

Ku-ring-gai Public Domain Plan

Draft for Exhibition

March 2021



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ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Ku-ring-gai Council
acknowledges the Traditional
Custodians of the land of which
the Ku-ring-gai local government
area is a part, and pays its
respects to their Elders,
past and present.

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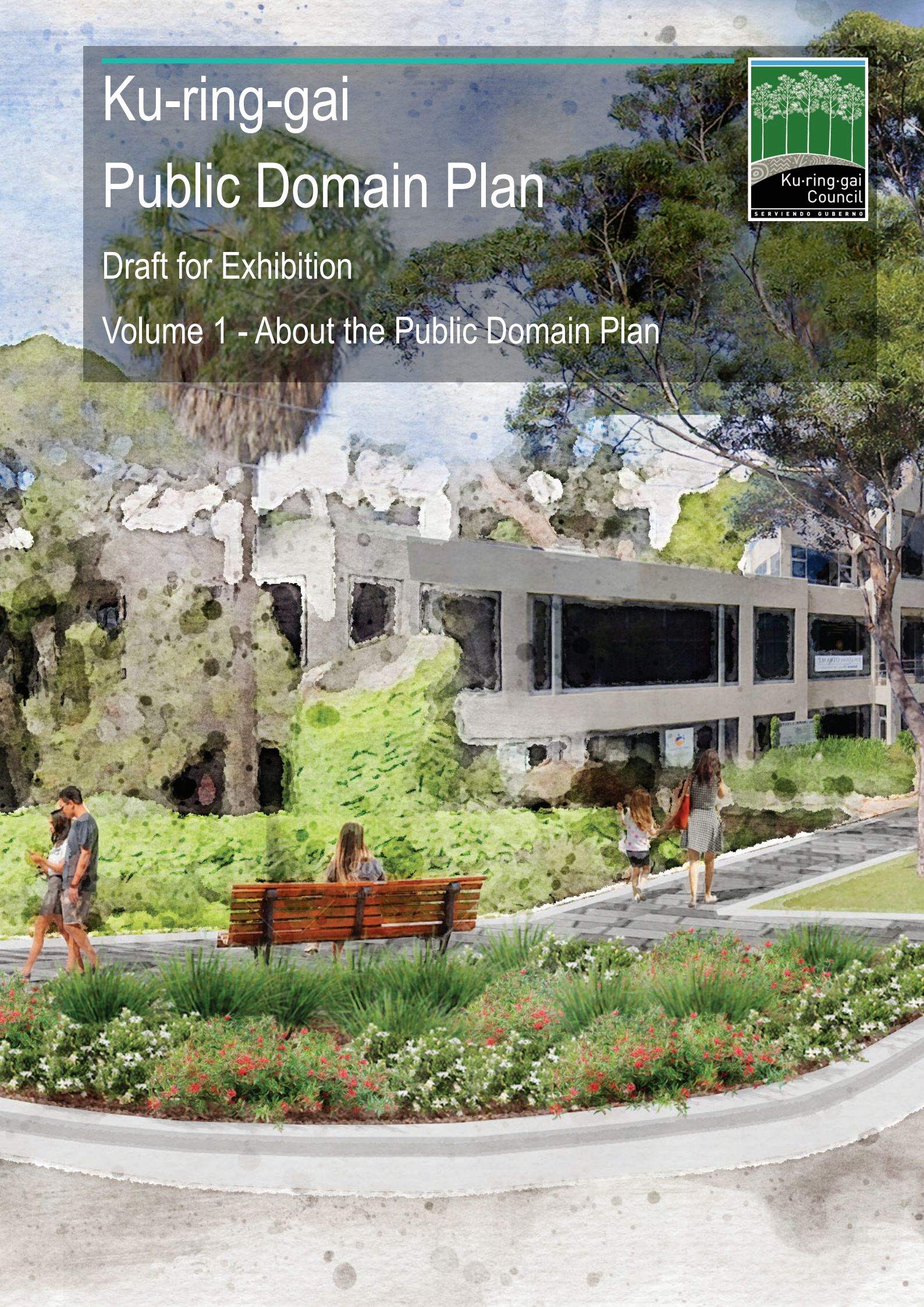
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Ku-ring-gai Public Domain Plan

Draft for Exhibition

Volume 1 - About the Public Domain Plan



Introduction



Background

In 2010, Ku-ring-gai Council adopted the Ku-ring-gai Town Centres Public Domain Plan 2010. This document was prepared to “promote and guide the revitalisation of the town centres so that over time they become the focus of community life for residents and visitors to the area.”

This remains the aim for the revised Ku-ring-gai Public Domain Plan, though the town centre plans have been revisited to ensure they meet the growing needs of the Local Government Area (LGA) and align with the Ku-ring-gai Local Strategic Planning Statement as well as the North District Plan of the Greater Sydney Commission.

