

Village & Town Centres



Clive Alcock

What is this Presentation About ?

TRADITIONAL
CENTRES



Commerce & Community

What is this Presentation About ?

MODERN



Commerce, No Community

What is this Presentation About ?

TRADITIONAL

MODERN

CURRENT
Planning



Return to Traditional

BUT Implementation Difficult

What is this Presentation About ?



Brighton, WA

What is this Presentation About ?



University Hill, Vic

What is this Presentation About ?

TRADITIONAL



MODERN



CURRENT



What is this Presentation About ?

TRADITIONAL



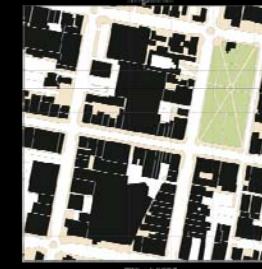
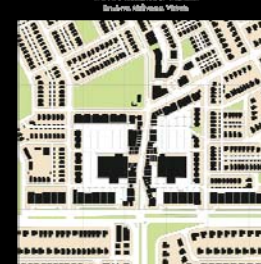
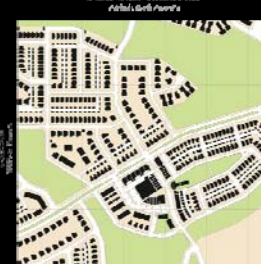
MODERN



CURRENT



VILLAGE

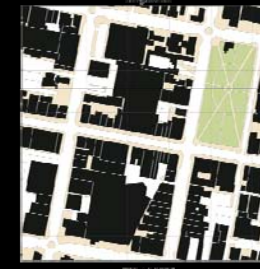


What is this Presentation About ?

TRADITIONAL



VILLAGE TOWN



MODERN



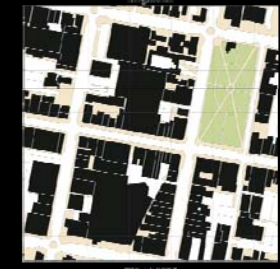
CURRENT



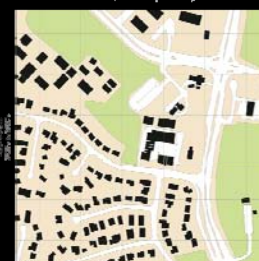
What is this Presentation About ?

VILLAGE TOWN REGION

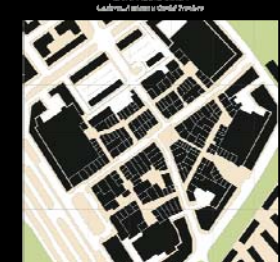
TRADITIONAL



MODERN



CURRENT



What is this Presentation About ?

VILLAGE & TOWN CENTRES

- **Observations** from (mainly) recent centres

What is this Presentation About ?

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- Some Key **Placemaking** Issues / Lessons

What is this Presentation About ?

VILLAGE & TOWN CENTRES

- **Observations** from (mainly) recent centres
- Some Key **Placemaking** Issues / Lessons
- How these have been applied to 4 **Case Studies**

due to be delivered (1 Middle Ring, 3 Greenfield)

What is this Presentation About ?

VILLAGE & TOWN CENTRES

- **Observations** from (mainly) recent centres
- Some Key **Placemaking** Issues / Lessons
- How these have been applied to 4 **Case Studies**
 - due to be delivered (1 Middle Ring, 3 Greenfield)
- **Implementation** Issues

OBSERVATIONS

Main Street Width



Main Street Width



Bunbury, WA – 18m wide

Main Street Width Much too wide at 28m



Stanhope Gardens, NSW

Main Street Width

Angle parks increase width to 26m



University Hill, Vic

Main Street Width

Too wide at 26m



Gungahlin, ACT

Main Street Width Too wide at 26m

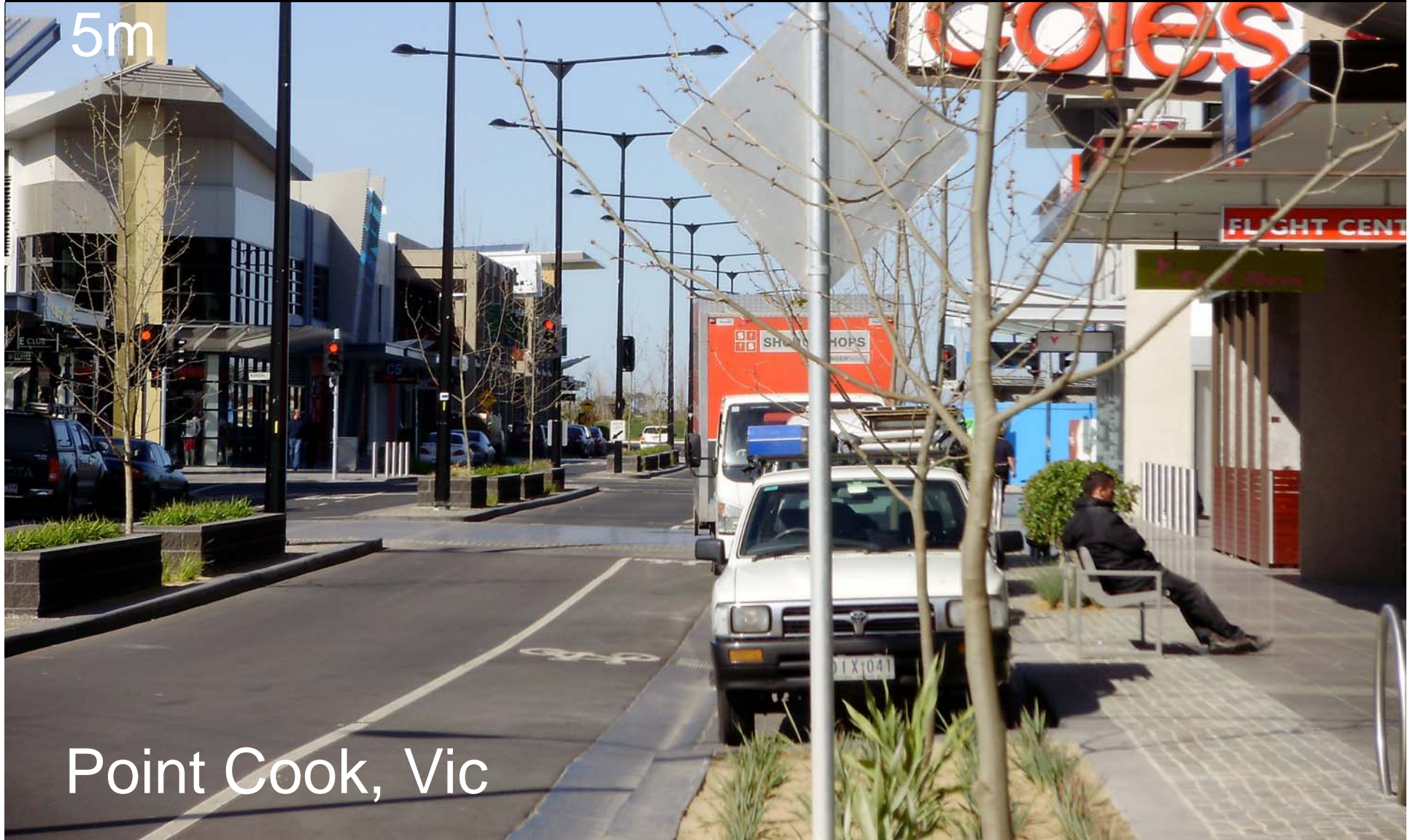


Varsity Lakes, Qld

Main Street Width

25m - Cycle lanes / median in Main Street add

5m



Point Cook, Vic

Main Street Width

20m – 5m/10m/5m - feels Urban



Rouse Hill, NSW

Main Street Width

Narrow Street -18/20m (large vehicles excluded)



Springfield, QLD



Main Street Width

Centre	Between Kerbs	Traffic Volume
Mont Albert, Vic	9.2 m	4,000 vpd
Claremont, WA	9.7 m	8,000 vpd
Moonee Ponds, VIC	10.8 m	15,000 vpd

Source : TTM Consultants

Kerb Radius



Wide Kerb Radius

Wide radius (8-10m) makes it unsafe for



Gungahlin, ACT

Kerb Radius

Relatively tight radius (3-6m) makes it safer to cross



Point Cook, Vic

Cranky Streets

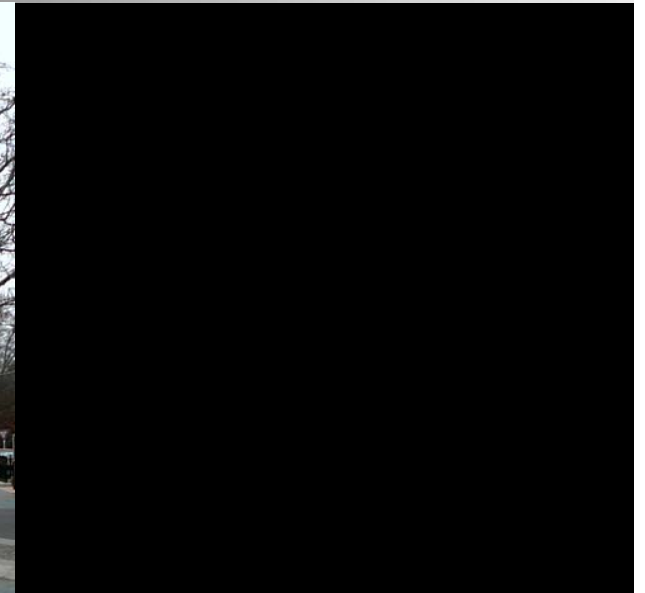
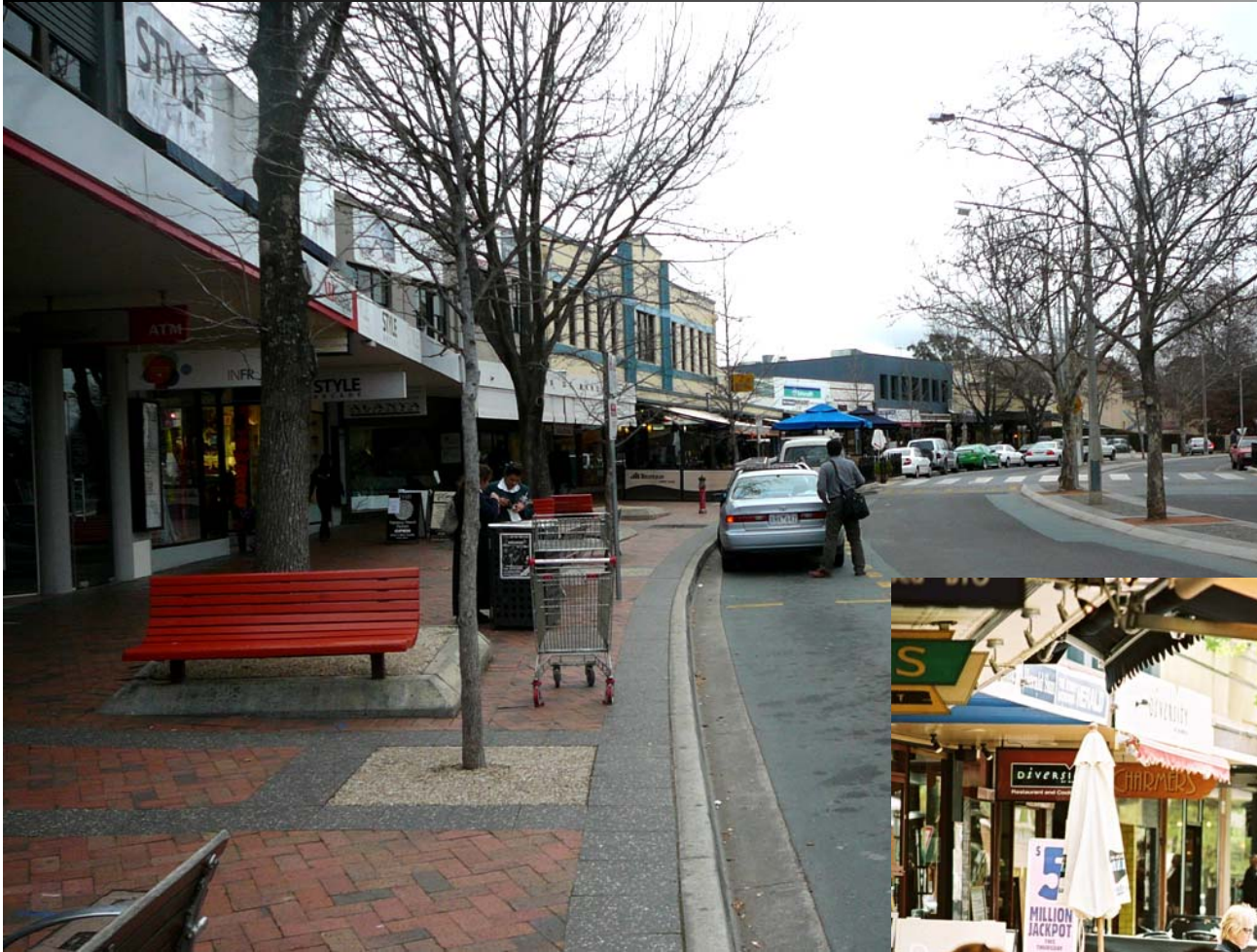


Cranky Streets



Haile Village, Florida

Cranky Streets



Manuka, ACT

Street Level Design



Street Level Design



Shade and Shelter

Street Level Design

Posted awnings, polite signage & structured shopfronts



Gungahlin Stage 1, ACT

Street Level Design

Neither Use
Nor Ornament



Street Level Design

Awnings - Often too high and not linked



Street Level Design

Overscaled Awnings for the village/town



University Hill, Vic

Street Level Design



Street Level Design

Abuse of signage privileges by anchors - highway mentality



Point Cook, Vic

Street Level Design

Signage needs clear rules



Street Character



Architectural Character



The Single Architectural Concept

Architectural Character

.....Me, Me, Me....



