

An aerial, high-angle view of a modern town center. The scene is filled with lush green trees, paved walkways, and various public spaces. On the left, there's a colorful playground with a blue and white tower and slides. In the center, a large green lawn is dotted with people sitting on blankets, suggesting a community gathering. To the right, a large, colorful mural is visible on a wall. The overall atmosphere is bright and lively, with people walking and playing throughout the area.

DEE WHY TOWN CENTRE

PLACE MAKING & PUBLIC ART

ARTSCAPE + THE DESIGN PARTNERSHIP

JULY 2015

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EXECUTIVE SUMMARY

Dee Why is a beach side town, located north of Sydney, in the Warringah Council Local Government Area. The township is located within a rich natural environment composed of National Parks, sporting reserves, wetlands, a botanic garden and beaches.

In 2013, a Master Plan for Dee Why Town Centre was endorsed by Council. This Master Plan presented the vision for Dee Why for the next 30 years.

Ready to take the next steps, Council has recognised the power of Place Making to lead the process and bring the Master Plan into reality. This approach sets in motion the Creative Warringah project, which aims to motivate and facilitate opportunities for developing a creative economy within the region. Dee Why Town Centre has the opportunity to become the beating heart of Warringah's creativity community.

The public art and place making projects proposed for Dee Why Town Centre are the product of the following:

- The ideas, concepts and themes proposed in the Dee Why Town Centre Master Plan
- The recommendations from the Warringah Creative Strategy
- The aspirations from the Dee Why Youth Strategy
- The demographics and requirements for the current and future Dee Why population as identified in the Community Facilities Needs Assessment
- Consultation undertaken during the place making process
- Best practice art, place making and urban design ideas and concepts
- Tract Consultants Stage 1 report which clearly articulates the issues and opportunities with regards to the Dee Why Town Centre Master Plan.

ARTSCAPE, The Design Partnership and Tract Consultants (Landscape Architects) have worked collaboratively to create a unique and integrated approach to the public domain. This approach integrates art, events and bespoke design into the what would be traditionally an architectural and landscape urban design approach.

This document demonstrates the evolutionary process undertaken during the public art and place making visioning stage (Stage 1). The document is composed of the following sections.

Section 1 analyses the Dee Why Town Centre Master Plan and its recommendations for public art. This section identifies ways to develop those recommendations further:

- Section 1.1 summarises the art, gateways and place zones recommended in the Master Plan
- Section 1.2 interprets the Master Plan by testing the feasibility or appropriateness of it's recommendations.

Section 2 identifies the special places and spaces, future and existing, which add a unique layer to the town. This section articulates the character of these spaces which will inform the type of artwork and treatments proposed in Section 3 and 4:

- Section 2.1 identifies the character and function, of proposed and existing places, in Dee Why Town Centre
- Section 2.2 identifies the character and function, of proposed and existing streets and laneways, in Dee Why Town Centre
- Section 2.3 identifies methods to unify the town through art, its special places and events.

Section 3 demonstrates how a Public Art Trail could unify the town, using art and its special places:

- Section 3.1 identifies the Public Art Trail framework - its path, the places it crosses and the various destinations
- Section 3.2 identifies the artworks and treatments within the town centre and its relationship with the trail
- Section 3.3 identifies the artwork typologies of the town centre and trail
- Section 3.4 identifies the guiding themes and their origins.

Section 4 identifies the public art and place making projects that will help deliver the vision for Dee Why Town Centre:

- Section 4.1 is in the form of Art Site Data Sheets. Art Site Data Sheets will form a framework for the delivery of public art projects by Council and private developers.

Section 5 comprises an appendix containing Place Audits which have informed this document. Place Audit's explain the needs and aspirations for people and places within the town centre.



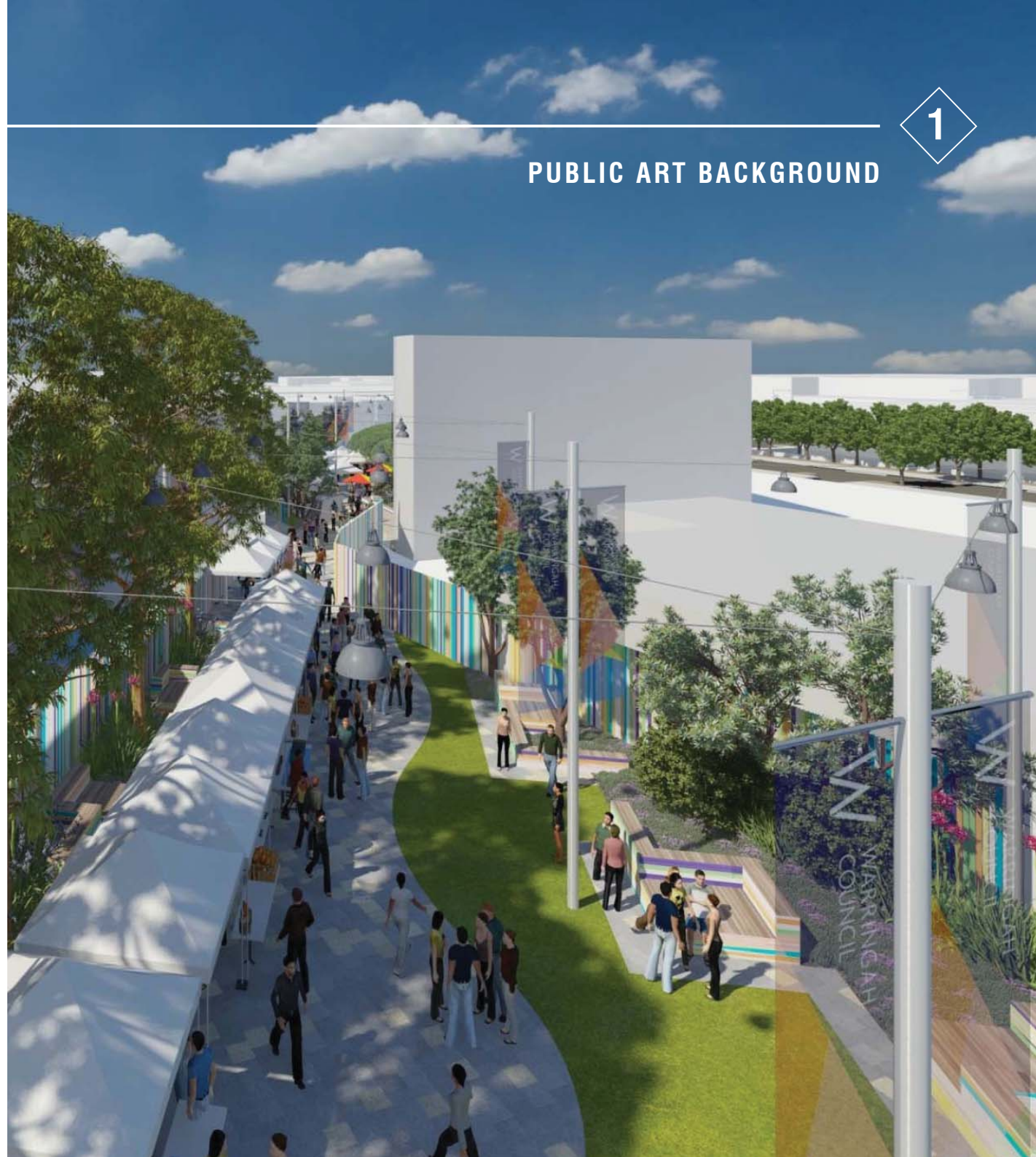
Figure 1: Triangle Park (South) as it may look during a market

PUBLIC ART BACKGROUND

The Dee Why Town Centre Master Plan, prepared in 2013, identifies and recommends locations for public art, lighting features, gateway elements and interpretive trails. The Master Plan also highlights a variety of proposed 'Place Zones', their intended use and character.

This section of the report identifies the Master Plan's recommendations and analyses them in the following manner:

- Comparison between the Master Plan and the findings of Tract's Stage 1 report, with particular focus on the constraints which may inhibit the realisation of the recommendations
- Comparison of the Master Plan with ARTSCAPE's independent assessment of Dee Why - based on best practice public art and place making opportunities.



1.1

SUMMARY OF THE MASTER PLAN'S PUBLIC ART APPROACH

The diagram is a summary of the public art and place zones identified in the Dee Why Town Centre Master Plan.

As a high level document, the Master Plan identifies opportunities that can be explored during future design development stages. It is noted that some opportunities were not feasible following further investigations by Tract and ARTSCAPE however, that is the nature of a Master Plan.

The diagram shows relevant extracts from the Master Plan including:

- Artwork locations
- Gateway elements
- Light features
- Interpretive trail locations and
- The demarcation of different Place Zones within the town centre.

Its important to note that the Master Plan provided no explanation about its choice of art, gateway and lighting locations therefore, a number of assumptions have been made.

LEGEND

Art and Gateways

- Art Installation
- Gateway element
- Light feature
- Interpretive Trail

Place Zones

- Green Spine
- Social Heart
- Future Social
- Transitory Experience
- Central Business District
- Dee Why West Mixed Use Zone
- Entertainment
- Community/Civic Connectors











1.2

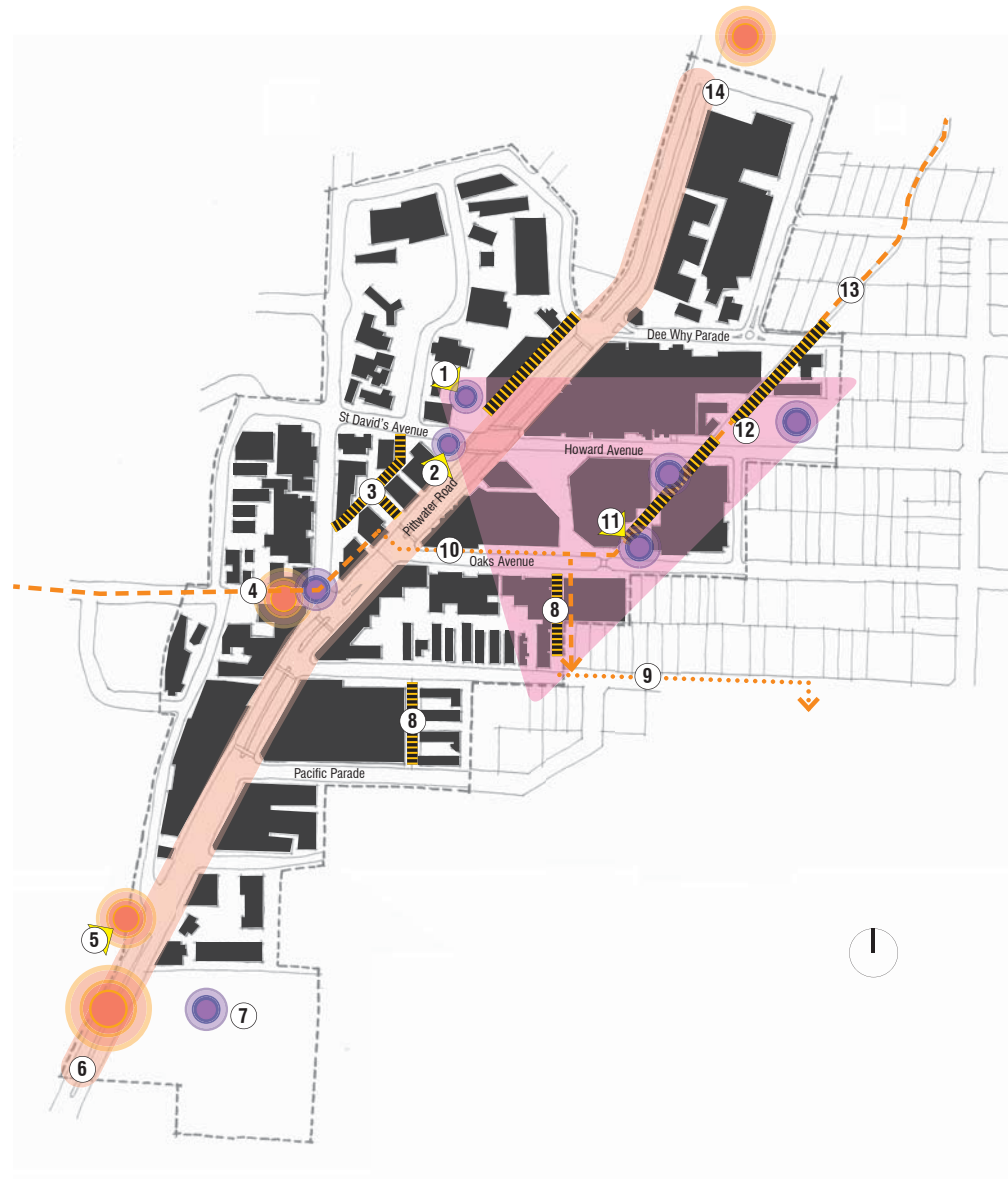
INTERPRETING THE DEE WHY TOWN CENTRE MASTER PLAN

The next step is to interpret the Master Plan - from a high level structure plan into artworks, signage, bespoke items and feature landscape treatments that are unique to Dee Why Town Centre.

The diagram has analysed the art sites, gateway sites and key characteristics and examines whether they may be appropriate for further development. In some places, the art site/gateway sites are relocated or not included due a variety of constraints. The notes, may also identify issues associated with the art sites or places.

LEGEND

-  Light feature
-  Sections of the Interpretive Trail that may form part of the Public Art Trail
-  Section of the Interpretive Trail that have been amended in the Public Art Trail
-  Transitory Experience - Pittwater Road
Similar to the 'hallway' or 'foyer' of a home. The hallway gives a visitor a quick glimpse into your home and life
-  Gateway element - signals the arrival into Dee Why
-  Art Installation appropriate for the town centre
-  Social Heart. The social heart comprises five core 'places'. This document argues that Walter Gors Park will evolve over time to become part of that heart - resulting from the events, activities and services within this space
-  1 Comments pertaining to Master Plan recommendations are provided on the following page. The numbers correspond with their location within Dee Why Town Centre.



1.2

INTERPRETING THE DEE WHY TOWN CENTRE MASTER PLAN

In conjunction with the diagram and legend on the previous page, the following provides an interpretation of the Dee Why Town Centre Master Plan.

- ① There are numerous opportunities for artworks, activities and events in the Community Hub. A 'landmark artwork' would suit the character and visibility of this civic precinct.
- ② An artwork located within St David's Pocket Park is appropriate as it would help people know when its time to get off the bus. This artwork could have gateway/signage qualities.
- ③ These future laneways provide opportunities for freestyle art with an integrated lighting treatment.
- ④ Redman Road holds a prominent position in the Dee Why urban framework - unique to the western side of Pittwater road. As motorists and pedestrians pause at this intersection they will have full view of the artwork. This art site therefore has the ability to enhance the transitory experience. A gateway element was also proposed for this location. The art site and gateway element could be combined into a single approach.
- ⑤ There is a signage / gateway element currently in this location. The site entertains good visual amenity making this an appropriate artwork or gateway site. A fresh approach would be appropriate to create a gateway artwork which acts as a entry statement - without being a sign.
- ⑥ This site is proving problematic to support a gateway or artwork treatment at this stage. Suitable solutions would be minor/temporary until future upgrades take place.
- ⑦ Stoney Range Botanic Gardens currently has an art program which could be enhanced with permanent and additional temporary artworks and events. A simple gateway structure to the gardens would reinforce a sense of arrival.
- ⑧ Light features are appropriate for the Laneways. They contribute towards a safer public realm by encouraging activation in the evening.
- ⑨ The Master Plan was not clear on the destination of this arm of the interpretive trail. As such we see no value in it forming part of the public art trail.
- ⑩ This part of the interpretive trail is redundant when transformed into the public art trail as we are aiming to activate the edges, (which naturally activates the centre through the place destinations).
- ⑪ The potentially blank walls of the Meriton loading dock could become an artistic canvas.
- ⑫ As an urban park of high amenity, public art is appropriate for Walter Gors Park. There is an opportunity to combine the lighting and artwork into a single treatment.
- ⑬ Tract Consultants Stage 1 Report confirms that this section of the trail is not feasible at this stage.
- ⑭ The Northern Gateway moves north where there is less congestion and marks the beginning of the Town Centre.

DEE WHY PLACE CHARACTERISTICS

Dee Why Town Centre's key places comprise parks, plazas, streets and laneways. Individually, these places are destinations, however together they form a vibrant town centre.

Although many of these spaces are identified for upgrade, they will develop their true identity organically, over time. Artworks and other place treatments, suggested in this document, must be flexible to integrate into their new context.

The following pages examine the characteristics of the places, spaces, streets and laneways of Dee Why Town Centre at a broad scale.



2.1

THE PLACES & SPACES THAT WILL FORM DEE WHY TOWN CENTRE

There are a number of emerging key places in Dee Why Town Centre that are attractions in their own right but together they will make the town centre a vibrant place. The spaces are described below:

St David's Pocket Park

A small park comprising a major bus stop. The space becomes a great meeting place before catching the bus or heading into town to experience its activities. It currently contains public amenities which are proposed to be upgraded and integrated into the development of the adjoining 'Cobalt' development site.

Pittwater Road

Similar to the 'hallway' or 'foyer' of a home. The hallway gives a visitor a quick glimpse into your home and life. Therefore, the character of this road must exude the personality of the town to those who are not familiar with it.

Redman Road Pocket Park

Provides a public urban space on the western side of Pittwater Road for residents, businesses and visitors. The park will also play an important role by displaying the townships creative flair through a dynamic artwork visible from Pittwater Road.

Stoney Range Botanic Gardens

As it stands the Botanic Gardens are magical. The key is to connect the gardens back to the town centre to ensure they are appreciated by all.

The Community Hub

A civic space that comprises the library and other civic functions. The public space accommodates more formal activities and events in comparison to other public spaces.

Walter Gors Park

Urban park with high amenity which becomes the living room and backyard for those living in high density apartments. It is also an important place for respite for those who work in the town centre. The park will be a mix of active and passive spaces.

Triangle Park North

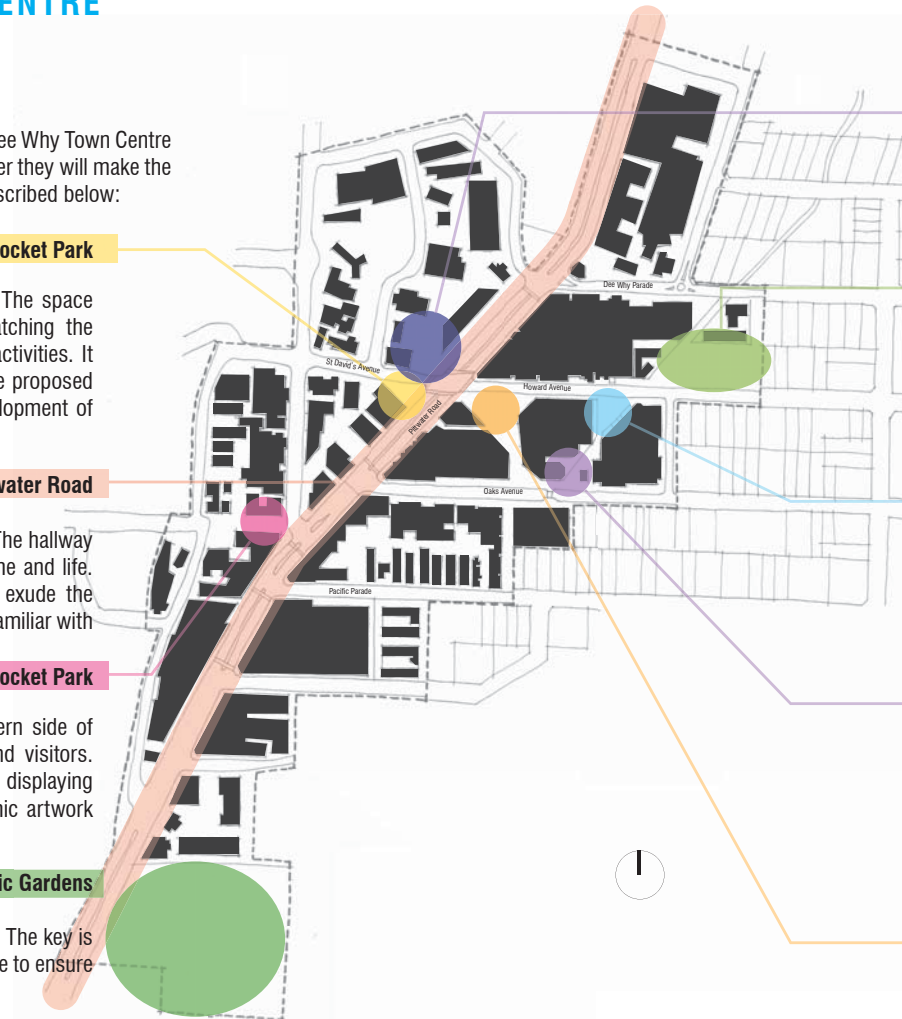
Multi-functional urban space with high amenity which becomes the living room for people residing in high density apartments. It is also a place for respite for those who work in the town centre. This is also a great space for markets.

Triangle Park South

Primarily a movement space with opportunities to continue the markets proposed for Triangle Park North and Walter Gors Park. This space will draw people between Howard Avenue and Oaks Avenue. This space has great potential for an artwork on the blank wall of the Meriton loading dock.