Ku-ring-gai LGA forms part of the North District, as described by the Greater Sydney Commission in their Greater Sydney 2056 plan. The Greater Sydney 2056 plan's vision is to create three metropolitan “cities” across Sydney that will create three 30 minute cities, where there will be increased employment opportunities, services and quality open spaces within a 30 minute reach of residents. The vision intends to improve the lifestyle and environment for the Sydney population.

The North District Plan set targets for new housing in key locations and nominates key Strategic Centres for the North District. These Strategic Centres fall outside the Ku-ring-gai LGA. The North District Plan nominates four Local Centres within the Ku-ring-gai LGA. These are Gordon, St Ives, Turramurra and Lindfield.

According to *A Metropolis of Three Cities* (Greater Sydney Commission, March 2018):

“Greater Sydney’s cities, centres and neighbourhoods each have a unique combination of people, potential, history, culture, arts, climate, built form and natural features creating places with distinctive identities and functions. Great places build on these characteristics to create a sense of place that reflects shared community values and culture. Great places focus on the public realm and open spaces that attract residents, workers, visitors, enterprise and investment. They recognise and celebrate the local character of the place and its people, and include the green infrastructure that supports the sustainability of the region and people’s wellbeing.....

Walkable places are designed, built and managed to encourage people of all ages and abilities to walk or cycle for leisure, transport or exercise. Walkable neighbourhoods support centres and active street life, which enhances community connections, safety and the success of local businesses, and improves social and economic participation. Locations for new jobs and housing, and the prioritisation of transport, health, schools and social infrastructure investment should consider walkability.”

The Greater Sydney Commission District Plans required each Council to prepare a Local Strategic Planning Statement for their area to guide future land use planning and development that aligned with the directions of the District Plans.

Ku-ring-gai Council adopted the Ku-ring-gai Local Strategic Planning Statement in March 2020. The Ku-ring-gai Local Strategic Planning Statement draws together existing land use plans and policies in the one document and presents an overall vision for priorities and actions for the future land use planning in Ku-ring-gai. The Ku-ring-gai Public Domain Plan aligns with the objectives and structure plans presented in the Ku-ring-gai Local Strategic Planning Statement for Local Centres.

The Ku-ring-gai Public Domain Plan includes many of the recommendations in Council’s Draft Pedestrian Access and Mobility Plan. The concept designs shown in the Ku-ring-gai Public Domain Plan also reflect the objectives of the Draft Access and Disability Inclusion Plan 2020 – 2024.

This Public Domain Plan responds to the Ku-ring-gai Community Strategic Plan – Our Ku-ring-gai 2038 developed in consultation with the community where a key planning priority is to “improve our centres”.

The Ku-ring-gai Public Domain Plan is one step towards making Ku-ring-gai’s Local Centres more walkable, user friendly and attractive places.

Purpose of this Plan

The purpose of this plan is to review and update the Ku-ring-gai Town Centres Public Domain Plan 2010 so that it reflects new Council directions and policies and correlates with the Ku-ring-gai Development Control Plan, Ku-ring-gai Community Strategic Plan – Our Ku-ring-gai 2038, the Ku-ring-gai Local Strategic Planning Statement, and the Greater Sydney Commission – North District Plan for Sydney.

AIMS OF THE PUBLIC DOMAIN PLAN

The aim of this Public Domain Plan is to provide guidance for the design of public spaces in Ku-ring-gai’s Local Centres.

The Public Domain Plan comprises three (3) volumes:

- Volume 1 – About the Public Domain Plan
- Volume 2 – Local Centres Public Domain Plans
- Volume 3 – Technical Manual

► Volume 1 – About the Public Domain Plan

- outlines the vision for the Ku-ring-gai LGA and Local Centres;
- aligns with the Ku-ring-gai Local Strategic Planning Statement;
- aligns with the Ku-ring-gai Local Environment Plan and Development Control Plan;
- sets out the overarching principles for the Local Centres; and
- lists other associated Council and state government documents that provide background information or are relevant to design decisions that need to be made in the planning and design of the public domain.

