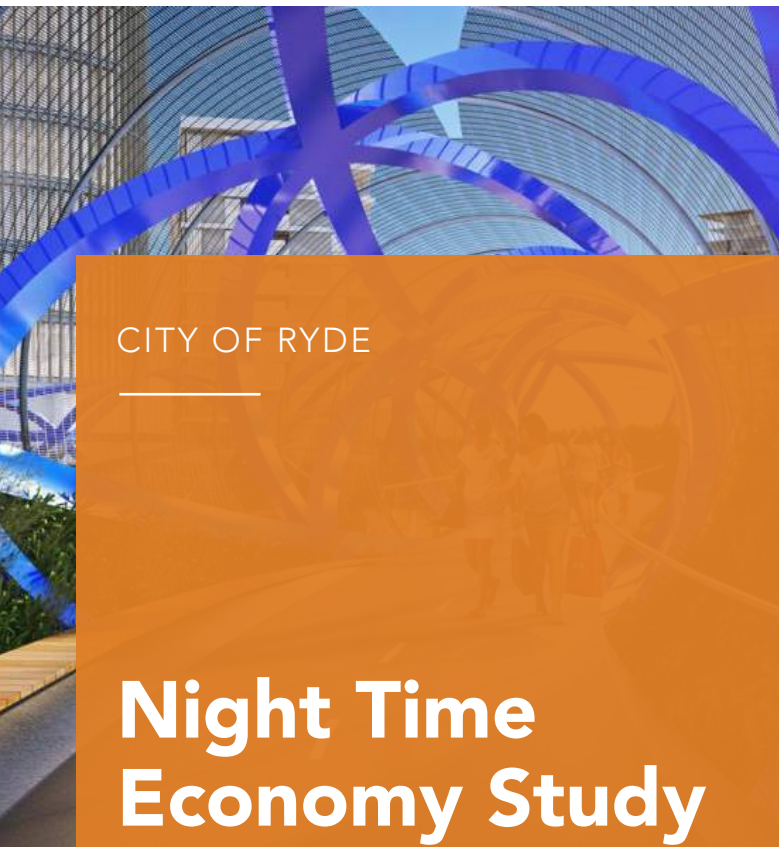


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CITY OF RYDE

## Night Time Economy Study

November 2016



*Creating and building community*

**Report Title: Night Time Economy Study**

**Client: City of Ryde Council**

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# Summary of key findings

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## Background

The Night Time Economy (NTE) is the economy that operates in the early evening after (5pm to 9pm) into the late night (2am to 6am). In the City of Ryde most night activity in town centres is between 6pm and 12pm. The NTE consists of Core (Food, Alcohol, and Entertainment) activities and Non-core (Transport, Accommodation, Retail, Education Services eg libraries, universities, TAFEs) activities. The activation of the NTE in the City of Ryde is driven by the City of Ryde's *Community Strategic Plan, Ryde 2025* which aims to deliver town centres that are activated, vibrant and attractive place for the growing number of residents and workers to live, work and visit.

This is a summary of findings of a study of the NTE in the City of Ryde's town centres of Eastwood, Gladesville, Macquarie Park, Meadowbank, Top Ryde, and West Ryde and the Hunters Hill town centres of Boronia Park and Hunters Hill Village. The purpose of the study is to summarise the size and character of the NTE experience and to identify strategies to enhance NTE activations.

## What we did

This study included an audit and mapping of the existing NTE in City of Ryde and Hunters Hill town centres, review of planning and policy context including opportunities and barriers, review of best practice approaches to activating and managing the NTE, and extensive consultation including 560 survey respondents, 189 Social pinpoint community map comments, a #RydeAfter5 Instagram account with 16 images submitted, and stakeholder meetings.

## Desire from the community for a more activated NTE

Through consultation with more than 700 residents and workers and key stakeholders, there is a clear desire from the community for a more activated NTE that has more diversity of offer (not just shopping centres and restaurants), is safe and easy to get around, is family friendly, and well-lit. 86% of those surveyed had no concerns about making the City of Ryde more vibrant, activated, and accessible at night and between 64% and 84% thought that each of the town centres could be more activated at night.

## Benefits and Impacts of the NTE

In 2016, there are an estimated 121,322 residents in the City of Ryde LGA and a workforce of around 93,841. The City's residential population is forecast to grow by an additional 45,000 residents by 2036. Benefits of a more diverse and activated NTE include economic growth, community and cultural cohesion, job and wealth creation, and creative and cultural growth. A balanced NTE is important for such a growing and changing population, particularly in Macquarie Park where there are high numbers of workers seeking a place to socialise locally after work. However, it must be balanced with the needs of the



local community, by providing a diversity of uses, a safe environment, and measures that will reduce the likelihood of anti-social behavior.

## **Criteria for a great NTE**

Based on best practice research and NTE strategies the key criteria to create a great NTE are:

- Diversity of offer (not just alcohol related or targeting young people)
- Access to public transport and parking
- Wayfinding and connectivity
- Creating a safe public domain and venues and reducing risk
- Good governance and partnerships including flexibility to encourage quality night activities
- Creative and functional lighting, public art and functional public space design, and
- Temporary uses and pop-ups.

## **The current NTE in City of Ryde and Hunters Hill LGAs**

An audit of NTE activities across the City of Ryde and Hunters Hill LGAs shows that the current NTE is limited to the core activities of Food and Alcohol, and the Non-core activities of Transport, Retail and Education. City of Ryde has a lower proportion of NTE industries than NSW (10% compared to 13%) and a lower proportion of the population working in NTE (4.8% compared to 7.1% NSW, 4.6% Parramatta, 7.2% Canada Bay, 5.5% North Sydney). There is a clear gap in entertainment and cultural activities/events that do not involve eating or shopping and a lack of venues such as usable well designed and lit public spaces, small wine bars, theatres and other cultural venues.

At least 70% of both City of Ryde and Hunters Hill residents and workers surveyed go out at least monthly in local town centres. Across the two LGAs the three main reasons for residents and workers to go out at night were limited to Eating/dining at restaurants (79%), Going to the cinema (43%) and Thursday night shopping (42%). The main reasons people don't go out at night in City of Ryde LGA were: There are better options elsewhere (45.1%)/There is nowhere to go (41.5%); There is no parking available (19.5%); or Parking is too expensive (12.8%); and There is not enough public transport (18.7%). For Hunters Hill LGA, the main reasons were: There are better options elsewhere (36.4%)/there is nowhere to go out at night in Hunters Hill LGA (18.2%); and, there is not enough public transport (18.2%).

## **Community ideas for a more activated NTE across the LGAs**

- Making night time places and activities more family friendly
- Improved lighting and wayfinding and more creative/colourful lighting throughout town centres
- Small wine bars rather than large pubs
- Extended retail and dining hours
- Restaurants and activities located outside of shopping centres to activate the streetscape, and
- More cultural/community events/festivals/popups.

# CITY OF RYDE (COR) & HUNTERS HILL (HH) TOWN CENTRES NTE STUDY

## # RYDE AFTER 5

### 560

Survey respondents  
& 189 Social Pinpoint  
comments

70% of respondents go out at night  
in the City of Ryde/Hunters Hill at  
least once a month



### MAIN NIGHT-TIME ACTIVITIES ACROSS LGAS



79%

Dining at a  
restaurant



43%

Going to the  
cinema



42%

Thursday night  
shopping

### CHALLENGES TO NTE (from consultation)

- 41% Better options elsewhere
- 20% Parking and public transport
- 17% Lack of quality and variety
- 15% Anti-social behaviour concerns

### MOST VISITED CENTRES AT NIGHT (survey respondents visit at least once a year)

Macquarie Park (63%)

Ryde (49%)

Eastwood (35%)

### TOP ACTIVITIES IN TOWN CENTRES



### OPPORTUNITIES TO ACTIVATE THE NTE

- Eat streets / late night meals
- Regular night markets
- Small wine bars
- Creative lighting and wayfinding
- Activated street frontages
- Pop-ups, cultural activities and events
- Family friendly places
- Extended retail hours
- Useable public space and infrastructure
- Simplified event approval processes
- Support for business start ups

## Barriers to activating the NTE

- There are no specific objectives in Council's DCP or a clear Council policy relating to Council's intentions or aspirations for night time activation or management
- There is no central source of information for businesses relating to NTE events, start-ups, or approvals. Approval processes (eg Footpath Activity, Event, Small Bars) need to provide more guidance on what is permissible at night
- NTE activity in a number of Ryde's town centres is internalised in shopping centres (eg. Macquarie Centre or Top Ryde) which impacts on the ability to activate streets
- In some town centres, restaurants are located on busy main roads (such as Victoria Road or Church Street) with poor amenity or are overlooked by residents creating incompatible land uses
- There is a need to improve the amenity of town centres (look, feel, lighting, public space, wayfinding, seating, shelter) to support community and cultural events, festivals and informal night activity
- There is a lack of diversity of NTE offer, limited mostly to restaurants and shopping centres.

## Opportunities to activate the NTE

The following three strategic directions are recommended for the City of Ryde to activate their NTE:

1. A diverse, vibrant, and quality night-time experience.
2. A safe, welcoming and functional place.
3. A responsive city.

Opportunities to activate the NTE include (provided in more detail in Section 7 and include:

- Prepare a NTE Policy that clearly states Council's objectives relating to a more activated NTE
- Continue to implement and expand an innovative late night library program at Ryde and West Ryde
- Hold night time food markets, cinema and family friendly events in town centres and parks at night
- Audit vacant commercial buildings to initiate an Empty Shopfronts project with a pilot in West Ryde
- Work with developers to ensure future developments include street activation, mixed uses, public space designed for night time use and NTE core and non-core uses
- Implement the Ryde Food Truck Program to activate town centres lacking public spaces and night time infrastructure (Macquarie Park and Meadowbank)
- Improve lighting throughout all town centres including lighting for better wayfinding at night and creative lighting projects in key laneways, sites and strips to create a sense of place and activity
- Improve town centres to support NTE activities including places to gather, power and Wi-Fi, and
- Include guidance around night time activities (busking, pop-ups, events) in the review of Council's policies and Strategies including the Events Strategy, the Footpath Activity Policy, and Food Trucks.

# 1. Introduction

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## 1.1. Background

Night-time activity is an important and diverse part of Australia's economy. In 2011<sup>1</sup>, the Australian Night Time Economy (NTE) was valued at \$92 billion. Increasingly, local, national and global cities aspire to provide well-managed, diverse, vibrant and safe environments that appeal to a wide cross-section of their communities at both day and night. As identified by the *Australian Night Time Economy, A First Analysis 2009 to 2011*:

*"Night Time Economies are an economic entity capable of helping to change the nature of place for interests across the community."*

As the City of Ryde's diverse resident and worker populations continue to grow and change, so too does the demand for access to services, entertainment, and venues that are accessible both day and night. The NTE typically centres on food, alcohol and entertainment supported by transport, public places and retail. While the town centres of Eastwood, West Ryde, and Gladesville are developing a strong food culture, other centres are looking for ways to activate place at night and respond to the expectations of workers and residents, in particular Macquarie Park.

The development of a successful NTE in the City of Ryde and Hunters Hill LGAs is an emerging opportunity for both councils, their residents, workers and local business. A more activated NTE can deliver economic, social, and cultural benefits. However, such activation may cause impacts such as noise, anti-social behavior and traffic for nearby residents which needs to be considered and planned for. Any plan to build a NTE must balance the wishes of business and workers and that of the local community.

## 1.2. Purpose of the study

The purpose of this study is to summarise the size and character of the existing NTE experience in the major town centres of the City of Ryde and Hunters Hill LGAs. The study also documents strategies and initiatives to enhance activation within centres having consideration to community interests and ideas, legislative constraints, the strategic directions of both councils, and best practice approaches to activating and managing the NTE.

The Study aims to assist both councils to deliver greater vibrancy and activation in their centres, supporting business while addressing the needs and expectations of workers and the broader community, exploring creative clusters and opportunities to build places that people want to visit and congregate. This study provides a comprehensive audit and analysis of the current NTE in town centres in both the City of Ryde Local Government Area (LGA) (Eastwood, Gladesville, Macquarie Park,

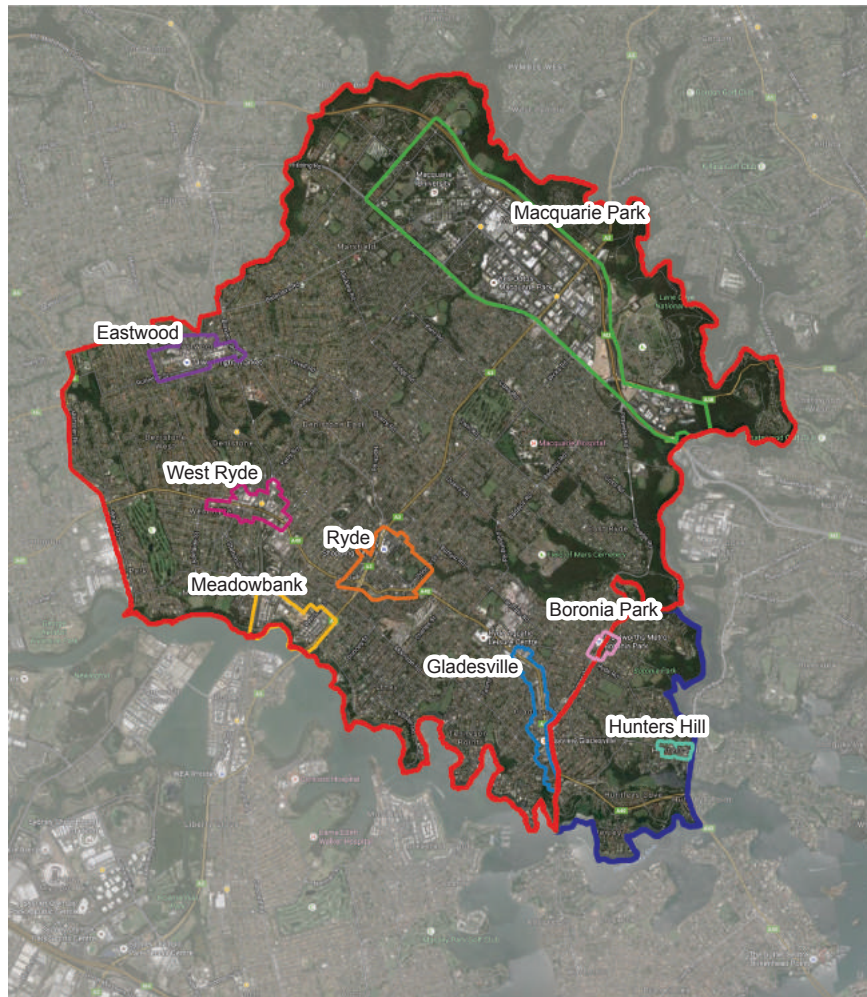
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<sup>1</sup> National Local Government Drug and Alcohol Advisory Committee, *The Australian Night Time Economy, A First Analysis*, 2013



Meadowbank, North Ryde, Ryde, and West Ryde) and Hunters Hill LGA (Boronia Park and Hunters Hill town centres) as shown in Figure 1. While not part of this study, the smaller centres of Cox's Road and Shepherd's Bay have also been identified as having opportunities for a more activated NTE.

Figure 1 Map of Town Centres included in the study



-  City of Ryde Council
-  Hunter's Hill Council

## 1.3. Methodology

The study has been undertaken using the following methodology:

- Review of related Plans, Strategies, Controls, and Legislation
- Analysis of the resident and worker profiles of the City of Ryde and Hunters Hill LGAs and of the individual town centres
- Audit and mapping the existing NTE in the City of Ryde and Hunters Hill Town Centres including mapping, measuring activities and their values
- Review of the NTE in other comparable centres and international and local best practice strategies and innovation
- Community engagement as detailed in Table 1 below
- Analysis of the opportunities and constraints to activating the City of Ryde and Hunters Hill town centres, and
- Development of Principles for NTE and recommendations for each town centre.

Table 1 Community and stakeholder engagement completed for the Ryde NTE study

Consultation method	Details	Results
<b>Ryde After 5 Have Your Say Page</b>	Dedicated project page on City of Ryde's website	NA
<b>#RydeAfter5 Project Postcard and Posters</b>	500 postcards and 20 posters	Distributes at events and at Council venues
<b>Online survey</b>	Online survey for City of Ryde Town Centres and separate survey for Hunters Hill Town Centres (included post-project commencement)  Live 1 July to 11 September 2016	533 City of Ryde Town Centre Surveys completed 27 Hunters Hill Town Center surveys completed
<b>Pop ups and Intercept surveys</b>	Intercept surveys at Eastwood Night Markets, Macquarie University, Macquarie Station  Pop up street stalls at Optus Markets Macquarie Park, Gladesville Shopping Centre, West Ryde Town Centre, Boronia Park Village and Hunters Hill Village	90 surveyed at intercept surveys  120 surveyed at the pop up street stalls
<b>Social Pinpoint Community Map and Ideas Wall</b>	Online community mapping tool on Council's Have Your Say Page	189 comments on the map (51% ideas and opportunities (149 total ideas), 29% what's happening,

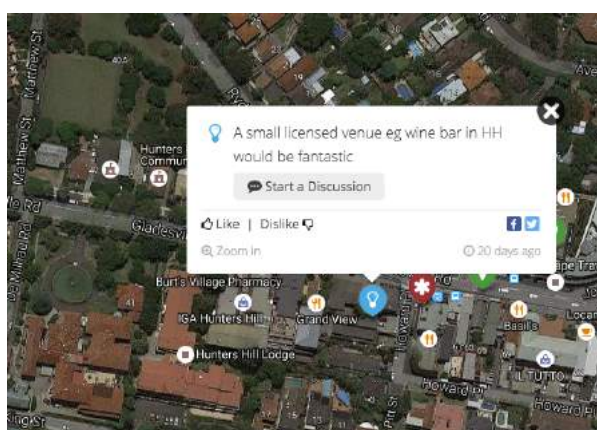
Consultation method	Details	Results
		20% challenges)
<b>Staff workshop</b>	Workshop with City of Ryde staff from across Council	12 staff attended
<b>Instagram #RydeAfter5</b>	Competition inviting locals to post their favourite NTE activity or place	22 photos posted
<b>Committee meetings</b>	Attended EDAC and East Ward committees, Youth Advisory Council and Macquarie Park Forum	4 Committees consulted



#RydeAfter5 Project Postcard



Pop up at Gladesville Shopping Centre



Social Pinpoint Community Map



Talking with workers at Optus Lunch Market

## 2. Components of a great NTE

### 2.1. What is the NTE?

The term Night Time Economy (NTE) captures certain social and business activities happening at night. The emergence of the NTE as an idea within planning and urban governance dates from Britain in the early 1990s. Academic and policy research suggests that many cities over the past two decades have deliberately fostered NTEs as a renewal strategy, often in combination with 'cultural planning' or 'creative cities' strategies. The NTE is the economy that operates in the evening in towns and cities across the following core and non-core activities:

Core NTE activities	Non-core NTE activities
Food	Transport
Alcohol	Accommodation
Entertainment (film, theatre, live music, sporting and leisure. Performance venues)	Retail (post 6pm)
	Education services

The night time economy can be divided into distinct time periods. Based on the online survey (560 participants) night time activity in the City of Ryde is mostly between 6pm and 10pm.

