City, Town, Village, Shopping Centre

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Outside in - Regional Structure
- the 1 mile cell
Inside out - Walkable Catchments

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

Total area: 201.1 ha (800m radius)
Residential zone: 130.5 ha (64.9%)
Non-residential zones: 70.6 ha (35.1%)
Residential properties: 4501

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Land Yield – now

Total area: 201.1 ha (800m radius)
Net Area: 145 ha
Residential zone: 95 ha (66%)
Non-residential zones: 50 ha (33%)
Residential properties: 2,185
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
Gungahlin – Creating Mainstreet

• 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
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
Town Centre - Real Life

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