► Volume 2 – Local Centres Public Domain Plans

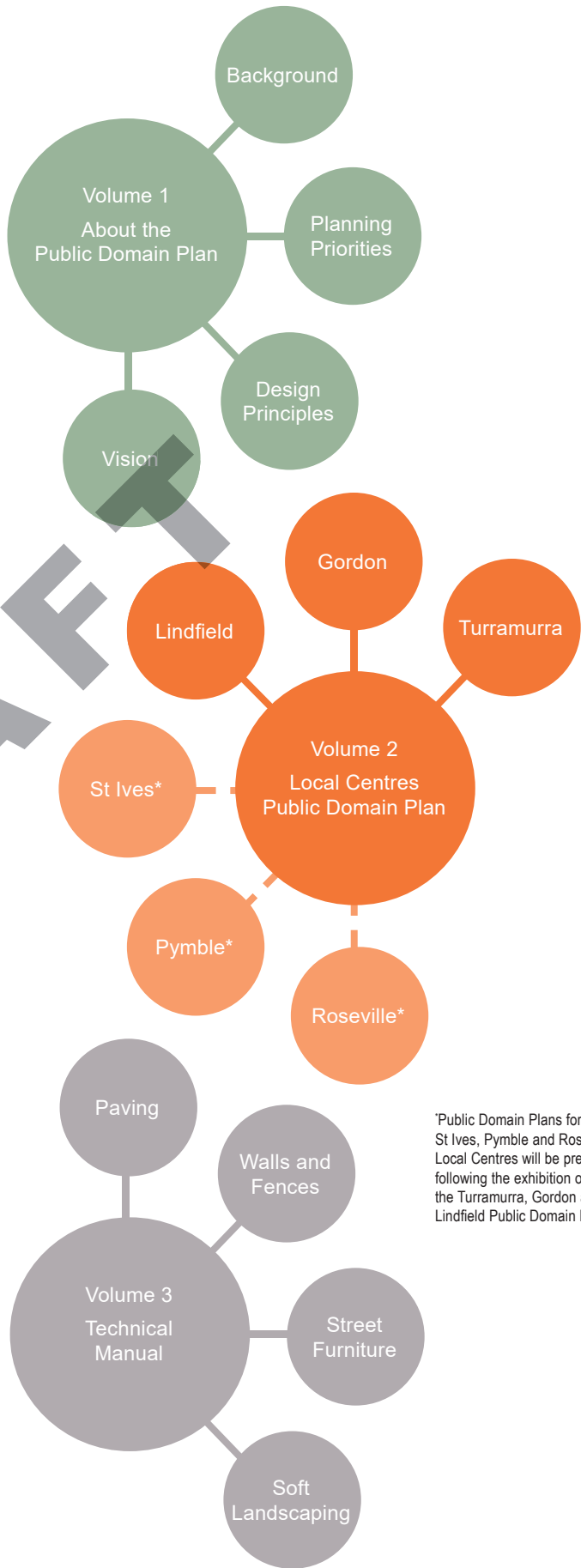
- sets out objectives for each Local Centre;
- describes concept designs for the primary and secondary Local Centres of Ku-ring-gai LGA;
- provides concept designs for streetscapes, and public open spaces for key streets and street typologies in the Local Centres; and
- provides tree species for use in Local Centres.

► Volume 3 – Technical Manual

- provides typical technical details for public domain components;
- nominates materials to be used for public domain works; and
- nominates tree species lists for use in Local Centres.

This section is Volume 1.

Reference must be made to all volumes prior to proceeding with the design for public domain areas.