Time period	Time
Early evening	6pm to 9pm
Evening	9pm to 11pm
Night	11pm to 2am
Late night	2am to 6am

(source: City of Sydney, Open Sydney Future Directions for Sydney at Night)

### 2.2. Costs and benefits of the NTE

Invariably discussion relating to the NTE centres around the control and regulation of night time outlets and behaviour including relating to alcohol. A study of the NTE in Parramatta identified that the



development of an NTE can bring concerns about law and order, rubbish, alcohol-oriented culture and questions around participation and exclusion for certain groups in the community<sup>2</sup>.

However, a strong and vibrant NTE can bring economic, cultural and social benefits to a city. It can attract new residents, workers, and visitors to an area and support creative industries such as fashion, music, media and performance. It can be a major driver for local industries such as food and beverage, transport, retail and security. It will be beneficial to the health and wellbeing of a city's residents, providing them with a place to meet, socialise, eat, drink and unwind<sup>3</sup>.

Studies in the USA, UK and Australia clarify that NTE activities deliver anything between 10 and 20 times Benefits to Costs ratios. This includes costs associated with local government services and regulation, hospital and ambulance services, policing and transport. In 2011, the City of Sydney commissioned research into the economic benefits and costs of Sydney's night time economy. It found \$15.1 billion was generated in 2009, and represented 28.4% of all jobs. Of this:

- \$425 million was generated by beverage-led businesses (liquor retail, pubs),
- \$1.4 billion came from cafés, restaurants and takeaway food shops,
- \$868.6 million was generated by entertainment-led businesses.
- Shops and retail turned over \$3.9 billion, \$2.3 billion was generated by infrastructure services, and
- \$3.4 billion was attributed to other (libraries and archives, architectural etc.).

The City of Sydney study also identified that the NTE is not without its costs, which were about \$125 million in 2009 for both state and local government. This includes transport, police, health and local services such as cleansing. Of that figure, \$30 million is attributable to the City of Sydney.

## 2.3. Factors contributing to a strong NTE

Given the identified costs and benefits of the NTE, much of the research and literature about planning for and managing the NTE has therefore been focussed either on ways to stimulate the night time culture or control it; on either economic development or law and order. However, more recently, the practice of place management has provided a new focus that balances these two concerns. It involves managing the NTE by fostering diverse attractions that appeal to a range of genders, age and cultural groups and through improved public space design and service delivery. A literature review of local, national and international research highlights a number of factors to grow a sustainable.

**Appendix 1** provides a summary of best practice case studies relating to NTE Strategies and local government activations relating to the NTE including City of Sydney, Parramatta, Penrith and Newcastle.

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<sup>2</sup> Centre for Cultural Research, UWS, *The City After Dark: Cultural Planning and Governance of the Night-Time Economy in Parramatta*. 2008. ONLINE. Available at: [http://www.uws.edu.au/\\_data/assets/pdf\\_file/0011/47000/City\\_After\\_Dark.pdf](http://www.uws.edu.au/_data/assets/pdf_file/0011/47000/City_After_Dark.pdf)

<sup>3</sup> Kolvin, P. 2016. Manifesto for the Night Time Economy.



## 1. Diversity of offer

A great NTE should attract every sector of the population, regardless of age, gender, cultural background or ability. It should cater to a wide range of interests and offer a variety of activities; eating, drinking, dancing, music, performance, art, or simply gathering. It should be attractive and accessible to people from different socio-economic backgrounds. Research into NTEs around Australia and the world has found that they often cater only to narrow interests, such as drinking, or to a narrow segment of the population – the young.

*"Getting the balance right between residential, tourism and economic growth is vital at night. Noise is a significant factor for residents living in a busy night-time city. An overdeveloped night-time economy with a focus only on drinking venues can put the daytime economy out of balance, leaving venues to open in the evening only, with shopfronts inactive during the day".*

Open Sydney, City of Sydney

## 2. Transport

A successful NTE must be accessible by frequent, high quality public transport, or on foot/cycle. When trains end at midnight and bus frequencies decline, negative impacts such as alcohol related violence are more likely. Or, when parking is not available, people simply do not venture out. Availability of free/low-cost and/or accessible car parking has also been found to improve numbers in the town centres at night as well as good pedestrian links between public transport, and entertainment precincts.

## 3. Wayfinding and connectivity

Different venues and precincts within a city should be well connected by logical, well used and well-lit routes, pathways or circuits. This can assist in facilitating a critical mass of people in a particular place and lead to other businesses and activities setting up along these routes within clusters or hubs.

In Adelaide, the Adelaide Oval to Market Link is one of a series of "safer paths" connecting NTE areas with transport. The route is well sign-posted, well-lit including the use of light-inspired public art, and is covered by the monitored City Safe CCTV network.

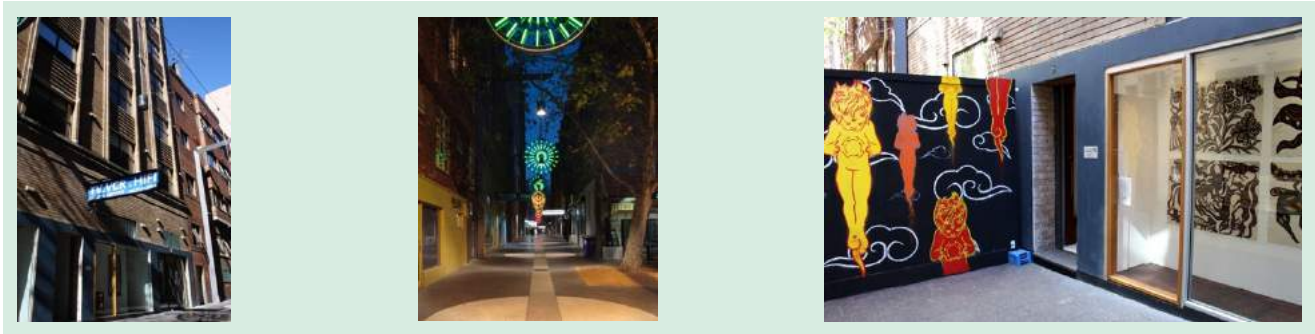


## 4. Safety and risk

Perception (real or imagined) of high risk to personal safety at night will keep people at home. Good governance, including a visible police and security presence, good design (CPTED principles) and

lighting can have an impact on real crime and perceived safety. Great transport, connectivity, diverse activities and types of people will all impact on perceptions of safety in the NTE.

*The images below are of Llankelly Place a formerly vacant and unsafe laneway in Kings Cross that has become one of the most activated, safe and loved lanes in the area through lighting, increased activity (restaurants/gallery) and improved amenity.*



(source: Cross Arts Project)

## 5. Governance and partnerships

Local Government should ensure its vision and desired outcomes for the NTE are taken into account and reflected in all of its plans, policies and regulations. It should commit to ongoing communication and consultation with business and residents to ensure that the community's needs are understood and being met. Coordination with dining, drinking and accommodation sectors must be a priority. Partnerships between all those with a stake in this area – police, local authorities, emergency services, businesses and communities – are an essential foundation on which to create a successful and safe night time economy.

Legislative restrictions on opening hours and liquor licensing may limit nightlife in many towns and cities. Reasonable review of these laws, in conjunction with initiatives in other areas discussed here, can go a long way to rejuvenate a NTE while balancing the needs of the local community.

Prior to amalgamation, Leichhardt Council was amending Schedule 2 of Leichhardt Local Environmental Plan (LEP) 2013 to introduce a 'change of use' exemption to allow small bars in existing restaurant and café premises and vice versa in B2 Local Centres without the need for a development application. There were also proposed amendments to Leichhardt Development Control Plan (DCP) 2013 as it relates to licensed premises and small bars. The changes aimed to make development controls easier for 'low-impact' premises such as small bars, restaurants and cafes.

The University of Sydney has joined Raising the Bar to bring the popular worldwide initiative to Sydneysiders. Established in 2014, Raising the Bar began with a group of students from Columbia University and New York University who were looking to share unique learnings from the world's greatest minds with the general public. Students at Macquarie University suggested that their academics could give night talks as part of Macquarie Park Raising the Bar in bars and restaurants in the area.

## 6. Outdoor activities and quality public domain design

People should be able to enjoy outdoor dining, civic spaces and other activities. Making it easier for businesses to offer outdoor dining will help to activate and enliven streets. Public events in the outdoors, such as concerts and night markets further bring people into the streets and can be supported by good public domain design including seating/tables, shelter, outdoor power outlets, and free Wi-Fi.

“High-quality, well-serviced and active public spaces are fundamental to thriving night-time economies. The quality of our public spaces at night is dependent on the right balance of public infrastructure, active street frontages and space management.”

OPEN Sydney, City of Sydney.

Previously very much a “9 to 5 town” where restaurants closed after lunch, Adelaide has a new day and night time energy; the product of simple and inexpensive strategies for activating its public spaces. The council set aside \$150K into “lighter, quicker and cheaper” projects targeted at pop-up entertainment, events, arts projects and an “anything goes” approach to placemaking.

## 7. Lighting and public art

Creative (such as public art) and functional lighting (wayfinding and safety) can facilitate the growth of a great NTE. It can increase the sense of safety and surveillance, allow the night time use of traditionally day time spaces, such as parks, and facilitate the movement of people down preferred pathways or circuits. It can also be beautiful – an attraction and activity in itself. The City of Sydney plans to facilitate workshops between lighting experts and businesses and property owners to assist with lighting up the streets in beautiful, creative and functional ways (City of Sydney, 2013).

*Images below are of lighting and public art projects in the City of Sydney including an information kiosk in Chinatown.*



(source: City of Sydney, Open Sydney)

## 8. Temporary uses and pop ups

There has been increasing attention on temporary uses as a tool for activating underutilised space and creating pleasant urban spaces. Overmeyer (cited in Shaw 2015) says that temporary uses can act as an experimental zone for the future of the city and, in places such as Berlin, have led to longer term urban regeneration of areas. Blank spaces have been used as community gardens, bars, sculpture parks or alternative living. They have enlivened areas and can bring considerable urban benefit when incorporated sensitively into Urban Planning. Through the activation of underutilised sites, temporary use

- can create an increased perception of safety in the city, particularly at night, as people have an increased perception of safety when there is an adequate critical mass of people in their surroundings
- bring people to an area on a continual basis due to offering them a changing environment.

*In October 2012 the first Parramatta Lanes event was held, offering gourmet street foods, craft beers, cocktails, live music, and art installations within previously underutilised sites throughout the Parramatta CBD over 4 days. In 2014, the City of Parramatta launched their Twilight Friday Nights programs to stimulate the NTE.*



(source: City of Parramatta)

## 3. Strategic context and controls

This section reviews relevant local and State Strategies and controls that impact on planning for the NTE in the City of Ryde and Hunters Hill LGAs.

### 3.1. City of Ryde strategies

The activation of the NTE is driven by the City of Ryde's *Community Strategic Plan, Ryde 2025*. The delivery of NTE outcomes is led the City Strategy Unit, and in particular, the City Activation Team. The key deliverable for City of Ryde is to develop its Town and Neighbourhood Centres into activated, vibrant and attractive places for people to live, work and visit. While the term 'activated' has multiple meanings, activated cities (places/spaces) have the common characteristic that they are destinations people want to visit. By creating public spaces that attract people, facilitate economic activity and empower community participation, City of Ryde can successfully activate its Town and Neighbourhood Centres.

Table 2 City of Ryde Strategic directions for NTE

Plan/ Strategy	Implications for the NTE
<b>Ryde 2025 Community Strategic Plan</b>	
<u>Outcome: City of Liveable Neighbourhoods.</u> This outcome includes strategies and goals for safe and vibrant neighbourhoods, with a variety of uses and activities, local identity and character and active public places and spaces.	The NTE is an opportunity to add to the vibrancy of neighbourhoods. Development of the NTE should also focus on the safety of town centres and opportunities to activate public places and spaces and should reflect local identity and character.
<u>Outcome: A City of Prosperity</u> Goals and strategies are for an environment of innovation, progression and economic growth, and to create a strong economic direction with incentives that encourages new and diverse business investment and opportunities, to design retail places that encourage and attract a diversity of jobs, and to take a leadership role to improvement movement to, from, through and within Macquarie Park.	Potential location for NTE activities at the intersection of the university and the business park in Macquarie Park.  An active NTE will make Macquarie Park attractive to a younger workforce.  The NTE should support innovation, new business investment and opportunities, and local jobs.  Development of the NTE should consider impacts and improvements to, from, through and within Macquarie Park.
<u>Outcome: A City of Connections</u> This outcome includes goals and strategies for improved transport connections within City of Ryde that are accessible and safe, and improved	Development of the NTE should consider impacts and improvements to transport connections within City of Ryde including safety and accessibility and free Wi-Fi in town centres.



Plan/ Strategy	Implications for the NTE
connections including through free Wi-Fi.	
<p><u>Outcome: A City of Harmony and Culture</u></p> <p>Goals and strategies include to create distinct local identity, activate diverse cultural spaces, support opportunities for creative industries, and provide activities and opportunities for people to share and celebrate their unique cultures.</p>	<p>The NTE in each town centre should reflect its distinct local identity and include opportunities for people to celebrate and share their unique cultures.</p> <p>The NTE should activate diverse cultural spaces and support opportunities for creative industries.</p>
<b>Ryde Economic Development Plan 2015-2019</b>	
<p>The REDP has been prepared to stimulate the economy by fostering new small business, supporting employment and training, and encouraging investment. Underlying principles include reducing the rate of unemployment in the local area, increasing the success rates of new small businesses and attracting investment into the city. Goals include Macquarie Park continuing to attract a talented workforce, vibrant and attractive town centres and sustainable modes of transport.</p>	<p>The NTE in Macquarie Park should be attractive for local workers.</p> <p>Small businesses operating in the NTE should be supported with relevant information, networking and training.</p>

## 3.2. Regulations and controls

Local planning controls and State regulations relating to the night time economy can assist in the management of impacts, however can also act as a barrier to community-led initiatives.

### 3.2.1. City of Ryde

#### Development controls

Unlike, other local government areas, such as the City of Sydney, the City of Ryde and Hunters Hill Councils do not include any explicit objectives or development controls relating to late night activation or management of the potential impacts of activities that contribute to the late night economy. See **Appendix 2** for a summary of the City of Sydney's DCP. However, it must be noted that planning controls can only really provide a framework that allows late night activities to occur, and must be considered and implemented within a suite of other opportunities – such as business partnership, marketing and branding etc.

The City of Ryde Development Control Plan (DCP), for the Eastwood and Ryde Town Centres already provide some indications that activation of the night time economy is a desired land use outcome.

### *Alcohol free zones*

Council consults with Ryde Local Area Command in determining whether the implementation of an Alcohol Free Zone is an appropriate means of addressing alcohol related crime such as assault and malicious damage, as well as anti-social behaviour and under-age drinking. Currently there are five Alcohol Free Zones in City of Ryde, extending to 2018:

- Trim Place, Gladesville (this is Gladesville Town Centre's only public gathering place for small events and pop-ups)
- West Ryde Railway / Bus Interchange
- Meadowbank, encompassing Bowden Street and Bay Drive in the vicinity of Meadowbank Wharf
- Eastwood Town Centre (this includes the Pedestrian Mall which is a highly utilised area for community activities).

### **Event applications**

Council has some good practices to encourage events in parks. For example, it is simple to submit an event to the What's On page through an online form and to apply for vehicle access through public reserves and parks. The City subsidises booking fees for individual/organisation events and gatherings including a full subsidy for events with less than 50 people. Booking parks and reserves for events is simplified by having just one form that enables a large range of activities from stalls, food sales and music to fireworks and amusement rides. The event application is required 4 weeks' in advance. However, this form and notice period may be daunting for smaller organisations and community events and the process could be simplified.

### **Outdoor dining**

Council has had a specific policy on outdoor dining since November 2006. In 2009, a comprehensive review of the policy and associated processes was carried out and a major revision of the policy was adopted by Council in November 2009 to assist in simplifying and streamlining the controls and procedures. Council is currently operating a trial program to encourage café/restaurant operators to embrace alfresco dining by giving a on-off fee relief incentive to new approved café/restaurant owners. This would support the creation of dining hubs/clusters which have been identified as a need through this study.

### **Footpath activity**

The Footpath Activity Controls govern activity in public plazas and footpaths. The Controls have an emphasis on street vending and commercial activity, election activities and charitable organisations' fundraising. All activities permissible under the policy require written approval from Council, and applications are generally required to be submitted 28 days from the commencement of the activity. This policy and process is not enabling of night time activity. There is no guidance about night time activity and no guidance on busking. There are areas that are already approved by Council for footpath activity, however this information is only available by contacting Council. No amplified music is allowable without

the approval of council. For activities such as busking, street theatre etc it is unclear what is required for approval, as the form focuses on outdoor dining and street vending.

### **Food safety**

Council Environmental Health Officers carry out random inspections of retail food businesses (other than butcher's shops) and take enforcement action where necessary.

### **Mobile food vending and food trucks**

The City of Ryde has been working on a food trucks program, with a focus on activating the NTE in Macquarie Park which has few opportunities for more permanent night time venues or spaces. Currently, approval for mobile food vending is required from Council under Section 68 of the Local Government Act 1993 to use a standing vehicle or other article for the purpose of selling in a public place. Any person wishing to obtain approval to use a mobile food vending vehicle for street vending (ie. making brief intermittent stops to sell ice creams and similar products) must complete a Mobile Vending Application Form and submit it to Council with the approved fee. There are no separate policies for Mobile Food Trucks – which serve a different purpose to activating places than food vending vans. Currently, approval will not be granted to sell within 200 metres of any business selling the same or similar products or on any Prohibited Roads making it difficult for food vans to set up in town centres across the LGA. By way of comparison, the City of Sydney's food trucks are not permitted to sell within 50 metres of an existing, trading takeaway food or drink premises open for business that is serving the same or similar offer.

The City of Sydney defines two types of mobile food vending operations that are permitted in the city: The City of Sydney food trucks program emerged from the OPEN Sydney consultations where many people said they wanted more late-night quality food options in the city. The city defines food vans and food trucks differently:

1. Food vans: Restricted to serving food that is not potentially hazardous or involves low-risk practices such as frothing milk. Food vans can only trade for a maximum period of 15 minutes, for example, an ice cream van or a van serving coffee and cakes
2. Food trucks: No restrictions to their menu and can trade for a maximum period of 5 hours. Food trucks are essentially a kitchen on wheels, for example, a gourmet food truck made to order hot food such as tacos.



*Image source: City of Sydney*



*Image source: City of Sydney*

## Small bar approvals

Currently, small bars are defined under Council's LEP within the meaning of the Liquor Act 2007. Small bars are a type of food and drink premise. Currently, City of Ryde does not offer a simple process or information for applying for a small bar license or approval including development consent requirements and how to apply for a liquor license (through Liquor and Gaming NSW).

### 3.2.2. NSW Government

#### Liquor license<sup>4</sup>

You must hold a liquor license to sell alcohol in NSW. The standard trading period for most venues is 5am to midnight, Monday to Saturday and 10am to 10pm on Sunday.

