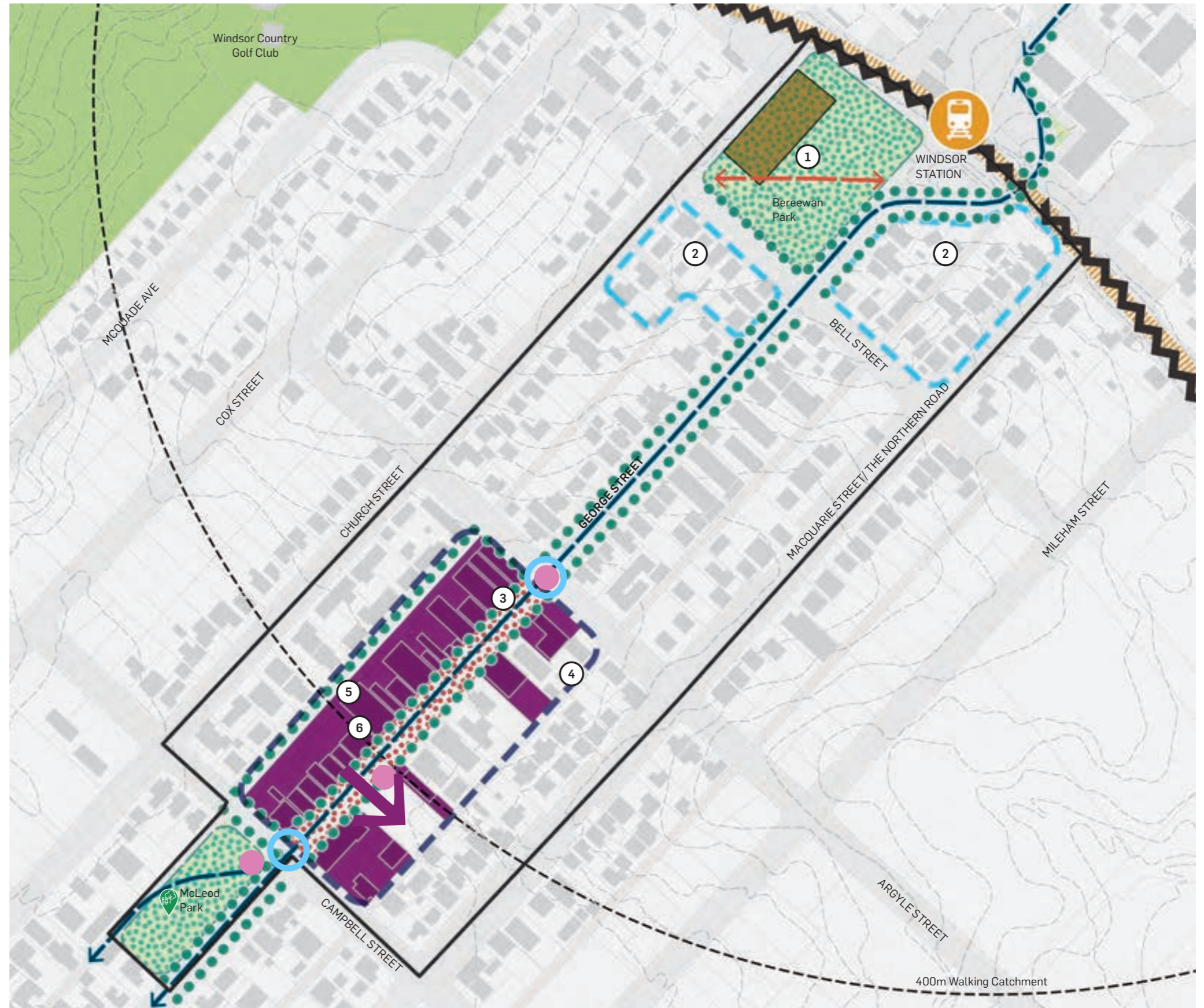


Figure 3 Constraints & Opportunity for South Windsor



RICHMOND

OVERVIEW

The extent of the Richmond study area is indicated in the adjacent map, key characteristics include:

- Rich colonial heritage, with many heritage buildings and monuments still standing
- Richmond Park (historical open space) located at the heart of the town centre
- Richmond train station is the end of the line and terminates at the park.
- Fine grain high street experience along Windsor Street, includes mid-block laneway and arcades
- Key surrounding precincts - Western Sydney University and TAFE are approximately 1.5 kilometers, and RAAF Base approximately 2.5 kilometers
- Distant views to Blue Mountains



PHOTOGRAPHIC AUDIT

The following site photographic audit provides an overview of the existing site conditions and identifies key qualities of place to inform the preparation of the master plan and George Street public domain plan.



Windsor Street



Richmond Park



Richmond Mall entrance



Windsor Street



Windsor Street



Richmond Park

RICHMOND COLONIAL HISTORY

Land was granted in the Richmond area by 1795. Richmond, one of Macquarie's five towns was gazetted in 1810 with Macquarie naming it for its "beautiful situation and as corresponding with that of its District [in England]". Macquarie was involved with the planning of the town designating a site for St Peter's Church and School from which the town grew. The following year, in 1811, the 'Market Place' was established creating an area of public land and Government Surveyor James Meehan would create the grid pattern of the streets in the town centre, incorporating the 'Market Place'. Although ten years later, in 1821, this land would be reduced with some land reallocated for "purposes of law and order" including the eventual construction of a watch house, the later court house, a post office, school of arts and public school (built 1860).

A cart service was established between Sydney and Richmond in 1814 encouraging greater trade. Early houses and farms in the town were established soon after this route was opened including Dight's Farm (Durham Bowes) built between 1804-1812 and Bowman Cottage, constructed between 1817-1820, remain some of the earliest surviving houses in New South Wales. Settlers continued to flock to the Hawkesbury and by 1827, a map by G.B. White showed Richmond as a town with nearly 40 dwellings and public reserves. In the same year the remaining square of land from the Market Place reserve became a popular venue for cricket, remaining the major sporting activity in the area for over 160 years.

The post office eventually opened in 1844 providing amenity for the people of the town and by 1848 the population had reached 746 residents. A bridge over the Hawkesbury was constructed in 1860 with funds from private subscription from townspeople anxious to have greater connection to the surrounding areas. The bridge was eventually sold to the State in 1876 for £7,000, although a new bridge structure was later built from concrete and iron in 1904. The railway was eventually brought to Richmond in 1864. A National School was opened on West Market Street to provide public education from 1860.

Following the introduction of the train line, an Improvement Committee was formed to focus on "enhancing the appearance of the square and the facilities available to the public". To this end new turf was laid to improve the quality of the cricket pitch, and a variety of trees were planted (both native and exotic), with the assistance of the community. This led to a continued period of expansion which would see Richmond begin to compete with Windsor as the main town in the region. Following the incorporation of the Richmond Borough Council in 1872, a new post office was erected in 1875, and the courthouse soon after in 1878. Commercial enterprise would also begin to develop within the town around this time.

In 1892 the Australian Handbook would describe Richmond as "one of the most English looking towns in the colony" and particularly admires the local churches, the School of Art (built 1866), the post office, the "handsome"

pavilion at the public reserve and a number of the hotels including the Black Horse Inn plus the Horse and Jockey, which was said to reflect the area's interest in horse breeding and racing.

Agriculture remained an important aspect of the town, and towards the end of the nineteenth century the Department of Agriculture moved to open an Agricultural College on Ham Common for training farmers throughout the State. The college was established in 1891 and the first student cohorts were housed within Richmond. From 1913 the town was receiving electricity from Sydney Electrical Engineering Company, however from 1915 the Agricultural College provided electricity as well.

The 1920s saw the establishment of a full Royal Australian Air Force base to the east of the town between 1923-1925. In 1949 Richmond Council amalgamated with Windsor Council, and further municipal services were established including a sewerage works in 1962. In 1981 Richmond, as part of Windsor Municipal Council, amalgamated with Colo Shire to become the Hawkesbury Shire Council.

The town has continued to expand with a number of smaller houses built throughout the area, assisted by an influx of students from the university. Access to the town WAS improved by the electrification of the Richmond trainline in 1991, and the town continues to grow as an important regional centre.

TIMELINE

- Pre-1788** The Dharug people occupied the lower Hawkesbury
- 1788** First expedition locating the mouth of the Hawkesbury began within six weeks of the establishment of the colony
- 1789** Explorations by Governor Phillip and his party, successfully reaching Richmond Hill by July
- 1794** First emancipist settlers were establishing small farms on the alluvial soils along the Hawkesbury River, first granted in Richmond in 1795.
- 1810** Lachlan Macquarie appointed Governor. He would tour the Hawkesbury region and designate five towns, Windsor, Richmond, PittTown, Wilberforce and Castlereagh
- 1814** A cart service was established between Sydney and Richmond
- 1820s-1830s** Houses and farms are constructed as settlers move to Richmond to farm the land or work at the mills
- 1860** The Hawkesbury Bridge was built at Richmond through private subscription. It was later sold to the State for £7,000 in 1876
- 1864** A railway line was constructed to Richmond and Windsor

- 1866** Richmond School of Arts building opened by Henry Parkes
- 1872** Richmond Borough Council established. Meetings held in School of Arts until 1913
- 1876-1886** The original track replaced to allow larger engines to operate on the rail line
- 1878** Richmond Courthouse built
- 1890s** Department of Agriculture moves to establish a training college for young farmers. Ham Common was chosen as a suitable location
- 1892** Richmond's water supply established by the Department of Public Works
- 1913** Site purchased for Council offices on corner of March & West Market Streets
- 1923** The Commonwealth took over 175 acres of Ham Common to establish the RAAF
- 1940** New Council offices and Chambers built
- 1949** Amalgamation of Richmond and Windsor Councils
- 1962** Sewerage works introduced in Richmond
- 1981** Windsor and Colo Councils amalgamate to form Hawkesbury Shire Council
- 1991** Electrification of the train line



Detail, Map of the Town of Richmond Parish of Ham Common, c. 1890s (Source: NSW LRS Land and Water Conservation Map 140345)



Aerial view of Richmond, New South Wales, c. 1945, E.W. Searle (Source: National Library of Australia, PIC P838/932 LOC Cold store SEA Box 9)



Car and Steam train crossing Richmond Bridge, Hawkesbury River, c. 1945, photograph by E.W. Searle. (Source: National Library of Australia, PIC P838/926a LOC Cold Store SEA Box)



The Bridge at Richmond, c. 1900-1927 (Source: State Library of New South Wales, PXA 635/761-762)



Richmond Park, date unknown. (Source: State Library of New South Wales, Government Printing Office 1- 06267)



The Hawkesbury Agricultural College, Richmond, c. 1911 (Source: State Library of New South Wales, Government Printing Office 1- 33542)



Hobartville at Richmond, by Hardy Wilson, c. 1913 (Source: National Library of Australia, PIC R599 LOC1412h)



Entrance to the Richmond RAAF Base, c. 1937 (Source: State Library of NSW, Sam Hood Collection, 52431)



Bowman's Cottage Windsor Street, Richmond, by Alexander John Petrie c. 1932 (Source: State Library of Victoria, H2009.30/45)

SITE CONSTRAINTS

AUSTRALIAN NOISE EXPOSURE FORECAST (ANEF)

Activity at the Richmond RAAF Base creates high noise levels over parts of Richmond as indicated on the contour map. Noise insulation measures are typically required for many land uses affected by 20 decibels and above, with exceptions listed below:

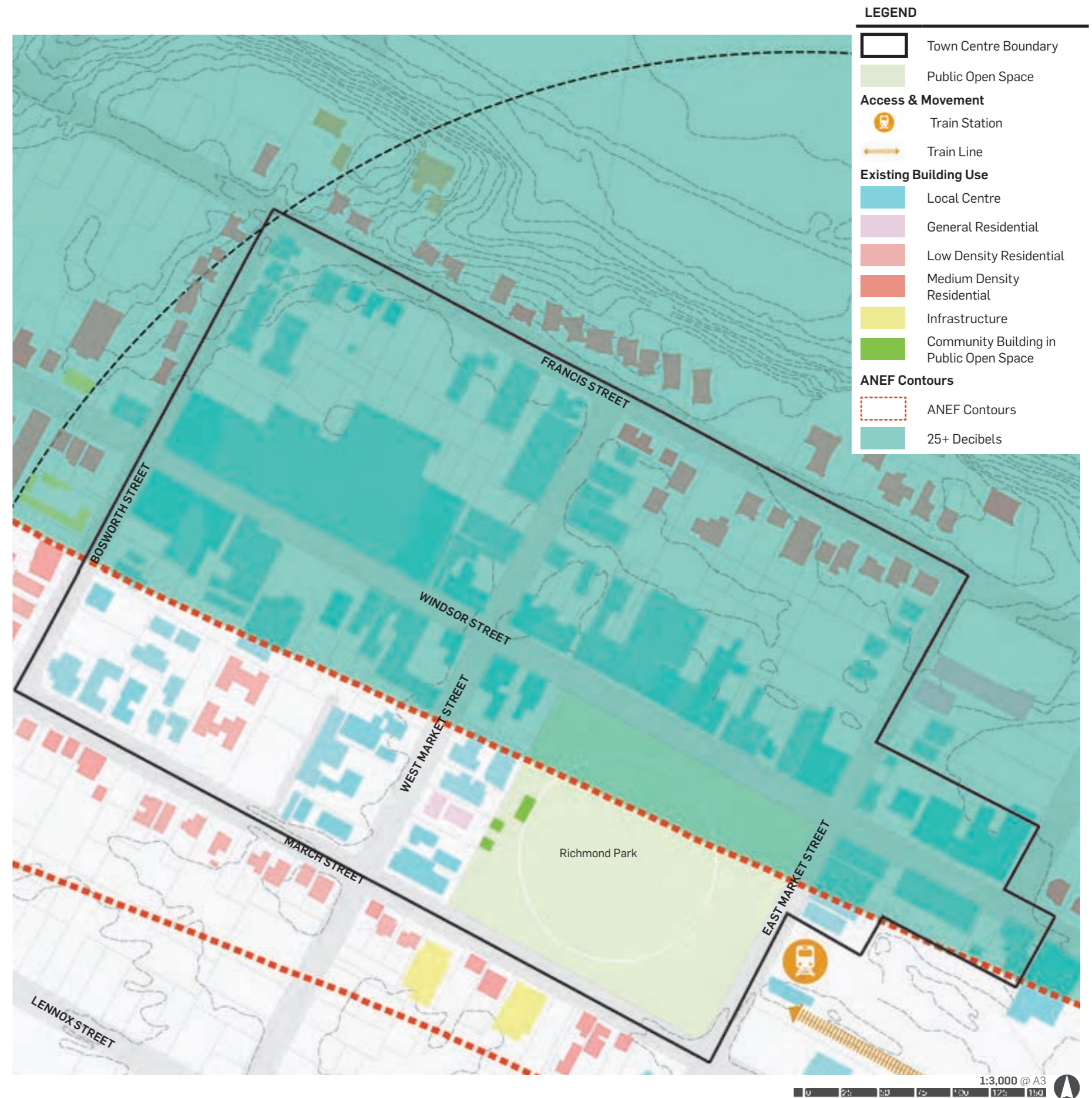
- 25 and greater - short term accommodation and commercial
- 30 and greater - industrial

Australian Standards (AS2021-2000 Aircraft Noise Intrusion) identifies that from 25 decibels and above certain land uses become unacceptable - noting this impacts more than half of the study area. The list below summarises unacceptable land uses against levels of noise exposure:

- Greater than 25 - residential uses (including houses, apartments, nursing homes), education facilities (schools and universities), hospitals
- Greater than 30 - short term accommodation, public buildings
- Greater than 35 - commercial buildings
- Greater than 40 - light industrial



Royal Australian Air Force Military Base in Richmond is a significant centres of activity in the region.



SITE CONSTRAINTS

DISSOLVED ACTIVITY

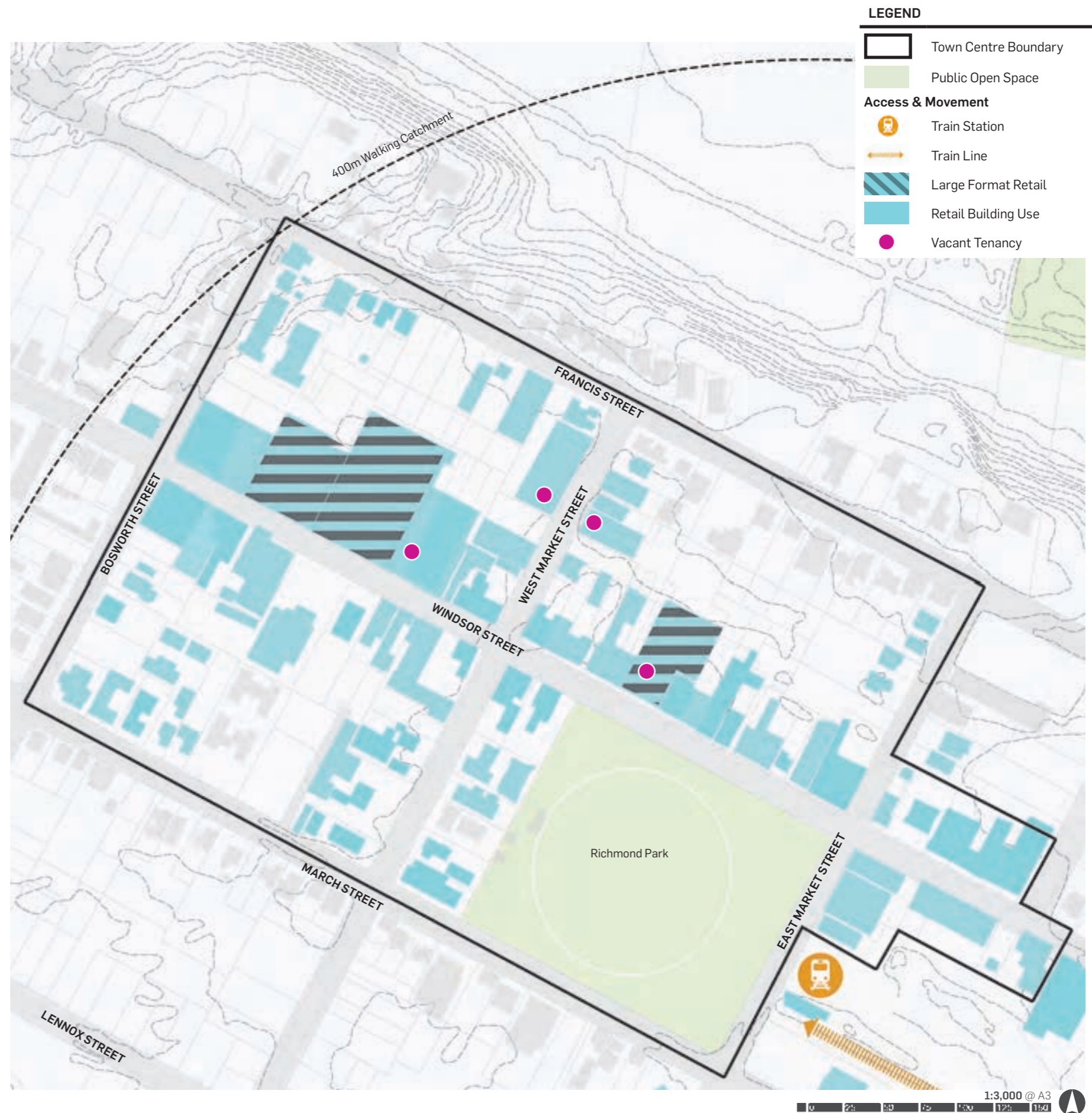
The success of Windsor Street as a fine grain high street has lost some of its vibrancy due to the movement of retail trends, and specifically, the opening of large and internalised malls - Richmond Mall and Richmond Marketplace. Activity along Windsor Street is further diluted by existing and historic uses along West Market Street. West Market Street is currently disconnected from Richmond Park and Windsor Street. There is opportunity to better connect, integrate and activate the edges of these dispersed destinations to bring vibrancy to Windsor street.



Richmond Mall main entrance off the parking lot has detracted activity from Windsor Street



Richmond Market Place has detracted activity from Windsor Street



SITE CONSTRAINTS

CAR DEPENDENCE AND PEDESTRIAN EXPERIENCE

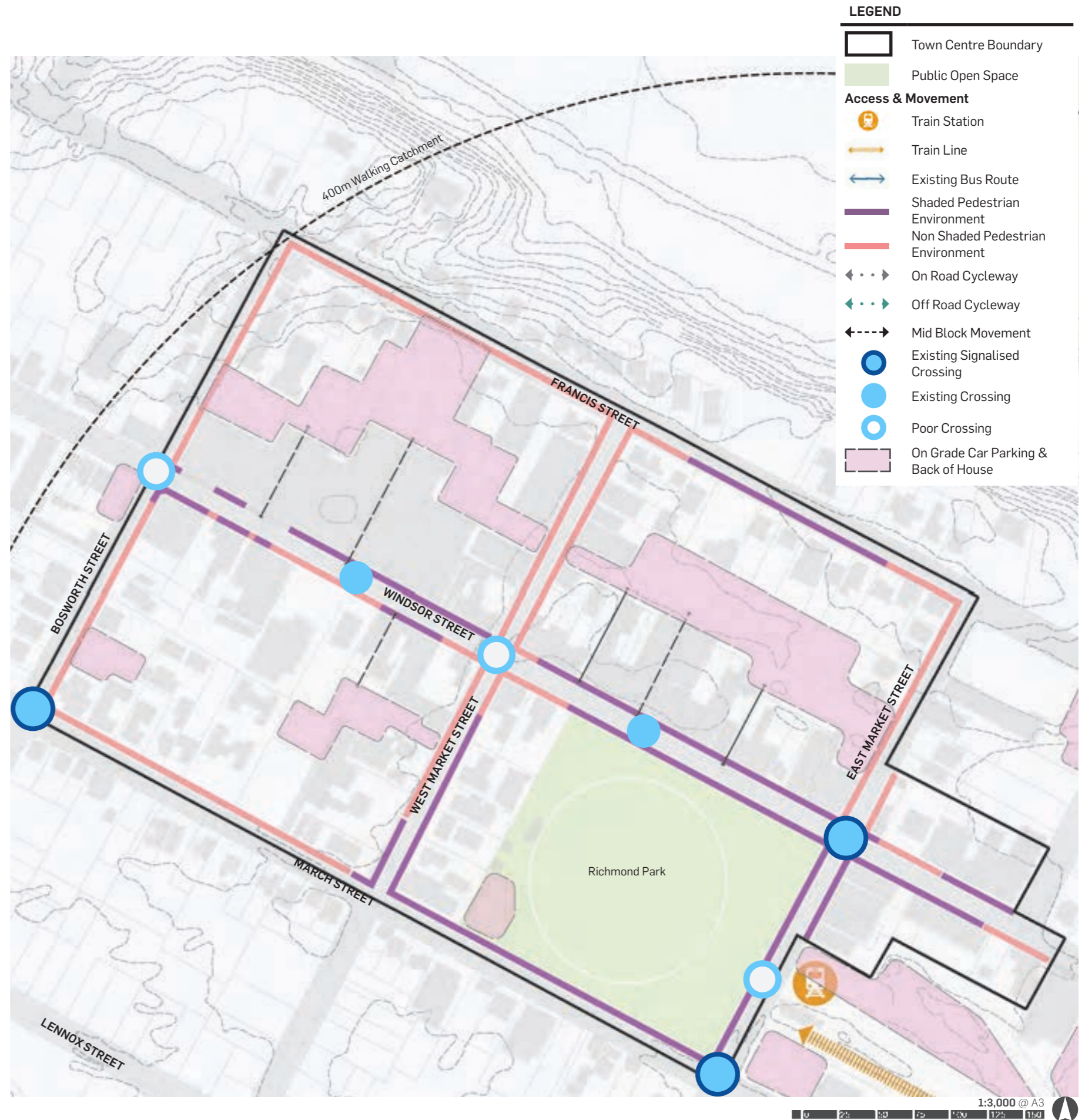
Despite good access to Richmond train station, the local centre is reliant on private vehicles as the preferred mode of transport. The success of local centre uses and retail is underpinned by the provision of convenient on-grade carparking. Carparking and entries at the rear of retail buildings (from Francis Street) creates disengagement from Windsor street activity. Streets are largely designed for cars rather than people. The pedestrian experience lacks amenity, shade, and a sense of arrival or place. There are also a number of poor pedestrian crossings where foot traffic does not align with a signalised intersection.



Abundance of on grade car parking located behind the retail strips along Windsor Street



Windsor Street streetscape



SITE CONSTRAINTS

DENSITY

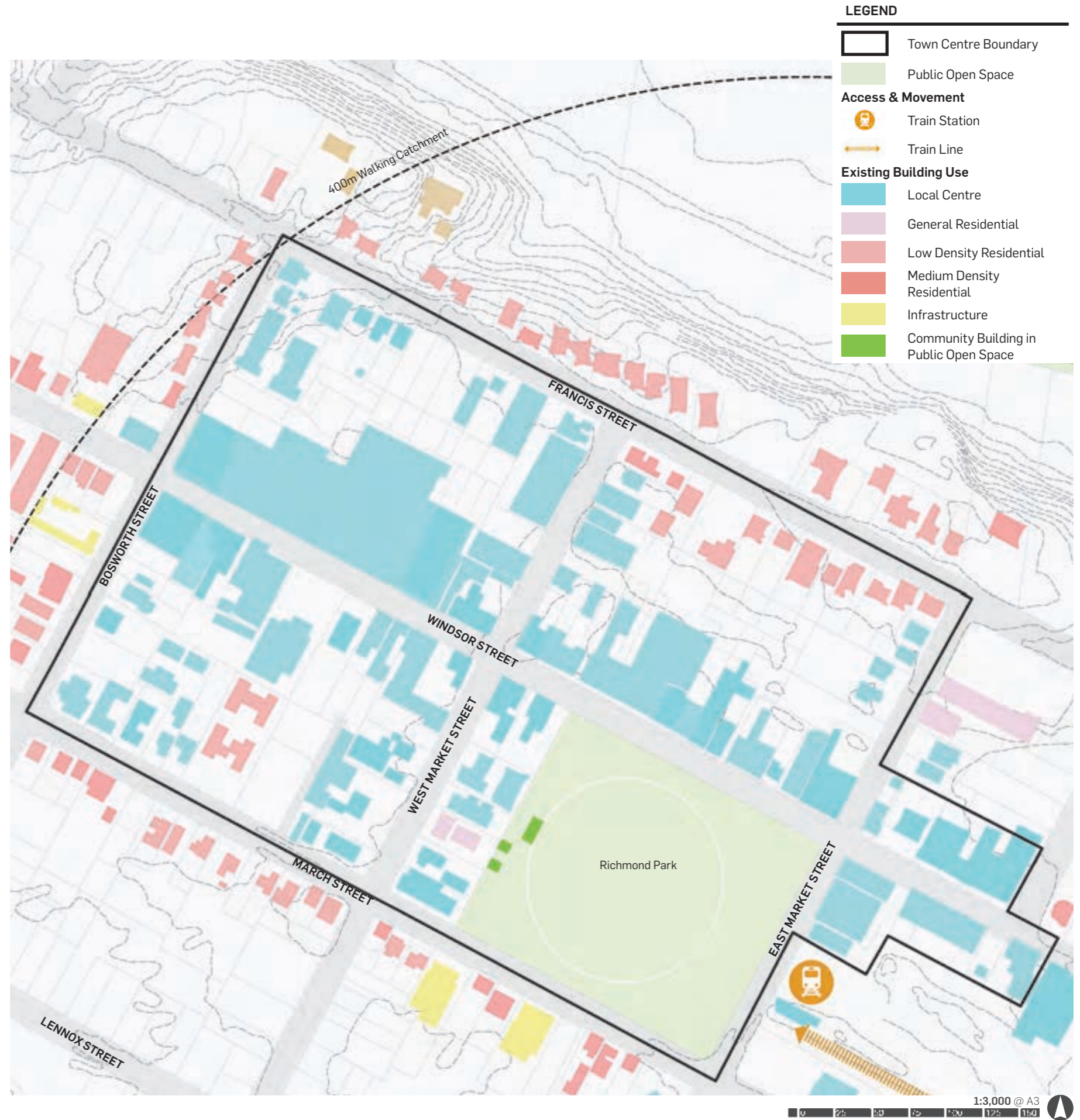
Richmond Local Centre has a limited residential and working population due to the existing land use mix and low density housing. A low concentration of locals thus detracts from the vibrancy of Richmond, and relies on visitation and events to boost activation.



Example of low scale mixed use development in Richmond



Typical housing stock in Richmond



SITE OPPORTUNITIES

A RICH HISTORY

Richmond features one of the region's finest collections of architectural heritage. The quantity and quality of heritage buildings concentrated at Richmond creates a sense of authenticity that can be maximised and amplified. There are a number of unused heritage buildings that have potential to create catalytic change to Richmond.



Historic "Richmond" sign in Richmond Park



Re-purposed heritage buildings along Windsor Street



SITE OPPORTUNITIES

A VIBRANT HIGH STREET

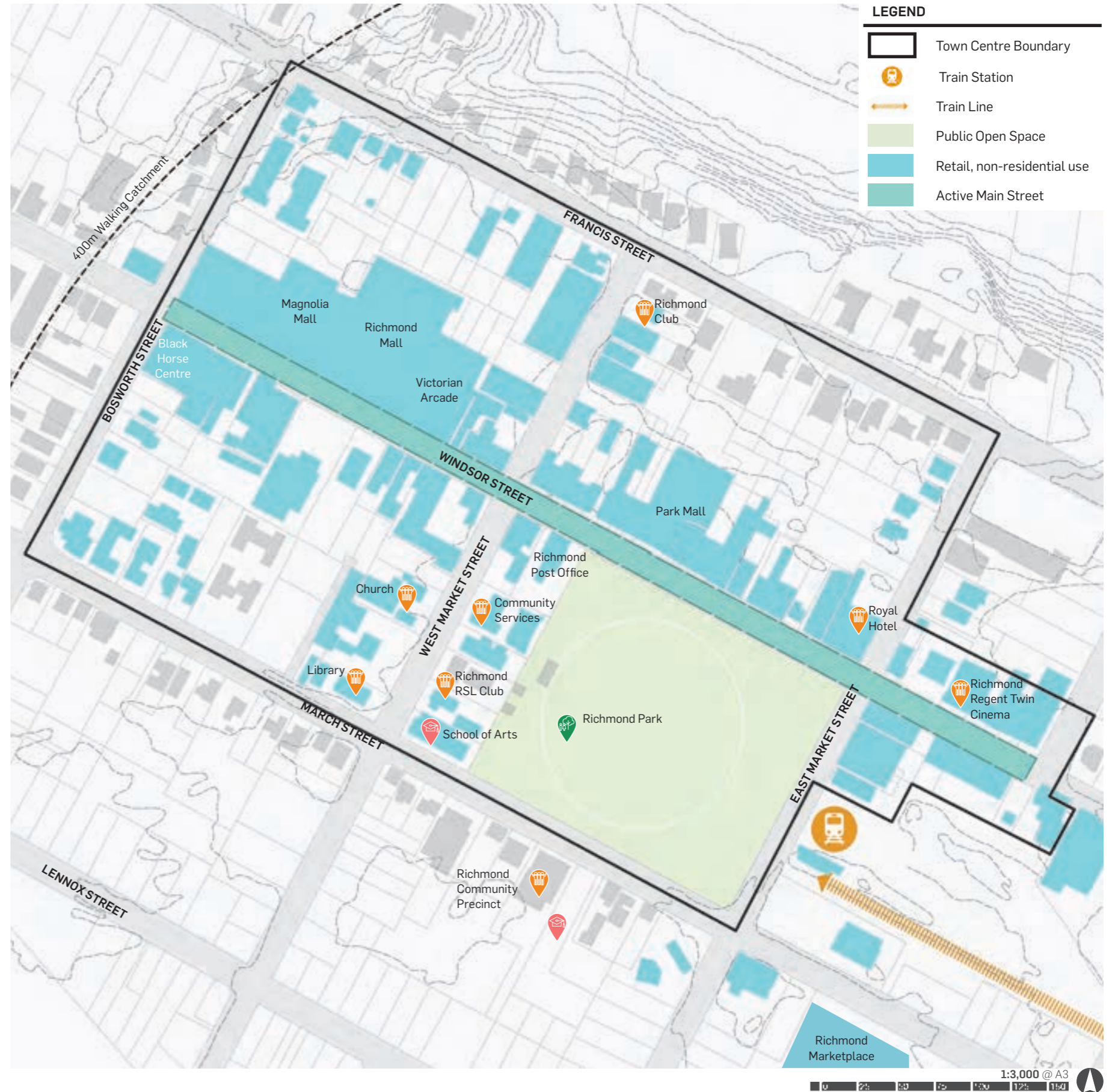
There is opportunity to revitalise Windsor Street as the heart of the community, by transforming it to a bustling people place that welcomes a socially diverse mix of locals and visitors. Improving the pedestrian experience by upgrading the street's amenity, comfort and activation, while slowing traffic will help to promote change. The heritage buildings on the corner of Windsor and West Market Street have the potential to provide vibrancy and attraction at the heart of Richmond, and bring people together for events and celebration.



Safe pedestrian crossing aligned with an intersection on Windsor Street



Awning providing shade to pedestrians along Windsor Street



SITE OPPORTUNITIES

PLACE-MAKING AND IDENTITY

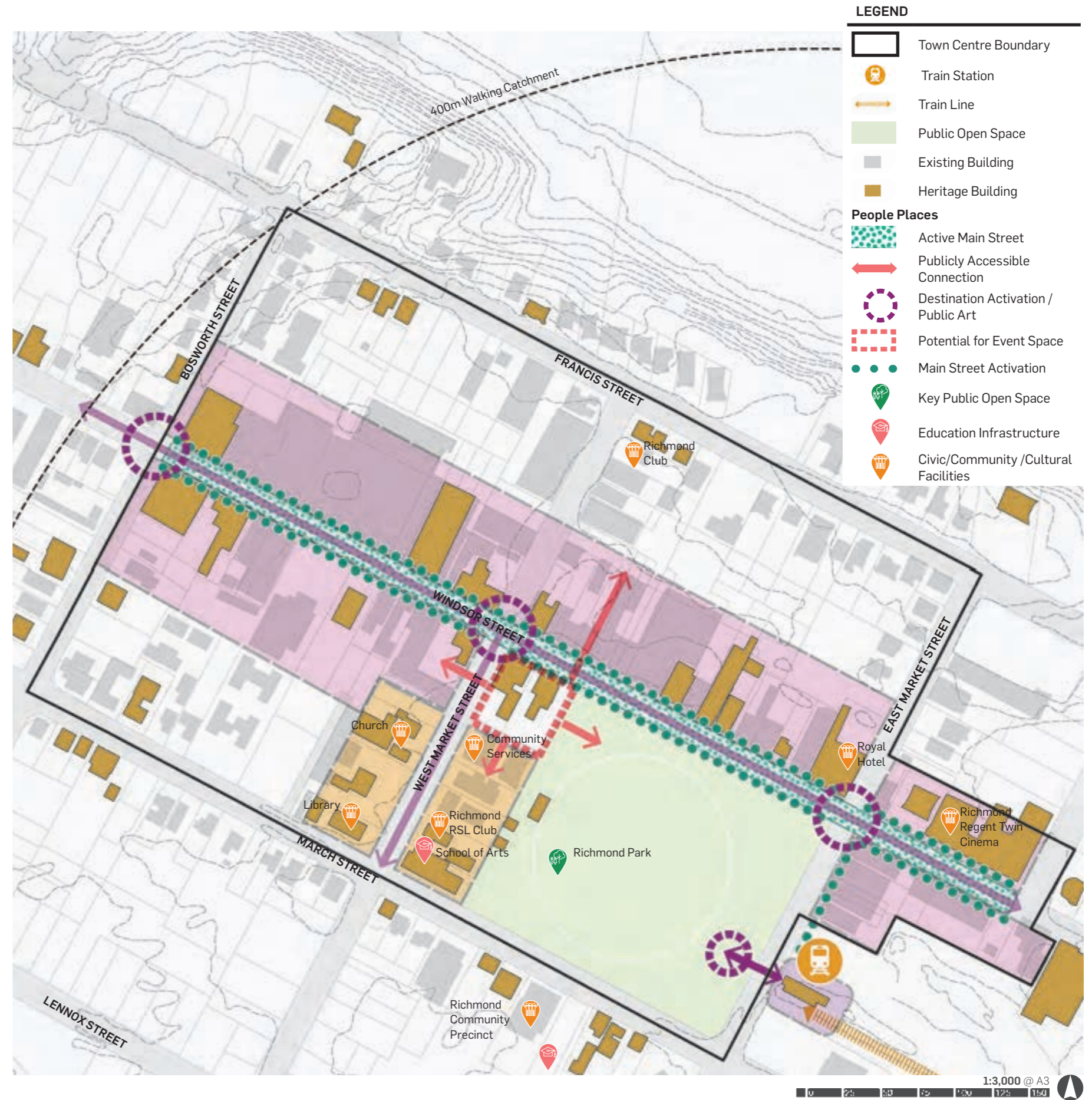
Richmond offers a unique appeal and charm underpinned by its historic character, large park setting, and destinational presence at 'the end of the line'. Embracing these traits and celebrating its identity through a coordinated public domain design will help elevate Richmond's sense of place. Place-making initiatives may include a new arrival plaza at the station, seating pods, outdoor dining areas, public art, signage or distinct gateways.



Heritage buildings on the corner of Windsor Street and West Market Street



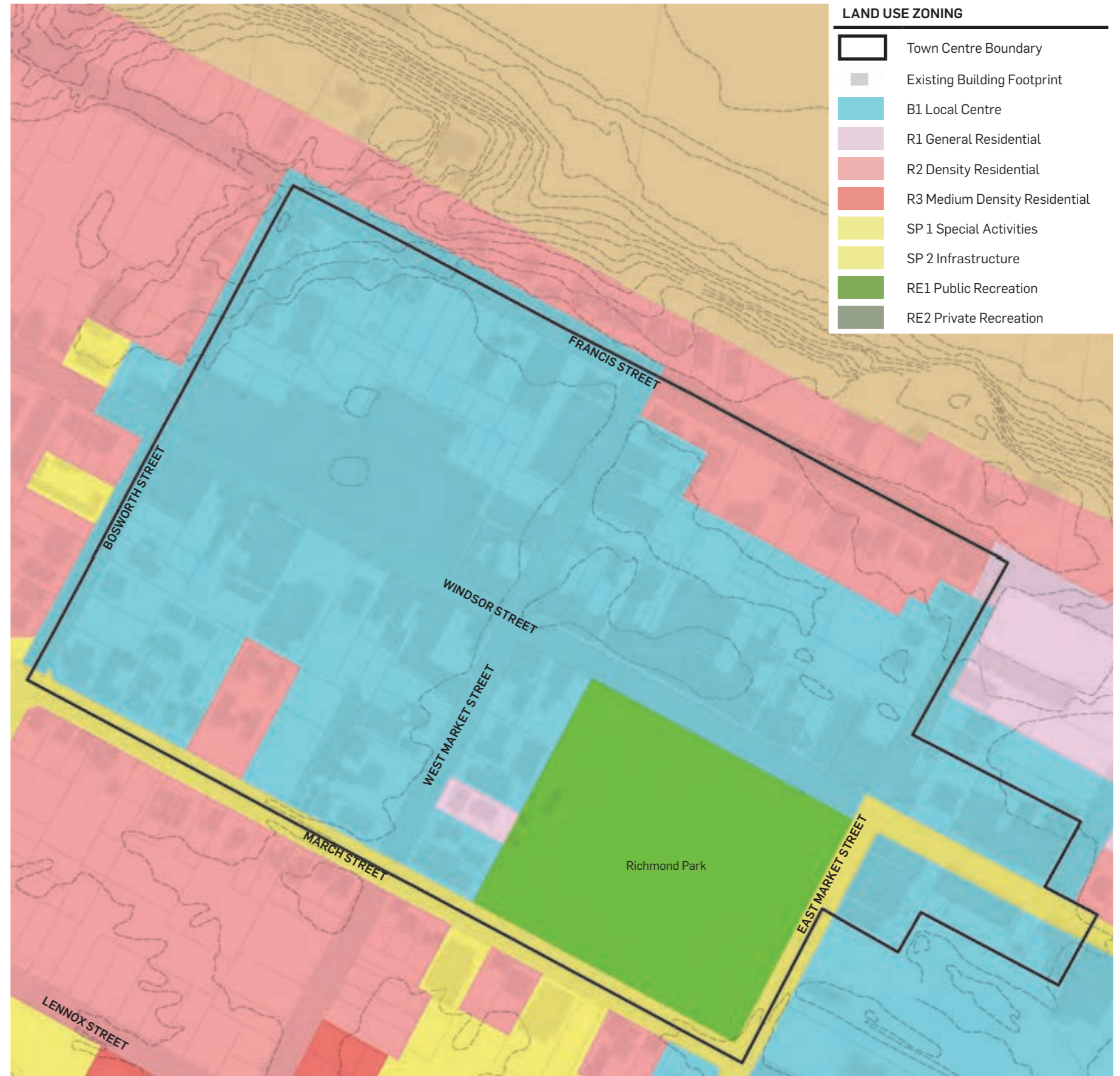
View of Richmond Park



LEP PLANNING CONTROLS

LAND USE ZONING

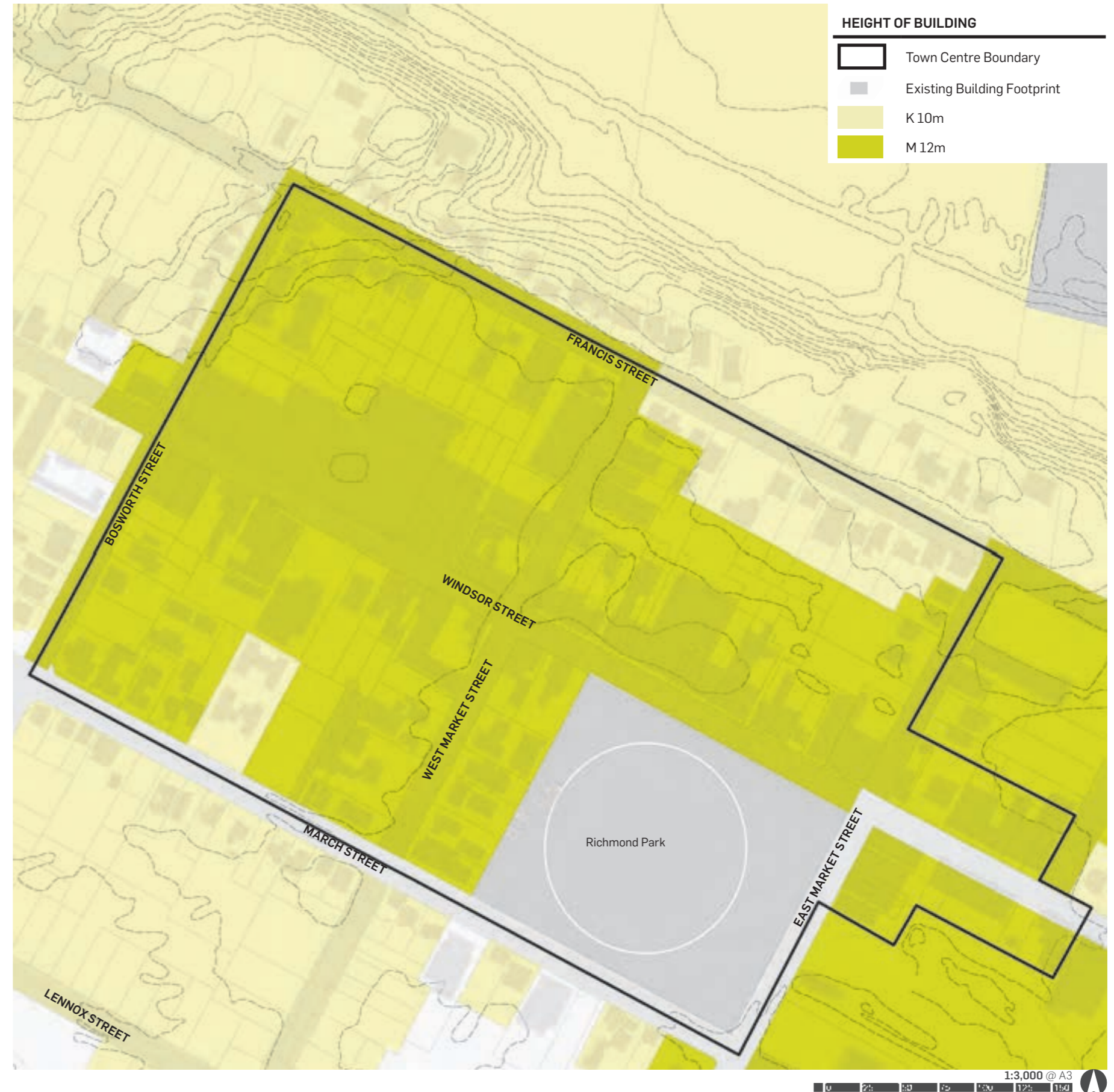
The study area is predominantly zoned as Local Centre, with Richmond Park zoned Public Recreation and two anomaly sites - one site on March Street zoned Low Density Residential and one site on West Market Street zoned General Residential. The local centre is immediately surrounded by Low Density Residential, and to the south near the train is zoned Medium Density. There is potential to rezone residential areas within the study area to the local centre designation to better define and enhance the town centre with appropriate uses and density.



