



HARMONIOUS NIGHT TIME ECONOMY

**- Braddon Precinct -
Night Time Precinct Review and Strategy**

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EXECUTIVE SUMMARY



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With the development of human society, people and cities can be seen in need and put more and more wakefulness into every 24 hours. The governance and management for cities at night time are becoming as important as at day time in many cities. Canberra is one of them, with a greater community's desire for places with stronger identity and vitality at all time, both day and night. Braddon, an inner north suburb of Canberra, is one of the most significant areas in the city with diverse night time activities.

This report looks at night time economy in the southwestern precinct of Braddon, which has a mix of modern residential dwellings, characteristic businesses, as well as popular bars and restaurants. In recent years, local and regional strategies and policies have been advocating leisure and entertainment businesses and activities in Braddon.

However, at the same time, the 'mixed-use' character of the precinct has led to safety and noise issues at night, which exacerbate the conflict between different groups of participants of the precinct's night time economy.

The proposed intervention aims to alleviate these issues through a statutory planning change: adding a new night time activity overlay to the existing zoning. The intervention will become an effective way to make up for the current issue of lacking sufficient connection between strategic planning and statutory planning for night time economy. It can also allow different night time economy participants to get a clearer understanding of where they can go, what they should/should not do, and what kinds of experiences and activities can be expected in specific places.

The new overlay can not only alleviate the current conflicts in Braddon precinct's night time planning and governance, but also have the opportunity to inform a more systematic change in statutory planning in broader areas in Canberra to facilitate a more prosperous and diverse night time economy for the capital city of Australia.

We acknowledge that our study area is situated within Ngunnawal country, on the lands of the Ngunnawal, Ngunawal, Ngarigu and Ngambri people, and we pay respect to their elders past, present, and emerging.

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BACKGROUNDS



Note. From Message Scott. (<https://flatmates.com.au/share-house-canberra-braddon-2612-P810170>). © 2021 Flat Mates.

Night Time Economy

A Global Topic

From mastering the fire, to the use of coal gas for lighting, to the invention of the electric light (Melbin, 1987), humans constantly try to light up the night and gradually overcome many limitations brought about by darkness. As Melbin (1987) indicated, "Humans are showing a trend toward more and more wakeful activity at all hours of day and night. The activities are extremely varied. Large numbers of people are involved. And the trend is worldwide."

Although there will be some differences in different contexts, the night time economy is generally known to be between 6 pm to 6 am on the next day in most cities. It was further divided into two time periods: evening economy - between 6 pm to 12 am, and late night economy - between 12 am to 6 am (Seijas, 2018). The increase in night activities makes the night economy an indispensable part of many cities. Cities around the world have introduced various night time governance and management policies and strategies in recent years to ensure the 24-hour operation and vitality of cities. Until 2019, more than 40 cities have appointed night mayors or similar roles (Seijas & Gelders, 2019), which reveals that this significant topic is gaining worldwide attention and becoming increasingly important.

Importantly, studies about night time economy should acknowledge its complexity. A key statement on it can be found in 'The Guide to Management Your Night Time Economy' by Sound Diplomacy and Seijas (2018), saying "a thriving evening and night time economy DOES NOT mean a bar or music venue on every corner. It means a regulated, planned and strategic offer that respects both those who want quiet and those who like to go out. "This statement will be one of the essential theoretical bases of this report.

NTE in Canberra

The night time economy plays an important role in the Australian capital city of Canberra. Canberra is not only an important political center of Australia, but also famous for its attractive culture and thriving food and entertainment scene.

According to data from Measuring the Australian Night Time Economy 2019-20 (License et al., 2021), in 2020, Canberra had 1181 actively trading businesses for core night time economy (including food, drink and entertainment) which comprises 5.9% of its total economy (higher than the national figure - 4.7%) with 31,050 employment (13.2% of the total economy) involved in and had a sales turnover of 3,352 million dollars. It is worth noting that, from 2019 to 2020, the establishment of the core night time economy businesses experienced a 0.4% decrease, and the total sales turnover fell by 3.2%, likely due to the impact of Covid-19. The pandemic did have a non-negligible impact on Canberra's night economy, but the Government of the Australian Capital Territory (ACT government) also introduced a series of countermeasures, including but not limited to ACT Event Fund, Canberra Business Advice and Support Service, waived licensing/registration fees for a range of food and drink businesses (License et al., 2021).

A more vibrant and well-managed night time economy in Canberra is not only the expectation of the local community, but also the direction of the government's efforts. The result of community consultation for the City Plan (2014) indicated that people in Canberra have strong views about developing vibrant and lively spaces that are attractive at times day and night especially for the city centre. In 2016, Canberra: A Statement of Ambition (by ACT government and Arup) pointed out: "CBDs are now being reinvigorated by emerging night time economies, vibrant mixed-uses and people living in or close to them in large numbers". In 2019, the ACT Government released a statement about "More support for Canberra's entertainment scene and night-time economy", which highlights a series of measures to promote the night economy, including relaxing noise restrictions on Friday and Saturday, and the Entertainment Action Plan (2019) which released in the later months. The Australian Capital Territory Budget 2021-22 includes investments of \$150,000 and \$100,000 for "Backing the Arts and Entertainment - Establishing entertainment precinct" in 2022 and 2023 respectively. ACT government's initiatives for advocating the night time economy can be seen from these documents and announcements that occupy important positions in city governance and planning in recent years, and the trend is becoming clearer over time.

PRECINCT CONTEXT



Note. From Matthew Herbert. (<http://www.realestateworld.com.au/property-unit-braddon-act-3179298/display.aspx>). © 2021 Real Estate World.

Location

The precinct is located in the southwest area of the Braddon suburb, approximately 40 hectares, bounded by Henty St, Limestone Ave, Girrahween St, Torrens St, Doonkuna St, Cooyong St and Northbourne Ave.

The precinct takes Lonsdale Street as the core and covers the surrounding built-up area with mixed of famous restaurants, bars, businesses and services, along with residential apartments. The precinct also covers the two green spaces, the Haig Park (east part located within Braddon) and the Rugby League Park Northbourne Oval.

The north and east to the precinct are mainly residential areas and several educational facilities; the west is bordered by the Northbourne Avenue and immediately adjacent to the cluster of office buildings in Turner; south to the precinct is the Canberra Civic, a vibrant business, shopping and entertainment district, both day and night.

The precinct has its unique significance to Canberra's night time economy, not only because it gathers a great number of influential and famous core night time industries, but also because it is an important 'transit precinct' in between the 'bustling' Canberra City Centre and the 'tranquil' residential area and offices clusters.

At the same time, such characters bring complexity to the precinct night time economy. Such complexity means that the region has more opportunities but also faces more challenges. In particular, it is necessary to consider coordinating the interests and needs of different groups of participants of night time economy.

"Braddon is one of Canberra's most eclectic suburbs, undergoing rapid change as it evolves into a vibrant post-industrial area with a gritty urban character and a mix of new apartments, great places to eat, and innovative businesses"
Braddon Precinct Plan (2018, p.4)

Figure 1. Braddon Precinct Context Map.



Precinct History and Policy Context

Braddon is one of the oldest suburbs in Canberra. The first light-industrial area in Canberra was established there in the 1920s and became the centre of automotive trades later. In recent years, the light-industrial area has begun to be redeveloped as an entertainment and residential precinct. Most of the residential areas of the suburb have been redeveloped with flats. It is now the most densely populated suburb in Canberra. Planners have aimed to provide a separation between residential, commercial and industrial areas since the establishment of Canberra. But decisions made long ago led to Braddon blurring these boundaries. This timeline shows a variety of planning policies and local community evolution over time allowing this precinct to change (Archives ACT, 2016).

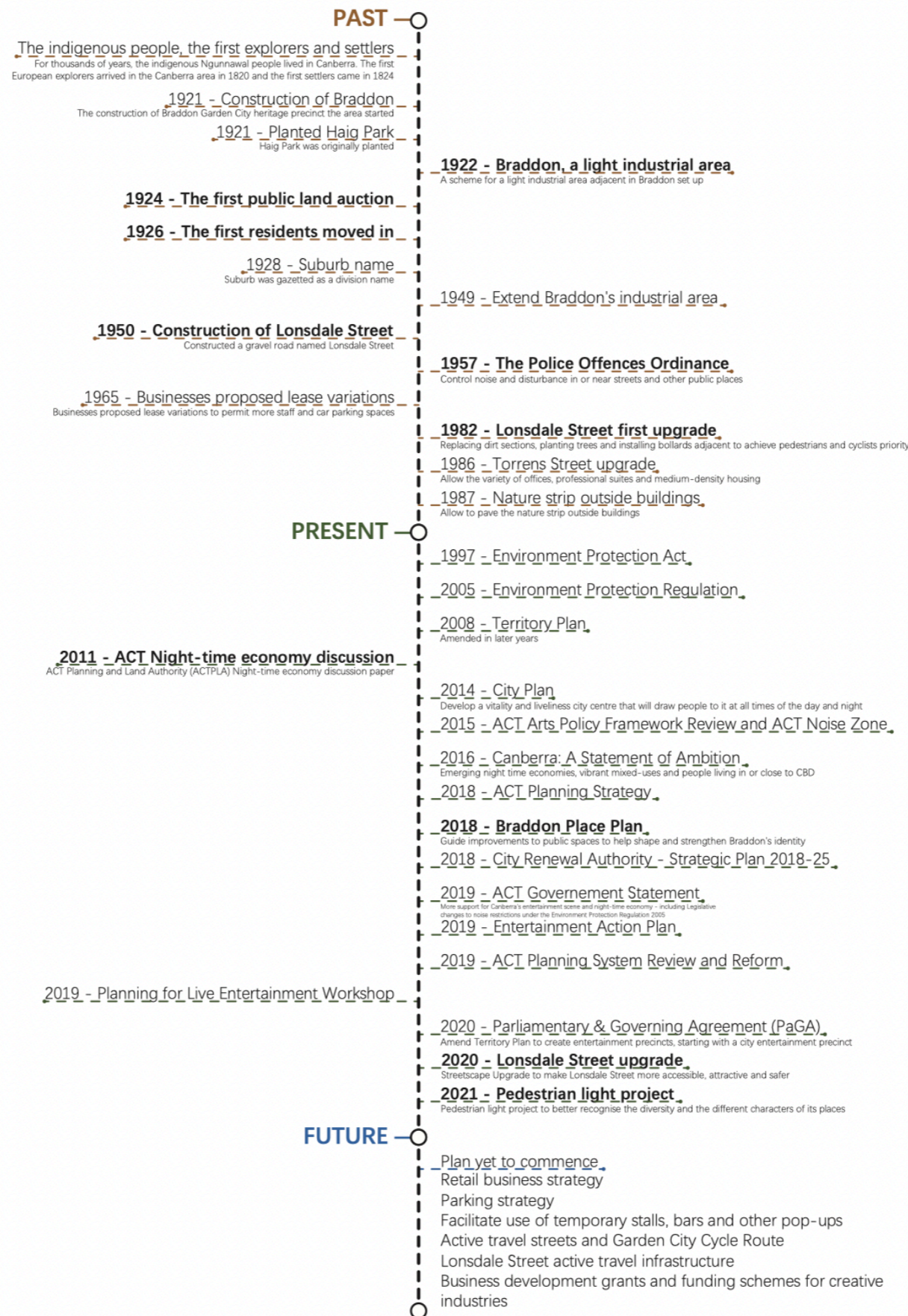
Braddon in the Past

In 1922, a scheme for a light industrial area adjacent to the Civic Centre was put forward. And then in 1924, the Federal Capital Commission re-examined the scheme during the first public land auction. It stipulates that these industrial sites can develop for any purpose subsidiary thereto such as a residence or a shop. In 1926, only six of these industrial leases were sold. This forced the FCC to decide to rezone 17 of the industrial blocks along the western side of Torrens Street for public housing, with the first residents moving in. Braddon's mixed-use planning form has been set up from the beginning of the precinct planning (Archives ACT, 2016).

In 1950, Lonsdale Street as the main commercial street was established. With the construction of Lonsdale Street, residents living on the previously quiet Torrens Street found a number of noisy businesses nearby affected their lives. The gathering of multiple functions made Braddon's noise problem apparent. By 1957, the Council recommended the introduction of legislation to "provide adequate control and regulation of nuisance. And the Police Offences Ordinance also provided control of noise and disturbance. The policy from then started to deal with noise and safety issues caused by urban function gathering (Archives ACT, 2016).

From the 1970s to 1980s, due to the limited space available for redevelopment of industrial areas, it was necessary to expand the residential areas along Torrens Street and allow some high-quality residential developments. In 1982, Lonsdale Street first upgrade plan proposed to replace dirt sections, plant trees and install bollards adjacent to achieve pedestrians and cyclists priority. In 1986, it was allowed to build various offices, professional suites and medium-density housing on Torrens Street. The formulation of the policy continued to increase the attributes of Braddon's mixed-use, which also led to the intensification of conflicts later (Braddon Collective, n.d).