Margaret River, WA

Architectural Character

Mixed, modulated, contemporary, not shouting too loud



Village Heart



Village Heart

30 x 40 m – not too big



Rouse Hill, NSW

Village Heart

- Spaces are mostly about the edges anyway



Village Heart

- 15m x 40m



Manuka, ACT

Village Heart



Upper Level Uses



Upper Level Uses

Mainly tricked up single storey



University Hill, Vic

Upper Level Uses

Stage 1- Office Suites Upstairs



Gungahlin, ACT

Upper Level Uses



Southlake, TX

Upper Level Uses



Bunbury, WA



Bunbury, WA

Upper Level Uses

First Residential in Gungahlin - live/work



Upper Level Uses

6m module, grd flr work
1&2 living with 2 cp



Gungahlin, ACT

Market Lanes



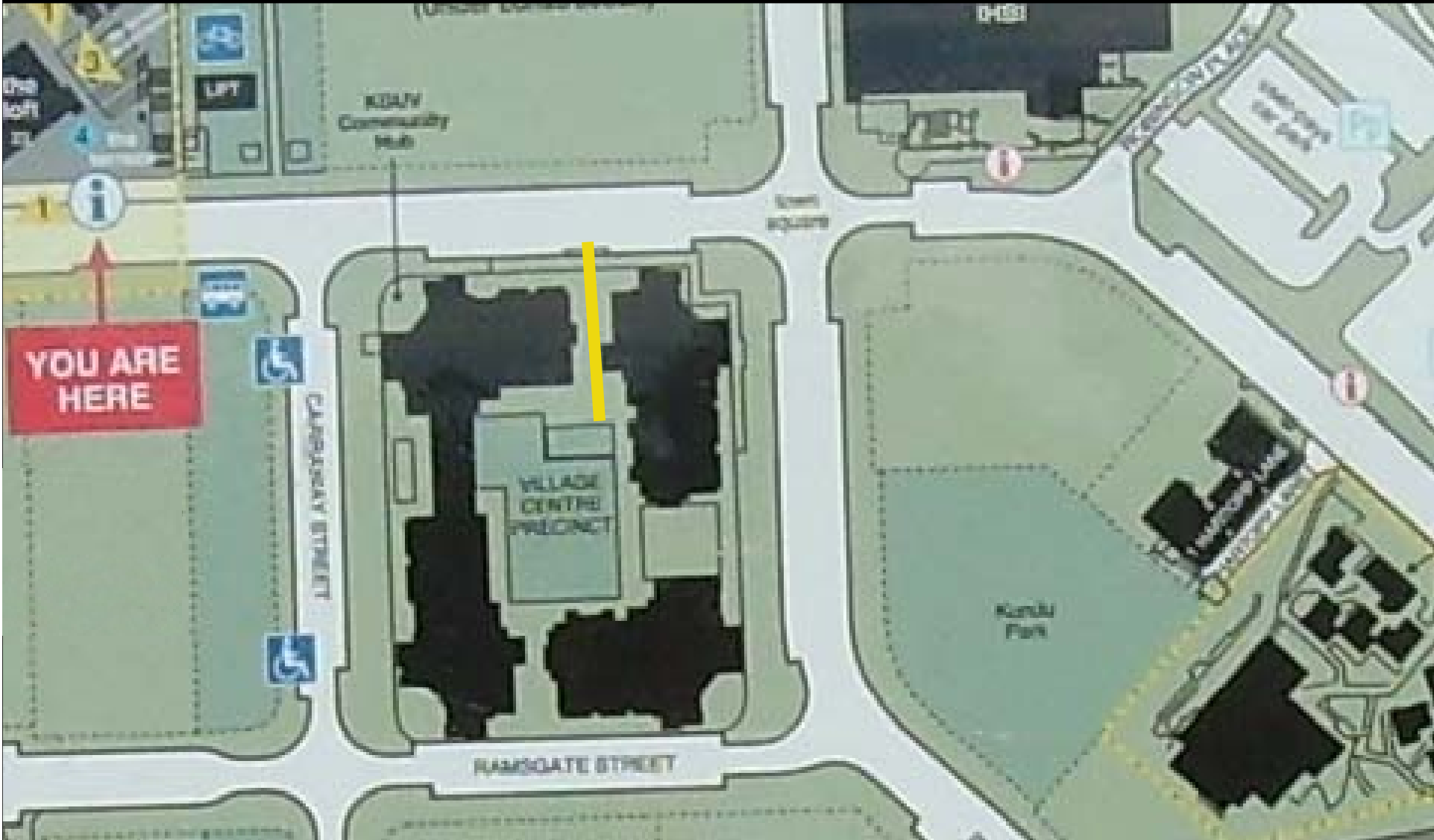
Market Lanes

Shiny Tiles do not make a town or village



Point Cook, Vic

Market Lanes



Kelvin Grove, QLD





Market Lanes

Semi Open



Semi Closed



Rouse Hill, NSW

Retirement Living



Retirement Living next to Centres



Campbelltown, NSW

Retirement Living next to Centres



Dapto, NSW
CAL



Pasadena,
CAL

A Good Public Domain Budget



A Good Public Domain Budget

Too much space, too little budget



Gungahlin, ACT

A Good Public Domain Budget

Too much space, too little budget



Gungahlin, ACT

A Good Public Domain Budget

Too much space, too little budget



Gungahlin, ACT

A Good Public Domain Budget



A Good Public Domain Budget

Spend money on a few advanced feature trees



Parking Rates



Parking Rates

Having a
'Parking Problem'
is the Sign of a
Good Centre



Parking Rates

University of Connecticut Study 2005

Compared conventional with mixed use centres;

During seasonal peak periods cars filled:

2.5 spaces / 100m² of building space in conventional centres

1.95 spaces / 100m² of building space in mixed-use centres

Conclusion.....

'24% less parking needed when uses are mixed'

Parking Rates

Sovereign Hills Town Centre, Port Macquarie, NSW

Land Use Proportion of DCP parking required at weekday midday

Retail	100%	313
Welcome Centre	100%	133
Commercial	100%	411
Cinema	Nominal	30
Pub	Nominal	20
Hotel	Nominal	22
Total		928

Land Use Proportion of parking required at Friday evening

Retail	35%	109
Welcome Centre	0%	0
Commercial	0%	0
Cinema	100%	268
Pub	100%	207
Hotel	100%	170
Total		755

*'Based on these calculations the provision for the shared uses should be **930** parking spaces.'*

*This is approximately 65% of the **1500** parking spaces required under the current Council DCP.'*

Source ; Maunsell Aecom

Parking Rates



O'Connor, ACT

Parking Rates

Campbelltown City Council, NSW - 50 km from Sydney CBD Car Parking DCP 2007

Retail - 4 Spaces / 100m² Regional/District Centres
 - 3.5 Spaces / 100m² Neighbourhood Centres

Commercial - 3 Spaces / 100m²

Restaurants - 15 Spaces / 100m²

CASE STUDIES

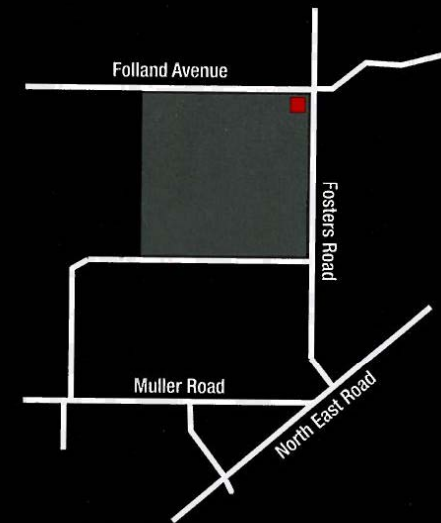
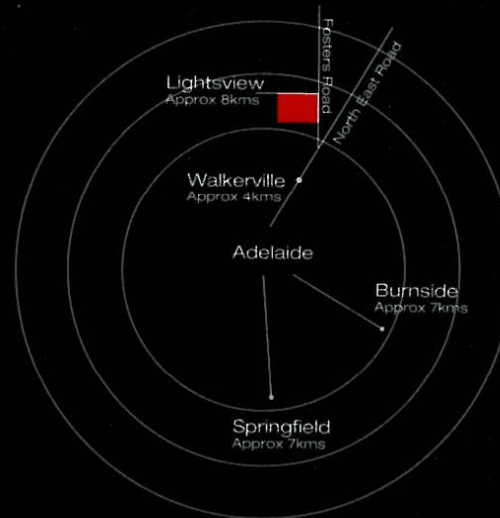
Lightsview Urban Village



