Rowe Street Mall Upgrade
Indicative Functional Brief

Response to Landscape Concept Plan
provided by McGregor Coxall
(Plans dated 20 December 2017)
- Section A – Introduction
- Section B – Objectives
- Section C – Indicative Functional Brief
- Section D – Conclusion
Section A - Introduction

The City of Ryde is located in Sydney’s north-western suburbs 12 kilometres from the Sydney CBD. Set in scenic surrounds between the Parramatta River and Lane Cove River, we are connected to other parts of metropolitan Sydney via major road systems, rail, bus and ferry services and bounded by neighbouring local government council’s.

In accordance with the Voluntary Planning Agreement between the City of Ryde (Council) and YUHU Group (Owner) in respect of the redevelopment of 152-186 Rowe Street, 3-5 Rutledge Street, Eastwood, (Eastwood Shopping Centre); the owner is to design, document and construct the upgrade of Rowe Street Mall in accordance with the Indicative Functional Brief provided below.

Rowe Street Mall is currently a well-used and popular public open space, which provides a variety of speciality stores, supermarkets and restaurants. In particular, the existing arbour located at the eastern end of the Mall with Wisteria canopy cover is a unique and highly recognisable element in the City of Ryde LGA and also the wider Sydney Metropolitan Area.

The space under the Wisteria canopy is popularly used for Tai Chi and dancing by large groups. In the period of August to November 2011, as part of the Eastwood Town Centre Master Plan Project, Council carried out public consultation with the local community. The consultation revealed that the community has the aspirations for improved seating, water feature, lighting, paving, colour palette and night-time activities in the Mall.

The purpose of this document is to provide an indicative functional brief to YUHU Group to help them develop a detailed proposal for the upgrades of Rowe Street Mall as part of the development of the Eastwood Shopping Centre site. This brief is to ensure adequate facilities and appropriate spaces are provided to accommodate the proposed uses. It is anticipated that further discussion and documentation of specifications would follow agreement upon the location and dimensions of the proposed spaces.
Section B – Objectives

The design for the upgrades of the Rowe Street Mall as part of the VPA should meet the following objectives:

- To optimise the activation of street frontages and passive surveillance to the Mall.
- To minimise obstructions, reduce conflict and increase safety and priority for pedestrian movement.
- To create a flexible spatial layout that is capable of catering for a variety of activities.
- To maintain line of sight between key entry points and activity nodes.
- To protect significant existing elements or structures, such as the arbour.
- To improve universal accessibility and provide compliant grading where possible.
- To use high quality materials to maximise the visual amenity of the Mall.
- To use robust materials and fixture to minimise ongoing maintenance costs.
- To minimise disruption to retail and commercial premises that are not part of the Eastwood Shopping Centre redevelopment.
- To minimise disruption to community activities regularly undertaken in Eastwood Mall.

Section C – Indicative Functional Brief

The following comments are provided with respect to each of the itemised requirements identified in the Indicative Functional Brief.

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<th>Requirement/Element as per Masterplan</th>
<th>Comment</th>
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| General                              | - Maintain clear circulation space (minimum 3m wide) along the northern and southern retail shopfronts.  
- Provide granite paving as per City of Ryde’s Public Domain Technical Manual throughout the Mall, with individual unique pavers (e.g. red clay brick) to add visual interest and contextual reference.  
- Ensure suitable pavers and underlying foundations are used to accommodate the loads of vehicle or event staging, as per City of Ryde’s Public Domain Technical Manual.  
- Provide a mix of permanent public seating and removable outdoor dining seating/umbrellas, as per City of Ryde’s Public Domain Technical Manual.  
- Provide catenary lighting over the Mall.  
- Provide an uninterrupted continuation of awning along the Mall.  
- Integrate Wireless Access Points, banner arms and CCTV with new light poles.  
- Ensure unobstructed circulation is achievable for emergency vehicles.  
- All works are to have regard to or comply where necessary with the City of Ryde’s Public Domain Technical Manual. |
| West Entry                           | - Ensure the area has sufficient clearance to accommodate maximum pedestrian movement in multiple directions. |
- Maintain clear line of sight and paths of travel to the proposed laneways of the development site.

**Regraded Area**
- Define the breakout spaces and terraces using paths of travel.
- Provide adequate tables and seating for outdoor dining under new trees.
- Provide deciduous tree planting to provide shade in the summer and allow for solar penetration in winter. Tree species are to be selected from City of Ryde’s Public Domain Technical Manual.
- Select trees species which will maintain a high level of visibility to the retail shopfronts at eye height.
- Provide water feature of similar scale to the existing one, which is currently a popular element in the Mall.
- The water feature is to be designed to cater for both passive and active interaction.
- Ensure suitable public furniture is available to parent/guardian/carers adjacent to the water feature, to allow passive and interactive surveillance.

**/ Transition/Flex Space**
- Provide transition in grading between terraced areas and existing grades beneath the arbour.
- Ensure the space is unobstructed and has minimum dimensions of approximately 20m x 20m in order to cater for a variety of event activities, market stalls and large vehicle turning.
- Remove existing kiosk to create a flexible open space.

**Arbour**
- Retain the existing supporting structure of the arbour.
- Protect the Wisteria that covers the arbour as per the Arboricultural Assessment Report
- Provide opportunities for removable seating at the periphery of the arbour to maintain clear paths of travel.
- Provide concave seating or facing seating to encourage social interactions; the currently proposed seating is in a convex arrangement only.
- Provide back and arm rests to public seating in suitable locations.
- Provide aesthetic lighting elements.

**Performance Area**
- Provide spectator area and a levelled performance stage at the eastern end of the Mall.
- Integrate storage for event equipment with the stage.

**East Entry**
- Ensure the area has sufficient clearance to accommodate maximum pedestrian movement in multiple directions.
- Push the existing kerb on the western side of West Parade out by a minimum of 5m to reduce the kerb-to-kerb distance of West Parade.
- Realign the pedestrian crossing to match the main path of travel from the Mall to the Railway Station.
- Allow for unobstructed vehicle access for event set up off West Parade.
Should you have any questions please contact Dyalan Govender, Manager Urban Strategy on 9952 8188 or dgovender@ryde.nsw.gov.au.