Meriton Town Square

A privately owned public space that is proposed to contain alfresco dining and retail. This space will be privately programmed however, due to its location within the urban framework it will have significant pedestrian movement and activity.



2.2

THE STREETS & LANEWAYS OF DEE WHY TOWN CENTRE

As the Dee Why Town Centre Master Plan states, its streets must be "Living Streets".

"Living Street's are people places..."

...Streets are to be places of encounter, revolving around activation and use. Spaces are designed to facilitate and encourage everyday interactions between acquaintances and strangers alike. There is focus on designing first for life and then for space"

The streets of Dee Why Town Centre are identified below:

Fisher Lane

The formation of Fisher Lane will be the result of new surrounding development. The lane creates a pedestrian space that could be home to cafes, retail and businesses.

Pittwater Road

Pittwater Road is a major arterial thoroughfare which connects Sydney to Pittwater. Opportunities for lower traffic speeds will make this a more pedestrian friendly road.

Pacific Parade

Although Oaks and Howard Avenues will become the primary people places of Dee Why Town Centre, Pacific Parade will be a destination street in its own right. Pacific Square shopping centre already has frontage to this street and is activated by small cafes. Future development of the northern side of the road will further activate this space.

Walter Gors Laneway

This pedestrian and cyclist laneway will link Dee Why Parade and Howard Avenue. This laneway will also form part of the mARTket trail - an art market proposed to connect the laneways and key place destinations of Dee Why.

Howard Avenue

A destination street in the heart of Dee Why which connects three key place destinations - Walter Gors Park, Triangle Park North and the Meriton Forecourt.

Triangle Park Laneway

This pedestrian and cyclist laneway will link the northern and southern spaces of Triangle Park. This laneway will also form part of the mARTket trail - an art market proposed to connect the laneways and key place destinations of Dee Why.

Oaks Avenue

A destination street in the heart of Dee Why which connects a number of key places including Triangle Park South, the southern access to the Meriton Shopping Centre and the new laneway linking to Pacific Square.

Linking Lanes

Pedestrian laneways provide a scale and purpose not typically found in public streets. They reinforce a pedestrian scale, eliminate cars, create an intimate dynamic for street dining and public art.



2.3




CONNECTING THE DOTS - UNIFYING DEE WHY TOWN CENTRE

Some of the great existing and emerging places, identified in the previous sections, can be linked together.

This could be achieved by:

- Creating a Public Art Trail that circumnavigates the town centre and enables people to experience great public art, vibrant public places and a unique culture
- Establishing a lighting program that creates a safe urban core that encourages pedestrian activity after dark
- Green the town centre which establishes a microclimate, amenity and a level of comfort
- Ensuring the town centre is accessible to the public through safe paving treatments, road crossings and an accessible public art trail
- Creating a consistent paving language which is enhanced with unique motifs and stories.

LEGEND

-  Potential Public Art Trail (publicly accessible)
-  Potential Public Art Trail extension (not part of accessible trail)
-  Public Realm - Places, Spaces, Streets and Laneways



DEE WHY'S PUBLIC ART TRAIL

The Dee Why Public Art Trail is a cultural walking trail proposed within the heart of the town centre. The trail could accommodate a variety of experiences, ranging from passive observational artworks, through to dynamic interactive artworks.

Artworks on the trail may comprise two and three dimensional artworks, permanent and temporary, in a range of scales, including:

- murals
- graffiti walls
- augmented reality
- integrated landscape treatments
- sculptures
- interpretive signage and
- food experiences.

The trail may also comprise events such as markets, festivals and performance.

It is envisaged that the trail itself will become a place of experimentation. Artists wishing to trial and test new art projects will be encouraged to do so on the trail.






3.1

THE PUBLIC ART TRAIL AND ITS PLACES

The Dee Why Public Art Trail is identified in yellow on page 11. Its location is based upon the recommendations in Section 2.3 unifying the town centre.

As part of a great cultural experience, the Dee Why Public Art Trail will explore some of Dee Why's best places. Those places are identified on the trail map. Over time it is imagined that new places will develop, further enriching the trail.

LEGEND

-  Dee Why Public Art Trail
-  mARTket Precinct (including lighting art treatment)
- an art market precinct
-  Place Destinations

Key places/Place Destinations in Dee Why Town Centre

- ① Walter Gors Park
- ② Triangle Park North
- ③ Triangle Park South
- ④ Redman Road Pocket Park
- ⑤ St David's Pocket Park
- ⑥ Civic Space
- ⑦ Meriton Town Square
- ⑧ The Streets
- ⑨ Stoney Range Botanic Gardens
















3.2

PRELIMINARY ARTWORKS & TREATMENT PROJECTS

The Dee Why Public Art Trail will grow and develop over time. With each new addition, the trail will be enriched and provide a more complete experience.

The diagram adjacent identifies the potential art projects and landscape treatments that could form part of the art trail. Greater detail for each project is provided on subsequent pages in the form of data sheets.

LEGEND

-  Art Trail
-  mARTket Precinct (including lighting art treatment)
-  Sculptural Artwork
-  Integrated Artwork such as a LandART solution or Structure / Furniture / Play solution
-  3D Plinths for temporary artworks or performance
-  Integrated landscape elements
-  Art Trail Information Signage (Informs people about the trail at bus stops)
-  Art Trail Directional Signage (Subtle art treatments as opposed to traditional signage)
-  Outdoor temporary art gallery space
-  Stoney Range - Permanent and temporary bush art space including entry sculpture
-  2D Plinths e.g. Graffiti wall, Portrait Gallery
-  Lane Art Precinct - Freestyle / Experimental Space
-  Artwork corridor



3.3

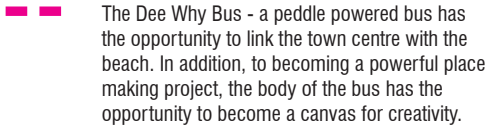
OPPORTUNITIES FOR FUTURE ARTWORKS & TREATMENTS

Section 3.3 identifies additional projects that could be explored in the future by Council, private developers, the community and artists. The art sites and projects have evolved during consultation or are the product of our research. These projects are proposed to enhance the preliminary projects identified in Section 3.2 Preliminary Artworks and Treatment Projects.

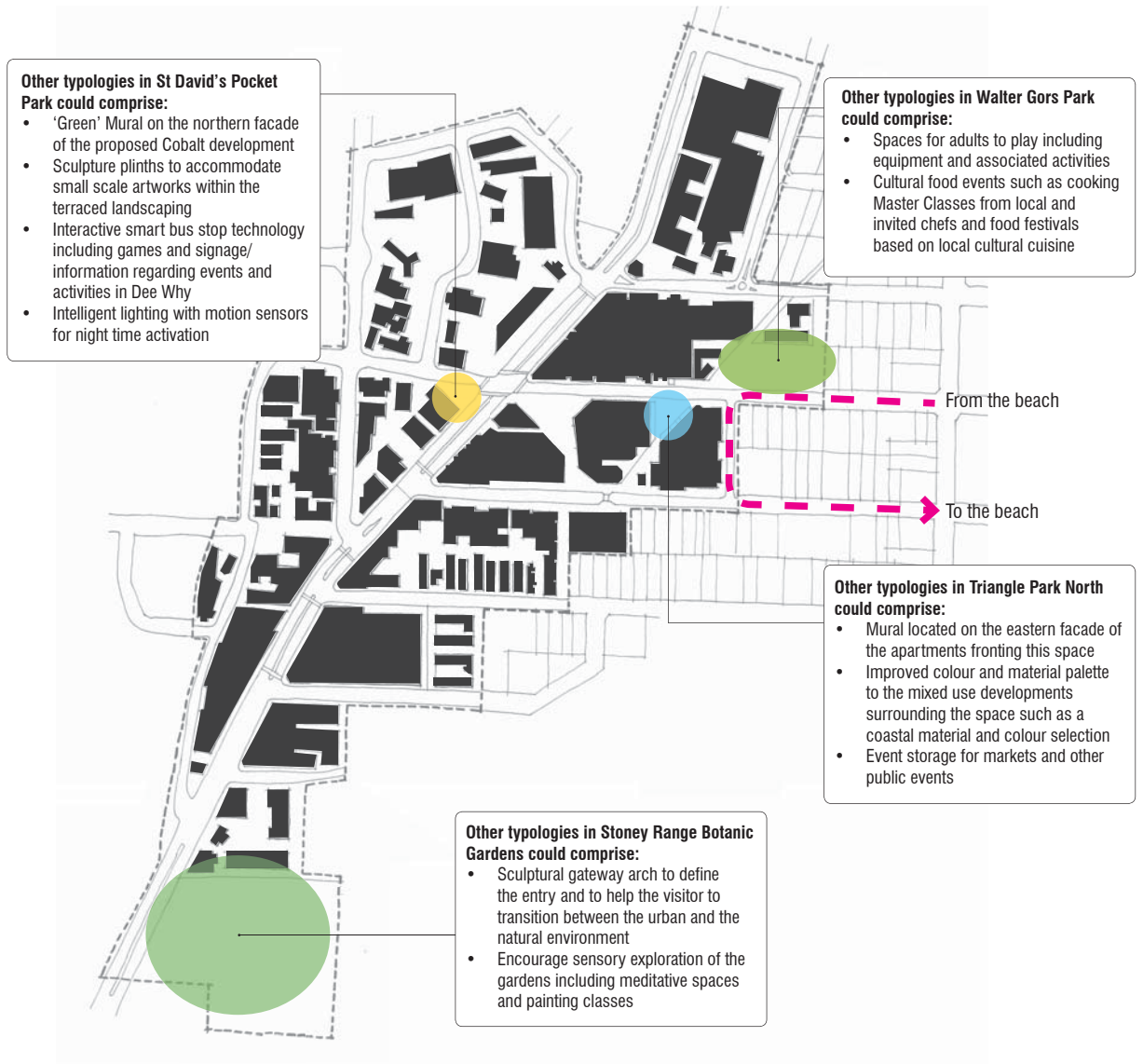
LEGEND



Place Destinations



The Dee Why Bus - a peddle powered bus has the opportunity to link the town centre with the beach. In addition, to becoming a powerful place making project, the body of the bus has the opportunity to become a canvas for creativity.



3.4

ARTWORK TYPOLOGIES THAT MAY FORM PART OF THE ART TRAIL

The Dee Why Public Art Trail may be composed of different types of artwork. The diversity of the art typologies will enrich the trail and encourage people to visit again and again - just as though they were experiencing it for the first time.

The figures adjacent explain the types of artwork that might form part of the Trail, demonstrating the diversity of public art.

Section 3.2 of this document identifies a number of potential projects that could energise the Trail and build momentum.



Figure 2: Permanent artworks

Permanent artworks are forms of art that are designed to exist permanently in the public domain. They are not designed to break down or wear down over time. Maintenance is an important consideration of a permanent artwork. These typologies usually contain an important story which should be remembered and protected.



Figure 5: Multi-dimensional artworks

The permanent and temporary artworks may be 2D, 3D and 4D. A 2D artwork may be a mural, paving treatment, wall relief or a digital projection. A three dimensional artwork may be a sculpture, interpretive sign or an integrated landscape element such as bespoke street furniture. 4D artworks may be a kinetic sculpture and could also include virtual experiences, such as augmented reality.

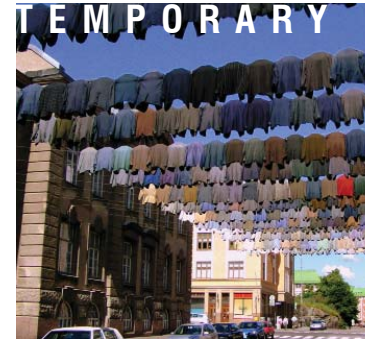


Figure 3: Temporary artworks

Temporary art works are non permanent artworks within the public domain. These artworks exist in the moment and in the memory and may deconstruct, wash away or melt. Often these artworks will appear to be permanent but only exhibited for a short period of time. Art plinths may be provided for some of these artworks.



Figure 6: Performance art

Performance art can take many forms, such as the process of artwork creation in the public domain, flash mobs and forms of busking, (in accordance with Councils regulations). These may take place randomly along the trail or upon art plinths specifically designed for these purposes. Art plinths will incorporate lighting and power.



Figure 4: mARTket - Pop up art markets

A section of the trail has been dubbed the mARTket - a place where markets can be held that spruik the local creative industries. These markets have the potential to become a type of temporary art festival each time they are held, attracting visitors and inspiring the Dee Why Community.



Figure 7: Bespoke public domain treatments

Bespoke items are custom made for their location and are often functional elements such as shade structures, street furniture, bus shelter, signage or playground equipment

3.5

THE DEVELOPING THEMES FOR DEE WHY TOWN CENTRE

There are a number of re-occurring themes that appeared during the research, analysis and consultation phase of this project:

- Dee Why as a beach side town with the conveniences of a City (from DYTC Masterplan)
- The balance that exists within places - such as the dichotomy of hard vs soft, natural v's engineered systems (from DYTC Master Plan)
- The many cultures of Dee Why (SRG committee)
- The community want colour back in their town (Warringah Creative Strategy)
- Local artists and arts community

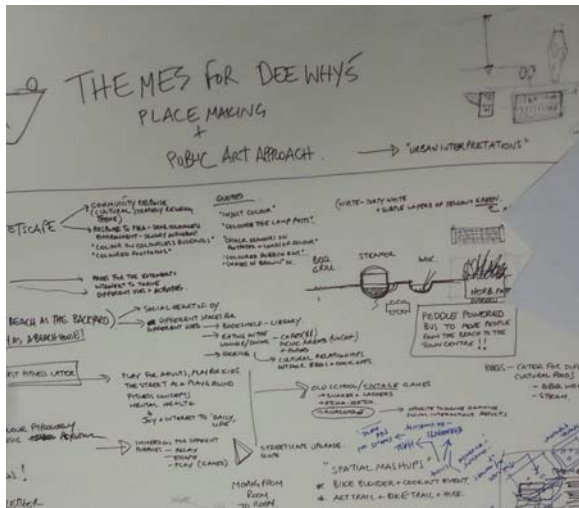


Figure 8: Process sketches/notes during the SRG workshop 1#

3.6

THE GUIDING THEMES FOR PLACE MAKING AND PUBLIC ART

Guiding Themes are recurring ideas or concepts that have relevance to the local context. Guiding Themes provide direction and structure to the creative process. A guiding theme may be a core part of an artists brief which is used by a curator to engage with artists.

Themes do not exist in isolation, they must work together, as there will often be several themes running concurrently for a single project.

Themes identified opposite have been identified as guides for the production of place making and public art projects for Dee Why Town Centre. Further detail about each of the Guiding Themes has been provided on pages 18 - 23. These pages explain:

- The intent of the guiding theme
- Why it was identified e.g. inspired by Council's strategies or during conversations with the community
- Example projects and how they could help realise that Guiding Theme



Creative Dee Why

For a place to be creative it can't rely on others to be creative for them. Participatory creativity, where anyone who wants to be involved can be, is the key to this theme



The Beach House

The town centre is like a beach house and Dee Why Beach is its backyard



Play Everyday

Play is important for every aspect of our lives - it's important for creativity and our wellbeing. There are many different types of play from juggling to dancing



Sensory Landscapes

The human body experiences five senses - sight, sound, touch, taste and scent. Creating art and activities that cater to a range of senses enriches daily life - especially for people who are unable to experience all the senses



A Green Home is a Happy Home

A green home is sustainable, lush and green, has natural light in abundance and fresh air



Cultural Threads

Cultural Threads speaks about belonging to a community that is composed of many different cultures. Those cultures, each in their own way, have and will continue to define contemporary Dee Why

3.5.1

THEME 1 - CREATIVE DEE WHY

JUSTIFICATION

Historic Plein Air painting artist community in the early 20th Century

Strong local community of artists and artisans

"Creative industries can drive economic growth"
Richard Florida

Quick win projects can be cost effective and get the ball rolling

"public art integrated into our streetscape's and buildings, colour, good communal areas with excellent coffee and food, music, singing and dancing, street art that makes you stop, think or laugh, place distinctiveness, family friendly creative activities...and communal art projects, vibrant laneway's and pop-up shops in unused spaces.... nocturnal cultural events, and creative hubs and entrepreneurial programs" Warringah Creative Strategy

"Encourage and support creativity activity, participation and interaction" Warringah Creative Strategy

"Artists will be able to work with local artists to sculpt and shape installations" DYTC Masterplan

"Let's use the outdoors for performance space, arts classes, drawing classes, dancing" Warringah Creative Strategy background research

GUIDING THEME



Creative Dee Why

*For a place to be creative it can't rely on others to be creative for them. **Participatory Creativity**, where anyone who wants to be involved can be, is the key to this theme*



POTENTIAL PROJECTS

"Cultural Carvings" in Walter Gores Park, pg 25

"Exercise Alley" in Walter Gores Park, pg 27

"Temporary Open Air Gallery" in Triangle Park North, pg 28

"The mARTkets" in Triangle Park South, pg 30

"Graffiti Conversations" in Triangle Park South, pg 31

"Art Plinths" in The Community Hub, pg 38

"Cafe Screens" in the Streets, pg 41

"Portrait Gallery" in the laneways, pg 44

Cultural Food Master Classes in Walter Gores Park, pg 15

Terrace Sculpture Plinths in St Davids Pocket Park, pg 15

3.5.2

THEME 2 - PLAY EVERYDAY

JUSTIFICATION

"Facilitate and promote unusual use of our public domain (e.g. public reserves, street parties, chalk drawing, painting, street art, juggling, roller blading, busking, dancing, yoga, hula hooping etc)"
Warringah Creative Strategy

"We don't lose the need for novelty and pleasure as we grow up"
Scott G. Eberle, Ph.D

"Our young people in particular have been vocal about Warringah's lack of places to 'hang out' and where they can meet new and different people – **and to dance, laugh and listen to music**"
Warringah Creative Strategy

"..... good communal areas with excellent coffee and food, **music, singing and dancing, street art that makes you stop, think or laugh**, place distinctiveness, family friendly creative activities....."
Warringah Creative Strategy

"Restoring The Balance" is a Master Plan Strategy. Consider active vs inactive, moving vs sitting,

Water features that are used for play
shown in artist impression in the DYTC Master Plan

"Programmatic diversity is to be inclusive and a key feature in the appeal and adaptability of the town centre to attract a diverse range of uses. Considerations have therefore included...play"
DYTC Master Plan

GUIDING THEME



Play Everyday

Play is important for every aspect of our lives - it's important for creativity and our wellbeing. There are many different types of play from juggling to dancing



POTENTIAL PROJECTS

"Exercise Alley" in Walter Gors Park, pg 27

"Toddler Play Area Barrier" in Walter Gors Park, pg 26

"Temporary Open Air Gallery" in Triangle Park North, 28

Integrated artworks - playground in the Community Hub, 38

Smart bus stops, pg 43

Grown up playgrounds, activities and equipment, pg 15

3.5.3

THEME 3 - THE BEACH HOUSE

JUSTIFICATION

"Some people commented that our surf and recreational culture largely defines us, and hence should be the foundation for community and cultural events and activities"
Warringah Creative Strategy

"Realignment of Dee Why's character to a place that has embraced its coastal location positions Dee Why as a major centre that boasts a beach side lifestyle with all the conveniences of a city"
DYTC Master Plan Public Domain Strategy

"People judge us by Pittwater Road and don't realise the beach is so close. The beach is an important part of our culture"
Interview during Place Making consultation

"City By The Sea" - this concept is a response to the area's coastal heritage and proximity to the beach and lagoon, which is noticeably absent from the town centre at present
DYTC Master Plan Public Domain Strategy

Howard Avenue shown as the Beach Boulevard
DYTC Master Plan Key Landscape Concepts

"Bring the beach to the city"
SRG Workshop participant

"What springs to mind when you think of Dee Why....the beach"
Interview during Place Making consultation

GUIDING THEME



The Beach House

The town centre is like a beach house and Dee Why beach is like the backyard



POTENTIAL PROJECTS

"Toddler Play Area Barrier" in Walter Gors Park, pg 26

"Luna Cycle" the town clock in Triangle Park North, pg 29

"Umbrellas and Bleachers" in Triangle Park South, pg 32

Totem Gesture - St Davids Pocket Park, pg 34

"Leave the light on"-Southern Gateway, pg 35

The Cutting - Southern Gateway, pg 36

Northern Gateway, pg 37

Text Branding and Word Play, pg 41

Pots, planter boxes and cafe screens, 41

Bollards, bike racks and Walter Gors Kiosk, 42 & 43

3.5.4

THEME 4 - SENSORY LANDSCAPE

JUSTIFICATION

Incorporate an element of surprise and humour into our built environment: promote the use of colour, light, green design and music to enliven our buildings and public places (e.g. street art in urban spaces; co-design and activate our laneways)
Warringah Creative Strategy

"We need more colour"
Warringah Creative Strategy survey respondent

"Live music - in general and put speakers in the public domain"
Youth Advisory Group member

"Stimulate the senses. Sights isn't the only sense that shapes the identify of a place. Users are also influenced by sounds, smells and touch under hand and foot"
Urban Design Compendium

Signage in Stoney Range encourages you to use all your senses...."Look up, touch me, smell me"
Observations in Stoney Range Botanic Gardens

"Community Gardens with plants with scent, for eating and colour"
Youth Advisory Group member

GUIDING THEME



Sensory Landscapes

The human body experiences five senses - sight, sound, touch, taste and scent. Creating art and activities that cater to a range of senses enriches daily life - especially for people who are unable to experience all the senses.



