



Parramatta City Centre **LANES POLICY**

Policy Number 319 (Version 1, 2011)



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1.0 INTRODUCTION

Background:

Parramatta City Centre has an extensive lanes network which benefits the city by enhancing connectivity, servicing and loading especially through large city blocks. This traditional function of lanes needs to be retained and enhanced when lots are amalgamated and/or blocks redeveloped as Parramatta grows. During the 1990's, a secondary role for lanes has been emerging in Australian capitol cities whereby lanes and the design of the buildings addressing them are subtly altered to increase the amount of street level retail, provide interesting and different destinations and to vastly improve the pedestrian and visitor experience of the city.

This Parramatta Lanes policy recognises the benefits of lanes, acknowledges the potential for improving Parramatta's Lanes both as a network and as individual lanes and the intention of council to coordinate this at a strategic level to achieve an attractive, active and well functioning lanes network for Parramatta City Centre. The policy builds on 3 years of plans and documents undertaken by council, consultants and the Department of Planning including; the Parramatta City Centre DCP 2007; the Parramatta City Centre Lanes Inventory 2009 and The Parramatta City Centre Lanes Strategy and the Small Spaces and Laneways Study 2008.

Improvements to lanes and the lane network can involve; streetscape upgrades; changes to the buildings addressing them; the establishment of new lanes where there are currently gaps in the network as well as ongoing coordination of individual public and private projects over many years. A plan of the extent of the lanes network, required locations and design for individual lanes as well as management and event recommendations are all required to provide consistency, certainty and coordination and ensure the individual lanes join together into a high quality network of city scale. This network plan and related design and management requirements for lanes has been prepared in The Parramatta City Centre Lanes Strategy. The Parramatta City Centre Lanes Policy endorses this Strategy.

Objective:

The objective of the policy is to ensure that Parramatta City Centre Lanes are retained and enhanced throughout the next 20 years to create a well coordinated fine grain network for pedestrians and vehicles that is safe, well activated, good looking and pleasant to use.

This Lanes Policy will assist Parramatta Council to implement Parra 2025. It supports Destination 4 for Neighbourhoods that are liveable and distinctive and Destination 6 for People and Places that are linked by sustainable transport and communication networks.

Scope:

This policy applies to Parramatta City Centre shown in Figure 1.