Figure 2. Timeline of Precinct History and policy Context



Braddon at Present

Braddon has continued to evolve since ACT self-government in 1989. Over this period, the author has witnessed a shift in the focus of services provided in Braddon. To cater for city office workers and local residents living in the apartments now flanking Northbourne Avenue, the light-industrial area has begun to be redeveloped as an entertainment and residential precinct. Restaurants and cafes have replaced many light industrial businesses. Professional offices occupy former auto services sites. And most of the residential areas of the suburb have been redeveloped with apartments.

Lonsdale Streets which formerly contained businesses providing automotive services now is being redeveloped with six-storey apartment buildings with commercial uses on the ground floor.

And the Environment Protection Regulation 2005, which was made under the Environment Protection Act 1997 (the Act) (ACT Government, 2016) was introduced to govern and regulate noise-generating activities in this precinct.

In 2011, ACT Planning and Land Authority began to think of Night-time economy development (Live Music Office, 2015).

Since 2014, policies have been introduced to enhance Canberra's day and night appeal. Braddon place plan in 2018 provides a goal to build a strong retail precinct.

In 2019, the ACT Government began planning entertainment precincts to keep encouraging the nighttime economy.

In 2020, Lonsdale Street ushered in another upgrade, hoping to build a more accessible, attractive and safer street. And the Pedestrian light project in 2021 mainly replaced selected pedestrian lights with green lights for diversity at the Braddon intersection to better recognise the diversity and the different characters of the place (ACT City Renewal Authority, n.d.).

This series of development policies show that the government kept improving the attraction of Braddon at night and did not pay much attention to the conflicts brought by mixed-use development.

Braddon in the Future

In the future, Braddon will keep improving public spaces to help shape and strengthen precinct identity, improving the experience of Braddon and further strengthening its popularity (City Renewal Authority, n.d.).

Braddon will continue to encourage the development of retail business and support creative industries and create streets where people want to dwell rather than pass through. Retail business strategy and facilitating the use of temporary stalls, bars and other pop-ups in public spaces are already on the agenda according to ACT City Renewal Authority. This means that Braddon will become a more active destination in the future, and the conflict between night economic activities and residents' daily life will continue to be a problem that needs to be resolved in precinct development.

“Ongoing and future mixed-use redevelopment of sites in Braddon and complementary economic development and placemaking will facilitate its emergence as Canberra’s creative economy hub while also supporting its development as a local community centre.”

City Renewal Authority, n.d.

Findings

- Braddon's mixed-use planning form has been set up from the beginning of the precinct planning.
- Policies have started to deal with noise and safety issues caused by urban function gathering in the early stage of precinct development.
- The formulation of the policy continued to increase the mixed-use development mode in Braddon, which also led to the intensification of conflicts later.
- Continuous mixed-use development in the future will lead to continued conflicts between different stakeholders.

Land Use

Four different zones can be found within the subject precinct:

Figure 3. Land use of Braddon Precinct



- Urban Open Space (PRZ1)
- Restricted Access Recreation Zone (PRZ2)
- Business Zone (CZ2)
- Services Zone (CZ3)

Source: ACT map, 2021

Services Zone (CZ3)

The Services Zone can be found on both sides of Lonsdale and the southeast corner of the precinct. There are conveniently located services and commercial venues in this zone including bars and restaurants. Some of them are famous and important to the local community, such as the civic pub, which is one of the precinct's popular destinations at night. There are also business offices, warehouses, and residential apartments in this zone. According to section 4.1 of the Territory Plan 2008, the objectives of the services zone are expected to "accommodate retail uses and entertainment facilities" and "encourage a mix of land uses which contribute to an active and diverse character". The current features of the area are consistent with such objectives.

Business Zone (CZ2)

The business zones are situated on the east and the west side of the services zone. The business zone in the subject precinct is dominated by multi-storey office buildings. Several hotels can also be found in this zone, especially along Northbourne Avenue, which may benefit from its good accessibility to transport services. Although the restaurant and bars in business zones are not as clustered as they are in the services zone, they also can be found on the ground floor at some of the hotels and office buildings in the area, providing services for people who live, work and visit the site, both day and night.

Urban Open Space (PRZ1)

The Urban Open Space Zone covers the Haig Park area within the precinct. Section 7.1 in Territory Plan 2008 indicated that the urban open space needs to "provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community". The Haig Park has indeed become an important local public green space that offers opportunities for more diverse activities, not only during day time, but night time as well.

Restricted Access Recreation Zone (PRZ2)

The Restricted Access Recreation Zone covers the Rugby League Park Northbourne Oval in the southeast of the precinct. It is a sports venue in Braddon and is able to host events for diverse age groups. In the Territory Plan 2008 (Section 7.1), the zone needs to "ensure the amenity of adjoining development is not unacceptably affected by the operation of sport and recreation facilities, particularly in terms of noise, traffic, parking, privacy and outside lighting at night".

Findings

- The mix of land use (especially in business and services zones) was encouraged by the current zoning regulation, which contributes to an active and diverse character of the precinct.
- The mix of land use may cause conflict between different uses.

Figure 4. Bar in Services Zone (on Lonsdale St)



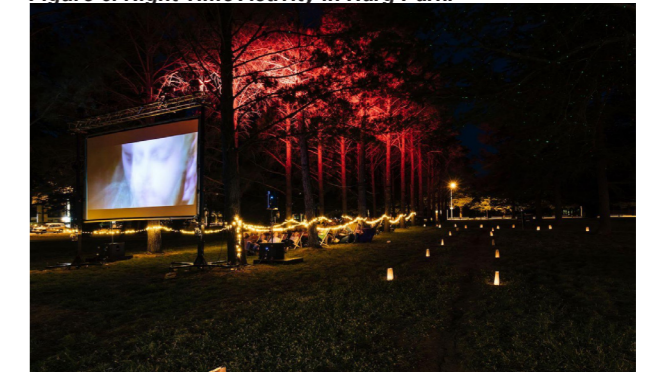
Note. From Time Out. (<https://www.timeoutadventures.com.au/places-to-go/hopscotch-bar/>). © 2021 Time Out

Figure 5. Hotel in Business Zone (on Northbourne Ave)



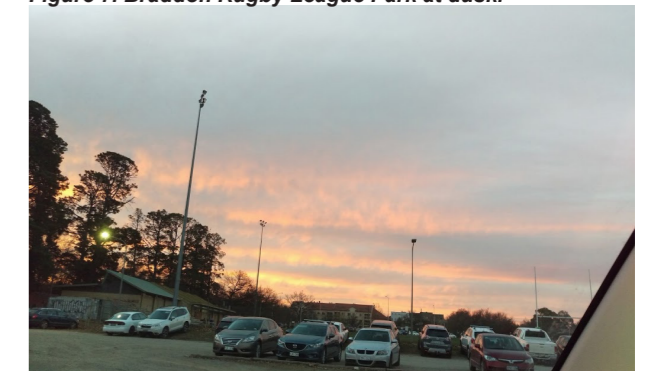
Note. From Airbnb. (https://www.airbnb.com.au/rooms/42077699?source_impression_id=p3_1637125348_n5F8dJLRqNs%2FnCJm&guests=1&adults=1). © 2021 Airbnb

Figure 6. Night Time Activity in Haig Park.



Note. From Sweet Potato. (<https://sweet-potato.com.au/HAIG-PARK-PICTURE-FESTIVAL-2019>). © 2021 Sweet Potato

Figure 7. Braddon Rugby League Park at dusk.



Note. From Bill Woerlee. (https://australia247.info/explore/australian_capital_territory/braddon/braddon-rugby-league-park.html). © 2021 Australia 247

People in Precinct

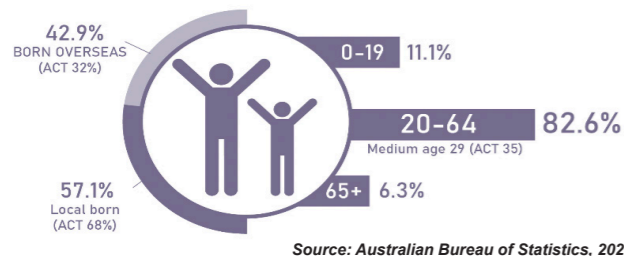
Demographics

Looking at the demographics for Braddon (Statistical Area Level 2, SA2) where the subject Precinct is located, there are 5,500 residents (48.5% are female and 51.5% are male) with medium age of 29, compare to 35 in ACT and 38 in the whole of Australia (Australian Bureau of Statistics, ABS, 2016), which reveals that Braddon is relatively a young suburb in Canberra. There are 42.9% of residents born outside Australia. The demographics imply that the subject precinct is indeed a diverse area, and the night time economy and governance should take into account of such population diversity and characteristics.

The most common occupation for Braddon residents is professionals (43.2% of the total population). The personal medium weekly income in Braddon is \$1,134 which is higher than the figure in ACT and boarder Australia. Residents who work in Cafes and Restaurants consist of 4.4% of the local population, and it is the fourth common employment industry in Braddon. The figure is higher than ACT (2.5%) and broader Australia (2.4%). Among all top responses industries of employment according to ABS (2016), cafes and restaurants employments are particularly important for Braddon precinct's night time economy.

For the choice of travel modes in Braddon, 38.6% of local residents are travel to work by car as driver, which is much lower than the figure in ACT (63.6%) and Australia (61.5%). 26.2% local residents chose to walk, which is much higher than ACT (4.5%) and broader Australia (3.5%). Besides, 10% of the residents traveled to work by public transport, higher than the figure in the ACT (7.1%) but lower than that in broader Australia (11.5%) (ABS, 2016). The above statistics reveal that Braddon residents are less dependent on car and have more people willing to walk, which provides evidence for supporting the local pedestrian-friendly policies and projects.

Figure 9. Demographics in Braddon SA2



Zooming into the subject precinct, according to ABS Population Density (Mesh Block) 2016 (Aurin, n.d.), there are a great number of residents living in the Business Zone and Services Zone in the Braddon Precinct (refer to Figure x in previous section), and the southwest area of the precinct has the highest population density. The precinct feature of such mixed use has its root in the statutory planning. Both zones allow for night entertainments and residential dwellings development to co-exist in the same area according to section 4.1 in Territory Plan 2008.

Figure 8. Population density

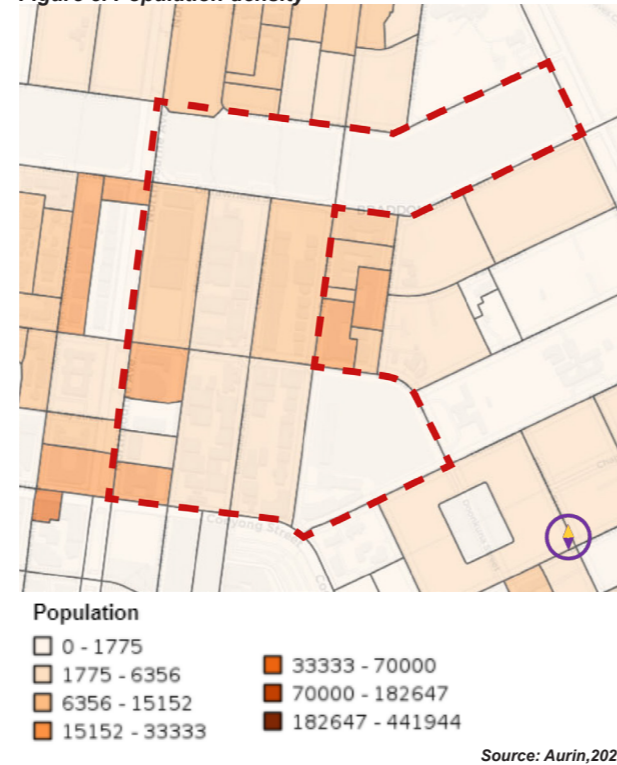
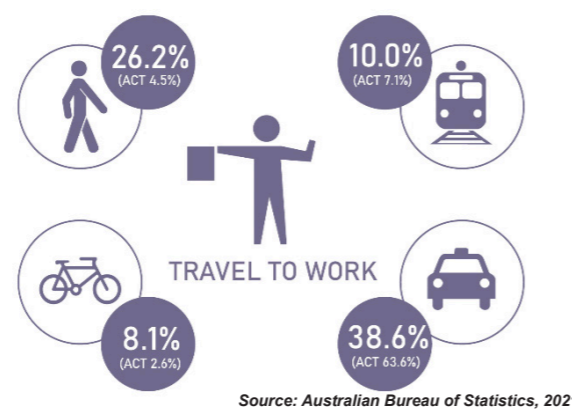


Figure 10. Travel Mode in Braddon SA2



Right to the Night

"Cities happen to be problems in organized complexity" (Jacobs, 1961, p.433). It is a fact that needs to be realized for the night time economy study of cities as well. Stereotypes that perceive cities at night as places full of alcohol and crime need to be changed; meanwhile, like the statement by Sound Diplomacy and Seijas (2018), the night time economy is for all, including those who want quiet and those who like to go out. In addition, it is worth thinking about who is allowed/invited to the desired night time economy in Braddon and who is overlooked/excluded. Demographics tell that the Braddon precinct is a diverse area, which means we need to care more about minorities, disadvantaged or "marginal groups" in the precinct at night (Shaw, 2018): women, LGBT groups, the young and the old, aboriginal community, homeless and more. A night time economy that is worth looking forward to for every individual in society is what we are pursuing.