POTENTIAL PROJECTS

"Cultural Carvings" in Walter Gors Park , pg 25

"Exercise Alley" in Walter Gors Park, 27

"Toddler Play Area Barrier" - Walter Gors Park, pg 26

"Temporary Open Air Gallery" - Triangle Park North, pg 28

"Luna Cycle - The Town Clock" - Triangle Park North, pg 29

"Totem Gesture" - St Davids Pocket Park, pg 34

"Green Heart"-Redman Road Pocket Park, pg 33

Integrated artworks - playground, water feature - The Community Hub, pg 38

Smart Bus Stops, pg 43

Sensory activities in Stoney Range e.g. painting & meditation, pg 15

3.5.5

THEME 5 - A GREEN HOME IS A HAPPY HOME

JUSTIFICATION

Incorporate an element of surprise and humour into our built environment: promote the use of colour, light, **green design** and music to enliven our buildings and public places (e.g. street art in urban spaces; co-design and activate our laneways)
Warringah Creative Strategy

"Plant more trees in the streets and make the local shops more funky but most of all more live music everywhere"
Warringah Creative Strategy survey respondent

"Consider use of environmentally sustainable design features and materials in the planning of the town centre – such as passive solar design, water harvesting and use of renewable materials
DYTC Masterplan consultation outcomes report

"lack of access to open space and insufficient greening - Public spaces and streets are under utilised and inhospitable. They are not well connected and are devoid of vegetation in some instances"
DYTC Masterplan Key Issues

"Opportunities for green walls, green roofs and use of local species"
DYTC Masterplan consultation outcomes report

Green vertical sculptures
shown as precedent images in the DYTC Masterplan

"Reconnect with natural systems - the Master plan will integrate the centre with its natural assets, reinforcing its coastal location characteristics"
DYTC Masterplan Key Principles

GUIDING THEME



A Green Home is a Happy Home

A green home is:

- sustainable
- lush and green with lots of indoor plants
- has natural light in abundance and fresh air
- inside/outside spaces
- comfort



POTENTIAL PROJECTS

"Exercise Alley" in Walter Gors Park, pg 26

"Umbrellas and Bleachers" in Triangle Park South, pg 32

"Luna Cycle - The Town Clock" in Triangle Park North, pg 29

"Green Heart"-Redman Road Pocket Park, pg 33

"Green Walls" Meriton Forecourt, 40

Planter boxes and cafe screens, pg 41

Pots to green Dee Why, pg 41

Smart Bus Stops, pg 43

"Temporary Open Air Gallery" in Triangle Park North, pg 28

The Public Art Trail, pg 12 - 16

3.5.6

THEME 6 - CULTURAL THREADS

JUSTIFICATION

"CELEBRATE the diversity of creative and cultural expression across Warringah"
Warringah Creative Strategy

"Ensure that public places and community buildings cater for a diverse range of needs and purposes and are accessible and appealing to people from different age groups and cultural backgrounds"
Warringah Creative Strategy

"Multicultural - many languages, many differences coming together"
SRG member

"The art trail should show early history including farming and what crops were grown in Dee Why"
SRG member

"Dee Why should be.....ever changing, ever evolving, ever surprising"
SRG member

"We want to know what words mean in other languages - other cultures of Dee Why"
SRG member

"Cooking workshops, food trucks and seasonal markets for Dee Why"
SRG member

GUIDING THEME



Cultural Threads

Cultural Threads speaks about belonging to a community that is composed of many different cultures. Those cultures, each in their own way, have and will continue to define contemporary Dee Why.



POTENTIAL PROJECTS

"Cultural Carvings" in Walter Gors Park, pg 25

"Memory Bands" in the Streets, pg 42

"Green Heart"-Redman Road Pocket Park, pg 33

"The mARTkets" in Triangle Park South, pg 30

"Graffiti Conversations" in Triangle Park South, pg 31

"Food Fair" in the parks and streets, pg 15

"Leave the light on" - Southern Gateway, pg 35

The Public Art Trail, pg 12 - 16

"Portrait Gallery" in the laneways, pg 44

DEE WHY PUBLIC ART DATA SHEETS

The following data sheets identify preliminary art sites and the types of artwork that could be suitable. The projects have been informed by the following documents and processes:

- The ideas, concepts and themes proposed in the Dee Why Town Centre Master Plan
- The recommendations from the Warringah Creative Strategy
- The aspirations from the Dee Why Youth Strategy
- The demographics and requirements for the current and future Dee Why population as identified in the Community Facilities Needs Assessment
- Consultation undertaken during the place making process
- Best practice art, place making and urban design ideas and concepts
- Tract's Stage 1 report which clearly articulates the issues and opportunities with regards to the Dee Why Town Centre Master Plan provide a range of public art opportunities for Dee Why Town Centre and the art trail.

As Dee Why is developed in stages, it is imagined that Council will call on the art site data sheets for a particular location. The data sheets will assist in the development of artist briefs, the allocation of suitable funds, engaging artists and for the design of public spaces.

It will be critical for any future curators to brief artists and select artists who have the ability to creatively interpret the guiding themes, local stories and contextual constraints.

The data sheets include the following information about each project envisioned for Dee Why Town Centre:

- The title of the artwork
- Location and if its located on the trail
- The locations context
- The type of artwork e.g. sculpture, lighting or bespoke furniture
- Character statement about the artwork
- The relevance to the Place Making Action Plan themes
- The scale or dimensions of the proposed artwork (if relevant)
- An indicative budget to be used as guide during design and budgetary processes
- The artworks relevance to the Dee Why Town Centre Master Plan.



WALTER GORS PARK - “CULTURAL CARVINGS”

FRAMEWORK

Title	“Cultural Carvings”
Location	Walter Gors Park Located in and around the wet / dry play space
Located on Public Art Trail	Yes
Context of the Site	Walter Gors Park will be an active park
Type	Carving in stone
Character Statement	<p>It is proposed that one artist be selected to work with the local community, (comprising champions from different cultural backgrounds), to celebrate the many cultures of Dee Why.</p> <p>The artist will develop a series of sketches, developed in consultation with the community which will be translated as carvings in the stone elements located within the wet/dry play space. This will ensure a consistency of style and ease of procurement.</p> <p>Themes for this artwork should explore the flow of different cultures into Dee Why and how they continue to play a role in contemporary Dee Why.</p> <p>The stylistic approach should be tactile and engage many of the senses.</p>
Relevant P-MAP Theme	Creative Dee Why Sensory Landscapes
Scale/Dimensions	Approximately 60% of the stone elements located within the wet/dry play space.
Materials	Stone material to be determined by Landscape Architects. Where possible source local materials.
Budget Including GST, artist / design fees	\$50,000 (note: does not include the cost of stone and installation)
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for an artwork within this space The Community are very proud of the towns multi-cultural makeup and would like to see it expressed The Creative Warringah Strategy and local artist community expressed an interest in being involved in local artwork procurement.
Ancillary Items	

PRECEDENT



Figure 9 - Cultural motifs embossed into contemporary forms

WALTER GORS PARK - “TODDLER PLAY BARRIER”

FRAMEWORK

Title	“Toddler Play Barrier”
Location	Walter Gors Park Located in and around the play space
Located on Public Art Trail	Yes
Context of the Site	Walter Gors Park will be an active park
Type	Functional + Decorative Barrier
Character Statement	The Toddler Play Area Barrier is both functional and decorative. On one hand it assists with the containment of children within a safe play environment. On the other hand it is decorative and playful, adding colour and interest to the play space.
Relevant P-MAP Theme	Beach House Play Everyday Sensory Landscapes Creative Dee Why
Scale/Dimensions	999mm H (Max) x lineal metres to be determined by play area
Materials	Playground certified plastic, aluminium, concrete, stone or a combination of materials and finishes
Budget Including GST, artist / design fees	\$30,000 (note: does not include the cost of installation)
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for an artwork within this space Parents of Dee Why have expressed a need for increased safety for their children.
Ancillary Items	-
Notes	Sound play and movable play elements are encouraged to be incorporated within the barrier device, however, require careful consideration from an acoustic and safety perspective, respectively.

PRECEDENT



Figure 10 - Play safe barrier by ARTSCAPE

WALTER GORS PARK - “EXERCISE ALLEY”

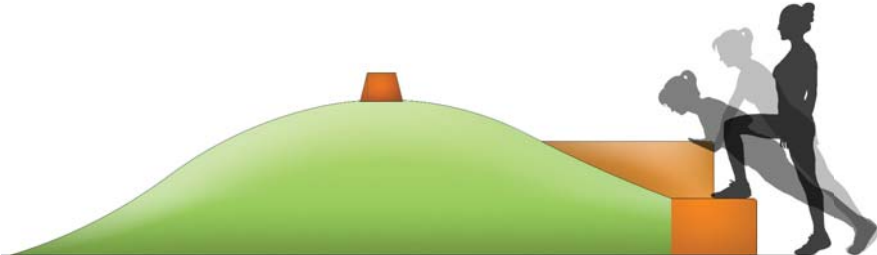
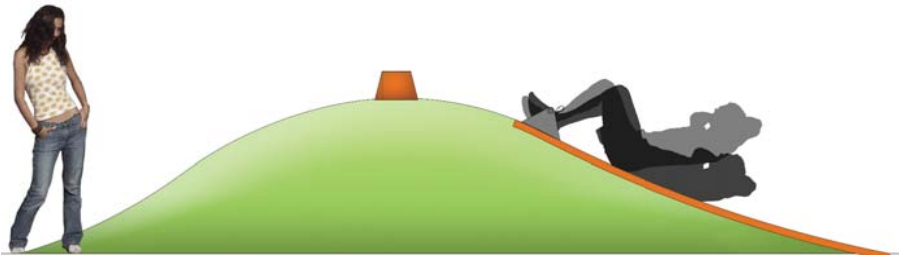



FRAMEWORK		PRECEDENT
Title	“Exercise Alley”	
Location	Walter Gors Park Located in the north eastern pedestrian corridor that links to Dee Why Parade	
Located on Public Art Trail	No	
Context of the Site	Walter Gors Park will be an active park	
Type	Sculpture(s) / Land art	
Character Statement	Exercise Alley is proposed as a series of sculptural exercise stations. The stations may include terra forming, soft fall mats and small elements inserted into the landscape, providing formal and informal spaces for people to undertake ‘free’ exercise in the open air. The design solution will encourage the use of colour to create a dynamic space and ensure the pieces are visible in the landscape (to avoid becoming trip hazards).	
Relevant P-MAP Theme	Play Everyday Sensory Landscapes Creative Dee Why	
Scale/Dimensions	Various To be located within the pedestrian corridor between WGP and Dee Why Parade	
Materials	Soft fall, earth mounds and certified fitness apparatus	
Budget Including GST, artist / design fees	\$80,000 for elements (note: does not include the cost of earth works)	
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> Representatives from Dee Why’s multicultural community have requested to have outdoor exercise areas Exercise stations such as these are becoming increasingly popular among an aging population. The elderly community are able to undertake strengthening exercises without paying to frequent the gym Page 31 of the Community Facility Needs Assessment identifies the need for an outdoor gym. 	
Ancillary Items	Low voltage power to illuminate the exercise station numbers	
Notes	Free Wi-Fi in this space will allow people to connect to exercise apps (instructional apps).	

Figure 11 - Integrated terra-formed exercise treatments by ARTSCAPE

TRIANGLE PARK NORTH - TEMPORARY OPEN AIR GALLERY

FRAMEWORK

Title	Temporary Open Air Gallery
Location	Triangle Park North Located within the hardscape plaza space
Located on Public Art Trail	Yes
Context of the Site	Triangle Park North will be a passive space used by local residents with an open air gallery and market place on occasion
Type	Temporary Open Air Gallery
Character Statement	The Temporary Open Air Gallery will form part of the art trail, specifically the 'mARTket' component. The multi-functional nature of this space requires the landscape design to be robust, vehicular accessible, and transformative by design.
Relevant P-MAP Theme	Creative Dee Why Cultural Threads
Scale/Dimensions	Flexible scale - subject to the programming of the space
Materials	Permanent and temporary plinths, or designated areas demarcated by varying materials, able to accommodate medium to large scale sculptural works
Budget Including GST, artist / design fees	\$N/A
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for an artwork within this space The Community Facility Needs Assessment calls for '...a cultural facility such as an exhibition space with an urban / town centre...' Triangle Park North could provide an exhibition space in a unique format, which would be experienced by more people on a daily basis.
Ancillary Items	Power for lighting, IP rated speakers attached to the catenary structures
Notes	The programming of the exhibitions could coincide with market days or other festivals such as an extension of La Lune art event and Creative Warringah Art Bombs. Artworks should be capable of being left alone, exposed to the elements for a period of time.

PRECEDENT



Figure 12 - Hardscape plaza and temporary artwork

TRIANGLE PARK NORTH - “LUNA CYCLE - THE TOWN CLOCK”


FRAMEWORK		PRECEDENT
Title	“Luna Cycle (The Town Clock)”	
Location	Triangle Park North Located within the hardscape plaza space	
Located on Public Art Trail	Yes	
Context of the Site	Triangle Park North will be a passive space used by local residents with an open air gallery and market place on occasion	
Type	Lighting treatment	
Character Statement	Rather than using digits and time displays, Dee Why's Town Clock is a lighting treatment that reflects the natural ebb and flow of tides and moon phases. It is proposed to make people aware of the natural environment that surrounds Dee Why.	
Relevant P-MAP Theme	Beach House Sensory Landscapes Creative Dee Why	
Scale/Dimensions	Sphere's vertical dimension maximum height of the upper carpark level	
Materials	Stainless steel rigging hardware, LED diodes and custom housing	
Budget Including GST, artist / design fees	\$150,000	
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for an artwork within this space The diagram on page xx of the Master Plan identifies the opportunity for a lighting feature within this space The community requested artworks which reflect the local / coastal location Dee Why Town Centre The La Lune festival demonstrated a natural outgoing and friendly spirit among the community. Opportunities to contemplate artworks in the evening should be explored where possible which continue to foster this spirit The Master Plan theme: <i>Meet Dee Why</i> also provides inspiration for this artwork. 	
Ancillary Items	Power provided via the catenary lighting system proposed by the Landscape Architects	
Notes	Ensure lighting does not impact upon adjoining residential dwellings. The Town Clock has the capacity to be programmed for various events outside its regular operation, for example, lights turn red for Chinese New Year.	

Figure 13 - Lighting feature in catenary structure

TRIANGLE PARK NORTH/SOUTH - THE mARTkets

FRAMEWORK

Title	The mARTkets
Location	Triangle Park North / South Located within the hardscape plaza space
Located on Public Art Trail	Yes
Context of the Site	Triangle Park North / South will be a passive space used by local residents with an open air gallery and market place on occasion
Type	Temporary Markets
Character Statement	The mARTkets is an art market aimed at celebrating the local creative industries. The multi-functional nature of this space requires the landscape design to be robust, vehicular accessible, and transformative by design.
Relevant P-MAP Theme	Creative Dee Why Cultural Threads
Scale/Dimensions	N/A
Materials	N/A
Budget Including GST, artist / design fees	N/A
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for an artwork within this space The Master Plan identifies quick-win type opportunities with pop-up markets operating in the Council car park. This is coupled with a desire from local artists who said they could benefit from market sales (recognition and revenue).
Ancillary Items	Power for evening markets
Notes	-

PRECEDENT



Figure 14 - Art markets

TRIANGLE PARK SOUTH - GRAFFITI CONVERSATIONS

FRAMEWORK

Title	Graffiti Conversations
Location	Triangle Park South Potential to be located on the western wall of the Mertion Loading dock
Located on Public Art Trail	Yes
Context of the Site	Triangle Park South will be a pocket park located on the Public Art Trail.
Type	Permanent art site for temporary artwork
Character Statement	<p>Graffiti Conversations provides a permanent canvas for graffiti artists to speak about Dee Why.</p> <p>Warringah already has a number of graffiti walls that provide a space for artists to improve their skills. Graffiti Conversations is proposed as an aspirational wall that developing artists aim for, given it's central location and high visibility.</p> <p>Works would remain on the wall for a short period of time - 2 or 3 months. The next piece would replace the artwork and in essence, continue the 'conversation'. The nature of 'Conversations' are very subjective but could act as an outlet or voice - visually portraying issues concerning the youth community.</p>
Relevant P-MAP Theme	Creative Dee Why
Scale/Dimensions	N/A
Materials	Aerosol
Budget Including GST, artist / design fees	\$5,000 (not including paint)
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for an artwork within this space Page 31 of the Community Facility Needs Assessment identifies the need for a designated graffiti space.
Ancillary Items	Power for flood lights in the evening and CCTV
Notes	<p>Graffiti walls are essentially like advertisements for young aspiring artists, particularly when the work is so visible and talked about.. They can assist to launch their careers as additional commissions usually flow from one project to the next.</p> <p>Aside from individual pieces, is anticipated that other types of conversations may occur, such as those between artists - collaborations. In this instance, half of the outgoing graffiti piece may be painted over. The incoming artist would be required to respond to the previous pieces dialogue - in style and meaning.</p>

PRECEDENT



Figure 15 - Colourful graffiti

TRIANGLE PARK SOUTH - UMBRELLAS & BLEACHERS

FRAMEWORK

Title	Umbrellas and Bleachers
Location	Triangle Park South Located on the eastern side of Triangle Park South
Located on Public Art Trail	Yes
Context of the Site	Triangle Park South will be a pocket park located on the Public Art Trail.
Type	Bespoke items and landscape treatments
Character Statement	<p>Sitting under an umbrella conjures fond memories - relaxing, eating and spending time with your family and friends. Sitting on bleachers conjures memories of watching grass roots sporting events. Combine both in an urban context and Umbrellas and Bleachers, positioned opposite the Graffiti Conversations canvas, becomes a meeting point and chill-out zone where people can watch other people and performance of graffiti artists.</p> <p>The bleachers are proposed as a washed out coastal timber look to encourage comfort and mitigate the requirement for ongoing maintenance. The Umbrellas are proposed as sculptural punctuation points within the space and could incorporate lighting and heating - making it possible to hang-out all year round.</p>
Relevant P-MAP Theme	Beach House Creative Dee Why
Scale/Dimensions	Umbrella dimensions 2700mm H x 2000mm W x 2000mm L
Materials	Stainless steel tube and sheets painted various colours
Budget Including GST, artist / design fees	\$10,000 per umbrella (note: cost of bleachers incorporated into landscape budget)
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for an artwork within this space The requirement for shelter and shade has come up during conversations with the community and has previously been captured in many a Council report The Youth Advisory Group called for places to meet and hang-out that are safe, interesting and fun.
Ancillary Items	Power for lighting and heating (not included in budget above)

PRECEDENT

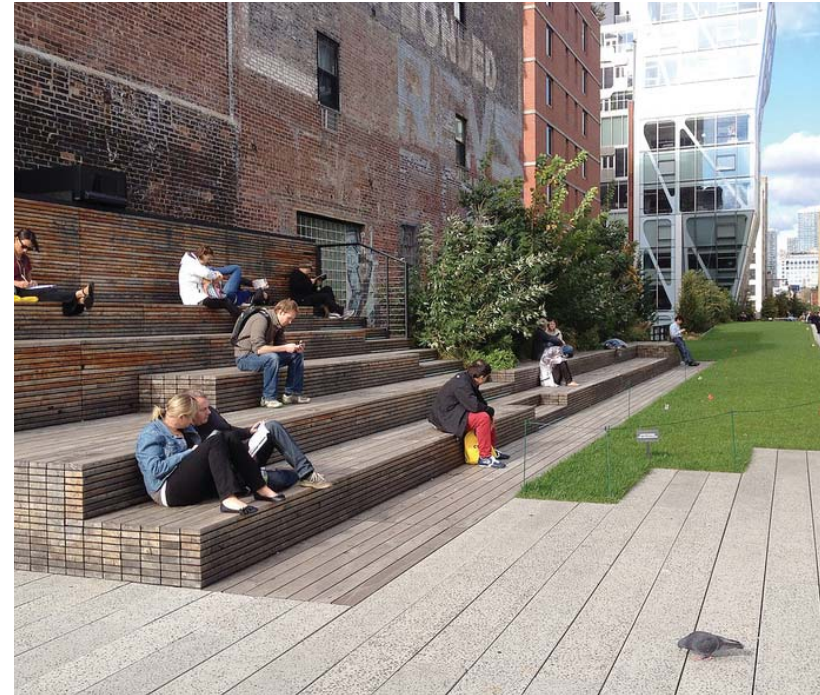


Figure 16 - Bleacher seating

REDMAN ROAD POCKET PARK - GREEN HEART

FRAMEWORK

Title	Green Heart
Location	Redman Road Pocket Park Located within or near the pocket park, visible from Pittwater Road
Located on Public Art Trail	Yes
Context of the Site	Redman Road Pocket Park will be a passive park
Type	Landmark Artwork Sculpture in the round
Character Statement	<p>Redman Road Pocket Park will form a significant hub on the western side of town. A significant artwork, visible from Pittwater Road and Fisher Road, will help define the overall character of Dee Why Town Centre.</p> <p>It is anticipated that people viewing this artwork momentarily for the first time will gain a deeper understanding of the culture, character and personality of Dee Why. For example, the Dee Why of the future will be greener and brighter while retaining its coastal urban qualities.</p> <p>This artwork can explore the transformation of the space over time. From a natural environment to an urban space - from a road into a vibrant public space.</p>
Relevant P-MAP Theme	Sensory Landscapes Green Home is a Happy Home Creative Dee Why
Scale/Dimensions	4500mm H x 2000mm W x 2000mm L
Materials	Material selection should consider the sites coastal location and associated wear and tear.
Budget Including GST, artist / design fees	\$250,000
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for an artwork within this space The art bomb “Nature vs Culture” produced by Stephanie Powell, as part of the Creative Warringah Strategy, has played a role in visioning this art site. This site is located within the Master Plans ‘green spine’
Ancillary Items	Drainage and irrigation may be required if the artwork uses soft landscaping in its design Power for lighting, either integrated or in-ground uplighting.