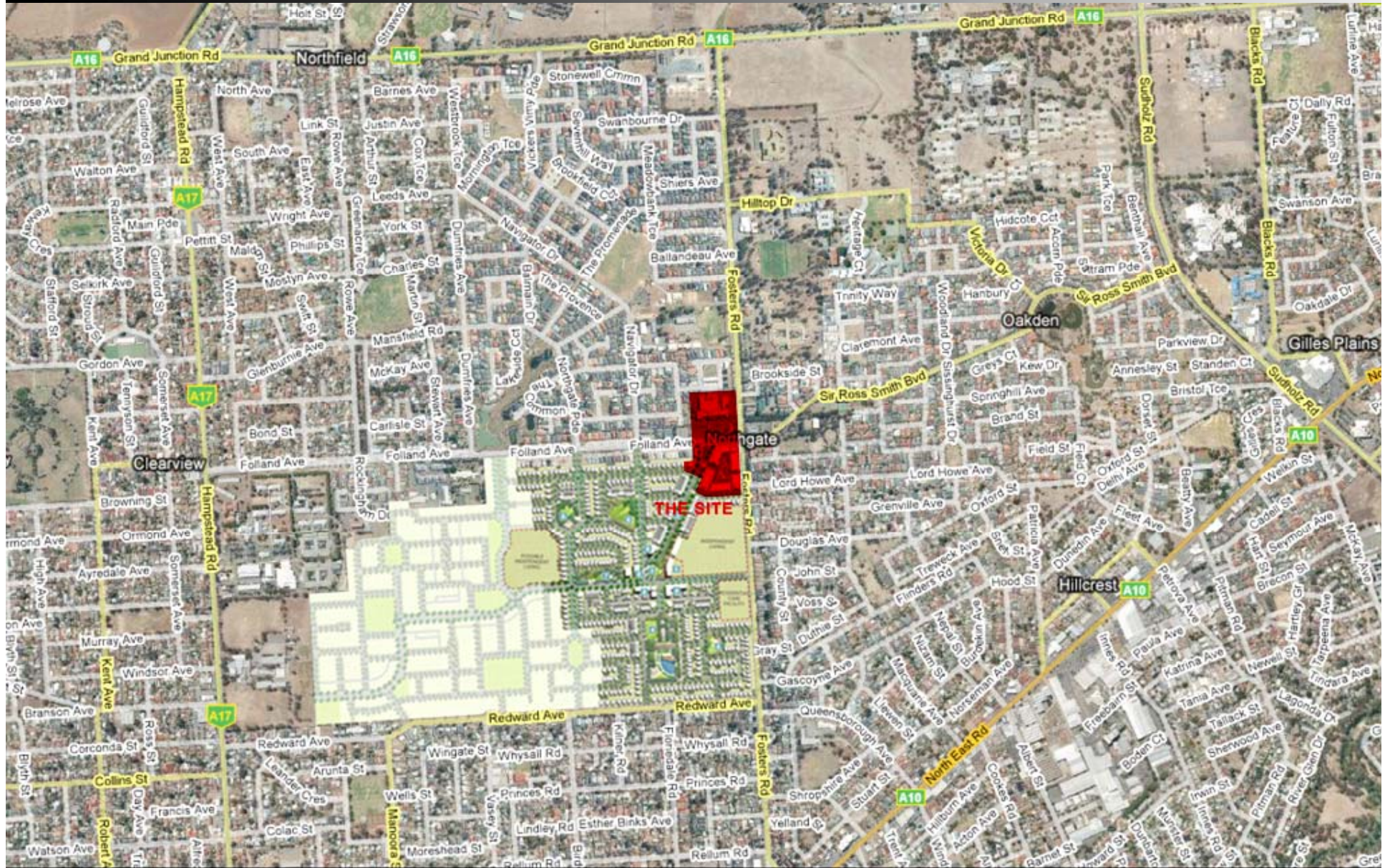
North Adelaide

Lightsview Urban Village

- 7 Kms from CBD
- Northgate Centre
- Entry to LMC/CIC development



Lightsview Urban Village



Lightsview Urban Village



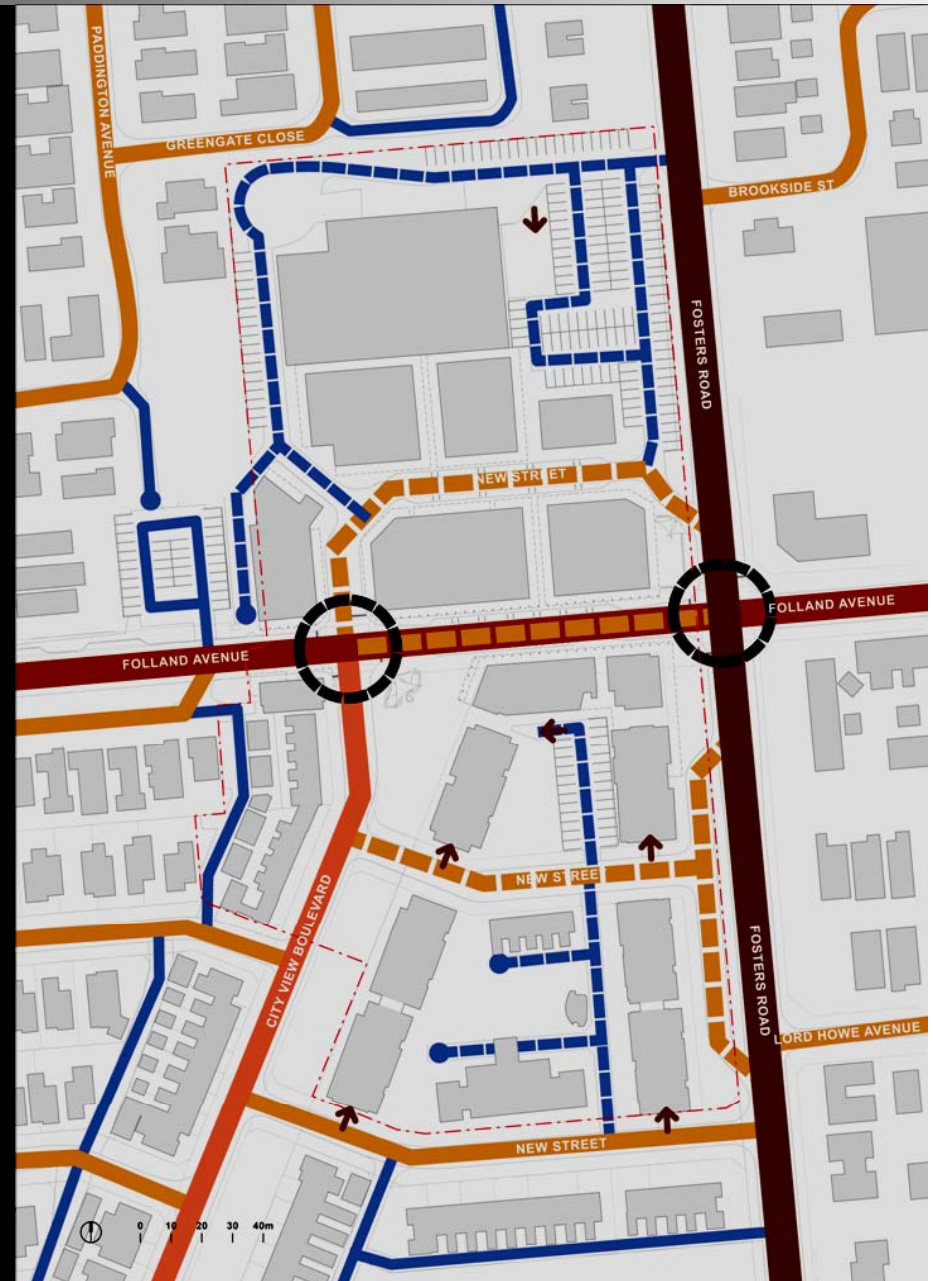
Makris

LMC/
C I C
Australia

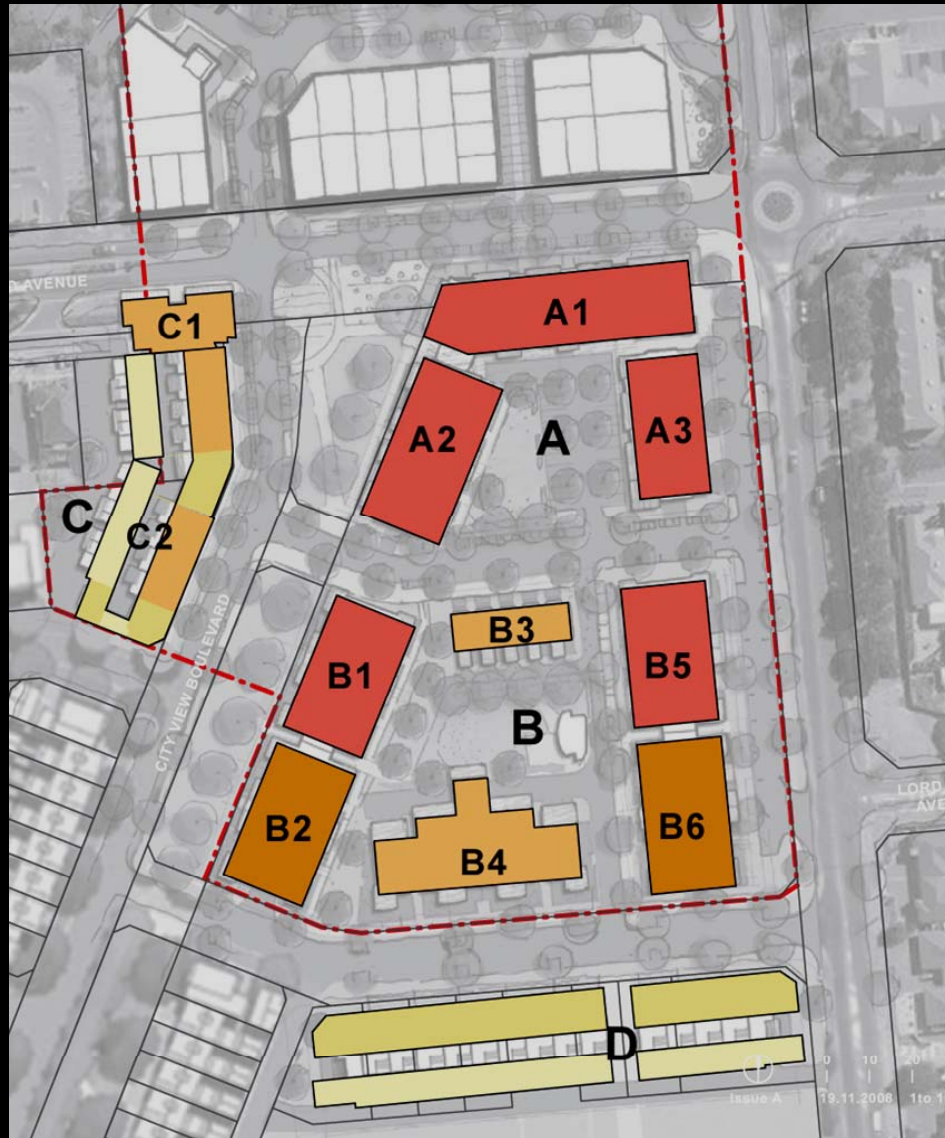
Lightsview Urban Village



Lightsview Urban Village



Lightsview Urban Village



- 5 St

- 4 St

- 3 St

- 2 St

Lightsview Urban Village

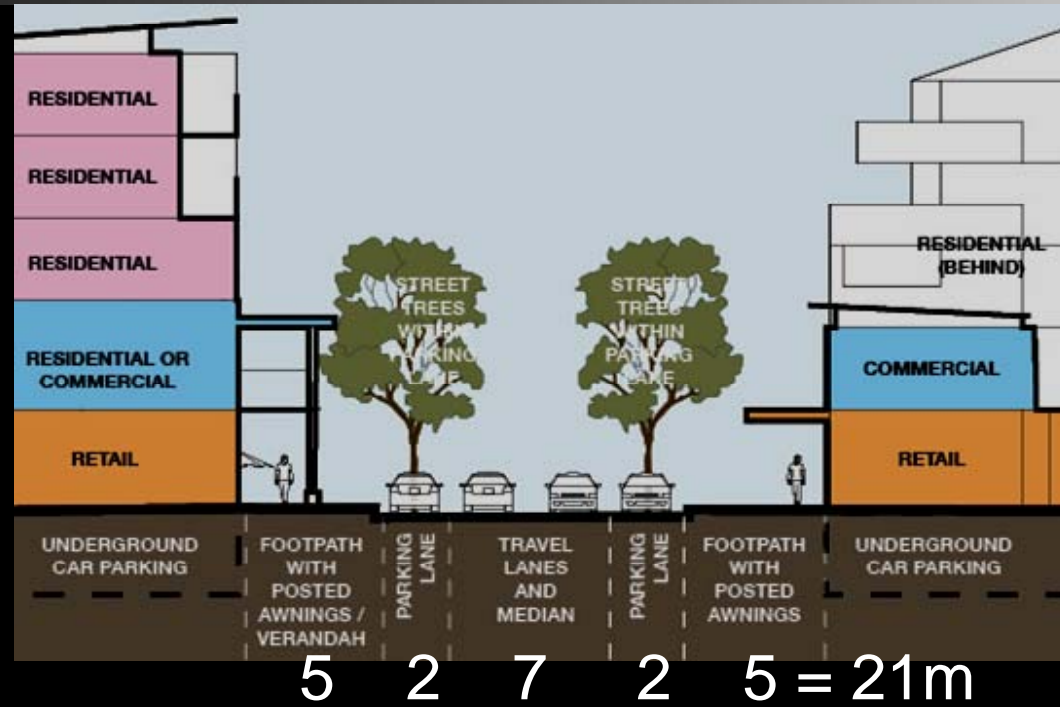


Lightsview Urban Village



Folland Avenue, currently 26m Wide

Lightsview Urban Village



Main Street (Folland Avenue)

Lightsview Urban Village



Main Street (Folland Avenue)

Lightsview Urban Village



Lightsview Square

Lightsview Urban Village



Lightsview Square

Lightsview Urban Village



Adelaide Hotel Corners



Lightsview Square

Lightsview Urban Village

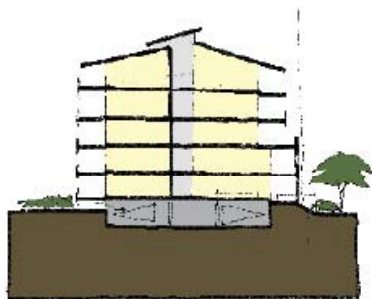
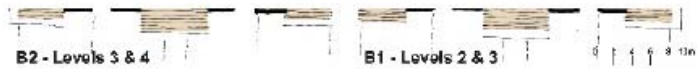


