



DRUMMOYNE VILLAGE

PUBLIC REALM CONCEPT MASTER PLAN
SEPTEMBER 2011

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FOR



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PROJECT BACKGROUND

INTRODUCTION

In November 2010, the City of Canada Bay (CoCB) commissioned Place Partners to develop a Place Making Action Plan for the Drummoyne Village Shopping Centre (Action Plan). In April 2011, the Action Plan was adopted by Council with the intent to develop a Public Realm Concept Master Plan (PRCMP) to deliver key public realm actions for the entire precinct.

The purpose of the PRCMP is to provide a longer term strategy for the achievable improvement of public realm in the study area. It is not a plan for major changes to existing infrastructure or traffic.

As detailed within the Action Plan, while overall streetscape improvement will be considered, priority will be given to the enhancement of six public spaces. The following spaces were determined as potential public spaces for improvements through the Place Audit and Resident Workshop undertaken during the consultation stage of the Action Plan:

- Corner of Lyons Road and Victoria Road
- Sutton Place
- Lyons Road: Community Green Space
- Commonwealth Place
- College Street Pocket Park
- Formosa Street Carpark
- Wrights Road Corner

On review of the above six spaces, an additional space, Wrights Road corner, was considered important in providing improvements to the Eastern side of Victoria Road.

The PRCMP provides a high level strategic response to the following:

- The improvement of 'community gathering spaces'. The PRCMP will include the six priority public realm areas as identified in the Drummoyne Village Centre Action Plan with the addition of Wrights Road corner. These areas were chosen as they are places where people gather, whether it's waiting for a bus, nearby shopping or services, or as a convenient place to meet friends. The PRCMP aims to identify small improvements to enhance these spaces and provide a more enjoyable experience to the people who use them. The PRCMP will identify in detail what improvements are going to be made to each place. It will also nominate the three priority projects for the 2011/12 financial year dependent on available funding. It is expected that the final three sites will be enhanced in the following year.
- Signage strategy to improve welcome, parking and destination/attraction information
- Street trees and landscaping to enhance the overall experience of the area and to connect to the 'garden suburb' behind
- Traffic management e.g. the feasibility of Formosa Street becoming one-way
- Parking - including the requirement for the long term increase in parking spaces in precinct (particularly on the east side of Victoria Road)
- The integration of public art or community art projects

THE RETAIL PRECINCT

The Drummoyne Village Shopping Centre is situated approximately 6km from the Sydney CBD and is located within the City of Canada Bay Local Government Area. The suburb of Drummoyne, is located on a peninsula, bordered by water on three sides, to the northeast, southeast and northwest. The Iron Cove Bridge and the Victoria Road Bridge link the Shopping Centre with the Sydney CBD and northwest suburbs respectively. Victoria Road divides the Shopping Centre acting as a major thoroughfare into the city. A clearway exists along Victoria Road with street parking limited to times outside this restriction.

The Shopping Centre predominantly forms a linear and continuous shopping strip with Victoria Road and includes the retail precincts of Sutton Place, Formosa Street and Lyons Road. A distinctive attribute of the Shopping Centre is the poor presentation and quality of buildings, which presents a degraded image to visitors and locals. The majority of these buildings are one to two storeys in height. Although the area lacks a strong historical presence, a Conservation Area, as identified by the City of Canada Bay Local Environmental Plan 2008, covers the majority of the Shopping Centre and there are a number of Heritage items within or adjacent to the Shopping Centre.



1. LYONS CORNER: VILLAGE CENTRE
2. SUTTON PLACE
3. LYONS ROAD: COMMUNITY GREEN SPACE
4. COMMONWEALTH PLACE
5. COLLEGE STREET POCKET PARK
6. FORMOSA STREET CARPARK
7. WRIGHTS ROAD CORNER

1.0 DRUMMOYNE VILLAGE UPGRADES

ACTION

Develop a creative narrative to weave into general improvements made in the Drummoyne Centre. This may include public art/creative narrative applied to seating, bin replacements and general improvements.

RATIONALE

To provide a sense of place, connectivity and unity between public spaces in the Drummoyne Centre.

THE PLACE TODAY



DRUMMOYNE VILLAGE UPGRADES

The design improvements for the Drummoyne Village are depicted in the Drummoyne Village Upgrades plan (right) and are to be read in conjunction with the below key themes and markers.

BUS STOPS + CYCLE PARKING



Safety at bus stops to be addressed. This includes the reorientation of seating and the introduction of tactile indicators. New bike parking areas are also provided



PARKING + SIGNAGE



Investigate parking around Drummoyne Village Centre. Overall design principles for car parking include; street safety, enhancing community gathering spaces whilst clarifying signage and improving car parking around commercial areas.



STREET FURNITURE



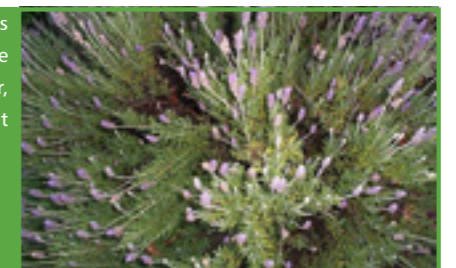
Locations for upgrades to street furniture have been positioned at bus stops and resting locations to offer respite to shoppers, as well as attracting customers to the retail precinct with the development of a creative narrative which will be weaved into general improvements and the replacement of street furniture in the Drummoyne Village precinct.