PRECEDENT



Figure 17 - Sculptural planters

ST DAVID POCKET PARK - TOTEM GESTURE

FRAMEWORK

Title	Totem Gesture
Location	St David's Pocket Park Adjacent bus stop
Located on Public Art Trail	Yes
Context of the Site	The existing pocket park is home to Dee Why's busiest bus stop
Type	Sculptural Totem incorporating signage and branding Sub Gateway - for people arriving and departing by public transport
Character Statement	This sculptural Totem is a powerful wayfinding element. Day and night, the Totem will inform people that its time to get off the bus. It will also brand Dee Why Town Centre.
Relevant P-MAP Theme	Sensory Landscapes Creative Dee Why
Scale/Dimensions	Vertical 6000mm H x 1000mm W x 1000mm L
Materials	Material selection should consider the sites coastal location and associated wear and tear.
Budget Including GST, artist / design fees	\$150,000
Relevance to the Master Plan, other documents and consultation	<ul style="list-style-type: none"> The diagram on page 99 of the Master Plan identifies the opportunity for a artwork within this space While the recent signage strategy deals with a holistic look and vision for Warringah Local Government Area, there is still a feeling among Council that Dee Why Town Centre could have its own branding that sits outside this.
Ancillary Items	Power for artwork illumination
Notes	There is an opportunity for Council to build on their current branding strategy. Any design moves should consider Dee Why as its own place - to be consistent with the strategy but retain its own identity.

PRECEDENT



Figure 18 - Tall and dynamic artwork

SOUTHERN GATEWAY - “LEAVE THE LIGHT ON”

FRAMEWORK

Title	Leave the light on
Location	Southern Entry Western side of Pittwater Road, at the intersection of May Road, within garden bed Adjacent bus stop
Located on Public Art Trail	No, however, it can be viewed from the opposite side of Pittwater Road (where the Art Trail is located)
Context of the Site	There is currently a gateway element in this location. It comprises a stone slab carved with the words Dee Why and the image of a swan. Low landscaping surrounds the gateway element. This Art Site calls for a fresh approach to this gateway.
Type	Landmark Artwork Sculpture in the round
Character Statement	<p>This artwork references light which is appropriate at this gateway - symbolising the ‘arrival home’ and the act of leaving the light on, for a loved one, as you wait for them to return home.</p> <p>This artwork will reinforce the overarching theme of Dee Why Town Centre as similar to a beach house. That is, a comfortable, welcoming and relaxing place to arrive home to.</p> <p>The artwork should be an iconic form both day and the night - not simply limited to night time illumination.</p>
Relevant P-MAP Theme	Beach House Sensory Landscapes Creative Dee Why
Scale/Dimensions	3500mm H x 1500mm W x 1500mm L
Materials	Material selection should consider the sites coastal location and associated wear and tear. The design of the artwork should be consistent with RMS design controls.
Budget Including GST, artist / design fees	\$200,000
Relevance to the Master Plan, other documents and consultation	The diagram on page 99 of the Master Plan identifies the opportunity for a gateway element within this space
Ancillary Items	Power for artwork illumination

PRECEDENT



Figure 19 - Light sculpture - colourful by day, adding vibrancy by night

SOUTHERN GATEWAY - THE CUTTING

FRAMEWORK

Title	The Cutting
Location	Southern Entry on Pittwater Road Located within the cutting on both sides of the road
Located on Public Art Trail	No
Context of the Site	Pittwater Road is a major vehicular artery between Sydney and the Northern Beaches. Pittwater Road is an RMS road. The cutting is a section of the road which cuts through a low rise in the topography. The process of 'passing between the cutting' has gateway qualities. The face of the cutting is currently shotcrete concrete and is visually unappealing as a gateway.
Type	2D treatment
Character Statement	This site should be treated as a temporary art site until RMS undertake an upgrade of the road (which it is anticipated will include the cutting). The proposed treatment should be applied to the face of the existing surface without creating a hazard. The design of the treatment should be consistent with RMS design controls. The treatment should represent Dee Why as a vibrant town centre. A strong emphasis on bold use of colour and simple graphics is recommended.
Relevant P-MAP Theme	Beach House Sensory Landscapes Creative Dee Why
Scale/Dimensions	Lineal artwork - the extent of the cutting could be used as a canvas.
Materials	Material selection should consider the sites coastal location and associated wear and tear.
Budget Including GST, artist / design fees	\$50,000
Relevance to the Master Plan, other documents and consultation	The diagram on page 99 of the Master Plan identifies the opportunity for a gateway element and lighting element south of this space
Notes	Work may need to be undertaken outside peak traffic times with traffic control. Artists working at night will require lighting.

PRECEDENT



Figure 20 - Mural as temporary art solution

NORTHERN GATEWAY

FRAMEWORK

Title	Northern Entry
Location	Northern Entry Eastern side of Pittwater Road Close to bus stop and pedestrian access to lagoon
Located on Public Art Trail	No
Context of the Site	There is currently a gateway element in this location. It comprises a stone slab carved with the words Dee Why and the image of a swan. Low landscaping surrounds the gateway element. This Art Site calls for a fresh approach to this gateway.
Type	Landmark Artwork Gateway Sculpture Series
Character Statement	Set amongst a remnant bush, which backs onto the lagoon, the artwork should seek to explore the edge zone between the natural and man-made environment. An artwork that transitions over several metres is proposed to gently lead people travelling from the North into Dee Why. At night, the experience is amplified with the aid of lighting that promotes evening activities and assists with lighting the bus stop.
Relevant P-MAP Theme	Beach House Creative Dee Why
Scale/Dimensions	Lineal artwork 3000mm H x 500mm W x 25000mm L
Materials	Material selection should consider the sites coastal location and associated wear and tear. The design of the artwork should be consistent with RMS design controls.
Budget Including GST, artist / design fees	\$150,000
Relevance to the Master Plan, other documents and consultation	The diagram on page 99 of the Master Plan identifies the opportunity for a gateway element and lighting element south of this space
Ancillary Items	Power for artwork illumination

PRECEDENT



Figure 21 - Lineal gateway artwork

THE COMMUNITY HUB

The Community Hub will be a space that contains the town centres civic functions. As the Master Plan analysis identified, this precinct will be a place of great significance.

The Community Hub will encourage learning in many varied formats, ranging from low tech to high tech.

Detailed place making and public art for the Community Hub is outside the scope of this project. The works proposed are high level and have been informed by recommendations proposed by the project architects FJMT.

Soffit entry artwork

Artwork located on the soffit of a civic building(s). The artwork could take the form of a:

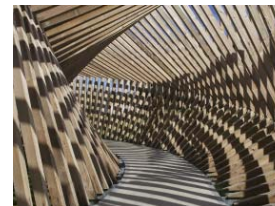
- Mural
- Three dimensional form which embraces the soffit
- Lighting treatment



Sculptural bridge

Links between the existing building to future buildings, to address level differences, could take the form of a sculptural bridge. The bridge therefore takes on multiple roles:

- Functional role of moving people between two destinations
- Sculptural element that is viewed from a distance
- Experiential artwork that is viewed from within (play of light and shadows)



Art plinths

Permanent weatherproof plinths used to display temporary artworks. Artworks contained within the plinths would be works that are generally small in scale, requiring weather protection and security. The art plinths could be located within the window (shop front) of the new library, along the art trail path, or beneath the pines outside on the Pittwater Road side of the path. Additionally the plinths could be located within the civic square.



THE COMMUNITY HUB

Integrated artworks - playground, amphitheatre and water feature

There are opportunities, during the design of the Community Hub, to integrate artworks into the focal points of the space. These could include bespoke playground elements, an awning structure over the amphitheatre or elements within a water feature that cascades over large steps (outdoor classroom).



MERITON FORECOURT

The Forecourt has the potential to become the fulcrum that connects key place destinations within the town centre. With careful planning and design, the Forecourt can become the link between the Community Hub and The Verandah / Walter Gors Park precinct.

Detailed place making and public art for the Meriton Forecourt is outside the scope of this project. The works proposed are high level and are provided as suggestions to guide Meritons design process.

Sculpture in the round

The forecourt space has the ability to accommodate a landmark sculpture in the round. This artwork could become a focal point and wayfinding marker. This site will have high visibility from Pittwater Road and the Community Hub and will help draw people to the art trail. The scale of this artwork needs to take into account the scale of surrounding development and the horizontal scale of the space so that sight-lines to retail tenancies are not obscured.



Green Walls

There has been significant demand for the greening of Dee Why Town Centre. This space has the opportunity to provide further greening through urban trees, low planting and green walls. As a significant public space that will attract people, a well crafted approach to urban landscaping must be considered.

We note, that public and private car parking is largely above ground. These facades can often be unattractive when left untreated, however these facades provide an opportunity for green walls.



Bespoke street furniture

As a private public space, there is an opportunity for bespoke street furniture. Sustainable use of materials and methods of construction should be explored so that the designs resonate positively with the relaxed coastal environment and people of Dee Why.



THE STREETS

Dee Why's streets will bind together the Place Destinations and Place Specific Projects identified in this document. For each street to be successful it must achieve the *Elements of a great street* and the practical considerations provided below:

- Seating that is clean, comfortable and stable
- Bins to ensure that waste is easily disposed of
- Lighting to ensure a safe public realm and encourages evening activation
- Bike racks to make it easy to ride to Dee Why Town Centre
- Legible signage that helps people find their way around Dee Why
- Minimal clutter. Streets with too much 'stuff', such as signage, can be a deterrent to people
- Limit the number of barriers unless they are really required. Design out barriers where possible.

Planter boxes and screens for cafes

Rather than using proprietary screens that contain coffee brand advertisement, screens of pure colour, art and planter boxes are recommended to drive a unique aesthetic for Dee Why's streets.



Text Branding and Word Play

Iconic vintage coastal signage that is typically found on building facades, could be incorporated into a signage strategy for Dee Why Town Centre.

Furthermore, a signature font could be developed or adapted to become synonymous with Dee Why Town Centre. This can assist with legibility and compliment the overall branding strategy.



Pots to green Dee Why

Many of Dee Why's streets contain articulated built form and setbacks. Any unusable space should be viewed as an opportunity to place pots with planting. Small shrubs and trees are encouraged in large pots that can be used as canvasses for artworks.



THE STREETS

Memory Bands

As Dee Why transforms over the coming twenty or so years, residents and visitors will think back and say ‘...remember that building that had the strange brickwork?’ They may be talking about the current Lincraft building - a building that will be demolished, which is unique to the current Dee Why fabric. Memory Bands are proposed as feature inlays in the footpath treatments to help immortalise certain aspects of the current Dee Why that are interesting. Rather than being passages of text that people will unlikely read - they are proposed as graphics and visuals that artists may reproduce from photos and their own memories.



Bollards

Bollards are functional elements that play a role in defining public spaces. As long as they can still act as bollards, their appearance provides an opportunity to contribute to the look and feel of Dee Why Town Centre.



MATERIALS, FINISHES & BESPOKE ITEMS

A great public domain is composed on many elements. Public art forms one piece of the puzzle. The following identifies a range of materials, finishes and bespoke items within the public domain.

Generally these elements are not site specific and could be used in many parts of the town centre.

Bike Racks

As bicycle riding becomes more popular the bike racks that contain them become more sophisticated and creative. There is an opportunity to create bespoke bike racks, unique to Dee Why Town Centre, which encourage bike riding.

The precedents demonstrate how innovative and creative bike racks have become.



Walter Gors Kiosk

A space has been identified, within Walter Gors Park, for a kiosk or future cafe space. This structure should be designed to reflect the Beach House theme, using materials, colours and form consistent with that character.

Inspiration could be taken from the recently completed surf life saving hut at Dee Why beach.

Qualities to be created should include:

- Transparency and natural light
- natural ventilation
- Verandah living - outside while protected from the elements



Smart Bus Stops

Bus stops have evolved from being purely shelters. Today smart bus stops are emerging around the world to make catching a bus more convenient, more enjoyable and more intuitive. Bus stops can include infrastructure such as free Wi-Fi, USB ports, games, touchscreens with apps that show you the best route home and information about what's happening in town. In Dee Why it could show you the Art Trail and if there's any special events happening at any given moment.



MATERIALS, FINISHES & BESPOKE ITEMS

Art Trail Signage

The signage to assist guide people along Dee Why's Art Trail should verge on being art, rather than signage. Art which leads to other art is the desired approach. This way people simply follow the trail on a more natural and intuitive level, and puts the art at the heart of the journey - which makes it more memorable.



Portrait Gallery

The Portrait Gallery is a permanent installation composed of temporary artworks. The Portrait Gallery is an opportunity to showcase Dee Why - its people, its artworks and its identity.

Located within the pedestrian thoroughfare behind Dee Why Grand, the Portrait Gallery is a creative arrangement of customised picture frames that reflect the coastal character of the Beach House. The frames will be designed and constructed to provide a weatherproof casing for 2 dimensional artworks.



APPENDIX A - PLACE AUDITS

WALTER GORS PARK: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

1. User and Needs identification

Please note, individuals may belong to more than one user group, for instance, a parent may also be an entrepreneur and a visitor.

Users	Demographics	How can Walter Gors Park (WGP) fulfil these needs	How do we know this?
The Parent (with young or school aged children)	<p>The number of couples with children in DY is lower than the average (38.7%) in the Warringah LGA (48.9%) and Sydney Statistical Division (SSD) (49.3%). Couples without children are the highest group.</p> <p>Regardless, over 50% of the DY family structures comprise children (single parent or couples with children). Therefore, the needs of parents in DY are an important one.</p> <p>We note that the age group, 0-19 years is expected to increase numerically and proportionally. In particular, the 5 – 9 year old age group is the highest growing group of all age groups. This means the needs of parents will only increase over time.</p> <p>These statistics should be crossed examined against Housing Type and Household Type statistics – which sheds light upon the specific needs of these parents. For instance, there is a high proportion of the Dee Why population (approx. 60%) living in apartments. These parents have a unique set of needs when compared to lower density households. These needs are identified adjacent.</p>	<p>1. Parks become the backyard for apartments.</p> <p>2. WGP will become an extension of the home (living and backyard) for families living in apartments</p> <p>Needs include:</p> <ul style="list-style-type: none"> Space to host children's parties (due to limited space in their apartment) Space to hold playgroups Play areas for children to run around and get exercise and sun Public toilets <p>3. Parents require spaces and activities for their children to be entertained. For instance, parents can monitor their children while they work (on a laptop) or socialise with their friends.</p> <p>4. Parents want their children to be safe – from predators and from accidents during play. Children running onto roads is often a concern</p>	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Place Making Consultation</p>
The Teenager	<p>Note: A teenager is traditionally defined as 13 – 19 years of age. Dee Why's teenage population (5%) is smaller than Warringah LGA (7.3%) and the SSD (7.9%) age groups.</p> <p>The next bracket – 18 to 24 years - shows that Dee Why teenagers (10%) exceed the average for Warringah LGA (7.7%) and the SSD (9.9%).</p> <p>Therefore, there are fewer teenagers in the age group where they are likely to still live at home and a greater number where they are likely to live away from home. This also accounts for the large number of lone person households (31.2%) and group households (5.7%) in DY (above the average for Warringah LGA and SSD).</p> <p>Although traditionally, the definition of a teenager is 13 – 19 years of age, we recognise that there are different needs within that bracket. Therefore, for the purposes of this Place Audit we define a teenager as 12-17 years and create a young adult bracket which includes 18 -24 year olds (see below).</p>	<p>1. WGP provides a place to hang out with friends.</p> <p>Needs include:</p> <ul style="list-style-type: none"> Space to sit, lay down and relax (students like the idea of grass pillows) Games and technology related elements and the ability to learn new things. During consultation, students were interested in the following activities which are relevant to WGP: <ul style="list-style-type: none"> Cooking classes Learning about other cultures. In particular language and food Games (in particular 'old school' games from their childhood) Provide free Wi-Fi node in the park <p>2. With large numbers of teenagers living in apartments, privacy is an issue. An apartment has less personal space or spaces that you can escape into. Outdoor areas, with a variety of spaces for different purposes are important e.g. a place to sketch or listen to music, space to get exercise or read a book without listening to someone else's conversation.</p> <p>3. Opportunities for work experience e.g. assisting with the maintenance of the park. This can help teenagers consider their future career options</p> <p>4. Opportunities for a designated graffiti space however, this may be inappropriate due to the surrounding activities</p>	<p>Youth Strategy</p> <p>Place Making workshop with Youth Advisory Group</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>
Young Adult (inc. Young Professionals)	<p>A young adult is defined as someone between the ages of 18 and 24 years (see definitions above). The group is significantly higher (10%) than the average for the Warringah LGA (7.7%) and marginally higher than SSD (9.9%).</p> <p>These figures suggest that young adults gravitate towards Dee Why, especially after moving out of home. This may because of the availability of apartment style living and proximity to the beach. This would also account for the high levels of rental accommodation (40% of all housing tenure) in comparison to the Warringah LGA which is only 25% of all housing tenure.</p> <p>A Young Adult is likely to be studying (at TAFE or University), but could also fit under the Employed or Entrepreneur category. (see below)</p> <p>What is a Young Adult looking for?:</p> <ul style="list-style-type: none"> good jobs (start up/tech environment helps) low cost of living and 	<p>1. WGP can provide:</p> <ul style="list-style-type: none"> A place for the Young Adult (as an employee) to leave their office and spend their lunch outside A place to work outside the office in a more flexible environment A place to get exercise during their lunch hour or after work (organised or self organised) Participate in cultural or social events such as cinema in the park <p>2. Opportunities for a designated graffiti space however, this may be inappropriate due to the surrounding activities</p> <p>3. Take young children to the park</p> <p>4. Young Adults are also likely to live in apartments and experience the same issues when entertaining. Their only option is to go out to a restaurant, bar or café to socialise. WGP could provide a place in an informal setting for a picnic or a bbq (in a free and inexpensive setting)</p> <p>5. Provide a free Wi-Fi node in the park</p>	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Edward Glaesar</p>

	<p>- entertainment (bars, cafes, music)</p> <p>- interesting</p> <p>Note/Question: Will young adults be priced out of Dee Why Town Centre following new development? Is cheap rent attracting them now?</p>		
The Entrepreneur	<p>The entrepreneur is someone who comes to DY to establish a business or seeks to expand their existing business – choosing to stay in Dee Why. This is a choice made by the entrepreneur for various reasons such as:</p> <ul style="list-style-type: none"> • Access to capital • Entrepreneurial role models • Mix of small and big business • Liveability (a place to live, bring their families and experience a certain lifestyle) <p>So if we need to attract the entrepreneurs themselves. So what do they want?</p> <p>A study produced by Endeavour Insight identified the magic formula for attracting and retaining the best entrepreneurs – a great place to live, plus a pool of talented future employees. So what do these entrepreneurs want? They want a high quality of life and to become part of a social culture.</p>	<p>WGP can provide amenity for the entrepreneur in the following ways:</p> <ul style="list-style-type: none"> • A pleasant place for their 'talented employees' to relax during lunch • Due to the high number of apartments and potential increase of Entrepreneurs living there, there is an increasing need for outdoor spaces • A space for people to meet – such as family bbq's as there is no backyard in an apartment • Support mental health – opportunity for the 'play' characteristics of the park can service both physical and mental needs. Puzzles and mental games can be included in the park • Space for exercise – space just outside your office door or home is essential in a high quality of life • Space for outdoor meetings (something needed for start-ups who don't have an office and for the increasing number of Entrepreneur who are not interested in traditional office environments) • Present an attractive space which the Entrepreneur can be proud of and thereby promoting Dee Why as a great place to work and live (attracting the necessary pool of talented employees) 	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Edward Glaesar</p> <p>Placemaking Consultation</p>
The Office Worker/employee	<p>The office worker or employee can fit into any number of the categories above. They may be a parent, a teenager or a young adult.</p>	<p>(see related categories)</p>	
The Child	<p>The 0-4 age group is generally consistent across the Dee Why, Warringah LGA and SSD areas. The 5-11 age group is significantly under represented %.7% compared to 9% across the Warringah LGA and SSD.</p> <p>This age group should be read in conjunction with the demographic and needs of parents.</p>	<p>WGP can provide:</p> <ul style="list-style-type: none"> • A place to play, get exercise and sun (Vitamin D) • Opportunities to socialise with other children - learning how to play well with other children • Learn about the environment and nature and achieving a connection with the outside world • A place for children to imaginative and creative. A great park can also provide opportunities for problem solving • A place to engage all the senses – sight, touch, scent and sound • A place to “come inside on a windy day”- when the beach is too windy, the park can still provide a place for play for children 	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>
The Visitor	<p>The tourism and hospitality sector is important to the Australian economy and the Warringah LGA. The National Institute of Economic and Industry Research (compiled by economy.id) shows that tourism and hospitality in the LGA exceeds the NSW average – in particular regard to value added.</p> <p>Therefore, providing attractions and amenity for the visitor is important for Dee Why</p>	<p>WGP can provide the visitor:</p> <ul style="list-style-type: none"> • A place to break their trip, have lunch and stretch their legs • An opportunity to experience the heart and character of Dee Why Town Centre <p>There are potentially two types of visitors that will use Walter Gors Park</p> <p>- The first is a visitor that is holidaying in the area or visiting relatives. They are in the park while experiencing the town centre, looking for somewhere to eat or shop or are shown around the town. This person may be visiting from abroad or interstate. It is unlikely this visitor will come to this park again (unless they visit Dee Why again) however Walter Gors Park should contribute to a positive image of the town, region and country as a whole. It achieve this, the space should be clean, interesting, lively and easy to access</p> <p>- The second is a visitor that is coming to an event. This visitor may be a local and generally don't experience Walter Gors Park on a regular basis as they don't work or live nearby. This persons motivation is the event itself however, a positive experience of Redman Road Pocket Park may bring them back again at other times. To achieve this, the space should be clean, easy to get to (via public transport or car), interesting and lively.</p>	<p>National Institute of Economic and Industry Research (compiled by economy.id)</p>
The Pet	<p>For pet owners fortunate enough to own a pet and live in an apartment the public domain is critical. Pets, especially dogs, need exercise, sun, a space to do their 'business' and general socialisation with other animals.</p>	<p>The advice from Council is that dogs will not be permitted off leash in this park. It is likely that WGP will be a stop on a walking circuit e.g if someone walks the art trail, they can stop along the way at WGP and rest.</p> <p>Dog watering stations are a must for the park.</p>	<p>ARTSCAPE and TDP</p>
Older population	<p>DY has a similar percentage of older populations (70 years and older) to Sydney as a whole. There are few people aged 60-69 years at 6.5% which is significantly less than those aged 50-</p>	<p>WGP can provide older residents:</p> <ul style="list-style-type: none"> • Space for outdoor exercise to improve their strength and fitness at no cost (when compared to a private 	

