



CUMBERLAND
CITY COUNCIL

DRAFT

Public Domain Plan Regents Park Town Centre

2023



Welcome to Country

by Darug Elder Aunty Edna

"Jumna ya wogal wal ya pemel jumna mingan jumna tamu.
Ngalaringi wyanga pemal.

Ngalaringi babuna wal gnia ya pemal da lo-loley dice wara
Mooting jumna banga nolla ya.

Pemal jumna wal gnia koi mund wal tati pemal jumna
annagar dice.

Eorah wal mullana wal mingan jumna gai gnia bou gu-nu-gal
Nglaringi go-roong dyaralang.

Nglaringi go-roong dyaralang.

Ngalaringi bou ngalaringi jam ya tiati ngalaringi bubuna jumna.

Mittigar gurrung burruk gneene da daruga pemal.

Didjeree Goor."

"We were the first carers of the land,
we took only what we needed from our Mother Earth.
Our ancestors knew how to take care of the land,
so as to continue their survival.

We do not own the land, but we are charged with the care of it.

As custodians of this land we ask that all people join us
and preserve what we have left for future generations.

We must protect the few sites we have to ensure our culture continues.

In the language of our ancestors we welcome you to Darug lands.

Thank you."

CONTENTS

1 Introduction

1.1 Purpose 4

1.2 What is the Public Domain? 4

2 Planning Context

2.1 Strategies, Plan and Legislation 5

3 Overview

3.1 Site Context..... 7

4 Vision and Design Principles

4.1 Vision 8

4.2 Design Principles..... 8

5 Urban Structure

5.1 Built Form and Active Street Frontages 9

5.2 Heritage and Open Space..... 10

5.3 Environmental Sustainability 11

5.4 Movement Corridors 12

6 Urban Design Elements

6.1 Street Layout and Typology..... 14

6.2 Street Furniture and Lighting 14

6.3 Street Trees and Landscaping 15

6.4 Paving..... 16

6.5 Signage 17

6.6 Smart Infrastructure 17

7 Public Domain Plans

7.1 Regents Park Local Centre 18

7.2 Overview Regents Park Town Centre 19

7.3 Amy St..... 20

7.4 Station and Library Entrance 21

8 Implementation of Works 22



1. Introduction

1.1 Purpose

Cumberland City Council have prepared the Regents Park Town Centre Public Domain Plan (The Plan) to guide the delivery of consistently high-quality public realm to promote the revitalisation of the Regents Park Town Centre.

This document sets out a town centre wide palette of streetscape treatments, including material palettes for surface treatments, street furniture, landscaping, and finishes. It also provides guidelines and relevant information to assist developers and Council in undertaking public domain works within Regents Park Town Centre.

1.2 What is the Public Domain?

Within the context of this document, the public domain represents all urban and natural elements, structures, and spaces that exist within the publicly owned areas of Regents Park Town Centre and the relationship between them. The public domain also includes privately-owned arcades, plazas, building forecourts, internal walkways, and other semi-public spaces as they also influence the overall character of the public domain.

2. Planning Context

2.1 Strategies, Plan and Legislation

This plan builds on the community feedback and the identified planning approach from a range of legislation, strategies and plans. These include the following:

- Cumberland 2030: Our Local Strategic Planning Statement,
- Cumberland Local Housing Strategy 2020,
- Cumberland Local Environmental Plan 2021,
- Cumberland Development Control Plan 2021.

Cumberland 2030: Our Local Strategic Planning Statement identifies Regents Park as a Local Centre that provides land use opportunities for housing and local employment, as well as services and facilities to meet the needs of the local community.

The Central City District Plan recognises the importance of our Local Centres as a focal point of neighbourhoods. Easily accessible Local Centres provide opportunities for social connections that assist in fostering healthy, creative, and culturally rich communities. Creating and renewing local centres and respecting the local heritage contributes to making a diversity of great places within our City.

The Regents Park Local Centre supports the Greater Cities Commission vision as a 30-minute city with access to jobs and services with good public transport access to Sydney, Parramatta, Liverpool Central Business Districts (CBD).