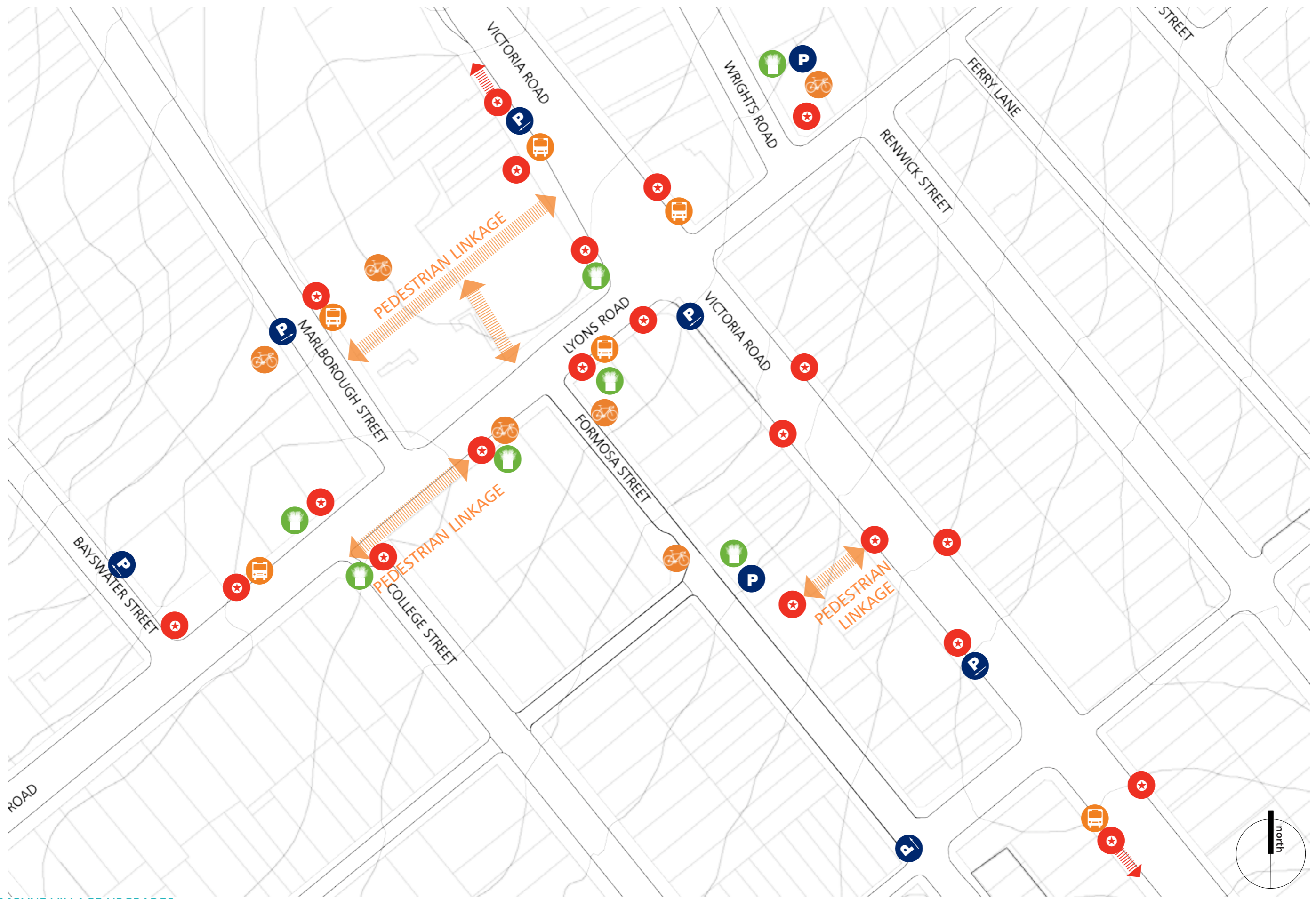


PLANTING



The addition of tree plantings in strategic areas aim to emphasise and reinvent Drummoyne as a 'Garden' suburb. Introducing Lavender, Thyme and Rosemary as hardy, yet fragrant plants that aim to stimulate the senses.





1.1 FORMOSA STREET CAR PARK UPGRADE

THE EXISTING SITUATION

The Formosa Street car park is owned by Council and has been subject to much community interest in its improvement. The combined area of the Formosa Street car park and on street parking, is made up of a total of 94 angled car parking spaces. Over the last five years, some of these shops have increasingly relied on the relationship between the car park and direct access into the rear of their businesses. Facing east onto Formosa Street is a row of small residential cottages with driveway access compromising street parking. There is potential for some tension between residential and retail users of this area. Community engagement has revealed that businesses and shoppers would like to see this area enhanced with the possibility of increased car parking and improved public realm.

CONSTRAINTS	OPPORTUNITIES
Retaining same number or providing additional parking spaces	Clarify and improve traffic movement and parking
Rear access loading to Victoria Street businesses	Provide an improved pedestrian environment
The residential/retail land use tension	Enhance environment through street trees



THE PLACE TODAY



CONCEPT VISION



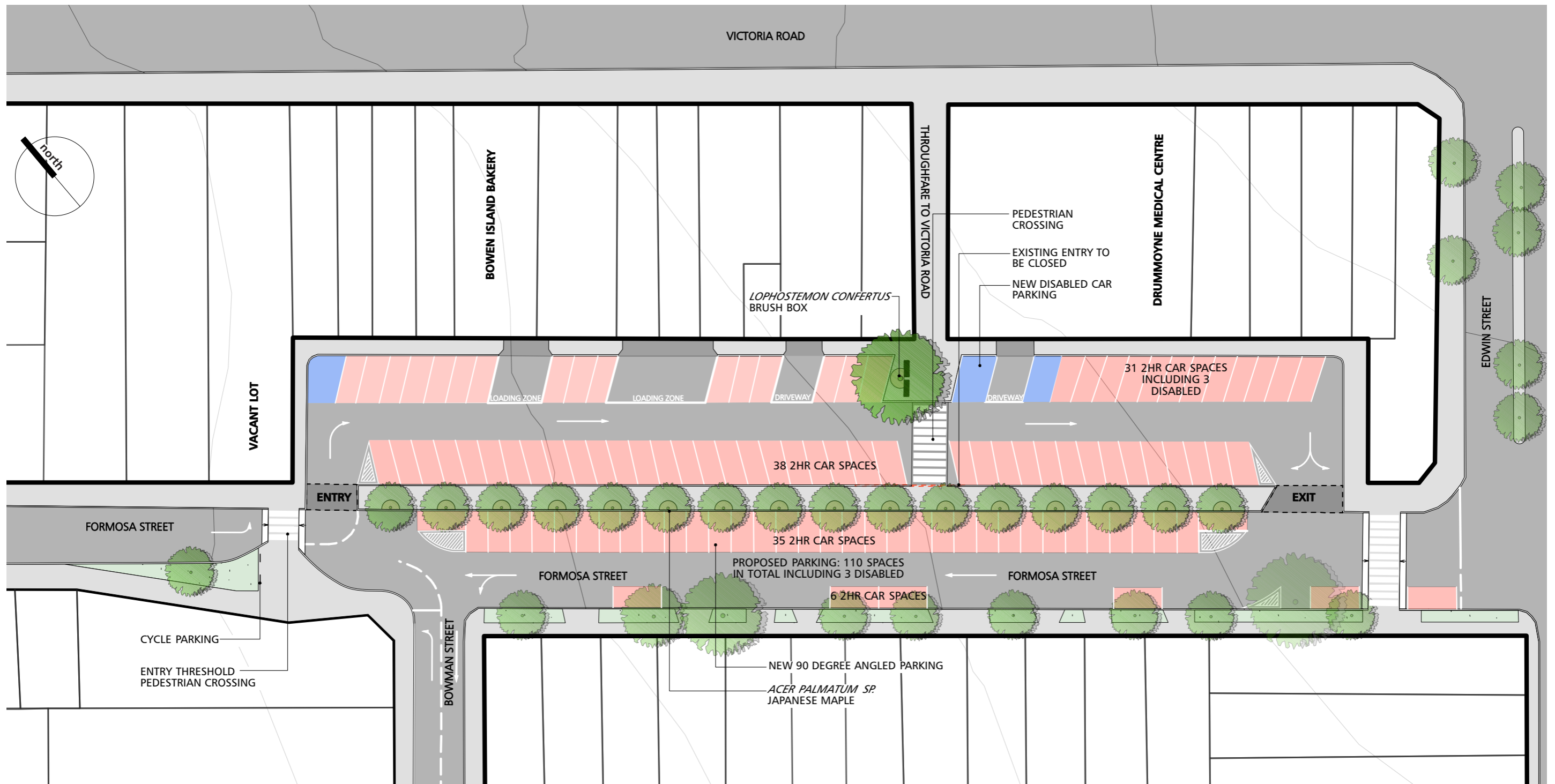
“To transform a carpark into a welcoming and friendly experience”

Formosa Street and its carpark, can be redesigned to enhance the experience of shopping in Drummoyne. Realignment of carparking will allow for an improved public realm and the creation of community gathering places.