	59% at 10%. Assuming residents in the 50-59 and 60-69 age group remain in DY, the town centre will need to accommodate their needs	<p>gym)</p> <ul style="list-style-type: none">• Spaces to get out of their houses or apartments and enjoy the sun or being around other people• Safe and comfortable paths (without trip hazards)	
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Legend

DYTC: CFNA – Dee Why Town Centre Community Facilities Needs Assessment prepared by Elton Consulting in 2011

DYTC:MP – Dee Why Town Centre Master Plan prepared by Place Design Group **WGP** – Walter Gors Park

WALTER GORS PARK: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

2. Spatial requirements

Objective from Master Plan or other relevant strategy (refer to legend for code)	Recommendation/Implementation
1. DYTC:MP Provision of a Playground in WGP	Implementation <ul style="list-style-type: none">• Playground design should consider all age groups and focus on inclusive play opposed to segregation (with the exception of small children areas). Therefore provide a variety of play items – challenging, moderate and easy + small, medium and large• A playground should have a mixture of active and free play areas. This means a mixture of fixed equipment that facilitates climbing, swinging and balancing as well as larger grassed areas that can be used for ball games, running and rolling• Incorporate games that challenge the mind as well as the body• Consider the playground as a sculptural element opposed to a propriety item
2. DYTC: CFNA Identifies the need for social function spaces to host children's birthday parties and the like. This is due to the high number of residents living in apartments which lack the space to host such events	Implementation <ul style="list-style-type: none">• Provide outdoor entertainment spaces that can be used for small parties (approx. 15 – 30 people). The space must provide wet weather protection, cooking facilities, waste management, access to the playground (inc. monitoring), tables/seating, lighting, easy clean surfaces, access to public transport and car parking• Customise the design and materials of the space to be unique to DY – creating a talking point and an eagerness to host a party there.
3. DYTC:MP Proposes WSUD treatments and suggests these treatments can provide opportunities for passive recreation while simultaneously performing ecological functions.	Implementation <ul style="list-style-type: none">• Incorporate play elements into the WSUD treatments – encouraging water play as part of the playground (note: must comply with Australian Standards for with regard to water safety)• Integrate art elements into the WSUD treatments e.g. land art• The WSUD treatment provides the opportunity to cater for all the senses – in particular sound, sight and touch
4. 2. DYTC: CFNA Recognises that with such a large population (approx. 60%) living in apartments it is essential that residents have access to high amenity including an urban park	Implementation <ul style="list-style-type: none">• Provide, as a minimum, the elements that establish WGP as an urban park for the town centre including,<ul style="list-style-type: none">- Natural vegetation including trees, shrubs, turf to create a micro climate- Spaces to sit and relax in the sun or shade- Public toilets- Waste management- Areas for outdoor fitness such fixed equipment and areas for classes to be held (an outcome of the CFNA's consultation process)- Private spaces (for solitude) which don't create places of entrapment or generally create CPTED issues e.g. create spaces with enclosure and definition- Use a material palette that has a domestic feel/character – as this space has become a defacto living room/backyard for many urban residents. This space should not feel authoritarian or overtly 'civic'
5. DYTC:MP The Master Plan identifies a number of short term public domain improvements. Page 112 identifies improvements for WGP pedestrian corridor including: <ul style="list-style-type: none">• New fencing to provide a more defined 'edge' to the corridor• Improved lighting to provide increased pedestrian safety• New pedestrian pavements• New screen planting to frame the corridor and enhance the overall pedestrian experience• Interpretive artwork 'narrative'	Implementation <ul style="list-style-type: none">• Create a new fencing language along the edges of the pedestrian corridor that provides privacy for residents (on other side of fence), is safe (by not blocking sightlines), potentially forms a back drop/canvas for temporary and permanent public art• Create a Dee Why Town Centre Art Trail which follows this pedestrian corridor. Establish art plinths in key locations along the pedestrian corridor• Create a lighting sequence that is a feature within the public art trail. Use colour to affect mood, express the seasons or specific events• Ensure that proposed screen planting does not create CPTED problems such as spaces for entrapment
6. DYTC: MP The Master Plan identifies a number of short term public	Implementation <ul style="list-style-type: none">• Rain garden and its signage could be incorporated into the art trail. This allows the rain garden to take on sculptural qualities

<p>domain improvements. Page 113 recommends a Rain Garden Demonstration Area including:</p> <ul style="list-style-type: none"> • Appropriate signage to illustrate the environmental benefits of Rain Gardens and • A constructed rain garden including drainage, bio filtration, growing medium and low maintenance plant material 	
<p>7. DYTC: MP</p> <p>The Master Plan identified a number of art installations for DY town centre (page 99). An art installation is proposed in WGP at the intersection of Howard Ave and the pedestrian corridor.</p> <p>In addition, the Master Plan identifies lighting features. The WGP pedestrian corridor is identified as a suitable location for a lighting feature</p>	<p>Implementation</p> <ul style="list-style-type: none"> • An artwork is appropriate in this location. Either as a standalone artwork or an integrated land art piece (Collaboration with Tract will determine the most appropriate option when balanced against other factors) e.g: <ul style="list-style-type: none"> - lighting installation - sculptural playground - sculptural carvings incorporated into the WSUD treatment • Note: the artwork will form part of the Art Trail • Opportunities for temporary artworks could be accommodated on art plinths
<p>8. DYTC: MP</p> <p>The Master Plan identifies an indicative route for an Interpretive Trail (page 99). The MP shows the trail following the WGP pedestrian corridor. The MP doesn't provide any detail with regard to the trail however, some direction can be sourced from the Landscape and Public Domain Plan Strategies – in particular “Meet Dee Why”.</p> <p>This strategy aims to get us to know Dee Why on another level – put the real DY on display.</p> <p><i>“Peel back the layers and reveal the rich natural and cultural history of Dee Why which has been overlooked during the rapid development of the last 50 years. Exposing these layers will create new connections to place and community”</i></p>	<p>Implementation</p> <ul style="list-style-type: none"> • The “Meet Dee Why” strategy gives us some insight into the purpose of the Interpretive Trail. The Place Making process has identified that the Interpretive Trail could be expanded into an Art and Cultural trail. This trail will provide: <ul style="list-style-type: none"> - Public art works - An interpretive message about the spaces and places with DY. This could include existing architecture such as the library - Landscape features such as a rain garden demonstration area - Active spaces – spaces where people congregate and gather add to a sense of place. WGP will one such place. What ‘activities’ take place here will heighten the experience and energy of the space - Local stories and personalities - Naturally enliven the streetscape and thereby achieve the MP strategy “Living Streets”
<p>9. Markets</p>	<ul style="list-style-type: none"> • Markets in their very nature are dynamic, therefore there are no standard size or scale however the average in a US summary (Farmers Markets and the experiences of market managers in Washington State) note that small markets dominate (comprising 11 -30 stalls)at nearly 50% of all markets • Requirements for running a market: <ul style="list-style-type: none"> - visibility from the street - access to power - access to water - nearby parking including accessible parking - flat site - permanent toilets (no one likes porta loos and they're expensive) - security (or ability to secure the site for a particular event) - good drainage (so as not to damage grass caused by foot traffic resulting in a muddy market) - ability to meet WH&S requirements - potential for an equitable stall layout that provides equal distribution of foot traffic - waste management system (where will it be stored and how will it be collected) • Stall sizes – 3 x 3 stall (if BYO the stalls will typical comprise tent gazebos which have four open sides which has to fit within that envelope)
<p>10. Festivals</p>	<ul style="list-style-type: none"> • “Shows that have no real fan base or heritage struggle to sell tickets” James Barton of Creamfields Festival UK • Requirements for running a festival: <ul style="list-style-type: none"> - Power suitable to keep the sound, light, video and effects going throughout the show/event - Space for projectors and screens - Existing lighting but the ability to add specific event lighting • Cultural film festival e.g. films from the many local cultures of DY such as Serbia (2.7%), Mandarin (2.4%), Italian (2.1%), Filipino (1.7%)

TRIANGLE PARK (NORTH AND SOUTH): PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

1. User and Needs identification

Please note, individuals may belong to more than one user group, for instance, a parent may also be an entrepreneur and a visitor.

Users	Demographics	How can Triangle Park (North and South) fulfil these Needs	How do we know this?
The Parent (with young or school aged children)	<p>The number of couples with children in DY is lower than the average (38.7%) in the Warringah LGA (48.9%) and Sydney Statistical Division (SSD) (49.3%). Couples without children are the highest group.</p> <p>Regardless, over 50% of the DY family structures comprise children (single parent or couples with children). Therefore, the needs of parents in DY are an important one.</p> <p>We note that the age group, 0-19 years is expected to increase numerically and proportionally. In particular, the 5 – 9 year old age group is the highest growing group of all age groups.</p> <p>This means the needs of parents will only increase over time.</p> <p>These statistics should be crossed examined against Housing Type and Household Type statistics – which sheds light upon the specific needs of these parents. For instance, there is a high proportion of the Dee Why population (approx. 60%) living in apartments. These parents have a unique set of needs when compared to lower density households. These needs are identified adjacent.</p>	<p>1. Triangle Park (north and south) becomes another form of backyard for apartments</p> <p>2. Triangle Park will become an extension of the home (living and backyard) for families living in apartments</p> <p>Needs include:</p> <ul style="list-style-type: none"> Space to relax and spend time outside the apartment Place to socialise with other parents <p>3. Parents require spaces and activities for their children to be entertained. For instance, parents can monitor their children while they work (on a laptop) or socialise with their friends</p> <p>4. Parents need Triangle Park to be clean – parents want to trust that their children won't get sick or need to be cleaned up after a visit to Triangle Park.</p> <p>5. Parent need Triangle Park to be safe from people who would do harm, dangerous built form and toxic vegetation or materials.</p>	<p>DYTC:CFNA</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Place Making Consultation</p>
The Teenager	<p>Note: A teenager is traditionally defined as 13 – 19 years of age. Dee Why's teenage population (5%) is smaller than Warringah LGA (7.3%) and the SSD (7.9%) age groups.</p> <p>The next bracket – 18 to 24 years - shows that Dee Why teenagers (10%) exceed the average for Warringah LGA (7.7%) and the SSD (9.9%).</p> <p>Therefore, there are fewer teenagers in the age group where they are likely to still live at home and a greater number where they are likely to live away from home. This also accounts for the large number of lone person households (31.2%) and group households (5.7%) in DY (above the average for Warringah LGA and SSD).</p> <p>Although traditionally, the definition of a teenager is 13 – 19 years of age, we recognise that there are different needs within that bracket. Therefore, for the purposes of this Place Audit we define a teenager as 12-17 years and create a young adult bracket which includes 18 -24 year olds (see below).</p>	<p>1. Triangle Park (North and South) provides a place to hang out with friends. The Warringah Youth Strategy states “while recreational, sporting and leisure opportunities for your people are highly valued, there is a persistent call for a more diverse and vibrant cultural and social environment”. Triangle Park north and south can provide one such place by:</p> <ul style="list-style-type: none"> Providing spaces for youths to sit and ‘hang out’ with their friends Games, technology related elements/games and the ability to learn new things. During consultation students were interested in the following activities which are relevant to WGP: <ul style="list-style-type: none"> Games (in particular ‘old school’ games from their childhood) Provide spaces for cultural activities such as markets, art markets, sculpture fairs and food fairs (uses suitable for Triangle Park). Enable teenagers to participate in cultural activities in Triangle Park to give them a sense of ownership and pride Provide free Wi-Fi node in the park Create spaces that welcome teenagers and encourage various age groups to interact <p>2. With large numbers of teenagers living in apartments, privacy is an issue. An apartment has less personal space or spaces that you can escape into. Outdoor spaces, with a variety of spaces for different purposes are important e.g. a place to sketch or listen to music, space to get exercise or a space to read a book without listening to someone else's conversation.</p>	<p>Youth Strategy</p> <p>Place Making workshop with Youth Advisory Group</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>
Young Adult (inc. Young Professionals)	<p>A young adult is defined as someone between the ages of 18 and 24 years (see definitions above).</p> <p>The group is significantly higher (10%) than the average for the Warringah LGA (7.7%) and marginally higher than SSD (9.9%).</p> <p>These figures suggest that young adults gravitate towards Dee Why, especially after moving out of home. This may because of the availability of apartment style living and proximity to the beach. This would also account for the high levels of rental accommodation (40% of all housing tenure) in comparison to the Warringah LGA which is only 25% of all housing tenure.</p> <p>A Young Adult is likely to be studying (at TAFE or University), Employed or an Entrepreneur. (see below)</p>	<p>1. Triangle Park can provide a place to escape the office during lunch or as a place to meet and socialise at other times. Their needs can be summarised as follows:</p> <ul style="list-style-type: none"> Spaces for young adults to eat their lunch, get much needed sun (Vitamin D) and fresh air. Shade is still important during summer to ensure they don't get sunburnt Places to work outside the office in a more flexible environment – this does not necessarily mean another desk. It could be a standing desk or just a seat where they can read or write emails (work that does not need to be in the office) There is an emerging pattern of walking meetings – to limit the time spent sitting during long meetings. These could be in Triangle Park Triangle Park could become a meeting place – a place to meet before heading to a restaurant or a bar. With good casual surveillance, good lighting and a flow of pedestrians between Howard and Oaks Avenues this could become a ‘safe’ place to meet Triangle Park is a great location for a cafe culture to develop - with cafes opening onto the park space Provide spaces for cultural activities such as markets, art markets, sculpture fairs and food fairs (uses suitable 	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Edward Glaesar</p>

	<p>What is a Young Adult looking for?:</p> <ul style="list-style-type: none"> - good jobs (start up/tech environment helps) - low cost of living and - entertainment (bars, cafes, music) - interesting <p>Note/Question: Will young adults be priced out of Dee Why Town Centre following new development? Is cheap rent attracting them now?</p>	<p>for Triangle Park). Enable Young Adults to participate in cultural activities in Triangle Park to give them a sense of ownership and pride</p> <ul style="list-style-type: none"> • Opportunities for a designated graffiti space – in particular, it could be located on the future blank wall of the Meriton loading dock 	
The Entrepreneur	<p>The entrepreneur is someone who comes to DY to establish a business or seeks to expand their existing business – choosing to stay in DY. This is a choice made by the entrepreneur for various reasons such as:</p> <ul style="list-style-type: none"> • Access to Capital • Role Models • Mix of small and big business • Liveability (a place to live, bring their families and experience a certain lifestyle) <p>So if we need to attract the entrepreneurs themselves. So what do they want?</p> <p>A study produced by Endeavour Insight identified the magic formula for attracting and retaining the best entrepreneurs – a great place to live, plus a pool of talented future employees. So what do these entrepreneurs want? They want a high quality of life and to become part of a social culture.</p>	<p>Triangle Park can provide amenity for the entrepreneur:</p> <ul style="list-style-type: none"> • A pleasant place for their ‘talented employees’ to relax during lunch • Due to the high number of apartments and potential increase in their type of living there is an increasing need for outdoor spaces • Space to experience culture and community activities • Support mental health – opportunity for the ‘play’ side of the park to service both physical and mental needs • Space for outdoor meetings e.g. in the park or in a cafe (something needed for start-ups who don’t have an office and for the increasing number of Entrepreneur who are not interested in traditional office environments) • Present an attractive space which the Entrepreneur can be proud of and thereby promoting Dee Why as a great place to work and live (attracting the necessary pool of talented employees) 	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Edward Glaesar</p>
The Office Worker/employee	<p>The office worker or employee can fit into any number of the categories above. They may be a parent, a teenager or a young adult.</p>	(see related categories)	
The Child	<p>The 0-4 age group is generally consistent across the Dee Why, Warringah LGA and SSD areas.</p> <p>The 5-11 age group is significantly under represented %.7% compared to 9% across the Warringah LGA and SSD.</p> <p>This age group should be read in conjunction with the demographic and needs of parents</p>	<p>WGP can provide:</p> <ul style="list-style-type: none"> • A place to play and get sun (Vitamin D) • Opportunities to socialise with other children • A place to engage all the senses – sight, touch, scent and sound 	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>
The Visitor	<p>The tourism and hospitality sector is important to the Australian economy and the Warringah LGA.</p> <p>The National Institute of Economic and Industry Research (compiled by economy.id) shows that tourism and hospitality in the LGA exceeds the NSW average – in particular regard to value added.</p> <p>Providing attractions and amenity for the visitor is important for Dee Why</p>	<ul style="list-style-type: none"> • There are potentially two types of visitors that will use Triangle Park (North and South) <ul style="list-style-type: none"> - The first is a visitor that is holidaying in the area or visiting relatives. They are in the park while experiencing the town centre, looking for somewhere to eat or shop or are shown around the town. This person may be visiting from abroad or interstate. It is unlikely this visitor will come to this park again (unless they visit Dee Why again) however Triangle Park North and South should contribute to a positive image of the town, region and country as a whole. It achieve this, the space should be clean, interesting, lively and easy to access - The second is a visitor that is coming to an event. This visitor may be a local and generally don’t experience Triangle Park on a regular basis, as they don’t work or live nearby. This persons motivation is the event itself however, a positive experience of Triangle Park may bring them back again at other times. To achieve this, the space should be clean, easy to get to (via public transport or car), interesting and lively. 	<p>National Institute of Economic and Industry Research (compiled by economy.id)</p>
The Pet	<p>For pet owners fortunate enough to own a pet and live in an apartment the public domain is critical.</p> <p>Pets, especially dogs, need exercise, sun, a space to do their ‘business’ and general socialisation with other animals.</p>	<p>The advice from Council is that dogs will not be permitted off leash in this park. It is likely that WGP will be a stop on a walking circuit e.g if someone walks the art trail, they can stop along the way at WGP and rest.</p> <p>Dog watering stations are a must for the park.</p>	
Older population	<p>DY has a similar percentage of older populations (70 years and older) to Sydney as a whole. There are few people aged 60-69 years at 6.5% which is significantly less than those aged 50-59% at 10%. Assuming residents in the 50-59 and 60-69 age group remain in DY, the town centre will need to accommodate their needs</p>	<p>Triangle Park can provide older residents:</p> <ul style="list-style-type: none"> • A place to meet before heading off for lunch or other social activities • Spaces to get out of their houses or apartments and enjoy the sun or being around other people • Safe and comfortable paths (without trip hazards) 	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>

Legend

DYTC: CFNA – Dee Why Town Centre Community Facilities Needs Assessment prepared by Elton Consulting in 2011

DYTC:MP – Dee Why Town Centre Master Plan prepared by Place Design Group **WGP** – Walter Gors Park

TRIANGLE PARK: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

2. Spatial requirements

Objective from Master Plan or other relevant strategy (refer to legend for code)	Recommendation/Implementation
1. DYT:MP Proposes WSUD treatments and suggests these treatments can provide opportunities for passive recreation while simultaneously performing ecological functions.	Implementation <ul style="list-style-type: none"> Integrate art elements into the WSUD treatments e.g. land art The WSUD treatment provides the opportunity to cater for all the senses – in particular sound, sight and touch
2. DYT: CFNA Recognises that with such a large population (approx. 60%) living in apartments it is essential that residents have access to high amenity including an urban park	Implementation <ul style="list-style-type: none"> Provide, as a minimum, the elements that establish Triangle Park (north and south) as an urban space for the town centre including: <ul style="list-style-type: none"> Natural vegetation including trees, shrubs, turf to create a micro climate Spaces to sit and relax in the sun or shade Waste management Space for temporary art exhibitions lighting features Private spaces (for solitude) which don't create places of entrapment or generally create CPTED issues e.g. create spaces with enclosure and definition Use a material palette that has a domestic feel/character – as this space has become a defacto living room/backyard for many urban residents. This space should not feel authoritarian or overtly 'civic'
3. DYT:MP The Master Plan identifies a number of short term public domain improvements. Page 112 identifies improvements for Triangle Park including: <ul style="list-style-type: none"> Popup Dog Park and Café We note the adjoining council carpark site was recommended as a pop up art market 	Implementation <ul style="list-style-type: none"> Council have advised ARTSCAPE that a dog park would not be appropriate for this site A pop up café could be accommodated subject to tree placement, maybe more suitable in one of the vacant shop fronts Triangle Park North could become an outdoor temporary art exhibition space assuming this space becomes paved (hardscaped). Triangle Park North and South could become a market space – an extension of the potential market space in Walter Gors Park. (See markets below)
4. DYT: MP The Master Plan identified a number of art installations for DY town centre (page 99). Three art installations were identified in Triangle Park. In addition, the Master Plan identifies lighting features. Triangle Park (from North to South) were identified as a suitable location for a lighting feature	Implementation <ul style="list-style-type: none"> Opportunity for a temporary art exhibition space in Triangle Park North Lighting elements/treatments could be integrated into one of the artworks opposed to separate treatments Any artworks would form part of an Art Trail – in which the Triangle North South axis would become a key route
5. DYT: MP The Master Plan identifies an indicative route for an Interpretive Trail (page 99). The MP shows the trail following the Triangle Park (North and South) pedestrian corridor. The MP doesn't provide any greater detail with regard to the trail however, some direction can be sourced from the Landscape and Public Domain Plan Strategies – in particular "Meet Dee Why". This strategy aims to get us to know Dee Why on another level – put the real DY on display. <i>"Peel back the layers and reveal the rich natural and cultural history of Dee Why which has been overlooked during the rapid development of the last 50 years. Exposing these layers will create new connections to place and community"</i>	Implementation <ul style="list-style-type: none"> The "Meet Dee Why" strategy gives us some insight into the purpose of the Interpretive Trail. Council's direction and the Place Making process has identified that the Interpretive Trail could be expanded into an Art and Cultural trail. This trail could provide: <ul style="list-style-type: none"> Public art works An interpretive message about the spaces and places with DY. This could include existing architecture such as the library Landscape features such as a rain garden demonstration area Active spaces – spaces where people congregate and gather add to a sense of place. Triangle Park could be one such place. What 'activities' take place here will heighten the experience and energy of the space Local stories and personalities Naturally enliven the streetscape and thereby achieve the Masterplan's strategy "Living Streets"
6. Markets	<ul style="list-style-type: none"> Triangle Park North and South could host markets. The relationship between markets held in WGP and Triangle Park North and South could form a lineal market. Dubbed the 'mARTket trail', this trail could focus on the sale of art. This would reinforce the Masterplan's quick win project identified in item 3 for a pop up art market". A temporary art exhibition space in Triangle Park would support the character of this space.