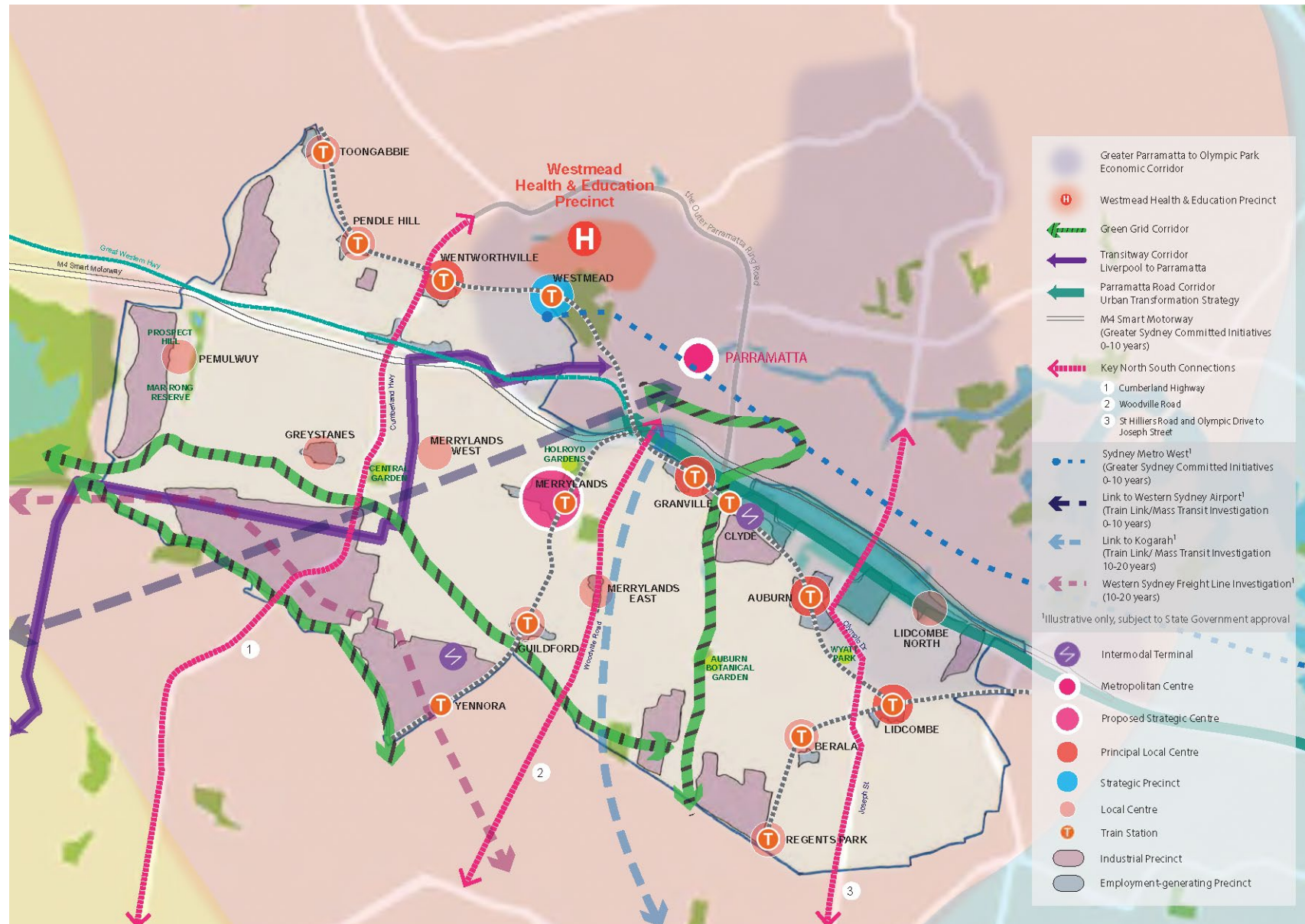


Figure 1: Cumberland 2030: Our Local Strategic Planning Statement Structure Plan

3 Overview

3.1 Site Context

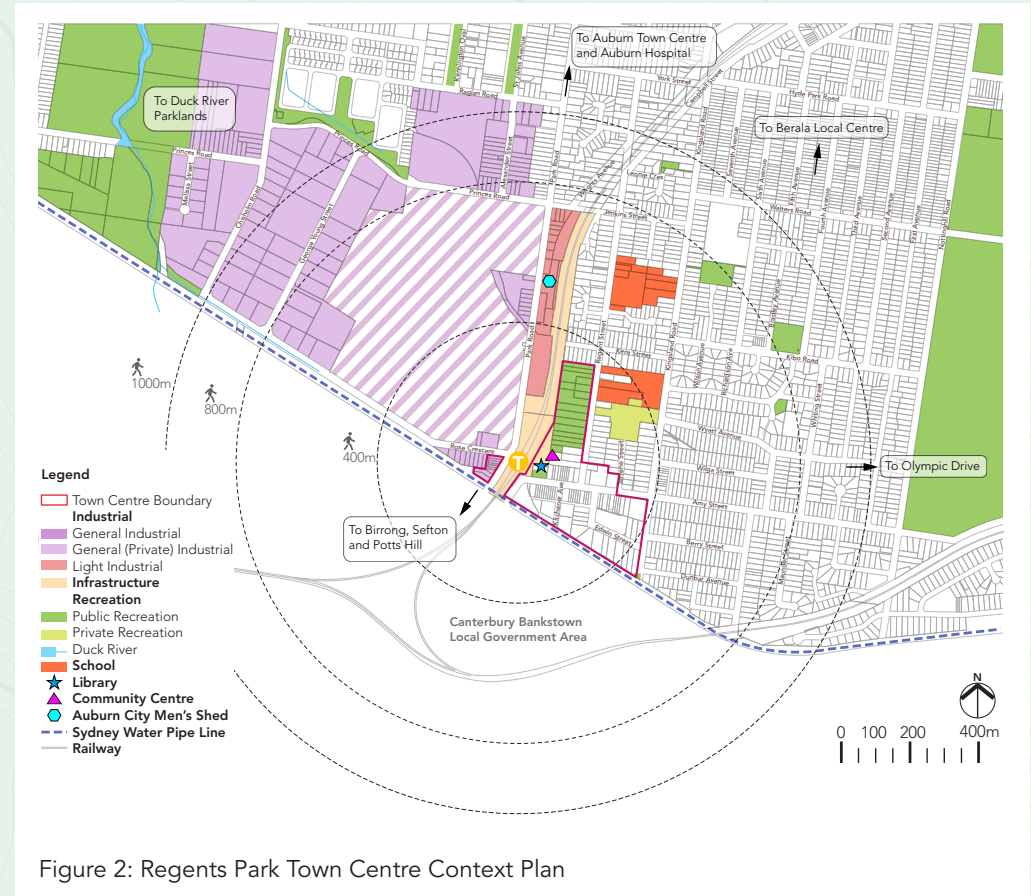
Regents Park Town Centre is located on the eastern side and the southern boundary in the Cumberland Local Government Area. Immediately to the south lies City of Canterbury-Bankstown, to the east Strathfield Council and to the west Fairfield City Council. Major roads that surround Regents Park include Olympic Dr to the east and the Hume Highway to the south.

The town centre boundaries are the Sydney Water Pipeline to the south, Kingsland Rd to the east, to the north tapering from Kingsland Rd to Regents St and including Guilfoyle Park. To the west (across the railway line), the shops on the intersection of Rose Crescent and Park Rd are also included as part of the planned town centre public domain works.

The town centre comprises of mixed-use development and medium to high density development. An employment and industry precinct that includes both general and light industrial is located immediately to the west of the town centre.

Regent Park Town Centre provides a range of retail, businesses and community infrastructure, including a train station, public buses, library, community centre and a local park.

The area is also well serviced by local schools, including Regents Park Public School, Regents Park Christian School, St Peter Chanel Catholic School, and Trinity Catholic College (Years 7 to 8).



4 Vision and Design Principles

4.1 Vision

Regent Park is a vibrant town centre that will build on the local character to create an attractive, walkable, and socially inclusive open space network with high quality public realm at its centre.

4.2 Design Principles

Celebration of place

- Celebrate and build on the local character of Regent Park town centre to create a distinct and attractive neighbourhood.
- Create active and vibrant streetscapes that supports innovative economic activities throughout the day & evenings, which attract residents, workers and welcomes visitors to the local area.
- Promote opportunities to socialise and participate in local life with a high-quality public realm that will enhance the health and well-being of the local community.



Clean and Green

- Create a continuous green tree cover throughout the centre to assist in mitigating urban heat.
- Improve walkability to reduce reliance on cars that will assist in positive environmental outcomes including improved air quality.
- Enhance well-being and a sense of community identity by delivering an attractive and well maintained public realm.
- Maintain areas of open space and introduce measures to capture stormwater runoff thereby improving the water quality entering Duck River.