The standard trading period for small bars (capacity of 60 patrons, with no gaming machines, sale of takeaway alcohol, or minors allowed in any area during liquor trading hours) is from midday to midnight, Monday to Sunday. Small bars outside of the Kings Cross and Sydney CBD Entertainment precincts are automatically granted extended trading to 2am.

A small bar licence application costs \$350. An on-premises licence lets you serve alcohol with meals at your café or restaurant, and costs \$700 to apply.

This study has identified a desire from residents and workers for more small bars in Ryde, Gladesville and Hunters Hill town centres.

#### Dining<sup>5</sup>

Cafes, restaurants and similar retail food outlets need to notify the local council of their business and food activity details, and comply with food safety legislation.

#### Entertainment<sup>6</sup>

The NSW government has removed the requirement for venues to have a Place of Public Entertainment (POPE), venues can now have live entertainment as part of their main business without the need for separate approval.

Venues are responsible for ensuring that noise levels are managed appropriately for the local area.

The Office of Liquor, Racing and Gaming manages noise from licensed premises. Typically, this is with environmental noise conditions being placed on the license, that the noise from pubs and clubs should not be heard inside any home between midnight and 7am on any night.

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<sup>4</sup> Liquor and Gaming NSW, "Liquor Licenses", <https://www.liquorandgaming.justice.nsw.gov.au/Pages/liquor.aspx>

<sup>5</sup> NSW Food Authority, "Cafes, restaurants and retail outlets", <http://www.foodauthority.nsw.gov.au/retail/cafes-restaurants-and-retail-outlets>

<sup>6</sup> Department of Planning, "Bringing back the music", <http://www.planning.nsw.gov.au/~media/Files/DPE/Factsheets-and-faqs/bringing-back-the-music-fact-sheet-for-venue-operators.ashx>

### 3.3. Barriers

The main barriers relating to Council's plans, controls, and approval processes are an absence of specific guidance for business/groups wanting to deliver events and NTE activities and a need for more simplified processes to support these activities happening. Specifically:

- There are no specific objectives in Council's DCP relating to night time activation or management of the potential impacts of activities that contribute to the NTE (other than the Eastwood and Ryde Town Centre DCPs)
- There are currently no identified "Night Time Entertainment Precincts" in Council's DCP - which refers to a concentration of businesses open after 5pm
- Council's event approvals processes and forms are complex, even for small events and could deter night events occurring
- Council's footpath activity policy does not provide any guidance about what is permissible at night (including for example, pop-up stalls, eat streets, and buskers) and act as a barrier to community-led activation of the NTE
- There is no policy or guidance for those businesses wanting to open small bars
- Council's existing controls for Mobile Food Vans act as a barrier to Mobile Food Trucks being trialled in key areas such as Macquarie Park, where temporary activations are important to try to stimulate the NTE, and
- Alcohol Free Zones provide an appropriate means of addressing alcohol related crime. However, they limit the ability of licensed pop-up events and festivals to be held at night in key places such as Trim Place (Gladesville), Rowe Street Pedestrian Mall (Eastwood) and Meadowbank Wharf.





## Hunters Hill

In 2016, the resident population of the Hunters Hill LGA is estimated to be 14,500 people and is forecast to grow to 15,750 by 2036. Hunters Hill is forecast to have an additional 250 dwellings by 2036, an increase of 0.8%. Compared to Greater Sydney, Hunters Hill has a higher percentage of seniors aged 70 to 84 (8.0% vs 7.2%), a smaller percentage of 25 to 34 year olds (13.8% vs 15.4%) and a smaller percentage of young children aged 0 to 4 (6.0% vs 6.8%).

In Hunters Hill, 28.7% of residents speak a language other than English at home, compared to 32.5% in the Greater Sydney Area. Hunters Hill has a median household income of \$2,291, significantly higher than greater Sydney (\$1,447). Hunters Hill LGA has a lower unemployment rate compared to Greater Sydney (4.6% vs 5.8%). The population of Hunters Hill is older and family oriented indicating a focus on restaurants, safety and family friendly activities.

### 4.2. NTE employment and business

Workforce and business data is not available for Hunters Hill LGA. For the City of Ryde, according to Economy.id there were 69,491 total workers in the City of Ryde in 2014/15. The centre of employment (all industries) in City of Ryde is Macquarie Park. Accommodation and Food services workers are distributed across the LGA with centres of employment in Eastwood, Top Ryde, Macquarie Park (Macquarie Centre) and East Ryde. The industries most closely relating to the NTE (food and beverage, accommodation, other store-based retailing, creative and performing arts activities) employed 9,483 people or 10% of workers in City of Ryde, compared to 13% of workers in New South Wales in 2014/15.

Night-Time Economy Industry	2014/15			Change
	Number	%	NSW %	2009 - 2014
<b>Other Store-Based Retailing</b>	5,039	5.4	5.9	+1,003
<b>Accommodation</b>	517	0.6	1.2	+40
<b>Food and Beverage Services</b>	3,764	4.0	5.7	
<b>Creative and Performing Arts Activities</b>	164	0.2	0.4	+60
<b>Night Time Economy Industries</b>	<b>9,483</b>	<b>10</b>	<b>13</b>	<b>+1,103</b>
<b>Total industries</b>	<b>93,841</b>	<b>100.0</b>	<b>100.0</b>	<b>+10,882</b>

(source: City of Ryde economy.id 2014/15)

As shown below, in the City of Ryde, the percentage of businesses registered in industries most closely linked to the NTE make up 5.8% of all registered business, comparable with NSW and City of North Sydney. However, City of Ryde has a lower proportion of the population working in the NTE within the LGA compared to other comparable LGAs, indicating that there are less NTE activity businesses and

opportunities in the area. In 2014/15 there were 269 registered cafes and restaurants, 14 pubs, taverns and bars and 13 accommodation services. See **Appendix 3** for the number of registered businesses in each NTE-related industry in the City of Ryde.

Area	Percentage of the population working in the NTE in this area	Percentage of businesses registered in the NTE in this area
City of Parramatta	2014/5 - 4.6%	Not available
City of Ku-ring-gai	2011 - 6%	Not available
City of Lane Cove	N/A	Not available
City of Canada Bay	2011 - 7.2%	Not available
City of North Sydney	2014/5 - 5.5%	2016- 5.6%
New South Wales	2014/5- 7.1%	2014/5 - 5.5%
City of Ryde	2014/5 - 4.8%	2016 - 5.8%

(source: City of Ryde, *economy.id* 2014/15)

The employment and business data indicates that there are opportunities to increase the range of night time businesses in the City of Ryde and resulting employment opportunities, particularly for local students and young workforce.

The high number of workers in places such as Macquarie Park indicates the need for more places, spaces and activities after work hours to support social connections and activate the public realm. This was clearly articulated through the consultation outcomes where around 37% of all respondents were workers, and 156 of these workers were from Macquarie Park.

### 4.3. Participation in the NTE in City of Ryde and Hunters Hills

Participation in the NTE was collected through the online survey, intercept surveys and pop ups. A total of 533 people completed the City of Ryde NTE survey and 27 the Hunters Hill/Boronia Park survey. It is important to note that only 27 people completed a survey for Hunters Hill town centres, therefore the data should not be considered representative.

#### The main reasons people go out at night in City of Ryde and Hunters Hill LGAs

The majority of survey respondents (64.3%) stated they regularly go out at night in City of Ryde. Of the people who regularly go out at night in City of Ryde, most do so at least once a month (36.5%) and 27.8% do so at least once per week. 5.2% of respondents go out in City of Ryde every night (21 people).

The main reasons City of Ryde residents and workers go out at night in the City of Ryde are:

- Eating/dining at a restaurant (79% of survey respondents)
- Going to the cinema (43% of survey respondents)
- Thursday night shopping (42%)
- Visiting or meeting up with friends (34.8%)
- Going to a pub/bar for drinks (19.7%).

Other reasons were health and fitness related including going to the gym/swimming or exercise.

The main reasons Hunters Hill residents go out at night in the Hunters Hill LGA are:

- Dining at a restaurant (87% of survey respondents)
- Visiting or meeting up with friends (39.1%)
- Going to a pub/bar for a drink (21.7%)
- Going to the cinema (17.4%)
- Going to the night markets/Thursday night shopping (8.7%).

## **Frequency of going out at night**

Around 70% of City of Ryde survey respondents and 70% of Hunters Hill survey respondents go out at night in their respective LGAs at least monthly.

## **What deters people going out at night in City of Ryde and Hunters Hills LGAs**

The main reasons that deter people going out at night in the City of Ryde LGA are:

- There are better options elsewhere (45.1%), and There is nowhere to go at night in Ryde (41.5%)
- There is no parking available (19.5%), and parking is too expensive (12.8%)
- There is not enough public transport (18.7%)

Other reasons (not included in the survey list) given by survey respondents included

- Family responsibilities (16 people)
- Lack of quality and variety (8 people)
- Everything is focused on shopping centres (5 people)
- Traffic, Parking (6 people each)

The main reasons that deter people going out at night in Hunters Hill LGA are:

- There are better options elsewhere (36.4%)

- There is nothing that deters me (27.3%)
- There is nowhere to go out at night in Hunters Hill LGA (18.2%)
- There is not enough public transport (18.2%).

## 4.4. Ideas for improved NTE activities

Ideas for how to improve the NTE were collected through the online survey, intercept surveys and popups and through the social pinpoint community mapping tool.

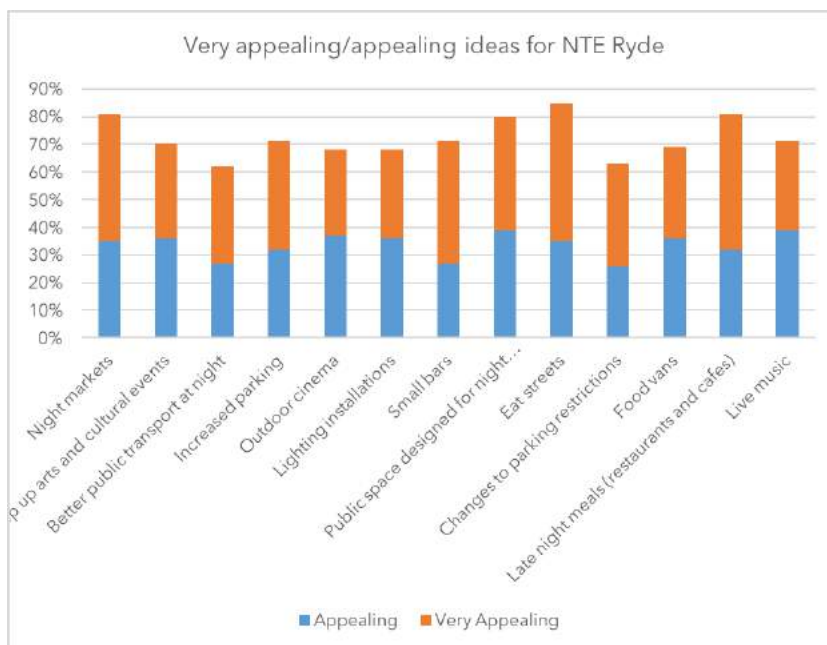
### City of Ryde

The online survey showed that overall, all activities suggested in the survey were appealing to the majority of respondents (at least 62% of respondents) selecting “appealing” or “very appealing”. The most appealing activities were:

- Eat Streets (Overall: 85.1%, Very Appealing: 50.4%, Appealing: 34.7%)
- Late Night Meals (Overall: 81.2%, Very Appealing: 48.7%, Appealing: 34.7%)
- Night Markets (Overall: 81.3%, Very Appealing: 46.0%, Appealing: 32.5%)
- Public spaces designed for night (Overall: 80.1%, Very Appealing: 40.6%, Appealing: 39.5%).

Other ideas suggested by people to make going out at night more appealing included:

- Creating more atmosphere on the street (9 people)
- Making it family friendly and lighting and seating (5 people each)
- Activities outside shopping centres (4 people).





It is important to note that no activities were overall unappealing, or even neutral. The majority of respondents (85.4%, 321 people) had no concerns about making City of Ryde more vibrant, activated and accesible at night. The respondents who did have concerns (11%, 55 people) gave the following reasons, listed in order of frequency:

- Increased traffic congestion and difficulty finding parking,
- Increase in violence, crime and anti-social behaviour due to drinking,
- Increased noise, and
- Litter.

Other ideas suggested by the community, to make City of Ryde more activated at night were:

<b>Ideas from community to make City of Ryde more activated at night</b>	<b>No.</b>
<b>More small wine bars and bars</b>	42
<b>Better lighting and nigh time public space</b>	32
<b>More family friendly events and venues</b>	32
<b>Extended trading hours (bars, dining, retail)</b>	25
<b>Events and festivals</b>	23
<b>Hubs and on street spaces, venues and activities</b>	20
<b>Night markets</b>	14
<b>Better quality eating venues</b>	12
<b>Arts and cultural activities</b>	10

(source: #RydeAfter5 online survey)

Some comments from community engagement that represented overall ideas included:

- *"We really need some small bars with tapas and live music"*
- *"Don't forget about safety"*
- *"Need kid-friendly and accessible areas"*
- *"I don't have viable options for after work drinks, and so the social community of my workplace is lacking as a result. The most common option is to resort to travelling 30mins into the city"*

## **Hunters Hill LGA**

Overall, all activities suggested in the survey were appealing to the majority of respondents (at least 62% of respondents) selecting "appealing" or "very appealing". The most appealing activities were:

- Live music (Overall: 77.3%, Very Appealing: 36.4%, Appealing: 40.9%)
- Pop ups and cultural events (Overall: 72.8%, Very Appealing: 36.4%, Appealing: 36.4%)
- Public spaces designed for night activities (Overall: 68.2%, Very Appealing: 31.8%, Appealing: 36.4%)

The only idea that rated as unappealing in Hunters Hill was:

- Food vans (Overall: 45.2%, Very Unappealing: 13.6%, Unappealing: 31.8%)

The majority of respondents (81% or 23 people) had no concerns about making Hunters Hill more vibrant, activated and accessible at night. The respondents who did have concerns listed:

- That activities are targetted to families, not drunken and anti-social behaviour
- Lighting will need to be improved – do things that will enable the most broad activities

Ideas for making Hunters Hill more appealing at night revolved around lighting, friends and family:

- “I’d love to see a wine or whiskey bar open in Hunters Hill or Woolwich”
- “More community-based things, get people out of their houses”
- “More lighting around the wharfs eg Greenwich. More lighting in the parks”
- “Outdoor live music near a restaurant/cafe at night time with fairy lights etc would be great.
- “I’m more interested in early evening activities because I have a young child”



*Instagram winner, pizza in Macquarie Park*



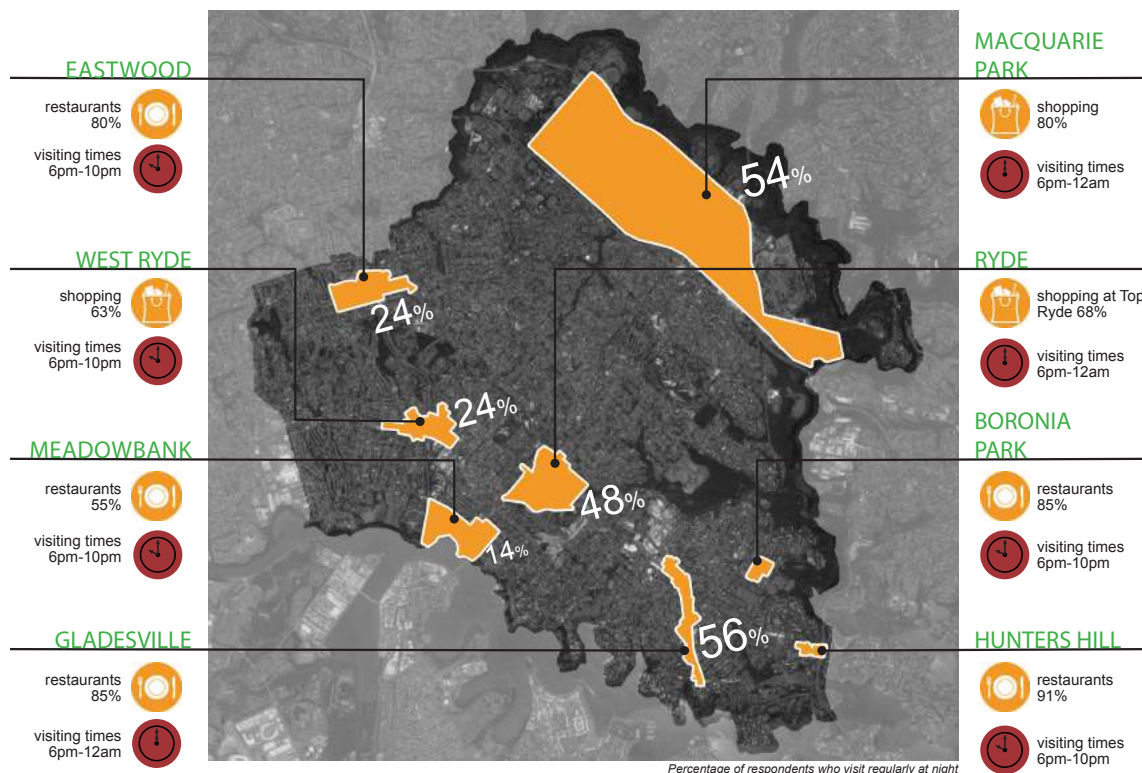
*Instagram winner, Outdoor cinema in the park*

## 5. NTE activity & participation by centre

This section provides a summary of the NTE in each of the eight town centres within the City of Ryde and Hunters Hill LGAs.

Figure 2 provides a summary of the most popular NTE activities and most common visiting times at night across all the town centres.

