

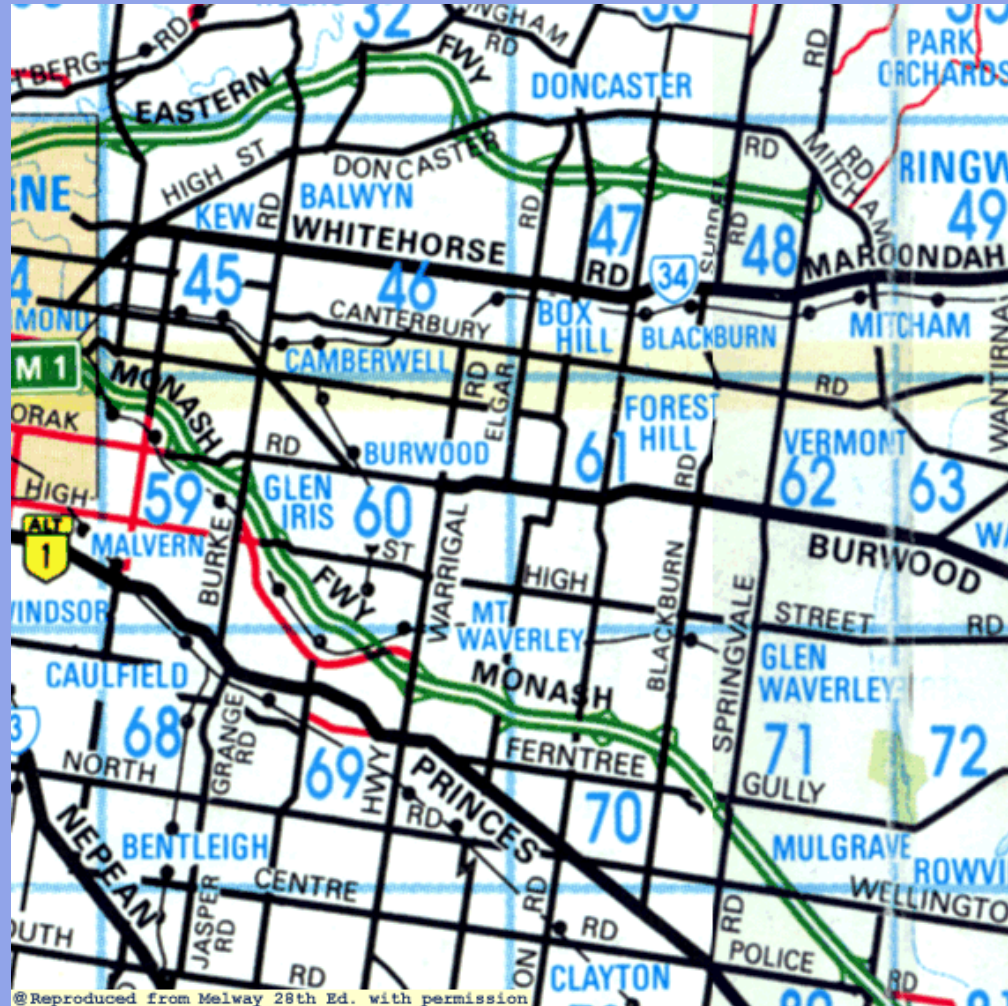
City, Town, Village, Shopping Centre



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Outside in - Regional Structure - the 1 mile cell