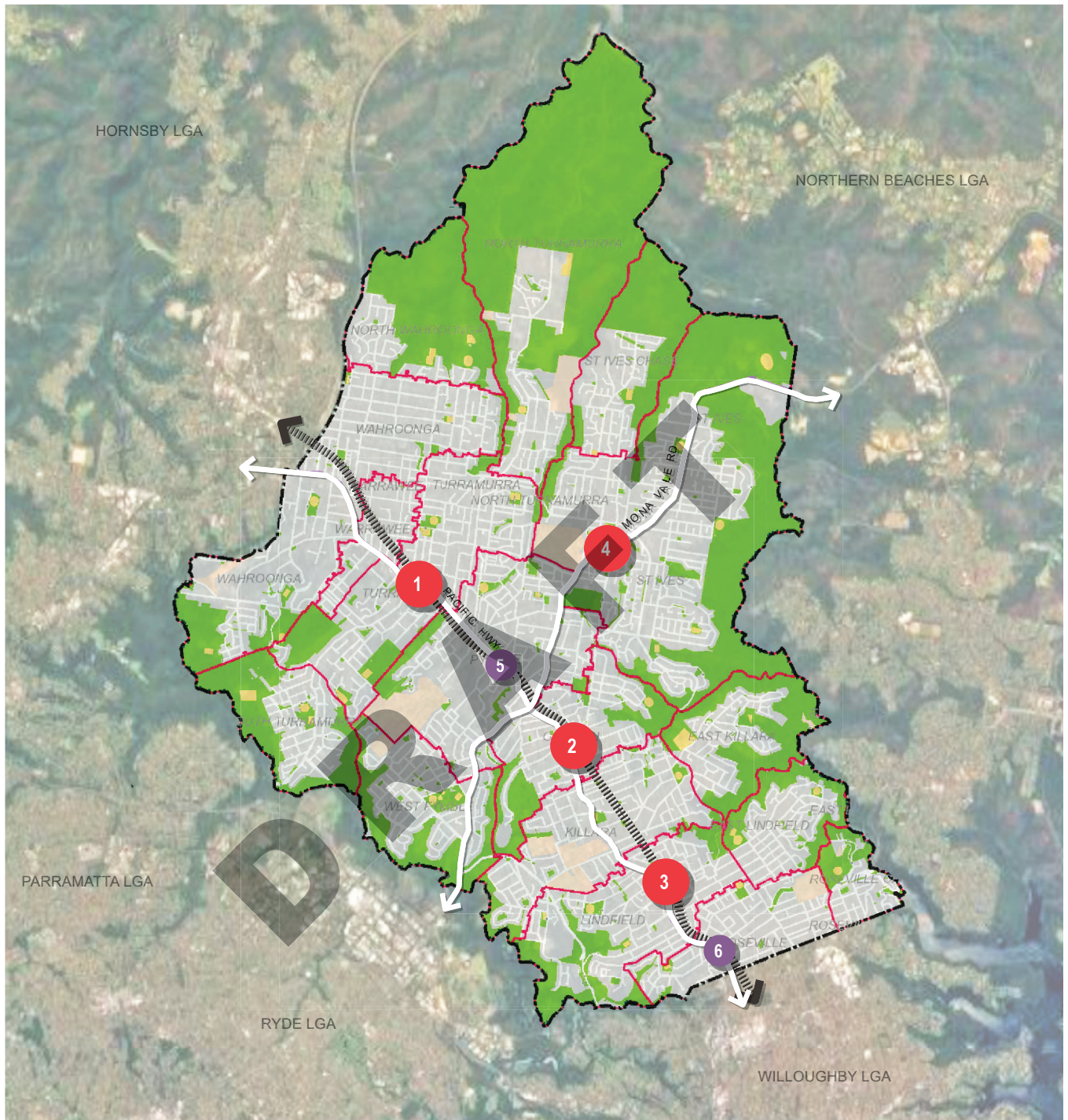


Figure 1-01 Ku-ring-gai Local Centres

Primary Local Centre:

- 1 Turramurra
- 2 Gordon
- 3 Lindfield
- 4 St Ives

Secondary Local Centre:

- 5 Pymble
- 6 Roseville

Planning Priorities

The Ku-ring-gai Public Domain Plan builds on the Ku-ring-gai Town Centres Public Domain Plan 2010 and revisits some principles and aims so that they are in line with the directions of the North District Plan and the Ku-ring-gai Local Strategic Planning Statement, as well as recent studies and policies that have been prepared for and by Council.

NORTH DISTRICT PLAN

The key directions from the North District Plan that influence the Ku-ring-gai Public Domain Plan are based on the Liveability and Sustainability Framework.

Liveability framework focuses on the growth of “well-connected walkable places that build on local strengths and ...quality public places.”

► Liveability

The North District Plan Priorities for Liveability that are relevant to the Ku-ring-gai Public Domain Plan are summarised below.

- Planning Priority N4
Fostering healthy, creative, culturally rich and socially connected communities. This includes:
 - safe and inclusive places for people of all ages and abilities;
 - providing walkable places at a human scale with active street life;
 - prioritising opportunities for people to walk, cycle and use public transport; and
 - socially connected communities.
- Planning Priority N6
Creating and renewing great places and Local Centres, and respecting the District's heritage. Such priorities include delivering great places by:
 - prioritising a people-friendly public realm and open spaces;
 - recognising and balancing the dual function of streets as places for people and movement;
 - providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres;
 - integrating social infrastructure to support social connections and provide a community hub;
 - recognising and celebrating the character of a place and its people; and
 - using flexible and innovative approaches to revitalise high streets in decline.

► Sustainability

Sustainability framework focuses on an integrated approach to green infrastructure (the Green Grid) which includes waterways, bushland, urban tree canopy, parks and open spaces to improve sustainability and provide green links to support walking, cycling and community access to open space.

The North District Plan Priorities for Sustainability that are relevant to the Ku-ring-gai Public Domain Plan are summarised below.

- Planning Priority N19
Increasing urban tree canopy cover and delivering Green Grid connections. Increasing the Green Grid means:
 - expanding urban tree canopy in the public realm;
 - providing opportunities for connections that form the long-term vision of the network; and
 - walking and cycling links for transport as well as leisure and recreational trips.
- Planning Priority N22
Adapting to the impacts of urban and natural hazards and climate change, such as:
 - supporting initiatives that respond to the impacts of climate change; and
 - mitigating the urban heat island effect and reduce vulnerability to extreme heat.