Lightsview Square

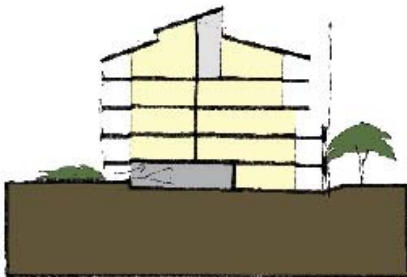
Lightsview Urban Village

7.0 ARCHITECTURAL DEVELOPMENT - SOUTHERN PRECINCT

Buildings B1 & B2 7.5



B1 Section



B2 Section



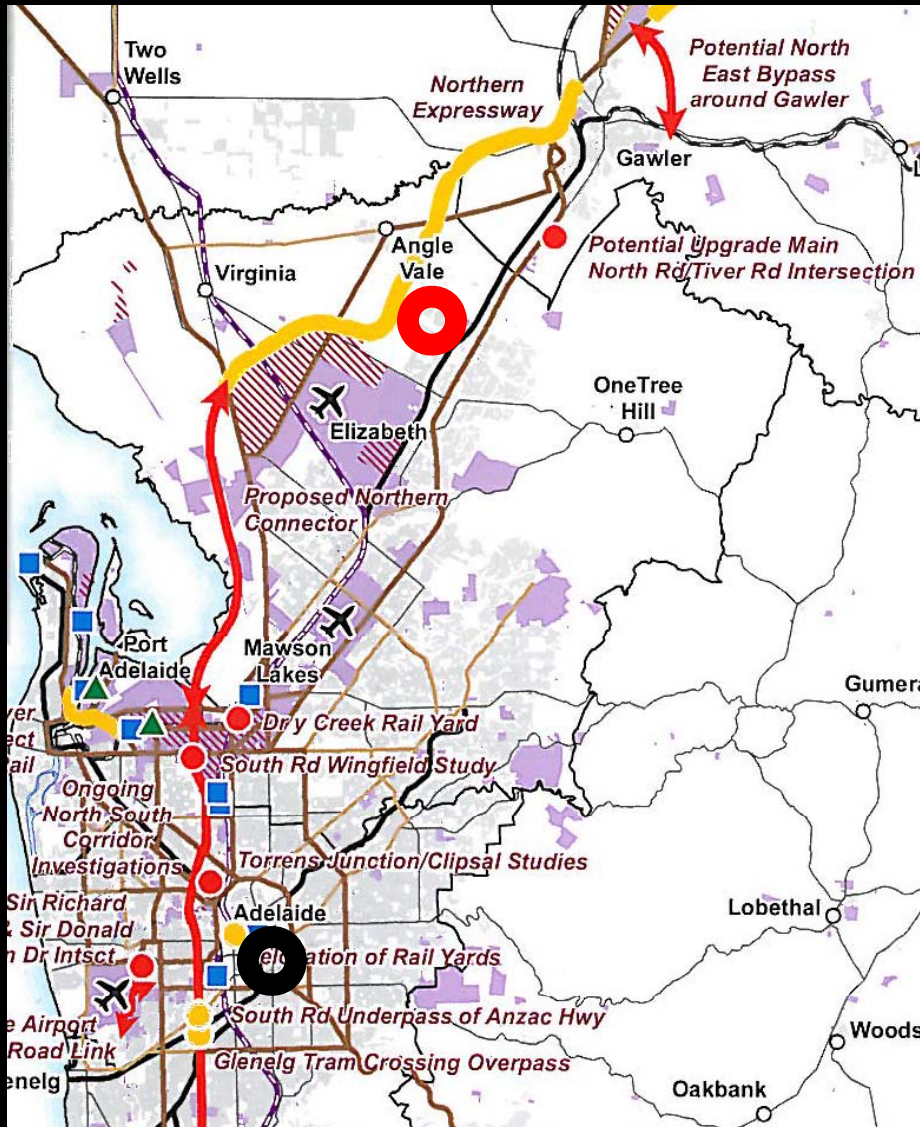
Curtis Road, Playford Alive



Northern Adelaide

Curtis Road Town Centre

30km from CBD

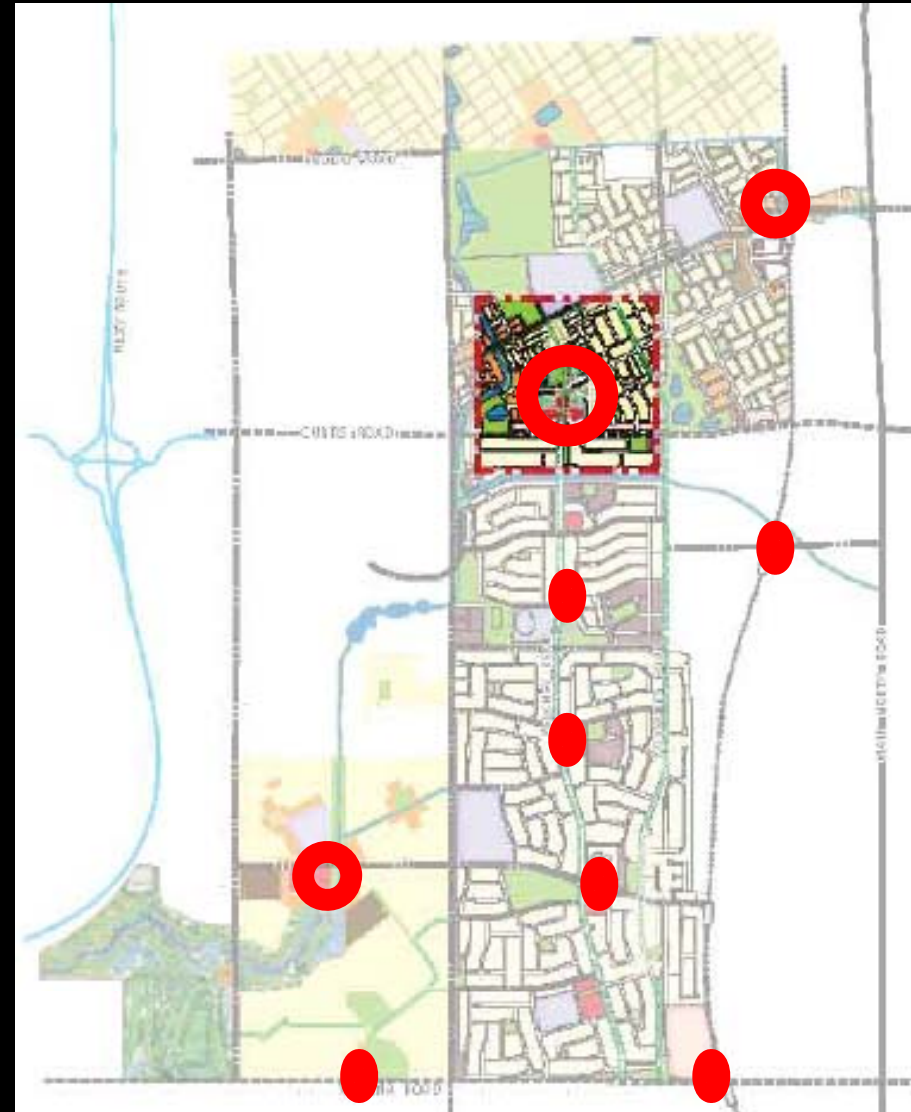


Playford Alive Project



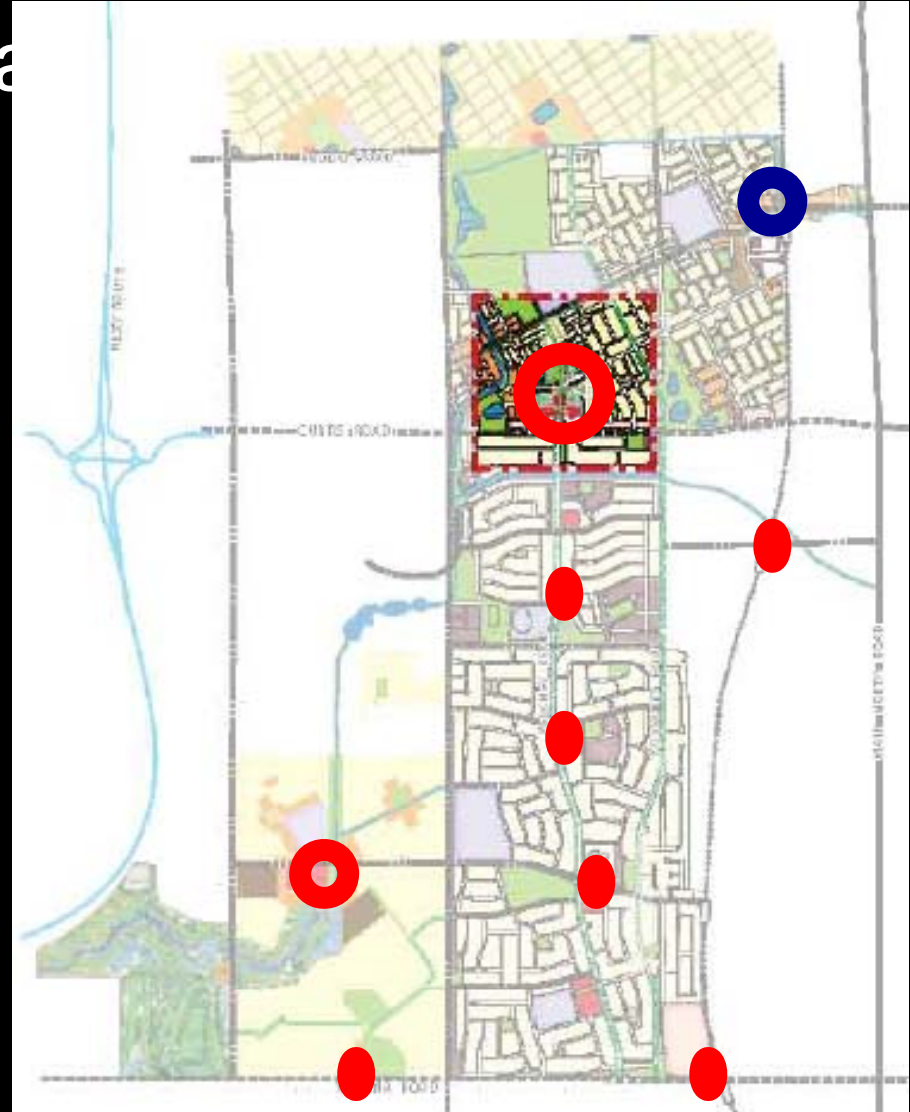
Curtis Road Town Centre

Variety of renewed and new centres



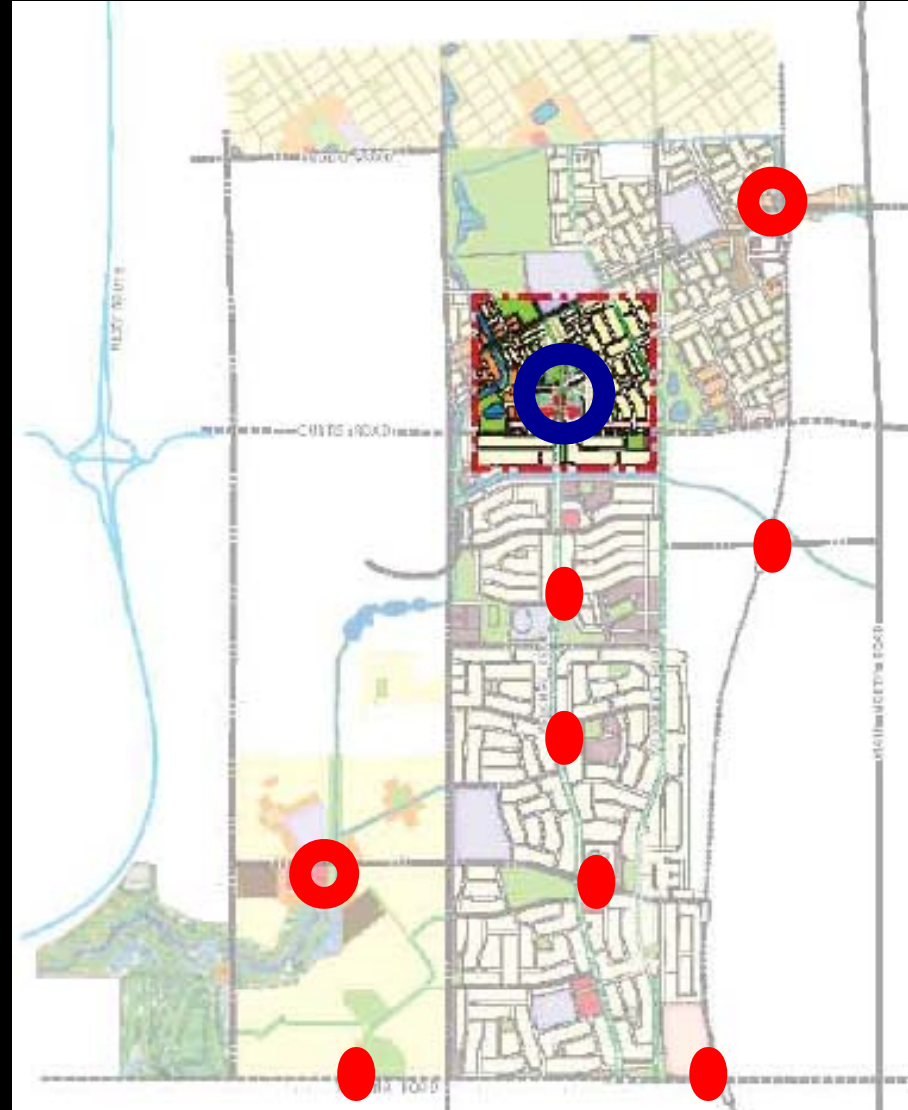
Curtis Road Town Centre

Rail TOD at Munno Para



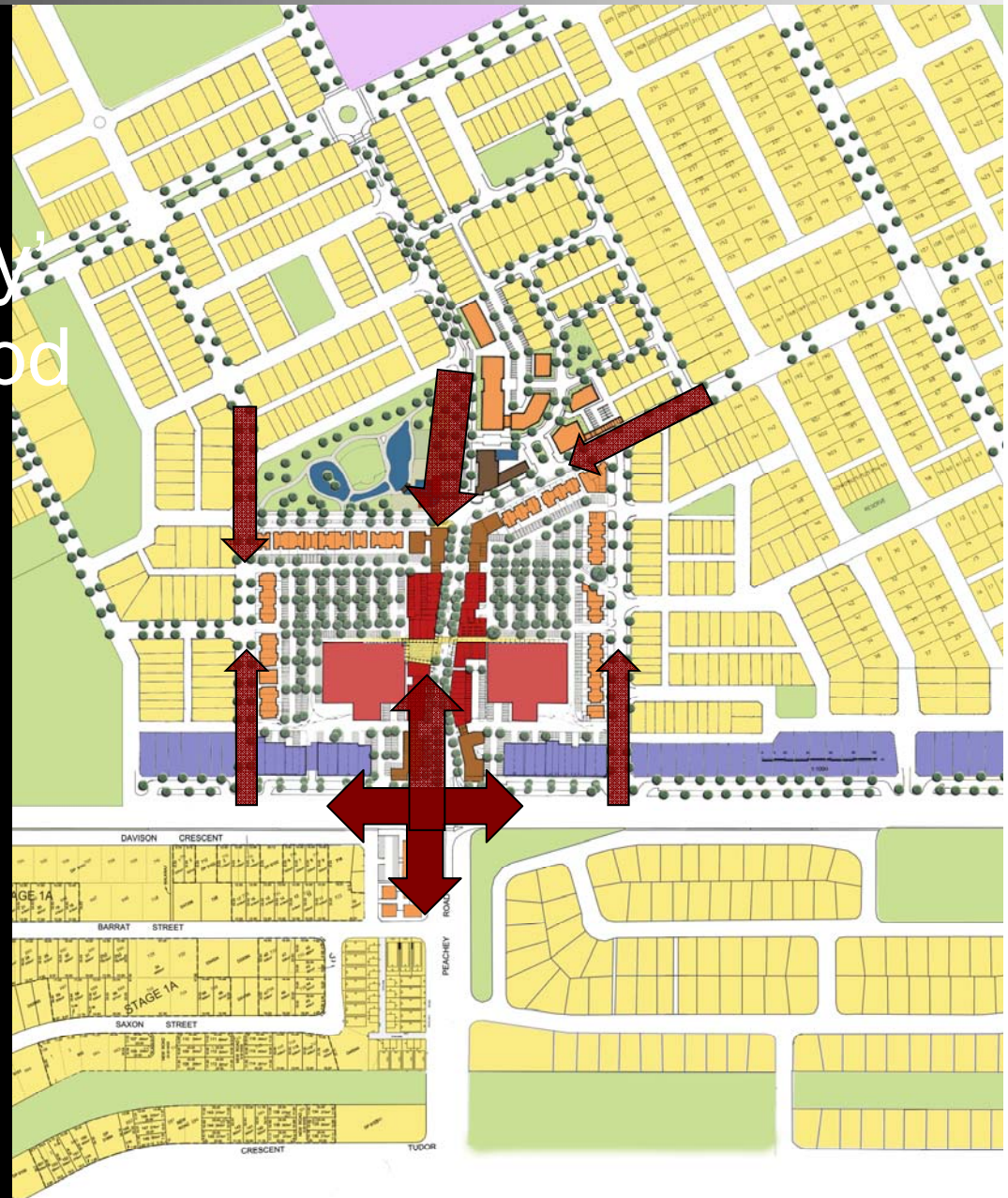
Curtis Road Town Centre

- Town Centre, Curtis Rd
- Supermarket, DDS
- 13,500m² Retail

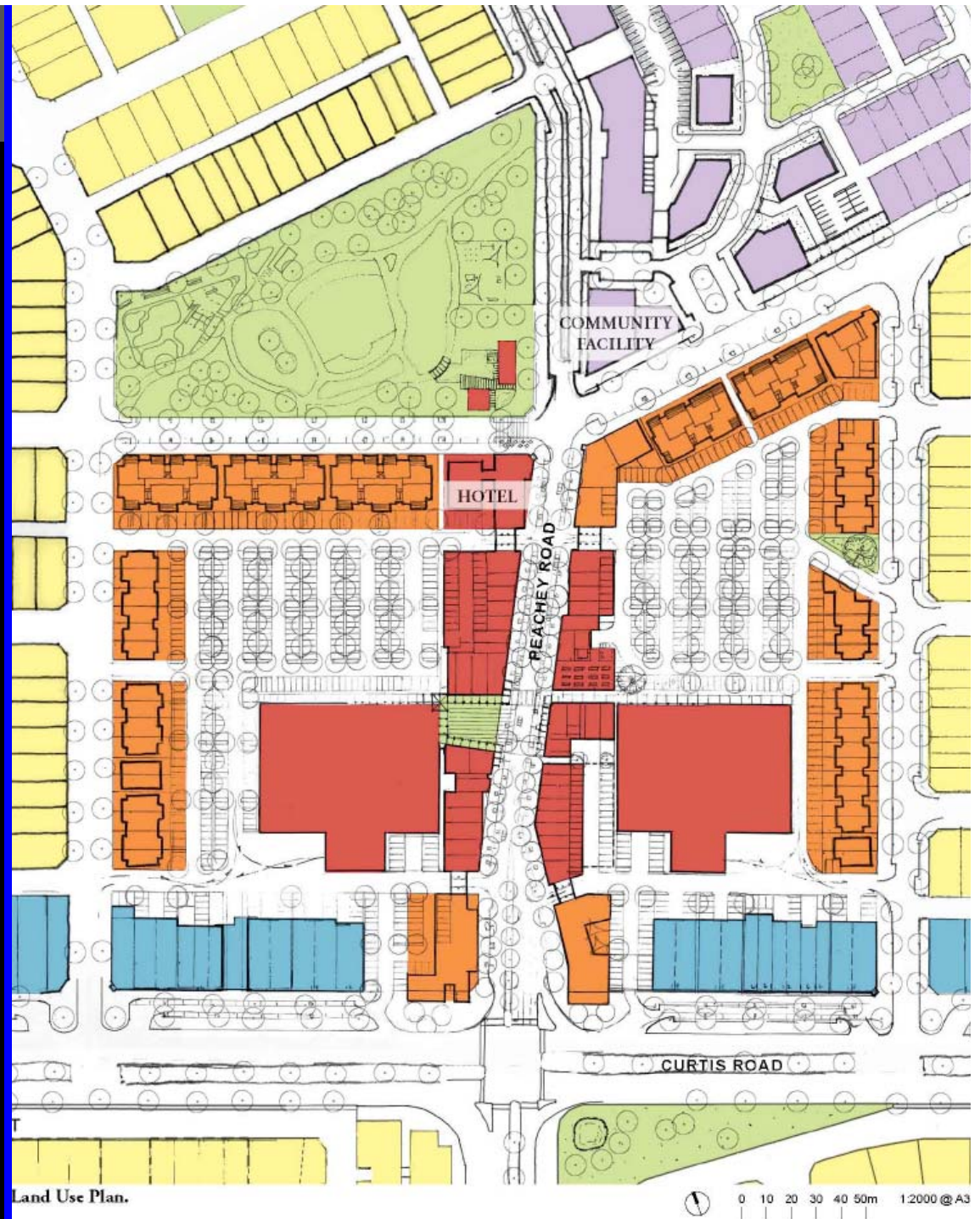


Curtis Road Town Centre

- Focussing the 'Movement Economy'
- Peachey Rd 25k vpd
- Curtis Rd 8k vpd



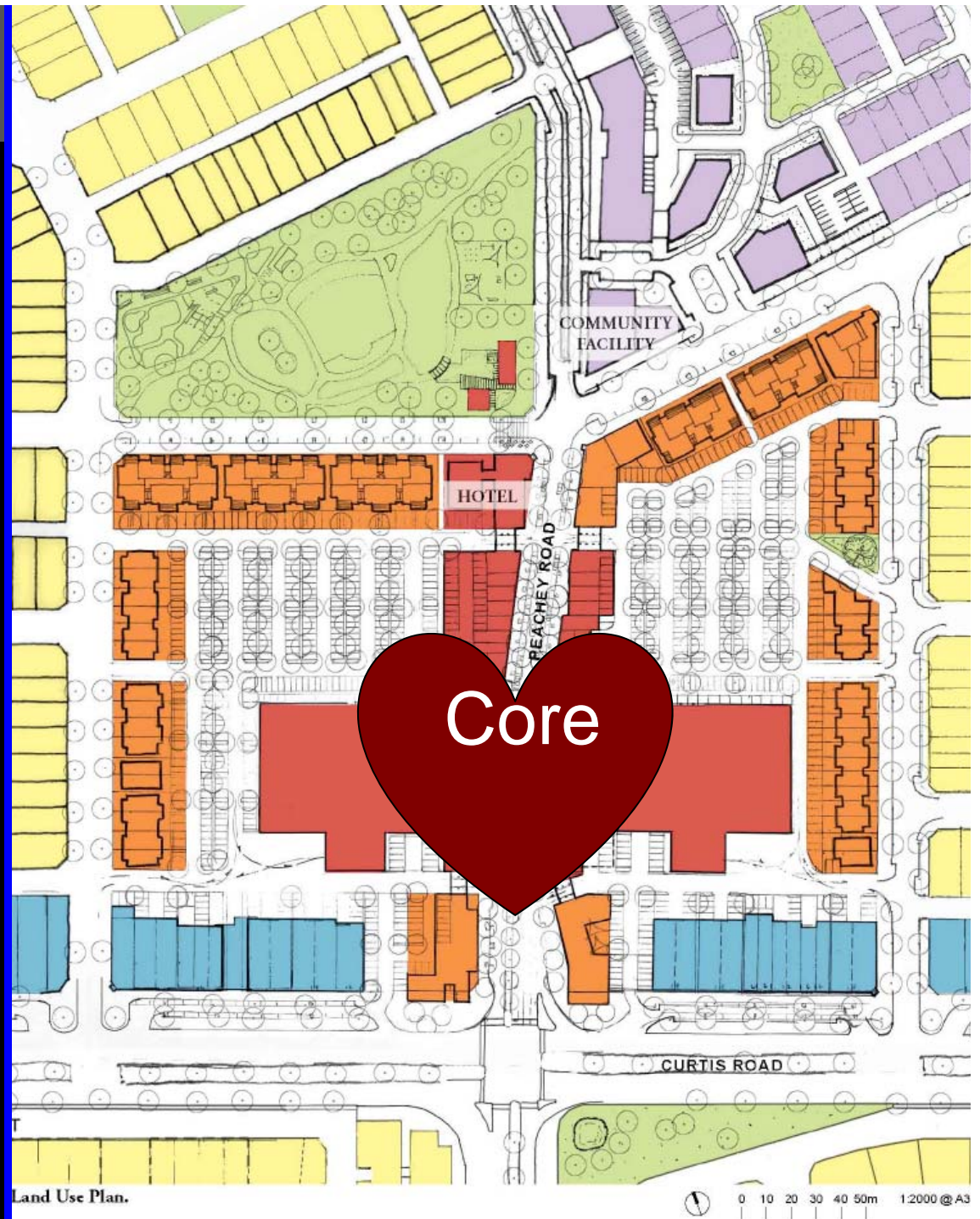
Curtis Road



Land Use Plan.