REDMAN ROAD POCKET PARK: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

1. User and Needs identification

Please note, individuals may belong to more than one user group, for instance, a parent may also be an entrepreneur and a visitor.

Users	Demographics	How can Redman Road fulfil these Needs	How do we know this?
The Parent (with young or school aged children)	<p>The number of couples with children in DY is lower than the average (38.7%) in the Warringah LGA (48.9%) and Sydney Statistical Division (SSD) (49.3%). Couples without children are the highest group.</p> <p>Regardless, over 50% of the DY family structures comprise children (single parent or couples with children). Therefore, the needs of parents in DY are an important one.</p> <p>We note that the age group, 0-19 years is expected to increase numerically and proportionally. In particular, the 5 – 9 year old age group is the highest growing group of all age groups.</p> <p>This means the needs of parents will only increase over time.</p> <p>These statistics should be crossed examined against Housing Type and Household Type statistics – which sheds light upon the specific needs of these parents. For instance, there is a high proportion of the Dee Why population (approx. 60%) living in apartments. These parents have a unique set of needs when compared to lower density households. These needs are identified adjacent.</p>	<ol style="list-style-type: none"> 1. Redman Road Pocket Park should be clean and tidy. – parents want to trust that their children won't get sick or need to be cleaned up while waiting for the bus 2. Parent need the park to be safe from people who could do harm, dangerous built form and toxic vegetation or materials. 3. A play area in this park (of a minor nature) could be considered as the nearest park is WGP and the Community Hub (subject to what is proposed in this space). A play area does not need to be formal. It could be an interactive art work, climbable landscape elements or a water fountain 	<p>DYTC:CFNA</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Place Making Consultation</p>
The Teenager	<p>Note: A teenager is traditionally defined as 13 – 19 years of age. Dee Why's teenage population (5%) is smaller than Warringah LGA (7.3%) and the SSD (7.9%) age groups.</p> <p>The next bracket – 18 to 24 years - shows that Dee Why teenagers (10%) exceed the average for Warringah LGA (7.7%) and the SSD (9.9%).</p> <p>Therefore, there are fewer teenagers in the age group where they are likely to still live at home and a greater number where they are likely to live away from home. This also accounts for the large number of lone person households (31.2%) and group households (5.7%) in DY (above the average for Warringah LGA and SSD).</p> <p>Although traditionally, the definition of a teenager is 13 – 19 years of age, we recognise that there are different needs within that bracket. Therefore, for the purposes of this Place Audit we define a teenager as 12-17 years and create a young adult bracket which includes 18 -24 year olds (see below).</p>	<ol style="list-style-type: none"> 1. Redman Road Pocket Park can become another space for teenagers to hang out and socialise. Teenagers are likely to use the space in a way that suits them e.g. spaces where they are less likely to be overheard and observed. Therefore flexibility and a variety of spaces will be important 2. Efforts should be undertaken to make teenagers feel welcome within the pocket park 3. As in WGP there were a number of activities identified during consultation with the YAG. These are relevant to this space: <ul style="list-style-type: none"> • Games and technology related elements and the ability to learn new things: <ul style="list-style-type: none"> - Cooking classes - Learning about other cultures. In particular language and food - Games (in particular 'old school' games from their childhood) • Provide free Wi-Fi node in the park 	<p>Youth Strategy</p> <p>Place Making workshop with Youth Advisory Group</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>
Young Adult (inc. Young Professionals)	<p>A young adult is defined as someone between the ages of 18 and 24 years (see definitions above).</p> <p>The group is significantly higher (10%) than the average for the Warringah LGA (7.7%) and marginally higher than SSD (9.9%).</p> <p>These figures suggest that young adults gravitate towards Dee Why, especially after moving out of home. This may because of the availability of apartment style living and proximity to the beach. This would also account for the high levels of rental accommodation (40% of all housing tenure) in comparison to the Warringah LGA which is only 25% of all housing tenure.</p> <p>A Young Adult is likely to be studying (at TAFE or University), Employed or an Entrepreneur. (see below)</p> <p>What is a Young Adult looking for?:</p> <ul style="list-style-type: none"> - good jobs (start up/tech environment helps) - low cost of living and - entertainment (bars, cafes, music) 	<ol style="list-style-type: none"> 1. Redman Road Pocket Park is likely to be used by the Young Adult : <ul style="list-style-type: none"> • As a meeting point • As a place to sit during lunch or other intervals • Visit a café (when they are established in the future) 	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>

	<p>- interesting</p> <p>Note/Question: Will young adults be priced out of Dee Why Town Centre following new development? Is cheap rent attracting them now?</p>		
The Entrepreneur	<p>The entrepreneur is someone who comes to DY to establish a business or seeks to expand their existing business – choosing to stay in DY. This is a choice made by the entrepreneur for various reasons such as:</p> <ul style="list-style-type: none"> Access to Capital Role Models Mix of small and big business Liveability (a place to live, bring their families and experience a certain lifestyle) <p>So if we need to attract the entrepreneurs themselves. So what do they want?</p> <p>A study produced by Endeavour Insight identified the magic formula for attracting and retaining the best entrepreneurs – a great place to live, plus a pool of talented future employees. So what do these entrepreneurs want? They want a high quality of life and to become part of a social culture.</p>	<p>1. Redman Road Pocket Park is likely to be used by the Entrepreneur when :</p> <ul style="list-style-type: none"> As a meeting point A place to sit during lunch or other intervals Present an attractive space which the Entrepreneur can be proud of and thereby promoting Dee Why as a great place to work and live (attracting the necessary pool of talented employees) 	Elton Dee Why Town centre Community Facilities Needs Assessment
The Office Worker/employee	<p>The office worker or employee can fit into any number of the categories above. They may be a parent, a teenager or a young adult.</p>	(see related categories)	
The Child	<p>The 0-4 age group is generally consistent across the Dee Why, Warringah LGA and SSD areas.</p> <p>The 5-11 age group is significantly under represented (7%) compared to 9% across the Warringah LGA and SSD.</p> <p>This age group should be read in conjunction with the demographics and needs of parents</p>	<p>Redman Road Pocket Park can provide:</p> <ul style="list-style-type: none"> A place to play and get sun (Vitamin D) Opportunities to socialise with other children A place to engage all the senses – sight, touch, scent and sound An informal play area (of a minor nature) such as an interactive art work, climbable landscape element or a water fountain 	Elton Dee Why Town centre Community Facilities Needs Assessment
The Visitor	<p>The tourism and hospitality sector is important to the Australian economy and the Warringah LGA.</p> <p>The National Institute of Economic and Industry Research (complied by economy.id) shows that tourism and hospitality in the LGA exceeds the NSW average – in particular regard to value added.</p> <p>Providing attractions and amenity for the visitor is important for Dee Why</p>	<ul style="list-style-type: none"> There are potentially two types of visitors that will use Redman Road Pocket Park <ul style="list-style-type: none"> The first is a visitor that is holidaying in the area or visiting relatives. They are in the park while experiencing the town centre, looking for somewhere to eat or shop or are shown around the town. This person may be visiting from abroad or interstate. It is unlikely this visitor will come to this park again (unless they visit Dee Why again) however Redman Road Pocket Park should contribute to a positive image of the town, region and country as a whole. It achieve this, the space should be clean, interesting, lively and easy to access The second is a visitor that is coming to an event. This visitor may be a local and generally don't experience Redman Road Pocket Park on a regular basis as they don't work or live nearby. This persons motivation is the event itself however, a positive experience of Redman Road Pocket Park may bring them back again at other times. To achieve this, the space should be clean, easy to get to (via public transport or car), interesting and lively. 	National Institute of Economic and Industry Research (complied by economy.id)
The Pet	<p>For pet owners fortunate enough to own a pet and live in an apartment the public domain is critical.</p> <p>Pets, especially dogs, need exercise, sun, a space to do their 'business' and general socialisation with other animals.</p>	<p>A dog will be on leash if in Redman Road Pocket Park</p> <p>Consider a dog water station in this location.</p>	
Older population	<p>DY has a similar percentage of older populations (70 years and older) to Sydney as a whole. There are few people aged 60-69 years at 6.5% which is significantly less than those aged 50-59% at 10%. Assuming residents in the 50-59 and 60-69 age group remain in DY, the town centre will need to accommodate their needs</p>	<p>Redman Road Pocket Park can provide older residents:</p> <ul style="list-style-type: none"> A place to meet before heading off for lunch or other social activities Spaces away from their houses or apartments and enjoy the sun or being around other people Safe and comfortable paths (without trip hazards) 	Elton Dee Why Town centre Community Facilities Needs Assessment

Legend

DYTC: CFNA – Dee Why Town Centre Community Facilities Needs Assessment prepared by Elton Consulting in 2011

DYTC:MP – Dee Why Town Centre Master Plan prepared by Place Design Group

WGP – Walter Gors Park

REDMAN ROAD POCKET PARK: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

2. Spatial requirements

Objective from Master Plan or other relevant strategy (refer to legend for code)	Recommendation/Implementation
1. Redman Road is identified as a gateway element on page 78 of the Master Plan. Gateways are described as an “enhanced entry sequence experience for vehicular and pedestrian movement integrating elements of art, signage, lighting and planting	mplementation The Place Audit supports this recommendation however, notes the artwork and the gateway element could be one in the same. See point 5 below.
2. The Master Plan identifies the importance of the pocket park and the western side of Pittwater Road. The Master Plan suggests that investigations into opportunities to develop a civic forecourt thereby reinforcing legibility for the centre	Implementation A sculptural art work would reinforce this corner and act as a wayfinding marker as people drive/walk down Pittwater Road
3. DYTC:MP Proposes WSUD treatments and suggests these treatments can provide opportunities for passive recreation while simultaneously performing ecological functions	Implementation We note that Tract have informed ARTSCAPE that the WSUD treatments are impractical in Redman Road Pocket Park
4. DYTC: CFNA Recognises that with such a large population (approx. 60%) living in apartments it is essential that residents have access to high amenity including an urban park	Implementation <ul style="list-style-type: none">• Provide, as a minimum, the elements that establish Redman Road Pocket Park as a minor urban park for the town centre including:<ul style="list-style-type: none">- Natural vegetation including trees, shrubs, turf to create a micro climate- Clean and tidy with waste bins (inc. waste management)- Spaces to sit and relax in the sun or shade- Attractive/interesting ‘happenings’(outside this scope)- Good lighting (safety and visual interest)
5. DYTC: MP The Master Plan identified a number of art installations for DY town centre (page 99). An art installation, a gateway element and a lighting feature was proposed in Redman Road Pocket Park	Implementation The Place Audit supports this recommendation however, notes the artwork and the gateway element could be one in the same An integrated artwork could comprise: <ul style="list-style-type: none">• Wayfinding characteristics - to know they have reached a certain point or are on the right path• Incorporate lighting so it works as a wayfinding marker day and night• Resume ‘green qualities’ as the WSUD nature of the space is not feasible Note: the artwork will form part of the Art Trail

ST DAVID’S POCKET PARK: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

1. User and Needs identification

Please note, individuals may belong to more than one user group, for instance, a parent may also be an entrepreneur and a visitor.

Users	Demographics	How can St David’s Pocket Park fulfil these Needs	How do we know this?
The Parent (with young or school aged children)	<p>The number of couples with children in DY is lower than the average (38.7%) in the Warringah LGA (48.9%) and Sydney Statistical Division (SSD) (49.3%). Couples without children are the highest group.</p> <p>Regardless, over 50% of the DY family structures comprise children (single parent or couples with children). Therefore, the needs of parents in DY are an important one.</p> <p>We note that the age group, 0-19 years is expected to increase numerically and proportionally. In particular, the 5 – 9 year old age group is the highest growing group of all age groups. This means the needs of parents will only increase over time.</p> <p>These statistics should be crossed examined against Housing Type and Household Type statistics – which sheds light upon the specific needs of these parents. For instance, there is a high proportion of the Dee Why population (approx. 60%) living in apartments. These parents have a unique set of needs when compared to lower density households. These needs are identified adjacent.</p>	<p>1. Parents need to know that the bus stop, located at the pocket park, is safe for their children (when children are catching the bus). There are many factors to be considered, including factors that cannot be addressed as part of this study, however they can be summarised as follows:</p> <ul style="list-style-type: none"> - Good lighting - Casual surveillance of the space - Organised surveillance of the space (e.g. regular patrols by police or security) - No spaces for entrapment or concealment (spaces that are problematic should be well lit) <p>2. Parents should be encouraged to catch the bus however, it can be more problematic for a parent in comparison to other users. For instance, many parents will need to manage a pram and several children at the bus stop and while on the bus. The bus stop should have easy access from all directions, space to wait with a pram, enough space so they are not waiting with small children and/or a pram next to busy Pittwater Road and an ability to entertain their child while they are waiting.</p> <p>3. St David’s Pocket Park should be clean and tidy. – parents want to trust that their children won’t get sick or need to be cleaned up while waiting for the bus</p> <p>4. Parent need the park to be safe from people who would do harm, dangerous built form and toxic vegetation or materials.</p>	<p>DYTC:CFNA</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Place Making Consultation</p>
The Teenager	<p>Note: A teenager is traditionally defined as 13 – 19 years of age. Dee Why’s teenage population (5%) is smaller than Warringah LGA (7.3%) and the SSD (7.9%) age groups.</p> <p>The next bracket – 18 to 24 years - shows that Dee Why teenagers (10%) exceed the average for Warringah LGA (7.7%) and the SSD (9.9%).</p> <p>Therefore, there are fewer teenagers in the age group where they are likely to still live at home and a greater number where they are likely to live away from home. This also accounts for the large number of lone person households (31.2%) and group households (5.7%) in DY (above the average for Warringah LGA and SSD).</p> <p>Although traditionally, the definition of a teenager is 13 – 19 years of age, we recognise that there are different needs within that bracket. Therefore, for the purposes of this Place Audit we define a teenager as 12-17 years and create a young adult bracket which includes 18 -24 year olds (see below).</p>	<p>1. St David’s Pocket Park is unlikely to be used as a destination to ‘hang out’, unless teenagers feel unwelcome in other public spaces. Teenagers are likely to be in the pocket park while waiting for the bus or meeting people, prior to going somewhere else. Teenagers have already told us (and this was confirmed by the local Police) that there are concerns about safety at the bus stop. To assist with the perceptions and actualities of this situation, the following should be considered:</p> <ul style="list-style-type: none"> • Good lighting • Clear sightlines and elimination of places of entrapment • Clear signage or access to online information/apps that enable them to get to their destination quickly or know when a bus will be arriving • Casual surveillance of the bus stop and the pocket park <p>2. During consultation with the Youth Advisory Group, the teenagers were excited about the opportunity for games and interesting things to do at the bus stop. Examples of what they would like to do and see included:</p> <ul style="list-style-type: none"> • Games (in particular ‘old school’ games from their childhood) • Access to free wi-fi • Access to information about local words from other cultures • Note: there was a balance between low tech and high tech activities and games 	<p>Youth Strategy</p> <p>Place Making workshop with Youth Advisory Group</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>
Young Adult (inc. Young Professionals)	<p>A young adult is defined as someone between the ages of 18 and 24 years (see definitions above).</p> <p>The group is significantly higher (10%) than the average for the Warringah LGA (7.7%) and marginally higher than SSD (9.9%).</p> <p>These figures suggest that young adults gravitate towards Dee Why, especially after moving out of home. This may because of the availability of apartment style living and proximity to the beach. This would also account for the high levels of rental accommodation (40% of all housing tenure) in comparison to the Warringah LGA which is only 25% of all housing tenure.</p> <p>A Young Adult is likely to be studying (at TAFE or University), Employed or an</p>	<p>1. St David’s Pocket Park is likely to be used by the Young Adult when :</p> <ul style="list-style-type: none"> • Catching the bus • As a meeting point • A place to sit during lunch or other intervals (assuming there are activities that discourage that person from sitting in the Civic Square precinct). <p>2. Signage will be useful in this pocket park to announce activities, destinations and events. A signage totem/board will assist travellers (getting off the bus or generally moving along the street). The pocket park is located in a pivotal location at the junction of Pittwater Road, Howard Avenue and St David’s Road.</p> <p>3. There is a growing movement (pardon the pun) in public transport exercise – people exercising while waiting for the bus. In most cases, people exercise without the use of equipment e.g. lunges or squats. There is an opportunity for forms of stationary equipment to be located at the bus stop.</p>	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>