CONCEPT MASTERPLAN RECOMMENDATIONS

The following opportunities have been identified as reflecting the current and future needs of the space:

ACTION	RATIONALE
PLACE DESIGN Improve overall pedestrian experience	The creation of a great entrance and arrival place will encourage walking and improve the overall experience Encourage future development of vacant lot to the north of the car park
PARKING Clarify and rationalise parking Access for all	Retain all parking spaces but a smarter design will be a major benefit to the community Variant time limits Provide 3 x disabled car parks and bike parking
SIGNAGE Clarify and rationalise signage	De clutter the space Remove all extraneous public signage New parking time limit signs
GROUND PLANE / FOOTPATHS Clarify and rationalise pedestrian access Create outstands to rear of shops	Install raised pedestrian crossing Formosa Street Provide space for tree planting and shaded seating
STREET TREES/ LANDSCAPING Green the space	Street trees to improve pedestrian amenity and assist in screening businesses from residential properties.
FURNITURE Use natural materials to soften the landscape	Install new seating that provides a place to rest and relax
LIGHTING Provide improved lighting	Lighting will improve safety and wayfinding at night
PUBLIC ART	Not recommended in this space
MANAGEMENT Introduction of general speed reduction measures within the precinct, including Edwin Street and Bowman Street Introduction of a one way traffic scheme, North through Formosa Street and South through the carpark	Provide an improved pedestrian environment through reduced traffic speed within precinct



PROPOSED PLAN FOR FORMOSA STREET CARPARK

KEY DESIGN IMPROVEMENTS

SHORT TERM

- Improved signage at entry and exit points of Formosa Street
- Simplified access and circulation around Formosa Street

LONG TERM

- Speed limiting devices incorporated into Formosa Street including raised pedestrian crossings
- Formosa Street car park to be 'softened' with evergreen street plantings and plantings with attractive foliage planted within the footpath

PARKING COMPARISON

	CURRENT PARKING SCHEME	PROPOSED PARKING SCHEME
Car Parking Spaces	91	107
Disabled Car Parking Spaces	3	3
TOTAL CAR PARKING SPACES	94	110

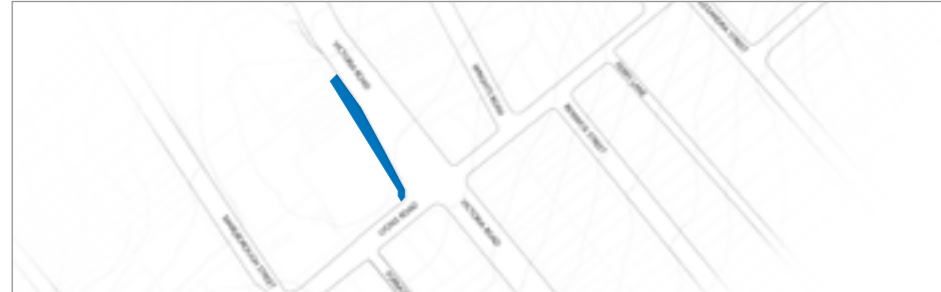
1.2 LYONS CORNER: VILLAGE CENTRE

THE EXISTING SITUATION

The public space on the corner of Lyons Rd and Victoria Rd has been recently expanded. The space has limited seating and includes two young trees that contributes to a feeling of emptiness. As pedestrians walk through the space the intensity of traffic on Victoria Rd dominates the senses. The bus stop located to the North of the space is heavily used, yet has a poor level of amenity. While waiting for the bus, commuters are confronted with a bland landscape evoking little interest or imagination.

CONSTRAINTS	OPPORTUNITIES
Traffic	Landmark, gateway, welcome for Drummoyne
Lack of weather protection	Improved bus stop amenity
Land ownership (state and local)	A meeting place

LOCATION



THE PLACE TODAY



CONCEPT VISION



“To create a landmark corner balanced with a local and green safe place for people”

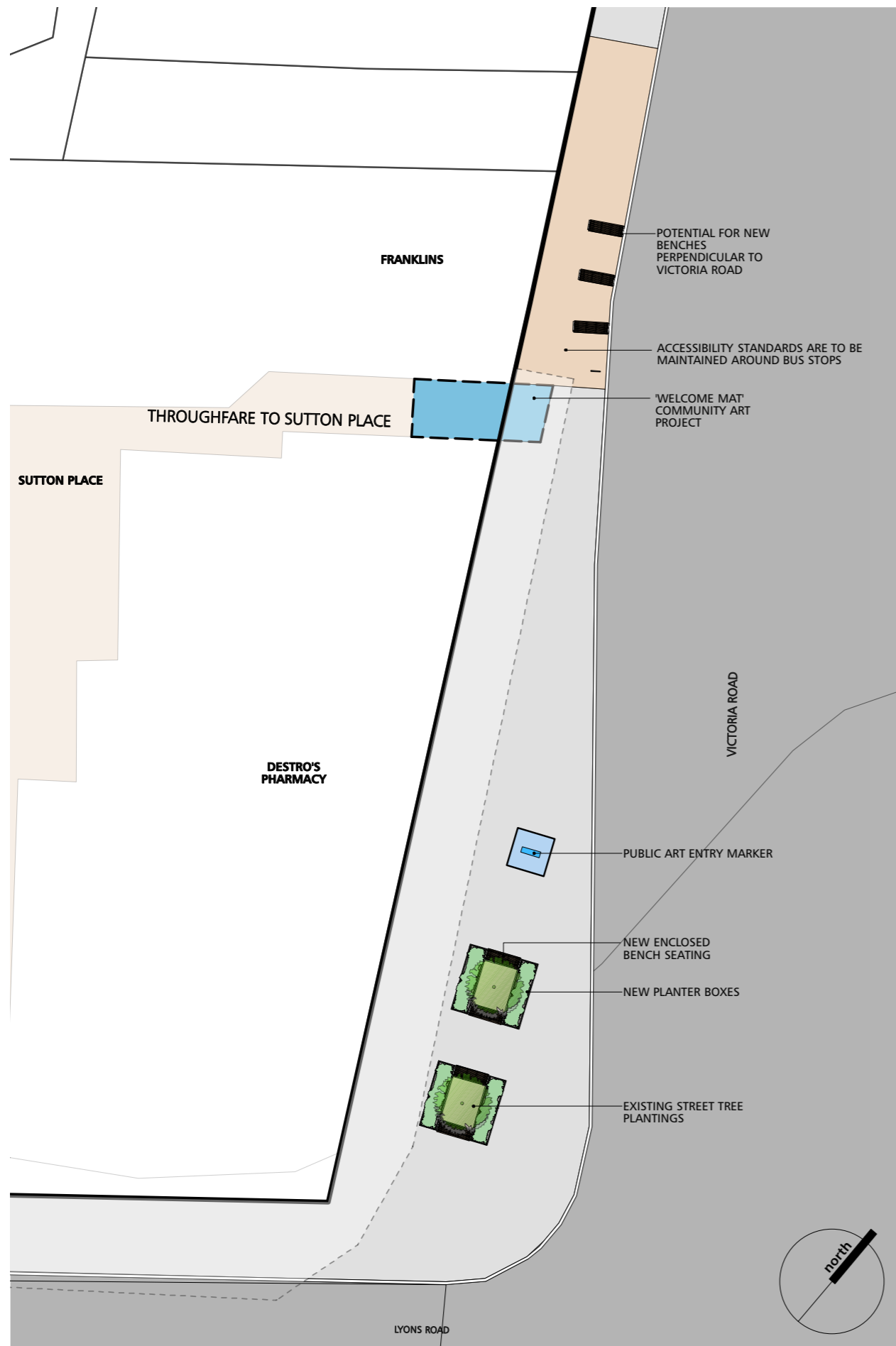
The corner of Lyons Rd and Victoria Rd has the potential to become a major landmark, a point of reference, and an invitation into Drummoyne. The area can be significantly enhanced to incorporate comfortable public seating, additional planting and a significant art work that doubles as the ‘Welcome to Drummoyne’ sign. An opportunity exists within this space to create an accessible, walkable, and high amenity welcome.