Figure 2 Main NTE activities across all town centres (source: online survey, social pinpoint)



Town Centre	NTE Core/Non-core Activities	Main NTE Participation (from survey)	Ideas to activate NTE (from survey)
<b>Eastwood</b>	Train Station, Rowe Street Mall, Eastwood Night Markets, Eastwood Oval, Eastwood Library, Eastwood Hotel, The Eastwood Club, Landmark Hotel, Taiwan Night Markets, Restaurants	<ol style="list-style-type: none"> <li>1. Restaurants (80%)</li> <li>2. Shopping (59%)</li> <li>3. Night markets (53%)</li> </ol>	<ol style="list-style-type: none"> <li>1. Parking (48%)</li> <li>2. Improve/clean public space (19%)</li> <li>3. Later trading (17%)</li> </ol>
<b>Gladesville</b>	Victoria Road restaurants, Gladesville Shopping Centre, Trim Place, Gladesville Library, The Bayview Tavern, Gladesville RSL	<ol style="list-style-type: none"> <li>1. Restaurants (85%)</li> <li>2. Shopping (56%)</li> <li>3. Pub/bars (50%)</li> </ol>	<ol style="list-style-type: none"> <li>1. Small bars (15%)</li> <li>2. Parking (13%)</li> <li>3. Quality food (13%)</li> </ol>
<b>Macquarie Park</b>	Macquarie Centre, ELS Hall Park Train Station, Macquarie University, The Ranch, Verace Pizzeria, UBar, The Hub, Trafalgar Place	<ol style="list-style-type: none"> <li>1. Shopping (80%)</li> <li>2. Cinema (57%)</li> <li>3. Restaurants (46%)</li> </ol>	<ol style="list-style-type: none"> <li>1. More restaurants (12%)</li> <li>2. More bars (10%)</li> <li>3. NTE clusters (9%)</li> </ol>
<b>Meadowbank</b>	Meadowbank TAFE, Ryde & Meadowbank Wharfs, Train Station, Takeaway restaurants at train station, Shepherd's Bay Community Centre, Meadowbank Park, Memorial Park	<ol style="list-style-type: none"> <li>1. Restaurants (55%)</li> <li>2. Shopping (45%)</li> <li>3. Bars &amp; community centre (12%)</li> </ol>	<ol style="list-style-type: none"> <li>1. Restaurants (22%)</li> <li>2. Lighting (19%)</li> <li>3. Use riverfront and night markets = 11%</li> </ol>
<b>Ryde/Top Ryde</b>	Top Ryde Shopping Centre (restaurants, shops cinema), Ryde Park, The Royal Hotel, Ryde Library	<ol style="list-style-type: none"> <li>1. Shopping (68%)</li> <li>2. Restaurants (58%)</li> <li>3. Eat at Top Ryde (57%)</li> </ol>	<ol style="list-style-type: none"> <li>1. More outdoor dining (10%)</li> <li>2. Bars, Parking, more variety offer (8%)</li> </ol>
<b>West Ryde Town Centre</b>	Shopping Centre, Victoria Road and Ryedale Road restaurants, West Ryde Hotel, West Ryde Station, West Ryde Plaza, West Ryde Library, Leagues Club, Once Upon a Time cafe	<ol style="list-style-type: none"> <li>1. Shopping (63%)</li> <li>2. Restaurants (57%)</li> <li>3. Leagues Club (26%)</li> </ol>	<ol style="list-style-type: none"> <li>1. Restaurants (19%)</li> <li>2. Use West Ryde Plaza area (17%)</li> <li>3. Small bars/lighting (10%)</li> </ol>
<b>Boronia Park</b>	Supermarkets, Boronia Park	<ol style="list-style-type: none"> <li>1. Restaurants (85%)</li> </ol>	Shops open later, more diversity and update the

Town Centre	NTE Core/Non-core Activities	Main NTE Participation (from survey)	Ideas to activate NTE (from survey)
		2. Shopping (62%)	public domain, lighting
<b>Hunters Hill Village</b>	Hunters Hill Hotel, Shopping Centre, Community Centre, Restaurants, Figtree Park	1. Restaurants (91%) 2. Shopping (36%)	Improve parking, wine bars, cultural events, lighting



## 5.1. Eastwood Town Centre

### About Eastwood

Eastwood Town Centre is located in the suburb of Eastwood approximately 16 km west of Sydney, in the South West of the City of Ryde LGA. It is highly accessible due to the Eastwood Railway Station (a non-core NTE element). It is a regional level, well patronised shopping centre with a wide variety of retail uses, community facilities and street life available. The centre is well known as an Asian shopping and dining precinct. Festivals and other cultural events are frequently celebrated in the urban and green spaces of the centre, most notably the Mall on Rowe St and Eastwood Oval. Recent approved developments in Eastwood will see mixed use buildings including residential apartments provided in the Town Centre. There is also a potential redevelopment of the Eastwood Shopping Centre.

### Residents and NTE business

The 2015 Estimated Resident Population for Eastwood is 13,659. Its population is forecast to increase to 16,478 by 2036. The area is highly culturally diverse with 54.9% of the population speaking a language other than English at home. Most common non- English languages spoken are Cantonese (15.3%), Mandarin (15.2%), and Korean (8.4%).

Based on 2014/15 data, Eastwood has the largest number of food and beverage services of all Ryde's town centres with 87 services making up 20% of food and beverage services in City of Ryde. There are two night markets, the Eastwood Night Markets in Rowe St on Saturday nights, and the Taiwan Night Markets in Eastwood Plaza. There are no cultural or performance venues in the Town Centre. However, the Rowe Street Pedestrian Mall and the Eastwood Oval have the potential to be used for more cultural and community events at night.

Industry	No. registered businesses	% of industry in City of Ryde
<b>Eastwood</b>	<b>2014/15</b>	<b>2014/15</b>
Other Store Based Retail	46	11%
Accommodation Services	0	0%
Food and Beverage Services	87	20%
Creative and Performing Arts Activities	3	3.5%

(source: City of Ryde economy.id 2014/15)

### Vision and planning controls relating to Eastwood Town Centre

The objectives for the Eastwood Town Centre, outlined in chapter 4.1 of the City of Ryde DCP, include an aim to facilitate the creation of town centres that contain a mix of land uses that service the needs of

visitors and communities within the centre catchment; Improve pedestrian amenity and develop a sense of community place; and create a people-friendly place with active street life.

## Participation in the NTE

Given the high number of restaurants and grocery stores in the area, it is not surprising that the main reasons people visit Eastwood Town Centre at night are:

1. Restaurants (80%, 68 people)
2. To go shopping (58.8%, 50 people)
3. To go to the Night Markets (52.9%, 45 people).

The majority of survey respondents (86.9%, 73 people) generally arrive between 6pm-8pm, and leave either between 6pm-8pm (25.6%, 21 people) or 8pm-10pm (53.7%, 44 people).

## Ideas to activate the NTE

The majority of survey respondents (70.3%, 52 people) said that Eastwood Town Centre could be improved to be more vibrant, activated and accessible at night. Fifty-six ideas for how to improve the NTE in Eastwood, were provided through the survey as grouped below

Ideas	No.	%
Improved parking	25	48%
Public space improvements and cleaning	10	19%
Later trading hours	9	17%
Pedestrian access and safety	6	12%
Lighting	5	10%

(source: #RydeAfter5 online survey, September 2016)

There were only a small number of comments relating to Eastwood Town Centre made through the Social Pinpoint community mapping tool. The comments were both What's Happening Now Comments and they mentioned the attendance of a night time yoga class and the Eastwood Night Markets. The lack of awareness about the night markets was also raised in a comment.

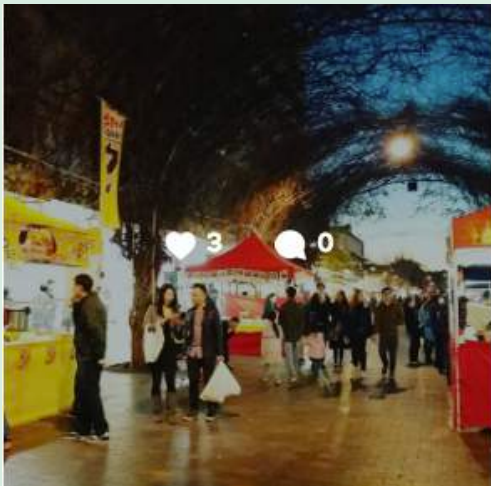
## Summary of opportunities and barriers

Eastwood is Ryde's most activated town centre currently, due to the high number of restaurants and shops in the area. It has the most potential to be classified as an "Entertainment Precinct". The area has a strong community and cultural feel and there are locally owned shops, meaning that the streets are activated, rather than people being forced inside shopping centres to engage in night time activities.

Previous studies including a Community Cultural Analysis<sup>7</sup> identified a need to improve the amenity of the Town Centre to include colourful lighting, improved seating and shelter, and places for the community to participate in community and cultural activities at night, particularly in and around the Rowe Street Mall.

While Eastwood Town Centre is vibrant and activated at night for shopping and eating, the NTE could be improved through an improved public domain (including colourful lighting in the Rowe Street Mall and Wysteria as recommended Eastwood and West Ryde Town Centres Community Connection Study<sup>8</sup>), better seating and tables for gathering, improving parking, and encouraging cultural and social activities at night in the Rowe Street Mall and Eastwood Oval including yoga, dancing, and tai chi.

To improve safety, better lighting is required throughout the town centre, particularly to connect people from the train station, to the mall. Another challenge is the connection over the railway line. Given the high number of students in the area, and also the high proportion of Korean and Chinese residents, who are accustomed to participating in the public domain at night, the creation of a more accessible, comfortable and attractive public domain, particularly in the Rowe Street mall, outside the library and the Eastwood Oval should be a priority for activating the NTE. This could include free Wi-Fi, seating/tables, courts that are lit at night and a greater diversity of retail trade that is open later at night.



*The night time markets in Eastwood*



*Lining up for BBQ pork in Eastwood*

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<sup>7</sup> Cred Consulting, Community and Cultural Analysis to inform the Eastwood Town Centre Masterplan, 2011

<sup>8</sup> Cred Consulting, Community Connections Study, Eastwood and West Ryde Town Centres, 2011

Figure 3 The NTE in Eastwood Town Centre



## EASTWOOD TOWN CENTRE

## 5.2. Gladesville Town Centre

Gladesville Town Centre, shared with the Hunters Hill municipality, services the southern part of the City of Ryde LGA. There is a shared vision with City of Ryde and Hunter's Hill Councils for the Gladesville Town Centre: the two councils aim to revitalise the Town Centre and breathe life into the Victoria Road corridor; to create a more inclusive and attractive place in which to live, visit, work and invest<sup>9</sup>. The centre will be safe, vibrant and easy to move around and do business.

### Residents and businesses

Gladesville-Tennyson Point has an estimated population of 11,020 people in 2015. It is forecast to increase to 14,222 by 2036. Gladesville has 23% of City of Ryde's accommodation services. The suburbs of Gladesville also has the highest number of creative and performing arts activities, with nine registered businesses making up 10.5% of the industry in City of Ryde. While there is a library in the Town Centre there are no cultural or performing arts venues in the Gladesville Town Centre. There are no small bars/wine bars, a high number of restaurants (spread out along Victoria Road, not clustered) and the Bayview Tavern and Gladesville RSL, large and popular licensed venues.

Industry	No. registered businesses	% of industry in City of Ryde
<b>Gladesville</b>	<b>2014/15</b>	
Other Store Based Retail	27	6%
Accommodation Services	3	23%
Food and Beverage Services	35	8%
Creative and Performing Arts Activities	9	10.5%

(source: *economy.id*, 2014/15)

### Vision and planning controls

The Gladesville Village Centre is divided into two precincts – Commercial Core and South Gladesville precinct and “a major driver of change for the centre is the State Government’s policy to see a large proportion of new housing accommodated in established areas near public transport and existing services. In addition, local aspirations for retaining heritage and local character, improved amenity and retail offering, housing diversity and traffic management continue to influence development in the area”

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<sup>9</sup> City of Ryde, “Gladesville Town Centre”, <http://www.ryde.nsw.gov.au/Business-and-Development/Town-Centres/Gladesville-Town-Centre>



(Future Gladesville 2015:8). The stated key priorities for future development in the commercial core of the Gladesville Village Centre that relate to late night activities include:

- Consolidate and intensify a diverse range of retail, commercial, residential and lifestyle activities.
- Connect these activities within the precinct through the provision of a high quality, fine-grain pedestrian network and open spaces that support lively day and night public domain activation including sitting, socialising and eating places.
- Increase the amount, quality and diversity of open space throughout the centre in order to support pedestrian amenity, socialisation and outdoor trading both during the day and evening.

## Participation in the NTE

Based on the survey, the three main reasons respondents visit Gladesville Town Centre at night are:

1. Restaurants (85.4%, 70 people)
2. To go shopping (56.1%, 46 people)
3. To go to pubs/bars (50%, 41 people)

The majority of respondents (87.8%, 72 people) generally arrive between 6pm-8pm, and leave either between 8pm-10pm (45.7%, 37 people) or 10pm-12am (27.2%, 22 people).

## Ideas to activate the NTE

The majority of respondents (68.4%, 54 people) said that Gladesville Town Centre could be improved to be more vibrant, activated and accessible at night. Around 44 ideas were given for how to improve the NTE in Gladesville as grouped below:

Idea	No.	%
Small bars (wine bars)	8	15%
Parking	7	13%
More and better quality restaurants	7	13%
Later trading hours	5	9%
Public space improvements to Victoria Road	5	9%
Pop-ups and markets, community events, and lighting (each)	4	7%

(source: #RydeAfter5 online survey, September 2016)

Comments and ideas from our Social Pinpoint community mapping tool highlighted dining on Victoria Road and the Bayview Hotel as places people go. More intimate drinking (small bars and wine bars) and dining options were mentioned as possibilities along with improvements to lighting in the area, Trim Place and landscaping on Victoria Road. The Challenges comments had similar themes, in that the quality of dining and drinking options could improve along with parking. Some residents thought that new high quality establishments such as Zeus and Mercato E Cucina could be enhanced through al fresco dining.

## Summary of opportunities and barriers

Gladesville Town Centre has opportunities for an improved NTE, given the high number of restaurants along Victoria Road, and the desire from the community identified through consultation, including for small bars for a sophisticated drink after work.

There have been a number of studies relating to Gladesville Town Centre including Masterplans, the Gladesville Ageing Strategy and the Future Gladesville study<sup>10</sup> all of which focussed on improved wayfinding and amenity in the town centre. Future Gladesville recommended DCP amendments that reflected the community values and aspirations for development that contributes to an exceptional public domain, high levels of social and commercial activity and an identifiable character for the centre.

Therefore, opportunities to improve the Gladesville Town Centre require improved wayfinding and lighting throughout to encourage people to safely engage in the town centre and better connections between shopping and restaurant areas and Council facilities (such as Trim Place and the library).

There may be opportunities for an “entertainment precinct” near the Hunters Hill commercial precinct, encouraging small bars/wine bars, and activation of Trim Place for pop-up events. There are opportunities to capitalise on the success of new restaurants such as Zeus and Mercato E Cucina to create a NTE precinct and al-fresco dining.



*Gladesville Town Centre wayfinding needs improving to create safer more activated streets*



*Amber Daines, at her local cafe The Platinum Coffee House in Gladesville, says a memorable dining experience "doesn't have to be expensive". Photo: Louise Kennerley, Sydney Dining Analysis Study*

<sup>10</sup> Place Partners, Future Gladesville, 2013

Figure 4 NTE in the Gladesville Town Centre



## GLADESVILLE TOWN CENTRE

### 5.3. Macquarie Park

Macquarie Park is a nationally significant research and business centre, specialising in the communications, medical research, pharmaceutical and IT&T sectors. The town centre includes the Macquarie Centre, a major shopping centre (core NTE component), and Macquarie University (non-core). There is direct rail access on the Epping-Chatswood line (non-core). However, Council research and plans highlight that transport infrastructure has failed to keep pace with the speed of commercial development that has occurred within Macquarie Park. The lack of services (shops, restaurants, hotels) beyond those within Macquarie Shopping Centre was viewed by respondents of our survey as a shortcoming of Macquarie Park. Moreover, the location of the Macquarie Shopping Centre at the western end of the precinct means that it doesn't service the whole of the Centre effectively.

#### Residents, workers and business

The population of Macquarie Park is dominated currently by workers. The stand-alone office workforce within the Macquarie Park Corridor is estimated to be approximately 42,000 as at December 2015. Based on existing planning controls and land use zonings, the stand-alone office workforce is forecast to grow at an average annual rate of 2.9%, reaching a level of 55,800 by 2025. However, the estimated resident population in 2015 in Macquarie Park was 6,149. This is forecast to increase significantly to 27,253 by 2036.

Higher density development could be expected to result in a faster-growing and more diverse workforce and, in turn, attract more ancillary services and facilities to the Centre. Macquarie Park has a high number of food and beverage services (42, 10%) and other store based retail (48, 12%).

Industry	No. of registered businesses	% of industry in City of Ryde
<b>Macquarie Park</b>	<b>2014/15</b>	
Other Store Based Retail	48	12%
Accommodation Services	0	0%
Food and Beverage Services	42	10%
Creative and Performing Arts Activities	0	0%

(source: City of Ryde economy.id 2014/15)

## Plans and controls

The Macquarie Park Investment Prospectus 2015 notes that activating the streetscape, especially around transport nodes, will help create a more sophisticated space and address the emerging needs of workers; street level shopfronts will offer cafés, drycleaners, newsagents, real estate agents and other essential services that help create a safe, vibrant place to be, day or night. North Ryde Station urban activation precinct: Cafés and restaurants with outdoor dining, cycle paths and community facilities will be a key part of the precinct.

AMP Capital, the owners of the Macquarie Centre, have submitted a development application for Stage 1 of a mixed use redevelopment of Macquarie Centre which includes a station plaza between the centre and the Macquarie University train station, an open entry plaza situated along Herring Road that provides for day/night time activities, four commercial/residential towers and possibly a community centre.

The Ivanhoe Estate will also undergo redevelopment including private, social and affordable housing. The City of Ryde has submitted design guidelines for this redevelopment which include enhancing and expanding the public domain to provide safe, attractive and well-lit pathways, addressing the public domain at street corners and the perimeter of blocks, providing primary street addresses oriented to the public domain and revitalizing Shrimptons Creek as a safe and activated place for recreation and social gathering.

## Participation in the NTE

The three main reasons residents and workers visit Macquarie Park Town Centre at night are:

1. To go shopping (80.2%, 158 people)
2. To go to the cinema at Macquarie Centre (57.4%, 113 people), and
3. Restaurants (46.2%, 91 people).

The majority of respondents (85.6%, 167 people) generally arrive between 6pm-8pm, and leave either between 8pm-10pm (52.8%, 102 people) or 10pm-12am (25.4%, 49 people).

The NTE is restricted mostly within the particularly for restaurants and entertainment. Siloe'd venues such as The Ranch Hotel, U-bar and The Hub at Macquarie University for students, and Verace Pizzeria, a new and awarded pizza restaurant located in the business park within a larger Kennards' Storage building, are located throughout the suburb.

## Ideas to activate the NTE

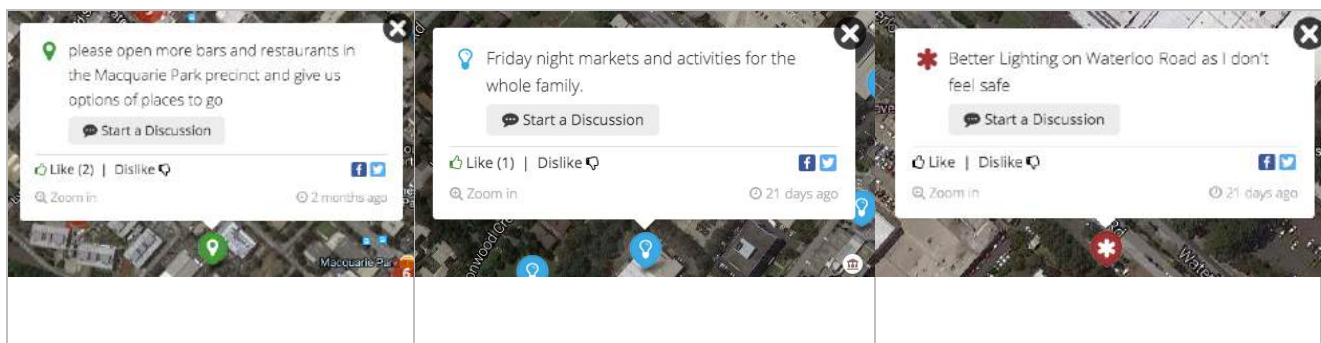
The majority of respondents (66.8%, 127 people) said that Macquarie Park Town Centre could be improved to be more vibrant, activated and accessible at night. Around 75 ideas to activate the NTE in Macquarie Park were suggested through the online survey.