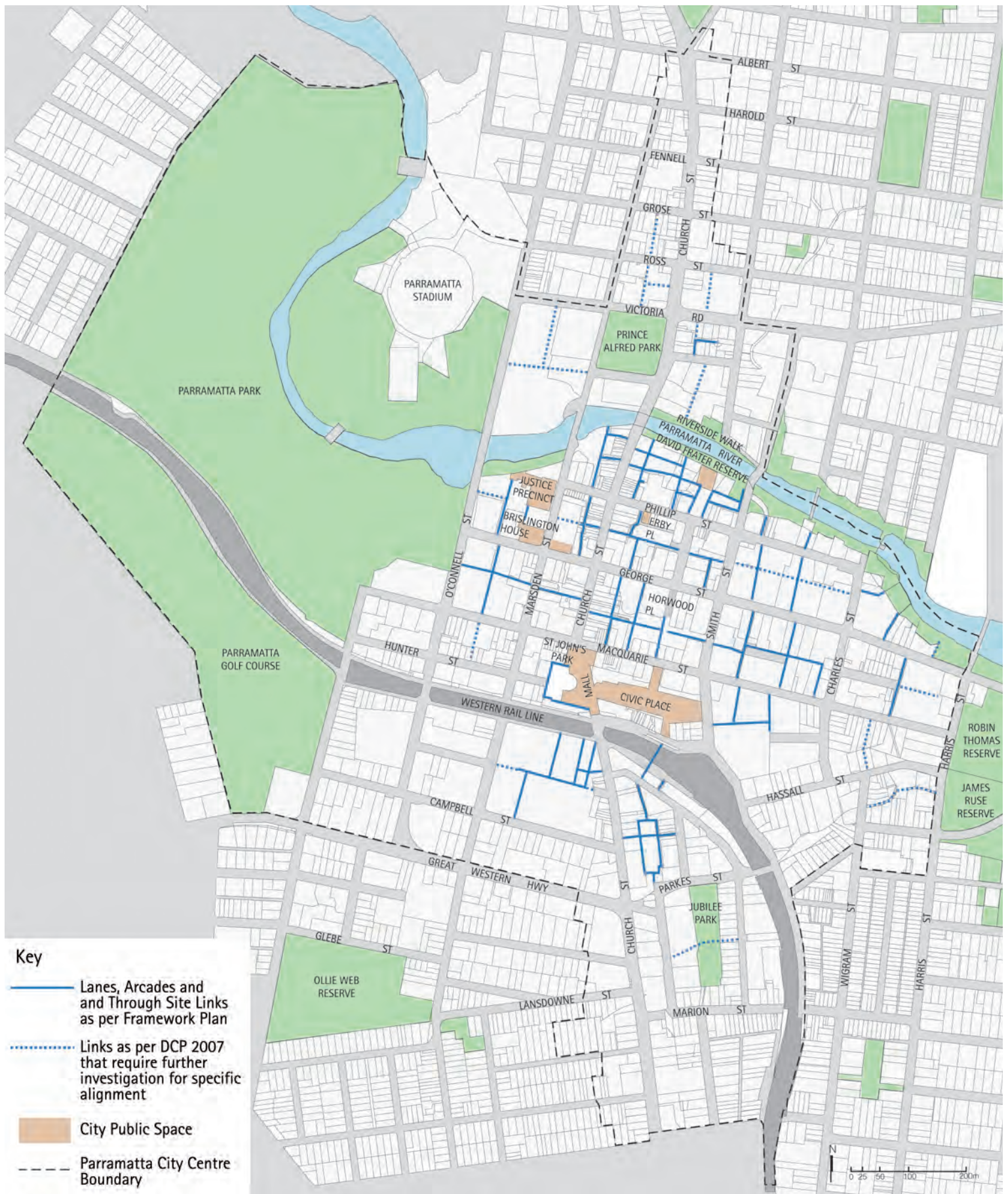


Figure 1: Existing + Proposed New Lanes, Arcades and Through Site Links in Parramatta City Centre

2.0 STRATEGY

Parramatta City Council values the benefits provided to pedestrians, business, service vehicles and the vitality of the city at street level provided by the lanes. The city centre lanes network is to be retained and enhanced for future city residents and workers. The long term strategy for the lanes is outlined in the Parramatta City Centre Lanes Strategy and all private and public development projects are to have regard to the Strategy.

The long term vision is for Parramatta City Centre Lanes to be:

- Functional
- Safe
- Comprehensive
- Clear and Direct
- Pedestrian Friendly
- Lively and Vibrant
- Appropriate to Parramatta's Needs; and
- Sustainable

3.0 LANES PRINCIPLES

The following principles apply generally and should be incorporated when development occurs alongside lanes or on sites that have been identified for new lanes:

- Retaining and extending the existing utilitarian functions of the network including servicing and accessing will support the city and business vitality long term
- A safe lanes network 24/7 will promote pedestrian use throughout the day
- Promoting pedestrian activity will improve safety and liveliness of lanes
- Designing lanes as destinations will increase street level retail and support city visitation
- Incorporating standard Public Domain Guidelines will promote consistent appearance and design and a good image for the city
- Lanes that are designed to express their special history, location and role in the network will improve Parramatta's character and identity
- Lane upgrades should combine improvements in activation as well as improvements in appearance, design and construction to ensure the lanes are safe and well used to maximise the city's potential and expenditure
- Incorporating lanes as venues for cultural events, art and interpretation programs will help to animate the city and improve street level activity.

