

## 8. Small and Neighbourhood Centres

### 8.1 Public Domain Requirements

#### 8.1.1 Introduction

This section details the public domain elements required in Small and Neighbourhood Centres. The secondary purpose of this section is to provide guidance to owners on how new developments should respond to public domain requirements in Small and Neighbourhood Centres. All new developments should incorporate public domain and streetscape improvements.

#### Background

Small centres provide convenient access to a number of services and are generally located on busier local roads. They are used by passing motorists as well as local residents. Neighbourhood Centres are generally smaller and provide a limited number of services. They often provide affordable rental and a convenient location for small offices rather than shops.

In these centres there is an opportunity to make significant small scale changes to improve the public domain.

#### 8.1.2 Scope

The areas covered in this section are noted below.

Small Centres	Neighbourhood Centres
Cox's Road, North Ryde	Agincourt Rd, Marsfield
Putney village, Putney	Avon Rd, North Ryde
Boronia Park, Gladesville	Allars St, Denistone West

Blenheim Road, North Ryde	Blaxland Rd, Denistone East
Fiveways, Eastwood	Bowden St, Ryde
Meadowbank Station West, Meadowbank	Callaghan St, North Ryde
Midway, Ryde	Cobham Ave, Melrose Park
Trafalgar Place, Marsfield	David St, North Ryde
Balaclava Road, Marsfield	Doig Ave, Denistone East
	Epping Rd (cnr Paul St), North Ryde
	Flinders Rd, North Ryde
	Pittwater Rd, Gladesville
	Quarry Rd, Ryde
	Sager Pl, East Ryde
	Tennyson Rd, Putney
	Victoria Rd, Ryde
	Watts Rd, Ryde

### 8.1.3 Design Principles for Small and Neighbourhood Centres

#### 8.1.3.1 Destinations and Links

Small and Neighbourhood Centres are often local destinations and this attribute should be supported to ensure the long term viability of the centres. In addition links between these centres and other local destinations should be strengthened. It is important to recognise that the key assets of these retail centres are access and convenience. Therefore, suitable traffic flow and convenient parking are critical. Other features that can support a centre as a destination can include one or more of the following:

##### Open spaces

Open spaces may include urban parks, playgrounds, communal squares, widened footpaths, and retail courtyards.

##### Active Streets

Street activation occurs where land use, built form and public domain combine to attract people to an area. There are a number of land uses that encourage street activation including retail outlets, outdoor dining and community facilities. Building form can assist in street activation if the building is attractive and provides interest. At street level the shopfront should make people feel safe and welcome, and the public and private zones should be integrated. To achieve this, the shopfront should be visually open to the street as shown in the example below.



Activated shopfront

##### Community Services

The pedestrian connections will be located to access community amenities. These can be public institutions such as a school, library and community hall but equally these can be cafes, newsagents, medical practitioners, bakeries and so on that service the local community.

### **Pedestrian Access, Safety and Amenity**

Small and Neighbourhood centres are accessed by pedestrians because of their convenient location (although most trips are by car). There are a number of opportunities to extend the pedestrian network and improve the pedestrian amenity in Small and Neighbourhood Centres. New and upgraded pedestrian pathways will:

- Give local pedestrians better access to shops.
- Provide stronger links to other local facilities such as parks and playgrounds.
- Create more consistent, better quality public spaces around Small and Neighbourhood Centres.

### 8.1.4 Required Public Domain Elements

Improving the quality and consistency of the streetscape has a direct and immediate benefit for the public domain. The scope and general requirements for street trees, paving and street furniture are noted below. Refer to Council's Public Works Department for detailed specifications of these items. The detailed specifications should be considered when preparing development application documents.

#### Street trees

Street streets are required to Council's satisfaction for all new developments. Trees should be set out at approximately 8m centres. This spacing will depend on species chosen and the presence of obstructions such as driveways.

Street trees can have several environmental, climatic and aesthetic benefits. In Small and Neighbourhood centres trees should generally be selected on the basis of their form (aesthetics) and impact on the micro-climate (eg shade in summer, sun in winter).

Tree planting in Small and Neighbourhood centres should reflect the predominant existing street tree planting. Where there is no predominant existing street tree planting or the existing species are not appropriate Council will provide an alternative species.



Existing Street Trees – Doig Avenue

## Paving

The following paving types shall be provided to Council's satisfaction for all new developments:

1. In the Small Centres granite paving (Paving Type 2) will be used.
2. In the Neighbourhood centres pigmented concrete paving will be used.



Granite Paving (Paving Type 2) - Meadowbank

## Street furniture

The following street furniture shall be provided to Council's satisfaction for all new developments:

- Seating (Seat 01 and/or Bench 01)
- Bins (Bin 01)
- Bollards (Bollard 02)
- Bus shelters

Additional street furniture that may be considered includes:

- Tables
- Bike racks (01 or 02)
- Drinking fountains
- Café barriers

Refer to Council's Public Works Department for specific models and detailed specifications such as material, finish and installation.

## Environmental performance

The environment performance can be enhanced by using the following when selecting and detailing materials. For example:

- Recycled materials
- Functionally and aesthetically long lasting materials
- Materials that require minimal maintenance

Water Sensitive Urban Design (WSUD) should be incorporated into the design of public spaces.



Street trees integrating WUSD principles - Meadowbank

## Public Art

Public art can make an important contribution to the local community in a number of ways and is supported in Small and Neighbourhood centres. Public art should achieve one or more of the following:

- Provide visual enjoyment and interest to everyday activities and social gatherings.
- Highlight and enhance the local character of an area.
- Create a point of reference for the local community and visitors.

Artworks can be integrated with buildings and landscaping elements or be stand-alone objects. Opportunities exist to include custom made, artist designed furniture that will celebrate specific aspects of local character.

Semi-public art work associated with individual buildings is encouraged. The art can be in the form of art walls, screens or other building elements. It can provide exposure for the particular building but also interest for the community.



Integrated Public Art – Fiveways