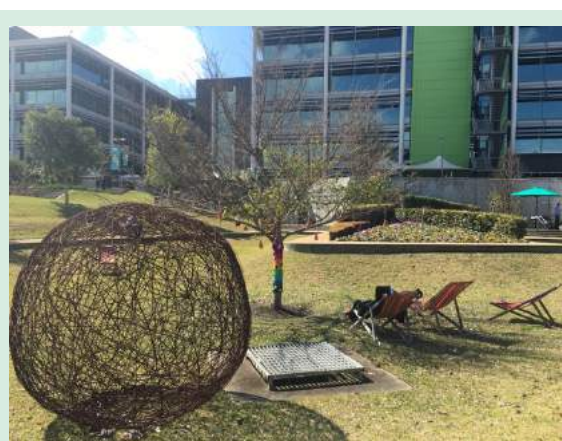
Idea	No.	%
More restaurants	15	12%
More bars	13	10%
NTE hubs/venues outside the shopping centre/on the streetfront	12	9%
Better public transport and parking (each)	10	8%
Live music and later trading - retail (each)	8	6%

(source: #RydeAfter5 online survey, September 2016)

Macquarie Park had the majority of comments through the community mapping tool. Ideas falling under the core activities included more wine bars, dining options, live music, outdoor dining and night markets. The non-core suggestions included outdoor exercise equipment, social sporting opportunities, better transport, better venues near public transport and better lighting in public space. Challenges included a lack of dining and drinking venues deterring people from wanting to stay in the area after work, not enough lighting affecting pedestrian safety and the traffic and public transport making it difficult for people to move around the area.



Consulting with workers at Optus



Placemaking at Optus Campus

## Summary of opportunities and barriers

There are limited options to create new NTE infrastructure in Macquarie Park due to the high amount of commercial development that has occurred in the area, limited public space and because almost all night time activities have been built within the Macquarie Centre shopping centre. However, it should be a priority to create a more activated NTE for the significantly high number of workers in the area (now and forecast) who have expressed demand for this and for the future increased resident population. This NTE should be encouraged outside the shopping centre, activating the streetscape and making the area feel safer and improving amenity for people to stay and socialise.

There is currently a planning proposal for amendments to the Ryde Local Environmental Plan 2014 which aims to facilitate the implementation of a new public park at 45-61 Waterloo Road Macquarie Park. This land is owned by the NSW Government. The proposal and associated masterplan includes a public park of 7,000m<sup>2</sup>, a pedestrian link to the Lane Cover Road bus stop, and two new roads and 6 buildings facing the park. This space presents an opportunity to activate the night time economy in Macquarie Park with retail and dining shop fronts facing the park, lighting, and the provision of public open space for night time activities including markets and busking.

The planning process for the Macquarie Centre should consider opportunities to encourage street facing development. Council should continue to encourage street facing development and the revitalisation of Shrimptons Creek including with lighting and wifi for active recreation and night time events through the Ivanhoe Estate redevelopment.

Future activation of the NTE in Macquarie Park could include:

- Pop up events and bars in available public and private spaces, such as food trucks and pop up venues to create an interest in night time activities. These should be early evening as the majority of workers travel home to other parts of Sydney
- Clustering of future permanent NTE venues nearby the proposed Central Park
- Improved lighting and pedestrian access through the town centre including the lighting of Shrimpton Creed to access ELS Hall Park and encouraging social sports through business partnerships, and sports events at ELS Hall Park
- Connecting workers to Macquarie University facilities for social sport
- Lighting and pedestrian access through the town centre and encouraging street activity rather than internalised activities within the shopping centre
- Event partnerships with the University such as programs/events like "Raising the Bar", bringing the University into Macquarie Park pubs and restaurants
- Continue to work with the Macquarie Park Innovation District to facilitate night time events
- Consider how North Ryde Station urban activation precinct is an opportunity for the NTE with restaurants and outdoor dining planned.



The Verace Pizzeria is a popular restaurant destination for people from across Sydney. However, it is located in a commercial building surrounded by Kennard's hire in a commercial precinct with no opportunities for increased night time activity. Because of this, additional night-time activity is unlikely to occur nearby and the surrounding areas are inactivated and vacant of activity after office hours.



The Ranch is a bar frequented by Macquarie University students. It is accessible only by the carpark on Herring Rd, and is surrounded by detached residential housing. Although this is a popular high-time venue, it would not work for further co-located night time venues, given the surroundings of residential development, lack of pedestrian amenity on the way to and from the site towards the station,

Figure 5 NTE in Macquarie Park Town Centre



54% regularly visit at night  
67% think it could be more activated at night

**Top Activities:**

shopping  
80%



cinema  
57%



restaurants  
46%

**Opportunities to activate the NTE:**

- More restaurants (12%)
- More small wine bars (10%)
- NTE hubs/venues that are not located in the shopping centre (9%)
- Live music and other cultural events (6%)
- Late retail trading (6%)
- A more safe, well-lit public domain

# MACQUARIE PARK TOWN CENTRE

## 5.4. Meadowbank Town Centre

The Meadowbank Employment Area (commonly known as Shepherds Bay) lies adjacent to the northern shore of the Parramatta River. The area is undergoing a fundamental change from an industrial area to a high density residential area. Both the State government and the City of Ryde's current vision for this area is for it to be a high density residential area with retail and commercial uses focused within the precinct adjacent to the railway station. This precinct is immediately adjacent to the Meadowbank TAFE. It includes a small cluster of shops either side of the railway station that provide a limited range of services. Some of the shops front a small urban plaza at the railway station. This precinct remains largely undeveloped and has the potential to develop as a village that would provide a focus for the surrounding residential areas. Meadowbank TAFE is located adjacent to the Meadowbank town centre. Courses include information and technology, beauty, sports, accounting, and nursing subjects.

### Residents, workers and business

The estimated resident population of Meadowbank in 2015 was 5,934 people. The population is forecast to increase to 9,410 by 2036. In 2014/15 there were an estimated 38 NTE related businesses in Meadowbank which were all either retail businesses or food and beverage services. There were no accommodation services or creative and performing arts activities. High residential population growth and increasing density in a small geographical area will make it difficult for night time activities near residential areas (due to noise and other impacts), but it will be important to activate the area at night to create a safe and connected place.

Industry	No. registered businesses	% of industry in City of Ryde
<b>Meadowbank</b>	<b>2014/15</b>	
Other Store Based Retail	22	5%
Accommodation Services	0	0%
Food and Beverage Services	16	4%
Creative and Performing Arts Activities	0	0%

(source: City of Ryde economy.id, 2014/15)

### Plans and controls

City of Ryde DCP 2014 - 4.2 Shepherds Bay Meadowbank does not specifically discuss night-time activities, however, it has the following objectives that relate to the NTE:

- Encourage new development or the adaptive re-use of existing buildings containing a mix of residential, commercial and local retail



- Facilitate convenient access between work, home and leisure
- Create a place specifically designed for the enjoyment and use of pedestrians and cyclists
- Facilitate uses and development that are compatible with, and complement public use of the Parramatta River and its foreshores
- Provide for safe, attractive and convenient public spaces that are well used.

### Participation in the NTE in Meadowbank

The three main reasons respondents visit Meadowbank Town Centre at night are:

1. Restaurants (54.8%, 23 people)
2. To go shopping (45.2%, 19 people)
- 3 (equal). To go to pubs/bars (11.9%, 5 people)
- 3 (equal). To go to the Shepherd's Bay Community Centre (11.9%, 5 people)

The majority of respondents (92.9%, 39 people) generally arrive between 6pm-8pm, and leave either between 6pm-8pm (27.5%, 11 people) or 8pm-10pm (47.5%, 19 people).

The Social Pinpoint community mapping tool identified that Meadowbank Park is a popular place for sports such as tennis and jogging in the evenings.

### Ideas to activate the NTE

The majority of respondents (66.2%, 27 people) said that Meadowbank Town Centre could be improved to be more vibrant, activated and accessible at night.

Seventeen ideas were suggested by respondents of the online survey to activate Meadowbank at night. They are grouped below:

Idea	No.	%
Restaurants	6	22%
Lighting	5	19%
Use wharf and riverfront	3	11%
Night markets and food stalls	3	11%

(source: #RydeAfter5 online survey, September 2016)

Through the Social Pinpoint community mapping tool, similar ideas to other town centres came across in the Ideas and Opportunities and What's Happening Now Comments. It was expressed that people were traveling outside the Meadowbank Town Centre to engage with core night time activities and that the area could benefit from a local night time economy to supplement the growing population and development in the area.



## Summary of opportunities and barriers

Meadowbank night-time activity is currently minimal and limited due to the density of residential development that overlooks public space. The main barriers are the nature of the development as a residential precinct, as any activation with extensive lighting, noise and people will, be highly disruptive to surrounding residences due to the high frequency of open balconies, large picture windows and multiple awning windows. However, there are great opportunities to create a public domain that encourages informal night-time activity particularly around the riverfront. Restaurant/small bars could be located near the riverfront and there are opportunities to improve links and access through creative lighting and activated walkways between restaurants and the park and wharfs. Additionally, Meadowbank Oval is activated at night with team sports and practice, and there may be opportunities to better use the oval for community and cultural events at night. Given Meadowbank Parks' large level open spaces, there could be the possibility for small scale festivals, night markets. Issues however around lighting as there is minimal light for most of the park. Infrastructure is concentrated on certain areas for Cricket and Netball facilities.

There also opportunities to activate Meadowbank Wharf and Memorial Park through temporary activations and pop-ups (eg. food trucks). The ferry Wharf has good connectivity and ample space for people to gather for bus and ferry services, good amount of parking spaces- linking to Memorial park which connects to Meadowbank Park.



The Stone Bar café is located directly opposite the ferry wharf. There are few opportunities for new venues at this location. However, there may be opportunities for pop-ups and temporary activations such as food trucks at the Meadowbank Wharf or Memorial Park – this would require amenity improvements such as lighting and wayfinding.



While the Shepherd's Bay Community Centre is a popular place for night-time activities, it is limited by its conditions of consent which preclude some activities.

Figure 6 NTE in the Meadowbank Town Centre



## 5.5. Ryde (Top Ryde) Town Centre

Ryde Town Centre (also referred to as Top Ryde) is located approximately 14 kilometres from Sydney CBD and 10 kilometres from Parramatta. Ryde Town Centre is home to significant heritage buildings such as St Anne's Church, Willandra, and Ryde Public School, as well as residential and shopping areas. The night time economy in Ryde is centred on the Top Ryde shopping centre, including cinemas, Thursday night late night shopping and "the Piazza" restaurant area with outdoor dining and large screens for events. The Royal hotel is a large licensed venue, and Ryde Park is popular in the evenings with young people. The City of Ryde customer service centre will relocate to an upgraded premises on Devlin St, across from the Top Ryde Shopping Centre.

### Residents and NTE businesses

The estimated residential population of Ryde (Top Ryde) in 2015 was 5,558. By 2036 the population is forecast to almost double to 10,312 people. In 2014/15 there were 43 NTE related businesses in Top Ryde including retail, food and beverage and creative and performing arts activities, however, much of this activity occurs within the Top Ryde shopping centre and not at street level.

Industry	Number of Registered Businesses 2014/15	% of industry in City of Ryde
<b>Ryde (Top Ryde)</b>		
Other Store Based Retail	18	4%
Accommodation Services	0	0%
Food and Beverage Services	22	5%
Creative and Performing Arts Activities	3	3.5%

(source: City of Ryde economy.id, 2014/15)

### Plans and controls

City of Ryde's vision for Ryde town centre is:

*Ryde Town Centre will be a vibrant, attractive and safe place to live, work, visit and invest, with a diversity of public spaces and opportunities for leisure, learning, shopping and business that reinforce the role of Ryde Town Centre as the civic and commercial hub of the City of Ryde. The centre will be enlivened by outdoor dining, civic events and festivals that are set within high quality public domain.*

This vision includes aims for 11 precincts, including for the "main streets":

**Precinct 3: Main Street;** - Council aims to enhance the role of Blaxland Road and Church Street as "main" streets through public domain enhancements and encouraging development that activates the streets and a vibrant atmosphere with outdoor dining, markets and the like particularly in Church Street.

Being a higher order centre, the planning objectives for the Ryde Town Centre do make reference to an evening activities. The first objective is to *“reinforce Ryde Town Centre as an important cultural, civic, commercial, retail, employment, education, residential and recreation location”*. To achieve this, the plan recognises the importance of creating *“residential development that contributes to village life with increased activity at the weekends and in the evenings”* and *“enrich the neighbourhood by accommodating a diverse population in a wide range of housing types”*.

Additionally, another objective is *“to create an attractive, safe, convenient and well-used pedestrian environment and public domain”* and achieve this by *“create[ing] a high quality public domain that is safe and accessible for all, during and outside business hours”*.

Like for all other centres, the DCP includes specific provisions relating to acoustic privacy. However, for the Ryde Town Centre area, there are specific controls that talk to the relationship between residential and entertainment/dining uses that may be restrictive and have a negative impact on future opportunities to activate the night time economy. These development controls include:

- Where retail and commercial development adjoins residential development, the use of mechanical plant equipment and building services will be restricted and must have acoustic insulation.
- Loading and unloading facilities must not be located immediately adjacent to residential development.
- Design restaurants and cafes to diminish the impact of noise associated with late night operation on nearby residents.

The Town Core Precinct, within the Ryde Town Centre, will *“service the needs and expectations of local communities and include new public spaces and community facilities, residential and commercial opportunities. It will demonstrate design excellence and environmental sustainability”*. The specific land use controls for this precinct outline the following compatible land uses, which are relevant to the night time economy:

- Public open space will be the subject of Management Plans that will safeguard use of public open space for community events, define minimum access requirements and maintenance regimes.
- Apartments near public open space must have built-in acoustic mitigation controls to ensure that activities in the public domain will not adversely affect the amenity of residents. The objective of this provision is to protect the long term use of public open space for civic and community events.
- The boundaries between adjoining publicly owned and privately owned public domain spaces should be indiscernible. Paving, soft landscaping, street furniture and the like shall be in accordance with the Ryde Town Centre Public Domain Plan.
- Outdoor dining, street markets and other active uses are encouraged in the public domain, subject to Council consent. Refer to Ryde Town Centre Public Domain Plan and Council's Footpath Activity Policy and discuss lease arrangements with the City of Ryde Property Services.

## **Participation in the NTE**

The three main reasons respondents visit Ryde Town Centre at night are:

- 1. To go shopping at Top Ryde Shopping Centre (68.1%, 113 people)

- 2. To go to restaurants (57.8%, 96 people)
- 3. To eat at Top Ryde Shopping Centre (56.6%, 94 people)

The majority of respondents (87.7%, 143 people) generally arrive between 6pm-8pm, and leave either between 8pm-10pm (48.1%, 77 people) or 10pm-12am (28.8%, 46 people).

## Ideas to activate the NTE

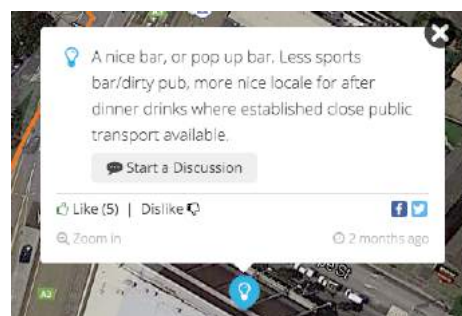
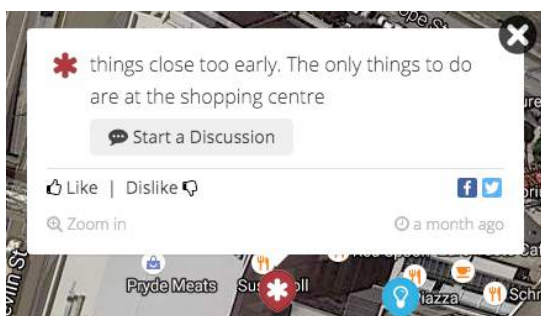
The majority of respondents (59.9%, 91 people) said that Ryde Town Centre could be improved to be more vibrant, activated and accessible at night.

Forty-seven ideas were suggested through the online survey as grouped below:

Ideas	No.	%
<b>Use the outdoor dining area for entertainment</b>	9	10%
<b>Bars</b>	7	8%
<b>Parking</b>	7	8%
<b>More variety of NTE activities apart from formal restaurants</b>	7	8%
<b>Later trading hours</b>	7	8%
<b>Restaurants</b>	5	5%
<b>Night markets and food stalls</b>	5	5%

(source: City of Ryde economy.id 2014/15)

There were a total of nine comments made about the Ryde Town Centre through the Social Pinpoint community mapping tool. The majority of these comments were Ideas and Opportunities, which all mentioned the need for more drinking venues outside the Top Ryde Shopping Centre. The What's Happening Now comments highlighted the Top Ryde Shopping Centre as a place to have dinner. However, in the Challenges comments concern for the lack of night time economy activities outside the shopping centre and the lack of quality pubs were expressed. An Idea and Opportunity to bring Vivid festival to Top Ryde was also mentioned which received seven 'likes'.



## Summary of opportunities and barriers

The Ryde Town Centre is a popular destination for night-time activities, however, most of the activity is confined to the Top Ryde Shopping Centre, which creates a barrier to activating street life through outdoor dining, for example, in Church Street. There is minimal to no pedestrian traffic on the shopping



side of the street. Foot traffic on the opposite side is gathering for a bus or walking to cross at Blaxland Rd.

The City of Ryde has previously, unsuccessfully, aimed at encouraging outdoor dining in Church Street. Major barriers are most likely a lack of street/pedestrian activity outside the shopping centre, poor amenity (eg. lighting, colour, road noise, construction works), and a lack of diverse offer (eg. only restaurants). There is minimal lighting over the footpaths in Church Street, as lighting is concentrated on the street edge and many businesses along this section operate only in office hours. While the area recently underwent renewal and has a consistency in street furniture, style and paving. Introduction of recessed parking bays and terracing with seating, provides a barrier to traffic for the foot path, though leaves the footpath narrow when considering on street dining. There is however good connectivity to Top Ryde Shopping centre and walk through dining plaza via a less than 1min walk across Blaxland Rd.

Through consultation there was a desire for extended retail operating hours in town centres, and small wine bars/more sophisticated dining offer. There are also opportunities to better utilise Ryde Park for cultural and theatre activities, night time cinema, and Shakespeare in the Park. Work with Ryde Shopping Centre to consider later retail shopping centres and family friend events/pop-ups in the central plaza.

Ryde Library has previously trialled late night programs, and with appropriate resourcing could deliver this program regularly.



