

Analysis of Existing Public Spaces - Precedents for an Appropriately Sized Civic Square

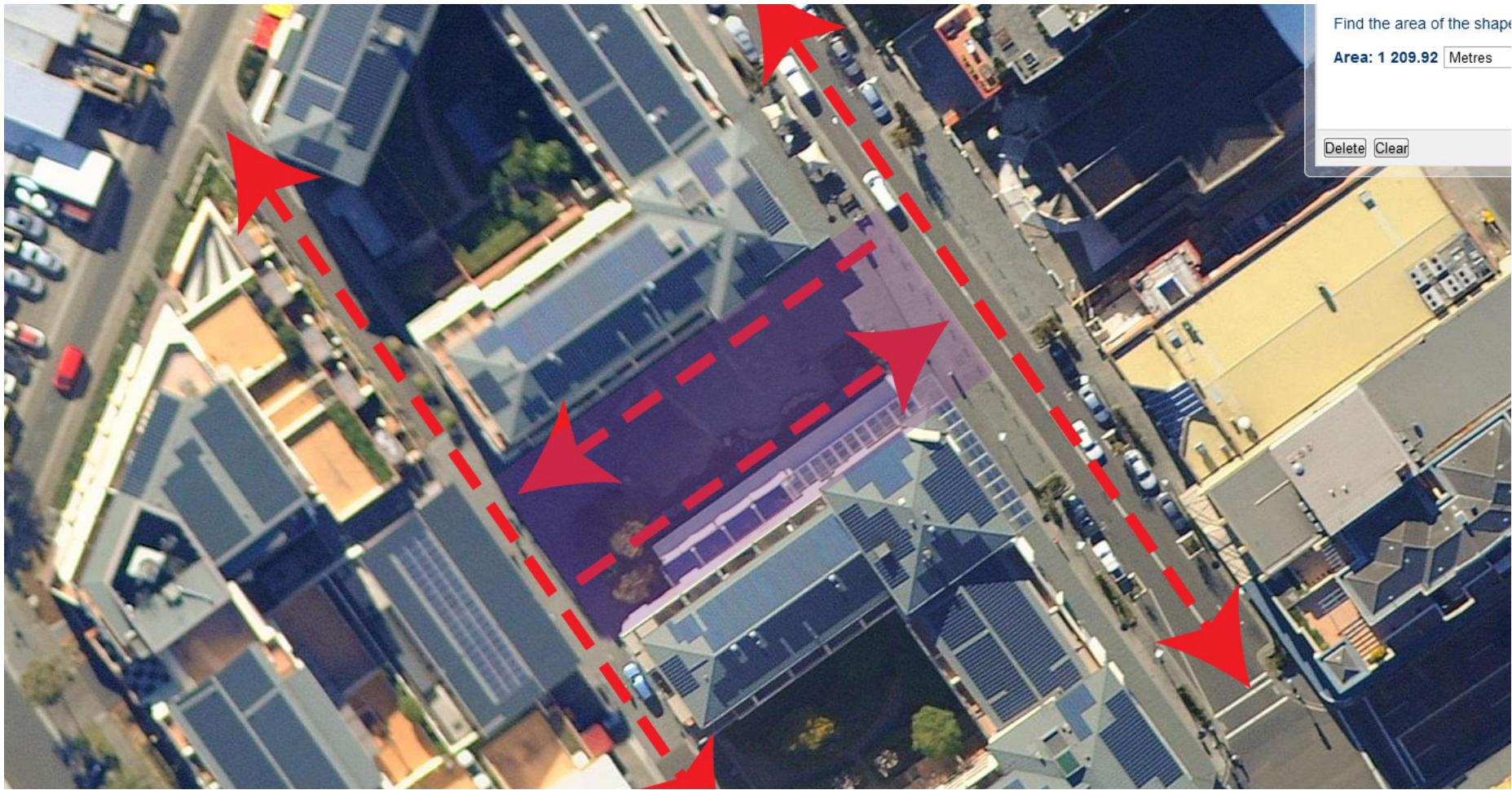


“Italian Forum” Leichhardt, NSW - 1,400sqm (approx.)

The Italian Forum, located approximately 5km south-west of Sydney’s CBD in Leichhardt is an example of a successful civic square which includes a mixed-use development with medium density residential, retail and restaurant uses, as well as a library and cultural centre around a Tuscan themed Piazza.

The main entrance to the forum is located on Norton Street, which funnels foot traffic in both directions through a laneway-converted pedestrian mall which is activated by retail uses and services a galleried walkway, through to the main civic square. There are also two secondary entrances from Balmain Road to the east.

Pedstrian flow works well throughout the civic space despite the large majority of foot traffic funnelling through the narrow walkway from Norton Street. The civic space itself allows the fluid movement of people who occupy the space for either restaurant or retail uses at the ground floor level, as well as containing adequate space for entertainment uses which occur periodically throughout the year.