CONCEPT MASTERPLAN RECOMMENDATIONS

The following opportunities have been identified as reflecting the current and future needs of the space:

ACTION	RATIONALE
PLACE DESIGN	Not recommended in this space
PARKING	Not recommended in this space
SIGNAGE Install public art entry marker	Located on high point and at public transport will maximise visibility and will build identity for Drummoyne
GROUND PLANE / FOOTPATHS Install a ‘welcome mat’ to Sutton Place entry	Using a floor design, create a pattern which invites locals and visitors into Sutton Place
STREET TREES/ LANDSCAPING Install planter boxes around trees	Protect trees from vandalism and create niche seating area
FURNITURE Install seating around trees Provide perpendicular seating as shown in adjacent image	Create niche seating areas for waiting for public transport or road crossing Improve visibility to oncoming buses and enhance perceptions of safety
LIGHTING Install lighting above bus stop area and potentially within the signage/sculpture	Define Lyons Corner as a landmark for the precinct and improve safety at night
PUBLIC ART Coordinate a community project to design and create wall and floor patterns	Improve public amenity; soften streetscape and provide and enhanced public realm to create interest and diversity.



CONCEPT PLAN FOR LYONS ROAD CORNER



PERSPECTIVE OF PROPOSED LYONS ROAD CORNER

KEY DESIGN IMPROVEMENTS

SHORT TERM

- Incorporation of seating, coupled with additional plantings to enclose existing trees. This will offer protection for these existing trees, whilst providing seating to members of the community whilst waiting for traffic signals

MEDIUM TERM

- Repositioning of bus stop seating to allow for safe waiting for commuters
- Addition of Public Art entry marker to build awareness for Drummoyne

LONG TERM

- Opportunity for provision of a Public art piece such as 'Welcome Mat' into Sutton Place

1.3 SUTTON PLACE

THE EXISTING SITUATION

Surrounded by retail, Sutton Place is a calming split level public space centred around an established Morton Bay fig. The tree provides an element of living heritage to the space, telling a story of past and present visitors. However, the high volume of falling leaves and seeds, creates a continual challenge for the management of the space. A combination of empty shops and food orientated services that feel unclean, present a tired space to the visitor. Nearby parking supports the economic viability of the place but is perceived to be often occupied by commuters or Sutton Place employees and thus, offers few spaces for customers. An opportunity exists for greater interaction between ground and first floor spaces.

CONSTRAINTS	OPPORTUNITIES
Fig tree maintenance challenges	Thinning of the fig tree
Limited circulation space	Interaction between levels
Private strata title ownership	Cleanliness and maintenance

LOCATION



THE PLACE TODAY



CONCEPT VISION



“To create a sanctuary away from the street, a place to shop, meet friends, eat and relax”

Located within an intimate setting, Sutton Place provides the perfect retreat from the busy streets outside. The area should be clean, and fresh, taking advantage of the unique place asset that is the Morton Bay fig. A simple makeover of new paint and furniture would bring new life and confidence to the area. Playful sculptures, bright chairs and tables on the ground level and a giant chess set on the first floor would attract new customers to support the local businesses. The installation of fairy lights into the evening, will create a magical feel to the space as they twinkle amongst fig tree branches.



CONCEPT MASTERPLAN RECOMMENDATIONS

Understanding that Sutton Place is a privately owned communal space, this concept masterplan aims to provide low cost quick wins to improve the overall appearance and experience for visitors to this area.

ACTION	RATIONALE
MANAGEMENT Collaborate with Council to provide a maintenance and cleaning schedule, particularly for the toilet amenities Partner with land owner	Opening toilets to the public will provide another reason for them to come here To deliver vision, all stakeholders must contribute
PLACE DESIGN Provide short and long term options depending on land owner buy in.	All stakeholders must contribute and have buy in to the vision.
PARKING Enforce parking time limits	To ensure that long term car parkers move to street parking and provide greater 'theoretical' car spaces
SIGNAGE Provide a plan for Sutton Place with all the businesses listed and their locations	Marketing the businesses within the shopping area
GROUND PLANE / FOOTPATHS Carry out a high pressure cleaning of all surfaces Install 'giant' chess set on 1st floor	Regular cleaning will enhance shopper perception of the place particularly for fresh food shopping Provide destination activity to draw day time users to the space
STREET TREES/ LANDSCAPING Thin the fig tree canopy Remove the palm trees Increase potted plants	Reduce foliage particularly over roof areas De clutter the space Use plants to define and soften spaces
FURNITURE Provide moveable seating and tables Install fixed seating at the base of the Morton Bay fig	Colourful temporary seating that is kept clean will allow people to use the space as they see fit and freshen the space Soft seating will enhance the feeling of comfort
LIGHTING Install fairy lights in Morton Bay fig tree	Encourage evening trading
PUBLIC ART Install small play sculptures	Provide activity for young children
MISC Consider freshening the space with a new colour palette	A fresh coat of paint feels clean and cared for

IDEAS PALETTE



PROPOSED PERSPECTIVE OF SUTTON PLACE



KEY DESIGN IMPROVEMENTS

SHORT TERM

- Movable tables and seating within Sutton Place
- Surfaces to be high pressure cleaned
- Interactive child play elements are to be added to encourage longevity in visits to the town centre

LONG TERM

- Fig Tree to be pruned back significantly
- Signage is to be de-cluttered and reorganised into central signage system

COLOUR PALETTE



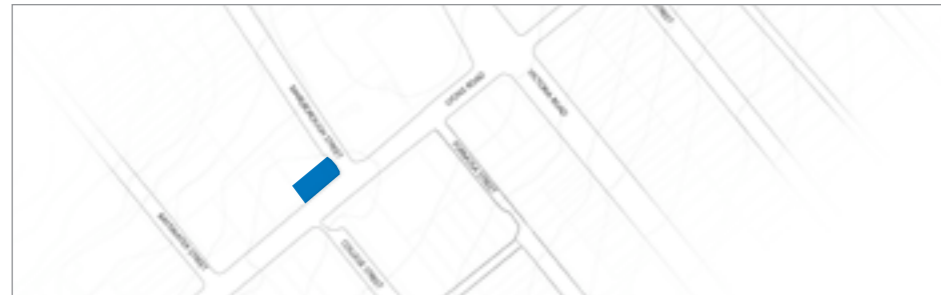
1.4 LYONS ROAD: COMMUNITY GREEN SPACE

THE EXISTING SITUATION

The space located adjacent to the community hall on Lyons Rd is a significant yet highly underutilised green space in the Village centre. The landscaping of rocks appears to limit entry and create an uninviting barrier between the pedestrian and potential user of the space. Two seats that face Lyons Rd are disconnected from each other, decreasing the potential for groups to gather and relax. The community hall turns its back on the space offering a blank wall and no passive surveillance.