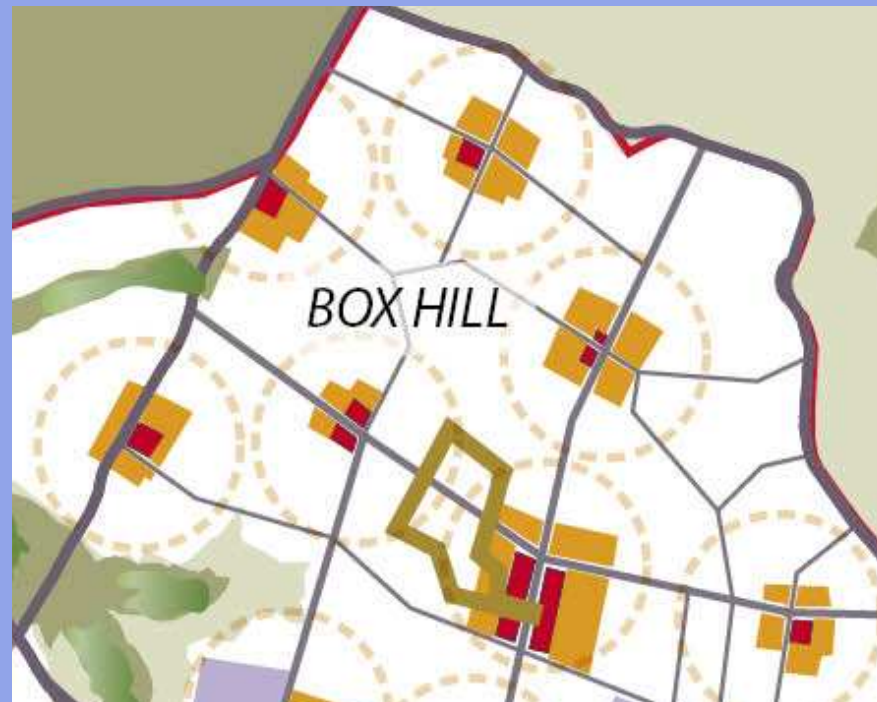


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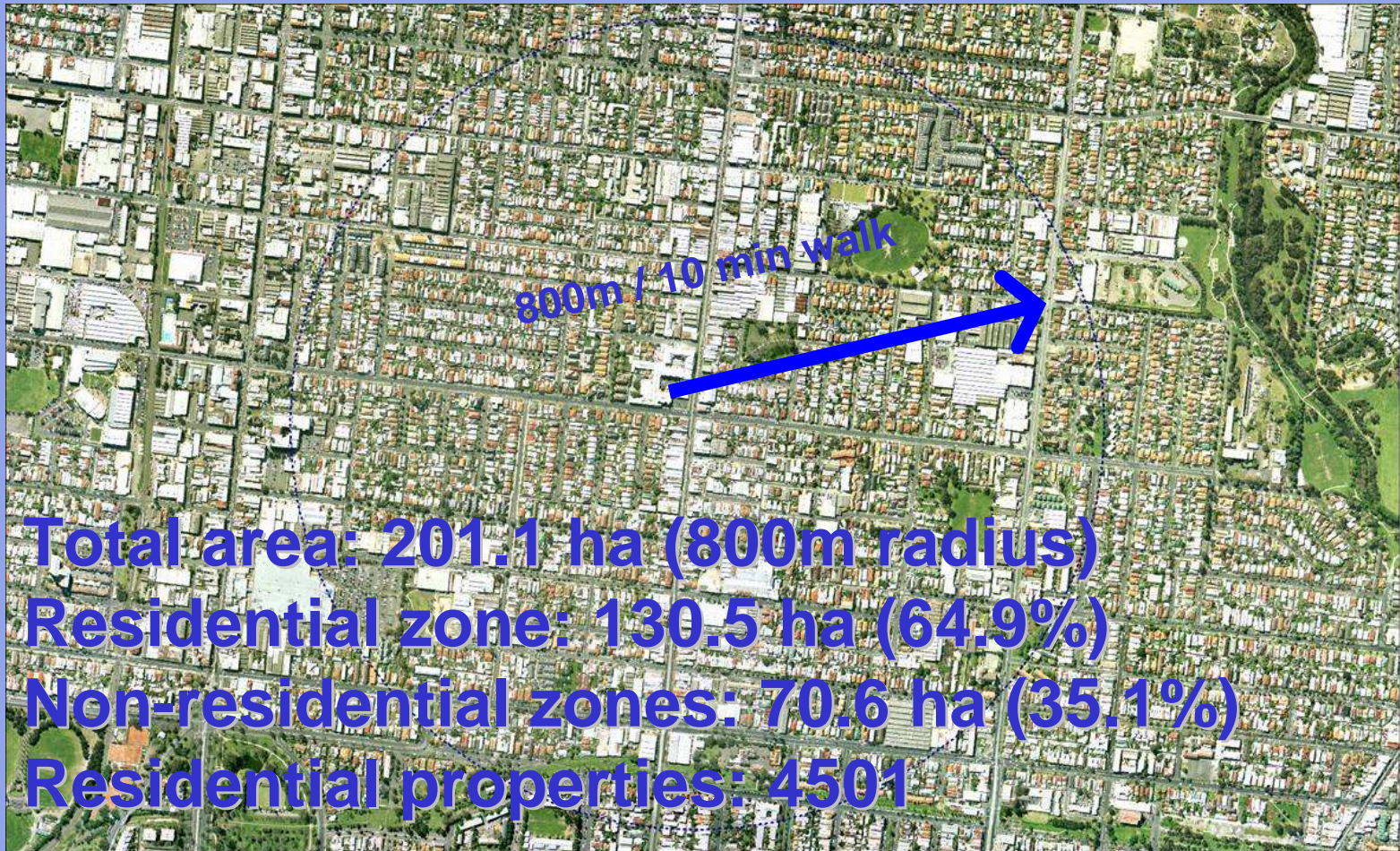
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Inside out - Walkable Catchments