	<p>Entrepreneur. (see below)</p> <p>What is a Young Adult looking for?:</p> <ul style="list-style-type: none"> - good jobs (start up/tech environment helps) - low cost of living and - entertainment (bars, cafes, music) - interesting <p>Note/Question: Will young adults be priced out of Dee Why Town Centre following new development? Is cheap rent attracting them now?</p>		
The Entrepreneur	<p>The entrepreneur is someone who comes to DY to establish a business or seeks to expand their existing business – choosing to stay in DY. This is a choice made by the entrepreneur for various reasons such as:</p> <ul style="list-style-type: none"> • Access to Capital • Role Models • Mix of small and big business • Liveability (a place to live, bring their families and experience a certain lifestyle) <p>So if we need to attract the entrepreneurs themselves. So what do they want?</p> <p>A study produced by Endeavour Insight identified the magic formula for attracting and retaining the best entrepreneurs – a great place to live, plus a pool of talented future employees. So what do these entrepreneurs want? They want a high quality of life and to become part of a social culture.</p>	<p>1. St David’s Pocket Park is likely to be used by the Entrepreneur when :</p> <ul style="list-style-type: none"> • Catching the bus • As a meeting point • A place to sit during lunch or other intervals (assuming there are activities that discourage that person from sitting in the Civic Square precinct) <p>2. Signage will be useful in this pocket park to announce activities, destinations and events. A signage totem/board will assist travellers (getting off the bus or generally moving along the street). The pocket park is located in a pivotal location at the junction of Pittwater Road, Howard Avenue and St Davids Road.</p> <p>3. See note above under Young Adult re: bus stop exercise</p>	Elton Dee Why Town centre Community Facilities Needs Assessment
The Office Worker/employee	The office worker or employee can fit into any number of the categories above. They may be a parent, a teenager or a young adult.	(see related categories)	
The Child	<p>The 0-4 age group is generally consistent across the Dee Why, Warringah LGA and SSD areas.</p> <p>The 5-11 age group is significantly under represented %.7% compared to 9% across the Warringah LGA and SSD.</p> <p>This age group should be read in conjunction with the demographic and needs of parents</p>	<p>1. It is unlikely that children will use the pocket park without an adult present. This park is not appropriate, as an independent children play park, due to its small scale and proximity to busy roads.</p> <p>2. A space for children to be entertained while waiting with their parents for the bus or a taxi could be beneficial. This space would need to be within sight of the bus stop, semi enclosed to ensure children do not run on to the road. The space should not be distracting for other people using the park</p>	Elton Dee Why Town centre Community Facilities Needs Assessment
The Visitor	<p>The tourism and hospitality sector is important to the Australian economy and the Warringah LGA.</p> <p>The National Institute of Economic and Industry Research (compiled by economy.id) shows that tourism and hospitality in the LGA exceeds the NSW average – in particular regard to value added.</p> <p>Providing attractions and amenity for the visitor is important for Dee Why</p>	<p>Many people’s first experience of Dee Why will be of St David’s Pocket Park – assuming they arrive by bus. Therefore, that experience should be a good one. Factor to consider when designing this space:</p> <ul style="list-style-type: none"> • Clean and tidy • Bus stop that is clean, modern and well designed • Clear signage • A wayfinding artwork would be beneficial – to announce when to get off the bus • Attractive and visually interesting • Plenty of space to sit – especially if waiting for someone 	National Institute of Economic and Industry Research (compiled by economy.id)
The Pet	<p>For pet owners fortunate enough to own a pet and live in an apartment the public domain is critical.</p> <p>Pets, especially dogs, need exercise, sun, a space to do their ‘business’ and general socialisation with other animals.</p>	<p>A dog will be on leash if in St Davids Pocket Park</p> <p>Consider a dog water station in this location.</p>	
Older population	DY has a similar percentage of older populations (70 years and older) to Sydney as a whole. There are few people aged 60-69 years at 6.5% which is significantly less than those aged 50-59% at 10%. Assuming residents in the 50-59 and 60-69 age group remain in DY, the town centre will need to accommodate their needs	<p>St David’s Pocket Park can provide older residents:</p> <ul style="list-style-type: none"> • A place to meet before heading off for lunch or other social activities • A comfortable and safe place to wait for a bus (important as usage of buses increases for older people) • Safe and comfortable paths (without trip hazards) 	Elton Dee Why Town centre Community Facilities Needs Assessment

Legend

DYTC: CFNA – Dee Why Town Centre Community Facilities Needs Assessment prepared by Elton Consulting in 2011

DYTC:MP – Dee Why Town Centre Master Plan prepared by Place Design Group **WGP** – Walter Gors Park

ST DAVID'S POCKET PARK: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

2. Spatial requirements

Objective from Master Plan or other relevant strategy (refer to legend for code)	Recommendation/Implementation
1. St Davids Pocket Park was identified in the Medium to Long term plan for implementation. No short term initiatives have been proposed.	Implementation Short term initiatives such as Art Bombs (such as the 2014 Art Bombs) could help activate this space in the short term
2. The Master Plan identifies the importance of the pocket park and the opposite side of Pittwater Road. The Master Plan suggests that investigations into opportunities to develop a civic forecourt thereby reinforcing legibility for the centre	Implementation <ul style="list-style-type: none">A sculptural art work would reinforce this corner and act as a wayfinding marker for people catching the bus. It could also serve as signage device, telling people about upcoming events
3. DYTC:MP Proposes WSUD treatments and suggests these treatments can provide opportunities for passive recreation while simultaneously performing ecological functions.	Implementation <ul style="list-style-type: none">Integrate art elements into the WSUD treatments where practical e.g. land artThe WSUD treatment provides the opportunity to cater for all the senses – in particular sound, sight and touch
4. DYTC: CFNA Recognises that with such a large population (approx. 60%) living in apartments it is essential that residents have access to high amenity including an urban park	Implementation <ul style="list-style-type: none">Provide, as a minimum, the elements that establish St David's Pocket Park as a minor urban park for the town centre including:<ul style="list-style-type: none">- Natural vegetation including trees, shrubs, turf to create a micro climate- Clean and tidy with waste bins (inc. waste management)- Spaces to sit and relax in the sun or shade- Attractive/interesting- Lighting
5. DYTC: CFNA The Master Plan proposes to reduce traffic on Pittwater Road to 50 km/ph and introduce a scramble crossing at Pittwater Road and Howard Avenue to improve access to the Civic Precinct and bus stop.	Implementation This Place Audit supports this recommendation as it will improve pedestrian priority and enhance the amenity of the footpaths.
7. DYTC: MP The Master Plan identified a number of art installations for DY town centre (page 99). An art installation is proposed in St David's Pocket Park.	Implementation The artwork identified for St David's Pocket Park could: <ul style="list-style-type: none">Act as a wayfinding marker for people travelling on the bus – telling them when to get off or know when their stop is comingIncorporate lighting so it works as a wayfinding marker day and nightSignage – information about Dee Why, what's happening in Dee Why and information about the art trail Note: the artwork will form part of the Art Trail

PITTWATER ROAD: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

1. User and Needs identification

Please note, individuals may belong to more than one user group, for instance, a parent may also be an entrepreneur and a visitor.

Users	Demographics	How can Pittwater Road fulfil these Needs	How do we know this?
The Parent (with young or school aged children)	<p>The number of couples with children in DY is lower than the average (38.7%) in the Warringah LGA and Sydney Statistical Division (SSD). Couples without children are the highest group.</p> <p>Regardless, over 50% of the DY family structures comprise children (single parent or couples with children). Therefore, the needs of parents in DY are an important one.</p> <p>We note that the age group, 0-19 years is expected to increase numerically and proportionally. In particular, the 5 – 9 year old age group is the highest growing group of all age groups.</p> <p>This means the needs of parents will only increase over time.</p> <p>These statistics should be crossed examined against Housing Type and Household Type statistics – which sheds light upon the specific needs of these parents. For instance, there is a proportion of the DY population (approx. 60%) living in apartments. These parents have a unique set of needs when compared to lower density households.</p>	<ul style="list-style-type: none"> Parents (people in general) avoid walking down Pittwater Road unless its necessary. This is due to the pollution exposure, noise and safety issues generated by the road How can Pittwater Road be improved for parents: <ul style="list-style-type: none"> - Wider footpaths and protective devices (that aren't ugly) - Reducing the need for parents to use Pittwater Road unless visiting a particular businesses - Reducing traffic speed on Pittwater Road between the two gateways - Enhancing lighting 	<p>DYTC:CFNA</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Place Making Consultation</p>
The Teenager	<p>Note: A teenager is traditionally defined as 13 – 19 years of age. Dee Why's teenage population (5%) is smaller than Warringah LGA (7.3%) and the SSD (7.9%) age groups.</p> <p>The next bracket – 18 to 24 years - shows that Dee Why teenagers (10%) exceed the average for Warringah LGA (7.7%) and the SSD (9.9%).</p> <p>Therefore, there are fewer teenagers in the age group where they are likely to still live at home and a greater number where they are likely to live away from home. This also accounts for the large number of lone person households (31.2%) and group households (5.7%) in DY (above the average for Warringah LGA and SSD).</p> <p>Although traditionally, the definition of a teenager is 13 – 19 years of age, we recognise that there are different needs within that bracket. Therefore, for the purposes of this Place Audit we define a teenager as 12-17 years and create a young adult bracket which includes 18 - 24 year olds (see below).</p>	<ul style="list-style-type: none"> Teenagers want to feel safe, especially at night. This can be achieved through good lighting and minimising places of enclosure Safety considerations must include the bus stop which has been described as an unsafe place by teenagers. (Refer to St David Pocket Park for bus stop considerations) 	<p>Youth Strategy</p> <p>Place Making workshop with Youth Advisory Group</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>
Young Adult (inc. Young Professionals)	<p>A young adult is defined as someone between the ages of 18 and 24 years (see definitions above).</p> <p>The group is significantly higher (10%) than the average for the Warringah LGA (7.7%) and marginally higher than SSD (9.9%).</p> <p>These figures suggest that young adults gravitate towards Dee Why, especially after moving out of home. This may because of the availability of apartment style living and proximity to the beach. This would also account for the high levels of rental accommodation (40% of all housing tenure) in comparison to the Warringah LGA which is only 25% of all housing tenure.</p> <p>A Young Adult is likely to be studying (at TAFE or University), Employed or an Entrepreneur. (see below)</p> <p>What is a Young Adult looking for?: - good jobs (start up/tech environment helps)</p>	<ul style="list-style-type: none"> A clean and tidy streetscape that gives a good impression – people want to be proud of where they work. As most people travel quickly past DY, the current impression is not satisfactory Safe bus stop (Refer to St David's Pocket Park) Easy access between streets e.g. between places of business, parks and retail during lunch hours – they want the shortest distance Easy access to information about what's going on. This could be in the form of signage at the bus stop (St David's Pocket Park) Easy access to public transport (proximity) and an interesting commute that starts at the bus stop 	<p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>

	<ul style="list-style-type: none"> - low cost of living and - entertainment (bars, cafes, music) - interesting <p>Note/Question: Will young adults be priced out of Dee Why Town Centre following new development? Is cheap rent attracting them now?</p>		
The Entrepreneur	<p>The entrepreneur is someone who comes to DY to establish a business or seeks to expand their existing business – choosing to stay in DY. This is a choice made by the entrepreneur for various reasons such as:</p> <ul style="list-style-type: none"> • Access to Capital • Role Models • Mix of small and big business • Liveability (a place to live, bring their families and experience a certain lifestyle) <p>So if we need to attract the entrepreneurs themselves. So what do they want?</p> <p>A study produced by Endeavour Insight identified the magic formula for attracting and retaining the best entrepreneurs – a great place to live, plus a pool of talented future employees. So what do these entrepreneurs want? They want a high quality of life and to become part of a social culture.</p>	<ul style="list-style-type: none"> • See above (The Entrepreneur wants what the young adult wants - so they work for them and no one else) • If an Entrepreneur sets up a business on Pittwater Road they want good exposure however, access to parking often deters all but the most committed to stop. The Entrepreneur wants: <ul style="list-style-type: none"> - Clear directional signage for parking - A statement that tells people they have arrived in Dee Why Town Centre e.g. gateway north and south 	Elton Dee Why Town centre Community Facilities Needs Assessment
The Office Worker/employee	The office worker or employee can fit into any number of the categories above. They may be a parent, a teenager or a young adult.	(see related categories)	
The Child	<p>The 0-4 age group is generally consistent across the Dee Why, Warringah LGA and SSD areas.</p> <p>The 5-11 age group is significantly under represented %.7% compared to 9% across the Warringah LGA and SSD.</p> <p>This age group should be read in conjunction with the demographic and needs of parents</p>	Children are less likely to be wandering unescorted on Pittwater Road (except for perhaps Tweeny's moving between destinations such as the parks, library and the bus stop – mainly limited to local residents)	Elton Dee Why Town centre Community Facilities Needs Assessment
The Visitor	<p>The tourism and hospitality sector is important to the Australian economy and the Warringah LGA.</p> <p>The National Institute of Economic and Industry Research (compiled by economy.id) shows that tourism and hospitality in the LGA exceeds the NSW average – in particular regard to value added.</p> <p>Providing attractions and amenity for the visitor is important for Dee Why</p>	<ul style="list-style-type: none"> • Clearer signage showing the uninformed visitor where to park and location of major destinations such as the beach, the library, major shopping centres, WGP and other key destinations • An attractive Pittwater Road will present a positive and confident message to any visitor and encourage visitation and good promotion 	National Institute of Economic and Industry Research (compiled by economy.id)
The Pet	<p>For pet owners fortunate enough to own a pet and live in an apartment the public domain is critical.</p> <p>Pets, especially dogs, need exercise, sun, a space to do their 'business' and general socialisation with other animals.</p>	<ul style="list-style-type: none"> • Hopes not to get run over..... 	
The Home Owner	DY has a similar percentage of older populations (70 years and older) to Sydney as a whole. There are few people aged 60-69 years at 6.5% which is significantly less than those aged 50-59% at 10%. Assuming residents in the 50-59 and 60-69 age group remain in DY, the town centre will need to accommodate their needs	<p>Pittwater Road should be safe for older people to move freely along. Just like most people, walking along Pittwater Road is avoided where possible. Ways to improve the experience of Pittwater Road include:</p> <ul style="list-style-type: none"> • Street trees and vegetation to absorb pollution and reduce the visual impact of the streetscape • Good lighting • Protective barriers where appropriate and designed to be visually attractive • Reduce the vehicle speed on Pittwater Road 	Elton Dee Why Town centre Community Facilities Needs Assessment

Legend

DYTC: CFNA – Dee Why Town Centre Community Facilities Needs Assessment prepared by Elton Consulting in 2011

DYTC:MP – Dee Why Town Centre Master Plan prepared by Place Design Group

WGP – Walter Gors Park

PITTWATER ROAD: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

2. Spatial requirements

Objective from Master Plan or other relevant strategy (refer to legend for code)	Recommendation/Implementation
<p>1. DYT:MP The Master Plan describes Pittwater Road as a ‘transitory experience’. This means the traveller only has a short period of time to get to know Dee Why.</p>	<p>Implementation</p> <ul style="list-style-type: none"> The Master Plan identifies as series of Gateway installations – at the northern and southern ends of Pittwater Road. Installations at the Southern Gateway are identified as the ‘Cutting’ and the triangle verge located to the west of Pittwater Road (containing a stone carving depicting the name Dee Why and a swan). The ‘Cutting’ is very narrow and has limited space for art work. It is also an RMS road and would be subject to RMS design controls. Opportunities for artwork in this location could include murals or lighting elements that do not protrude into the roadway or require extensive cutting. The northern gateway is limited to the verge opposite the RSL or adjacent the wetland reserve.
<p>2. DYT: CFNA The Master Plan proposes to reduce traffic on Pittwater Road to 50 km/ph and introduce a scramble crossing at Pittwater Road and Howard Avenue to improve access to the Civic Precinct and bus stop.</p>	<p>Implementation</p> <ul style="list-style-type: none"> This Place Audit supports this recommendation as it will improve pedestrian priority and enhance the amenity of the footpaths.
<p>3. DYT:MP Proposes WSUD treatments and suggests these treatments can provide opportunities for passive recreation while simultaneously performing ecological functions.</p>	<p>Implementation</p> <ul style="list-style-type: none"> Incorporate play elements into the WSUD treatments – encouraging water play as part of the playground (note: must comply with Aust Standards for with regard to water safety) Integrate art elements into the WSUD treatments e.g. land art The WSUD treatment provides the opportunity to cater for all the senses – in particular sound, sight and touch
<p>4. DYT: CFNA Recognises that with such a large population (approx. 60%) living in apartments it is essential that residents have access to high amenity including an urban park</p>	<p>Implementation</p> <ul style="list-style-type: none"> To achieve high amenity on Pittwater Road the following should be considered: <ul style="list-style-type: none"> Awnings at a pedestrian scale (which keeps the weather and sun from pedestrians) Street trees and median planting to provide green, scale, protection and amenity Consistent paving treatments (reduced hazards) Reduce signage clutter to ensure the important signs are visible (c.f. Mosman Council) Good quality under awning lighting that assists the pedestrian however does not affect the resident living above
<p>5. DYT: MP The Master Plan identified a number of art installations for DY town centre (page 99).</p> <p>In addition, the Master Plan identifies opportunities for lighting features.</p>	<p>Implementation</p> <ul style="list-style-type: none"> A number of art sites (combination of permanent and temporary; sculptural and integrated landscape) are proposed along Pittwater Road. These sites are identified within other Place Audits including: <ul style="list-style-type: none"> Redman Road St David’s Pocket Park Civic Precinct (not shown in this Place Audit) Two Gateway sites are proposed along Pittwater Road (north and south). This Place Audit supports these artworks and their locations however, recommends that the proposed northern gateway be relocated further north. The site proposed is too cluttered. It is proposed that the northern gateway remain in its current position where it currently houses a sandstone signage element (combination of text and a stone carving of a swam – one of the mascots of Dee Why)
<p>6. DYT: MP The Master Plan identifies an indicative route for an Interpretive Trail (page 99). The MP shows the trail following parts of Pittwater Road. The MP doesn’t provide any greater detail with regard to the trail however, some direction can be sourced from the Landscape and Public Domain Plan Strategies – in particular “Meet Dee Why”.</p> <p>This strategy aims to get us to know Dee Why on another level – put the real DY on display.</p> <p><i>“Peel back the layers and reveal the rich natural and cultural history of Dee Why which has been overlooked during the rapid development of the last 50 years. Exposing these layers will create new connections to place and community”</i></p>	<p>Implementation</p> <ul style="list-style-type: none"> The “Meet Dee Why” strategy gives us some insight into the purpose of the Interpretive Trail. The Place Making process has identified that the Interpretive Trail could be expanded into an Art and Cultural trail. This trail will provide: <ul style="list-style-type: none"> Public art works An interpretive message about the spaces and places with DY. This could include existing architecture such as the library Landscape features such as a rain garden demonstration area Local stories and personalities Naturally enliven the streetscape and thereby achieve the MP strategy “Living Streets”

OAKS AVENUE: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

1. User and Needs identification

Please note, individuals may belong to more than one user group, for instance, a parent may also be an entrepreneur and a visitor.

Users	Demographics	How can Oaks Avenue fulfil these Needs	How do we know this?
The Parent (with young or school aged children)	<p>The number of couples with children in DY is lower than the average (38.7%) in the Warringah LGA and Sydney Statistical Division (SSD). Couples without children are the highest group.</p> <p>Regardless, over 50% of the DY family structures comprise children (single parent or couples with children). Therefore, the needs of parents in DY are an important one.</p> <p>We note that the age group, 0-19 years is expected to increase numerically and proportionally. In particular, the 5 – 9 year old age group is the highest growing group of all age groups. This means the needs of parents will only increase over time.</p> <p>These statistics should be cross examined against Housing Type and Household Type statistics – which sheds light upon the specific needs of these parents. For instance, there is a proportion of the DY population (approx. 60%) living in apartments. These parents have a unique set of needs when compared to lower density households.</p>	<ul style="list-style-type: none">• Provide good footpaths considering:<ul style="list-style-type: none">- The paths need to be wide enough for parents to push a pram or walk with kids (note: apartments dwellers need the outside more than detached/semi attached residents do – they use the public domain as their backyard)• Awnings protecting the footpath – makes it easier to get around the Town Centre, especially with children	<p>DYTC:CFNA</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Place Making Consultation</p>
The Teenager	<p>Note: A teenager is defined as 13 – 19 years of age. Dee Why's teenage population (5%) is smaller than Warringah LGA (7.3%) and the SSD (7.9%) age groups.</p> <p>The next bracket – 18 to 24 years - shows that DY teenagers exceed the average for Warringah LGA (7.7%) and the SSD (9.9%).</p> <p>Therefore, there are fewer teenagers in the age group where they are likely to still live at home and a greater number where they are likely to live away from home. This also accounts for the large number of lone person households (31.2%) and group household (5.7%) in DY (above the average for W LGA and SSD).</p> <p>Although traditionally the definition of a teenager is 13 – 19 years of age, we recognise that there are different needs within that bracket. Therefore, for the purposes of this Place Audit we define a teenager as 12-17 years and create a young adult bracket which includes 18 -24 year olds (see below).</p>	<ul style="list-style-type: none">• Teenagers may want to ride skateboards/bikes on this street. This may undesirable from Council's perspective however without 24/7 control these actions are inevitable. The design and the selection of materials must consider this use. Materials must be durable. There must be a balanced approach to this issue as the solutions often make the use of the space undesirable to everyone e.g. seating is punctuated with metal elements that stop skateboarders but also inhibit the everyone else from using the seat.• Good lighting so they feel safe if in the Town Centre after dark• Bike racks at destinations such as the Triangle Park South	<p>Youth Strategy</p> <p>Place Making workshop with Youth Advisory Group</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>