0 10 20 30 40 50m 1:2000 @ A3

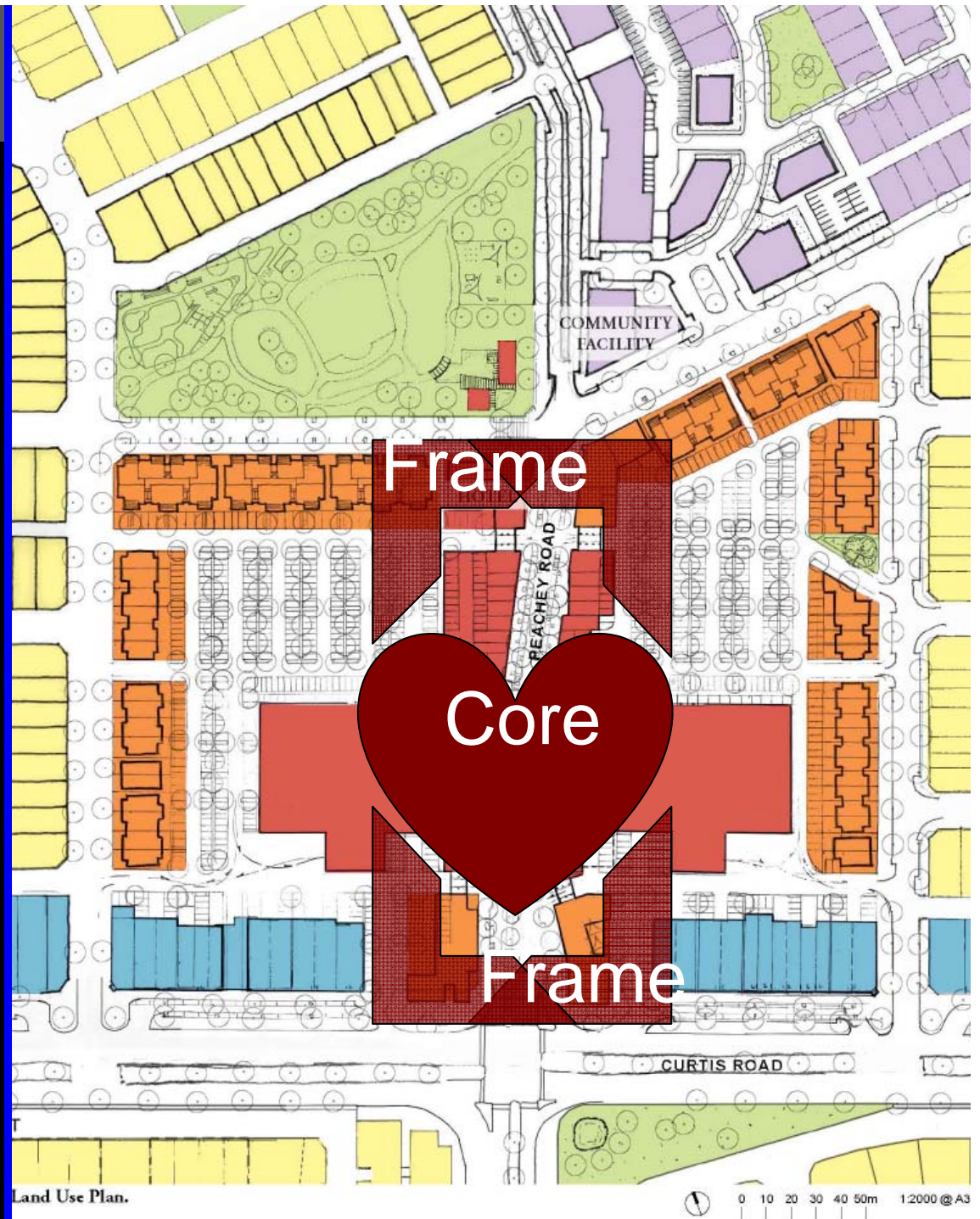
Curtis Road



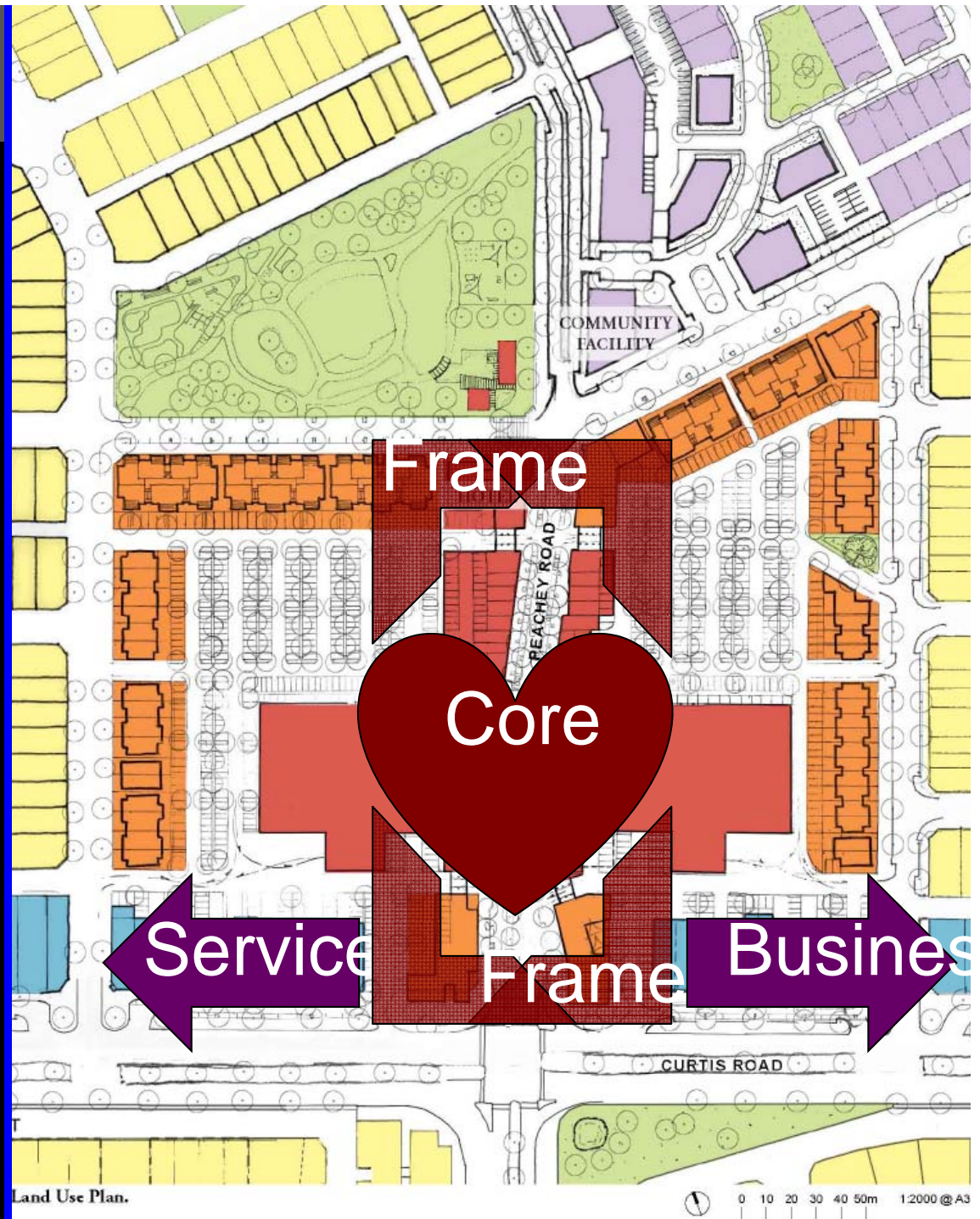
Land Use Plan.

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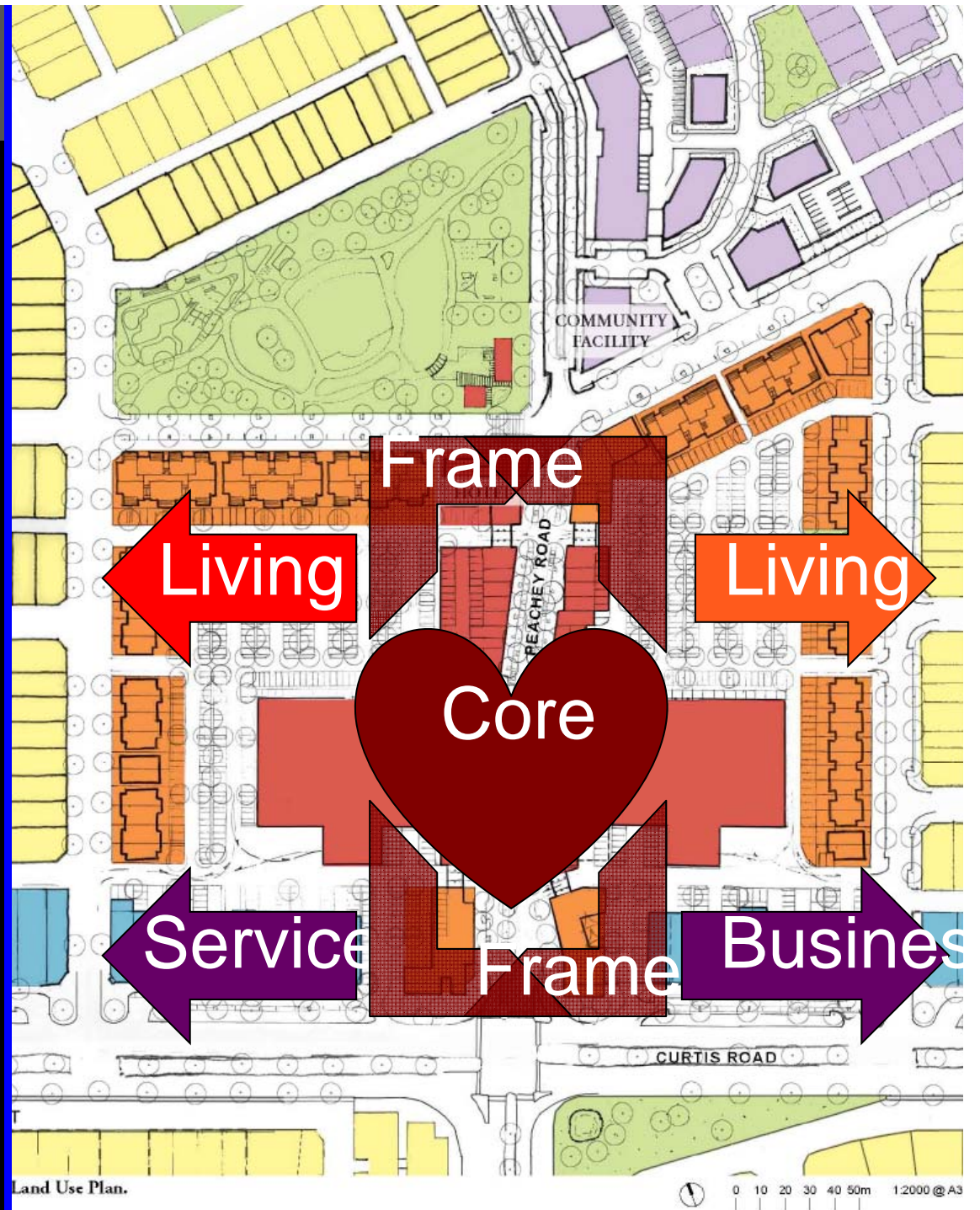
Curtis Road