CONSTRAINTS	OPPORTUNITIES
Blank wall to rear	Community multipurpose green space
Underground cables	

LOCATION



THE PLACE TODAY

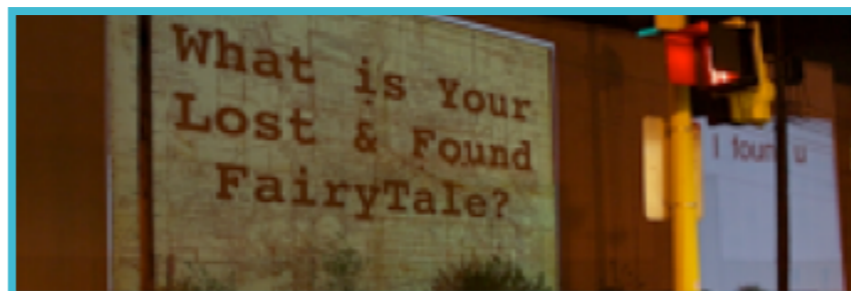


CONCEPT VISION



“A soft green multipurpose pocket park for community activities and gatherings”

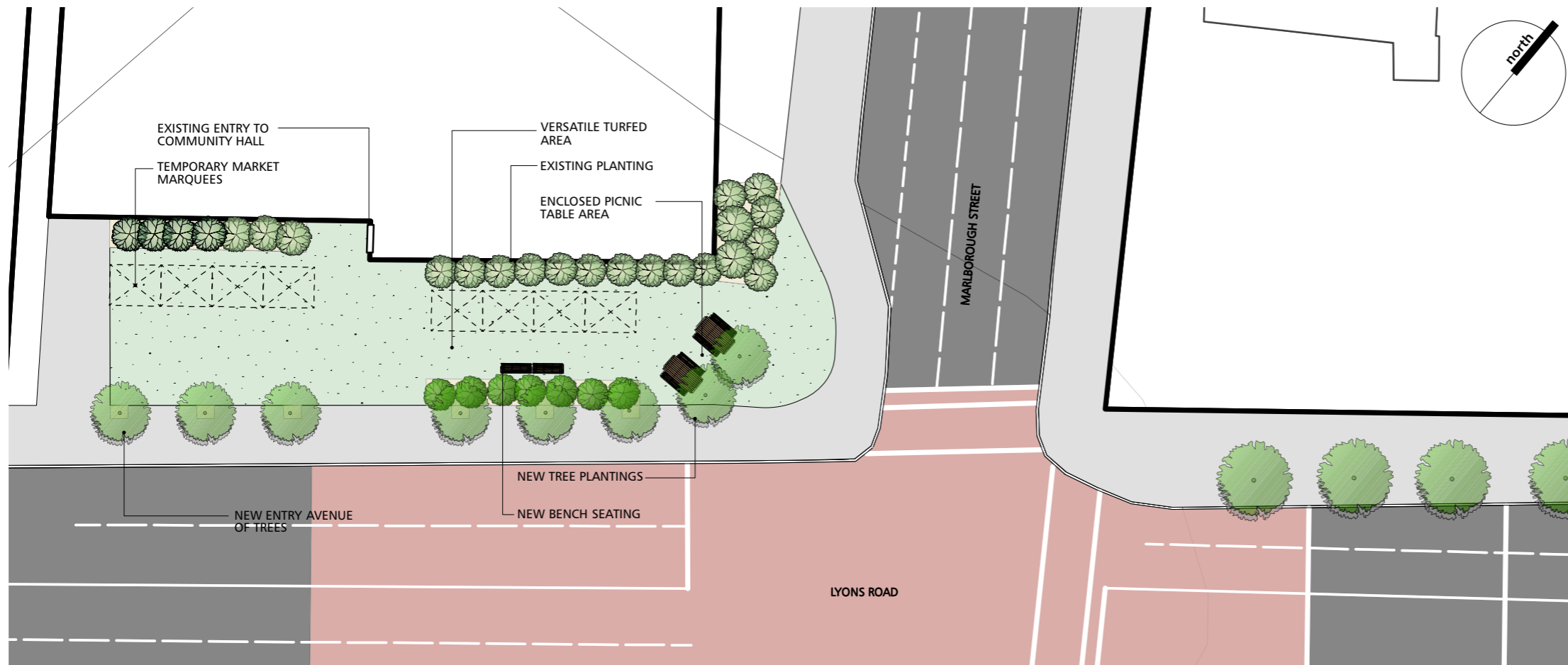
A newly enhanced pocket park would provide an invitation for increased community use. The area marks the transition between Village Centre and residential neighbourhood, and forms a gateway when considered with the green spaces on the other side of Lyons Rd. The Community Green Space should provide a comfortable place to have lunch as well as the ability to hold small community events such as markets.