Well connected

- Promote healthy living with good walking permeability throughout the town centre and cycling around the centre.
- Upgrade pedestrian crossings to improve safety and comfort for pedestrians.
- Provide clear and effective wayfinding signage to enable access to services and facilities within the town centre.
- Use smart technologies and evidence-based decision making to prioritise footpath and cycling improvements.



Equitable

- To assist in the creation of liveable neighbourhoods and a cohesive community, streetscape design shall be inclusive for all abilities and ages with a continuous accessible path of travel.
- Provide opportunities for social connections through the design of safe and comfortable places for people to stop and rest and engage with street life within the town centre.
- Celebrate the diversity of the community by implementing public art initiatives and street banners that assist in creating culturally rich and socially connected communities.



5 Urban Structure

5.1 Built Form and Active Street Frontages

Land use planning within the Regents Park town centre is based on a range of mixed use and medium to high density areas. The built form needs to consider the future local character and comfort levels of our public domain.

The town centre is centred on Amy St with a fine grain texture at street level and continuous active street frontages that will contribute to the vibrancy and liveability of Regents Park.

To support active street frontages, the public domain will provide attractive seating areas, planting and lighting that promote both daytime and night-time activation. Public art elements including banner poles and decorative paving that reflect the existing local character of Regents Park will be integrated into the streetscape and assist in retaining the local identity of the neighbourhood.

Footpaths will be accessible for all ages and abilities that will enhance walkability to and within the town centre and provide opportunities for socialisation and contribute to the health and well-being of our community.