Kogarah Town Centre, NSW - 1,200sqm (approx.)

2003 Planning Institute of Australia Honourable Mention – Australian Awards for Urban Design Excellence.

The Kogarah Town Centre Square, located approximately 12.5 kilometres south-west of the Sydney CBD in Kogarah, is an example of a civic square which includes a mixed use development with medium density residential, retail and restaurant uses, as well as a library and cultural centre anchored at the rear O’Keefes Lane.

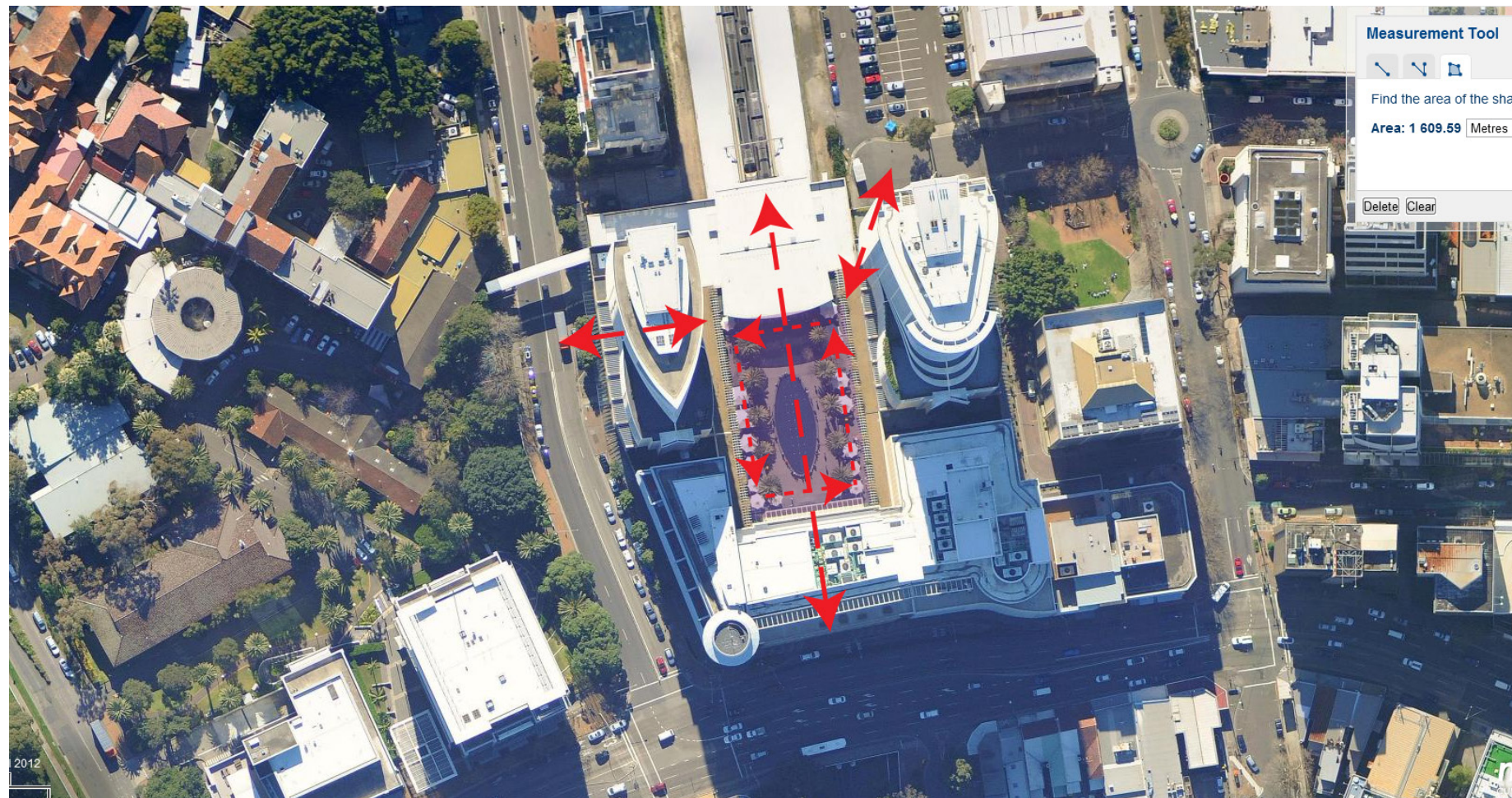
The main entrance to the square is located along the Belgrave Street frontage, which channels foot traffic in both directions from and along Belgrave Street from Kogarah railway station to the north-west and from other major land uses to the south-east, including the major St. George Hospital precinct and major car parking facilities. As the square is oriented east-west, it receives limited solar access.