LEP PLANNING CONTROLS





















BUILDING HEIGHT

The maximum building height is predominantly 12 meters for the Local Centre, and transitions down to 10 meters. The current difference in height allowance does not enable any additional storeys, both heights allow a maximum of 3 storeys. Increasing building height in specific and strategic locations to allow for 4 storeys can help provide positive change and activation for Richmond town centre.



OPPORTUNITY & CONSTRAINTS SUMMARY PLAN

LEGEND

-  Town Centre Boundary
-  Public Open Space
-  Existing Building
-  Heritage Building
-  Main Retail Strip
-  Community Strip
-  Potential for Adaptive Reuse
-  Potential for Rezoning
- Access & Movement**
-  Windsor Train Station
-  Train Line
-  Improve Street Canopy
-  Car Parking with Planting
- People Places**
-  Laneway/ Arcade Link
-  Building facade/forecourt activation
-  Active Main Street
-  Destination Activation / Public Art
-  Main Street Activation
-  Key Public Open Space
-  Education Infrastructure
-  Civic/ Community /Cultural Facilities

Notes

- ① Celebrate 'end of the line' destination with welcoming arrival plaza
- ② Upgrade Richmond Park with multiple uses and turn it into an event ready space, able to host small to large events and celebrations
- ③ Re-purpose heritage buildings to create a unique cultural destination for Richmond
- ④ Introduce a heritage trail along Windsor Street, telling stories about past buildings and the people that occupied them
- ⑤ Green on-grade carparks to help cool the local micro-climate
- ⑥ Revitalise Windsor Street, include street trees, lighting, signage, banners, public art
- ⑦ Rezone Low to Medium Density Residential and increase building height (consistent with Local Centre)

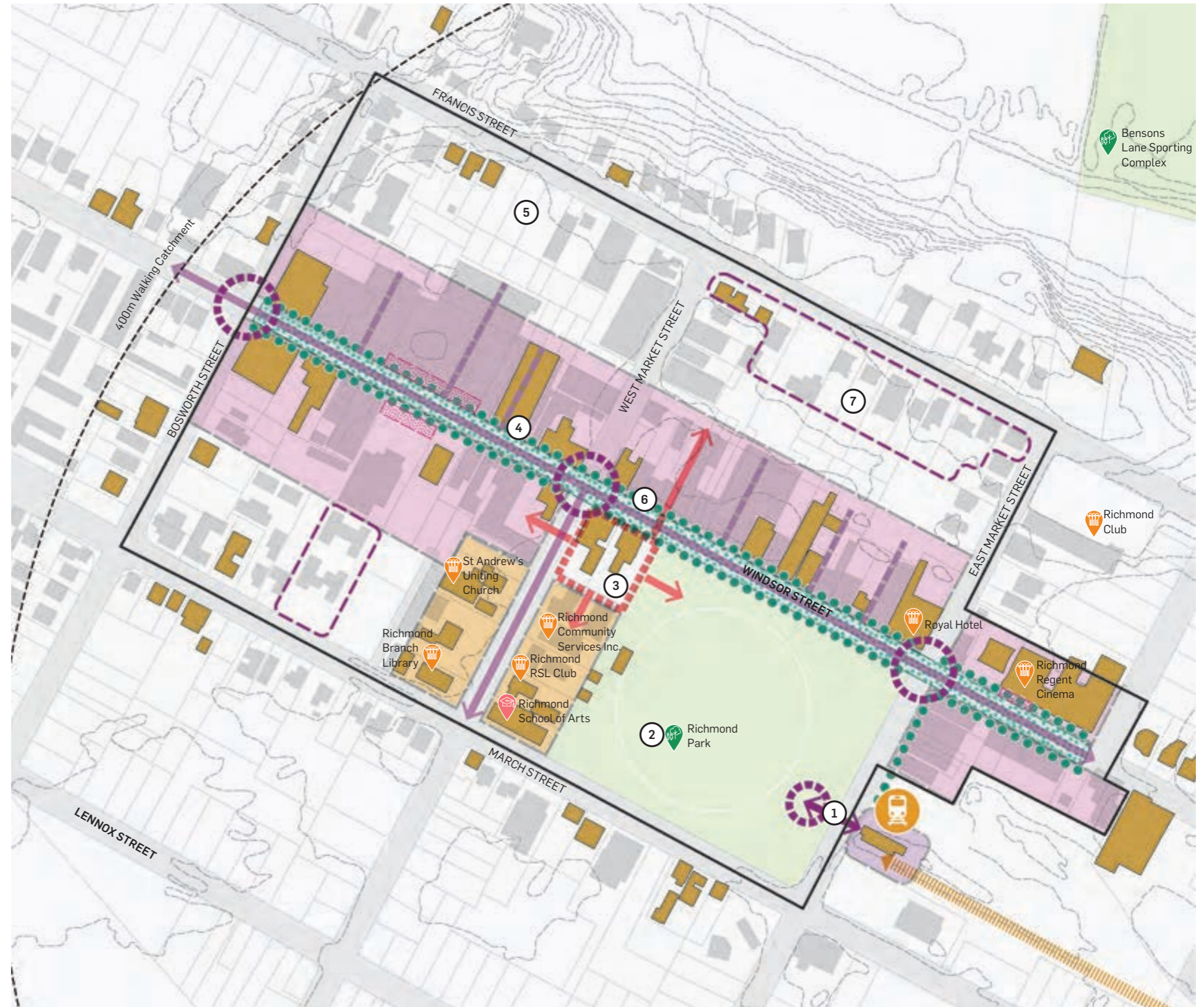


Figure 4 Constraints & Opportunity for Richmond

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0 2% 50 100 150 190



4

RECOMMENDATIONS

MASTER PLAN & PUBLIC DOMAIN PLAN

Economics



Heritage



Environment



Social



PLACE VISION

Below is a suite of big ideas and themes that together define the overall vision for the revitalisation and public domain design of Windsor, South Windsor and Richmond.

BIG IDEAS

CELEBRATE THE PAST



LOOK TO THE FUTURE



DIVERSITY OF PLACE



"WE SEE THE HAWKESBURY AS A VIBRANT AND COLLABORATIVE COMMUNITY LIVING IN HARMONY WITH OUR HISTORY AND ENVIRONMENT WHILST VALUING OUR DIVERSITY, STRIVING FOR INNOVATION, A STRONG ECONOMY AND RETURNING OUR LIFESTYLE AND IDENTITY"

SOURCE: HAWKESBURY COMMUNITY STRATEGIC PLAN

VISION THEMES

PLACE



- Celebrate our Indigenous and European heritage layers
- Acknowledge significant places in the town and emphasise their role and function
- Ensure public parks and urban spaces contribute to the value and understanding of the place

CONNECTIVITY



- Provide green space networks across the centres
- Emphasise the main town centre axis with avenue tree planting alongside footpaths
- Define a hierarchy of destinations within the town centres
- Provide connections to the river

DIVERSITY



- Create a flexible public domain with a variety of experiences
- Balance recreational and functional requirements of parks with increased canopy cover
- Multifunctional green spaces should produce ecological, social and economic benefits

ACTIVATION



- Provide a vibrant and safe public domain
- Define a hierarchy of open spaces for legibility and way-finding
- Integrate public art, signage and way-finding

SUSTAINABILITY



- Integration of water sensitive design into the streetscape and green spaces
- Multifunctional green spaces should produce ecological, social and economic benefits
- Promote ecological restoration and urban ecology

PARTICIPATION



- Involve community and stakeholders in the planning and design process
- Create accessible spaces for all members of the community
- Develop community based programs and opportunities within the public domain

WINDSOR: RIVER HERITAGE, CIVIC BOULEVARDS AND VIBRANT PEOPLE PLACES

As Hawkesbury's largest town centre, Windsor will continue to play an important civic, commercial and retail role for the region as it grows. The master plan highlights the key opportunity to anchor and activate Windsor through the transformation of George Street into a civic green boulevard and lively people place. George Street is envisaged as a vibrant, welcoming and attractive activity spine, with a dynamic mix of shops, cafés, bars, restaurants, studios, work spaces and public spaces. People are enticed to dwell, explore, engage and enjoy the many destinations along this bustling boulevard through the day and into the night.

OVERARCHING STRATEGIES



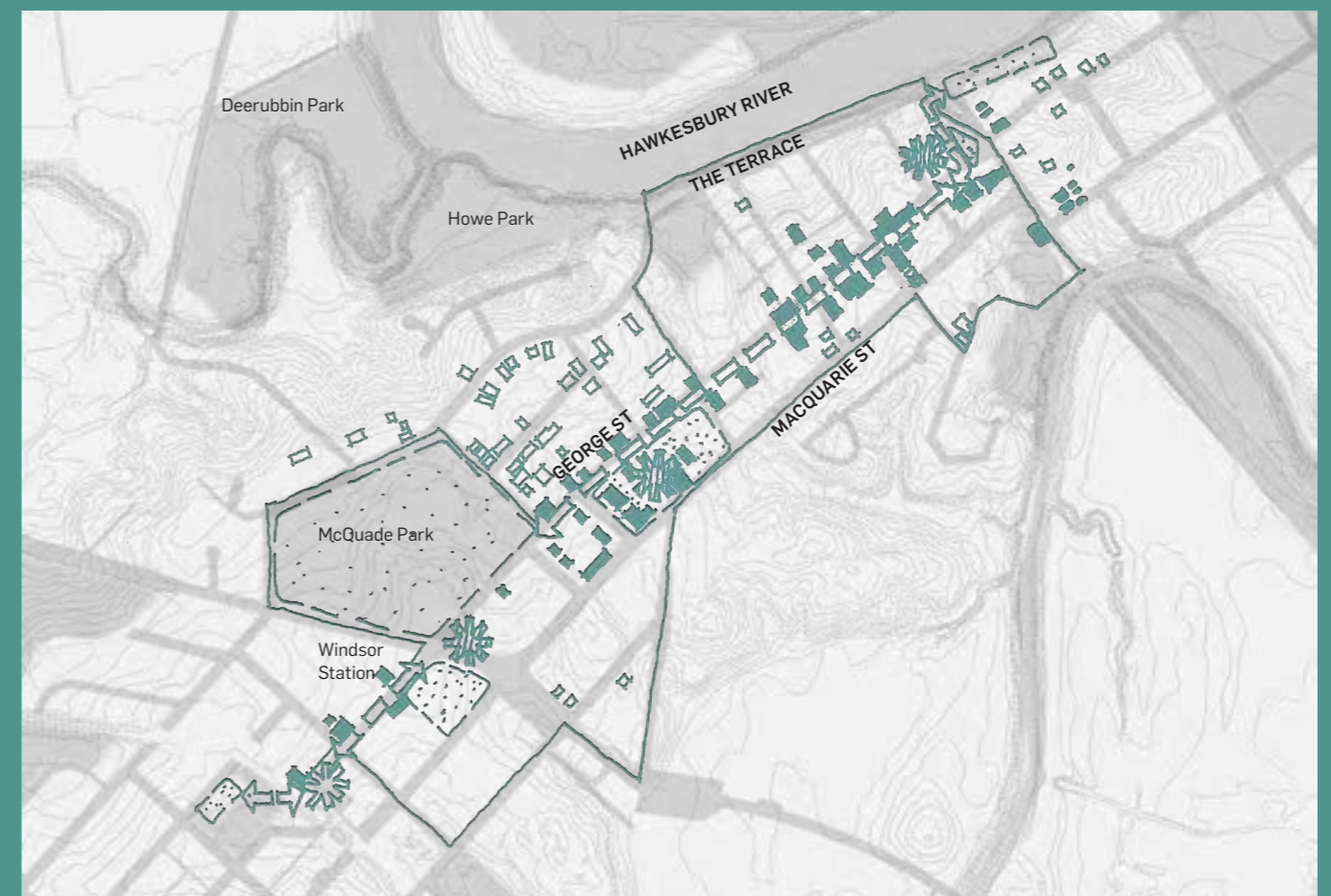
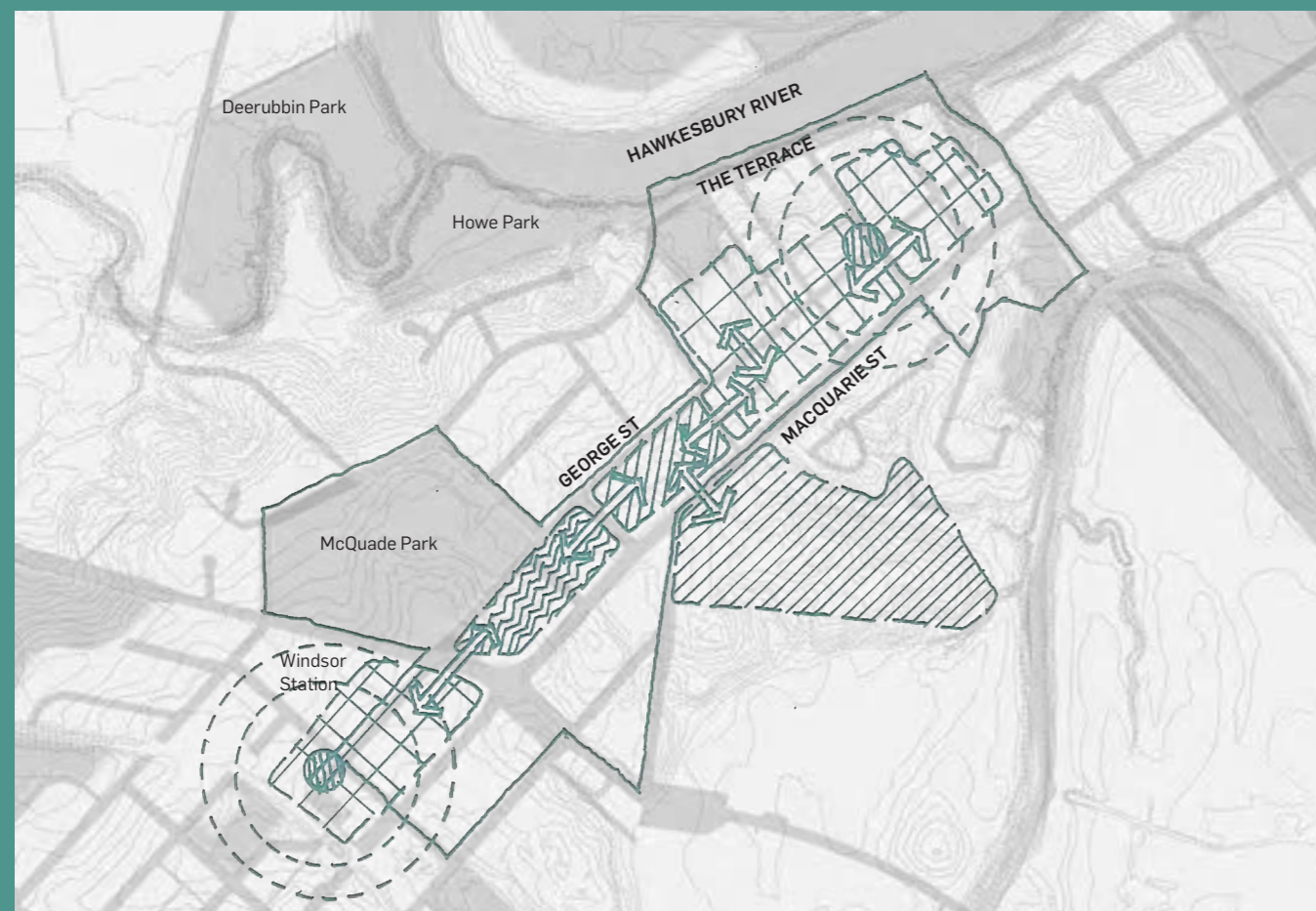
ECONOMICS

- Distinguish the town centre as a series of interlaced precincts anchored by a park at either end.
- Strengthen the role and function of each precinct, i.e. Windsor Station Precinct, Windsor Civic Precinct, and George Street Retail Precinct.



HERITAGE

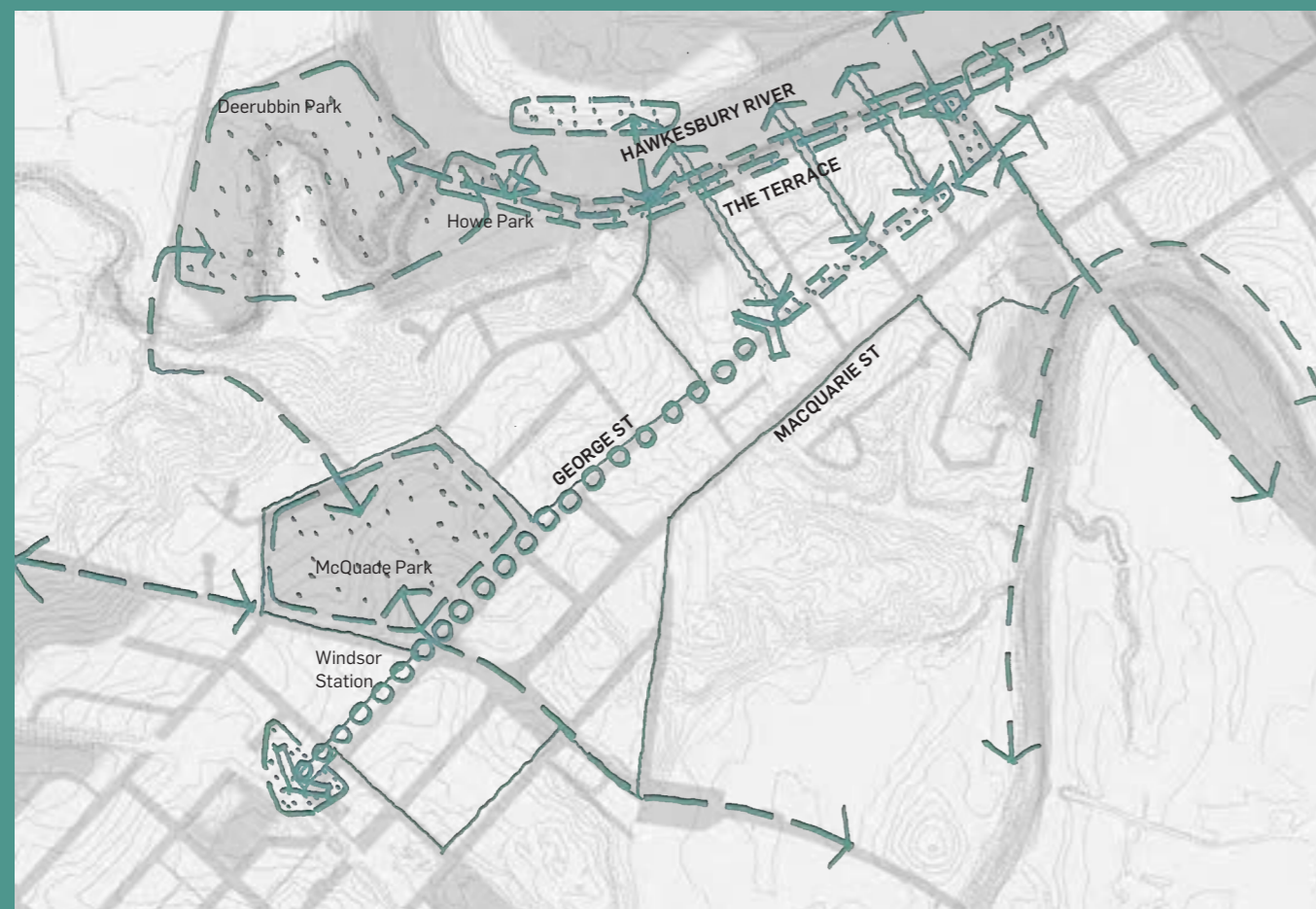
- Celebrate Windsor's rich history through place-making and story telling along a heritage trail. Interpretation pieces along the trail can include building plaques, public art, murals, sculpture, and personalised footpaths.
- Attract, inspire, and educate visitors by transforming the town centre into a living museum.





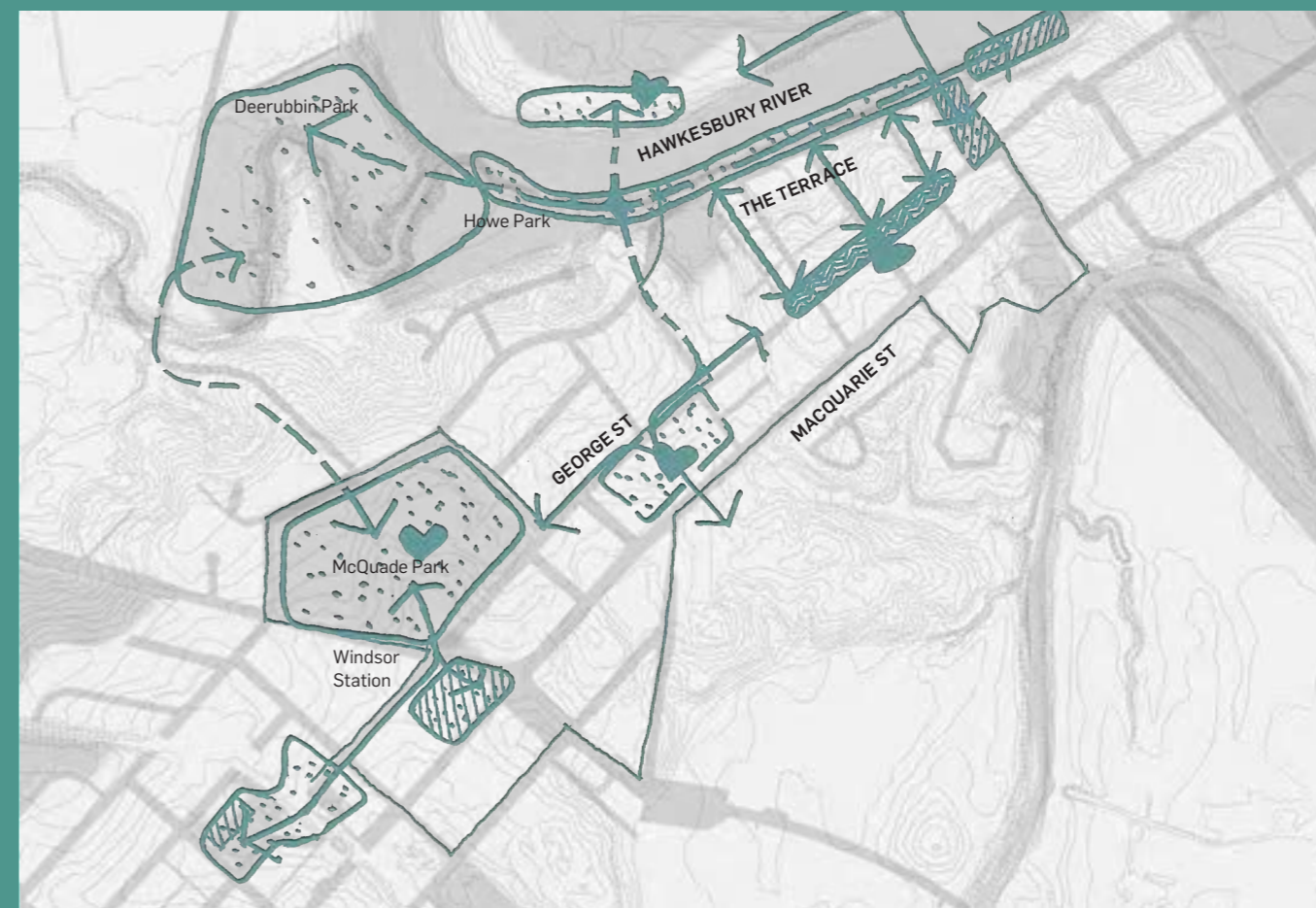
ENVIRONMENT

- Strengthen the town's existing green grid by creating multi-use open spaces, improving amenity and access along the river foreshore, and through greening streets.
- Strengthen the identity of George Street through place-making initiatives that create a cohesive journey along its entire length, as the 'backbone' of Windsor.
- Increase physical and visual connections to and from the river, particularly from George Street.



SOCIAL

- Create inclusive people places at the heart of each precinct and connect them.
- Promote places that promote social diversity, inviting all ages, all cultures, and all abilities.





KEY RECOMMENDATIONS

Master planning recommendations for Windsor town centre are provided under the following categories:

- Climate and Temperature
- Public Domain
- Hawkesbury River
- Movement
- Heritage
- Planning and Development
- Place Activation
- Economic Development

These recommendations are to be interpreted with the adjacent map, which provides a high level summary of key spatial recommendations.

LEGEND

- Town Centre Boundary
- Public Open Space
- Existing Building Footprint
- Heritage Building Footprint
- Windsor Train Station
- View corridor to river
- Improved Street Canopy
- Mall upgrade
- Active Uses along George Street
- Potential Rezoning
- Potential New Building Height
- Potential Development Site
- Potential Gateways
- Intersection Treatment
- Pedestrian Crossings
- Laneway/ Arcade Link
- Potential Land Acquisition for public reserve
- Upgrade Public Domain
- Lookouts
- Park Entrance
- Park Nodes
- Potential Park Connection
- Heritage Trail
- Potential Pedestrian Bridge (subject to further investigations)

CLIMATE & TEMPERATURE

- **Rising Temperatures:** The projected rise in extremely hot days due to global warming presents a major risk to the health and well-being of the Western Sydney community. Increasing extreme heat will have profound impacts on people, industries and ecosystems in the Hawkesbury region. CSIRO and Bureau of Meteorology projections estimate that the average number of days over 35 could increase by up to five times without strong climate policies. The number of days per year over 35 degrees in Western Sydney has increased from an average of 9.5 days per year in the 1970s to 15.4 days per year in the last decade. By 2090, days over 35 degrees could more than triple to a projected 52 days. Parts of Western Sydney, such as Richmond, are projected to experience even more extreme heat days of up to 67 per year by 2090.
- **Mitigating the Heat Island Effect:** Below are some of a vast range of measures that can be adopted to reduce the heat island effect within the three town centres:
 - Increasing tree canopy and landscaping within urban settings
 - Using materials that cool, such as high albedo paving, light coloured materials and material with low thermal gain
 - Provide shading and protection, through trees, awnings, shade structures
 - Good design that promotes well orientated and well ventilated buildings to minimise energy use for mechanical heating and cooling
 - Water systems, such as water sensitive urban design, water play elements, fountains and ponds to encourage evaporative water-cooling.
- **Developing Resilience:** Rising temperatures will also bring extreme weather events. It is important for Council to act now to develop resilience by understanding stresses (daily recurring pressures) and shocks (single event disasters). Part of building this resilience includes:
 - Plan for disruptions and prioritise those that are of most concern. Develop interventions to prepare for and recover from such events.
 - Integrate resilient into planning and design of buildings, infrastructure and services, and be willing to invest in it.
 - Establish strong connections and partnerships established between business, government, academia, communities, and individuals.

The recommendations presented for Climate and Temperature are to be addressed through an LGA-wide approach, and therefore apply to all three town centres.



Increase tree canopy throughout town centres



Green walls to mitigate the urban heat island



Shade structures as part of outdoor seating



Water features for evaporative cooling

PUBLIC DOMAIN

- George Street:** Invest in the transformation of George Street into a green civic boulevard and an attractive people places. George Street is Windsor's central activity spine linking key destinations and public spaces, including Thompson Square, the Mall, the Library and Gallery, McQuade Park and the Station Precinct. Strengthen the identity of George Street through place-making initiatives such as spaces to gather or pause, water play for children, technology pods for teenagers, interactive art to inspire, and interpretation elements that share stories of the past. Together these initiatives create a cohesive journey along the entire length of George Street as the 'backbone' to Windsor town centre. Improve the pedestrian experience of George Street by providing more street amenity, such as lighting, signage, tree planting and street furniture. The design of George Street is an opportunity to strengthen the sense of place and appeal of Windsor. Introduce different place-making initiatives as well as smart technologies and wi-fi hot spot zones, in order to appeal to a broad demographics of different ages, abilities and cultural backgrounds.
- Significant Public Spaces:** Thompson Square, McQuade Park and the forecourt to the Library and Gallery are opportunities to celebrate history, support social interaction and strengthen the local place identity. Detailed ideas on these spaces are further presented in Section 5.
- An Arrival Gateway:** Create a major gateway statement at the intersection of Hawkesbury Valley Way and George Street. Consider introducing signage (with lighting incorporated), a change in road surface treatment, and potentially a large overhead public art installation or landscape statement as part of the cemetery or McQuade Park.
- Greener, Cooler & Smarter:** As a priority, green streets, parks and public spaces. The impacts of climate change and urban development are creating warmer days throughout the year. It is important to pro-actively address these impacts to reduce the urban heat island effect. Key measures include greening streets and public spaces for shade and protection, adopting building materials that cool and prevent solar heat gain, and considering a range of evaporative water-cooling measures across the city.



High street shared zone



Local pedestrian mall with lighting and banners



Water play feature



Shared zone with seating and planting



Encourage healthy lifestyles through open space programming



Frame heritage buildings with public spaces



Encourage public gatherings through event-ready spaces



Way-finding and heritage interpretation elements



Delineate the heritage trail through paving, signage and lighting



Create safer environments through CPTED

HAWKESBURY RIVER

- **Ridge to River:** The Hawkesbury River is the region's greatest natural asset. It's proximity to the heart of Windsor should be maximised through visual and physical links. This means creating clear sight-lines from George Street to the river, which may require the removal of some foreshore vegetation to enable direct views to the water. It also involves improving pedestrian amenity along key streets (Johnston, Fitzgerald, Kable and Baker Street). This may include introducing safe pedestrian crossings, quality footpaths, signage, murals or public art.
- **River Lookouts:** Celebrate the river setting by providing pause points along the rivers edge. This may include lookouts, shelters, seating, public art, lighting or indigenous interpretation elements.
- **Event Mode:** Make Howe Park an event ready setting for day or night activity by providing appropriate infrastructure, such as power outlets and lighting. Howe Park could potentially host a range of city events, including larger events from neighbouring facilities (such as the museum or gallery).
- **Windsor's Great River Walk:** Enabling continuous public access along the river foreshore is a major recreational asset for the region. Within Windsor, there are a collection of private land holdings on the riverfront that divert public access. Partial land acquisition or providing a boardwalk are solutions to enabling continuous public access along the foreshore to and from Governor Phillip Park.
- **Connecting to Windsor Beach:** As well as this, further studies should be undertaken to explore the potential for a pedestrian foot bridge that connects the town centre and Howe Park to Windsor Beach. This could create opportunities for recreational walking loops that better connect and integrate the city's green grid.



Windsor Beach



Walking trail with signage



Public art interpretation



River lookout

MOVEMENT

- **George Street:** Re-focus George Street from a car-orientated corridor to a people place. This means improving pedestrian amenity and providing safe and regular pedestrian crossings along the length of George. For the pedestrian mall, creating clear sight-lines through the mall (by removing trees and structures) is important for improving legibility, way-finding and ultimately activation. Also improve connectivity to and from the mall with cross block links, and in particular one connecting Woolworths to the mall.
- **Opening Up the Mall:** The number of vacant tenancies to the southern end of the mall, is a clear indication that change is needed. Introducing a staged approach to creating a shared zone that allows for slow moving vehicle traffic to the southern end of the mall is one proven strategy for stimulating change and activation. If successful, this approach could be applied to the northern end of the mall.
- **Re-thinking Car Parking:** Given current expectations on car parking in the town centre, any car parks that will be affected or removed will be accommodated elsewhere in the study area, ensuring there is no net loss in car parks. Consider short term parking restrictions on key town centre streets to promote increased turnover. Meanwhile, all-day parking should be provided on the periphery of the centres for employees. An audit of existing car parking provisions together with a detailed plan of revised parking time restrictions should be undertaken to encourage visitation and optimise town centre activation. Off street parking also to be reviewed in terms of layout and efficiency to optimise number of spaces. Also where possible, plant trees to off-street parking to reduce urban heat.
- **Encouraging Public Transport:** As part of the study above, seek opportunity to encourage public transport through train stations and bus stops that are convenient, accessible and amenity-based. In particular, improve bus shelters and seating at Fitzgerald Street and Kable Street.
- **Future Opportunities:** A detailed transport study that focuses on movement and place would be beneficial to informing opportunities for future transport modes, changes to the existing road network, and integrated public domain outcomes. In particular further consideration should be given for a town centre service loop (connecting to the train station), cycle and scooter provisions and e-transport options. As part of this, further consultation with NSW Road and Maritime Services is also required.



Multiple modes of transport



Green boulevard with feature palm trees



High street shared zone

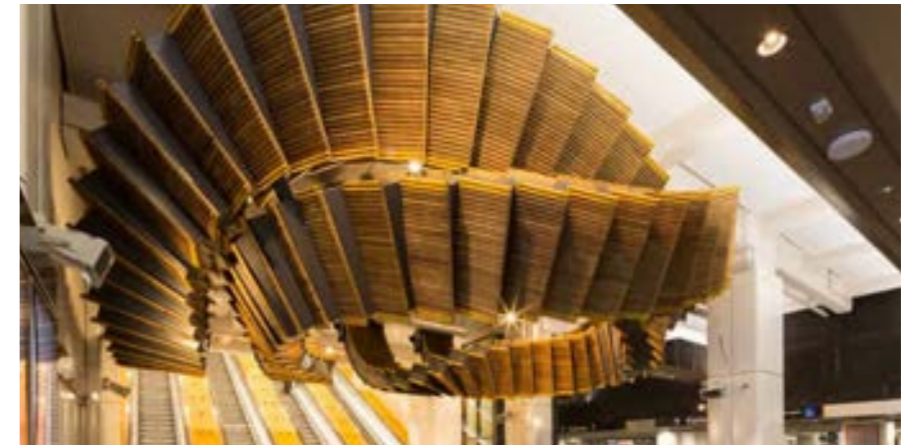


Future studies to investigate new transport options

HERITAGE

- **A Living Museum:** Windsor's significant history as one of Australia's oldest settlements provides a rich basis for celebrating stories of the past to create unique experiences that could potential transform Windsor into a living museum. Heritage buildings, structures and interpretive elements are fundamental to creating a 'sense of place' for the community as they add character and distinctiveness to the region. Windsor has a number of 'hidden' colonial heritage buildings that could be better celebrated through facade upgrades and restorations as well as creative lighting to boost the appeal of the local streetscape and to give prominence to Windsor's history. Part of Windsor's transformation may also include the development of a strong place brand with targeted marketing across Sydney, the State and beyond. It could also include educating and involving the local community in transformational projects, and on-going walking and educational tours.
- **Australia's Best Heritage Trail:** A major opportunity to enhance Windsor's place setting and boost tourism is through strengthening the heritage interpretation trail along George Street. The heritage trail weaves together stories from multiple communities, cultures and times, including the town's indigenous and colonial history. The trail could include elements such as personalised footpaths, public sculptures, murals, signage and building plaques. It could also be made interactive through an app. Physical plaques and signs could also form part of an LGA-wide signage and lighting strategy. Once heritage trails are upgraded, they could be promoted to local schools, as well as community and tourist groups for excursions.
- **Council Partnerships and Funding:** To provide financial incentives to property owners of vacant heritage sites, Council could look to implement changes to property rates for owners of commercial heritage buildings using one (or a combination) of the following approaches
 1. Rate reduction for maintaining and continually tenanted a building;
 2. Vacancy levy on non-tenanted buildings
 3. Development incentives such as an FSR bonus or heritage floorspace transfer to promote adaptive re-use of heritage buildings.These measures could be implemented simultaneously and would actively encourage property owners to improve and maintain their property assets and keep them tenanted. Also, in terms of active partnership with property owners, Council could look to lease vacant heritage buildings (on either a short or long-term basis) to provide their own services in centrally-located settings.

- **Heritage Service:** Another active measures Council could take to promote the conservation or upgrade of heritage buildings is to implement a free heritage advisory service for owners of heritage properties to obtain advice about their properties and potential development. This service could be best provided by an in-house heritage advisor.
- **Adaptive Reuse:** Council services through partnership, funding or in-house expertise provides private land owners with options to maintaining and restoring heritage buildings. As part of this, protecting and reinstating the character of building façades (including verandahs and balconies fronting George Street mall) is critical. Windsor has a number of 'hidden' colonial heritage buildings that could be better celebrated through facade restorations and creative lighting. In terms of the use of heritage buildings, there are a broad range of influencing factors such as ownership arrangement or rental tenure, building location and context, internal layout and size of interior spaces, and building access and servicing. However, within a general town centre context ideas for appropriate adaptive re-use within Windsor include a co-working studio, childcare, health and well-being centre, community or consultation meeting rooms, artists studios, commercial office space, or food and beverage offering.
- **Library and Gallery Forecourt:** Another key recommendation is to transform the forecourt of the library and gallery to create a space that celebrates past histories. The forecourt will be a space for learning, for sharing, for gathering and for celebration. As part of this transformation, creating a stronger street presence that denotes the precinct's significance is key to unlocking it's success.
- **Thompson Square:** As a location with high historic significance for the LGA and Greater Sydney, there are no major recommendations for change or intervention at Thompson Square. However the space should benefit from some subtle public domain upgrades, such as more seating (detailed further in the Public Domain Plan).
- **Indigenous Engagement:** Further consultation with local indigenous groups is required to inform an appropriate approach and locations for interpretation elements. This engagement should be undertaken before proceeding with detailed design and documentation of public domain works.



Public art inspired by historic artefacts



Story telling through creative lighting



Interpretation plaque



Adaptive re-use precinct



Interactive public art



Adaptive re-use building



Facade lighting



Adaptive re-use building

PLANNING AND DEVELOPMENT

- **Housing Density:** Increasing housing density within Windsor maximises access to jobs and services, increases the efficiency of infrastructure delivery and boosts local activation and vibrancy with an immediate population. The Local Housing Strategy identifies Windsor as one of five key centres in the LGA to contribute to overall dwelling supply. Housing densification within 800 meters (or a ten minute walk) of the train station as well as within the study boundary of the town centre is in principle a priority. Thus consideration should be given to rezoning sites within these locations from R2 (low density residential) to R3 (medium density residential).
Housing densification in the Windsor study area is however heavily constrained due to flooding and noise exposure of the RAAF Base. Thus more appropriate uses may include short term accommodation, commercial, or retail uses. On this basis, consideration should be given to re-zoning R2 (low density residential) sites to the north east of Windsor train station to B1 (neighbourhood centre) to allow for more flexibility. Any future proposed development within the noise contour of 25 decibels or higher should include a detailed study demonstrating projected noise impacts and mitigation measures to ensure the minimum requirements of Australian Standard can be met.
- **Development Sites:** Potential development sites were also identified along the Terrace, however future development at this location is heavily constrained due to flooding impacts. Future development could therefore enhance the River Precinct, by including outdoor spaces, event spaces, and recreational uses, such as a sports centre, indoor courts, indoor swimming pool, climbing gym, or fitness studio.
- **Holland's Paddock Site:** Any future development within the Holland's Paddock site should align with the following considerations:
 - Ensure a significant portion of site is retained as public open space;
 - Public open space to maintain clear pedestrian connectivity and sight lines towards Howe Park and riverfront;
 - Any potential development is to be of a low scale, offering public benefit and activation to the public open space;
 - Future uses may be in line with uses listed in the River Precinct (as above), or alternatively a food and beverage offering with an event space for small functions.
- **Visual Impact:** In addition, a visual impact study of Windsor should be prepared to ensure strategic view corridors are protected. This will ensure all future development considers visual impacts to the heritage context, and in particular protects views to the spire of St Matthews Church.

- **Building Height Controls:** As current building height constraints only allow for 3 storeys (under 10 meter and 12 meter height limits), consider increasing maximum building height to allow for 4 storeys and 5 storeys specifically along Macquarie Street. Building height variety will help strengthen the legibility and skyline of the town centre, and may help incentivise development. Additional building height can also still achieve sensitive built outcomes that are respectful of Windsor's heritage and surrounding context. Proposed building heights should consider the established tree line to reduce the visual impact of new taller development. Future development along Macquarie Street is well suited to mixed use buildings with large commercial or retail floor space to the ground floor and residential uses above. Examples of suitable ground floor tenancies include, retail showrooms for cars, furniture, house supplies, large speciality stores, gyms, and fitness studios. Shop-top housing and short term accommodation are other recommended uses.
- **A Comprehensive DCP:** As part of reviewing local planning guidance and policy, developing comprehensive Development Control Plans (DCP) is essential to encouraging high quality built outcomes. It is highly recommended that Council prioritise the creation of a comprehensive DCP that adopts best practice design principles and articulates intended outcomes. The DCP should include considerations such as building setbacks, minimum lot sizes, building articulation, public and communal open space provisions, landscaping and deep soil planting and interfaces with heritage sites.

DESIRED OUTCOMES

- Below is a list of desired outcomes and key considerations to guide future amendments of the DCP.

URBAN DESIGN

- Reinforce and protect the town centre's urban form;
- Ensure future development responds to the desired future character through appropriate building heights, setbacks, landscaping and architectural style;
- Ensure future development does not unreasonably impact upon existing amenity;
- Minimise visual impact to key strategic view corridors;
- Design for a sustainable, healthy and integrated environment; and
- Adopt design principles captured in the Government Architect's Better Place.

SITE PLANNING

- Development is to be located and aligned with consistent street setback patterns and surrounding context considerations;
- Building orientation is to maximise solar access and performance;
- Primary frontages are to have active façades with regular fenestrations, doorways or entrances; and
- Development is to include appropriate car parking, vehicle access and servicing based on land use.

BUILT FORM

- Bulk and scale of development is to be reduced through building articulation through vertical and horizontal elements;
- Building setbacks promote a human scale, with maximum 2 -storey street wall, and upper floors (above 2 storeys) is setback at least 5m;
- Building height four storeys or greater require a min. lot size 2,000sqm;
- Ensure visual and aural privacy is maintained through appropriate building separation distances, and if required active measure such as privacy screens or raised sill heights; and
- For residential development, optimise passive surveillance by incorporating the use of balconies, ground floor dwellings and habitable spaces fronting the public realm.

SUSTAINABILITY

- Development adopts passive and active solar design methods to increase comfort levels of the building while minimising energy consumption;
- Integrate development with outdoor spaces that are high performing, provide amenity and enhance bio-diversity;
- Promote access to natural air and cross ventilation where possible
- Provide shading, adopt materials that cool to regulate solar gain; and
- Promote the greening of spaces to reduce the heat island effect, improve the micro-climate, undertake localised air-cleansing and contribute to biodiversity.