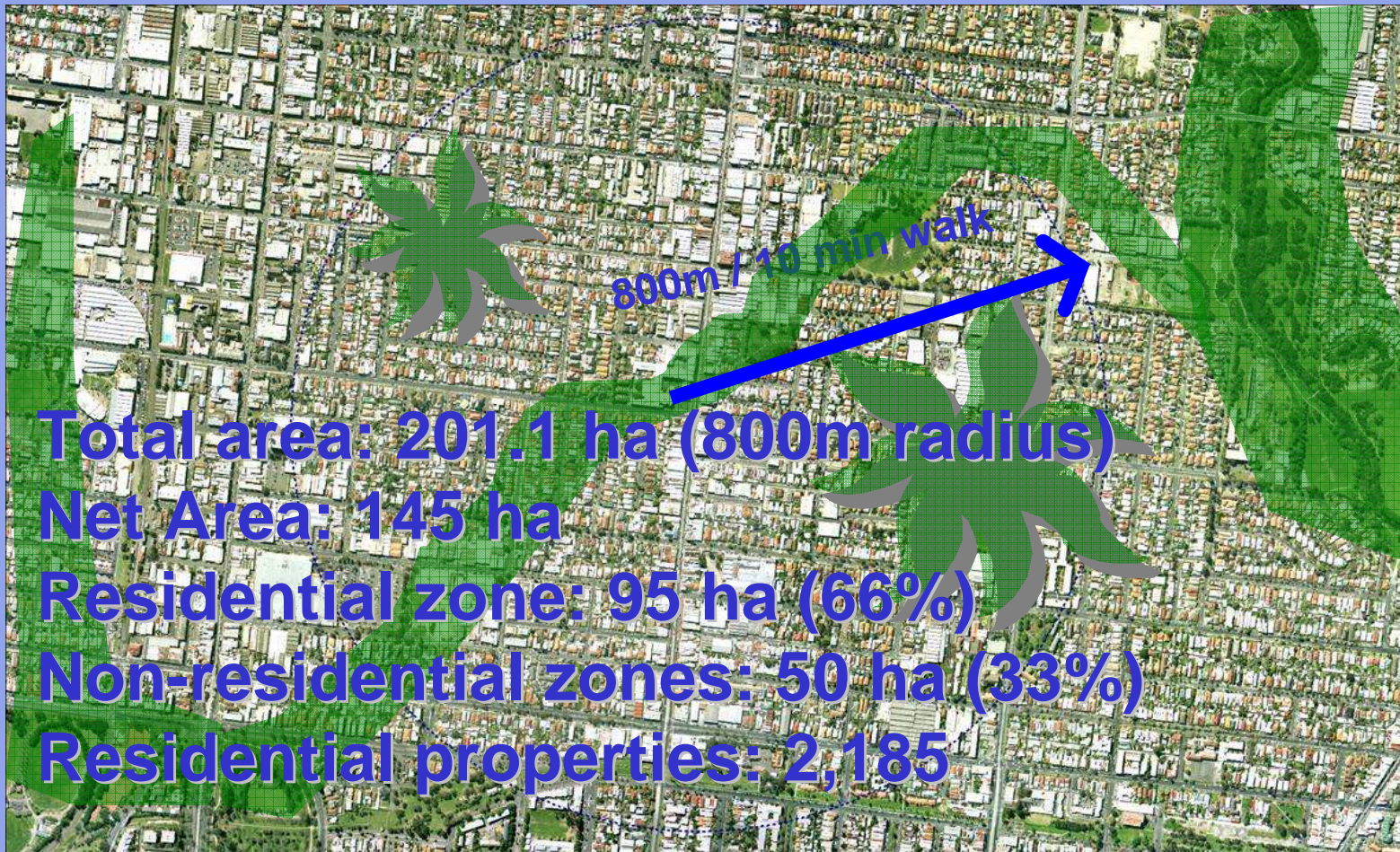
- The economic driver of local centres is not a pedestrian
- The “historic” paradigm of neighbourhood centres