Pedestrian flow works well from both sides of the town square; the primary frontage to Belgrave Street experiences high levels of pedestrian traffic seeking to utilise both the ground floor uses and the library and cultural centre as this is the most direct route from major land uses in Kogarah. O’Keefes Lane to the rear, which serves as a shared zone up to the library, serves as a secondary entrance to ensure permeability. It is considered that the amount of floorspace allocated to the town square adequately accommodates demand for the varying land uses, ensuring fluid foot traffic and permeability as well as active frontages for ground floor retail and hospitality uses.

Note: Red arrows indicate pedestrian movements



## Analysis of Existing Public Spaces - Precedents for an Appropriately Sized Civic Square (Cont.)

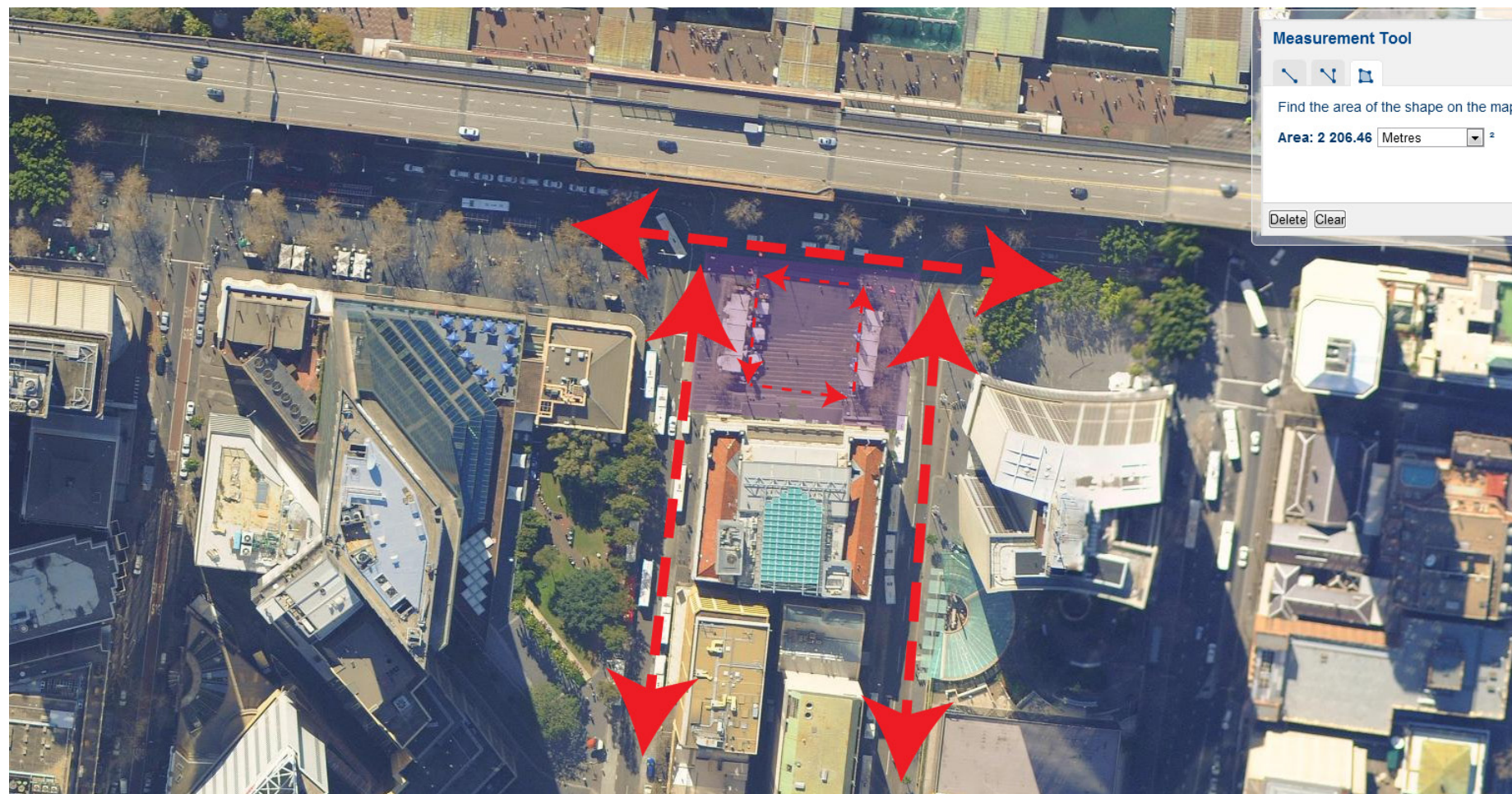


### Forum, St Leonards NSW - 1,600sqm (approx.)

The Forum, located approximately 5km north-west of the Sydney CBD in St Leonards, is an example of a civic square which includes commercial and residential towers, ground level retail and a major railway station interchange.