HERITAGE

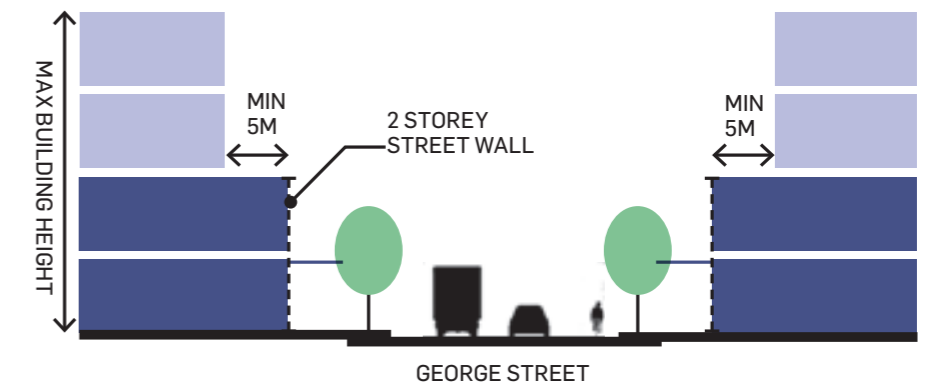
- Ensure development is sympathetic to a heritage context. In particular, ensure building height, bulk and scale are respond to adjoining heritage buildings and offer incremental transitions;
- Interpret proportions of heritage building façades to create a visually cohesive elevation of new and old design;
- Respond to design features or elements in heritage buildings, through either a literal representation or a creative manner; and
- Consider incorporating materials that are part of heritage buildings



New development within heritage streetscape



4 storey mixed use development



Indicative streetscape section



4 storey mixed use development



5-storey apartment development



4 storey apartment development

PLACE ACTIVATION

- **Defining Roles:** To mobilise successful place activation it's important for Council to take the lead with defining roles and expectations with all involved stakeholders. It is not envisaged that place activation will be solely delivered by Council. Rather it will be a partnership with the community, local businesses, property owners, artists and creative industries and other external stakeholders. Council may take the role of provider, enabler and funder. This means that Council will provide the delivery framework and the support that will enable the community to undertake place activations. Council will also take the lead and deliver a range of place activation projects.
This strategy anticipates that a range of projects will be delivered by the community and local businesses. There will also be a range of projects which are collaborations between Council, businesses and the community or combinations of these three groups.
- **Place Activation Approach and Delivery:** Prepare a place activation strategy that builds upon best practice examples from across Australia and the world, and include stakeholders and the community in the process. Parallel to this, there will also need to be changes to Council policy and processes in order to facilitate place activations quickly and efficiently. While some Quick Win place activations may be possible through existing mechanisms, new policies and processes will be required.
- **5 Pillars to Place Activation:** Below are five key pillars to assist in distinguishing between the types of initiatives facilitated. These pillars are not strategic themes but are used to categorise the strategy's deliverable actions. These typologies will help Council and the community arrive at place activation solutions that suit the physical, historical or cultural characteristics of a place.
 - 1. Street Art: Street Art could be any temporary art form in the public domain. It could be a painted wall, a sculptural work, temporary chalk art or a range of street performances.
 - 2. After Dark: After Dark promotes a night-time economy, highlights the natural and built environment and encourages a range of activities and activations.
 - 3. Interpretation: Interpretation explores interactive and innovative methods for engaging with a place. It includes historical interpretation of a place and considers the different ways a place is used.
 - 4. Re-purpose: Re-purpose is the reuse and reinterpretation of a public space or building. These activations could be temporary however, may become permanent over time.
 - 5. Triangulate: Sites with multiple, different but related functions grouped together create opportunities to triangulate, connect with people and a reason to talk to strangers and build relationships.

- **Pop-Ups:** One activation approach is based on the model of 'Empty Spaces', an initiative funded by Arts NSW, where community groups or local governments engage with private property owners to provide reduced rental rates for new pop-up tenants (usually cultural, creative or retail tenancies) which, in turn, allow these start-up enterprises to operate in the public realm with minimal risk. 'Renew Newcastle', a precursor to the formal model advocated by 'Empty Spaces', is a particularly successful case study. 'Empty Spaces' is an initiative applicable to large and small spaces, it just involves varying degrees of organisation to modify a space suitable for use.
- **Activation of Arcades and Ground Floor Tenancies:** Building on a programs for pop-up spaces, below is a suite of additional ideas for re-activating arcades and ground floor tenancies.
 - Promote a diversity of ground floor uses along George Street, including commercial, co-working, creative and community spaces.
 - Council to provide to incentivise private landowners to lease units on short-terms basis and or flexible lease terms to provide spaces for pop-up shops (makerspace, creative markets, food and beverage and art shows) and provide grants for display window activation projects.
 - Council to provide more support to pop up activities including food and beverage and live music. Also consider grants for public art installations, chalk murals and mural projects for blank walls.
 - Encourage store owners to display their products outside of their units.
 - Allow existing F&B to extend their outdoor dining footprint in the evenings
 - Increase informal seating opportunities.
 - To discourage vacant tenancies in the mall, consider introducing a Windsor mall levy, whereby land owners are given a rebate for tenanted sites.
- **Place Manager:** It would be beneficial for Council to engage a 'Place Manager' that can be responsible for driving place activation outcomes and curating events in the public domain, as well as working with private developers on alternatives for leasing empty tenancies.
- **Funding:** Examples of public and private funding that could be sought by Council include:

Public	Private
– Federal Grants	– Private Development
– State Grants	– Local Community Partnerships
– Local Authority Grants	– Community Arts Grants
	– Private Institutions (e.g.. banking and health)
	– Crowd sourcing campaigns and Fundraising activities



Short-term occupation space



Temporary community chalk wall

ECONOMIC DEVELOPMENT

- **Tourism:** Target tourism and in particular food-based tourism by promoting the broader agricultural and rural area in the heart of Windsor. Some initiatives around this are listed below:
 - Work with local businesses to attract and curate a diverse mix of food and dining offerings, establish easier approval pathways for outdoor dining permits and temporary liquor license permits.
 - Collaborate with the operators of Richmond Good Food Market to create a new seasonal food festival on George Street
 - Introduce a pop up or permanent cooking school that features local talent and produce.
 - Discuss opportunities with local farms to have open days for tourists including activities that teach permaculture and sustainable farming methods.
 - Develop place branding and marketing to highlight and celebrate the region's rich agriculture history and role as a food bowl for Sydney.
- **Economic Development Strategy:** It is also recommended that Council prepare an economic development strategy to better inform future land use mix, economic demand analysis and future retail strategy. In addition, prepare an activation plan for each centre to align a vision, with community needs, place initiatives and an implementation plan.
- **Leading Businesses:** Council to take a lead role in promoting existing businesses within the town centre and George Street mall by co-ordinating town centre marketing, providing capacity building workshops/ training to small businesses, or encouraging longer trading hours for events.
- **Events Program:** Council could also introduce a curated events program in key public spaces. Events should take place at different times of day, on different days and in different seasons to showcase the best the city has to offer. Regular themed events can bring both the local community and tourists to the townships. Events could include an outdoor cinema program, annual music and arts festival, seasonal food markets, or a cycle tour event that encourages people to discover the region.



Night time activation



Pop-up shop



Temporary markets



Night time events

WINDSOR

RIVER HERITAGE, CIVIC BOULEVARD AND VIBRANT PEOPLE PLACES

PLACE MAKING OPPORTUNITIES

As Hawkesbury's largest town centre, Windsor will continue to play an important civic, commercial and retail role for the region as it grows. The master plan highlights the key opportunity to anchor and activate Windsor through the transformation of George Street into a civic green boulevard and lively people place. George Street is envisaged as a vibrant, welcoming and attractive activity spine, with a dynamic mix of shops, cafés, bars, restaurants, studios, work spaces and public spaces. People are enticed to dwell, explore, engage and enjoy the many destinations along this bustling boulevard through the day and into the night.

Strengthen the identity of George Street through place-making initiatives such as spaces to gather or pause, water play for children, technology pods for teenagers, interactive art to inspire, and interpretation elements that share stories of the past. Together these initiatives create a cohesive journey along the entire length of George Street as the 'backbone' to Windsor town centre.

KEY DESIGN PRINCIPLES

ECONOMICS

- Distinguish the town centre as a series of interlaced precincts anchored by a park at either end.
- Strengthen the role and function of each precinct, i.e. Windsor Station Precinct, Windsor Civic Precinct, and George Street Retail Precinct.

HERITAGE

- Celebrate Windsor's rich history through place-making and story telling along a heritage trail. Interpretation pieces along the trail can include building plaques, public art, murals, sculpture, and footpaths with integrated art works inlays.
- Attract, inspire, and educate visitors by transforming the town centre into a living museum.

ENVIRONMENT

- Strengthen the town's existing green grid by creating multi-use open spaces, improving amenity and access along the river foreshore, and through greening streets.
- Increase physical and visual connections to and from the river, particularly from George Street.

SOCIAL

- Create inclusive people places at the heart of each precinct and connect them.
- Create places that encourage social diversity, inviting all ages, all cultures, and all abilities.



WHAT WE HEARD
YOUR BIG IDEAS

- Open the end of the mall near Fitzgerald Street to cars and allow traffic through.
- Put a play area in the mall between Kable Street and Baker Street
- Water play area in the mall between Kable Street and Baker Street
- More greenery to George Street and The Mall
 - Alfresco dining along George Street
 - Night markets and food stalls

1 GEORGE STREET "GREEN BOULEVARD"

What the community told us

Street trees

Place to occupy and sit

Upgrade footpaths

Proposed Changes

- Green boulevard linking the key public spaces in Windsor including:
 - The Station Precinct;
 - McQuade Park;
 - Library Forecourt;
- The Mall and
- Thompson Square
- 92 new street trees to create green boulevard
- New high quality footpath paving
- New seating benches and furniture
- Incorporate smart city technology including WIFI mobile devices rechargers in street furniture.
- Heritage trail with signage and way-finding
- 162 on-street car parking spaces on George St between Hawkesbury Way and Baker Street (compared to the 150 spaces that exist today)Bus stop (kerb side to be coordinated with proposed street trees)

2 MCQUADE PARK & MEMORIAL PARK

What the community told us

Spaces for the community to gather

Upgrade footpaths

Place to occupy and sit

Proposed Changes

- Extend Memorial Park;
- Improve parks connections
- Retain existing trees + plan for succession planting
- Activate park with F&B precinct, event space and playgrounds

3 LIBRARY & GALLERY COURT

What the community told us

Place to occupy and sit

Street trees

Proposed Changes

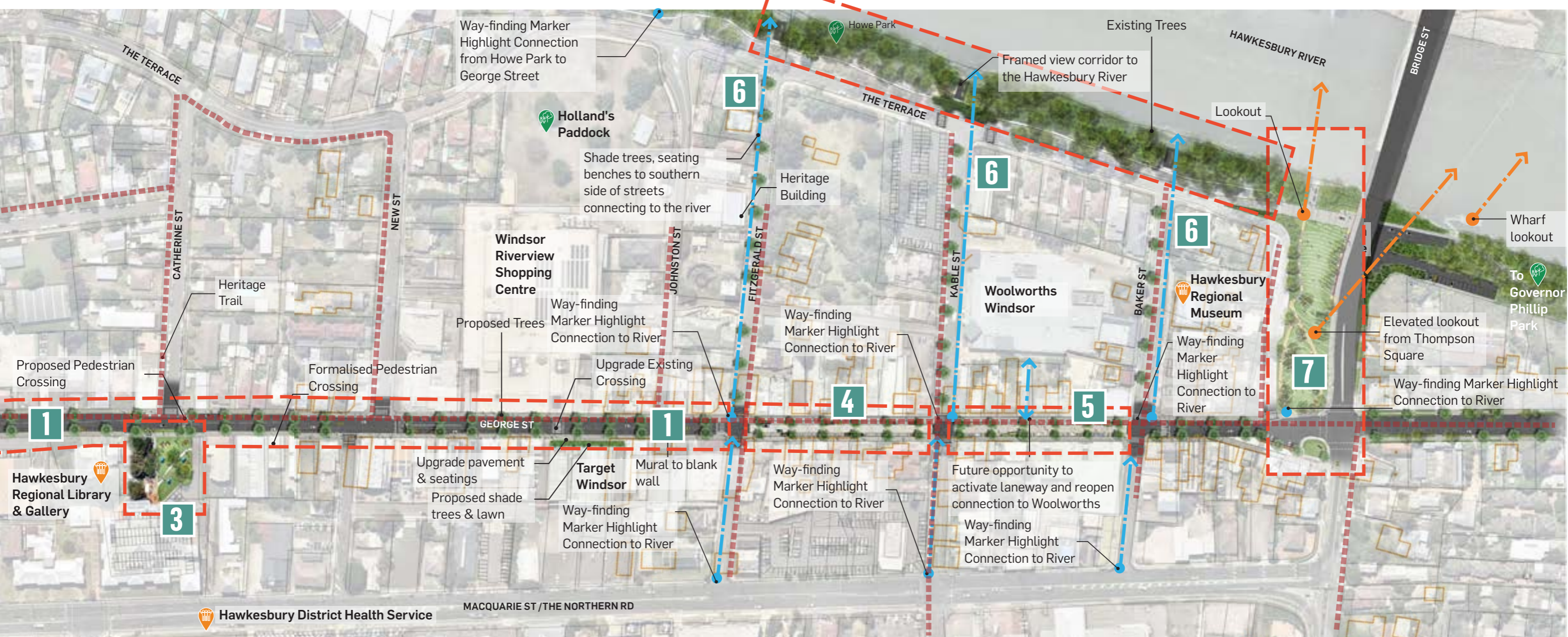
- Formalise and extend lawn forecourt along George Street
- Accent street tree planting
- Seating and way-finding
- Public art integration
- Realigned pedestrian crossing

82 Hawkesbury Vibrant Towns & Villages Master Plan Document

refer to pg. 86-91 for further detail

refer to pg. 102-103 for further detail

refer to pg. 94-97 for further detail



4 GEORGE STREET MALL SOUTH

What the community told us

- Open lower end of mall to traffic
- Clean up the mall
- Place to occupy and sit
- Street trees

Proposed Changes

- Re-introduce traffic to the Mall (between Fitzgerald St and Kable St)
- Extend the proposed George St boulevard, remove the existing trees
- Incorporate removeable bollards to both ends to allow pedestrian only space for temporary events
- Improve lighting
- Incorporate signage and way-finding

5 GEORGE STREET MALL NORTH

What the community told us

- Revitalise the mall
- Water Play
- Clean up the mall
- Children playscapes
- Street trees

Proposed Changes

- Revitalise mall, maintain as pedestrian only
- Remove existing irregular trees and replace with regular spaced trees to open up sightlines and maintain consistent character of a green boulevard
- Incorporate removeable bollards at both ends (allow maintenance/ service vehicles access)
- Incorporate new high quality paving, seating, feature lighting, water play and event spaces

6 CONNECTION TO HAWKESBURY RIVER

What the community told us

- Street trees
- Place to occupy and sit

Proposed Changes

- Improve physical and visual connection to the river from George Street
- New lookouts at Fitzgerald and Baker St intersections, incorporating seating
- Indigenous heritage trail and public art
- Way-finding along George Street

7 THOMPSON SQUARE

What the community told us

- Spaces for the community to gather
- Upgrade footpaths
- Place to occupy and sit

Proposed Changes

- The town square enhanced to be more useable and attractive
- Introduce path + seating/ picnic pods to Heritage Park
- Retain existing trees + plan for succession planting
- Extend shared path to George Street frontage

refer to pg.108-109 for further detail

refer to pg. 106-107 for further detail

HERITAGE TRAIL

Windsor has a significant amount of heritage buildings and monuments including:

- St Matthews Anglican Church;
- Loder House;
- Windsor Toll House;
- McQuade Park - its oval, grandstand and Major Lachlan Macquarie Monument;
- Memorial Park;
- Thompson Square;
- St. Matthews Catholic Church;
- Courthouse; and
- Old Post Office.

The heritage trail highlights this key open spaces, monuments and heritage buildings located along George Street and key street connections bounded by Macquarie Street and The Terrace.

The trail aims to narrate significant events and timelines associated with these heritage elements through streetscape treatment, provide generous forecourt area of heritage buildings, building plaque, engraved pavements and incorporating smart technology into the heritage interpretation application that will be accessible from personal devices.



Interpretative heritage markers



Heritage building forecourt & streetscape upgrade



Public art interpretation



Celebrate abundance of heritage



Personalised footpath for heritage trail



Integrated public art into Mall



Heritage building plaque



Heritage trail interpretation



Interpretation plaque

GEORGE STREET "GREEN BOULEVARD"

The George Street Boulevard has been designed to be the "Green Gateway" to Windsor, it will connect Thompson Square to the north to the McQuade Park and Windsor Railway Station to the South.

Medium scale evergreen shade trees are proposed on both the east and west sides with accent tree planting at key nodes. We have ensured there is no net loss in carpark spaces.

Key design principles include:

- Strengthen the sense of place and appeal of Windsor;
- Formal tree boulevard with integrated Water Sensitive Urban Design tree pits and rain gardens with the street trees;
- High quality pavement, furniture and lighting;
- Feature (catenary) lighting with The Mall;
- Integrate public art and furniture with Smart City elements such as mobile device charges and WIFI;
- Incorporate Heritage Trail and new ("where am I") signage and way-finding
- No net loss in carpark has been achieved by the increase in carpark to the southern end of The Mall and the relocation of the pedestrian crossing to the aligned with the adjacent streets and
- Opportunity for a Gateway art work at the George Street intersection with Hawkesbury Valley Way.

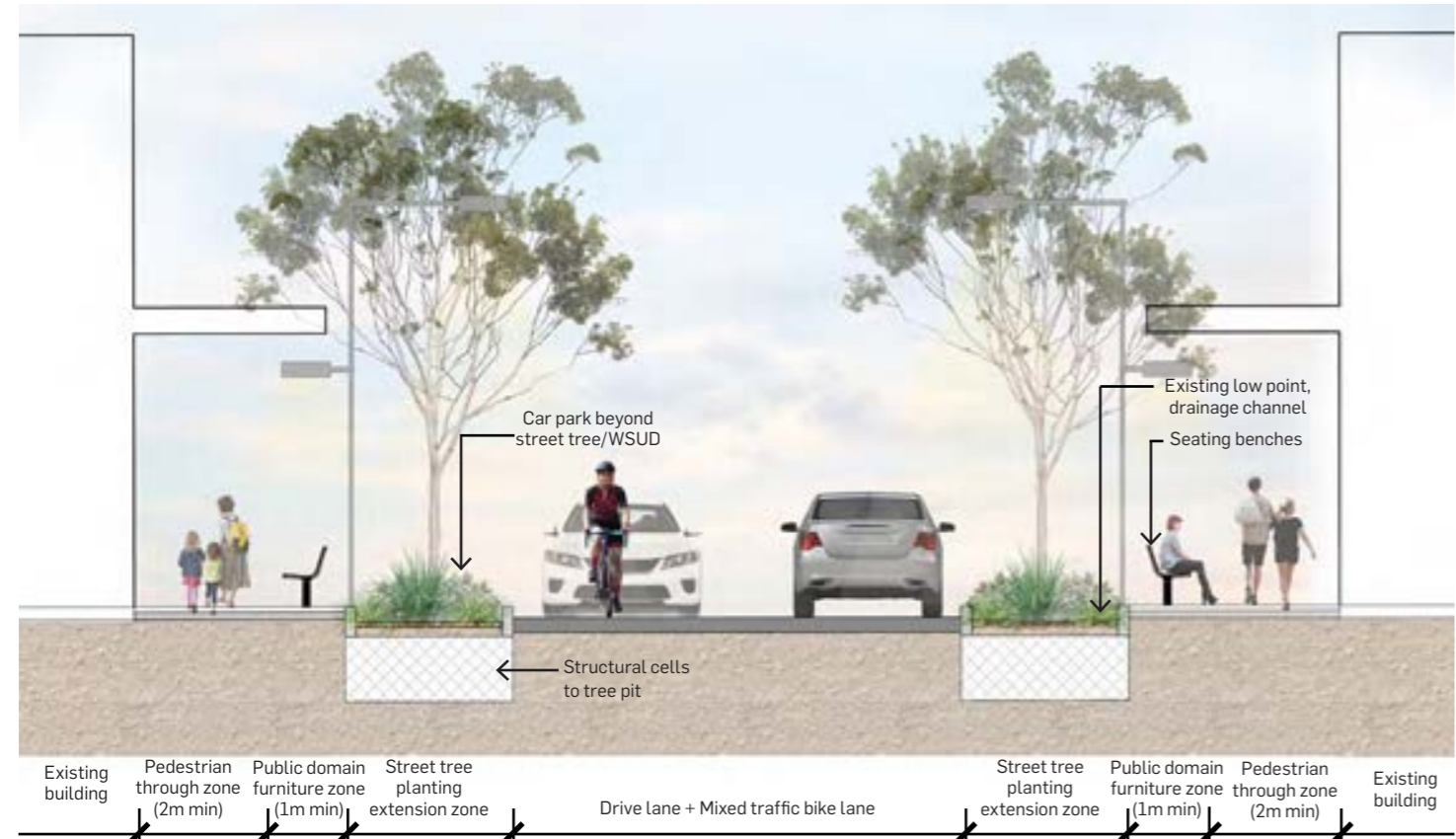
DETAIL PLAN

1:100 @ A3



TYPICAL SECTION A

1:100 @ A3



PRECEDENT IMAGES



A tree lined boulevard



Personalised footpath for heritage trail



BEFORE
View opposite of Windsor Arcade looking south west along George Street





GEORGE STREET GUIDELINES

PLANTING

- Trees to create a George Street Boulevard (20m approx. spacings).
- Primary tree avenue species to be native evergreen to provide a consistent year-round canopy structure.
- Opportunities to select accent trees to mark various precincts and gateways.
- Opportunities for deciduous accent trees to allow for vibrant autumn colour, providing shade in summer and increasing solar access in winter.
- Tree locations to consider spatial requirements and location in regard to heritage buildings.
- Trees to be selected in accordance with approved tree species by Council.
- Trees are to be selected to achieve single trunks with high canopies to ensure uninterrupted sight lines.
- Trees to be planted in extended structural soil trenches (Strata Vault or similar) to allow for optimum tree health and growth. (To be coordinated with suppliers)
- Sub soil irrigation to be provided to all planting.
- WSUD (Water Sensitive Urban Design) to be integrated into the street tree design, celebrating a sustainable water cycle. Include capturing water runoff into all surface tree garden beds.

Evergreen Street Tree Options

- Angophora floribunda (Rough-barked Apple)
- Eucalyptus sclerophylla (Scribbly Gum)
- Brachychiton populneus (Kurrajong Tree)
- Photinia robusta (Christmas Berry)
- Tristaniopsis Luscious (Kanooka Gum)

Accent Deciduous Tree Options

- Acer buergerianum (Trident Maple)
- Fraxinus 'Urbanite' / 'Cimmaron' (European Ash)
- Lagerstroemia Natchez / Biloxi (Crêpe Myrtle)
- Pyrus ussuriensis (Ussurian Pear)
- Zelkova 'Green Vase' (Japanese Zelkova)

MATERIALITY

- All paving to be in unit form and selected from high quality material, size relating to the streets scale, style, character and precinct use. Colours to be sensitive of solar reflection and reducing the heat island effect. (Two Options Granite or Precast Concrete)
- Finish selection to consider both texture and warmth with opportunities of recycled materials, providing a point of difference and referencing back to the local vernacular, creating a distinctive and interesting pedestrian journey.
- The Mall to be designed as a compliant shareway, differentiated through various landscape treatments. Possible vehicular zones to consider pedestrian movement including flush kerbs. Pedestrian and vehicular material selection to create a unified Street finish.
- Materials to be selected in respect to maintenance, accessibility including accessibility 'Slip and Skid' requirements(Australian Standards), lifespan and sustainability.

PLANTING

Evergreen Street Tree Options



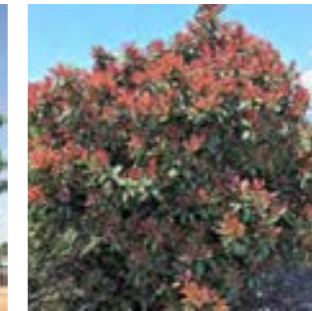
Angophora floribunda
(Rough-barked Apple)



Eucalyptus sclerophylla
(Scribbly Gum)



Brachychiton populneus
(Kurrajong Tree)



Photinia robusta
(Christmas Berry)



Tristaniopsis luscious
(Kanooka Gum)

Deciduous Street Tree Options



Acer buergerianum
(Trident Maple)



Fraxinus 'Urbanite'
(European Ash)



Lagerstroemia Natchez
(Crêpe Myrtle)



Pyrus ussuriensis
(Ussurian Pear)



Zelkova 'Green Vase'
(Japanese Zelkova)

MATERIALITY



Tree Avenue in Car Parking Zone



Tree pit



Pavement Design Intent



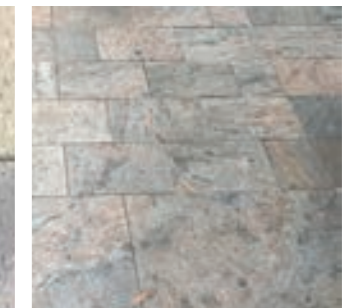
Signage



Streetscape



Pavement Option A:
Precast Concrete



Pavement Option B:
Granite (Austral Juperana)

LIGHTING

- Lighting design to be developed by a lighting designer/engineer in accordance with Australian Standards (Lux Levels).
- Lighting design to promote sense of safety and security while creating a vibrant environment for late night activity/events.
- Slim light pole top lighting to be aligned with tree avenues and furniture to reduce visual clutter and maintain pedestrian circulation.
- Feature catenary lighting to be considered for The Mall.

FURNITURE

- For all town centres use a distinct, coordinated suite of seats, benches, tables, bollards and bins with the same material and style that is contemporary while also responding to the standard furniture used in the surrounding areas
- To contribute to the linear character of the Street and Mall while being; robust with a long-life cycle, easily maintained.
- Should have strong correlation to the surrounding precinct furniture typologies,
- Furniture materiality to consider usability regarding climatic site conditions, i.e. heat retention.
- Furniture to be aligned with tree avenues and lighting to reduce visual clutter and maintain pedestrian circulation. Investigate power (3 Phase), WiFi, phone charging opportunities.
- Furniture design to meet Australian Standards including accessibility requirements for all ages.

PUBLIC ART & SIGNAGE

- Public Art opportunities to express the cultural & historical past of the towns, to educate and enhance the overall cultural aspect of the town centres.
- Public art opportunities to be integrated with key public activation areas; George Street Boulevard, The Mall, Library Forecourt, Hawkesbury River edge and Thompson Square.
- Create sense of arrival that promotes a pedestrian environment & way-finding, integrated signage opportunities.
- Explore opportunities to build upon the existing public art initiatives such as the murals and shop front activation.
- Opportunities to integrate public art into landscape features, including; furniture, lighting and paving.
- Integrate Way-finding "Where am I" Signage to connect George Street to the River

LIGHTING



FURNITURE



Furniture: Examples of recommended town centre furniture style (source: MOS 'Sturt Range')

PUBLIC ART & SIGNAGE



Aboriginal Art

Public Art Seating

Heritage Trail Interpretation

MCQUADE PARK

2

Key design principles include:

- **Improve Park Connection**
 - The east-west diagonal path with tree avenue as the main axis of the park;
 - The north-south path connects George Street to Moses Street; and
 - These two main axes are connected through jogging track weaving around the park & lakeside with a series of destinations.
- **McQuade Park Lakeside – An active cultural heart**
 - Potential for an iconic low scale architecture as a local landmark - operating clubhouse, alfresco dining, events (something similar Rhodes Community Precinct and Centennial Park Homestead) – either through the adaptive re-use of the CWA Club house or new structure north of the Lake to activate the centre of the park
- **Oval & Bowling Lawn - Celebrate the past through an active sporting programs**
 - Retain Oval & Grandstand for weekly sporting games etc;
 - Integrate heritage rotunda;
 - Upgrade existing playground along Tebbutt St with bespoke play equipment as a regional destination; and
 - Potential to connect the park by blurring the boundary with Memorial Park located at the corner of George St with Tebbutt St; and
 - Integrate heritage rotunda.
- **Enhance activity around Don't Worry Oval**
 - Address the existing memorial as a forecourt to respond to adjacent cemetery located opposite of Mosses St.;
 - Upgrade lighting to field;
 - Activate park edge with jogging track & fitness pods for recreation;
 - Retain Don't Worry Oval for events space; and
 - Address stormwater issue with a swale garden with natural crossing & arts; and
 - upgrade lighting to field.
- **Passive lawn along Hawkesbury Valley Way**
 - Retain lawn area with cluster of trees and pop up cafe/ kiosks for passive recreation and opportunity for semi private space to host small gatherings & picnic.

DETAIL PLAN



Improve Park Connection

- The east-west diagonal path with tree avenue as the main axis of the park;
- The north-south path connects George Street to Moses Street; and
- These two main axes are connected through jogging track weaving around the park & lakeside with a series of destinations.

Passive lawn along Hawkesbury Valley Way

- Retail lawn area with cluster of trees and pop up cafe/ kiosk for passive recreation and opportunity for semi private space to host small gatherings & picnic.

McQuade Park Lakeside – An active cultural heart

- Potential for an iconic low scale architecture as a local landmark - operating clubhouse, alfresco dining, events (something similar Rhodes Community Precinct and Centennial Park Homestead) – either through the adaptive re-use of the CWA Club house or new structure north of the Lake to activate the centre of the park

Enhance activity around Don't Worry Oval

- Address the existing memorial as a forecourt to respond to adjacent cemetery located opposite of Mosses St.;
- Activate park edge with jogging track & fitness pods for recreation;
- Retain Don't Worry Oval for events space; and
- Address stormwater issue with a swale garden with natural crossing & arts.

Oval & Bowling Lawn - Celebrate the past through an active sporting programs

- Retain Oval & Grandstand for weekly sporting games etc;
- Upgrade existing playground along Tebbutt St with bespoke play equipment as a regional destination;
- Potential to connect the park by blurring the boundary with Memorial Park located at the corner of George St with Tebbutt St; and
- Potential shifting of oval boundary to better accommodate rugby and pathway. Consider raising height of ground level.

PRECEDENT IMAGES



Low scale & iconic architecture featuring event space, cafe & restaurants



Provide clear pedestrian axis enhanced with tree avenue



Celebrate heritage



Restaurant & event space to activate park at night



Provide semi-private space for outdoor events



Upgrade existing playground with bespoke play equipment features as regional destination



Activate park with attractive modern facilities



Upgrade existing playground with bespoke play equipment features as regional destination



Accommodate water sustainable urban design for stormwater



Activate don't worry oval with a series of pockets with outdoor gym equipments

LIBRARY & GALLERY FORECOURT, GEORGE ST

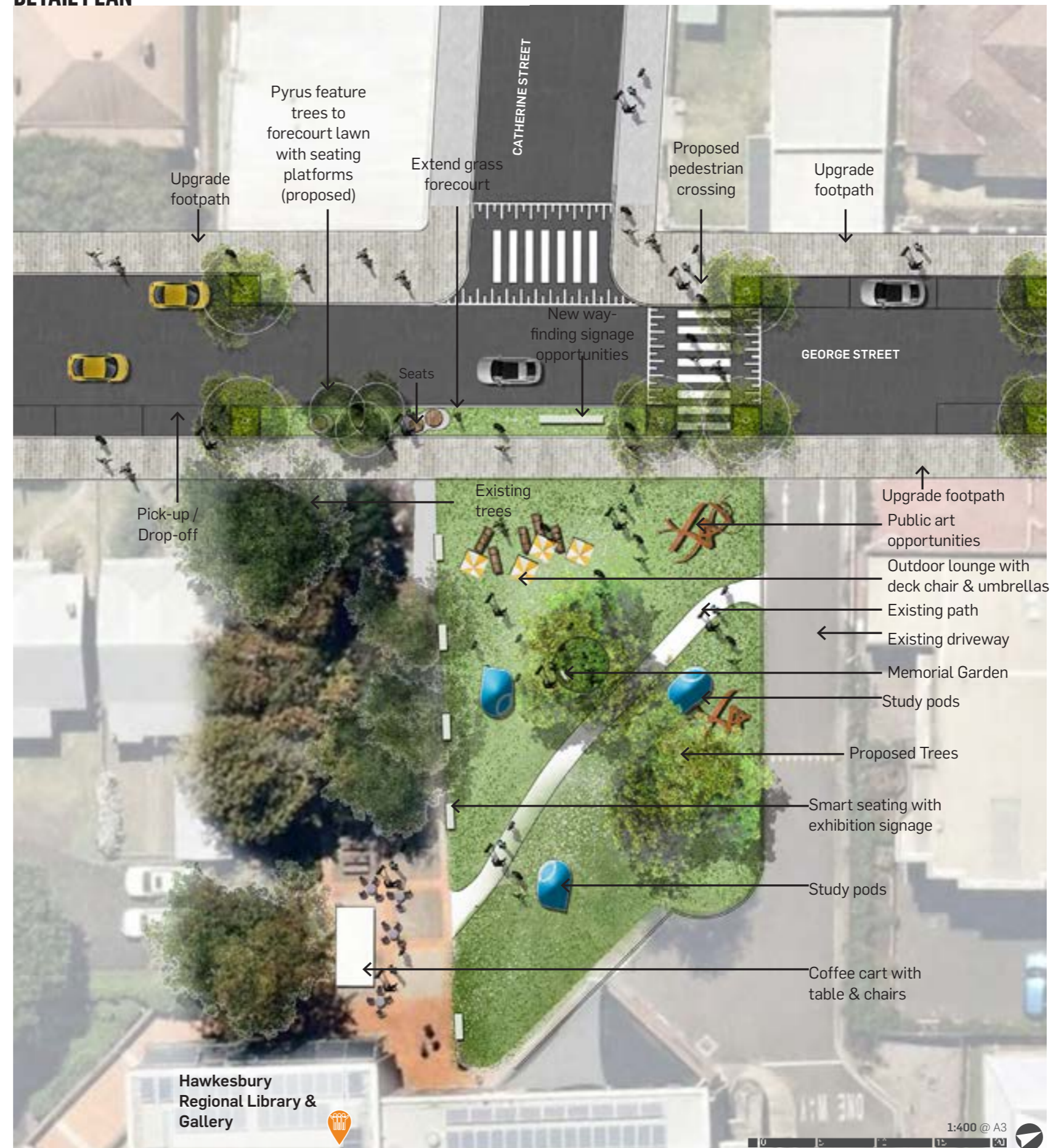
A key recommendation from the Master Plan is to transform the forecourt of the library and gallery to create a space that celebrates past histories. The forecourt will be a space for learning, for sharing, for gathering and for celebration.

As part of this transformation, creating a stronger street presence that denotes the precinct's significance is key to unlocking its success.

Key design principles include:

- Remove the car parking along George Street and extend the lawn forecourt to the central road carriageway;
- Frame the central lawn with additional trees and seating benches;
- Improve access with a new pedestrian crossing across George Street;
- Upgrade signage and way-finding;
- Integrate public art and Smart City elements and
- Improve lighting.

DETAIL PLAN



PRECEDENT IMAGES



Lawns for gathering



Semi-permanent cafe



Play element as art



Public Art Installation



Seating sculptures



Seating pods



Seating pod and structure





BEFORE

View opposite of 299 George Street looking east towards the Library Forecourt





GEORGE STREET MALL - SOUTH

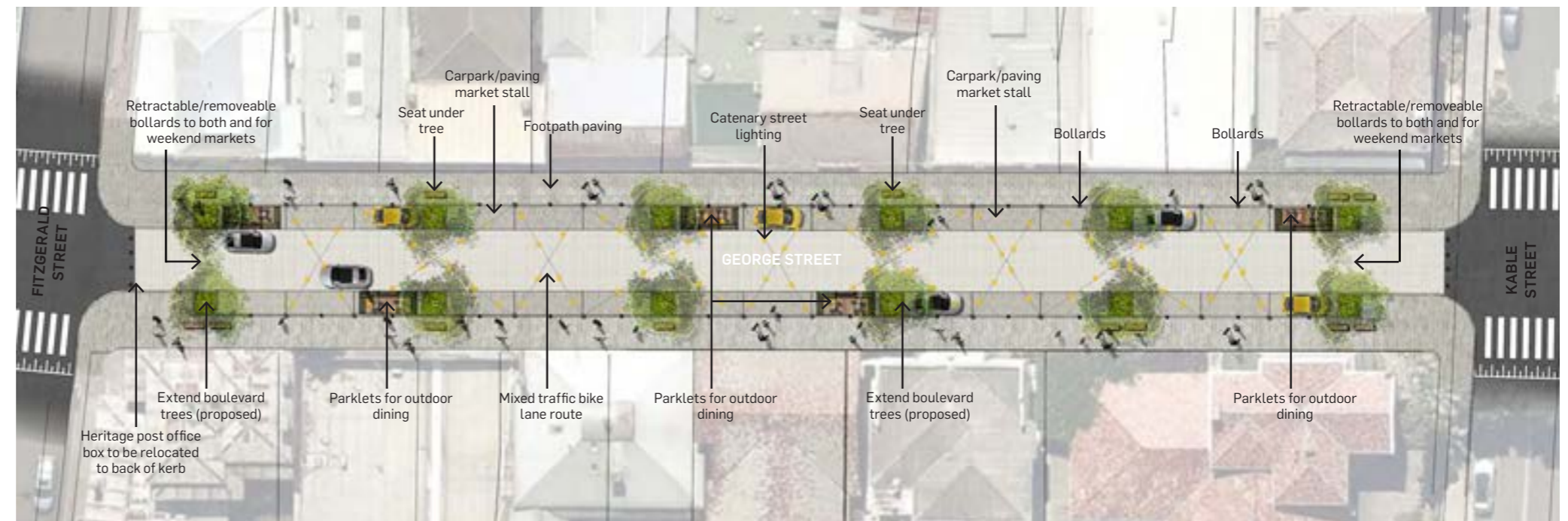
The southern end of the Mall has been (re)opened up to allow for traffic and parking to activate the Mall. This will improve connectivity within the town centre and create clear sight-lines by removing the existing trees and structures and extending the Green Boulevard through the Mall. This may require signals or roundabout at the 4-way intersection of Fitzgerald and George Streets.

The key objective of this Shared Zone will be to activate this section of The Mall which is currently struggling as a retail strip with low foot fall traffic. This block will look and feel like the northern end of The Mall between Kable and Barker Streets however will have the flexibility to function as a traditional main street during the week and then convert to a market or event space on the weekend. The Levee in Maitland is a good example of how reintroducing traffic into the pedestrian mall has activated the retail strip.

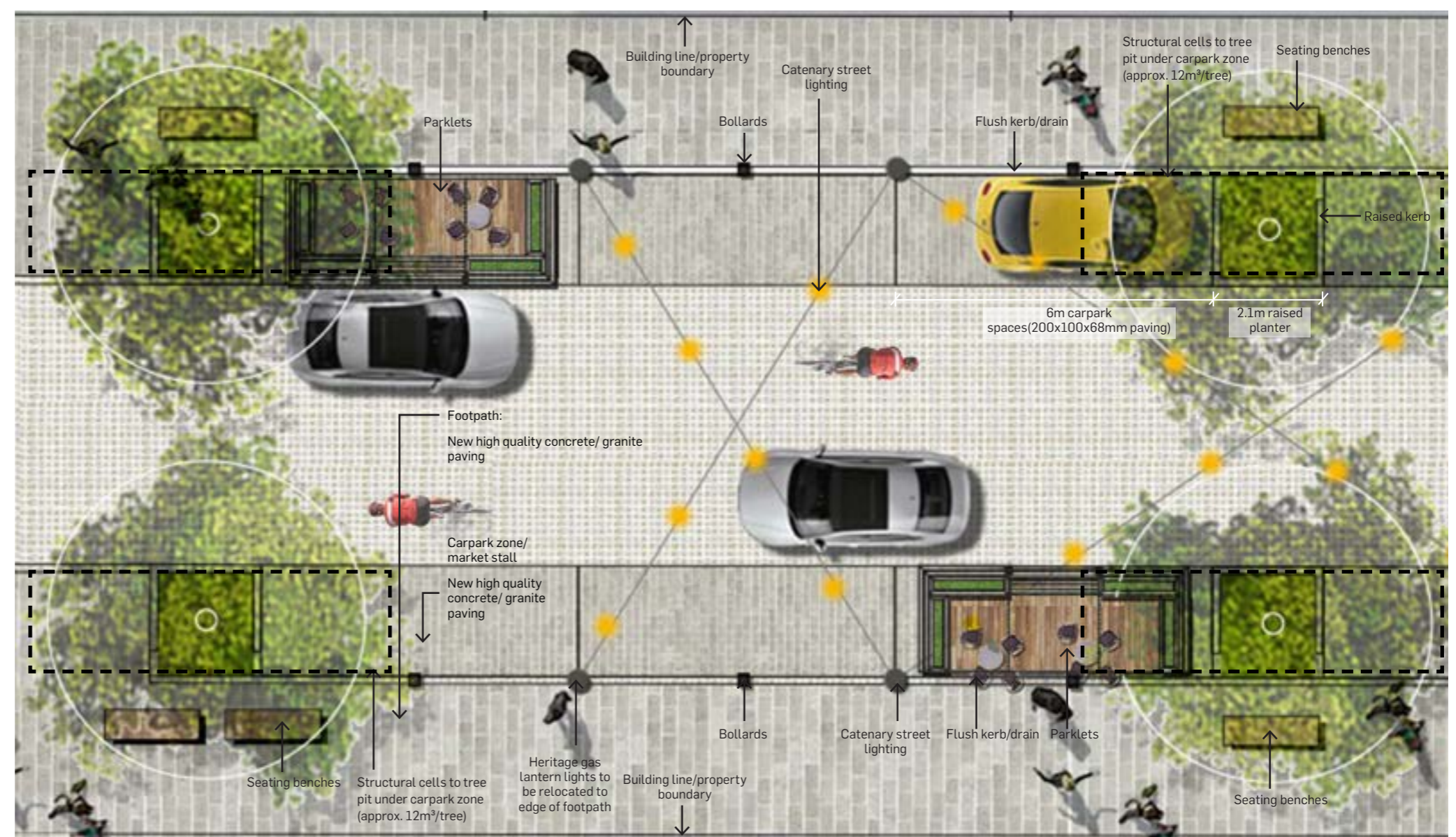
Key design principles include:

- Extend the tree boulevard (remove existing trees);
- Provide clear sightlines;
- High quality pavement, furniture and lighting;
- Feature (catenary) lighting;
- Integrate public art and Smart City elements;
- Activate the footpath with 'Parklets' for outdoor dining and public seating;
- Reintroduce car parking to both sides of the road carriage way, the car parking zone is proposed to be paved;
- Provide retractable/removable bollards at either end of the Mall to allow the space to be closed off for weekend markets and events, the carpark bays which are paved have been designed to accommodate temporary market stalls; and
- Utilise existing toilets in surrounding buildings.

DETAIL PLAN



PAVING DETAIL



PRECEDENT IMAGES



Night lighting



Slow moving traffic in a shared zone





BEFORE

View at the centre of Windsor Mall
South looking south west

GEORGE STREET MALL - NORTH

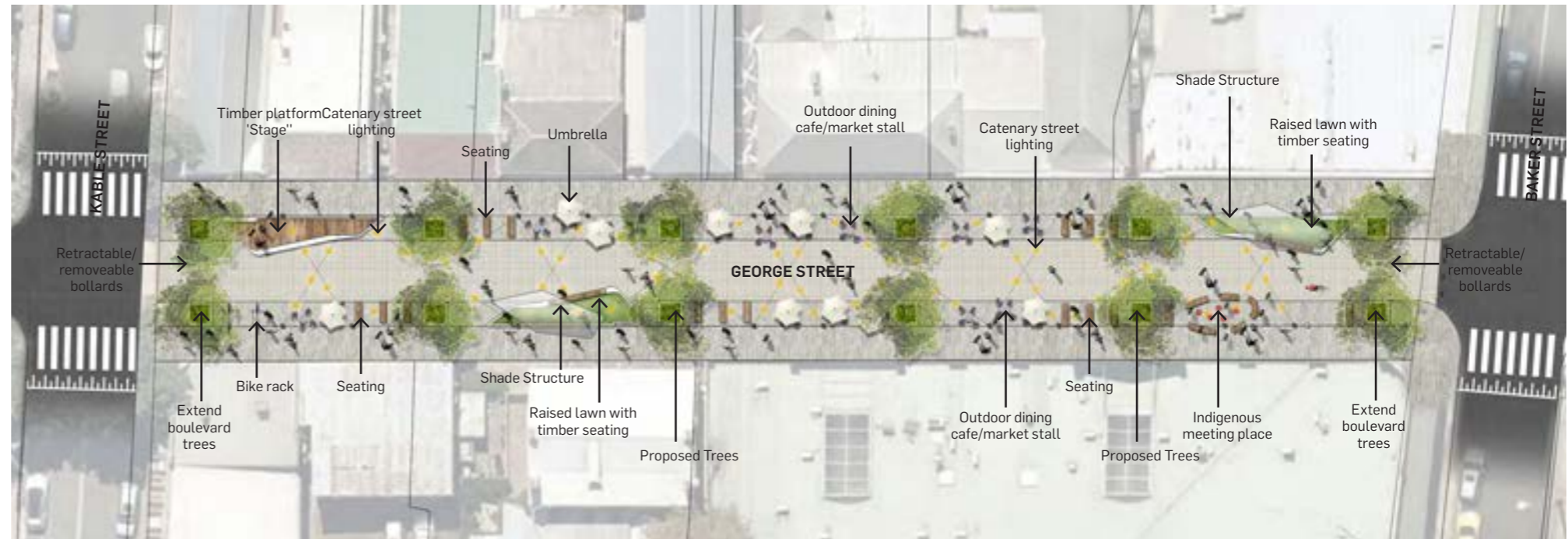
The northern end of the Mall has been retained as a pedestrian only destination. The revitalise the Mall has been designed to be a memorable place, retaining the successful existing programs and relocating them to the edges of the Mall to create a generous central pedestrian promenade with clear sight lines.