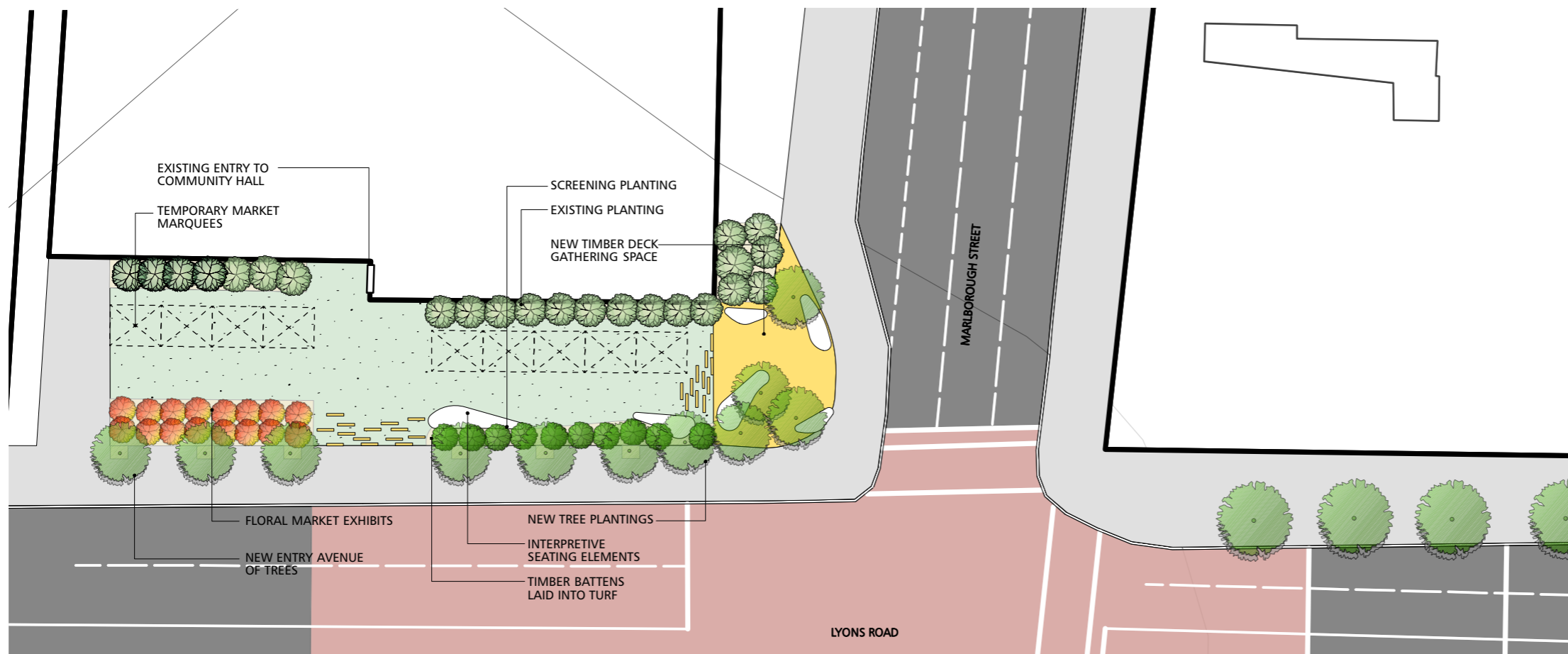
CONCEPT MASTERPLAN RECOMMENDATIONS

The following opportunities have been identified as reflecting the current and future needs of the space:

ACTION	RATIONALE
PLACE DESIGN Increase green space and provide buffer to street	Protect users by providing a sense of enclosure
PARKING SIGNAGE Consider appropriate interpretive signage/ public artwork	Not recommended in this space Stories about the place can be used as an invitation for community use
GROUND PLANE / FOOTPATHS Remove rocks Long term - Increase width of lawn	Rocks do not serve any purpose and limit the spaces flexibility for use by the community More green space over the pavement area would be appreciated by the community
STREET TREES/ LANDSCAPING Provide street trees along street edge	This will help to provide a sense of enclosure
FURNITURE Short term - install temporary picnic tables to rear of the space Long term - install permanent edge seating	To invite the community to use the space now To enhance the sense of enclosure and provide a people watching opportunity
LIGHTING Provide three phase power for events lighting	Permanent evening lighting not recommended here
PUBLIC ART Stand alone art work that is integrated into the corner	An opportunity for functional art in the form of planter seating or mosaic public art seating that reflects materials used in the hall



SHORT TERM PLAN FOR PROPOSED LYONS ROAD: COMMUNITY GREEN SPACE



LONG TERM PLAN FOR PROPOSED LYONS ROAD: COMMUNITY GREEN SPACE

KEY DESIGN IMPROVEMENTS

SHORT TERM

- Improved shelter and screening from Lyons Road with new tree and low level planting
- Increased seating and Picnic table facilities
- Maintained access and clearance to the Community Hall entrance
- Versatile 'Turf Lawn' for Community group activities

MEDIUM TERM

- Introduction of focal orientation with low level decking | Stage area to maximise usable space during community activity
- Promotion of local market exhibitions on cuff of Entry

LONG TERM

- Increased sitting space and implementation of Interpretive seating along decking and on fringes of turf area
- Opportunity for historical references of Drummoyne to be inlaid into decking and turf.

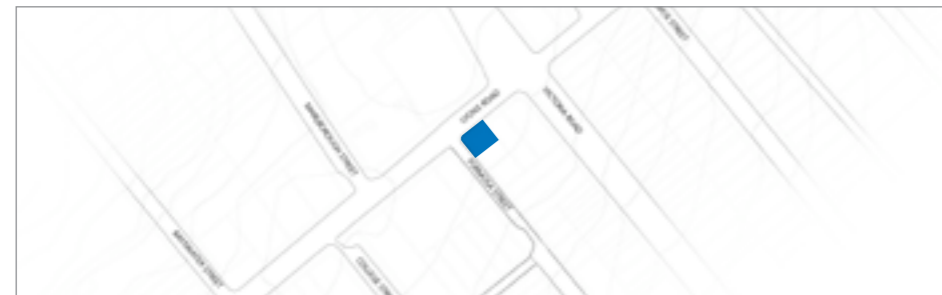
1.5 COMMONWEALTH PLACE

THE EXISTING SITUATION

The public domain located to the front of the Commonwealth Bank is an important day and night gathering space. It is a privately owned but has traditionally been used by the public, with a number of Council assets, such as benches, vegetation and bin, located on site. The hard landscape of the space is hot in summer and unsheltered in winter. The cement, bricks and street furniture tell a story of function over amenity. Users of the space do not stay for long periods, often waiting for a bus, talking with friends or are a quick break from work. The Commonwealth Place is the most publicly accessible space in Drummoyne.

CONSTRAINTS	OPPORTUNITIES
Private land ownership	Partner with land owner to improve experience and value of place
Current community use	
Currently unsafe	

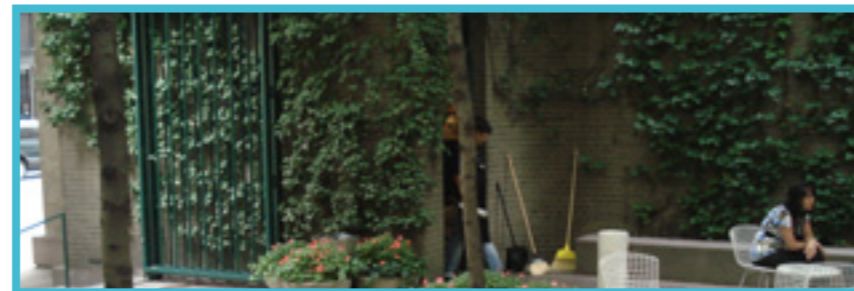
LOCATION



THE PLACE TODAY

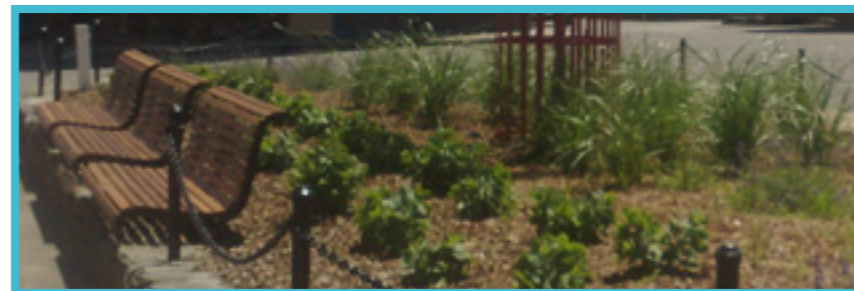


CONCEPT VISION



“A fresh and inviting community meeting space”