There are two main entrances to the Forum, namely the Pacific Highway frontage to the south and the St Leonards railway station frontage to the north, which channels commuters disembarking from the North Shore Rail Line. Secondary entrances are located in tunnels to the east and west of the railway station, which channel pedestrian traffic from Chandos and Herbert Street respectively to other major surrounding land uses, including the Royal North Shore Hospital and car parking facilities.

Pedestrian flow works well from both main and secondary entrances, although the majority of movement is linear through the civic square from St Leonards Station to the Pacific Highway and vice versa. The Forum is orientated north-south and as such enjoys good solar despite the tall towers to the east and west. It is considered that the amount of floor space allocated to the Forum adequately accommodates demand for various land uses, particularly during peak hour when pedestrian traffic is encountered in large volumes in a linear movement from the Pacific Highway entrance.



### Customs House Square, NSW - 2,200sqm (Approx.)

*"For many years, Customs House was not only a focal point for trade but also the building and square in front of it provided a focus for major national celebrations".*

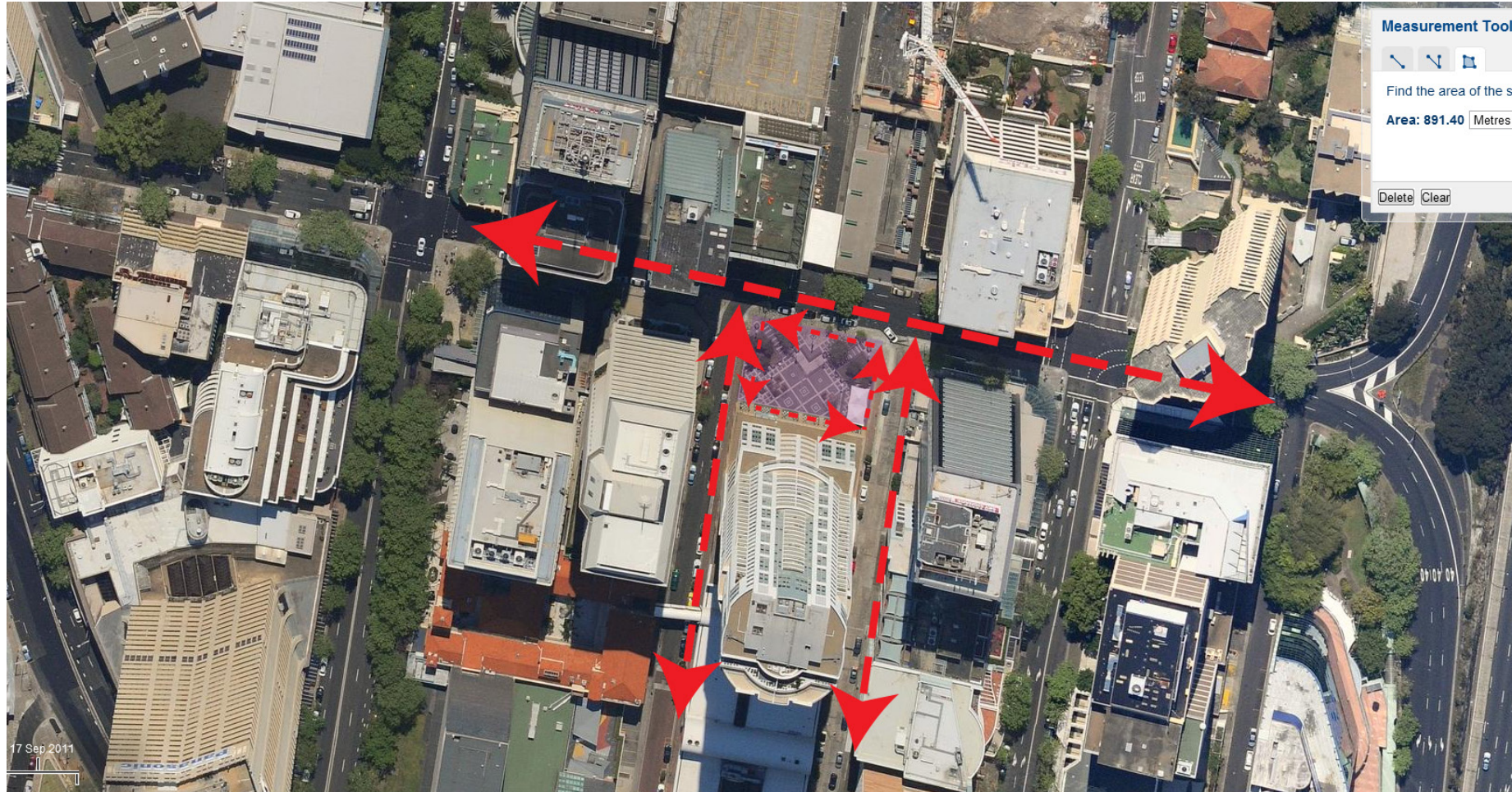
The forecourt of Customs House Square, located at Circular Quay, is an example of a civic square in a high profile part of the Sydney CBD and is adjacent to Customs House, Circular Quay docks, restaurants, large scale commercial buildings and Circular Quay railway station.