Key design principles include:

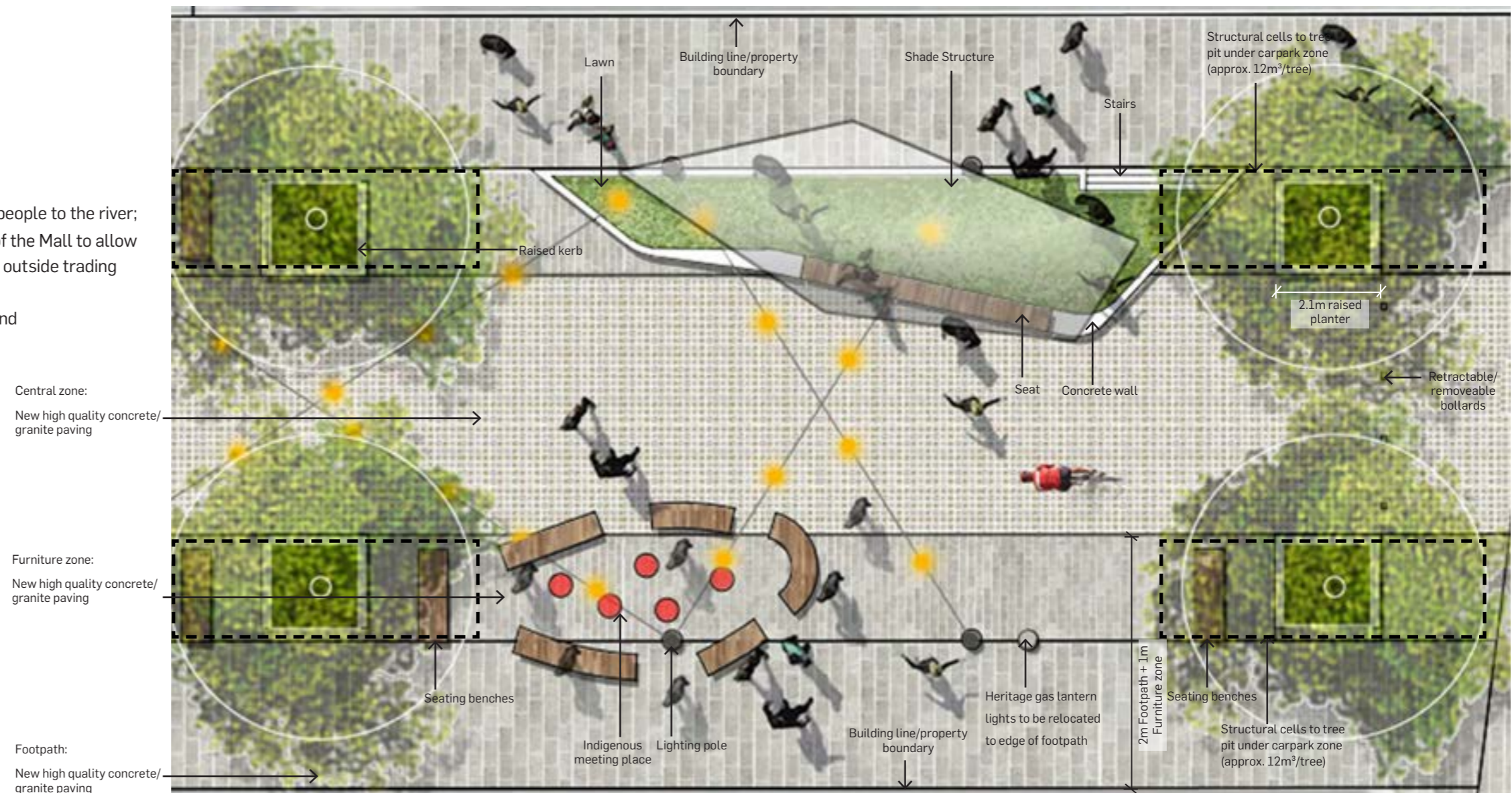
- Providing a platform for cultural and civic events;
- Provide physical openness and accessibility;
- Designed to be flexible and adaptable;
- Extend the proposed tree boulevard (remove existing trees);
- Provide clear sight lines;
- High quality pavement, furniture and lighting;
- Feature (catenary) lighting will replace existing heritage gas lantern light structures to reduce visual clutter;
- Relocate the existing Wall Wheel to the Museum on Baker Street, replace with indigenous meeting place seating with link to indigenous history and river;
- Integrate public art and Smart City elements;
- Provide a variety of destinations within the Mall
 - Interactive water play space
 - Raised lawn platforms
 - Stage and performance space
 - Outdoor café dining areas
 - Seating pods
 - Flexible events spaces
- Provide signage and way-finding elements to connect people to the river;
- Provide retractable/removable bollards at either end of the Mall to allow for maintenance and service/loading/delivery vehicles outside trading hours;
- Mall could potentially be open to traffic in the future; and
- Utilise existing toilets in surrounding buildings.

5

DETAIL PLAN



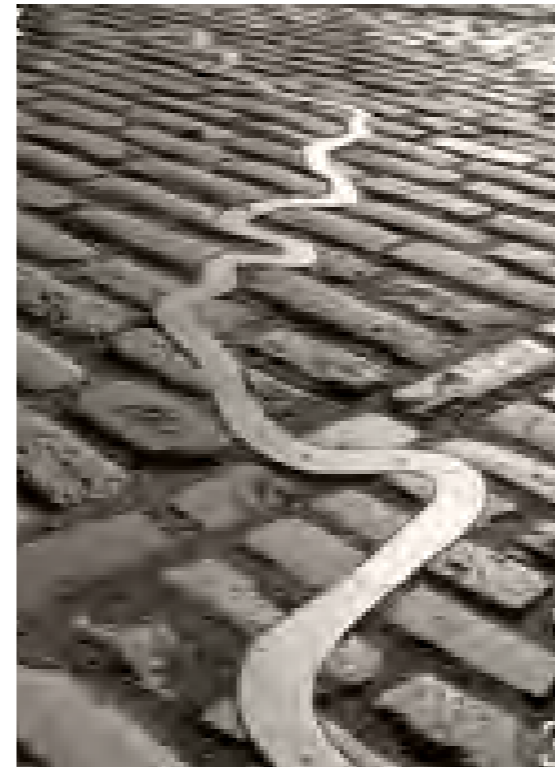
PAVING DETAIL



PRECEDENT IMAGES



Raised lawns and seating



Integrated public art into Mall



A mall organised with clear sightlines



Indigenous meeting place





BEFORE

View opposite of Lachlan Court looking south west along Windsor Mall North

CONNECTIONS TO HAWKESBURY RIVER

We have celebrated the river setting by providing pause points and lookouts along the river's edge. These are aligned with Barker Street, Kable Street and Fitzgerald St and will highlight the connections back to George Street. We have recommended the removal of some foreshore vegetation to enable direct views to the water. An Indigenous interpretation trail and public art is proposed along the riverside path.

The master plan highlighted "Enabling continuous public access along the river foreshore is a major recreational asset for the region. Within Windsor, there are a collection of private land holdings on the riverfront that divert public access. Partial land acquisition or providing a boardwalk are solutions to enabling continuous public access along the foreshore to and from Governor Phillip Park.



Signage



Way-finding marker highlighting connection to the river



River lookout to pause



Lined street trees connecting to river

DETAIL PLAN



THOMPSON SQUARE

The key addition to Thompson Square is providing an accessible path to the perimeter of the existing reserve which connects the picnic and look out nodes. The path has been carefully positioned to not have an impact on the existing trees, the path would be a porous gravel under the existing tree canopies. A proposed new footpath is also along the realigned Bridge Street which has the same finish as George Street (the existing brick paving to be removed).

The river setting is celebrated by providing pause points and lookouts along the river's edge. These are aligned with Barker Street, Kable Street and Fitzgerald St and will highlight the connections back to George Street. The removal of some foreshore vegetation is recommended to enable direct views to the water. An Indigenous interpretation trail and public art is proposed along the riverside path.

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It is recommended to utilise existing toilets in surrounding buildings.

DETAIL PLAN



1:1,000 @ A3
0 50 100 150 200 250 300



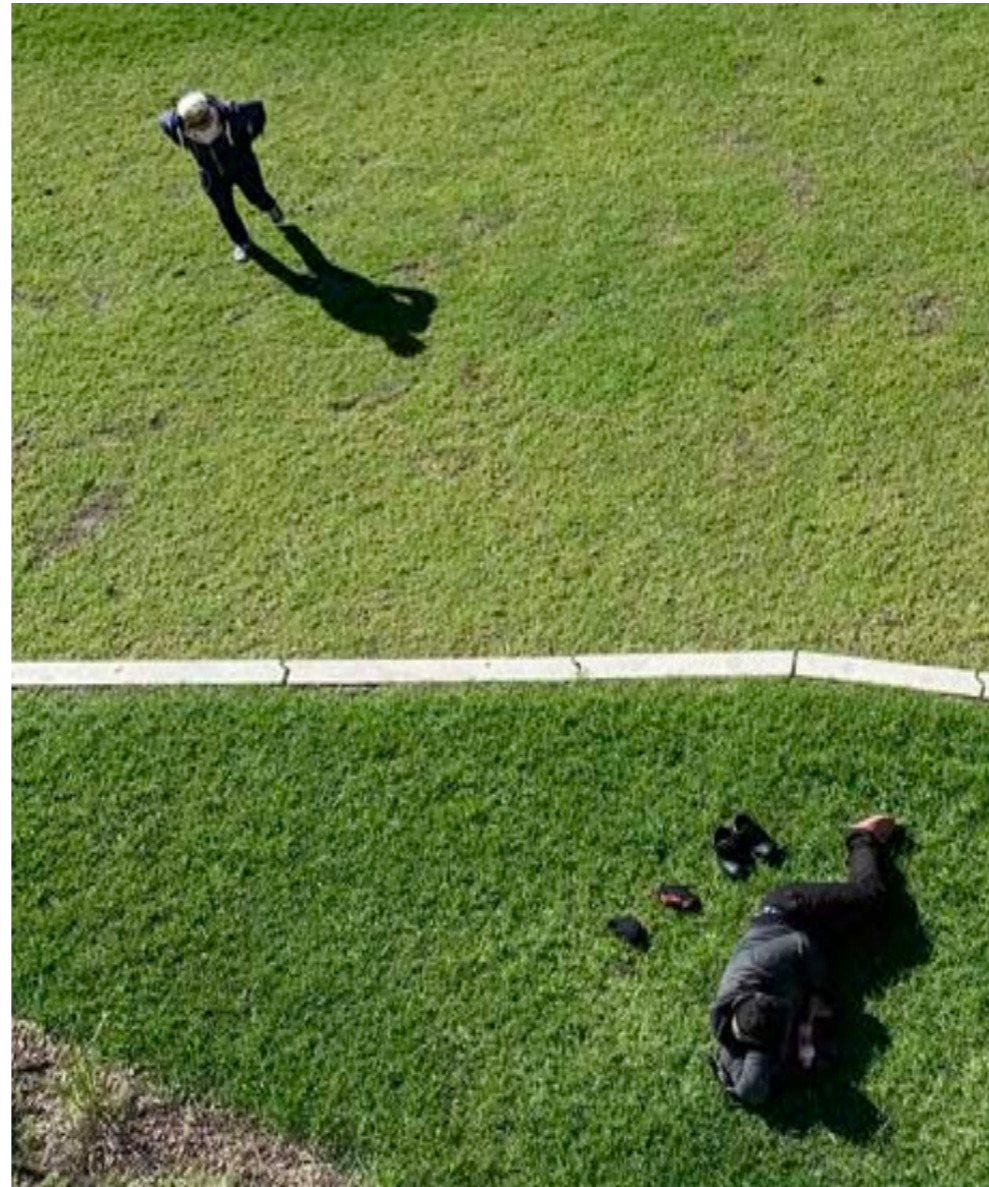
Elevated view of Hawkesbury River



Community Events



Picnic Lawns



Civic Lawn



Jogging tracks



Digital signage

SOUTH WINDSOR: A NEW CONTEMPORARY TOWN CENTRE

South Windsor is a low density residential suburb, with a block of local shops adjacent to McLeod Park at it's heart, and large pockets of open space and light industrial land on it's fringe. South Windsor presents an ideal location to accommodate growth and housing density, due to it's its limited heritage qualities and proximity to Windsor train station and town centre. The master plan highlights key locations to consider increased density and building height, as well public domain and aesthetic upgrades to the local shops, George Street and the park adjacent to the train station.

OVERARCHING STRATEGIES



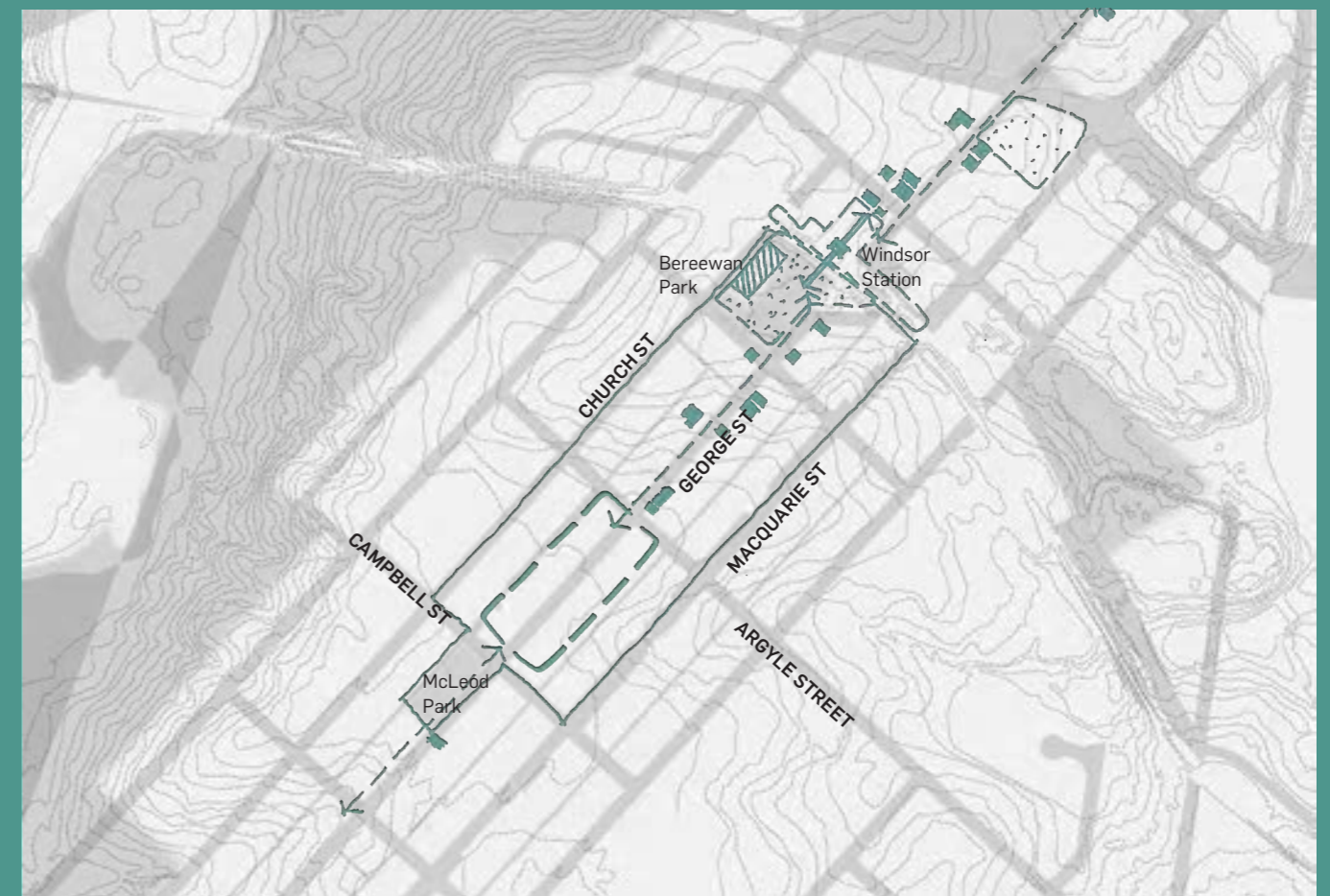
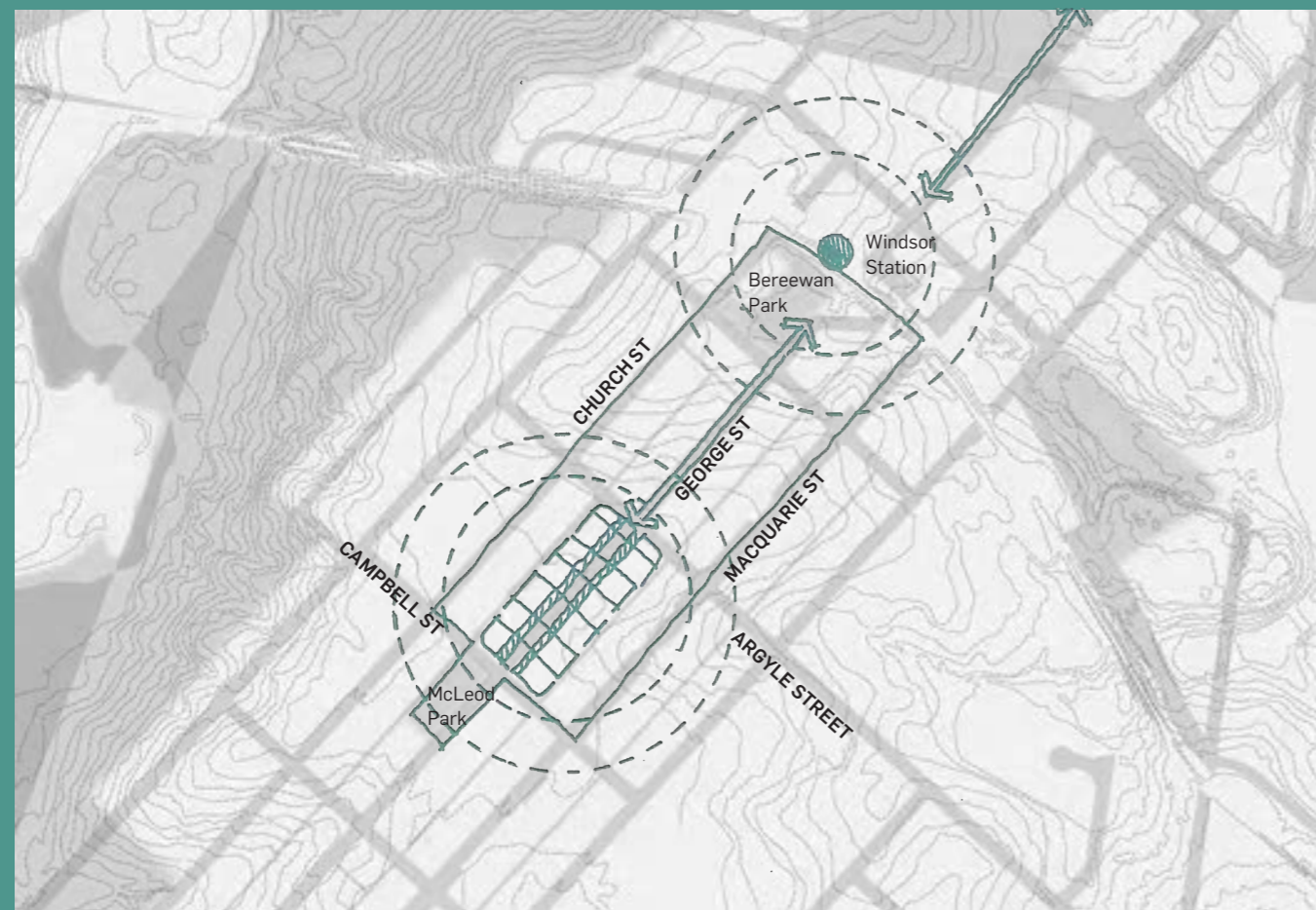
ECONOMICS

- Diversify housing choice, by increasing density and building height within 400 meters of the train station. Encourage amalgamation of sites overlooking the open space, to enable re-development from low to medium density housing.
- Encourage the expansion of mixed-use development adjacent to the local shops. Promote active ground floor uses that include commercial and community spaces.



HERITAGE

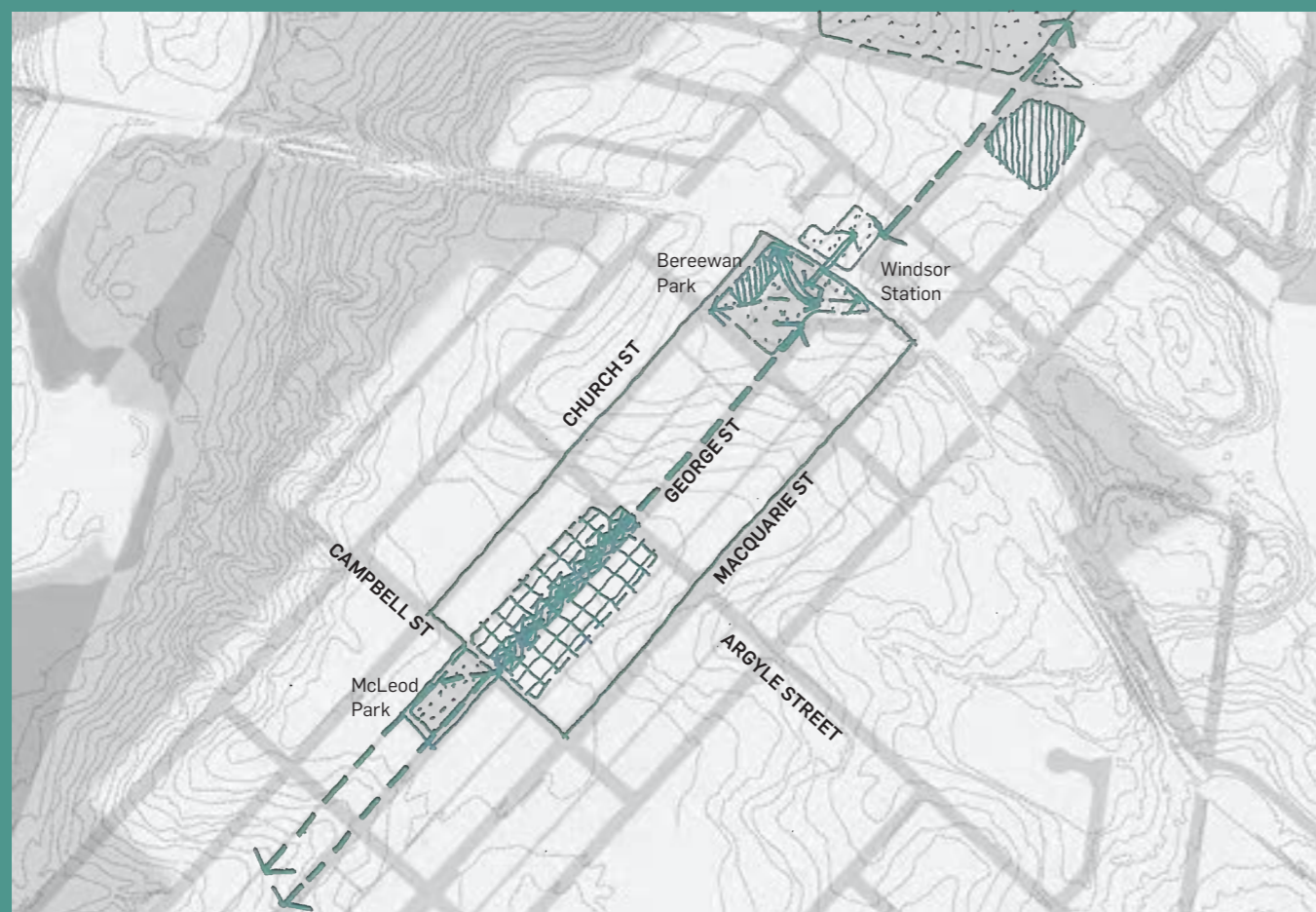
- Compared to Windsor and Richmond, South Windsor has notably less heritage sites and items. There is thus opportunity for the built environment to embrace it's own character and identity - one that potentially embraces modern design, sustainability, and smart technologies, whilst respecting the past.
- Frame and celebrate the heritage cemetery as a unique place within Bereewan Park.





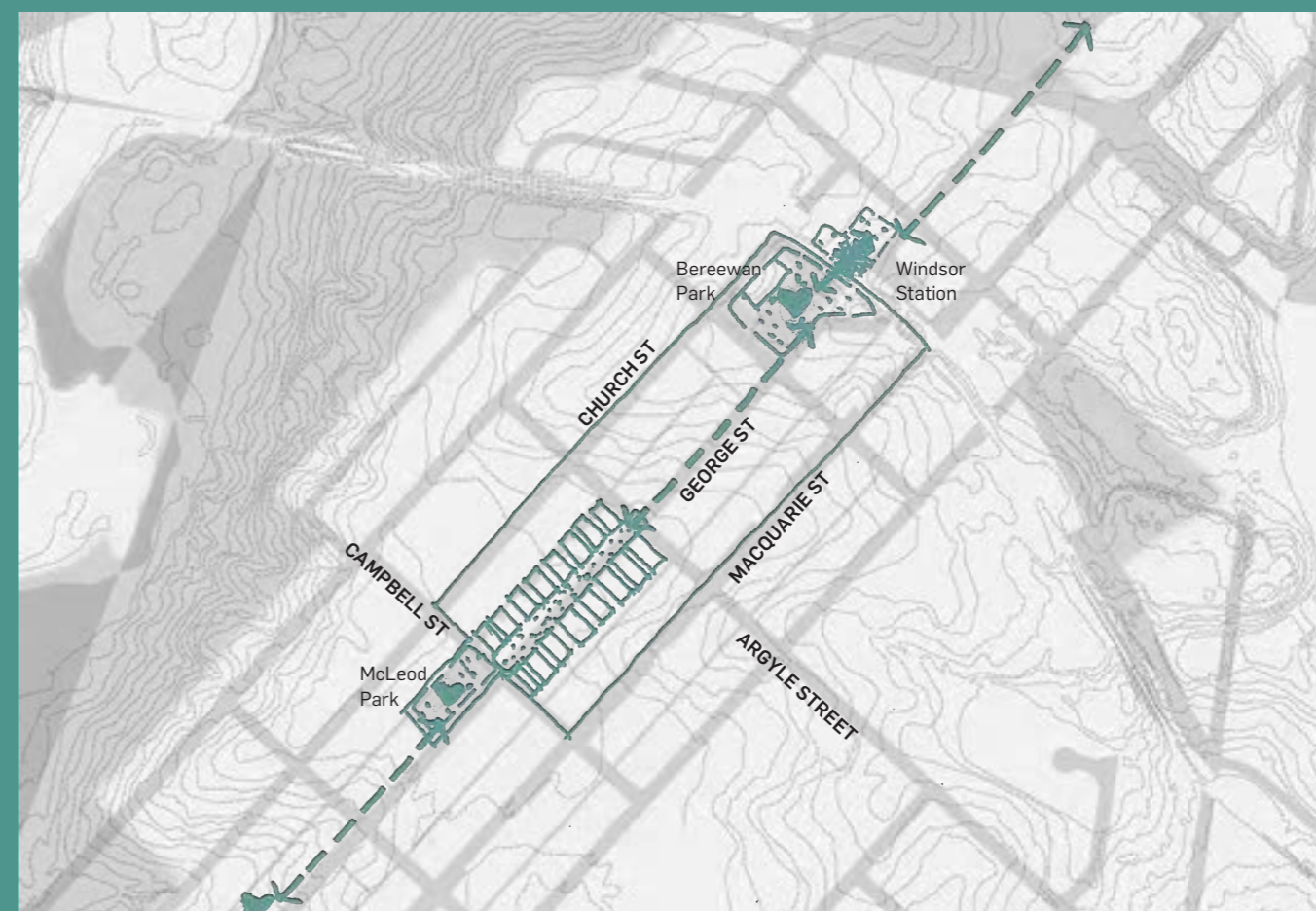
ENVIRONMENT

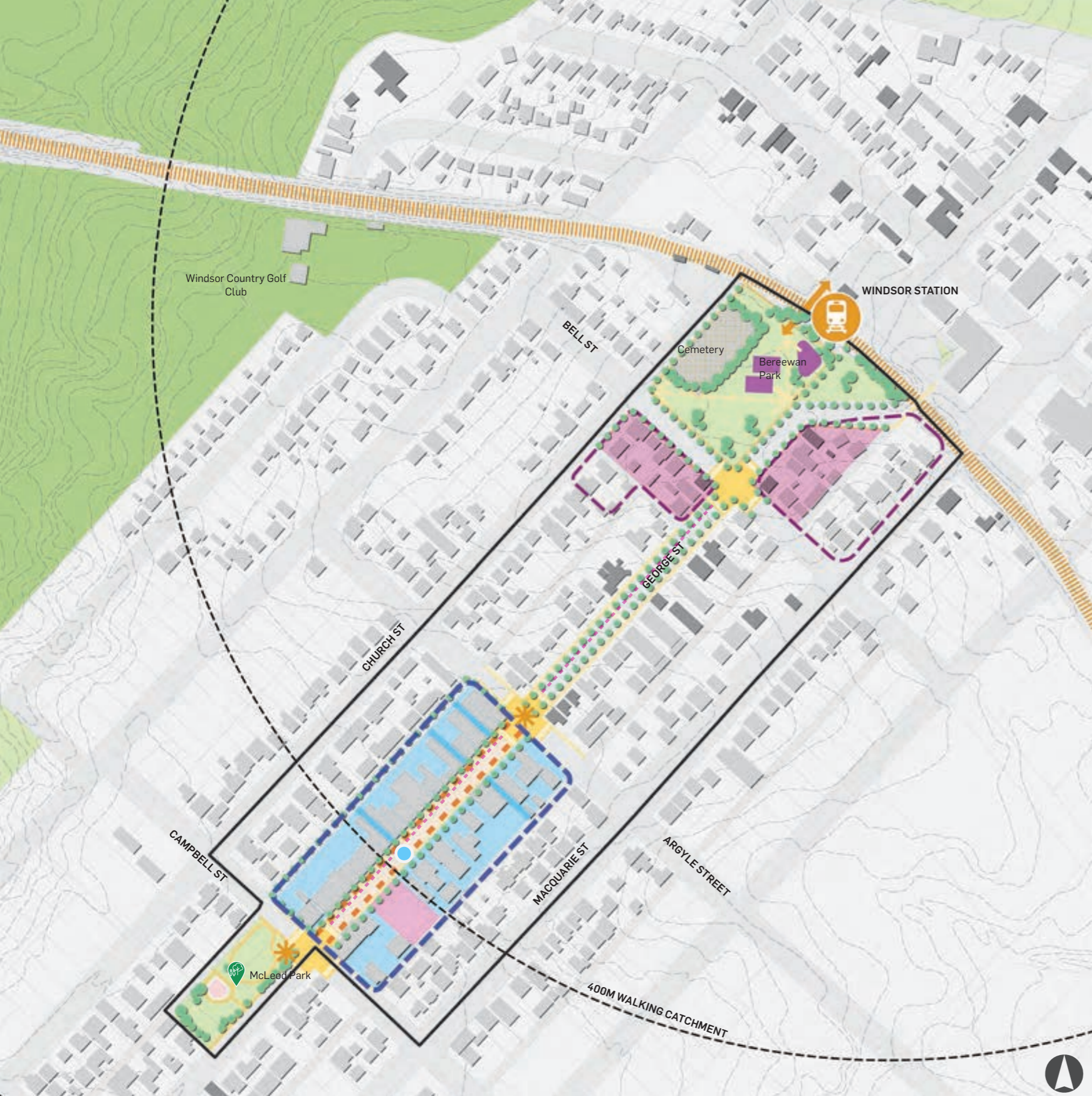
- Improve the functionality, amenity and appeal of the public domain and existing open spaces. In particular, incorporate places to sit and occupy at the local shops, and provide recreational uses to Bereewan Park.
- Enhance local connectivity by transforming George Street into a green pedestrian-friendly street, and include cycle access to enable connection to Windsor and beyond to the river edge.



SOCIAL

- Encourage a sense of community by repositioning the local shops as a village heart with McLeod Park. Ensure it is an inclusive and safe space.
- Introduce place-making initiatives, public art, signage, outdoor dining, lighting and planting, as well as providing spaces for people to sit, occupy, and interact.





KEY RECOMMENDATIONS

Master planning recommendations for South Windsor are provided under the following categories:

- Public Domain and Movement
- Place Activation
- Planning and Development

These recommendations are to be interpreted with the adjacent map, which provides a high level summary of key spatial recommendations.

LEGEND

	Town Centre Boundary
	Public Open Space
	Existing Building Footprint
	Heritage Building Footprint
	Windsor Train Station
	Arcades
	Improved Street Canopy
	Seating Pods / Footpath Trade
	Town Centre Retail and Mixed Use
	Potential Rezoning
	Potential New Building Height Allowance
	Potential Development Site
	Potential Gateway
	Park Nodes
	Potential Park Connection
	On Road Bicycle
	Intersection Treatment and Safe Crossing
	Existing Crossing
	Cemetery

PUBLIC DOMAIN + MOVEMENT

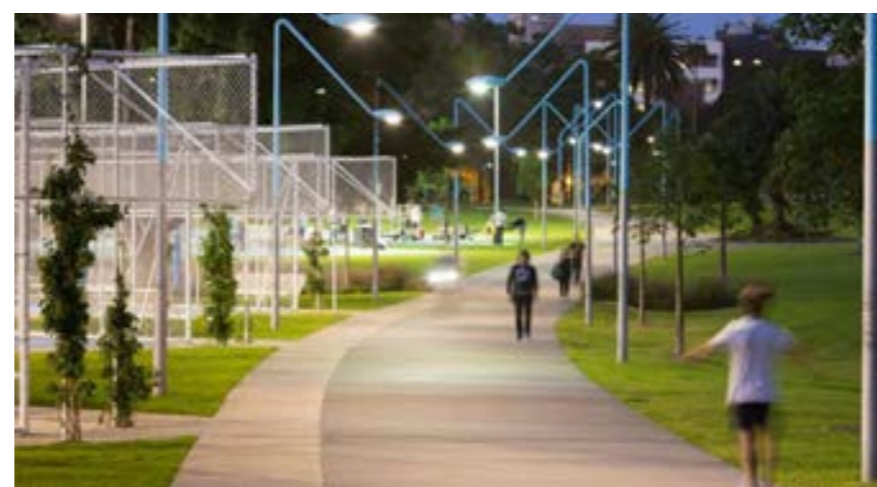
- **George Street:** Transform George Street into a pedestrian-friendly green boulevard connecting Windsor train station to McLeod Park. Upgrades to the streetscape of George Street could include additional street trees, new signage, improved lighting, and gateway elements to denote the town centre. Improving the pedestrian experience may include providing seating, offering wifi hotspots, or upgrades to the public amenity block.
- **Arrival Gateways:** Create gateway statements along George Street, at the intersection of Argyle Street as well as on the corner of McLeod Park. Consider introducing signage as well as large sculptural piece of public art with integrated lighting for night time. This will improve legibility and way-finding, and will also enhance a sense of place and arrival at South Windsor.
- **Cycle Network:** Connect the regional cycle network with a new (on-road) cycle link along George Street connecting to McQuade Park and the Hawkesbury River.
- **Bereewan Park:** Upgrade Bereewan Park, to create a multi-use park for the local community. There are numerous exemplar case studies of high performing recreational spaces adjacent to train stations. Transformation of this space will increase local amenity and activation and creates a more memorable arrival at Windsor Station. Protecting and framing the heritage-listed cemetery is a key priority for the design and programming of the space. Given its heritage significance, upgrades to the park are dependent on further archaeological investigations. Future park program and design also needs to be informed by a community needs assessment.
- **Access to Public Transport:** Potentially improve access to Windsor train station by incorporating a kiss and ride zone and new a pedestrian bridge from the station directly to South Windsor. Seek support from State Government and Transport for NSW to fund and implement a pedestrian overpass from South Windsor Station to Bereewan Park.
- **Re-think Car Parking:** An audit of existing car parking provisions together with a detailed plan of revised parking time restrictions should be undertaken to encourage visitation and optimise town centre activation. Off street parking also to be reviewed in terms of layout and efficiency to optimise number of spaces. Also where possible, plant trees to off-street parking to reduce urban heat.



Green boulevard with median strip planting



Parklets for seating and gathering



Active recreational park uses



Pedestrian overpass

PLACE ACTIVATION

- Below is a condensed version of recommendations tailored to place enhancement and activation at South Windsor. The recommendations presented in Windsor (Place Activation and Economic Development) are also applicable to South Windsor.
- **Town Centre Identity:** Strengthen the presence and performance of the town centre by providing improved amenity within the public domain to create spaces for people to pause and dwell. Public domain upgrades can include seating, lighting, public art, and together will enhance South Windsor's place identity and appeal. Council could consider providing grants for public art installations, chalk murals and mural projects for blank walls.
- **Revitalise Arcades:** Activate the arcades by encouraging other non-retail uses, this may include professional or health services, commercial spaces, co-working studios, creative spaces and community facilities. Council to incentivise private landowners to lease ground-floor tenancies on short-term basis and/or flexible lease terms to provide spaces for pop-up shops (such as makerspace, creative markets, food and beverage offering or art shows) and provide grants for display window activation projects.
- **Pop-up Activation:** Council to engage a 'Place Manager' that can be in charge of curating events in the public domain, as well as working with private developers on alternatives for leasing empty shops.
- **Footpath Trade:** Fast track approvals for footpath trade, and encourage store owners to display their products outside of their tenancies or include outdoor dining and seating as part of food and beverage outlets.
- **Mullinger Lane:** Maintaining car parking to Mullinger Lane is necessary for the success of South Windsor town centre. Consider improving the vibrancy of the laneway through large graphic murals, creative lighting and through trialling community laneway events.



Co-working space



Active shop-fronts and outdoor dining



Parklets for seating and gathering



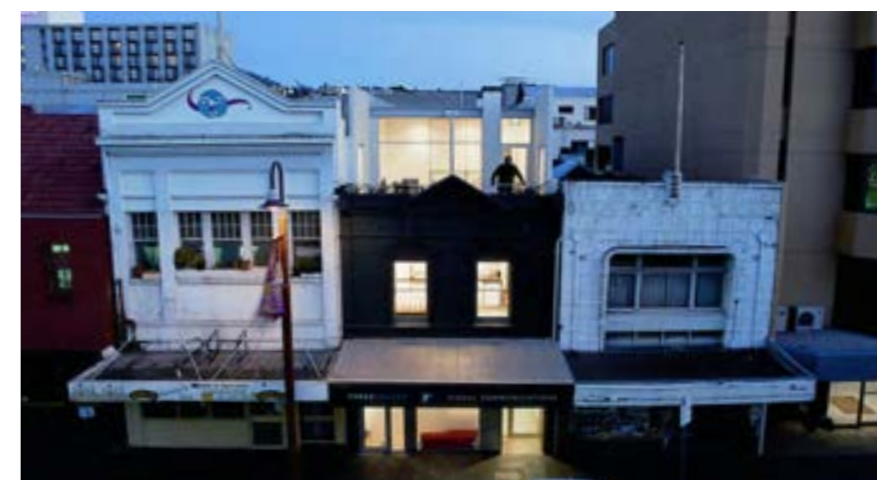
Laneway murals

PLANNING AND DEVELOPMENT

- **Housing Densification:** South Windsor presents an ideal location to accommodate growth and housing density, due to proximity to Windsor train station and town centre. It also has a unique place character that compared to Windsor and Richmond is not dominated by heritage buildings. Enhance the activation of South Windsor town centre by increasing residential density (from low to medium density) in strategic and contained locations, i.e. within 400 meters of the train station. Within 400 meters to the train station and at the town centre, also consider increasing building height controls to allow for 4-storey development. Increased building height can still achieve sensitive outcomes that provide a sense of human scale and are respectful to heritage sites in the area.
- **Development Constraints:** Compared to Richmond and Windsor, South Windsor has the least noise exposure from the RAAF Base. While housing densification is a highly suitable outcome to this centre, any development within the study boundary, particularly development in close proximity to the train station requires a further detailed study demonstrating projected noise impacts and mitigation measures to ensure Australian Standard requirement can be met.
- **Comprehensive DCP:** South Windsor requires a comprehensive Development Control Plan (DCP) to ensure quality outcomes and encourage a contemporary place identity. Developing an comprehensive DCP is essential to any future LEP revisions. The DCP can identify an intended street interface, for example, it may articulate that levels above 3 storeys are adequately setback to allow for human scale, and a sense of low scale development. The DCP may also stipulate minimum lot sizes (for example 2,000 sqm) to encourage amalgamation.



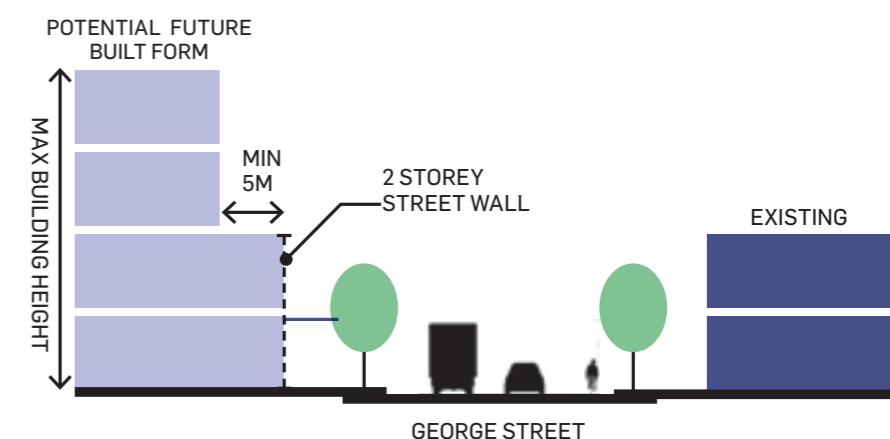
Sustainable design with green wall



Shop-top housing development



4-storey apartment development



Indicative streetscape

SOUTH WINDSOR

A NEW CONTEMPORARY TOWN CENTRE

PLACE MAKING OPPORTUNITIES

South Windsor is a low density residential suburb, with a block of local shops adjacent to McLeod Park at it's heart, and large pockets of open space and light industrial land on it's fringe. South Windsor presents an ideal location to accommodate growth and housing density, due to it's limited heritage qualities and proximity to Windsor train station and town centre. The master plan highlights key locations to consider increased density and building height, as well public domain and aesthetic upgrades to the local shops, George Street and the park adjacent to the train station.

KEY DESIGN PRINCIPLES

ECONOMICS

- Diversify housing choice, by increasing density and building height within 400 meters of the train station. Encourage amalgamation of sites overlooking the open space, to enable re-development from low to medium density housing.
- Encourage the expansion of mixed-use development adjacent to the local shops. Promote active ground floor uses that include commercial and community spaces.

HERITAGE

- Compared to Windsor and Richmond, South Windsor has notably less heritage sites and items. There is thus opportunity for the built environment to embrace it's own character- one that potentially embraces modern design, and sustainability, whilst respecting the past.
- Frame and celebrate the heritage cemetery as a unique place within Bereewan Park.

ENVIRONMENT

- Improve the functionality, amenity and appeal of the public domain and existing open spaces. In particular, incorporate places to sit and occupy at the local shops, and provide recreational uses to Bereewan Park.
- Enhance local connectivity by transforming George Street into a green pedestrian-friendly street, and include cycle access to enable connection to Windsor the rivers edge.

SOCIAL

- Encourage a sense of community by repositioning the local shops as a village heart with McLeod Park. Ensure it is an inclusive and safe space.
- Introduce place-making initiatives, public art, signage, lighting and planting, as well as providing spaces for people to sit, occupy, and interact.








WHAT WE HEARD
YOUR BIG IDEAS

- New greenery
- Water play areas in the park
- New and clean pavement
 - New street furniture
- Signage to the South Windsor town centre (similar to industrial site signage)

1 GEORGE STREET "GREEN BOULEVARD"

What the community told us

Street trees Place to occupy and sit More lighting at night




Proposed Changes

- Green Boulevard linking Windsor station to McLeod Park
- Green infrastructure corridor
- Existing bus route
- Proposed on road bike path
 - New seating benches + furniture
 - Incorporating smart city technology
 - Existing car parks: 109
 - Proposed car parks: 106
 - Proposed street trees: 38
 - Bus stop (Kerb side)

refer to pg. 118-123 for further detail

2 GEORGE STREET MOVEABLE "PARKLETS"

What the community told us

Place to occupy and sit Revitalise the arcades Make it safer





Proposed Changes

- Temporary + permanent ' Tiny parks/ Parklets' which are moveable and can be located in different locations at different times incorporating:
 - Integrated seating
 - Planters
 - Lightings
 - Wind breaks
 - Shade solutions
- Public art
 - Flexible spaces for outdoor dining or informal seating
 - Proposed lose of 6no car parks

refer to pg. 118-123 for further detail

3 BEREWAN PARK & SOUTH WINDSOR PRESBYTERIAN CEMETERY

What the community told us

Upgrade parks More greenery Children playscapes More lighting at night

Proposed Changes

- Gateway opportunity to South Windsor
- Define the edges to the Windsor Catholic Cemetery + open space
- Formalise path network which responds to existing pedestrian desire lines
- Activate the park with active + passive programs
- Provide canopy tree cover

refer to pg. 124-125 for further detail

GEORGE STREET STREETSCAPE + PARKLETS

Transform George Street to a green pedestrian-friendly street, and include cycle access to enable connection to Windsor the rivers edge. Upgrades to George Street include additional street trees, new signage, improved lighting, and gateway elements to denote the town centre.