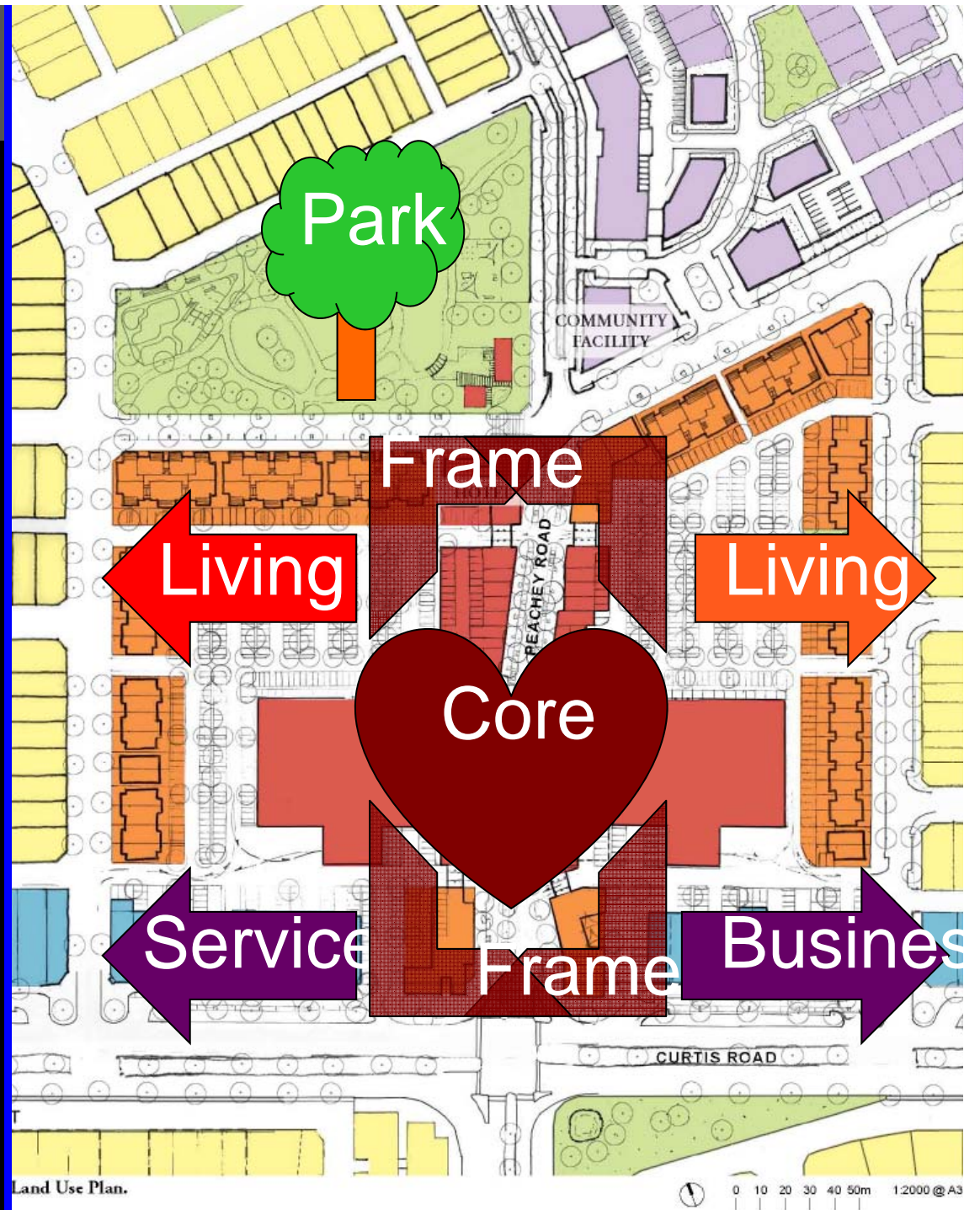
Curtis Road



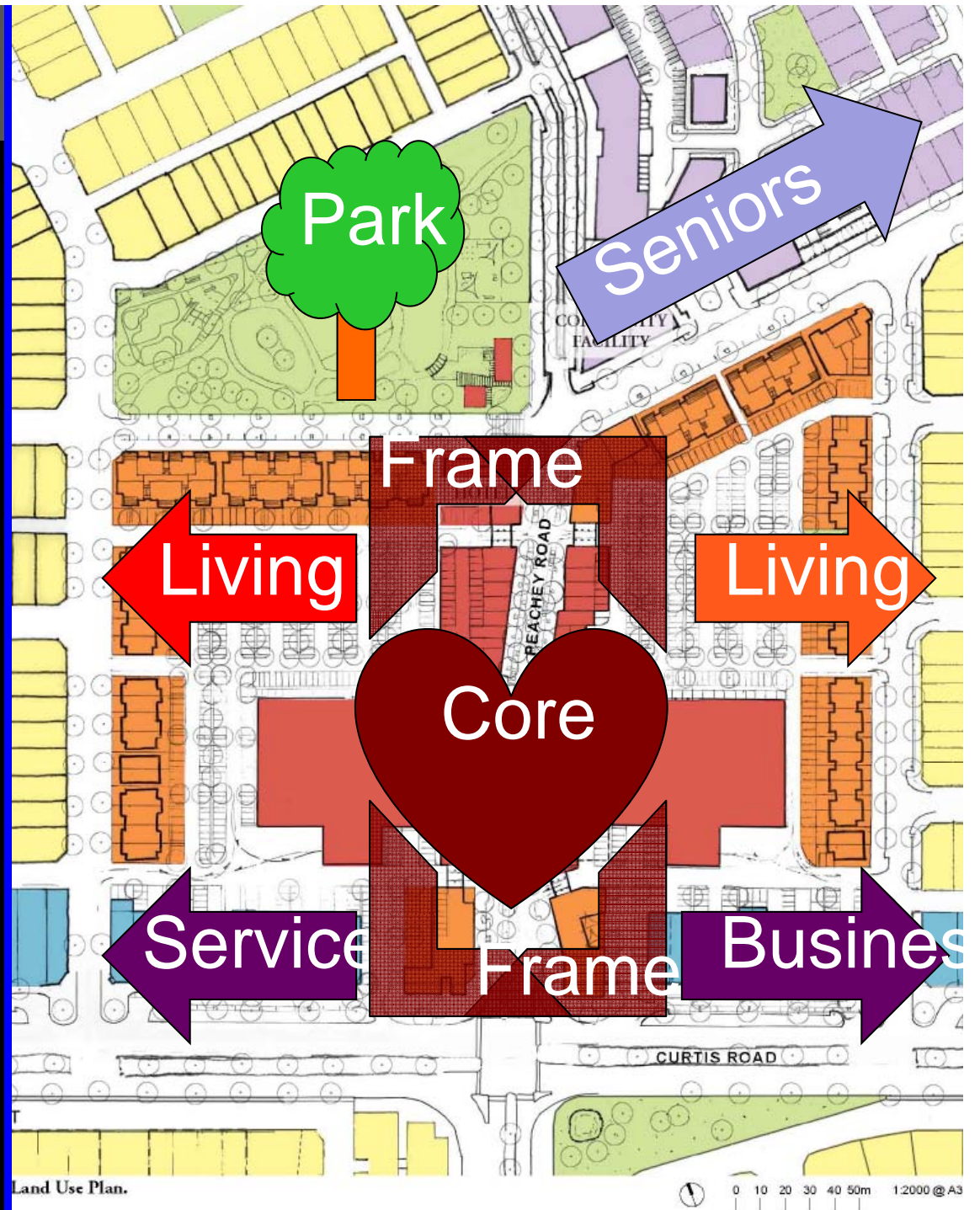
Curtis Road



Curtis Road



Curtis Road





Peachey Road

Curtis Road

DDS

Supermarket

Centre Block

Main Street

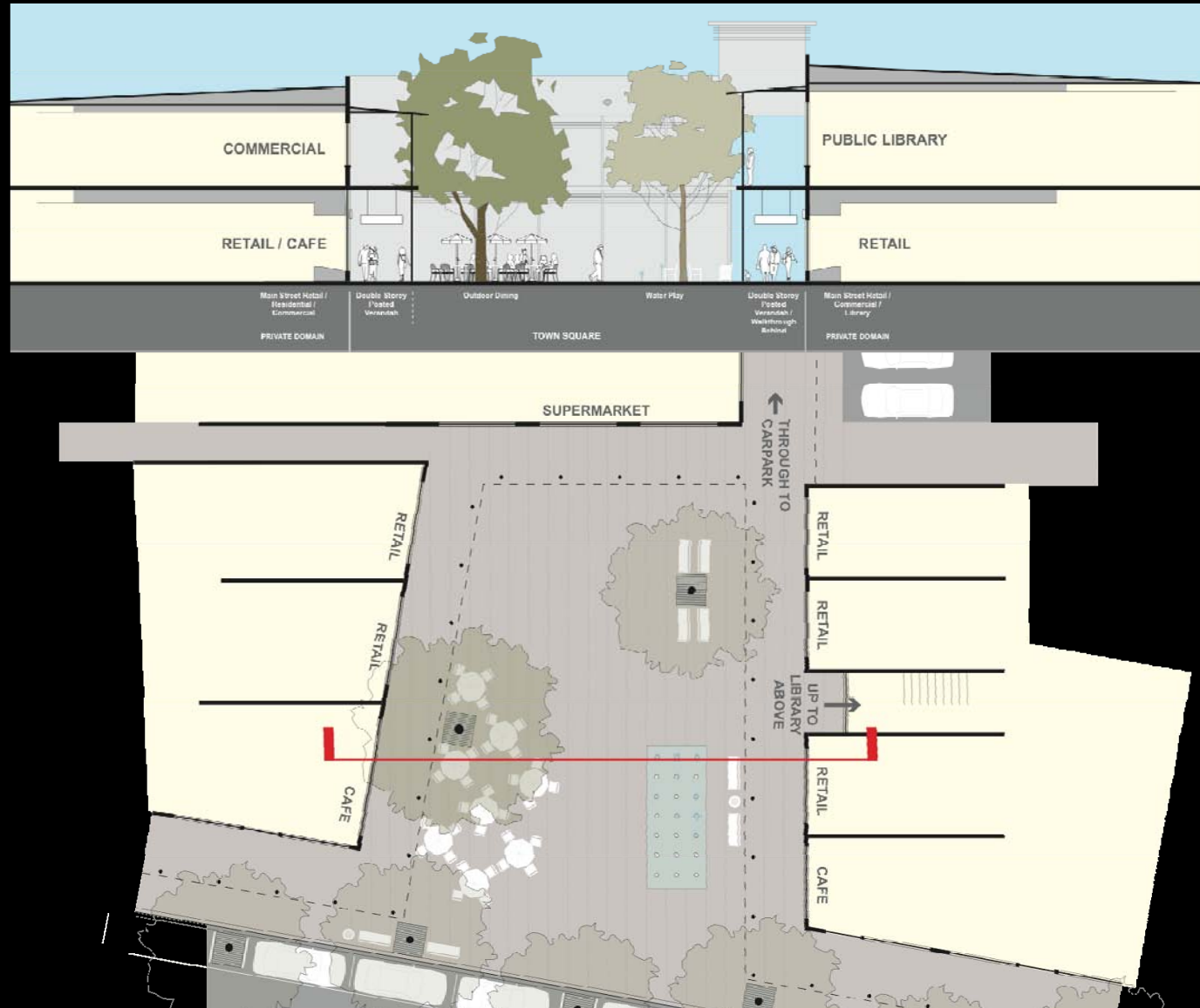
Centre Block

Urban Park

Give A Hand '01

Curtis Road Town Centre

Market Square 20 x 30m...not too large



Curtis Road Town Centre

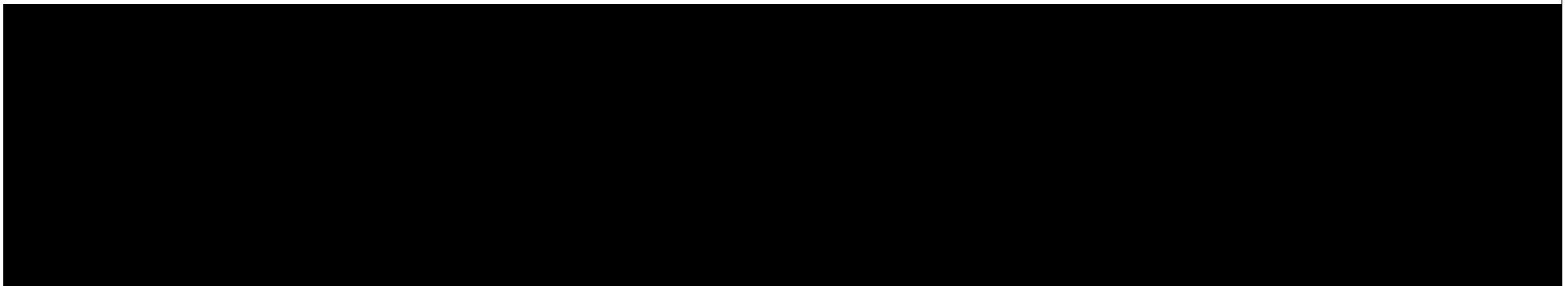
Shared Parking



Curtis Road Town Centre



- Main Street (Peachey Road) - 20m Road Reserve

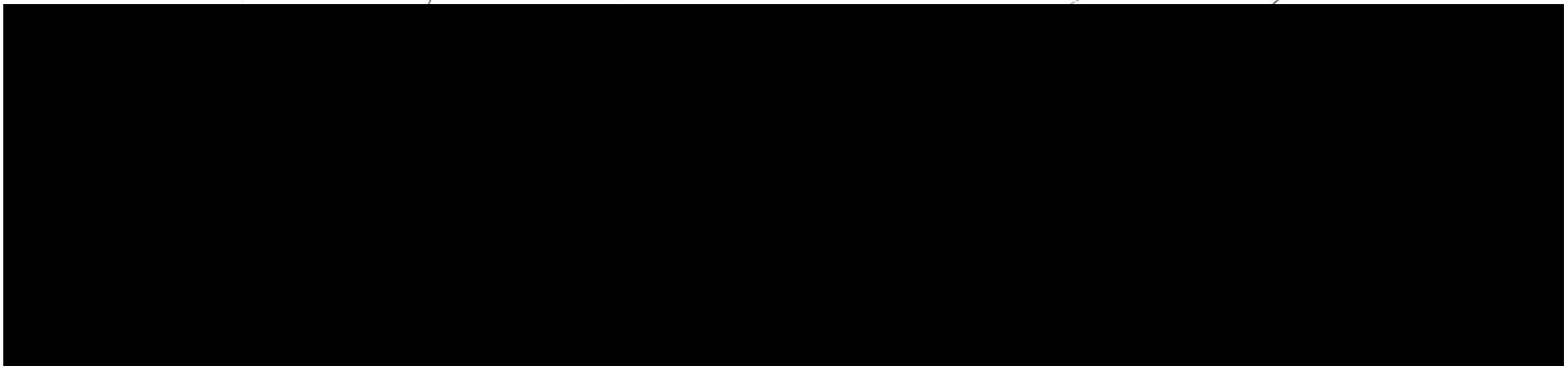




Curtis Road Town Centre

Interface with Town Park

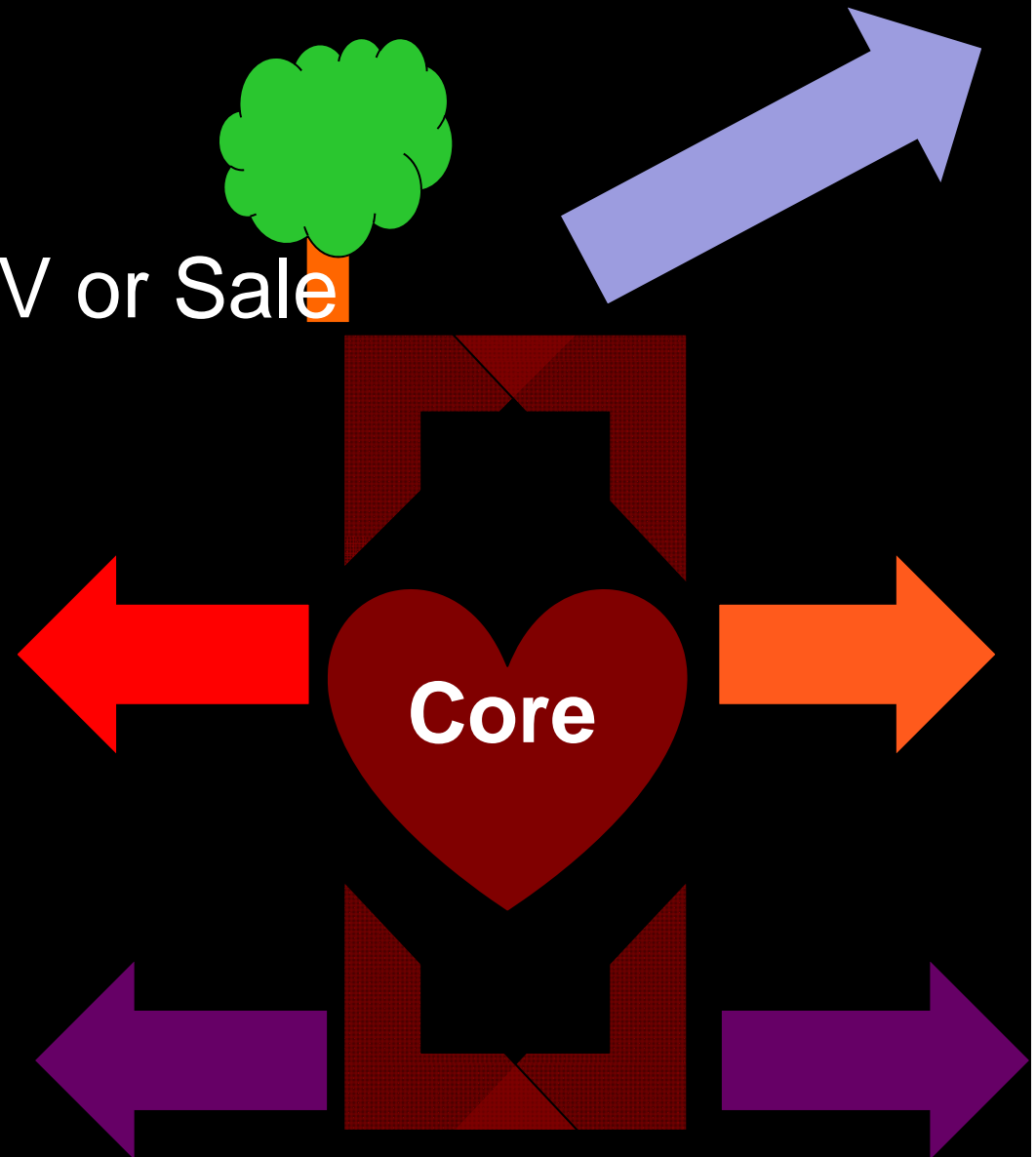
Bus Stop at end of



Curtis Road Town Centre

IMPLEMENTATION

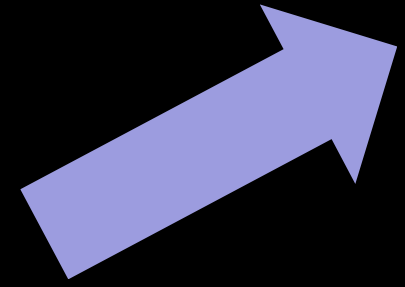
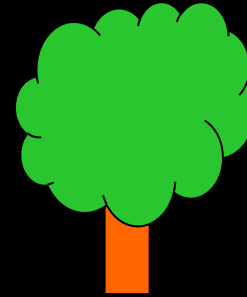
- Tenders for either JV or Sale
- Detailed Proposals
- Positive Response



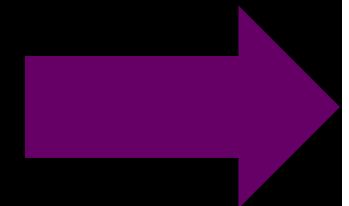
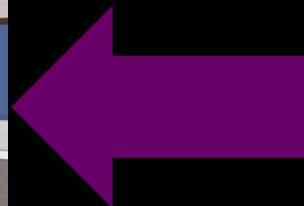
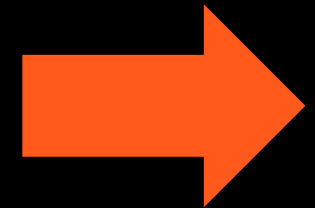
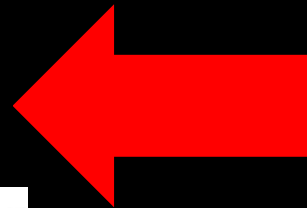
Curtis Road Town Centre