Customs House Square has open frontages to Loftus Street, Alfred Street, Young Street and is orientated to the north for optimum solar access. Both Loftus and Young Street channel large volumes of both pedestrian and vehicular traffic from the Sydney CBD, whilst Alfred Street travels east to west and is the main frontage by which patrons from Circular Quay may enter the square. The square itself is home to the primary entrance of Customs House, a major historic Sydney landmark, and contains many areas for seating during both the day and night, allowing for small-scale events and entertainment uses accommodating small crowds of people.

With three open frontages, Customs House Square is a permeable and versatile civic square. Pedestrian flow is at an optimum and its location on three CBD streets does not compromise pedestrian flow and vehicular flow.



## Analysis of Existing Public Spaces - Precedents for an Appropriately Sized Civic Square (Cont.)

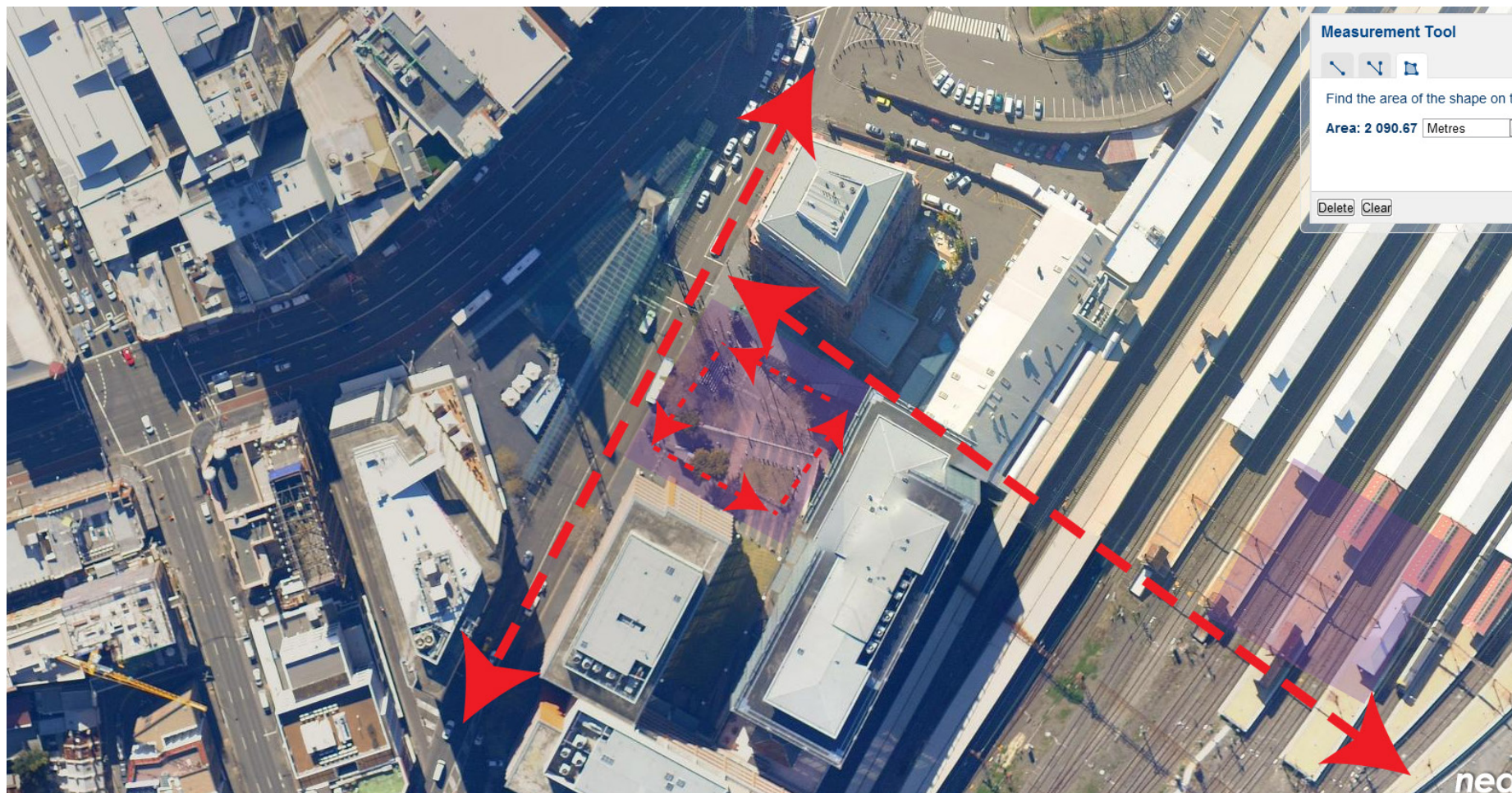


### Berry Square, North Sydney NSW - 900 sqm (approx.)

Berry Square, located along Berry Street in North Sydney, is an example of a civic square located in a high density commercial, retail and residential CBD.