*Views of Church Street, Top Ryde (source: Cred Consulting)*



Figure 7 Ryde Town Centre



## RYDE TOWN CENTRE

## 5.6. West Ryde Town Centre

West Ryde Town Centre is located 16 km west of the Sydney CBD. The town centre is bisected east-west by Victoria Road and north-south by the Northern railway line. The centre is highly accessible due to the West Ryde Railway Station which serves as a major interchange for bus and rail services. The focus of the centre has turned to the streets behind and to the north of Victoria Road. The West Ryde shopping centre has recently been developed and includes a supermarket, library, retail space, community centre and residential units. Future development and public domain improvements will be focused on the eastern side of the centre along Ryedale Road, surrounding Anzac Park and along Victoria Road. Employment uses will be protected and enhanced. West Ryde Hotel and the Ryde Eastwood Leagues Club are two large licensed venues, and there are also restaurants along Victoria Road.

### Residents and NTE businesses

The 2015 estimated resident population of West Ryde was 13,372. By 2036, the population is forecast to increase to approximately 16,445 people.

In 2014/15 there were 53 registered NTE businesses in West Ryde as shown below these included mostly retail and food and beverage with 3 creative/performing arts activities including the West Ryde Community Centre. While there is street level retail and dining, much of the activity is confined to within the shopping centre.

Industry	Number of Registered Businesses 2014/15)	% of industry in City of Ryde
<b>West Ryde</b>		
Other Store Based Retail	23	6%
Accommodation Services	0	0%
Food and Beverage Services	26	6%
Creative and Performing Arts Activities	3	3.5%

(source: City of Ryde economy.id, 2014/15)

### Plans and controls

Part 4.3 of the City of Ryde DCP provides controls for the West Ryde Town Centre. This centre again is focused on a mix of land uses by *“creating a convenient community and retail centre”* and *“encouraging higher density development surrounding the town centre and provide a transition to surrounding suburban areas”*.

Section 3.1.2 Mixed-Use Development provides controls for new development that “encourage a mix of retail and commercial activities to be located on a single level or at ground level. Residential uses should be provided within upper levels of the building”.

Section 3.1.6 Active Street Frontages and Street Address does identify that active frontages should be achieved using one or a combination of retail shop front; entrance to a retail arcade; frontage to open space; glazed entry to a commercial or residential lobby; cafe or restaurant; outdoor dining areas; and active office uses (including community uses), some uses which are fundamental to the night time economy. The acoustic amenity objectives for the West Ryde Town Centre demonstrate a clear priority towards the residential component of the mixed use, by stating that “to ensure adequate visual and acoustic privacy of residential development in the Town Centre and to associated private open space.”

## Participation in the NTE

The three main reasons respondents visit West Ryde Town Centre at night are:

1. To go shopping (63%, 51 people)
2. To go to restaurants (56.8%, 46 people)
3. To go to the Ryde-Eastwood Leagues Club (25.9%, 21 people)

The majority of respondents (87.3%, 69 people) generally arrive between 6pm-8pm, and leave either between 6pm-8pm (25.6%, 20 people) or 8pm-10am (51.3%, 40 people).

## Ideas to activate the NTE

The majority of respondents (64.9%, 48 people) said that West Ryde Town Centre could be improved to be more vibrant, activated and accessible at night. 41 ideas were suggested to activate the NTE in West Ryde Town Centre as grouped below.

Ideas	No.	%
Restaurants	9	19%
Use West Ryde plaza area	8	17%
Small bars	5	10%
Lighting	5	10%
Night markets and food stalls	4	8%
Public space and aesthetic improvements	4	8%
Parking	3	6%
Live music	3	6%

(source: #RydeAfter5 online survey, September 2016)

Five Ideas and Opportunities comments proposed a night market “representing the cultural diversity of the area” and improving lighting in the area for pedestrians. Accessibility issues were raised in the Challenges comments, identifying pedestrian access and night time public transport as areas for improvement.

## Summary of opportunities and barriers

Research conducted for this study, and also the Eastwood and West Ryde Community Connections Study<sup>11</sup> identified that the main barriers to activating the NTE in West Ryde is the poor amenity and design of the town centre, the lack of street activation (people shop in the shopping centres and do not come out to the shops on the streets) and a lack of public open spaces (well set up with infrastructure) to deliver community and cultural activities and events.

There are also issues with the entrance to the town centre on Victoria Road with a number of run-down and vacant shop fronts. Masterplans for the town centre have recommended improved wayfinding to make the town centre more legible and improve pedestrian access to activate the streets, which would also support more people coming out at night and engaging in night time activities. Previous studies have also focussed on a need to improve safety (and perceptions of safety) particularly to address inadequate lighting in the town centre, carparks and connecting public transport to the shopping precinct. Perceptions of safety greatly impact on people coming out at night.

West Ryde Plaza has very little public open space and therefore, the plaza needs to be embellished to create a place for the community to gather and participate in night time activities. This can be achieved through creative lighting in the plaza (see Llanckelly Place) and improved seating, shelter and tables, and also improved wayfinding and lighting between the plaza and train station. The entry to West Ryde Town Centre should be improved through embellishments to the restaurants on Victoria Road and improved wayfinding through laneways to the plaza and restaurants. There are opportunities to support night time activities such as the existing restaurants through embellished public domain on Ryedale Rd. Council should partner with local community and cultural groups, within this highly diverse population, to deliver pop-up and temporary community, cultural and family events in plaza and Town Centre. There are also opportunities to activate the town centre at night through night event and activities at the library and the community centre.



*Families congregating in the plaza*



*Consulting with residents at West Ryde town centre*

<sup>11</sup> Cred Community Planning, 2011

Figure 8 NTE in West Ryde Town Centre



## WEST RYDE TOWN CENTRE



## 5.7. Boronia Park Town Centre

Boronia Park is located approximately 8km northwest of Sydney, in on the border of the Hunters Hill and City of Ryde Councils. It is a local shopping centre with a small variety of retail uses, community facilities and parks close by. The centre contains large supermarkets such as Woolworths and a mixture of smaller food outlets. The commercial area is restricted to Pittwater Road, Thompson Street and Princes Street. Festivals and other cultural events take place near the centre such as the Moocooboola festival in Boronia Park.

The resident population of Hunters Hill was 13,216 in 2011. There is no suburb data available for Boronia Park. There are no plans and/or controls related to Boronia Park Centre.

### Participation in the NTE

The three main reasons respondents visit Boronia Park Centre at night are:

1. To go shopping (84.6%, 11 people)
2. To go to restaurants (61.5%, 8 people)

The majority of respondents (100%) generally arrive between 6pm-8pm, and leave between 8pm and 10pm.

### Ideas to activate the NTE

Around 38.5% of respondents thought that Boronia Park could be improved at night, however 42.6% "didn't know". Some reasons given for how included:

- Shops could be open and more lighting
- Update the place – shops and restaurants
- More diversity in shops

The Boronia Park Town Centre received five comments within the Social Pinpoint community mapping tool. The What's Happening Now comments identified two local businesses as places people go to eat. It was suggested in one of the comments to increase the trading hours to allow for trading to occur at night. Pedestrian safety issues were also raised, identifying Princes Street and Earl Street as unsafe areas at night.

### Summary of opportunities and barriers

It is recommended that Council look at ways to improve the public domain of the Boronia Park Town Centre through creative lighting and lighting to improve safety and a refreshed look and feel. Residents suggested that extended trading hours and more diversity of offer could enliven night time activity.



Figure 9 Boronia Park NTE



## BORONIA PARK TOWN CENTRE

## 5.8. Hunters Hill Town Centre

Hunters Hill Village is located approximately 7km northwest of Sydney, in the south of the Hunters Hill Council Area. It is a local level, well-patronised shopping area with a variety of retail, community and public uses. There is a range of restaurants, retail outlets and a large pub. The commercial area is restricted to Gladesville Road and parts of Ryde Road. The centre is located next to Burns Bay Road a busy main road and is accessible by bus. The centre is also near St. Josephs and Hunters Hill High School, both large schools.

The resident population of Hunters Hill LGA was 13,216 in 2011.

### Council plans and controls

The desired future character statements for the Hunters Hill Village Centre indicate a preference for reinforcing the existing scale and character, with a subtle priority towards residential development. For example, chapter 4.5.3 of the DCP outline the character controls relating to the village core precinct which include:

- Encourage a mix of residential accommodation above commercial and retail uses at street level
- Respect the scale and form of existing buildings
- Protect the amenity of adjoining residential neighbourhoods
- Ensure high levels of street-amenity by encouraging active uses at street level, and by improvements to the public domain

Under section 4.5.7 Active Frontages, the DCP identifies active uses which contribute to pedestrian activity, which include uses that commonly contribute to the late night economy such as; restaurants or cafes; entertainment facilities and function centres and pubs.

While not specifically related to night time economy, the above character controls may limit the opportunities for future activation within the Hunters Hill Village Centre.

### Participation in the NTE

The main reasons respondents visit Hunters Hill Village at night are:

1. To go to restaurants (90.9%, 10 people)
2. To go shopping (36.4%, 4 people).

Other reasons given were Boronia Park oval for rugby, fishing at Woolwich.

### Ideas to activate the NTE

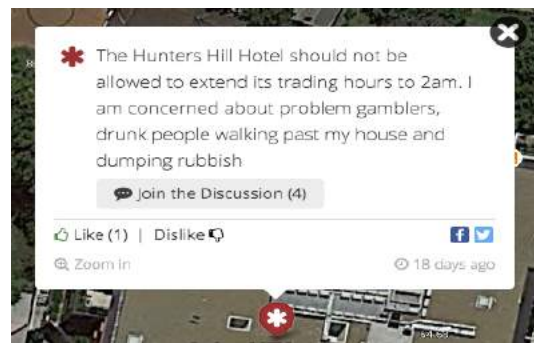
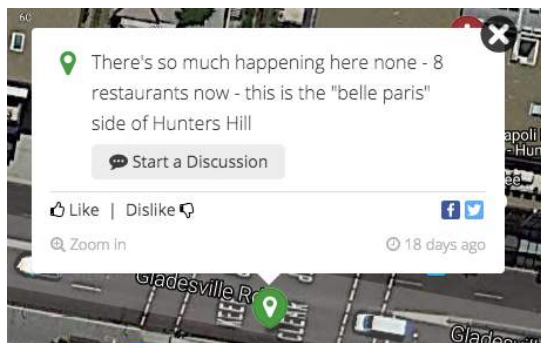
All respondents (100%) generally arrive between 6pm-8pm, and leave between 8pm and 10pm.

Around 44.4% of respondents thought that Hunters Hill could not be improved at night, and 33% thought that it could. Some reasons given for how included:

- Parking improvements and traffic improvements around Woolwich

- The latest restaurants and outdoor seating has made it more vibrant. More of these would enhance it particularly if we closed off sections like Gladesville Road near the IGA, making it a bit quieter.

The majority of comments through the Social Pinpoint community mapping tool in Hunters Hill Town Centre were Challenges. These were mostly to do with noise and anti-social behaviour around the Hunters Hill Hotel. An accessibility issue was also raised highlighting the uneven pathways being a deterrence to go out at night. The What's Happening Now comments praised the restaurants along Gladesville Road and the Hunters Hill Hotel as "a good meeting place". A wine bar was suggested in an Ideas and Opportunities comment complimenting the existing night time businesses along Gladesville Road.



## Summary of opportunities and barriers

Improvements for Hunters Hill Town Centre to activate the NTE revolved around improved and creative lighting for safety and amenity. Residents also were interested in more cultural and community events at night that were family friendly and that supported the older residents to come out at night.

Figure 10 NTE in Hunters Hill Town Centre



## 6. Comparable town centres

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This section provides a summary of comparable town centres (neighbouring City of Ryde and Hunters Hill LGAs) and lessons for City of Ryde. This section looks at the local legislation and controls impacting the NTE, the core/non-core activities of the NTE, and local amenities that facilitate the NTE in Rhodes, North Sydney, Lane Cove, Lindfield and Parramatta town centres. For more detail on the town centres including legislation and controls impacting on the NTE, see **Appendix 4**.

### 6.1. Characteristics of the NTE in comparable town centres

#### **Parramatta**

The activity within the NTE in Parramatta occurs along Church Street and around Centenary Square. The core night time activities that occur in this area include bars, restaurants and entertainment venues.

The NTE in Parramatta is supplemented by public space that comes alive at night such as Centenary Square. The Parramatta City Centre DCP identifies a need for maximising active frontages to parks, public squares and the river foreshore. The City encourages outdoor dining including providing outdoor dining infrastructure within Centenary Square. Parramatta Laneway Strategy aims to have all laneways well-lit around the town centre for safety and to facilitate commerce at night. This is supported by the Parramatta Lanes annual festival, which brings attention to the year-round NTE in Parramatta with entertainment, food and art in the laneways.

The City also supports the NTE by publishing a newsletter called Discover Parramatta with all information regarding the NTE in one place, through Pop Up Parramatta which injects creative enterprise and infrastructure into unused buildings and spaces in the CBD, and the Parramatta Economic Development Strategy which aims to encourage non-core NTE businesses to operate for longer hours to supplement core night time businesses trading at night.



Centenary Square



Lively pedestrian environments



Safe informal seating areas

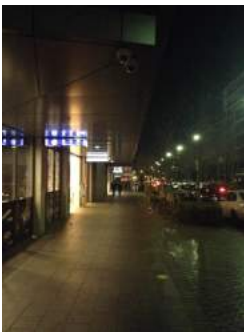


## Rhodes

Activity in Rhodes NTE occurs in the commercial area located near the train station (Walker St).

Canada Bay DCP emphasizes pedestrian safety including lighting, minimizing shadows and concealment spaces, awnings over activity strips, and overlooking of public areas. The Rhodes West DCP 2015 specifically targets Walker St as a spine that should have the highest level of illumination, along with the civic and urban streets that link Walker Street with the retail centre and the foreshore.

Infrastructure improvements in Rhodes support the enhanced night time use of open space. The City of Canada Bay has trialled food trucks in the area.



Well-lit awnings over activity areas in Walker St



Walker St



Engaging, well-lit public spaces to support core NTE activities

## North Sydney CBD, Cammeray, and Crows Nest

A large working population in North Sydney supports core NTE activities of bars, restaurants and entertainment venues. In Crows Nest, vibrant public spaces support the NTE.

The main initiative in the North Sydney Community Safety Plan is to activate the NTE as a way to improve safety in the area. The North Sydney DCP was recently amended to include a late night trading hours section in order to standardize trading hours for all night time businesses, to stimulate the NTE within commercial and mixed-use areas.

Twilight Food Fairs have been held every Friday night since 1990. The North Sydney Council food van legislation restricts food vans so that they do not operate in town centres or after 8pm.



Well-lit pedestrian thoroughfares



Public space that comes to life at night



Multiple businesses close together trading at night creates a vibrant atmosphere



## Lane Cove

Lane Cove Council legislation and controls focus on public space improvements and pedestrian safety to support the NTE including the recent upgrade of the Lane Cove Plaza and transform existing arcades and pedestrian walkways into publicly accessible connections, 24 hours per day.

Lane Cove Council runs night time events including Chinese Lunar New Year, and facilitates residents and private groups to rent out parks at night for events and markets.



Safe pedestrian connections



Creative lighting



Upgraded Lloyd Rees Bandstand

## Lindfield

Ku-ring-gai Council will support the NTE in Lindfield through the development of the Lindfield Hub (expected construction and completion 2021), which will be a mixed use precinct with community buildings, boutique shops, cafes, restaurants, apartments and a below-ground supermarket, and a large open space to provide for a range of day and night uses and different age groups.

## 6.2. Lessons for City of Ryde

Strategies from comparable town centres that have been successful in stimulating an accessible, activated and vibrant NTE include:

- Acknowledging that activation of the NTE increases community safety
- Locating NTE areas near public transport, and providing safe and well-lit pedestrian connections to NTE areas
- Investing in public spaces around core night time activities
- Consistent hours of operation for core night time businesses within commercial centres
- Regularly and consistently holding night time events in order for them to gain momentum
- Allowing residents and private entities to use public spaces to create night time events
- Allowing pop-up businesses to operate within unused spaces.
- Encouraging night time events and activities that respond to the local cultures e.g. Chinese New Year
- Reducing red tape around food van operation
- Creating less stringent mobile food van regulations to allow for smooth operation in Ryde

- Providing outdoor dining infrastructure in public places
- Creating lively social media campaigns and publications advertising night time activities in Ryde
- Installing creative lighting in public spaces.

## 7. Barriers and opportunities to activate the NTE

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This section provides a Strategic Action Plan to activate the NTE across the City of Ryde and Hunters Hill town centres based on outcomes of this study including:

- Strategic planning context
- Council controls
- Best practice approaches to activating and managing the NTE (research, strategies, comparable centres), and
- Outcomes of consultation with residents, workers, business, Council and other agencies.

### 7.1. Barriers to activating the NTE

A number of barriers have been identified to activating the NTE. These include:

- There are no specific objectives in Council's DCP relating to night time activation or management of NTE impacts and no identified "Night Time Entertainment Precincts" in Council's DCP
- Council's event approvals processes and forms are complex, even for small events
- Council's footpath activity policy does not provide any guidance about what is permissible at night
- There is no policy or guidance for those businesses wanting to open small bars
- Council's existing controls for Mobile Food Vans act as a barrier to Mobile Food Trucks being trialled
- Alcohol Free Zones provide an appropriate means of addressing alcohol related crime. However, they may limit the ability of licensed pop-up events and festivals to be held at night in key places
- NTE activity in a number of Ryde's town centres is internalised in shopping centres (eg. Macquarie Centre or Top Ryde) which impacts on the ability to activate streets
- In some town centres, restaurants (across a range of quality types) are located on busy main roads (such as Victoria Road or Church Street) with poor amenity
- There is a need to improve the amenity (look, feel, lighting, signage, seating, shelter) of all town centres to encourage people to engage in them at night, creating a destination, sense of safety and infrastructure for activation
- There is a low residential population in some town centres which limits the captive audience for night time activities (Macquarie Park)
- There is a lack of public open spaces and plazas in town centres, however those that do have plazas (such as West Ryde) are looked upon by residential towers, limiting the ability to hold NTE and increasing the risk of noise and other complaints by neighbours, and

- There is a lack of diversity of NTE offer, limited mostly to restaurants and shopping centres.

## 7.2. Strategic directions and opportunities for Ryde's NTE

The strategies and actions provide a roadmap for improving City of Ryde's NTE. Like other successful NTE strategies, the plan should be implemented in partnership with local business, cultural and community stakeholders.

The three strategic directions for City of Ryde's NTE are:

1. A diverse, vibrant, and quality night-time experience – Including diverse and family friendly options, quality venues and a range of permanent and temporary activities in appropriate town centres
2. A safe, welcoming and functional place – Including a well-lit and designed public domain, improved wayfinding for pedestrians, improved transport, a more activated street life, and secure places and venues
3. A responsive city - Supporting local business and the community to activate and manage the NTE through simplified processes, localised planning, support, and marketing and promotion.

