

1. Introduction

1.1 Purpose

This manual is a guide for the future planning and design of the public domain for the town centres of Ryde. It provides an overall direction for the design and implementation of DCP objectives within the public domain and its interface with the private realm.

The manual has been prepared by the City Of Ryde to complement the LEP and DCP, and to promote the revitalisation of key town centres within the Ryde Local Government area.

The Public Domain Technical Manual is intended for use by Council, developers, consultants and residents involved in the development of the Ryde area. It will ensure consistency for supply and contracting, and in the provision of maintenance.

1.2 Ryde 2021

Ryde 2021 is a Community Strategic Plan for the City of Ryde and is a requirement for all councils in NSW. It is the sole strategic document for the organisation and will determine how Council will meet the opportunities and challenges of the City over a ten year period, and beyond.

Ryde 2021 commenced with consulting the community regarding their hopes and concerns for the future of the City. The community responded by informing Council about what they value most about the City, where they want to see change and improvement, and the things they want to see maintained. This strategic plan endeavours to balance the challenges of growth and change with maintenance of the current lifestyle. The Plan will direct Council's Delivery Program from July 2011.

Because Ryde 2021 is a community plan, eventually the state government, businesses and the not-for-profit sector will also be involved in delivering on the outcomes identified in it.

1.3 What Is The Public Domain?

Within this document, the public domain represents all urban and natural elements, structures and spaces that exist within the publicly-owned areas of the Ryde town centres and the relationship between them. The public domain is also considered to include many privately owned arcades, building forecourts, internal streets and other semi-public spaces, given that they also influence the overall character of the public domain.

1.4 Centres Included In This Manual

This Public Domain Technical Manual is intended to cover the town centres of Ryde, Gladesville, Eastwood, West Ryde, Meadowbank and Macquarie Park. The Ryde and Macquarie Park public domain manuals are existing documents that have already been adopted by Council. The

Gladesville town centre has been prepared in conjunction with its recent DCP and master plan. Eastwood and West Ryde town centres have been prepared in anticipation of new DCPs and master plans being prepared. These sections will be reviewed and updated when these documents are adopted by Council.

The Public Domain Technical Manual also covers small and neighbourhood centres.

1.5 Objectives of This Manual

The objectives of this manual fall under the City of Ryde Community Strategic Plan outcomes of *Liveable Neighbourhoods* and *City of Prosperity*. The manual aims to establish a framework of design principles to guide improvement of the public domain within the local centres.

The main objectives are to:

- Promote design solutions that enhance the amenity and character of the local area for residents, visitors, businesses and other users
- Encourage the development of spaces that are attractive and safe for all users
- Promote better access and new connections that provide improved pedestrian and vehicular networks in local centres
- Create active public spaces that are flexible to encourage diverse and different uses over time
- Facilitate high quality design solutions that encourage social interaction and a range of sensory experiences as well as functionality
- Protect heritage elements and precincts within the town centres
- Promote the physical integration of public and private domains
- Encourage sustainable practices and environments in our town and neighbourhood centres
- Encourage access to appropriate outdoor dining areas.

1.6 How to Use This Manual

This Public Domain Technical Manual should be read in conjunction with the relevant LEP and DCP. See the *Document Hierarchy Table* below that shows the relationship of the manual to other Council documents.

Specifically, the manual should be used to inform the design of proposed development sites/works in order to:

- Influence the understanding of the site context, including its future infrastructure and character,
- Guide design and development decisions to ensure a seamless integration of the public and private domain,
- Inform the choice of materials, street furniture, plants and other streetscape elements to be used within the centres,
- Provide physical solutions for recommendations contained within the various planning instruments and policies that apply to the centres in the Ryde LGA.

Detailed specifications for paving and street furniture can be obtained from Council's Public Works Department. The Public Domain Technical Manual refers to items of street furniture by number (eg Seat 01) and Public Works can provide the details for these items such as manufacturer, model, materials, colour and installation method.

Like all planning documents, this manual should be considered within an optimum timeframe to ensure its continued relevance and usability as the town centres develop over time. It is considered that the life time of this document is 10 years with a review of the key provisions occurring every 2 years.

1.7 Associated documents

Outdoor Dining Policy (effective 6 January 2010)

This policy applies to outdoor dining on any public land in the City of Ryde Local Government Area that is owned or under the care, control and management of Council. In particular it applies to footpath areas adjacent to public roads situated within the town and neighbourhood centres in the City.

The purpose of the policy is to provide simple procedures and design guidelines for outdoor dining activities in plazas, closed roads, footpaths, parks and other public places. The policy outlines Council's requirements such as the minimum area for outdoor dining (4 m²), and maintenance of a clear unobstructed pedestrian corridor of 2 metres width.

Council requires all boundaries of the approved outdoor dining area to be marked on site. The methods of identifying the boundaries which may be considered acceptable include:

- markers (metal discs installed flush with the pavement);
- barriers/bollards – fixed or removable;
- planter boxes, seating walls and other landscape elements.

Management Plan

The City of Ryde's Four Year Delivery Plan 2011 - 2015 is a blueprint of Council's activities over four years. It includes the annual budget for the new financial year and Council's 4 year capital works program.

Document Hierarchy Table

Overall Strategic Document for the City of Ryde

The Ryde 2021 Community Strategic Plan

Regulatory controls under the EP&A act

Ryde Local Environmental Plan

Ryde Development Control Plan

Physical Outcomes of the regulatory Controls

Ryde Public domain technical Manual - Scope

Ryde Standard Drawings and Specifications Manual - Details

Related Documents

Ryde Public Domain Upgrades Report 2011

Ryde Outdoor Dining Policy

Private Development works

Ryde 4yr Delivery Plan