The main frontage to the square is along Berry Street facing north, with open secondary frontages to Denison Street and Little Spring Street which run north to south. Berry Street channels pedestrian traffic generally from the western side of Berry Street, as well as large volumes of traffic heading either north or south toward the Warringah Freeway. Uses at the ground floor are a cafeteria and the main foyer to a commercial building.

Pedestrian flow works well through Berry Street and Denison Street. The civic space itself allows the fluid movement of people who occupy the space for either restaurant or public seating uses, and breaks up the dominant high-density built form of Berry Street. Whilst the square is orientated north for maximum solar access, the predominant high density streetscape to the north of the square means good solar access is limited especially during winter months.



### Railway Square, Chippendale NSW - 2,100 sqm (Approx.)

Railway Square, located along Lee Street in Chippendale, is an example of a civic square located in a high density commercial, retail and residential area of the Sydney CBD.

The main frontage to the square is along Lee Street facing west. The civic space also has a main entrance to the Devonshire Street walking tunnel which runs beneath Central Railway Station and travels through to Chalmers Street, Surry Hills. As this walkway serves as the main accessway to Ultimo and Chippendale from the southern side of Central Station, huge volumes of foot traffic pass through the tunnel and Railway Square.

Uses at the ground floor level of the civic square include cafes, restaurants, food outlets and convenience stores. The square also serves as the entrance to several businesses located in surrounding buildings including hotel accommodation and commercial businesses.

Pedestrian flow works well through the square as the main volume of foot traffic utilising the Devonshire Street tunnel is funnelled alongside the square. The civic space itself allows the fluid movement of people who occupy the space for either restaurant or public seating uses, and breaks up the dominant high-density built form which surrounds it. The square receives good levels of solar access due to its north west orientation, particularly in the afternoon, with the absence of a tall building to its immediate north-west allowing ensuring this is the case all year round.



## Recent Town Centres



**Rouse Hill Town Centre, NSW - 1,500sqm (approx.)**

*Winner of 2010 Urban Land Institute's (ULI) Global Awards for Excellence. Centrally located space adjacent to Main St.*

The Rouse Hill Town Centre Civic Square, located approximately 33 kilometres north-west of the Sydney CBD in Rouse Hill, is an example of a successfully designed town centre civic square anchor of less than 1,000sqm which services a town centre with a footprint in excess of 164,000 sqm through an efficient use of space. The Rouse Hill Town Centre contains a mix of medium density residential uses, retail and restaurant uses, with the town centre civic square located at the junction of Main Street and Civic Way.

