

# Parramatta Road Corridor Urban Transformation Strategy

## Implementation Tool Kit:

### Planning and Design Guidelines

NOVEMBER 2016

**What is the Strategy?** The *Parramatta Road Corridor Urban Transformation Strategy* (the Strategy) and Implementation Tool Kit are the NSW Government's 30 year plan for the renewal of the Parramatta Road Corridor (the Corridor). The Strategy is an integrated land use planning and transport framework for the transformation of the Corridor. The overall vision for the Corridor is a high quality multi-use corridor with improved transport choices, better amenity and balanced growth of housing and jobs.

### What are the *Planning and Design Guidelines*?

The *Planning and Design Guidelines* outline priorities and principles to ensure the design excellence, high quality public and private domain and sustainable outcomes required to support the transformation of the Corridor and the implementation of the Strategy.

### What is the Implementation Tool Kit?

The Strategy is supported by the 'Implementation Tool Kit' – four documents to guide implementation of the Strategy including:

- *Implementation Plan 2016 – 2023*
- ***Planning and Design Guidelines***
- *Infrastructure Schedule*
- *Urban Amenity Improvement Plan*

Fact Sheets for each of the Implementation Tool Kit documents are available under publications at [www.urbangrowth.nsw.gov.au/projects/parramatta-road](http://www.urbangrowth.nsw.gov.au/projects/parramatta-road)

### Why is design important in the Parramatta Road Corridor?

As our cities continue to grow and change they must get better. A liveable city requires healthy, safe, attractive and well connected sustainable environments. The significant Government investment in the Corridor is the catalyst for

protecting and celebrating the parts of the Corridor that are already highly valued and improving those parts that suffer from poor amenity and declining activity. The *Planning and Design Guidelines* provide a clear and coherent design strategy that will help restore, repair and renew the Corridor, and improve the overall amenity of Parramatta Road.

### Why are the *Planning and Design Guidelines* required and how will they be used?

The *Planning and Design Guidelines* have been prepared because planning and development controls differ across the local government areas of the Corridor. The Guidelines will assist designers and planners apply 'better practice' design principles to promote high quality public and private amenity, as well as good design.

Parramatta Road Corridor Urban Transformation Strategy

# Implementation Tool Kit – Planning and Design Guidelines

## How do the *Planning and Design Guidelines* apply to my local area?

The *Planning and Design Guidelines* apply to the full length of the Corridor, including the eight Precincts and the Frame Areas, and apply at three scales – the overall Corridor, the Precinct and Frame Areas, and specific buildings and spaces.

For each Precinct and Frame Area along the Corridor, the *Planning and Design Guidelines* describe:

- location and context
- existing character and identity
- constraints and opportunities
- vision and future character including open space, linkages and connections
- street types, setbacks and transitions, and activity and commercial frontages
- recommended land uses, heights and densities that could be reflected in future rezoning proposals.

## What will the *Planning and Design Guidelines* do?

As well as guiding design excellence, the *Planning and Design Guidelines* will ensure:

- future development responds to the distinct character and identity along different parts of the Corridor
- high levels of amenity are achieved as development occurs
- heritage items, heritage conservation areas and other highly valued characteristics are protected
- public transport use, walking and cycling is encouraged
- best practice sustainable urban transformation.

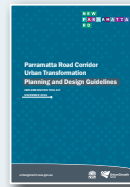
## Implementation Tool Kit

### Implementation Plan 2016-2023



- staging/sequence strategy
- Precinct Plans including land uses and necessary infrastructure
- Out of Sequence Checklist

### Planning and Design Guidelines



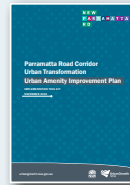
- suggested land use and built form controls for the entire Corridor
- land uses, heights, densities, open space, movement and circulation for each Precinct

### Infrastructure Schedule



- costed and prioritised for local, regional and state infrastructure

### Urban Amenity Improvement Plan



- \$198m program of local amenity works

**Note:** Refer to separate Fact Sheets for the Strategy, other elements of the Implementation Tool Kit and the Reference Reports

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