Participants and Stakeholders

The night time economy has a wide array of residents, businesses, visitors and key stakeholders as participants, which can be categorized as people who enjoy the night, people who work at night and people who manage the night (Seijas, 2018). Different groups of participants play different roles and have diverse needs. It is crucial to note that they are all vital to Braddon Precinct's night time economy, and every individual and group is worthy of attention.

Enjoy the Night

- Residents
- Visitors
- Drinkers
- Diners
- Clubbers
- Nighttime exerciser
- Passengers
- Shoppers
- People hangout at night
- Homeless
- ...

Findings

- Current and potential needs for night time activities brought by the diverse group of population live, work and visit the precinct.
- Less car dependent and more willing to walk for precinct residents.
- Great number of residents living in commercial zones may affected by night time noise in the precinct.
- Collaboration and conflict between different group of participants.
- The need to consider every individual as participants of precinct's night time economy.

Work at Night

- Core night time industries workers (food, drink and entertainment industries)
- Public transport workers
- Taxi & mini cabs & Uber (and other ride-hailing services provider) drivers
- Security guards
- Maintenance workers
- Support services workers
- People working across time zones
- ...

Manage the Night

- National Capital Authority
 - ACT Government
 - ACT Government - Chief Minister, Treasury and Economic Development Directorate (CMTEDD)
 - ACT Government - Environment, Planning and Sustainable Development Directorate (EPSDD)
 - City Renewal Authority
 - Braddon Collective
 - ACT Heritage Council (Haig Park)
 - Australian Acoustical Society
 - Clubs ACT
 - Arts ACT
 - Events ACT
 - Access Canberra
 - Australian Hotels Association
 - Planning Institute of Australia
 - Property Council ACT
 - Live Music Office
 - Music ACT
 - Transport Canberra and City Services
 - Traditional Owners Aboriginal Corporation
 - Businesses owners and traders
 - Developers
 - Land Owners
 - ...
- (ACT Government & Jacinta Cubis, 2019; ACT Government, 2018)

Public Transport

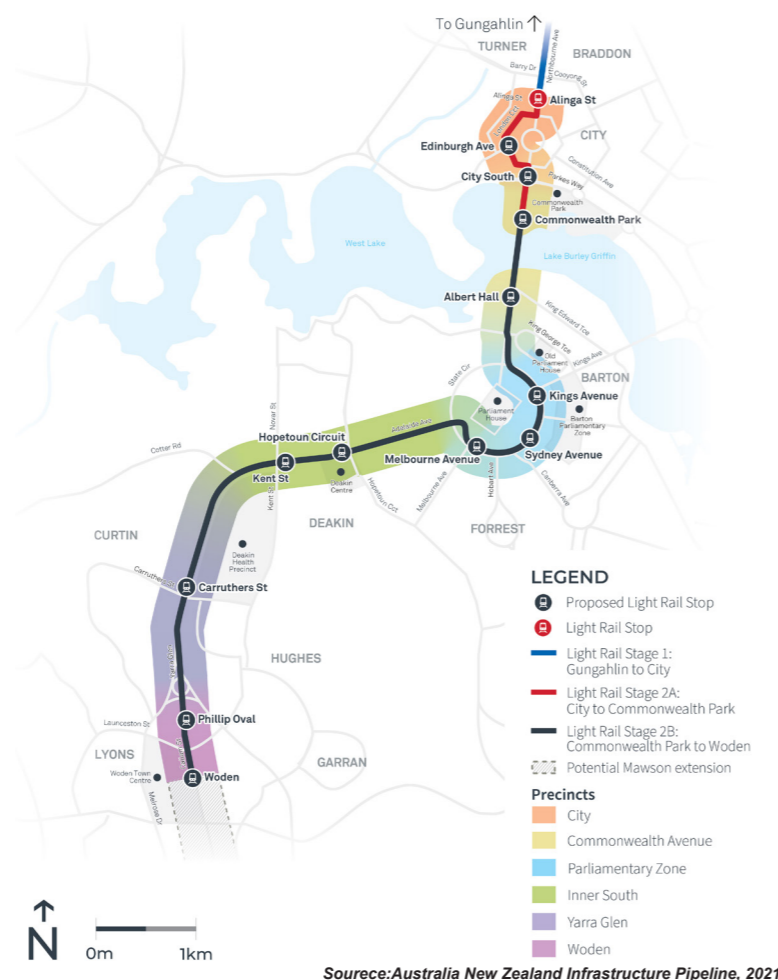
The light rail route R1 and bus route 31 are operating through the Braddon Precinct. R1 currently runs between Canberra City and Gungahlin via Braddon (along Northbourne Avenue) and Dickson. The service operates between 6:00 am to 11:30 pm every day a week except for Friday and Saturday (runs until 12:30 am and 1:00 am). The average frequency of R1 service at night is 15 minutes (Canberra Metro Operations, CMET, 2021). Bus 31 runs between the City Interchange to Belconnen and through the Braddon Precinct, operating until 12:00 am during weekdays, 11:00 pm on Saturday and 9:00 pm on Sunday (Canberra Transport, 2021). These public transport services have brought opportunities to the Braddon Precinct's night economy, and provide people with more options for travel in and out of the subject precinct. However, there is also issue with lacking public transport services operating in the late night phase (between 12 am to 6 am).



Figure 12. Light Rail R1 Stage 2

Light Rail R1-Stage 2

The current route for light rail R1 is in stage one, and it will be upgraded and extended from CBD to Commonwealth Park (stage 2A, expected to be completed in 2024) and from Commonwealth Park to Woden (stage 2B) (Australian New Zealand Infrastructure Pipeline, 2020). This \$1.9 billion upgrading project is able to bring more passengers in and out of the Braddon Precinct, which can create even more opportunities for the precinct's night time economy.



Findings

- Current and future public transport services help to carry the night time participants in and out of the Braddon Precinct
- Lacking late night public transport services.

The Haig Park

Haig Park is one of the most crucial sites within the subject precinct. It is an essential local public open space, and with the development of Braddon and surrounding suburbs, the importance of Haig Park will continue to grow. In recent years, the government and communities have paid great attention to Haig Park. After the active community engagement process, the Haig Park Place Plan by City Renewal Authority, ACT Government, was released in 2018 and aimed to make Haig Park be "an active and reflective place geared toward recreation, relaxation and pleasure".

Besides, the plan expressly indicated the need to "increase the use of the park during the day and night", "ensure Haig Park is a safe place to be at all times of day and night", and "ensure economic success and promote a night economy".

Although negative comments about Haig Park at night come from the community was once received, such as dark, unsafe, scary, underutilised. Still, there are good signs and opportunities for advocating for a more vibrant night time economy in Haig Park.

For example, the area occasionally hosts some evening activities, such as the Festival of the Forest in 2019 was held in Haig Park from 1 pm to 7 pm on the day.

Another important stalwart is the Mandalay Bus, a food truck and also an icon for Braddon, which covers the memories of generations in the community, is open from 6 pm to 1 am four days a week most time of the year at the top of Lonsdale Street.

While advocating for a more lively night time economy in Braddon Precinct, especially in Haig Park, it is also necessary to consider and minimize the negative impact of some potential human activities on natural environments.

Studies pointed out that there is a strong influence of human disturbance on wildlife nocturnality, which shifts away from their natural activity patterns with "consequences for fitness, population persistence, community interactions and evolution" (Gaynor et al, 2018).

Figure 13. Engagement feedback

Source: Haig Park Place Plan 2018



Findings

- Significant community open spaces with opportunities for outdoor night time activities.
- Current activities and services on site.
- Potential negative impact of human night time activities on natural environments.

Figure 14. Haig Park at Night



Note. From The Canberra Times. (<https://www.canberratimes.com.au/story/6340997/say-goodbye-to-winter-with-new-city-festival/>). © 2021 The Canberra Times

Figure 15. The Mandalay Bus



Note. From the Mandalay Bus. (<https://www.facebook.com/themandalaybus/photos/happy-friday-all-to-those-studying-for-exams-remember-to-have-your-study-break-a/1084511771688031/>). © 2021 Facebook

KEY NIGHT-TIME CHALLENGES



Note. From Drink Rizla. (<https://drinkrizla.com.au/>). © 2021 Drink Rizla

Night Time Economy in the Precinct

Definition and Categories

This report classifies the Night-Time Economy (NTE) into two types, Core NTE and Non-Core NTE, and then analyses the current situation in terms of location and operating hours of the existing night time businesses in the subject precinct. The detailed classification, location and opening hours of all venues are based on the information provided by Google Maps. The data was collected in November 2021. It should be noted that some data is time-sensitive and likely to be affected by the Covid - 19 pandemic.

Core NTE:

Activities that provide primary establishment services to leisure users between 6 pm and 6 am. The Core NTE is split into sub-sectors of Drink, Entertainment and Food and then further subdivided (License et al., 2021). In this report, Core NTE will be categorized into food & beverage venues (including all kinds of restaurants, dessert shops, bakeries, etc.); drink and entertainment venues (including pubs, bars, live music venues, art theatres, cinemas, and other leisure venues).

Non-core NTE:

Activities with night time (6 pm to 6 am) facilities, some of which provide overall services for core NTE leisure activities (License et al., 2021). In this report, Non-Core NTE includes hotels and retail outlets (including supermarkets & convenience stores, bottle shops and liquor stores, as well as other retail services that remain open after 6 pm in the area, such as office supply shops, fashion shops and film studios).

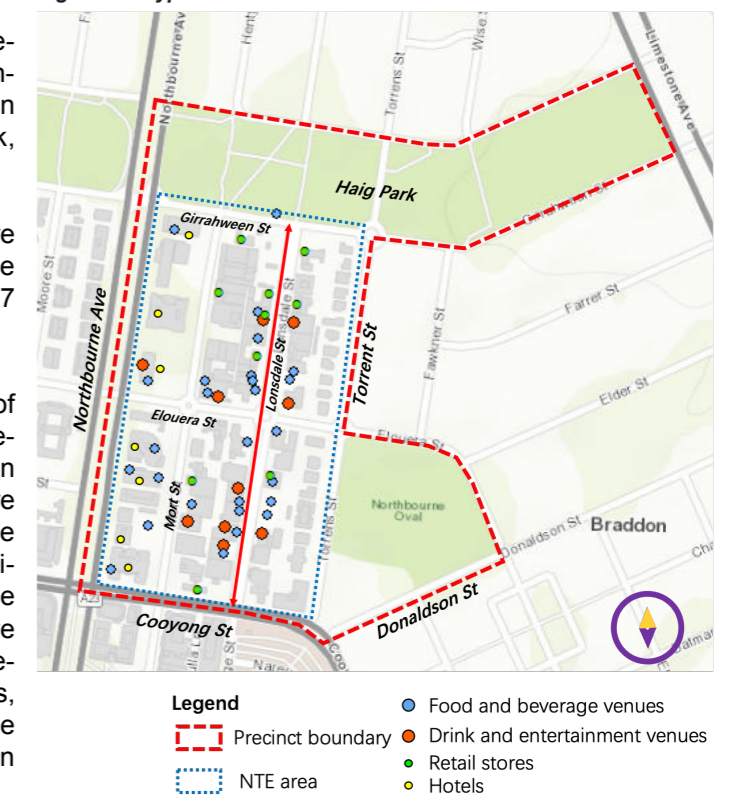
Types and location

There are 51 venues open after 6 pm in the precinct, including 34 Core NTE venues and 17 Non-Core NTE venues. All venues are concentrated in the square area on the south side of Haig park, west of Torrens St (Figure 16).

According to the Land Use Map, these venues are in the Commercial Zone as CZ2-Business Zone and CZ3-Service Zone. Core NTE consists of 27 restaurants and 7 drink & entertainment venues.

According to Figure 2, there are different types of restaurants in the area, such as 10 regional specialties, 3 burger restaurants, 2 pizzerias and an ice cream shop. In addition, 62% of them (21) are located on both sides of Lonsdale St. Non-core NTE venues include seven hotels, three convenience stores, three liquor shops, two boutiques, one office supply store and one movie studio (Figure 17). All hotels are located in the Service Zone between Mort St and Northbourne Ave (Google Maps, 2021; Actmapi, 2021; Figure 16). Convenience stores and other retail outlets are located mainly in Lonsdale St and the surrounding area.

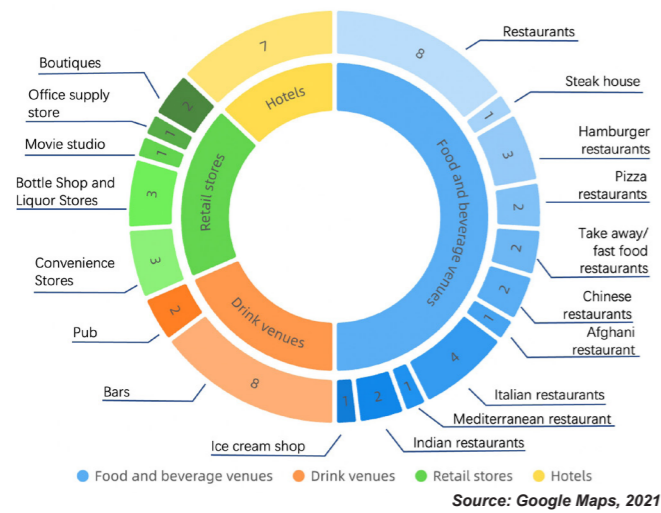
Figure 16. Types and Location of NTE Venues



Source: Google Maps, 2021

The analysis of the location and type of venues in the precinct's night time economy shows that the precinct offers a diverse range of food and drink choices, which provide different nighttime experiences for those in need. In addition, a large number of venues are concentrated along Lonsdale St, making Lonsdale St the most lively and vibrant street in the precinct at night.