Connect the regional cycle network with a new (on-road) cycle link along George Street connecting to McQuade Park and the Hawkesbury River

Medium scale evergreen shade trees are proposed on both the east and west sides with accent tree planting at key nodes. Negligible change to car park spaces associated with proposed upgrades.

Key design principles include:

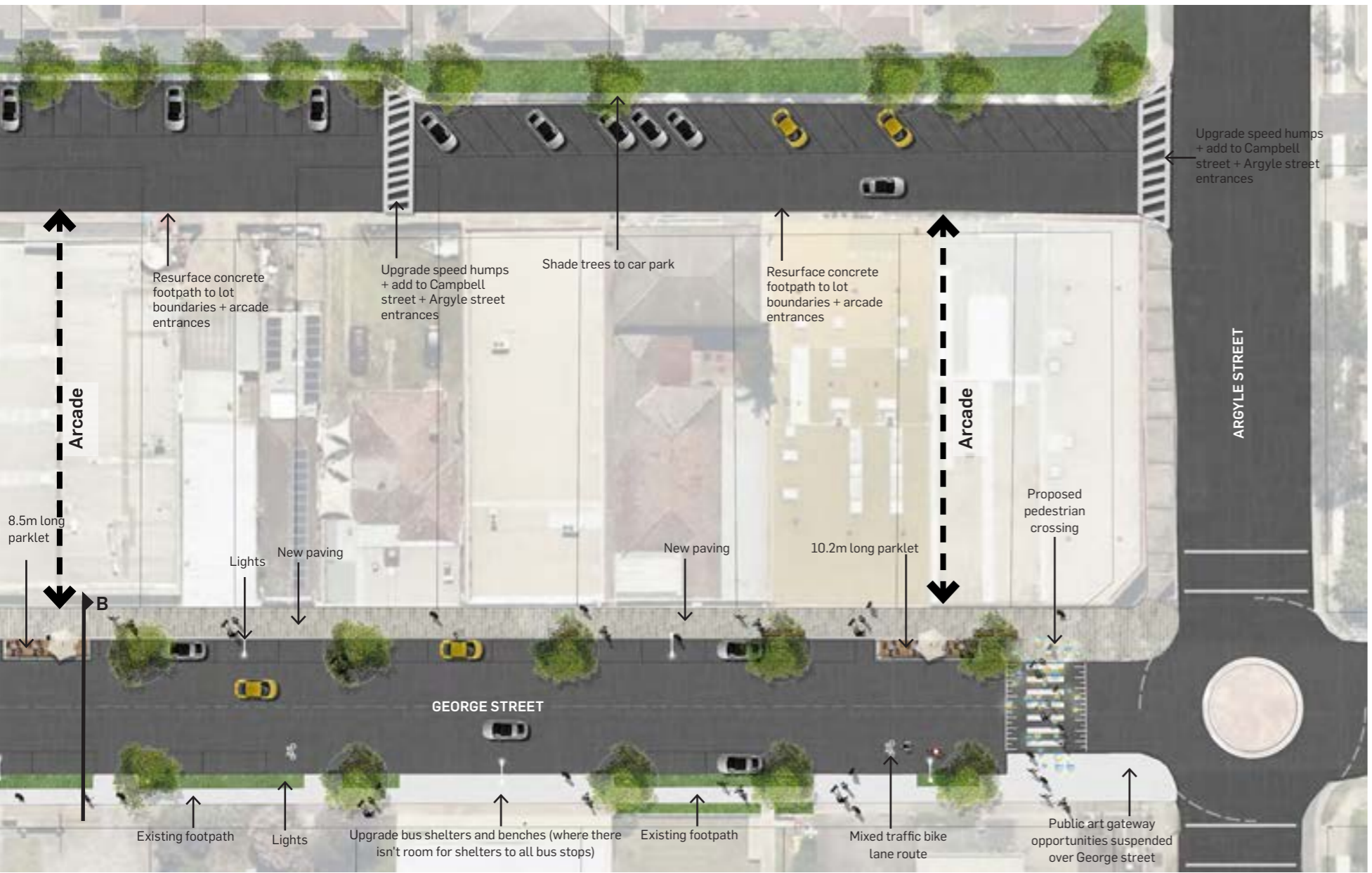
- Strengthen the sense of place and appeal of South Windsor;
- Formal tree boulevard to extend to Windsor Station
- Integrated of Water Sensitive Urban Design tree pits and rain gardens with the street trees;
- High quality pavement, furniture and lighting;
- Consider kerb extensions at entries to shopping strip to help demark and slow traffic.
- Incorporate temporary and/or permanent "Tiny Parks / Parklets" along George Street to provide opportunities for outdoor dining and seating nodes;
- Integrate public art and Smart City elements;
- Opportunity for a Gateway artwork at the George Street intersection with Campbell Street and Argyle Street;
- Footpath on east side to be upgraded as per west side if/when redeveloped for mixed-use.



TYPICAL SECTION B

1:100 @ A3





PRECEDENT IMAGES



A tree lined boulevard



On road cycling



Parklet for dining area



Parklet for dining area



Improved arcades



Gateway Art



BEFORE

View from Newtown Arcade looking north east along George Street



GEORGE STREET GUIDELINES

PLANTING

- Street Trees to cool George Street (20m approx. spacings) and transform into a green pedestrian friendly street with on road cycle access.
- Primary tree avenue species to be native evergreen to provide a consistent year-round canopy structure.
- Trees to be selected in accordance with approved tree species by Council.
- Trees are to be selected to achieve single trunks with high canopies to ensure uninterrupted sight lines.
- Trees to be planted in extended structural soil trenches (Strata Vault or similar) to allow for optimum tree health and growth. (To be coordinated with suppliers)
- Sub soil irrigation to be provided to all planting.
- WSUD (Water Sensitive Urban Design) to be integrated into the street tree design, celebrating a sustainable water cycle. Include capturing water runoff into all surface tree garden beds.

Evergreen Street Tree Options

- Angophora floribunda (Rough-barked Apple)
- Eucalyptus sclerophylla (Scribbly Gum)
- Brachychiton populneus (Kurrajong Tree)
- Photinia robusta (Christmas Berry)
- Tristaniopsis Luscious (Kanooka Gum)

Accent Deciduous Tree Options

- Acer buergerianum (Trident Maple)
- Fraxinus 'Urbanite' / 'Cimmaron' (European Ash)
- Lagerstroemia Natchez / Biloxi (Crêpe Myrtle)
- Pyrus ussuriensis (Ussurian Pear)
- Zelkova 'Green Vase' (Japanese Zelkova)

MATERIALITY

- All paving to be in unit form and selected from high quality material, size relating to the streets scale, style, character and precinct use. Colours to be sensitive of solar reflection and reducing the heat island effect. (Two Options Granite or Precast Concrete)
- Finish selection to consider both texture and warmth with opportunities of recycled materials, providing a point of difference and referencing back to the local vernacular, creating a distinctive and interesting pedestrian journey.
- The Mall to be designed as a compliant shareway, differentiated through various landscape treatments. Possible vehicular zones to consider pedestrian movement including flush kerbs. Pedestrian and vehicular material selection to create a unified Street finish.
- Materials to be selected in respect to maintenance, accessibility including accessibility 'Slip and Skid' requirements(Australian Standards), lifespan and sustainability.

PLANTING

Evergreen Street Tree Options



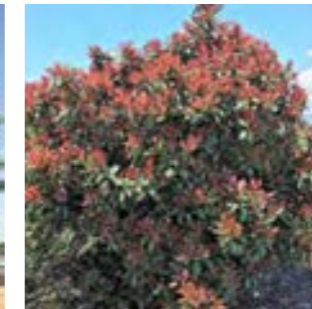
Angophora floribunda
(Rough-barked Apple)



Eucalyptus sclerophylla
(Scribbly Gum)



Brachychiton populneus
(Kurrajong Tree)



Photinia robusta
(Christmas Berry)



Tristaniopsis luscious
(Kanooka Gum)

Deciduous Street Tree Options



Acer buergerianum
(Trident Maple)



Fraxinus 'Urbanite'
(European Ash)



Lagerstroemia Natchez
(Crêpe Myrtle)



Pyrus ussuriensis
(Ussurian Pear)



Zelkova 'Green Vase'
(Japanese Zelkova)

MATERIALITY



Tree Avenue in Car Parking Zone



Tree pit



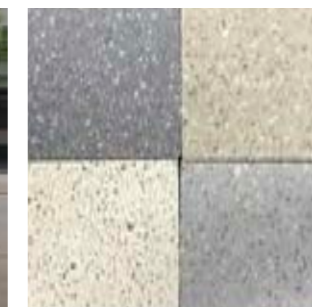
Pavement Design Intent



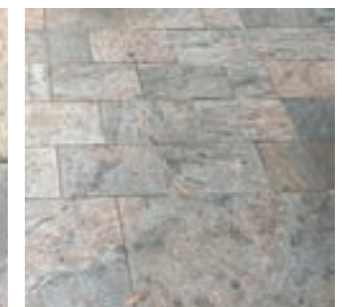
Signage



Streetscape



Pavement Option A:
Precast Concrete



Pavement Option B:
Granite (Austral Juperana)

LIGHTING

- Lighting design to be developed by a lighting designer/engineer in accordance with Australian Standards (Lux Levels).
- Lighting design to promote sense of safety and security while creating a vibrant environment for late night activity/events.
- Slim light pole top lighting to be aligned with tree avenues and furniture to reduce visual clutter and maintain pedestrian circulation.
- Integrated lighting elements within proposed Parklets along George Street.

FURNITURE

- To contribute to the linear character of the Street while being; robust with a long-life cycle, easily maintained.
- Should have strong correlation to the surrounding precinct furniture typologies,
- Furniture materiality to consider usability regarding climatic site conditions, i.e. heat retention.
- Furniture to be aligned with tree avenues and lighting to reduce visual clutter and maintain pedestrian circulation. Investigate power (3 Phase), WiFi, phone charging opportunities.
- Furniture design to meet Australian Standards including accessibility requirements for all ages.

PUBLIC ART & SIGNAGE

- Public Art opportunities to express the cultural & historical past of the towns, to educate and enhance the overall cultural aspect of the town centres.
- Public art opportunities to be integrated with key public activation areas; George Street and Windsor Catholic Cemetery / South Windsor Park.
- South Windsor Park will establish sense of arrival that promotes a pedestrian environment & wayfinding, integrated signage opportunities.
- Explore opportunities to build upon the existing public art initiatives such as the murals and shop front activation in Windsor.
- Opportunities to integrate public art into landscape features, including; furniture, lighting, paving and parklets.

LIGHTING



FURNITURE, PUBLIC ART & SIGNAGE



Furniture: 'Oxley Range' by MOS



Playful patterns on play elements / Skate parks Fitness Pods

Gateway Art

BEREEWAN PARK & SOUTH WINDSOR PRESBYTERIAN PARK

While McLeod Park is designed predominantly for younger children South Windsor Park could cater more for adolescents and adults with elements such as courts, skate park and fitness equipment.

The design theme for this open space is to:

- Create an optimistic and playful, public park for the people of Windsor / South Windsor with distinct landscape themes which include active promenades, recreational social spaces, play-spaces and opportunities for cultural events;
- Facilitate opportunities for passive, active, programmed and un-programmed activities; and
- Connect the park to its broader context.

Key design principles include:

- Frame the existing cemetery and open space with clear stem trees (to provide clear sight lines into the cemetery);
- Upgrade and activate the open space, to create a multiuse park for the local community;
- Formalise the path network which responds to the existing pedestrian desire lines
- Activate the paths with fitness stations and play equipment;
- Incorporate active play such as multi use / basketball courts and a skate park;
- Retain open flexible spaces for play and community events.

Protecting and framing the heritage-listed cemetery is a key priority for the design and programming of the space. Given its heritage significance, upgrades to the park are dependent on further archaeological investigations.

DETAIL PLAN



1:1,000 @ A3



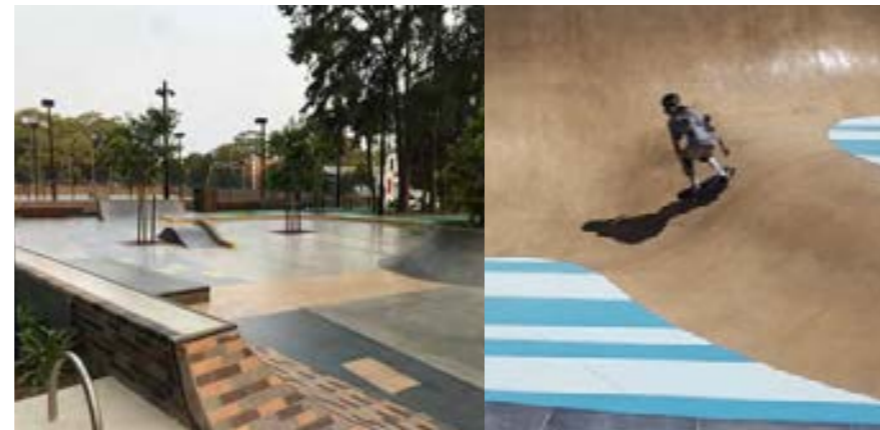
PRECEDENT IMAGES



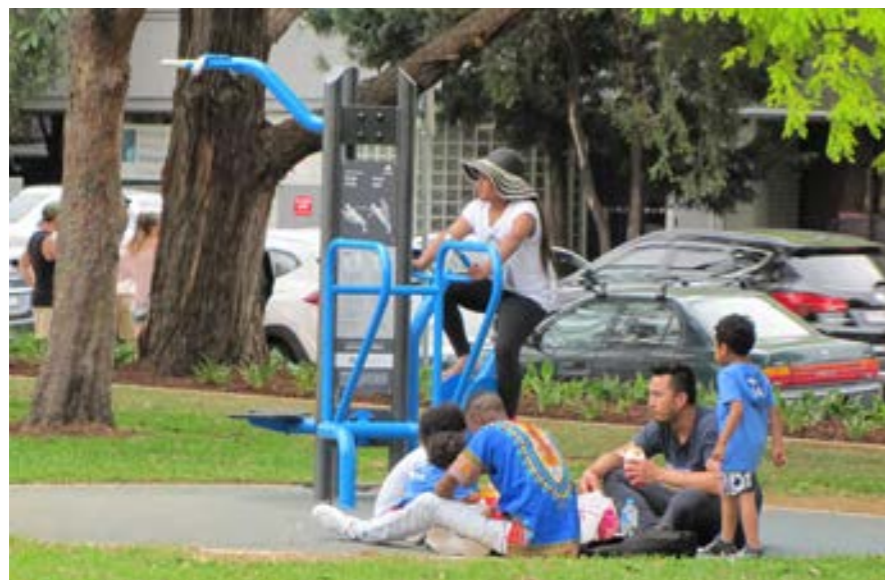
Lawns for gathering



Potential Active Uses: Playing Courts



Potential Active Uses: Skate Park



Exercise pods with outdoor gym equipments



Playgrounds & picnic area



Community Garden





BEFORE

View at the intersection of George Street and Bell Street looking north towards the Park and Windsor Station beyond

RICHMOND: AN ACTIVATED CULTURAL DESTINATION

As one of Macquarie's five towns gazetted in 1810, Richmond offers significant historic charm and is a treasured jewel in the collection of towns in the Hawkesbury region. The master plan encourages Richmond to come to life through contemporary cultural, leisure and retail uses, whilst preserving its past. This includes celebrating stories of its past through oral, written and visualised ways within Richmond Park and the immediate streets that encompass it.

OVERARCHING STRATEGIES



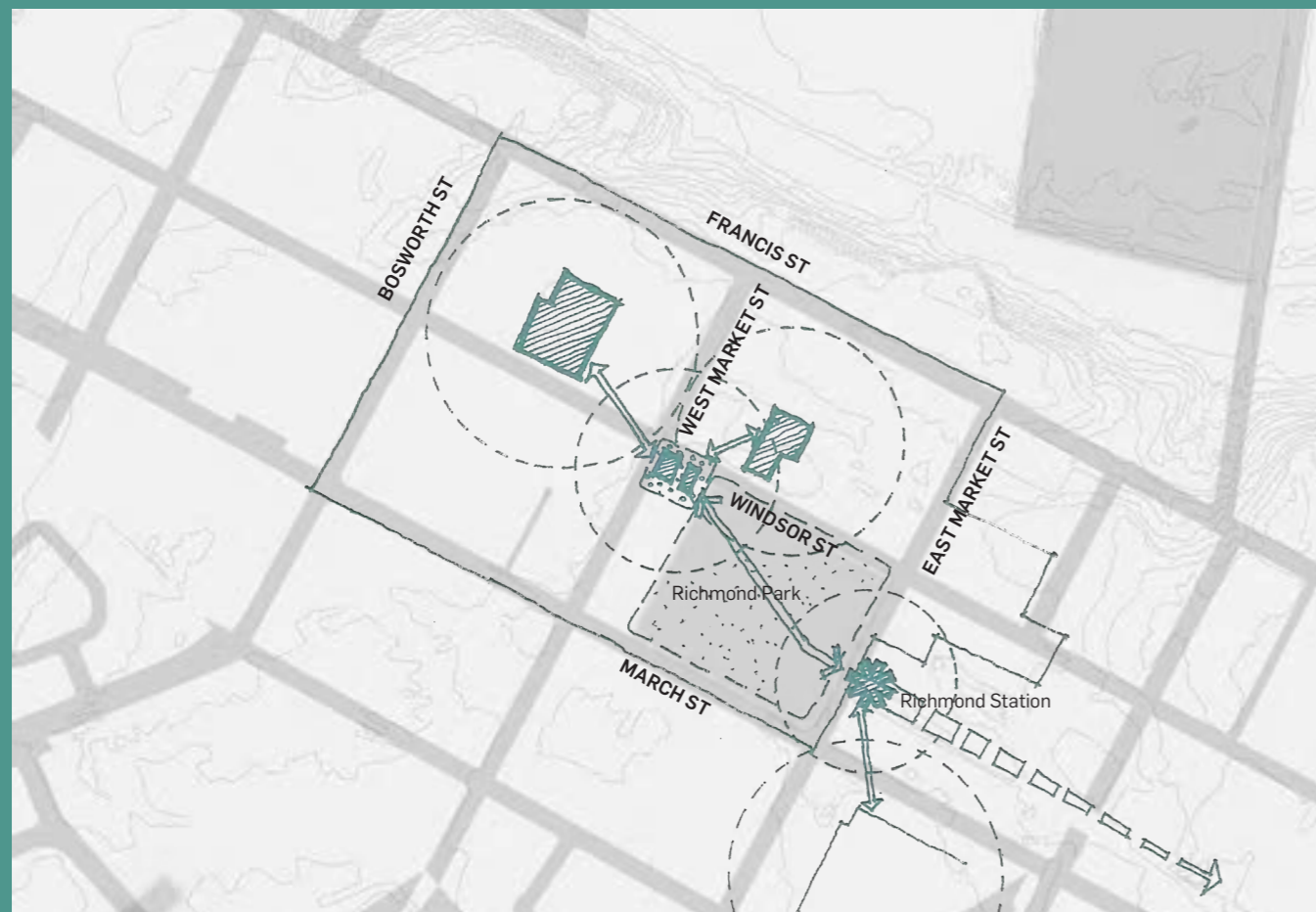
ECONOMICS

- Connect, integrate and activate passive façades along Windsor Street, this includes Richmond Mall and the adjacent Telstra site.
- Encourage sensitive re-development and adaptive reuse of heritage buildings by increasing building height.
- Stimulate the night time economy, through a program of events or pop up initiatives.



HERITAGE

- Celebrate Richmond's rich history through an interactive heritage trail. The trail will share stories of the past and may include building plaques, public art, murals, or personalised footpaths (with engraved stories).
- Creatively re-purpose the heritage buildings on the corner of Windsor Street and West Market Street. Use their adaptation to create destination draw and boost visitation to the area.





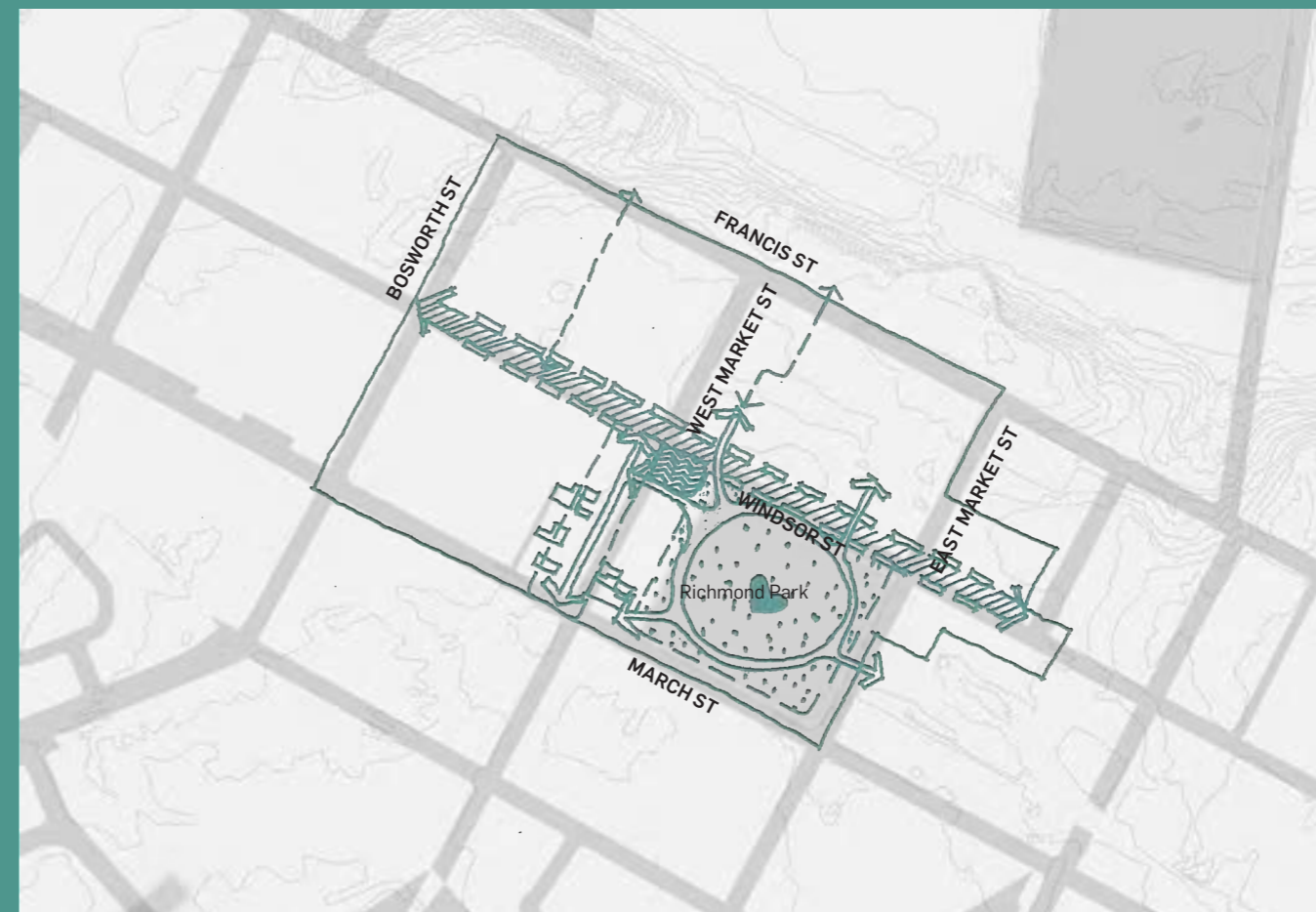
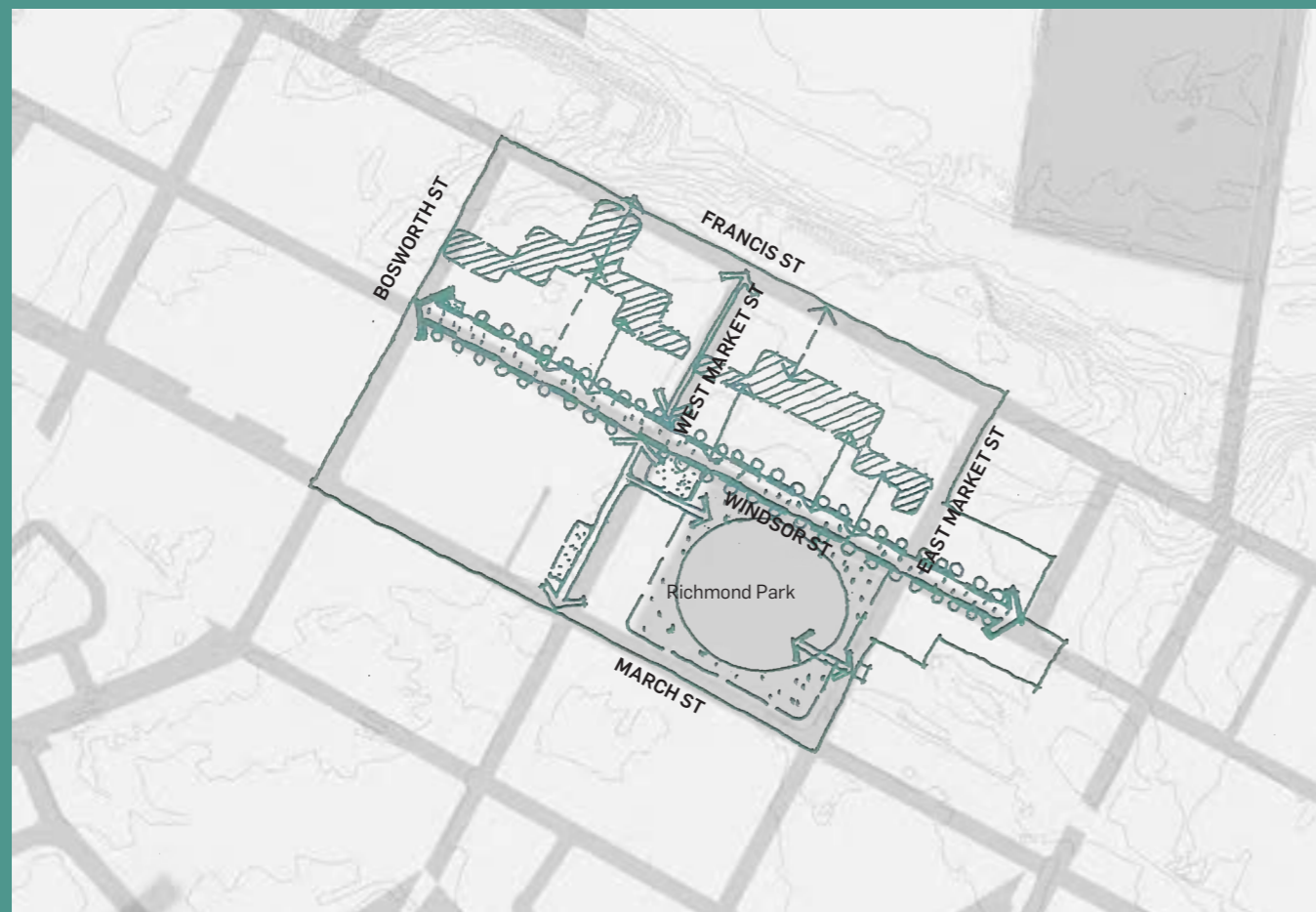
ENVIRONMENT

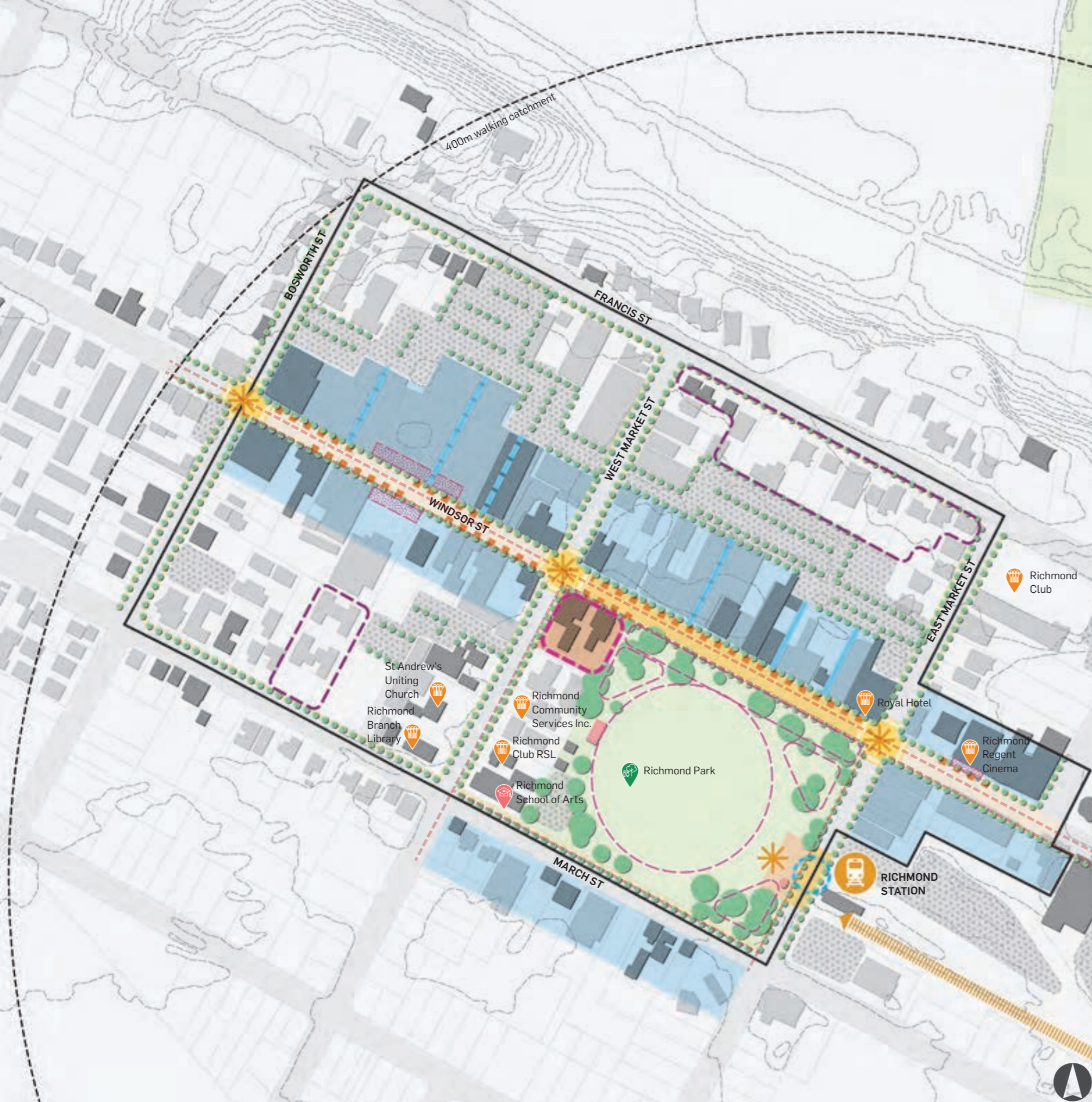
- In line with the other two centres, cool the local micro-climate by greening Windsor Street, Richmond Park and large on-grade car parks
- Improve the performance of public space by incorporating more signage, lighting, public art and street furniture that together contribute to Richmond's identity and sense of place.



SOCIAL

- Create people places that are welcoming and inclusive. Celebrate Richmond Park as the heart of the town, and activate it with multiple uses and events.
- Frame the park with vibrant streets and create street presence through outdoor dining and seating.





KEY RECOMMENDATIONS

Master planning recommendations for Richmond Town Centre are provided under the following categories:

- Public Domain and Movement
- Heritage
- Place Activation and Economic Development
- Planning and Development

These recommendations are to be interpreted with the adjacent map, which provides a high level summary of key spatial recommendations.

LEGEND

- Town Centre Boundary
- Public Open Space
- Existing Building Footprint
- Heritage Building Footprint
- Richmond Train Station
- Arcades
- New Street Canopy
- Seating Pods / Footpath Trade
- Active Uses to High Street
- Potential Gateways
- Potential Rezoning (land use and building height)
- Potential adaptive reuse
- Building facade/forecourt activation
- Park edge activation for community space & events
- Heritage Trail
- On ground car park
- Pedestrian Crossings
- Road Treatment

PUBLIC DOMAIN + MOVEMENT

- **Richmond Park:** Focus investment on the park and along Windsor Street. As Richmond Park is the heart of the town centre, upgrade the fringe of it with more active uses, park amenity, and event ready infrastructure. Consider introducing formal entry points or arbours at the corner of East Market Street with Windsor Street and March Street. Also increase the appeal of the park by introducing a wi-fi hotspot zone.
- **The End of the Line:** Celebrate Richmond's 'end of the line' experience with a welcoming public plaza or meeting place adjacent to the station. Consider relocating the historic rail sign to this location. Also ensure these interventions have no physical or visual impact to the war memorial at Richmond Park.
- **Windsor Street:** Revitalise Windsor Street into a vibrant people place, by creating an attractive and engaging street that invites people to dwell and occupy the street. Include places to sit and dine with new temporary or permanent parklets, the addition of new street trees for shade, additional lighting for night, high quality public art and murals, street banners, and signage to improve place-making and way-finding. Create gateway statements along Windsor Street at East Market Street and Bosworth Street. Consider introducing signage, large overhead public art installation, and change in road surface treatment. Also consider hosting festivals, celebration or market on Windsor Street - as a nod to it's past.
- **Greener, Cooler, Smarter:** Improve the local micro-climate and reduce heat island effect by greening large on-grade car parks through water-sensitive urban design, and green Windsor Street and Richmond Park.
- **Re-think Car Parking:** Consider short term parking restrictions on key town centre streets to promote increased turnover. Meanwhile, all-day parking should be provided on the periphery of the centres for employees. An audit of existing car parking provisions together with a detailed plan of revised parking time restrictions should be undertaken to encourage visitation and optimise town centre activation. Off street parking also to be reviewed in terms of layout and efficiency to optimise number of spaces. Also where possible, plant trees to off-street parking to reduce urban heat.
- **Future Movement and Place:** A detail transport study that focuses on movement and place would be beneficial to informing opportunities for future transport modes, integrated outcomes and any changes to existing roads. As part of this, further consultation with NSW Road and Maritime Services is also required.



Parklets for seating



Temporary street markets



Landscaping and WSUD integrated with car parking design



Outdoor dining and public art

HERITAGE

- **Heritage Trail:** Introduce a heritage trail along Windsor Street, telling stories about past histories, both indigenous and colonial history. These stories can come to life through visual and interactive elements such as building plaques, signage, public art, murals, or personalised footpath. Physical plaques and signs could also form part of an LGA-wide signage and lighting strategy. A few specific ideas for consideration in the heritage trail are:
 - A heritage storyboard in the railway gardens;
 - Decorative paving with inlaid Pansy train information along March Street (the path of it's original route);
 - Decorative paving surrounding historic grandstand, inlaid with historical sporting stories or information about previous uses of Richmond Park.
- **Adaptive Reuse:** Heritage buildings are fundamental to creating a 'sense of place' for the community as they add character and distinctiveness to the region. Richmond has a number of 'hidden' colonial heritage buildings that could be better celebrated through facade upgrades and restorations or creative lighting to boost the appeal of the local streetscape and to give prominence to Richmond's history. In particular, the heritage buildings at the corner of Windsor Street and West Market Street have potential to be re-purposed into functional spaces for catalytic change. Given the good condition of the buildings and their central location, re-purposing them could create destination draw and boost visitation to the area. Ideas for potential adaptive reuse of these buildings include, co-working studio, childcare, health and well-being centre, community or consultation meeting rooms, artists studios, or a food and beverage offering. These buildings could also benefit from better integration with the outdoors and the inclusion of an arrival forecourt that links into the heritage trail.

- **Council Partnerships and Funding:** To provide financial incentives to property owners of vacant heritage sites, Council could look to implement changes to property rates for owners of commercial heritage buildings using one (or a combination) of the following approaches
 1. Rate reduction for maintaining and continually tenanted a building;
 2. Vacancy levy on non-tenanted buildings
 3. Development incentives such as an FSR bonus or heritage floorspace transfer to promote adaptive re-use of heritage buildings.These measures could be implemented simultaneously and would actively encourage property owners to improve and maintain their property assets and keep them tenanted. Also, in terms of active partnership with property owners, Council could look to lease vacant heritage buildings (on either a short or long-term basis) to provide their own services in centrally-located settings.
- **Heritage Service:** Another active measures Council could take to promote the conservation or upgrade of heritage buildings in Richmond is to implement a free heritage advisory service for owners of heritage properties to obtain advice about their properties and potential development. This service could be best provided by an in-house heritage advisor.



Contemporary urban intervention is heritage streetscape



Creative lighting to heritage building



Heritage building fit-out



Public art telling stories of the past



Creative lighting to heritage building and surrounds



Personalised footpaths



Adaptive re-use and fit out to heritage building



New development is heritage streetscape

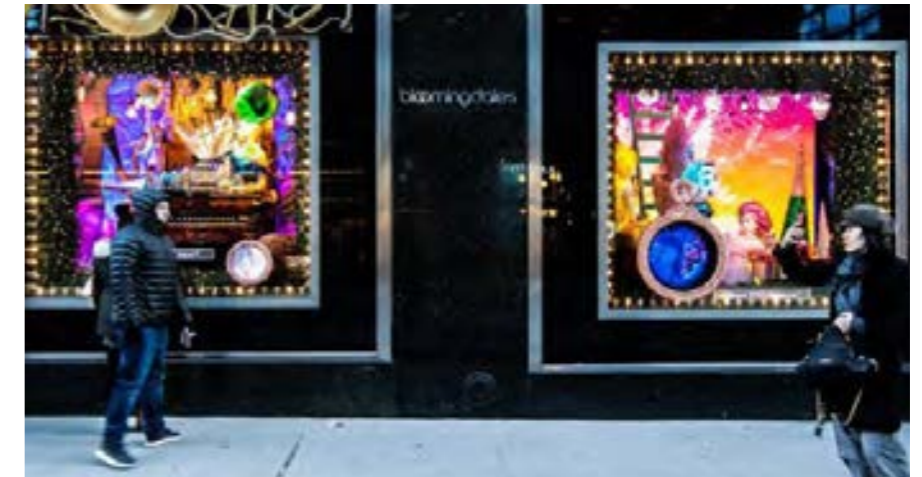
PLACE ACTIVATION + ECONOMIC DEVELOPMENT

- Below is a condensed version of recommendations for place enhancement and activation at Richmond. The recommendations presented in Windsor (Place Activation and Economic Development) are also applicable to Richmond.
- Active Frontages:** Provide a more active frontage to Richmond Mall with window displays. Also consider creating an activation strategy to the adjacent Telstra site, which may include a community garden or public art piece. Together these initiatives can attract greater pedestrian footfall to the western end of Windsor Street (to Bosworth Street). Council to also consider providing grants for public art installations, chalk murals and or temporary window displays.
- Revitalising Arcades:** Activate arcades by encouraging other non-retail uses to occupy the space, such as professional or health services, commercial spaces, creative spaces and community facilities. Also consider outdoor dining for food and beverage tenancies to improve activation and amenity. Council to also incentivise private landowners to lease tenancies on short-terms basis and/or flexible lease terms to provide spaces for pop-up shops, such as makerspace, creative markets, food and beverage offering or art shows.
- Connecting with the University:** Re-route the university shuttle bus on Windsor Street to encourage footfall and dwell time along Windsor Street. Also, to appeal to the interests of university students by introducing free wi-fi locations, smart technology initiatives and independent learning pods in the public domain.
- Food-Based Tourism:** Target tourism, and in particular food-based tourism, by promoting the broader agricultural and rural area. Work with local businesses to attract and curate a diverse mix of food and dining offerings, establish easier approval pathways for outdoor dining permits and temporary liquor license permits, and collaborate with the operators of Richmond Good Food Market to create a new seasonal food festival.
- Place Activation:** Similar to Windsor, Council can take a lead role in stimulating economic development by creating and implementing strategies that focus on place activation, night time economy, and capacity building of local businesses. Council can engage a 'Place Manager' responsible for leading place activation initiatives and curating events in the public domain, as well as working with landowners on alternatives for leasing empty shops. Council could also establish a sponsorship program to attract events and encourage externalised programming, and work with local business operators to organise regular themed events to bring the local community and tourists to the townships.

- Footpath Trade:** Fast track approvals for footpath trade, and encourage store owners to display their products outside of their tenancies or include outdoor dining as part of food and beverage outlets (with extended outdoor dining footprints at night time).



Public art in laneway



Vibrant window displays



Temporary flower market



Market with outdoor dining

PLANNING & DEVELOPMENT

- **Comprehensive DCP:** Richmond requires a comprehensive Development Control Plan (DCP) to ensure quality outcomes are delivered. Developing a comprehensive DCP is essential to any future LEP revisions. The DCP can identify an intended street interface, for example, it may articulate that levels above 3 storeys are adequately setback to allow for human scale, and a sense of low scale development. The DCP may also stipulate minimum lot sizes (for example 2,000 sqm) to encourage amalgamation. Refer to 'Desired Outcomes' on page 72 for a list of key considerations to guide future amendments of the DCP.
- **Development Constraints:** The RAAF Base significantly hinders the development of certain land uses within Richmond town centre. In particular, housing densification and education facilities are considered unacceptable within most parts of the town centre given levels of noise exposure. However, short term accommodation, commercial uses and public buildings are potentially appropriate with noise insulation measures. Any future proposed development should include a detailed study demonstrating projected noise impacts and mitigation measures.
- **Local Centre Zoning:** Given the impact of noise exposure, the small number of low density residential sites within the study area should be rezoned to local centre zoning, and building heights increased in line with surrounding context.
- **Building Height Controls:** As current building height constraints only allow for 3 storeys, consider increasing maximum building height to allow for 4 storeys specifically for sites framing Richmond Park. Building height variety will help strengthen the legibility and visual interest of the town centre, and may help incentivise development. Additional building height can still achieve sensitive built outcomes that are respectful of heritage sites in the area.



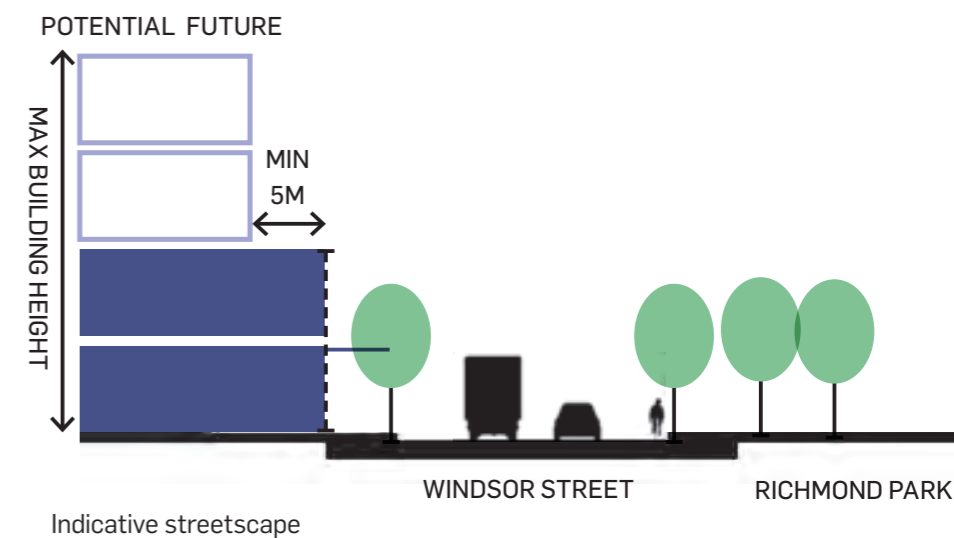
4-storey development overlooking public park



3-storey development integrated with heritage context



4-storey mixed-use development



RICHMOND

AN ACTIVATED CULTURAL DESTINATION

PLACE MAKING OPPORTUNITIES

As one of Macquarie's five towns gazetted in 1810, Richmond offers significant historic charm and is a treasured jewel in the collection of towns in the Hawkesbury region. The master plan encourages Richmond to come to life through contemporary cultural, leisure and retail uses, whilst preserving its past. This includes celebrating stories of it's past through oral, written and visualised ways within Richmond Park and the immediate streets that encompass it.