The following opportunities are recommended to be included in an action plan for the City of Ryde's NTE:

- Prepare a NTE Policy that clearly states Council's objectives relating to a more activated NTE
- Continue to implement and expand an innovative late night library program at Ryde and West Ryde
- Explore holding night time food markets, night time cinema and family friendly events in town centres and parks at night, with a pilot project in West Ryde Plaza
- Audit vacant commercial buildings to initiate an Empty Shopfronts project with a pilot in West Ryde
- Work with developers to ensure future developments include street activation, mixed uses, public space designed for night time use and NTE core and non-core uses
- Implement the Ryde Food Truck Program to activate town centres lacking public spaces and night time infrastructure (Macquarie Park and Meadowbank)
- Improve lighting throughout all town centres including lighting for better wayfinding at night and creative lighting projects in key laneways, sites and strips to create a sense of place and activity
- Improve all town centres to support NTE activities including places to gather, power and Wi-Fi
- Communicate the findings of this study through Economic and Business Forums and Networks
- Create a central NTE information portal relating to the NTE, and
- Include guidance around night time activities (busking, pop-ups, events) in the review of Council's policies and Strategies including the Events Strategy, the Footpath Activity Policy, and Food Trucks.

### Opportunities by town centre

Analysis of how well each town centre meets the criteria for a great NTE and suggested opportunities to make each town centre more activated at night are provided in the table overpage.

**Criteria for a great NTE**

- Diversity of offer: At least four different NTE activities available in a variety of locations including outside shopping centres
- Transport: Train station and a major bus route
- Wayfinding and connectivity: Clear connections between transport and NTE venues
- Safety and risk: As identified in survey
- Governance and partnerships: NTE included in the DCP, partnerships between local businesses, Chamber of Commerce, Council
- Quality public domain: Public plazas and open space, footpaths, seating and lighting to support night time activity
- Lighting and public art: Creative lighting installations, night lights, public art
- Temporary uses: Regularly used for temporary uses e.g. markets, busking

RYDE TOWN CENTRES AT NIGHT	Diversity of offer	Transport	Wayfinding and connectivity	Safety & risk	Governance & partnerships	Quality public domain	Lighting & public art	Temporary uses	% respondents who think it could be more activated at night	Ideas to activate the NTE	Opportunities
EASTWOOD	●	●	●	●	●	●	●	●	70%	<ul style="list-style-type: none"> <li>- Improved parking</li> <li>- Public space improvements and cleaning (e.g. seating, paving, lighting &amp; shelter)</li> <li>- Later retail trading hours</li> <li>- Colour and lights in mall and streets</li> <li>- Improved wayfinding from Station to Mall</li> </ul>	<ul style="list-style-type: none"> <li>- Encourage street activation at Eastwood Plaza redevelopment</li> <li>- Improve wayfinding from Station to Pedestrian Mall</li> <li>- Install creative lighting in Pedestrian Mall and Wysteria</li> <li>- Improve amenity in the public domain</li> </ul>
GLADESVILLE	●	●	●	●	●	●	●	●	68%	<ul style="list-style-type: none"> <li>- Small wine bars</li> <li>- Improved parking</li> <li>- More and better quality restaurants that open later</li> <li>- Later retail trading</li> <li>- Victoria Rd Public space improvements</li> <li>- Pop-ups and markets</li> <li>- Community events</li> <li>- Lighting and wayfinding throughout town centre</li> </ul>	<ul style="list-style-type: none"> <li>- Improve wayfinding throughout</li> <li>- Install creative lighting in Trim Place</li> <li>- Provide guidance in the DCP around night time activities</li> <li>- Provide information around small bar licensing</li> </ul>
MACQUARIE PARK	●	●	●	●	●	●	●	●	67%	<ul style="list-style-type: none"> <li>- More restaurants</li> <li>- More small wine bars</li> <li>- NTE hubs/venues that are not located in the shopping centre</li> <li>- Live music and other cultural events</li> <li>- Late retail trading</li> <li>- A more safe, well-lit public domain</li> </ul>	<ul style="list-style-type: none"> <li>- Encourage Central Park and Macquarie Centre redevelopment to face &amp; activate streets</li> <li>- Pilot a Food Truck Program</li> <li>- Revitalise and light Shrimpton Creek and ELS Hall Park</li> <li>- Partner with University for night events</li> </ul>
MEADOWBANK	●	●	●	●	●	●	●	●	66%	<ul style="list-style-type: none"> <li>- Use the new wharf and riverfront for night time activities such as food stalls and night markets</li> <li>- More restaurants</li> <li>- Lighting between wharfs, park, community centre and residential</li> </ul>	<ul style="list-style-type: none"> <li>- Pilot food trucks at Meadowbank Wharf and Memorial Park</li> <li>- Improve lighting between Meadowbank Wharf, Park and residential areas</li> <li>- Creatively light the waterfront to create a space for night time pop-ups and events</li> <li>- Night time amenity at Constitution Rd shops</li> </ul>
RYDE	●	●	●	●	●	●	●	●	60%	<ul style="list-style-type: none"> <li>- Use outdoor dining area for entertainment</li> <li>- More small wine bars</li> <li>- Improved parking</li> <li>- More variety of NTE activities apart from formal restaurants</li> <li>- Later retail trading hours at Shopping Centre</li> <li>- Night markets and food stalls in Church St</li> </ul>	<ul style="list-style-type: none"> <li>- Implement and resource a late night library program at Ryde Library</li> <li>- Review retail operating hours</li> <li>- Utilise Ryde Park for community and cultural event</li> <li>- Install lighting in Church St</li> </ul>
WEST RYDE	●	●	●	●	●	●	●	●	65%	<ul style="list-style-type: none"> <li>- Use the West Ryde plaza area for night markets, food stalls, and pop-up</li> <li>- More restaurants</li> <li>- Small wine bars</li> <li>- Creative lighting/wayfinding to improve perception of safety</li> <li>- More street-level parking</li> <li>- More open/public spaces for casual night activity with seating and shelter</li> </ul>	<ul style="list-style-type: none"> <li>- Activate the NTE along Ryedale Road and West Parade including improved amenity and lighting</li> <li>- Pilot a cultural food market in West Ryde Plaza</li> <li>- Improve plaza amenity</li> <li>- Improve wayfinding and lighting from Station to Plaza and Walkley Pathway</li> <li>- Improve Plaza with seating and shelter</li> </ul>
BORONIA PARK	●	●	●	●	●	●	●	●	39%	<ul style="list-style-type: none"> <li>- Longer retail opening hours</li> <li>- Outdoor dining</li> <li>- Lighting from transport to shops</li> <li>- Early evening activities for families including small community events</li> </ul>	<ul style="list-style-type: none"> <li>- Improve lighting and wayfinding</li> <li>- Review retail operating hours</li> </ul>
HUNTERS HILL	●	●	●	●	●	●	●	●	33%	<ul style="list-style-type: none"> <li>- Lighting throughout town centre</li> <li>- Improved wayfinding</li> <li>- More restaurants and outdoor dining</li> <li>- Small bars</li> <li>- Community and cultural events (e.g. Street Feast and live Jazz music)</li> </ul>	<ul style="list-style-type: none"> <li>- Improve lighting and wayfinding</li> <li>- Encourage small bars</li> <li>- Community and Cultural Events</li> </ul>

● Meets criteria ● Meets some criteria ● Does not meet criteria

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## Appendix 1 Best practice NTE strategies and activations

### “The City After Dark: Cultural Planning and Governance of the NTE in Parramatta”

Parramatta has a defined and lineal spatial structure to its nightlife, with Church St being the connector of major entertainment and leisure facilities, nightlife precinct, the football stadium and train station. This produces a high volume of pedestrian activity and traffic. However, the three key night venues – Roxy’s, PJ Gallagher’s and OneWorldSports – are sparsely located without much movement of patrons between venues, leading to bleak areas of little activity in between. With more movement between venues and a clear, natural route, more activity would occur in these areas. In addition, limited lighting in many areas as well as day-centric street furniture and signage, negatively impacts the place as a night time destination.

In summary, Parramatta’s NTE was found to be limited, non-diverse (only drinking establishments, age and ethnic segregation), spatially constrained, and disconnected to other venues and businesses.

Community consultation found:

- exaggerated perceptions of risk and safety
- a tendency toward single and focussed leisure activities (such as seeing a film or going to dinner) rather than multi-directional flows between spaces and activities.
- Few opportunities for spontaneity due to the number and types of available activities
- An over-reliance on cars, which contributed to the above.
- fears about licensed venues and alcohol consumption dominating Parramatta’s night-time economy, raising questions about any ongoing liberalisation of drinking venues.

### Key actions

Theme	Actions
Diversity	<ul style="list-style-type: none"> <li>• Promote street festivals and displays</li> <li>• Support local business to open longer hours</li> <li>• Extend the opening hours of library and other cultural facilities (which in turn diversify their activities)</li> <li>• Establish cultural precincts which have venues for a range of activities where art is produced and consumed, such as performance and rehearsal spaces, galleries and artists’ studios, retail facilities, restaurants, and locations for street entertainment. Local tertiary education facilities should be encouraged to become involved. Their presence may take the form of student galleries, media centres and studio spaces, as well as student accommodation.</li> </ul>
Connectivity	<ul style="list-style-type: none"> <li>• Stronger connections between the different parts of the night-time city by ensuring the spaces are well lit, more systematic use of urban and parkland space at both ends of Church Street, improved civic placemaking signage, and anti-clustering policies that would encourage pedestrian flow towards new, different venues and facilities between the ‘bookends’ of Church Street</li> </ul>

Theme	Actions
Safety and risk	<ul style="list-style-type: none"> <li>• Initiate zoning which encourages people to live and work in the inner city (for example, shoptop housing, student residences, inexpensive living and studio accommodation for artists – which currently exist in a limited form – as well as more expensive apartment development)</li> <li>• Use lighting functionally and as entertainment to both beautify the city and promote security</li> <li>• NTE Regulation which includes a mix of: <ul style="list-style-type: none"> <li>• Committed policing</li> <li>• Use and supervision of private security at venues (including police checks of individual guards)</li> <li>• Diverse types of guards/security officers</li> <li>• Strict adherence to RSA practices</li> <li>• Close liaison between licensing police and venue operators</li> </ul> </li> </ul>
Outdoor activity	<ul style="list-style-type: none"> <li>• Promote street festivals and displays</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Use lighting functionally and as entertainment to both beautify the city and promote security</li> </ul>
Temporary Uses	<ul style="list-style-type: none"> <li>• Promote street festivals and displays</li> </ul>

## Open Sydney Strategy 2013-203

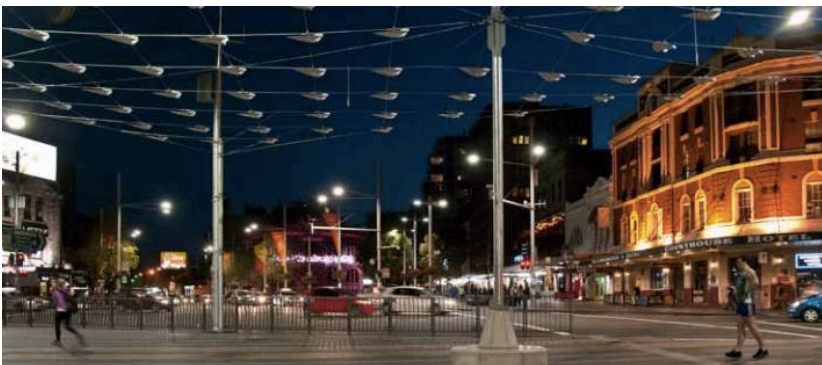
In 2009 Sydney City's NTE accounted for 28.4% of all jobs, generated \$457 million in tax revenue and generated \$15.1 billion. Costs involved included state and local government transport, police, health and cleaning to a total cost of \$125 million. The Study found that there was a lack of diversity:

- in age ranges in the city after dark, with only 6% of those in the city at night over 40.
- In activities available after dark in the city:
  - with pubs, taverns and bars accounting for the greatest number of businesses after 11pm
  - only 9.7% of all weekday trips between 6PM and 6AM for shopping, as opposed to 6AM to 6PM where 90.3% of all trips in the city were for shopping.

Bus service frequency declines after midnight and trains stop around 1am; the very time crowds are at their greatest. 58% were not satisfied with night transport and wanted more bus and rail, while just 20% of over 45s were satisfied with taxi availability.

The strategy focused on creating more diversity of offer in its NTE, particularly not focused around alcohol, around arts and cultural activations and improvements to public space. It also focused on the goals below<sup>12</sup>

1. A Global Sydney - including innovative solutions, good governance and coordinated action
2. A Connected Sydney - including connected transport and connecting visitors, business and event
3. A Diverse Sydney - including diverse options and planned growth
4. An Inviting and Safe Sydney - including welcoming public spaces and a more civilised drinking culture
5. A Responsive Sydney - including responsive regulation, cutting red tape, and precinct plans providing locally tailored solutions



<sup>12</sup> City of Sydney, *Open Sydney: Future Directions for Sydney at Night. Strategic Action Plan 2013-2030*. 2013. ONLINE. Available at: [http://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0014/132224/2013-054826-OPEN-Sydney-Strategy-and-Action-Plan-FINAL-version-February-2013.pdf](http://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0014/132224/2013-054826-OPEN-Sydney-Strategy-and-Action-Plan-FINAL-version-February-2013.pdf)

## Strategies and actions

Theme	Actions
<b>Diversity</b>	<ul style="list-style-type: none"> <li>24 hour library</li> </ul> <p><i>Increased retail:</i></p> <ul style="list-style-type: none"> <li>New developments to contain ground floor retail that trades into the evening.</li> <li>Development consent assistance to alter existing trading hours. Provide new retailers with later hours</li> <li>Retail action plan and retail advisory panel to extend trading hours in key locations</li> </ul> <p><i>Increased cultural activities:</i></p> <ul style="list-style-type: none"> <li>Support artists to activate shopfronts in vacant city owned properties</li> <li>Live music taskforce, advocate to music &amp; theatre industry to assist with growth in the sector</li> <li>Grants to small arts and creative organisations to promote ideas and events at night</li> <li>Annual night - museums, galleries stay open late one night a year</li> </ul>
Transport	<p><i>Increased public transport at night:</i></p> <ul style="list-style-type: none"> <li>Review bus stop, taxi design, security, lighting, signage, digital information, (real time next train and bus info)</li> <li>Data provision to app developers - users to compare price, time, location.</li> <li>Advocate amendment to Passenger Transport Act 1990 to facilitate shuttle buses and innovative services between precincts</li> <li>Advocate for increase in train and buses</li> <li>Increase taxi access - review of ranks; (advocate for) prepay system for fares after midnight to increase taxis; part time plates</li> <li>Doubling night-ride. Night time shuttle bus service trial</li> </ul>
Safety and risk	<ul style="list-style-type: none"> <li>New CCTV, more toilets, bigger bins in select locations</li> </ul>
Outdoor activity	<ul style="list-style-type: none"> <li>Late night food markets in public</li> <li>Make it easier for live music, cinema, other forms of temporary programming in public spaces and parks.</li> <li>Outdoor dining policy - cut fees, review hours</li> <li>Expand food truck culture</li> </ul>

Theme	Actions
Lighting	<ul style="list-style-type: none"><li>▪ Creative and functional lighting: functional and aesthetic in key areas, reviews, later park lights. Explore creative lighting and signage for commercial premises, work with leading lighting experts to provide workshops for private property owners</li></ul>
Temporary uses	<ul style="list-style-type: none"><li>▪ Make it easier for live music, cinema, other forms of temporary programming in public spaces and parks. Work with local music schools and colleges to enable live music in public spaces. Busking policy to encourage night time busking.</li><li>▪ Late night food markets in public</li><li>▪ Utilisation of spaces in city by cultural, low-scale live music, buskers, food trucks, markets, cinema, pop up dining. Map appropriate laneways, public &amp; private spaces and parks, rooftops, train stations, forecourts of council buildings.</li></ul>



## Penrith Night Time Economy Study and Strategy

Penrith currently has a foot traffic precinct around Riley St. and a destination precinct around High Street. These currently lack a coherent connection. Consultation with the community found that people thought it was a ghost town at night, and had issues with unwelcoming design (e.g. security roller shutters and car parks). The Parramatta Night Time Economy Study and Strategy intends to create growth opportunities, change negative perceptions of the area, and build on existing strengths of:

- Diverse Business base
- Civic & cultural assets – Performing Arts Centre, Nepean Campus, Library
- Existing NTE – restaurants and licensed premises
- Leisure & rec assets: Penrith Panthers, RSL, - lots of regional patrons
- Unique built environment – plazas and arcades and strip shopping

### Newcastle After Dark

*“The Newcastle night-time economy is nationally significant and a major employer in the region. Done well, it can support revitalisation, and grow our visitor and cultural economies”*

The Strategy was focussed on growing and improving the city after dark. Council conducted annual Newcastle After Dark Survey that found that 70% surveyed did not have any negative experiences in NC at night. However, the main reasons they don't visit at night is lack of transport and parking restrictions.

Strategic priorities identified through the Strategy included:

- Strategic Alcohol Management
- Night time economic development
- Public domain designed for night
- Cultural participation and activation
- Regulation, Planning and Licensing
- Research and Evaluation.

### Strategies and actions

Theme	Aims and Actions
Diversity	<ul style="list-style-type: none"> <li>▪ More refined dining</li> <li>▪ Leverage activity from events at the Joan Sutherland Arts Centre</li> <li>▪ Encourage creative business ideas and support diverse uses in strategic precincts.</li> </ul>
Connectivity	<ul style="list-style-type: none"> <li>▪ Create connections between High St. and Riley St.</li> <li>▪ Implement a wayfinding plan to link night time precincts to public transport and parking</li> </ul>

Theme	Aims and Actions
Safety and risk	<ul style="list-style-type: none"> <li>▪ Be family friendly</li> <li>▪ CCTV improvements</li> <li>▪ Review the DCP with regards to roller door installations</li> <li>▪ Review night time bus stops, way finding and lighting design.</li> </ul>
Outdoor activity	<ul style="list-style-type: none"> <li>▪ Street art</li> <li>▪ Activate its arcades, similarly to Melbourne's laneways</li> <li>▪ Hold outdoor events such as trade fairs, food markets, concerts and displays</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>▪ Review lighting policy, improve lighting on footpaths &amp; public spaces that complements wayfinding and CCTV plans</li> <li>▪ Implement a shopfront display lighting program</li> </ul>
Temporary uses	<ul style="list-style-type: none"> <li>▪ Create an events calendar and ensure businesses are linked to events so they can leverage the activity</li> </ul>

## Activation case studies

### Parramatta Lanes<sup>13</sup>

Parramatta has approximately 50,000 professional workers. In 2012 Parramatta LGA found that just 2 in 5 employees were staying in the area after work or returning on weekends. Between 5 and 7% were attending cultural events and shows in the area. However, these workers wanted more of a connection between the corporate lifestyle and entertainment/food offering. In October 2012 the first Parramatta Lanes event was held, offering gourmet street foods, craft beers, cocktails, live music, and art installations within previously underutilised sites throughout the Parramatta CBD over 4 days. After identifying possible sites, Council consulted with local businesses around how it would affect them and how they could take part. It had the following objectives:

- Primary:
  - Offer a high quality food experience
  - Support new and emerging food culture in the city
  - Engage office workers in the cultural life of the city and offer different event on the Parra Calendar
  - Change perceptions of Parramatta
- Secondary
  - Activate hidden spaces in the CBD
  - Support Growth of emerging laneway culture
  - Improve safety and perceptions

The legacy of the event includes:

- Pop-up bars run by Park Royal in Erby Place every Friday in summer
- Business developing their own program of activation
- Increased safety through activation of lanes
- Stronger social fabric and community pride
- Connecting various types of businesses to work collaboratively
- A change in perception of Parramatta; safe, creative, gourmet.