Figure 17. Categories of NTE venues



However, in terms of the business types, the area is currently limited to restaurants and bars and lack diverse venues, such as art theatres, outdoor cinemas, and other non-drinking nightlife venues. This finding is consistent with the community engagement feedback gathered in the Braddon Place Plan (2018). The community's comments suggest that instead of more restaurants and cafes, there is a desire for a more diverse range of nightlife venues, outdoor places and non-alcoholic social spaces to attract young people and create space for community artists (ACT Government, 2018).

Findings

- Night-time activity venues are concentrated along Lonsdale St.
- Lack of a diverse range of night-time venues, such as alcohol-free entertainment areas.
- Elouera St divides Lonsdale St into two sections, north and south. The south side of the street is dominated by bars, while the north side is mostly restaurants.

Opening hours

The opening hours of NTE venues are categorized into three phases, 1) Monday to Thursday; 2) Friday to Saturday and 3) Sunday. Figure 18 show the variation in their opening hours. Hotels are not included in this section as they offer a 24-hour service and do not have many changes in their opening hours.

On weekdays except Friday, a total of 45 establishments are open at night, of which over 57% (26) are restaurants. The majority of establishments close before 10 pm, with only 24% (11) remaining open after that, 5 bars, 3 restaurants and 3 retail outlets. The bar with the latest trading hour on the weekday is Knightsbridge Penthouse on the south side of Elouera St, at Mort St, which closes at 2 am. There are three 24-hour venues in the whole precinct, including two convenience stores and McDonalds.

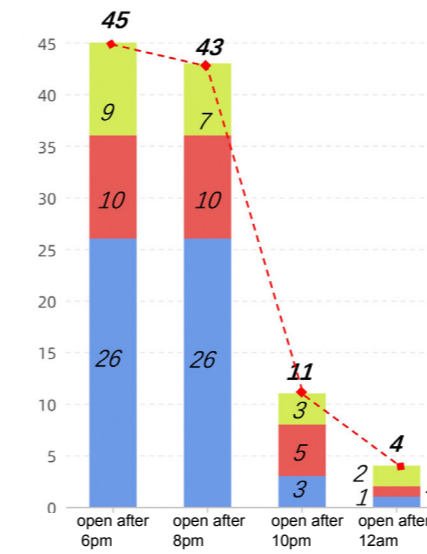
From Friday to Saturday, there was a significant increase in the number of establishments open at night and their opening hours are extended. Over 36% (17) of establishments stay open after the evening phase, which is a 55% increase compared to weekdays. On weekend nights, the latest restaurant closes at 1 pm, which Mandalay Bus near Haig Park. The food bus was founded in the last century and was reopened in 2013 (Pianegonda, 2019). The prominent double-decker yellow bus has become a recognisable symbol of Canberra and part of the city's image (Brotokusodo, 2015; Pianegonda, 2019). There are two bars remain open after 12am. Besides the Knightsbridge Penthouse which closes at 2 am, another popular bar, the Civic Pub on Lonsdale St, is open until 1 am at the weekends.

The number of establishments open at night on Sundays has fallen to 35. Restaurant operating hours have also been shortened on Sundays. There are 3 bars and 3 retail outlets that open after 10 pm.

The opening hours of restaurants and bars have been extended during the night when the demand for night time activities is high. It can be found that the bars opening late at night are concentrated on the south side of Elouera St, while the restaurants are concentrated on the north side of Elouera St.

Figure 18. Opening hours of NTE venues

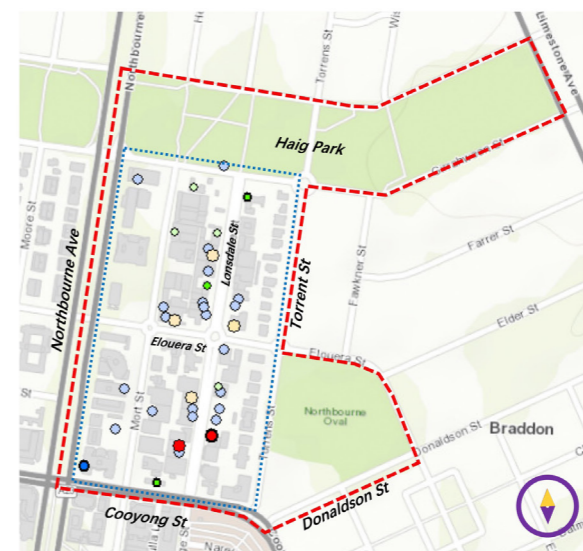
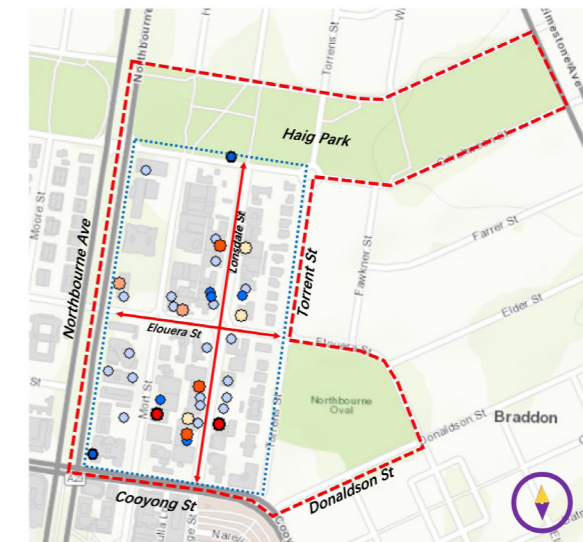
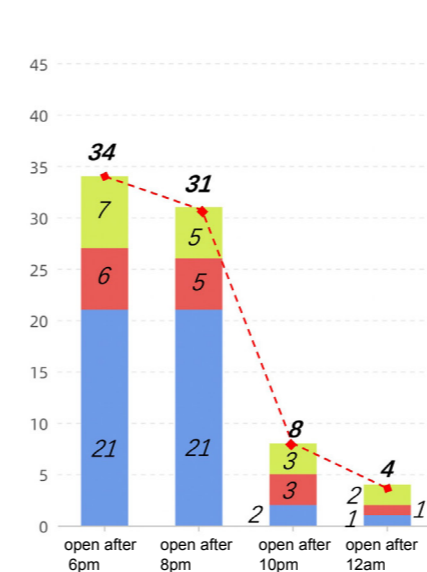
(a) Monday- Thursday (weekdays)



(a) Friday- Saturday (weekends)



(a) Sunday



Source: Google Maps, 2021

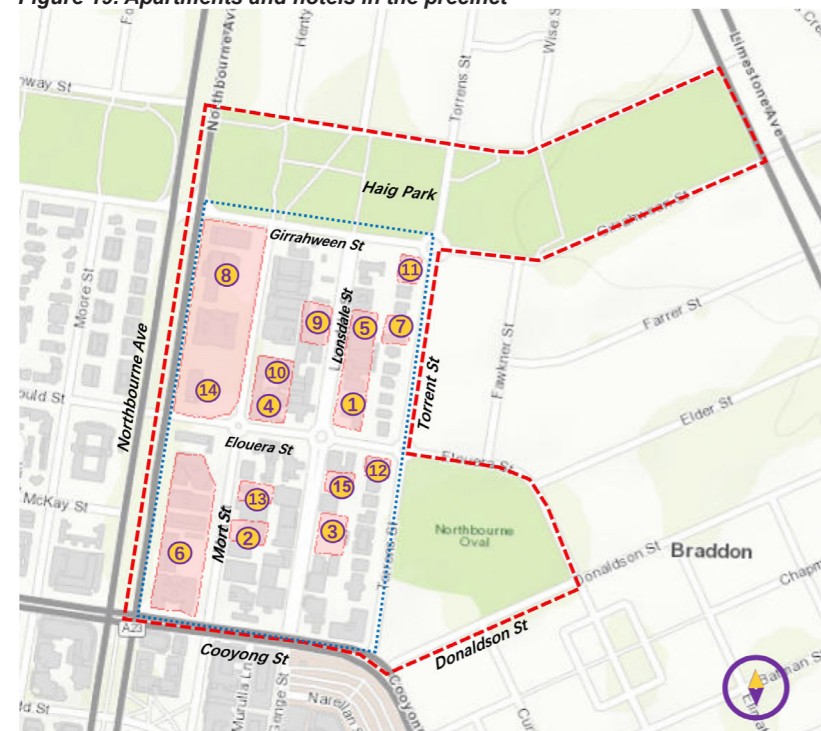
The Mixed Use

Various factors have shaped the mixed-use character of the precinct. Recall from the history section, the Braddon Precinct has been transformed from industrial use to commercial and residential use since the ACT became self-governing.

In recent decades, many of the original factories have been replaced with restaurants and cafes (ACT Government, 2016). Some popular bars are also found here, including the Civic Bar (Figure 18). In September 2013 Lonsdale Street was pre-lifted as Canberra's Hippest Hood (The Sydney Morning Herald, 2013). As mentioned above, the development of the commercial and catering sector has provided the precinct with a wide range of core night time industries.

In addition to commercial development, residential construction has also grown rapidly over the past decades. A number of sites in the subject precinct have been redeveloped into six-storey flat blocks with commercial uses on the ground floor. This report has reviewed satellite photos from the past 10 years and collated a timeline of the construction of these apartment buildings based on Nearmap (Figure 19). It is clear that as many as 14 new apartment buildings have been built in that period.

Figure 19. Apartments and hotels in the precinct



- 2012
 - 24 Lonsdale St ①
- 2013
 - 28 Mort St ②
- 2014
 - ARTE, 10 Lonsdale St ③
 - Habitat, 38 Mort St ④
 - 30 Lonsdale St ⑤
 - Avenue Hotel, 80 Northbourne Ave ⑥
 - Envy Apartments, 35 Torrens St ⑦
- 2015
 - IQ Apartments, 51-53 Mort St ⑧
- 2017
 - Nibu Apartments, 51-53 Mort St ⑨
 - The Gallery Apartments, 40 Mort St ⑩
 - Evoque Apartments, 24 Girraheen St ⑪
- 2018
 - 21 Torrens St ⑫
- 2019
 - 32 Mort St ⑬
 - Midnight Hotel, 1 Elouera St ⑭
- 2021
 - Branx, 16 Lonsdale St (under construction) ⑮

Source: Google Maps, 2021; Nearmap, 2021

“Mixed-use urban precincts are now becoming common within the city’s town centres but the regulations and planning involved are inadequate and incompetently managed.”
 Canberra Matters columnist PAUL COSTIGAN

“Why can’t we have a couple of places in the city where entertainment is primary and residential is subordinate?”
 Canberra Matters columnist PAUL COSTIGAN

The current NTE venues are concentrated in the Business Zone and the Service Zone. Although these two zones differ from the CZ5-Mixed Use Zone, their planning objectives allow and encourage a mix of land uses (refer to ‘Land Use’ Section in the report). Residential use can co-exist with the Clubs, Drink establishments and indoor entertainment facilities. While the encouragement of mixed-use can increase the precinct’s vitality, convenience and diversity, it also sows the seeds of conflict for people with different needs.

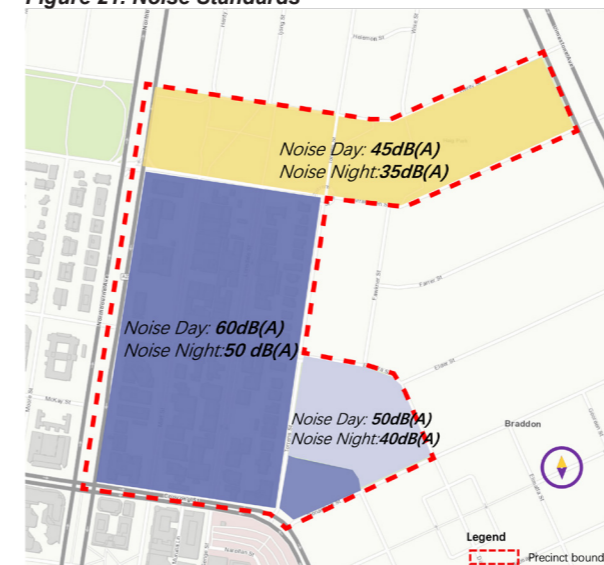
Noise Issue

For the Braddon precinct, the spatial distance between residents seeking quiet at night and businesses operating NTE activities hoping for more relaxed noise requirements at night is brought closer (Figure 20). Many of the noisy bars are located in the ground floor spaces or the next door of the apartment buildings.