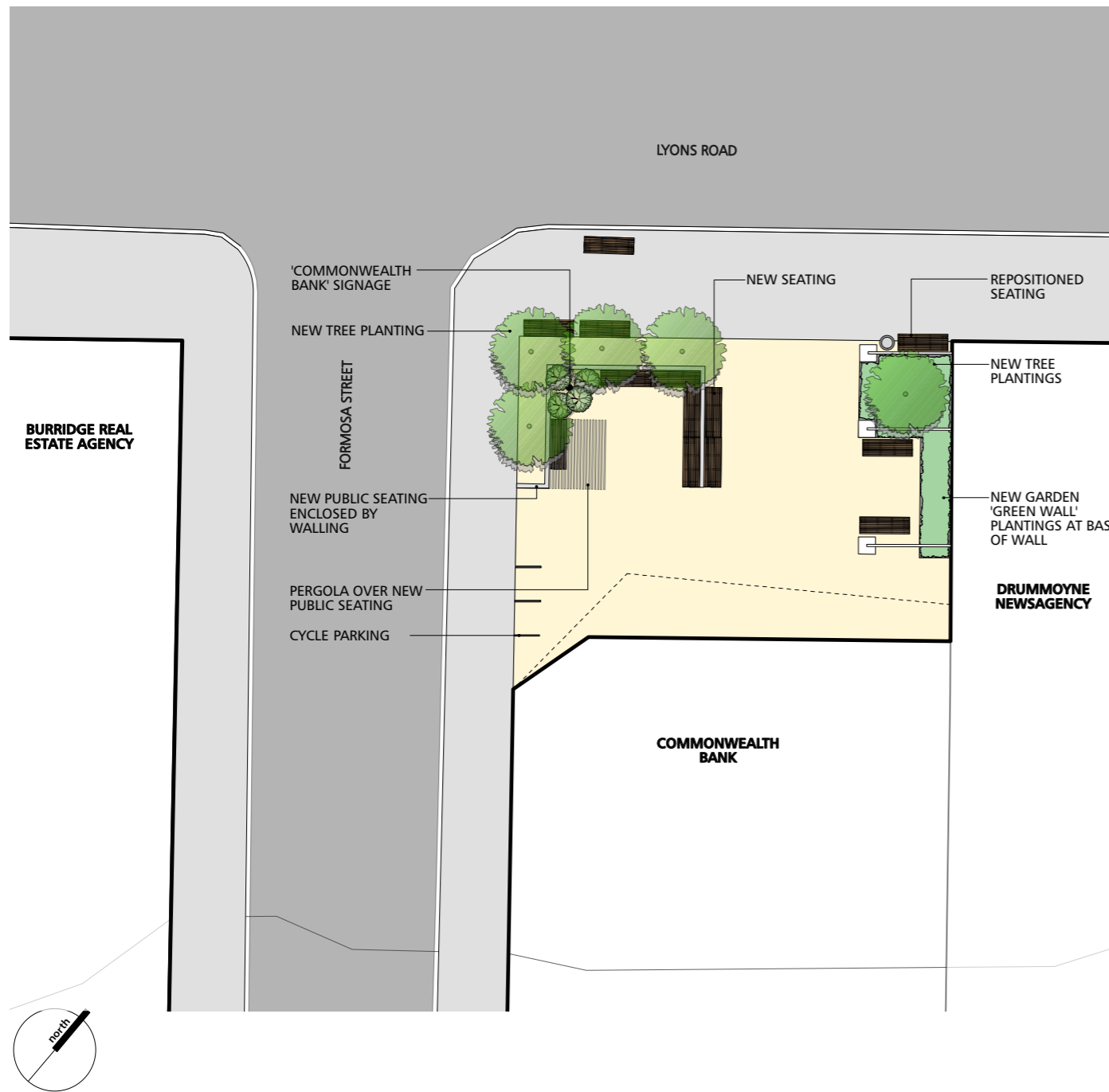
Both short and long term options provide a variety of opportunities for Council and land owner to add value to the property and the experience of visiting the area. Enhanced waiting areas for bus users and new places to meet and talk with friends will improve the overall perception of Drummoyne.



CONCEPT MASTERPLAN RECOMMENDATIONS

The following opportunities have been identified as reflecting the current and future needs of the space:

ACTION	RATIONALE
PLACE DESIGN Provide short and long term options depending on land owner buy in	All stakeholders must contribute and have buy in to the vision
MANAGEMENT Partner with land owner	To deliver long term vision. All stakeholders must contribute.
PARKING	Not recommended in this space
SIGNAGE Negotiate removal of stand alone Commonwealth Bank signage and newsagency advertising	Decommercialise the space will make it more welcoming to the community
GROUND PLANE / FOOTPATHS Remove & Replace uneven (dangerous) brickwork	To make the space safer for use by the community
STREET TREES/ LANDSCAPING Replace trees with deciduous species Remove planting along newsagency wall and replace with flowering fragrant vines	Summer shade, winter sun will make the space more comfortable for those sitting in it year round Add colour and fragrance to the space that is natural and inviting
FURNITURE Remove existing seating and replace with thematic benches Move bus benches to southern corner/edge facing the street Provide benches in newly created niche	Create a more welcoming and creative space to replace old and tired benches Provide clear view of oncoming buses Creates a smaller/private seating space
LIGHTING Provide down lighting over seating along newsagency wall	To provide night time surveillance and improve safety
PUBLIC ART	Not recommended in this space



CONCEPT PLAN FOR COMMONWEALTH PLACE

KEY DESIGN IMPROVEMENTS

- Repositioning of bus stop seating to allow for safe and comfortable waiting for commuters
- Dangerous brick tree pits, as well as existing trees are to be removed
- Addition of Cycle Parking
- Introduction of a garden planter, which will act as an attractive edge and soften the space
- New Tree Plantings to be incorporated into Plaza design, to act as screening from traffic
- Addition of Pergola over new public seating to offer shade and respite to visitors.

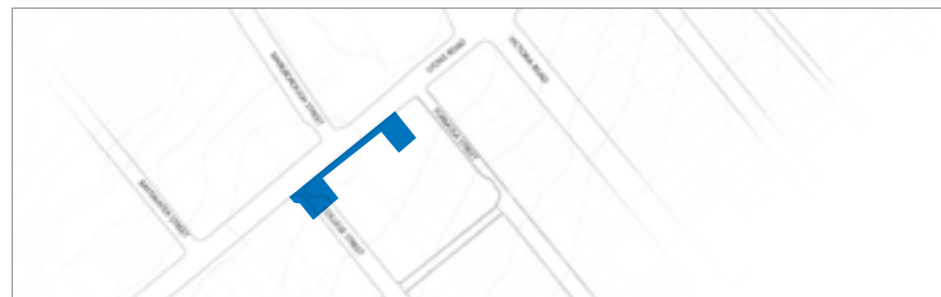
1.6 COLLEGE STREET POCKET GREEN SPACE

THE EXISTING SITUATION

The College Street green space is a small, underutilised pocket space with two benches and three mature trees. With an established canopy, the space is well shaded from early morning until late afternoon. The poor ground landscaping and positioning of the benches combine to discourage users from relaxing and enjoying the space. The space is currently disconnected from the Village Centre and adjacent green spaces around the Church and to the side of the Fire Station.

CONSTRAINTS	OPPORTUNITIES
Through traffic	Catalysing the greening of the street
Passive surveillance issues	Integrated design
Aligning different land owners	

LOCATION



THE PLACE TODAY



CONCEPT VISION



“A linking linear park with the opportunity to provide a variety of experiences and amenities”

The College St pocket green space offers an opportunity to expand and link a series of small green spaces. Read with the Community Green space across Lyons Rd, they form a gateway between the Village and residential areas. Associated with the Church and Fire Station, the open spaces provide a variety of experiences and activities.