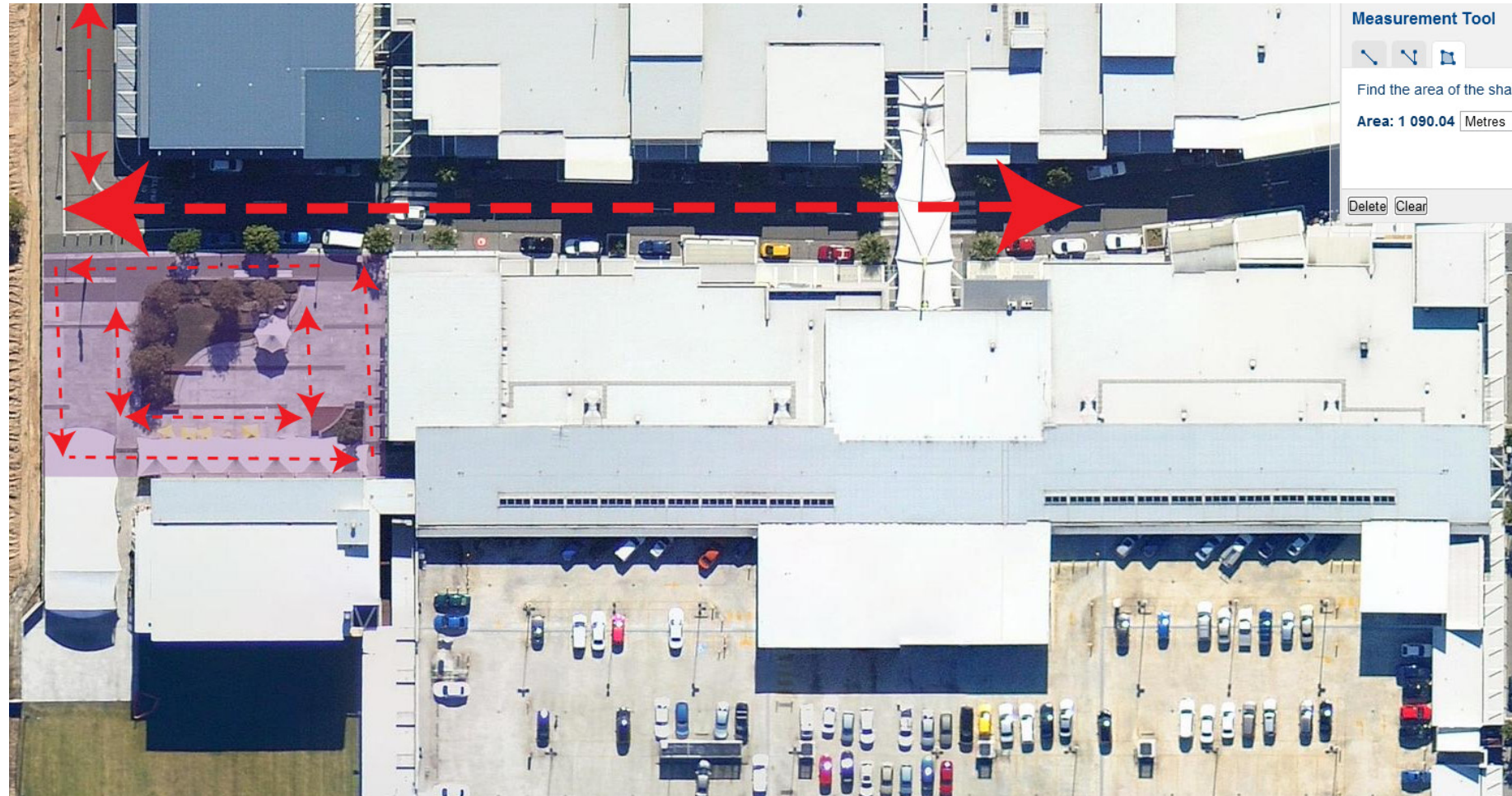
The square has open frontages to both Main Street and Civic Way, and as such it's main entrance frontages face north and west respectively. Main Street channels large volumes of foot and vehicular traffic from both the Tempus Street car park and bus depot to the south west (parallel to Windsor Road) and Caddles Boulevard to the north-east. Civic Way also channels foot and vehicular traffic from the northernmost car park and White Hart Drive to the south.

Pedestrian flow works well from both Main Street and Civic Way; these frontages experience large volumes of simultaneous pedestrian and vehicular traffic and link with the opposite sides of the street and the outside town centre through a well coordinated and designed sequence of pedestrian crossings. The square itself, known as 'Market Square', contains ground floor activated uses of a cafe, retail and the main entrance to the Vinegar Hill Memorial Library, and in the square itself, accommodates public seating and a water feature. Main Street and Civic Way make the site more permeable and do not compromise pedestrian flow through Market Square.





## Recent Town Centres (cont.)



**Orion Springfield Town Centre, Springfield Central, QLD - 1,100sqm (Approx.)**

*First retail centre in the world to be awarded a six star rating by the Green Building Council Australia – Stage one completed.*

The Orion Springfield Town Centre, located approximately 26 kilometres south-west of the Brisbane CBD, is an example of a town centre which contains a civic square of approximately 1,000 sqm, anchoring a town centre in excess of 92,000 sqm. This represents only the first stage of the entire town centre development project, which will double in size in the near future.