Noise Standard in the ACT

Noise generating activities in this precinct are governed and regulated by the Environment Protection Regulation 2005 (the Regulation), which was made under the Environment Protection Act 1997 (ACT Government, 2016). The Regulation clearly delineates the control of noise decibels at different times of day and in different areas

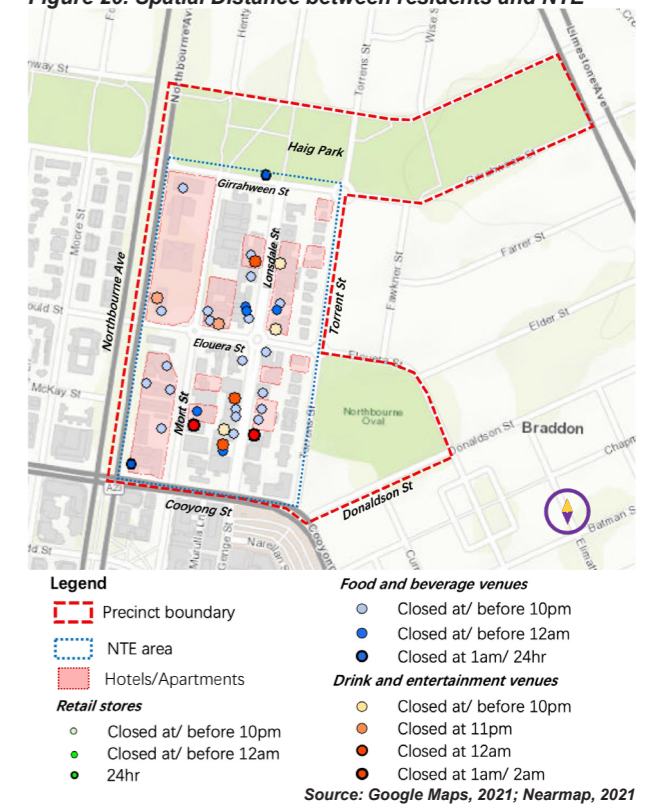
Figure 21. Noise Standards



Zone	NOISE_DAY	NOISE_NIGHT
Zone: Commercial Zone (CZ2 & CZ3)	60 dB(A) Monday-Thursday 7am-10pm and Friday - Saturday 7am-12am and Sunday and Public Holidays 8am-10pm	50 dB(A) All other times
Zone: Urban Open Space (PRZ1)	50 dB(A) Monday-Saturday 7am-10pm Sunday and Public Holidays 8am-10pm	40 dB(A) Monday-Saturday 10pm-7am Sunday and Public Holidays 10pm-8am
Zone: Restricted Access Recreation Zone (PRZ2)	45 dB(A) Monday-Saturday 7am-10pm Sunday and Public Holidays 8am-10pm	35 dB(A) Monday-Saturday 10pm-7am Sunday and Public Holidays 10pm-8am

Source: Noise Standards in the ACT, ACT Government, 2019

Figure 20. Spatial Distance between residents and NTE



Source: Google Maps, 2021; Nearmap, 2021

Noise and the Conflict

- **Opposing views of different groups**

The encouragement of mixed use and the establishment of noise standards has fuelled conflicts. For residents, the development of the area has brought with it a variety of options for night-time activities as well as the potential for more night-time noise. Quiet cafes across the street or downstairs are replaced by bars that are noisy late into the night.

Residents: Noisy bars replace cafes

“The residents in a well-established apartment complex were comfortable being alongside the downtown, busy café/restaurant area ... While at times it was noisy, things tended to quieten down around 10pm... This changed when a café opposite upgraded to a restaurant bar that usually stayed open well into the morning.”

(Costigan, CBR City News, 2020)

Businesses: Residential development “invades” NTE areas

“Fears Canberra will become a ‘silent city’ if residential developments go ahead”

(Evans, ABC News, 2019)

For the businesses that operate NTE venues, the large number of new flat blocks and the consequent noise controls are encroaching on the viability of bars and other entertainment venues. Although, in 2019, the regulation of noise standards has been adjusted and the hours of Daytime have been extended, which has somewhat relaxed the regulation of noise, this has had a limited positive impact on NTE. Worse still, this contradiction and conflict is likely to worsen with further redevelopment and more new residential projects in the region. However, the current planning and legal system lacks further detailed control provisions for noise conflicts and other negative impacts resulting from mixed uses.

• **Limitation of current Noise Standards**

In addition to the lack of more detailed legislation, current noise control measures are not effective enough to reduce the negative impact of noise on communities.

On the one hand, exceedances of noise standards continue to occur. According to the December 2016 ACT Regional Noise Standards Review, the two monitoring sites in the precinct exceeded the standards between 6pm and 6am (Figure 10b). Monitoring site S2, located on the south side of Elouera St, had a higher average sound volume than monitoring site S1 on the north side. Moreover, the volume data collected according to the Soundprint software exceeded the standard at five locations (Figure 10a). Three of these are located on the south side of Elouera St.

The difference in average volume and the location of the high noise points are somewhat consistent with the hours of operation and types of NTE venues. In other words, the bars on the south side of Elouera St require a more relaxed noise control environment than the restaurants on the north side.

On the other hand, the current Noise Standards do not control noise conflicts within the same noise standard boundary. Noise standards control boundaries are based on the Territorial Plan's Zones delineation. In this area, for example, the NTE premises and apartment buildings along Lonsdale and Mort St are subject to the same decibel control, but the different decibel requirements of residential and NTE are ignored. Therefore, the current planning laws on mixed use and noise standards need to be further adjusted.

Figure 22. Noise monitoring sites

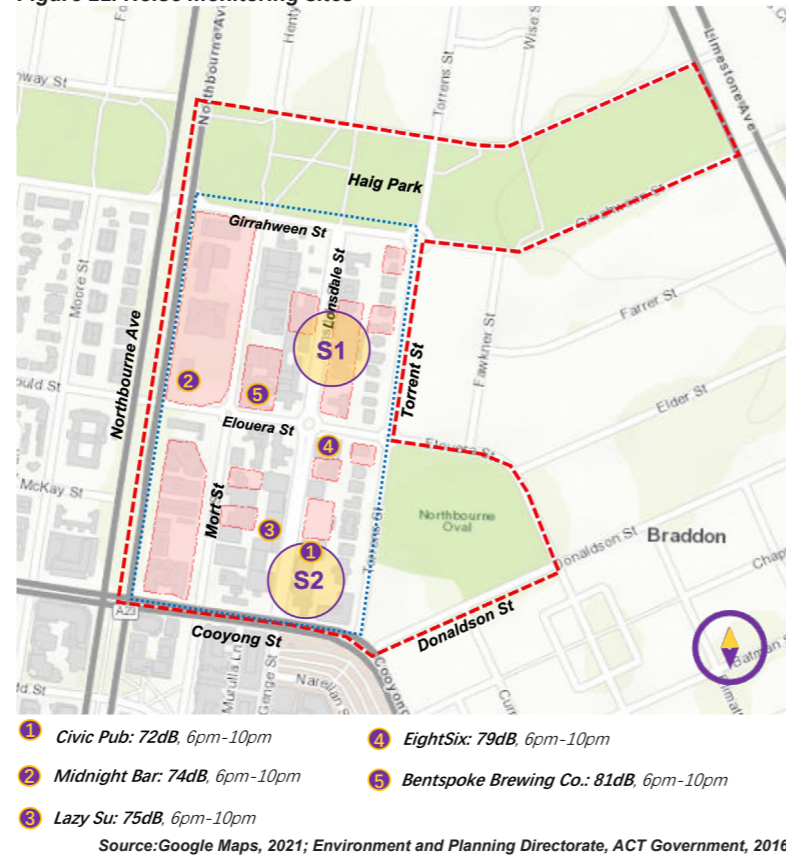
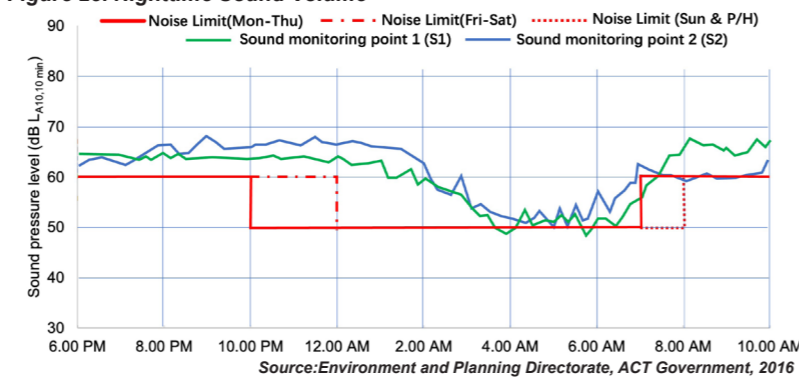


Figure 23. Nighttime Sound Volume



Findings

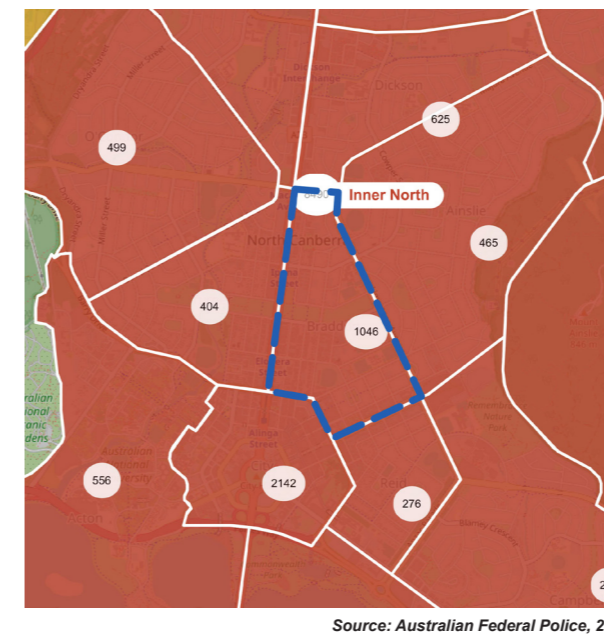
- The encouragement of mixed use shortens the spatial distance between residential areas and night-time activity venues.
- The current Noise Standards are ineffective in controlling noise and somewhat hinder the vitality of the NTE.
- Elouera St divides Lonsdale St into two sections, north and south. The southern section demands a more relaxed standard of sound control than the northern section.

Safety Issue

Crime Statistic and Braddon Survey

ACT government (2019) pointed out that safety issues must be considered in entertainment areas to ensure people's safety. And safe areas can also help attract business and diverse groups. After doing some research we found that, by comparing with other areas in the inner north, Braddon's crime statistics are quite high, second only to the urban area. Through the collection of some news and comments from social media, we noticed that safety issues at night have become a more worrying issue for people. Some residents want to go out for exercise, but they have to give up this idea because of concerns about safety at night (Krystal Sanders, 2014). Therefore, Braddon is not a safe enough area for living, entertainment and business, especially at night.

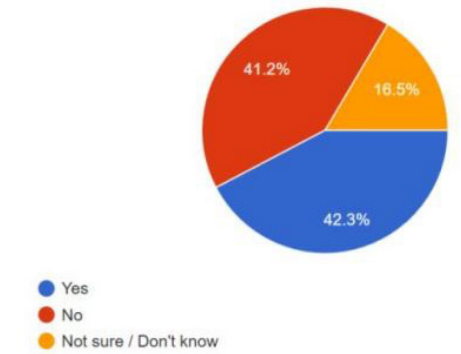
Figure 24. Braddon Crime Statistics



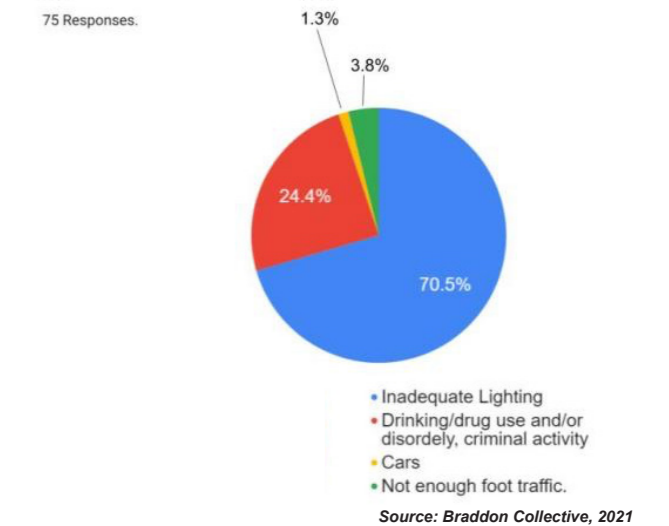
Braddon Survey Results showed that 41.2% of people thought it was unsafe to walk in Braddon at night. And 70% of people think that it is because of inadequate lighting. After conducting research on recent policies and plans, we found that the government has already introduced actions to address this problem. Braddon Streetscape Upgrade plan designed new streetlights to improve pedestrian safety at night (ACT government, n.d.). A new pedestrian light project was also implemented and the new green pedestrian lights were installed on 7 November 2021 (ACT government, n.d.).

Figure 25. Braddon Survey Results

Do you think Braddon is safe to walk around in at night?
182 responses



What are the reasons people felt unsafe during night-time in Braddon? Some respondents had more than one reason.