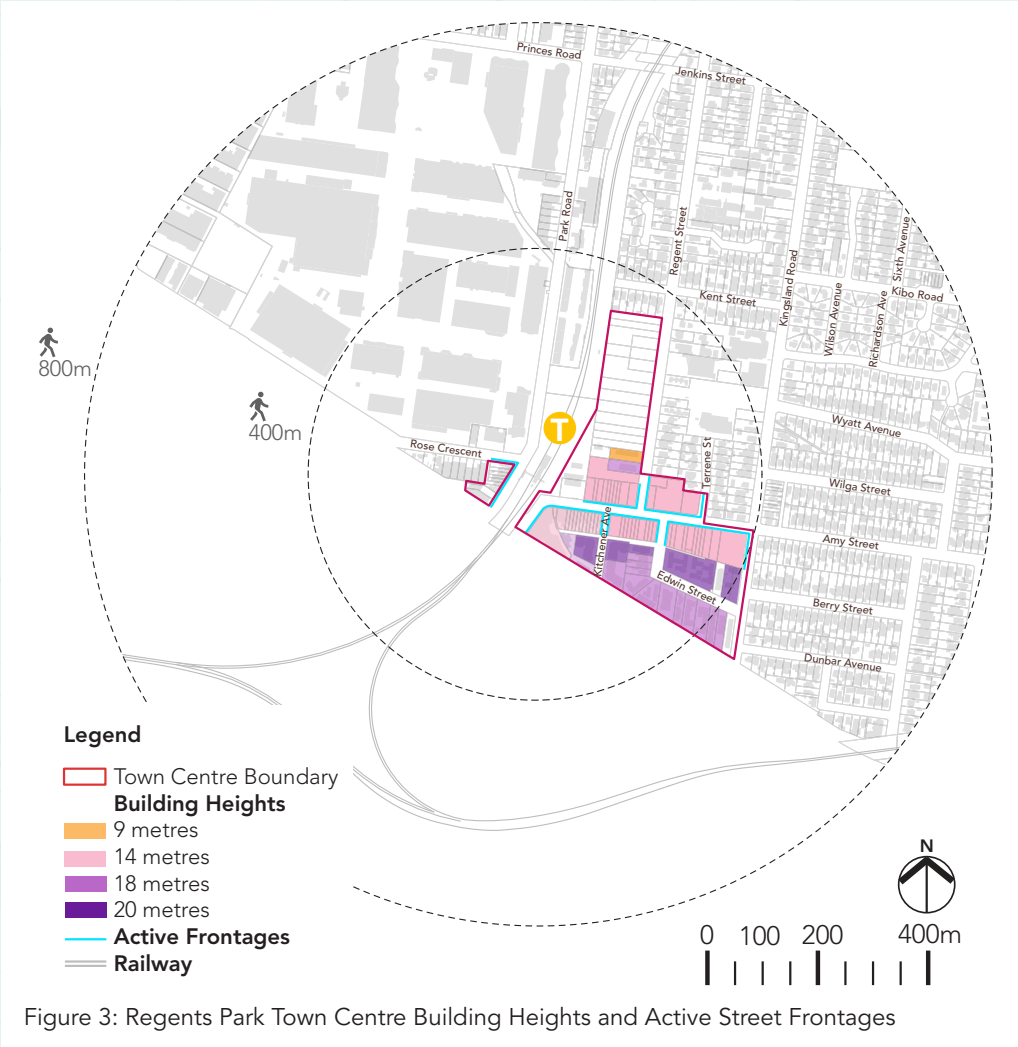


Figure 3: Regents Park Town Centre Building Heights and Active Street Frontages

5 Urban Structure

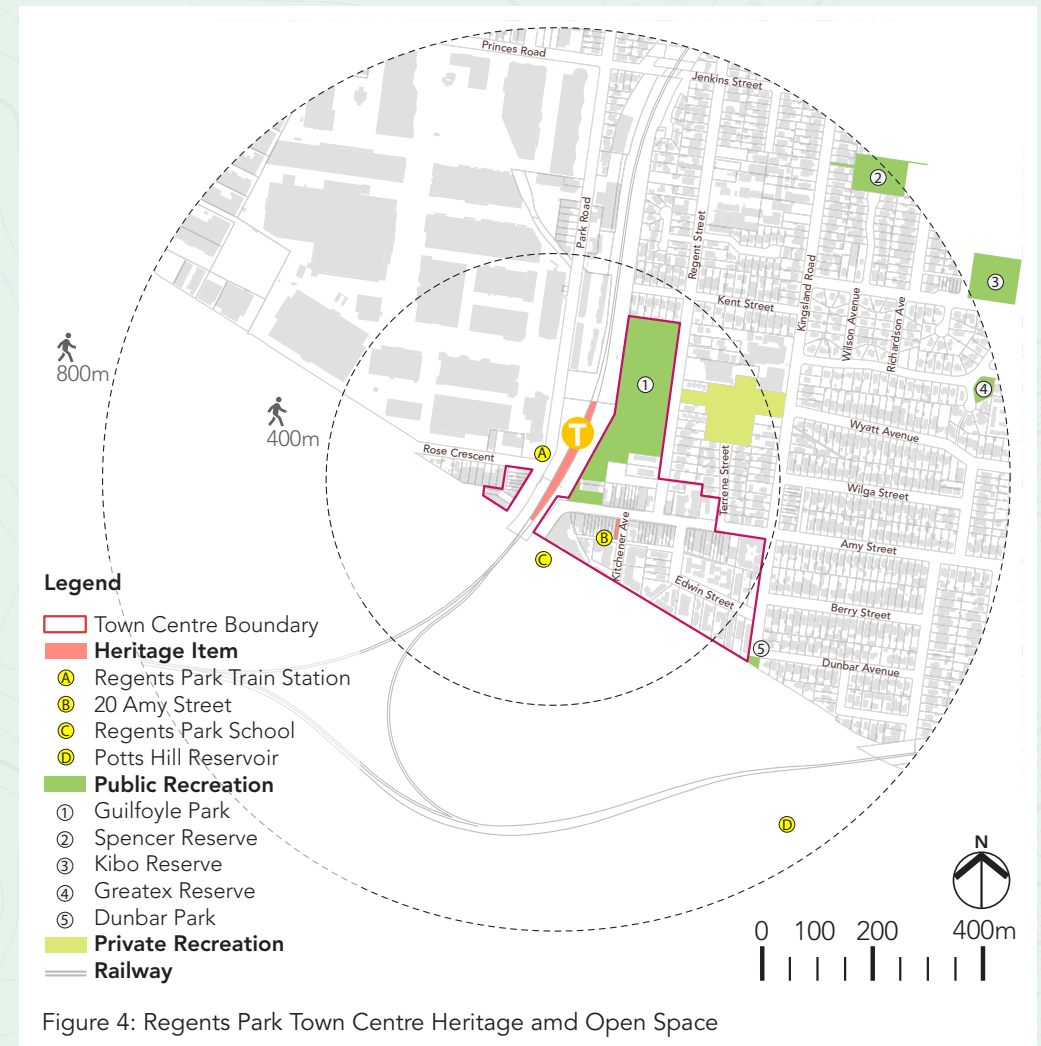
5.2 Heritage and Open Space

Regents Park was part of an initial land grant issued to Joseph Hyde Potts and first subdivided into residential and farm lots in 1880. The commencement of construction of Potts Hill Reservoir in 1887 and Regents Park School established in 1899 (both part of Canterbury-Bankstown Local Government Area) reflected the growing population within Regents Park. Regents Park is currently under the jurisdiction of two Local Government Areas with the boundary defined by the Sydney Water Pipeline.

Within Cumberland Local Government Area, there are two identified heritage items within Regents Park town centre that provide evidence of the population boom experienced during the Federation period: Regents Park Train Station Group and 20 Amy St. In 1912, a single line train station was built at Regents Park and in 1924 relocated to its current location to enable a dual line and expansion of the railway network to Cabramatta. This cluster of railway building are characteristic standard design of the period. 20 Amy St was constructed between 1900 and 1925 and is largely an intact and detailed example of a Federation commercial building.

The town centre is supported by a range of open spaces. Guilfoyle Park located in the north of the town centre is a local park with a formal playground, netball and basketball courts, cricket practice nets and a sports field for soccer, football and cricket. Dunbar Park on the eastern edge of the centre houses a small formal playground. Other local parks within 800m of the local centre include Spencer Park with a formal playground, Kibo Park with a formal playground and recently received grant funding to establish a new woody meadow, and Greatex Reserve with seats and views across the local area towards the Blue Mountains.

Regent Park Town Centre is strategically located at the junction of two district level open space corridors – the Duck River Parklands and Prospect Pipeline Corridor. These corridors link Bankstown to Parramatta River via Granville and Prospect Reservoir to Cooks River via Rookwood Cemetery respectively.



5 Urban Structure

5.3 Environmental Sustainability

To improve our resilience as a community and protect ourselves against future shocks and stresses we need to be environmentally sustainable.

Trees and green cover are an effective way in which to reduce the build up of heat in our urban environment. Trees provide many benefits including in assisting in mitigating urban heat island effect, improving air quality through extraction of air particles, assisting in filtering stormwater, slowing down traffic as well as positive health and well-being benefits for our community.

There is a mix of urban and native tree planting throughout the local centre to cool the local environment. Tree coverage varies across the local centre. There is good coverage in the residential areas to the south of Amy St, with between 21% and 60% coverage. Amy St and the industrial lands to the west have 11-20% coverage whilst Guilfoyle Park has only 6-10% tree coverage. New tree planting has been established on the northern end of Guilfoyle Park to improve tree coverage within the park. Urban heat mapping indicate that the industrial areas and Amy St are approximately 3 degrees warmer than other areas within the town centre. Build-up of urban heat can also be attributed not only to tree coverage, but also the percentage of impermeable surfaces. Across the town centre, there is 75-87% impermeable surfaces, with the exception of green surfaces within Guilfoyle Park.

The opportunities to cool the urban environment within the Regents Park Town Centre are limited and other green infrastructure, including new parklets, green roofs, green walls, planter beds and Water Sensitive Urban Design (WSUD) projects, need to be considered to assist in cooling our urban environment. Green infrastructure will also assist in minimising the impacts of storm water runoff and improve the quality of water flowing into Duck River.

Opportunities to improve our green infrastructure will also assist in connecting Regents Park Town Centre with the surrounding district open space of Duck River Parklands and the Prospect Pipeline Corridor. These green connections will support and enhance Sydney's Green Grid to keep the city cool, encourage healthy living, enhance biodiversity, and ensure ecological resilience.