KEY DESIGN PRINCIPLES



ECONOMICS

- Connect, integrate and activate passive façades along Windsor Street, this includes Richmond Mall and the adjacent Telstra site.
- Encourage sensitive re-development and adaptive reuse of heritage buildings by increasing building height.
- Stimulate the night time economy, through a program of events or pop up initiatives such as night markets, music and art events and festivals.



HERITAGE

- Celebrate Richmond's rich history through an interactive heritage plaques. The trail will share stories of the past and may include building parks, public art, murals, or personalised footpaths.
- Creatively re-purpose the heritage buildings on the corner of Windsor Street and West Market Street. Use their adaptation to create destination draw and boost visitation to the area.



ENVIRONMENT

- In line with the other two centres, cool the local micro-climate by greening Windsor Street and large on-grade car parks.
- Improve the performance of public space by incorporating more signage, lighting, public art and street furniture that together contribute to Richmond's identity and sense of place.



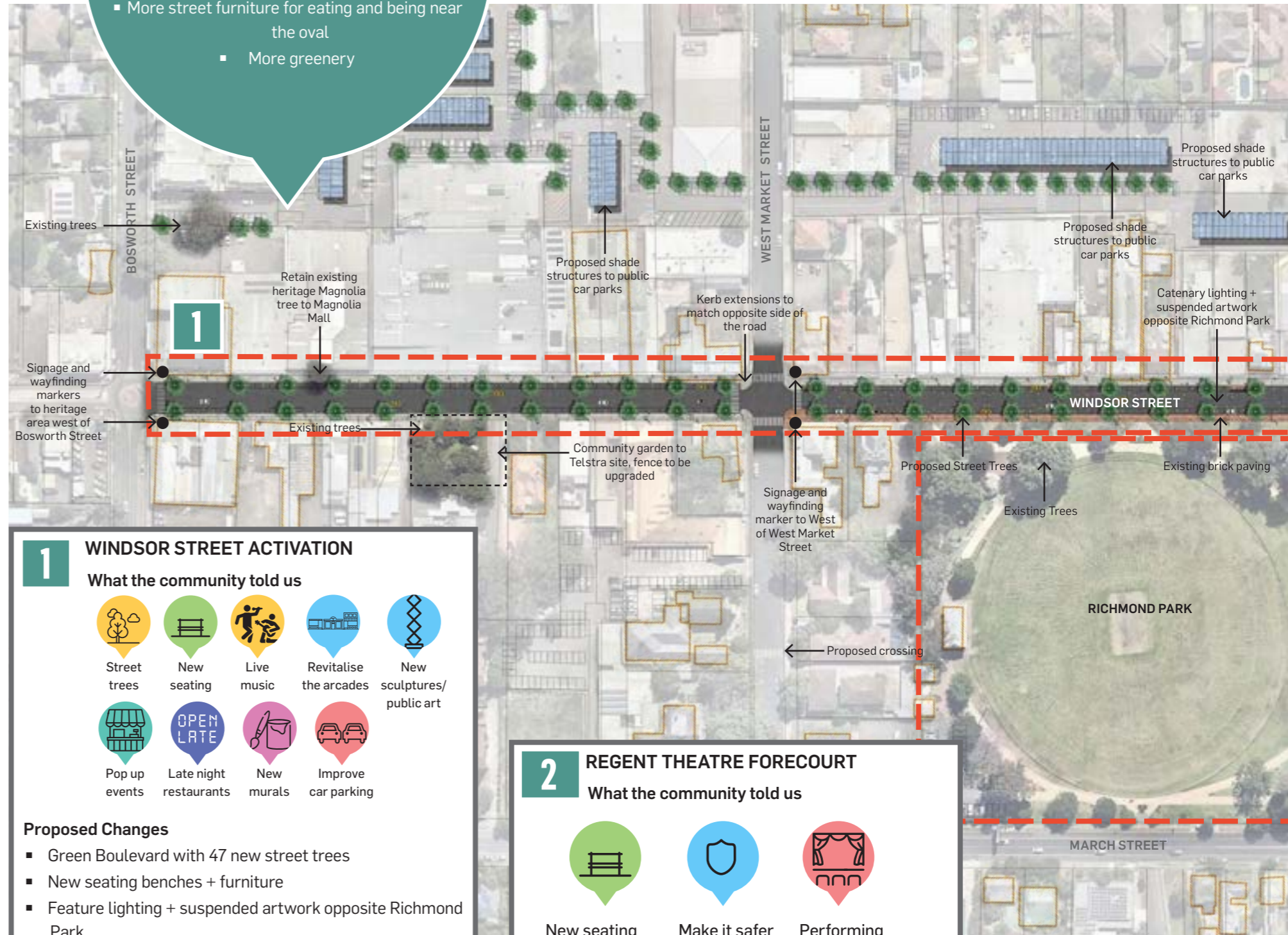
SOCIAL

- Create people places that are welcoming and inclusive. Celebrate Richmond Park as the heart of the town, and activate it with multiple uses and events.
- Frame the park with vibrant streets and create street presence through outdoor dining and seating.

WE HEARD

YOUR BIG IDEAS

- Use the oval more for events such as music festivals, pop up markets and food stalls
- Sports could be played at the oval more
- More street furniture for eating and being near the oval
 - More greenery



1 WINDSOR STREET ACTIVATION

What the community told us

Street trees

New seating

Live music

Revitalise the arcades

New sculptures/
public art

Pop up events

Late night restaurants

New murals

Improve car parking

Proposed Changes

- Green Boulevard with 47 new street trees
- New seating benches + furniture
- Feature lighting + suspended artwork opposite Richmond Park
- 'Parklets' seating + outdoor dining
- Bollards at West Market + East Market Streets for events + festivals
- Existing 124 on-street car parking spaces retained

2 REGENT THEATRE FORECOURT

What the community told us

New seating

Make it safer

Performing arts

Proposed Changes

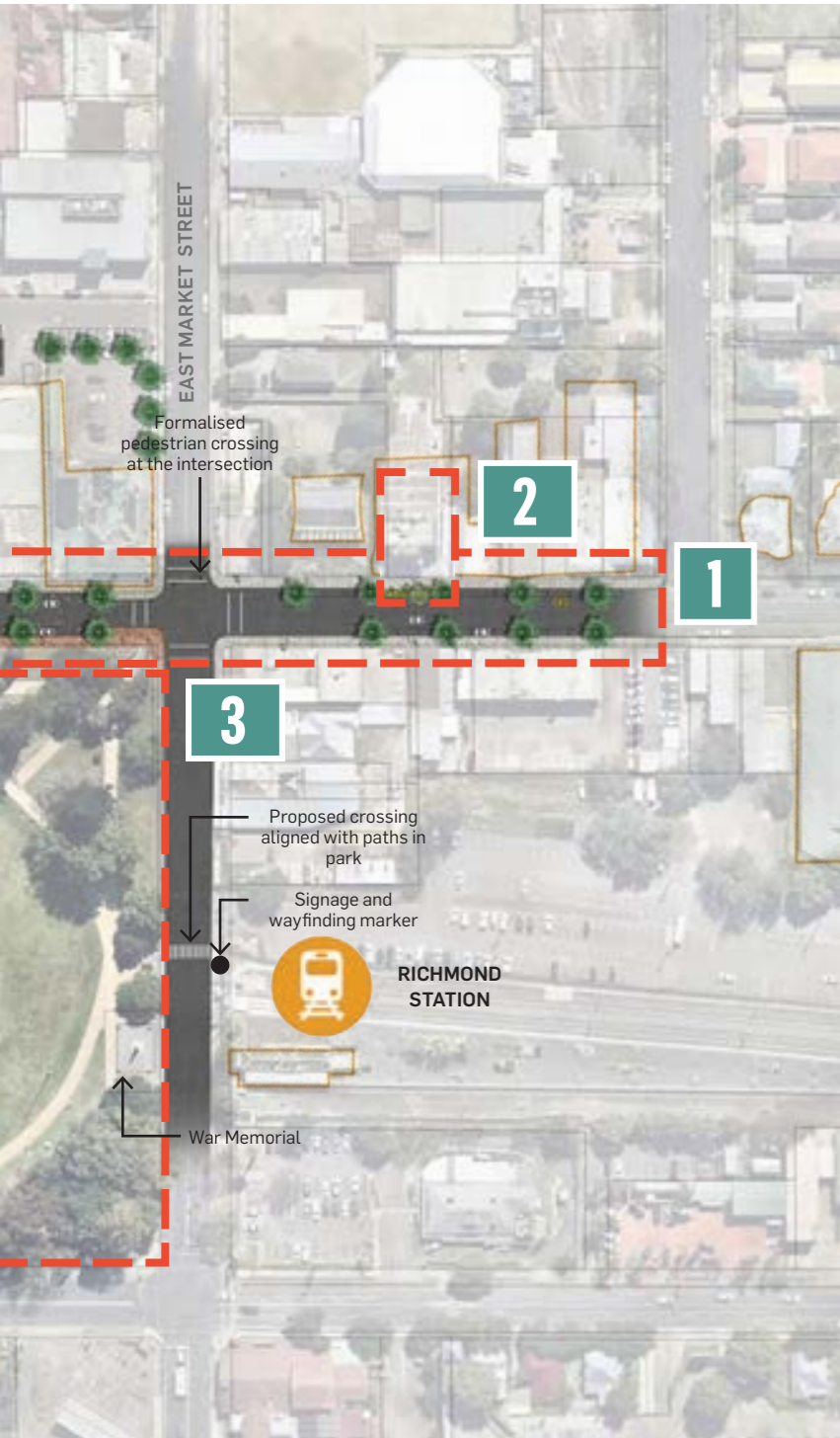
- Regent Theatre forecourt with seating (to existing car park zone) framed by street trees

refer to pg. 140-147 for further detail

refer to pg. 141 for further detail



Celebrate the heritage



Theatre streetscape upgrade



Seasonal market place

3 RICHMOND PARK OVAL ACTIVATION

What the community told us

New seating

Make it safer

Performing arts

Proposed Changes

- Activate park and oval edge with community gathering space & interactive public art
- Encourage permeability & pedestrian connectivity to adjacent contexts

refer to pg. 148-149 for further detail



Street activation

HERITAGE TRAIL

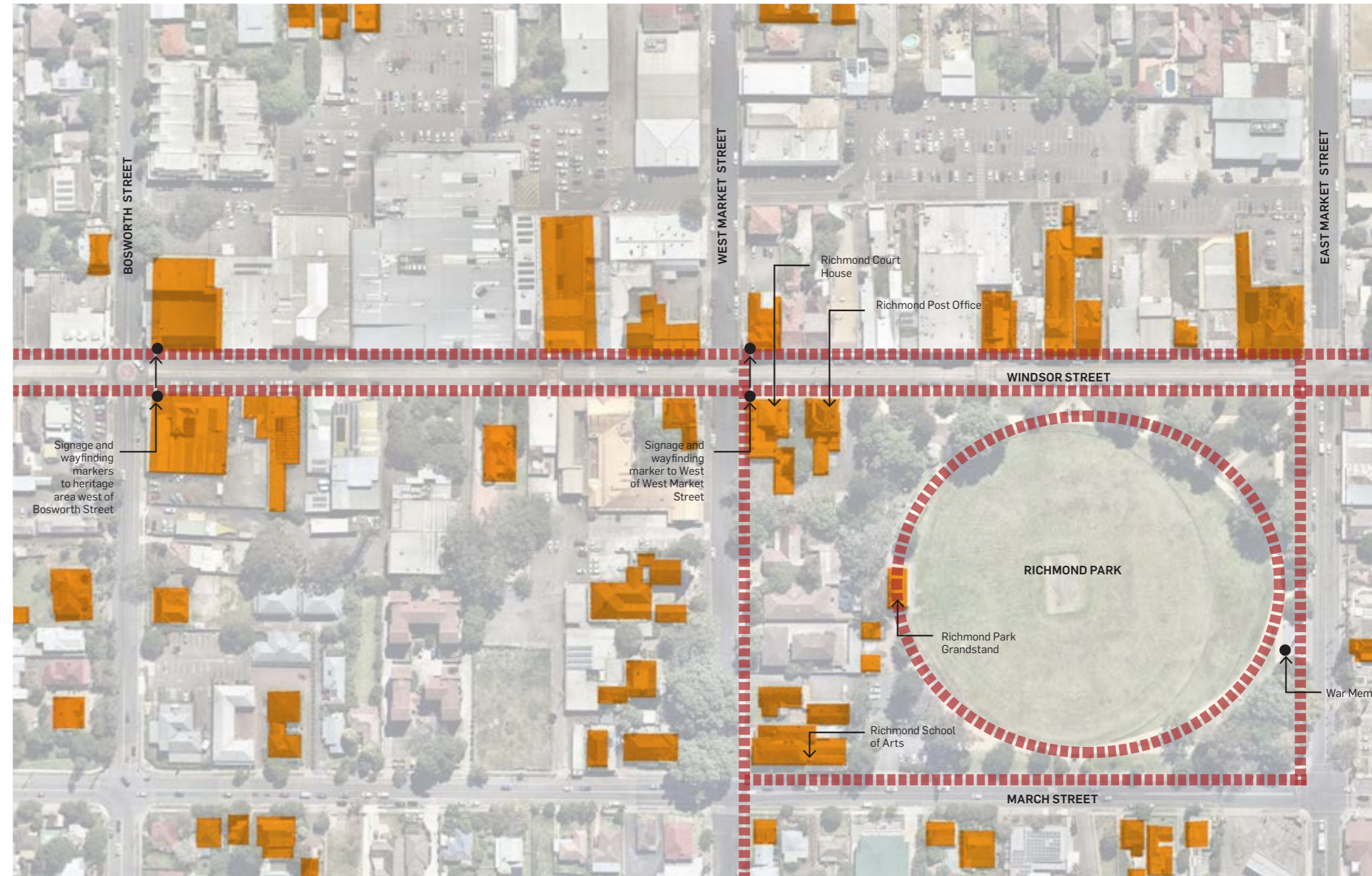
Richmond has a significant amount of heritage buildings and monuments including:

- Richmond Park - its oval, grandstand and war memorial;
- Richmond School of Arts;
- Regents Theatre;
- Courthouse; and
- Post Office.

The heritage trail highlights this key open spaces, monuments and heritage buildings located along Windsor Street, March Street, East & West Market Road and Bosworth Street.

The trail aims to narrate significant events and timelines associated with these heritage elements through streetscape treatment, provide generous forecourt area of heritage buildings, building plaque, engraved pavements and incorporating smart technology into the heritage interpretation application that will be accessible from personal devices..

HERITAGE TRAIL PLAN

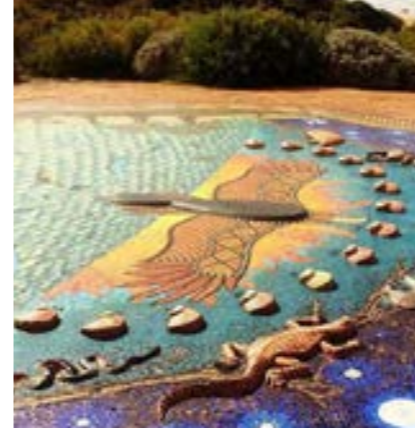




RICHMOND STATION



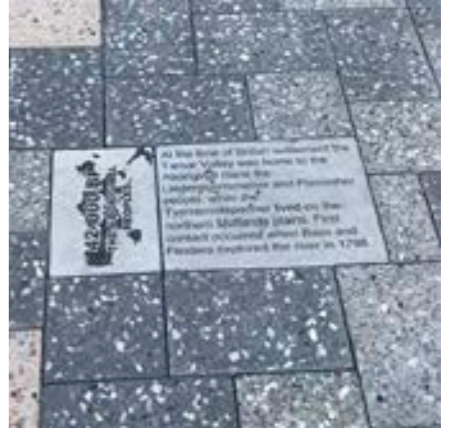
Interpretative heritage markers



Public art interpretation



Celebrate abundance of heritage



Personalised footpath for heritage trail



Theatre streetscape upgrade



Integrated public art into Mall



Heritage building plaque



Heritage trail interpretation



Interpretation plaque

1:2,000 @ A3

WINDSOR STREET

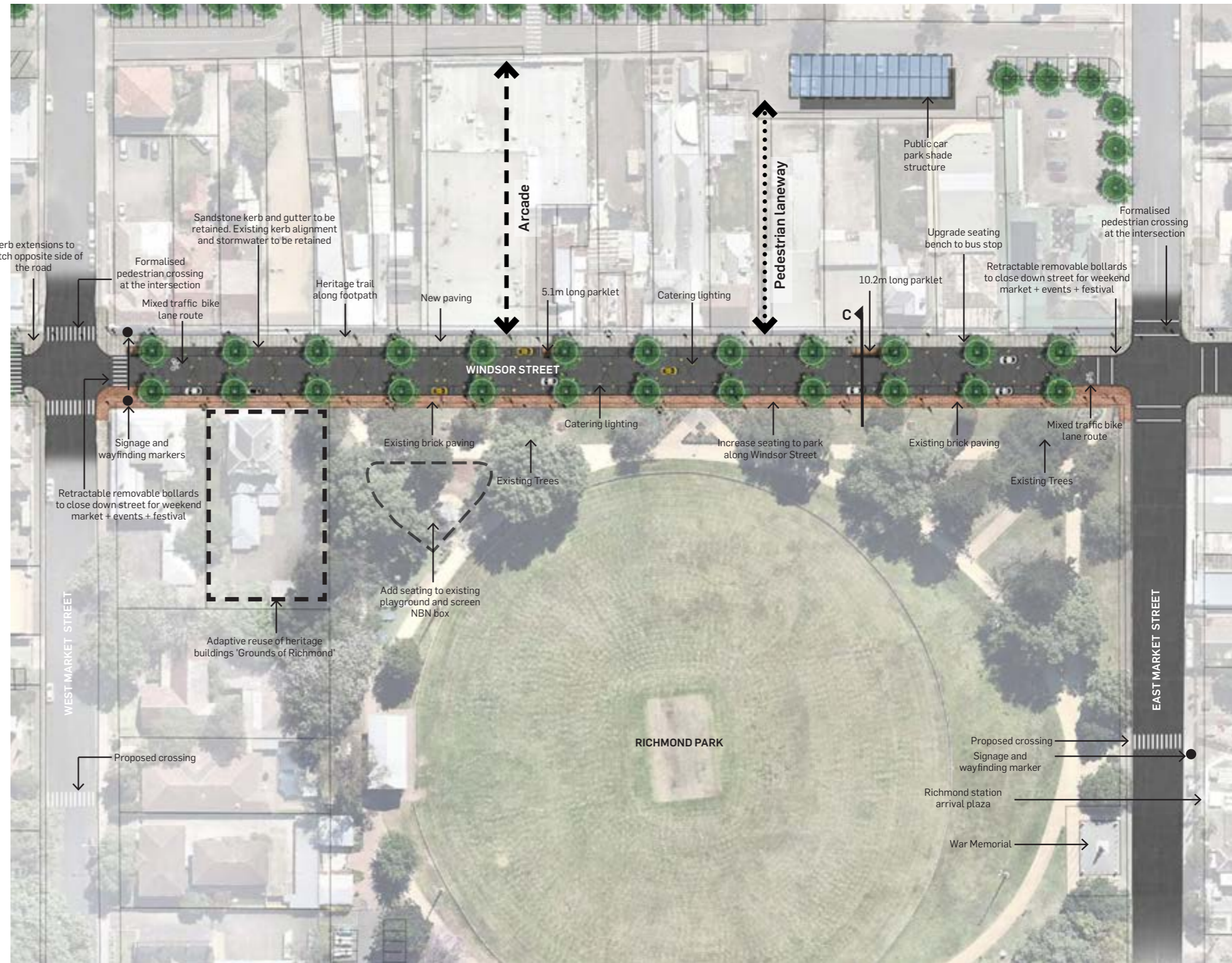
A VIBRANT HIGH STREET

There is opportunity to revitalise Windsor Street as the heart of the community, by transforming it to a bustling people place that welcomes a socially diverse mix of locals and visitors. Improving the pedestrian experience by upgrading the street's amenity, comfort and activation, while slowing traffic will help to promote change.

There are a number of unused heritage buildings that have potential to create catalytic change to Richmond, the heritage buildings on the corner of Windsor and West Market Street have the potential to provide vibrancy and attraction at the heart of Richmond, and bring people together for events and celebration.

Key design principles include:

- Strengthen the sense of place and appeal of Richmond;
- Formal tree avenue with integration of Water Sensitive Urban Design tree pits and rain gardens with the street trees;
- Street tree locations respond to the heritage buildings and Richmond Park
- High quality pavement, furniture and lighting;
- Feature (catenary) lighting opposite Richmond Park;
- Incorporate temporary and/or permanent "Tiny Parks / Parklets" along Windsor Street to provide opportunities for outdoor dining and seating nodes;
- Incorporate three phase power and water supply to street for events
- Integrate public art and Smart City elements;
- Incorporate Heritage Trail and new ("where am I") signage and wayfinding;
- Opportunity for a suspended gateway artwork along Windsor Street opposite Richmond Park.





Theatre streetscape upgrade



Interpretative heritage markers



Tree avenues



Extend street activity



Street lighting strategy



Provide shading to car park



Heritage trail interpretation



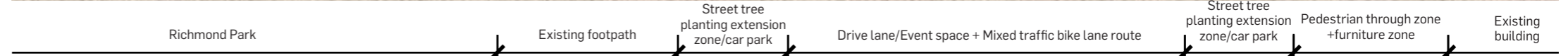
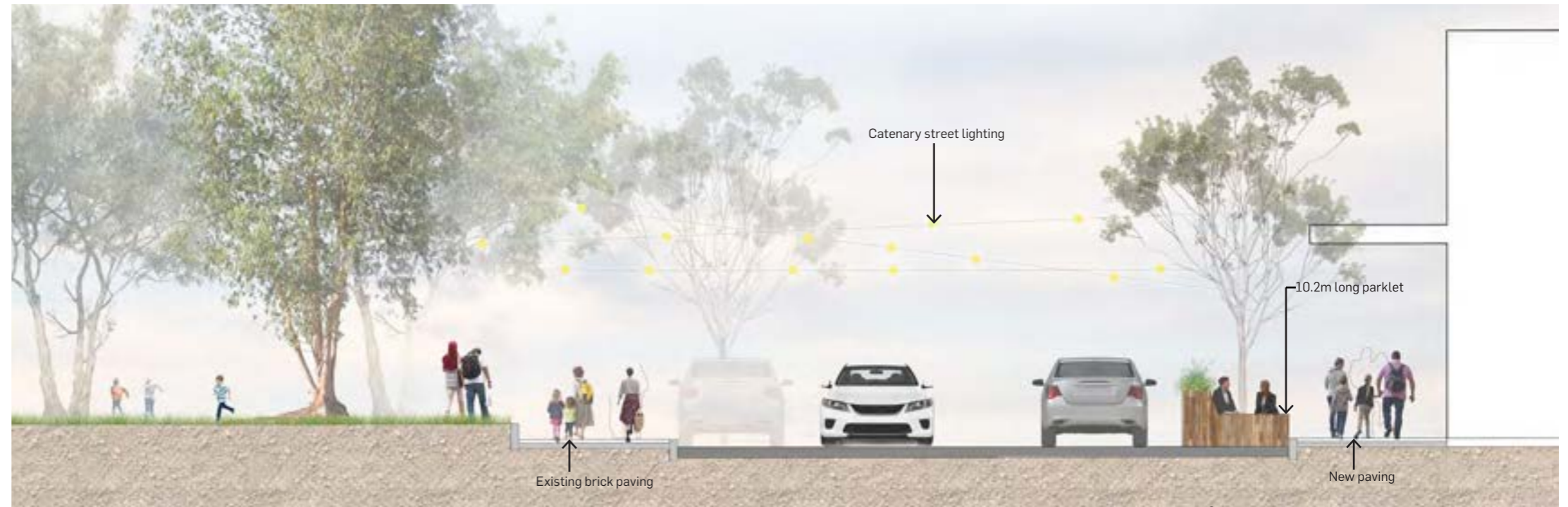
RICHMOND STATION



WINDSOR STREET

TYPICAL SECTION C

1:100 @ A3



DETAIL PLAN

1:100 @ A3



BEFORE

View from Cash Converter looking south east along Windsor Street

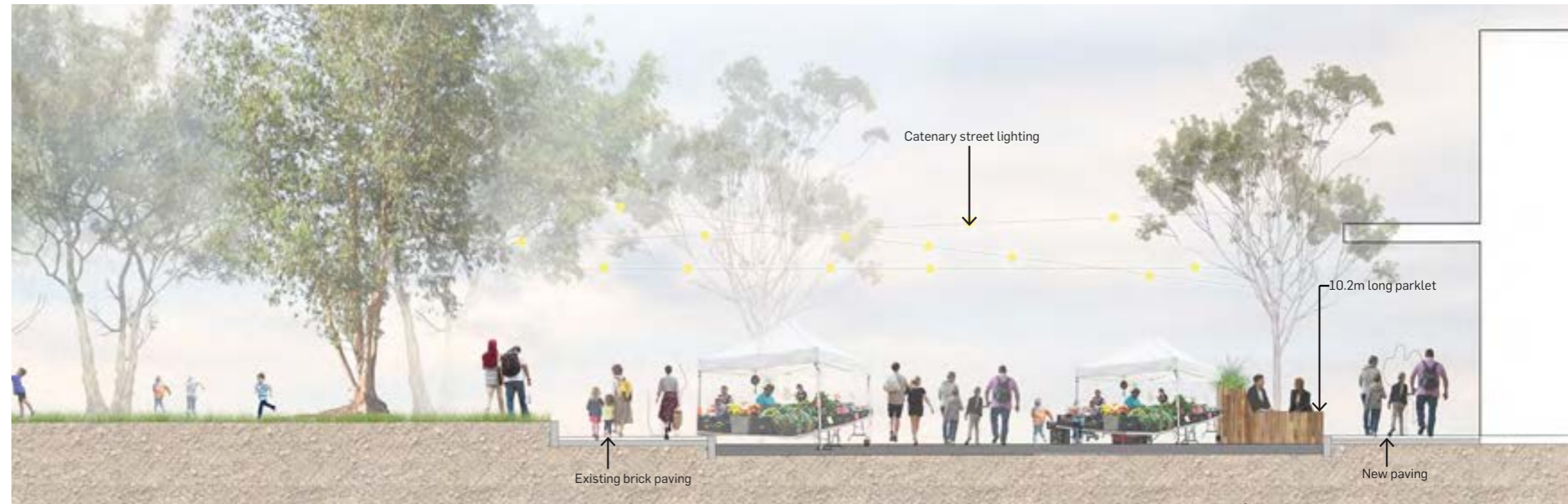


WINDSOR STREET - EVENT MODE

(BETWEEN EAST AND WEST MARKET STREETS ONLY)

TYPICAL SECTION C - EVENT MODE

1:100 @ A3



DETAIL PLAN - EVENT MODE

1:100 @ A3



BEFORE

View from Cash Converter looking south east along Windsor Street



- 1
- 2
- 3
- 4
- A

WINDSOR STREET GUIDELINES

PLANTING

- Trees to create a Windsor Street Avenue (20m approx. spacings) will frame heritage buildings (such as Regent Theatre) and provide a green canopy to the north side of the main street opposite Richmond Park
- Primary tree avenue species to be native evergreen to provide a consistent year-round canopy structure.
- Opportunities to select accent trees to mark various precincts and gateways.
- Opportunities for deciduous accent trees to allow for vibrant autumn colour, providing shade in summer and increasing solar access in winter.
- Tree locations to consider spatial requirements and location in regard to heritage buildings.
- Trees to be selected in accordance with approved tree species by Council.
- Trees are to be selected to achieve single trunks with high canopies to ensure uninterrupted sight lines.
- Trees to be planted in extended structural soil trenches (Strata Vault or similar) to allow for optimum tree health and growth. (To be coordinated with suppliers)
- Sub soil irrigation to be provided to all planting.
- WSUD (Water Sensitive Urban Design) to be integrated into the street tree design, celebrating a sustainable water cycle. Include capturing water runoff into all surface tree garden beds.

Evergreen Street Tree Options

- Angophora floribunda (Rough-barked Apple)
- Eucalyptus sclerophylla (Scribbly Gum)
- Brachychiton populneus (Kurrajong Tree)
- Photinia robusta (Christmas Berry)
- Tristaniopsis Luscious (Kanooka Gum)

Accent Deciduous Tree Options

- Acer buergerianum (Trident Maple)
- Fraxinus 'Urbanite' / 'Cimmaron' (European Ash)
- Lagerstroemia Natchez / Biloxi (Crêpe Myrtle)
- Pyrus ussuriensis (Ussurian Pear)
- Zelkova 'Green Vase' (Japanese Zelkova)

MATERIALITY

- All paving to be in unit form and selected from high quality material, size relating to the streets scale, style, character and precinct use. Colours to be sensitive of solar reflection and reducing the heat island effect. (Two Options Granite or Precast Concrete)
- Finish selection to consider both texture and warmth with opportunities of recycled materials, providing a point of difference and referencing back to the local vernacular, creating a distinctive and interesting pedestrian journey.
- The Mall to be designed as a compliant shareway, differentiated through various landscape treatments. Possible vehicular zones to consider pedestrian movement including flush kerbs. Pedestrian and vehicular material selection to create a unified Street finish.
- Materials to be selected in respect to maintenance, accessibility including accessibility 'Slip and Skid' requirements(Australian Standards), lifespan and sustainability.

PLANTING

Evergreen Street Tree Options



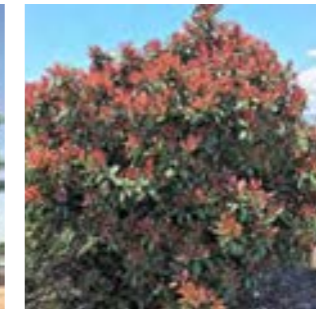
Angophora floribunda
(Rough-barked Apple)



Eucalyptus sclerophylla
(Scribbly Gum)



Brachychiton populneus
(Kurrajong Tree)



Photinia robusta
(Christmas Berry)



Tristaniopsis luscious
(Kanooka Gum)

Deciduous Street Tree Options



Acer buergerianum
(Trident Maple)



Fraxinus 'Urbanite'
(European Ash)



Lagerstroemia Natchez
(Crêpe Myrtle)



Pyrus ussuriensis
(Ussurian Pear)



Zelkova 'Green Vase'
(Japanese Zelkova)

MATERIALITY



Tree Avenue in Car Parking Zone



Tree pit



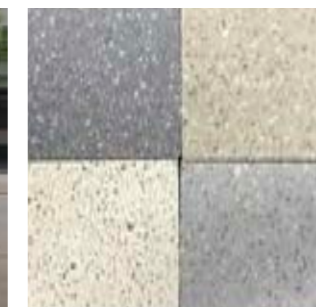
Pavement Design Intent



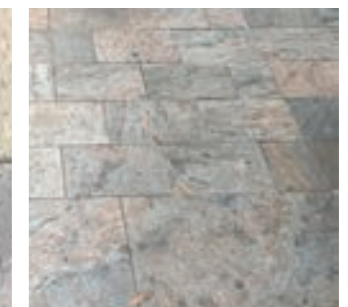
Signage



Streetscape



Pavement Option A:
Precast Concrete



Pavement Option B:
Granite (Austral Juperana)

LIGHTING

- Lighting design to be developed by a lighting designer/engineer in accordance with Australian Standards (Lux Levels).
- Lighting design to promote sense of safety and security while creating a vibrant environment for late night activity/events.
- Slim light pole top lighting to be aligned with tree avenues and furniture to reduce visual clutter and maintain pedestrian circulation.
- Integrated lighting elements within proposed Parklets along Windsor Street.

FURNITURE

- To contribute to the linear character of the Street while being; robust with a long-life cycle, easily maintained.
- Should have strong correlation to the surrounding precinct furniture typologies,
- Furniture materiality to consider usability regarding climatic site conditions, i.e. heat retention.
- Furniture to be aligned with tree avenues and lighting to reduce visual clutter and maintain pedestrian circulation. Investigate power (3 Phase), WiFi, phone charging opportunities.
- Furniture design to meet Australian Standards including accessibility requirements for all ages.

PUBLIC ART & SIGNAGE

- Public Art opportunities to express the cultural & historical past of the towns, to educate and enhance the overall cultural aspect of the town centres.
- Public art opportunities to be integrated with key public activation areas; Windsor Street, Regent Theatre Forecourt and Richmond Station.
- South Windsor Park will establish sense of arrival that promotes a pedestrian environment & wayfinding, integrated signage opportunities.
- Explore opportunities to build upon the existing public art initiatives such as the murals and shop front activation.
- Opportunities to integrate public art into landscape features, including; furniture, lighting, paving and parklets.

LIGHTING



FURNITURE



Furniture: 'Sturt Range' by MOS

PUBLIC ART & SIGNAGE



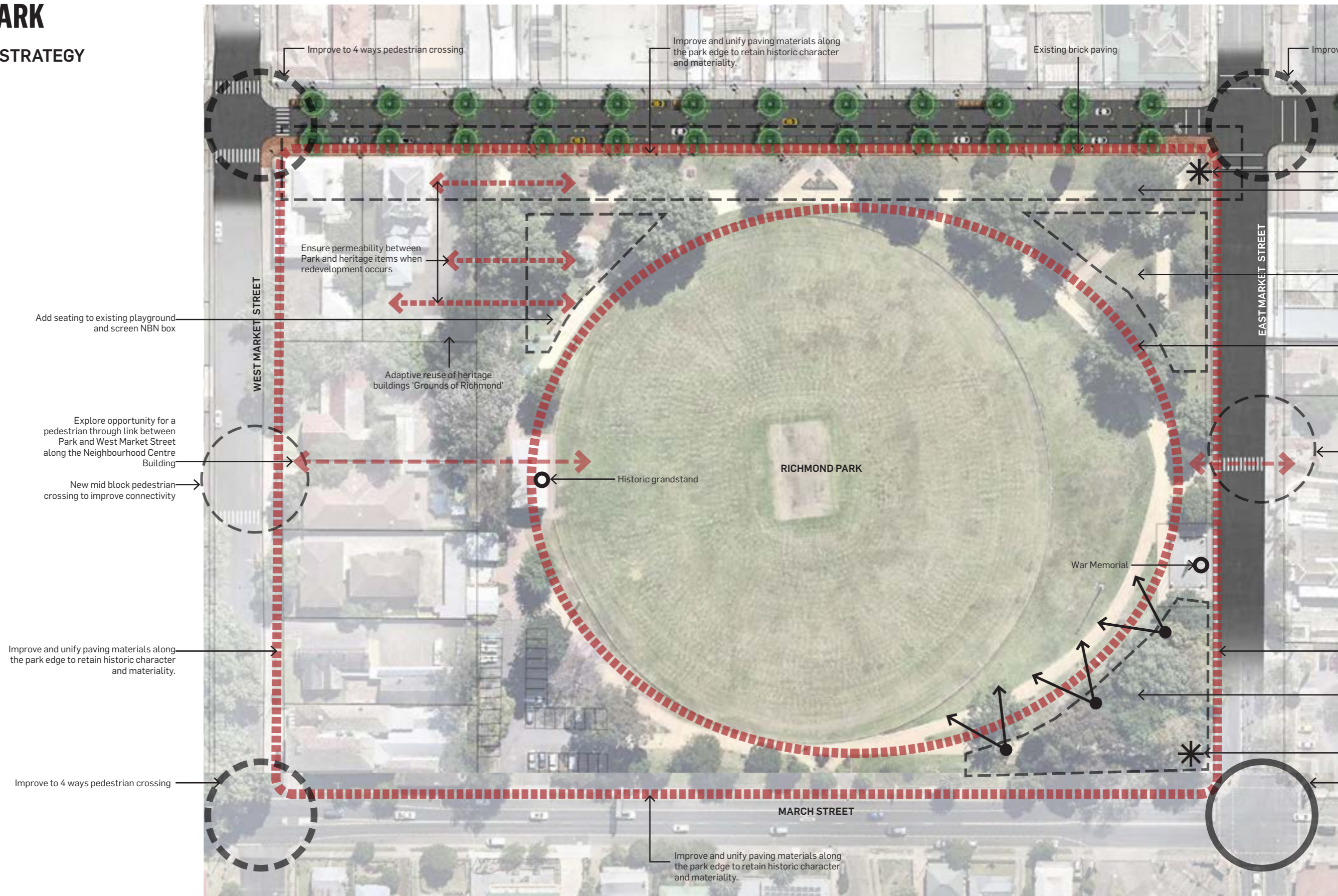
Heritage Signage & Wayfinding

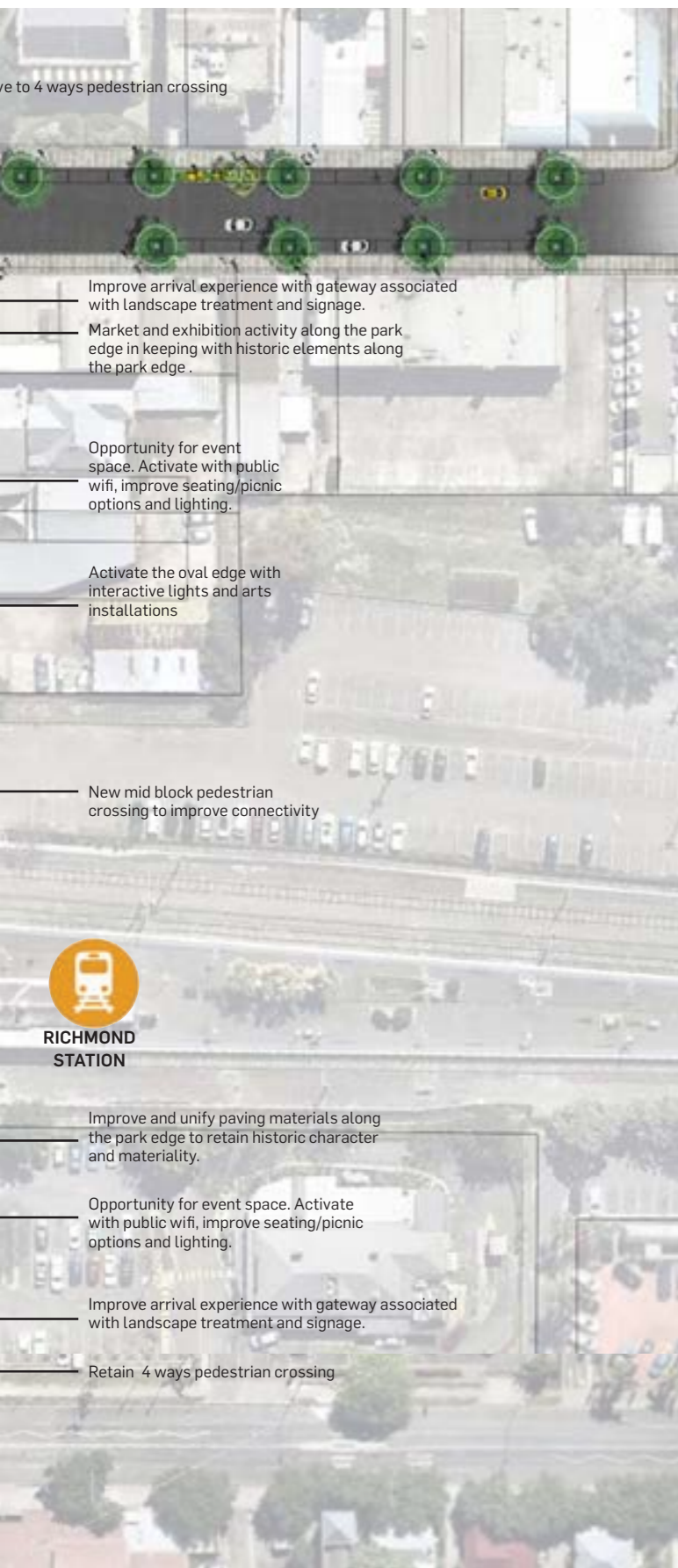
Parklet Seating

Heritage Trail Interpretation

RICHMOND PARK

OVAL ACTIVATION STRATEGY

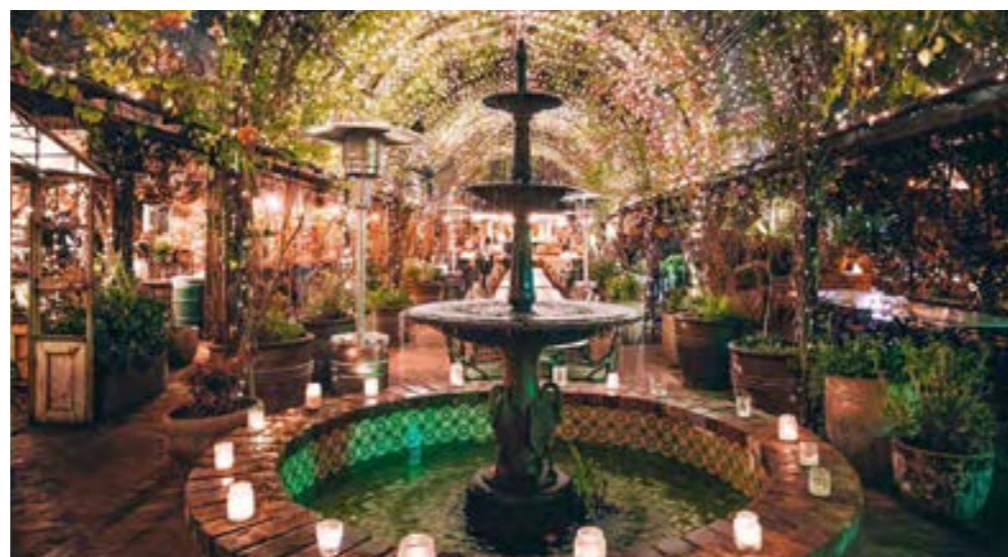




Interpretative heritage markers



Tree avenues



Encourage connection from park to future adaptive reuse heritage site



Street lighting strategy



Activate park edge with event spaces



Activate adjacent heritage buildings with food and beverage venues





APPENDICES:

APPENDIX A - ENGAGEMENT OUTCOMES REPORT

APPENDIX B – PLANNING ADVICE

APPENDIX C – COSTINGS

APPENDIX D - MAINTENANCE PLAN & UPDATED

APPENDIX E – IMPLEMENTATION PLAN (WITH PROGRAM)

APPENDIX A - ENGAGEMENT OUTCOMES REPORT



ENGAGEMENT AND COMMUNICATIONS OUTCOMES REPORT

Hawkesbury City Council

MAY 2020

This report is dated 1 May 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Hawkesbury City Council (Instructing Party) for the purpose of a Outcomes Report(Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

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Consultant	Lauren Fawcett

Project code	P0007829
Report number	Final

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You must read the important disclaimer appearing within the body of this report.

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INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Hawkesbury City Council (Council) to prepare an Engagement and Communications Strategy (Strategy) to support the creation of a Masterplan focused on the towns of Windsor, South Windsor and Richmond. Titled “Revitalising our Town Centres: Richmond, South Windsor and Windsor”, the project is supported by the Western Parkland City Liveability Program and funded by all three levels of government via the Western Sydney City Deal.

Engagement and communications activities for the project included:

- The identification of opportunities for the identified town centres
- Placemaking ideas and suggestions for revitalisation from the community
- Identification and design of key infrastructure works.

The aim of the engagement and communication deliverables was to uncover information regarding community sentiment, ideas and thoughts about the town centres in their current state and what would encourage use of these town centres more in the future. This information will be used in the final Masterplan and Public Domain plans to be provided to Council. This Engagement and Communication Outcomes Report documents the engagement and communications process and feedback received undertaken between December 2019 – April 2020.

PROJECT OVERVIEW

The Revitalising our Town Centres: Richmond, South Windsor and Windsor project aims to revitalise these town centres for locals and visitors alike, while investigating new and improved uses these areas.

With the Hawkesbury LGA expected to grow from 67,000 people in 2016 to just over 85,000 people by 2036, planning for the future of the Hawkesbury LGA needs to consider how the LGA itself and the wider district and region is expected to grow and change over the new few decades – this is where the input from local community is important.