Inadequate lighting does make people feel unsafe. However, sites with lighting conditions better than average level are also likely to be perceived as unsafe sites. By flooding a space with excessive light, there can be a sharp drop-off of light beyond paths. This contrast can cause disorientation and can make people feel less safe (Community Crime Prevention, n.d.). Meanwhile, through the collection of comments from residents in the media, we found that people still feel unsafe even there is high brightness of commercial streets. Predominantly women reported feeling unsafe in or near the city centre and more than half of those people felt unsafe outside lively shops and restaurants (ABC News, 2021). Therefore, merely increasing the brightness and lighting conditions is not enough to solve the safety problem.

Alcohol-related safety issues

Drinking/drug and disorderly criminal activities can be found in some lively commercial spaces. The rate of alcohol-related injury in Canberra was the highest among Melbourne, Sydney, Perth, Geelong and Wollongong (Fare, 2016).

Braddon Survey Results also shows that 25% of people think that drinking/drug and disorderly criminal activities make them feel unsafe. It is found that 47% of the people interviewed had experienced negative encounters in and around licensed venues in Civic and Braddon (verbal aggression: 30%, physical aggression: 17% and receiving unwanted sexual attention: 28%) (Fare, 2016). Because the mixed-use makes the destinations of different functions concentrated, some people who don't want to go to a specific destination are compelled to pass through the destination.

For example, people living in an apartment upstairs from a bar have to pass through the bar downstairs to get home and some alcohol-related anti-social behaviour may increase unsafety to the people passing by. The conflict brought by mixed development is a problem that is more worth considering.

This report will pay attention to the problem of drinking/drug and disorderly criminal activities because simply solving the lighting problem is not enough to solve the broader conflict and safety problems of Braddon. Drinking/drug and disorderly criminal activities are more closely related to the problems of a mixed-use development in the Braddon precinct.



Note. From Ohboi Creative. (<https://hercanberra.com.au/food-drink/food-wine/corella-alights-elegantly-on-lonsdale-street/>). © 2021Her Canberra

"But recently talking about it with some friends, it was pretty clear that all had varying opinions about being able to do their exercise at night. Some absolutely will not venture out when it's dark in fear of being a victim of an attack or something violent."

Braddon residents (Riotact, 2014)

"There are significantly more assaults, burglaries and thefts in Braddon than other areas in Canberra. Therefore I would say that it is probably not a safe place to live, when compared with the rest of Canberra."

Berrand 3, Braddon residents (Homely, n.d.)

"I have managed numerous properties in Braddon for over the past 18 years without to many incidents. My advice, like in any City, be cautious when out at night, dont walk along through Haig park, lock your cars and homes"

susiew 1, Braddon residents (Homely, n.d.)

Findings

- High crime rate increases unsafety in the entire area.
- People's concern about drinking/drug and disorderly criminal activities reduces the safety of the night economy.
- Safety issues caused by inadequate lighting are currently being addressed by the ACT government.

KEY FINDINGS

The 'Mixed Use' character of the precinct has led to safety and noise issues at night, which exacerbate the conflict between different groups of participants of precinct's night time economy.

Issues

- Braddon mixed-use planning form is determined from the beginning of the establishment of the precinct. Continuous mixed-use development in the future will lead to continued conflicts between different participants of the nighttime economy.
- Current statutory planning on zoning encourages the mixed-use of land.
- The encouragement of mixed-use shortens the spatial distance between residential areas and night-time activity venues.
- The current Noise Standards are not effective enough for noise control and somewhat hinder the vitality of the NTE.
- Elouera St divides Lonsdale St into two sections, north and south. The southern section (dominated by bars) demands a more relaxed standard of sound control than the northern section.
- People's concern about drinking/drug and disorderly criminal activities caused by mixed-use reduces the safety of the nighttime economy.
- Key challenge arises from the ACT Planning System Review and Reform since 2019: the gap between strategic and statutory planning (ACT Government, n.d.).
- Lacking diversity in night time businesses types.

Opportunities

- The locational advantage of the Braddon precinct: a transit precinct and walking distance to Canberra Civic.
- The historical significance of the precinct: shaping the precinct character and its uniqueness in Canberra
- Current and future projects in Braddon.
- Current and potential needs and market.
- Past and current community engagement activities and processes: better understanding of local knowledge.
- Community and political will.
- ACT Planning System Review and Reform since 2019: a good timeframe for statutory level intervention to engage in.
- Lonsdale Street: current nighttime industry cluster and the renewal projects.
- Haig Park: significant community open space that provides opportunities for diverse nighttime activities especially the outdoor ones.
- Safety issues caused by inadequate lighting are currently being addressed by the ACT government.

INTERVENTION



Note. From Gan Jeess Restaurant. (<https://www.opentable.com.au/r/ganjeess-restaurant-braddon>). © 2021 Open Table.

Overview

Informed by outstanding challenges, issues and opportunities found in Braddon Precinct at night, this chapter will propose an intervention to facilitate a more harmonious night time economy in Braddon Precinct: adding the Night Time Activity Overlay (NTAO) to the current zoning.

The intervention will act as a clear guide for night time participants to know 'where to go' at night.

Besides, by incorporating comparative models and best practices in other Australian and foreign cities, the chapter will explain how the intervention can be crucial and effective to the precinct's nighttime economy and also has the opportunity to inform greater and more systematic changes in statutory planning in broader Canberra.

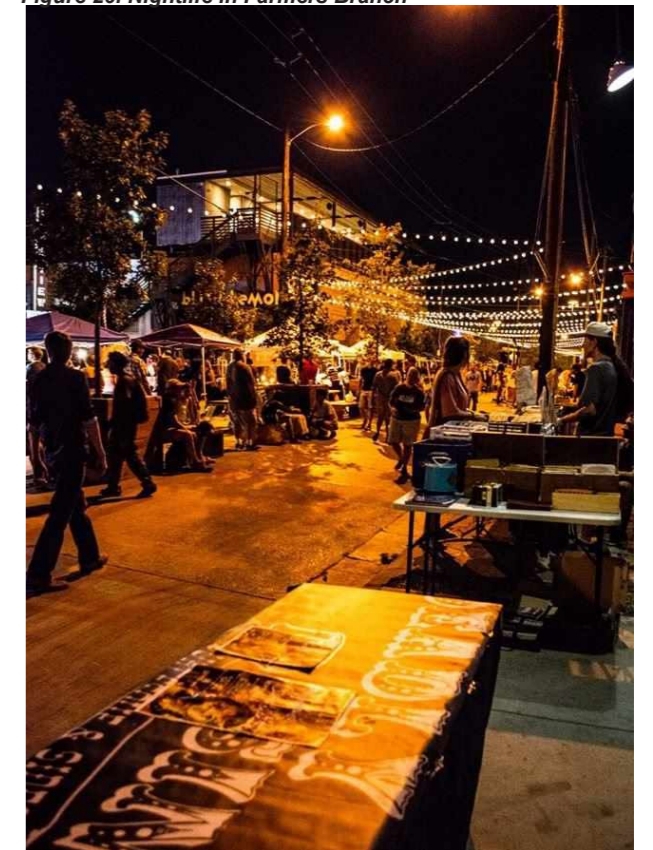
Comparative Model

Entertainment Overlay (EO) District - Farmers Branch, Texas

The Farmers Branch, a city in Texas, United States, is an inner-ring suburb of Dallas County. In October 2020, Farmers Branch adopted the ordinance of creating an "Entertainment Overlay District" at the city's East Side. The purpose of adding a new overlay to current zones is to allow for 'destination-oriented venues' to facilitate a more vibrant East Side. It provides opportunities for socialization and entertainment as well as encouraging economic development and improvement on the quality of life for residents and employees of the Farmers Branch, in order to create a unique identity for the East Side.

Rather than change the underlying zoning regulations which may lead to conflict with the current ones, the Entertainment Overlay act as a supplement to underlying zoning. The ordinance specifically indicated that except to the extent modified by the Entertainment Overlay District (Section 5.7), the underlying zoning shall still govern. Such an approach can further enhance the entertainment and leisure functions of the area while maintaining other existing functions, rather than turning the area into a space dominated by entertainment.

Figure 26. Nightlife in Farmers Branch



Note. From City of Farmers Branch Texas. (<https://www.farmersbranchtx.gov/345/Entertainment-Overlay-District>). © 2021 City of Farmers Branch Texas.

Besides adding a series of additional permitted uses (such as indoor amusement commercial, banquet hall or event centre, indoor theatre or more), the Entertainment Overlay ordinance further regulated the alcoholic beverage sales and service, performance standards for smoking establishment and operating hours for bars or taverns within the overlay district which are highly relevant to the night time economy.

Before the proposed entertainment overlay district was finalized, a survey was sent to property and business owners in and around the potential overlay area. Survey results show that 82% of the respondents liked the idea of proposing an entertainment overlay district. Common concerns from the responses are crime, safety and security risks, limited parking, increasing traffic, lack of identity and visibility.

Another interesting feedback is about the desirable land uses suggested by the local community, including gym, indoor soccer, baseball cages, amusement park, bars, high density residential, super target, convenience store with beer and wine sales, event center, which shows the diverse needs.

Figure 28. Community's concern about implementing the Entertainment Overlay

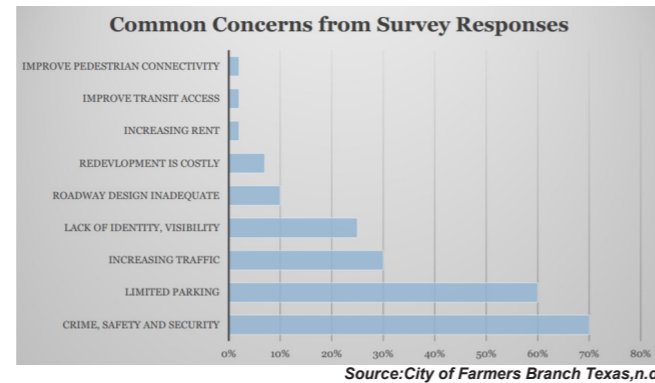
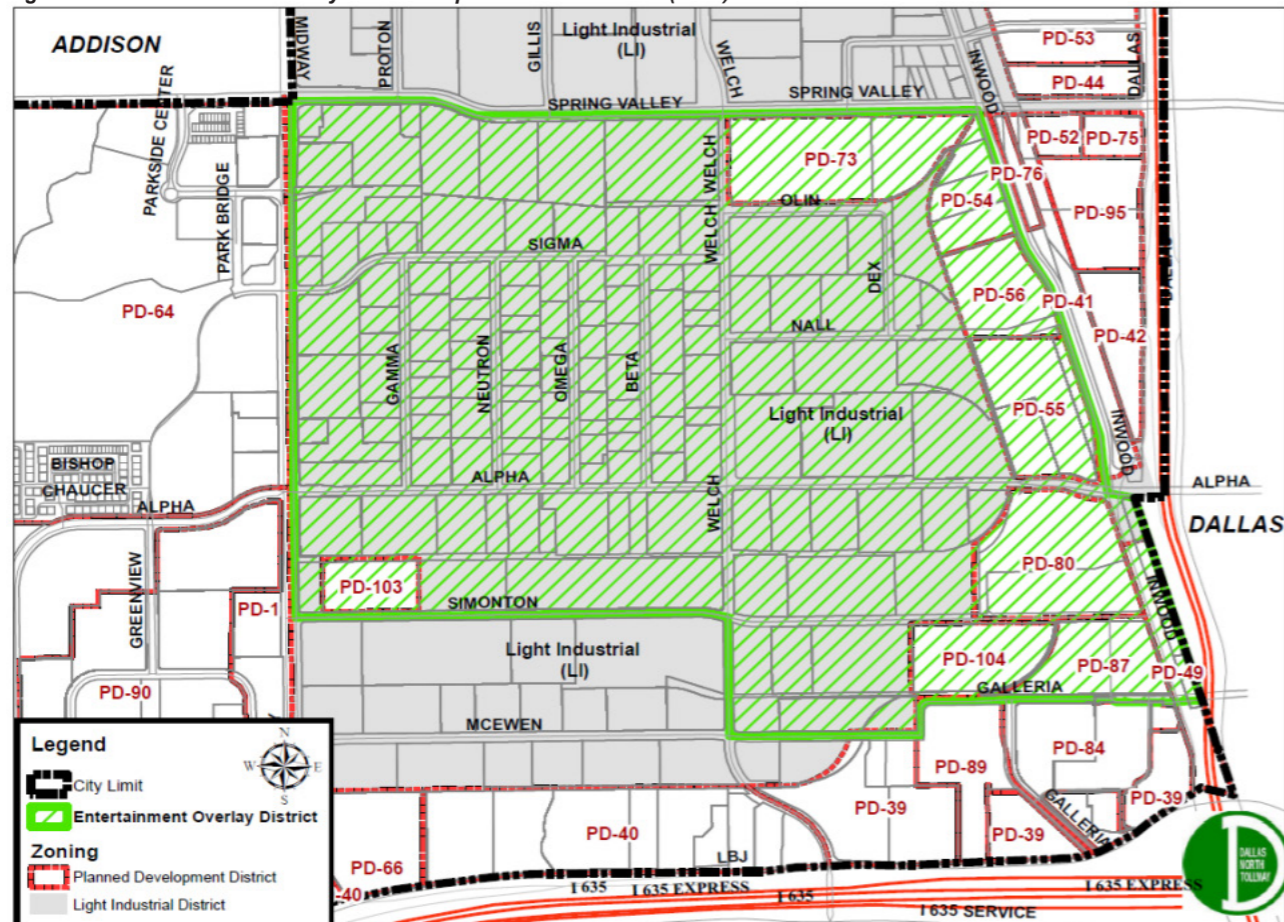