CONCEPT MASTERPLAN RECOMMENDATIONS

The following opportunities have been identified as reflecting the current and future needs of the space:

ACTION	RATIONALE
PLACE DESIGN	
Consider open spaces from college street to fire station	Provide a holistic design that benefits all
Close college street left hand turn	Increase size of green space
Deepen lawn/park area into College Street	Increase size of green space
Provide short and long term options depending on land owner buy in	All stakeholders must contribute and have buy in to the vision
PARKING	Not recommended in this space
SIGNAGE	
Possible heritage/interpretive signage location	Plaques related to the fire station and the church as well as the general history of the area would be appropriate
GROUND PLANE / FOOTPATHS	
See place design	
STREET TREES/LANDSCAPING	
See place design	
FURNITURE	
Provide a variety of seating options	To allow people to use the space in a variety of ways
LIGHTING	
Provide up lighting to the church and fire brigade buildings	Highlight heritage buildings and provide evening security
PUBLIC ART	Not recommended in this space
MISC	
Provide seating suitable for an outdoor classroom for use by fire brigade or church	Uses that relate to the land owners will build ownership and buy in
MANAGEMENT	
Collaboration between all stakeholders involved	Require full involvement of participating stakeholders such as the NSW Fire Authority and Church to achieve concept design

KEY DESIGN IMPROVEMENTS

SHORT TERM

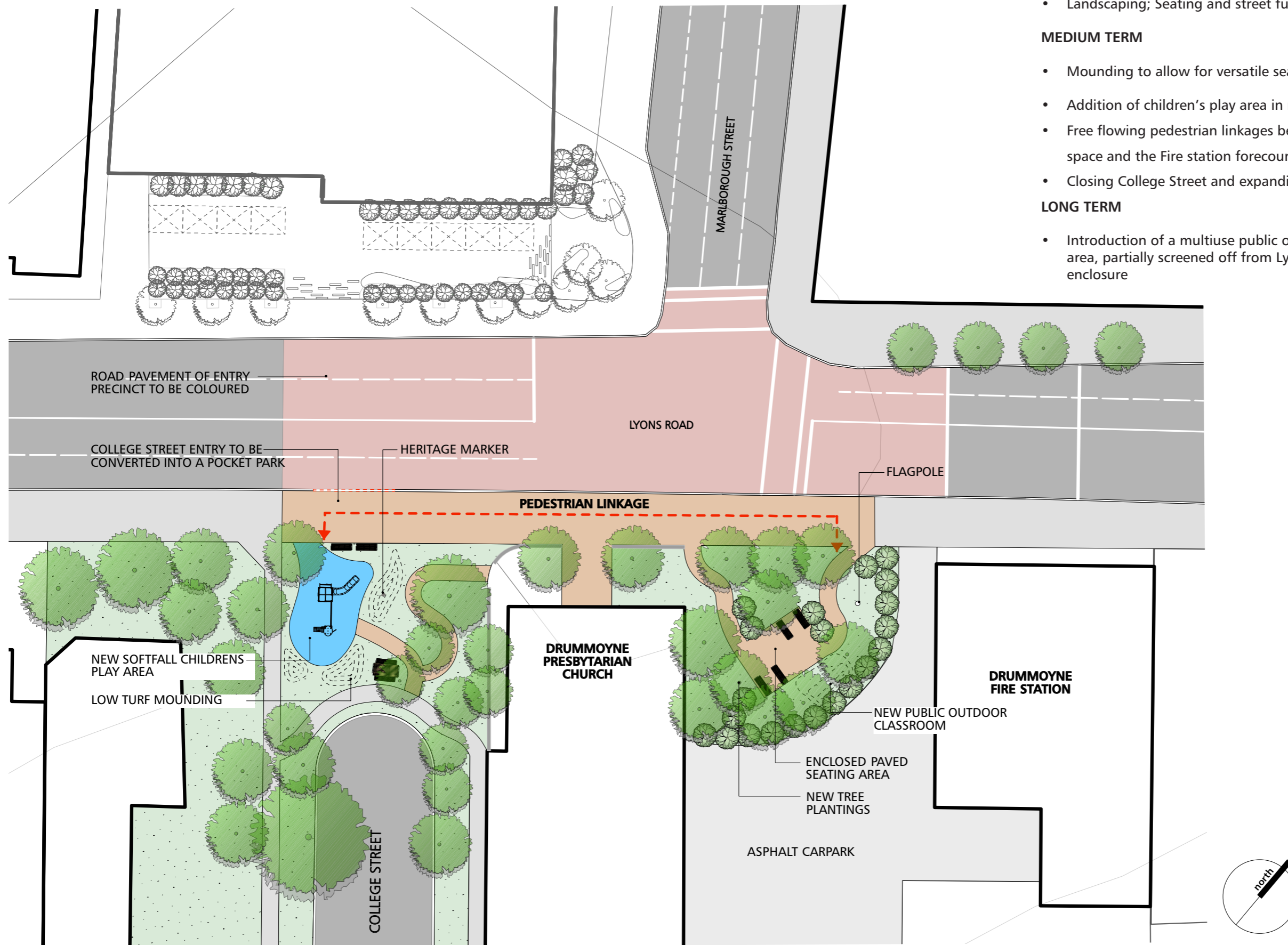
- Landscaping; Seating and street furniture improvements/replacements

MEDIUM TERM

- Mounding to allow for versatile seating options
- Addition of children's play area in new College Street pocket green space
- Free flowing pedestrian linkages between College Street pocket green space and the Fire station forecourt area
- Closing College Street and expanding green space

LONG TERM

- Introduction of a multiuse public outdoor classroom and paved seating area, partially screened off from Lyons Road to allow for a sense of enclosure



PROPOSED PLAN FOR COLLEGE STREET POCKET GREEN SPACE

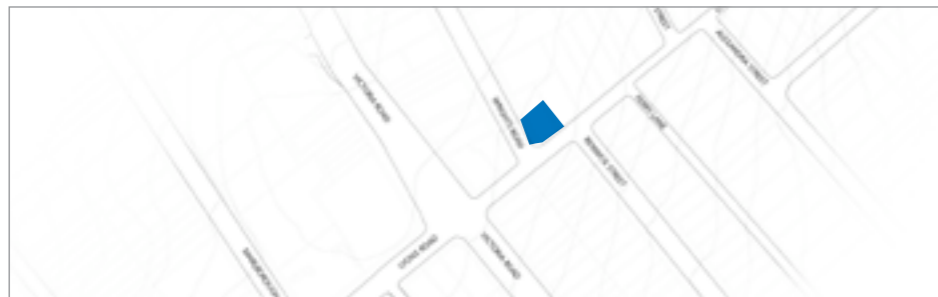
1.7 WRIGHTS ROAD CORNER

THE EXISTING SITUATION

The primary use of the Wrights Road corner is as a turning circle for Sydney Buses. The provision of a turning circle separates the green spaces that are found in the Northern and Southern corners of the space. These green spaces are rarely used by the public. A bike path through the site connects the bicycle lanes on Wrights Road and Renwick Street.

CONSTRAINTS	OPPORTUNITIES
Bus turning requirements	Increase in parking spaces
Willingness of bus company to accept design proposal	

LOCATION



THE PLACE TODAY



WRIGHTS ROAD CORNER PROPOSED PARKING SCHEME

KEY DESIGN IMPROVEMENTS

SHORT TERM

- Extend Wrights Road bus turning area to accommodate four new short term car parking spaces
- Investigate expansion of existing cycleway to a two lane/separated cycleway
- Investigate opportunities for alternative designs for car parking which are more cost effective and offer safe opportunities for additional parking and improved green space

LONG TERM

- Re-design space to account for additional car parking