Young Adult (inc. Young Professionals)	<p>A young adult is defined as someone between the ages of 18 and 24 years (see definitions above).</p> <p>The group is significantly higher (10%) than the average for the Warringah LGA (7.7%) and marginally higher than SSD (9.9).</p> <p>These figures suggest that young adults gravitate towards Dee Why, especially after moving out of home. This may be because of the availability of apartment style living and proximity to the beach. This would also account for the high levels of rental accommodation (40% of all housing tenure) in comparison to the Warringah LGA which is only 25% of all housing tenure.</p> <p>A Young Adult is likely to be studying (at TAFE or University), Employed or an Entrepreneur. (see below)</p> <p>What is a Young Adult looking for?:</p> <ul style="list-style-type: none"> - good jobs (start up/tech environment helps) - low cost of living and - entertainment (bars, cafes, music) - interesting <p>Note/Question: Will young adults be priced out of Dee Why Town Centre following new development? Is cheap rent attracting them now?</p>	<ul style="list-style-type: none"> The Young Adult seeks entertainment, coffee, bars and music venues. To be a great street for these attractions it needs: <ul style="list-style-type: none"> - Good lighting at night - Wide footpaths for on street café and restaurant dining - Clear path home via public transport such as the Meriton bus stop(s) and St David Pocket Park bus stop - A wide variety of destinations so you have choice or can move between venues See comments re: The Entrepreneur 	Elton Dee Why Town centre Community Facilities Needs Assessment
The Entrepreneur	<p>The entrepreneur is someone who comes to DY to establish a business or seeks to expand their existing business – choosing to stay in DY. This is a choice made by the entrepreneur for various reasons such as:</p> <ul style="list-style-type: none"> • Access to Capital • Role Models • Mix of small and big business • Liveability (a place to live, bring their families and experience a certain lifestyle) <p>So if we need to attract the entrepreneurs themselves. So what do they want?</p> <p>A study produced by Endeavour Insight identified the magic formula for attracting and retaining the best entrepreneurs – a great place to live, plus a pool of talented future employees. So what do these entrepreneurs want? They want a high quality of life and to become part of a social culture.</p>	<ul style="list-style-type: none"> • Attractive streetscape for the Entrepreneur's business (face of the business) • Plenty of cafes, places to have meetings or do work (especially important for start-ups and sole traders who don't have or want a corporate address/face) • Clear access to parking for customers and Clients – good clear and direct signage • Places to take people who visit Dee Why • - Clear path home via public transport such as the Meriton bus stop(s) and St David Pocket Park bus stop 	Elton Dee Why Town centre Community Facilities Needs Assessment
The Office Worker/employee	The office worker or employee can fit into any number of the categories above. They may be a parent, a teenager or a young adult.	(see related categories)	
The Child	The 0-4 age group is generally consistent across the Dee Why, Warringah LGA and SSD areas.	<ul style="list-style-type: none"> • The child is unlikely to be 'alone' on Oaks Avenue. In the event that the child is lost, the child needs to be able to find someone who can help them quickly. 	Elton Dee Why Town centre Community Facilities Needs Assessment

	<p>The 5-11 age group is significantly under represented %.7% compared to 9% across the Warringah LGA and SSD.</p> <p>This age group should be read in conjunction with the demographic and needs of parents</p>	<ul style="list-style-type: none">• The street is often designed for the adult height. It considers what is seen at 1.5m – 2 metres above the ground. The child is learning all the time, from their environment and other people. The streetscape needs to consider the design of the street at all levels from the footpath up to the awning.	Assessment
The Visitor	<p>The tourism and hospitality sector is important to the Australian economy and the Warringah LGA. The National Institute of Economic and Industry Research (compiled by economy.id) shows that tourism and hospitality in the LGA exceeds the NSW average – in particular regard to value added.</p> <p>Providing attractions and amenity for the visitor is important for Dee Why</p>	<ul style="list-style-type: none">• Clear directional signage for the visitor to:<ul style="list-style-type: none">- parking- public toilets- attractions and destinations such as the beach• Clean and safe ‘appearance’, otherwise they will not stop in the first place or never come back	National Institute of Economic and Industry Research (compiled by economy.id)
The Pet	<p>For pet owners fortunate enough to own a pet and live in an apartment the public domain is critical. Pets, especially dogs, need exercise, sun, a space to do their ‘business’ and general socialisation with other animals.</p>	<ul style="list-style-type: none">• The pet needs water to drink while being walked/exercised• Disposal locations for dog poop!	
Older population	<p>DY has a similar percentage of older populations (70 years and older) to Sydney as a whole. There are few people aged 60-69 years at 6.5% which is significantly less than those aged 50-59% at 10%. Assuming residents in the 50-59 and 60-69 age group remain in DY, the town centre will need to accommodate their needs</p>	<p>Howard Avenue can provide older residents:</p> <ul style="list-style-type: none">• Safe and comfortable paths (without trip hazards)	Elton Dee Why Town centre Community Facilities Needs Assessment

Legend

DYTC: CFNA – Dee Why Town Centre Community Facilities Needs Assessment prepared by Elton Consulting in 2011

DYTC:MP – Dee Why Town Centre Master Plan prepared by Place Design Group

WGP – Walter Gors Park

OAKS AVENUE PARK: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

2. Spatial requirements

Objective from Master Plan or other relevant strategy (refer to legend for code)	Recommendation/Implementation
1. DYTC:MP The Master Plan identifies opportunities for on street dining in Oaks Avenue	Implementation <ul style="list-style-type: none">• This street has opportunities for on street dining – wider footpaths exist and are proposed in the master plan and Tract concept design• Pedestrian needs must be prioritised e.g. no tripping or sightline hazards and café structure should not close down the street• Barriers and enclosures – Provide planters or custom designed screens to separate café outdoor spaces• Ensure pedestrian scaled awnings that protect the street and the pedestrian
2. DYTC: CFNA The Master Plan artists impression shows a street lined with street trees and separated cycleway.	Implementation <ul style="list-style-type: none">• We note in Tracts report that a separated cycleway is not possible due to site constraints• We note the image shows little other tangible qualities to comment upon
3. DYTC:MP Proposes WSUD treatments and suggests these treatments can provide opportunities for passive recreation while simultaneously performing ecological functions.	Implementation <ul style="list-style-type: none">• Incorporate play elements into the WSUD treatments – encouraging water play as part of the playground (note: must comply with Aust Standards for with regard to water safety)• Integrate art elements into the WSUD treatments e.g. land art• The WSUD treatment provides the opportunity to cater for all the senses – in particular sound, sight and touch
4. DYTC: CFNA Recognises that with such a large population (approx. 60%) living in apartments it is essential that residents have access to high amenity including an urban park	Implementation <ul style="list-style-type: none">• General Principles for creating a street with high amenity:<ul style="list-style-type: none">- comfortable public seating- good lighting- awnings to protect pedestrian from sun and rain (consider how people use the street at different times of the year e.g. follow the sun in winter and hide in summer- on street dining spaces- garbage bins and other waste management- Legible/limited signage to direct people to their destinations (note: this does not mean signage clutter which become a problem in the public domain)
5. DYTC: MP The Master Plan identified a number of art installations for DY town centre (page 99). An art installation is proposed in WGP at the intersection of Howard Ave and the pedestrian corridor.	Implementation <ul style="list-style-type: none">• Opportunities at the junction of Triangle Park South and the Mertion shopping centre entry (at the crossing)• Note: the artwork will form part of the Art Trail

<p>In addition, the Master Plan identifies lighting features. The WGP pedestrian corridor is identified as a suitable location for a lighting feature</p>	
<p>8. DYTC: MP</p> <p>The Master Plan identifies an indicative route for an Interpretive Trail (page 99). The MP shows the trail following Oaks Avenue. The MP doesn't provide any greater detail with regard to the trail however, some direction can be sourced from the Landscape and Public Domain Plan Strategies – in particular “Meet Dee Why”.</p> <p>This strategy aims to get us to know Dee Why on another level – put the real DY on display.</p> <p><i>“Peel back the layers and reveal the rich natural and cultural history of Dee Why which has been overlooked during the rapid development of the last 50 years. Exposing these layers will create new connections to place and community”</i></p>	<p>Implementation</p> <ul style="list-style-type: none">• The “Meet Dee Why” strategy gives us some insight into the purpose of the Interpretive Trail. The Place Making process has identified that the Interpretive Trail could be expanded into an Art and Cultural trail. This trail will provide:<ul style="list-style-type: none">- Public art works- An interpretive message about the spaces and places with DY. This could include existing architecture such as the library- Landscape features such as a rain garden demonstration area- Active spaces – spaces where people congregate and gather add to a sense of place.- Local stories and personalities- Naturally enliven the streetscape and thereby achieve the MP strategy “Living Streets”

HOWARD AVENUE including Link Road: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

1. User and Needs identification

Please note, individuals may belong to more than one user group, for instance, a parent may also be an entrepreneur and a visitor.

Users	Demographics	How can Howards Avenue fulfil these Needs	How do we know this?
The Parent (with young or school aged children)	<p>The number of couples with children in DY is lower than the average (38.7%) in the Warringah LGA and Sydney Statistical Division (SSD). Couples without children are the highest group.</p> <p>Regardless, over 50% of the DY family structures comprise children (single parent or couples with children). Therefore, the needs of parents in DY are an important one.</p> <p>We note that the age group, 0-19 years is expected to increase numerically and proportionally. In particular, the 5 – 9 year old age group is the highest growing group of all age groups. This means the needs of parents will only increase over time.</p> <p>These statistics should be crossed examined against Housing Type and Household Type statistics – which sheds light upon the specific needs of these parents. For instance, there is a proportion of the DY population (approx. 60%) living in apartments. These parents have a unique set of needs when compared to lower density households.</p>	<ul style="list-style-type: none"> Provide good footpaths linking the Town Centre to the Beach considering: <ul style="list-style-type: none"> The paths need to be wide enough for parents to push a pram or walk with kids The potential for greater numbers of pedestrians walking between the two destinations (note: apartments dwellers need the outside more than detached/semi attached residents do – they use the public domain as their backyard. Therefore, Howard Avenue becomes a conduit or an artery) Awnings protecting the footpath – makes it easier to get around the Town Centre, especially with children 	<p>DYTC:CFNA</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p> <p>Place Making Consultation</p>
The Teenager	<p>Note: A teenager is defined as 13 – 19 years of age. Dee Why's teenage population (5%) is smaller than Warringah LGA (7.3%) and the SSD (7.9%) age groups.</p> <p>The next bracket – 18 to 24 years - shows that DY teenagers exceed the average for Warringah LGA (7.7%) and the SSD (9.9%).</p> <p>Therefore, there are fewer teenagers in the age group where they are likely to still live at home and a greater number where they are likely to live away from home. This also accounts for the large number of lone person households (31.2%) and group household (5.7%) in DY (above the average for W LGA and SSD).</p> <p>Although traditionally the definition of a teenager is 13 – 19 years of age, we recognise that there are different needs within that bracket. Therefore, for the purposes of this Place Audit we define a teenager as 12-17 years and create a young adult bracket which includes 18 -24 year olds (see below).</p>	<ul style="list-style-type: none"> Teenagers may want to ride skateboards/bikes on this street. This may undesirable from Council's perspective however without 24/7 control these actions are inevitable. The design and the selection of materials must consider this use. Materials must be durable. There must be a balanced approach to this issue as the solutions often make the use of the space undesirable to everyone e.g. seating is punctuated with metal knobs that stop skateboarders but also inhibit the everyone else from using the seat. The footpaths will be used as a conduit between the Town Centre and the Beach Good lighting so they feel safe if in the Town Centre after dark Bike racks at destinations such as the Meriton Shopping Centre, WGP and Triangle Park North 	<p>Youth Strategy</p> <p>Place Making workshop with Youth Advisory Group</p> <p>Elton Dee Why Town centre Community Facilities Needs Assessment</p>

Young Adult (inc. Young Professionals)	<p>A young adult is defined as someone between the ages of 18 and 24 years (see definitions above).</p> <p>The group is significantly higher (10%) than the average for the Warringah LGA (7.7%) and marginally higher than SSD (9.9).</p> <p>These figures suggest that young adults gravitate towards Dee Why, especially after moving out of home. This may be because of the availability of apartment style living and proximity to the beach. This would also account for the high levels of rental accommodation (40% of all housing tenure) in comparison to the Warringah LGA which is only 25% of all housing tenure.</p> <p>A Young Adult is likely to be studying (at TAFE or University), Employed or an Entrepreneur. (see below)</p> <p>What is a Young Adult looking for?:</p> <ul style="list-style-type: none"> - good jobs (start up/tech environment helps) - low cost of living and - entertainment (bars, cafes, music) - interesting things to do and see which is not too expensive <p>Note/Question: Will young adults be priced out of Dee Why Town Centre following new development? Is cheap rent attracting them now?</p>	<ul style="list-style-type: none"> • The Young Adult seeks entertainment, coffee, bars and music venues. To be a great street for these attractions it needs: <ul style="list-style-type: none"> - Good lighting at night - Wide footpaths for on street café and restaurant dining - Clear path home via public transport such as the proposed Howard Avenue bus stops and St David Pocket Park bus stop - A wide variety of destinations so you have choice and can move between venues • See comments re: The Entrepreneur • Bike racks at destinations such as the Meriton Shopping Centre, WGP and Triangle Park North 	Elton Dee Why Town centre Community Facilities Needs Assessment
The Entrepreneur	<p>The entrepreneur is someone who comes to DY to establish a business or seeks to expand their existing business – choosing to stay in DY. This is a choice made by the entrepreneur for various reasons such as:</p> <ul style="list-style-type: none"> • Access to Capital • Role Models • Mix of small and big business • Liveability (a place to live, bring their families and experience a certain lifestyle) <p>So if we need to attract the entrepreneurs themselves. So what do they want?</p> <p>A study produced by Endeavour Insight identified the magic formula for attracting and retaining the best entrepreneurs – a great place to live, plus a pool of talented future employees. So what do these entrepreneurs want? They want a high quality of life and to become part of a social culture.</p>	<ul style="list-style-type: none"> • Attractive streetscape for the Entrepreneur's business (face of the business) • Plenty of cafes, places to have meetings or do work (especially important for start-ups and sole traders who don't have or want a corporate address/face) • Clear access to parking for customers and Clients – good clear and direct signage • Places to take people who visit Dee Why • Bike racks at destinations such as the Meriton Shopping Centre, WGP and Triangle Park North 	Elton Dee Why Town centre Community Facilities Needs Assessment
The Office Worker/employee	The office worker or employee can fit into any number of the categories above. They may be a parent, a teenager or a young adult.	(see related categories)	
The Child	The 0-4 age group is generally consistent across the	<ul style="list-style-type: none"> • The child is unlikely to be 'alone' on Howard Avenue. In the event that the child is lost, the child needs to be able to find someone who can help them 	Elton Dee Why Town centre

	<p>Dee Why, Warringah LGA and SSD areas. The 5-11 age group is significantly under represented %.7% compared to 9% across the Warringah LGA and SSD.</p> <p>This age group should be read in conjunction with the demographic and needs of parents</p>	<p>quickly</p> <ul style="list-style-type: none">• The street is often designed for the adult height. It considers what is seen at 1.5m – 2 metres above the ground. A child is learning all the time, from their environment and other people. The streetscape needs to consider the design of the street at all levels from the footpath up to the awning.	Community Facilities Needs Assessment
The Visitor	<p>The tourism and hospitality sector is important to the Australian economy and the Warringah LGA. The National Institute of Economic and Industry Research (complied by economy.id) shows that tourism and hospitality in the LGA exceeds the NSW average – in particular regard to value added.</p> <p>Providing attractions and amenity for the visitor is important for Dee Why</p>	<ul style="list-style-type: none">• Clear directional signage for the visitor to:<ul style="list-style-type: none">- parking- public toilets- attractions and destinations such as the beach• Clean and safe ‘appearance’, otherwise they will never come back	National Institute of Economic and Industry Research (complied by economy.id)
The Pet	<p>For pet owners fortunate enough to own a pet and live in an apartment the public domain is critical. Pets, especially dogs, need exercise, sun, a space to do their ‘business’ and general socialisation with other animals.</p>	<ul style="list-style-type: none">• The pet needs water to drink while being walked/exercised• Disposal locations for dog poop!	
Older population	<p>DY has a similar percentage of older populations (70 years and older) to Sydney as a whole. There are few people aged 60-69 years at 6.5% which is significantly less than those aged 50-59% at 10%. Assuming residents in the 50-59 and 60-69 age group remain in DY, the town centre will need to accommodate their needs</p>	<p>Howard Avenue can provide older residents:</p> <ul style="list-style-type: none">• Safe and comfortable paths (without trip hazards)	Elton Dee Why Town centre Community Facilities Needs Assessment

Legend

DYTC: CFNA – Dee Why Town Centre Community Facilities Needs Assessment prepared by Elton Consulting in 2011

DYTC:MP – Dee Why Town Centre Master Plan prepared by Place Design Group

WGP – Walter Gors Park

HOWARD AVENUE: PLACE AUDIT: DELIVERING THE MASTER PLAN AND OTHER STRATEGIES

2. Spatial requirements

Objective from Master Plan or other relevant strategy (refer to legend for code)	Recommendation/Implementation
<p>1. DYTC:MP</p> <p>The Master Plan's indicative sketch of Howard Avenue shows wider footpaths, especially in front of the Merton town square. However, the indicative streetscape sections only show 4 metres for the footpath and 2.5 metres for wsud and parking. This is insufficient space for decent on street dining and footpath</p>	<p>Implementation</p> <ul style="list-style-type: none"> The requirements for on street trading/dining vary from Council to Council however most can be summarised as per below: <ul style="list-style-type: none"> - Pedestrian Zone (from the property boundary to the edge of the zone) is exclusively for pedestrians – min 2.0m - Dining Zone is the area for on street dining – approximately 1.0m for one row of tables with two chairs. 2.0m for one row of tables with 4 chairs, 4.0m for two rows of tables with four chairs (subject to table layout configuration) - Kerb Zone is the area between the Dining Zone and vehicles. This provides the space for a person to alight from their vehicle. This space should be 0.5m – 1.5m in width subject to the types of vehicles e.g. more space is required if it is a bus or taxi sport or a loading zone Pedestrian needs must be prioritised e.g. no tripping or sightlines hazards, structure should not close down the street There is an opportunity to create unique DY specific café barriers/dividers
<p>2. DYTC: CFNA</p> <p>The Master Plan's indicative sketch of Howard Avenue shows rows of palm trees on the northern side of the street. The southern side shows pine trees at the opening to the Meriton town square. Both these tree types are already characteristic of DY.</p> <p>Another non-descript tree is shown towards the eastern end of the image.</p>	<p>Implementation</p> <ul style="list-style-type: none"> The non-descript tree can be in keeping with the coastal theme identified in the Master Plan and the Place Making Themes Palm trees and pine trees are clear trunked and ensures sightlines are maintained (CPTED)
<p>3. DYTC:MP</p> <p>The scale of Howard Avenue is approximately four storeys (at the street then steps back to a total height of six storeys) on the northern side of the street. The higher scale of XX is outside the image on the southern side of the street</p>	<p>Implementation</p> <ul style="list-style-type: none"> The lower scale development on the northern side of Howard Avenue ensures there is ample natural light in the street. This height assumes the streetscape is generally the same height as existing development in the right side of the image.
<p>4. DYTC:MP</p> <p>The Master Plan's indicative sketch of Howard Avenue shows awnings to the facades of all buildings</p>	<p>Implementation</p> <ul style="list-style-type: none"> Opportunities for public art or lighting features could be incorporated into the awnings.
<p>3. DYTC:MP</p> <p>Proposes WSUD treatments and suggests these treatments can provide opportunities for passive recreation while simultaneously performing ecological functions.</p>	<p>Implementation</p> <ul style="list-style-type: none"> Integrate art elements into the WSUD treatments e.g. land art (Image XX) The WSUD treatment provides the opportunity to cater for all the senses – in particular sound, sight and touch
<p>4. 2. DYTC: CFNA</p> <p>Recognises that with such a large population (approx. 60%) living in apartments it is essential that residents have access to high amenity</p>	<p>Implementation</p> <ul style="list-style-type: none"> General Principles for creating a street with high amenity: <ul style="list-style-type: none"> - Public Seating (that you don't have to pay to sit at) - Good lighting - Awnings - On street dining spaces
<p>5. DYTC:MP</p> <p>The Master Plan identifies a number of short term public domain improvements. Page 112 identifies improvements for</p> <ul style="list-style-type: none"> 	<p>Implementation</p> <ul style="list-style-type: none">
	<p>Place Making Themes (PMT)</p> <p>These recommendations relate to the PMT of Sensory Landscapes, Green Home</p>
<p>7. DYTC: MP</p> <p>The Master Plan identified a number of art installations for DY town centre (page 99). No artworks are proposed on Howard Avenue however, there are three art sites located in adjacent spaces (Walter Gors Park, Triangle Park and the Merton Town Centre).</p> <p>In addition, the Master Plan identifies lighting features.</p>	<p>Implementation</p> <ul style="list-style-type: none"> It is imagined that artwork is integrated into the public domain such as bespoke bike racks, inlays in the footpaths (such as historic/cultural messages)

<p>8. DYTIC: MP</p> <p>The Master Plan identifies an indicative route for an Interpretive Trail (page 99). The MP does not show the trail following Howard Avenue however, the Placemaking process demonstrates why this is an important street for an Interpretive Trail. The Landscape and Public Domain Plan Strategies – in particular “Meet Dee Why” provide inspiration for the theme of the public art trail.</p> <p>This strategy aims to get us to know Dee Why on another level – put the real DY on display.</p> <p><i>“Peel back the layers and reveal the rich natural and cultural history of Dee Why which has been overlooked during the rapid development of the last 50 years. Exposing these layers will create new connections to place and community”</i></p>	<p>Implementation</p> <ul style="list-style-type: none">• The “Meet Dee Why” strategy gives us some insight into the purpose of the Interpretive Trail. The Place Making process has identified that the Interpretive Trail could be expanded into an Art and Cultural trail. This trail will provide:<ul style="list-style-type: none">- Public art works- An interpretive message about the spaces and places with DY. This could include existing architecture such as the library- Landscape features such as a rain garden demonstration area- Active spaces – spaces where people congregate and gather add to a sense of place. WGP will one such place. What ‘activities’ take place here will heighten the experience and energy of the space- Local stories and personalities- Naturally enliven the streetscape and thereby achieve the MP strategy “Living Streets”
Signage	<p>Signage in pavement opposed to signage pollution in the form of vertical signs . Refer to Mosman Council’s ‘war on signage’ who are rationalising their signage system</p> <p>Signage options include:</p> <ul style="list-style-type: none">- marking the pavement to indicate parking requirements