IMPLEMENTATION

- Not much interest yet
- GP Super Centre ●



Frame

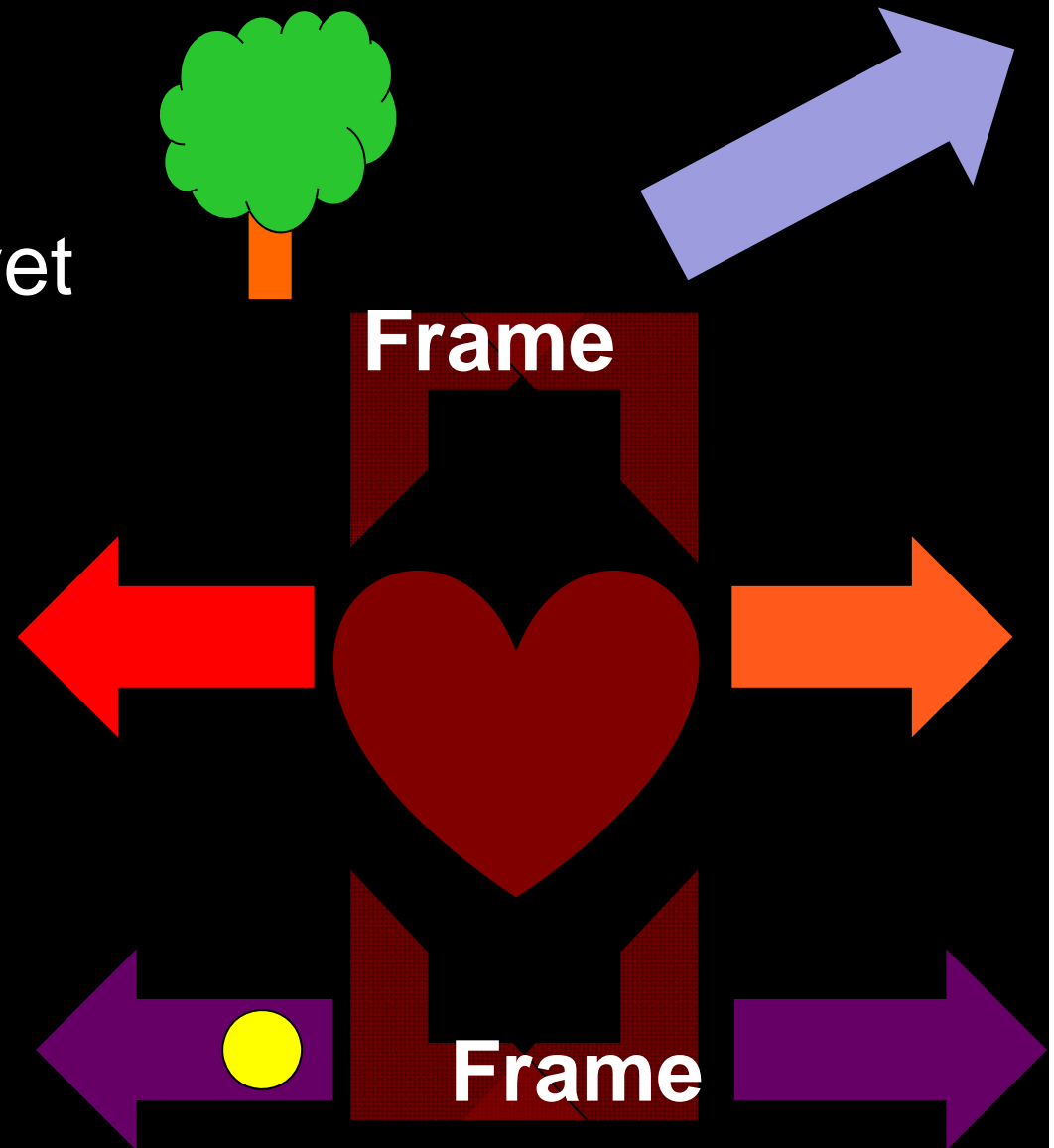


● Frame

Curtis Road Town Centre

IMPLEMENTATION

- Not much interest yet
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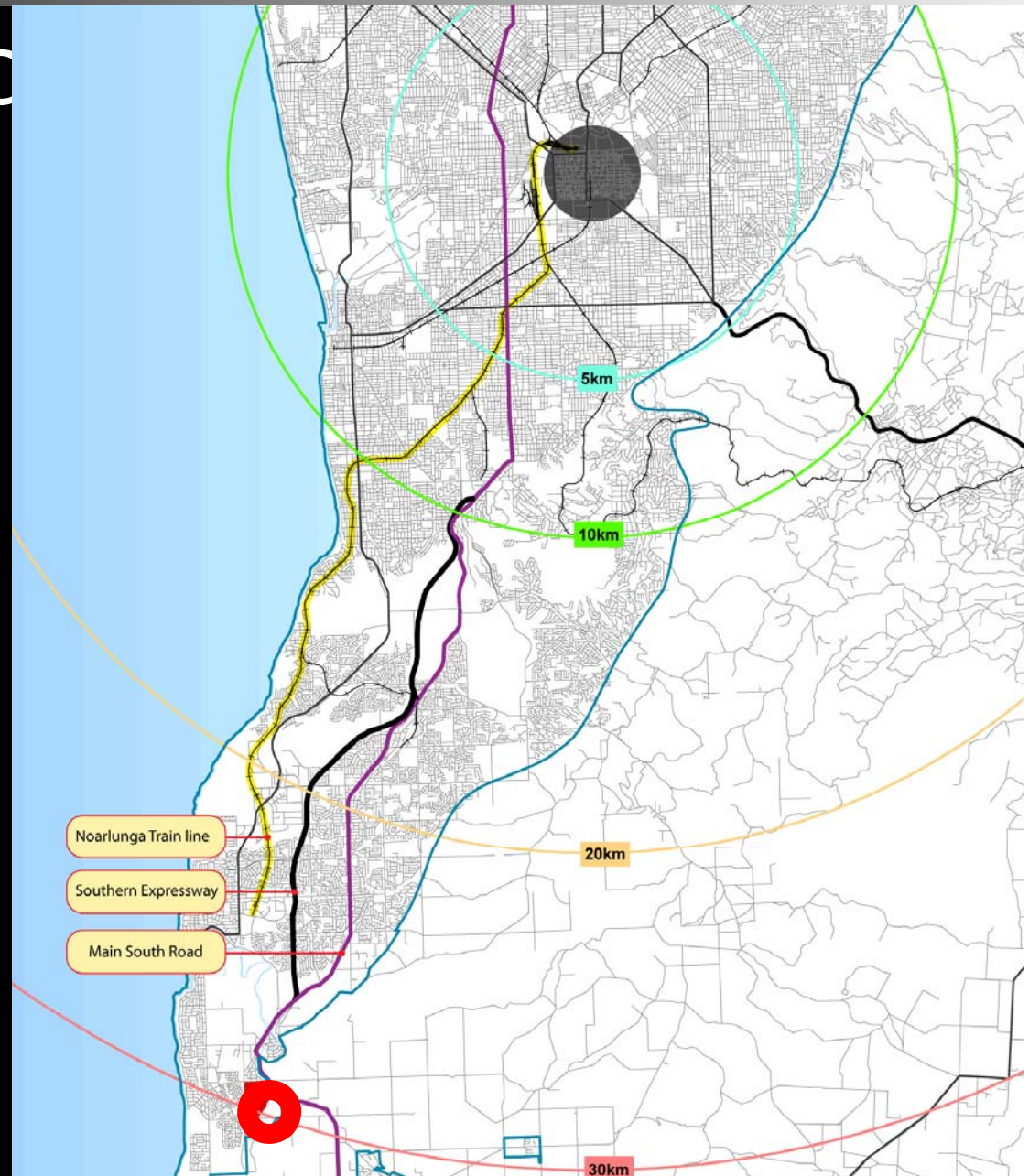
Seaford Heights Village Centre