4.0 THE LANES FRAMEWORK PLAN and ACTIONS

The Parramatta Lanes Strategy includes the Parramatta Lanes Framework Plan on p30 which is the long term plan for lanes in Parramatta City Centre. The Plan is accompanied by six Actions listed below:

4.1 ACTION 1 Implement the Framework Plan

Rationale

A coordinated plan that further develops pedestrian connections outlined in the Parramatta City Centre DCP 2007 has been developed and following this plan will ensure that important servicing and access ways in the main city blocks are retained and improved as the city grows. Also those gaps in the network are filled when the opportunity arises and city sites are developed.

4.2 ACTION 2 Ensure Lanes are Well Lit and Clean

Rationale

To encourage the higher level of use anticipated lanes need to be well maintained and well lit.

4.3 ACTION 3 Activate Lanes

Rationale

Activating lanes can involve ensuring there are entrances and windows in the buildings facing the lanes as well as locating shops, cafes, bars and entrances at street level. Additionally activation can occur through programs of art and events designed to occur in the lanes. Activating the lanes is necessary to ensure they are popular and well used and to increase safety and surveillance. Activating lanes will also increase the amount of active street frontage in the city and support business activity and visitation rates to Parramatta City Centre.

4.4 ACTION 4 Name and Sign All Lanes

Rationale

As of January 2010, over half the lanes in Parramatta were not named. This discourages premises using them for business address and makes them hard to identify. Naming and signing the lanes will ensure lanes are seen as destinations in their own right and assist activation and way finding in the city.

4.5 ACTION 5 Include Technical Details for Lanes in the Parramatta Public Domain Guidelines

Rationale

There are currently no guidelines for the streetscape treatment of lanes in Parramatta City Centre. The activation of lanes will make them more accessible and it is important they have a high quality appearance to encourage people to walk in the lanes and businesses to address them. Lanes form part of the city centre public domain and the palette and guidelines for treatments are to be integrated with the public domain treatments for streets and public spaces.

4.6 ACTION 6 Initiate Pilot Projects for the Lanes

Rationale

Council can show leadership by undertaking exemplar projects to help demonstrate the standards required for lane improvements.

5.0 POLICY STATEMENTS

It is a policy that:

- Council acknowledges the benefits of lanes to Parramatta City Centre especially of open air lanes that are accessible day and night and provide for servicing and vehicle access, fine grain pedestrian access and pedestrian navigation of the city centre.
- Council acknowledges the importance of servicing and accessing functions of lanes and seeks to ensure these functions are retained and expanded as development occurs.
- Council recognises the potential of reinvigorating the lanes network to increase street level activation in Parramatta City Centre.
- Council recognises the potential of designing and building lanes and the buildings addressing them as lively and interesting parts of the pedestrian and street network.
- Council broadly supports the Parramatta City Centre Lanes Strategy which includes the Lanes Framework Plan and the six accompanying Actions for providing coordinated direction for improving and expanding the lanes network.
- Council recognises that many officers in council will assist in implementing the Lanes Strategy and they will be coordinated by the Urban Design Unit.

6.0 ADMINISTRATION

Relationship to Legislation

The Local Government Act

This Lanes Policy will assist Parramatta Council to fulfil the following aspects of its charter under the Local Government Act; engage in long term strategic planning for the community and to exercise community leadership.

Related Strategies, Plans or Policies:

This Lanes Policy supports and progresses the requirements for Pedestrian Amenity and Access Parking and Servicing in the Parramatta DCP 2007 as well as the links shown in Fig 3.1: Existing and Desired Links. In addition, the Lanes Policy acknowledges and supports the following strategies, plans and policies;

- The Parramatta City Centre Civic Improvement Plan 2007
- The Parramatta City Centre Lanes Strategy and future updated versions
- The Parramatta City Centre Lanes Inventory 2009
- The Small Spaces and Laneways Plan 2008
- The Parramatta City Centre Integrated Transport Plan
- The Street Naming Policy
- The Activities and Retail Trading in Public Spaces Policy

Authorisation

This Policy was adopted by Council at its meeting of 28/2/2011, Minute Number 12136.

Review

This policy is scheduled for review every 5 years.

Version	Date Adopted	Date Superseded
Version 2	For Adoption 28/2/2013	28/2/2011

Owner

The Senior Project Officer Urban Design is responsible for this policy.