5 Urban Structure

5.4 Movement Corridors

5.4.1 Active and Public Transport

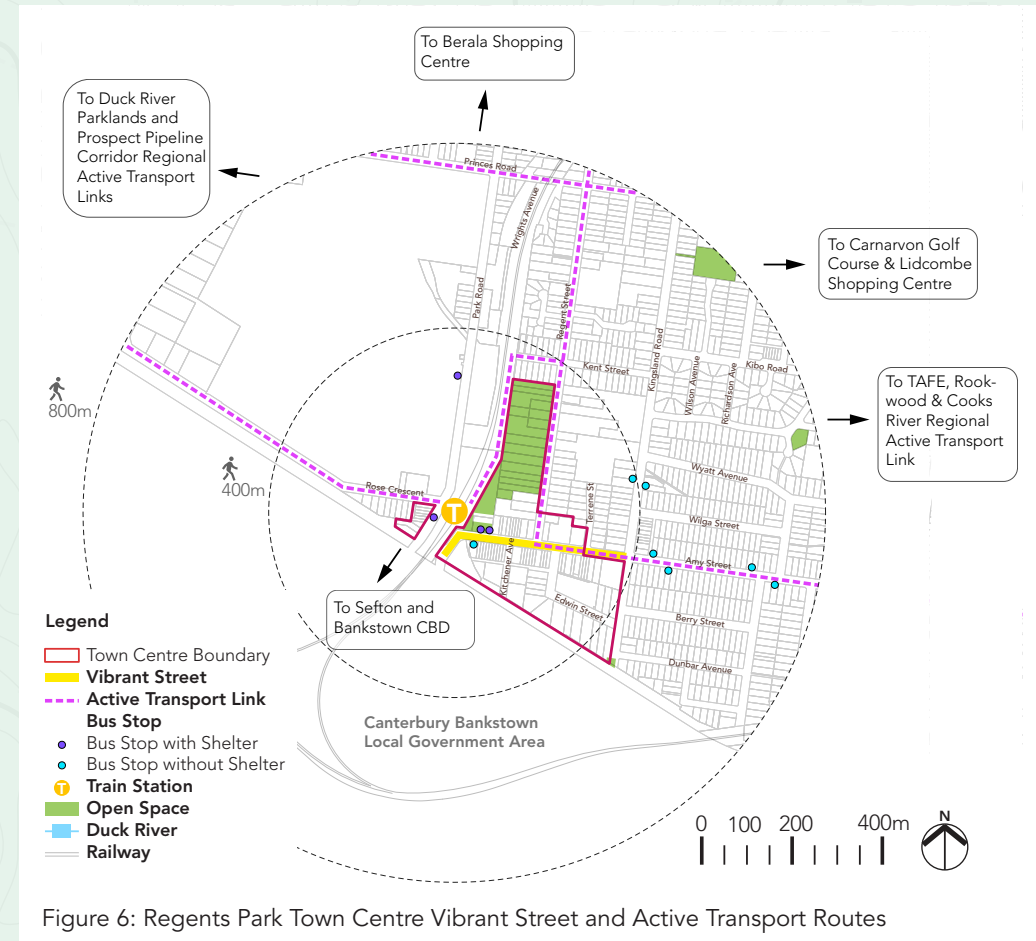
To encourage healthy lifestyles, active transport solutions including walking, cycling and catching public transport can assist in keeping our local centres vibrant and socially connected. Active transport also has many positive environmental benefits.

The Regents Park Train Station is located on the T3 Bankstown Line connecting to Lidcombe, Sydney CBD and Liverpool. During weekdays there are around 5,400 passengers boarding and alighting at Regents Park Station with 500 persons boarding trains during the morning peak between 6am – 10am.¹ There are two bus services that operate along Amy St, connecting Merrylands and Bankstown via Auburn and Bankstown and Parramatta via Auburn. Both services operate at half hour intervals. Approximately 1000 – 3000 persons board the bus monthly at Regents Park station and up to 1000 persons at bus stops along Amy St.² These transport options support the 30-minute city with access to services and jobs in our strategic centres.

Regents Park Town Centre is relatively flat and easily accessible with 3.6 metre wide footpaths along Amy St to other streets within the centre. To support vibrant and active street frontages, kerb extensions are proposed that will enable outdoor dining opportunities, as well as additional greenery and colour within the centre. To enhance pedestrian safety throughout the centre, pedestrian crossing points will be upgraded and crossing points at intersections will be improved.

To ensure our streets remain vibrant and liveable, footpath widths will need to accommodate an increasing population in the centre, as well as street furniture, signage, and further opportunities for outdoor dining. The Walking Space Guide provides recommended widths for footpaths. Smart technology will enable the provision of information on pedestrian movement patterns on footpaths to ensure they remain safe and comfortable.

Currently, all cycling is on road within the town centre, with bicycle parking stations at the train station and Edwin St. Regents Park links into two regional cycling links for the Duck River Parklands and the Prospect Pipeline Corridor. These active transport routes will in the future connect Bankstown with Parramatta via Granville and Prospect Reservoir and Western Sydney Parklands with the Cooks River and Georges River Cycleway.



