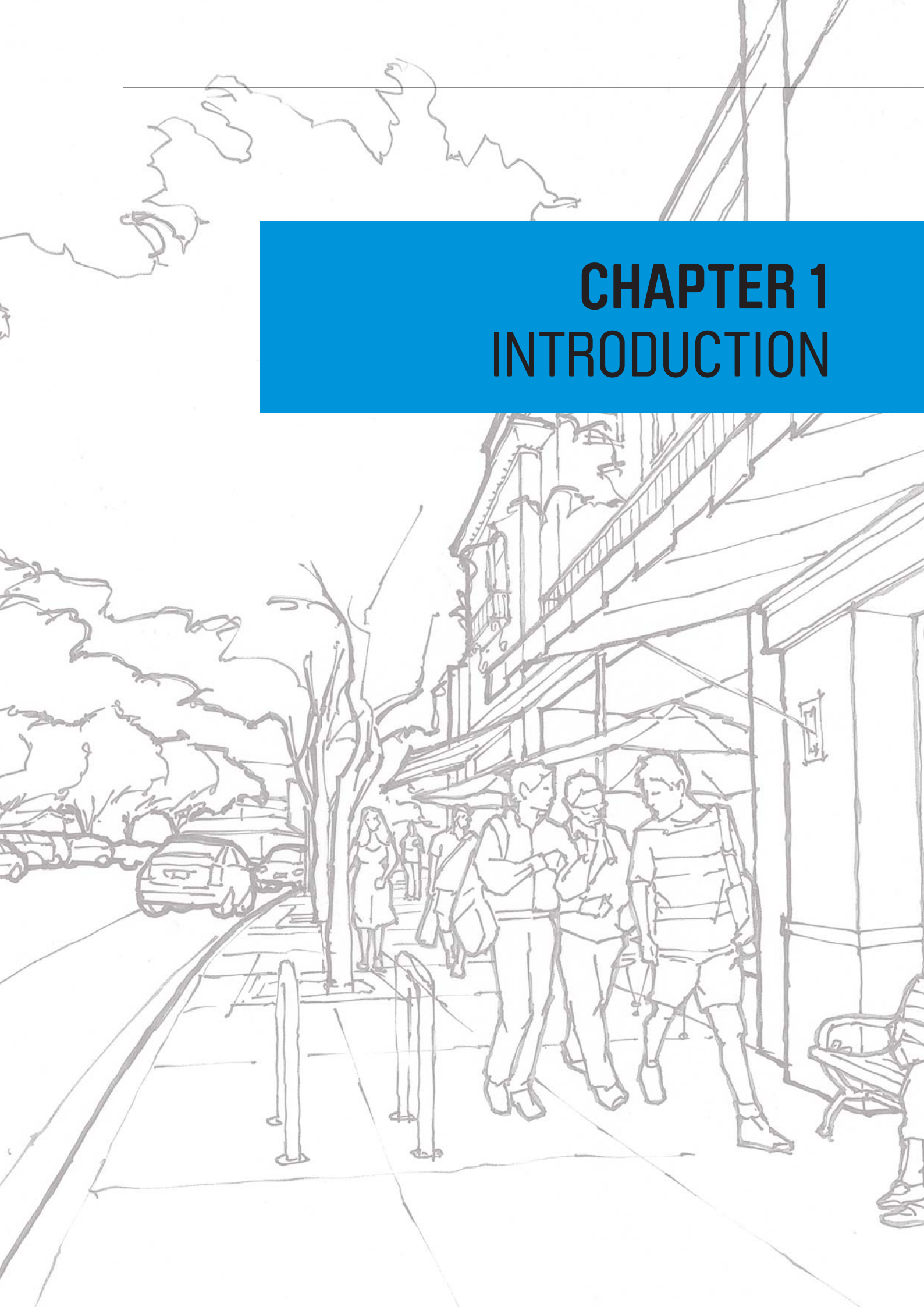


CHAPTER 1

INTRODUCTION



'In a society becoming steadily more privatised with private homes, cars, computers, offices, and shopping centres, the public component of our lives is disappearing. It is more and more important to make cities inviting, so we can meet our fellow citizens face to face and experience directly through our senses. Public life in good quality public spaces is an important part of a democratic life and a full life.' **Jan Gehl**

'A good city is like a good party – people stay longer than really necessary because they are enjoying themselves'.
Jan Gehl

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1 INTRODUCTION

1.1 PURPOSE

Parramatta's Public Domain Guidelines (PDG) provide design strategies, technical guidelines and materials palettes for streets and public places in the City of Parramatta. The guidelines ensure the co-ordination of materials, and design and construction standards across the LGA and allow for the streamlining of procurement, operational, maintenance and management processes.