KU-RING-GAI LOCAL STRATEGIC PLANNING STATEMENT

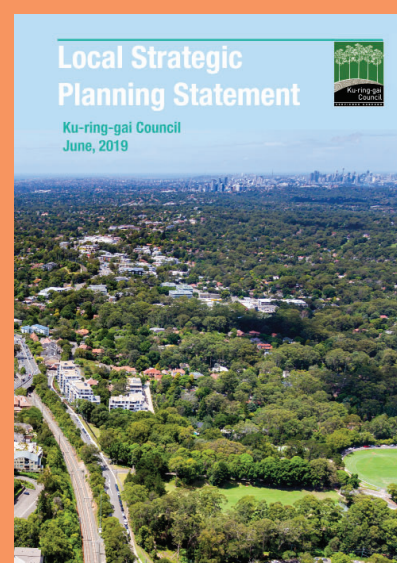
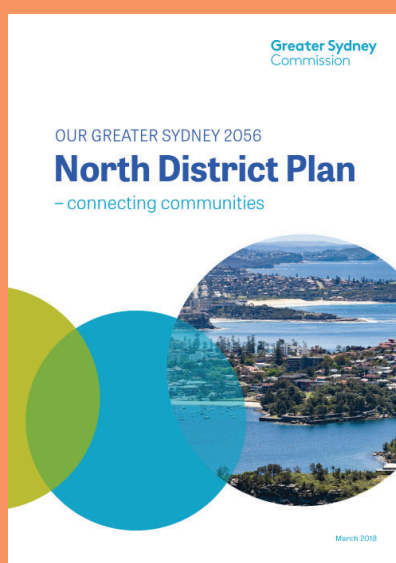
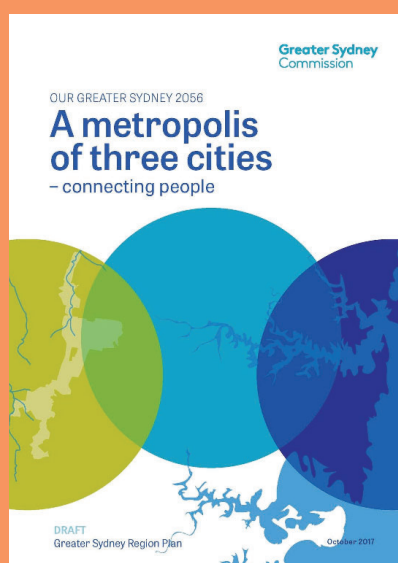
The key Local Planning Priorities from the Ku-ring-gai Local Strategic Planning Statement that have provided guidance for the Ku-ring-gai Public Domain Plan are summarised below.

► Liveability

- Local and Neighbourhood Centres
 - K6: Revitalising and growing a network of centres that offer unique character and lifestyle for local residents.
- Local Character and Heritage
 - K12: Managing change and growth, in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character.
 - K13: Identifying and conserving Ku-ring-gai's environmental heritage.
- Community and Cultural Infrastructure
 - K14. Providing a range of cultural, community and leisure facilities to foster a healthy, creative, culturally rich and socially connected Ku-ring-gai.
- Aboriginal communities and cultural heritage
 - K15. Strengthening recognition and support for Aboriginal communities and cultural heritage.
 - K16. Protecting, conserving and managing Ku-ring-gai's Aboriginal heritage assets, items and significant places.

► Sustainability

- Urban forest
 - K31. Increasing, managing and protecting Ku-ring-gai's urban tree canopy.
- Green Grid
 - K32. Protecting and improving Green Grid connections.
 - K33. Providing a network of walking and cycling links for leisure and recreation.
- Water Sensitive City
 - K36. Enhancing the liveability of Ku-ring-gai's urban environment through integrated water infrastructure and landscaping solutions.
 - K37. Enabling water resource recovery through the capture, storage and reuse of water, alternate water supplies and increased water efficiency.
- Climate Change and Resilience
 - K40. Increasing urban tree canopy and water in the landscape to mitigate the urban heat island effect and create greener, cooler places.



About the Public Domain Plans



What is the Public Domain?

The public domain can be defined as all public areas owned or managed by Council including:

- roads, streets and lanes;
- street verges and footpath areas;
- car parks;
- parks, open space, and urban spaces; or
- any other Council lands that are readily accessible to the public.

It may also apply to private land that is made available for public use such as privately owned arcades, pedestrian lanes, building forecourts, setback areas or the like.

WHAT IS THE SCOPE OF THIS PUBLIC DOMAIN PLAN?

The Ku-ring-gai Public Domain Plan applies to public lands or private lands accessible to the public within the Local Centres of Ku-ring-gai LGA. The extent of works varies for each Local Centre and have been determined through a comprehensive study of pedestrian and transport movement, local character, landscape analysis and zoning.

Where appropriate the principles of the Ku-ring-gai Public Domain Plan should be extended onto private lands where there is public access such as privately owned arcades, pedestrian lanes, building forecourts, setback areas or the like. Similarly, the principles of this Plan could be extended onto government lands around the Local Centres such as Transport for NSW controlled transport corridors, land owned by Sydney Water, Ausgrid and others, where possible.

WHO SHOULD USE THIS PUBLIC DOMAIN PLAN?

The Ku-ring-gai Public Domain Plan provides guidelines and concept designs for all stakeholders, planners, designers and developers – public or private, large or small scale – who intend to carry out works within the public domain areas of the Ku-ring-gai Local Centres.

Works planned by developers within public domain areas must adhere to the concept designs and material selections outlined in the Public Domain Technical Manual as relevant to the particular immediate area of the Local Centre within which the development is proposed. Designs of the public domain areas associated with development must be submitted with Development Applications.

WHAT IS A LOCAL CENTRE?

Ku-ring-gai's Local Strategic Planning Statement defines Local Centres as investigation areas defined by a circle with a radius of 800 metres. This circle represents a ten minute walkable distance to the station or centre of the commercial precinct. This is consistent with the approach applied in the Greater Sydney Commission's North District Plan.