With previous engagement being undertaken as part of the Placescore and Local Strategic Planning Statements processes, the aim of this engagement and communication program is to drill deeper to understand community sentiment around the identified town centres and how these could be improved in the future.

Community consultation regarding the Masterplans will allow for an integrated outcome between Council and community, along with the injection of identified local character and resilient design.

The people who live and work in the Hawkesbury have great pride in their local area and want to promote the benefits to locals and visitors alike. Improving the main town centres of Richmond, South Windsor and Windsor will provide new and exciting opportunities for businesses, community members and tourists such as improved public spaces, retail offerings and gathering places. The Revitalisation Masterplan aims to represent the desires of the future while respecting past heritage and history.



STAKEHOLDER ANALYSIS

LEVEL OF ENGAGEMENT

Urbis Engagement works in line with the International Association of Public Participation's (IAP2) Public Participation spectrum and utilises the participation principles. The Revitalisation our Hawkesbury Town Centres project focused on:

▪ Inform:

To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

▪ Consult:

To obtain public feedback on analysis alternatives and/or decisions.

STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Urbis Engagement collaborated with Hawkesbury City Council in managing the various stakeholder groups for the Revitalising Town Centres project. Hawkesbury City Council primarily managed internal stakeholders and Urbis Engagement engaged with identified stakeholders and the broader community.

Group	Stakeholders
Government	<ul style="list-style-type: none"> Hawkesbury City Council Council Project Control Group Elected representatives
Business	<ul style="list-style-type: none"> Windsor and Richmond RSL Clubs Hawkesbury showground Hawkesbury Chamber of Commerce Local businesses in Richmond, South Windsor and Windsor Tourism NSW RAAF Base Richmond
Community	<ul style="list-style-type: none"> Youth (0-18 years) Not for profit providers Residents and ratepayers action groups Council community committees General community members Hawkesbury Town Centre Master Plan Working Group
Education	<ul style="list-style-type: none"> Local primary and high schools University of Western Sydney

BACKGROUND ENGAGEMENT

BACKGROUND ENGAGEMENT

HAWKESBURY CITY COUNCIL- TOWN CENTRES PLACESCORE

In order to understand more about what residents, visitors and workers thought about our town centres, Hawkesbury council used Place-Score, a place experience diagnostic, engagement, benchmarking and data tracking platform that helps guide and measure more effective investment in urban environments.

Online and face to face surveys were conducted during December 2017 and February 2018 to understand the place attributes that were most important for the ideal town centre, and how much they impacted on enjoyment of the place.

A total of 2,149 surveys were completed. The key results from the Place-Score survey highlighted that, the top town centre place attributes valued by all respondents include:

1. Local history and heritage – buildings and features
2. Cleanliness of public spaces
3. Elements of natural environment (views and vistas)
4. Overall visual character of the area
5. Vegetation and natural elements (street trees, planting, water etc.)

THE HAWKESBURY LSPS

The Hawkesbury Local Strategic Planning Statement (LSPS) sets a clear line of sight between the key strategic planning priorities of infrastructure, economy, liveability and sustainability. The LSPS reflects the vision of the Hawkesbury Community Strategic Plan 2017-2036, which was prepared following extensive community input. The vision outlines by the community for the next 20 years states, “We see the Hawkesbury as a vibrant and collaborative community living in harmony with our history and environment whilst valuing our diversity, striving for innovation, a strong economy and retaining our lifestyle and identity.’

Hawkesbury top 15 planning priorities include:

1. Bridge the shortfall of infrastructure through stakeholder collaboration to support current and future growth.
2. Collaborated investment in infrastructure that will support existing and future industries.
3. Deliver timely and robust infrastructure to support the town centres and villages of the LGA.
4. Provide a diversity of housing types to meet the needs of the changing demography.
5. Protect Aboriginal heritage and promote European heritage and its transition into innovative, creative and adaptive re-uses.
6. Provide rural housing with great deliberation and consideration of land use conflicts in appropriate locations.
7. Manage, enhance and celebrate the distinctive heritage character of our towns, villages and open spaces
8. Promote agricultural and food industry and growth of the agri-business sector and invest in Agro-knowledge/ Agronomics research through the Western Sydney University.
9. Support our industries to grow and meet current and future trends.
10. Explore opportunities at the Western Sydney University and Richmond RAAF Base to create a value chain at the Western Sydney Airport and STEM Industry.
11. Encourage the economic self-determination of the Aboriginal community through their land holdings and culture.
12. Educate and adapt to natural hazards of flood, bushfire and climate change.
13. Protect areas of high environmental value and significance.
14. Commit to urgent action to respond to the global climate emergency.
15. Champion, educate and support a transition to renewable energy.

ENGAGEMENT PROCESS

ENGAGEMENT PROCESS

OCTOBER 2019 – MAY 2020

INFORMATION POP UPS

Two, three-hour pop up information sessions were held on 7 February 2020 at Richmond markets and 8 March 2020 at Windsor markets.

- Approximately 120 people attended the two sessions.
- Feedback collected at the information sessions has been collated into this report.
- At the information session, feedback was received via:
- Direct discussions with members of the project team who were briefed to note key issues and questions raised during discussions.
- Information boards outlining key project facts were displayed at the pop up sessions.

ENQUIRY LINE

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address for the duration of the engagement period.

A total of five people have phoned or emailed to provide feedback or seek further information during the period of October 2019 – May 2020.

A detailed summary of feedback has been outlined in this report.

SOCIAL MEDIA POSTS

Social media posts were uploaded on Hawkesbury City Councils Facebook page regarding the Revitalising our Town Centres project which attracted many comments, shares and visits to the project website.

Social media for project was controlled by Hawkesbury City Council.

COMMUNICATION POSTCARD

A communications postcard was developed and distributed as part of the engagement process.

The postcard was created for community members, businesses and stakeholders, and outlined the project, included key messages and how to provide feedback for the masterplan creation.

Approximately 1000 postcards were distributed as part of the engagement activities with encouragement to visit the survey to have their say.

HAWKESBURY CHAMBER OF COMMERCE BUSINESS SHOWCASE

On 8 November, Council staff attended the business showcase to talk to local businesses and encourage feedback for the project. The business community indicated excitement regarding the project and willingness to be involved.

ONLINE SURVEY & WEBSITE CONTENT

As of 3 April 2020, 441 responses were received from the online survey managed by Urbis Engagement.

Initial responses received were:

- Mostly residents
- Mostly female
- In the 30-39 age group
- Showed that shopping was the reason people utilised the town centres followed by cafes and restaurants
- Would like to see night-time activation that includes pop festivals and markets, live music and late-night restaurants and bars.

A STREET WALK

A street walk was undertaken in the towns of Richmond, South Windsor and Windsor to speak directly to business owners and workers.

The following was completed in the form of face to face street walks:

- Windsor – 52 stores
- Richmond – 74 stores
- South Windsor – 109 stores incl letterboxes and surrounding streets)

There was a mixed reaction from those who were contacted, ranging from apathy to genuine interest and the immediate discussion of ideas.

ENGAGEMENT PROCESS OCTOBER 2019 – MAY 2020

STAKEHOLDER WORKSHOPS

An invitation was sent to identified stakeholders to attend an informal workshop session to better understand community sentiment and town centre concerns.

The first workshop was attended by five community members and the follow up workshop two members.

Valuable insights were gained from utilising first hand knowledge of the local area and business issues.

COUNCILLOR WORKSHOP

An online facilitation session was held in April 2020 with elected representatives of Hawkesbury City Council to introduce the draft Masterplan and Public Domain Plan and gain thoughts, feedback and ideas for the final documentation.

TOWN CENTRE WORKING GROUP

The Town Centre Working Group were provided with a separate stakeholder workshop in November 2019 and online facilitation session in April 2020 regarding the proposed Masterplan and Public Domain Plan.

These sessions provided the working group a chance to provide their initial thoughts at the beginning of the process and provide comments on the draft plans presented in the facilitation session.



OVERALL SUMMARY

RICHMOND

WHAT WE HEARD



SOUTH WINDSOR

WHAT WE HEARD



WINDSOR

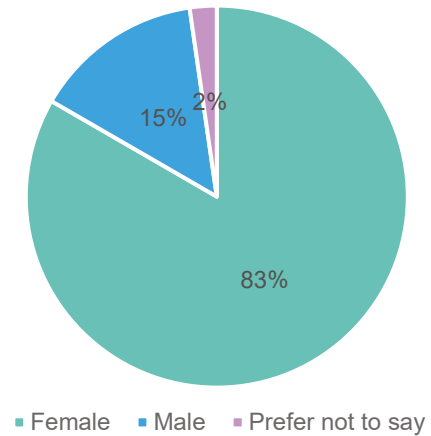
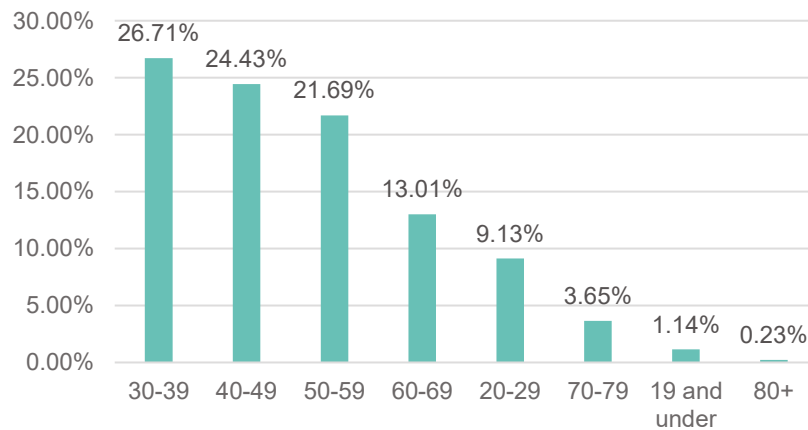
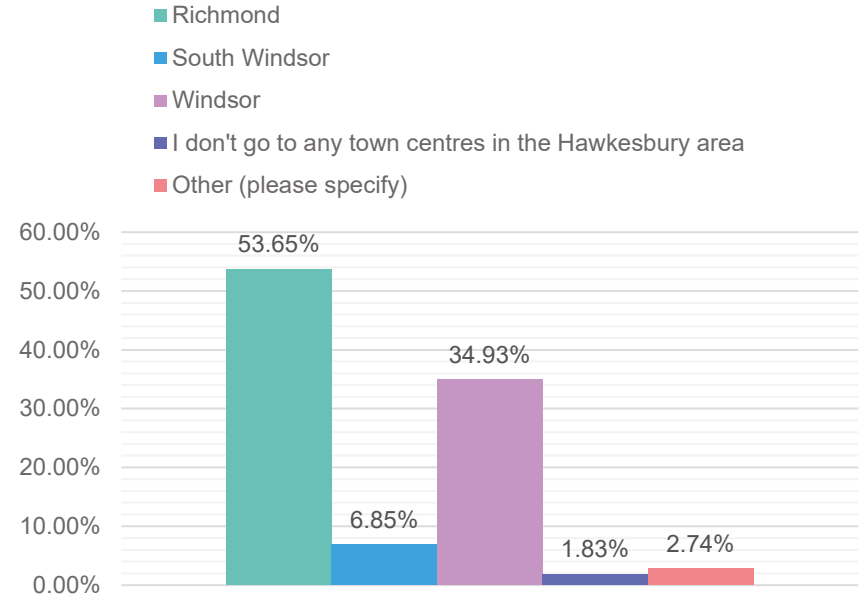
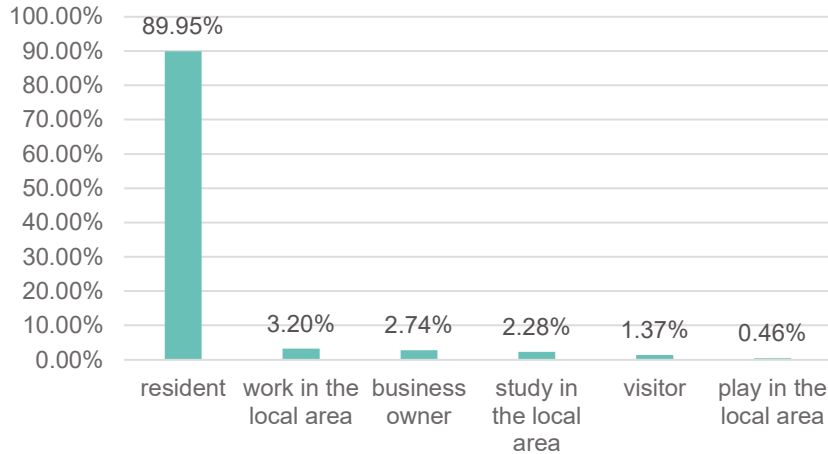
WHAT WE HEARD

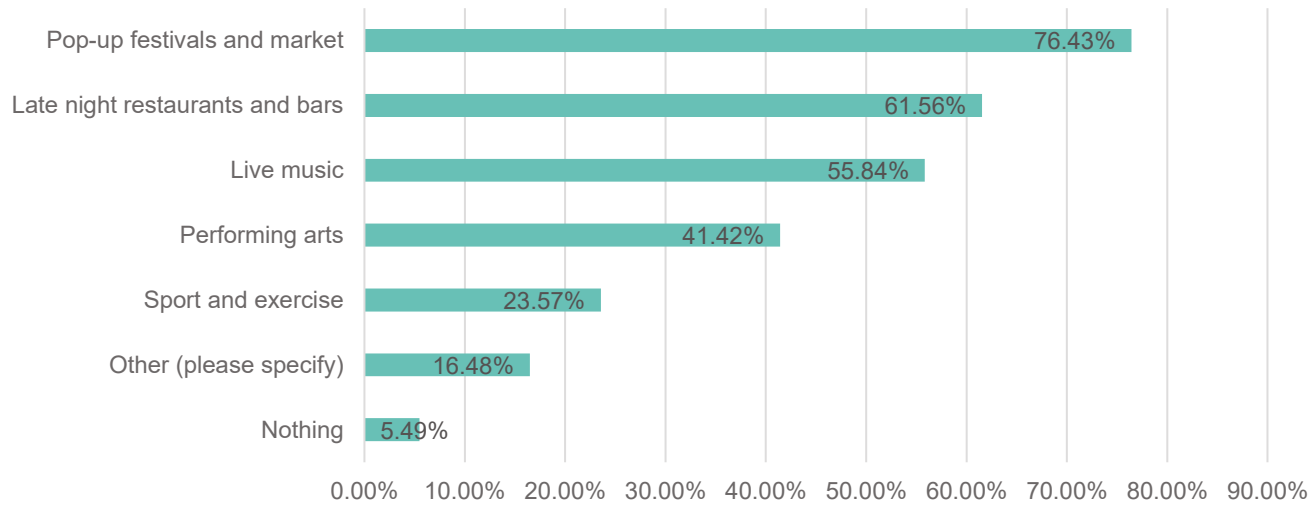
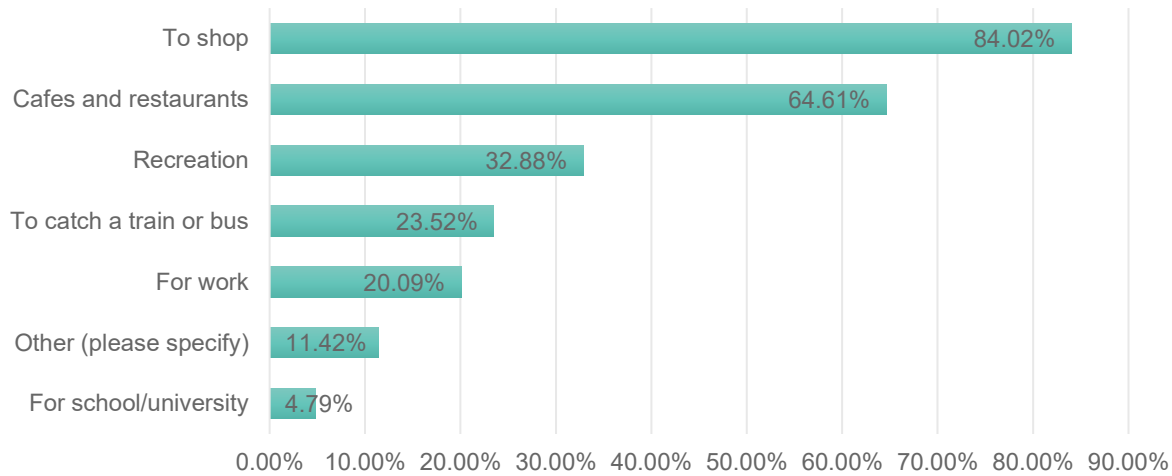


SURVEY RESULTS

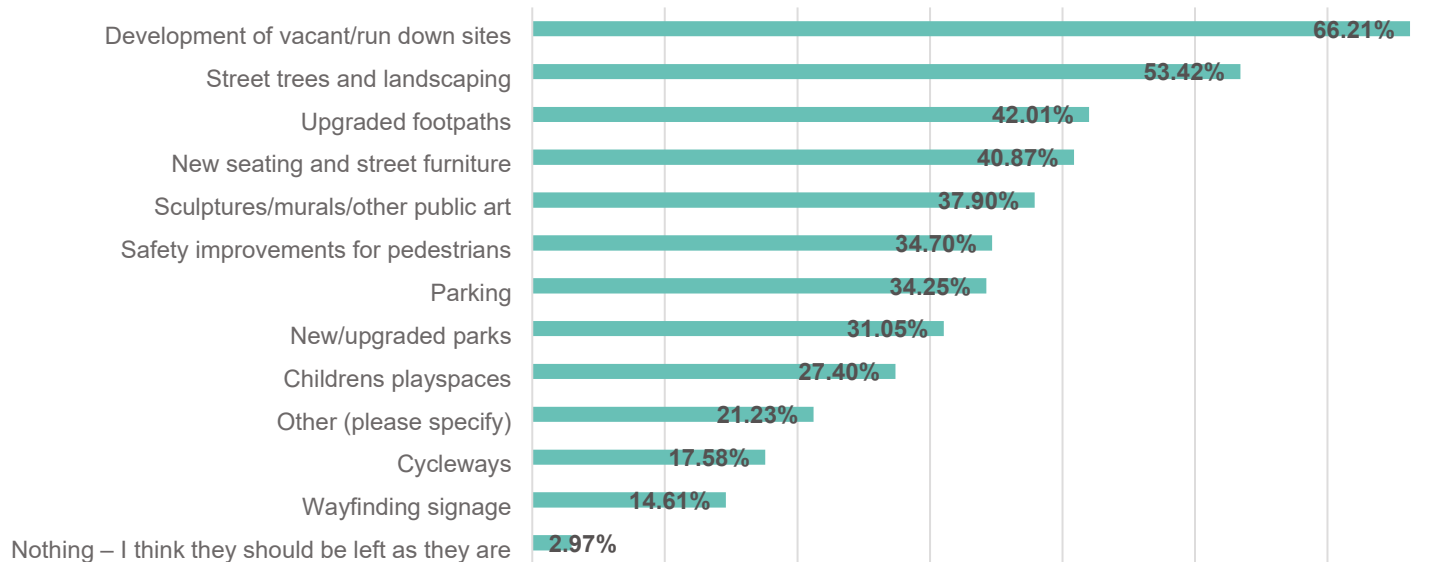
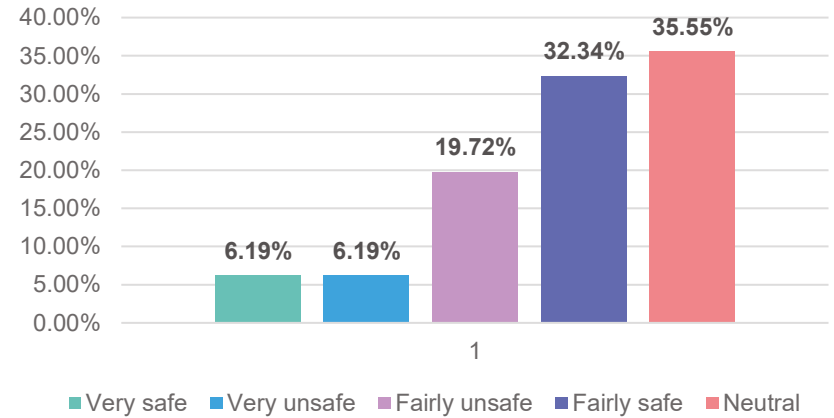
SURVEY RESULTS

HEADING

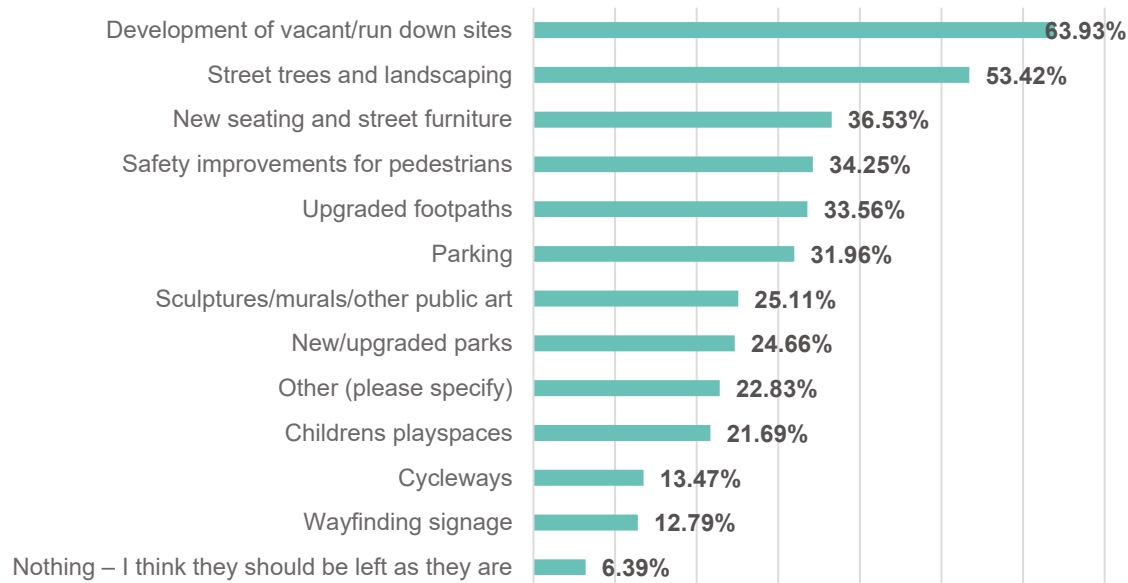
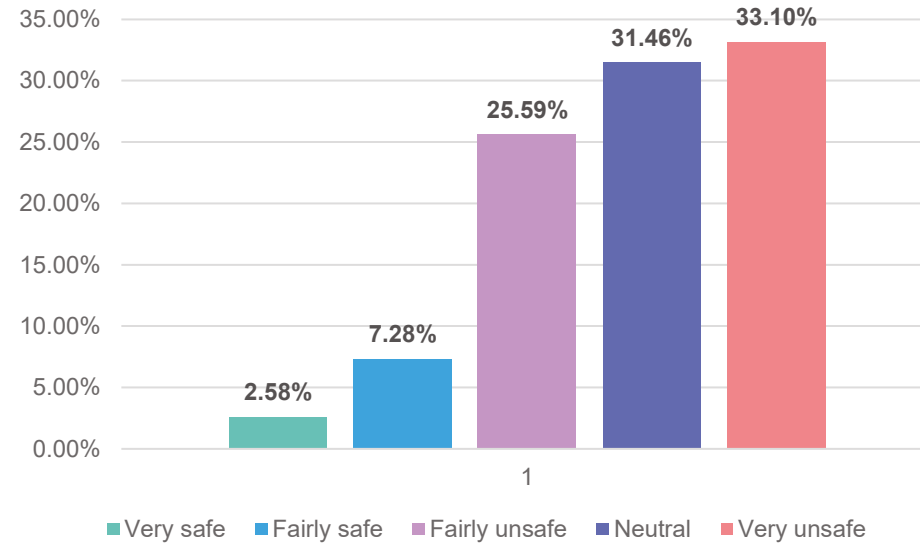




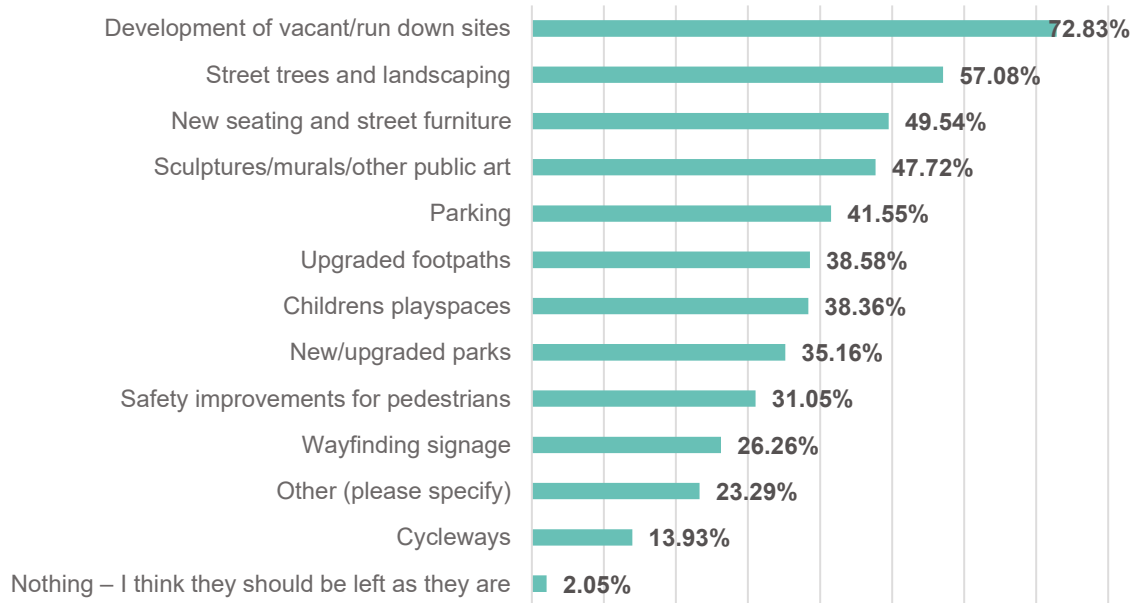
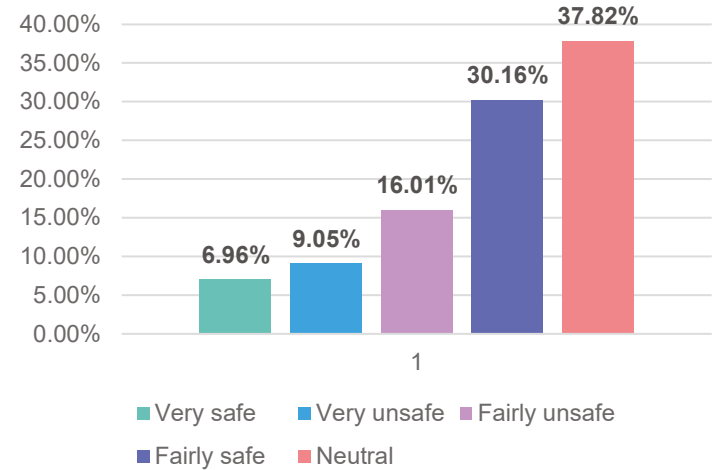
RICHMOND



SOUTH WINDSOR



WINDSOR



ENQUIRY LINE RESULTS

ENQUIRY LINE RESULTS

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address for the duration of the engagement period.

A total of five people have phoned or emailed to provide feedback or seek further information during the period of October 2019 – May 2020.

Feedback included a mixture of macro and micro level thoughts and ideas including:

- Windsor and surrounding area is a major food bowl. This strength should be maximised through creating a brand and economy around horticulture.
- Green boulevards down George Street from Thompson Square to the train station.
- Get rid of the mall because a main street or high street cannot thrive with a mall. The population cannot support the Mall.
- Windsor's heritage component is what makes it delightful
- Change the zoning in the main street to allow shop top housing to increase passive surveillance and vibrancy.
- Capacity building programs to get business and council on the same page.



STREET WALK RESULTS

RICHMOND – WHAT WE HEARD

WHAT WE LIKE

- The oval is fantastic and really centres our town to be a destination.
- There is a variety of shops for all needs
- The care of shopkeepers and building owners
- The cafes and variety of food options
- Heritage style buildings
- A country feel

WHAT WE DON'T LIKE

- Lack of surveillance and property damage
- Parking restrictions make it hard for people to complete their shopping
- Lack of lighting
- Lack of mall use
- It looks dirty and dreary
- Lack of parking near facilities such as post office and bank
- The gutters are too high

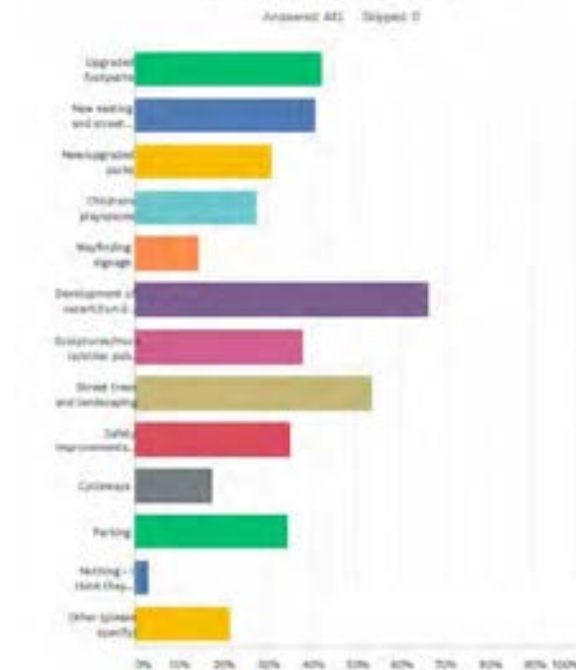
OUR BIG IDEAS

- Use the oval more for events such as music festivals, pop up markets and food stalls
- Sports could be played at the oval more
- More street furniture for eating and being near the oval
- Revitalise the walk through malls
- More greenery

IN THE PEOPLES VOICE

- *“One end of the street is busy; one end is dead. How can we get people down to the other end, so we are busy too?” (end opposite oval)*
- *“Let's make this place shine at Christmas with fairy lights and decorations”*
- *“I feel like Council stifle a lot of initiatives that could make this place great.”*
- *I try to spruce the place up but have had plants ripped out and pots stolen so I think, why bother?”*

What would you like to see more of in the town centre of Richmond?
(Tick as many as you like)



SOUTH WINDSOR – WHAT WE HEARD

WHAT WE LIKE

- A sense of community
- Location to industrial park
- Options for opportunity and growth
- Good shops for food and beverage options

WHAT WE DON'T LIKE

- Slippery pebble pavements are unsafe
- Pavements are uneven and dirty
- Back parking area is unsafe and rarely used
- Lack of police presence
- Known as an unsafe area

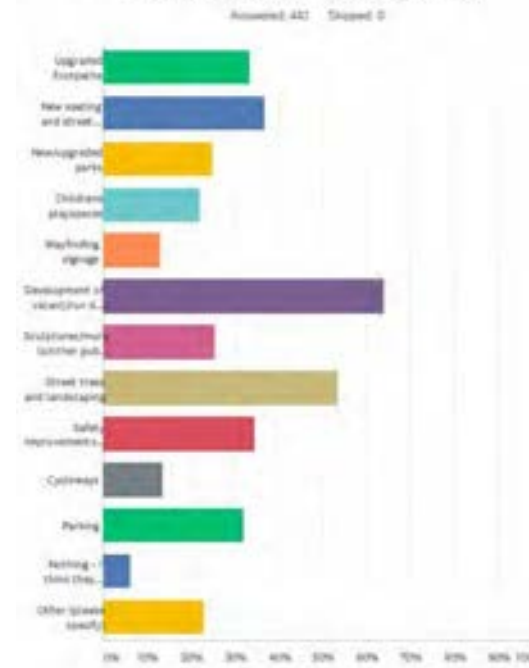
OUR BIG IDEAS

- New greenery
- Water play areas in the park
- New and clean pavement
- Speed cameras on the main street to slow things down
- New street furniture
- Signage to the South Windsor town centre (similar to industrial site signage)

IN THE PEOPLES VOICE

- “Council just doesn’t care about South Windsor and it shows.”
- “Cleaning is needed badly and on a regular basis.”
- “Why bother putting public toilets in when they don’t work?”
- “It is sad, dirty and run down.”
- “Easy to park next to the shop you are going too. Seems quite active/people around”
- “I like that this is a place that offers everything we need”

What would you like to see more of in the town centre of South Windsor? (Tick as many as you like)



WINDSOR – WHAT WE HEARD

WHAT WE LIKE

- The community feel
- Heritage buildings
- Wide, open spaces
- Variety of shops
- People who care about their shops and the mall space

WHAT WE DON'T LIKE

- The mall area looks dirty
- Tourists not spending money in the town, just passing through
- Open disrespect for the law in a public space
- The approvals for Coles and Woolworths which has reduced foot traffic in the main street.
- No food or beverage options past 3:00pm
- Parking restrictions make it hard for people to spend longer time here

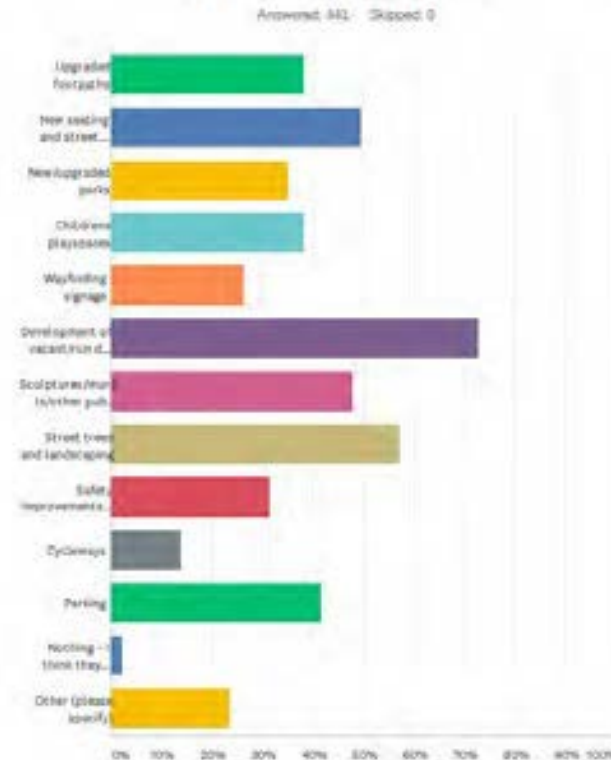
OUR BIG IDEAS

- Open the end of the mall near Fitzgerald Street to cars and allow traffic through.
- Put a play area in the mall between Kable Street and Baker Street
- Water play area in the mall between Kable Street and Baker Street
- More greenery for the mall area
- Alfresco dining spaces in the mall
- Night markets and food stalls

IN THE PEOPLES VOICE

- “Please don’t open the road all the way – keep an area at the end for family and children”
- “We need more police presence to discourage the breaking of the law, especially regarding drugs.”
- “Get some buskers in the area and lighten the place up.”
- ‘This mall used to be great, now its old, run down and tired.”
- “Get the building owners to start taking care of the place.”

What would you like to see more of in the town centre of Windsor?
(Tick as many as you like)



POP UP RESULTS

COMMUNITY POP UP RESULTS

ACTIVATION AND ECONOMY

- Encourage farmers market
- Encourage tourism and create a campaign
- Make it easier for 'pop ups', little festivals & events
- Create a "tourist" route and use tourist buses to generate income
- Fill the empty shops
- Attract diverse café's and businesses
- Show off our heritage & beauty (like Berry does)
- More intensive production for agribusiness
- Shouldn't re open the mall for through traffic - leave it closed
- Small businesses are great for the area -keep them here
- Unsafe at night - make it safe
- Activate Windsor through the week

PLANNING

- Get rid of the mall and make it thoroughfare for cars
- Big Centre "Westfield" type
- Pedestrian access at carparks behind Richmond Park needs to be improved
- Reconsider zoning to encourage small businesses
- Windsor connections to Hawkesbury River is important - keep pedestrian bridge - keep both bridges dedicated pedestrian experience
- Calm the traffic in Richmond - March Street. Balance transport with liveability & character
- Fun place to go on hot days. Richmond pool redevelopment or something new
- No reason to go to MacQuade Park - put things in to inspire people to spend time there
- More housing including shop top housing - top quality



COMMUNITY POP UP RESULTS



COMMUNITY SPACES

- Alfresco dining
- More street art
- Live bands in town centres
- More places to go at night
- Help community organisations that want to help the community
- Community gym along RAAF walk would be great and along river
- Skatepark and basketball court for older kids
- Community garden
- Hang flags or banners on all poles of the mall and replace all plant pots with larger block of sandstone from Hawkesbury area
- Eat street
- Christmas markets
- Ice skating
- More trees & shade - green space
- More entertainment options
- Build a water play area
- More adult centred cultural activities - not all about kids
- Pop up bands - pipes & drums & performances
- Dog friendly eateries & places to go
- Events to Foster community, such as 'Neighbour Day' held on the 29 March. Let's be more "neighbourly"
- More community use of Richmond Park
- More breweries
- More animals in the areas
- More trees, more lights, hanging flower basket

HERITAGE AND ENVIRONMENT

- Keep the rural & country charm (don't become suburbia)
- More trees and more shade
- Do up heritage listed buildings including post office & banks etc
- Rundown buildings and roads need to be fixed

COMMUNICATION POSTCARD



Your thoughts and ideas are important to us!

To find out more information about the project visit
www.yourhawkesbury-yoursay.com.au

For more information contact the team
Call 1800 244 863
Email engagement@urbis.com.au



HAWKESBURY
CITY COUNCIL

WESTERN SYDNEY
CITY DEAL

INFORMATION SESSION BOARDS

REVITALISING OUR TOWN CENTRES

• RICHMOND •

• SOUTH
WINDSOR •

• WINDSOR •



Hawkesbury City Council is revitalising our town centres to place Richmond and Windsor as strategic hubs, supported by South Windsor, with a renewed focus on four key areas:



ENVIRONMENT



ECONOMIC



SOCIAL



HERITAGE

Hawkesbury City Council is working to revitalise Richmond, South Windsor and Windsor town centres for both locals and visitors. Our aim is to allow for growth and increased commercial and cultural activity while retaining the natural and historic qualities of each place.

The project includes:

- A Master Plan for each town centre with both short term and long term ideas for physical upgrades, planning changes, programs, activities and other ideas to enhance the centres.
- A Public Domain Plan for each town centre with physical upgrades to the streets, squares and parks to be implemented within 3 years.

This project is supported by the Western Parkland City Liveability Program and funded by all three levels of government via the Western Sydney City Deal. While the project will think big and plan for the future, it is also required to deliver practical on-the-ground town centre improvements within the allocated funding of \$18.75 million by 2022. We want a sense of place and community to shine through to create places the community is proud of, which is why your input is important.

Community
engagement

Creating Master Plans & Public
Domain Plan incorporating
community engagement

Construction
and delivery

2019-20

2020

2021-22

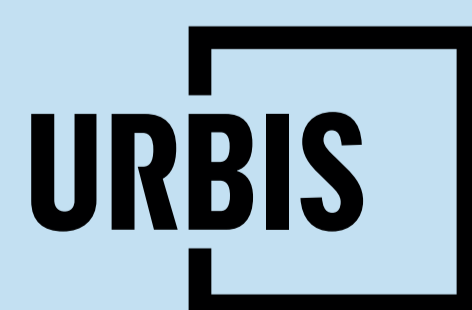
Big Ideas

We want to hear your thoughts and ideas for how we can improve and revitalise Richmond, South Windsor and Windsor town centres.

Creating great places depends upon a genuine understanding of the people who will use and benefit from them. Your big ideas are the key to unlocking Richmond South Windsor and Windsor's potential.

MORE INFORMATION

Hawkesbury City Council has commissioned Urbis to collect your thoughts and ideas. You can contact the Urbis team on 1800 244 863 or engagement@urbis.com.au for more information.



A STREET WALK

A street walk was undertaken in November 2019 to speak directly to business owners and workers. We visited over 235 stores in Richmond, South Windsor, and Windsor to explain the project and hear firsthand ideas and opportunities for the local areas.



ONLINE SURVEY

We have received nearly 400 responses from our online survey, which can be found on Hawkesbury City Council's website. Our survey asks for your thoughts and ideas to help shape the future of Richmond, South Windsor and Windsor town centres. The Survey also asks how you feel about these areas at night and what upgrades you would like to see occur in each centre.



COMMUNICATION POSTCARD

A project information postcard was distributed to nearly 600 community members and stakeholders providing project information and how people can have their say.