5 Urban Structure

5.4 Movement Corridors

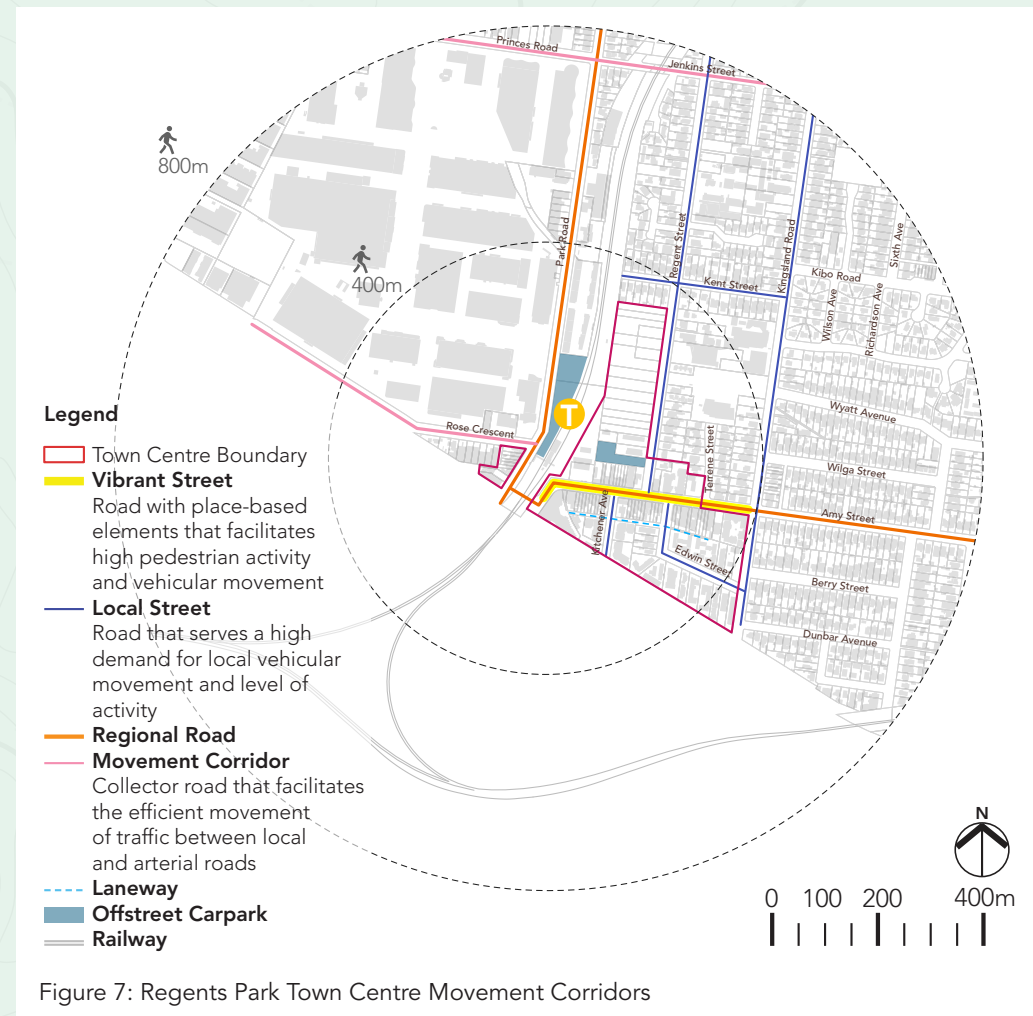
5.4.2 Cars and Freight

The major movement corridor is along Amy St through the town centre. Amy St is a regional road which allow freight movement between Olympic Dr and Park Rd to access the industrial estates on the western boundary. All other streets within the centre service local traffic.

The Regents Park Town Centre is well serviced by the following carparking options:

- Regents St carpark, with 55 carparking spaces and 6 disabled parking spaces (4 hour time limit)
- 55 commuter and 6 disabled carparking spaces (no time limit) available adjacent to the train line on Park Rd
- On street parking is available throughout the centre, with designated on street disabled parking on Amy St (2 spaces)

There are low occurrences of traffic incidents within the town centre. Opportunities for improvements to pedestrian crossing points, sightlines and legibility of the road network will improve safety and comfort for all road users. The current speed limit throughout the centre is 50km per hour.



6 Urban Design Elements

6.1 Street Layout and Typology

Streets are a critical component and building block of the urban environment that serves a key role in the public domain. Street design must be in accordance with the Australian Standards for pedestrian access on footpaths, as defined in AS/NZS 1428.4.1:2009 and it must follow these principles:

- Reinforce the street hierarchy, its use and character.
- Create a pedestrian-friendly environment and the safe crossing and movement of carriageways for all people.
- Ensure streets and public spaces are inclusive and liveable for all with consideration to Cumberland City Council's Disability Inclusion Action Plan 2022-2026.
- Allow references to the site's geographical and cultural history.
- Be sufficiently robust and durable to withstand heavy use, and be easily maintained.
- Maximise permeability for water infiltration.

6.2 Street Furniture and Lighting

Street furniture contributes to the delivery of placemaking objectives and vibrant streetscapes for the public to enjoy. Lighting is an essential element that can influence the level of activity and use of the public domain. The installation of suitable lighting, passive surveillance and security will improve the safety of the community. Lighting also plays a role in reinforcing legibility and promoting street activation that supports the night economy.

There is opportunity to improve current street lighting to support sustainability and urban design objectives, as well as to also explore ideas for lighting activation in coordination with public art installations, particularly in shared zones and civic areas. A thoughtfully curated palette of outdoor dining furniture such as parklets, standing bars, seats and tables will activate the street space, encourage social interaction, and support local businesses along the main street.

The Disability Discrimination Act 1992 (DDA) ensures public areas are accessible to all ages and abilities. Street furniture within the public realm to be DDA compliant.

Street lighting must be in accordance with the Australian Standards for lighting in pedestrian areas, as defined in AS/NZS 1158.3.1:2020 and AS/NZS 60598.2.3:2015.

Street furniture and lighting elements should:

- Be robust and durable in material
- Define a sense of place and respond to the local history and cultural values of the site
- Activate the public domain that attracts and engages people
- Provide comfort and amenity
- Complement the placement of street trees and landscaping elements

6 Urban Design Elements

6.3 Street Trees and Landscaping

Street tree planting and landscaping throughout the centre and will assist in providing shade, mitigating urban heat island effects, improving air quality and stormwater drainage. The increase in urban tree canopy cover will also assist in and delivery of Green Grid connections across Greater Sydney.

Tree lined streets can also be an effective traffic calming device to encourage driving at lower speeds resulting in pedestrian friendly streets.

It is proposed that existing established trees particularly on the town centre's periphery roads shall be retained and protected. New tree species have been selected to complement the existing street tree palette to integrate future development into the existing neighbourhood fabric. Nominated tree species were selected for their hardiness and will grow within highly urbanised environments.

The selection of street trees and landscaping should be in accordance with Cumberland Urban Tree Strategy 2020 and follows these principles:

- Create an aspirational and high-quality urban landscape by selecting species that will grow in existing conditions and respond well to future development.
- Ensure street trees and planting contribute to enhance local identity and context.
- In outdoor seating areas, to consider thermal comfort and provide deciduous shade-bearing trees in summer months that will allow solar access in winter months.
- Promote Water Sensitive Urban Design (WSUD) through selection of the tree species that require few inputs, such as irrigation.
- Provide consistent spacing and visual continuity along the street.
- Facilitate passive surveillance and not pose a hazard.
- Incorporate WSUD, including rain gardens, tree pits and other design measures to enhance flood protection and stormwater management.
- The species selected will respond to the scale and visual prominence of streets, lot layout, street lighting, services and drainage layout, and required to provide visual amenity and shade.

Recommended Species

PLANTING



Philodendron
'Xanadu'



Loropetulum
'Plum
Gorgeous'



Murraya
paniculata



Lomandra
longifolia
'Nyalla'



Dianella
'Little Jess'



Pelorponium sp



Hymenosporum
sp



Tristaniopsis sp



Lophostemon
sp



Michelia sp



Pyrus sp

Where the opportunity exists, incorporate planter boxes and hanging baskets to provide colour and visual interest throughout the local centre.

Botanical Name	Common Name	Height x Width	Pot Size
<i>Hymenosporum flavum</i>	Native Frangipani	6-8m x 5-6m	200L
<i>Lophostemon confertus</i>	Brush Box	15m X 10m	200L
<i>Michelia alba</i>	Jade orchid tree	6-10m x 4m	200L
<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	11m x 3m	200L
<i>Tristaniopsis laurina</i> luscious	Water Gum	7-12m x 5m	200L

6 Urban Design Elements

6.4 Paving

To provide a quality pedestrian surface treatment throughout the town centre, the following elements need to be considered:

- Visual and tactile qualities of the paving should accessibility communicate the function characteristics of the street.
- Use pavers that are flexible, easy to remove and relay. Use sustainable locally sourced and readily available paving materials.
- Integrate pebblecrete pavers with new pebblecrete pavers so that paving reads as a continuous legible palette.
- Where the opportunity exists, work with Council to design and install decorative paving that reflects the interests of the community. Integrate decorative paving within upgraded streetscapes, park areas and seating areas, subject to approval by Council.