The investigation area has been refined by analysing walking times based on the layout of roads and footpaths, topography and natural elements of the area. The boundaries are further refined by aligning boundary lines with public roads and property boundaries to ensure changes to planning controls effect entire blocks.

Exceptions are cases where large open spaces are located within or adjacent to the circle periphery. In these cases, the open space defines the boundary of the investigation area.

RELATED DOCUMENTS

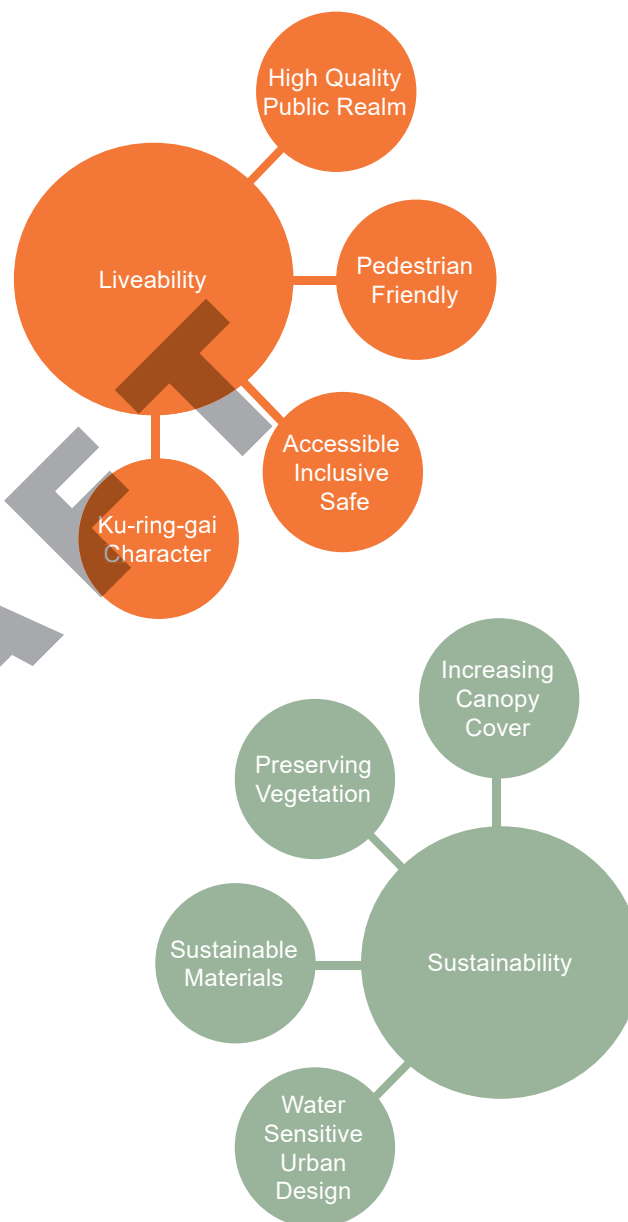
The Ku-ring-gai Public Domain Plan must be read in conjunction with the following documents:

- Ku-ring-gai Local Strategic Planning Statement;
- Ku-ring-gai Local Environment Plan;
- Ku-ring-gai Development Control Plan;
- Ku-ring-gai Contributions Plan 2010;
- Ku-ring-gai Draft Pedestrian Access and Mobility Plan;
- Ku-ring-gai Access and Disability Inclusion Plan; and
- Ku-ring-gai Traffic Improvement Plan.

Key Objectives

The key objectives of the Ku-ring-gai Public Domain Plan reflect the Priorities in the Greater Sydney Commission's North District Plan and the Ku-ring-gai Local Strategic Planning Statement – Liveability and Sustainability. Consequently, the objectives of the Ku-ring-gai Public Domain Plan are to:

- deliver a high quality public realm;
- provide a consistent positive image for Ku-ring-gai with acknowledgement and retention of local character for each Local Centre;
- improve legibility and wayfinding;
- develop pedestrian focused places with improved walking experience;
- ensure an accessible, inclusive, and safe public domain;
- create vibrant streetscapes and public areas with enjoyable experiences including outdoor dining, public art installations and flexibility for events;
- promote a consistent materials palette and consistent design elements to unify and identify Ku-ring-gai LGA;
- respond to climate change by providing shelter through planting and structures / built form with canopies to reduce heat, and other cooling methods such as water features;
- preserve and enhance vegetation and landscape character of Ku-ring-gai;
- encourage sustainable design using robust, long lasting materials; and
- encourage sustainable water usage design such as water capture, water re-use and cleansing, and water efficient planting.



Design Process

Well-designed places sit comfortably in their environment. The best designed places integrate with the local character and meet the needs of the community. The spaces should be adaptable and capable of evolving with changing conditions and demands. The design should improve the local environmental conditions and encourage community activity. Well-designed spaces provide safe and secure places that support social cohesion and people's well-being.

Each site will have its own challenges and opportunities to create great public domain places that benefit the community and improve the conditions of the Local Centres.