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<sup>13</sup> Business Chamber of Commerce 2015; Local Government NSW 2014

## Splash Adelaide<sup>14</sup>

Previously very much a “9 to 5 town” where restaurants closed after lunch, Adelaide has a new day and night time energy; the product of simple and inexpensive strategies for activating its public spaces. The council set aside \$150K into “lighter, quicker and cheaper” projects targeted at pop-up entertainment, events, arts projects and an “anything goes” approach to placemaking.

## Leichhardt LEP<sup>15</sup> small bars

Prior to amalgamation, Leichhardt Council was amending Schedule 2 of Leichhardt Local Environmental Plan (LEP) 2013 to introduce a ‘change of use’ exemption to allow small bars in existing restaurant and café premises and vice versa in B2 Local Centres without the need for a development application.

There were also proposed amendments to Leichhardt Development Control Plan (DCP) 2013 as it relates to licenced premises and small bars. The changes aimed to make development controls easier for ‘low-impact’ premises such as small bars, restaurants and cafes.

Parking levies of up to \$30,000 were eliminated for new bar operators in areas designated as ‘recognised shopping precincts’ and development approvals streamlined. Part of the rationale was that “Small bars typically attract patrons who are interested in a smaller, more intimate setting and often are visited as part of a journey – like visiting a small bar, cinema and restaurant in the same night.”

The policy changes supported by Leichhardt Council included:

- Simplifying the development application process for small bars (classified as licensed premises with less than 60 patrons)
- Removing the requirement for small bars to provide off-street car parking in recognised shopping streets (such as Darling Street, Norton Street, Booth Street and Parramatta Road)
- Making it easier for restaurants and cafes to convert to small bars without the need for council approval by making these types of ‘change of use’ a type of ‘exempt development’, and
- Reinforcing business activity in the main streets.

## Boston<sup>16</sup> late night task force

Boston has a late night task force which has provided recommendations to improve their NTE:

- Extension of liquor license hours in designated downtown areas only

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<sup>14</sup> Shaw and Sivam, 2015; Johnson, S. 2015

<sup>15</sup> Eventbrite, 2016; The Music.com.au, 2015; TheShout.com.au, 2015

<sup>16</sup> <http://www.citylab.com/cityfixer/2016/01/the-plan-to-make-boston-more-fun/433755/>;  
<https://www.bostonglobe.com/opinion/2014/06/14/better-nightlife-through-experimentation/eFNw32xKTNS9fWOCKCu1jJ/story.html>;  
[http://archive.boston.com/news/source/2014/03/boston\\_approves\\_late-night\\_pilot\\_program\\_for\\_food\\_trucks.html](http://archive.boston.com/news/source/2014/03/boston_approves_late-night_pilot_program_for_food_trucks.html)

- Allow all restaurants with licenses limiting their hours to 10 or 11pm to stay open until midnight
- Allow restaurants to serve drinks on their patios without also serving food.
- Streamline processes for businesses to apply and renew their certificates of inspection and automatically schedule inspections with city officials to reduce administration.
- Let live entertainment take place on outdoor patios later into the night, provided local residents don't complain about the noise.
- Piloting late night (until midnight) food trucks at certain locations Copley Square, Boston University, and North-eastern University.

## Appendix 2      Summary of City of Sydney Development Control Plan: Section 3.15 Late Night Trading Management

The City of Sydney DCP objectives are primarily focused on management of the late night activities. However, they do provide a guide for Ryde Council for future DCP objectives that overtly promote late night trading/activation.

- (i) Identify appropriate locations and trading hours for late night trading premises.
- (ii) Ensure that late night trading premises will have minimal adverse impacts on the amenity of residential or other sensitive land uses.
- (iii) Ensure that a commitment is made by operators of late night trading premises to good management through the monitoring and implementation of robust plans of management.
- (iv) Encourage late night trading premises that contribute to vibrancy and vitality, as appropriate for a Global City.
- (v) Encourage a broad mix of night time uses with broad community appeal that reflect the diverse entertainment and recreational needs of people who work and live in the City of Sydney as well as people who visit the City.
- (vi) Encourage a diversity of night-time activity in defined areas. (g) Prevent the proliferation of poorly managed high impact late night premises.
- (vii) Ensure that new late night trading premises do not reduce the diversity of retail services in an area.
- (viii) Ensure that applications are accompanied by sufficient information so that proposals for late night trading premises can be fully and appropriately assessed.
- (ix) Provide the possibility of extensions of trading hours for premises where they have demonstrated good management during trial periods.
- (x) Encourage premises with extended trading hours that are of a type that do not operate exclusively during late night hours and may be patronised both day and night.
- (xi) Ensure that appropriate hours are permitted for outdoor trading; and
- (xii) Ensure a consistent approach to the assessment of applications for premises seeking late night trading hours.

Uses are categorised into High Impact ('Category A) and Low Impact Premises (Category B)

Category A	Category B
<ul style="list-style-type: none"> <li>(i) a hotel within the meaning of the Liquor Act 2007 that is not designated as a <ul style="list-style-type: none"> <li>▪ general bar licence;</li> </ul> </li> <li>(i) a hotel within the meaning of the Liquor Act 2007 that has a capacity of <ul style="list-style-type: none"> <li>▪ more than 120 patrons and is designated as a general bar licence;</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(i) a hotel within the meaning of the Liquor Act 2007 that has a capacity of 120 <ul style="list-style-type: none"> <li>▪ patrons or less and is designated as a general bar licence;</li> </ul> </li> <li>(ii) premises that have a capacity of 120 patrons or less where the primary <ul style="list-style-type: none"> <li>▪ purpose is the sale or supply of liquor</li> </ul> </li> </ul>



Category A	Category B
<p>(ii) an on-premises licence within the meaning of the Liquor Act 2007 where the primary business or activity carried out on the premises is that of a nightclub with a capacity of more than 120 patrons;</p> <p>(iii) a club within the meaning of the Liquor Act 2007;</p> <p>(iv) a premises that has a capacity of more than 120 patrons where the primary purpose is the sale or supply of liquor for consumption on the premises; or</p> <p>(v) premises that are used as a karaoke venue where the owner or occupier sells or supplies liquor for consumption on the premises.</p>	<p>for consumption on the premises;</p> <p>(iii) an on-premises licence within the meaning of the Liquor Act 2007;</p> <p>(iv) any premises where the owner or occupier sells or supplies liquor for</p> <ul style="list-style-type: none"> <li>▪ consumption on the premises that is not a Category A Premises; and</li> </ul> <p>(v) any other commercial premises which in the opinion of the Council may</p> <ul style="list-style-type: none"> <li>▪ impact on the amenity and safety of a neighbourhood resulting from its</li> <li>▪ operation at night. This may include such premises as restaurants, 'BYO'</li> <li>▪ premises, cafes, theatres, karaoke venues, convenience stores, takeaway</li> <li>▪ food shops and the like.</li> </ul>

The City of Sydney's DCP also has a hierarchy of areas based on location and the level of existing residential and other uses that may be impacted by late night activities.

- a. Late Night Management Areas;
- b. City Living Areas; and
- c. Local Centre Areas

Section 3.15.3 'Matters for consideration' provide the basis for a consistent approach to the determination of appropriate trading hours. It considers if the proposal is in an area that already has a vibrant night-time character, or is a predominantly residential in character where amenity impacts can be the greatest and most difficult to manage. The issues for consideration listed in the DCP are:

- (i) the location and context of the premises, including proximity to residential and other sensitive land uses and other late night trading premises;
- (ii) the specific nature of the premises, that is a pub, nightclub, restaurant, or other similar premises and the proposed hours of operation;
- (iii) the existing hours of operation of surrounding business uses;
- (iv) the size and patron capacity of the premises;
- (v) the impact of the premises on the mix, diversity and possible concentration of late night uses in the locality;
- (vi) the likely operation of the proposal during day time hours; (g) submission of a plan of management that demonstrates a strong commitment to good management of the operation of

- the business, particularly in relation to managing potential impacts on adjoining and surrounding land uses and premises, as well as the public domain;
- (vii) the diversity of retail services within an area and the impact of a late night trading proposal on this diversity;
  - (viii) measures to be used for ensuring adequate safety, security and crime prevention both on the site of the premises and in the public domain immediately adjacent to, and generally surrounding, the premises; and
  - (ix) the accessibility and frequency of public transport during late night trading hours.

The Sydney DCP permissible trading hours table is provided below:

**Table 3.7:** Late night trading hours

		Category A - High Impact Premises		Category B - Low Impact Premises	
		Indoor areas trading hours	Outdoor areas trading hours	Indoor areas trading hours	Outdoor areas trading hours
Late night management areas	Base hours	6am to 12am	10am to 10pm	6am to 2am	8am to 10pm
	Extended hours	24 hours	10am to 1am	24 hours	8am to 1am
City living areas	Base hours	7am to 11pm	10am to 8pm	7am to 1am	9am to 8pm
	Extended hours	7am to 5am	10am to midnight	7am to 5am	9am to 12am
Local centre trading areas	Base hours	10am to 10pm	10am to 8pm	8am to 11pm	10am to 8pm
	Extended hours	10am to 12am	10am to 10pm	8am to 12am	10am to 10pm
All other category A premises	Base hours	10am to 10pm	10am to 8pm		
	Extended hours	10am to 12am	10am to 10pm		

## Appendix 3 Registered NTE businesses City of Ryde

Industry	Number of Registered Businesses	% of City of Ryde businesses
<b>City of Ryde</b>	10,601	100%
<b>Other Store Based Retail</b>	415	3.9%
<b>Accommodation Services</b>	13	0.1%
<b>Food and Beverage Services</b>	442	4.2%
Cafes and Restaurants	269	60.9% (of food and beverage services)
Takeaway Food Services	140	31.7% (of food and beverage services)
Catering Services	12	2.7% (of food and beverage services)
Pubs, Taverns and Bars	14	3.2% (of food and beverage services)
Clubs (Hospitality)	7	1.6% (of food and beverage services)
<b>Creative and Performing Arts Activities</b>	87	0.8%
Performing Arts Operation	6	6.9% (of creative and performing arts activities)
Creative Artists, Musicians, Writers and Performers	78	89.7% (of creative and performing arts activities)
Performing Arts Venue Operation	3	3.4% (of creative and performing arts activities)

## Appendix 4 Comparable town centres

### Rhodes

Rhodes town centre is located in the City of Canada Bay in the inner west of Sydney, 16km of the CBD and just South of the City of Ryde LGA. Activity in the Rhodes NTE occurs in the commercial area located along Walker Street, zoned B4 (Mixed Use). This area is located near Rhodes Train Station, which is on the T1 North Shore Line. The area has a large amount of core NTE activities, which are supplemented by non-core activities that enhance the night time experience.

#### **Local legislation and controls impacting the NTE**

##### *Canada Bay DCP*

Canada Bay DCP emphasises ensuring pedestrian safety around neighbourhood centres. This is noticeable in the Rhodes Town Centre as many different types of people engage with the centre at night. This has been achieved through creating adequate lighting, minimising shadows and concealment spaces, arranging windows to overlook public areas and streets and requiring awnings over activity strips.

##### *Rhodes West DCP 2015*

The Rhodes West DCP 2015 specifically targets Walker Street as a 'spine' that should have the highest level of illumination, along with the civic and urban streets that link Walker Street with the retail centre and the foreshore.

##### *Rhodes Peninsula Open Space Master Plan and Program Strategy*

Community engagement to inform the Rhodes Peninsula Open Space Master Plan found that increasing the vibrancy of streets, particularly at night, with bars and restaurants was a priority. Infrastructure improvements to open space as identified in the Strategy, and mixed use zoning, support the enhanced function of the open space and generated revenue to help sustain the spaces throughout the Peninsula.

##### *Food trucks in City of Canada Bay*

A trial was run in 2015/2016 with approved food trucks from the City of Sydney LGA to see how they would function in Canada Bay LGA. Food trucks are now able to operate within the LGA but there were no available guidelines.

### North Sydney

North Sydney LGA is located in North of the Sydney CBD and to the South East of the City of Ryde. Activity in the NTE occurs in the Crows Nest, Cammeray and North Sydney town centres. These areas are zoned B1 (Neighbourhood Centre), B3 (Commercial Core) and B4 (Mixed Use). There is a train station located near the North Sydney CBD, and Crows Nest is located on a significant bus route. These areas have core NTE activities such as bars, restaurants and entertainment venues that are supported by a large working population in the North Sydney CBD and vibrant public spaces in Crows Nest.

## **Local legislation and controls impacting the NTE**

### *Community Safety Plan*

The main initiative in the North Sydney Community Safety Plan is to activate the NTE as a way to improve safety in the area. The Plan acknowledges that if more people engage with the NTE, passive surveillance and community safety increase. This is evident in the Crows Nest Town Centre that is well lit, has minimal concealment spaces and good sight lines.

### *North Sydney DCP & Public Domain Strategy*

North Sydney Council recently amended their DCP to have a late night trading hours section in order to standardise trading hours for all night time businesses. This was done to make sure night time businesses were operating in the same hours and to stimulate the NTE within the commercial and mixed-use areas. A further way to stimulate the NTE identified in the Strategy is for new buildings to be visually interesting at night.

### *Community Events*

North Sydney Council operates Twilight Food Fairs every Friday night in summer. This has been very successful, running continually since 1990.

### *Mobile Food Van Strategy*

North Sydney Council has strict regulations for food vans operating in the area. Food vans can only operate for a maximum of 20 minutes at any one position and must drive a minimum of 100 metres before again vending. They can only operate until 8 pm and cannot trade within any commercially zoned areas. These controls prohibit food vans from operating in the town centres within North Sydney and make it very hard for them to exist in the area.

## **Lane Cove**

Lane Cove is part of the Lane Cove Council LGA and is located in North West Sydney to the East of City of Ryde. The Lane Cove Town Centre is located on Longueville Road and is accessible by bus. The area is zoned B2 (Local Centre) and the core night time activities that occur in this area include bars, restaurants and entertainment venues. The Lane Cove Plaza has recently been upgraded and complements the core NTE activities.

## **Local legislation and controls impacting the NTE**

### *Lane Cove DCP*

The Lane Cove DCP puts importance on buildings in the Longueville Road Town Centre having active street frontages, under awning recessed lighting and inclusive dining seating areas to stimulate the NTE.

### *Lane Cove Village Centre Development Control Plan*

The Lane Cove Village Centre Development Control Plan specifically aims to transform existing arcades and pedestrian walkways into publicly accessible connections, 24 hours per day. This helps facilitate core-activities in the NTE by creating safer pedestrian environments.

#### *Lane Cove Special Event Strategy and Events*

Lane Cove Council allows residents and private entities to rent out parks for night time events and markets. Lane Cove Council also runs night time events in Lane Cove Plaza such as the Chinese Lunar New Year, which targets the biggest cultural group in Lane Cove.

#### *2011 Lane Cove Plaza Upgrade*

In 2011 Lane Cove Council upgraded the Lloyd Rees Bandstand and associated areas of Lane Cove Plaza. New street lighting and decorative lighting were installed to aid the night time economy. This is a very vibrant area that attracts a lot of people.

## **Lindfield**

Lindfield is part of Ku-ring-gai Council LGA and is located in Northern Sydney to the North East of Ryde. The Lindfield Town Centre is located on the T1 North Shore Line with a train station in the middle of the centre. Activity in the Lindfield NTE occurs in the commercial area zoned B2 (Local Centre) near the train station. The town centre is quite small compared to others in Sydney and has little core NTE activities. This is set to change with a new Lindfield Community Hub in the works set to boost the NTE in the area.

### **Local legislation impacting the NTE**

#### *Ku-ring-gai Local Centres Development Control Plan*

The Ku-ring-gai Local Centres Development Control Plan requires active street frontages in new buildings in B2 zones to support a mix of activities, including after hours activities. It puts emphasis on the importance of under awning lighting to encourage safety. Shops are also encouraged to provide dual frontage to address rear lanes. This intends to activate Bent and Woodford Lanes, which are currently not active in the NTE. The implementation of new footpaths and street trees are to encourage this activation.

#### *Lindfield Avenue Retail Area, Village Green & Lindfield Hub Master Plan*

Lindfield Community Hub is located on the Western side of the Lindfield Town Centre and has an estimated construction cost of over \$150 million. The 1.3 hectare site will be a new mixed use precinct with community buildings, boutique shops, cafes, restaurants, apartments and a below-ground supermarket.

Community engagement was carried out during the creation of these plans and it was noted nightlife is missing from the area. Residents wanted a large open space to provide for a range of day and night uses and different age groups.

The Lindfield Hub will have a strong community focus with a new public park and public space supporting commercial uses. The Lindfield Hub master plan coincides with existing infrastructure delivery plans to improve the amenity of the area.



### *Outdoor Dining and Footpath Trading Policy 2005*

Outdoor dining is permitted in the area, but currently minimal outdoor dining exists.

## **Parramatta**

Parramatta is located in Western Sydney to the West of Ryde and is part of the City of Parramatta LGA. The activity within the NTE occurs along Church Street and around Centenary Square. This area is zoned B4 (Mixed Use). There is a train station in the centre, which is a transport hub for people travelling into Parramatta CBD and to Sydney City CBD. Parramatta's night economy grew by 6.2% from 2009 to 2011 and was Australia's fastest growing night time economy with a \$44 million increase in sales revenue over 2011/2012. The core night time activities that occur in this area include bars, restaurants and entertainment venues. They are supplemented by public space that comes alive at night such as Centenary Square.

### **Local legislation impacting the NTE**

#### *Parramatta City Centre DCP*

The Parramatta City Centre DCP acknowledges the importance of the NTE. They have identified need for active and interesting building exteriors and maximising active frontages to parks, public squares and the river foreshore.

#### *Parramatta Laneway Strategy*

The Parramatta Laneway Strategy Works in coordination with the Civil Infrastructure Department to have all laneways well lit around the town centre. This directly stimulates the core night time economy activities in these lanes by facilitating commerce at night.

#### *Outdoor Dining Policy*

The Outdoor Dining Policy stresses the need for adequate lighting to ensure the safety and amenity of patrons. This is very evident on Church Street, which is a lively thoroughfare with many dining options at night. Council has also created outdoor dining infrastructure within Centenary Square that local businesses can use. This has been very successful and draws a lot of people to the area.

#### *Discover Parramatta*

Parramatta Council Publishes a newsletter called Discover Parramatta with all information regarding the NTE in one place.

#### *Council Events*

Parramatta Lanes within Parramatta's Laneways held every year. This has been a highly successful festival and brings attention to the NTE activities that are available in these lanes year round.

#### *Parramatta Economic Development Strategy*

This strategy aims to encourage non-core NTE businesses to operate for longer hours to supplement core night time businesses trading at night.

*Pop-Up Parramatta*

This project focuses on injecting creative enterprise and infrastructure into unused buildings and spaces in Parramatta CBD. They have had many pop-up businesses in public spaces such as a bar within the Erby Place precinct. This has helped activate public spaces in the area.