Various footpaths within precinct and surrounds



Pebblecrete pavers



Concrete paving



Decorative paving

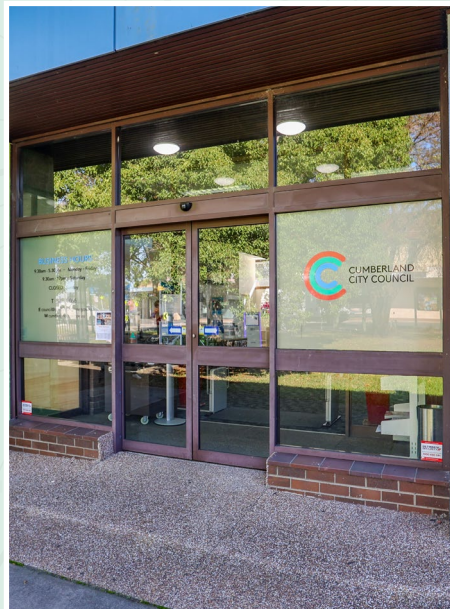


6 Urban Design Elements

6.5 Signage

A coordinated approach for the delivery of signage will provide clear and easy access to destinations and assist in the navigation around the town centre. Signage and banners should be in accordance with Council's branding guideline and enhance legibility and a sense of place. This includes:

- Provide continuity in the design approach (placement, material, and look)
- Avoid visual clutter in design and form
- Complies with sight line requirements as per traffic engineering specifications
- Contributes to street activation and urban amenity
- Opportunities for heritage signage in the Regents Park Town Centre and surrounds will also be considered.

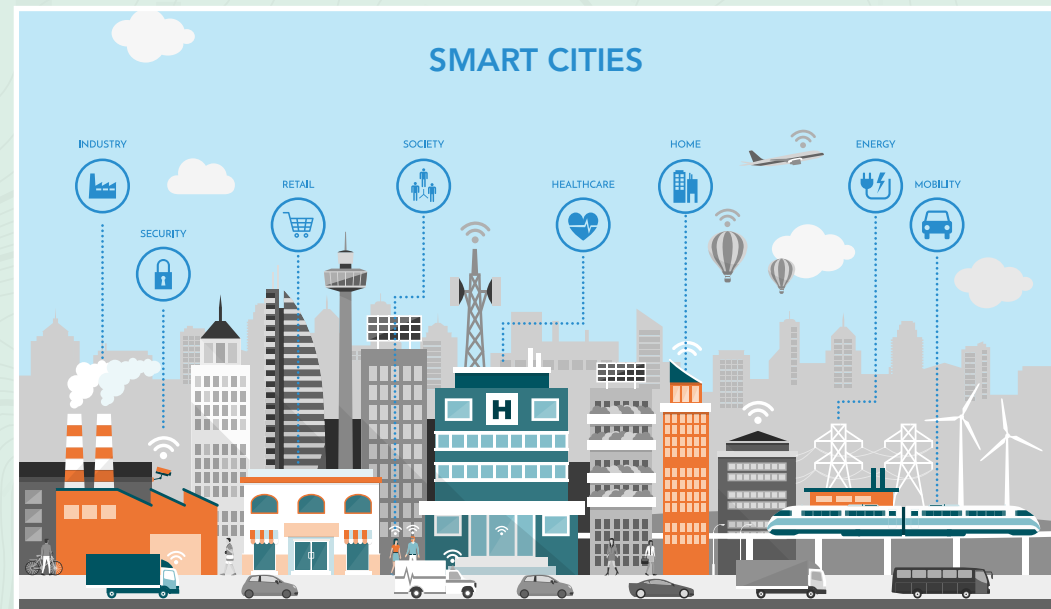


6.6 Smart Infrastructure

To inform agile placemaking and facilitate data-driven planning for the future, Council will incorporate smart technologies and infrastructure within its town centres.

Incorporating smart technology and infrastructure in our public domain is a useful tool to enhance the public amenity by providing real-time data that measure impacts on local microclimates, monitor car parking demand, as well as improve public safety and security.

There is an opportunity to further explore and deliver integrated digital design solutions and utilities that will contribute to the resilience and innovation objectives for the town centre.



7 Public Domain Plans

7.1 Regents Park Town Centre

Public Domain

Footpaths within precinct and surrounds:



New pebblecrete pavers along Amy St, Kitchener Ave and Edwin St



Decorative paving with artwork along Amy St



Concrete for all other paved areas (Natural Grey with no added oxide)

Street Furniture:



Dual Waste Bins



Bike Racks



Benches

Street Functional Decor:



Lighting and Banners

- Mounted light poles (MFP) with banner arms
- LED luminaires in natural white (refer to AS/NZS 1158.3.1:2020)

Pedestrian Area Lighting

- Luminaires for road and street lighting (AS/NZS 60598.2.3:2015)
- Council to supply banners

Equitable Access - Improve legibility for all accessibility:



Tactile Ground Surface Indicators (TGSIs)

- Warning tactile, directional tactile

Grade 316 stainless steel
Slip resistances AS/NZ 4586-2013
Appendix A class 5 (very low)
Installation shall comply with AS 1428.1-2009

Clean and green WSUD



Best practice Water Sensitive Urban Design (WSUD) measures will be incorporated into design. This will assist with reducing potential flooding and maximising opportunities for healthier tree root growth and canopy cover where applicable.

7 Public Domain Plans

7.2 Town Centre Precinct

Public Domain



Streetscapes

Liveable neighbourhoods will be clean and green with a short journey to retail and health services, open space, public transport, and employment opportunities.



Active Transport Links

Active transport will be encouraged through improved pedestrian pathways and pedestrian crossings, an attractive streetscape design with improved cycleway links into the regional cycleway network. An active community will benefit through improved health and well-being.



Open Space

Enhance Guilfoyle Park to provide places to play, opportunities for families to gather and a space for workers to have lunch breaks.