This allows the City to maximise cost, time and operational efficiencies.

The PDG is supported by the DS Series Layout and Construction Drawings. These drawings provide written specifications and standard construction details for public domain and civil (road and service infrastructure) assets. These drawings are not available on the public website. Contact Council Officers to arrange access to relevant details for your project.

1.2 RELATED COP DOCUMENTS AND POLICES

Many aspects of the built form lining streets and public places have the potential to directly affect the quality of the public domain. Controls for built form development are provided by council to guide developers in the design of built form to deliver the best outcomes for the City. This information can be found in the City of Parramatta's (CoP) public planning framework of strategic plans, planning controls and policy codes. Development is also subject to State and utilities authority's requirements and relevant industry standards.

CoP strategic planning and policy documentation includes the following.

Statutory Planning:

- Parramatta Local Environmental Plan (LEP) 2011 which identifies and controls the type of development that is acceptable in any part of the LGA.
- Parramatta City Centre Development Control Plan (DCP) 2011 which addresses controls on driveway access, location of building entrances, awnings, fencing, building setbacks and signage. It needs to be read in conjunction with the PDG.

Relevant plans, strategies, policies and guidelines may include

- Parramatta Lanes Policy 2011

- Design Excellence Competition Brief
- Outdoor Dining Policy
- Parramatta Street Tree Plan providing species recommendations for the remainder of the LGA
- Parramatta Public Domain Framework

All public domain projects also need to uphold all relevant best practice industry technical, engineering and environmental standards.

1.3 SCOPE

The public domain is the publicly accessible, shared spaces in the city and neighbourhoods including streets, lanes, squares, parks and building setbacks. The City of Parramatta includes the CBD, town centres, local and neighbourhood centres, local streets and a range of parks and public spaces. The PDG addresses all public places throughout the LGA.

1.4 WHO ARE THE GUIDELINES FOR

The public domain is designed and built by many different parties including Council, utilities, other public authorities, private developers when required by DA conditions and residents when building new driveway crossings. Consistent standards are outlined to ensure co-ordinated design and construction methods are achieved in the delivery of public places as numerous separate projects. A co-ordinated suite of elements and materials will similarly facilitate the cleaning, management and maintenance of public assets.

Accordingly, the PDG is a guide, reference and checklist tool for everyone involved in the planning, design, approval, delivery and care of public domain assets for the City. These include:

- City officers in strategy, assessment, project delivery and city operations
- Developers and design professionals external to council
- Infrastructure agencies whose public domain works require coordination with the City's assets, and
- Residents

1.5 STRUCTURE OF THE GUIDELINES

The PDG needs to be read in conjunction with other relevant planning controls and policies for the City. All public domain works are subject to Council approval and will be assessed on a case by case basis via the development application process.

The main steps to using the guidelines are as follows.

- **Chapter 2 (Approval Process):** Understand the required approval process for the project.
- **Chapter 3 (Street Design):** Establish balanced street spatial relationships with geometry design controls for each components of the street.
- **Chapter 4 (Place Strategies):** Identify the location and character of your project using the Parramatta Centres Hierarchy Map; Understand the key objectives and principles that apply to your project; Identify the required furniture elements and materials palette for your project.
- **Chapter 5 (Element Strategies):** Review the design controls and considerations for all public domain elements; Review the preferred arrangement of infrastructure and elements in order to prepare street and public place designs.
- **Chapter 6 (Element Details):** Review the typical elements details to refine project designs.
- Request relevant **DS** (Design Standards) drawings & specifications from Council's Assets Infrastructure & Urban Design teams.

1.6 USERS GUIDE

Council will require different scopes of public domain upgrades based on the scale of the developments and their impacts to the public realm. In general, the larger scale of the development will be required larger scope of public domain upgrade works, which might include widening footpath, re-aligning kerb lines, renewing drainage systems and so on, apart from the usual works such as tree planting and pavement renewal. Council recommends different processes to use this Guidelines when dealing with different scales of developments:



Figure 1.1 Users Guide Flow Chart

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