Land Yield - then



Land Yield – now





Town Centre

- Policy & Implementation

Setting up the structure

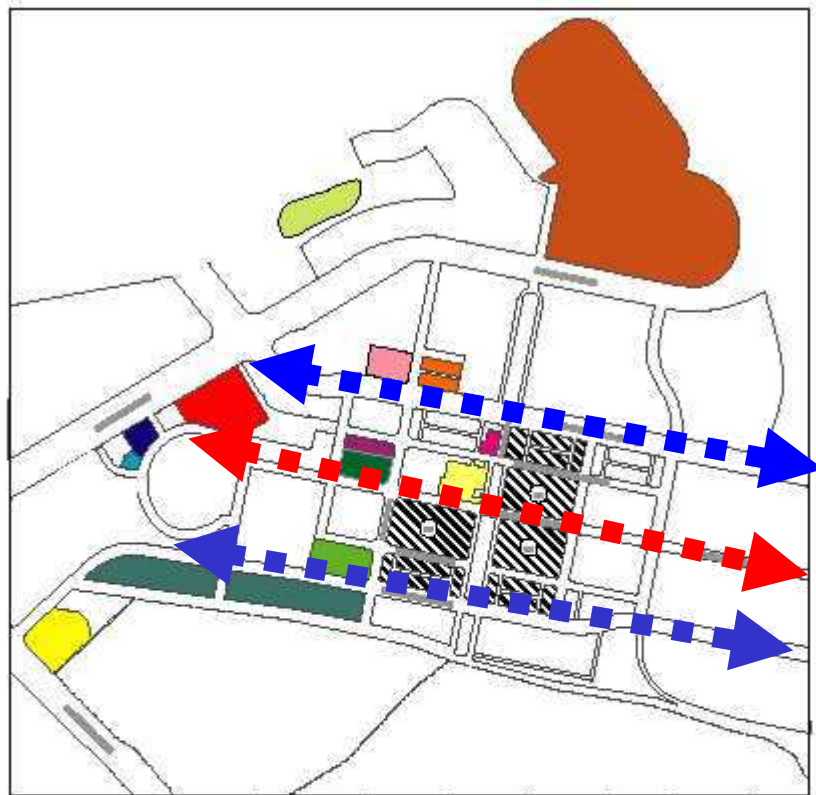
Built form

Zoning – less important

Role of employment & residential

Amenity, the intensification catalyst

Gungahlin – Creating Mainstreet

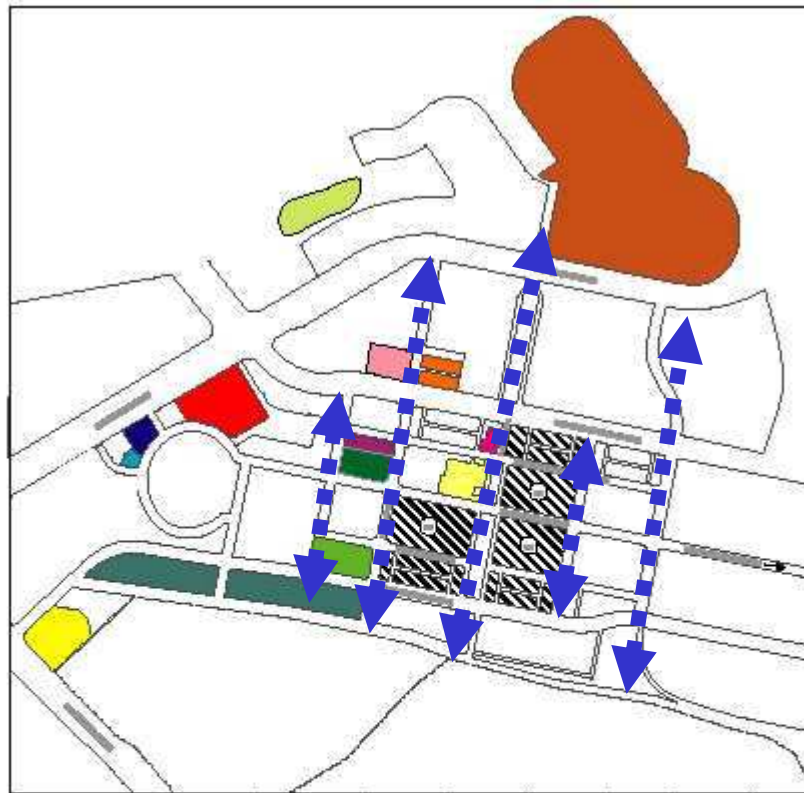


- Strong parallel routes

Canberra Raiders Sports Club	Gungahlin Community Resource Centre (includes Library)
Burgmann Anglican School	Otway Terrace (27 dwellings)
Magnet Mart (under construction)	Mixed Commercial Use Development
Veterinary Hospital (under construction)	Woolworths Plus Petrol
Yerrabi Estate (340 dwellings under construction)	Joint Emergency Service Centre
Yerrabi District Park and Adventure Playground	Proposed Site for Secondary College
Wells Station Road Estate (70 dwellings under construction)	Expression of Interest - relevant sites
Gungahlin Market Place	