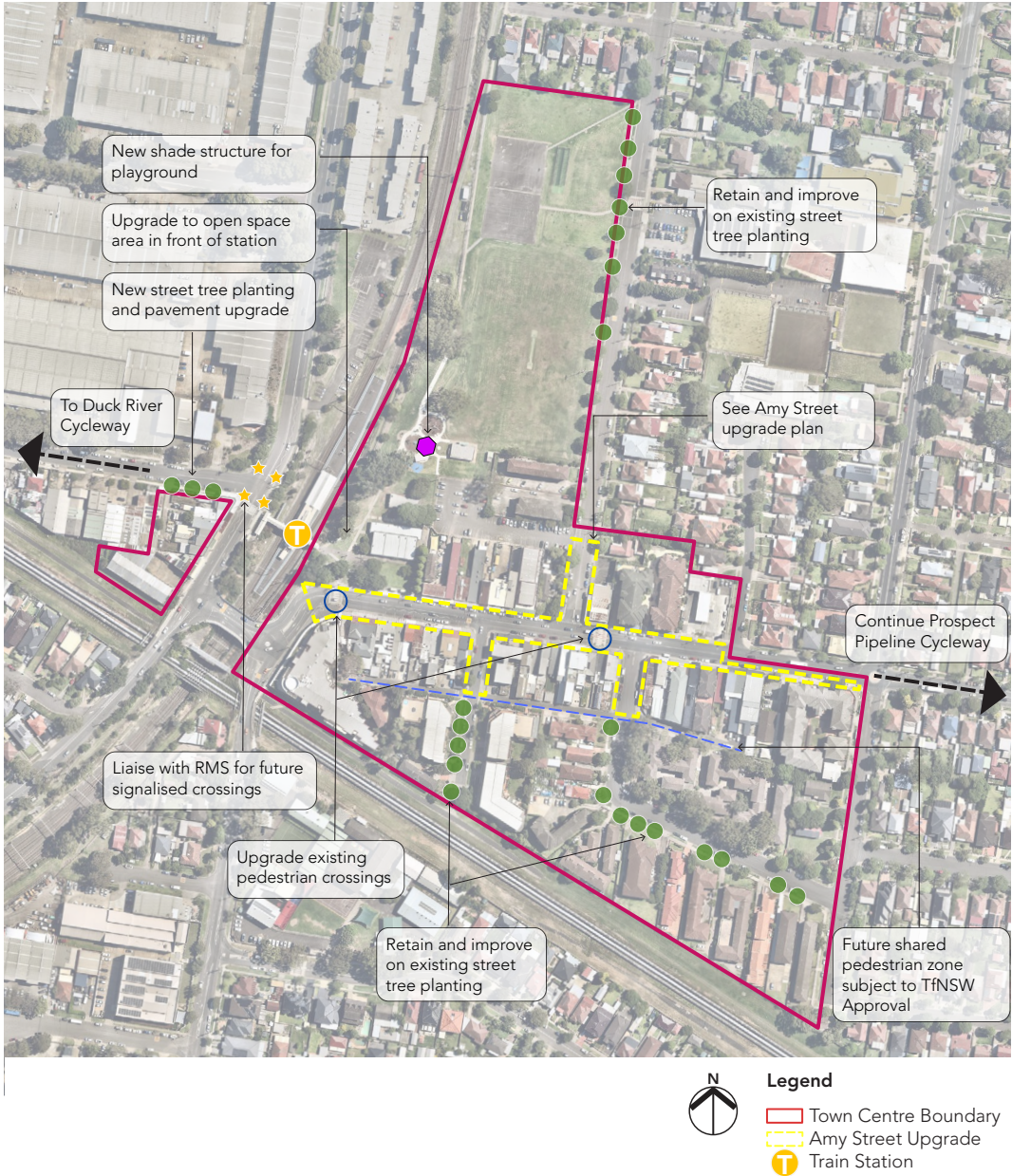


Figure 8: Town Centre Precinct Concept Plan

7 Public Domain Plans

7.3 Amy St

Public Domain



Outdoor dining

Amy St will support opportunities for outdoor dining that will encourage people to linger and boost activity for businesses along the strip.



Pedestrian Access

Permeability within the local centre will be improved with upgraded pedestrian crossings and kerb build outs at intersections.



Kerb Build Outs

Kerb Build Outs and Rain Gardens

Integrate kerb build outs with rain gardens at street corners. Narrower crossing points at intersections will enhance pedestrian safety to comfortable move throughout the centre and improve vibrancy at street level. Capturing stormwater runoff will contribute too creating healthy environments.

Image courtesy of City of Sydney Council



Figure 9: Amy St Concept Plan

7 Public Domain Plans

7.4 Station and Library Entrance

Public Domain



Celebrating our Community

Open Space will be upgraded with opportunities for families to gather and the community to celebrate that will improve liveability within the centre and provide positive health and well being benefits.



Urban Cooling

Increasing green coverage throughout the Precinct will assist in mitigating urban heat build up to provide cooler places to be enjoyed by the community.



Public Art

Opportunities for public art that reflects the community spirit and assists in fostering healthy, creative and culturally rich community and a focal point for Regents Park Town Centre.



1	Shared footpath
2	New planting beds with flowers
3	New seating
4	New Smart pole
5	New planter boxes
6	New bike racks
7	Potential art installation
8	Street lights with banners
9	Upgrade seating area
10	Upgrade pedestrian crossing

Figure 10: Concept Design Station and Library entrance

8 Implementation of Works

The works outlined in the Public Domain Plan will be delivered by Council as part of its Capital Works Program, or by the private sector through areas of future development activity.

The Public Domain Plan for the Regents Park Local Centre will be progressively implemented in stages. The timing of works will be determined by development activity available funding for Council to use, or the delivery of works in accordance with local infrastructure contributions or planning agreements.

The initial stage of works will be funded through local infrastructure contributions already collected, with a focus on improvements to Amy St.

The areas where the Public Domain Plan are implemented by a developer, the following guidelines shall apply:

- The Developer will be responsible for the upgrade works that interface with the street frontage to the standard and in accordance with this Public Domain Plan.
- Public domain works to be in accordance with the Works Schedule prepared by Council.
- Construction works for the public domain to be approved by Council's representative prior to final sign off.



DRAFT

Public Domain Plan Regents Park Town Centre

2023



CUMBERLAND
CITY COUNCIL

Cumberland City Council

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160.

T 8757 9000 **W** cumberland.nsw.gov.au **E** council@cumberland.nsw.gov.au

f Cumberland City Council Sydney **@** [cumberlandcitycouncil](https://www.instagram.com/cumberlandcitycouncil)