Figure 27. Entertainment Overlay District Map in Farmers Branch (2020)



Source: City of Farmers Branch Texas, 2020

Special Entertainment Area - Brisbane, Queensland

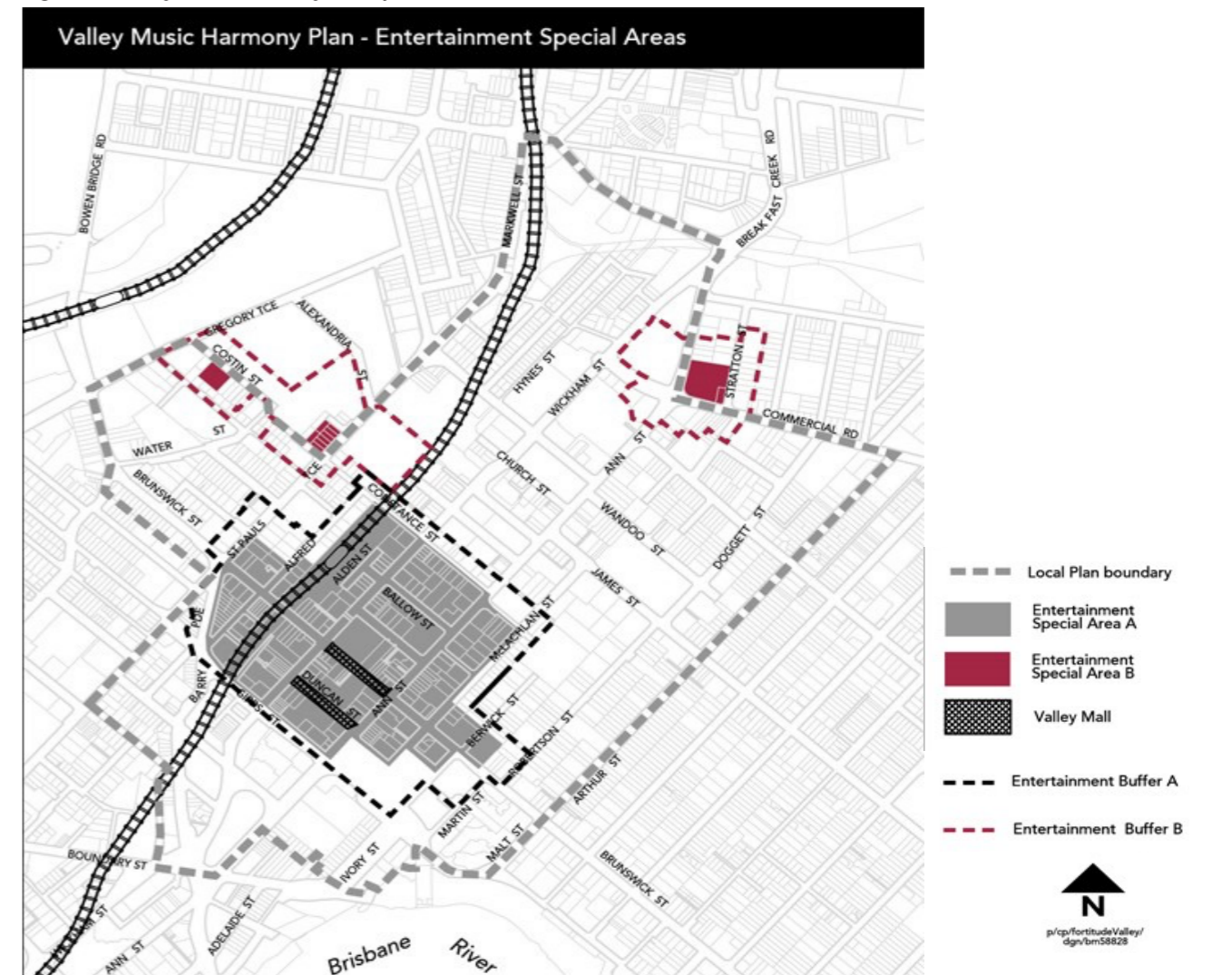
The different actions in Queensland's nighttime precinct can help the author divide different overlays and set different restrictions for each overlay.

Brisbane in Queensland, some actions have been introduced in the Valley Music Harmony Plan for managing noise issues.

- Include a "special entertainment area" within the Valley.
- Because music noise does not stop at the boundary of the special entertainment area, the plan will also designate a special entertainment area buffer.
- Incorporate noise insulation.

- Uniform noise emission levels for music venues within the Valley special entertainment area (see Action 3) will mean residents can expect the ambient noise environment to contain music noise.
- New residential buildings in the Valley will require higher construction standards to cater for impulsive low-frequency noise.
- Placing the onus on new development to incorporate noise insulation.

Figure 29. Valley Music Harmony Plan Special Entertainment Area and Buffer



Source: Valley Music Harmony Plan, Brisbane City Council, 2019

According to Fare (2016), moderately reducing liquor transaction time can prevent many such hazards. Queensland provided alcohol-related restrictions for solving late-night safety issues (Miller et al., 2017 and Miller et al., 2021).

- Trading hours restrictions for licensed premises to 2 am for the state and 3 am in Safe Night Precincts (SNPs).
- Rapid intoxication and high alcohol-content drinks restrictions after midnight.
- Introduction of mandatory operation of networked ID scanners in late-night trading licensed premises located in Safe Night Precincts.
- Increased patron banning measures for repeat offenders.

Queensland's case provides some good measures to help us clarify the main intervention points of safety issues and noisy issues.



Figure 30. Valley Fiesta



Note. From The Good Guide. (<https://www.thegoodguide.com.au/brisbane/blog/item/valley-fiesta>). © 2021 The Good Guide

Summary

Analysis for key challenges of Braddon Precinct night time economy reveals that the mixed-use character of the precinct has led to safety and noise issues at night, which exacerbate the conflict between different groups of participants of precinct's night time economy, and such mixed-use character has its roots in the statutory planning of Canberra. More importantly, starting from 2019, the ACT Planning System is currently being reviewed and reformed. An outstanding challenge that arises from the review is the gap between strategic and statutory planning (ACT Government, n.d.). Therefore, intervention at the statutory planning level that can clearly point out suitable areas for different intensity of night time activities in the current zones (especially for which encourage the mixed-use development) is needed for facilitating a harmonious night time economy in Braddon Precinct.

Furthermore, considering the complexity of zoning changes, the preferred intervention is adding an overlay instead of changing the current land use. Like the choice of the City of Farmers Branch, adding the Night Time Activity Overlay can be used as a supplement regulation to current provision, keeping the regional character, and avoiding massive changes to the existing land use which might turn the Braddon area into an area for night time activity or entertainment only. Taking into account the need to categorize different subtypes of overlays (according to different intensity of night time activity), some clear rules have been cited. By referring to the methods from both best practices and combining them with Braddon's circumstances, some modifications have been made to better adapt to the precinct.

Figure 31. Valley Fiesta Silent Disco



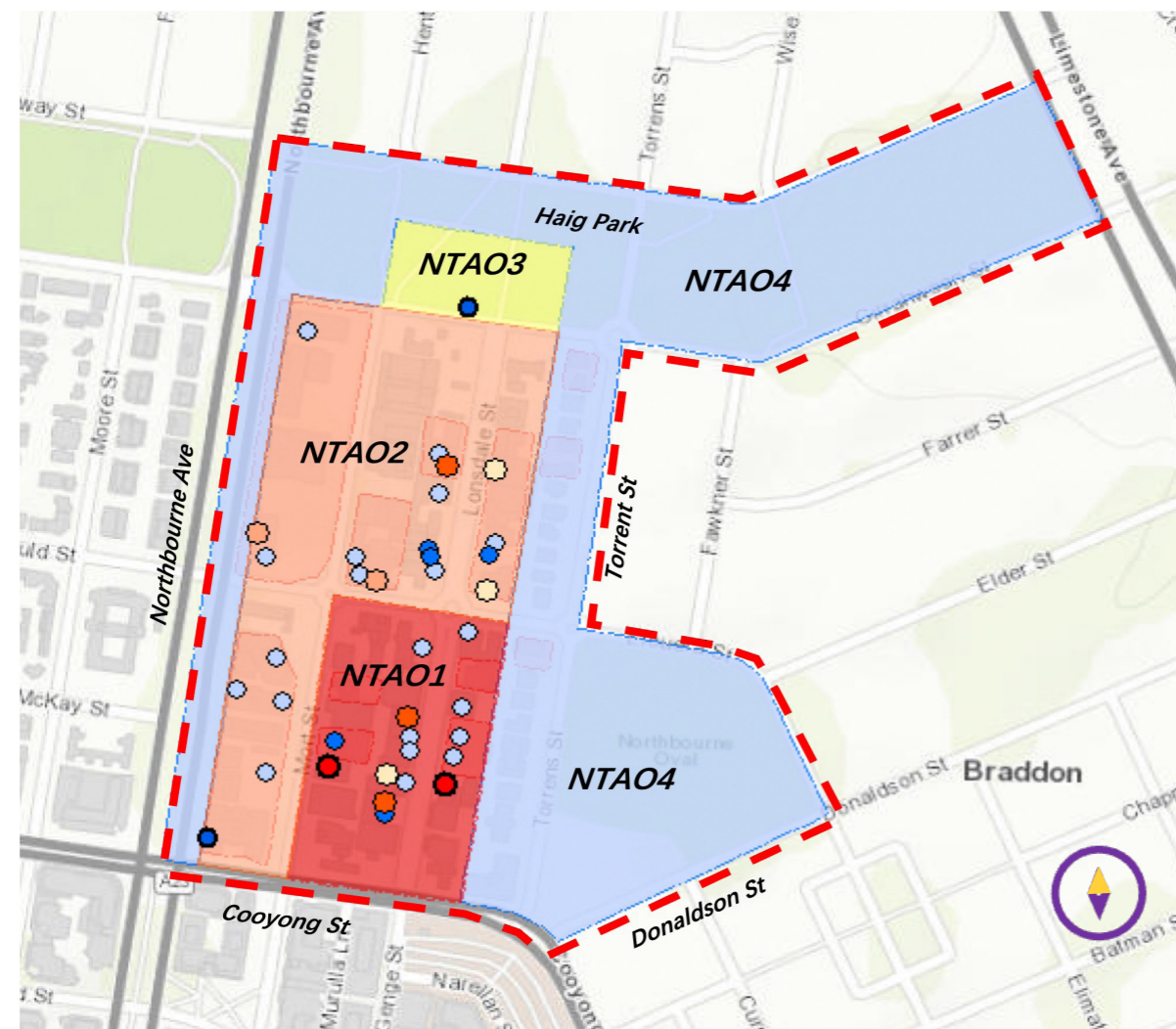
Note. From Sarah Ward. (<https://concreteplayground.com/brisbane/event/valley-fiesta-silent-disco>). © 2021 Concrete Playground

Night Time Activity Overlay

Informed by key findings from previous chapters and inspired by ordinance and regulations related to night time economy from the Farmers Branch and Brisbane cases, a new Night Time Activity Overlay (NTAO) is proposed to the Braddon Precinct as a supplement to the current zoning regulation.

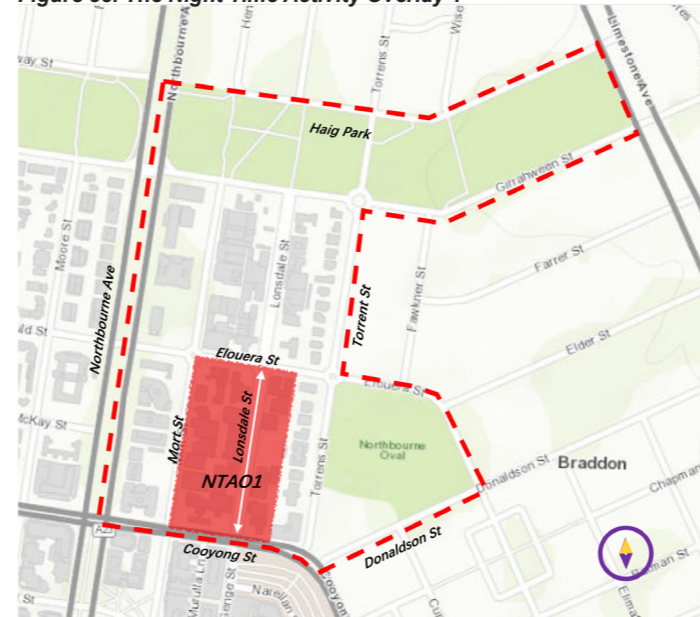
Four different overlays will be used as the major interventions.

Figure 32. The Night Time Activity Overlay



Night Time Activity Overlay 1 (NTAO1):

Figure 33. The Night Time Activity Overlay 1



Objective:

Provide a sufficiently lenient and vibrant exclusive space for night-time activities.

Land use and NTE type:

NTE:

- Encourage NTE venues that wish to serve liquor at late hours and that may cause night-time noise to operate or relocate to this overlay, such as bars, pubs, clubs and other live music venues.