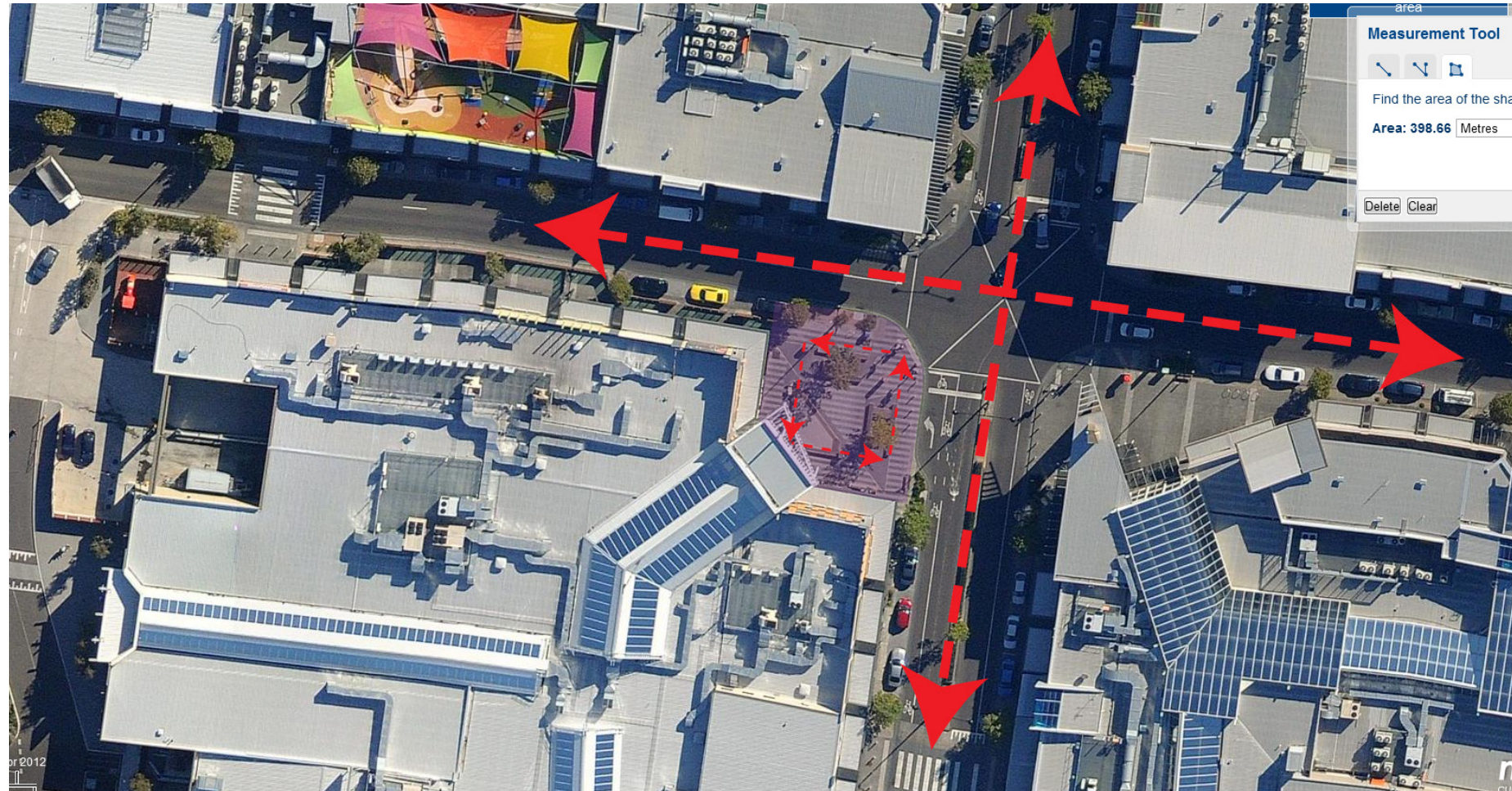
The Orion Springfield Town Centre contains a mix of retail and commercial uses, with its principal civic square located at the junction of Main Street and North Star Crossing. Main Street channels both pedestrian and vehicular traffic and is a shared zone with a 10 k/ph speed limit. Main Street will be extended west once Stage 2 commences construction and will serve as the principal east-west thoroughfare for the town centre, with the civic square the designated central hub of the locality.

Pedestrian flow works well from Main Street and is expected to be the subject of large volumes of pedestrian traffic in the future. The square itself contains cafe and restaurant uses and does not suffer any adverse impacts from the shared pedestrian/vehicular road that is Main Street. The square is also orientated north and as such enjoys good solar access.





## Recent Town Centres (cont.)



### Point Cook Town Centre, VIC - 400 sqm (Approx.)

*Winner 2010 Urban Taskforce's Development Excellence Award for Retail Development*

The Point Cook Town Centre Civic Square, located approximately 21 kilometres south-west of the Melbourne CBD in Point Cook, is an example of a successfully designed town centre civic square anchor of less than 1,000sqm which services a town centre with a footprint in excess of 110,000sqm through an efficient use of space. The Point Cook Town Centre contains a mix of retail and restaurant uses, with the town centre civic square located at the junction of Main Street and Murnong Street.

The square has open frontages to both Main and Murnong Streets, and as such its main entrances are orientated to the north and east. Main Street channels foot and vehicular traffic from both the Main Street car park to the north and Dunning Road to the south of the town centre. Murnong Street channels foot and vehicular traffic from both Boardwalk Boulevard to the west and Kinglsey Avenue to the east.

Pedestrian flow works well from both Main Street and Murnong Street; these frontages experience large volumes of both pedestrian and vehicular traffic, linking with the opposite sides of the street and the outside town centre through a well coordinated and designed sequence of pedestrian crossings. The square itself contains a ground floor cafe seating area, a restaurant seating area, the main entrance to the shopping mall as well as public seating. Main Street and Murnong Street make the site more permeable and do not compromise pedestrian flow through the civic square. As the square is orientated north, it enjoys good solar access throughout the year.