Southern Adelaide

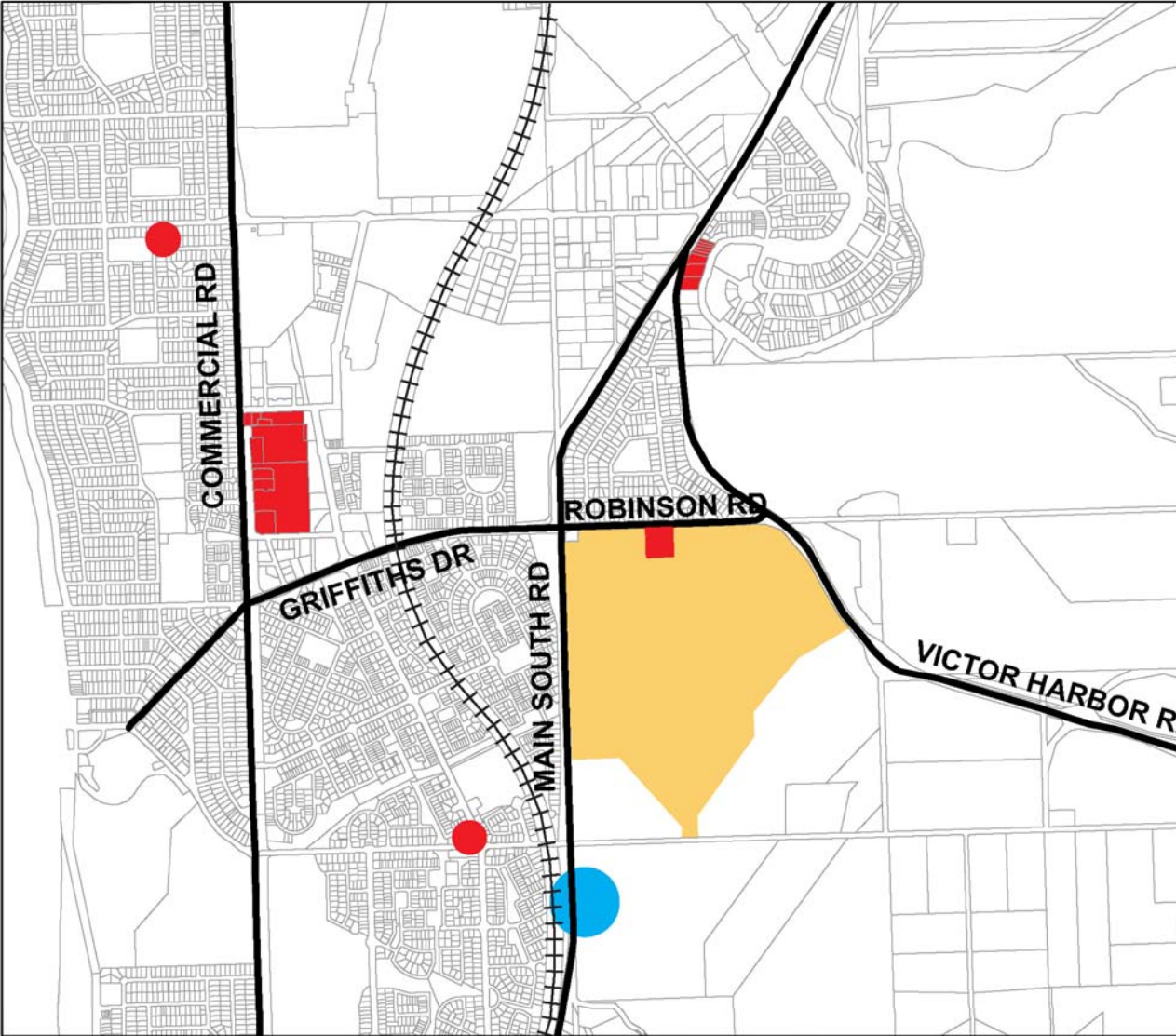
Seaford Heights

30km South of CBD

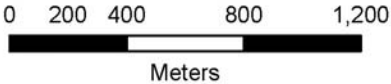


Seaford Heights

LMC/Fairmont



- Area Affected
- Retail Centres
- Proposed TOD



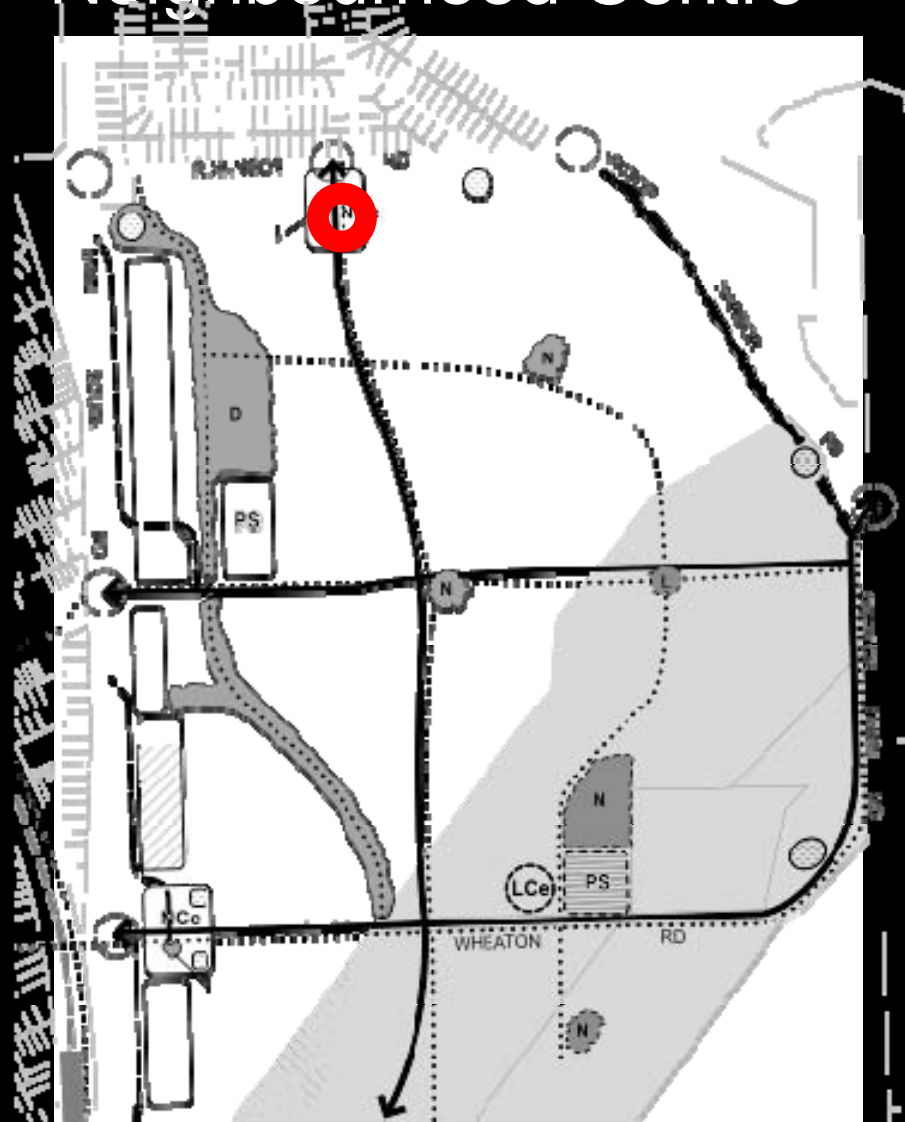
Seaford Heights

Control Plan - Onkaparinga



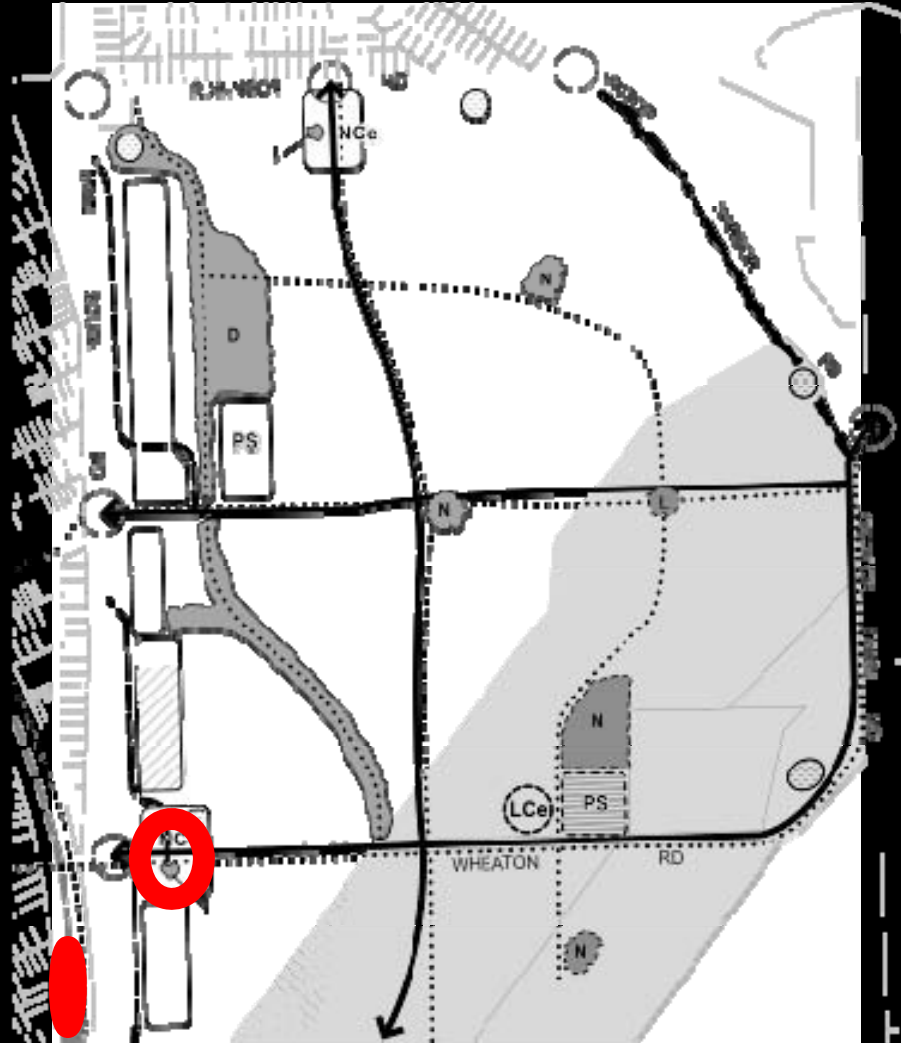
Seaford Heights

Neighbourhood Centre



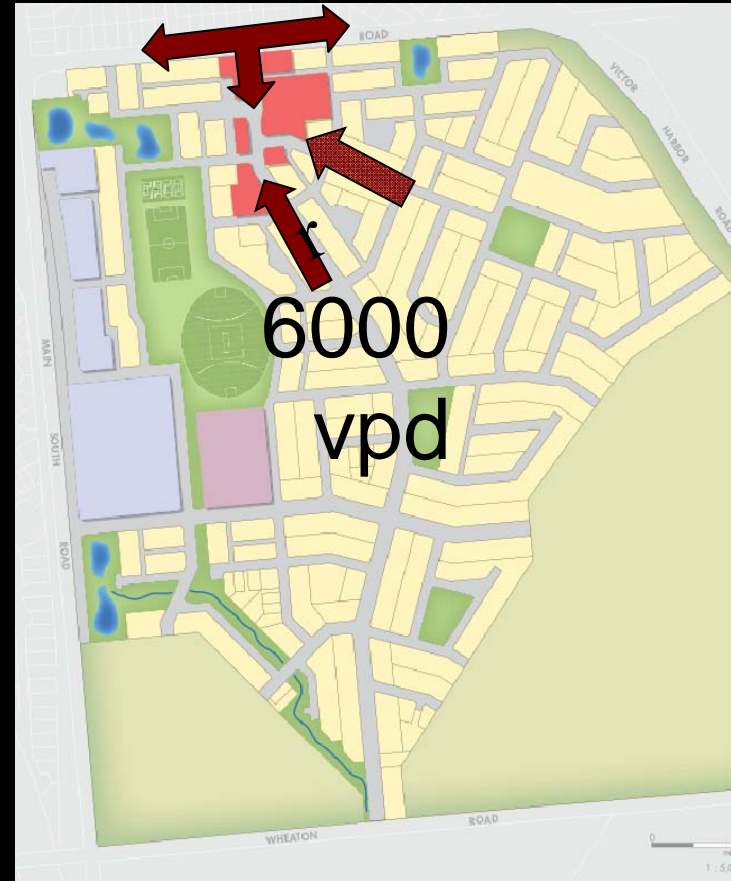
Seaford Heights

Future Rail-Based Centre



Seaford Heights

Concentrating Energy



Seaford Heights

Up to 4200m² Retail





SEAFORD HEIGHTS VILLAGE CENTRE

1:1000

0 10 50m



20m Wide Street Section



Cranky Street

Seaford Heights



Seaford Heights

Village Square...Small Space, Engages

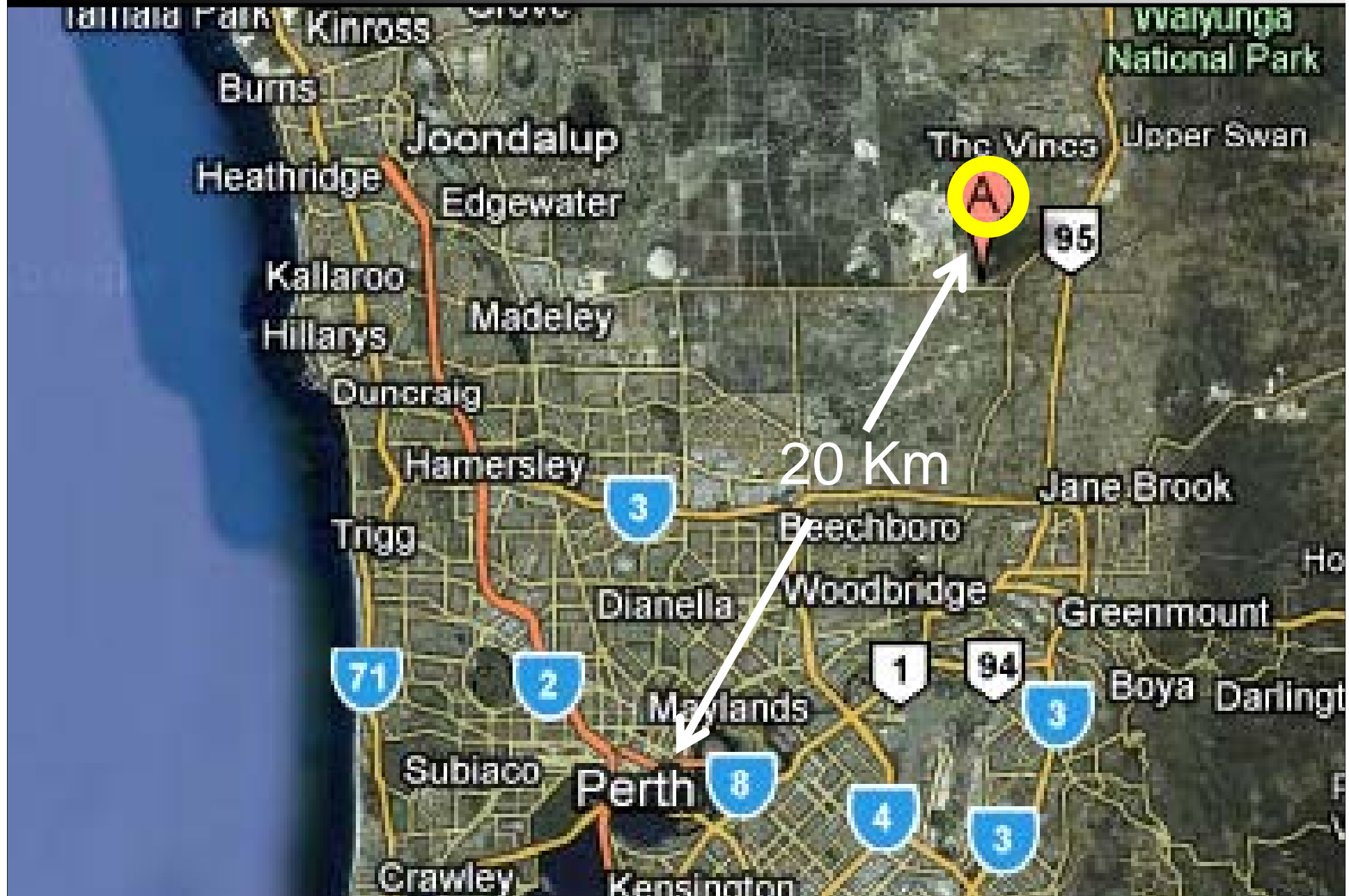


Vale Northern Village Centre



Swan Valley, Perth

Vale Village Centre



Vale

Southern Village Cent



Vale

Northern Village Centre



Vale Village Centre





Vale Village Centre



Vale Village Centre



Entry to Main Street (18m wide)

Vale Village Centre



Vale Village Centre Business Frontage to Major Street



Vale Village Centre



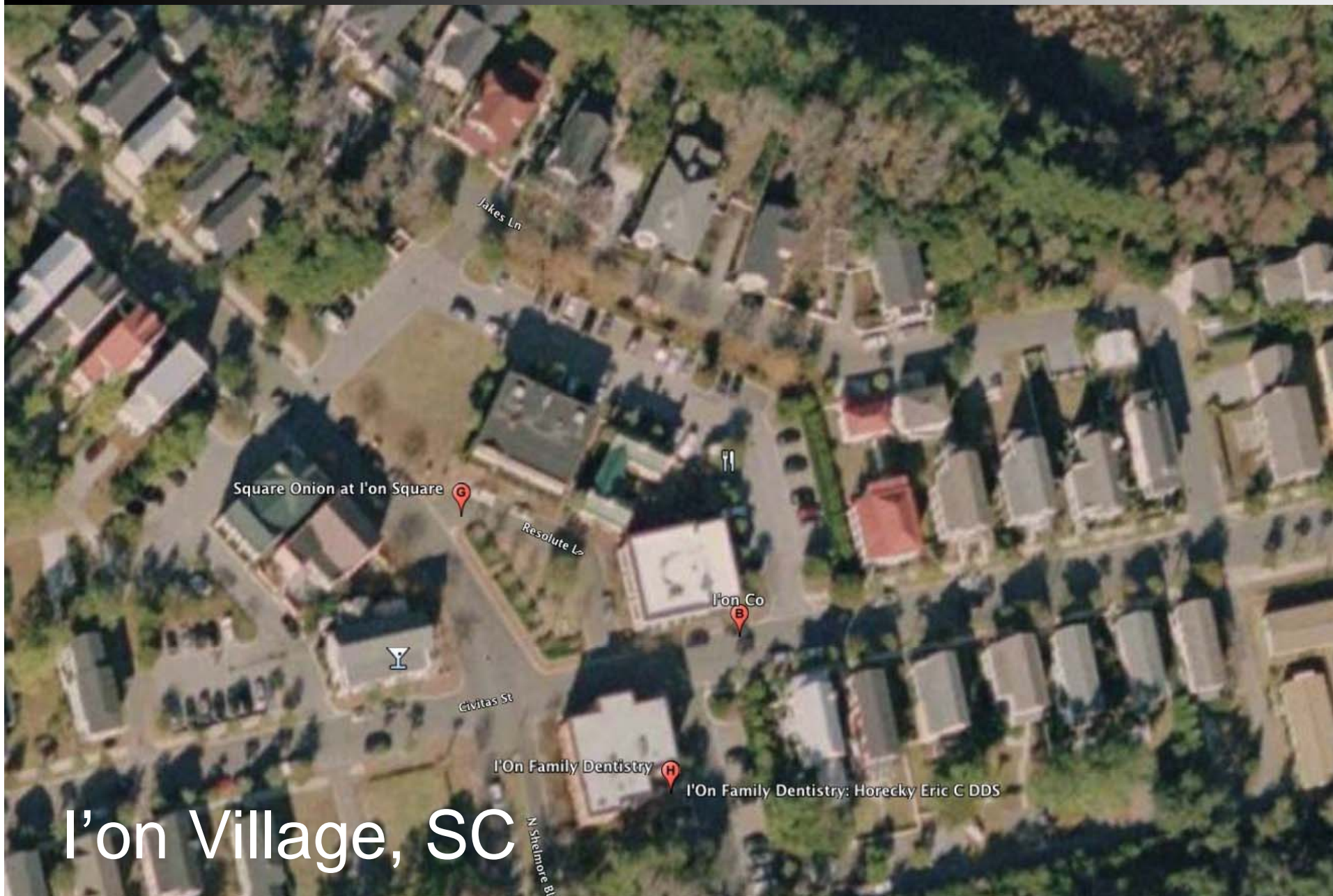
Cranky Street

Vale Village Centre

Small Space – 600m²



Vale Village Centre



I'on Village, SC

Vale Village Centre

Parking Street



Vale Village Centre Parking Rates Swan Council



Vale Village Centre Parking Rates Urbanism



Vale Village Centre

Retail	3.5 spaces/100m ²
Commercial	3.0 spaces/100m ²
Other Uses	3.5 spaces/100m ² (cafes, restaurants etc)

Source : TTM Consultants
Review of Parking Reqts, Victorian Planning Schemes (2009)

Vale Village Centre

Temporal Parking Demand

- 2 pm on a typical design day = 194

Use	Scale	Units	Time of Day		10:00		11:00		12:00		13:00		14:00		15:00		16:00		17:00		18:00		19:00	
			Peak Park Rate	Peak Cars	% Peak	No.	% Peak	No.	% Peak	No.	% Peak	No.	% Peak	No.	% Peak	No.	% Peak	No.	% Peak	No.	% Peak	No.	% Peak	No.
Supermarket	1500	sqm TA	0.042	63	48%	28	70%	44	80%	50	90%	57	100%	63	100%	63	100%	63	90%	57	60%	38	30%	19
Office	360	sqm TA	0.033	13	100%	13	100%	13	100%	13	90%	11	90%	11	90%	11	80%	10	60%	8	30%	4	100%	13
Medical	3	Cars	3.000	25	100%	25	100%	25	100%	25	100%	25	100%	25	100%	25	100%	25	100%	25	90%	13	30%	13
Specialty Shop	973	sqm TA	0.033	34	48%	19	70%	24	80%	27	90%	31	100%	34	100%	34	100%	34	90%	31	20%	7	0%	0
Child Care	150	places	0.300	20	100%	20	60%	12	70%	14	60%	12	60%	12	60%	12	70%	14	70%	14	30%	6	0%	0
Gymnasium	40	persons	0.700	28	100%	28	60%	17	80%	11	20%	8	30%	8	30%	8	40%	11	75%	21	90%	25	90%	23
Screenrooms	1500	sqm TA	0.023	38	28%	9	30%	11	35%	13	35%	13	35%	13	35%	13	35%	13	25%	9	15%	6	0%	0
Cafe, Restaurant, Bar	900	sqm TA	0.060	55	40%	22	40%	22	90%	28	60%	33	60%	38	70%	17	30%	17	30%	17	50%	24	100%	55
Total Demand				176		160		148		183		194		180		187		182		127		129		129

Vale Village Centre

342 Spaces, Adding up all the unreasonable demands

Use	Scale	Units	TP-129 Standard	TP-129 Calculation	TP-129 Spaces	TTM Peak Spaces	TTM 2:00 PM Demand Estimate
Supermarket	1500	sqm FA	6 per 100 sqm		90	63	63
Office	360	sqm FA	4 per 100 sqm		14	13	11
Medical	5	Cons.	1 per 18 sqm (net) plus 1 per office	80% of 765 sqm / 18 + 5	39	25	25
Specialty Shop	975	sqm FA	6 per 100 sqm		59	34	34
Child Care	100	places	1 per 8 places plus 1 per employee	12 + 10 staff	22	20	12
Gymnasium	40	persons	1 space for every 4 persons		10	28	8
Showrooms	1500	sqm FA	4 per 100 sqm for public display areas plus 2 per 100 sqm for storage	1000 x 4/100 + 500 x 2/100	50	38	13
Café, Restaurant, Bar	920	sqm FA	1 space for every 4 persons the building is designed to accommodate	capacity = 920/4 = 230 persons	58	55	28
Totals					342	276	194

Vale Village Centre

276 Spaces - adding all the reasonable demands together

Use	Scale	Units	TP-129 Standard	TP-129 Calculation	TP-129 Spaces	TTM Peak Spaces	TTM 3:00 PM Demand Estimate
Supermarket	1500	sqm FA	6 per 100 sqm		90	63	63
Office	360	sqm FA	4 per 100 sqm		14	13	11
Medical	5	Cons.	1 per 18 sqm (net) plus 1 per office	80% of 765 sqm / 18 + 5	39	25	25
Specialty Shop	975	sqm FA	6 per 100 sqm		59	34	34
Child Care	100	places	1 per 8 places plus 1 per employee	12 + 10 staff	22	20	12
Gymnasium	40	persons	1 space for every 4 persons		10	28	8
Showrooms	1500	sqm FA	4 per 100 sqm for public display areas plus 2 per 100 sqm for storage	1000 x 4/100 + 500 x 2/100	50	38	13
Café, Restaurant, Bar	920	sqm FA	1 space for every 4 persons the building is designed to accommodate	capacity = 920/4 = 230 persons	58	55	28
Totals					342	276	194

Vale Village Centre





194 Spaces (56% Of 342) at 2 pm on a typical design day

Use	Scale	Units	TP-129 Standard	TP-129 Calculation	TP-129 Spaces	TTM Peak Spaces	TTM 2:00 PM Demand Estimate
Supermarket	1500	sqm FA	6 per 100 sqm		90	63	63
Office	360	sqm FA	4 per 100 sqm		14	13	11
Medical	5	Cons.	1 per 18 sqm (net) plus 1 per office	80% of 765 sqm / 18 + 5	39	25	25
Specialty Shop	975	sqm FA	6 per 100 sqm		59	34	34
Child Care	100	places	1 per 8 places plus 1 per employee	12 + 10 staff	22	20	12
Gymnasium	40	persons	1 space for every 4 persons		10	28	8
Showrooms	1500	sqm FA	4 per 100 sqm for public display areas plus 2 per 100 sqm for storage	1000 x 4/100 + 500 x 2/100	50	38	13
Café, Restaurant, Bar	920	sqm FA	1 space for every 4 persons the building is designed to accommodate	capacity = 920/4 = 230 persons	58	55	28
Totals					342	276	194

Vale Village Centre

Reasonable Parking

LEGEND

-  On-street parking
-  Surface parking
-  Undercroft parking
-  Vehicle access to parking areas



clive@aud.com.au