Big ideas for Richmond



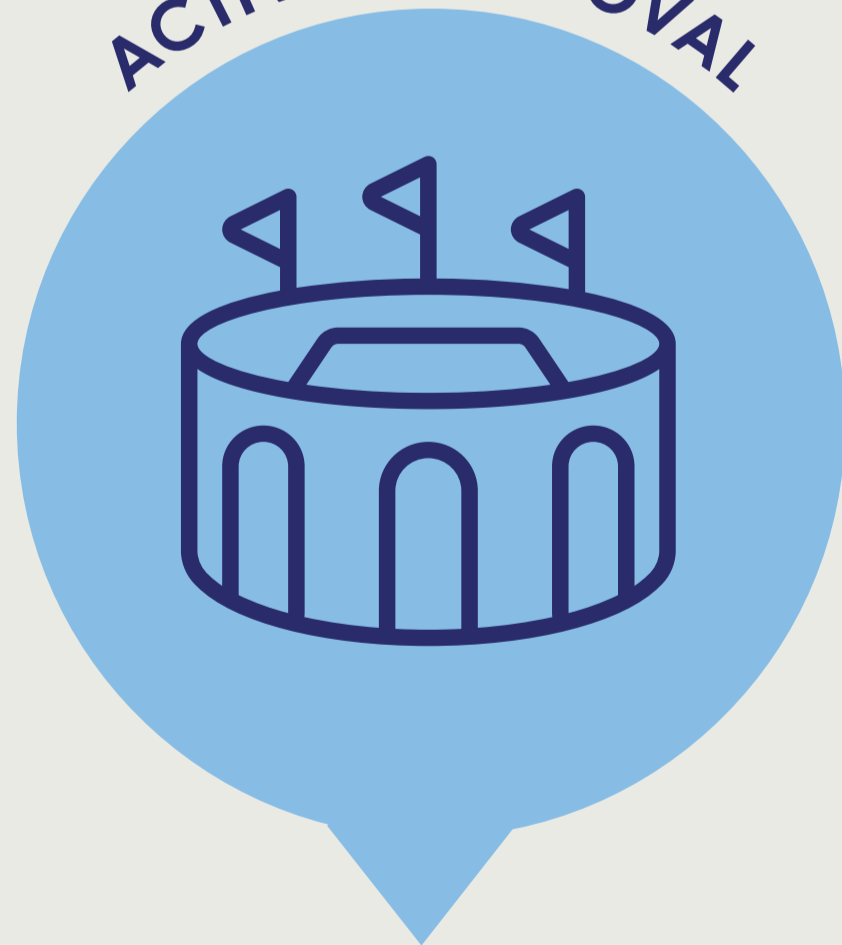
What we like

- Heritage buildings
- Country charm
- The oval centres of our town to be a destination point
- The variety of cafes and food options
- The hospitality of shopkeepers

What we could improve

- A vibrant public domain
- Increase surveillance, especially at night
- Increase lighting
- Improve parking
- Revitalise the malls
- A night-time economy
- More street art

ACTIVATE THE OVAL



POP UP EVENTS



LATE NIGHT RESTAURANTS



LIVE MUSIC



NEW MURALS



PUBLIC ART



Big ideas for South Windsor



What we like

- Community spirit
- A good location close to Industrial Park
- Good shops for food and beverage options

What we could improve

- Slippery pebble pavements are unsafe
- Pavements are uneven/dirty
- Back parking area is unsafe and rarely used
- Known as an unsafe area
- More places to sit
- Looks dated

MAKE IT SAFER



MORE LIGHTING AT NIGHT



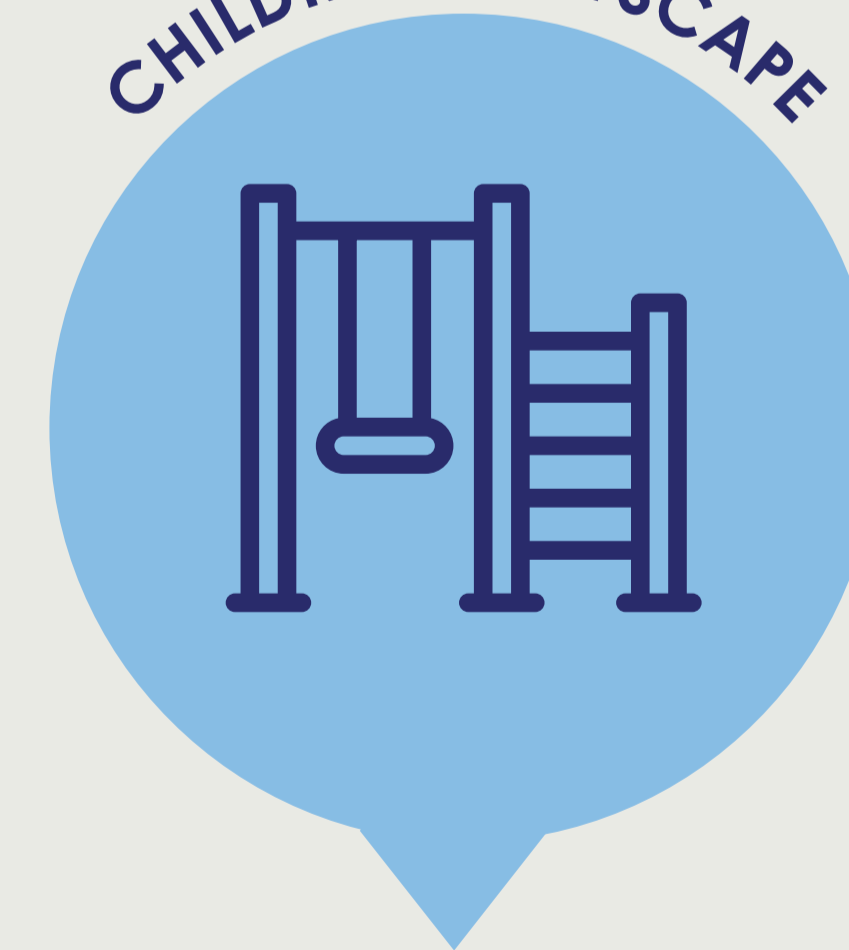
UPGRADE PARKS



STREET TREES



CHILDREN PLAYSCAPE



MORE GREENERY



Big ideas for Windsor



What we like

- The community feel
- Heritage buildings
- Wide, open spaces
- Variety of shops
- People who care about their shops and the mall space

What we could improve

- The mall area could be more inviting and exciting and include a bigger variety and less vacant shops
- Tourists not spending money, just passing through
- No food/beverage options past 3.00pm
- Parking restrictions make it hard for people to spend longer time here

REVITALISE THE MALL



WATER PLAY



SPACES FOR THE COMMUNITY



UPGRADE FOOTPATH



STREET TREES



CLEAN UP THE MALL



RICHMOND

Upgrade footpath paving on Windsor Street



This section of Windsor Street designed for events

Increase shade to car parks



Planting native Evergreen trees



Late night restaurants and live music



'Parklets' seating and outdoor dining



Celebrating stories through written and visualised ways within Richmond Park and the surrounding streets



Design treatment to celebrate arrival point outside station

SOUTH WINDSOR



Parklets seating and outdoor dining



Upgrade park with recreational facilities and/or landscaping



Green Boulevard linking Windsor station to McLeod Park



Upgrade footpaths on George Street and introduce a calm traffic environment for cyclists



Incorporate public art



WINDSOR

Celebrate the river setting by providing pause points along the rivers edge



Open up southern end of mall to traffic



Northern end of mall retained as pedestrian only and upgraded



Clear sightlines to Hawkesbury River from George Street by removing some existing trees and incorporating signage and wayfinding in the mall



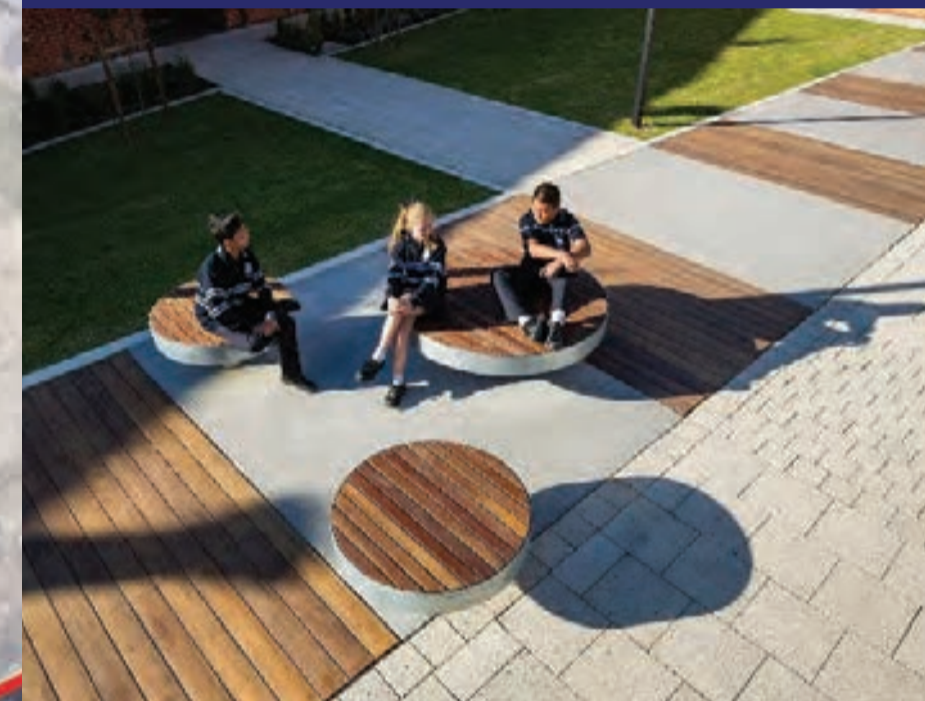
Incorporate heritage trail, new signage and wayfinding



Green Boulevard from Windsor Station to Thompson Square



Activate the forecourt of the library and gallery



Introduce outdoor seating and dining along George Street



Upgrade footpath paving on George Street



New seating, lighting, public art and activated arcades throughout town centre



APPENDIX B - PLANNING ADVICE



HAWKESBURY PUBLIC DOMAIN PROJECTS – POTENTIAL PLANNING APPROVAL PATHWAYS

This document provides preliminary advice on the potential planning approval pathways for the public domain projects identified in the Master Plans for Windsor, South Windsor and Richmond.

Place	Project	Proposed works	Potential approval pathways	Notification requirements
Windsor	George Street "Green Boulevard"	<ul style="list-style-type: none"> ▪ Green boulevard linking the key public spaces in Windsor: <ul style="list-style-type: none"> - The Station Precinct; - Mc Quade Park; - Library Forecourt; - The Mall; and - Thompson Square. ▪ New seating benches + furniture <ul style="list-style-type: none"> - Incorporate heritage trail, new signage and wayfinding - Incorporate smart city technology ▪ Existing carpark: 150 (along George St between Hawkesbury Valley Way and Bridge St) ▪ Proposed carpark: 162 (including the South Mall) ▪ Proposed trees: 92 (within carpark zone to George St) 	<p>ISEPP 2007 Clause 94 (Development permitted without consent—general): <i>(2) (c) alterations or additions to an existing road (such as widening, narrowing, duplication or reconstruction of lanes, changing the alignment or strengthening of the road)</i></p> <p>ISEPP Clause 97 Exempt Development (1)(c) <i>(iii) directional, safety or other advisory signs</i> <i>(vii) street furniture (such as seats, bins and directional signs) and any associated kerb construction, access paths and ramps, lighting and signage that complies with AS:1428.2 and the Disability Standards</i></p> <p>(1)(f) <i>(f) upgrading or maintenance of landscaping, or vegetation management (such as weed spraying, slashing and pruning), that—</i> <i>(i) does not involve construction works, and</i></p>	Exempt Development and Development permitted without consent does not require notification.

Place	Project	Proposed works	Potential approval pathways	Notification requirements
		<ul style="list-style-type: none"> Bus stop (kerb side to be coordinated with proposed street trees) 	<p><i>(ii) involves the replacement (if any) of existing materials with similar materials only</i></p> <p>ISEPP Clause 97 Exempt Development</p> <p><i>(1A) The construction of bus stops or bus shelters (including the construction or installation of any associated kerbs, access paths or ramps, lighting or signage) carried out by or on behalf of a public authority, or an accredited bus service operator providing regular bus services at those stops or shelters, is exempt development if Items (a) (b) and (c) are satisfied.</i></p>	
	Library & Gallery Forecourt	<ul style="list-style-type: none"> Formalise and extend lawn forecourt along George Street Accent street tree planting Seating and wayfinding Public art integration Realigned pedestrian crossing 	<p>ISEPP Clause 97 Exempt Development</p> <p>(1)(c) for seating, directional signage and wayfinding, upgrading or maintenance of landscaping.</p> <p>For road works - ISEPP Clause 94 Clause 94 (Development permitted without consent—general):</p> <p><i>(2) (c) alterations or additions to an existing road (such as widening, narrowing, duplication or reconstruction of lanes, changing the alignment or strengthening of the road).</i></p>	Exempt Development and Development permitted without consent does not require notification.
	Connection to Hawkesbury River	<ul style="list-style-type: none"> Improve physical and visual connection to the river from George Street 	<p>ISEPP Clause 97 Exempt Development</p>	Exempt Development and Development permitted without

Place	Project	Proposed works	Potential approval pathways	Notification requirements
		<ul style="list-style-type: none"> ▪ New lookouts at Fitzgerald and Baker St intersections, incorporating seating ▪ Indigenous heritage trail and public art ▪ Wayfinding along George Street 	<p>(1)(c) for seating, directional signage and wayfinding.</p> <p>For extension of George Street - ISEPP Clause 94 Clause 94 (Development permitted without consent—general):</p> <p><i>(2)(c) alterations or additions to an existing road (such as widening, narrowing, duplication or reconstruction of lanes, changing the alignment or strengthening of the road)</i></p>	consent does not require notification.
	George Street Mall South	<ul style="list-style-type: none"> ▪ Re-introduce traffic to the Mall (between Fitzgerald St and Kable St) ▪ Extend George St boulevard (remove existing) ▪ Incorporate removeable bollards to both ends to allow pedestrian only space for temporary events ▪ Improve lighting ▪ Incorporate signage and wayfinding 	<p>ISEPP Clause 97 Exempt Development (1)(c):</p> <p><i>(iv) pedestrian and cyclist facilities (such as footpaths, street lighting, kerb adjustments and ramps, pedestrian fences, refuges, holding rails, and bollards),</i></p> <p><i>(x) street lighting, if any replacement involves the replacement of existing materials with similar materials only and if the lighting minimises light spill and artificial sky glow in accordance with the Lighting for Roads and Public Spaces Standard,</i></p>	
	George Street Mall North	<ul style="list-style-type: none"> ▪ Revitalise mall ▪ Remove existing trees to improve sight lines and wayfinding ▪ Extend George Street Boulevard ▪ Incorporate removeable bollards at both ends 	<p>ISEPP Clause 97 Exempt Development</p> <p>(1)(c) for bollards and lighting.</p> <p>For extension of George Street - ISEPP Clause 94 Clause 94 (Development permitted without consent—general):</p>	<p>ISEPP Clause 97 - No notification required.</p> <p>Under ISEPP Clause 94 development permitted without consent:</p>

Place	Project	Proposed works	Potential approval pathways	Notification requirements
		<p>(allow maintenance/ service vehicles)</p> <ul style="list-style-type: none"> ▪ Incorporate feature lighting, water play and event spaces 	<p>(2)(c) alterations or additions to an existing road (such as widening, narrowing, duplication or reconstruction of lanes, changing the alignment or strengthening of the road)</p> <p>Revitalisation of the mall, water features and event spaces may require DA approval.</p>	<p>(2) Before development to which this clause applies is carried out on land, the public authority concerned must—</p> <p>(a) give written notice of the intention to carry out the development to the council for the area in which the land is located (unless the public authority is that council) and to the occupiers of adjoining land, and</p> <p>(b) take into consideration any response to the notice that is received within 21 days after giving the notice.</p>
	Thompson Square	<ul style="list-style-type: none"> ▪ Incorporate RMS proposal including riverside lookout ▪ Introduce path + seating/ picnic pods to Heritage Park ▪ Retain existing trees + plan for succession planting Extend shared path to George Street frontage 	<p>ISEPP Division 12 Parks and Public Reserves Clause 65 – development permitted with consent:</p> <p><i>(3) (a)(i) allows for roads, pedestrian pathways, cycleways, viewing platforms.</i> <i>(v) landscaping, including landscape structures or features (such as art work) and irrigation systems</i></p> <p>ISEPP Clause 97 Exempt Development</p> <p><i>(1)(f) upgrading or maintenance of landscaping, or vegetation management (such as weed spraying, slashing and pruning), that—</i> <i>(i) does not involve construction works, and</i> <i>(ii) involves the replacement (if any) of existing materials with similar materials only</i></p>	<p>Under Clause 65 of the ISEPP: Any of the listed development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council.</p>

Place	Project	Proposed works	Potential approval pathways	Notification requirements
South Windsor	George Street "Green Boulevard"	<p>Green Boulevard linking Windsor station to McLeod Park</p> <ul style="list-style-type: none"> ▪ Green infrastructure corridor ▪ Existing bus route ▪ Proposed on road bike path <ul style="list-style-type: none"> - New seating benches + furniture - Incorporating smart city technology - Existing carparks: 109 - Proposed carparks: 106 - Proposed street trees: 38 - Bus stop (Kerb side) 	<p>ISEPP Clause 97 Exempt Development (1)(c)</p> <p><i>(iii) directional, safety or other advisory signs</i></p> <p><i>(iv) pedestrian and cyclist facilities (such as footpaths, street lighting, kerb adjustments and ramps, pedestrian fences, refuges, holding rails, and bollards),</i></p> <p><i>(vii) street furniture (such as seats, bins and directional signs) and any associated kerb construction, access paths and ramps, lighting and signage that complies with AS:1428.2 and the Disability Standards</i></p> <p>(1)(f)</p> <p><i>(f) upgrading or maintenance of landscaping, or vegetation management (such as weed spraying, slashing and pruning), that—</i></p> <p><i>(i) does not involve construction works, and</i></p> <p><i>(ii) involves the replacement (if any) of existing materials with similar materials only</i></p>	ISEPP Clause 97 - No notification required.
	George Street "Parklets"	<p>Temporary + permanent 'Tiny parks/ Parklets' incorporating:</p> <ul style="list-style-type: none"> ▪ Integrated seating ▪ Planters ▪ Lightings ▪ Wind breaks 	<p>ISEPP Clause 97 Exempt Development</p> <p>(1)(c) erection, installation, maintenance, reconstruction or replacement of any of the following, and any associated landscaping works—</p>	ISEPP Clause 97 - No notification required.

Place	Project	Proposed works	Potential approval pathways	Notification requirements
		<ul style="list-style-type: none"> ▪ Shade solutions ▪ Public art - Flexible spaces for outdoor dining or informal seating - Proposed lose of 6no car parks 	<p><i>(iii) directional, safety or other advisory signs relating to road works or the use of existing road infrastructure facilities,</i></p> <p><i>(iv) pedestrian and cyclist facilities (such as footpaths, street lighting, kerb adjustments and ramps, pedestrian fences, refuges, holding rails, and bollards),</i></p> <p><i>(vii) street furniture (such as seats, bins and directional signs) and any associated kerb construction, access paths and ramps, lighting and signage that complies with AS:1428.2 and the Disability Standards,</i></p> <p><i>(x) street lighting, if any replacement involves the replacement of existing materials with similar materials only and if the lighting minimises light spill and artificial sky glow in accordance with the Lighting for Roads and Public Spaces Standard,</i></p> <p><i>(d) repair or replacement of lighting, mechanical systems, electrical equipment or air monitoring equipment, replacement of screening of overhead bridges and removal of graffiti or debris,</i></p> <p><i>(f) upgrading or maintenance of landscaping, or vegetation management (such as weed spraying, slashing and pruning), that—</i></p> <p><i>(i) does not involve construction works, and</i></p> <p><i>(ii) involves the replacement (if any) of existing materials with similar materials only,</i></p> <p><i>(g) installation, replacement or maintenance of temporary structures (such as temporary bus stops, bus shelters or signs) that are associated with alternative</i></p>	

Place	Project	Proposed works	Potential approval pathways	Notification requirements
			<p><i>transport arrangements necessitated by road works or road maintenance and that are removed as soon as practicable.</i></p> <p>Public art and shade structures will require development approval.</p>	
	<p>Windsor Catholic Cemetery + South Windsor Park</p>	<ul style="list-style-type: none"> ▪ Gateway opportunity to South Windsor ▪ Define the edges to the Windsor Catholic Cemetery + open space ▪ Formalise path network which responds to existing pedestrian desire lines ▪ Activate the park with active + passive programs ▪ Provide canopy tree cover 	<p>ISEPP Division 12 Parks and Public Reserves Clause 65</p> <p><i>(a) development for any of the following purposes—</i></p> <p><i>(i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,</i></p> <p><i>(ii) recreation areas and recreation facilities (outdoor), but not including grandstands,</i></p> <p><i>(iii) visitor information centres, information boards and other information facilities,</i></p> <p><i>(iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,</i></p> <p><i>(v) landscaping, including landscape structures or features (such as art work) and irrigation systems,</i></p> <p><i>(vi) amenities for people using the reserve, including toilets and change rooms,</i></p> <p><i>(vii) food preparation and related facilities for people using the reserve,</i></p> <p><i>(viii) maintenance depots,</i></p> <p><i>(ix) portable lifeguard towers,</i></p>	<p>Under Clause 65 of the ISEPP: Any of the listed development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council.</p>

Place	Project	Proposed works	Potential approval pathways	Notification requirements
Richmond	Windsor Street Activation	<ul style="list-style-type: none"> ▪ Green Boulevard ▪ New seating benches + furniture ▪ Feature lighting + suspended artwork opposite Richmond Park ▪ 'Parklets' seating + outdoor dining ▪ Bollards at West Market + East Market Streets for events + festivals ▪ Existing carpark: 124 ▪ Proposed carpark: 124 ▪ Proposed trees: 47 ▪ Bus stop (Kerb side) 	<p>ISEPP Clause 97 Exempt Development:</p> <ul style="list-style-type: none"> ▪ Street furniture ▪ Bollards ▪ Bus stops ▪ SEPP 64 approval for feature lighting with Development Application. ▪ Events and festivals require a permit approval from Council. 	<p>No notification required for ISEPP Clause 97 Exempt Development.</p> <p>Notification as per Council's DCP</p>
	Regent Theatre Forecourt	Regent Theatre forecourt with seating (to existing carpark zone) framed by street trees	This work may require a Development Application.	Notification as per Council's DCP
	Richmond Station Arrival Plaza	Celebrating the end of the line with an arrival plaza + covered awning across the road connecting the station to Richmond Park	This work may require a Development Application.	Notification as per Council's DCP

ADVICE FOR HAWKESBURY TOWNS AND VILLAGES

INTRODUCTION

This document provides advice to Hawkesbury City Council (Council) on an approval strategy for the development outlined in red in **Figure 1** below. The development proposed within the red outline relates to the following:

- Viewing platforms.
- Pedestrian walkways;
- Cycleways;
- Recreational spaces and facilities; and
- Management of vegetation.

Figure 1 Extract of Master Plan for Windsor



Source: Urbis

Previous advice submitted to the Council has advised that the development is permissible under the *State Environmental Planning Policy (Infrastructure) 2007*. This advice provides further clarification on the environmental approvals for the above listed development.

CONSIDERATION

Consultation

Relevant Section of ISEPP: Part 2 General, Division 1 Consultation

The following clauses apply for flood liable land only. This advice has not confirmed that the land outlined in red is flood liable and would need to be confirmed by Council. If it is ascertained that part or all of the land is flood liable, then the following clauses (15) and (15A) would apply.

Clause 15 – Consultation with Councils – development with impacts on flood liable

- (2) *A public authority, or a person acting on behalf of a public authority, must not carry out, on flood liable land, development that this Policy provides may be carried out without consent and that will change flood patterns other than to a minor extent unless the authority or person has—*
- (a) *given written notice of the intention to carry out the development (together with a scope of works) to the council for the area in which the land is located, and*
 - (b) *taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.*

Consideration: Council must satisfy itself that the flood patterns will not change as a result of the development proposed. Where it is proposed that levels will impact on flood patterns then written notice will be required to be provided to Council consideration of any response to the formal notice received within 21 days is to be considered. A Review of Environmental Factors (REF) may be prepared as Council is both a public authority proponent and the determining authority. This would only apply to flood liable land.

Clause 15AA – Consultation with State Emergency Service – development with impacts on flood liable land

- (1) *A public authority, or a person acting on behalf of a public authority, must not carry out development on flood liable land that may be carried out without development consent under a relevant provision unless the authority or person has—*
- (a) *given written notice of the intention to carry out the development (together with a scope of works) to the State Emergency Service, and*
 - (b) *taken into consideration any response to the notice that is received from the State Emergency Service within 21 days after the notice is given.*

Consideration: Council will need to seek concurrence from the State Emergency Services with a notice of intention to carry out the development and consider any comments received within the 21-day notification period. As the determining authority, Council will need to consider these comments as part of an REF prepared. This would only apply to flood liable land.

Proposed Development

Relevant Section of ISEPP: Part 3 Development Controls, Division 12 Parks and other public reserves

If the land that is the subject of the development proposed in **Figure 1** is classified as '**public reserve**' as defined in the Local Government Act 1993, then Clause 65 (3) of the ISEPP would apply.

Under *Clause 65 (3) of Division 12* of the ISEPP states that *any of the following development may be carried out by Council or on behalf of Council without consent on public reserve under the control of or vested in the Council -*

- (a) *development for any of the following purposes—*
 - (i) *roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,*
 - (ii) *recreation areas and recreation facilities (outdoor), but not including grandstands,*
 - (iii) *visitor information centres, information boards and other information facilities,*
 - (iv) *lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,*
 - (v) *landscaping, including landscape structures or features (such as art work) and irrigation systems,*
 - (vi) *amenities for people using the reserve, including toilets and change rooms,*
 - (vii) *food preparation and related facilities for people using the reserve,*
 - (viii) *maintenance depots,*

- (ix) portable lifeguard towers,
- (b) environmental management works,
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

Note.

The term building is defined in the Environmental Planning and Assessment Act 1979 as including any structure.

Consideration: The proposed development of viewing platforms (lookout), recreational areas and facilities, road and pedestrian pathways are development permitted without consent subject to the land satisfying the definition of **public reserve** under the *Local Government Act 1993* and the Council having control or vested control of the public reserve. A REF assessment will need to be prepared to consider assess any impacts.

Waterway and Foreshore Management Works

Relevant Section of ISEPP: Part 3 Development Controls, Division 25 Waterway or foreshore management activities.

It is noted that the proposed development will require the clearing of weeds, revegetation and the creation of foreshore access ways, which are defined as examples of waterway or foreshore management activities under Clause 128 of the ISEPP.

Clause 129 (1) development for the purpose of waterway or foreshore management activities may be carried out by or behalf of a public authority without consent on any land.

Consideration: Based on Clause 129 (1) the proposed works for the weed management, revegetation and the creation of the foreshore accessways does not require consent. REF assessment will need to be prepared to consider assess any impacts.

CONCLUSION

Based on the review of the proposed development and the ISEPP it is considered that the works proposed in **Figure 1** and the ancillary works relating to vegetation on the foreshore can be satisfied under the relevant Divisions of the ISEPP.

It should be noted that the consultation section of this advice would only apply to flood liable land.

The proposed development whilst permitted with consent will need to be assessed under Part 5 of the Environmental Planning and Assessment Act 1979 through the REF to ensure that an assessment of the key matters for consideration of the ISEPP are undertaken. The REF will need to include any comments from the consultation (if required) to ensure they are adequately addressed by the Council.

APPENDIX C - COSTINGS

Hawkesbury Vibrant Towns and Villages Opinion of Probable Costs_08.05.20

	As part of City Deal funding (by 2022)	Longer term/ alternative funding source
Windsor		
George St Green Boulevard	\$4,072,000	
115 street trees @ \$10,000 each (includes excavation, installation, structural cells, soil, drainage, 700- 1000L tree)	\$1,150,000	
Maintenance period (12 weeks)	\$20,000	
6 x Parklets @\$25,000 each	\$150,000	
Footpath paving 5600sqm @ \$470/m2 (includes supply and lay granite pavers on concrete sub-base, excludes the existing Mall and kerbs) <i>(from Windsor train station to Thompson Square, excluding the Mall)</i>	\$2,632,000	
Furniture: 20 seats @ \$2,000 each 10 bins @ \$2,800 each 10 bike racks @ \$950 each 10 water bubblers @ \$3,500 each	\$120,000	
Signage and Wayfinding throughout town centre \$4,000 per sign x 8no. signs	\$32,000	
Library and Gallery Forecourt 3 street trees @ \$10,000 each (includes excavation, installation, structural cells, soil, drainage, 700- 1000L tree) 150sqm turf @ \$100/sqm (incl. soil and irrigation) 1 bespoke seating bench @\$20,000 each 5 bike racks @ \$950 each 1 water bubbler @\$3500 each Public Art nominal sum \$300,000	\$600,000	
George Street Mall South Based on Macquarie St Mall Refurbishment (Liverpool): Nominal Sum 2,000sqm @\$2,000/sqm <i>To be reviewed based on actual paving (road and footpath), trees, furniture, etc.</i>	\$4,000,000	
George Street Mall North Based on Macquarie St Mall Refurbishment (Liverpool): Nominal Sum 3,000sqm @\$1,900/sqm <i>To be reviewed based on actual paving (road and footpath), trees, furniture, etc.</i>	\$6,000,000	
Thompson Square Resin bound gravel path 300sqm @\$250/sqm 5 picnic benches @\$5,000 each	\$175,000	
Foreshore lookouts 3 lookouts @ \$150,000 each		\$450,000

McQuade Park (TBC) <i>Based on Bigge Park Refurbishment (Liverpool): Nominal Sum 15,000sqm @ \$300/sqm</i>		\$4,500,000
sub total	\$14,879,000	\$4,950,000
preliminaries (12%)	\$1,785,480	\$594,000
survey + design (10%)	\$1,487,900	\$495,000
contingency (10%)	\$1,487,900	\$495,000
Windsor Total (excludes GST)	\$19,640,280	\$6,534,000
South Windsor		
George Street Green Boulevard	\$1,622,000	
45 street trees @ \$10,000 each (includes excavation, installation, structural cells, soil, drainage, 700- 1000L tree)	\$450,000	
Maintenance period (12 weeks)	\$12,000	
6 x Parklets @\$25,000 each	\$150,000	
Footpath paving (Campbell St to Argyle St) 750sqm @ \$470/m2 (includes supply and lay granite pavers on concrete sub-base, excludes kerbs)	\$350,000	
Furniture: 12 seats @ \$2,000 each 4 bins @ \$2,800 each 5 bike racks @ \$950 each 5 water bubblers @ \$3,500 each	\$60,000	
Public Art nominal sum	\$600,000	
Bereewan Park <i>Based on Bigge Park Refurbishment (Liverpool): Nominal Sum 15,000sqm @ \$300/sqm</i>		\$4,500,000
sub total	1,622,000	\$4,500,000
preliminaries (12%)	\$194,640	\$540,000
survey + design (10%)	\$162,200	\$450,000
contingency (10%)	\$162,200	\$450,000
South Windsor Total (excludes GST)	\$2,141,040	\$5,940,000
Richmond		
Windsor Street	\$2,135,000	\$1,800,000
60 street trees @ \$10,000 each (includes excavation, installation, structural cells, soil, drainage, 700- 1000L tree)	\$600,000	
Maintenance period (12 weeks)	\$12,000	
6 x Parklets @\$25,000 each	\$150,000	
Catenary lighting/ public art		\$1,800,000
Footpath paving (Bosworth St to Regent Theatre) 2,650sqm @ \$470/m2 (includes supply and lay granite pavers on concrete sub-base, excludes kerbs)	\$1,300,000	
Furniture: 12 seats @ \$2,000 each 8 bins @ \$2,800 each 10 bike racks @ \$950 each	\$73,000	

5 water bubblers @ \$3,500 each.		
Richmond Station Arrival Plaza Footpath paving 400sqm @ \$500/m2 (includes supply and lay granite pavers on concrete sub-base, excludes kerbs) Public art canopy nominal sum \$2,000,000		\$2,200,000
Regent Theatre Forecourt 3 street trees @ \$10,000 each (includes excavation, installation, structural cells, soil, drainage, 700- 1000L tree) Footpath paving 60sqm @ \$470/m2 (includes supply and lay granite pavers on concrete sub-base, excludes kerbs) 1 bespoke seating bench @\$20,000 each 5 bike racks @ \$950 each 1 water bubbler @\$3500 each Public Art nominal sum \$300,000		\$600,000
sub total	\$2,135,000	\$4,600,000
preliminaries (12%)	\$256,200	\$552,000
survey + design (10%)	\$213,500	\$460,000
contingency (10%)	\$213,500	\$460,000
Richmond Total (excludes GST)	\$2,818,200	\$6,072,000
Overall Total (excludes GST)	\$24,599,520	\$18,546,000
Excludes engineering and transport services		

APPENDIX D - MAINTENANCE PLAN & UPDATED

HAWKESBURY VIBRANT TOWNS AND VILLAGES LANDSCAPE MAINTENANCE PLAN

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE MASTER PLAN AND PUBLIC
DOMAIN PLANS

08 MAY 2020
REV A
PREPARED FOR HAWKESBURY CITY COUNCIL

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Mark Kuhne
Consultant	Abdul Razali
Project Code	P0007829
Report Number	LMS-01

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1. LANDSCAPE MAINTENANCE REQUIREMENTS

1.1. PUBLIC DOMAIN

Refer to Urbis' Master Plan and Public Domain Report for the extent of the proposed public domain upgrades in Windsor, South Windsor and Richmond.

All planting, hardscape and furniture elements are to be maintained as per the Master Plan Report and future documentation report.

1.2. PRIORITY PROJECTS

Refer to Urbis' Master Plan and Public Domain Report for the extent of the public domain upgrades.

1.3. REPORT

In the last week of every second month the Landscape Contractor is to provide a report of those items within the scope area that, in their opinion, provide the Client with proactive suggestions to lift the appearance of the projects beyond the scope of contracted landscape maintenance works and additionally reduce any long term landscape maintenance costs

The report is to include:

- A list of the improvement items;
- Suggested method by which these items should be improved;
- A sketch plan highlighting the location of the improvement items; and
- A quote to achieve these works.

1.3.1. Quote

Each rectification/improvement item is to be presented as a separate line item with a separate item number that can be used in correspondence.

1.4. TURF

Maintain turfed areas to ensure healthy grass growth over the whole turfed area, evenly green, a consistent height and a smooth uniform surface.

1.4.1. Mowing and Edging

- Clear all rubbish from the turf area prior to mowing. Do not mow over any rubbish or deleterious matter;
- Maintain grass between 40 and 70mm in height;
- Do not remove any more than one third (1/3) of the grass length in any one cut;
- Use a catcher for turf within streetscape areas;
- Prevent grass growing into non-turf areas;
- Maintain edges abutting paths, boulders, road kerbs and trees to ensure clean straight lines or smooth curves;

- When edging – make vertical cuts;
- Do not allow trimming devices (e.g. chord trimmer) to cause damage or scalping to any objects (e.g. boulder, kerb, furniture or turf) adjacent to areas being trimmed;
- Do not damage/ringbark plants - including trees, with trimming devices;
- Remove grass clippings caught in catcher from site;
- Remove all turf clippings from hard surfaces;
- Ensure mowing and edging equipment is operating correctly and has sharp blades.
- Ensure no damage to garden edging or other existing works.

1.4.2. Weeding

- Weed turf areas both by hand and by spraying, monthly in winter and fortnightly in summer;
- Use appropriate and approved herbicide and/or manual weeding methods to control weeds in turf areas;
- Apply herbicides as per the manufacturer's recommendations;
- Spray only in calm wind conditions;
- Do not allow herbicide spray to drift on to adjacent planting, or properties;
- Where landscape and revegetation treatments or existing turf, grasses and plants to be retained are poisoned due to overspray, they shall be replaced by the Contractor with plants of the same species, size and quality at the Contractor's expense. Assessment of overspray is as per the Project Manager's assessment;
- Do not spray less than 3 days either side of mowing;
- Do not spray when rain is likely within the following 5 hours;
- Immediately bag hand pulled weeds and remove from site.

1.4.3. Top Dressing and Rectification

- Repair or replace with the same species any damaged, dying or dead areas of turf;
- Repair or replace with the same species any turf areas that deviate from the typical established finished surface level.
- Ensure the subgrade of any additional turf is prepared level and top-dressed accordingly to guarantee an even, finished surface level with existing turf, as well as any other adjacent surface finishes;
- Install 10mm depth topdressing to all streetscape verge turf where MBRC OFF-Maintenance is required;
- Date of topdressing and OFF-Maintenance to be confirmed with Project Manager.

1.4.4. Fertilising

- Apply fertilisers to turf areas to maintain healthy growth;
- Determine requirements based on inspection of turf areas and seasonal factors;
- Apply fertiliser to turf areas every 3 months or more frequently as needed;

- Use appropriate fertiliser for site situation and plant species.

1.5. GARDEN BEDS AND RAINGARDENS

- Maintain garden beds and rain gardens to streetscapes to ensure healthy and vigorous tree, shrub and groundcover growth. Maintain shrub and groundcover areas to encourage a mass planting effect and to be weed free.

1.5.1. Stakes and Ties

- Adjust/replace failed tree stakes and/or ties where required;
- Remove all stakes and ties from trees as soon as possible once plants are self-supporting;
- Ensure all ties are loose to allow free tree movement. Rectify if this is not the case;
- Any replacement ties to be hessian and fitted loosely to allow free tree movement and avoid ring barking.

1.5.2. Pruning

- Use appropriate horticultural techniques when pruning trees, shrubs and groundcovers within garden beds;
- Trees shall be pruned in accordance with AS4343-2007 “Pruning of Amenity Trees” and best horticultural practice;
- Prune plants to prevent overhang of adjacent paths and roads;
- Prune out dead or diseased leaves and branches when discovered;
- Use sharp and clean pruning equipment.

1.5.3. Weeding

- Weed garden areas both by hand and by spraying, monthly in winter and fortnightly in summer;
- Use appropriate herbicide and/or manual weeding methods to control weeds in garden bed areas;
- Apply herbicides as per the manufacturer’s recommendations;
- Spray only in calm wind conditions;
- Do not allow herbicide spray to drift onto adjacent planting, or properties;
- Where landscape and revegetation treatments or existing turf, grasses and plants to be retained are poisoned due to overspray, they shall be replaced by the Contractor with plants of the same species, size and quality;
- Do not spray when rain is imminent;
- Immediately bag hand pulled weeds and remove from site.

1.5.4. Fertilising

- Apply fertilisers to garden areas to maintain healthy growth;
- Apply fertiliser to garden areas every 3 months or more frequently as needed;

- Determine the need for slow or rapid release fertiliser requirements based on inspection of garden areas and seasonal factors;
- Use appropriate fertiliser for site situation and plant species.

1.5.5. Mulching

- Maintain mulch to keep a consistent 100mm depth across all garden beds. Top up as necessary;
- Keep mulch 50mm away from tree and shrub stems at bases to minimise fungal infections;
- Provide a 50mm depth of mulch to all garden beds annually in May. Mulch type is to match what is already in the garden bed in question;
- Keep mulch within the boundaries of garden beds;
- Maintain a consistent and uniform mulch finished surface level across garden beds.

1.5.6. Replacement Planting

- Inform the Project Manager of any failed, damaged or stolen plants within one week;
- Replace failed, damaged or stolen plants as soon as practically possible (typically within two weeks);
- All replacement plants will be subject to a 12 week establishment period;
- All replacement planting is to match the specified type as listed on the drawings;
- Contact the Project Manager with a quote for replacement planting;
- All replacement planting is to incorporate the necessary ground preparation and protection required to ensure sound establishment and long term performance. For example; adequate herbicide treatment, tree guards, mulching, weeding etc.;
- A 100% success rate of all replacement plants is expected.
- The contractor is liable for any plant replacement due to herbicide overspray.

1.6. LITTER COLLECTION

Remove litter to maintain the site in a clean, litter free and presentable state at all times.

1.6.1. Litter Collection

- Undertake a litter inspection and removal of the entire scope area weekly;
- Inform the Project Manager of litter considered to be outside the scope of these works. E.g. builders rubbish.

1.7. REPLACEMENT PLANTING

- Replace failed, damaged or stolen plants within two weeks of discovery. Contact the Project Manager for direction and approval on plant species, sizes and quantities;
- Inform the Project Manager of any failed, damaged or stolen plants within one week;
- All replacement plants will be subject to a 12 week establishment period;

- All replacement planting is to match the specified type as listed on the drawings;
- Contact the Project Manager with a quote for replacement planting;

1.8. SAFETY

- Refer to future architect's drawings for location of safety railings and anchor points. Safety railings and anchor points will be installed along the level 1,2,3 and 4 planters for continual, full protection during maintenance.
- Report any potential hazards or solutions associated with plant maintenance at the upper levels areas to the Project Manager. E.g. anchor defects.

1.9. PAVING/HARDSTAND

1.9.1. Cleaning

- Clean all paths and hardstand areas within site as shown on landscape drawings with a high pressure water device once every 2 months.

1.9.2. Safety

- Report any potential hazards or solutions associated with paving or hardstand areas to the Project Manager. E.g. lifting of path causing trip hazard.

1.10. FURNITURE AND STRUCTURES

Ensure all site furniture, structures and fences/balustrades are to be well presented and maintained in good working order at all times.

1.10.1. Seats and Benches

- Ensure seats are firmly fixed in position and are free from "snags" which may cause injury;
- Oil all timber components of seats and benches within the scope area once every 6 months, as per the original construction specifications;
- Clean with a high pressure hose every 3 months.

1.10.2. Graffiti Removal

- Immediately remove any graffiti. Contact the Project Manager if removal cannot be achieved by manual cleaning methods only (e.g. requires re-surfacing). Do not use cleaning agents that will damage the surfaces.

1.11. TREES

Maintain all trees within streetscapes and parklands in a healthy, safe and presentable manner.

1.11.1. Inspections

- Have a suitably qualified arborist or horticulturalist conduct a 12 monthly check on the health and condition of remnant site trees. Notify the Project Manager of areas of concern with individual trees, especially in relation to safety, and recommendations and cost of rectification.

1.11.2. Deadwooding

- Have a qualified QAA member arborist carry out an annual inspection and deadwooding of remnant/existing site trees;
- Deadwooding of branches under 10mm diameter is not required;
- Other faults identified are to be communicated with the Project Manager, including costs to rectify. Wait for the Project Manager's instruction prior to proceeding;
- Pruning is to be compliant with AS4343-2007 "Pruning of Amenity Trees";
- All safety measures necessary to do the work safely are to be carried out by the landscape contractor.

1.11.3. Root Zone Protection

The following is prevented from occurring within the canopy zone of existing retained trees within parkland areas.

- Stockpiling soil;
- Parking of vehicles;
- Excavation;
- Washing paint brushes, wheel barrows, concrete slurry etc.;
- Cut of fill greater than 50mm deep.

1.12. LOG BOOK

- Keep a log book recording, according to weekly cycles, when and what maintenance work has been done and what materials, including toxic materials, have been used. The log book is to be submitted to the Project Manager monthly with invoices
- Upon the Project Manager's request, key dates during the year may be identified as a high importance for the Warner Lakes the Reserve site to be presented at its best. These dates must be identified as early as possible by the Project Manager in order for the contractor to be able to adjust their program accordingly and keep record in their log book.

1.13. SITE MEETINGS

- On-site meetings are to be coordinated with the Project Manager and Contractor to ensure all works on site are progressing and to raise any new items or concerns.
- Site meetings are to be coordinated as required.

**APPENDIX A PROGRAM OF LANDSCAPE MAINTENANCE
WORKS**

LANDSCAPE MAINTENANCE PLAN

08.03.20

HAWKESBURY VIBRANT TOWNS MASTER PLAN PROJECT

This Program of Works is to be implemented in accordance with the Public Domain Plans for Windsor, South Windsor and Richmond.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
PROACTIVE IMPROVEMENT REPORT AND QUOTE TO UNDERTAKE WORKS												
report												
TURF												
mowing and edging												
weeding												
top dress												
fertilise												
GARDEN BEDS												
stakes and ties												
pruning (ongoing as required)												
weeding												
fertilising												
top up mulch												
replacement planting												
TREES												
pruning												
fertilising												
mulching												
weeding												
stakes and ties												
LITTER COLLECTION												
litter collection												
PAVING/HARDSTAND												
cleaning												
weeding												
FURNITURE AND STRUCTURES												
oil seats and benches												
clean seats and benches												

DISCLAIMER

This report is dated 9 January 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of APP (**Instructing Party**) for the purpose of THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DEVELOPMENT APPLICATION (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



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APPENDIX E - IMPLEMENTATION PLAN (WITH PROGRAM)

Hawkesbury Vibrant Towns and Villages Implementation Plan_08.05.20

- 1. April 2020 - Council Meeting**
 - Present Draft Master Plan and Public Domain Plans
- 2. May 2020 - Finalise Master Plan**
 - Master Plan + Public Domain Plans Finalised
- 3. June + July - 2020 Exhibition Period**
 - Master Plan + Public Domain Plans on Exhibition
- 4. Aug 2020 - Plans Adopted**
 - Master Plan + Public Domain Plans Adopted
- 5. June to Aug 2020 - Archaeological Assessment**
 - Bereewan Park and George Street Windsor
- 6. June to Aug - 2020 Indigenous Engagement**
 - Engage with local indigenous community groups in regard to the public domain concept plans, public art, signage and wayfinding, history interpretation opportunities
- 7. June to Aug 2020 - Facilities assessment of all park programs by Council**
 - McQuade Park
 - Bereewan Park
 - Windsor Library Forecourt
 - Richmond Oval
- 8. Aug 2020 to Feb 2021 – Public Domain and Landscape DD/CD**
 - Design Development, 25%, 75% and 100% (12 weeks)
 - Construction Documentation, 50% and 100% (10 weeks)
 - Internal review periods (4 weeks)
 - Christmas Holiday Period (2 weeks)
- 9. Aug 2020 to Feb 2021 –Lighting Concept/DD/CD (includes feature catenary lighting and integrated landscape lighting)**
 - Design Development, 25%, 75% and 100% (12 weeks)
 - Construction Documentation, 50% and 100% (10 weeks)
 - Internal review periods (4 weeks)
 - Christmas Holiday Period (2 weeks)
- 10. Aug 2020 to Feb 2021 – Engineering Services (to be managed by Design Consultants) Concept /DD/CD (includes Traffic, Civil, Structural, Lighting (street lighting upgrades))**
 - Design Development, 25%, 75% and 100% (12 weeks)
 - Construction Documentation, 50% and 100% (10 weeks)
 - Internal review periods (4 weeks)
 - Christmas Holiday Period (2 weeks)
- 11. Aug 2020 to Feb 2021 – Traffic Approvals (from Traffic Committee, RMS (pedestrian crossings and shared zones), TfNSW (if any buses or bus stops impacted))**
 - Engineering 75% DD (assuming sufficient detail to manage traffic, cross section, materials, furniture, traffic control) - HOLD POINT for Traffic Committee Approval (2 weeks for Traffic Committee agenda)
 - Tender award decision (if not under delegation to GM or director) 3 weeks, Councils don't meet after 1st week December or before 2nd week Feb

12. Aug to Oct 2020 Public Art Strategy

- Engage specialist sub consultants for Public Art Strategy (heritage interpretation and place making)

13. Aug 2020 to Feb 2021 Signage + Wayfinding Concept/DD/Documentation

- Engage specialist sub consultants for Signage and Wayfinding

14. Aug 2020 to Feb 2021 Consultation Period (contingency)

- Consultation with affected landowners, if required as advised by our Planners
- Notifying affected properties with a good comms plan which could be implemented by Council in parallel with the design/ construction program

15. Mar – April 2021 Tender Period (8 weeks)

- Public Domain and Landscape
- Engineering Disciplines (Civil, Structural, Lighting)

16. Mar – April 2021 Public Art Tender Period

- Tender Period (8 weeks)

17. Mar – April 2021 Signage and Wayfinding Tender Period

- Tender Period (8 weeks)

18. May 2021 – Oct 2022 Construction Period (18 months including Christmas Holiday period)

- All priority projects to run in parallel to meet the 2022 deadline
- Work with Council to identify their priority projects
- Suggested priority projects (refer to Opinion of Probable Costs) include:
 - Windsor, South Winsor and Richmond footpath, street furniture upgrades and street tree planting
 - George Street Mall Refurbishment

Hawkesbury Vibrant Towns and Villages Implementation Plan_08.05.20