GUNGAHLIN TOWN CENTRE

Gungahlin – Creating Mainstreet



- | | |
|---|--|
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GUNGAHLIN TOWN CENTRE

- Numerous cross routes

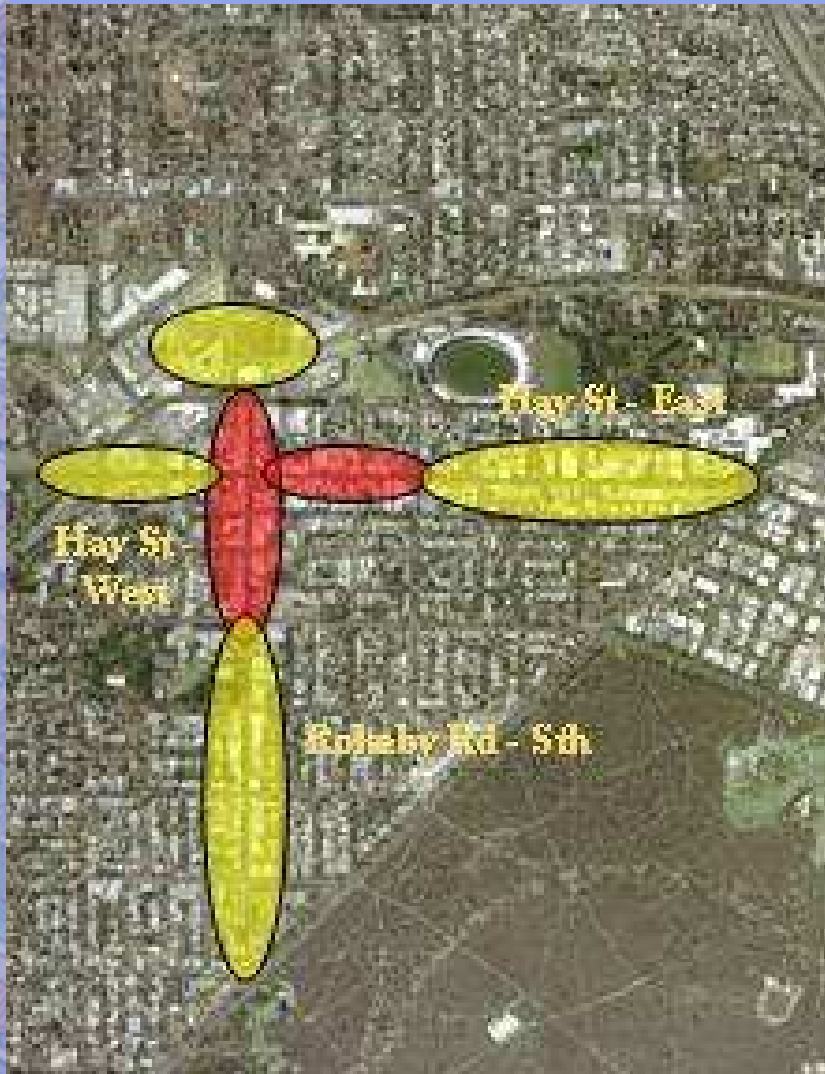
Gungahlin



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Subiaco – A & B Edges



- Key urban streets / hot edges
- Buildings address streets
- Linear vs vertical form

Subiaco – Grain & Subdivision



- Urban streets and amenity
- Fine grained built form to key streets

Town Centres - Peds first



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Shopping Centre & Town Centre

- Jobs Analysis of Perth & Auckland Centres

- Shopping Centre = 650 jobs
- Mall Dominated Town Centre (with big mall) = 2,400 jobs
- Traditional Town Centre (no mall / small mall) = 2,800 jobs

- Shopping Centre = 2 retail jobs per 1 non retail
- Mall Dominated = 2 retail jobs per 2.4 non retail
- Traditional Town Centre = 2 retail jobs per 5 non retail

- Small traditional town centres are delivering more jobs than larger centres higher in the planning hierarchy



Town Centre - Transit

- **MXD or intensity of land use improves public transit use**
- **Single use or low intensity reduces transit use**
- **Public realm amenity facilitates intensity of land use**
- **Retail stores facing streets facilitate amenity**
- **A nexus exists between transit performance and retail**

Town Centre - Real Life

- The NZ Taylor Baines study on the social role of malls
- Depth of interaction, quality, values



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Town Centre - Real Life



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