Residential:

- NTAO1 is Away from residential zones and residential buildings in other zones.
- Prohibit new residential construction;
- Install sound insulation for existing residential buildings within the NTAO1 boundaries and provide noise compensation.

Noise standard:

- Increase the Daytime noise standard to 70dB and extend the time to 2am at weekend (Figure34). Night time remains unchanged at 50dB.

Late night trading:

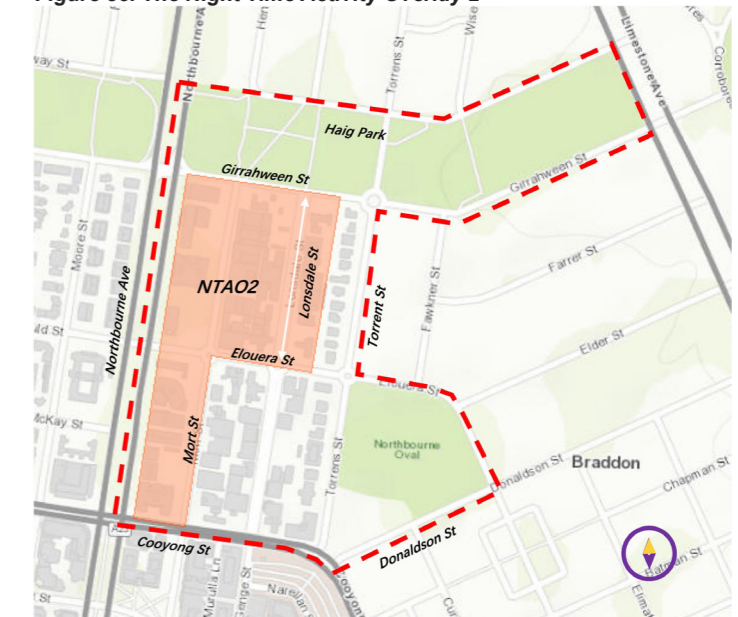
- Introduce the liquor licence system and combine it with the type of businesses and overlays. For example, a more lenient night-time alcohol trading requirement could be implemented in the NTAO1 : Liquor or alcoholic beverages are allowed to be served before 2am. After this time, liquor sales are restricted to prevent excessive alcohol consumption and the anti-social behaviour it causes.

Safety:

- ID scanning starts at 10pm;
- A behavioural assessment mechanism has been introduced: people who have been complained about for anti-social behaviour (e.g. excessive drinking, harassing or causing harm to others, making noise, drink-driving, etc.) will be banned from NTE venues and denied access to alcohol.

Night Time Activity Overlay 2 (NTAO2):

Figure 35. The Night Time Activity Overlay 2



Objective:

Provide a diverse nightlife space without alcohol and noise;

Land use and NTE type:

NTE:

- Encourage a diverse range of nightlife venues to congregate here, with a priority on alcohol-free and noise-free activities, such as art theatres, cinemas and other entertainments; Provide venues for local artists and musicians.
- Encourage the relocation of night-time establishments currently in the NTAO2 area that have a need for higher decibel to NTAO1 with financial support.

Residential:

- Small-scale residential developments are permitted;

Noise standard:

- strictly enforce the current noise standards.

Late night trading:

- Introduce the liquor licence system and combine it with the type of businesses and overlays.
- Liquor or alcoholic beverages are restricted to be served after 12am.
- Prohibit the sale of rapid intoxication, high alcohol-content drinks after midnight.

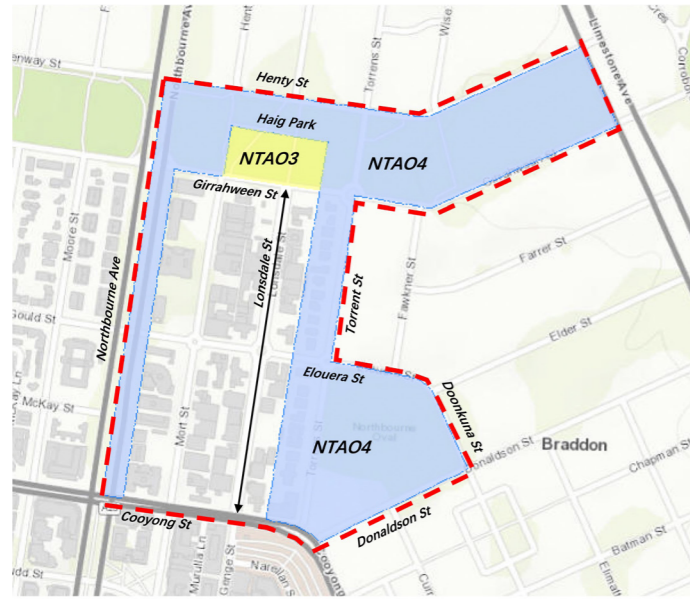
Safety:

- Same as NTAO 1.

Figure 34. New Noise Standards in NTAO1

70 dB(A)	Monday-Thursday	7am-10pm
	Friday – Saturday	7am-2am
	Sunday and Public Holidays	8am-10pm
50 dB(A)	All other times	

Figure 36. The Night Time Activity Overlay 3 and 4



Night Time Activity Overlay 3 (NTAO3):

Objective:

Provide outdoor space for night time activities;

Land use and NTE type:

- Encourage quieter night-time activities to reduce the impact on the natural environment
- For Haig Park: Combine Haig Park's existing commercial and cultural resources, such as the weekend market and double-decker food bus, to provide distinctive outdoor nightlife activities or as a venue for special nighttime festivals.

Noise standard:

- Enforce the current noise standards;
- Restrictions are relaxed for special festivals and celebrations.

Late night trading:

- Same as NTAO2.

Safety:

- Same as NTAO1.

Night Time Activity Overlay 4 (NTAO4):

Objective:

Provide a quiet night space; identify areas that are not suitable for developing Core NTE.

Land use and NTE type:

- A buffer area to reduce noise and other adverse impacts.
- Avoid night time activities that has negative impacts on nature and built-up environment.

Noise standard:

- Enforce the current noise standards.

Expected Outcome

For Night Time Economy Participants:

- **Know exactly where to go;**
- **Reduce conflicts.**

The introduction of the Night Time Activity Overlay will provide clear indications for the development of a diverse range of nightlife venues in the area. Noise risk and drinking venues will be concentrated in Overlay1 to reduce the negative impact on residential sites. Overlay2 will promote a diverse range of alcohol-free and noise-free night-time activities. Overlay3 will provide different kinds of outdoor night-time experiences. The Night Time Activity Overlay will reduce the current and potential conflicts between people with different needs caused by the mixed-use. While identifying areas for commercial development, the Overlay also provides clear destination guidance for different night time economy participants.

For Braddon:

- **Create a more vibrant and diverse Lonsdale St at night.**
- **Know exactly where certain kinds of NTE is not suitable in certain areas**
- **Provide principles for categorizing the different subtypes of overlays and have the feasibility of replication the intervention to other area outside the Braddon Precinct**

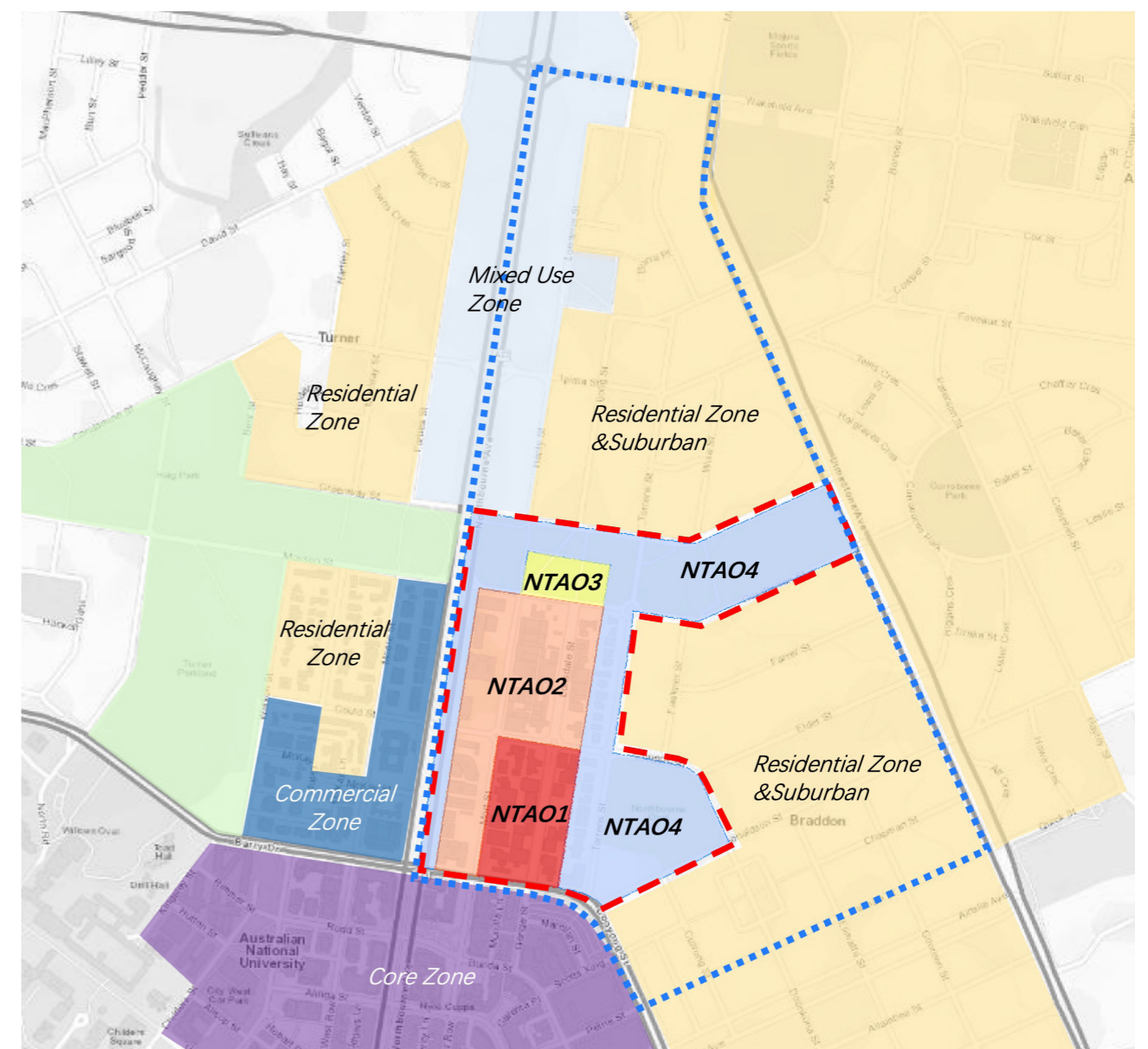
The introduction of the Night Time Activity Overlay will breathe new life into Lonsdale St. In conjunction with the pedestrianisation project, three different scenes of night life activity will be created along Lonsdale St. In addition, NTAO1 on the south side of the area, adjacent to the Canberra central area, will act as an extension of the night activities in the Core Zone. The area gradually transitions from the vibrant area in the south to a quiet environment with a large number of residential sites on the north side of Haig Park. At the same time, NTAO4, consisting of Haig Park, the long strip of space to the west of Torrens St and Northbourne Oval, will act as a buffer area. This will effectively reduce the impact of noise and other negative factors at night from the commercial areas on the low density residential areas to the south west and north of Braddon.

For Canberra & Future Implication:

Implementing the Night Time Economy Overlay is only the beginning. Facilitating a more harmonious night time economy in Braddon Precinct will require cross-disciplinary and cross-field cooperation, including but not limited to further modification of liquor licensing regulations, noise regulations, lighting, and public transport services and more.

More importantly, the proposed Night Time Economy Overlay can not only be used in the Braddon Precinct, it is more like an example, which has the opportunity to inform greater statutory planning changes for broader areas in Canberra for facilitating harmonious night time economy for every individual with various expectations for night time cities according to the different regional context.

Figure 37. The Night Time Activity Overlay and surrounding area



Source: ACT mapi, 2021

Community Engagement

Before > Ongoing > After

Continuous community and stakeholder (refer to the chapter 'People in Precinct') engagement is key to this proposal, contributing to greater consensus and collaboration between different groups. Before finalising the proposal, surveys and workshops (both online and onsite) will be organized, in order to learn about the perceptions of people in the Braddon Precinct (including participants who enjoy the night, work at night and manage the night) towards implementing the new Night Time Economy Overlay, which is not limited to knowing whether people support or against this proposal, but also to know what people expect from the night time economy in Braddon. According to the result of the survey and workshops, the proposal will be further improved and revised. It is necessary to continuously update the progress of the proposal and implementation to the public to create a transparent and accountable participation process. It is expected that after the Night Time Economy Overlay is implemented, it is necessary to regularly monitor and evaluate the impact of the intervention on the Braddon Precinct's night economy, including but not limited to the community satisfaction survey, changes in actual night time sales turnover and more.

Together, we make changes!

Figure 38. Community Engagement Process



Note. From Hopscotch Bar. (<https://www.timeoutadventures.com.au/places-to-go/hopscotch-bar/>). © 2021 The Time Out

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