The public domain plans in Volume 2 of the Ku-ring-gai Public Domain Plan are the concept plans for each of the primary and secondary Local Centres. To ensure a coherent, well-coordinated roll out of the concept design and desired future character of the Local Centres, it is vital that all contributors adhere to the concept design and deliver a quality outcome. All developed designs need to be approved by Council's Public Domain Coordinator. Any variations to the public domain concept plans need prior approval from Council's Public Domain Coordinator before progressing to detailed design.

DESIGN CONSIDERATIONS

When preparing public domain plans consider the following, though this is not an exhaustive list:

- local vegetation – native and exotic plants that influence the character of the place;
- materials that match or complement the existing urban fabric, where possible;
- environmental and micro-climatic conditions;
- landform;
- street hierarchy;
- size of the place;
- future use of place;
- allocation of road user space to realise a balance between place and the movement of people and goods in accordance with Transport for NSW Road User Space Allocation Policy;
- walkability to, through and around the place;
- entries and movement around buildings;
- clear paths of travel;
- provision of continuous footpaths on both sides of streets and lanes;
- key pedestrian movements within and through the Local Centre; and
- wayfinding – intuitive and sign posted.

“Good design creates usable, user-friendly, enjoyable and attractive places and spaces, which continue to provide value and benefits to people, the place and the natural environment over extended periods. Good design brings benefits socially, environmentally and economically, and builds on these benefits over time – it adds value.”¹

¹ Government Architect New South Wales, Better Placed – An integrated design policy for the built environment of New South Wales, NSW Government, 2017.

What makes up the Public Domain Plans?

STREET CHARACTER AND FUNCTION

A clear hierarchy of streets assists in the legibility of the Local Centre – that is the ease with which people are able to navigate their way around the area. Streets need to be active, lined with shops and other uses to encourage activity, regular use and community pride. Activity in the streets, day and night, enhances the safety of the area.

The hierarchy and character of streets vary for each Local Centre. Refer to each Local Centre plan for information regarding street hierarchy and character.

► Objectives

The quality and character of the streets play a significant role in the experience of the Local Centre.

The key objectives for street character and function are to:

- improve the quality of all streets within and surrounding the Local Centres;
- ensure the Local Centre streets remain active shopping and business precincts; and
- develop and enhance the Local Centre streets and laneways as pedestrian orientated places with high amenity.

PUBLIC SPACES

Public space, such as town squares and local parks are important places for people to gather and have a sense of community, particularly in the Local Centres.

Public space is generally publicly owned land that provides a place for people to undertake a range of leisure pursuits whether it is active and organised, such as playing tennis; passive, such as meeting a friend; walking and playing; or simply sitting and people watching.

► Objectives

The key objectives for the creation of public spaces are to:

- maximise open space within and around the Local Centres that caters for the recreational needs of people of all ages;
- create new town squares as focal points and meeting places for people in each centre;
- provide local parks catering for the passive recreational needs of existing and future residents in the area;
- design urban spaces as open flexible areas that will cater for community and leisure based activities such as outdoor dining within public spaces;
- provide local open spaces that have high quality facilities and achieve accessibility and safety standards that meet community expectations;
- provide shade and shelter in public spaces through the planting of trees;
- retain and enhance areas of local biodiversity and fauna habitat within public spaces, where possible; and
- enable activities to encourage visitation and a reason to linger such as public art, unstructured play and events.



TREE CANOPY

Ku-ring-gai's tree canopy characterises the LGA. Remnant pockets of native forests, large trees in streets, parks and private properties along with the adjoining National Parks all contribute to the local character that makes Ku-ring-gai distinctive. To the northeast of the railway line the canopy generally consists of exotic species due to the longer development history; native trees generally create the canopy to the southwest of the railway line due to steep topography and constrained development.

The tree canopy provides a number of significant benefits including shade, shelter, biodiversity protection, provision of bio-linkages and visual amenity.

New tree planting in the Local Centres must reflect the character of the immediate surroundings unless a special precinct is proposed in the public domain plan. Where possible, indigenous planting to enhance biodiversity is to be used in streets and parks.

Lists of preferred tree species are provided in Volume 2 and Volume 3 of the Ku-ring-gai Public Domain Plan.

► Objectives

The key objectives for tree canopy protection and enhancement are to:

- protect and supplement the tree canopy cover of each Local Centre;
- protect and enhance the existing landscape character of the area;
- provide shade and shelter through the use of canopy planting;
- enhance the pedestrian and visual amenity of the streetscape; and
- assist in the establishment of bio-linkages through canopy connectivity, where possible.



PEDESTRIAN ACCESS AND CIRCULATION

The ease by which people can move by foot around a Local Centre is an important planning consideration. Permeability means that a pedestrian will have many different options for moving around a centre. These include the street network, parks, access ways and pedestrian arcades. Legibility means that a pedestrian can easily understand or "read" the structure of a place and navigate their way around.

In order to maintain continuity between developments, the public domain guidelines prohibit the manipulation of footpath grades to match building entries. New developments must match existing levels at property boundaries unless permission is provided in writing by Council's Public Domain Coordinator prior to the submission Development Application for a site that is proposed for redevelopment. Footpaths on street verges are to follow the grade / landform of the street.

► Objectives

The key objectives for pedestrian access / circulation are to:

- implement the key requirements of Council's Draft Pedestrian Access and Mobility Plan;
- encourage people to walk to the Local Centres and improve pedestrian access, safety and amenity within the Local Centre;
- enhance pedestrian connections within and between the Local Centre and to surrounding residential areas;
- ensure all pedestrian routes are lit to meet the appropriate standard for pedestrian safety;
- improve accessibility for the elderly, people with disabilities and people with strollers;
- apply recommendations of Council's Access and Disability Inclusion Plan;
- ensure all paths meet accessibility standards for crossfalls; and
- provide accessible paths where practical².

² Given the nature of Ku-ring-gai's underlying landform, the provision of accessible paths that meet Australian Standards can be difficult. Where possible, accessible paths are to be installed. At minimum, paths of travel (minimum 2m wide) are to have crossfalls that comply with AS1428.

MULTI-MODAL TRANSPORT INTEGRATION

A well-planned transport network will ensure that all modes of transport including trains, buses, taxis, ride share, cars and bicycles are integrated so that changing from one mode of transport to another is simple, direct and safe.

Ku-ring-gai's Local Centres are located at rail stations (with the exception of St Ives Local Centre) and have a high level of access to the regional transport network. The Local Centres are heavily used by commuters who arrive by various means. Many residents drive from the outer suburban areas of the LGA and park in the Local Centre residential streets to access trains, particularly where bus routes are not readily available.

► Objectives

The key objectives for multi-modal transport integration are to:

- provide facilities which encourage public and active transport usage;
- improve access between transport modes (including rail, bus, taxi, and kiss and ride) for people with disabilities, the elderly and parents with strollers;
- continue to support increased commuter links between the rail stations and residential areas of the LGA;
- improve cycle access to the train stations;
- work with Transport for NSW to improve bicycle parking at train stations;
- encourage recreational cycling within and around the Local Centres;
- maximise commuter safety, comfort, amenity and accessibility; and
- work with State Government departments and agencies to improve multimodal transport interchanges.

VEHICLE ACCESS AND CIRCULATION

One of the key aims of the Ku-ring-gai Public Domain Plan is to increase pedestrian movement to, from and within the Local Centres. However, vehicles continue to be an influence on the streets and streetscape.

► Objectives

The key objectives for vehicle access and circulation are to:

- rationalise vehicle access and circulation within the Local Centre areas;
- minimise delays on local roads and at intersections;
- improve pedestrian amenity and safety and reduce conflicts with vehicles;
- introduce new streets or lanes to improve both vehicular and pedestrian access within and around the Local Centre; and
- upgrade and widen laneways to the rear of the retail blocks to improve local access and circulation.



VIEWS AND VIEW CORRIDORS

There are certain views that have historic value in the Ku-ring-gai LGA. Other views are important to retain because of their quality and relationship to the character of Ku-ring-gai. Views are also a mechanism for assisting people to orientate themselves - the better a person can orientate themselves the more "legible" an area becomes. Landmarks and focal points are also an important element in view corridors and for orientation.

► Objectives

The key objectives for views and view corridors are to:

- protect and enhance significant views and view corridors;
- protect and enhance visual focal points;
- ensure significant views and view corridors to and from heritage, special sites and landmarks are retained;
- protect views of historic significance;
- retain and enhance views and vistas of seasonal elements such as flowering trees; and
- retain clear sightlines into recreation areas for passive surveillance.

WAYFINDING AND SIGNAGE

Wayfinding and signage are important to direct people to their destination and feel confident about moving around the public domain. New visitors to Ku-ring-gai may need assistance in navigating their way through the LGA, particularly on their arrival to the Local Centres.

Wayfinding helps people navigate their way to their chosen destination. Wayfinding and signage is best placed where navigation decisions need to be made. People use wayfinding information, and clues from their surrounding environment to read and understand a place and to assist them in making directional decisions on their journey. Wayfinding, through signage, landmarks or points of interest, makes the public domain more legible and navigable. It then encourages people to walk with confidence and comfort.

A coordinated signage strategy provides identity to the LGA and assists in making destinations recognisable as part of Ku-ring-gai. A signage strategy will be developed as a separate package of work which may form part of the Ku-ring-gai Public Domain Plan in the future.

► Objectives

The key objectives for wayfinding and signage are to:

- provide a wayfinding system that gives legibility to the public domain so that people may walk with confidence around Local Centres;
- provide consistent wayfinding information to allow pedestrians to easily reach their chosen destination;
- develop consistent signage elements that are identifiable and reliable and that reinforce character and identity;
- install public domain elements that lead to intuitive wayfinding; and
- create an identifiable brand for Ku-ring-gai through the use of a coordinated suite of signage elements.



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